



Rebecca Frestedt
Columbia City Landmark District Coordinator
Historic Preservation Program
PO Box 94649
Seattle, WA 98104

Sent via: Rebecca.Frestedt@seattle.gov

RE: Special Valuation Application

Dear Rebecca,

Enclosed is the Application and Certification of Special Valuation on Improvements to Historic Property for our Rainier Edmunds Bldg.

Here is a short summary of the completed rehabilitation work.

- Installation of additional electrical power into the retail bay at 4820 Rainier Ave. S., including 200 amps of single-phase power, and 100 amps of 3-phase power.
- Installation of a new steel brace-frame for seismic stability, and a floor grade beam to support it.
- Interior seismic ceiling to wall ties on the west, north and east walls of the retail bay at 4820 Rainier Ave. S., including new wood blocking and metal clips.
- New blown in ceiling insulation for the retail bay at 4820 Rainier Ave. S.
- Removal of the old ceiling hung gas heater and installation of new electric heat pump.
- Installation of a new electric HWT serving the Building.
- Revisions to interior walls and plumbing to existing bathroom to make it ADA compliant.
- Installation of new rooftop parapet steel bracing along the East, South and West parapet walls.
- Installation of an entirely new roof.
- Cosmetic renovation of Apartment H, including new kitchen cabinets, countertops, fixtures, bathroom sink and cabinet, new lighting and flooring throughout, and new heating.
- Replacement of flooring in Common Residential laundry room.
- Replacement of all damaged roof decking and new paint and sealing of deck.

We appreciate your assistance in administrating this application through the process, and feel free to give me a call if you have questions or need additional info. Thank you.

Sincerely,

Frank R. Buchann
Member – Rainier Edmonds LLC



Storefront at 4820 Rainier Ave. S. prior to seismic brace frame installation.



Storefront post seismic brace frame installation.



Excavation for new grade beam to support new brace frame.



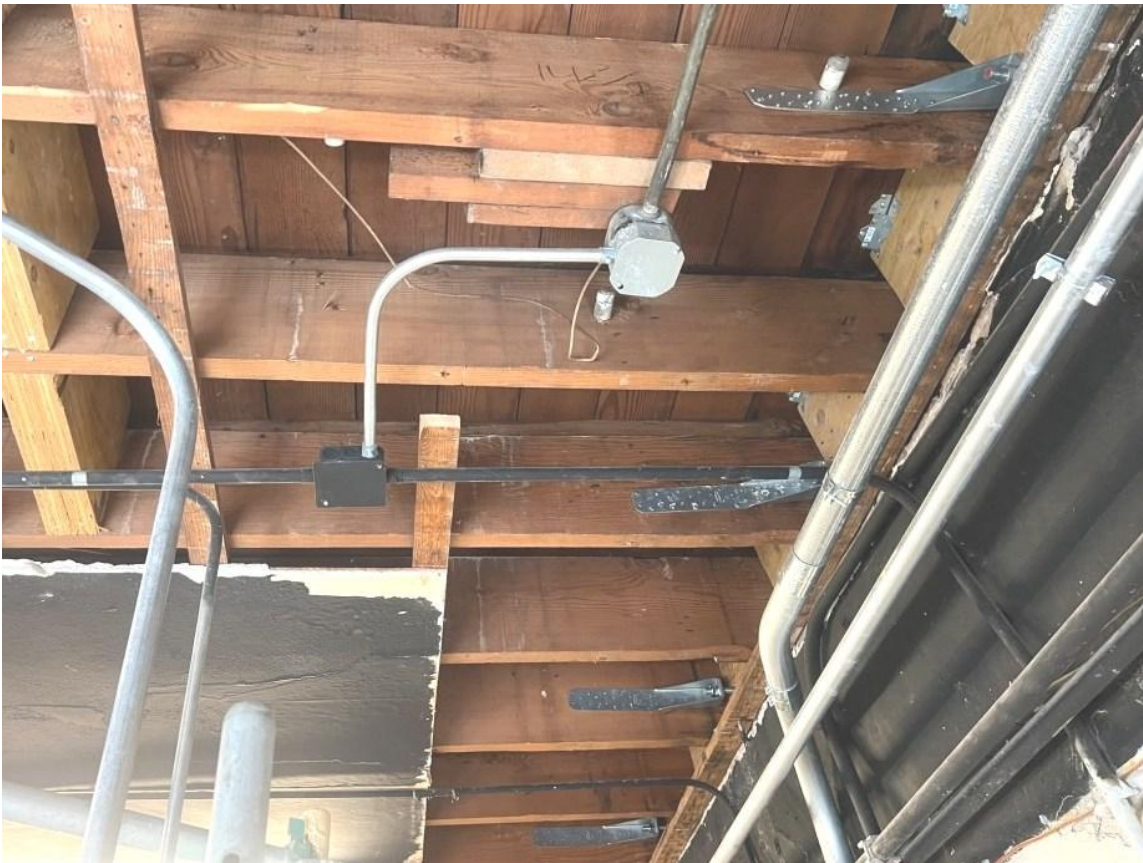
New rebar for grade beam support.



