



The City of Seattle
Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

STAFF REPORT

LPB 450/22

Property Name: former University National Bank

Address: 4502 University Way NE

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

The exterior of the building.

Designated under Standards:

D, E and F.

Summary of proposed changes: Recreate window in former location of ATM, and replace alley door.

PROPOSED MOTION FOR APPROVAL

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for exterior alterations at the University National Bank Building, 4502 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 126569.*
 - a. The alley is a secondary façade and the change is not impactful.
 - b. The overall proportion of the window is similar to a previous condition, and recreates transparency at the building corner.
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 looked at an alternative for a fixed door or full height aluminum storefront at the corner. However, the proposed wood window and masonry kneewall is more compatible with the historic materials and proportion of the earlier window condition.
3. The factors of SMC 25.12 .750 C, D and E are not applicable.
4. 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 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.

(or cite other applicable standards)