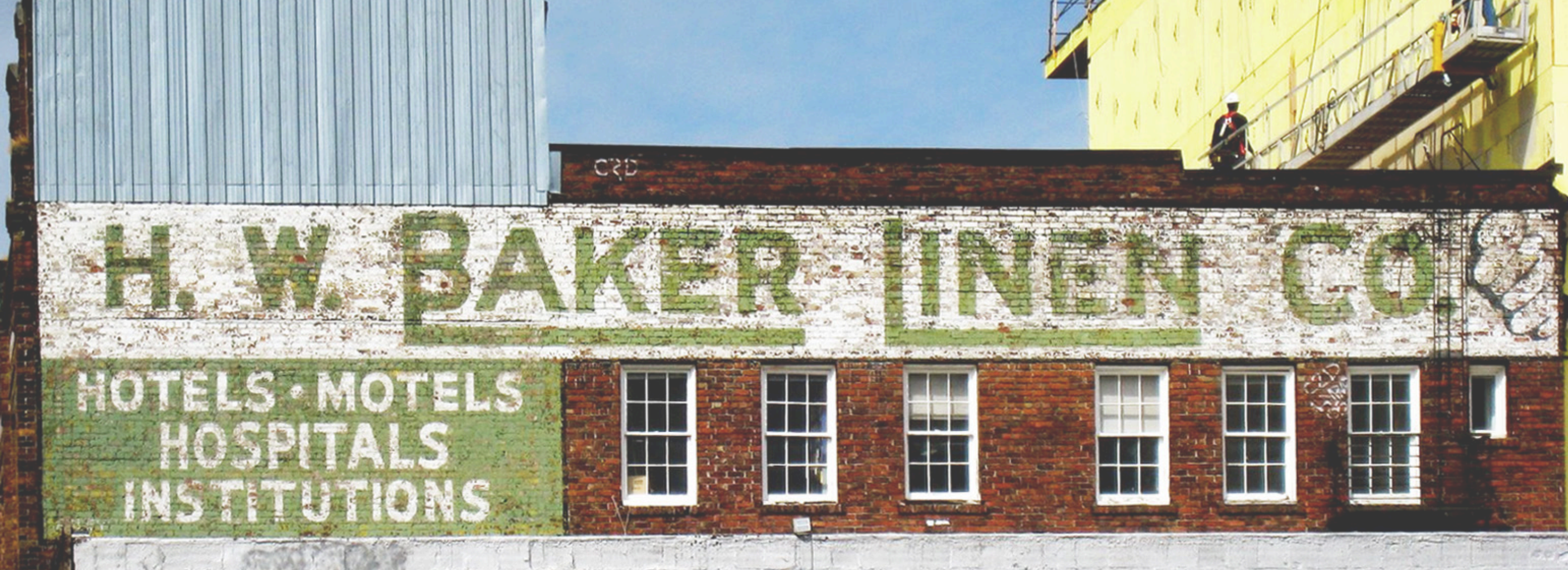


BAKER LINEN



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PROJECT INFORMATION

PROPERTY ADDRESS

1101 E Pike St, Seattle WA

OWNER

Pike Baker Linen LLC

DEVELOPER

Dunn & Hobbes LLC
T (206) 324-0637

ARCHITECT

Weinstein A+U LLC
T (206) 443-8606

TABLE OF CONTENTS

1.0	Introduction	2
2.0	Site Conditions	5
3.0	Photographs of Baker Linen	9
4.0	Existing Facade Alterations	10
5.0	Zoning Envelope	14
6.0	Design Concept - Option 1	16
7.0	Design Concept - Option 2	18
8.0	Massing Options Summary	20

1.0 INTRODUCTION

BAKER LINEN PROJECT SUMMARY

1101 E. Pike Street, referenced here as the Baker Linen Building, is a masonry commercial building located at the southeast corner of 11th Avenue and East Pine Street, in the Capitol Hill neighborhood. The Baker Linen Building was built in 1915-16 as an automobile showroom, garage and service building, fitting squarely within the uses that distinguished the area known as “Auto Row” (see <https://www.historylink.org/File/20630>). It was designed by Architect Sønke Engelhart Sønnichsen for Owner Mary Liebeck. The property is within the City of Seattle Pike/Pine Urban Center Village (per Seattle’s Comprehensive Plan) and the Pike/Pine Conservation Overlay District (Map A for Seattle LUC 23.73.004). The existing historic building is three stories over a basement, with a mezzanine located between the ground floor and second floor, and a penthouse at the southwest corner serving the freight elevator overrun.

In recent decades, the historic building has been re-roofed, parapet bracing was added, and repairs were made following the Nisqually Earthquake in 2001, but the unreinforced masonry building is overdue for a full seismic upgrade and improvements to the building’s mechanical, electrical and plumbing systems are needed. These seismic and systems upgrades provide a good opportunity for the Owner, Pike Baker Linen LLC, to update the core circulation and build an addition at the roof level to take advantage of the increased density and changed economics of the area, providing additional rental income to help cover the cost of the upgrades.

The proposed project maintains the commercial use of the building, with retail at the ground floor and mezzanine levels, and office spaces at the floors above, while adding two stories of additional office space and updating core circulation elements to provide code-compliant stair egress and modern elevator service. Although the zoning would allow for additional height to 85’ above the Average Grade Level, which could accommodate up to 4 additional stories, the proposed massing strategies limit new work to two floors. The reasons for this are threefold: 1) to not visually overwhelm the existing building, 2) to stay slightly lower than the adjacent buildings, and 3) to not block the public view deck of the neighboring building to the east.

Option 1 proposes two new stories set back by half of the existing structural bay from the street elevations, or approximately 9’-6” from the north and west property lines. Option 2 proposes a 4th floor gasket level set back from the north and west elevations by 5’-0” with the 5th floor set back the depth of the parapet wall. Proposed options and zoning envelope are presented on pages 14-19.

The project also proposes limited intervention at the existing facades, described in more detail on pages 10-13.

