



The City of Seattle

## Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 220/23

### STAFF REPORT

**Property Name:** University Heights Center / former University Heights Elementary School

**Address:** 5031 University Way NE

**Features and Characteristics for which a Certificate of Approval is required:**

The site; the exterior of the building; and the interior main circulation halls and stairway areas.

**Designated under Standards:**

C, D, E, and F.

**Summary of proposed changes:** Proposed remodel and enclosure of a kitchen located in a former coat room in the hallway, and associated rooftop vent.

### PROPOSED MOTION FOR APPROVAL

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for select interior alterations and roof equipment at the former University Heights Elementary School, 5031 University Way NE, as per the attached submittal.

### EXPLANATION AND FINDINGS

This action is based on the following:

1. With regard to SMC 25.12.750 A, *the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance 125216.*

Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods

"Printed on Recycled Paper"

- a. The proposed enclosure and casework will change the appearance of the former coat room and visibility into the space, but a number of other former coat rooms have been changed in similar ways.
  - b. The new partition and casework can be removed in the future, and the visibility restored.
  - c. The location and dark color of the roof vent minimizes its appearance.
2. With regard to SMC 25.12.750 B, *the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.*
- a. Other alternatives are limited, that will allow for increased storage, and security of the programmatic space.
4. The factors of SMC 25.12 .750 C, D and E are not applicable.
5. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below (*or cite other applicable standards*):

*Standard #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

*Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*