

#2
CB 117400

ORDINANCE _____

1
2 AN ORDINANCE relating to historic preservation, imposing controls and granting incentives
3 upon the Chamber of Commerce Building, a landmark designated by the Landmarks
4 Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to
5 the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal
6 Code.

7 WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC),
8 establishes a procedure for the designation and preservation of sites, improvements and
9 objects that are more than 25 years old and have historical, cultural, architectural,
10 engineering or geographic significance; and

11 WHEREAS, the Landmarks Preservation Board (the Board), after a public meeting on January
12 19, 2011, voted to approve the nomination of the improvement (the building) at 215
13 Columbia Street in Seattle, referred to as the Chamber of Commerce Building for
14 purposes of this ordinance, for designation as a landmark under SMC Chapter 25.12; and

15 WHEREAS, after a public meeting on March 2, 2011, the Board voted to approve the
16 designation of the Chamber of Commerce Building under SMC Chapter 25.12; and

17 WHEREAS, on June 15, 2011, the Board and the owner of the designated landmark agreed to
18 controls and incentives; and

19 WHEREAS, the Board recommends that the City Council enact a designating ordinance
20 approving the controls and incentives; NOW, THEREFORE,

21 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

22 Section 1. DESIGNATION: Pursuant to SMC 25.12.660, the designation by the
23 Landmarks Preservation Board (the Board) of the improvement (the building) located at 215
24 Columbia Street in Seattle, referred to as the Chamber of Commerce Building for purposes of
25 this ordinance, is hereby acknowledged.

26 A. Legal Description. The Chamber of Commerce Building is located on the
27 property legally described as:

28 Lots 2 and 3, Block 6, Town of Seattle, as laid out on the claims of C.D. Boren and A.A.
Denny (commonly known as Boren & Denny's Addition to the City of Seattle),



1 according to the plat thereof recorded in Volume 1 of Plats, page 27, in King County,
2 Washington;

3 Together with the northeasterly one-half of the vacated alley in said block adjoining said
4 lots;

5 Except the northeasterly 9 feet of said lots condemned in King County Superior Court
6 Cause No. 54135 for the widening of Third Avenue in accordance with Ordinance No.
7 14345 of the City of Seattle.

8 B. Specific Features and/or Characteristics Designated. Pursuant to SMC

9 25.12.660.A.2, the following specific features and/or characteristics of the Chamber of
10 Commerce Building are designated: the exterior of the building.

11 C. Basis of Designation. The designation was made because the Chamber of
12 Commerce Building is more than 25 years old and has significant character, interest or value as a
13 part of the development, heritage or cultural characteristics of the City, state or nation, it has
14 integrity or the ability to convey its significance, and it satisfies the following standards from
15 SMC 25.12.350:

- 16 1. It is associated in a significant way with a significant aspect of the cultural,
17 political, or economic heritage of the community, City, state or nation (SMC
18 25.12.350.C).
- 19 2. It embodies the distinctive visible characteristics of an architectural style, period,
20 or of a method of construction (SMC 25.12.350.D).
- 21 3. It is an outstanding work of a designer or builder (SMC 25.12.350.E).

22 Section 2. CONTROLS: The following controls are hereby imposed on the features and
23 characteristics of the Chamber of Commerce Building that were designated by the Board for
24 preservation:
25
26



1 A. Certificate of Approval Process.

- 2 1. Except as provided in Section 2.A.2 or Section 2.B of this ordinance, the owner
3 must obtain a Certificate of Approval issued by the Board pursuant to SMC
4 Chapter 25.12, or the time for denying a Certificate of Approval must have
5 expired, before the owner may make alterations or significant changes to the
6 following specific features or characteristics: the exterior of the building.
7
8 2. No Certificate of Approval is required for the following: any in-kind maintenance
9 or repairs of the features listed in Section 2.A.1.