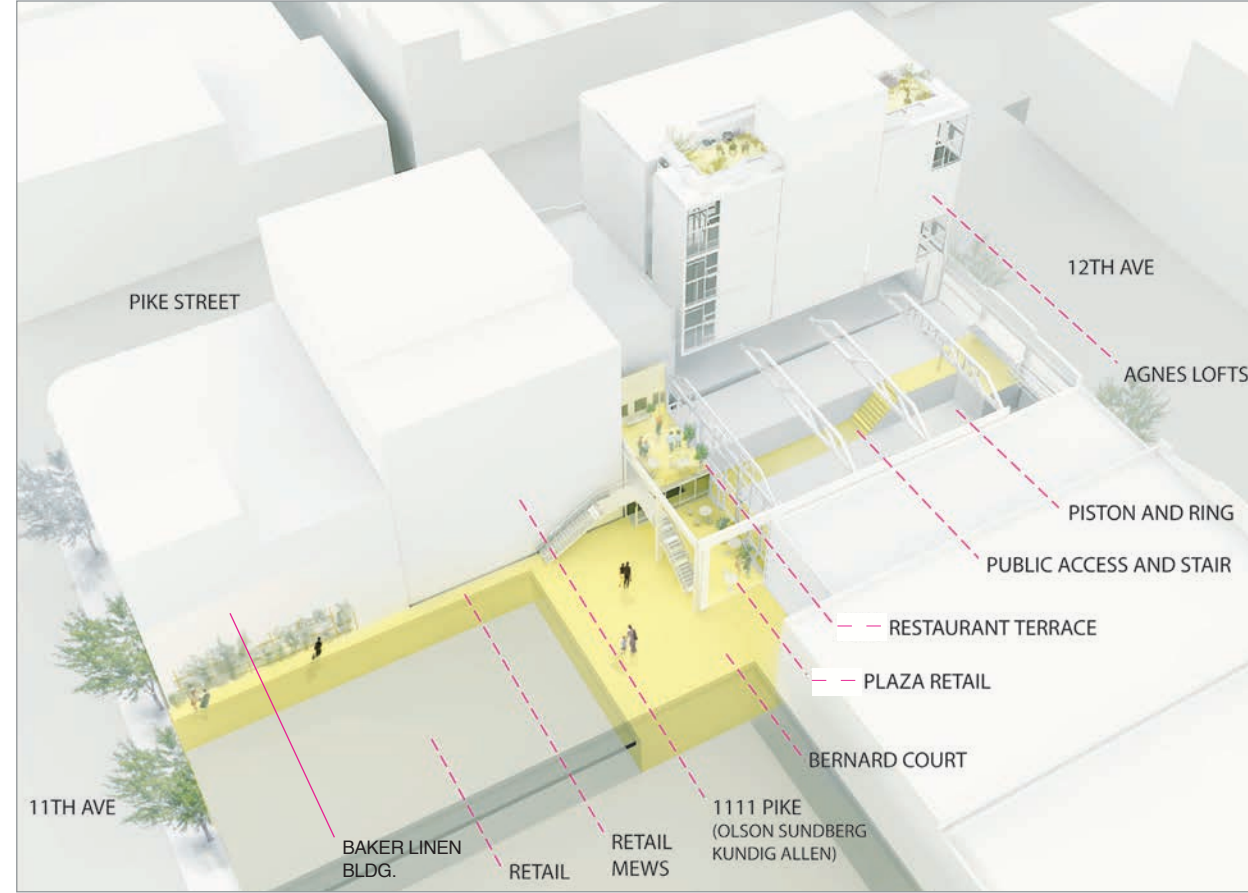
We are looking for your input on the massing strategy and guidance on the proposed interventions at the existing facades.



View of 1101 Pike St (Baker Linen Building) from 11th Ave.
(Seattle Automobile Company, delivery, c. 1916).



Piston & Ring Building, 1429 12th Ave., Seattle
©Michael Burns



12th & Pike Diagram



Piston & Ring Building and Agnes Lofts
©Michael Burns



View looking south from Piston & Ring Restaurant Terrace
©Michael Burns



La Spiga, Piston & Ring Building
©Michael Burns

Team

Weinstein A+U and Dunn & Hobbes have worked together on previous adaptive reuse projects with great success. The images here illustrate the WA+U / Dunn & Hobbes collaboration on the Agnes Lofts and Piston & Ring projects, as well as some examples of recent work completed by Weinstein A+U.

Weinstein A+U

Weinstein A+U, the architect for the Baker Linen renovation and addition project, was founded over forty years ago in Seattle. Weinstein A+U has experience with a broad array of project types, including extensive involvement with adaptive reuse and restoration projects in Seattle. Recently completed projects include the State Hotel, Ainsworth & Dunn (the Old Spaghetti Factory), Town Hall, and Union Stables. Weinstein A+U's design ethos centers on fully integrating a project with its site and community, focusing on the creation of appropriate public exterior space as much as well-crafted and efficiently organized buildings. Modernization of existing building stock supports this design ethos, and builds on Weinstein A+U's goal of protecting resources, fostering sustainability, and creating diverse and nuanced places – a goal that meshes very well with the developer Dunn & Hobbes's approach.

Dunn & Hobbes

Dunn & Hobbes, the developer for the Baker Linen project, is a Seattle-based real estate developer with an incrementalist, community-centered approach and a focus on high-density low-rise mixed use neighborhoods. As explained by Liz Dunn, Principal at Dunn & Hobbes, "We try to do things that are uniquely designed, that preserve some of the character of the city, or create new character, and so, I would like to believe, play a positive role in how we re-urbanize Seattle." Integration of historic building fabric is a critical part of this approach. Dunn & Hobbes has worked with Weinstein A+U on multiple projects in the Pike/Pine neighborhood, notably the award-winning Agnes Lofts project at the corner of 12th and Pine, and the renovation of the adjacent Piston & Ring building.

