



# SEATTLE CITY COUNCIL

## Legislative Summary

CB 119318

Record No.: CB 119318

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125643

In Control: City Clerk

File Created: 06/04/2018

Final Action: 08/17/2018

**Title:** AN ORDINANCE relating to historic preservation; imposing controls upon the Bressi Garage, 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.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Juarez

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments:

Drafter: erin.doherty@seattle.gov

Filing Requirements/Dept Action:

### History of Legislative File

Legal Notice Published:

Yes

No

| Version: | Acting Body:               | Date:                                                                              | Action:                            | Sent To:                         | Due Date: | Return Date: | Result: |
|----------|----------------------------|------------------------------------------------------------------------------------|------------------------------------|----------------------------------|-----------|--------------|---------|
| 1        | Mayor                      | 07/20/2018                                                                         | Mayor's leg transmitted to Council | City Clerk                       |           |              |         |
| 1        | City Clerk                 | 07/20/2018                                                                         | sent for review                    | Council President's Office       |           |              |         |
|          | <b>Action Text:</b>        | The Council Bill (CB) was sent for review. to the Council President's Office       |                                    |                                  |           |              |         |
|          | <b>Notes:</b>              |                                                                                    |                                    |                                  |           |              |         |
| 1        | Council President's Office | 07/20/2018                                                                         | sent for review                    | Select Committee on Civic Arenas |           |              |         |
|          | <b>Action Text:</b>        | The Council Bill (CB) was sent for review. to the Select Committee on Civic Arenas |                                    |                                  |           |              |         |
|          | <b>Notes:</b>              |                                                                                    |                                    |                                  |           |              |         |
| 1        | City Council               | 07/23/2018                                                                         | referred                           | Select Committee on Civic Arenas |           |              |         |
|          | <b>Action Text:</b>        | The Council Bill (CB) was referred. to the Select Committee on Civic Arenas        |                                    |                                  |           |              |         |
|          | <b>Notes:</b>              |                                                                                    |                                    |                                  |           |              |         |

Legislative Summary Continued (CB 119318)

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- 1 Select Committee on 07/26/2018 pass Pass  
Civic Arenas  
**Action Text:** The Committee recommends that City Council pass the Council Bill (CB).  
**Notes:**  
In Favor: 5 Chair Juarez, Member Bagshaw, Member González , Member Herbold,  
Member Mosqueda  
Opposed: 0
- 1 City Council 08/06/2018 passed Pass  
**Action Text:** The Council Bill (CB) was passed by the following vote, and the President signed the Bill:  
In Favor: 7 Councilmember Bagshaw, Councilmember González , Council  
President Harrell, Councilmember Herbold, Councilmember Johnson,  
Councilmember O'Brien, Councilmember Sawant  
Opposed: 0  
Absent(NV): 1 Councilmember Mosqueda
- 1 City Clerk 08/10/2018 submitted for Mayor  
Mayor's signature
- 1 Mayor 08/17/2018 Signed
- 1 Mayor 08/17/2018 returned City Clerk
- 1 City Clerk 08/17/2018 attested by City Clerk  
**Action Text:** The Ordinance (Ord) was attested by City Clerk.  
**Notes:**
-

**CITY OF SEATTLE**

**ORDINANCE** 125643

**COUNCIL BILL** 119318

AN ORDINANCE relating to historic preservation; imposing controls upon the Bressi Garage, 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 Preservation 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 June 21, 2017, voted to approve the nomination of the improvement located at 226–232 1st Avenue North (which is referred to as the “Bressi Garage”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on August 2, 2017, the Board voted to approve the designation of the Bressi Garage under SMC Chapter 25.12; and

WHEREAS, on May 2, 2018, the Board and the Bressi Garage’s owner agreed to controls and incentives to be applied to specific features or characteristics of the designated landmark; 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. Under Seattle Municipal Code (SMC) 25.12.660, the designation by the Landmarks Preservation Board (“Board”) of the improvement located at 226–232 1st

1 Avenue North (which is referred to as the “Bressi Garage”) is acknowledged. The Bressi Garage  
2 consists of two former garage buildings, one located north of and immediately adjacent to the  
3 other.

4 A. Legal Description. The Bressi Garage is located on the property legally described  
5 as:

6 Lots 11 and 12 in Block 30 of D.T. Denny’s North Seattle Addition, as per plat recorded  
7 in Volume 1 of Plats, on page 41, records of King County; situate in the City of Seattle,  
8 County of King, State of Washington.

9 B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the  
10 Board designated the following specific features or characteristics of the Bressi Garage:

- 11 1. The exteriors of the buildings.
- 12 2. The interior roof trusses and interior roof decking.

13 C. Basis of Designation. The designation was made because the Bressi Garage is  
14 more than 25 years old; has significant character, interest, or value as a part of the development,  
15 heritage, or cultural characteristics of the City, state, or nation; has integrity or the ability to  
16 convey its significance; and satisfies the following SMC 25.12.350 provisions:

- 17 1. It is associated in a significant way with a significant aspect of the  
18 cultural, political, or economic heritage of the community, City, state, or nation (SMC  
19 25.12.350.C).
- 20 2. It embodies the distinctive visible characteristics of an architectural style,  
21 or period, or of a method of construction (SMC 25.12.350.D).

