

3.4 Historic Resources

This chapter characterizes existing historic resources in the U District study area. It identifies potential impacts of possible future development patterns under the proposed alternatives and identifies potential mitigating strategies to address identified impacts.

The methodology used in this analysis is to summarize previous historic property studies, relying on these studies to identify all known historic properties forty years or older within the study area. Due to the extent of forms prepared under previous studies, the City of Seattle directed no preparation of Historic Property Inventory (HPI) or City of Seattle Inventory forms as part of this technical report development.

For purpose of this study historic property refers to above grade, built environment resources. No assessment of archaeological or traditional cultural properties was undertaken.

3.4.1 Affected Environment

This section builds upon the previous historic property work documenting the University District. Key reports:

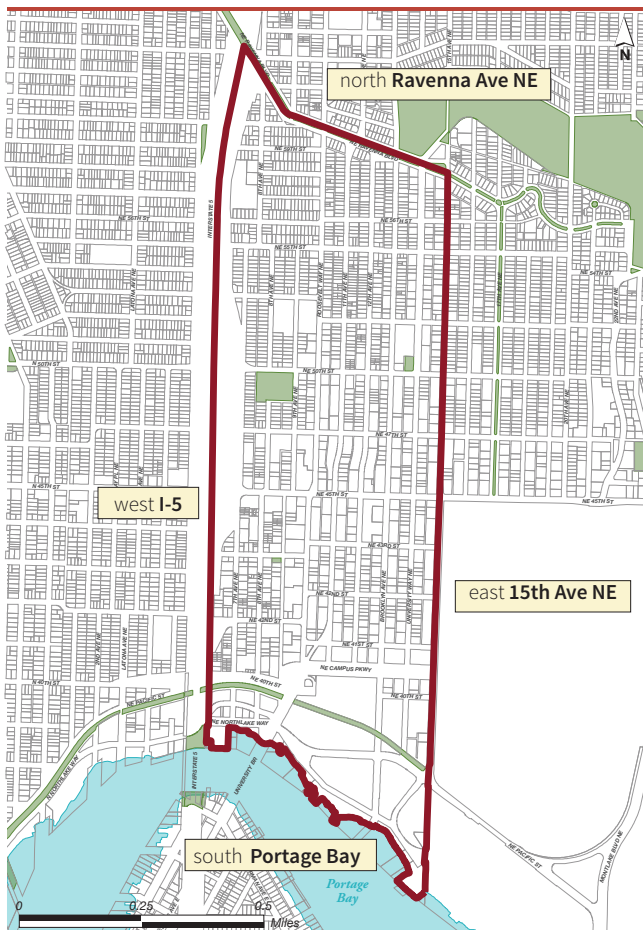
- ▶ University District Historic Survey Report (2002), prepared by Caroline Tobin and Sarah Sodt, Cultural Resource Consultants for the Seattle Department of Neighborhoods, Historic Preservation Program, and the University District Arts & Heritage Committee.
- ▶ Historic Property Survey Report: Seattle's Neighborhood Commercial Districts (2002), prepared by Mimi Sheridan, Cultural Resource Specialist for the Seattle Department of Neighborhoods.
- ▶ Early Neighborhood Historic Resources Survey Report and Context Statement (2005, rev. 2009), prepared by Greg Lange and Thomas Veith for the Seattle Department of Neighborhoods.

- Central Link Light Rail: Draft Environmental Impact Statement, Historic and Archaeological Technical Report (1998), prepared by Parametrix, CH2M Hill, Herrera and Courtois and Associates for the Sound Transit Central Puget Sound Regional Transit Authority.

Area of Potential Effect

This report addresses the potential for affecting historic properties within the Area of Potential Effect (APE) for the U District Urban Design project, consistent with the guidelines of the Department of Archaeology and Historic Preservation (DAHP). The APE boundaries coincide with the study area boundaries, as shown in Figure 3.4–1.

Fig. 3.4–1: Area of Potential Effect
(U District Study Area Boundaries)



Review of Information

Archival research included the review of previous studies for the project area, review of historic photographs and maps, as well as inventoried properties. National Register of Historic Places (NRHP) and Washington Heritage Register (WHR) listed properties were identified using DAHP's online Washington Information System for Architectural and Archaeological Records Data (WISAARD). No review of previous archaeological studies or listed sites was conducted as part of this report.

The 2002 *University District Historic Survey Report* and 1998 *Central Link Light Rail: Draft Environmental Impact Statement, Historic and Archaeological Technical Report* contain the most detailed materials pertaining to properties within the project area. These documents are briefly summarized below.

CENTRAL LINK DRAFT EIS (1998)

An historical survey was conducted of the potential Sound Transit Central Link routes by Courtois and Associates in 1998. The survey included several properties in the University District and identified

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the following as eligible for the National Register of Historic Places and the State Heritage Register:

- ▶ College Inn (National Register), 4000 University Way NE
- ▶ Meany Hotel, 4507 Brooklyn Avenue NE
- ▶ University State Bank Building, 4500 University Way NE
- ▶ Annie Russell House, 5721 8th Avenue NE
- ▶ Homer Russell House, 5803 8th Avenue NE
- ▶ University Christian Church, 4731 15th Avenue NE
- ▶ University Friends Meetinghouse, 4001 9th Avenue NE
- ▶ Jensen Motor Boat Company, 1417 NE Boat Street

The College Inn and the University Branch Library are listed in the National Register of Historic Places.



University Library

UNIVERSITY DISTRICT HISTORIC SURVEY REPORT (2002)

This is the most recent and thorough examination of historic resources in the greater University District. Approximately 600 sites were surveyed, and 126 properties were selected for more in-depth analysis. Of these, twenty properties were suggested as eligible for designation as Seattle Landmarks or listing in the National Register of Historic Places. In addition to identifying potential historic properties, the report offers several recommendations, including:

- ▶ Properties recommended for designation as individual landmarks should be considered by the Seattle Landmarks Preservation Board.
- ▶ The areas recommended for historic or conservation districts should be given serious consideration.
- ▶ An oral history project building on the results of the survey should be considered.
- ▶ Additional walking tours of the University District should be developed based on the information found in the survey.
- ▶ Future developments projects, such as the Sound Transit project, could use the information gathered as part of a station design or interpretive display
- ▶ Information gathered could be useful in the revitalization of the Ave, including the rehabilitation of University Way storefronts and other design elements.

