

# The Belroy Apartments

Landmarks Update for  
Historic Preservation Certificate of Approval  
Correction #1  
October 30, 2024





Replace in Place:

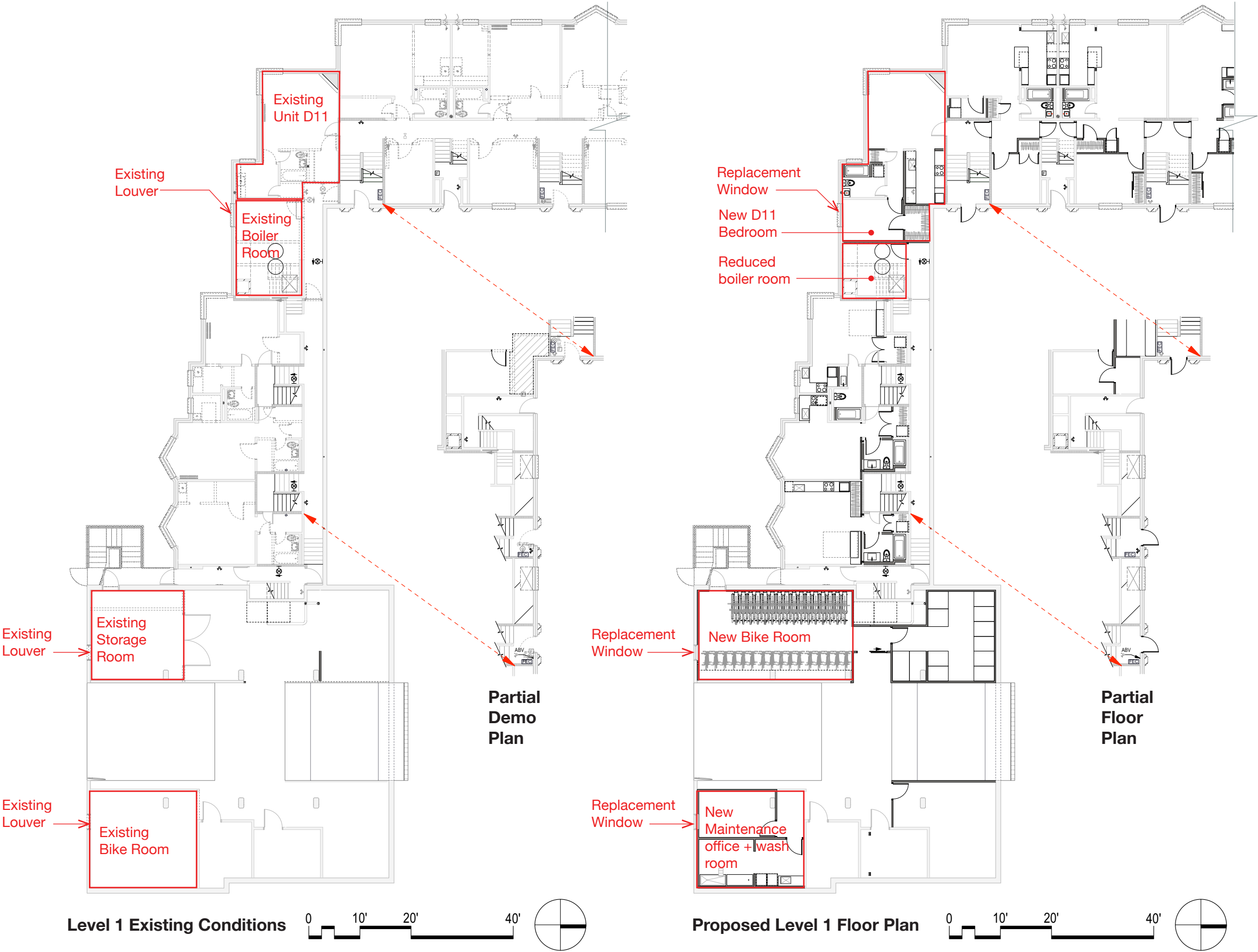
Replace Existing Louvers with Window

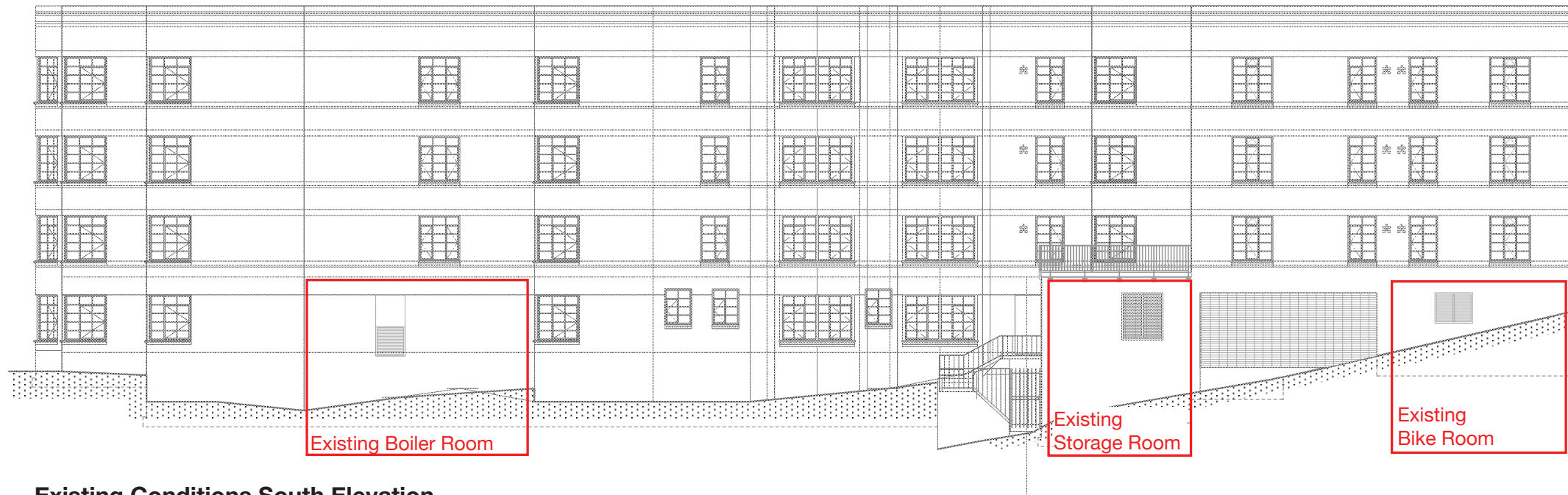
“**Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building’s historic character.”

*The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings. Revised by Anne E. Grimmer. U.S. Department of the Interior National Park Service Technical Preservation Services Washington, D.C. 2017*

Existing underused boiler room to be partially converted to a bedroom for unit D11, See demo and proposed plan to right. Existing louver at boiler room to be expanded and converted to bedroom window. The window will match all other replacement windows in the vintage building, in color and composition. Elevations on the following page demonstrate change from existing louver to new window. New louvers for crawlspace and boiler room venting will be located in the concrete stemwall below the line of historic Masonry.

