

#42

18 126096

ORDINANCE 113425

AN ORDINANCE relating to historic preservation, imposing controls upon the Olympic Tower, 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 November 6, 1985 voted to approve the nomination of the Olympic Tower/United Shopping Tower at 217 Pine Street in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on February 5, 1986, the Board voted to approve the designation of the Olympic Tower/United Shopping Tower as a Landmark under SMC Chapter 25.12; and

WHEREAS, on June 18, 1986 the Board and owners of the 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 Olympic Tower/United Shopping Tower, more particularly described as:

A.A. Denny's Third Addition, Block 23, Lot 2-3 as a Landmark based upon satisfaction of the following criteria of SMC 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) It is an outstanding work of a designer or builder; and
- 3) 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.

1  
2 is hereby acknowledged.

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

5 A Certificate of Approval issued by the City of  
6 Seattle's Landmarks Preservation Board, pursuant to City  
7 Ordinance 106348, must be obtained, or the time for  
8 denying a Certificate of Approval must have expired,  
9 before the owner may make alterations or significant  
10 changes to the following specified features:

11 The entire exterior including the roof.

12 The storefronts on the Olympic Tower have been  
13 modified and need not be restored to their original  
14 state. Further alterations to existing storefronts are  
15 hereby granted conceptual approval on the condition that  
16 they meet the following requirements:

- 17 1. New storefronts must match the existing  
18 storefronts (See Attachment A); or
- 19 2. New storefronts must utilize building  
20 materials that are compatible with the  
21 existing structure and the controlled features  
22 of the exterior.
  - 23 a. No less than 65% of a storefront facade  
24 may be transparent.
  - 25 b. Only clear or lightly tinted glass  
26 shall be used in windows, doors, and  
27 display windows and be considered  
28 transparent.
  - 29 c. Large display windows are preferred.
  - 30 d. New storefronts must be no more than two  
31 feet from the property line.
  - 32 e. Storefront signage must comply with  
33 Attachment B.
- 34 3. The existing Chicago window frames on the  
35 exterior of the structure may be replaced with  
36 other materials, so long as the replacement  
37 retains the appearance of the existing window  
38 frames, including proportion, scale, size, and  
39 coloration.

40 The City Historic Preservation Officer shall review  
41 all storefront alterations and window changes that are  
42 proposed. Those alterations that satisfy the above  
43 requirements will be granted a Certificate of Approval,  
44 and allowed to proceed. Alterations that do not comply  
45 with the above requirements shall be reviewed by the  
46 Landmarks Board. The Board will determine whether to  
47 issue a Certificate of Approval based on criteria set  
48 forth in the Secretary of the Interior's Standards for  
49 Rehabilitation.



1 A freight elevator and exit stair enclosure may be  
2 added to the north wall of the structure so long as it  
3 conforms in appearance and scale to Attachment C. Final  
4 approval will require a Certificate of Approval from the  
5 Landmarks Board.

6 In-kind Maintenance and Repair

7 In-kind maintenance and repairs are excluded from  
8 the Certificate of Approval requirement.

9 Attachments A, B, and C are incorporated into this  
10 ordinance by reference and are on file at the Office of  
11 Urban Conservation, 400 Yesler, Second Floor.

12 Section 3. The following incentives are hereby noted as  
13 potentially available to the owner on an application basis:

14 1) SMC Section 24.74.020 entitled Special  
15 Exceptions; and SMC Sections 23.44.26 and 23.45.124,  
16 Administrative Conditional Uses, authorize, under  
17 certain circumstances, uses in a designated Landmark  
18 that are not otherwise permitted in the zone the  
19 Landmark is located.

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

22 3) The availability of the Historic Preservation  
23 Special Tax Valuation (RCW Chapter 84.26) to all Seattle  
24 landmarks subject to controls imposed by a designation  
25 ordinance on an application basis.

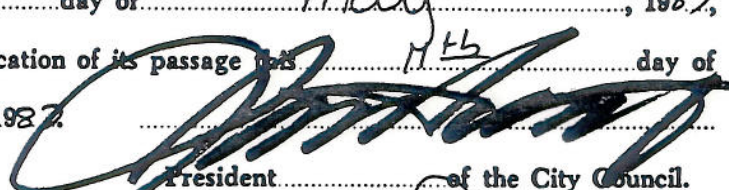
26 Section 4. Enforcement of this Ordinance and penalties  
27 for its violation shall be as provided in Section 25.12.910  
28 of the Seattle Municipal Code.

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

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(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 11<sup>th</sup> day of May, 1987,  
and signed by me in open session in authentication of its passage this 11<sup>th</sup> day of  
May, 1987.   
President of the City Council.

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

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

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

(SEAL)

Published.....

By Theresa Dunbar  
Deputy Clerk.

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CITY ATTORNEY .....

CS 0.1.0