10 B. City Historic Preservation Officer (CHPO) Approval Process.

- 11 1. The CHPO may review and approve the items listed in Section 2.B.3 of this
12 ordinance according to the following procedure:
13
14 a. The owner shall submit to the CHPO a written request for the alterations,
15 including applicable drawings and/or specifications.
16
17 b. If the CHPO, upon examination of submitted plans and specifications,
18 determines that the alterations are consistent with the purposes of SMC
19 Chapter 25.12, the alterations shall be approved without further action by the
20 Board.
21 c. If the CHPO does not approve the alterations, the owner may submit revised
22 materials to the CHPO, or apply to the Board for a Certificate of Approval
23 under SMC Chapter 25.12, as provided in Section 2.A.
24
25 2. The CHPO shall transmit a written decision on the owner's request to the owner
26 within 14 business days of receipt of the request. Failure of the CHPO to approve
27
28



1 or disapprove the request within 14 business days shall constitute approval of the
2 request.

3 3. CHPO approval for changes or alterations to the designated features or
4 characteristics of the landmark described in Section 2.A.1 of this ordinance is
5 available for the following:

- 6 a. The installation, addition or removal of duct conduits, HVAC vents, grilles,
7 fire escapes, pipes, and other similar wiring or mechanical elements necessary
8 for the normal operation of the building.
9
10 b. The installation, alteration, or removal of exterior security lighting, video
11 cameras, and security system equipment.
12
13 c. The installation, alteration, or removal of signage.
14
15 d. The alteration or replacement of non-original windows on the west side of the
16 building.
17
18 e. The alteration, replacement or removal of the rooftop deck area.
19
20 f. The alteration, replacement or removal of the downspouts on the west side of
21 the building.

22 Section 3. INCENTIVES: The following incentives are hereby granted on the features
23 and characteristics of the Chamber of Commerce Building that were designated by the Board for
24 preservation:

25 A. Uses not otherwise permitted in a zone may be authorized in a designated
26 Landmark by means of an administrative conditional use permit issued pursuant to Seattle
27 Municipal Code Title 23.
28



1 B. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter
2 22.100, and the Energy Code of the City, SMC Chapter 22.700, may be authorized pursuant to
3 the applicable provisions thereof.

4 C. Special tax valuation for historic preservation may be available under Chapter
5 84.26 RCW upon application and compliance with the requirements of that statute.

6 D. Reduction or waiver, under certain conditions, of minimum accessory off-street
7 parking requirements for uses permitted in a designated Landmark structure, may be permitted
8 pursuant to Seattle Municipal Code Title 23.

9 E. The Owner may participate in the City's Landmark Transfer of Development
10 Rights (TDR) Bank after obtaining a determination from the City concerning the quantity of
11 unused development rights for the Landmark that are eligible for transfer to receiving properties
12 as Landmark TDR, pursuant to Seattle Municipal Code Section 23.49.014.

13 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in
14 SMC 25.12.910.

15 Section 5. The Chamber of Commerce Building is hereby added alphabetically to
16 Section II, Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

17 Section 6. The City Clerk is directed to record a certified copy of the ordinance with the
18 King County Director of Records and Elections, deliver two certified copies to the CHPO, and
19 deliver one copy to the Director of the Department of Planning and Development. The CHPO is
20 directed to provide a certified copy of the ordinance to the owner of the landmark.
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1 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the ____ day of _____, 2012, and
5 signed by me in open session in authentication of its passage this
6 ____ day of _____, 2012.

7
8 _____
9 President _____ of the City Council

10
11 Approved by me this ____ day of _____, 2012.

12
13 _____
14 Michael McGinn, Mayor

15
16 Filed by me this ____ day of _____, 2012.

17
18 _____
19 Monica Martinez Simmons, City Clerk

20 (Seal)



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Department of Neighborhoods	Sarah Sodt / 206-615-1786	Amanda Allen / 206-684-8894

Legislation Title:

AN ORDINANCE relating to historic preservation, imposing controls and granting incentives upon the Chamber of Commerce Building, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Summary of the Legislation:

The attached legislation acknowledges the designation of the Chamber of Commerce Building as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds the Chamber of Commerce Building to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

Background:

The Chamber of Commerce Building was built in 1924 and is located in downtown Seattle. A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the exterior of the building, but do not apply to any in-kind maintenance or repairs of the designated features.