1.0 INTRODUCTION



The State Hotel, 1501 2nd Avenue, Seattle
©Andrew Nam



Union Stables, 2414 Western Avenue, Seattle
©Lara Swimmer



Ainsworth & Dunn Building, interior gasket
©Lara Swimmer



Ainsworth & Dunn Building, 2815 Elliott Avenue, Seattle
©Lara Swimmer



- Pike/Pine Urban Center Village
- - - Pike/Pine Conservation Overlay District

Pike-Pine Urban Center Village boundaries



2.0 SITE CONDITIONS

Nearby Character Buildings within a quarter-mile radius of the subject property include the following (**Designated City of Seattle landmarks bolded**):

1. Oddfellows Hall (915 E Pine St)
2. Boone & Company Pontiac Building / Blick Art Supply (900 E Pine St)
3. **Eldridge Tire Company Building - A.H. Albertson, 1925 (1519 Broadway)**
4. **White Company Motor Building - 1918 (1021 E Pine St)**
5. **Kelly-Springfield Motor Truck Building - Julian F. Everett, 1917 (1525 11th Ave)**
6. **Cal Anderson Park / Lincoln Reservoir / Bobby Morris Playfield - Olmsted Brothers, 1901 altered (at 11th Ave between East Pine Street and Denny Way)**
7. H.W. Baker Linen Supply Co. (1103 E Pike St) (on project site)
8. Booth Building (1534 Broadway)
9. 909 E Pine Building

Other Neighborhood Character Buildings not pictured:

- **Old Fire Station #25 - Somervell & Cote, 1909 (1400 Harvard Ave)**
- **Knights of Columbus - Ferdinand W. Bohne, 1913 (722 E Union)**
- **Seattle First Baptist Church - Ulysses G. Fay, 1911 (1121 Harvard Ave)**
- **First African Methodist Episcopal Church - A. Dudley, 1912 (1522 14th Ave)**
- **St. Nicholas Russian Orthodox Cathedral - Ivan Palmov, 1937 (1714 13th Ave)**
- Seattle Central College (1701 Broadway)
- Broadway Performance Hall (1625 Broadway)
- Cinema Egyptian (805 E Pine St)

— Pike/Pine Urban Center Village

▭ Project site showing maximum allowable building envelope. The base height limit is 75' with a 10' height exception (dashed line) for retention of a character structure.



Aerial of immediate neighborhood context



North elevation of the Baker Linen Building as seen from E Pike Street looking south



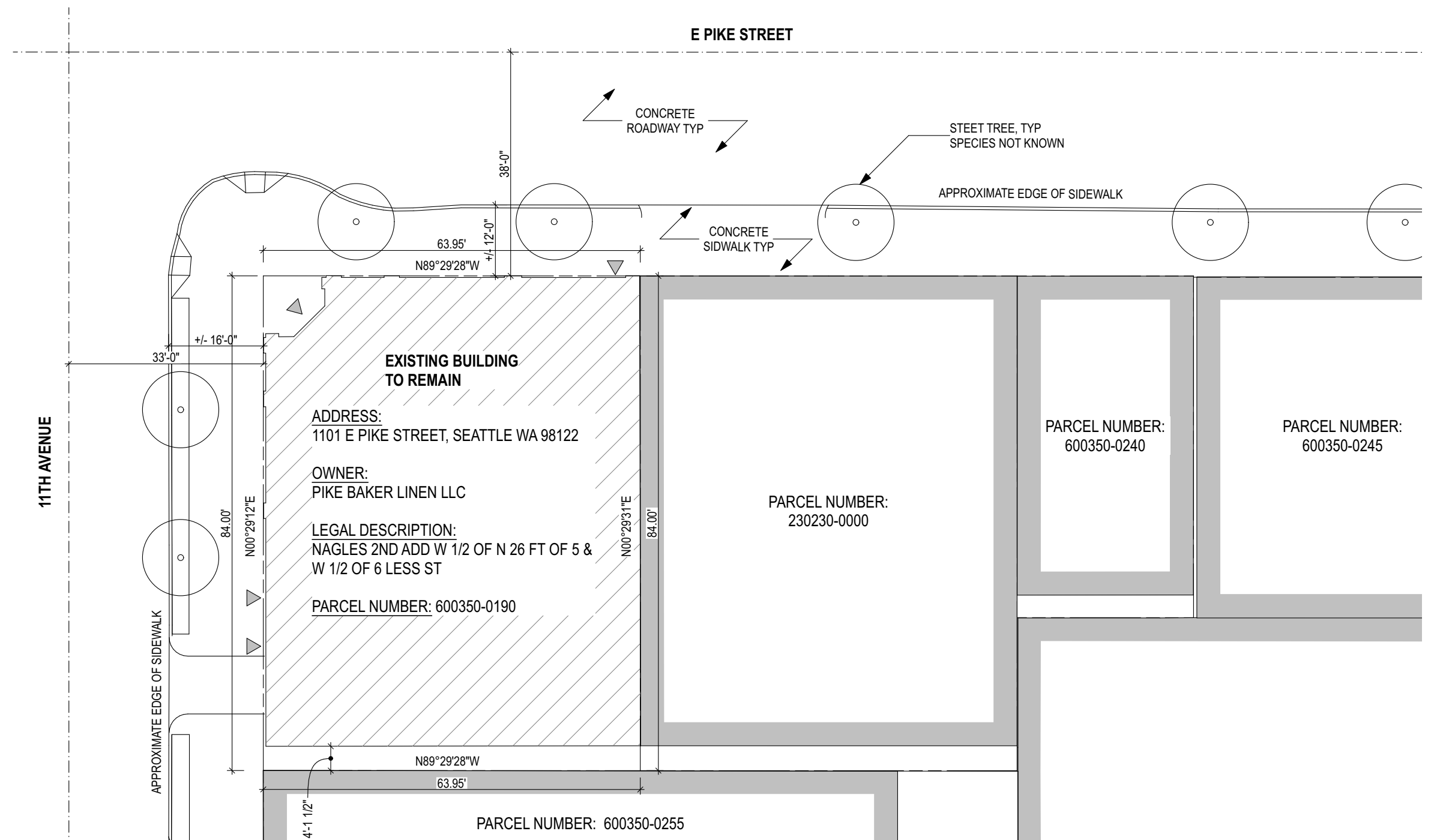
Google Earth view of site looking SE



West elevation of the Baker Linen Building (1101 E Pike Street) as seen from 11th Ave. looking east

2.0 SITE CONDITIONS

EXISTING SITE PLAN



3.0 PHOTOGRAPHS OF BAKER LINEN



SE view of Baker Linen as seen from E Pike Street, 1916 (Courtesy of Paul Steiner Kilpatrick).



