

ORDINANCE No.

113601

COUNCIL BILL No.

106262

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

The City of

Honorable President:

Your Committee on

Law

to which was referred the within report that we have considered the

DO Pass (3)

Vote

COMPTROLLER FILE No.

Introduced: AUG 3 1987	By: Street
Referred: AUG 3 1987	To: Land Use
Referred:	To:
Referred:	To:
Reported: SEP 8 1987	Second Reading: SEP 8 1987
Third Reading: SEP 8 1987	Signed: SEP 8 1987
Presented to Mayor: SEP 9 1987	Approved: SEP 18 1987
Returned to City Clerk: SEP 18 1987	Published:
Voted by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

# The City of Seattle--Legislative Department

## REPORT OF COMMITTEE

Date Reported  
and Adopted

President:

Committee on

Land Use

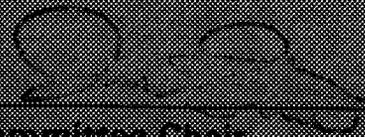
was referred the within Council Bill No.

106262

that we have considered the same and respectfully recommend that the same:

Pass (3-0) 9/4/87

Vote 9-0



Committee Chair

CM:et  
6/24/87  
7:ORD7.

ORDINANCE 113601

AN ORDINANCE relating to historic preservation, imposing controls upon the Black Manufacturing Building, 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 (SMC), 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 January 21, 1987, voted to approve the nomination of the Black Manufacturing Building at 1130 Rainier Avenue South in Seattle and recommend it to the City Council for designation as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on March 4, 1987, the Board voted to approve the designation of the Black Manufacturing Building as a Landmark under SMC Chapter 25.12; and

WHEREAS, on May 20, 1987, the Board and the owners of the designated property agreed to 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 Black Manufacturing Building more particularly described as:

Rainier Boulevard Addition, Block 4,  
Lots 17 through 28, inclusive,

as a Landmark based upon satisfaction of the following criteria of SMC Section 25.12.350:

- 1) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation; and
- 2) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction;

is hereby acknowledged.

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

3           A Certificate of Approval must be obtained or the time  
4 for denying a Certificate of Approval must have expired  
5 before the owner may make alterations to the exterior  
6 of the building, including the roof, and the site.

7 Any in-kind maintenance and repair of the above features and  
8 characteristics shall be excluded from the Certificate of  
9 Approval requirement.

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

13           1) Section 24.74.020, of the Seattle Municipal Code  
14 entitled Special Exceptions; and SMC Sections 23.44.26; or  
15 23.45.124 administrative Conditional Uses, authorize, under  
16 certain circumstances, uses in a designated Landmark that are  
17 not otherwise permitted in the zone the Landmark is located.

18           2) Building and Energy Code exceptions on an application  
19 basis.

20           3) Historic Preservation Special Tax Valuation (Chapter  
21 84.26 RCW) for all Seattle Landmarks subject to controls  
22 imposed by a designation ordinance, on an application basis.

23          Section 4. Enforcement of this Ordinance and penalties  
24 for its violation shall be as provided in Section 25.12.910  
25 of the Seattle Municipal Code.

26          Section 5. The City Clerk is hereby directed to record  
27 this ordinance with the King County Director of Records and  
28 Elections, deliver two copies to the City Historic Pre-  
serva-  
tion Officer, 400 Yesler Building, and deliver one  
copy to the Director of the Department of Construction and  
Land Use.

(To be used for all Ordinances except Emergency.)

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 8<sup>th</sup> day of September, 1987, and signed by me in open session in authentication of its passage this 15<sup>th</sup> day of September, 1987.

*[Handwritten Signature]*  
President of the City Council.

Approved by me this 18<sup>th</sup> day of September, 1987.

*[Handwritten Signature]*  
Mayor.

Filed by me this 18<sup>th</sup> day of September, 1987.

Attest: *Howard J. Brooks*  
City Comptroller and City Clerk.

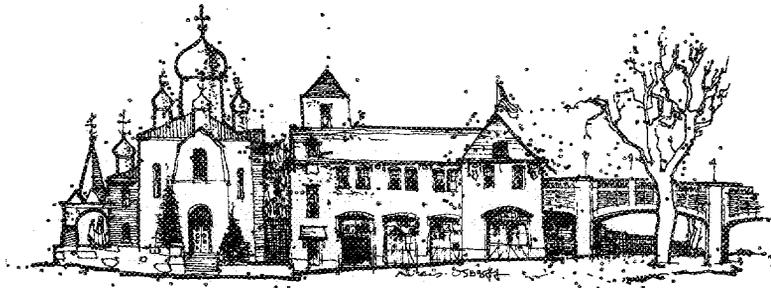
(SEAL)

Published \_\_\_\_\_

By *Theresa Dunbar*  
Deputy Clerk.

PUBLISH  DO NOT PUBLISH

CITY ATTORNEY \_\_\_\_\_



The City of Seattle

## Landmarks Preservation Board

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

July 23, 1987

LPB 190/87

Councilmember Jim Street  
Seattle City Council  
1100 Municipal Building  
Seattle, Washington 98104

Dear Councilmember Street:

The Landmarks Preservation Board is submitting the following ordinances for consideration by the Land Use Committee and the City Council:

Puget Sound Bank (Bank of California), 815 Second Avenue  
Black Manufacturing Building, 1130 Rainier Avenue South

Please contact Karen Gordon at 684-0231 or Elizabeth Chave at 684-0230 if you have any questions.

Thank you for your consideration of these ordinances.