Existing bike and storage room to be converted to new larger bike room and maintenance office/ wash room, see demo and proposed plan to right. Existing louvers in utilitarian garage wall flanking modern garage door to be converted to translucent fixed window providing daylight into new building support spaces. Maintenance office / wash room to be heated and mechanically ventilated. See page 4 for more detail.

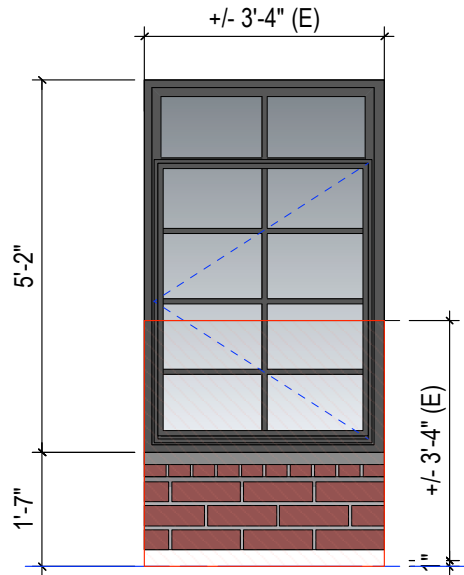






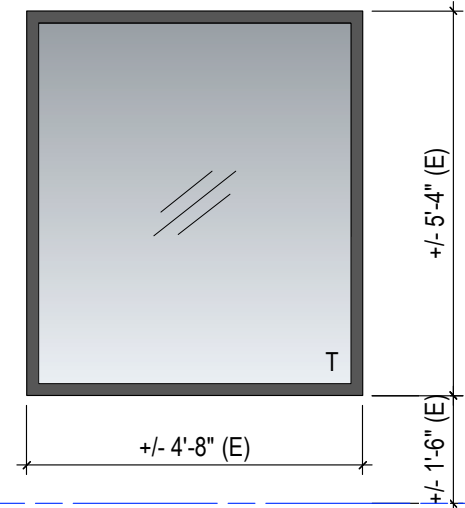
**New D11 Bedroom Window:**

- Match existing replacement windows in color and composition
- Operable: Emergency escape and rescue opening
- Insulated IGU
- Brick sill to match existing sills. brick salvaged from existing louver header and toothed into surrounding masonry



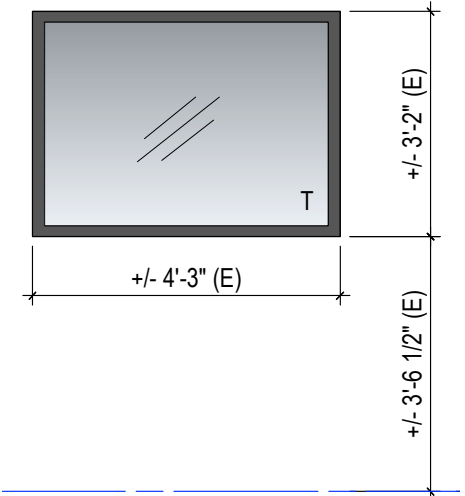
**Bike Room Window:**

- Match window color of vintage building existing replacement windows
- Insulated IGU
- Security glass