Please check one of the following:

 X **This legislation does not have any financial implications.**

Other Implications:

- a) **Does the legislation have indirect financial implications, or long-term implications?**
No.
- b) **What is the financial cost of not implementing the legislation?**
None.
- c) **Does this legislation affect any departments besides the originating department?**
No.
- d) **What are the possible alternatives to the legislation that could achieve the same or**



similar objectives?

None.

e) Is a public hearing required for this legislation?

No.

f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

No.

g) Does this legislation affect a piece of property?

Yes.

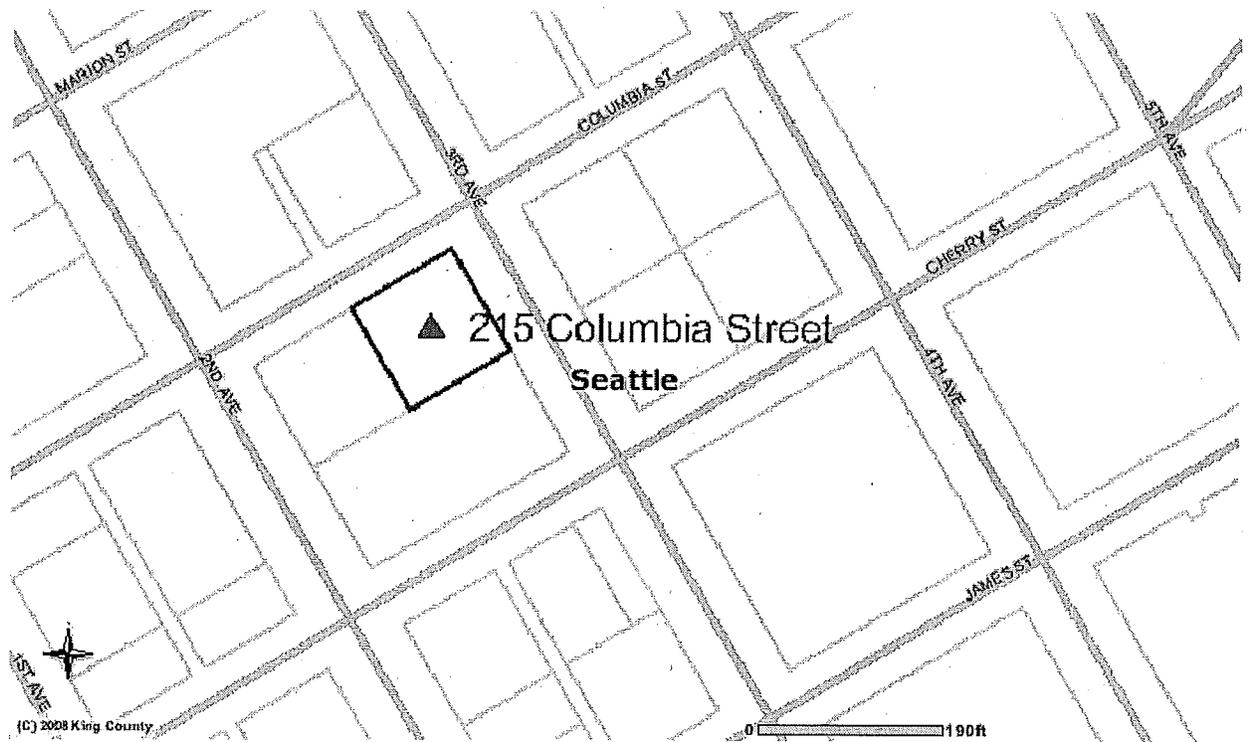
h) Other Issues:

None.

List attachments to the fiscal note below:

Exhibit A – Vicinity Map of the Chamber of Commerce Building





Note: This map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.





City of Seattle
Office of the Mayor

January 31, 2012

Honorable Sally J. Clark
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Clark:

I am pleased to transmit the attached proposed Council Bill that designates the Chamber of Commerce Building as a historic landmark, imposes controls, grants incentives and adds the Chamber of Commerce Building to the Table of Historical Landmarks in the Seattle Municipal Code.

A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the exterior of the building, but do not apply to any in-kind maintenance or repairs of the designated features.

Thank you for your consideration of this legislation. Should you have questions, please contact Sarah Sodd, Department of Neighborhoods at 206-615-1786.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael McGinn", with a stylized flourish at the end.

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council