

The proposed project will replace Hansen Building front entrance double doors, with very similar, but more secure double doors. The doors will retain the look & style of doors approved by Ballard Avenue Landmark District in 2016. The window in each door will be retained at similar size and location. An interior ornamental grate will be installed behind each window, to prevent illegal entry.

These doors have been breached and damaged multiple times (Feb 2018 attempted entry, May 2023 entry by vehicle, and April 2024 entry through glass window in door), and have resulted in merchandise theft of \$50,000, plus door damage. This security enhancement is necessary to protect our tenant Filson Ballard and the building against further loss and damage. Overall, these smash and grab break-ins have occurred 3-4X each year since 2018, and to date have resulted in \$100,000+ loss of Filson merchandise and damage to storefront windows & front door. Owners have already engaged in multiple methods to increase building security including: increased lighting; 2018 reinforced front door (deadbolts and bolt to floor plate); lock mechanisms in 2nd floor access points; 2023 installation of interior security gate (retracted during store hours) to protect storefront windows from forcible entry; 2024 installation of removeable bollards; participation in Ballard Alliance security patrol program; meeting of community businesses Feb 2023 with SPD Crime Prevention specialists.

Built in 1905, the Hansen Building is a contributing building in the Ballard Avenue Landmark District, and was nominated to Department of Interior's "National Register" in 1976. The building housed Henry Brothers Saloon, Pederson & Olsen Bar, then Ballard Hand Laundry, which during Prohibition, was reputedly a speakeasy and bordello. In 1970's, Anne and Bob LeCoup acquired the property and began restoration, sparking Ballard Avenue's preservation movement. Operating as Dock Street Properties LLC, current owners Roger and Laurie Lohrer purchased the building in 1998 from Ann and Bob LeCoup. Roger's vessel & permit brokerage, Dock Street Brokers, served the North Pacific commercial fishing industry from the Hansen Building for 40 years. The building is currently occupied by five local small businesses, in addition to anchor tenant CC Filson Ballard.

