

**CITY OF SEATTLE**  
**ORDINANCE 126153**  
**COUNCIL BILL 119848**

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:**

1 Section 1. Designation. Under Seattle Municipal Code (SMC) 25.12.660, the designation  
2 by the Landmarks Preservation Board (“Board”) of the improvement located at 3902 East  
3 Stevens Way NE and a portion of the site on which the improvement is located (which are  
4 collectively referred to as the “University of Washington Engineering Annex”) is acknowledged.

5 A. Legal Description. The University of Washington Engineering Annex is located  
6 on the property legally described as:

7 Those portions of Government Lots 2, 3 and 4, lying west of Montlake Blvd NE, north of  
8 NE Pacific Street and north of NE Pacific Place; the west ½ of the northwest ¼, and the  
9 northwest ¼ of the southwest ¼, lying east of 15<sup>th</sup> Avenue NE and south of NE 45<sup>th</sup> Street  
10 and north of NE Pacific Street; all in Section 16, T25N, R4E, W.M.

11 B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the  
12 Board designated the following specific features or characteristics of the University of  
13 Washington Engineering Annex:

14 1. A portion of the site around the building perimeter measured 30 feet out  
15 from the base of the building, excluding the adjacent Mechanical Engineering Building and  
16 Jefferson Road NE.

17 2. The exterior of the building.

18 3. A portion of the building interior that includes the high-bay shop space’s  
19 volume and heavy timber framing, as illustrated in Attachment A to this ordinance.

20 C. Basis of Designation. The designation was made because the University of  
21 Washington Engineering Annex is more than 25 years old; has significant character, interest, or  
22 value as a part of the development, heritage, or cultural characteristics of the City, state, or  
23 nation; has integrity or the ability to convey its significance; and satisfies the following SMC  
24 25.12.350 provisions:

1                   1.       It is the location of, or is associated in a significant way with, an historic  
2 event with a significant effect upon the community, City, state, or nation (SMC 25.12.350.A).

3                   2.       It embodies the distinctive visible characteristics of an architectural style,  
4 or period, or of a method of construction (SMC 25.12.350.D).

5           Section 2. Controls. The following controls are imposed on the features or characteristics  
6 of the University of Washington Engineering Annex that were designated by the Board for  
7 preservation:

8           A.       Certificate of Approval Process.

9                   1.       Except as provided in subsection 2.A.2 or subsection 2.B of this  
10 ordinance, the owner must obtain a Certificate of Approval issued by the Board according to  
11 SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before  
12 the owner may make alterations or significant changes to the features or characteristics of the  
13 University of Washington Engineering Annex that were designated by the Board for  
14 preservation.

15                   2.       No Certificate of Approval is required for the following:

16                   a.       Any in-kind maintenance or repairs of the features or  
17 characteristics of the University of Washington Engineering Annex that were designated by the  
18 Board for preservation.

19                   b.       Removal of the following landscape elements: trees less than 6  
20 inches in diameter measured 4 ½ feet above ground; shrubs; perennials; and annuals.

21                   c.       Removal of non-native plants of any size. This does not apply to  
22 trees.

1                           d.       Installation, removal, or alteration (including repair) of  
2 underground irrigation and underground utilities, provided that the site is restored in kind.

3                           e.       Installation, removal, or alteration of the following site furnishings:  
4 benches, movable planters, trash/recycling receptacles, and bike racks.

5                           f.       Installation and removal of temporary signage, consistent with a  
6 signage plan that has been approved by the Landmarks Board Coordinator, and when the signage  
7 remains in place for no more than 60 days.

8                           g.       Installation, removal, or alteration of signage for accessibility  
9 compliance or other signage required by City law. Signage may not obscure architectural  
10 features and must be attached in a manner that is easily repairable. Fasteners must be located  
11 within joints when mounted on masonry.

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

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

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

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

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

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

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

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

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

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

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

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

16 a) The sign shall consist of a painted aluminum panel  
17 no more than 12 inches wide by 6 inches high.

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

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

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

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

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

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

7                   1.       The CHPO may review and approve alterations or significant changes to  
8 the features or characteristics listed in subsection 2.B.3 of this ordinance according to the  
9 following procedure:

10                           a.       The owner shall submit to the CHPO a written request for the  
11 alterations or significant changes, including applicable drawings or specifications.

