



SEATTLE CITY COUNCIL

Legislative Summary

CB 119283

Record No.: CB 119283

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125624

In Control: City Clerk

File Created: 02/20/2018

Final Action: 07/20/2018

Title: AN ORDINANCE relating to historic preservation; imposing controls upon the Eldridge Tire Company 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.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Bagshaw

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments:

Drafter: sarah.sodt@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	05/15/2018	Mayor's leg transmitted to Council	City Clerk			
1	City Clerk	05/15/2018	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
	Notes:						
1	Council President's Office	05/17/2018	sent for review	Finance and Neighborhoods Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Finance and Neighborhoods Committee						
	Notes:						
1	City Council	06/18/2018	referred	Finance and Neighborhoods Committee			

1 Finance and Neighborhoods Committee 07/11/2018 pass Pass

Action Text: The Committee recommends that City Council pass the Council Bill (CB).
In Favor: 3 Chair Bagshaw, Vice Chair González , Member Harrell
Opposed: 0

1 City Council 07/16/2018 passed Pass

Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:
Notes:
In Favor: 9 Councilmember Bagshaw, Councilmember González , Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember Mosqueda, Councilmember O'Brien, Councilmember Sawant
Opposed: 0

1 City Clerk 07/18/2018 submitted for Mayor's signature Mayor

1 Mayor 07/20/2018 Signed

1 Mayor 07/20/2018 returned City Clerk

1 City Clerk 07/20/2018 attested by City Clerk

Action Text: The Ordinance (Ord) was attested by City Clerk.
Notes:

CITY OF SEATTLE

ORDINANCE 125624

COUNCIL BILL 119283

AN ORDINANCE relating to historic preservation; imposing controls upon the Eldridge Tire Company 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.

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 February 1, 2017, voted to approve the nomination of the improvement located at 1519 Broadway (referred to as the "Eldridge Tire Company Building" for the purposes of this ordinance) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on March 15, 2017, the Board voted to approve the designation of the Eldridge Tire Company Building under SMC Chapter 25.12; and

WHEREAS, on October 4, 2017, 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 1519

1 Broadway (referred to as the “Eldridge Tire Company Building” for the purposes of this
2 ordinance) is hereby acknowledged.

3 A. Legal Description. The Eldridge Tire Company Building is located on the
4 property legally described as:

5 Lot 9 in Block 15 of addition to the City of Seattle, as laid off by D.T. Denny, guardian
6 of the estate of J.M. Nagle (commonly known as Nagle’s Addition to the City of Seattle)
7 as per plat recorded in Volume 1 of Plats, page 153, records of King County, except the
8 west 8 feet thereof condemned for alley, situate in the city of Seattle, County of King,
9 State of Washington.

10
11 B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,
12 the Board designated the following specific features or characteristics of the Eldridge Tire
13 Company Building: the exterior of the building.

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

18 1. It is associated in a significant way with a significant aspect of the
19 cultural, political, or economic heritage of the community, City, state, or nation (SMC
20 25.12.350.C); and

21 2. It embodies the distinctive visible characteristics of an architectural style,
22 or period, or of a method of construction (SMC 25.12.350.D).

23 Section 2. CONTROLS: The following controls are hereby imposed on the features or
24 characteristics of the Eldridge Tire Company Building that were designated by the Board for
25 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 pursuant to SMC
4 Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the
5 owner may make alterations or significant changes to the features or characteristics of the
6 Eldridge Tire Company Building that were designated by the Board for preservation.

7 2. No Certificate of Approval is required for the following: any in-kind
8 maintenance or repairs of the features or characteristics of the Eldridge Tire Company Building
9 that were designated by the Board for preservation.

10 B. City Historic Preservation Officer Approval Process.

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

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

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

20 2. If the CHPO does not approve the alterations or significant changes, the
21 owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of
22 Approval under SMC Chapter 25.12. The CHPO shall transmit a written decision on the owner's

1 request to the owner within 14 days of receipt of the request. Failure of the CHPO to timely
2 transmit a written decision constitutes approval of the request.

3 3. CHPO approval of alterations or significant changes to the features or
4 characteristics of the Eldridge Tire Company Building that were designated by the Board for
5 preservation is available for the following:

6 a. For the specified features and characteristics of the building, the
7 installation, alteration, or elimination of fire escapes, ducts, conduits, HVAC vents, grilles, pipes,
8 utility connections, gutters and downspouts, and other similar mechanical, electrical and
9 plumbing elements necessary for the normal operation of the building.

10 b. Installation, alteration or removal of exterior signage, barber poles,
11 awnings, and similar features.

12 c. Installation, alteration, or removal of exterior security lighting, video
13 cameras, and related equipment.

14 d. Installation, alteration, or removal of non-original metal structure
15 on the western façade, south of the port cochere.

16 Section 3. INCENTIVES: The following incentives are hereby granted on the features or
17 characteristics of the Eldridge Tire Company Building that were designated by the Board for
18 preservation:

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

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

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

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

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

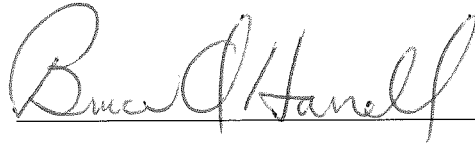
8 Section 5. The Eldridge Tire Company Building is hereby added alphabetically to Section
9 II, Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

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

14

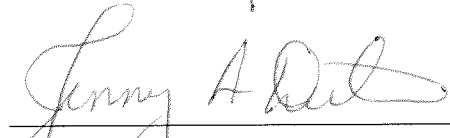
1 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

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

7 

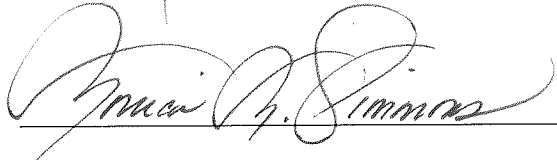
8 President _____ of the City Council

9 Approved by me this 20th day of July, 2018.

10 

11 Jenny A. Durkan, Mayor

12 Filed by me this 20th day of JULY, 2018.

13 

14 Monica Martinez Simmons, City Clerk

15 (Seal)