## Introduction

This Certificate of Approval (COA) application is for the construction of an exterior addition elevator and elevator vestibule for the University Heights Center for the Community Association building, formerly the University Heights Elementary School, located at 5031 University Way NE, in the University District.

The building was designated a City of Seattle Landmark in 2010, under Criterion C, D, E & F, per Ordinance #125216. Controlled features include 1) the site, 2) the exterior of the school building, and 3) the following elements of the school building interior: main circulation halls and stairway areas.

## Architectural Description

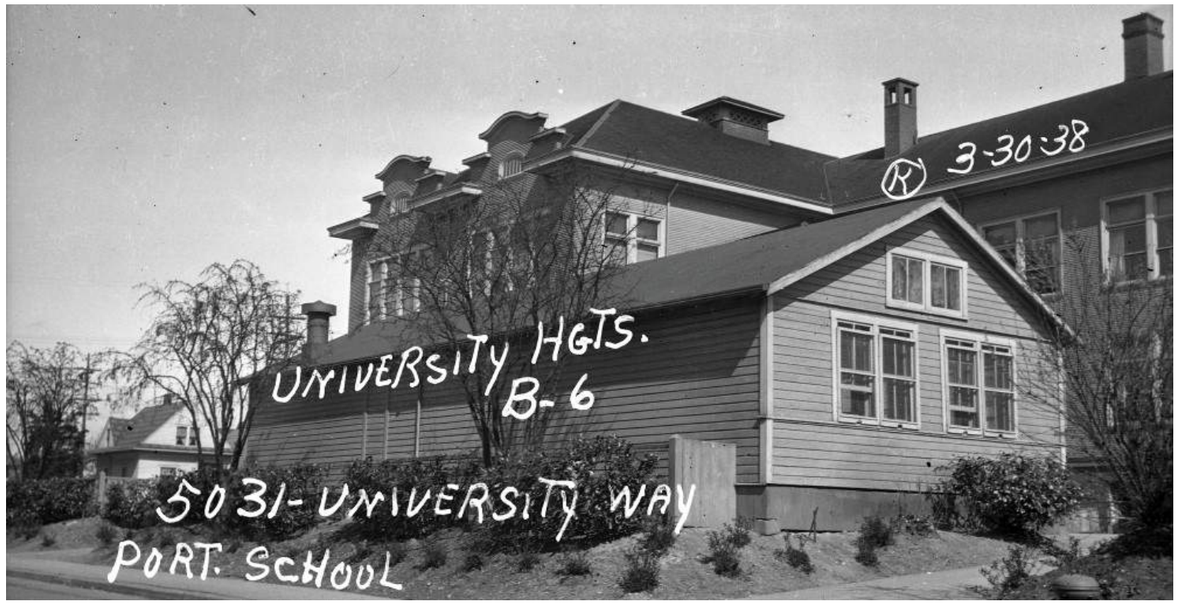
The University Heights Center for the Community dates from 1902, when it was constructed as an eight-room school. In 1907 an addition was constructed on the north end resulting in a twenty-room school. The two and a half story building is wood-framed on a brick foundation, with beveled lap wood siding and hipped roofs, accentuated with gabled dormers, concealed behind stepped Mission Revival-style parapets. At the main roof level, the deep eaves contain built-in gutters, trimmed with shaped wood detailing. It retains its large wood windows, and has entry porticos on the north, east and south primary facades. The original 1902 portion on the south end was mirrored for the north end, and a narrower central portion with double-loaded corridors connects the north and south. On the west facade, two stair towers fit in the corners of the central portion, with lower hipped roofs. A one-story brick projection between the stair cores has a shallow shed roof, clad with membrane and silver emulsion. The building is largely intact and well maintained.

Interior finishes at the first and second floor corridors are typically painted plaster walls, with stained wood wainscot, doors, and windows and trim. The flooring is wood, and ceilings are clad with acoustic tile. The basement areas impacted by the work are generally unfinished, as back-of-house mechanical and shop spaces, with exposed brick walls, plaster ceilings, and concrete slab on grade floors.

## Reason for Proposed Changes

The building has a total of five public access points. On each of the east, south and north facades, access from existing grade is addressed with a central entry portico with exterior stairs, leading to a split level landing inside the building at points of entry. On the west facade, there are two interior stair towers, with split-level landings at grade. The building entries typically do not provide universal access. The south stair tower on the west facade has been fitted with a stair lift, which has had maintenance issues, and provides a stigmatic means to access. The addition of an elevator will provide a more generous and universal point of entry to all staff, patrons and visitors.

