

312 9th Avenue North

ARC #4

Date: September 30, 2022

VULCAN

Real Estate®



GRAPHITE

A.T. DENNY'S 5TH

901-HARRISON ST.

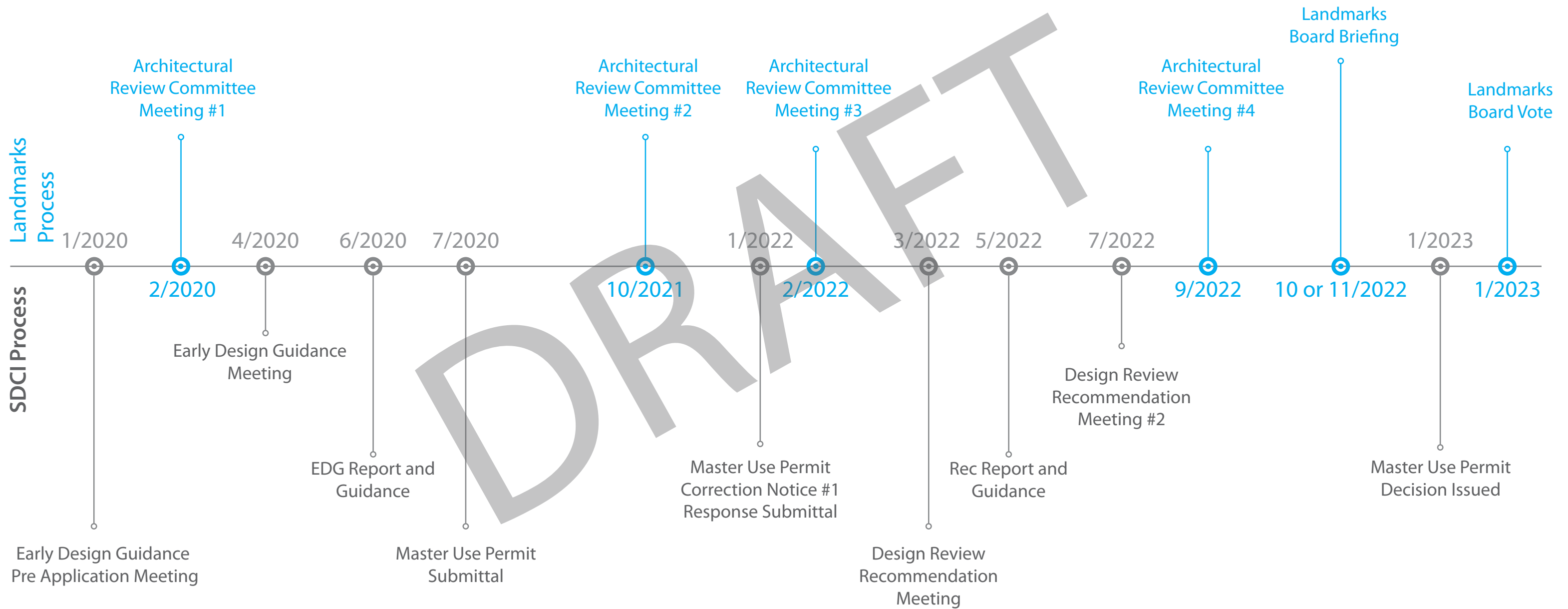
B-91. L-11.

Table of Contents

1. ARC #3 Response
2. Recap of Proposed Alterations
3. Rec. Approved Design
4. ARC Process Summary

Summary Since ARC #3:

The project had its first Design Review Board (DRB) Recommendation meeting on March 9, 2022. The DRB requested some modifications to the building, and the project was approved at the second Recommendation meeting on July 20, 2022. The modifications to the landmark building have not substantively changed since the last ARC meeting on February 11, 2022. The main purpose of this meeting is to share the updated design with the ARC and finalize the changes proposed heading into the Landmarks Briefing Meeting in October.