Installation of wood blocking and clips in joist pockets.



Installation of threaded rods & wall ties on West, North and East ceilings in 4820 Rainier Ave. S.



Threaded rods, wall ties and new blocking on North and East ceilings in 4820 Rainier Ave. S.



Wall ties and new blocking on West ceilings in 4820 Rainier Ave. S.



Old ceiling hung Gas Heater.



New Electric Heat Pump, providing both cooling and heating.



Old non-ADA compliant bathroom.



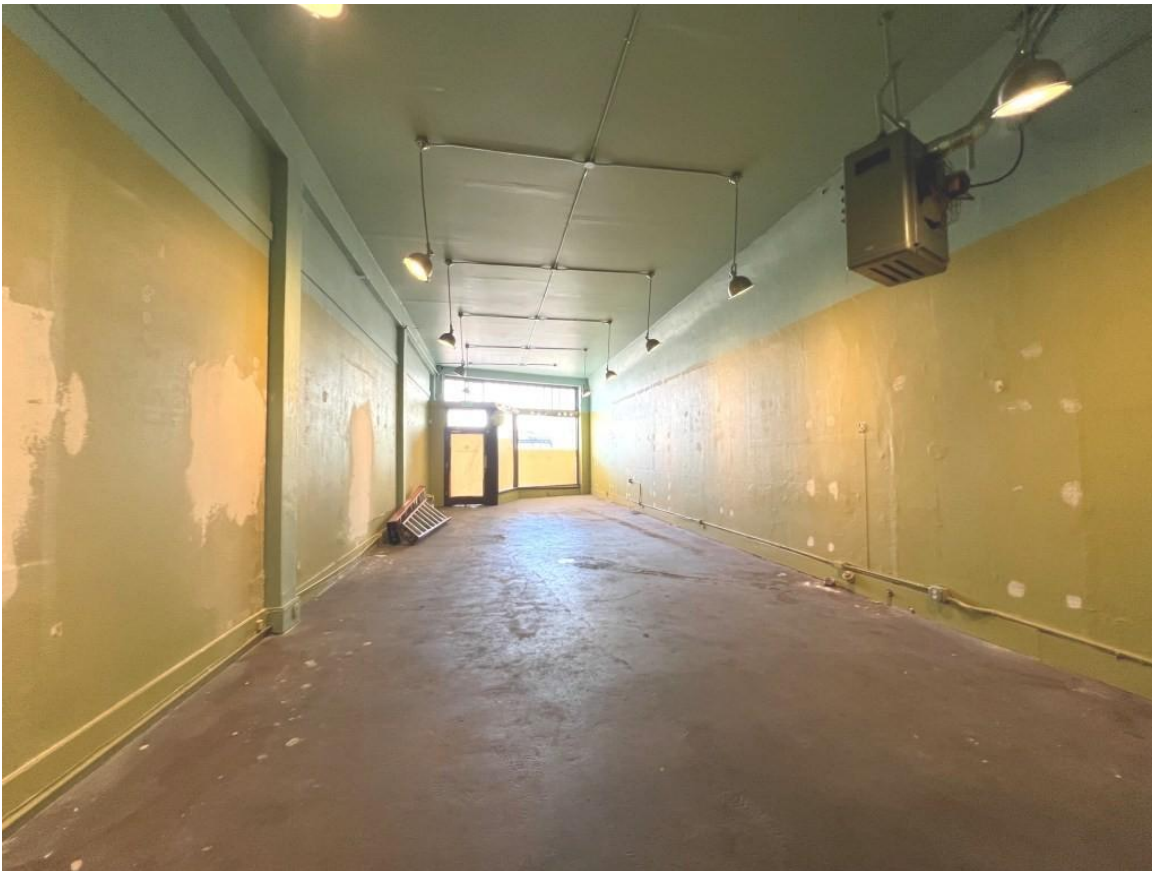
New ADA compliant bathroom.