SE view of Baker Linen as seen from E Pike Street, 1937 (Real Property Record Card Photo, PSRA).



SE view of Baker Linen as seen from E Pike Street, 2020.



Views of alley between Baker Linen and Chop House Row, 2018



Building Description

The Baker Linen Building was built in 1915-16 for use as an automobile showroom, garage and service building. The primary structure is heavy timber construction with concrete foundation walls and column piers. The exterior walls are load-bearing brick masonry. From the exterior, the building retains much of its original character, which is defined by reddish brown brick pilasters and tan brick spandrels, both inset with white tile decorative elements. A curved entry at the corner of 11th and E. Pine serves the primary ground floor commercial space – originally the automobile showroom. Existing changes to the building include the loss of light fixtures that once marked the inset panels at the 2nd floor level of the pilasters, replacement of large plate glass windows at the ground floor with divided painted wood windows (and a door at the east side of the north elevation), painted aluminum storefront doors and sidelights replacing the original corner entry doors, and revisions at the two southern-most ground-floor bays at the west elevation. The brick at the north and east walls of the penthouse is currently clad with fiber cement panels, and the south elevation was replaced with vertical seam galvanized metal siding following the 2001 Nisqually earthquake.

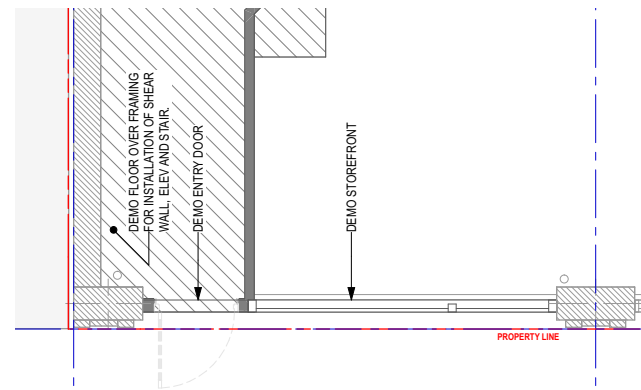
Historic Context

As noted in the 2019 Landmark Nomination by Tom Heuser, Marvin Anderson and Adam Alsobrook, the neighborhood in which the building is located "...has been constantly developed and redeveloped since the 1880s up to the present day, with the heaviest period of historic development occurring between about 1900 and 1930. The unique character of the surrounding neighborhood is primarily derived from the automobile showrooms and service buildings built from around 1905 until the mid-to-late 1920s. In recent years, the area has become a popular destination for living and working, and has also developed into a vibrant nighttime entertainment district with numerous restaurants, bars, and music venues."

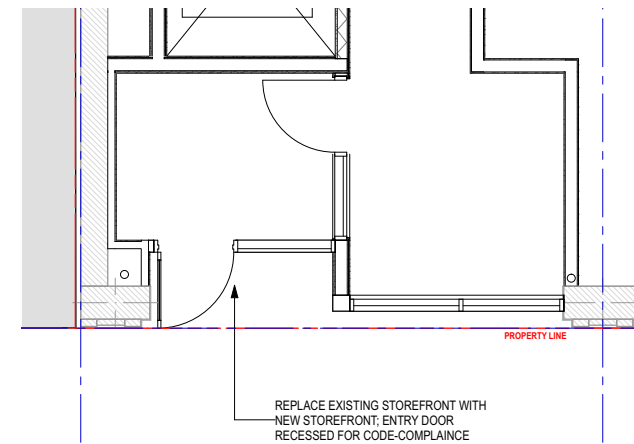
Architect

Architect Sønke E. Sønnichsen was born in Norway in 1878, and emigrated to the United States in 1902, initially working in New York but moving to Illinois in 1903, then Denver, Colorado, in 1904, and finally landing in Seattle in 1905, where he found work with architect John Graham. He continued his internship at several firms in Seattle, working on numerous buildings in the area as noted in the Landmark Nomination. In 1914 Sønnichsen was appointed "consulting architect to the Vancouver School Board," and was dividing his time between Vancouver, Canada and Seattle during the period when he would have designed 1101 E. Pike Street, known at that time as the Liebeck Building/ Seattle Automobile. It was built shortly after completion of another well-known Seattle Landmark designed by Sønnichsen, the Sons and Daughters of Norway clubhouse at 2015 Boren Ave., now known as Raisbeck Performance Hall.

4.0 EXISTING FACADE ALTERATIONS / NORTH ELEVATION (E PIKE STREET)



Proposed demolition at North Elevation Entry
1/8" = 1'-0"



Proposed new construction at North Elevation Entry
1/8" = 1'-0"

Proposed Alterations - North Elevation
The entry at the north elevation provides access to the office floors above the ground level and mezzanine retail spaces. The existing entry swings into the sidewalk. The proposed modifications recess the entry door and create a code-compliant vestibule to serve a new vertical circulation core. The storefront at the easternmost bay will be replaced with an energy code compliant storefront system.



Current Condition - North Elevation

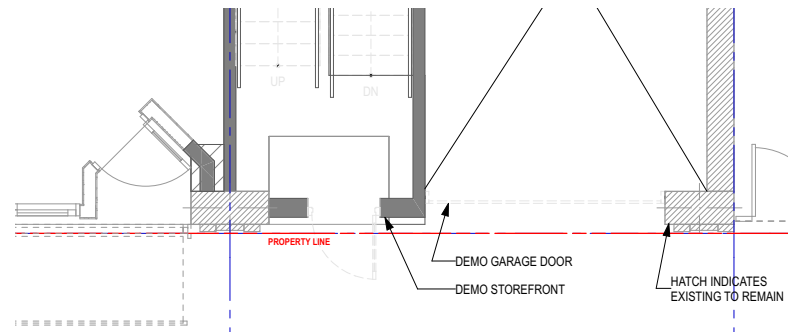


Proposed North Elevation
Not to Scale

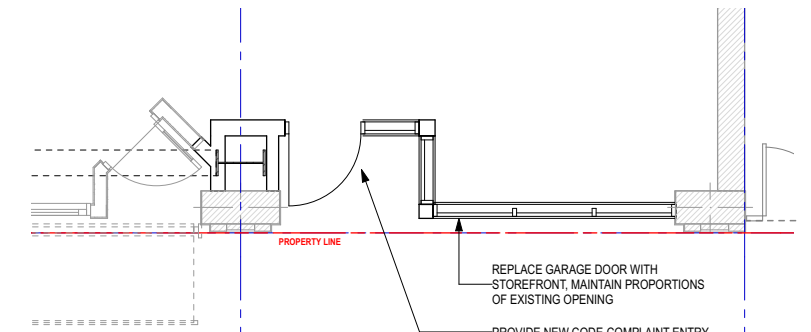
4.0 EXISTING FACADE ALTERATIONS / WEST ELEVATION (11TH AVE)