**New Office Window:**

- Match window color of vintage building existing replacement windows
- Insulated IGU
- Security glass



(E) Boiler Room, (N) D11 Bedroom

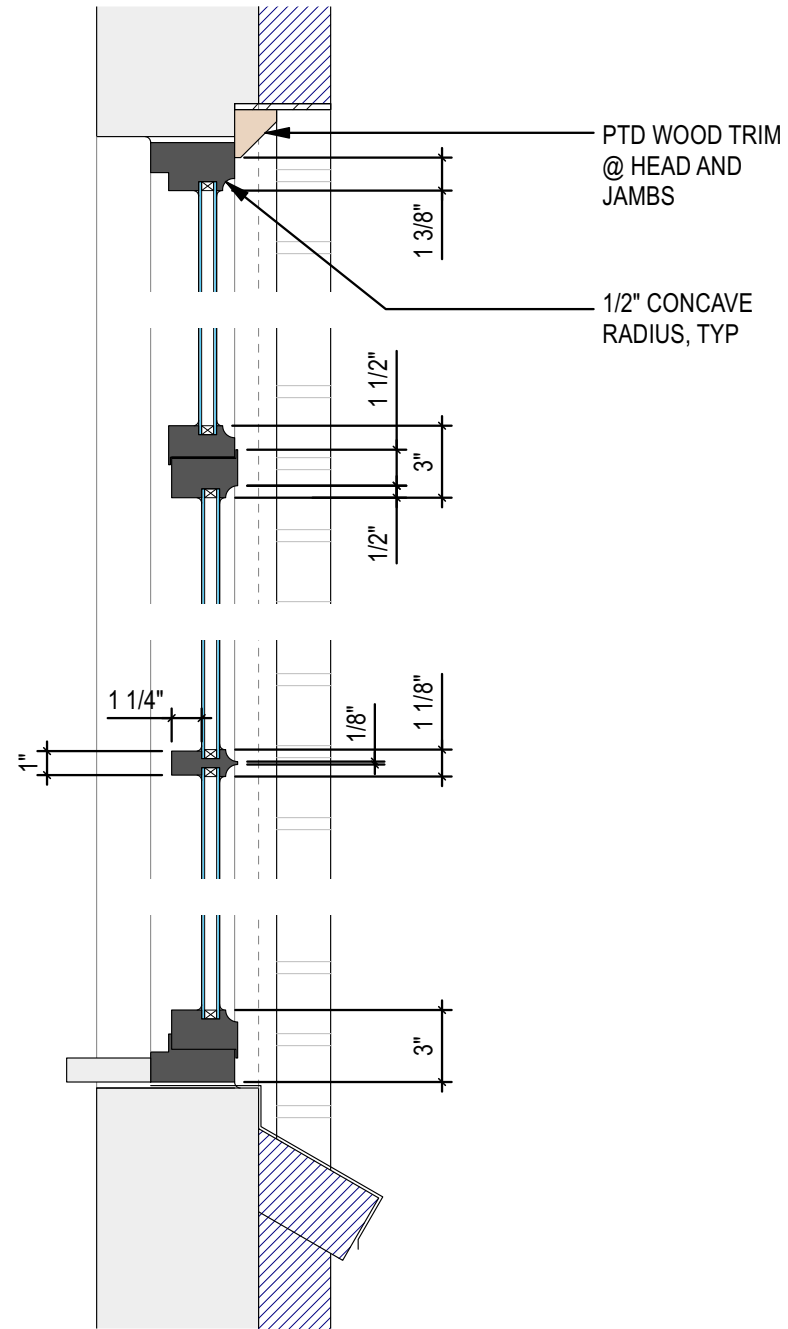


(E) Storage, (N) Bike Room



