

Project description:

Project name: Cannery
Address: 213 S Main Street

The site is located at the corner of S Mains Street and 2nd Ave S. The building has been vacant for over two decades and the exterior walls are the only thing standing, Roof and floor structures have dry rotted long time ago and the remains can be found of the ground. All facades are painted brick and openings are covered with plywood.

The attached building analysis states that no portion of the remaining walls can be easily brought up to the present code and that the existing walls pose a potential risk of falling on the adjacent sidewalk. Fire department has on numerous occasions stated the same and are requesting that these walls be taken done as soon as possible.

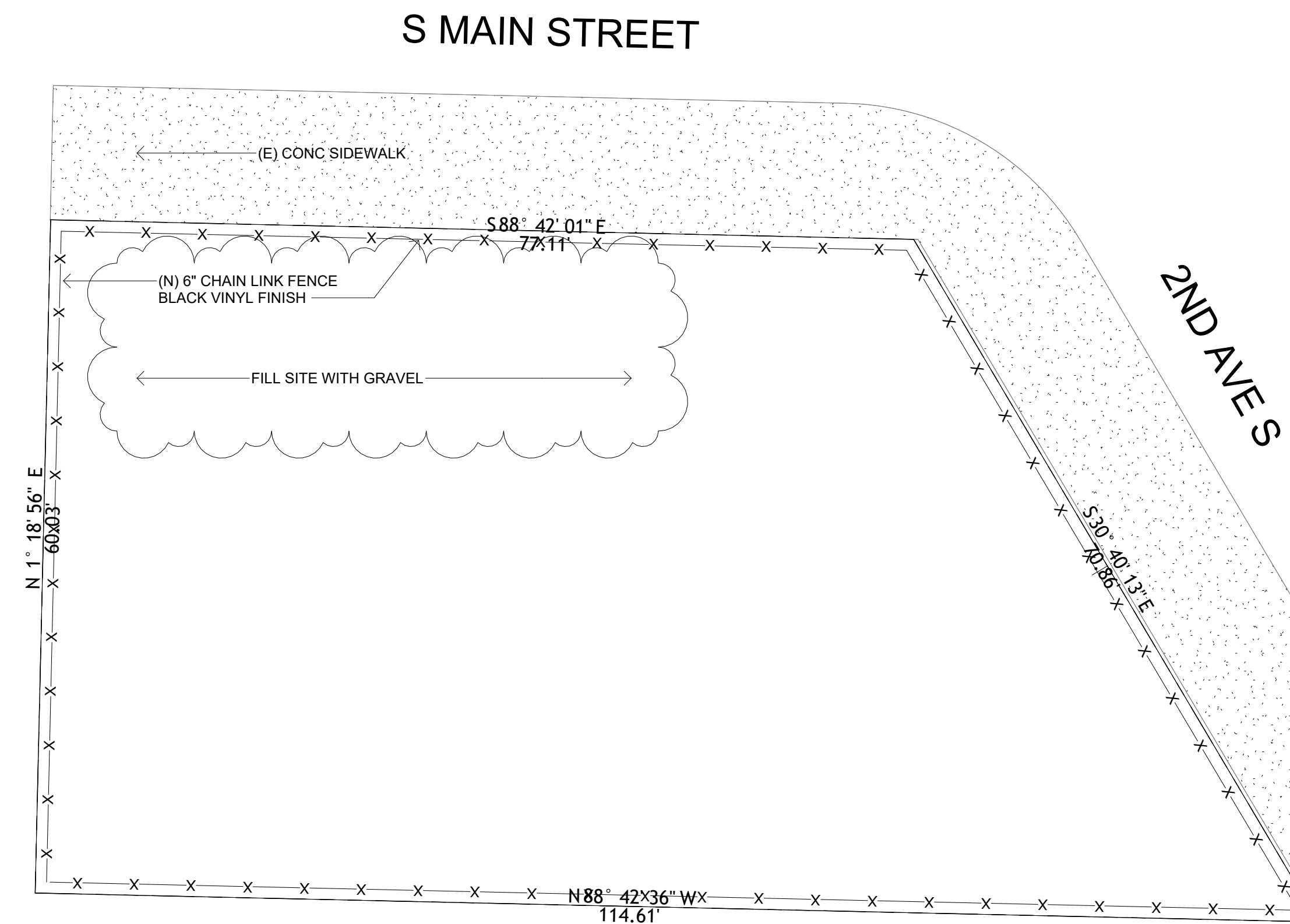
We are proposing to demo all of the walls and fill the site with domed brick and bring additional dirt to level the site. We will then hydro seed the site and enclosed it with a chain link fence.

