

CITY OF SEATTLE
ORDINANCE 127092
COUNCIL BILL 120853

AN ORDINANCE relating to historic preservation; imposing controls upon University of Washington Anderson Hall, 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 November 2, 2022, voted to approve the nomination of the improvement located at 3715 W Stevens Way NE and a portion of the site on which the improvement is located (which are collectively referred to as “University of Washington Anderson Hall”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on December 21, 2022, the Board voted to approve the designation of University of Washington Anderson Hall under SMC Chapter 25.12; and

WHEREAS, on May 17, 2023, the Board and University of Washington Anderson Hall’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 3715 W Stevens Way NE and a portion of the site on which the improvement is located (which are collectively referred to as “University of Washington Anderson Hall”) is acknowledged.

A. Legal Description. University of Washington Anderson Hall 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 half of the northwest quarter, and the northwest quarter of the southwest quarter, lying east of 15th Avenue NE and south of NE 45th 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 University of Washington Anderson Hall:

1. A portion of the site as illustrated in Attachment A to this ordinance.
2. The exterior of the building.
3. A portion of the building interior as illustrated in Attachment A to this ordinance, 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 at the Second and Third Floors.

C. Basis of Designation. The designation was made because University of Washington Anderson Hall 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 1. It is associated in a significant way with a significant aspect of the cultural,
2 political, or economic heritage of the community, City, state or nation (SMC 25.12.350.C).

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

5 3. It is an outstanding work of a designer or builder (SMC 25.12.350.E).

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

8 A. Certificate of Approval Process.

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

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

15 a. Any in-kind maintenance or repairs of the features or characteristics of
16 University of Washington Anderson Hall that were designated by the Board for preservation.

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

19 c. Removal of mature trees that are not included in any of the following
20 categories:

21 1) Significant to the property's history or design, as outlined in the
22 nomination application.

2) University of Washington Tree #5922 – *Sequoia Sempervirens*
(California Redwood) located northeast of the building.

3) A Tier 1 or designated Heritage Tree on the City of Seattle/Plant
Amnesty list.

4) A Tier 2 or 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 freestanding single or double-sided building identification sign defined by the following criteria:

a) Two painted aluminum panels mounted between end posts.

b) 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.

c) Sign content may include the university logo, building name(s) and building use.

d) Approved University of Washington wayfinding paint colors.

e) Black bolts.

f) Sign location will not obscure architectural features.

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

a) A painted aluminum panel 30 inches wide by 14 inches
high, maximum.

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

c) 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:

a) A painted aluminum panel 12 inches wide by 6 inches
high, maximum.

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

c) 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. 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 University of Washington Anderson Hall that were designated by the Board for preservation is available for the following:

1 a. The installation, removal, or alteration of ducts, conduits, HVAC vents,
2 grills, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters,
3 and/or other similar mechanical, electrical, and telecommunication elements necessary for the
4 normal operation of the buildings or site.

5 b. Installation, removal, or alteration of exterior light fixtures, exterior
6 security lighting, and security system equipment.

7 c. Removal of trees more than 6 inches in diameter measured 4-1/2 feet
8 above ground, when identified as a hazard or high-risk by an International Society of
9 Arboriculture (ISA) Certified Arborist, and not already excluded from review in subsection
10 2.A.2.c of this ordinance.

11 d. Signage other than signage excluded from review in subsections
12 2.A.2.h, 2.A.2.i, 2.A.2.m, and 2.A.2.n of this ordinance.

13 e. Installation, removal, or alteration of improvements for security, safety,
14 or accessibility compliance.

15 f. Installation, removal, or alteration of fire and life safety equipment.

16 g. Installation, removal, or alteration of artwork at the building exterior or
17 site, or designated areas of the building interior not otherwise excluded in subsection 2.A.2.r of
18 this ordinance.

19 h. Changes to paint colors for any of the areas or features listed in
20 subsection 1.B of this ordinance.

21 i. Replacement of non-original windows or doors within original openings,
22 when the staff determines that the design intent is consistent with the *Secretary of Interior's*
23 *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.

Section 3. Incentives. The following incentives are granted on the features or characteristics of University of Washington Anderson Hall 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 requirements of the Seattle Building Code and the Seattle Energy Code, adopted by SMC Chapter 22.101, may be authorized according to the applicable provisions.

C. Special tax valuation for historic preservation may be available under chapter 84.26 of the Revised Code of Washington (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.

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

3 Section 5. University of Washington Anderson Hall is added alphabetically to Section II,
4 Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

5 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
6 King County Recorder's Office, deliver two certified copies to the CHPO, and deliver one copy
7 to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed
8 to provide a certified copy of this ordinance to University of Washington Anderson Hall's owner.

Section 7. This ordinance shall take effect as provided by Seattle Municipal Code
Sections 1.04.020 and 1.04.070.

