



The City of Seattle

## Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

**LPB 274/25**

### **STAFF REPORT ON CERTIFICATE OF APPROVAL**

**University of Washington Shell House / former University of Washington Canoe House /  
former US Naval Training Hangar  
3655 Walla Walla Road NE**

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

The exterior of the building; the interior building volume and roof trusswork; and a portion of the site around the building perimeter measured twenty feet out from the base of the building.

Designated under Standard: A, B, C, D, and F

**Montlake Bride and Montlake Cut  
Washington Ship Canal**

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

The entire Montlake Bridge structure including approach plazas and all elements in those approach areas. The waterway embankments, and all portions of the Montlake Cut contained within the boundaries of the United States Reservation extending from Union Bay to Portage Bay.

Designated under Standard: A, B, C, D, E, and F

Summary of proposed changes: Proposed site alterations for improved pedestrian access, accessible parking, landscaping, and building support spaces. Proposed exterior alterations including envelope improvements, new finishes, select windows, and people doors. Preservation of the four hangar doors and select windows. Proposed glazed curtain wall for a portion of the south façade, for daylighting, views, and thermal enclosure. New building systems and foundation, including seismic and other structural improvements to roof structure.

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

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed site and building alterations at the University of Washington Shell House, 3655 Walla Walla Road 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 Ordinances 125752 and 107995.
  - a. The site alterations are minor and do not adversely affect the relationship to the Washington Ship Canal or block views of the building.
  - b. The new stair and elevator are small additions to the building interior and do not adversely affect the open building volume or roof trusswork. Both elements could be easily removed in the future without further altering the building.
  - c. The proposed alterations to the building exterior do not fundamentally change the building form or architectural character.
  - d. The new glazed curtainwall is recessed and easily removed in the future without further altering the building. The new glazing can also be covered when the hangar doors are in the closed position.
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. The applicant explored alternatives in response to board feedback.
3. Many of the proposed alterations address the requirements of 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.