



Legislation Text

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File #: CB 119848, Version: 1

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**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

**COUNCIL BILL \_\_\_\_\_**

AN ORDINANCE relating to historic preservation; imposing controls upon the University of Washington Engineering Annex, 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 August 21, 2019, voted to approve the nomination of the improvement located at 3902 East Stevens Way NE and a portion of the site on which the improvement is located (which are collectively referred to as the “University of Washington Engineering Annex”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on October 2, 2019, the Board voted to approve the designation of the University of Washington Engineering Annex under SMC Chapter 25.12; and

WHEREAS, on December 18, 2019, the Board and the University of Washington Engineering Annex’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 3902 East Stevens Way NE and a portion of the site on which the improvement is located (which are collectively referred to as the “University of Washington Engineering Annex”) is acknowledged.

A. Legal Description. The University of Washington Engineering Annex 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 ½ of the northwest ¼, and the northwest ¼ of the southwest ¼, lying east of 15<sup>th</sup> Avenue NE and south of NE 45<sup>th</sup> 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 Engineering Annex:

1. A portion of the site around the building perimeter measured 30 feet out from the base of the building, excluding the adjacent Mechanical Engineering Building and Jefferson Road NE.
2. The exterior of the building.
3. A portion of the building interior that includes the high-bay shop space’s volume and heavy timber framing, as illustrated in Attachment A to this ordinance.

C. Basis of Designation. The designation was made because the University of Washington Engineering Annex 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 the location of, or is associated in a significant way with, an historic event with a significant effect upon the community, City, state, or nation (SMC 25.12.350.A).
2. It embodies the distinctive visible characteristics of an architectural style, or period, or of

a method of construction (SMC 25.12.350.D).

Section 2. Controls. The following controls are imposed on the features or characteristics of the University of Washington Engineering Annex 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 Engineering Annex 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 Engineering Annex that were designated by the Board for preservation.
- b. Removal of the following landscape elements: trees less than 6 inches in diameter measured 4 ½ 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 Coordinator, and when the signage remains in place for no more than 60 days.
- g. Installation, removal, or alteration of signage for accessibility compliance or other signage required by City law. Signage may not obscure architectural features and must be attached in a

manner that is easily repairable. Fasteners must be located within joints when mounted on masonry.

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

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

a) The sign shall consist of painted aluminum panels mounted between end posts using black bolts.

b) The sign's panel size shall be no more than 48 inches wide by 24 inches high, with the top of the sign panel and posts no more than 44 inches above grade.

c) The sign's content may include only the University's logo, building name(s), and building use.

d) The sign shall use approved University of Washington wayfinding paint colors.

e) The sign's location may not obscure architectural features.

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

a) The sign shall consist of a painted aluminum panel no more than 30 inches wide by 14 inches high.

b) The sign shall be attached in a manner that is easily repairable. Fasteners must be located within joints when mounted on masonry.

c) The sign's location may not obscure architectural features and must be approved by the Landmarks Board Coordinator.

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

a) The sign shall consist of a painted aluminum panel no more than

12 inches wide by 6 inches high.

- b) The sign shall be attached in a manner that is easily repairable.

Fasteners must be located within joints when mounted on masonry.

- c) The sign's location may not obscure architectural features and must be approved by the Landmarks Board Coordinator.

- i. Installation or removal of interior, temporary window shading devices that are operable and therefore do not obscure the glazing when in the open position.

- j. Addition of cement wash to the top surface of the masonry window sills.

- k. Alteration of interior lighting, equipment, and related appurtenances, provided that the high-bay shop space's volume remains open and visible and its heavy timber framing remains intact and visible.

B. City Historic Preservation Officer (CHPO) Approval Process.

- 1. The CHPO 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 Engineering Annex 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 or site.
  - b. Installation, removal, or alteration of exterior light fixtures, exterior security lighting, and security system equipment.
  - c. Removal of trees more than 6 inches in diameter measured 4 ½ 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.g, or 2.A.2.h 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 on the building exterior or site.
  - h. Changes to paint colors for any of the features or characteristics of the University of Washington Engineering Annex that were designated by the Board for preservation.
  - i. Replacement of non-original windows or doors within original openings.
  - j. Interior alterations that are not otherwise excluded in subsection 2.A.2.k of this ordinance.
  - k. Alteration of exterior stairs, handrails, and guardrails.

Section 3. Incentives. The following incentives are granted on the features or characteristics of the University of Washington Engineering Annex 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 Engineering Annex 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 Engineering Annex'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 \_\_\_\_\_, 2020, and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Jenny A. Durkan, Mayor

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Monica Martinez Simmons, City Clerk

(Seal)

Attachments:  
Attachment A - Building Plans and Section