(E) Bike Room, (N) Maintenance Office

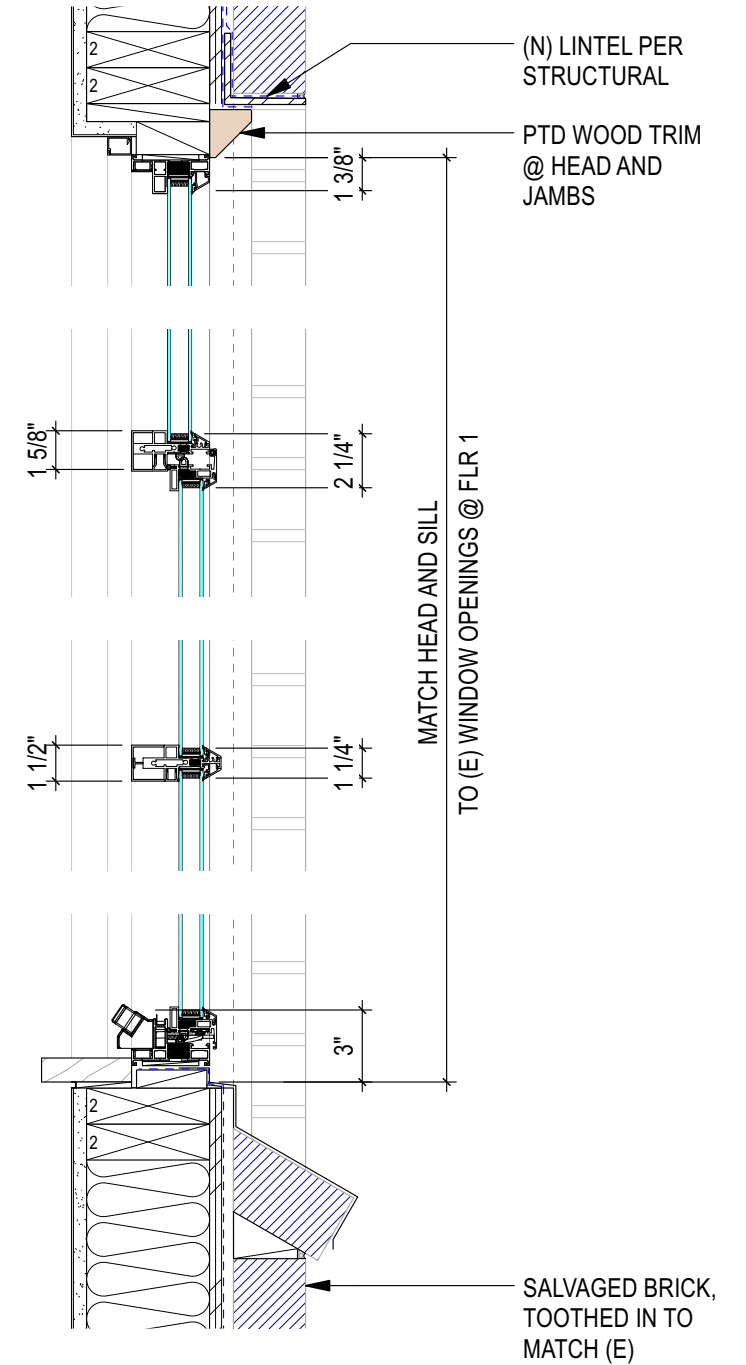
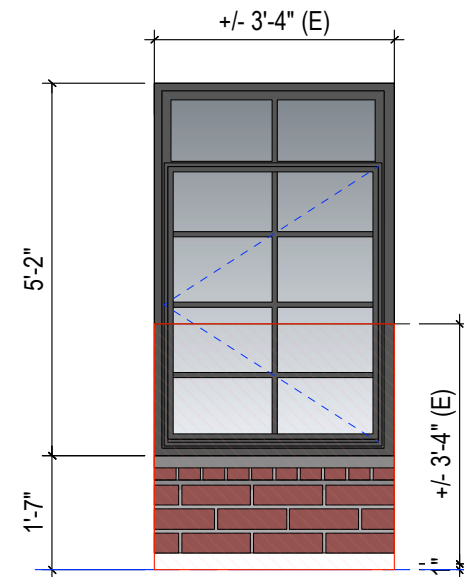




\*(E) site measured section shown for profile and sightlines only, wall assembly TBD