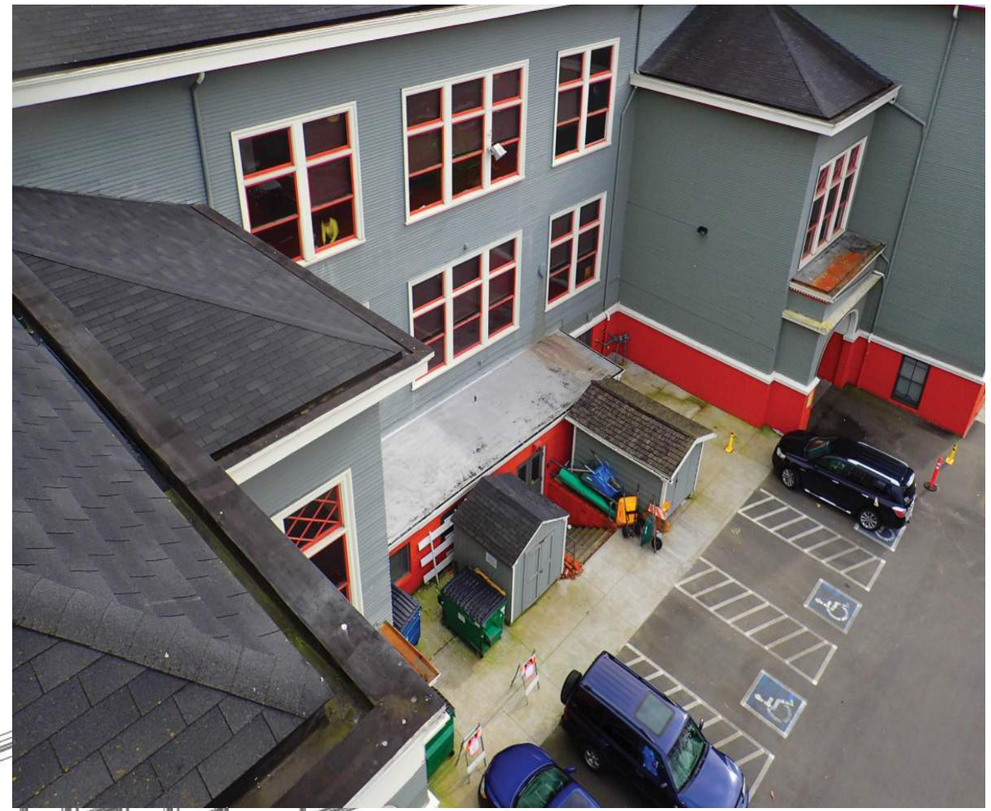

South and East Facades, ca. 1937

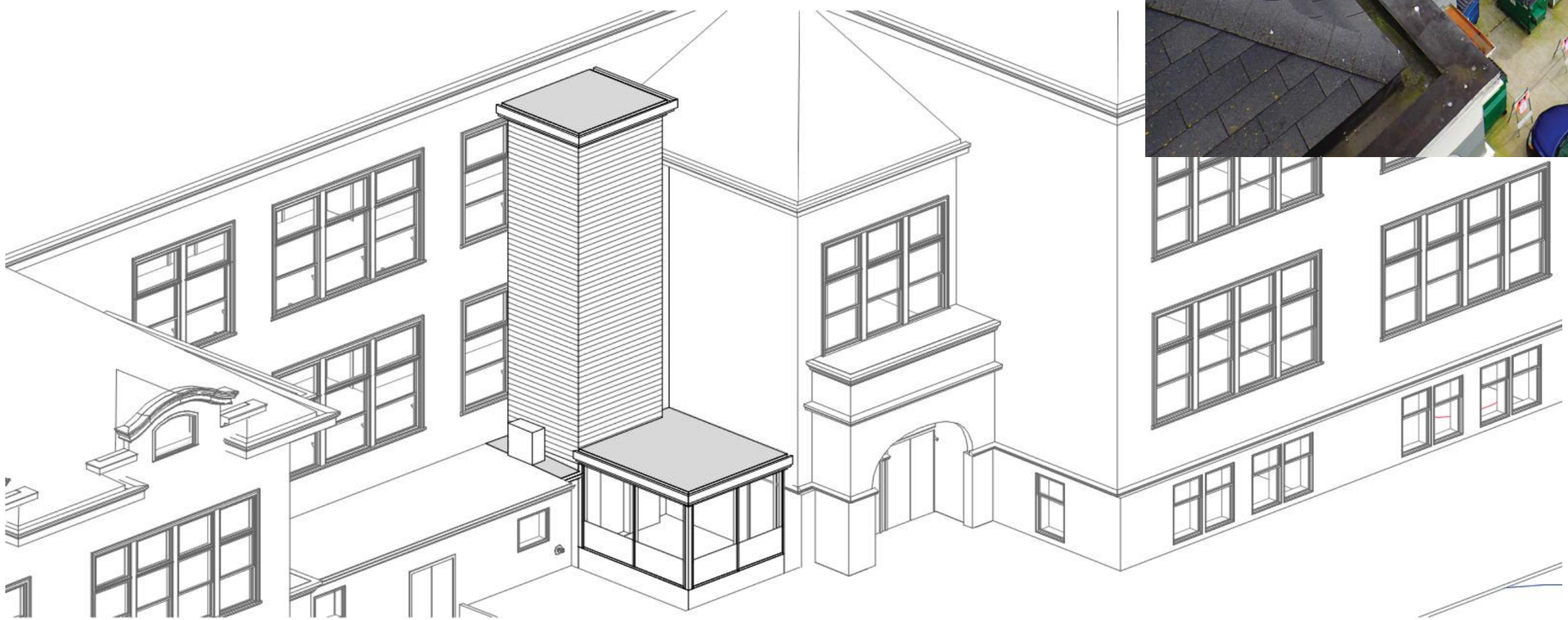



Partial West Facade, ca. 1938

## Description of Proposed Work

- Sawcutting and removal of existing concrete paving and excavation adjacent to existing URM brick foundations for elevator pit, footings, vestibule slab on grade, and utility relocation
- Select removal of existing brick for new entry openings to elevator vestibule at grade and basement hall, with toothed-in jambs
- Select removal and salvage of wood windows for new elevator door portals, with modifications to existing wood transom windows to be reinstalled
- Select removal, salvage and reinstallation of existing interior wood wainscot for access to install elevator
- Modifications to basement maintenance / shop space to provide safe public access hallway, including chain-link fencing and hollow metal doors
- New wood-framed 4-stop exterior elevator shaft, clad in lapped fiber cement plank and panel siding, with low-slope single-ply membrane roof and integral gutters
- New one-story aluminum storefront system elevator vestibule with low-slope membrane roof and integral gutter
- Removal and replacement of built-up membrane roofing with single-ply roofing, and associated flashings and gutters at one-story low-sloped basement shop space
- Mechanical, electrical and lighting improvements to serve elevator functions
- Site work to include relocation of existing utilities and repaving with concrete to match existing slab on grade at area disturbed by work