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Project response:

Project name: Cannery
Address: 213 S Main Street
Record #DONH-COA-01618

1. New construction is not proposed at this time.
2. Section 23.66.115.B allows the demolition of the building in order to protect public health and safety. The structural report states under Conclusions and Recommendations that "There is a significant risk of collapse of these exterior walls from even a small seismic event, or possible impact from the street exposure. The damage to the floor and roof also makes it unsafe to enter the building, significantly hindering options for repair or remediation." The report further states that "Based on our observations, it is our opinion that the building should be classified as a "Dangerous Building" per the Existing Building Code, and we recommend that the building be demolished in the interest of safety." I have spoken with the engineer and she has further clarified that any repair to the existing walls would be unsafe due to state of all of the walls that they are in. Her concern is that the walls are in such bad shape that they would most likely fail and collapse if any work was to be performed to them, thus creating unsafe working environment. We will make best effort to save as many concrete lintels and store them in a warehouse so that they can be part of any future project on this site.
3. The building was damaged by earthquake in the early 1950 and due to earthquake damage, it became a one-story building. According to the owner he has heard stories that it might have been fire that caused some of the damage though historical report does not state that.
4. See revised elevations calling out the existing materials.
5. See attached report describing the demolition process.
6. Our intent is to save as many concrete lintels as possible either to display them or store them in a warehouse so they can be incorporated in any future project on this site. All wood mullions are deteriorated to the point that they are nor salvageable.
7. See revised sheet A1.0 showing the black coated fence. The height will be 6' as shown on the plans.
8. The owner will set up a weekly site visit by his maintenance crew and remove the garage and liter as required to keep site free of garbage and liter.
9. We have decided that a gravel surface would be easier surface to maintain since the site does not have water availability at this time and without irrigation lawn would be hard to maintain.