R:68  
G:68  
B:65

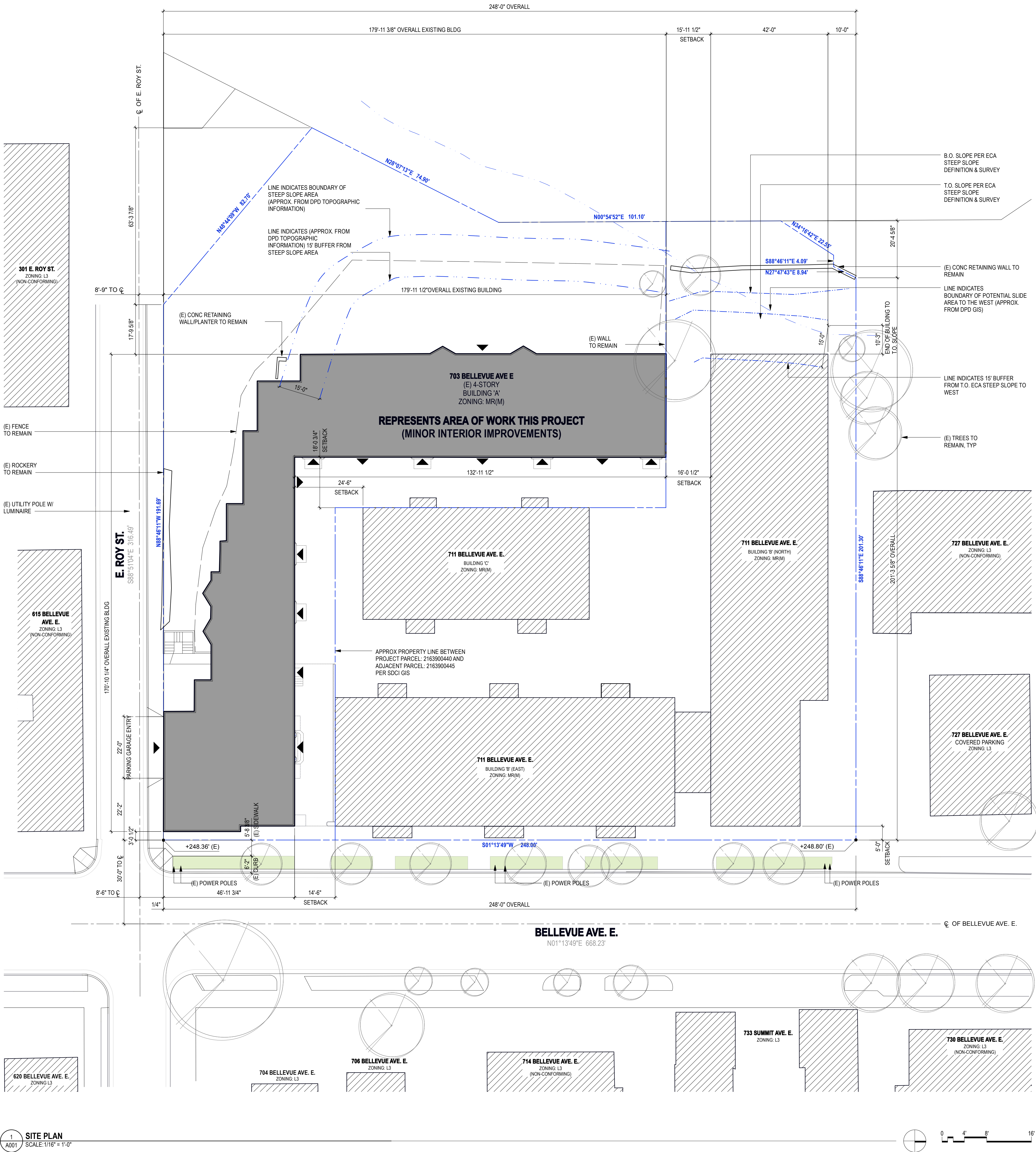
Quaker Commercial to match window color of (E) non historic windows



**(E) Non-historical window section and photographs**  
Wausau 8300i, Aluminum Casement Window, custom color  
True divided lite windows.

**(N) D11 Bedroom Window section detail and color sample**  
Quaker Commercial H450 Aluminum Casement window  
True divided lite windows.  
(H-series certified for historical preservation)





PRELIMINARY ECA SUMMARY

LOT AREA: 55,869 SF (PER SURVEY)  
STEEP SLOPE AREA: YES (40%)  
POTENTIAL SLIDE: YES  
RIPARIAN CORRIDORS: NO  
WETLANDS: NO  
LIQUEFACTION: NO  
FLOOD PRONE: NO  
ABANDONED LANDFILL: NO  
KNOWN SLIDE AREAS: NO  
WILDLIFE HABITAT: NO  
PEAT SETTLEMENT PRONE: NO  
SHORELINE ZONE: NO

PROPERTY INFORMATION:

PROPERTY ADDRESS:  
703 BELLEVUE AVE E, SEATTLE, WA 98102  
KING COUNTY ACCESSOR'S PARCEL NUMBER:  
216390-0440  
216390-0445  
LEGAL DESCRIPTION:  
LOTS 1-4, PORTIONS OF LOT 5 & 14, LOTS 15-18,  
BLOCK 5, EAST PARK ADDITION, LESSPORTIONS  
OF LOTS 15-18 FOR STREET (PRIMARY STATE  
HIGHWAY NO.1 - SEATTLE FREEWAY)  
LAND USE:  
ZONING MR (M)

PROJECT DESCRIPTION:

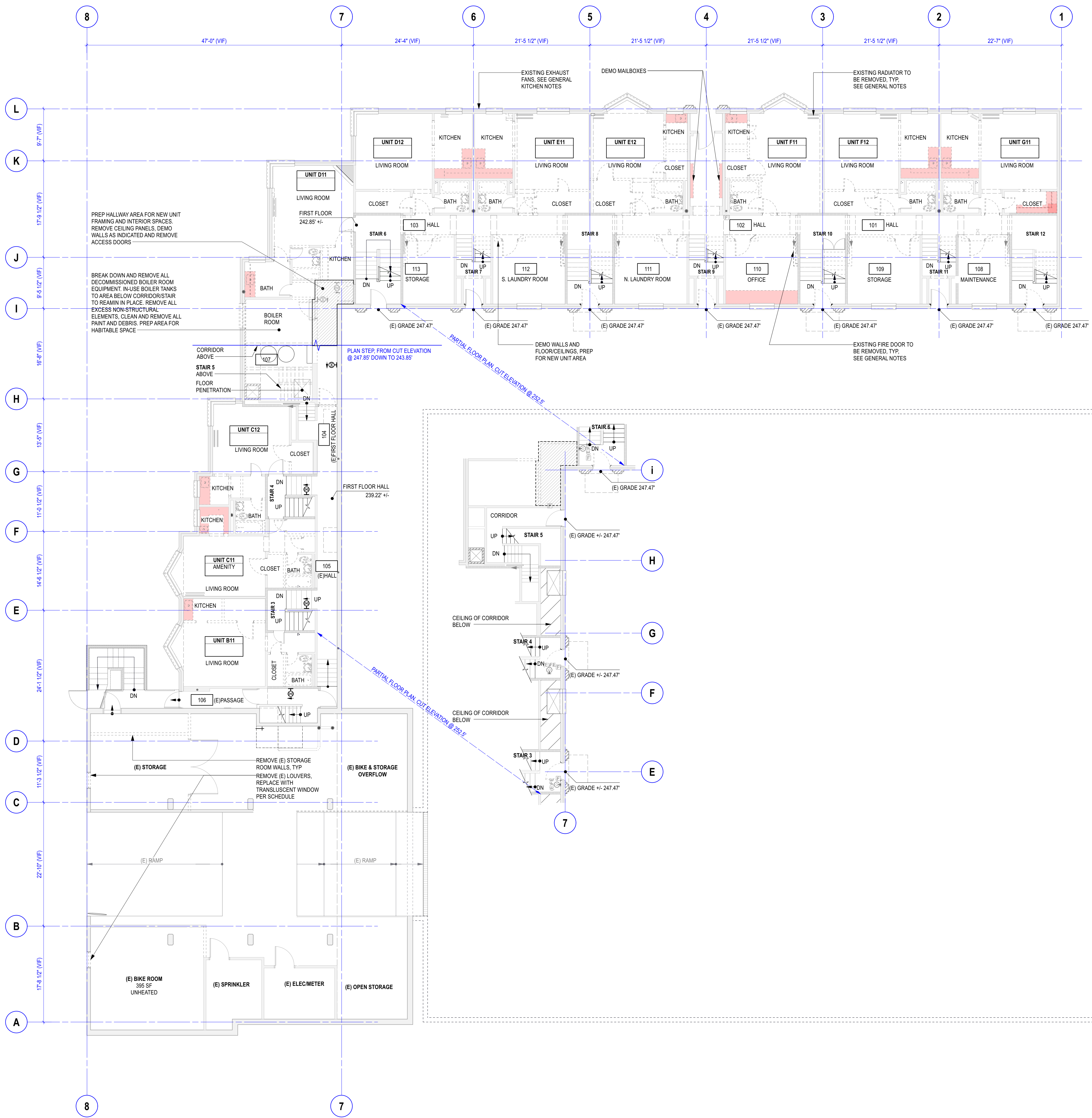
NON SUBSTANTIAL ALTERATIONS TO INTERIOR OF  
(E) LANDMARKED BUILDING CONSISTING OF NEW  
KITCHEN CABINETS, NEW BATHROOM FINISHES,  
AND NEW FLOORING

PROJECT INFORMATION:

PROJECT ADDRESS:  
703 BELLEVUE AVE E  
SEATTLE, WA 98102  
BUILDING OWNER:  
BELROY HOMES LLC  
2800 1ST AVE #104  
SEATTLE, WA 98121  
C: CHRIS FAUL  
T: (206) 510-5338  
E: chris@faul.company  
APPLICANT / PRIMARY CONTACT:  
PUBLIC 47 ARCHITECTS, LLC  
232 7TH AVE N, #200  
SEATTLE, WA 98109  
C: SCOT CARR  
T: (206) 316-2647  
E: scotc@public47.com

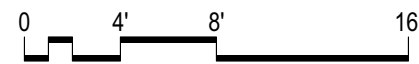
1 SITE PLAN  
A001 SCALE: 1/16" = 1'-0"