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Planning & Policy Context

Any array of policies direct historic preservation activities in the University District. The following is a summary of historic preservation directives and planning policies:

DPD-DON INTERDEPARTMENTAL AGREEMENT (FEBRUARY 2014)

This agreement explains procedures that the Department of Planning and Development (DPD) and Department of Neighborhoods (DON) employ when reviewing proposed demolition, construction, and substantial alteration projects involving historic structures and potentially historic structures.

STATE ENVIRONMENTAL POLICY ACT (RCW 43.21C)

The City of Seattle has adopted State Environmental Policy Act (SEPA) policies (SMC 25.05.675.H) for protection of significant historic resources when new development may involve demolition or substantial alteration to structures more than 50 years old. Additional provisions exist for review of new construction which may impact potential archaeological sites in sensitive areas.

Policy Background

- a. Historic buildings, special historic districts, and sites of archaeological significance are found within Seattle. The preservation of these buildings, districts and sites is important to the retention of a living sense and appreciation of the past.*
- b. Historic sites, structures, districts and archaeological sites may be directly or indirectly threatened by development or redevelopment projects.*
- c. Historic buildings are protected by the Landmarks Preservation Ordinance, as administered by the Landmarks Preservation Board. However, not all sites and structures meeting the criteria for historic landmark status have been designated yet.*
- d. Special districts have been established to protect certain areas, which are unique in their historical and cultural significance, including, for example, Pike Place Market, Pioneer Square, and the International District. These areas are subject to development controls and project review by special district review boards.*

- e. Archaeologically significant sites present a unique problem, because protection of their integrity may, in some cases, eliminate any economic opportunity on the site.*

Policies

- a. It is the City's policy to maintain and preserve significant historic sites and structures and to provide the opportunity for analysis of archaeological sites.*
- b. For projects involving structures or sites, which have been designated as historic landmarks, compliance with the Landmarks Preservation Ordinance shall constitute compliance with the policy set forth in subsection H2a above.*
- c. For projects involving structures or sites which are not yet designated as historical landmarks but which appear to meet the criteria for designation, the decision maker or any interested person may refer the site or structure to the Landmarks Preservation Board for consideration. If the Board approves the site or structure for nomination as an historic landmark, consideration of the site or structure for designation as an historic landmark and application of controls and incentives shall proceed as provided by the Landmarks Preservation Ordinance. If the project is rejected for nomination, the project shall not be conditioned or denied for historical preservation purposes, except pursuant to paragraphs 'd' or 'e' of this subsection.*
- d. When a project is proposed adjacent to or across the street from a designated site or structure, the decision-maker shall refer the proposal to the City's Historic Preservation Officer for an assessment of any adverse impacts on the designated landmark and comments on possible mitigating measures. Mitigation may be required to insure the compatibility of the proposed project with the color, material and architectural character of the designated landmark and to reduce impacts on the character of the landmark's site. Subject to the Overview Policy set forth in SMC Section 25.05.665, mitigating measures may be required.*
- e. On sites with potential archaeological significance, the decision-maker may require an assessment of the archaeological potential of the site. Subject to the criteria of the overview policy set forth in SMC Section 25.05.665, mitigating measures may be required to mitigate adverse impacts to an archaeological site.*

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CITY OF SEATTLE UNREINFORCED MASONRY (URM) POLICY—*proposed*

The City is considering a new policy toward unreinforced masonry buildings that would mandate seismic retrofitting over an extended time period. Public safety is the primary objective of this effort. Other objectives include:

- ▶ Preserving the City’s historic and culturally significant landmarks and structures,
- ▶ Preventing the collapse of buildings deemed important to a neighborhood and the surrounding community to help preserve a neighborhood’s historic character,
- ▶ Improving Seattle’s resiliency to earthquake events, allowing for a quick recovery and cleanup and thereby benefiting both the City and community, and
- ▶ Minimizing an outcome that results in demolished or vacant buildings

Draft recommendations by a City-sponsored URM Policy Committee have been developed and are currently under review. A preliminary survey identified several buildings in the University District that could be impacted by the new policy. Buildings that were also noted in the 2002 University District Historic Survey Report include:

- ▶ Park Vista Apartments, 5810 Cowen Place, NE
- ▶ Varsity Arms, 4235 Brooklyn Avenue NE
- ▶ Masonic Building, 4340 University Way NE
- ▶ Gelb Building, 4534–36 University Way NE

CITY OF SEATTLE COMPREHENSIVE PLAN

The 2013 amendments to the City’s comprehensive plan contain revised goals and policies for the University Community Urban Center. A few directly and indirectly address historic preservation issues:

Goals

- UC-G6 A community that builds a unique physical identity on its historical and architectural resources, attractive streets, university campus, and special features.
- UC-G12 A community where the historic resources, natural elements, and other elements that add to the community’s sense of history and unique character are conserved.

Many URM buildings are designated historic structures or older buildings that contribute to their neighborhood’s character. The City is considering requirement retrofits to make these buildings less vulnerable to damage.

Policies

- UC-P3 Strengthen pedestrian-oriented retail on University Way through physical improvements to the street and sidewalk and encouraging private property owners to improve their properties.
- UC-P12 Employ a variety of strategies to effectively provide for identified needs, including preservation of existing housing resources and code enforcement.
- UC-P23 Seek to preserve and enhance the following design characteristics within the community: Pedestrian orientation and visual interest to the pedestrian, high quality, human-scaled design details in larger buildings, streetscape continuity on commercial corridors, integration between the UW campus and the surrounding community, buildings with attractive open space and low rise multi-family development that fits with the design character of adjacent single family houses.