## Evaluation of Proposed Location and Configuration

The proposed siting of the elevator is on the secondary west façade of the building, tucked into an alcove between the southern stair tower, and a one-story brick shop space, projecting from the west façade at the foundation level. The north, east, and south facades each have symmetrical primary facades, and do not permit ready access from grade to a public hallway inside the building, without compromise to the existing leasable area, by carving out space for either an interior elevator or corridor access.

The existing south stair tower on the west façade provides direct access to the double-loaded corridor along the north-south spine of the building, and is the existing accessible route, by means of an aging stair lift. By locating the elevator adjacent to this stair, it efficiently maintains the existing route to accessible parking, and utilizes a common entry at the stair landing as the universal point of access to either the stair or the elevator vestibule, and provides a comparable experience upon reaching the double-loaded corridors at each level. On the interior, the proposed design minimizes impacts to the historic materials, spatial qualities, and fenestration rhythm along the corridors.

The elevator shaft volume remains below the main roof cornice, and is clad in lapped fiber cement planks, with 6" exposure, intentionally wider than the existing 3" lapped wood siding, and painted to match the existing siding for subtle differentiation. Where the addition engages the historic facades, a recess clad in fiber cement paneling scribes to the existing window trim and siding profile to retain as much historic fabric as possible. The low-sloped single-ply membrane roof with a simplified cornice and integral gutter recalls but does not match the small low-sloped roofs at the west stair tower entries, and matches materials used for the 2018 Roofing Repairs project (LPB 405/17 and LPB 639/18). The one-story aluminum storefront at the elevator vestibule has a similar low-slope membrane roof and integral gutter.

