



The City of Seattle

Landmarks Preservation Board

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LPB 350/18

CONTROLS AND INCENTIVES AGREEMENT

**University of Washington Canoe House / ASUW Shell House / US Naval Training Hangar
3655 Walla Walla Road NE**

I. RECOMMENDED CONTROLS

To assure the preservation of the specified features and characteristics of the landmark, the owner (Owner) of the University of Washington Canoe House at 3655 Walla Walla Road NE, a landmark designated by the City of Seattle Landmarks Preservation Board, and the City of Seattle Historic Preservation Officer on behalf of the City of Seattle Landmarks Preservation Board, agree that the following controls shall be imposed:

A. CERTIFICATE OF APPROVAL PROCESS

1. A Certificate of Approval, issued by the City of Seattle's Landmarks Preservation Board pursuant to Seattle Municipal Code ("SMC"), Ch. 25.12, must be obtained, or the time for denying a Certificate of Approval application must have expired, before the Owner may make alterations or significant changes to:
 - a. The exterior of the building.
 - b. The interior building volume and roof trusswork.
 - c. A portion of the site around the building perimeter measured twenty feet out from base of the building.
2. A Certificate of Approval is not required for the following:
 - a. Any in kind maintenance or repairs of the features or characteristics listed in Section I.A.1 of this Agreement.

- b. Removal of the following landscape elements: trees less than 8 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 artwork and signage; and the following temporary items associated with special events held by an on-site organization: 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.
- g. Restriping of asphalt paving in the existing parking area.
- h. Installation, removal or alteration of curbs or wheelstops in the existing parking area.
- i. Installation, removal or alteration of signage for accessibility compliance; and other signage as required by City code.
- j. 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:
 - i. Two painted aluminum panels mounted between end posts.
 - ii. Maximum overall panel size to be 48" wide by 24" high, with the top of the sign panel and posts no more than 44" high, measured above grade.
 - iii. Sign content may include the university logo, building name(s) and building use.
 - iv. Approved University of Washington wayfinding paint colors.
 - v. Black bolts.
 - vi. Sign location will not obscure architectural features.
 - 2) One building identification sign defined by the following criteria:

- i. Sign mounted on the exterior wall of the building at the main point of entry or main point of arrival to the facility.
 - ii. A painted aluminum panel 30" wide by 14" high, maximum.
 - iii. Attached in a manner that is easily repairable.
 - iv. The height of the top of the sign may be no more than 8' above grade.
 - v. 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:
 - i. A painted aluminum panel 12" wide by 6" high, maximum.
 - ii. Attached in a manner that is easily repairable.
 - iii. The height of the top of the sign may be no more than 8' above grade.
 - iv. Sign location will not obscure architectural features.
- k. Installation or removal of interior, temporary window shading devices that are operable, and therefore do not obscure the glazing when in the open position.
- l. Alterations to or removal of the existing mezzanine on the north side of the building, and the ground level storage room along the west side of the building.

B. ADMINISTRATIVE REVIEW

1. Administrative review and approval is available for the following items listed in Section 1.B.3. according to the following procedures. The Owner shall submit to the City Historic Preservation Officer (CHPO) a written request for these alterations, including applicable drawings and/or specifications. If the CHPO, upon examination of submitted plans and specifications, determines that such alterations are consistent with the purposes of SMC 25.12 the alterations shall be approved without the need for any further action by the Board. If the CHPO disapproves such alterations, the Owner may submit revised materials to the CHPO, or submit in accordance with the Certificate of Approval process set forth in SMC 25.12.
2. The CHPO shall transmit his or her written decision on the Owner's submittal to the Owner. Failure of the CHPO to approve or disapprove the request within fourteen (14) business days shall constitute approval of the request.
3. Administrative review is available for the following:
 - a. For the specified features and characteristics of the landmark, the addition

or elimination of ducts, conduits, HVAC vents, grills, pipes, and other similar wiring or mechanical elements necessary for the normal operation of the building and site.

- b. Installation, removal, or alterations of exterior light fixtures, exterior security lighting, and security system equipment.
- c. Removal of trees more than 8 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 I.A.2.f, I.A.2.i and I.A.2.j in this agreement.
- e. Installation of improvements for security, safety or accessibility compliance.
- f. Installation of fire and life safety equipment.
- g. Artwork other than temporary artwork excluded in subsection I.A.2.f in this agreement.
- h. Changes to paint colors for any of the areas or features listed in subsection I.A.1 of this agreement.
- i. Installation of a waterfront trail, as adopted in the UW Campus Master Plan.

II. RECOMMENDED INCENTIVES

The following economic incentives may be available to the owner.

1. Seattle Municipal Code Title 23 provides for authorization of uses in a designated Landmark that are not normally permitted in a particular zoning classification by means of an administrative conditional use approval.
2. Certain exceptions to or exemptions from regulations in Title 23 Seattle Municipal Code may be available, either by virtue of the zoning designation applicable to the Landmark or its status as a Landmark.
3. Building and Energy Code exceptions on an application basis.
4. Historic Preservation Special Tax Valuation (Chapter 84.26 RCW) on an application basis.

