

Ordinance No. 110351 72:0:45

AN ORDINANCE relating to historic preservation, imposing controls upon the Seattle First Baptist Church, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

12/22/81-UD:YH - PASS

COMPTROLLER
FILE NUMBER

Council Bill No. 102244

INTRODUCED APR 27 1981	BY <i>Exc.</i>
REFERRED APR 27 1981	TO <i>UD:YH</i>
REFERRED:	
REFERRED:	
REPORTED: DEC 28 1981	SECOND READING: DEC 28 1981
THIRD READING: DEC 28 1981	SIGNED: DEC 28 1981
PRESENTED TO MAYOR: DEC 29 1981	APPROVED: JAN 04 1982
NETD. TO CITY CLERK: JAN 04 1982	PUBLISHED:
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

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ORDINANCE 110351

AN ORDINANCE relating to historic preservation, imposing controls upon the Seattle First Baptist Church, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle municipal Code (Ordinance 106348), establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, the Landmarks Preservation Board after a public hearing on August 6, 1980, voted to approve the nomination of the Seattle First Baptist Church at 1121 Harvard Avenue in Seattle as a Landmark under Code Chapter 25.12; and

WHEREAS, after a public hearing on September 17, 1980, the Board voted to approve the designation of the Seattle First Baptist Church as a Landmark under Code Chapter 25.12; and

WHEREAS, on December 3, 1980, the Board approved controls and incentives; and

WHEREAS, the Board recommends to the City Council approval of controls and incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the Seattle First Baptist Church, more particularly described as: Lots 2, 3, Block 136, A. A. Denny's Broadway Addition to the City of Seattle, as a Landmark based upon satisfaction of the following criteria of Code Section 25.12.350:

1. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and
2. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the

1 distinctive quality or identity of such neigh-
2 borhood or the city.

3 is hereby acknowledged.

4 Section 2. The following controls upon alteration
5 of the landmark are hereby imposed:

6 A Certificate of Approval must be obtained or the time
7 for denying a Certificate of Approval must have expired
8 before the owner may make alterations or significant
9 changes to the entire exterior of the structure; pro-
10 vided that, nothing herein shall prevent any changes in
11 such features where such changes are necessitated by
12 changes in the liturgy, it being understood that the
13 owner is the exclusive authority on liturgy and is the
14 decisive party in determining what architectural changes
15 are appropriate to the liturgy. Any in-kind maintenance
16 and repair for the above-noted features shall be ex-
17 cluded from the above controls.

18 Section 3. The following incentives are hereby noted
19 as potentially available to the owner although the listing
20 shall not be construed as all inclusive:

21 As a part of Code Section 24.74.020 - Special Exceptions - of
22 the City Zoning Ordinance certain incentives are available,
23 on an application basis, to permit in certain circumstances,
24 uses not otherwise permitted within the zone in which
25 the Landmark is located.

26 Section 4. Enforcement of this Ordinance and penalties
27 for its violation shall be as provided in Code Section
28 25.12.910.

Section 5. The City Clerk is hereby directed to record
this ordinance with the King County Director of Records and
Elections, deliver two copies to the City Historic Preservation

(To be used for all Ordinances except Emergency.)

Officer, 400 Yesler Building, and deliver one copy to the Director of the Department of Construction and Land Use.

Section 6.... This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 28th day of December, 1981, and signed by me in open session in authentication of its passage this 28th day of December, 1981.

[Signature]
President of the City Council.

Approved by me this 4th day of January, 1982.

[Signature]
Mayor.

Filed by me this 4th day of January, 1982.

[Signature]
Attest: City Comptroller and City Clerk.

(SEAL)

Published.....

By *[Signature]*
Deputy Clerk.



The City of Seattle

Landmarks Preservation Board

400 Yesler Building Seattle, Washington 98104 • (206) 625-4501

LPB-322/80

APPROVAL OF NOMINATION

Name of Property: Seattle First Baptist Church,
1121 Harvard Avenue


Legal Description: Denny's AA Block 136 Lot 2, 3
Broadway Add.