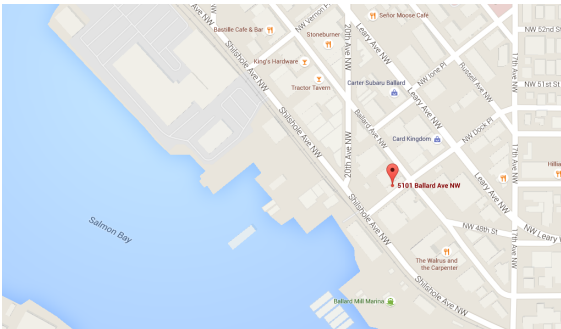
1976



HANSEN BUILDING

VOLUNTARY SEISMIC UPGRADE

VICINITY MAP



SHEET INDEX

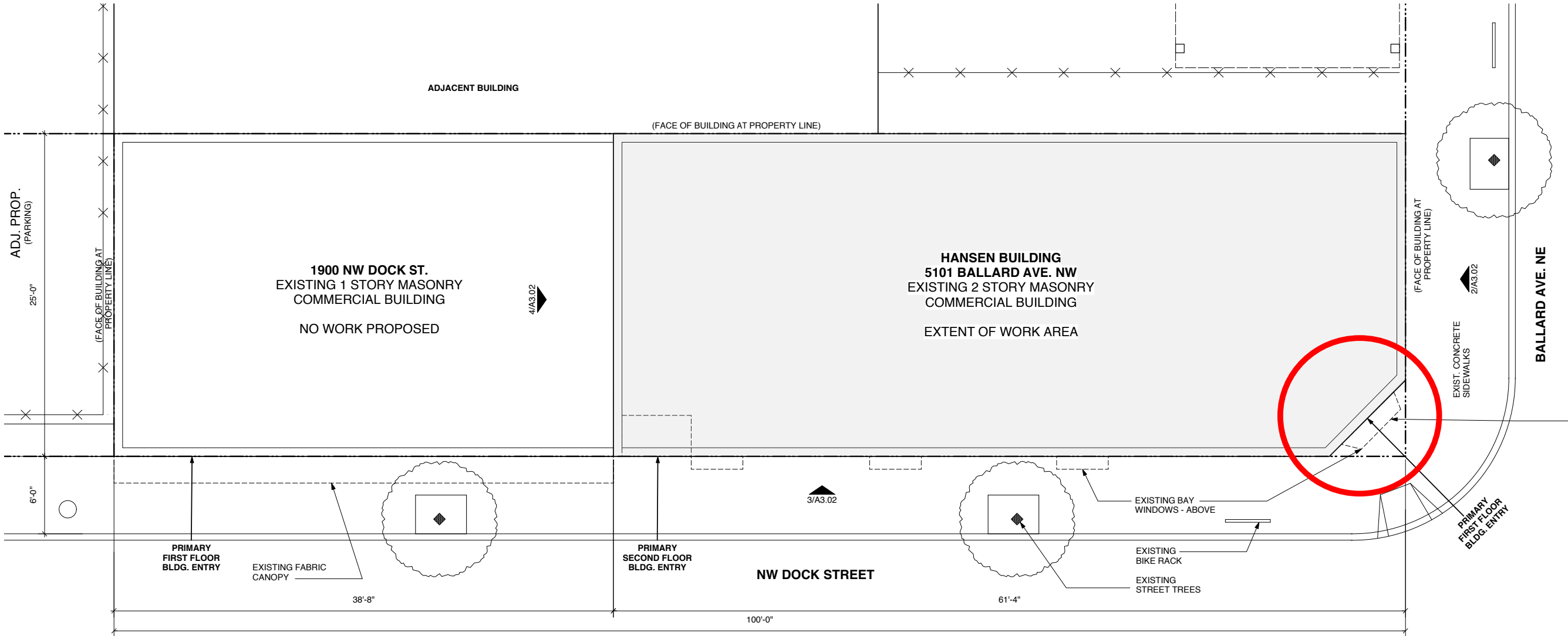
DCI COVER SHEET	
ARCHITECTURAL	
A1.00	SITE PLAN & GENERAL INFO
A3.00	DEMOLITION & PLAN: FIRST & SECOND FLOOR
A3.01	DEMOLITION & PLAN: ROOF
A3.02	ELEVATIONS
A3.03	DETAILS
STRUCTURAL	
S1.0	GENERAL STRUCTURAL NOTES
S1.1	GENERAL STRUCTURAL NOTES CONTINUED
S2.1	FIRST FLOOR FOUNDATION PLAN
S2.2	SECOND FLOOR FRAMING PLAN
S2.3	ROOF FRAMING PLAN
S3.0	TYPICAL CONCRETE DETAILS
S5.0	BRACE FRAME ELEVATIONS & DETAILS

DESIGN & CONSTRUCTION TEAM

OWNER:	DOCK STREET PROPERTIES 2442 NW MARKET ST., SEATTLE, WA 98107 PH: (253) 310-7135 LAURIE LOHRER laurielohrer@hotmail.com
ARCHITECT:	SMR ARCHITECTS 117 S. MAIN ST., SEATTLE, WA 98104 PH: (206) 623-1104 ANDREW PHILLIPS, ARCHITECT aphillips@smrarchitects.com
STRUCTURAL ENGINEER:	I.L. GROSS STRUCTURAL ENGINEERS 23914 56TH AVE. W., SUITE 200, MOUNTLAKE TERRACE, WA 98403 PH: (206) 623-0769 MARK SPIEDEL, PROJECT ENGINEER? marks@ilgross.com
CONTRACTOR:	MARPAC CONSTRUCTION 1225 S. WELLER STREET #500, SEATTLE, WA 98144 PH: 425-329-4992 SAI CHALEUNPHONH saic@marpac.net