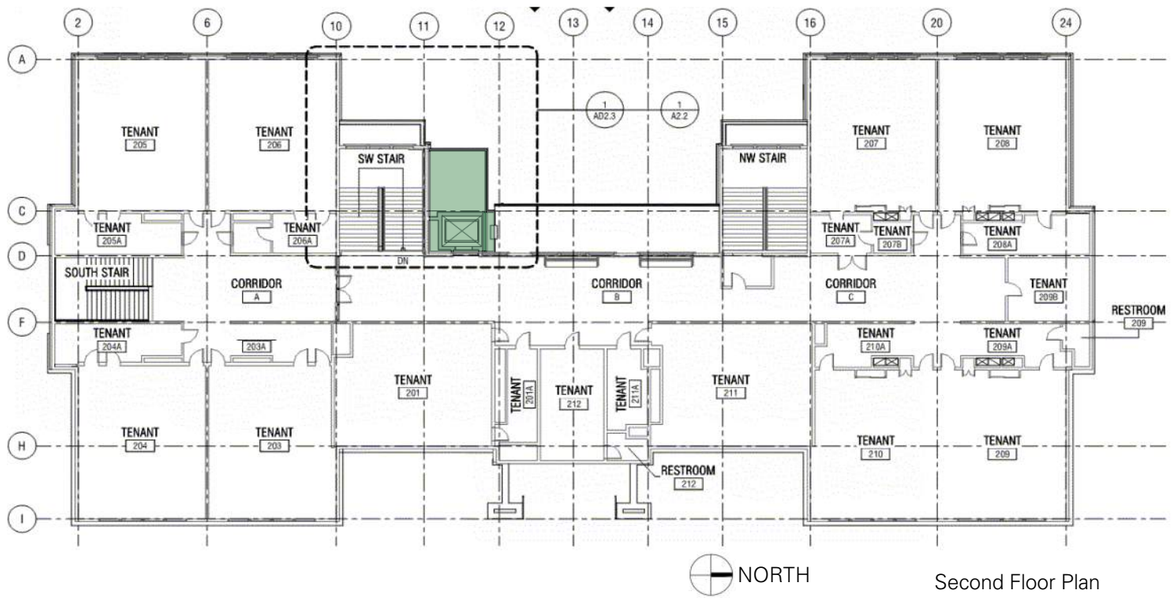
The existing low-sloped one-story shop space will have built-up roofing replaced with the same single-ply membrane system, and new gutters and downspouts to match existing. The mechanical system to serve the elevator control room requires an exterior heat pump unit, which will be located on this roof. On-grade locations for this unit are very limited, due to back-of-house functions, ADA access, fire department connection and gas meter clearance requirements in close proximity.

Primary east and north facades, looking southwest

Secondary west facade, with proposed elevator addition.

