



Legislation Text

File #: CB 119540, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to historic preservation; imposing controls upon the Ainsworth & Dunn Warehouse, 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 July 2, 2014, voted to approve the nomination of the improvement located at 2815 Elliott Avenue and a portion of the site on which the improvement is located (collectively referred to as the “Ainsworth & Dunn Warehouse” for the purposes of this ordinance) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on August 20, 2014, the Board voted to approve the designation of the Ainsworth & Dunn Warehouse under SMC Chapter 25.12; and

WHEREAS, on February 21, 2018, the Board and the owner of the designated landmark agreed to controls and incentives; 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: Pursuant to Seattle Municipal Code (SMC) 25.12.660, the designation by

the Landmarks Preservation Board (“Board”) of the improvement located at 2815 Elliott Avenue and a portion of the site on which the improvement is located (collectively referred to as the “Ainsworth & Dunn Warehouse” for the purposes of this ordinance) is hereby acknowledged.

A. Legal Description. The Ainsworth & Dunn Warehouse is located on the property legally described as:

Lots 1, 2, 3 and 4, Block 169A, Supplemental Plat of Seattle Tidelands, in King County, Washington, except the southwesterly 8 feet in width thereof; Also Lots 5, 6, 7, and 8, Block 13, of the Town of Seattle, as laid out on the land claim of Wm. H. Bell, and the northwesterly extremity of the claim of A. A. Denny (commonly known as Bell & Denny’s Addition to the City of Seattle), according to the Plat thereof recorded in Volume 1 of Plats, Page 29, in King County, Washington.

B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2, the Board designated the following specific features or characteristics of the Ainsworth & Dunn Warehouse:

1. The exterior of the building.
2. The exposed interior heavy timber structural system on the first floor, consisting of originally exposed heavy timber beams, columns, and knee braces. A map of the components of the designated interior heavy timber structural system is attached to this ordinance as Attachment A.
3. The portion of the site between the southwest side of the building and property line.

C. Basis of Designation. The designation was made because the Ainsworth & Dunn Warehouse is more than 25 years old; has significant character, interest, or value as a part of the development, heritage, or cultural characteristics of the City, state, or nation; has integrity or the ability to convey its significance; and satisfies the following from SMC 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 (SMC 25.12.350.C); and.
2. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction (SMC 25.12.350.D).

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 (SMC 25.12.350.F).

Section 2. CONTROLS: The following controls are hereby imposed on the features or characteristics of the Ainsworth & Dunn Warehouse that were designated by the Board for preservation:

A. Certificate of Approval Process.

1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the owner must obtain a Certificate of Approval issued by the Board pursuant to SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the owner may make alterations or significant changes to the features or characteristics of the Ainsworth & Dunn Warehouse that were designated by the Board for preservation.

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

- a. Any in-kind maintenance or repairs of the features or characteristics of the Ainsworth & Dunn Warehouse that were designated by the Board for preservation.
- b. Installation, removal, or alteration of temporary site furnishings.
- c. Installation or repair of below-grade utilities provided that the site is restored in-kind.
- d. Interior improvements that do not constitute alterations to the protected features listed in Section 1.B of this ordinance.

B. City Historic Preservation Officer Approval Process.

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

- a. The owner shall submit to the CHPO a written request for the alterations or

significant changes, including applicable drawings or specifications.

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

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

3. CHPO approval of alterations or significant changes to the features or characteristics of the Ainsworth & Dunn Warehouse that were designated by the Board for preservation is available for the following:

a. The installation, alteration, or removal of exterior ducts, conduits, HVAC vents, grilles, fire escapes, pipes, above-grade meters and utility connections, downspouts and gutters, and other similar wiring or mechanical elements necessary for the normal operation of the building.

b. The installation, alteration, or removal of exterior signage.

c. The installation, alteration, or removal of exterior lighting.

d. The installation, alteration, or removal of security lighting, video cameras, and security system equipment.

e. The installation of and alterations to penetrations of the southeast elevation.

f. Installation, alteration, or removal of improvements to the roof of the existing building relating to a green roof and rooftop tenant amenities.

g. Interior tenant improvements that partially obscure or attach to the interior heavy timber structural system on the first floor, but do not alter or destroy a component of that system.

Section 3. INCENTIVES: The following incentives are hereby granted on the features or characteristics of the Ainsworth & Dunn Warehouse that were designated by the Board for preservation:

- A. Uses not otherwise permitted in a zone may be authorized in a designated landmark by means of an administrative conditional use permit issued pursuant to Seattle Municipal Code Title 23.
- B. Special tax valuation for historic preservation may be available under chapter 84.26 RCW upon application and compliance with the requirements of that statute.
- C. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter 22.100, and the Seattle Energy Code, SMC Chapter 22.700, may be authorized pursuant to the applicable provisions thereof.
- D. The owner may be eligible to participate in the City's Landmark Transfer of Development Rights (TDR) Bank after obtaining a determination from the City concerning the quantity of unused development rights for the Ainsworth & Dunn Warehouse that are eligible for transfer to receiving properties as Landmark TDR, pursuant to SMC 23.49.014.

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

Section 5. The Ainsworth & Dunn Warehouse is hereby added alphabetically to Section II, Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

Section 6. The City Clerk is directed to record a certified copy of this ordinance with the King County Recorder's Office, deliver two certified copies to the CHPO, and deliver one copy to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed to provide a certified copy of this ordinance to the owner of the landmark.

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

Passed by the City Council the _____ day of _____, 2019, and signed by

me in open session in authentication of its passage this _____ day of _____, 2019.

President _____ of the City Council

Approved by me this _____ day of _____, 2019.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2019.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

Attachment A - Map of Components of Designated Interior Heavy Timber Structural System