Proposed Alterations - West Elevation

The existing entry at the south side of the west elevation provides access to an interior stairway that is proposed for removal, along with the existing freight elevator, creating an enlarged commercial space at the southwest corner of the building. The proposed modifications provide an accessible entry to the enlarged commercial space. The existing garage door is removed and replaced with an energy code compliant storefront system. The new storefront aligns with the historic opening widths, but the elevation is reduced to allow the mezzanine floor to be extended to meet the west wall.



Plan - Proposed demolition at West Elevation
1/8" = 1'-0"



Plan - Proposed new construction at West Elevation
1/8" = 1'-0"

The clerestory windows will be maintained in place, and all other windows at the north elevation will be protected and maintained in place.

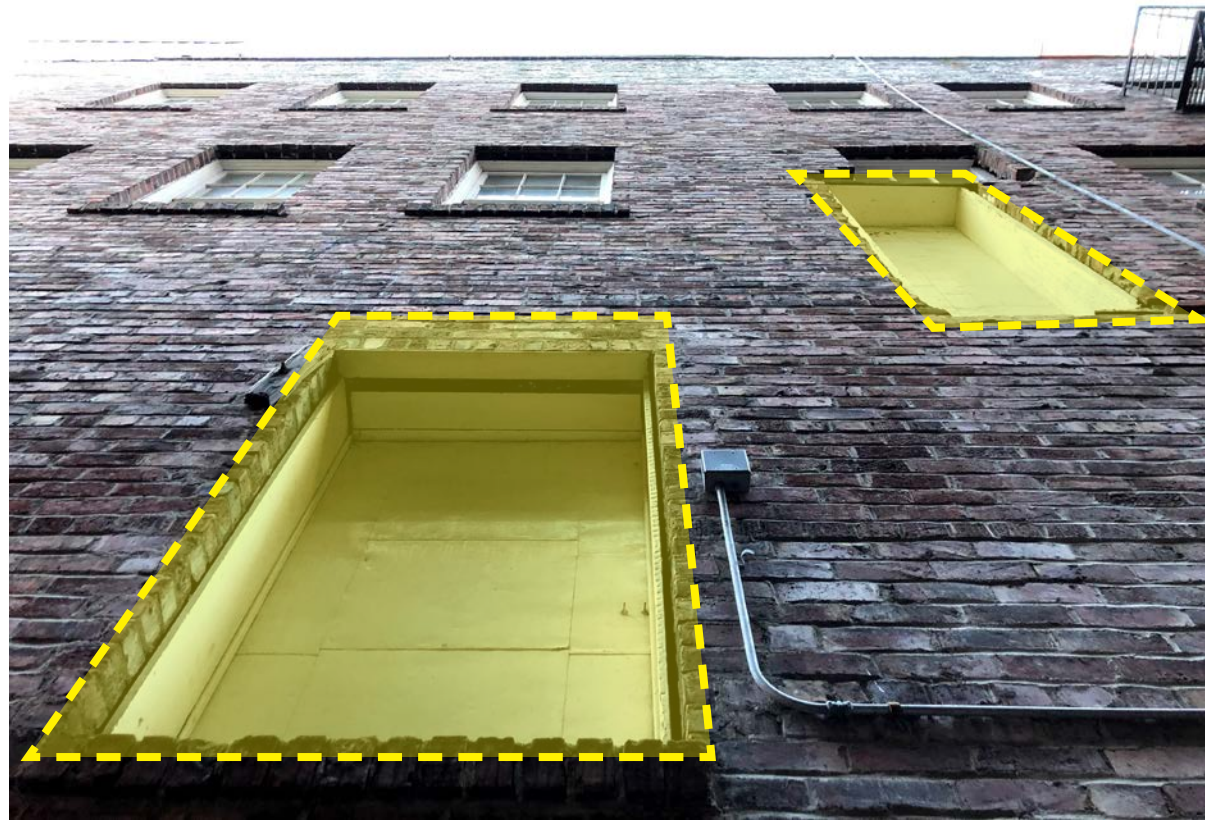


Current Condition - West Elevation



Proposed West Elevation
Not to Scale

4.0 EXISTING FACADE ALTERATIONS / SOUTH ELEVATION (PEDESTRIAN ALLEY)

