



The City of Seattle

Landmarks Preservation Board

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

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LPB 77/26

CONTROLS AND INCENTIVES AGREEMENT

Eckstein Middle School

3003 NE 75th Street

I. RECOMMENDED CONTROLS

To assure the preservation of the specified features and characteristics of the landmark, the owner (Owner) of Eckstein Middle School at 3003 NE 75th Street, 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.
 - b. The exterior of the building.
 - c. The interior of the auditorium.
2. A Certificate of Approval application 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.
 - b. Removal of trees less than 6 inches in diameter measured 4-1/2 feet above ground.
 - 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) Tier 1 / Heritage Tree on the City of Seattle / Plant Amnesty list.
 - 3) Tier 2 / 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 of the following site furnishings: benches, chairs, tables, swings, movable planters, trash / recycling receptacles, and bike racks.
 - g. Installation, removal, or alteration (including repair) of underground irrigation and underground utilities, provided that the site is restored in kind.
 - h. Repaving or restriping of existing asphalt paved areas.
 - i. Installation, removal, or alteration of signage for accessibility compliance, school safety, and other signage as required by City code or Seattle Public Schools safety signage for playgrounds; e.g., "No Guns" or "No Trespassing".
 - j. Installation, removal, or alteration of a building identification sign defined by the following criteria:
 - 1) The sign shall be freestanding on the site.
 - 2) The sign shall not be attached to built historic features.
 - 3) The sign location shall not obscure the view of designated features of the buildings or site.
 - 4) The sign's content may include the building name, street address, and logo associated with the school's identity.
 - 5) The sign shall not be internally illuminated.
 - 6) The sign shall be no more than 30 square feet in area, and the top of the sign shall not exceed 4 feet above grade.
 - k. Installation or removal of interior, temporary window shading devices that are operable and do not obscure the glazing when in the open position.
 - l. Installation, removal, or alteration of curbs, bollards, or wheelstops in parking areas.

- m. Removal of existing portable classroom buildings.
- n. Installation of new single-story portable classrooms or a storage shed located within the area illustrated in Attachment A, referred to as the “Portables and Annex Building Area”.
- o. Installation, removal, or alteration of playfield surfaces, track materials, field lights, field drainage, ground source wells, goal posts, and other track/field related sports equipment located within the area illustrated in Attachment A, referred to as the “Athletic Field and Surrounding Landscape Area”.

B. ADMINISTRATIVE REVIEW

1. Administrative (Landmarks staff) review and approval of Certificate of Approval applications is available for the following items listed in SMC 25.12.720.B and any additional items listed in Section 1.B.3. The Owner shall submit a Certificate of Approval application to the City Historic Preservation Officer (CHPO) and it shall be reviewed in accordance with the Certificate of Approval process set forth in SMC 25.12. If the CHPO, upon examination of the submitted application, 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, and the CHPO shall notify the Owner of that determination.
2. If the CHPO determines that such alterations proposed in the Certificate of Approval application are not consistent with the purposes of SMC 25.12, the CHPO will notify the Owner. The Owner may submit revised materials to the CHPO, or request consideration by the Landmarks Preservation Board.
3. Administrative review of Certificate of Approval applications is available for the following:
 - a. The Landmarks Coordinator may determine that no Certificate of Approval is required if the proposed work is consistent with in-kind repair and/or general maintenance.
 - b. Installation, removal, or alteration of improvements for security or safety.
 - c. Minor alterations to site or landscaping, unless determined by the Landmarks coordinator to be consistent with in-kind maintenance/repair.
 - d. Emergency repairs or measures (including immediate action to secure the area, install temporary equipment, and employ stabilization methods as necessary to protect the public’s safety, health, and welfare) to address hazardous conditions with adverse impacts to the building or site as related to a seismic or other unforeseen event. Following such an emergency, the owner shall adhere to the following:

- 1) The owner shall notify the City Historic Preservation Officer within 24 hours, and document the conditions and actions the owner took.
- 2) If temporary structural supports are necessary, the owner shall make all reasonable efforts to prevent further damage to historic resources.
- 3) The owner shall not remove historic building materials from the site as part of the emergency response.
- 4) In consultation with the City Historic Preservation Officer and staff, the owner shall adopt and implement a long-term plan to address any damage through appropriate solutions.

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.