U DISTRICT URBAN DESIGN FRAMEWORK (UDF)

Spurred by light rail and other changes in the neighborhood, the City embarked on additional planning work in 2012 as described in Chapter 2. The resulting U District Urban Design Framework provides guidance supporting preservation of historic character.

Guiding Principles

- ▶ Encourage quality and variety in the built environment, with a particular focus on good design where buildings meet the public realm.
- ▶ Build an environmentally sustainable neighborhood. In addition to the inherent environmental benefits of dense, mixed-use development served by transit, environmental performance can improve through green building, retrofits of existing buildings and green infrastructure.

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Recommendations

3.5 – Urban Form

- ▶ Preserve character buildings. Pursue zoning tools to encourage preserving special buildings.

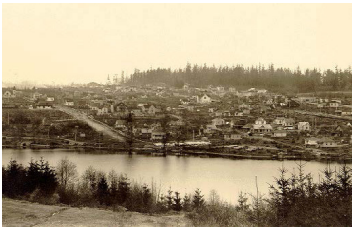
3.7 – Incentive Zoning

- ▶ Prioritize public benefits, including preservation of historic buildings.
- ▶ Study incentive zoning and alternatives, including:
- ▶ Design guidelines and development standards
- ▶ Required mitigation for environmental impacts.
- ▶ Transfer of development rights, to preserve character buildings and/or open space.

3.9 – Housing Choices – Increase Variety and Quantity of Housing

- ▶ Retain existing housing where preservation is a priority, including single family homes in single family-zoned areas, and character-defining historic structures.

Study Area History and Context



University of Washington in 1905

The University District neighborhood is located northeast of downtown Seattle along the north shore of Portage Bay and Lake Washington. Developed initially as the Brooklyn area, the arrival of the University of Washington (UW) in 1895, followed by the inclusion in the 1903 Olmsted Parks Plan, then the hosting of the 1909 Alaska-Yukon-Pacific (AYP) Exposition exerted a profound impact on the neighborhood's future.

The following outlines the six development periods for the neighborhood as established in the context statement of the 2002 University District Historic Survey Report. Development periods are distinct bursts of activity that shared a common theme or motivation. Their role is to help understand the neighborhood's transitions from establishment to the current form. Often these development periods shaped significantly localized areas within the neighborhood. Identifying these areas contributes to the overall understanding of the neighborhood and an understanding of differences within its make-up.

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The development periods and their relation to the project area are shown on Figure 3.4–2, Periods of Development.

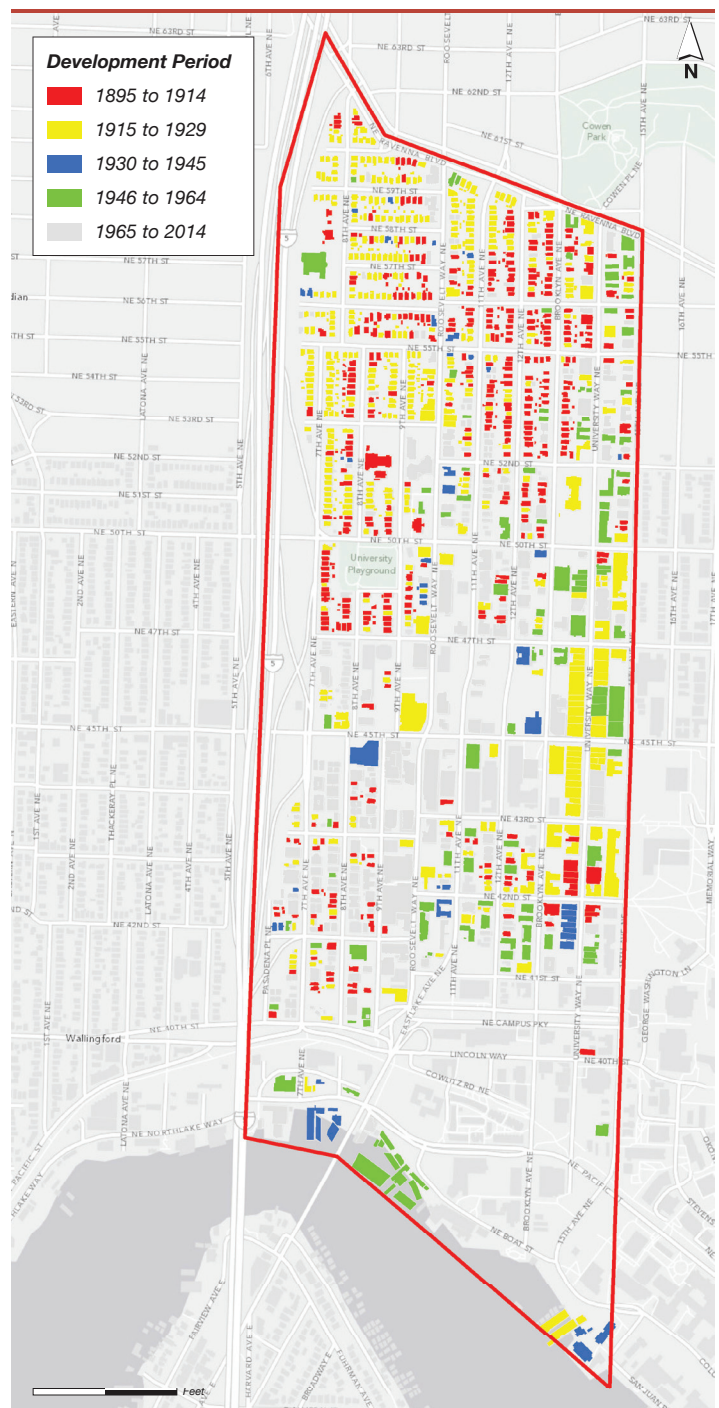
1851–1894

This pioneer development period defined the underlying street grid and established University Way as the main commercial corridor. In 1890 James Moore filed the Brooklyn Addition plat, laying out street grid with major streets oriented north-south. In 1892 the Rainier Power and Railway Company electric trolley line extended within project area to service 45th Avenue NE via University Way. No buildings remain within the project area from this period.