At its meeting of August 06, 1980, the Landmarks Preservation Board voted to approve the nomination of the above property for further consideration as a Seattle Landmark.

The following particular features and/or characteristics of the property proposed for preservation include:

- the exterior of the original church structure.

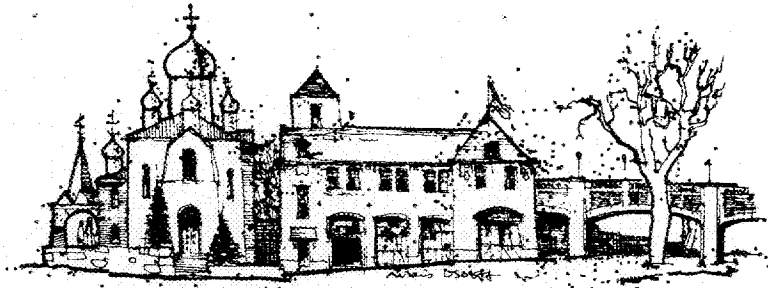
The Landmarks Preservation Board has scheduled a Public Hearing on Wednesday, September 17, 1980, 3:30 p.m., Board of Public Works Conference Room, 3rd Floor, Municipal Building, at which time they will take public testimony and consider Approval of Designation for the above property.


Roberta Deering, Coordinator
Landmarks Preservation Board

issued: 8/8/80

RD:gaj

cc: William Justen, Department of Construction & Land Use (4)
James Daly, Chairman
Dr. Rodney Romney, Pastor First Baptist Church
Mrs. Thomas Pierce, President of the Board, First Baptist Church



The City of Seattle

Landmarks Preservation Board

400 Yesler Building Seattle, Washington 98104 • (206) 625-4501

LPB-389/80

REPORT ON DESIGNATION

Name of Property: The Seattle First Baptist Church,
1121 Harvard Avenue

Legal Description: AA Denny's, Broadway Addition, Block 136, Lots 2 & 3.

At its meeting held on September 17, 1980 the City of Seattle's Landmarks Preservation Board voted to approve the designation of the Seattle First Baptist Church as a City of Seattle Landmark based upon satisfaction of the following criteria for designation of City Ordinance #106348:

SECTION 3.01 (4) IT EMBODIES THE DISTINCTIVE VISIBLE CHARACTERISTICS OF AN ARCHITECTURAL STYLE, OR PERIOD, OR OF A METHOD OF CONSTRUCTION:

The church is designed eclectically in the English Perpendicular Gothic style. It is well and authentically executed, with rich details in terra cotta. Its most striking feature is its handsome corner tower with copper sheathed spire. This tower, with those of St. Joseph's Church on Capitol Hill, Holy Rosary in West Seattle, Blessed Sacrament in the University District, Bethany Presbyterian on Queen Anne Hill, and Trinity Episcopal Church on First Hill, combined, provide a sextette of our most outstanding church towers in the City. Although the Gothic style is a bit foreign to the nature of Protestant churches such as First Baptist, nonetheless the internal Protestant, auditorium, form is well expressed in the exterior of this church.

SECTION 3.01 (6) BECAUSE OF ITS PROMINENCE OF SPATIAL LOCATION, CONTRASTS OF SITING, AGE OR SCALE, IT IS AN EASILY IDENTIFIABLE VISUAL FEATURE OF ITS NEIGHBORHOOD OR THE CITY AND CONTRIBUTES TO THE DISTINCTIVE QUALITY OR IDENTITY OF SUCH NEIGHBORHOOD OR THE CITY:

Since its erection, this church and especially its prominent tower have been attractive, dominant and highly visible element on the skyline of First Hill, and indeed, of the backdrop of the Downtown.