PROJECT & CODE SUMMARY

PROJECT SCOPE:	VOLUNTARY SEISMIC UPGRADE (5101 BALLARD AVE. ONLY)
DCI PROJECT #	6525174
ADDRESS:	5101 BALLARD AVE. NW, SEATTLE, WASHINGTON, 98107
ASSESSOR PARCEL #:	2767702335
LEGAL DESCRIPTION:	BLOCK 70 LOT 7 GILMAN PARK (LESS STREET)
LOT AREA:	2500 SF (5101 BALLARD AVE. & 1900 DOCK ST.)
BUILDING AREA:	3030 SF (5101 BALLARD AVE. ONLY)
BUILDING HEIGHT:	EXISTING 28'-7". NO CHANGE PROPOSED.
HISTORIC LISTING:	BALLARD AVENUE HISTORIC DISTRICT
CONSTRUCTION DATE:	1905
ZONE:	COMMERCIAL 1-65
PARKING:	NONE EXIST./NONE PROPOSED
BUILDING CODE:	2012 SEATTLE EXISTING BUILDING CODE (SEBC) 2012 SEATTLE BUILDING CODE (SBC)
OCCUPANCY:	B OFFICES
CONSTRUCTION TYPE:	TYPE V
SPRINKLERS:	NONE



1 SITE PLAN
SCALE: 1/4" = 1'-0"

0 4 14 FT



SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104

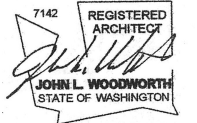
PH: 206.623.1104
FX: 206.623.5285

HANSEN BUILDING

5101 BALLARD AVE. NW
SEATTLE WASHINGTON

Dock Street Properties

2442 NW Market Street
blvd., suite 125
Seattle, WA, 98107



REVISIONS/NOTES		
NO	DATE	DESCRIPTION
1	5.11.16	Permit

DCI

TITLE
SITE PLAN
GENERAL INFO

PERMIT # 6525174

DRAWN AP
CHECKED DAK
ISSUE DATE 05.11.16
JOB NUMBER 15027.00
SHEET NO.:

A1.00



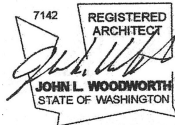
SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104

PH: 206.623.1104
FX: 206.623.5285

**HANSEN
BUILDING**
5101 BALLARD AVE. NW
SEATTLE WASHINGTON

**Dock Street
Properties**

2442 NW Market Street
blvd., suite 125
Seattle, WA, 98107



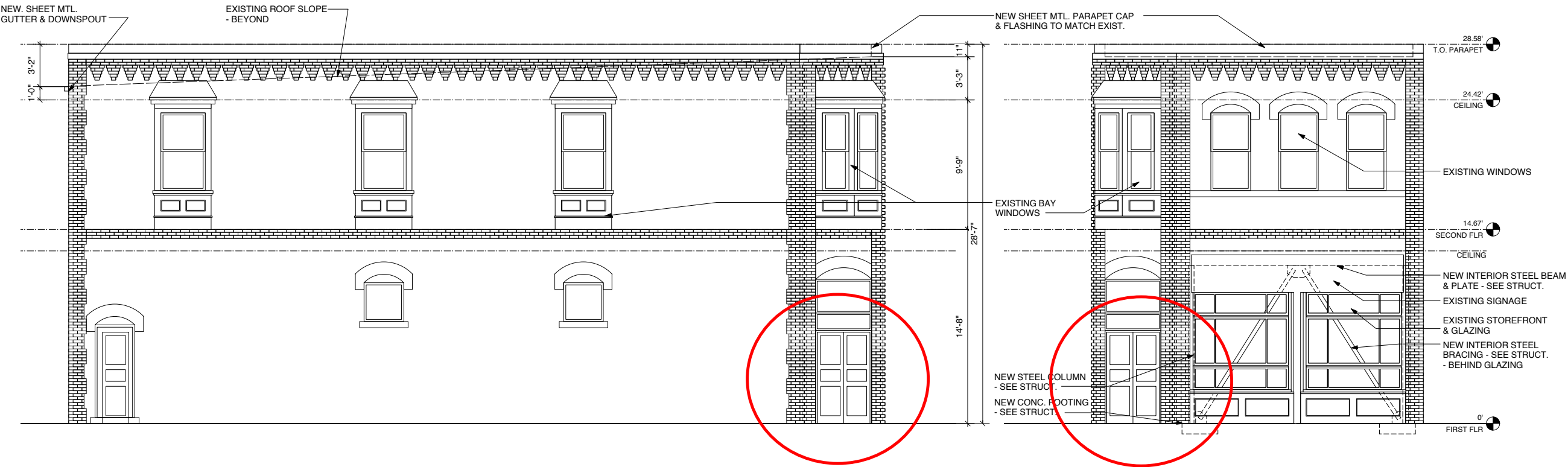
REVISIONS/NOTES		
NO	DATE	DESCRIPTION
1	5.11.16	Permit