1895–1914

This development period marks the arrival of the UW, the influence of the AYP Exposition, and the project area's commercial and residential growth. This period spans nearly two decades and begins with the UW move to the neighborhood in 1895. Hotel and commercial development expanded in anticipation of the AYP Exposition, and by 1910 the project area contained the largest commercial buildings in the city outside of downtown. The commercial hub at the intersection of NE 45th Street and University Way was established by 1912. The city completed grading of and sidewalk construction along University Way, 15th Avenue, and Brooklyn Avenue from Portage Bay to NE 50th Street by city. NE 45th Street developed as a street car extension in 1907 from University Way to Wallingford. Fraternity and sorority development briefly took place along University Way north of NE 45th Street in 1906 prior to relocating to the University Park neighborhood by 1910. Neighborhood

Figure 3.4–2: Periods of Development



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features including single family residences, churches, and schools began to emerge during this period.

1915–1929

Commercial and apartment development reached a peak in the project area during this period. University Bridge construction in 1919 established Roosevelt Way as main north/south arterial. University president Henry Suzzallo’s 1920 recommendation that new commercial buildings in the project area reinforce the district identity by utilizing the Collegiate Gothic style of the UW campus architecture. Apartments became an established part of the project area for both faculty and students, with some of the largest apartment buildings in the city at the time. As automobile use increased, associated buildings develop along Roosevelt Way. Single family development north of 50th Street and west of Roosevelt Way expanded rapidly in the 1920s and was nearly entirely built out by 1930.

1930–1945

Little change occurred in the project area during the Depression and World War II.

1946–1964

Post World War II years included the university south campus expansion and 1953 campus parkway completion and associated high rise dormitory construction alongside the parkway. The Northlake Urban Renewal Project commenced in 1960. In 1962 the University District office Building, the first modern office building in the project area was built. Demolition, grading, and construction of Interstate 5 started in 1958 and was completed by 1965.

1965–2014

This period ushered in the growth of commercial and professional office development. In 1977 the community requested down-zoning of three residential areas, including part of University Park, but no changes to commercial zoning.

Historic Properties

The scope of this assessment addresses only above-grade historic properties. Inventory forms have been completed for many of these buildings as part of the following studies:

- University District Historic Survey Report (2002), prepared by Caroline Tobin and Sarah Sadt, Cultural Resource Consultants for

the Seattle Department of Neighborhoods, Historic Preservation Program, and the University District Arts & Heritage Committee.

- Central Link Light Rail: Draft Environmental Impact Statement, Historic and Archaeological Technical Report (1998), prepared by Parametrix, CH2M Hill, Herrera and Courtois and Associates for the Sound Transit Central Puget Sound Regional Transit Authority.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (NRHP) was created by the National Historic Preservation Act (NHPA) of 1966 (16 U.S.C. 470 et seq). The Register is the official compilation of the nation's significant historic, archaeological, and cultural sites. Designated historic properties may be locally or nationally significant, and must meet the Criteria for Evaluation:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. That are associated with the lives of significant persons in or past; or*
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. That have yielded or may be likely to yield, information important in history or prehistory.*

The Register is administered the National Park Service (NPS) through Federal Regulation 36 CFR 60. Nominations to the Register are reviewed and submitted to the Keeper of the Register by State Historic Preservation Officers or Tribal Historic Preservation Officers (SHPO). Federal agencies may also submit nominations directly to NPS. The Department of Archaeology and Historic Preservation (DAHP) administer the National Register program in Washington State.

Once listed, income-producing properties are eligible for a federal historic preservation tax incentive for certified rehabilitations. In addition, listed

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properties affected by federal actions or licenses are subject to Section 106 of the NHPA. Under this section (36 CFR 800), federal actions impacting listed properties are reviewed by the federal Advisory Council on Historic Preservation (ACHP) to determine if affects are adverse and if such actions may be avoided or mitigated. The NRHP does not prohibit demolition or alterations to listed properties.

WASHINGTON HERITAGE REGISTER

The comparable listing of significant Washington State historic sites is maintained by DAHP (RCW 27.34.200). All NRHP sites are also listed on the Washington Heritage Register (WHR). Eligibility for the WHR may be based on local or statewide significance. Nominations are reviewed by the State Advisory Council on Historic Preservation. Listed properties must meet the following eligibility qualifications:

- ▶ A building, site, structure or object must be at least 50 years old. If newer, the resource should have documented exceptional significance.
- ▶ The resource should have a high to medium level of integrity, i.e. it should retain important character defining features from its historic period of construction.
- ▶ The resource should have documented historical significance at the local, state or federal level.
- ▶ Review and listing requires the consent of the owner.

Listing on the WHR provides some consideration for properties in the SEPA process. Local jurisdictions develop their own rules for compliance. Listed properties may also be subject to Executive Order 05-05. This provides for DAHP review of capital projects supported entirely or in part by state funds.

CITY OF SEATTLE LANDMARKS PROCESS

The City of Seattle's Landmarks Preservation Ordinance (SMC 25.12) creates the Seattle Landmarks Preservation Board and a register of locally significant properties (SMC 25.12.350). The Board reviews nominations for properties that must be at least 25 years old, retain physical integrity, and meet one or more of the following criteria:

- a. *It is the location of, or is associated in a significant way with, a historic event with a significant effect upon the community, City, state, or nation; or*



University Library



Blessed Sacrament Church



Seattle Fire Station #17



Wilsonian Apartments

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- b. It is associated in a significant way with the life of a person important in the history of the City, state, or nation; or*
- c. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation; or*
- d. It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction; or*
- e. It is an outstanding work of a designer or builder; or*
- f. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the City.*

Following designation, controls and incentives agreements are negotiated with property owners, and a designating ordinance is prepared for City Council action. As a Certified Local Government (CLG), the Seattle Landmarks Preservation Board also participates in the national historic preservation program.

Findings

Property types within the project area include buildings, parks, and circulation networks. (In the list below, SL refers to City of Seattle Landmark eligible properties based on the 2002 University District Historic Survey Report.)