New blown-in ceiling insulation.



New 200-amp single phase panel and new 100 amp 3-phase panel.



Pre-construction of 4820 Rainier Ave. S. retail bay.



Post construction of 4820 Rainier Ave. S. retail bay.



Old Roof prior to seismic upgrades and new roofing.



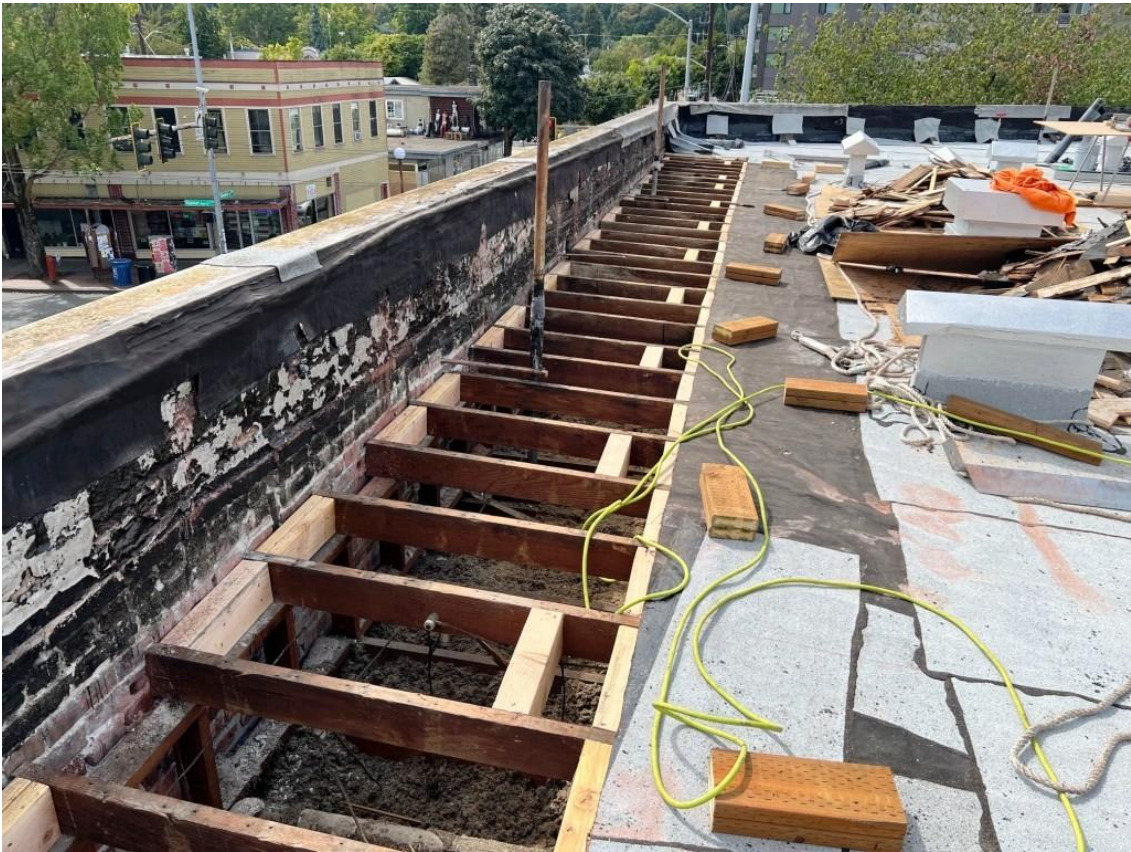
New Roof, new flashing and new cap metal, along with new seismic parapet bracing.



