



The City of Seattle

## Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 116/23

### **CONTROLS AND INCENTIVES AGREEMENT**

**University of Washington Anderson Hall**

**3715 W Stevens Way NE**

#### I. RECOMMENDED CONTROLS

To assure the preservation of the specified features and characteristics of the landmark, the owner (Owner) of University of Washington Anderson Hall at 3715 W 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 site as illustrated in Attachment A.
  - b. The exterior of the building.
  - c. A portion of the building interior, including: the First Floor main entryway and hall with vaulted ceilings, the east and west stairs from the Ground Floor up through the Third Floor (excluding the adjacent hallways), the Reading Room at the Second and Third Floors, and the Auditorium/Lecture Hall at the Second and Third Floors; 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.

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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 mature trees that are not included in any of the following categories:
  - 1) Significant to the property's history or design, as outlined in the nomination application.
  - 2) University of Washington Tree #5922 – *Sequoia Sempervirens* (California Redwood) located northeast of the building.
  - 3) A designated Heritage Tree on the City of Seattle / Plant Amnesty list.
  - 4) An Exceptional Tree per City of Seattle regulations.
- d. Planting of new trees in locations that will never obscure the view of designated features of the landmark, or physically undermine a built feature of the landmark.
- e. Planting or removal of shrubs, perennials, or annuals, in locations that will never obscure the view of designated features of the landmark, or physically undermine a built feature of the landmark.
- f. Installation, removal, or alteration (including repair) of underground irrigation and underground utilities, provided that the site is restored in kind.
- g. Installation, removal, or alteration of the following site furnishings: benches, movable planters, trash / recycling receptacles, and bike racks.
- h. Installation or 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.
- i. Installation or 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.
- j. Repaving or restriping of existing asphalt paved areas.
- k. Installation, removal, or alteration of curbs, bollards, or wheelstops in the existing parking area.
- l. Installation, removal, or alteration of signage for accessibility compliance; and other signage as required by City code. Sign locations 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.

- m. Interior signage for wayfinding, and required academic messaging. Sign locations 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.
- n. 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.
- o. Installation or removal of interior, temporary window shading devices that are operable and do not obscure the glazing when in the open position.
- p. Removal and replacement of non-original, fixed audience seating in the Auditorium/Lecture Hall.
- q. Installation and replacement of movable (non-fixed) interior furnishings and equipment.

- r. Installation, removal or alteration of interior artwork or display boards within designated areas of the building, when attached to flat walls finished with plaster or gypsum wallboard.

## 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 installation, removal, or alteration of ducts, conduits, HVAC vents, grills, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters, 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 4-1/2 feet above ground, when identified as a hazard by an International Society of Arboriculture (ISA) Certified Arborist, and not already excluded from review in Section I.A.2.c.
  - d. Signage other than signage excluded in subsections I.A.2.h, I.A.2.l, I.A.2.m, and I.A.2.n 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, or designated areas of the building interior not otherwise excluded in subsection I.A.2.r.

- 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, when the staff determines that the design intent is consistent with the *Secretary of Interior's Standards for Rehabilitation*.
- j. Interior alterations or changes when the staff determines that the design intent is consistent with the *Secretary of Interior's Standards for Rehabilitation*.
- k. Removal of non-original interior features at the Reading Room and Auditorium/Lecture Hall that were installed in the 1970s, 1980s, and 1990s, as outlined in the nomination application.
- l. Minor alterations to site grading, soil retention, drainage, paving, or landscaping, unless otherwise excluded from review by subsections of this agreement or determined by the Landmarks coordinator to be consistent with in-kind maintenance / repair.

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.




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Julie Blakeslee  
Environmental/Land Use Officer  
University of Washington

04/25/2023

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Date




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Sarah Sodt  
City Historic Preservation Officer

04/21/2023

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Date