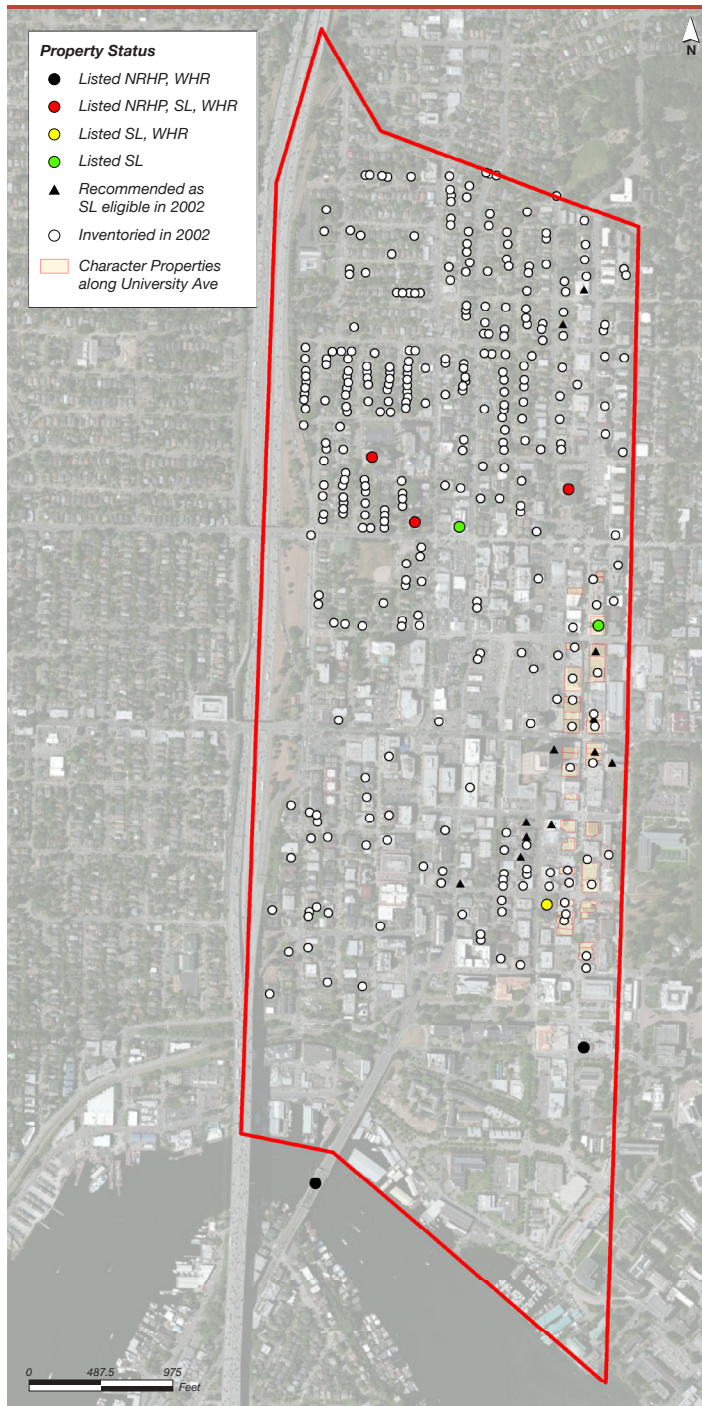
BUILDINGS

The project area includes over 1500 buildings. (Refer to Figure 3.4–3 and Table 3.4–1 for the status of key historic properties.) Of these:

- ▶ Two (2) are listed to the National Register of Historic Places (NRHP) and Washington Heritage Register (WHR):
 - Ye College Inn, 4800 University Way NE*
 - University Bridge*
- ▶ Three (3) are listed to the NRHP, WHR, and as a City of Seattle Landmark (SL):
 - University Branch Library, 5009 Roosevelt Way NE*
 - University Heights School, 5031 University Way NE*
 - Church of the Blessed Sacrament, 5050 8th Avenue NE*

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Figure 3.4-3: **Property Status**



- ▶ One (1) is listed as an SL and to the WHR:
University Methodist-Episcopal Church, 4142 Brooklyn Avenue NE
- ▶ Two (2) are listed as an SL:
Fire Station No. 17, 1010 NE 50th Street
Wilsonian Apartments, 4700 University Way NE
- ▶ Twelve (12) were recommended as eligible for SL listing through the 2002 survey
- ▶ 323 have been inventoried by the City of Seattle through digital form preparation.

The project area includes several notable character features that have not been evaluated for NRHP, WHR, or SL eligibility:

- ▶ Commercial hub established at NE 45th Street and University Way
- ▶ First concrete building built in the neighborhood: 1907, 14th Avenue NE (University Way NE) near NE 42nd Street
- ▶ Collegiate Gothic style utilized on the Commodore (1925) and Duchess (1927) apartments at the intersection of 15th Avenue NE and NE 40th Street, attributed to Henry Suzzallo's commercial core identity anchor through architectural style
- ▶ Apartment buildings from the 1920s within the commercial area
- ▶ Single family residential concentration north of NE 50th Street and west of Roosevelt Way NE
- ▶ Low-rise commercial buildings along University Avenue

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Table 3.4–1: **Property Status**