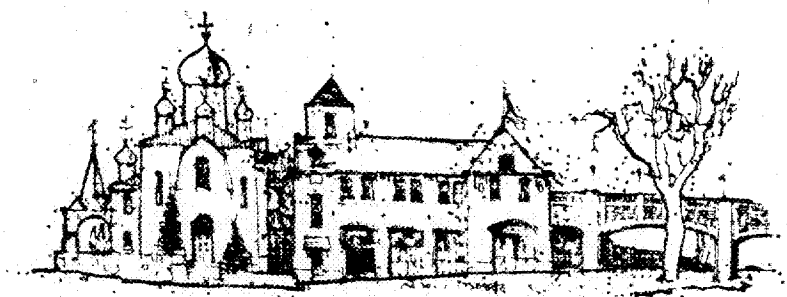
Features identified for preservation include the entire exterior of the church.

Issued: September 30, 1980

EARL D. LAYMAN, City Historic Preservation Officer

BY: 
R. Deering, Board Coordinator

Administered by The Office of Urban Conservation. The Seattle Department of Community Development



The City of Seattle

LPB-494/80

Landmarks Preservation Board

400 Yesler Building Seattle, Washington 98104 • (206)625-4501

December 11, 1980

Mrs. Thomas Pierce, President
Board of Trustees
Seattle First Baptist Church
2712 S.W. 167th Place
Seattle, Washington 98166

VIA CERTIFIED MAIL

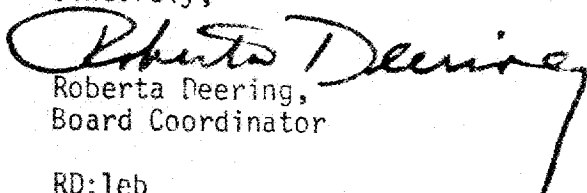
Subject: Seattle First Baptist Church

Dear Mrs. Pierce:

At their December 3, 1980 meeting, the City of Seattle's Landmarks Preservation Board voted to approve the (enclosed) Staff Recommendations on Proposed Controls and Incentives for the subject property for recommendation to the City Council. The designation proceedings documentation will now be forwarded to the City's Law Department for ordinance drafting and then transmitted to the City Council for final action, via their Urban Development and Housing Committee.

Please call me should you have any further questions on this matter.

Sincerely,


Roberta Deering,
Board Coordinator

RD:1eb

Enclosure

cc: James Daly, Chairman
William Justen, D.C.L.U.
Dr. Rodney Romney, Pastor

STAFF RECOMMENDATIONS TO THE LANDMARKS PRESERVATION BOARD ON:

PROPOSED LANDMARK CONTROLS AND INCENTIVES FOR RECOMMENDATION TO THE CITY COUNCIL

Seattle First Baptist Church, 1121 Harvard Avenue

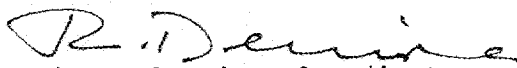
To assure the preservation of the specified features and characteristics of the above named Seattle Landmark, a Certificate of Approval issued by the City of Seattle's Landmarks Preservation Board pursuant to City Ordinance #106348, must be obtained, or the time for denying a Certificate of Approval application must have expired, before the owner may make major alterations or significant changes:

1. where such changes would affect the exterior of the structure;
2. provided that nothing herein shall prevent any changes in such features where such changes are necessitated by changes in the liturgy, it being understood that the church is the exclusive authority on liturgy and is the decisive party in determining what architectural changes are appropriate to the liturgy;
3. provided that all in-kind maintenance and repair of the above-noted features shall be excluded from the Certificate of Approval requirement.

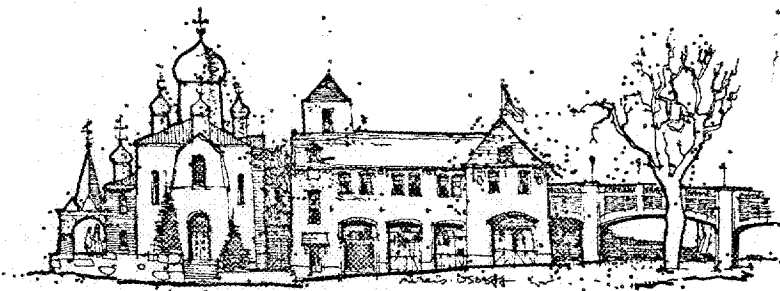
Certain incentives to all Seattle Landmarks are provided under Section 28.2 - SPECIAL EXCEPTIONS - of the City Zoning Code and are noted as potentially available to the owners, on an application basis.

