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CITY OF SEATTLE
ORDINANCE _____
COUNCIL BILL 117753

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AN ORDINANCE relating to historic preservation, imposing controls upon the Fashioncraft 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.

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

WHEREAS, the Landmarks Preservation Board (Board), after a public meeting on November 16, 2011, voted to approve the nomination of the improvement located at 2022 Boren Avenue (which is referred to as the "Fashioncraft Building" for the purposes of this ordinance), for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on January 4, 2012 the Board voted to approve the designation of the Fashioncraft Building under SMC Chapter 25.12; and

WHEREAS, on June 20, 2012, the Board and the owner of the designated landmark agreed to controls and incentives; and

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

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. DESIGNATION: Pursuant to SMC 25.12.660, the designation by the Landmarks Preservation Board (Board) of the improvement located at 2022 Boren Avenue (which is referred to as the "Fashioncraft Building" for the purposes of this ordinance), is hereby acknowledged.



1 A. Legal Description. The Fashioncraft Building is located on the property legally
2 described as:

3 Lots 3 and 4 lying West of Fairview Avenue, Block 53 of the Plat of the Second Addition
4 to the Town of Seattle Laid Off by the Heirs of Sarah A. Bell, according to the Plat thereof
5 recorded in Volume 1 of Plats, Page 121, in King County, Washington.

6 B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,
7 the following specific features or characteristics of the Fashioncraft Building are designated: the
8 exterior of the improvement known as the Fashioncraft Building.

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

- 14
- 15 1. It is associated in a significant way with a significant aspect of the cultural,
16 political, or economic heritage of the community, City, state, or nation (SMC
17 25.12.350.C).
 - 18 2. It embodies the distinctive visible characteristics of an architectural style, period,
19 or of a method of construction (SMC 25.12.350.D).
 - 20 3. Because of its prominence of spatial location, contrasts of siting, age, or scale, it
21 is an easily identifiable visual feature of its neighborhood or the City and
22 contributes to the distinctive quality or identity of such neighborhood or the City
23 (SMC 25.12.350.F).
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1 Section 2. CONTROLS: The following controls are hereby imposed on the features or
2 characteristics of the Fashioncraft Building that were designated by the Board for preservation:

3 A. Certificate of Approval Process.

- 4 1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the
5 owner must obtain a Certificate of Approval issued by the Board pursuant to SMC
6 Chapter 25.12, or the time for denying a Certificate of Approval must have
7 expired, before the owner may make alterations or significant changes to the
8 following specific features or characteristics: the exterior of the improvement
9 known as the Fashioncraft Building.
10
11 2. No Certificate of Approval is required for any in-kind maintenance or repairs of
12 the features or characteristics listed in subsection 2.A.1 of this ordinance.

13 B. City Historic Preservation Officer Approval Process.

- 14 1. The City Historic Preservation Officer (CHPO) may review and approve
15 alterations or significant changes to the features or characteristics listed in
16 subsection 2.B.3 of this ordinance according to the following procedure:
17
18 a. The owner shall submit to the CHPO a written request for the alterations or
19 significant changes, including applicable drawings or specifications.
20
21 b. If the CHPO, upon examination of submitted plans and specifications,
22 determines that the alterations or significant changes are consistent with the
23 purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or
24 significant changes without further action by the Board.
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1 c. If the CHPO does not approve the alterations or significant changes, the
2 owner may submit revised materials to the CHPO, or apply to the Board for a
3 Certificate of Approval under SMC Chapter 25.12.

4 2. The CHPO shall transmit a written decision on the owner's request to the owner
5 within 14 days of receipt of the request. Failure of the CHPO to timely transmit a
6 written decision constitutes approval of the request.

7 3. CHPO approval of alterations or significant changes to the features or
8 characteristics listed in subsection 2.A.1 of this ordinance is available for the
9 following:
10

11 a. The installation, alteration, or removal of duct conduits, HVAC vents, grilles,
12 fire escapes, pipes, and other similar wiring or mechanical elements necessary
13 for the normal operation of the building.

14 b. The installation, alteration, or removal of exterior security lighting, video
15 cameras, and security system equipment.

16 c. The installation, alteration, or removal of signage.

17 d. The installation, alteration, or removal of awnings.

18 Section 3. INCENTIVES: The following incentives are hereby granted on the features or
19 characteristics of the Fashioncraft Building that were designated by the Board for preservation:
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21 A. Uses not otherwise permitted in a zone may be authorized in a designated
22 Landmark by means of an administrative conditional use permit issued pursuant to Seattle
23 Municipal Code Title 23.
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1 B. Special tax valuation for historic preservation may be available under RCW
2 Chapter 84.26 upon application and compliance with the requirements of that statute.

3 C. Reduction or waiver, under certain conditions, of minimum accessory off-street
4 parking requirements for uses permitted in a designated Landmark structure, may be permitted
5 pursuant to SMC Title 23.