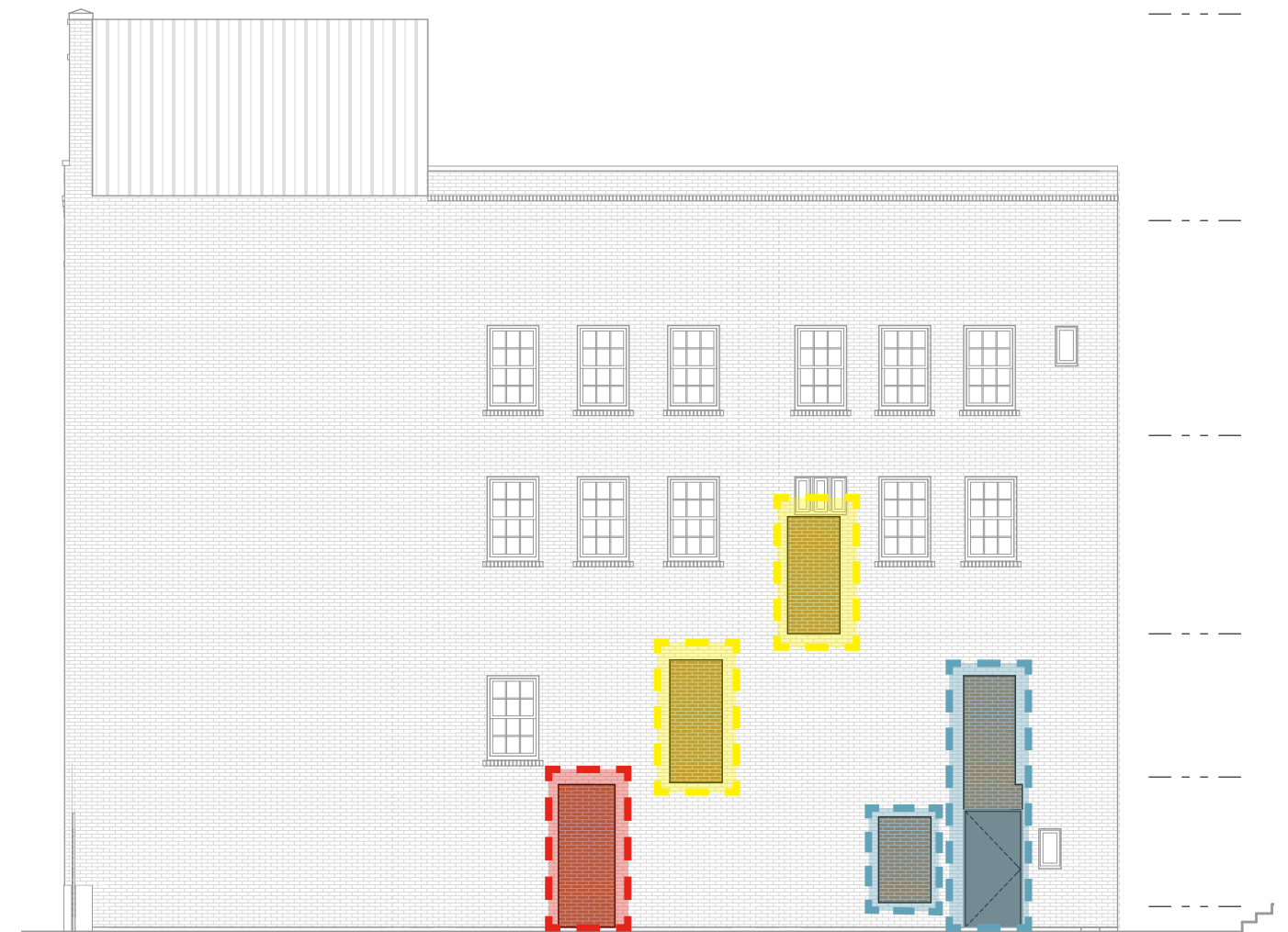


Proposed Alterations - South Elevation

The south elevation includes two fire doors (highlighted in yellow) that are no longer in use. The project proposes to infill those openings with masonry infill.

The existing alley door to Cafe Pettirosso, highlighted in red, is proposed to be infilled, as the door and landing are not code-compliant.

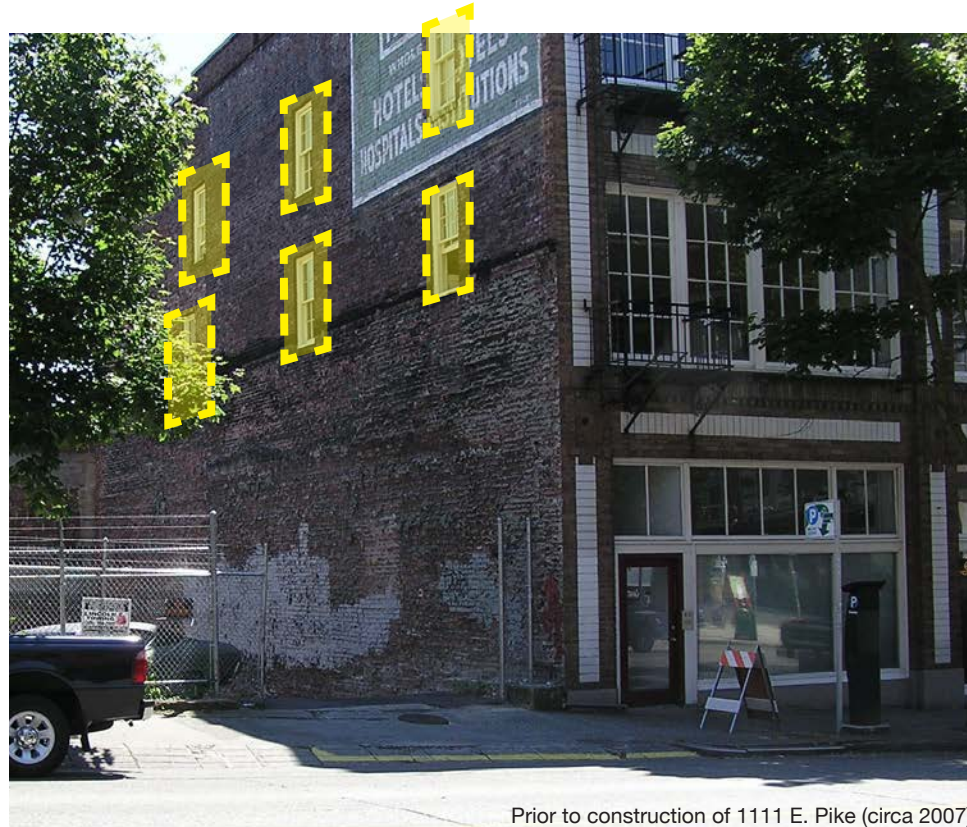
A new egress stair at the proposed new vertical circulation core requires a new egress door at the south elevation. The door is proposed to be located within an opening at the masonry wall created by an historic window at the mezzanine level, highlighted in blue. The modification requires the demolition of the historic window in addition to demolition of an infill spandrel panel, a relatively new window, and the masonry below that window to the grade level. An existing window opening that has been infilled with a mechanical louver is proposed to be infilled to create a complete one-hour rated stair enclosure.