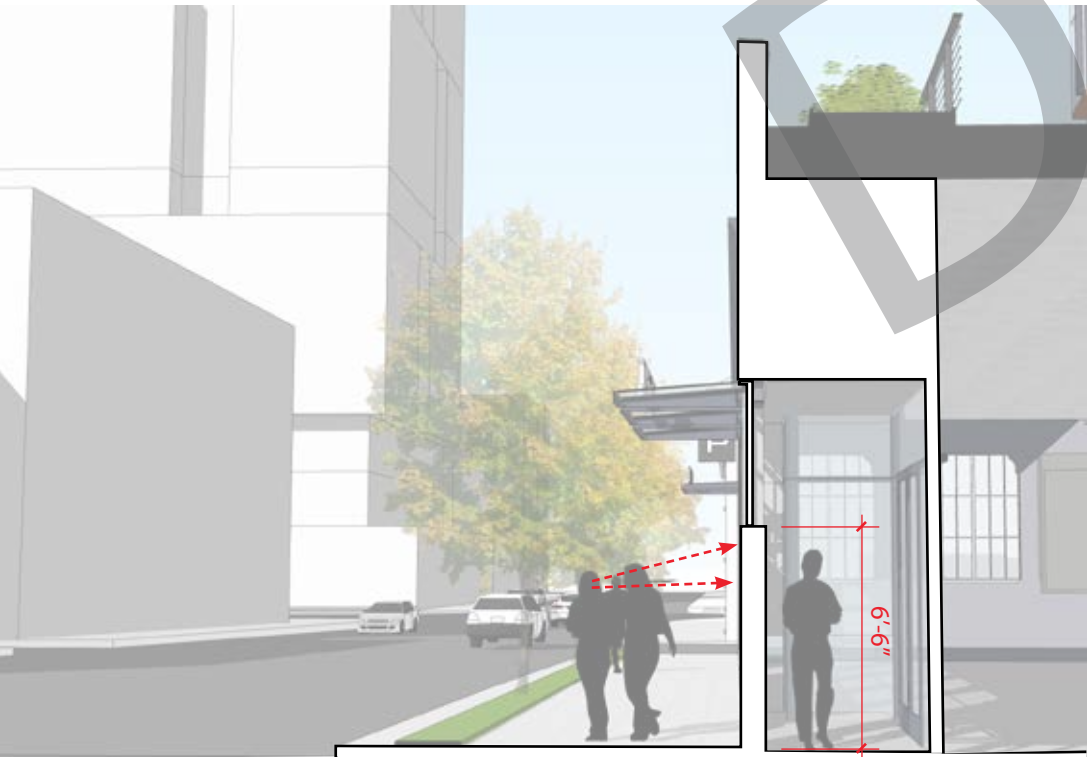
ARC #3 Recap (February 11, 2022)

- A. Continued ARC support for the overall building design and relationship to the landmark.
- B. ARC members were pleased with level 1 window in kind replacement strategy.
- C. ARC members were pleased with level 2 glazed-in bleacher window option.
- D. Show a clearer picture of the north retail entry lowered sills at Harrison Street. Seek design review input for best strategy for visibility and safety needs according to neighborhood design guidelines.

See Page 6

1. | ARC#3 Response

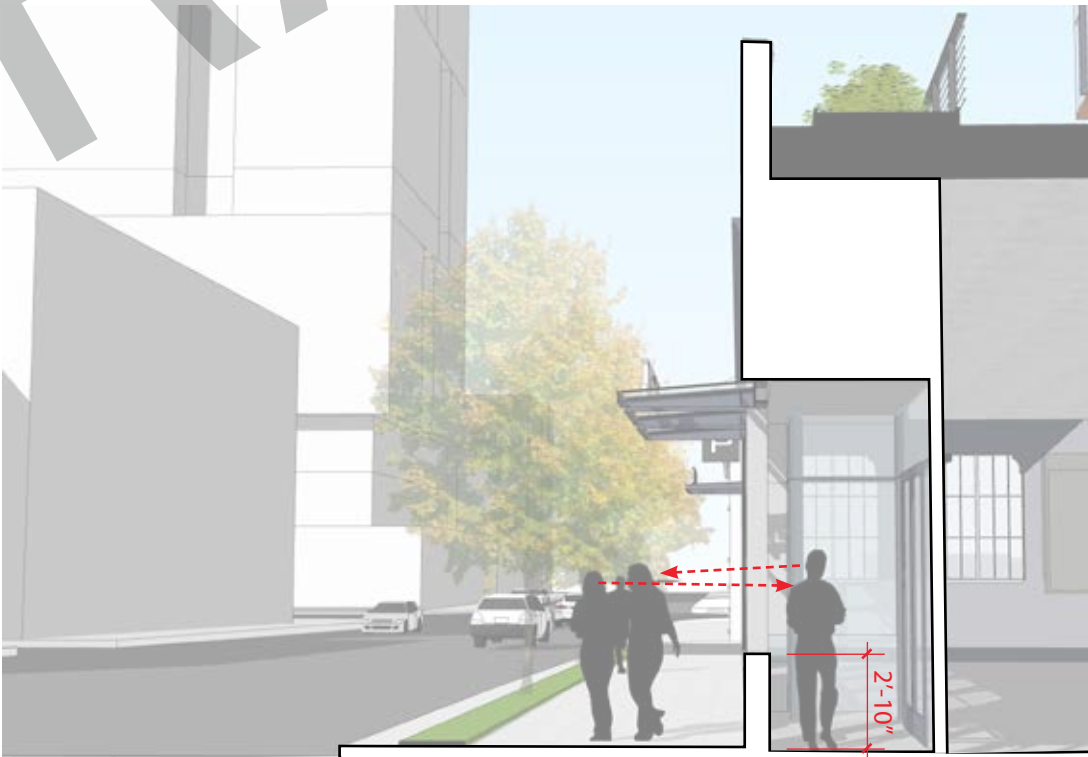
Landmark Design:



Section A

Dimensions Approximate

Preferred Option:



Section B

Dimensions Approximate

Alternate Harrison Entry Proposal:

The main Harrison Street entrance for the landmarked site includes two sill elements within the archways that are being proposed for removal.

The previous entry of the building was elevated with a few stair steps bringing the sills to an appropriate height for visibility. However, this design was not accessible. The proposed design lowers the Harrison Entry to grade level and provides a recess wide enough for ADA access. By maintaining the existing sills as currently constructed, the recessed vestibule will create a blind spot that allows people to hide within the space and create a safety concern.

In order to maintain a safe, vibrant storefront environment, the preferred option proposed is wishing to remove these sills and improve the building's design to ensure more longevity and provide pedestrian comfort for the public.

These alternative approaches were presented at Design Review on July 6, 2022 and **board preference was stated for the "preferred option" of lower sills for visibility, safety, and street level interaction**

The iconic arches define the entrance and will not be lost, but rather, enhanced with a more accessible and vibrant presence at the street.

Secretary of Interiors Standards for Rehabilitation is considered particularly item #2, #3, #4, #5, and #9

2. | Recap of Proposed Alterations

Proposed Landmark Modifications:

- 1. Activate Harrison Street Entry
- 2. Remove chimney
- *Updated* ● 3. Occupy roof as terrace with planting between terrace and historic parapet
See page 10
- 4. Add Harrison Street retail entry integrated into the historic facade
- 5. Addition of glass canopies at retail nodes
- 6. Remove and reconstruct the north mezzanine wall in manner consistent with historical condition
- *Updated* ● 7. Modify north mezzanine & openings to integrate new construction
See page 9
- 8. Remove and reconstruct south facade (southwest corner of landmark structure) in manner consistent with historical condition
- 9. Modify south facade upper openings to integrate new construction
- 10. Modify Main Entry Vestibule on Harrison Street for retail visibility
See page 6

- Alterations approved in prior Certificate of Approval for this site
- Alterations supported in ARC #2 & #3 meetings
- Alterations discussed in ARC #3 meeting on 2/11/2022



Proposed +83.0'

Existing +80.8'

Raised Mezzanine Height

The building's previously proposed mezzanine height reflected a 9'-0" ceiling. The design has since evolved into 10'-0" ceilings, and the current proposal raises the mezzanine to accommodate. Since the mezzanine's north facade is being removed and rebuilt with modifications to the window sizes to maximize the daylighting opportunities and provide more window design organization, the opportunity to raise the mezzanine trim by another 2' will provide an adequate solution for the new project while preserving the character of the landmark structure and meets Secretary of Interiors Standards specifically item #1 and #9, preserving the character and form of the landmark.



Proposed +83.0'

Existing +80.8'

ARC #3 February 9, 2022
Glass Guardrail



ARC #4 September 30, 2022
Cable Guardrail



Cable Guardrail

The previous proposals included glass guardrails, which can reflect light and give the perception of a taller front facade. The change to the cable guard rail provides a more industrial look, a nod to the building’s original use, and relates to the frames of the historic window divisions, in addition to the railing virtually disappearing, as was mentioned as a preference by Historic Seattle. The addition honors the landmark, maintaining and highlighting the original building form while providing a new, differentiated use defined by the terrace planting. *Secretary of Interiors Standards of Rehabilitation considered, particularly #1, #2, #4, #9 and #10.*