DCI

TITLE
ELEVATIONS

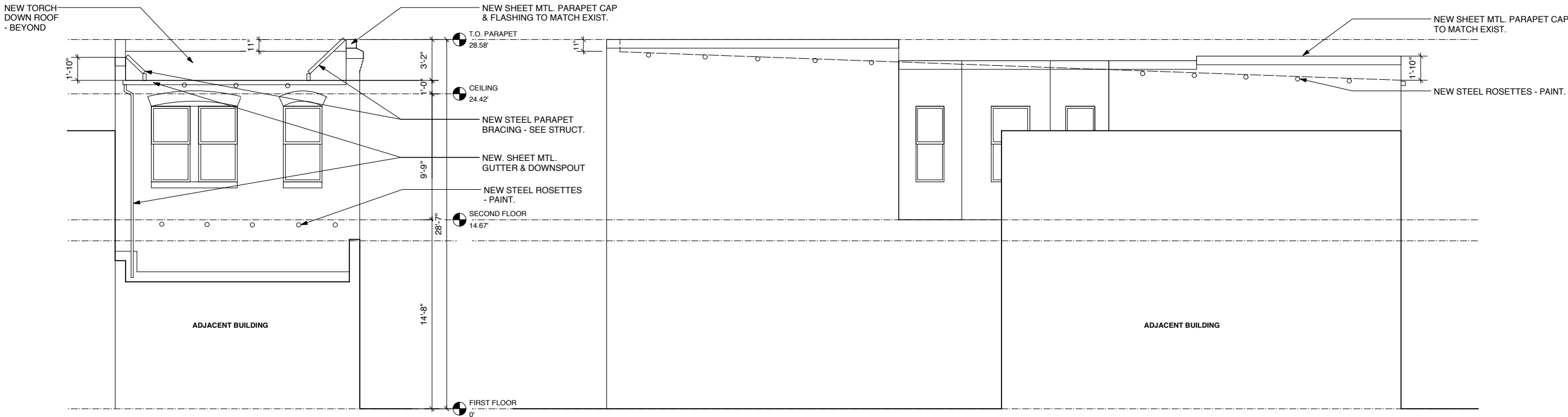
PERMIT # 6525174

DRAWN	AP
CHECKED	DAK
ISSUE DATE	05.11.16
JOB NUMBER	15027.00
SHEET NO.:	



