
Council Bill Number: 111147

Ordinance Number: 118047

AN ORDINANCE relating to historic preservation, imposing controls upon the Troy Laundry 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.

Status: PASSED

Note: 4th quarter 1995 reclassification ordinance

Vote: 5-0

Date filed with the City Clerk: 1996/03/15

Date of Mayor's signature: 1996/03/12 ([about the signature date](#))

Date introduced/referred to committee: 1996/03/04

Committee: Business, Economic and Community Development

Sponsor: DRAGO

Committee Recommendation: Pass

Index Terms: LANDMARKS, CASCADE

Electronic Copy: [PDF scan of Ordinance No. 118047](#)

Reference: Amending: Ord 72630, 117801, 117800, 117408

Text:

AN ORDINANCE relating to historic preservation, imposing controls upon the Troy Laundry 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 Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, the Landmarks Preservation Board after a public hearing on June 21, 1995, voted to approve the nomination of the Troy Laundry Building at 311-329 Fairview Avenue North (also known as 307 Fairview Avenue North) in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on August 2, 1995, the Board voted to approve the designation of the Troy Laundry Building as a Landmark under SMC Chapter 25.12; and

WHEREAS, on November 1, 1995, the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommended to the City Council approval of controls and incentives; and Now Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. DESIGNATION. That the designation by the Landmarks Preservation Board of the Troy Laundry Building,

more particularly described as:

Lots 3 through 5 and 7 through 10 in Block 109, D.T. Denny's Fifth Addition to North Seattle, as per plat recorded in Volume 1 of Plats, Page 202, records of King County; and together with those portions of the Donation Claim of D.T. Denny and Louisa Denny, his wife, and Government Lot 7 in the Southeast quarter of Section 30, Township 25 North, Range 4 East, W.M., lying westerly of Fairview Avenue North, as condemned in King County Superior Court Cause No. 204496, as provided by Ordinance No. 51975, and described as that portion lying easterly of the alley in said Block 109 and southerly of Lot 4 in said Block 109 and northerly of Thomas Street as conveyed by deed recorded under Recording No. 2103211; and together with the vacated alley in Block 109 of said Plat of D.T. Denny's Fifth Addition, vacated under Seattle Ordinance No.92708; situate in the City of Seattle, County of King, State of Washington.

as a Landmark based upon satisfaction of the following standards of SMC Section 25.12.350:

D.It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.

is hereby acknowledged.

Section 2. CONTROLS. The following controls are hereby imposed on the features and characteristics of the Troy Laundry Building, that were designated by the Board for preservation:

A.Except as provided in subsection 2.B and 2.C, below, a Certificate of Approval must be obtained from the Landmarks Preservation Board pursuant to SMC 25.12.670 et seq., or the time for denying an application for a Certificate of Approval must have expired, before the owners may make alterations or significant changes to the entire exterior of the original 1927 building, and the exteriors of the 1945 and 1946 additions designed by Henry Bittman, as described in the Report on Designation.

B.If after examination of plans and specifications the Historic Preservation Officer determines that any of the following exterior alterations are consistent with the purposes of the Landmarks Preservation Ordinance, the Historic Preservation Officer may approve the alteration without need for further action by the Board: the addition or elimination of ducts, conduits, HVAC vents, grilles, fire escapes, pipes, and other similar wiring or mechanical elements necessary for the normal operation of the building. If the Historic Preservation Officer disapproves such alterations, the owners may submit revised plans and specifications to the Historic Preservation Officer or may apply to the Board for a Certificate of Approval for the alterations.

C.No Certificate of Approval shall be required, and any changes may be permitted without further review, for any in-kind maintenance or repairs of the features noted in A, above.

D.On August 25, 1995, the Board granted a Certificate of Approval (LPB 184/95) for a project that incorporates the east and south facades of the building into a new parking structure. The Owner may proceed with the project under the terms and conditions of that Certificate of Approval without seeking a Certificate of Approval or Administrative Review under this Controls and Incentives agreement.

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, as they become available in the future.

B.SMC Title 23 provides for authorization of uses not normally permitted in a particular zoning classification by means of an administrative conditional use.

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

Section 5. The Troy Laundry Building is hereby added to the Table of Historical Landmarks contained in Chapter 25.32

of the Seattle Municipal Code.

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

Section 7. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after

presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the ____ day of _____, 1996, and signed by me in open session in authentication of its passage this ____ day of _____, 1996.

President _____ of the City Council