

ORDINANCE

113088

AN ORDINANCE relating to historic preservation, imposing controls upon the Brooklyn 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 April 17, 1985, voted to approve the nomination of the Brooklyn Building at 1222 Second Avenue in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on June 5, 1985, the Board voted to approve the designation of the Brooklyn Building as a Landmark under SMC Chapter 25.12; and

WHEREAS, on December 4, 1985, 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 Brooklyn Building, more

particularly described as: A. A. Denny's Second Addition,

Block 5, Lot 1, as a Landmark based upon satisfaction of

the following criteria of SMC Section 25.12.350:

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

is hereby acknowledged.

Section 2. To assure the preservation of the

specified features and characteristics of the Landmark, the

following controls shall be imposed:

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Any deviation from the above description of the porch, shall require a Certificate of Approval from the Landmarks Preservation Board.

In-Kind Maintenance and Repair

In-kind maintenance and repairs are excluded from the Certificate of Approval requirement provided a Statement of Intent is filed with the City Historic Preservation Officer prior to initiation of such work.

Section 3. The following incentives are hereby noted

as potentially available to the owner although the listing

shall not be construed as inclusive:

1) As part of Code Section 24.74.020, of the Seattle

Municipal Code entitled Special Exceptions; and SMC

Sections 23.44.26; or 23.45.124 administrative Conditional

uses; certain incentives are available, on an application

basis, to authorize, under certain circumstances, uses in a

designated Landmark that are not otherwise permitted in the

zone in which the Landmark is located.

2) Building and Energy Code exceptions 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.

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 must have expired before the owner may make alterations or significant changes to the following specified features:

The north, west and south walls

Conceptual approval for the Brooklyn Building restoration/reconstruction is granted for the work items listed below. Actual removal or alteration of designated features shall not proceed without obtaining a Certificate of Approval from the Landmarks Preservation Board.

1. North and West Exterior Walls: Conceptual approval is granted for the removal of the classical ornament and rusticated tile treatment on the first story, provided that the original rusticated brick treatment of the exterior walls is restored, in accordance with Exhibit A (photograph) and Exhibit B (drawings).

2. South Exterior Wall: Conceptual approval is granted for the removal of the south wall provided that it is replaced in accordance with Exhibit C (drawing) and that a program for insuring the protection of designated features during demolition and reinstatement of the wall is approved by the Landmarks Board.

3. Conceptual approval is granted for painting and sealing the building. Paint color and sealant material must be approved by the Landmarks Board.

4. Approval is granted for the installation of a porch (Exhibit D) that will be attached to the south elevation of the Brooklyn Building. Its floor will correspond with the height of the horizontal band that separates first and second stories on the west elevation of the Brooklyn. It will extend no further than 35 feet from the new south wall of the building, and it will incorporate the following features:

A. Support piers that are aligned with those of the new south wall of the Brooklyn and whose footprint is no larger than 5 feet x 2 feet, 6 inches.

B. A porch railing no higher than 3 feet, 6 inches that affords maximum transparency subject to applicable building codes, so as not to obscure the features of the new south wall of the Brooklyn.

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(SEAL)
Published

By: Margaret Carter, Deputy Clerk
ATTEST: Howard G. Barker
City Comptroller and City Clerk

Filed by me this 6th day of October, 1986

Approved by me this 6th day of October, 1986
Mayor

PASSED by the City Council the 29th day of September, 1986, and signed by me in open session in authentication of its passage this 29th day of September, 1986.
President of the City Council

Section 6.

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