



The City of Seattle

## Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 289/25

### STAFF REPORT ON CERTIFICATE OF APPROVAL

#### **University Heights Center / former University Heights Elementary School 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 Standard: C, D, E, and F

Summary of proposed changes: Proposed enclosure of former coat room in the hallway for two restrooms, and associated exterior wall vent.

#### **Suggested Language for Approval:**

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

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.
  - 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 to suit the tenants' programmatic needs.
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. There are limited to no alternatives to accommodate the required restrooms.

3. The location and access to the restrooms from the classroom are to address a law, statute, regulation, code, or ordinance per SMC 25.12.750 C.
4. The factors of SMC 25.12.750 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:

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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.