Fred Podesta

[Fred Podesta \(05/17/2026 11:30:46 PDT\)](#)

Fred H. Podesta
 Chief Operations Officer
 Seattle Public Schools

05/17/2026

Date

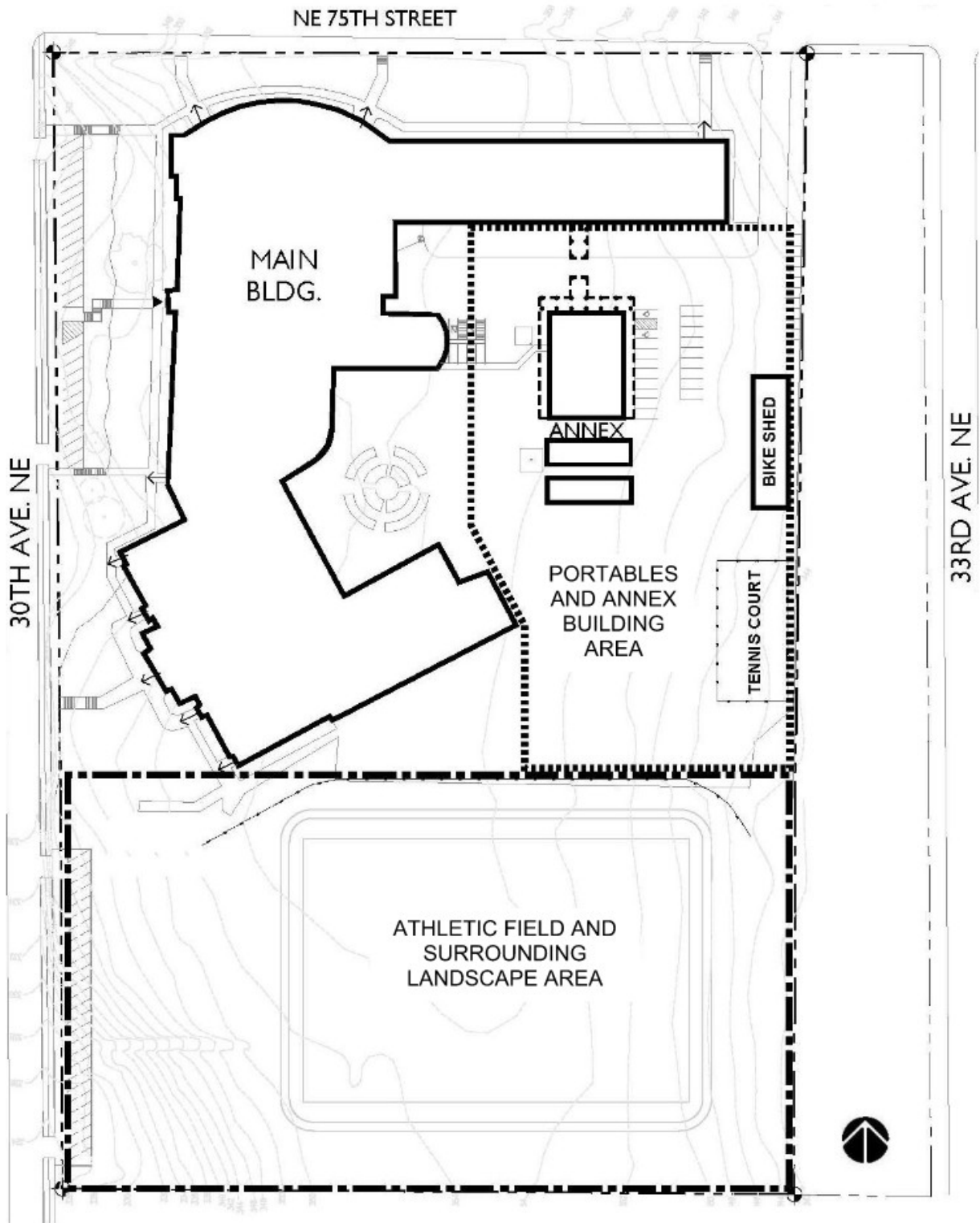
Sarah Sodt

Sarah Sodt
 City Historic Preservation Officer
 City of Seattle

05/01/2026

Date

ATTACHMENT A Eckstein Middle School Site Plan



- PORTABLES AND ANNEX BUILDING AREA
- ATHLETIC FIELD AND SURROUNDING LANDSCAPE AREA