12                           b.       If the CHPO, upon examination of submitted plans and  
13 specifications, determines that the alterations or significant changes are consistent with the  
14 purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or significant changes  
15 without further action by the Board.

16                   2.       If the CHPO does not approve the alterations or significant changes, the  
17 owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of  
18 Approval under SMC Chapter 25.12. The CHPO shall transmit a written decision on the owner’s  
19 request to the owner within 14 days of receipt of the request. Failure of the CHPO to timely  
20 transmit a written decision constitutes approval of the request.

21                   3.       CHPO approval of alterations or significant changes to the features or  
22 characteristics of the University of Washington Engineering Annex that were designated by the  
23 Board for preservation is available for the following:

- 1                   a.       The installation, removal, or alteration of ducts, conduits, HVAC  
2 vents, grills, pipes, panels, weatherheads, wiring and other similar mechanical, electrical, and  
3 telecommunication elements necessary for the normal operation of the building or site.
- 4                   b.       Installation, removal, or alteration of exterior light fixtures,  
5 exterior security lighting, and security system equipment.
- 6                   c.       Removal of trees more than 6 inches in diameter measured 4 ½  
7 feet above ground, identified as a hazard by an International Society of Arboriculture (ISA)  
8 Certified Arborist.
- 9                   d.       Signage other than signage excluded in subsections 2.A.2.f,  
10 2.A.2.g, or 2.A.2.h of this ordinance.
- 11                  e.       Installation, removal, or alteration of improvements for security,  
12 safety, or accessibility compliance.
- 13                  f.       Installation, removal, or alteration of fire and life safety equipment.
- 14                  g.       Installation, removal, or alteration of artwork on the building  
15 exterior or site.
- 16                  h.       Changes to paint colors for any of the features or characteristics of  
17 the University of Washington Engineering Annex that were designated by the Board for  
18 preservation.
- 19                  i.       Replacement of non-original windows or doors within original  
20 openings.
- 21                  j.       Interior alterations that are not otherwise excluded in subsection  
22 2.A.2.k of this ordinance.
- 23                  k.       Alteration of exterior stairs, handrails, and guardrails.

1           Section 3. Incentives. The following incentives are granted on the features or  
2 characteristics of the University of Washington Engineering Annex that were designated by the  
3 Board for preservation:

4           A.     Uses not otherwise permitted in a zone may be authorized in a designated  
5 landmark by means of an administrative conditional use permit issued under SMC Title 23.

6           B.     Exceptions to certain of the requirements of the Seattle Building Code, adopted  
7 by SMC Chapter 22.100, and the Seattle Energy Code, adopted by SMC Chapter 22.700, may be  
8 authorized according to the applicable provisions.

9           C.     Special tax valuation for historic preservation may be available under chapter  
10 84.26 RCW upon application and compliance with the requirements of that statute.

11          D.     Reduction or waiver, under certain conditions, of minimum accessory off-street  
12 parking requirements for uses permitted in a designated landmark structure may be permitted  
13 under SMC Title 23.

14          Section 4. Enforcement of this ordinance and penalties for its violation are as provided in  
15 SMC 25.12.910.

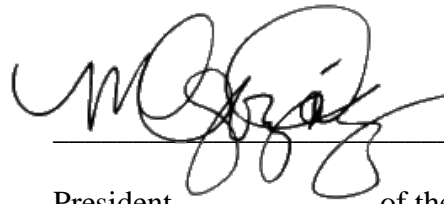
16          Section 5. The University of Washington Engineering Annex is added alphabetically to  
17 Section II, Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

18          Section 6. The City Clerk is directed to record a certified copy of this ordinance with the  
19 King County Recorder's Office, deliver two certified copies to the CHPO, and deliver one copy  
20 to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed  
21 to provide a certified copy of this ordinance to the University of Washington Engineering  
22 Annex's owner.  
23



1 Section 7. This ordinance shall take effect and be in force 30 days after its approval by  
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 17th day of August, 2020,  
5 and signed by me in open session in authentication of its passage this 17th day of  
6 August, 2020.

