

The City of Seattle

## Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 732/19

### CONTROLS AND INCENTIVES AGREEMENT

**University of Washington Engineering Annex / Alaska-Yukon-Pacific Exposition Foundry  
3902 East Stevens Way 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 Engineering Annex / Alaska-Yukon-Pacific Exposition Foundry at 3902 East Stevens Way 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. A portion of the site around the building perimeter measured thirty feet out from the base of the building, excluding the adjacent Mechanical Engineering Building.
  - c. A portion of the building interior that includes the high-bay shop space's volume and heavy timber framing, as illustrated in Attachment A.
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.

**Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods**

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- 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 staff, and when the signage remains in place for no more than 60 days.
- g. Installation, removal, or alteration of signage for accessibility compliance; and other signage as required by City code. Sign location will not obscure architectural features, and will 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 University of Washington signage including the following:
  - 1) One free-standing single or 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 inches wide by 24 inches high, with the top of the sign panel and posts no more than 44 inches 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. A painted aluminum panel 30 inches wide by 14 inches high, maximum.
    - ii. Attached in a manner that is easily repairable. Fasteners must be located within joints when mounted on masonry.
    - iii. Sign location will not obscure architectural features, and will require approval by Landmarks staff.

- 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 inches wide by 6 inches high, maximum.
  - ii. Attached in a manner that is easily repairable. Fasteners must be located within joints when mounted on masonry.
  - iii. Sign location will not obscure architectural features, and will require approval by Landmarks staff.
- 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 top surface of masonry window sills.
- k. Alteration to interior lighting, equipment, and related appurtenances, provided that the high-bay shop space volume remains open and visible, and the heavy timber framing in this space remains intact and visible.

#### B. ADMINISTRATIVE REVIEW

1. To the extent that the following items listed in Section I.B.3 involve alterations or significant changes to the protected features of the Landmark listed in Section I.A.1, administrative review and approval may be provided 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 site and building exterior, 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 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 I.A.2.f, I.A.2.g and I.A.2.h in this agreement.
- 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 Section I.A.1 of this Agreement.
- i. Replacement of non-original windows or doors within original openings.
- j. Interior alterations that are not otherwise excluded in subsection I.A.2.k.
- k. Alteration of exterior stairs, handrails, and guardrails.

## 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.

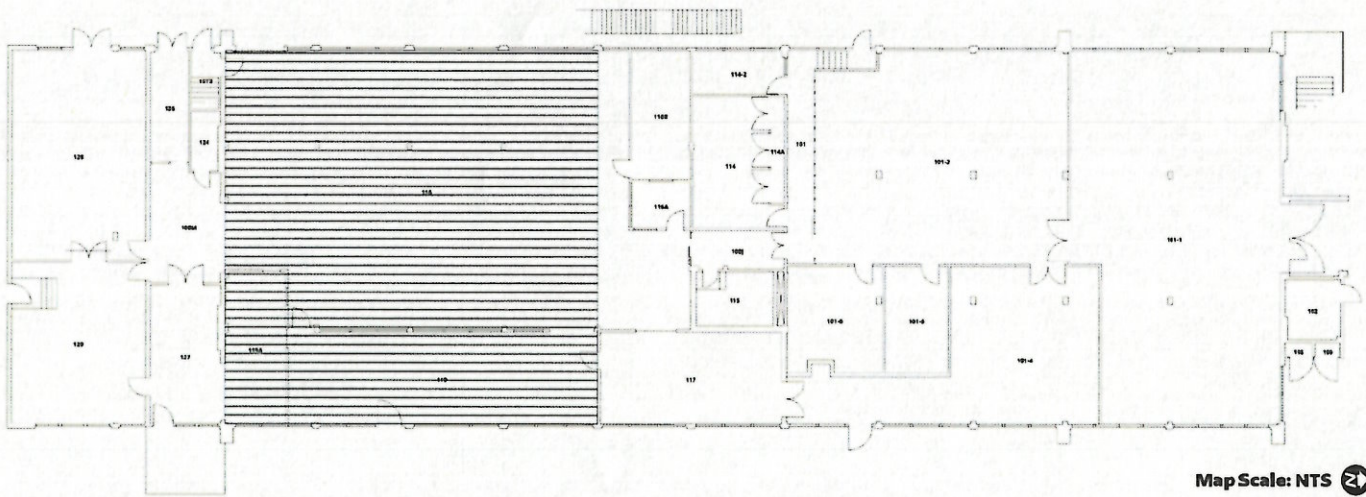
12-12-19

  
 Julie Blakeslee Date  
 Environmental/Land Use Officer  
 University of Washington