4.0 EXISTING FACADE ALTERATIONS / EAST ELEVATION (PARTY WALL)



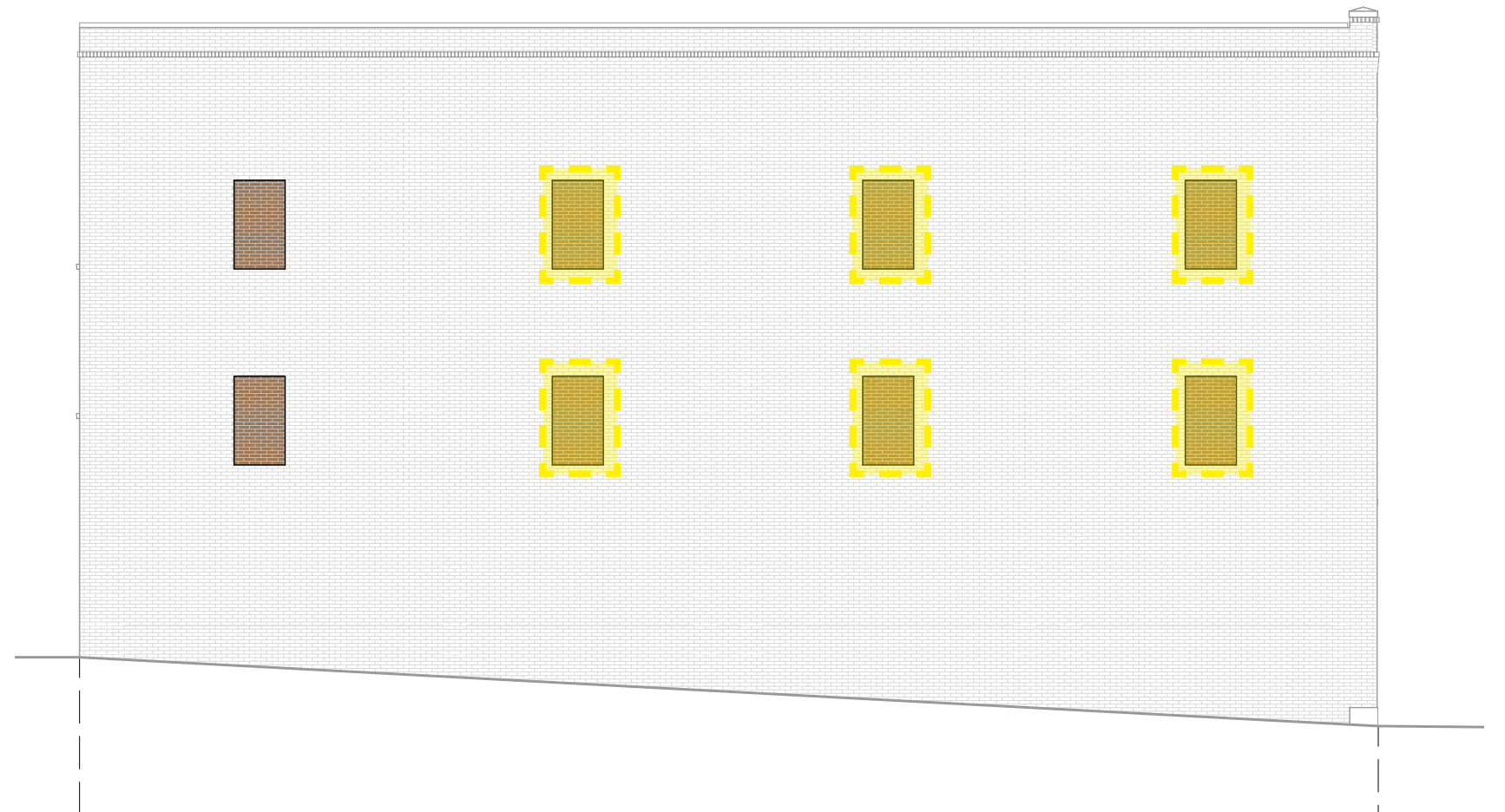
Current Condition
(December 2020)



Prior to construction of 1111 E. Pike (circa 2007)

Proposed Alterations - East Elevation

Existing window openings along the property line, currently fully covered by the adjacent building at 1111 E. Pike Street, are proposed to be infilled. The current condition of the windows is not known. The openings are boarded up and not accessible from the interior.



5.0 ZONING ENVELOPE

PROJECT INFORMATION

Site Location

1101 E. Pike St., Seattle, WA 98122

Parcel No.

600350-0190

Site Zoning

NC3P-75 (M)

Overlays

Pike/Pine Urban Village (Map A for 23.73.008), Pike/Pine Conservation Overlay District (Map A of 23.73.004)

Lot Area

5,376 sf

Floor Area Ratio (FAR)