Address	Historic Name	Common Name	Listing Status	DAHP Historic ID
4000 University Way NE	Ye College Inn		NRHP, WHR	409
	University Bridge		NRHP, WHR	1551
5009 Roosevelt Way NE	Seattle Public Library University Branch		NRHP, WHR, SL	1402
5031 University Way NE	University Heights School		NRHP, WHR, SL	2414
5050 8th Ave NE	Church of the Blessed Sacrament, Priory & School		NRHP, WHR, SL	482
1010 NE 50th St	Fire Station No. 17		SL	
4700 University Way NE	Wilsonian Apartments	Wilsonian	SL	
4142 Brooklyn Avenue NE	University Methodist–Episcopal Church		WHR, SL	425
1303 NE 45th St	Neptune Building	Neptune Theatre	Eligible 2002	
1305 NE 43rd St	Washington Manor Apartments	University Manor Apartments	Eligible 2002	
4200 11th Ave NE	El Monterey Apartments	El Monterey Apartments	Eligible 2002	
4225 Brooklyn Ave NE	Canterbury Court	Canterbury Court	Eligible 2002	
4235 Brooklyn Ave NE	Varsity Arms	Varsity Arms	Eligible 2002	
4245 Brooklyn Ave NE	Felch House	Felch House	Eligible 2002	
4337 15th Ave NE	Malloy Apartments	Malloy Apartments	Eligible 2002	
4340 University Way NE	Masonic Building		Eligible 2002	
4536 University Way NE	Gelb Building		Eligible 2002	
4560 University Way NE	College Center Building		Eligible 2002	
5514 Brooklyn Ave NE			Eligible 2002	
5601–07 University Way NE	Maxwell Building		Eligible 2002	

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CIRCULATION NETWORKS

The project area includes a variety of streets, avenues, parkways, ways, alleys, and sidewalks. None have been listed to or identified as eligible for listing to the NRHP, WHR, or as City of Seattle Landmarks.

They provide the anchoring grid network that defines building placement, orientation, circulation and overall project area. Alleys provide important mid-block circulation corridors.

PARKS

The study area includes several parks, including Peace, Northlake, and Christie parks. The University Playground is the only historic park, established in 1911 as one of the City's first enclosed playfields. None have been listed to or identified as eligible for listing to the NRHP, WHR, or as City of Seattle Landmarks.

3.4.2 Significant Impacts

The following sections address potential impacts to listed, and potentially eligible historic property resources within the APE.

The University District is poised for significant population growth over the coming years. The opening of the Sound Transit station at NE 43rd Street and Brooklyn Avenue NE in 2021 and the ongoing need for student housing fuel that growth. In general, rapid population growth endangers low rise older buildings as land values begin to exceed building values, and economics work against retention. Rezoning could accelerate the real estate market pressures in the area and potentially impact the older character buildings as well as the recognized historic buildings. For reference in the following sections, see Figure 3.4–4, Alternative 1 Overlay Map, and Figure 3.4–5, Alternative 2 Overlay Map. These two maps overlay the proposed alternatives over the Property Status Map (Figure 3.4–3), to illustrate the relationship between the alternatives and listed properties.

Impacts Common to All Alternatives

The SF 5000 zoning is retained in two areas in the northern part of the study area—one roughly bounded by NE 50th Street north to NE Ravenna

3.4.2 Significant Impacts

Boulevard and 9th Avenue NE west to Interstate 5, and one bounded by NE 52nd Street north to NE Ravenna Boulevard and a half-block west of University Way NE west to a half-block east of Roosevelt Way NE. These older single-family residential areas may be affected over time by the projected increased development and density around them, resulting in mounting pressure to convert large homes into multi-family or congregate dwellings, or to demolish in favor of larger buildings.

All alternatives potentially affect designated historic buildings and those identified as eligible for historic status. Impacts could include demolition, inappropriate rehabilitation and re-use, or changes in the physical context (i.e. new construction adjacent or across the street) as a result of development pressure that could damage integrity of individual buildings and the character of the street. Conversely, a more economically vibrant community could spur investment in character and historic properties, particularly along University Way NE if they are protected, and could advance historic designations among the apartment buildings in the study area to take advantage of rehabilitation tax incentives.

Alternative 1

Alternative 1 provides for mid-rise heights across a large area of the district core—particularly north and southwest—affecting slightly more registered and eligible historic properties than Alternative 2. Overall, it is conceivable that lower allowable heights compared to Alternative 2 will moderate the inherent development pressure expected, but it could also spread to a wider area.

Both action alternatives would lead to rezones of the Core Area and adjacent areas of the study area for denser development. The highest densities in both alternatives center on the area roughly bounded by NE 41st Street north to NE 50th Street and between 15th Avenue NE on the east and Interstate-5 on the west. The tallest building heights would be permitted in this Core Area, with lower allowable heights gradually radiating to the north and south.

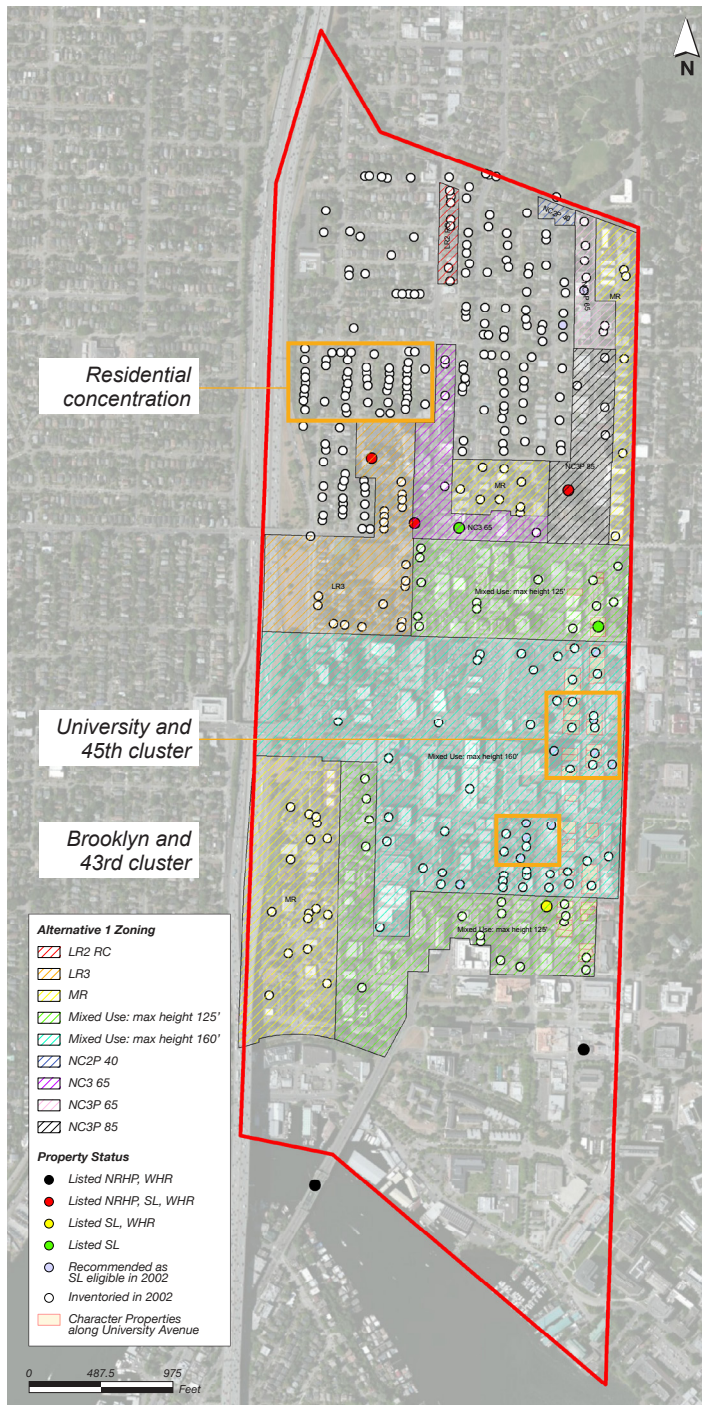
Both action alternatives recognize existing commercial corridors and nodes and provide for additional maximum heights. Given the small lot nature of the commercial properties, developers could aggregate adjacent lots to build larger, taller buildings that will affect the existing character of the University Way commercial corridor, as well as the neighborhood commercial nodes along Roosevelt Way NE. Both alternatives call for setbacks at varying heights to reinforce the existing street character along University Way NE.