12.17.19

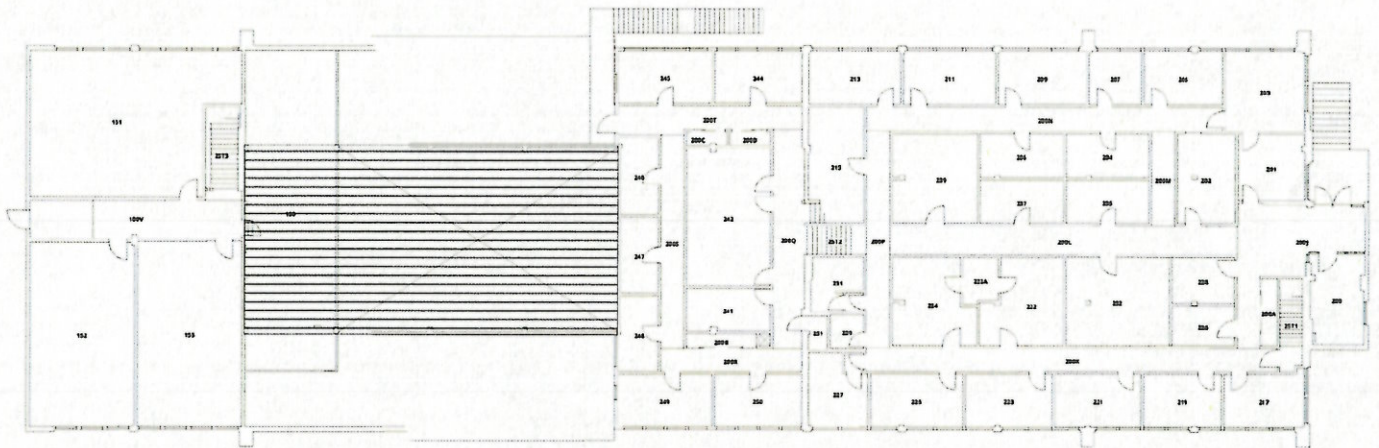
  
 Sarah Sodt Date  
 City Historic Preservation Officer

### Attachment A



Map Scale: NTS

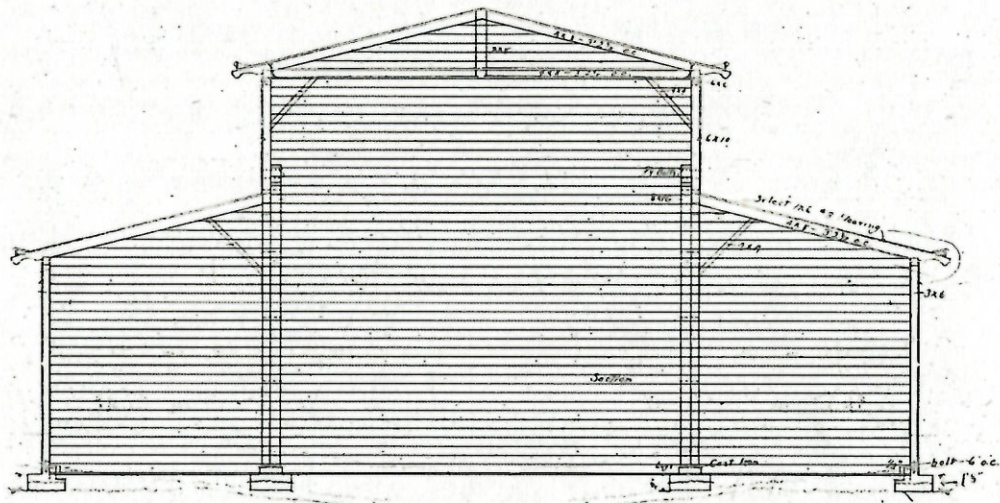
**First Floor.** Base map Floor ID 1182\_01 printed on 8/14/2018, source University of Washington Facility Library.



Map Scale: NTS

**Second Floor.** Base map Floor ID 1182\_02 printed on 12/14/2017, source University of Washington Facility Library.

Indicates the portion of the building interior including the high-bay shop space volume and heavy timber framing.



**Transverse Section.** Base 1909 section prepared by W. N. G. Place, building architect. Original drawing had north and south half sections, NWV deleted the north half and duplicated and flipped horizontally the south half to provide a single section for the high-bay shop space volume. Source University of Washington Facility Library.