Partial West Facade, Looking Northeast

Partial West Facade, Looking Southeast

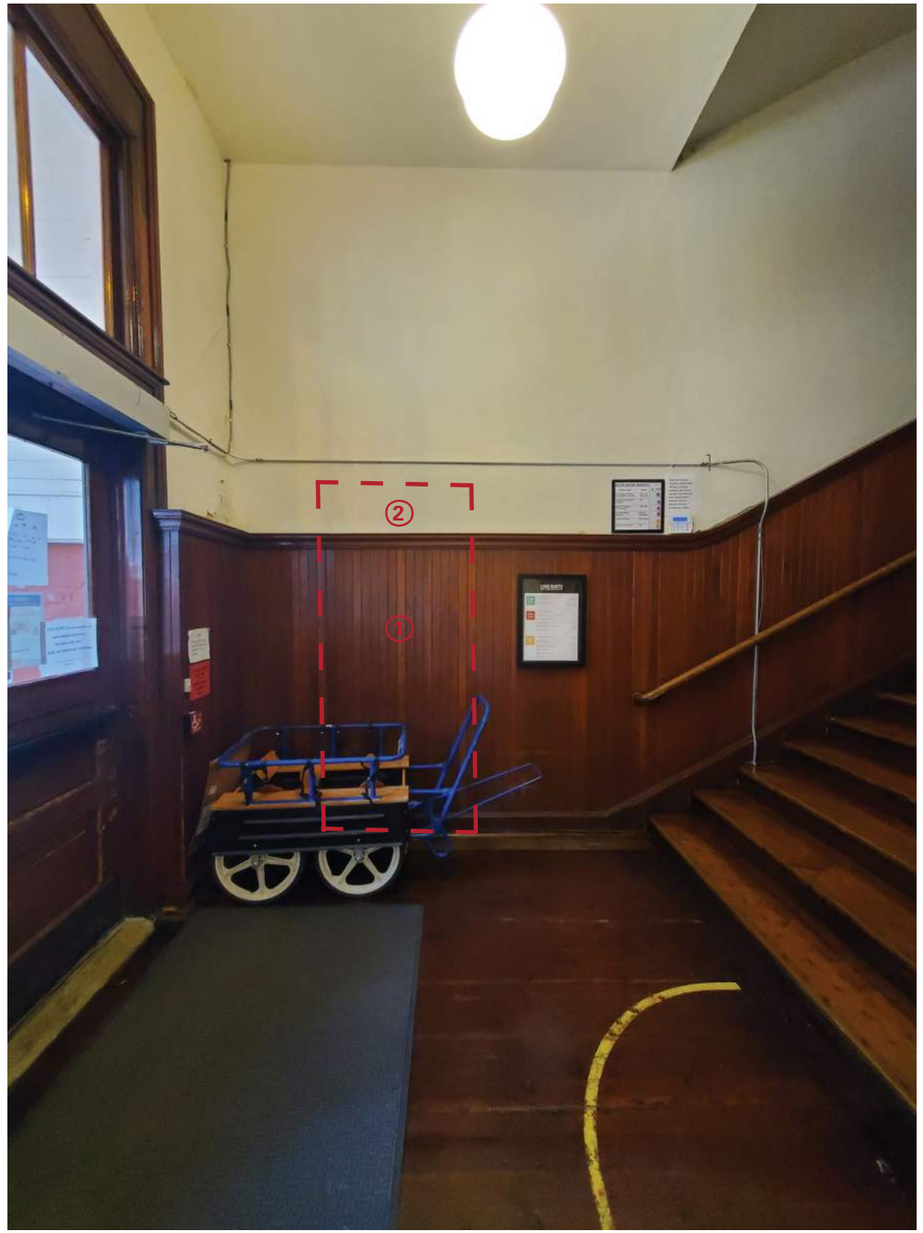



Second Floor Plan



## EXISTING CONDITIONS AT EXTERIOR ADDITION SITE

① WOOD WINDOWS AND TRIM TO BE REMOVED FOR SALVAGE. TRANSOMS AND FRAMES TO BE MODIFIED AND REINSTALLED
② PORTION OF SIDING AND WALL TO BE REMOVED FOR ELEVATOR CONSTRUCTION
③ NON-HISTORIC CONCRETE PAVING TO BE SAWCUT AND REMOVED FOR ELEVATOR PIT, ELEVATOR VESTIBULE SLAB, AND UTILITY RELOCATIONS
④ DOWNSPOUT TO BE REMOVED FOR MODIFICATION AND REINSTALLATION FOR REVISED ROOF DRAINAGE; CAST IRON TIGHTLINE TO BE RELOCATED
⑤ PAINTED BRICK TO BE REMOVED AND SALVAGED FOR NEW DOOR OPENING, AND TOOTHED IN NEW JAMBS.
⑥ WOOD SIDING AND WATER TABLE TO BE REMOVED FOR NEW DOOR OPENING
⑦ NON-HISTORIC LIGHT FIXTURE TO BE REMOVED
⑧ NON-HISTORIC TELEPHONE CABLING AND MIRROR TO BE REMOVED
⑨ GAS METER TO BE RELOCATED
⑩ PAINTED BRICK TO BE REMOVED FOR ELEVATOR CONSTRUCTION, THEN REINSTALLED