New bracing and blocking for parapet bracing on the west wall.



New parapet bracing west wall.



New wood blocking for parapet bracing on the south wall.



New parapet roof bracing on the south wall.



New Parapet bracing in NE corner of roof.



New Bracing and new roof.



Old roof.



New Roof



Back Deck with chairs covering broken deck rails.



New deck rails as needed and new stain installed.

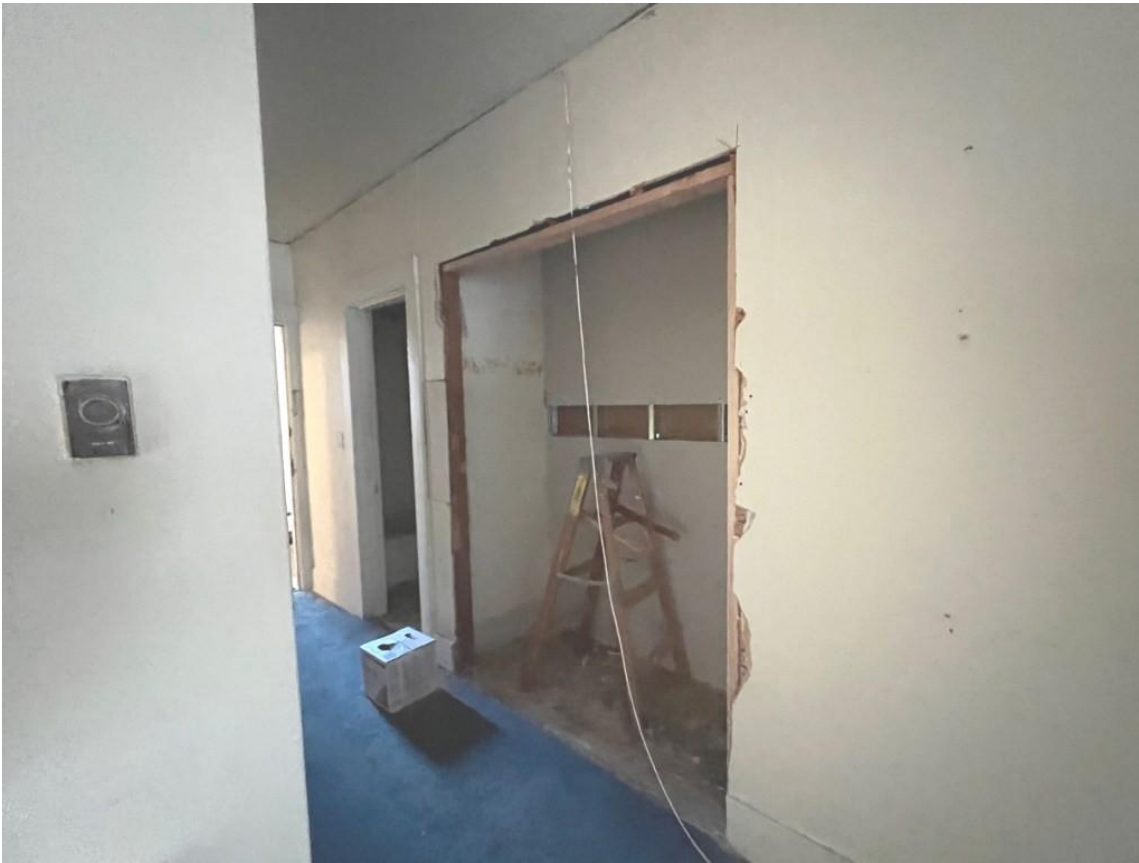
The following show the before and after of the renovation of the residential Unit H.