Sincerely,

*Robert Weaver*

Robert Weaver  
Chair, Landmarks Preservation Board

RECEIVED THIS DAY

23. c. B 106262

CM:et  
6/24/87  
7:ORD7.

SEP 25 2 41 PM '87

BY THE DIVISION OF  
RECORDS & ELECTIONS  
KING COUNTY

97/09/25  
RECD F  
CASEL

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7.00  
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ORDINANCE 113601

8709250997

AN ORDINANCE relating to historic preservation, imposing controls upon the Black Manufacturing Building, 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 (SMC), 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 January 21, 1987, voted to approve the nomination of the Black Manufacturing Building at 1130 Rainier Avenue South in Seattle and recommend it to the City Council for designation as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on March 4, 1987, the Board voted to approve the designation of the Black Manufacturing Building as a Landmark under SMC Chapter 25.12; and

WHEREAS, on May 20, 1987, the Board and the owners of the designated property agreed to 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 Black Manufacturing Building more particularly described as:

Rainier Boulevard Addition, Block 4,  
Lots 17 through 28, inclusive,

as a Landmark based upon satisfaction of the following criteria of SMC Section 25.12.350:

- 1) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation; and
- 2) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction;

is hereby acknowledged.

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

3 A Certificate of Approval must be obtained or the time  
4 for denying a Certificate of Approval must have expired  
5 before the owner may make alterations to the exterior  
6 of the building, including the roof, and the site.

7 Any in-kind maintenance and repair of the above features and  
8 characteristics shall be excluded from the Certificate of  
9 Approval requirement.

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

13 1) Section 24.74.020, of the Seattle Municipal Code  
14 entitled Special Exceptions; and SMC Sections 23.44.26; or  
15 23.45.124 administrative Conditional Uses, authorize, under  
16 certain circumstances, uses in a designated Landmark that are  
17 not otherwise permitted in the zone the Landmark is located.

18 2) Building and Energy Code exceptions on an application  
19 basis.

20 3) Historic Preservation Special Tax Valuation (Chapter  
21 84.26 RCW) for all Seattle Landmarks subject to controls  
22 imposed by a designation ordinance, on an application basis.

23 Section 4. Enforcement of this Ordinance and penalties  
24 for its violation shall be as provided in Section 25.12.910  
25 of the Seattle Municipal Code.

26 Section 5. The City Clerk is hereby directed to record  
27 this ordinance with the King County Director of Records and  
28 Elections, deliver two copies to the City Historic Pre-  
29 servation Officer, 400 Yesler Building, and deliver one  
30 copy to the Director of the Department of Construction and  
31 Land Use.

8709250997

(To be used for all Ordinances except Emergency.)

STATE OF WASHINGTON )  
COUNTY OF KING ) SS  
CITY OF SEATTLE )

I, NORWARD J. BROOKS, Comptroller and City Clerk of the City of Seattle, do hereby certify that the within and foregoing is a true and correct copy of the original instrument as the same appears on file, and of record in this department.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of The City of Seattle, this 18<sup>th</sup> day of September, 1987

NORWARD J. BROOKS  
Comptroller and City Clerk

By: Theresa Dunbar  
Deputy Clerk

8709250997

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 2<sup>th</sup> day of September, 1987  
and signed by me in open session in authentication of its passage this 2<sup>th</sup> day of September, 1987.

*[Signature]*  
President of the City Council.

Approved by me this 18<sup>th</sup> day of September, 1987.

*[Signature]*  
Mayor.

Filed by me this 18<sup>th</sup> day of September, 1987.

*Norward J. Brooks*  
Attest: City Comptroller and City Clerk.

(SEAL)

Published

By: Theresa Dunbar  
Deputy Clerk.

PUBLISH  DO NOT PUBLISH

CITY ATTORNEY \_\_\_\_\_

AN ORDINANCE imposing controls upon the preservation, imposing controls upon the Black Manufacturing Building, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 196348).

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

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1) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation; and

2) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction;

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 to the exterior of the building, including the roof, and the site.

Any in-kind maintenance and repair of the above features and characteristics shall be excluded from the Certificate of Approval requirement.

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

1) Section 24.14.020, of the Seattle Municipal Code entitled Special Exceptions, and SMC Sections 23.44.28, or 23.45.124, administrative Conditional Uses, authorize, under certain circumstances, uses in a designated Landmark that are not otherwise permitted in the zone the Landmark is located.

2) Building and Energy Code exceptions on an application basis.

3) Historic Preservation Special Tax Valuation (Chapter 84.20 RCW) for all Seattle Landmarks subject to controls imposed by a designation ordinance, on an application basis.

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

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 Yeeler 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 8th day of September, 1987, and signed by me in open session in authentication of its passage this 8th day of September, 1987.

SAM SMITH,  
President of the City Council.

Approved by me this 18th day of September, 1987.

CHARLES ROYER,  
Mayor.

Filed by me this 18th day of September, 1987.

Attest: NORWARD J. BROOKS,  
City Comptroller and City Clerk.

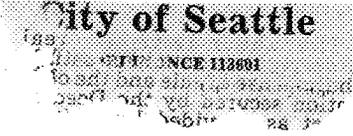
(Seal) By THERESA DUNBAR,  
Deputy Clerk.

Publication ordered by NORWARD J. BROOKS, Comptroller and City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, September 28, 1987. (C-118 X)

C-119-X

# 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. 113601

was published on September 28, 1987

*A. Spicuzza*

Subscribed and sworn to before me on

September 28, 1987

*Wynne Summers*

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