Submitted for review by the Landmarks Preservation Board
December 03, 1980 Meeting

NOTE: Owner did not request negotiations on Proposed Landmark Controls and Incentives.


Roberta Deering, Coordinator
Landmarks Preservation Board

:rd



COPY OF WITHIN RECEIVED

JAN 14 1981

Douglas N. Jewett
CITY ATTORNEY

The City of Seattle

Landmarks Preservation Board

400 Yesler Building Seattle, Washington 98104 • (206) 625-4501

LPB-10/81

January 14, 1981

The Honorable Doug Jewett
City Attorney
10th Floor, Municipal Building
Seattle, Washington 98104

CITY ATTORNEY
RECEIVED
APR 15 1981
Assigned to _____

Subject: Request for Drafting - Landmark Designation Ordinances

ATTENTION: James Fearn

Dear Mr. Jewett:

In accordance with the policy established by the City Council's Urban Development and Housing Committee for Landmark designations without owner objections, I am hereby transmitting directly to the Law Department for ordinance drafting the designation proceedings documents for the following properties:

- Kubota Gardens
- New Age Christian Church
- Langston Hughes Cultural Arts Center
- ✓ Seattle First Baptist Church
- The Black Property

Please contact Mr. Earl Layman if there should be any questions and transmit the completed draft to the U.D. & H. Committee for final council action.

Sincerely,

Roberta Deering
Roberta Deering
Board Coordinator

Attachments

cc: Dewey Potter

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ORDINANCE 110351

AN ORDINANCE relating to historic preservation, imposing controls upon the Seattle First Baptist Church, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle municipal Code (Ordinance 106348), establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, the Landmarks Preservation Board after a public hearing on August 6, 1980, voted to approve the nomination of the Seattle First Baptist Church at 1121 Harvard Avenue in Seattle as a Landmark under Code Chapter 25.12; and

WHEREAS, after a public hearing on September 17, 1980, the Board voted to approve the designation of the Seattle First Baptist Church as a Landmark under Code Chapter 25.12; and

WHEREAS, on December 3, 1980, the Board approved controls and incentives; and

WHEREAS, the Board recommends to the City Council approval of controls and incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the Seattle First Baptist Church, more particularly described as: Lots 2, 3, Block 136, A. A. Denny's Broadway Addition to the City of Seattle, as a Landmark based upon satisfaction of the following criteria of Code Section 25.12.350:

1. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and
2. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the

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distinctive quality or identity of such neighborhood or the city.

is hereby acknowledged.

Section 2. The following controls upon alteration of the landmark are hereby imposed:

A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make alterations or significant changes to the entire exterior of the structure; provided that, nothing herein shall prevent any changes in such features where such changes are necessitated by changes in the liturgy, it being understood that the owner is the exclusive authority on liturgy and is the decisive party in determining what architectural changes are appropriate to the liturgy. Any in-kind maintenance and repair for the above-noted features shall be excluded from the above controls.

Section 3. The following incentives are hereby noted as potentially available to the owner although the listing shall not be construed as all inclusive:

As a part of Code Section 24.74.020 - Special Exceptions - of the City Zoning Ordinance certain incentives are available, on an application basis, to permit in certain circumstances, uses not otherwise permitted within the zone in which the Landmark is located.

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Code Section 25.12.910.

Section 5. The City Clerk is hereby directed to record this ordinance with the King County Director of Records and Elections, deliver two copies to the City Historic Preservation

Officer, 400 Yesler Building, and deliver one copy to the Director of the Department of Construction and Land Use.

