Covenant of Landmark Preservation – 1001 Dupont Street, a.k.a. Breitenstein Building

City of Bellingham

Dupont Street LLC

LOT 1 PICKETT BUILDING SHORT PLAT AS REC AF 2051204086

3803300314340000

Covenant for Landmark Preservation

Dupont Street LLC, as owner in fee simple of the herein described property, for and in consideration of benefits which may be received from placement of the subject property on the Bellingham Register of Historic Places, does hereby generally covenant that the Breitenstein Building, 1001 Dupont Street, legally described as LOT 1 PICKETT BUILDING SHORT PLAT AS REC AF 2051204086, shall be declared a historic landmark subject to the benefits and restrictions of Bellingham Municipal Code Chapter 17.90.

1. The exterior of this building retains historic integrity and is closely associated with its period of historic significance, 1890 – 1973.

2. The interior is not included as a historic feature.
3. The following features are hereby considered historic:

Northeastern façade facing Dupont Street historic features:

- Ground floor commercial space window openings, historic transom window details
- Brick cladding
- Upper story window openings, surround details, wood window sashes
- Parapet brickwork
- *NOTE: the “Pickett” lettering and “1890” date in the parapet are not historic*

Southeastern façade facing F Street historic features:

- Ground floor window openings, not including non-historic large commercial window
- Historic upper-story window openings
- Architectural details surrounding windows and on roof parapet

Northwestern façade historic features:

- The brick portion of the building’s northwestern side façade is historic
- *NOTE: Alterations to the wood stairway and window fenestration on the ground floor have been altered and are not historic*

The following features have been modified and/or are not a primary facade and for these purposes are not considered historic:

Southwestern façade – non-historic:

- The building’s rear, southwestern façade has undergone changes to the cladding material and is not historic
This covenant shall run with the land and shall be binding upon Dupont Street LLC's heirs, devisees, executors, administrators, successors, and assigns.

EXECUTED this 2nd day of MARCH, 2023.

STATE OF WASHINGTON )
 ) SS
COUNTY OF WHATCOM )

I CERTIFY that I know or have satisfactory evidence that Dupont Street LLC signed this instrument, on oath stated THEY are authorized to execute the instrument and acknowledged it, as the owner of 1001 Dupont Street to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Lindsay Myers, Owner

Mike Bauter, Owner

3-2-2023
DATE

Lisa A. Manos
SIGNATURE OF NOTARY PUBLIC

Lisa A. Manos
PRINTED NAME

Notary
TITLE

3/31/23
DATE APPOINTMENT EXPIRES
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Totals: $205.50

Thank You
Retain this receipt for your records

Receipt Total
CHECK 1107 $205.50