3. | Rec. Approved Design

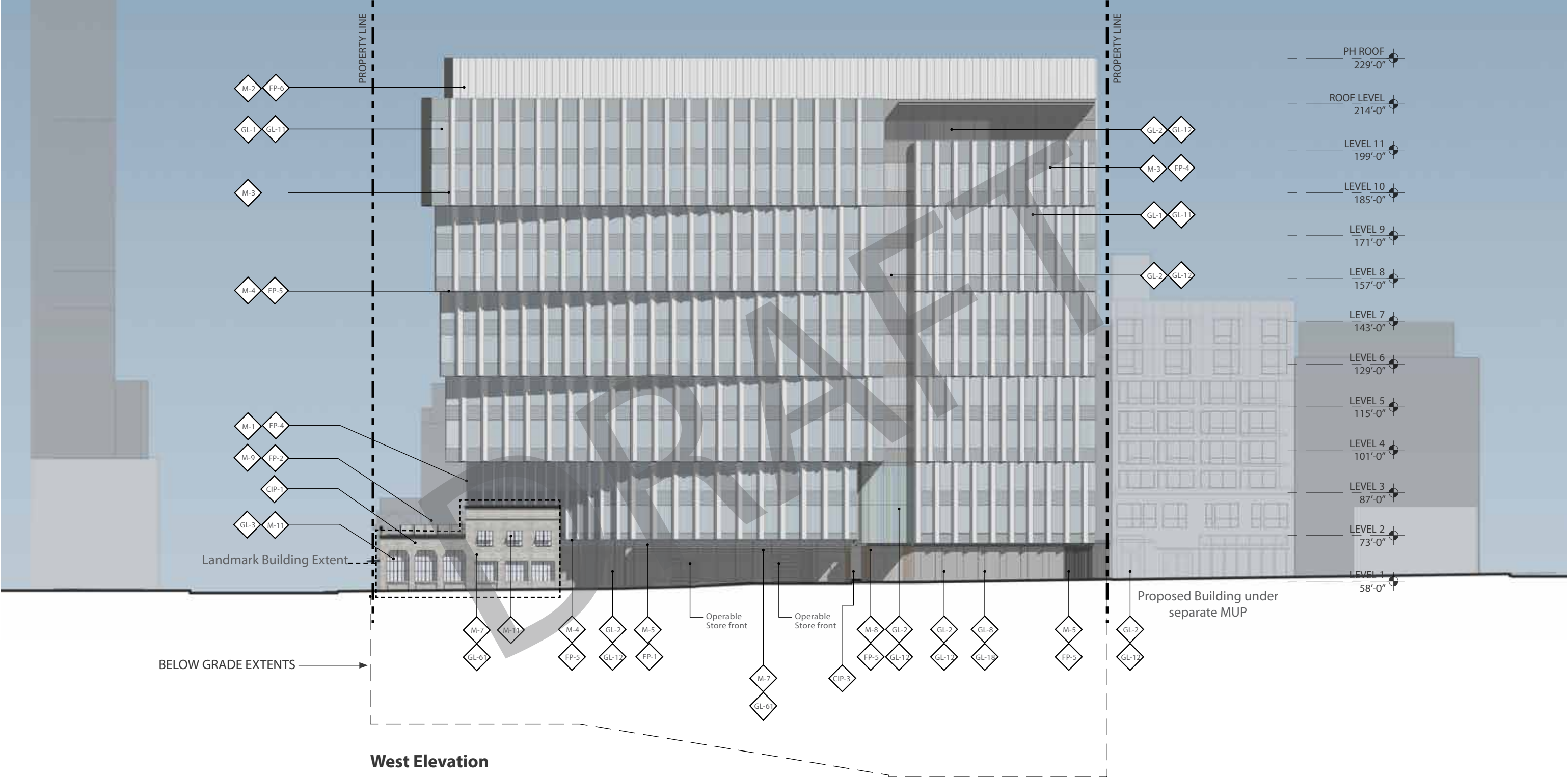