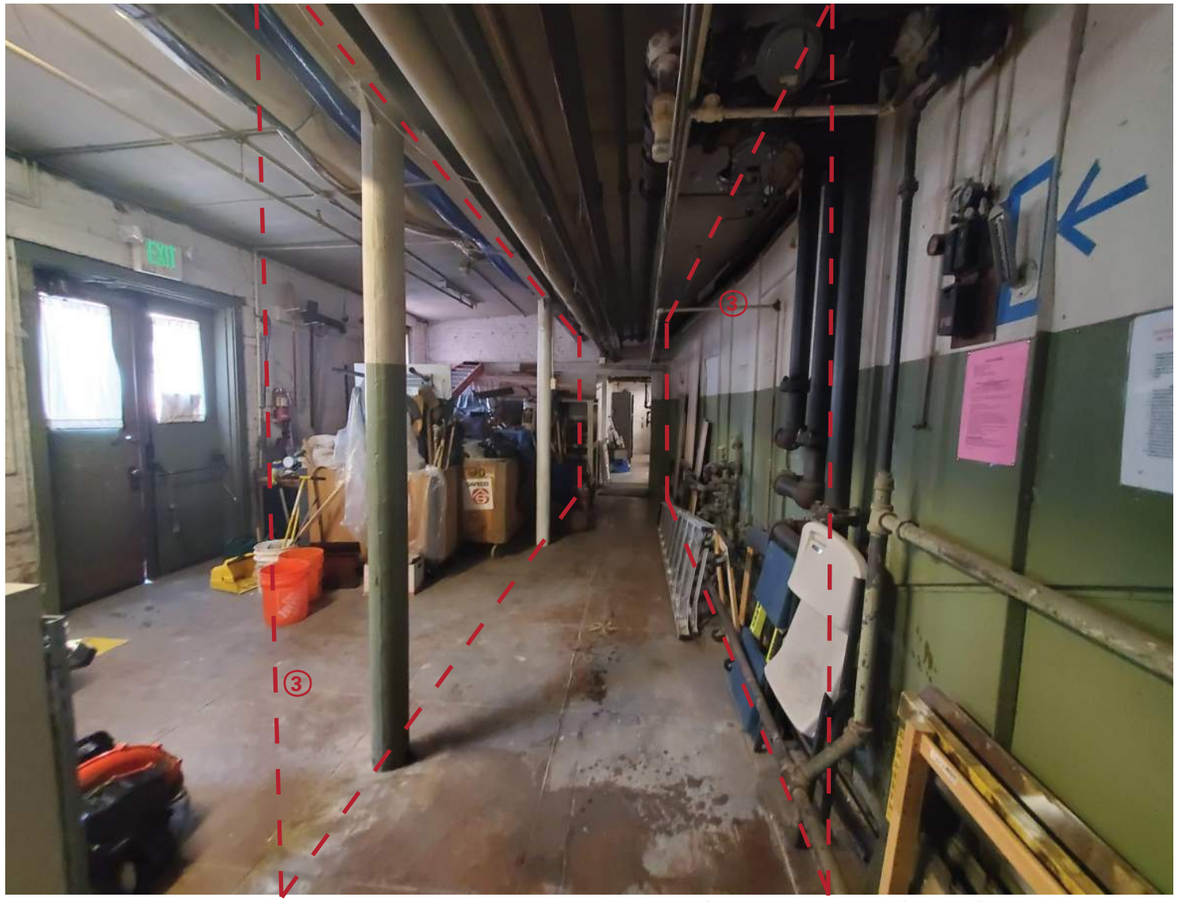

Stair Landing, Looking North


Stair Landing with Existing Stair Lift

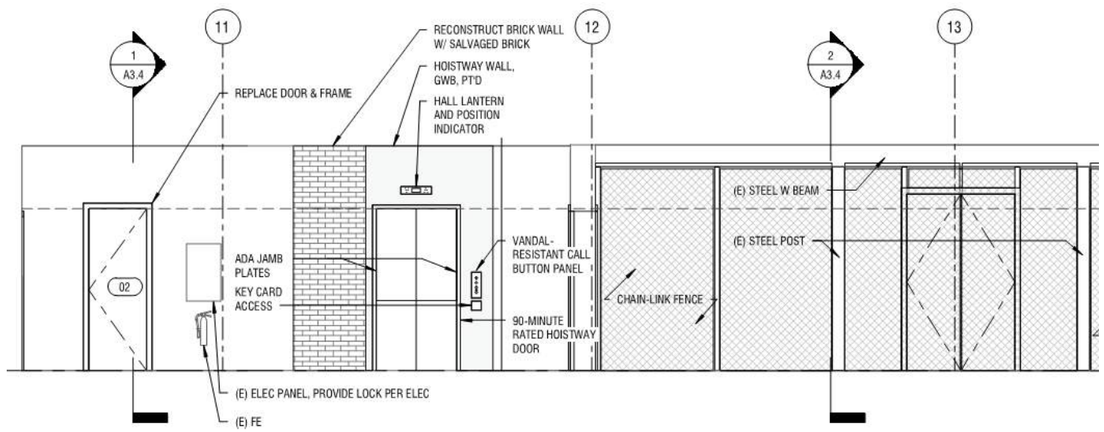
## EXISTING CONDITIONS AT SOUTH STAIR TOWER ENTRY LANDING

1. WOOD WAINSCOT TO BE REMOVED FOR NEW DOOR OPENING AND SALVAGED TO OWNER
2. PLASTER AND LATH TO BE REMOVED FOR NEW DOOR OPENING