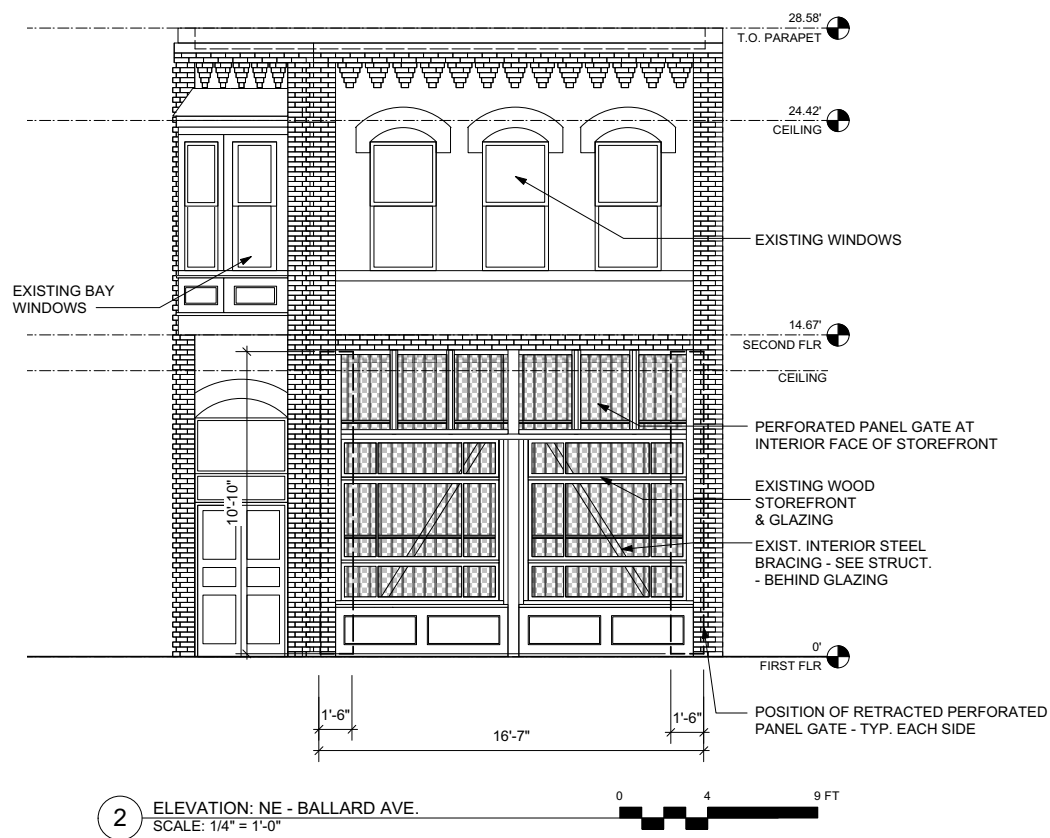
3 ELEVATION: SE - DOCK STREET
SCALE: 1/4" = 1'-0"