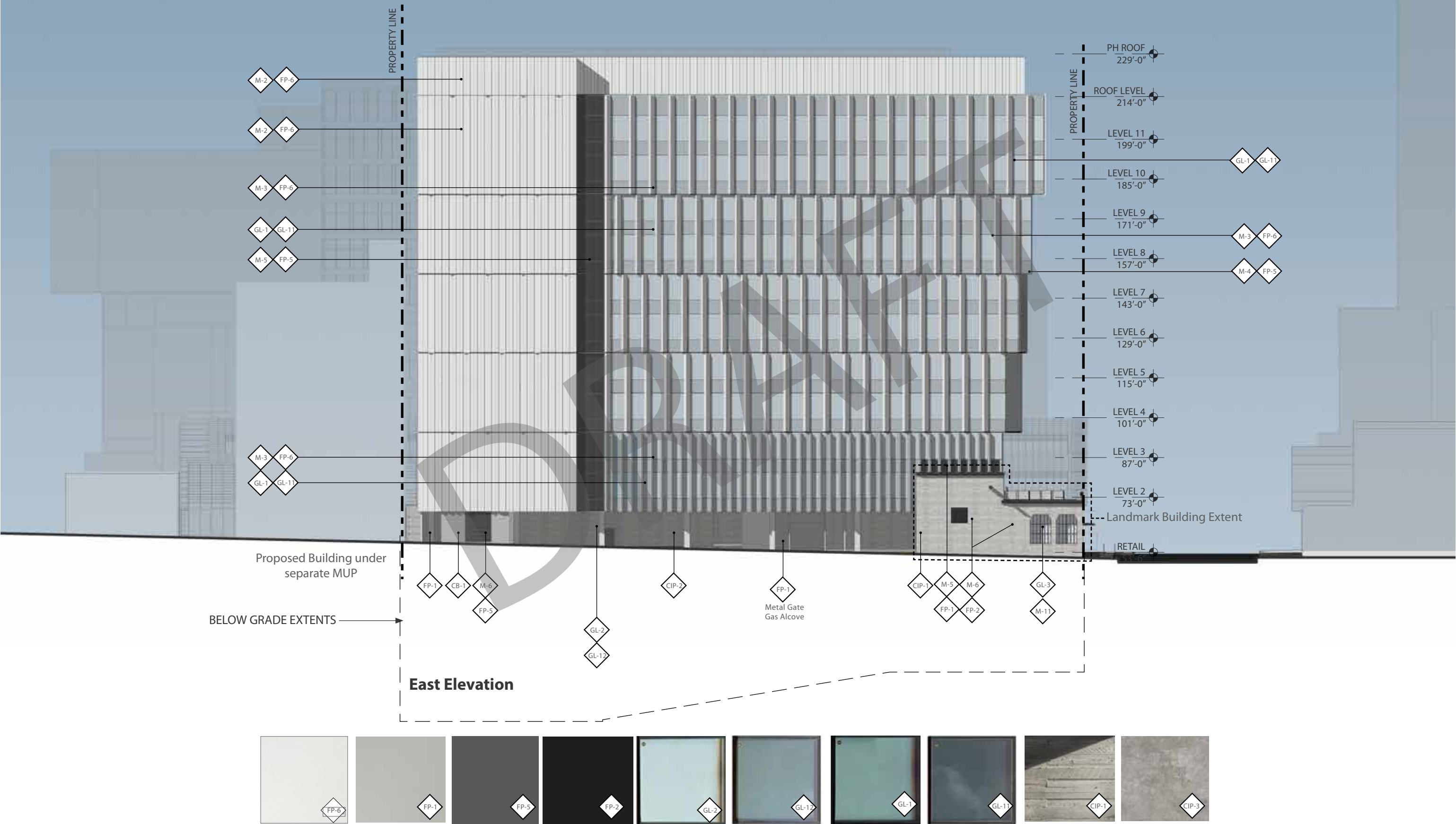
Proposal at Rec 1:

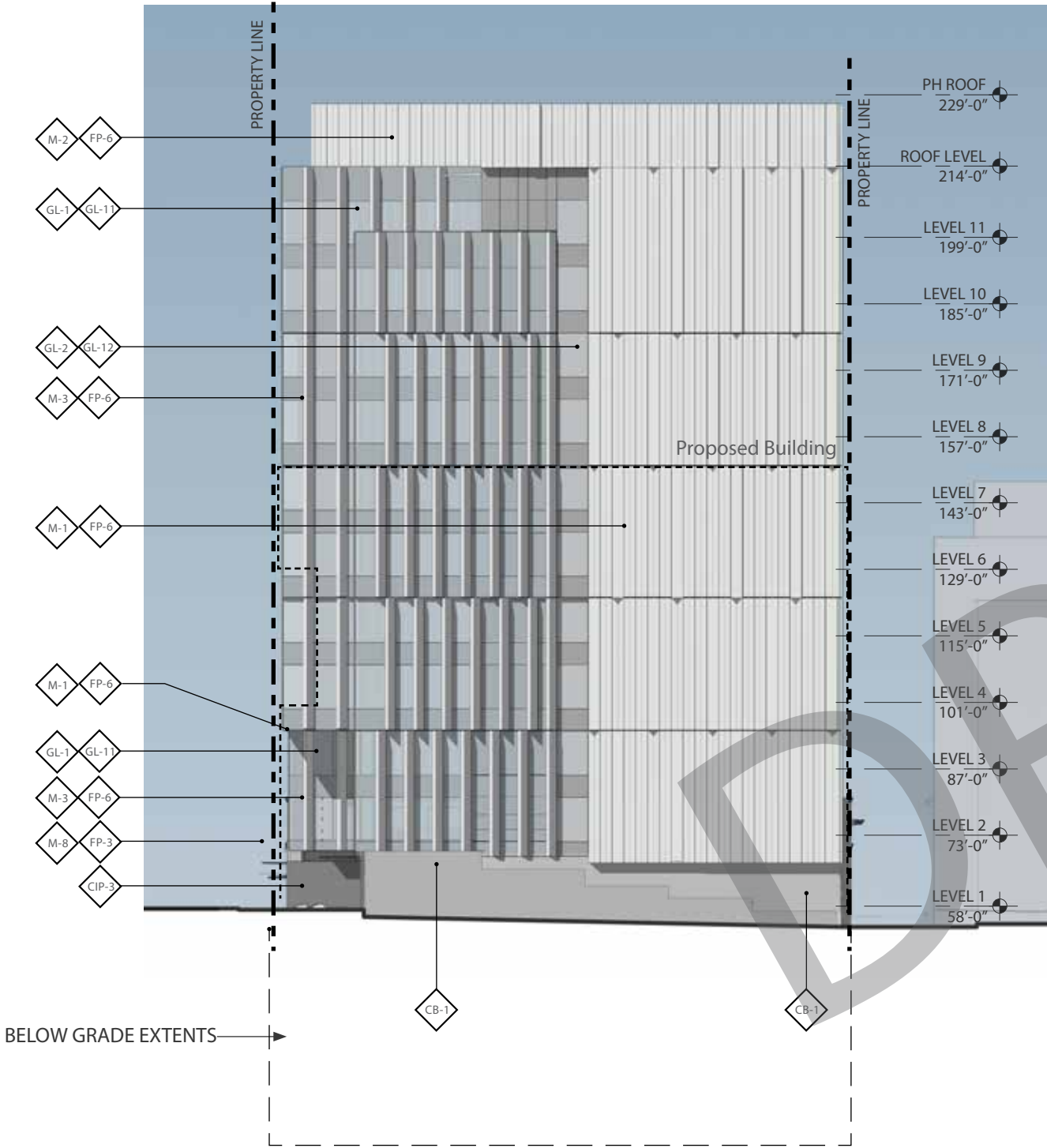


Current Proposal:

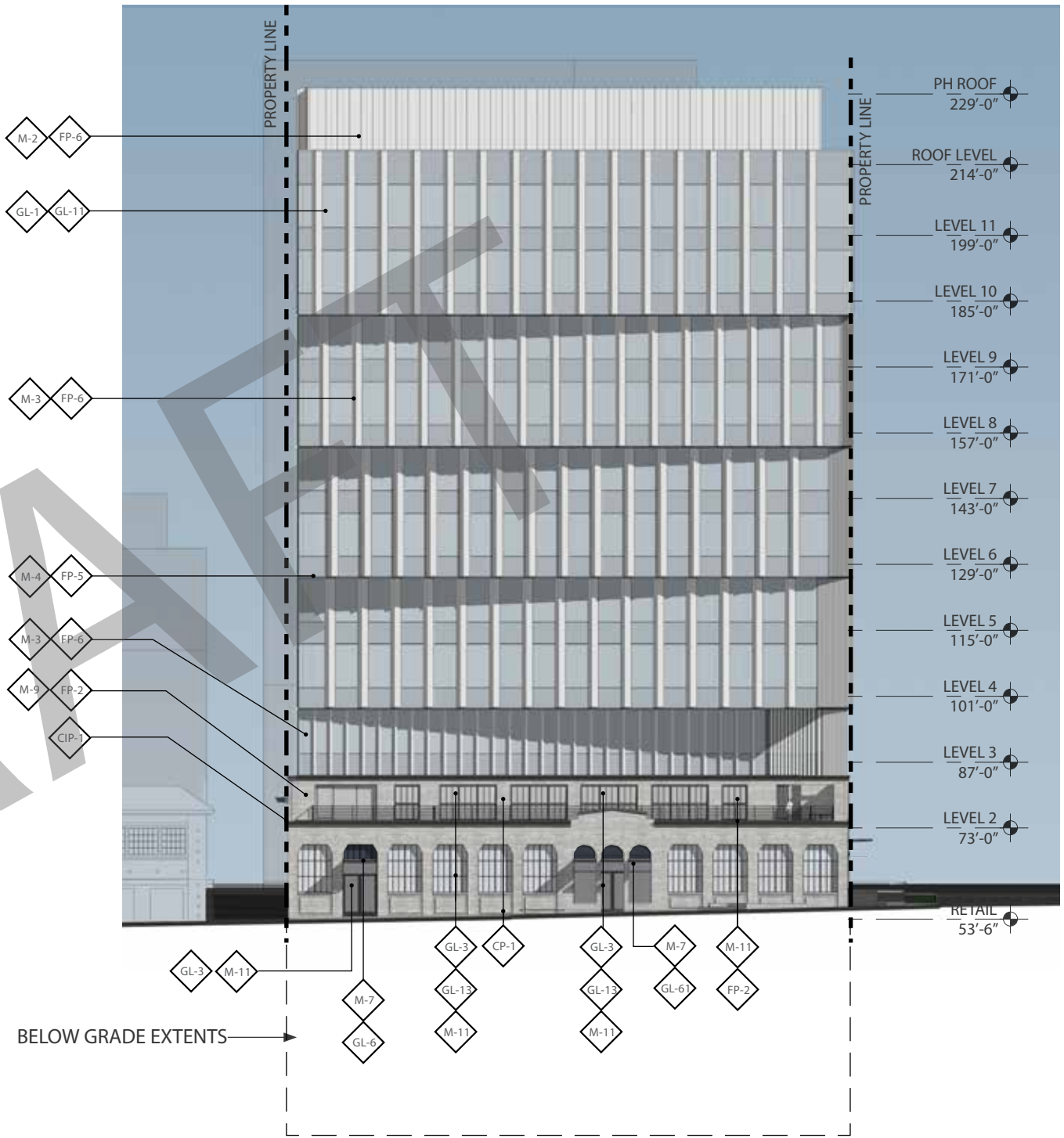








South Elevation



North Elevation

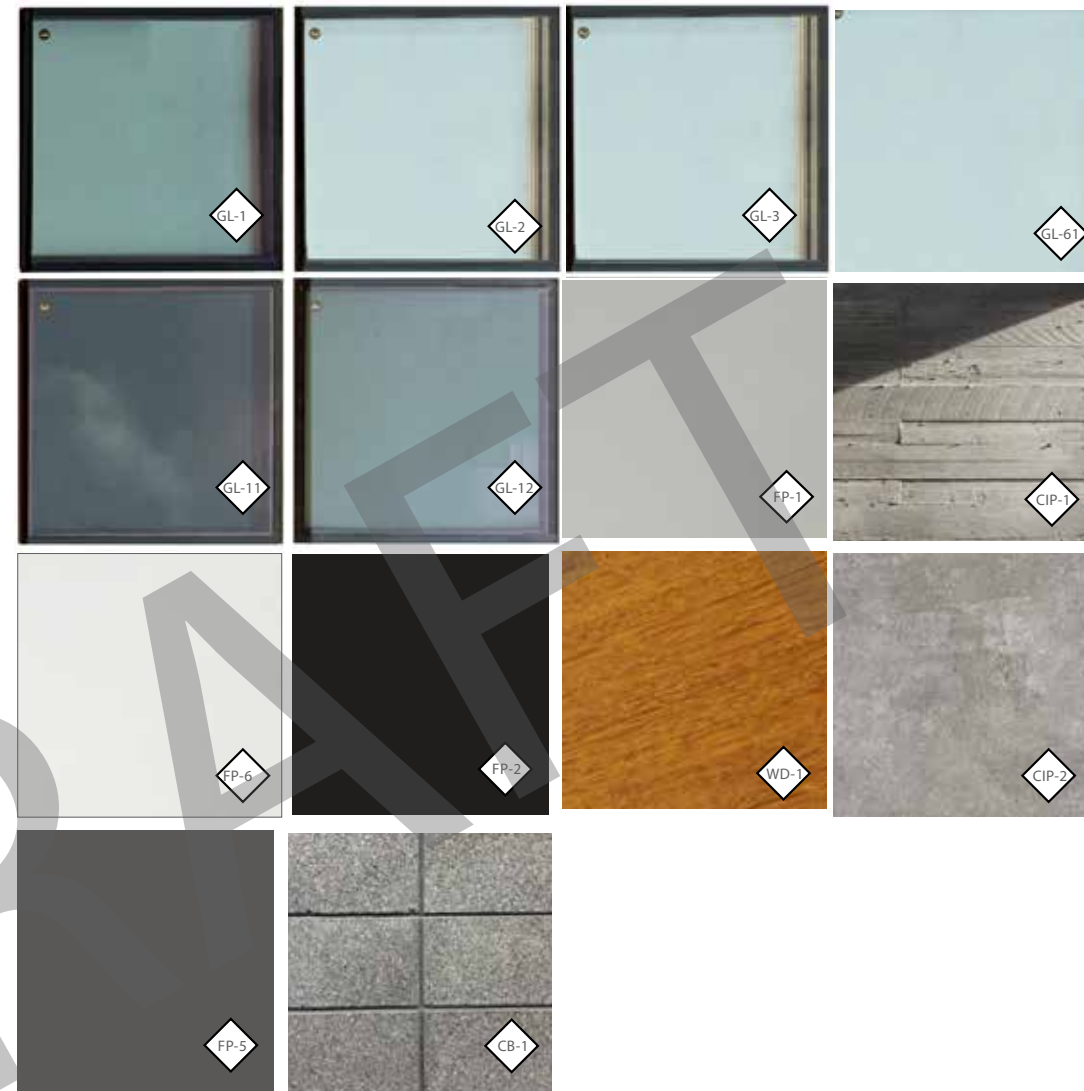






























Harrison Street view looking Southwest



9th Ave N view looking Northeast



- | | | | |
|---|---|--|---|
|  Tower Vision Glass |  Profiled Metal Panel |  Landmarks Glazing Frames and Mullions (FP-2) |  Light Silver Gray |
|  Tower Spandrel Glass |  Profiled Metal Panel Screen |  New Building Mullions (FP-1) |  Dark Gray |
|  Storefront Vision Glass |  Angular Metal Panel |  Cast In Place Concrete Landmarks |  Graphite Gray |
|  Storefront Spandrel Glass |  Metal Panel Soffit |  Cast In Place Concrete New Building |  Light Gray |
|  Landmark Vision Glass |  Louvre - Vertical |  Cast In Place Concrete Entry Wall | |
|  Glass Canopy (GL-1) |  Louvre- Horizontal |  CMU (Concrete Masonry Unit) | |
| |  Metal Canopy (FP-2) |  Wood | |
| |  Metal Main Entry Canopy | | |
| |  Metal Guardrail | | |

4. | ARC Process Summary

ARC #1 February 28, 2020



- ✓ Remove southern warehouse extension
- ✓ Occupy roof of the landmark as a terrace space
- ✓ Remove chimney
- Lower entrance sills
- ✓ Add second retail entrance on Harrison Street
- ✓ Add glass weather protection at entrances

ARC #2 October 15, 2021



- ✓ Remove southern warehouse extension
- ✓ Remove & replace mezzanine structure
- ✓ Replace mezzanine windows with steel sash in-kind replica windows
- ✓ Remove & replace southern facade
- ✓ Occupy roof of the landmark as a terrace space
- ✓ Remove window infill panels on alley and replace with steel sash in-kind replica windows
- ✓ Locate building utility louvers on alley facade
- ✓ Temporarily brace east, north, and west facades during construction
- ✓ Add hose bibs on historic facade
- ✓ Remove chimney
- Lower entrance sills
- ✓ Raise mezzanine cornice
- ✓ Add second retail entrance on Harrison Street
- ✓ Add glass weather protection at entrances

ARC #3 February 9, 2022



- ✓ Remove southern warehouse extension
- ✓ Remove & replace mezzanine structure
- ✓ Replace mezzanine windows with steel sash in-kind replica windows
- ✓ Remove & replace southern facade
- ✓ Occupy roof of the landmark as a terrace space
- ✓ Remove window infill panels on alley and replace with steel sash in-kind replica windows
- ✓ Locate building utility louvers on alley facade
- ✓ Temporarily brace east, north, and west facades during construction
- ✓ Add hose bibs on historic facade
- ✓ Replace historic windows with in-kind replica replacements
- ✓ Remove chimney
- Lower entrance sills
- ✓ Raise mezzanine cornice
- ✓ Add second retail entrance on Harrison Street
- ✓ Add glass weather protection at entrances

ARC #4 September 30, 2022



- ✓ Remove southern warehouse extension
