

Date: October 9, 2025

To: International Special Review District Board; Department of Neighborhoods Staff

Re: Certificate of Approval – Pearl Warren Building Demolition and Interim Site Measures

Project: Pearl Warren Building, 606 12th Ave S, Seattle, WA 98144

Record #: DONH-COA-01888

1) Scope confirmation: slab condition after demolition

Yes. The demolition work will remove the full superstructure and associated above-grade elements and **leave the existing concrete slab in place** as an interim condition. This will minimize overall ground disturbance. Work includes capping utilities, removing or flush-cutting any protruding anchors or appurtenances to prevent tripping hazards.

2) Interim landscaping and grading

The landscape will be kept as is. There are significant grasses shrubs. We do not anticipate a “muddy” site.

3) Fencing specifications and footing

- **Type:** 6-foot chain-link perimeter fence around the property line to secure site from public and protect during the interim use. Block footings for gates.
- **Gates:** One 12-foot wide double-swing vehicle gate on the [primary frontage—confirm 12th Ave S] and one 4-foot man-gate for maintenance.

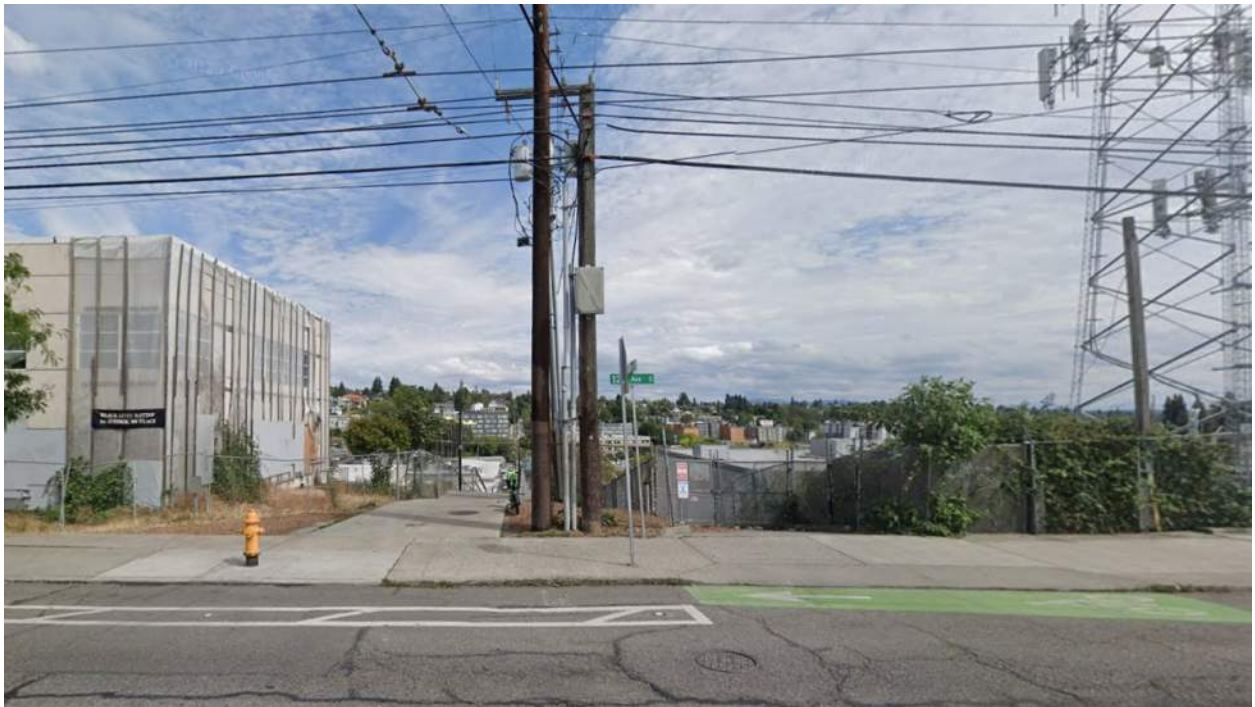
4) Lights/Security Cameras

We are not planning on adding light poles with structural foundations or monitored camera's. We do have a security guard who keeps his eyes on the property on a daily basis.