Basement South Maintenance/Storage Space, Looking North




Basement Central Maintenance/Storage Space, Looking North




## EXISTING CONDITIONS AT BASEMENT

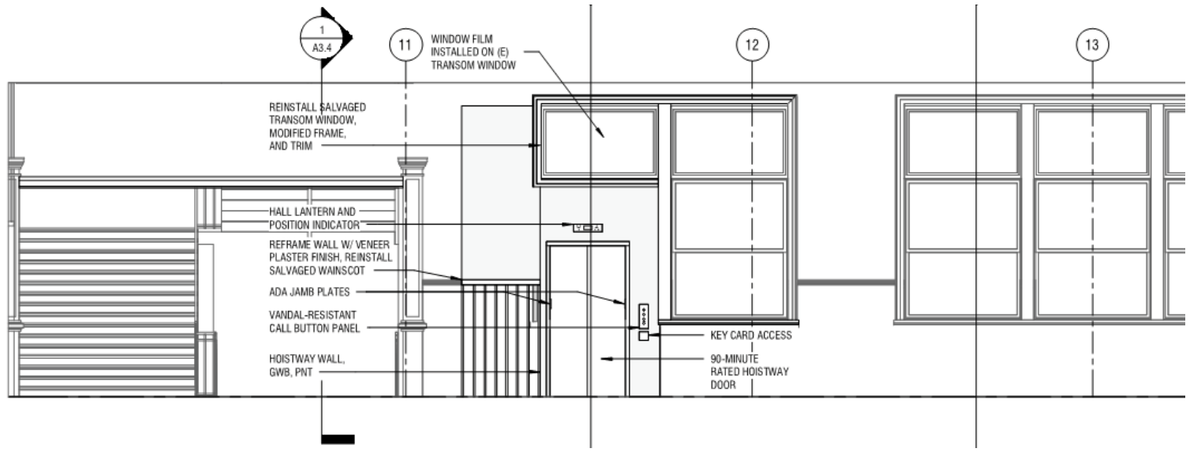
① WOOD WINDOW AND FRAME TO BE REMOVED FOR SALVAGE AT NEW ELEVATOR DOOR PORTAL

② BRICK TO BE REMOVED FOR ELEVATOR CONSTRUCTION, THEN REINSTALLED AND TOOTHED IN

③ CHAIN LINK PARTITIONS TO BE INSTALLED TO CREATE PUBLIC HALLWAY


First Floor Corridor Looking South


Detail of First Floor Corridor at Elevator Door Portal




## EXISTING CONDITIONS AT FIRST FLOOR CORRIDOR

① WOOD WINDOW AND TRIM TO BE REMOVED FOR SALVAGE AT NEW ELEVATOR DOOR PORTAL

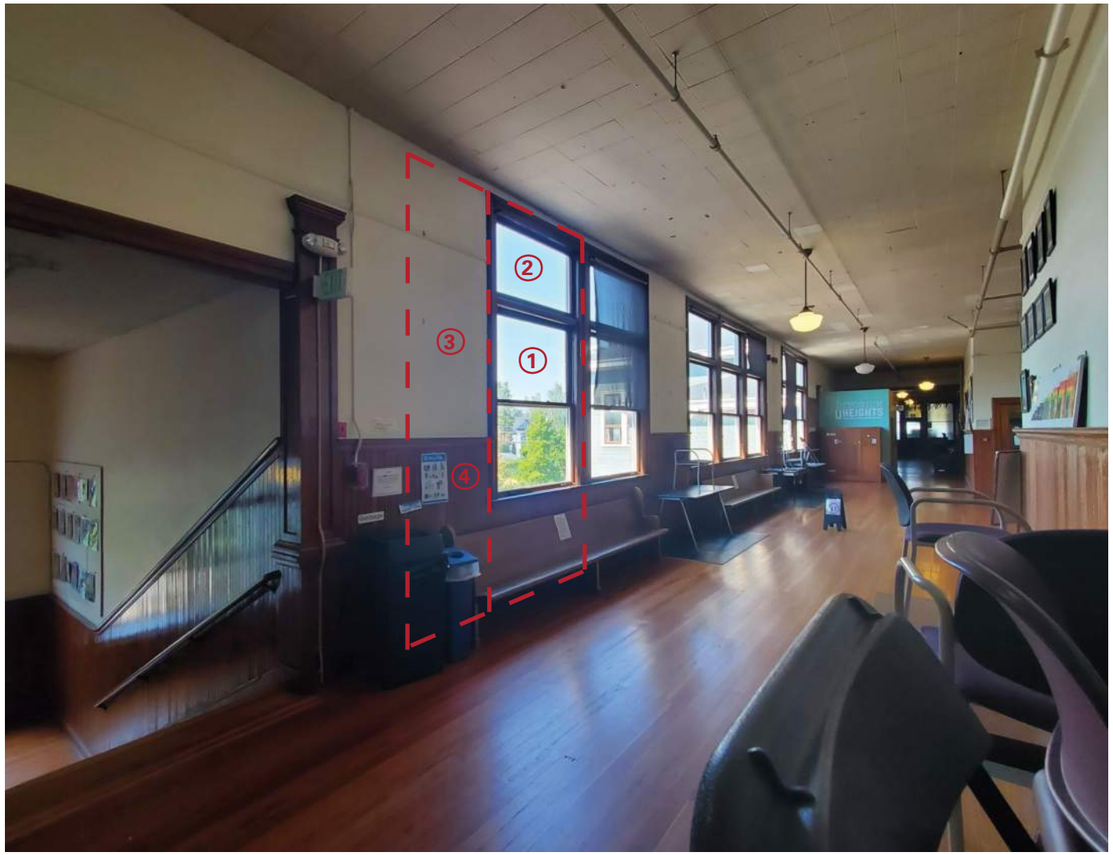
② TRANSOM AND FRAME TO BE MODIFIED AND REINSTALLED, WITH WINDOW FILM AT SHAFT WALL