7 

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

9 Return Unsigned by me this 21st day of August, 2020.

10 **Returned Unsigned by Mayor**

11 Jenny A. Durkan, Mayor

12 Filed by me this 21st day of August, 2020.

13 

14 Monica Martinez Simmons, City Clerk

15 (Seal)

16 Attachments:  
17 Attachment A – Building Plans and Section

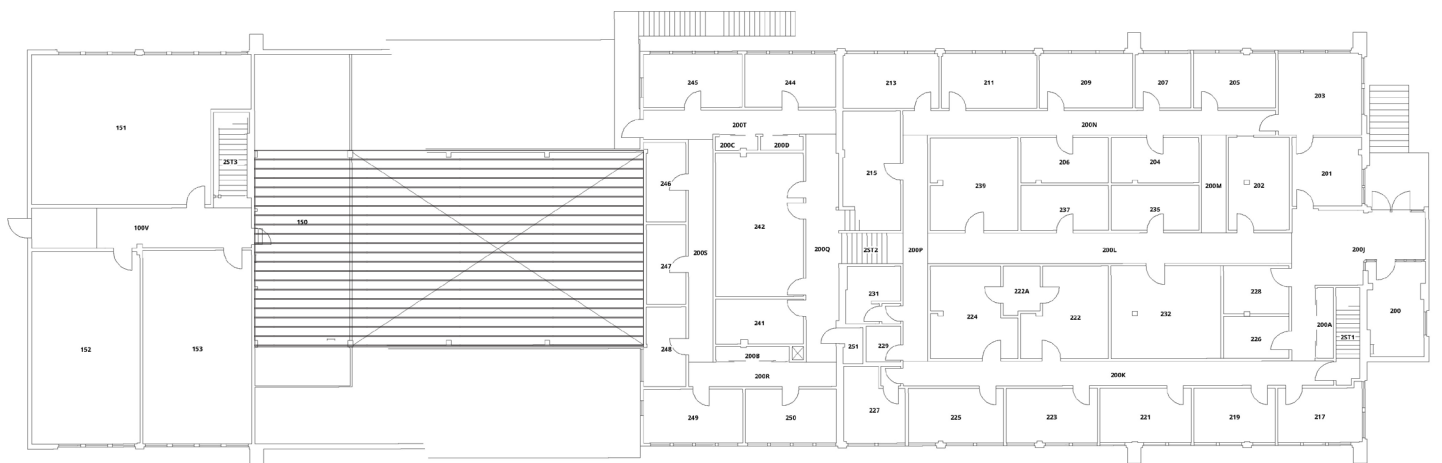
University of Washington Engineering Annex / Alaska-Yukon-Pacific Exposition Foundry  
3902 East Stevens Way NE

### Attachment A




Map Scale: NTS 

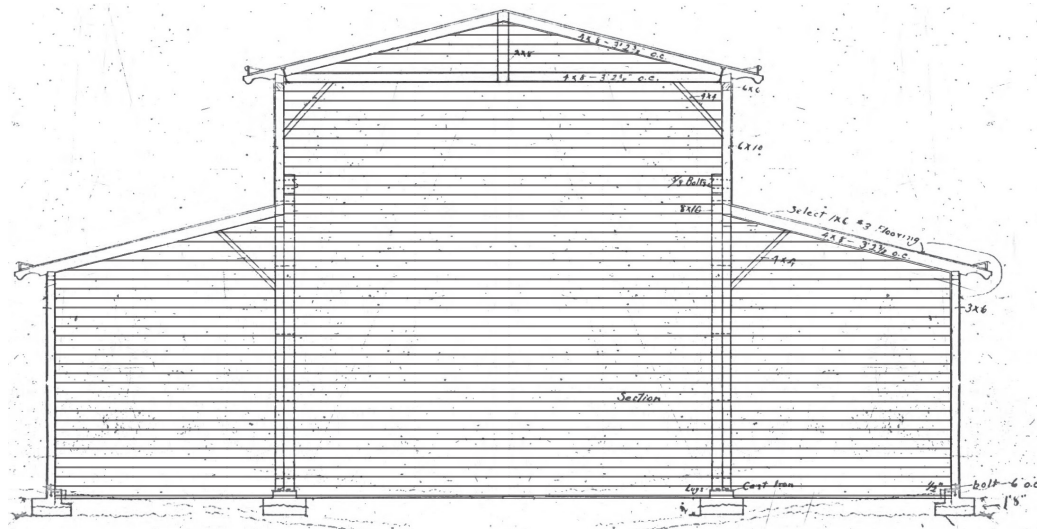
**First Floor.** Base map Floor ID 1182\_01 printed on 8/14/2018, source University of Washington Facility Library.



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

Map Scale: NTS 

 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.