5.5, per 23.47A.013 Table A

Setback Requirements

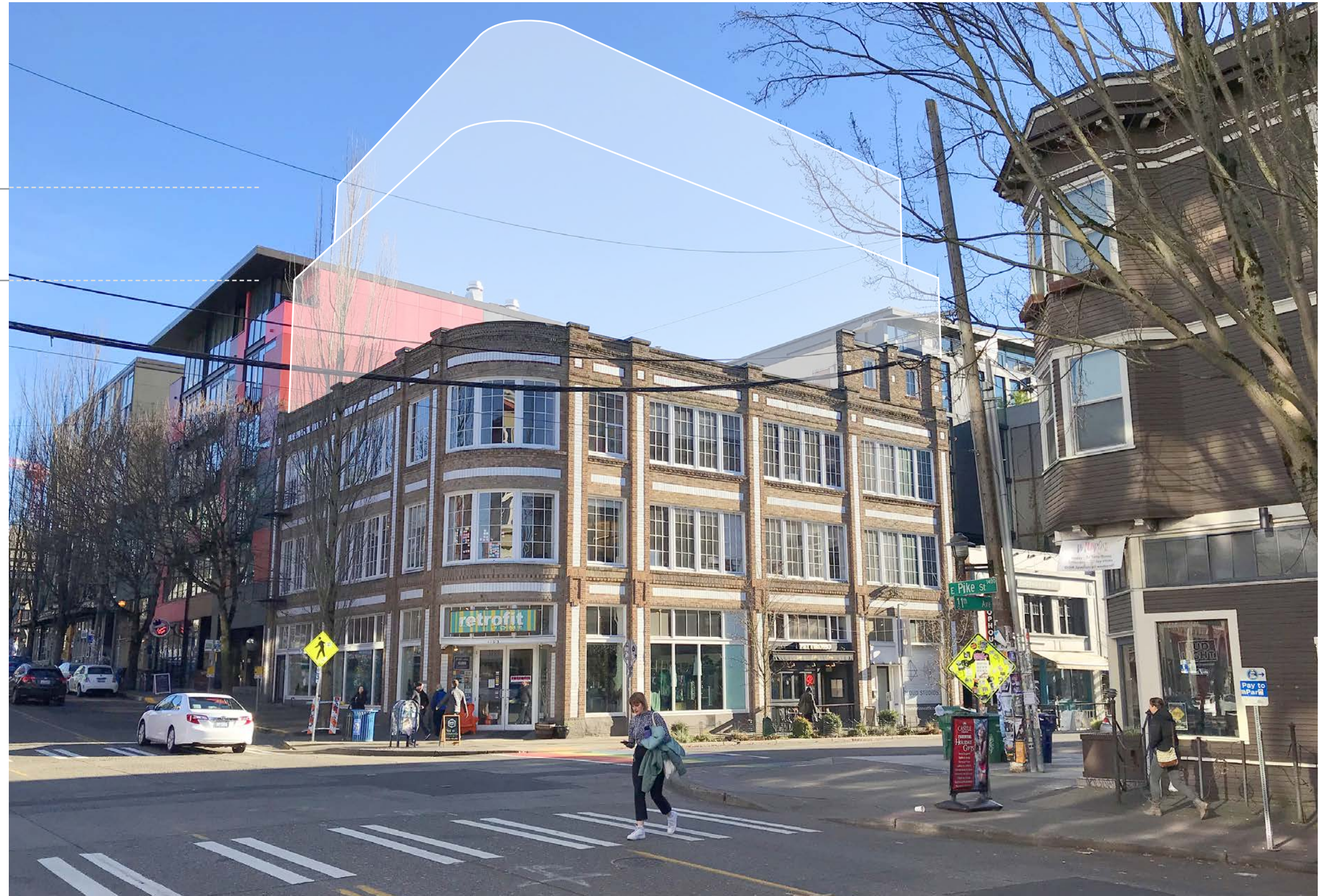
Portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet. (23.47A.014 C.1)

Height

85 feet, using height exception for lots that include a character structure allowing 10 feet of additional height above the 75-foot height limit (23.73.014 B)

85'-0"

65'-0"





6.0 DESIGN CONCEPT - OPTION 1

Design Concept

The proposed project maintains the commercial use of the building, with retail at the ground floor and mezzanine levels, and office spaces at the floors above, while adding two stories of additional office space and updating core circulation elements to provide code-compliant stair egress and modern elevator service. Although the zoning would allow for additional height to 85' above the Average Grade Level, which could accommodate up to 4 additional stories, the proposed options limit new work to two floors. The reasons for this are threefold: 1) to not visually overwhelm the existing building, 2) to stay slightly lower than the adjacent buildings, and 3) to not block the public view deck of the neighboring building to the east.

Both proposed options locate new massing to the southeast portion of the building, to keep new work from tangling with the existing facades.

Option 1

Option 1 proposes two new stories set back by half of the structural bay from the street elevations, or approximately 9'-6" from the north and west property lines. The floor-to-floor height between the existing roof and the new Level 5 is 12'-6", and the floor to roof height of Level 5 is 11'-0".

ROOF

LEVEL 5





7.0 DESIGN CONCEPT - OPTION 2

Option 2
Option 2 proposes a 4th floor gasket level set back from the north and west elevations by 5'-0" with the 5th floor set back the depth of the parapet wall. The floor-to-floor height between the existing roof and the new Level 5 is 12'-6", and the floor to roof height of Level 5 is 11'-0".

ROOF

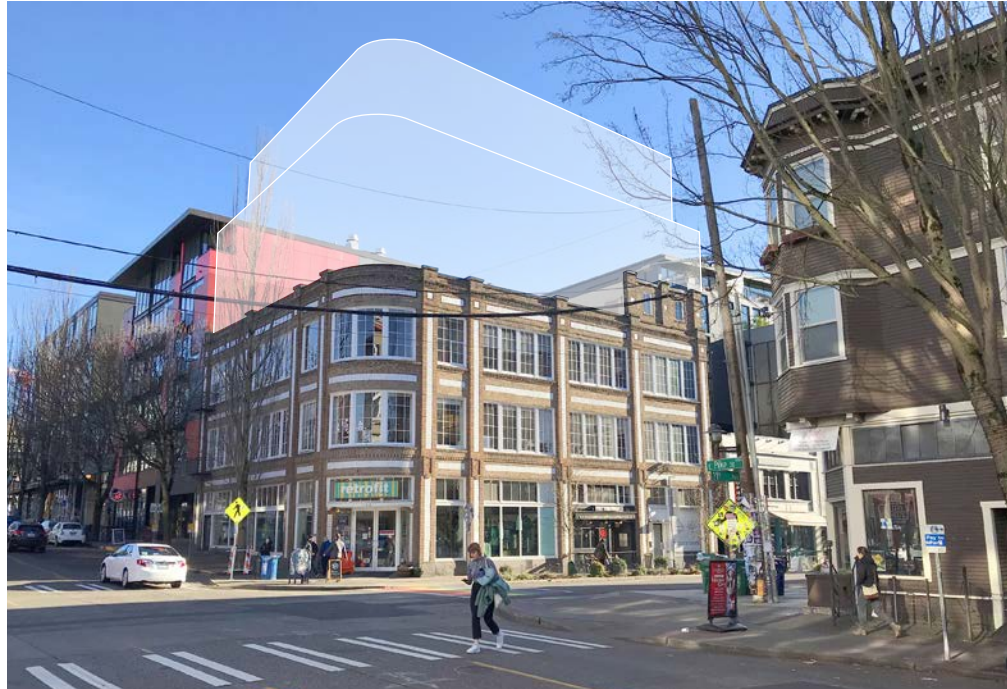
LEVEL 5





8.0 MASSING OPTIONS SUMMARY

ZONING ENVELOPE



OPTION 1



OPTION 2



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