③ PORTION OF PLASTER AND WALL TO BE REMOVED FOR ELEVATOR CONSTRUCTION, THEN REFRAMED AND CLAD WITH PLASTER VENEER TO MATCH EXISTING FINISH AND COLOR

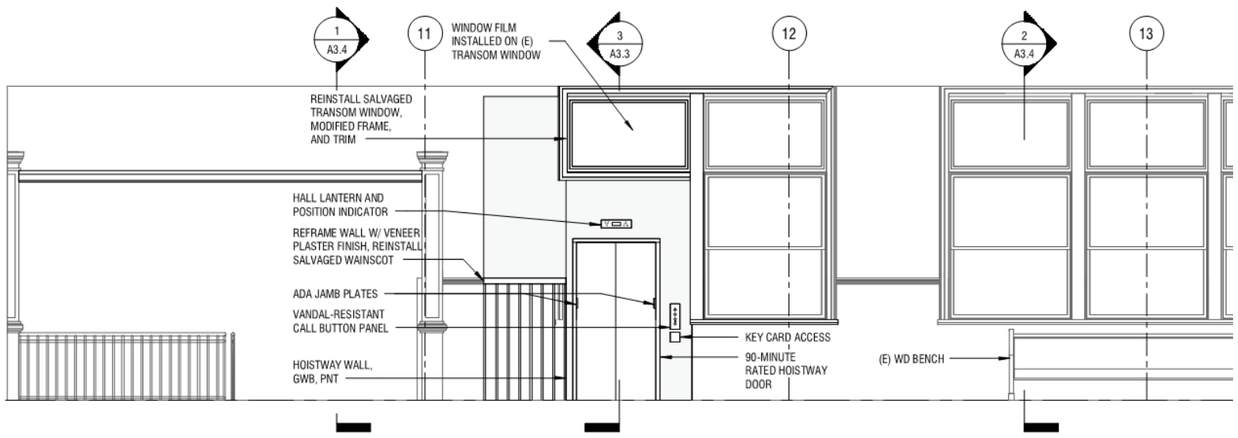
④ WOOD WAINSCOT AND WALL TO BE REMOVED AND SALVAGED FOR ELEVATOR CONSTRUCTION, THEN REFRAMED AND WAINSCOT REINSTALLED TO MATCH EXISTING FINISH

⑤ EXISTING RADIATOR TO BE RELOCATED

Second Floor Corridor Looking South




Detail of Second Floor Corridor at Elevator Door Portal




## EXISTING CONDITIONS AT SECOND FLOOR CORRIDOR

① WOOD WINDOW AND TRIM TO BE REMOVED AND SALVAGED AT NEW ELEVATOR DOOR PORTAL

② TRANSOM AND FRAME TO BE MODIFIED AND REINSTALLED, WITH WINDOW FILM AT SHAFT WALL

③ PORTION OF PLASTER AND WALL TO BE REMOVED FOR ELEVATOR CONSTRUCTION, THEN REFRAMED AND CLAD WITH PLASTER VENEER TO MATCH EXISTING FINISH AND COLOR

④ WOOD WAINSCOT AND WALL TO BE REMOVED AND SALVAGED FOR ELEVATOR CONSTRUCTION, THEN REFRAMED AND WAINSCOT REINSTALLED TO MATCH EXISTING FINISH