

- 1) It is associated in a significant way with the life of a person important in the history of the city, state, or nation; and
- 2) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and

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

Lots 1, 2, 3 and 4, Block 191, of Seattle Tide Lands; and Lots 2, 3, 6 and 7, Block L, of Terry's Third Addition to the City of Seattle, according to plat thereof recorded in Volume 1 of plats, page 125, records of King County, Washington.

described as:

Preservation Board of the Colman Building more particularly

Section 1. That the designation by the Landmarks

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

WHEREAS, the Board recommends to the City Council approval of controls and incentives; Now, Therefore,

WHEREAS, on October 4, 1989, the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, after a public hearing on October 5, 1988, the Board voted to approve the designation of the Colman Building as a Landmark under SMC Chapter 25.12; and

WHEREAS, The Landmarks Preservation Board after a public hearing on June 15, 1988, voted to approve the nomination of the Colman Building at 801-821 First Avenue in Seattle as a Landmark under SMC Chapter 25.12; and

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

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

ORDINANCE 114993

LVE, JRS
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1: Colman.ord

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below, the changes shall be approved without the need for any further action by the Board. If the CHPO determines the changes fail to meet these standards, the owner may submit revised materials to the CHPO or submit in accordance with the Certificate of Approval process set forth in Ordinance 106348.

2. The CHPO shall submit his or her written decision on the owner's submittal to the owner no later than the fourteenth (14th) day following the date of application. Failure of the CHPO to approve or disapprove the request within that period shall constitute approval of the request.

3. Administrative review is available for signage for the east elevation storefront that is in accordance with the Signage Plan as approved by the Landmarks Preservation Board (Attachment "A").

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

1) 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, 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 84.26 RCW) to all Seattle landmarks subject to controls imposed by a designation ordinance on an application basis.

is hereby acknowledged.

Section 2. CONTROLS. To assure the preservation of the specified features and characteristics of the landmark, the following controls shall be imposed:

A. CERTIFICATE OF APPROVAL PROCESS

1. 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 application must have expired, before the owner may make alterations or significant changes to the entire exterior of the building, including the roof, except for signage as noted under Administrative Review (below); the first floor main lobby and vestibule, including the stairway to the second floor; the vaulted ceiling and supports of the first floor space directly to the north of the main lobby.

2. A Certificate of Approval is not required for any in-kind maintenance or repairs of the above-noted features.

B. ADMINISTRATIVE REVIEW

1. Administrative review and approval may be provided for the following items according to the following standards. The Owner shall submit to the City Historic Preservation Officer (CHPO) a written request for these changes, including applicable drawings and/or specifications. If the changes are consistent with the standards set forth

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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 Colman Building is hereby added to the

Table of Historical Landmarks contained in Chapter 25.32 of

the Seattle Municipal Code.

Section 6. 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, Arctic Building, and deliver one copy

to the Director of the Department of Construction and Land

Use.

Section 7. PASSED by the city council the 19th day of

March, 1990, and signed by me in open session in

authentication of its passage this 19th day of March,

1990.

Pro Tem President of the City Council

Approved by me this 27th day of March, 1990.

Mayor

Filed by me this 27th day of March, 1990.

ATTEST:

City Comptroller and City

Clerk

Veronica Duncan

(SEAL)

Published