FACT SHEET	3.1 Land Use/Plans & Policies	
1. SUMMARY	3.2 Population, Housing, Employment	
2. ALTERNATIVES	3.3 Aesthetics	
3. ANALYSIS	3.4 Historic Resources	3.4.2 Significant Impacts
4. REFERENCES	3.5 Transportation	
APPENDICES	3.6 Greenhouse Gas Emissions	
	3.7 Open Space & Recreation	
	3.8 Public Services	
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Two clusters of properties along University Way NE are identified as eligible for historic status. One area centers near Brooklyn Avenue NE and 43rd Street NE very close to the site of the new Sound Transit station. This cluster of eligible properties includes three low-rise apartment buildings—Canterbury Court,

Washington Manor, and the Varsity Arms—which could face particular pressure. The other cluster lies roughly around University Way NE and NE 45th Street.

Figure 3.4–4: **Alternative 1 Overlay**



Compared to Alternatives 2 and 3, Alternative 1 proposes zoning that would allow slightly higher intensity development to adjacent to some portions of the existing SF5000 area north of NE 50th Street. Over time, development of these higher intensity areas may create greater pressure for conversion of single family residential uses. However, because there is ample development capacity within the balance of the study area, this is unlikely to happen within the 20-year planning horizon considered in this EIS. Because development will occur on an incremental basis over time, the City will be able to monitor and address potential land use imbalances through the GMA comprehensive planning process.

In the northwest corner of the study area, numerous homes were surveyed during the 2002 University District Historic Survey project, indicating a high level of interest in the moderately scaled neighborhood north of the National Register-listed Church of the Blessed Sacrament.

FACT SHEET	3.1 Land Use/Plans & Policies
1. SUMMARY	3.2 Population, Housing, Employment
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Alternative 2

Alternative 2 is a more intense build-out in a smaller area of the district core, affecting slightly fewer listed and/or eligible historic properties than Alternative 1. Overall, impacts to historic properties will be similar to Alternative 1; however, the concentrated development core may exert less development pressure on the district as whole but greater pressure in the Core Area.

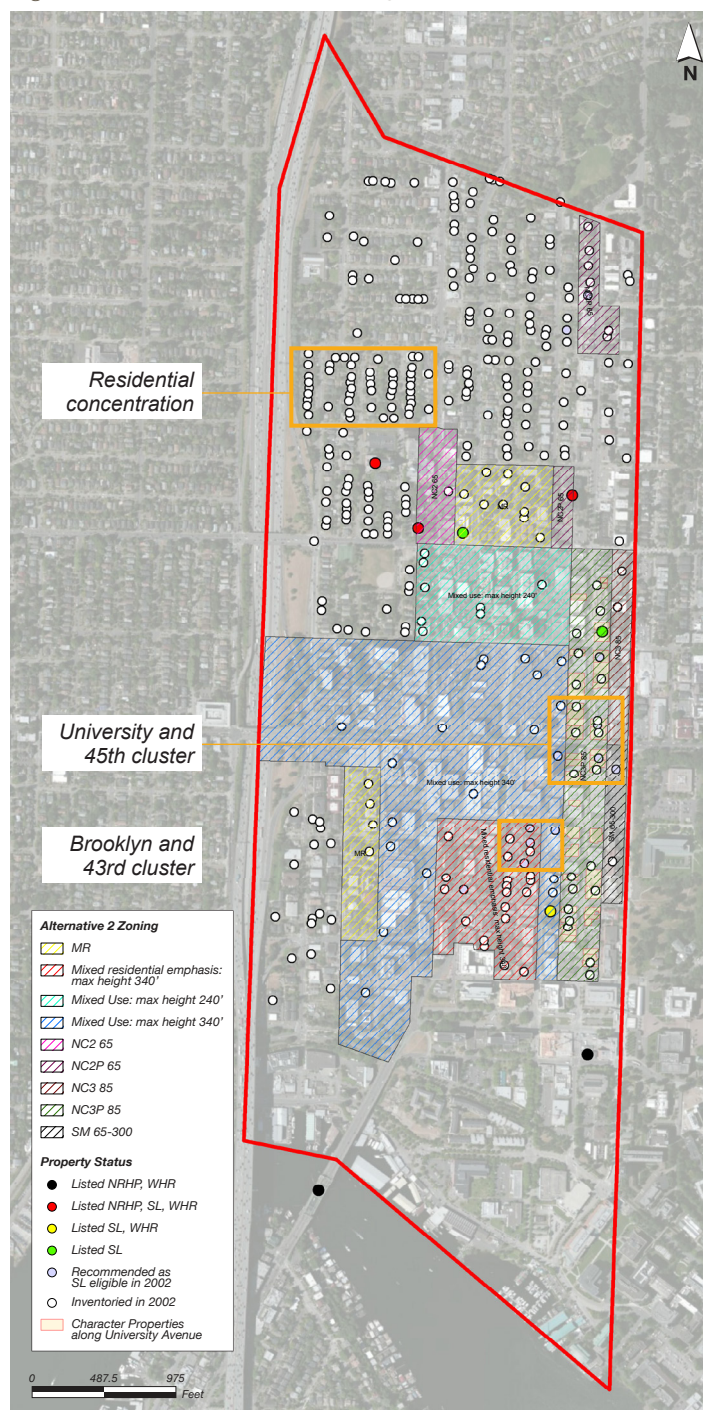
Alternative 3 (No Action)