2 ELEVATION: NE - BALLARD AVE.
SCALE: 1/4" = 1'-0"



4 ELEVATION: SW
SCALE: 1/4" = 1'-0"

4 ELEVATION: NW
SCALE: 1/4" = 1'-0"



SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104

PH: 206.623.1104
FX: 206.623.5285

HANSEN BUILDING

5101 BALLARD AVE. NW
SEATTLE WASHINGTON

OPTION 2

Dock Street Properties

2442 NW Market Street
blvd., suite 125
Seattle, WA, 98107





5101

C.C. FILSON CO.
SINCE 1897
C.C.F.
BALLARD, WA
STORE HOURS
MON-SAT 10AM-6PM
SUNDAY 12PM-5PM

C.C. FILSON CO.
EST. 1897



C.C. FILSON CO.
SINCE 1897

5101

C.C. FILSON CO.
SINCE 1897
C.C.F.
BALLARD, WA

C.C. FILSON CO.
SINCE 1897
C.C.F.
BALLARD, WA

CYCLE

DAVE



5101

FILSON CO.
SINCE 1897
C.C.F.
BALLARD, WA

FILSON CO.
SINCE 1897
C.C.F.
BALLARD, WA

C.C. FILSON CO.
SINCE 1897



5101

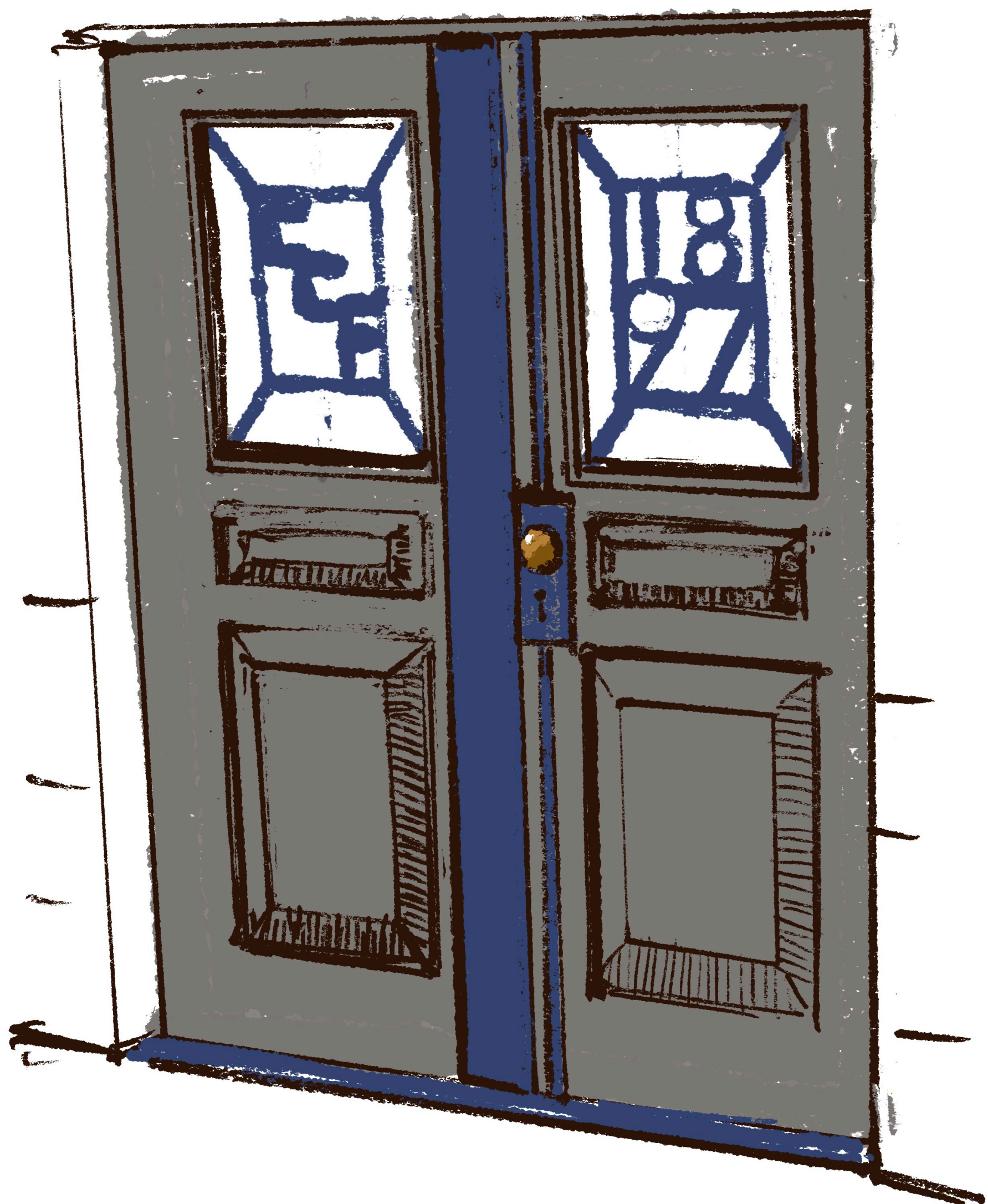
C.C. FILSON CO.
SINCE 1897
C.C.F.
BALLARD, WA
STORE HOURS
MON-SAT 11AM - 6PM
SUNDAY 10AM - 5PM