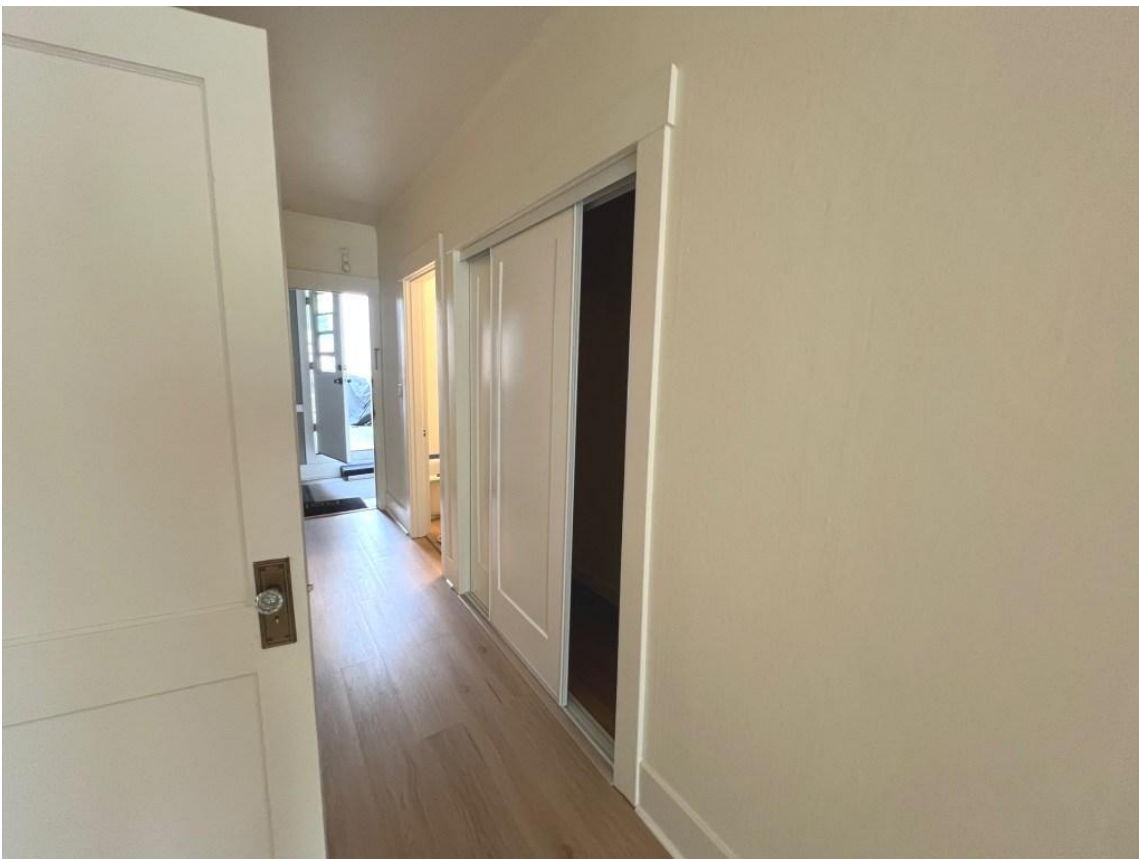
Old Bathroom with non-historic sink and cabinet



Renovated bathroom keeping historic cast iron tub with new fixtures.



New closet being framed in as unit did not previously have an closet.



New finished closet with matching wood trim.



Old kitchen with mixed-match of finishes.



New kitchen with new exhaust hood, appliances, cabinets and counters.



Old living room with old heater.



Renovated living room with new heater.



Old living room with old carpet and non-historic lighting.



New Living room with new flooring and new lighting.