6 D. The Owner may be eligible to participate in the City's Landmark Transfer of
7 Development Rights (TDR) Bank after obtaining a determination from the City concerning the
8 quantity of unused development rights for the Landmark that are eligible for transfer to receiving
9 properties as Landmark TDR, pursuant to SMC 23.49.014.
10

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

13 Section 5. The Fashioncraft Building is hereby added alphabetically to Section II,
14 Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

15 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
16 King County Director of Records and Elections, deliver two certified copies to the CHPO, and
17 deliver one copy to the Director of the Department of Planning and Development. The CHPO is
18 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 _____, 2013, and
5 signed by me in open session in authentication of its passage this
6 ____ day of _____, 2013.

7
8 _____
9 President _____ of the City Council

10
11 Approved by me this ____ day of _____, 2013.

12
13 _____
14 Michael McGinn, Mayor

15
16 Filed by me this ____ day of _____, 2013.

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	Forrest Longman/206-684-0331

Legislation Title:

AN ORDINANCE relating to historic preservation, imposing controls upon the Fashioncraft 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 Fashioncraft Building as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds the Fashioncraft Building to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

Background:

The Fashioncraft Building was built in 1929 and is located in the Denny Triangle neighborhood. 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.

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?**

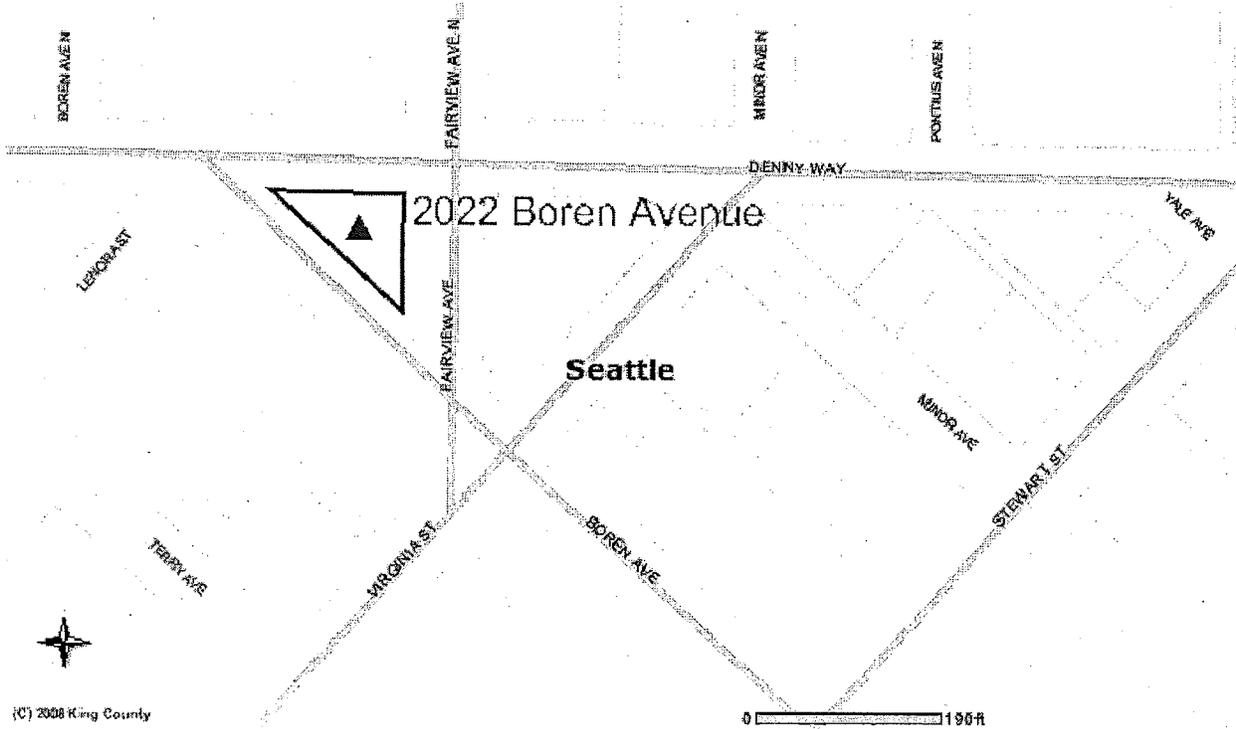
Yes.

h) **Other Issues:**

List attachments to the fiscal note below:

Exhibit A – Vicinity Map of the Fashioncraft Building

Sarah Sodt/jom
DON Fashioncraft Building Landmark Designation FISC Exhibit A
February 19, 2012
Version #1



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



Sarah Sodt/jom
DON Fashioncraft Building Landmark Designation FISC Exhibit A
February 19, 2012
Version #1



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

March 26, 2013

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 Fashioncraft Building as a historic landmark, imposes controls, grants incentives and adds the Fashioncraft 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,

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