8203050389

Section 6.... This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 28th day of December, 1981, and signed by me in open session in authentication of its passage this 28th day of December, 1981.

President of the City Council.

Approved by me this 4th day of January, 1982

Mayor.

Filed by me this 4th day of January, 1982.

Attest: Jim Hill City Comptroller and City Clerk.

(SEAL)

Published.....

By Theresa Dunbar Deputy Clerk.

The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported
and Adopted

Your Committee on

UDF, H

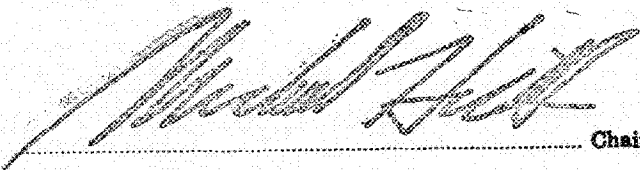
DEC 28 1981

to which was referred

C.B. 102244

Relating to historic preservation, imposing controls upon the Seattle First Baptist Church, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

Recommends that the same do pass.



Chairman

Chairman

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Committee

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Committee

Affidavit of Publication

STATE OF WASHINGTON KING COUNTY—SS.

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

Ordinance No. 110351

was published on January 7, 1982

J. Appinathan

Subscribed and sworn to before me on
January 7, 1982

Robert C. ...

Notary Public for the State of Washington,
residing in Seattle.

ORDINANCE 11821

AN ORDINANCE relating to historic preservation, imposing controls upon the Seattle First Baptist Church, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348), establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, the Landmarks Preservation Board after a public hearing on August 6, 1980, voted to approve the nomination of the Seattle First Baptist Church at 1121 Harvard Avenue in Seattle as a Landmark under Code Chapter 25.12; and

WHEREAS, after a public hearing on September 17, 1980, the Board voted to approve the designation of the Seattle First Baptist Church as a Landmark under Code Chapter 25.12; and

WHEREAS, on December 3, 1980, the Board approved controls and incentives; and

WHEREAS, the Board recommends to the City Council approval of controls and incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the Seattle First Baptist Church, more particularly described as: Lots 2, 3, Block 136, A. A. Denny's Broadway Addition to the City of Seattle, as a Landmark based upon satisfaction of the following criteria of Code Section 25.12.350:

- 1. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and
2. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the city.

is hereby acknowledged.

Section 2. The following controls upon alteration of the landmark are hereby imposed:

A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make alterations or significant changes to the entire exterior of the structure; provided that, nothing herein shall prevent any changes in such features where such changes are necessitated by changes in the liturgy, it being understood that the owner is the exclusive authority on liturgy and is the decisive party in determining what architectural changes

are appropriate to the liturgy. Any in-kind maintenance and repair for the above-noted features shall be excluded from the above controls.

Section 3. The following incentives are hereby noted as potentially available to the owner although the listing shall not be construed as all inclusive:

As a part of Code Section 24.74.020 - Special Exceptions [of the City Zoning Ordinance certain incentives are available] on an application basis, to permit in certain circumstances, uses not otherwise permitted within the zone in which the landmark is located.

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Code Section 25.12.310.

Section 5. The City Clerk is hereby directed to record this ordinance with the King County Director of Records and Elections, deliver two copies to the City Historic Preservation Officer, 403 Yesler Building, and deliver one copy to the Director of the Department of Construction and Land Use.

Section 5. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 22nd day of December, 1981, and signed by me in open session in authentication of its passage this 22nd day of December, 1981. President of the City Council

Approved by me this 24th day of January, 1982. Charles P. Jones, Mayor

Filed by me this 4th day of January, 1982. Tim Hill, City Comptroller and City Clerk

(SEAL)

By: Thirion Dumbao, Deputy Clerk

Publication ordered by TIM HILL, Comptroller and City Clerk. Date of Official Publication in the Daily Journal of Commerce, Seattle, January 7, 1982. (C-988)