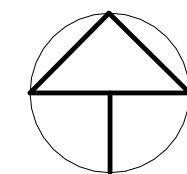


PROJECT DATA

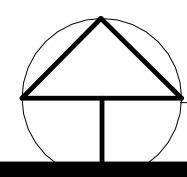
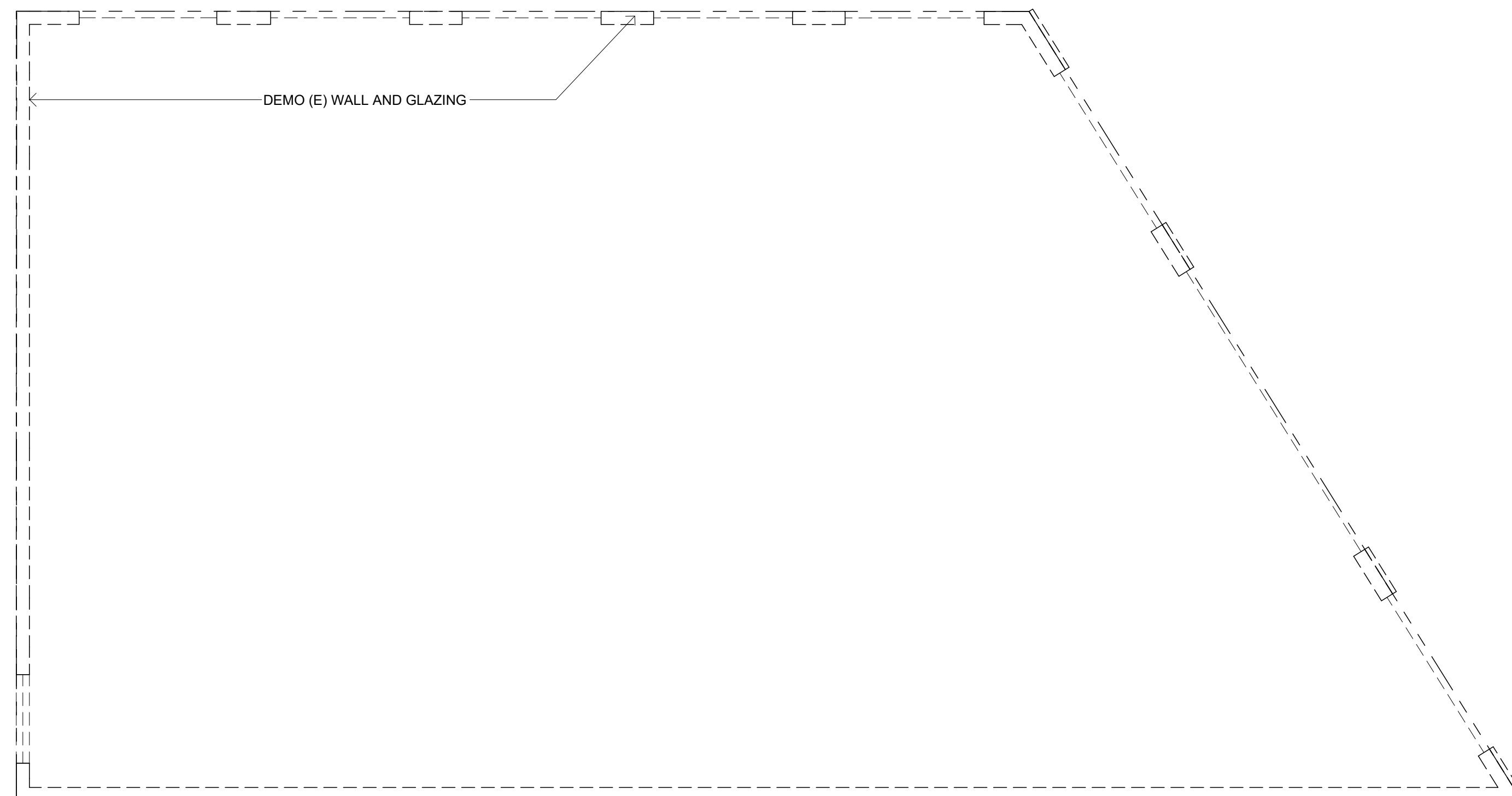
CODE:	SEBC 2021
SITE ADDRESS	213 S MAIN STREET
TAX NUMBER	5247800880
SITE AREA	5,760 SF
ZONE	PSM 100/100-120
OCCUPANCY	NONE
CONSTRUCTION TYPE	
BUILDING AREA	0

LEGAL:

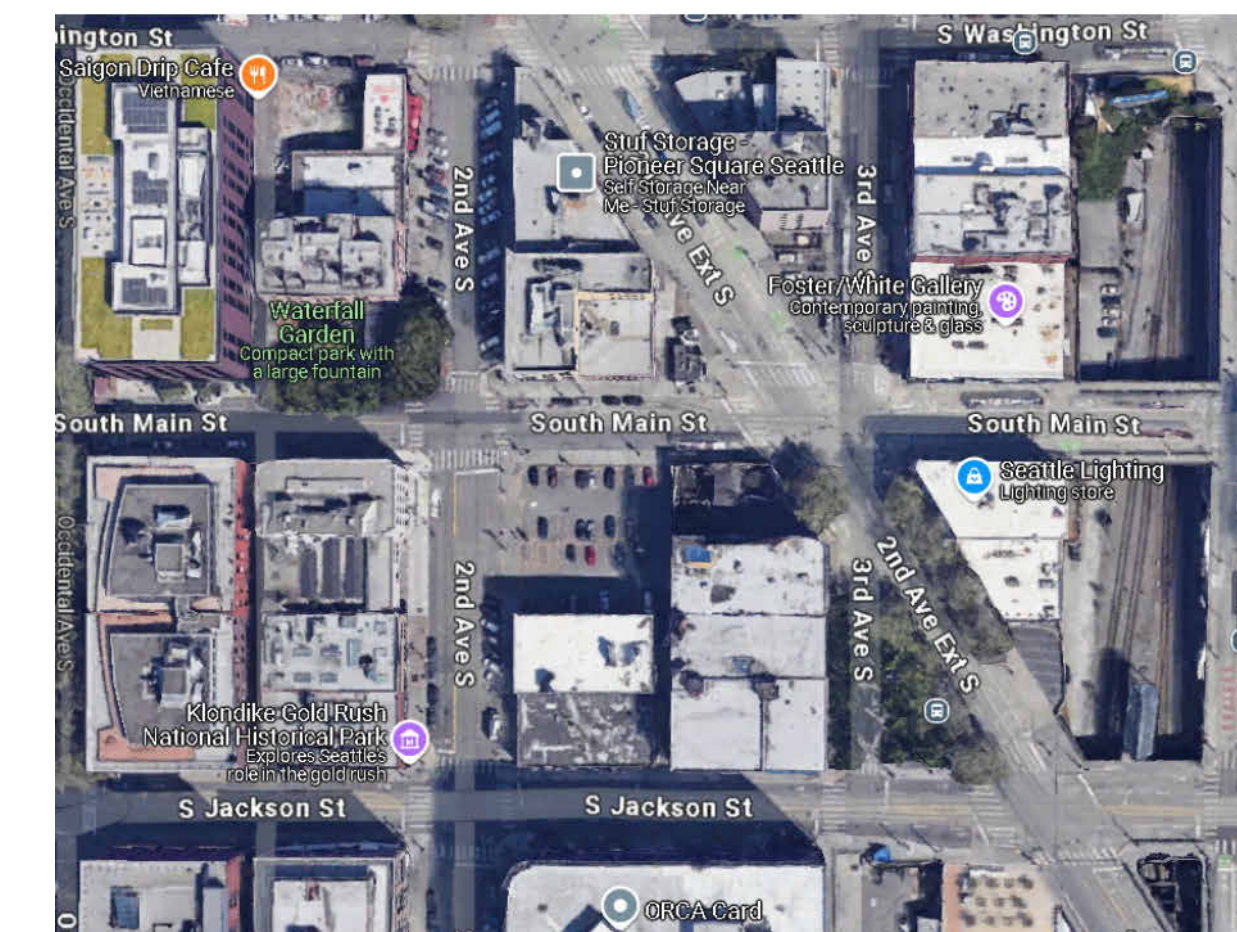
MAYNARDS D S PLAT LESS ST
PLAT BLOCK: 14
PLAT LOT: 8



SITE PLAN
1" = 10'-0"



DEMO PLAN
1/8" = 1'-0"

[illegible]

Project Number	A1.0
Drawn By	
Checked By	
Date 2.4.25	

L D G
A R C H I T E C T S

6525 15TH AVE. NW. • SUITE 200 • LINNARD DESIGN GROUP INC. • NW-38117
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4423

REGISTERED
ARCHITECT

[Red Signature]

EDI LINARDIC

STATE OF WASHINGTON

consultants:

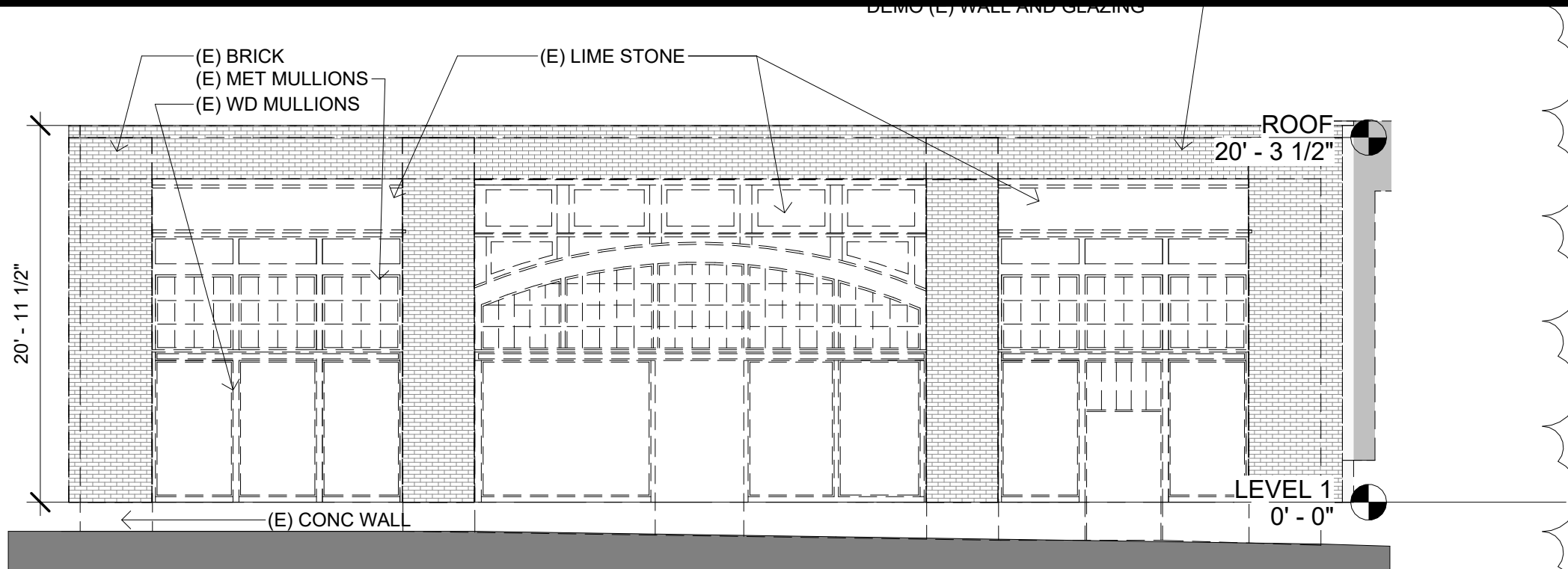
project title:

213 MAIN DEMO

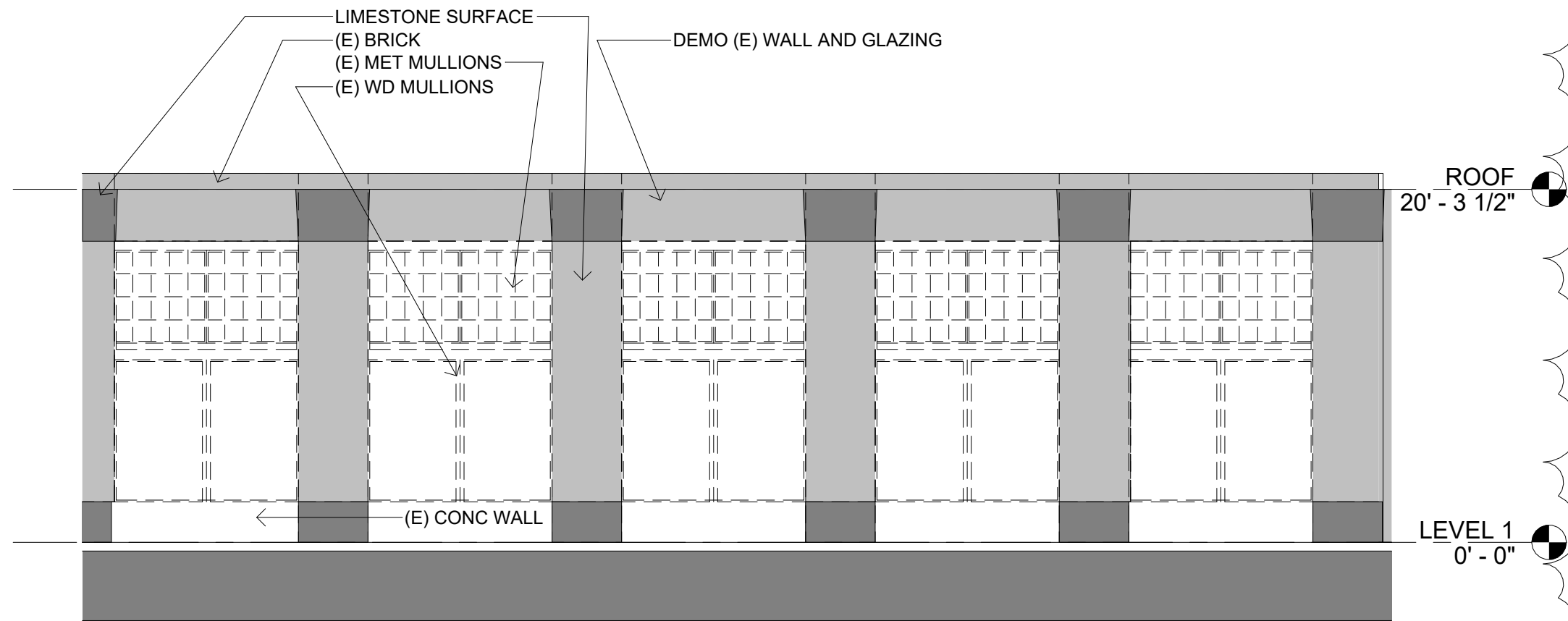
AMUNDSON

sheet title:

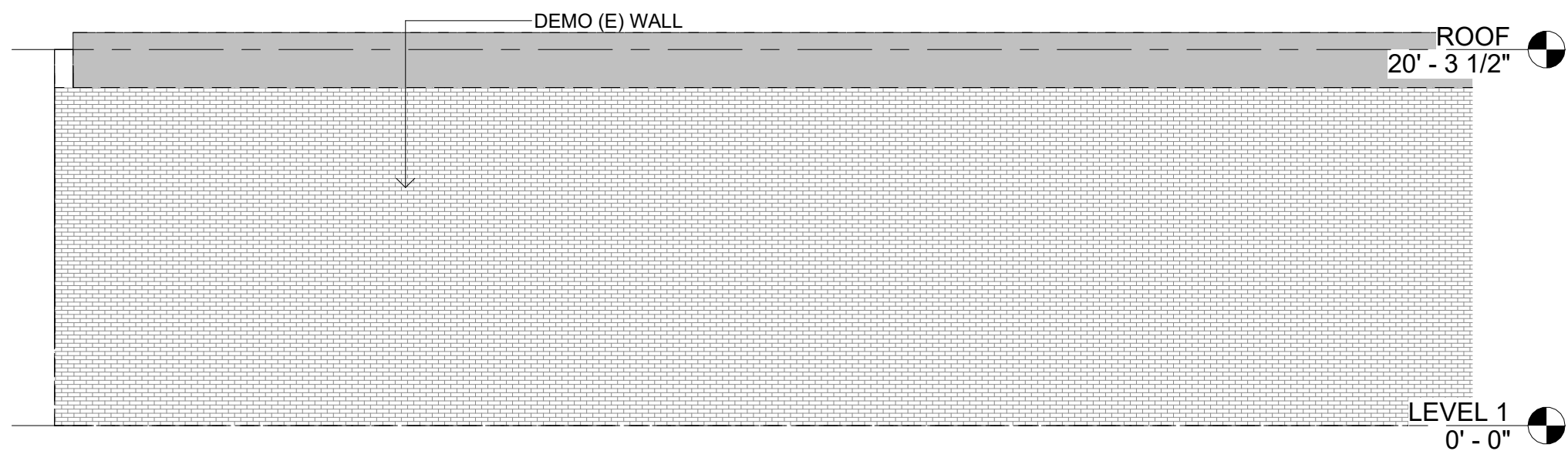
SITE PLAN, DEMO PLAN



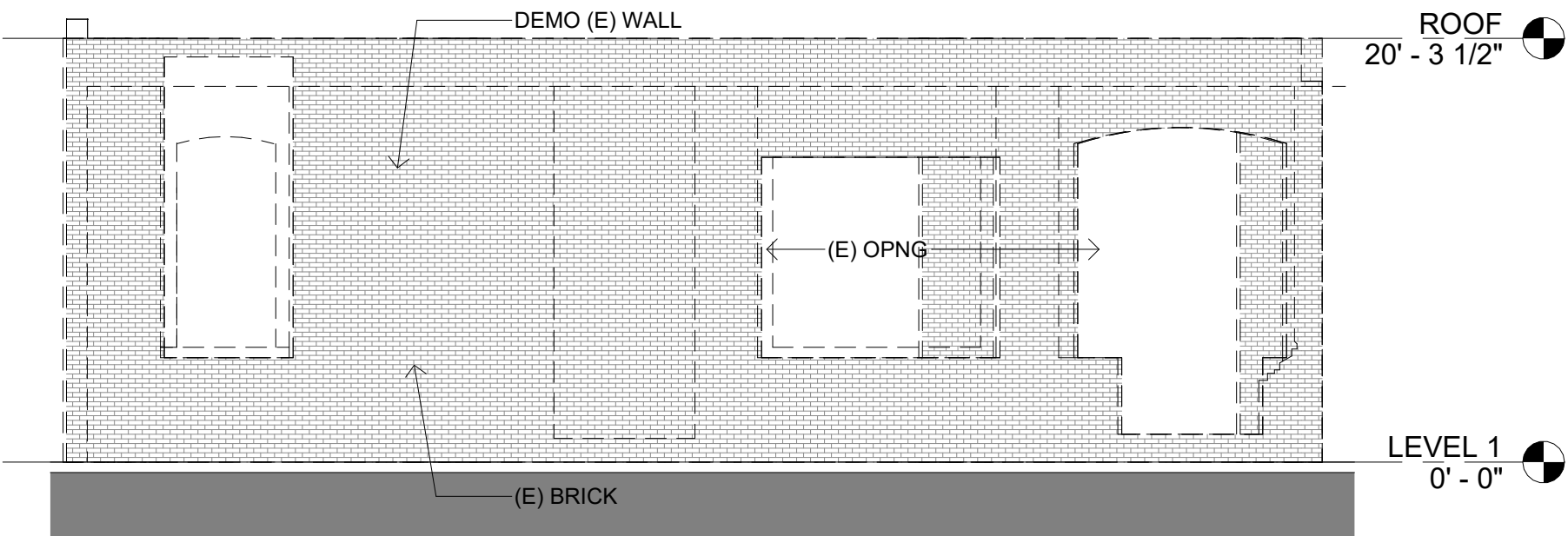
EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



AERIAL VIEW



NORTH EAST VIEW



SOUTH WEST VIEW

LDG

ARCHITECTS

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4423

REGISTERED ARCHITECT

EDI LINARDIC

STATE OF WASHINGTON

consultants:

project title:

213 MAIN DEMO

AMUNDSON

sheet title:

ELEVATIONS

No:	Description:	Date:
1	Revision 1	4/8/25

Project Number	A3.0
Drawn By	
Checked By	
Date	

Introduction:

Purpose and Scope:

This report presents the results of our structural evaluation of the structure located at 213 S Main Street in Seattle, WA. This work has been performed at the request of the building owner to determine the current condition of the building as it relates to possibly repair or demolition.