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✓ Approved under Previous MUP
✓ Presented to ARC, tentative support given

Secretary of Interior Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Response: The proposed project includes minimal changes to the existing landmark and restores many aspects that have been lost to deterioration or uncharacteristic renovations over time.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Response: The historic character is maintained, celebrated, and integral into the project's design. The alterations are enhancements to the longevity of the landmark and restores many deteriorating aspects and lost elements that will be reborn.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Response: No changes are made to provide a false sense of historic development. The differentiation between new and old is clear in the modifications made to the landmark in addition to the proposal as a whole. This distinction is important to the project's design and celebrates and differentiates the landmark from the new addition.

4. Most properties change over time; those changes that have acquired historical significance in their own right shall be retained and preserved.

Response: The iconic features of the landmark that have not been deteriorated are retained, preserved and celebrated.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Response: The features are maintained and finishes are celebrated. The rehabilitated portions of the project will maintain the same craftsmanship and construction technique to provide a seamless transition.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Response: historic windows will be replaced based on the window survey which determined the deterioration would not provide enough longevity to the life of the landmark and where new windows made to match the old framing techniques will provide the same character and increase longevity.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Response: no sandblasting or deteriorating cleaning techniques will be utilized.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Response: no significant archaeological resources are included in the landmark.

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.

Response: New addition and alteration will not destroy the historic materials that characterize the landmark property. The new addition and alterations to the ground level of the landmark will be differentiated from the historic property and is part of the design concept that provides a chance to highlight and honor the landmark.

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.

Response: The addition to the landmark can be removed without disturbing the landmark and its environment.



