

4
5 ORDINANCE 116970

6 AN ORDINANCE relating to historic preservation, imposing controls
7 upon the Dexter Horton Building, a Landmark designated by the--
8 Landmarks Preservation Board under Chapter 25.12 of the
9 Seattle Municipal Code (Ordinance 106348), and adding it to
10 the Table of Historical Landmarks contained in Chapter 25.32
11 of the Seattle Municipal Code.

12 WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle
13 Municipal Code (SMC), establishes a procedure for the
14 designation and preservation of structures and areas having
15 historical, cultural, architectural, engineering or
16 geographic importance; and

17 WHEREAS, the Landmarks Preservation Board after a public hearing
18 on August 21, 1985, voted to approve the nomination of the
19 Dexter Horton Building at 710 Second Avenue in Seattle as a
20 Landmark under SMC Chapter 25.12; and

21 WHEREAS, after a public hearing on November 20, 1985, the Board
22 voted to approve the designation of the Dexter Horton
23 Building as a Landmark under SMC Chapter 25.12;

24 WHEREAS, on September 2, 1992, the Board and the owners of the
25 designated property agreed to controls and incentives; and

26 WHEREAS, the Board recommends to the City Council approval of
27 controls and incentives; and

28 WHEREAS, the Landmarks Preservation Board and Historic
29 Preservation Officer adopted the Signage and Storefront
30 Design Review Guidelines for the Dexter Horton Building for
31 use in reviewing and making decisions on Certificate of
32 Approval applications for this property; and now therefore,

33 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. DESIGNATION. That the designation by the
Landmarks Preservation Board of the Dexter Horton Building,
located on property described as:

Lots 5-8, Block 4, Boren & Denny Addition to
the City of Seattle, according to the plat
thereof recorded in Volume 1 of Plats, page
27, records of King County, Washington

as a landmark based upon satisfaction of the following criteria of
SMC Section 25.12.350:

- 1) It is associated in a significant way with a significant
aspect of the cultural, political, or economic heritage
of the community, City, state or nation; and
- 2) It embodies the distinctive visible characteristics of
an architectural style, or period, or of a method of
construction;

1 is hereby acknowledged, and the Dexter Horton Building is hereby
2 declared a landmark.

3 Section 2. CONTROLS. The following controls are hereby
4 imposed on the specified features and characteristics of the
5 Dexter Horton Building which were designated by the Board for
6 preservation:

7 A. Except as provided in subsection 2.B and 2.C below, a
8 Certificate of Approval must be obtained from the
9 Landmarks Preservation Board pursuant to SMC 25.12.670
10 et seq. or the time for denying an application for a
11 Certificate of Approval must have expired, before the
12 owners may make alterations or significant changes to:

13 The entire exterior, including the roof, and the
14 Second and Third Avenue lobbies including the
Second Avenue entrance vestibule.

15 B. The following items may be approved by the Historic
16 Preservation Officer without the need for further action
17 by the Board if the Historic Preservation Officer
18 determines, upon examination of submitted plans and
19 specifications, that such alterations are consistent
20 with the purposes of the Landmarks Preservation
21 Ordinance. If the Historic Preservation Officer
22 disapproves such alterations, the owners may submit
23 revised plans and specifications to the Historic
24 Preservation Officer or may apply to the Board for a
25 Certificate of Approval for the alterations:

- 26 1. **Mechanical Equipment:** For the designated areas of
27 the building, the addition or elimination of ducts,
28 conduits, HVAC vents, grilles, fire escapes, pipes,
29 and other similar wiring or mechanical elements
30 necessary for the normal operation of the building
31 may be approved by the Historic Preservation
Officer. Alterations may be approved for the roof-
32 mounted mechanical equipment if the resulting
33 visible appearance from the street level is
consistent with the appearance of the existing
structural or mechanical features on the roof.
2. **Signage.** The Historic Preservation Officer shall
have authority to approve signage which complies
with the standards for building signage contained
in the Signage and Storefront Design Review

Guidelines for the Dexter Horton Building, adopted by the Landmarks Preservation Board and the Historic Preservation Officer and attached hereto as Exhibit A.

3. **Cleaning.** Cleaning, tuckpointing, and sealing of the building shall be performed pursuant to the Secretary of Interior's Standards for Rehabilitation and shall be approved by the Historic Preservation Officer who shall have the authority to depart from the Secretary of Interior's Standards for Rehabilitation if such departure will enhance the preservation of the Dexter Horton Building.
 4. **Painting of North Exterior Wall.** The Historic Preservation Officer shall have authority to approve painting of the north exterior wall a uniform color in any neutral tone ranging from off-white to medium-dark, e.g., off-white, tan, beige, light brown, or brown, but not any dark or bright color such as red, green, blue, or black.
 5. **Other Changes.** The Board may at any time adopt, and the Owner may at any time propose for Board approval, standards for other kinds of alteration that the Board or Owner wishes to subject to Administrative Review by the Historic Preservation Officer rather than the Certificate of Approval process.
- C. No Certificate of Approval shall be required, and any changes may be permitted without further review, for the following:
1. Change(s) in roofing material provided that the height and volume of the buildings are not altered.
 2. Alterations to the space west of the marble opening at the west end of the Third Avenue lobby (i.e., west of the western-most passenger elevator).
 3. Alterations to the ceiling of the elevator area of the Second Avenue lobby or the space beyond (i.e., east of) the existing doors at the east end of the lobby.
 4. Alterations to the elevator doors in the Second and Third Avenue lobbies.
 5. Alterations to the building directories on the elevator walls of the Second and Third Avenue lobbies.
 6. In-kind maintenance of or repairs to any of the designated features.

Section 3. INCENTIVES.

- A: Economic incentives may be made available as set forth in the Controls and Incentives Agreement between the Owner and the Board, and as they may become available in

1 the future.

2 B: SMC Titles 23 and 24 provide for special exceptions
3 which may be available for uses not normally permitted
4 in a particular zoning classification by means of an
5 administrative conditional use.

6 Section 4. Enforcement of this Ordinance and penalties for
7 its violation shall be as provided in Section 25.12.910 of the
8 Seattle Municipal Code.

9 Section 5. The Dexter Horton Building is hereby added to the
10 Table of Historical Landmarks contained in Chapter 25.32 of the
11 Seattle Municipal Code.

12 Section 6. The City Clerk is hereby directed to record this
13 ordinance with the King County Director of Records and Elections,
14 deliver two copies of the City Historic Preservation Officer,
15 Arctic Building, and deliver one copy to the Director of the
16 Department of Construction and Land Use.

17 Section 7. This ordinance shall take effect and be in force
18 thirty days from and after its passage and approval, if approved
19 by the Mayor; otherwise it shall take effect at the time it shall
20 become a law under the provisions of the City Charter.

21 Passed by the City Council the 13 day of December,
22 1993, and signed by me in open session in authentication of its
23 passage this 13 day of December, 1993.

24
25 Geo. A. Benson
26 President of the City Council

27 Approved by me this 17 day of December, 1993.

28 Norman B. Rice
29 Norman B. Rice, Mayor

30 Filed this 20 day of December, 1993.

31 Margaret Carter
32 Deputy City Clerk
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