



AFTER RECORDING RETURN DOCUMENT TO:

City of Bellingham - Planning and Community Development
210 Lottie Street
Bellingham, WA 98225

↑ *Reserved for Recording Purposes Only* ↑

DOCUMENT TITLE: *Covenant of Landmark Preservation – 1001 Dupont Street, a.k.a. Breitenstein Building*

GRANTOR(S): *City of Bellingham*

GRANTEE(S): *Dupont Street LLC*

LEGAL DESCRIPTION: LOT 1 PICKETT BUILDING SHORT PLAT AS REC AF
2051204086

ASSESSOR'S TAX/PARCEL NUMBER: 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 R Myers
Lindsay Myers, Owner

Mike Bauter
Mike Bauter, Owner

3-2-2023
DATE

(Seal or stamp)

Lisa A. Manos
SIGNATURE OF NOTARY PUBLIC

Lisa A Manos
PRINTED NAME

Notary
TITLE

3/31/23
DATE APPOINTMENT EXPIRES



Whatcom County Auditor
311 Grand Ave, Suite 103
Bellingham, WA 98225
360-778-5100

Receipt #: 221633

Receipt Date: 03/02/2023 10:51 AM

Station: 1

Cashier: TCORLISS

Receipt Name: DUPONT STREET LLC

Comments:

RECORDING

Document #	Recording Date	Doc Type	Base Fee	NonStd	Other	Total
2023-0300139	03/02/2023 10:51:38 AM	I-D/RC	205.50			\$205.50
Totals:			\$205.50	\$0.00	\$0.00	\$205.50

Thank You
Retain this receipt for your records

Receipt Total **\$205.50**
CHECK 1107 **\$205.50**