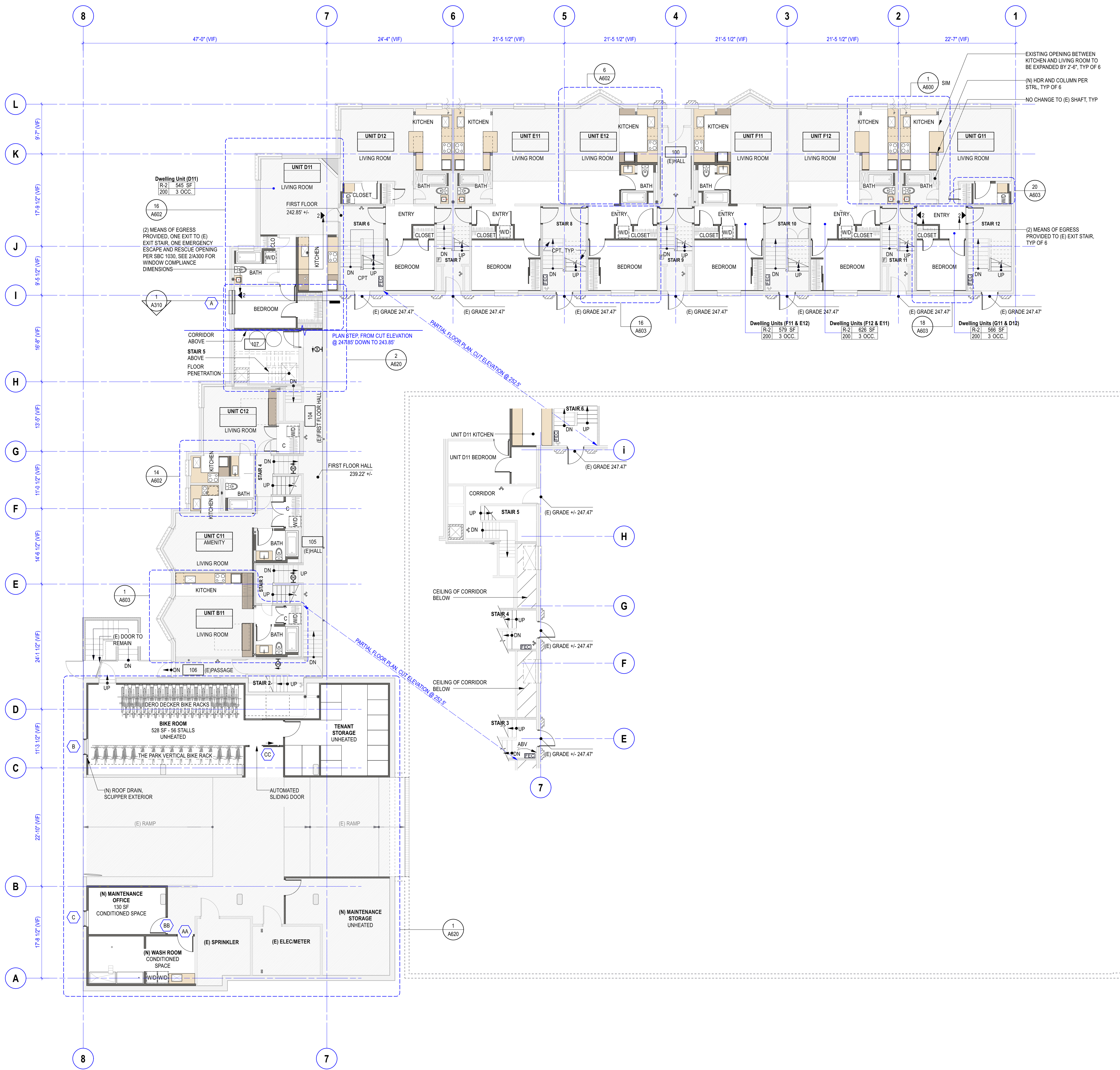


DEMO SYMBOL / GRAPHIC KEY	
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(E) DOOR TO REMAIN
	(E) DOOR TO BE REMOVED
	(E) CASEWORK TO BE REMOVED
	(E) TOILET TO BE REMOVED
	(E) LABORATORY TO BE REMOVED
	(E) BATHTUB TO BE REMOVED
	(E) KITCHEN SINK TO BE REMOVED
	(E) RADIATOR TO BE REMOVED
	(E) AUDIBLE FA TO BE REMOVED
	(E) FA PULL TO BE REMOVED
	(E) FIRE EXTINGUISHER TO BE REMOVED
	EXISTING EMERGENCY EXIT SIGNAGE

