



Legislation Text

File #: CB 119530, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to historic preservation; imposing controls upon the University of Washington Parrington Hall, 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 July 18, 2018, voted to approve the nomination of the improvement located at 4105 Memorial Drive NE and a portion of the site on which the improvement is located (which are collectively referred to as the “University of Washington Parrington Hall”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on September 5, 2018, the Board voted to approve the designation of the University of Washington Parrington Hall under SMC Chapter 25.12; and

WHEREAS, on November 21, 2018, the Board and the University of Washington Parrington Hall’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 4105 Memorial Drive NE and a portion of the site on which the improvement is located (which are collectively referred to as the “University of Washington Parrington Hall”) is acknowledged.

A. Legal Description. The University of Washington Parrington Hall is located on the property legally described as:

Those portions of Government Lots 2, 3, and 4, lying west of Montlake Blvd NE, north of NE Pacific Street and north of NE Pacific Place; the west 1/2 of the northwest 1/4, and the northwest 1/4 of the southwest 1/4, lying east of 15th Avenue NE and south of NE 45th Street and north of NE Pacific Street; all in Section 16, T25N, R4E, W.M.

B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board designated the following specific features or characteristics of the University of Washington Parrington Hall:

1. The exterior of the building.
2. The interior room volumes and skylights of the third-floor east and west lecture spaces.
3. A portion of the site around the building perimeter measured 30 feet horizontally from the base of the building. For purposes of this measurement, the “base of the building” excludes the building’s south entry stair, the landing at the top of those stairs, and the structure supporting the stairs or landing.

C. Basis of Designation. The designation was made because the University of Washington Parrington Hall 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. It is an outstanding work of a designer or builder (SMC 25.12.350.E).

4. 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 University of Washington Parrington Hall that were designated by the Board for preservation:

A. Certificate of Approval Process.

1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, 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 University of Washington Parrington Hall 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 University of Washington Parrington Hall that were designated by the Board for preservation.
- b. Removal of the following landscape elements: trees less than 8 inches in diameter measured 4 1/2 feet above ground; shrubs; perennials; and annuals.
- c. Removal of non-native plants of any size. This does not apply to trees.
- d. Installation, removal, or alteration (including repair) of underground irrigation and underground utilities, provided that the site is restored in kind.
- e. Installation, removal, or alteration of the following site furnishings: benches, movable planters, trash/recycling receptacles, and bike racks.
- f. Installation and removal of temporary signage, consistent with a signage plan that has been approved by the Landmarks Board staff, and when the signage remains in place for no more than 60

days.

g. Installation and removal of the following temporary items associated with special events: tents, site furnishings, lighting, tables, chairs, vendor booths/carts, and barricades. Such installations shall be considered temporary if they:

1) Can be removed without changing the building or site and without requiring repair; and

2) Remain in place for no more than 60 days.

h. Repaving and restriping of existing asphalt paths, parking, and utility areas.

i. Installation, removal, or alteration of curbs, bollards, or wheelstops in the existing parking area.

j. Installation, removal, or alteration of signage for accessibility compliance; and other signage as required by City code.

k. Installation, removal, or alteration of University of Washington signage including the following:

1) One free-standing double-sided building identification sign defined by the following criteria:

a) Two painted aluminum panels mounted between end posts.

b) Maximum overall panel size to be 48 inches wide by 24 inches high, with the top of the sign panel and posts no more than 44 inches high, measured above grade.

c) Sign content may include the university logo, building name(s), and building use.

d) Approved University of Washington wayfinding paint colors.

e) Black bolts.

f) Sign location will not obscure architectural features.

2) One building identification sign defined by the following criteria:

a) Sign mounted on the exterior wall of the building at a secondary entry point. The main entry on the east side is marked by an existing masonry sign embedded in the wall and will not need an additional building identification sign.

b) A painted aluminum panel 30 inches wide by 14 inches high, maximum.

c) Attached in a manner that is easily repairable.

d) The height of the top of the sign may be no more than 8 feet above grade.

e) Sign location will not obscure architectural features.

3) One sign to display building identification number or street address number, as required by the City of Seattle Fire Department, and defined by the following criteria:

a) A painted aluminum panel 12 inches wide by 6 inches high, maximum.

b) Attached in a manner that is easily repairable.

c) The height of the top of the sign may be no more than 8 feet above grade.

d) Sign location will not obscure architectural features.

1. Installation or removal 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 2.B.3 of this ordinance 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 University of Washington Parrington Hall that were designated by the Board for preservation is available for the following:

a. The installation, removal, or alteration of ducts, conduits, HVAC vents, grills, pipes, panels, weatherheads, wiring, and other similar mechanical, electrical, and telecommunication elements necessary for the normal operation of the building and site.

b. Installation, removal, or alteration of exterior light fixtures, exterior security lighting, and security system equipment.

c. Removal of trees more than 8 inches in diameter measured 4 1/2 feet above ground, identified as a hazard by an International Society of Arboriculture (ISA) Certified Arborist.

d. Signage other than signage excluded in subsections 2.A.2.f, 2.A.2.j, and 2.A.2.k of this ordinance.

e. Installation, removal, or alteration of improvements for security, safety, or accessibility compliance.

- f. Installation, removal, or alteration of fire and life safety equipment.
- g. Installation, removal, or alteration of artwork at the building exterior or site.
- h. Changes to paint colors for any of the areas or features listed in subsection 1.B of this ordinance.
- i. Installing windows and doors in reconstructed original masonry openings.
- j. Installation or alterations of skylights consistent with the original design intent, informed by historic building drawings.

Section 3. Incentives. The following incentives are granted on the features or characteristics of the University of Washington Parrington Hall 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 University of Washington Parrington Hall 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 University of Washington Parrington Hall'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)