Limitations:

This report represents our opinions based on document research and our on-site observations to-date. Our scope of work was limited to a preliminary structural evaluation of the primary structural component of the building.

This report is intended for the sole use of the client and its consultants. The scope of services performed during the execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or re-use of this document or the findings and recommendations presented herein is at the sole risk of the said user. This evaluation does not represent a warranty or guarantee on the part of Frank Co. that other problems do not exist. Frank Co.'s professional services are performed using the degree of skill and care ordinarily exercised under similar circumstances by structural engineers practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions included in this report.

Documents Available for Review:

No documents were provided for our review. We were provided an oral history of the building by the building owner. No geotechnical engineer was consulted; however, conditions were assumed based on typical conditions for the area. Due to the condition of the building, our observations were limited to visible conditions from the exterior of the building at street level on the east, west, and north sides, as well as from above, from several levels of the adjacent building to the South.

Building Descriptions:

The existing structure was originally a four-story structure with an unoccupied basement at the level of the underground area ways common in the Pioneer Square District. The lot is bound by Main Street to the north, Second Avenue Extension to the east and an alley with surface parking lot to the west. On the south is an existing five -story unreinforced masonry (URM) structure that has visible signs of having been retrofit for seismic loads. The building of concern was originally a four-story structure. It was primarily wood-framed, with post and beam construction on the interior of the building, and URM bearing walls at the perimeter. The original foundations were stacked limestone.

The building was severely damaged in a fire many years ago and the upper three levels of the building were removed with the second floor becoming the new roof. A concrete cap was cast on the north and west exterior walls above the new roof level, forming a new parapet. The east façade of the building was cut off as part of the construction of the Second Avenue Extension and the URM bearing wall was replaced with board-formed, cast-in-place concrete walls with a brick veneer. It is our understanding that the area ways under the sidewalks on the Main Street and Second Avenue Extension sides of the building were infilled and new concrete sidewalks cast on the new grade. The board forms containing the fill material were visible through the existing building from above, confirming this information.

Building Condition:

Currently, in addition to the damage from the original fire and reconstruction of the building during construction of the Second Avenue Extension, the roof has almost entirely collapsed, with only a small area remaining place at the southeast corner. Similarly, the majority of the at-grade floor framing has also collapsed. The building has remained in this condition for many years, and additional damage has resulted from the exposure to weather. Substantial plant growth from inside the building is visible from above. These conditions can be observed in the current photographs presented below, taken from the adjacent building to the south looking north.



The URM walls are showing signs of significant deterioration with displaced bricks in many locations, in particular in the keystone arches over the windows on the north façade. We also observed that a gap has formed between the concrete sidewalk slab and the primary structure on the north side at the northwest corner, shown in the photo below.



Conclusions and Recommendations:

The building has been severely damaged and modified several times throughout its history. In its current condition, there is neither roof, nor floor diaphragms in place to brace the exterior walls for out-of-plane loading. There is a significant risk of collapse of these exterior walls from even a small seismic event, or possible impact from the street exposure. The damage to the floor and roof also makes it unsafe to enter the building, significantly hindering options for repair or remediation.

The gap forming between the sidewalk slab and the primary structure suggests that the north exterior wall is beginning to move away toward the unbraced side. It is unclear if this is due to the walls failing, or due to the surcharge of earth loading from the sidewalk and street, but it is our opinion that it is likely a combination of both conditions. It is also our opinion, that the concrete cap forming the parapet is providing a sort of “ring beam” action to provide a minimal

amount of bracing, and that if not for this unintended behavior, the entire structure likely would have already collapsed.

Based on our observations, it is our opinion that the building should be classified as a “Dangerous Building” per the Existing Building Code, and we recommend that the building be demolished in the interest of safety.

Elizabeth Fekete, SE