22 Section 2. Controls. The following controls are imposed on the features or characteristics  
23 of the Bressi Garage that were designated by the Board for preservation:

1           A.     Certificate of Approval Process.

2                   1.     Except as provided in subsection 2.A.2 or subsection 2.B of this  
3 ordinance, the owner must obtain a Certificate of Approval issued by the Board according to  
4 SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before  
5 the owner may make alterations or significant changes to the features or characteristics of the  
6 Bressi Garage that were designated by the Board for preservation.

7                   2.     No Certificate of Approval is required for the following:

8                           a.     Any in-kind maintenance or repairs of the features or  
9 characteristics of the Bressi Garage that were designated by the Board for preservation.

10                           b.     Changes to signage if they are consistent with a building signage  
11 plan approved by the Board.

12                           c.     Alterations to, or removal of, the kiln shed located at the exterior  
13 south wall of the south building.

14                           d.     Installation and removal of the following temporary special event  
15 items: lighting and signage. Such installations shall be considered temporary if they:

16                                   1)     Can be removed without changing a building and without  
17 requiring repair; and

18                                   2)     Remain for no more than 30 days.

19           B.     City Historic Preservation Officer (CHPO) Approval Process.

20                   1.     The City Historic Preservation Officer may review and approve alterations  
21 or significant changes to the features or characteristics listed in subsection 2.B.3 of this  
22 ordinance according to the following procedure:

1                           a.       The owner shall submit to the CHPO a written request for the  
2 alterations or significant changes, including applicable drawings or specifications.

3                           b.       If the CHPO, upon examination of submitted plans and  
4 specifications, determines that the alterations or significant changes are consistent with the  
5 purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or significant changes  
6 without further action by the Board.

7                           2.       If the CHPO does not approve the alterations or significant changes, the  
8 owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of  
9 Approval under SMC Chapter 25.12. The CHPO shall transmit a written decision on the owner's  
10 request to the owner within 14 days of receipt of the request. Failure of the CHPO to timely  
11 transmit a written decision constitutes approval of the request.

12                           3.       CHPO approval of alterations or significant changes to the features or  
13 characteristics of the Bressi Garage that were designated by the Board for preservation is  
14 available for the following:

15                           a.       The installation, alteration, or elimination of fire escapes, ducts,  
16 conduits, HVAC vents, grills, pipes, underground utilities and utility connections, gutters and  
17 downspouts, and other similar mechanical, electrical, and plumbing elements necessary for the  
18 normal operation of one or both of the buildings.

19                           b.       Installation, alteration, or removal of exterior signage not excluded  
20 by subsection 2.A.2.b of this ordinance.

21                           c.       Installation, alteration, or removal of exterior security lighting and  
22 equipment.

1 Section 3. Incentives. The following incentives are granted on the features or  
2 characteristics of the Bressi Garage that were designated by the Board for preservation:

3 A. Uses not otherwise permitted in a zone may be authorized in a designated  
4 landmark by means of an administrative conditional use permit issued under SMC Title 23.

5 B. Exceptions to certain of the requirements of the Seattle Building Code, adopted  
6 by SMC Chapter 22.100, and the Seattle Energy Code, adopted by SMC Chapter 22.700, may be  
7 authorized according to the applicable provisions.

8 C. Special tax valuation for historic preservation may be available under Revised  
9 Code of Washington (RCW) Chapter 84.26 upon application and compliance with the  
10 requirements of that statute.

11 D. Reduction or waiver, under certain conditions, of minimum accessory off-street  
12 parking requirements for uses permitted in a designated landmark structure may be permitted  
13 under SMC Title 23.

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

16 Section 5. The Bressi Garage is added alphabetically to Section II, Buildings, of the Table  
17 of Historical Landmarks contained in SMC Chapter 25.32.

18 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the  
19 King County Director of Records and Elections, deliver two certified copies to the CHPO, and  
20 deliver one copy to the Director of the Seattle Department of Construction and Inspections. The  
21 CHPO is directed to provide a certified copy of this ordinance to the Bressi Garage's owner.

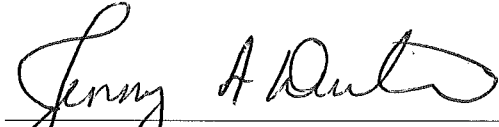
1 Section 7. This ordinance shall take effect and be in force 30 days after its approval by  
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 16<sup>th</sup> day of August, 2018,  
5 and signed by me in open session in authentication of its passage this 16<sup>th</sup> day of  
6 August, 2018.

7 

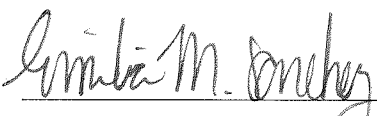
8 President \_\_\_\_\_ of the City Council

9 Approved by me this 17<sup>th</sup> day of August, 2018.

10 

11 Jenny A. Durkan, Mayor

12 Filed by me this 17<sup>th</sup> day of AUGUST, 2018.

13   
14 for Monica Martinez Simmons, City Clerk

15 (Seal)