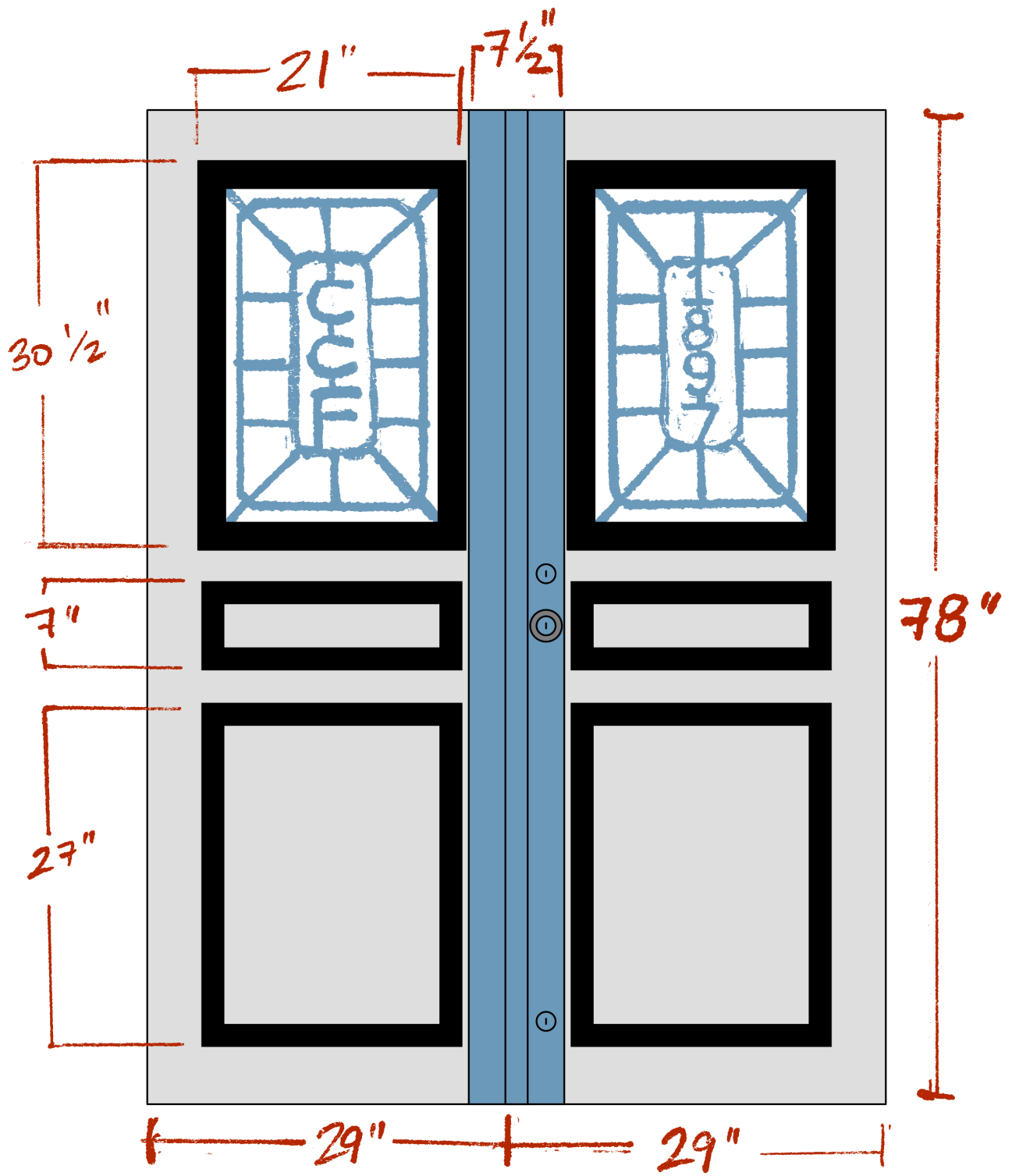




PROTECT SEA WOLVES

5101





OUTSIDE

INSIDE

(not shown)

Beveled window
glass; identical
to existing door →

Metal Security plate
~ 1/8"