Even without zoning changes, the pressure on historic resources is likely to continue and increase over time. However, compared to the action alternatives, there is likely to be less redevelopment pressure in the Core Area. Because future development is likely to be relatively more dispersed, there may be greater pressure outside of the Core Area, north of NE 50th Street.

3.4.3 Mitigating Measures

Mitigating strategies for all alternatives address the same issues. Historic buildings are often cited as contributing to the essential sense of place for the U District study area. The low-rise streetscape along University Way NE, the collection of distinguished masonry apartment buildings, the impressive civic, community, and religious properties, and the intact neighborhoods all work together to create a distinct neighborhood within the city. These properties are referenced in all the planning documents and will be used to inform the nature of new and infill development.

Figure 3.4-5: **Alternative 2 Overlay**



FACT SHEET	3.1 Land Use/Plans & Policies	
1. SUMMARY	3.2 Population, Housing, Employment	
2. ALTERNATIVES	3.3 Aesthetics	
3. ANALYSIS	3.4 Historic Resources	3.4.3 Mitigating Measures
4. REFERENCES	3.5 Transportation	
APPENDICES	3.6 Greenhouse Gas Emissions	
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	3.8 Public Services	
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Survey and Inventory

A good deal is known about the historic and potential historic structures that exist in the University District, but much remains to be discovered. In 2002,

Figure 3.4–6: **Property Analysis**



337 properties were of sufficient interest to include in the University District Historic Survey Report. Budget issues restricted in-depth analysis to 126 of these properties. Preliminary analysis indicates that apartment houses from the 1910s through the 1930s may be eligible NRHP, WHR, or Seattle Landmark listing as a group. Mid-century properties, including both apartments and commercial buildings, should be surveyed to determine eligibility for NRHP, WHR, or Seattle Landmark listing. Groupings of intact single family residences should be evaluated for potential NRHP, WHR, or Seattle Landmark eligibility as a historic district. (See Figure 3.4–6, Property Analysis.)

Funding for the Department of Neighborhoods Historic Preservation Office could be considered to support additional survey and nomination work.

- Revisit the 2002 survey to expand the number of researched inventoried properties. Expand the survey range to include mid-century buildings and those built post-1962.

- Conduct a new survey to determine whether the collection of apartment buildings from the 1910s through 1930s might be eligible for nomination to the National Register of Historic Places and as Seattle Landmarks.

Historic Registers

At least a dozen properties in the project area that were identified in 2002 as eligible for the National Register of Historic Places and/or as Seattle Landmarks have not as yet been added to the registers. (See Figure 3.4–3, Property Status.) New survey efforts are likely to yield additional eligible properties and perhaps districts. Funding should be provided to allow identified eligible properties to progress through the Seattle landmarks nomination process. In addition assistance could be provided to owners interested in nominating properties to the National Register of Historic Places. Both the national and Seattle landmark processes provide important incentives for rehabilitation. The Seattle Landmarks designation also provides protections against demolition and/or inappropriate alterations.

Design Guidelines

Revised design guidelines for the University District are anticipated after the new zoning is determined. New guidelines should take design cues from the character and historic buildings, particularly along the Ave, in the vicinity of the new Sound Transit facility at NE 43rd Street and Brooklyn Avenue NE, and within the multi-family zones. Besides guidelines on scale, height, mass and materials of new and infill buildings, attention should be given to signage, accessibility issues, and appropriate seismic and energy retrofits in older buildings.

Incentives for Retention and Rehabilitation

Market-driven forces will likely increase development pressure on registered and/or eligible buildings in the coming years. The arrival of Link Light Rail, continuing regional growth, increased allowable density, and the potential for a new City unreinforced masonry (URM) policy all create a potentially precarious environment for historic buildings in the district. (See Figure 3.4–3, Property Status.) Incentives can be used to help counter those forces is necessary. Consideration should be given to incentives, including:

- ▶ Historic rehabilitation tax incentives consisting of the 20% federal tax credit for National Register properties and the locally-based special property tax valuation for Seattle Landmark properties.
- ▶ Transferable development rights, which should be analyzed for their potential in the University District.

3.4.3 Mitigating Measures

- ▶ Financial incentives in the form of design assistance and grants or low-interest loans for building and storefront improvements could be considered. Specific programs could be developed in coordination with the URM Policy Committee to address seismic concerns. A block-level approach to shared engineering studies could help property owners address seismic issues in a more cost-effective way.
- ▶ Support for a Main Street-style program along the Ave to assist small businesses, develop a viable business mix, activate vacant space, coordinate promotional activities, and provide design assistance to building and shop owners.

Single-family Areas

Monitor development trends and capacity in the areas surrounding the SF 5000 zone. Address potential pressure for conversion of single family residential areas through policy and regulatory measures. In addition, help to maintain a strong residential character through regular inspections for code violations.

3.4.4 Significant Unavoidable Adverse Impacts

No significant unavoidable adverse impacts to historic resources are anticipated under any of the proposed alternatives.