Passed by the City Council the 17th day of September, 2024,
and signed by me in open session in authentication of its passage this 17th day of
September, 2024.



President _____ of the City Council

☒ Approved / ☐ returned unsigned / ☐ vetoed this 23rd day of September, 2024.



Bruce A. Harrell, Mayor

Filed by me this 24th day of September, 2024.



Scheereen Dedman, City Clerk

(Seal)

Attachments:
Attachment A – University of Washington Anderson Hall Site Plan

State of Washington,
County of King

I, Sarah Peterson, certify that this is a true and correct

copy of Ordinance 127012, on file in the records

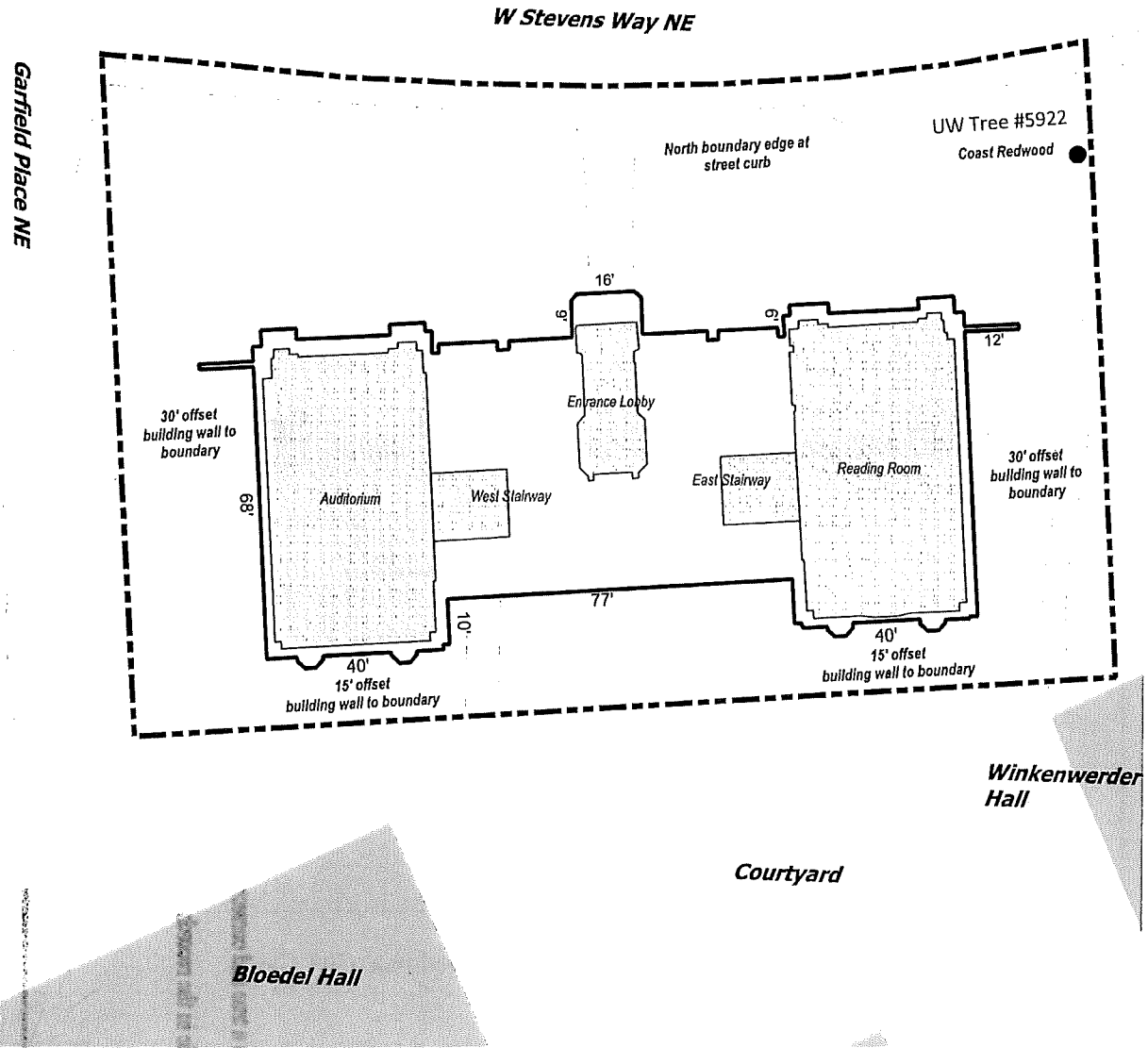
of the City of _____

Signed by: 
Signature: Sarah Peterson
Title: City Clerk
Date: September 24, 2024



ATTACHMENT A

University of Washington Anderson Hall Site Plan



Site Plan Map

- Anderson Hall building footprint
- Anderson Hall Boundary
- Interior spaces subject to controls
- Site circulation
- Nearby buildings

0 25 50 ft

