



Legislation Text

File #: CB 119630, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to historic preservation; imposing controls upon the Bleitz Funeral Home, 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 March 1, 2017, voted to approve the nomination of the improvement located at 316 Florentia Street and the site on which the improvement is located (which are collectively referred to as the “Bleitz Funeral Home”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on April 19, 2017, the Board voted to approve the designation of the Bleitz Funeral Home under SMC Chapter 25.12; and

WHEREAS, on July 17, 2019, the Board and the Bleitz Funeral Home’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 316 Florentia Street and the site on which the improvement is located (which are collectively referred to as the “Bleitz Funeral Home”) is acknowledged.

A. Legal Description. The Bleitz Funeral Home is located on the property legally described as:

Parcel A: Lots 4 and 5 and a portion of Lots 6, 7, 8, 9 and 10 in Block 78 of Denny & Hoyt’s Supplemental Plat, according to the plat thereof recorded in Volume 3 of Plats, Page 3, in King County, Washington, described as follows: Beginning at the Northwest corner of said Lot 6; Thence South along the West line of said Lot, 120 feet to the Southwest corner thereof; Thence East along the South line of said Lots 6 and 7, 60 feet to the Southwest corner of said Lot 8; Thence East along the South line of said Lot 8, 90 feet; Thence Northwesterly in a straight line to the Northwest corner of said Lot 10; Thence North along the East line of said Lot 7 to an intersection with the Southwesterly line of a tract of land condemned by the Northern Pacific Railway Company, in King County Superior Court Cause No. 66230; Thence Northwesterly along said Southwesterly line to the Point of Beginning.

B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board designated the following specific features or characteristics of the Bleitz Funeral Home:

1. The site.
2. The exterior of the building (excluding the 1989 and 1991 additions identified in the

nomination application signed January 27, 2017).

C. Basis of Designation. The designation was made because the Bleitz Funeral Home 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 SMC 25.12.350 provisions:

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).
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 imposed on the features or characteristics of the Bleitz Funeral Home that were designated by the Board for preservation:

A. Certificate of Approval Process.

1. Except as provided in subsection A.2 or subsection B of this section, the owner must obtain a Certificate of Approval issued by the Board according 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 Bleitz Funeral Home 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 Bleitz Funeral Home that were designated by the Board for preservation.

b. Removal of trees less than 6 inches in diameter measured 4 1/2 feet above ground.

c. Installation, removal, or alteration of the following landscape elements: shrubs; perennials; annuals; and similar low-lying plantings.

d. Installation, removal, or alteration of the following site furnishings: benches; movable tables and seating; movable planters; movable water features; trash/recycling receptacles; and bike racks.

e. Installation, removal, or alteration (including repair) of underground utilities and irrigation, provided that the site is restored in kind.

f. Installation, removal, or alteration of interior, temporary window shading devices that are operable and therefore do not obscure the glazing when in the open position.

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

1. The City Historic Preservation Officer may review and approve alterations or significant

changes to the features or characteristics listed in subsection B.3 of this section 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 Bleitz Funeral Home that were designated by the Board for preservation is available for the following:
- a. Alteration of the new structure to be constructed on Lots 4 and 5 of the designated site pursuant to Certificate of Approval LPB 324/19.
 - b. The installation, removal, or alteration of fire escapes, ducts, conduits, HVAC vents, grills, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters, or other similar mechanical, electrical, and telecommunication elements necessary for the normal operation of the building or site.
 - c. Removal of trees more than 6 inches in diameter measured 4 1/2 feet above ground, identified as a hazard by an International Society of Arboriculture (ISA) Certified Arborist.
 - d. Installation, removal, or alteration of exterior light fixtures, exterior security lighting, and security system equipment.

- e. Installation, removal, or alteration of exterior signage.
- f. Installation, removal, or alteration of fire and life safety equipment.
- g. Installation of improvements for security, safety, or accessibility compliance.
- h. Changes to exterior paint colors when painting a previously painted material.

Section 3. Incentives. The following incentives are granted on the features or characteristics of the Bleitz Funeral Home 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 under SMC Title 23.

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

C. Special tax valuation for historic preservation may be available under chapter 84.26 RCW upon application and compliance with the requirements of that statute.

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

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

Section 5. The Bleitz Funeral Home is 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 Bleitz Funeral Home's owner.

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)