5) Photo documentation



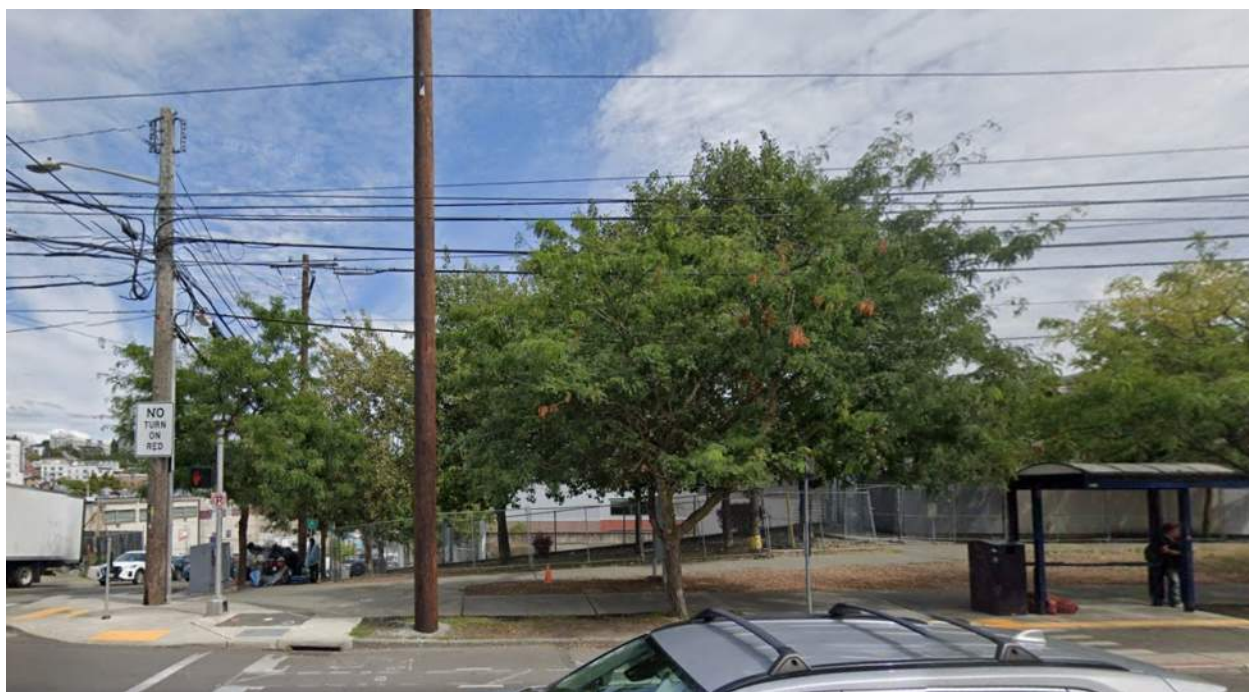
View on 12th Ave S facing Northeast of South Facade



View on 12th Ave S facing East along South Property Line



View on 12th Ave S facing Northeast, Mid-Property



View on 12th Ave S facing East along North Property line



View at 12th Ave S and S Weller St Intersection



View at 12th Ave S and S Weller St Intersection, Close-up



View on S Weller St facing Southwest



View on S Weller St along East Property Line



View on S Weller facing Southwest



View from S Lane St near SE corner of property

6) Signage: The demolition contractor is currently working on a street use permit, which will be approved by SDOT. The demolition contractor will have their company sign on the fencing during construction activities. There will be no trespassing signs along the fence panels, which will be 12"x12"

7) Application fee

The **\$575 application fee** will be submitted through the Seattle Services Portal with this packet. A payment confirmation will be uploaded upon processing.