Hardwood door
painted black
2" →

Decorative
molding
(protrudes ~ 1/2") →

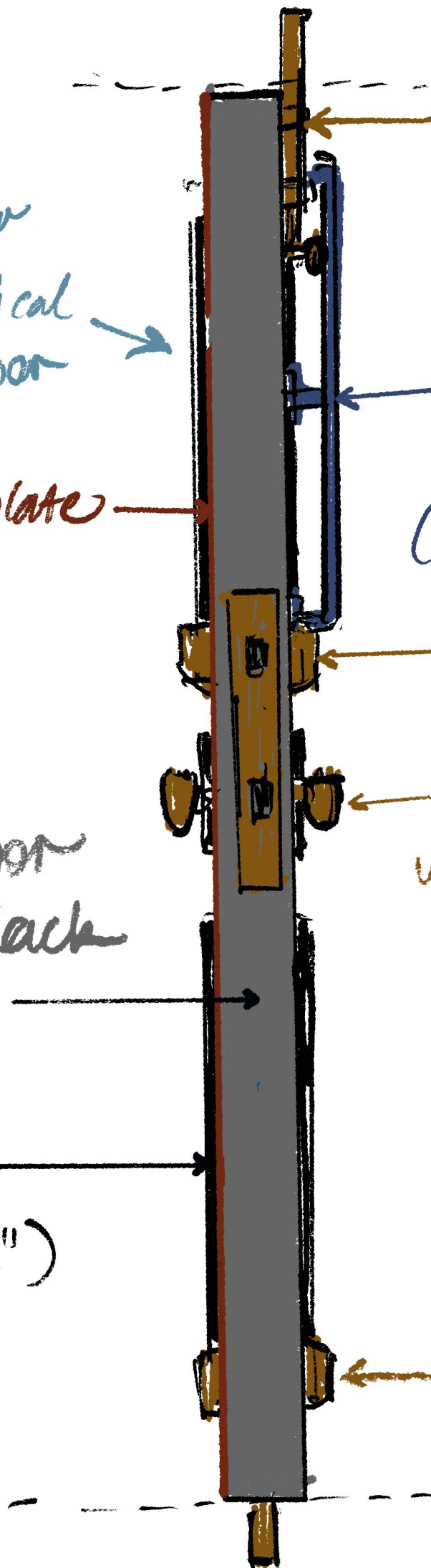
← Frame bolt

← Metal security
grate w/ decorative
element
(protrudes 1-2")

← Deadbolt

← Door handle
w/ locking
cylinder

← Locking
frame
deadbolt



Specification Sheet: New Front Double Doors

Hansen Building, 5101 Ballard Ave NW, Seattle WA 98107

May 21, 2024

Door

Style: All exterior elements to match existing door.

Material: Hardwood

Color: Benjamin Moore 2135-10 glossy "Blacktop". Door will be hand painted.

Dimensions: 29" W X 78" H, 2" D, each door. Doors to be constructed approximately 2" thick.

Ornamental moulding will match existing door, featuring a flat rectangular panel inside 2" wide moulding.

Frame: New double doors will be constructed in new frame and installed together.

Door Locking Mechanism Detail

Existing metal security plate to be repurposed from current door.

An added lock cylinder 5" from bottom of right-side door.

Deadbolt hardware will be installed that locks directly to door frame.

Lock cylinder will control deadbolt locking into bottom of door frame.

Heavier door bolts to be installed inside but these will not be visible from exterior.

Handle Hardware

Door knob and locking mechanism will be repurposed from existing door.

Interior Window Grates

Style: Wrought iron welded Grates. Decorative center element spelling out "CCF" in one door, "1897" in the other.

Material: Raw (unpainted) gray wrought iron.

Color: Gunmetal gray to match existing exterior door security plate.

Dimensions: 21" W x 30-1/2" H. Grates to be positioned behind glazing in each door.

Interior attachment to door: Grates to be secured to door by no less than 6 and no more than 12 heavy-duty bolts.

Glazing

Material: Glass windows

Style: Beveled.

Dimensions: 21" W x 30-1/2" H, each window

Key to Door Rendering/Drawings

Blue = metal hardware.

Measurements are around the widest part of each element; ie actual window glass measures roughly 17" x 26.5".