1 FIRST FLOOR DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"







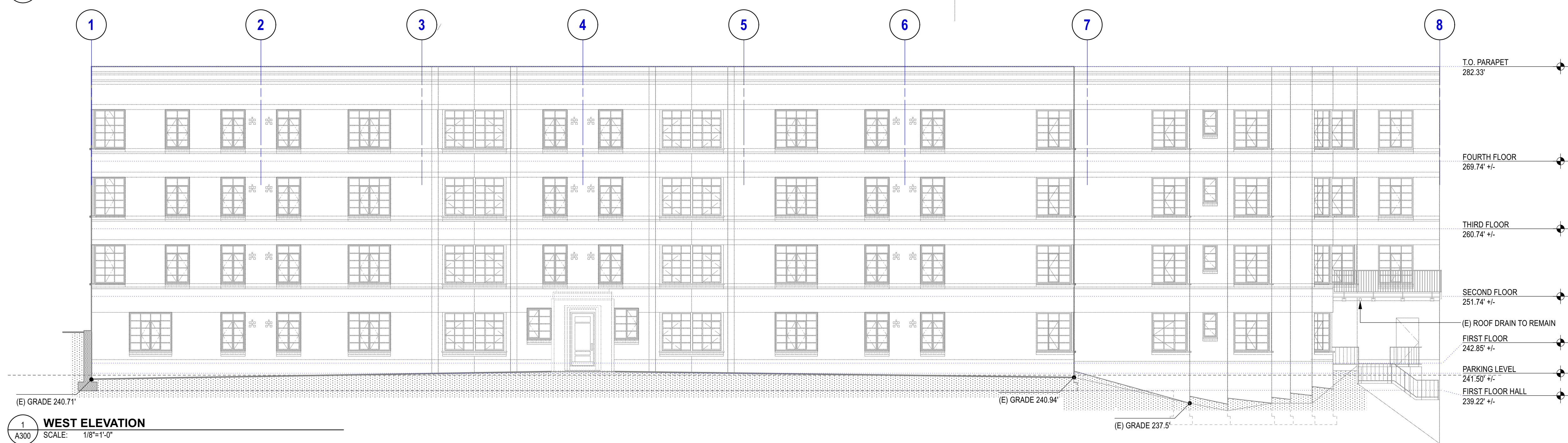
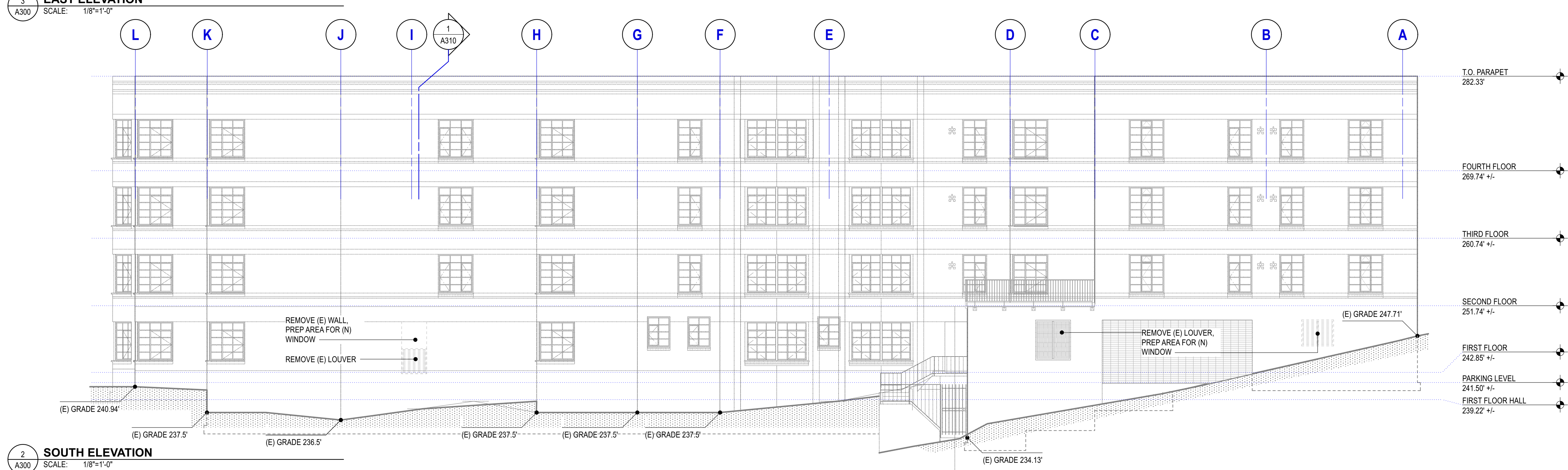
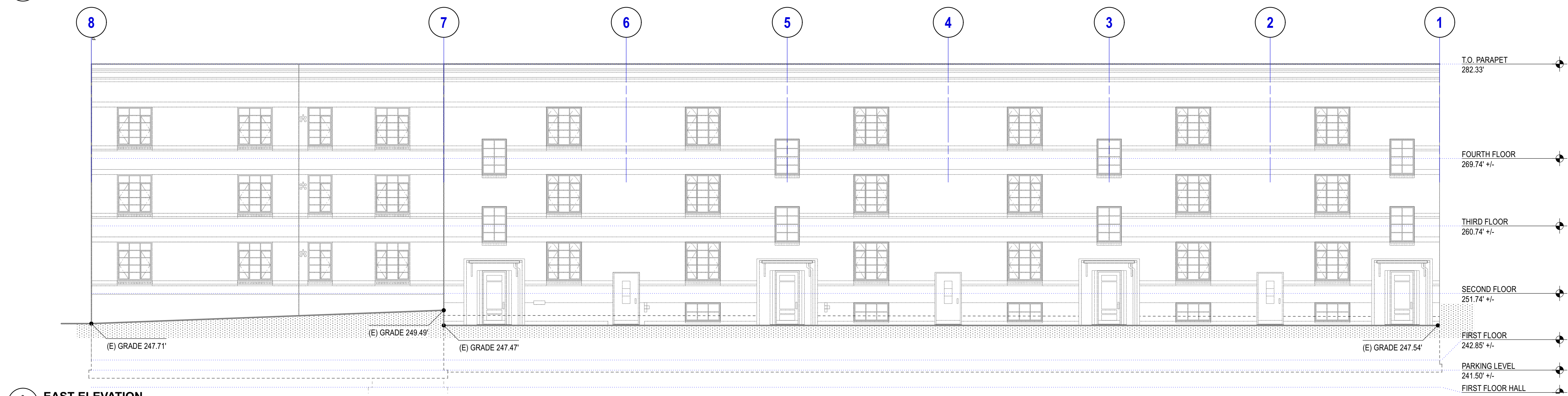
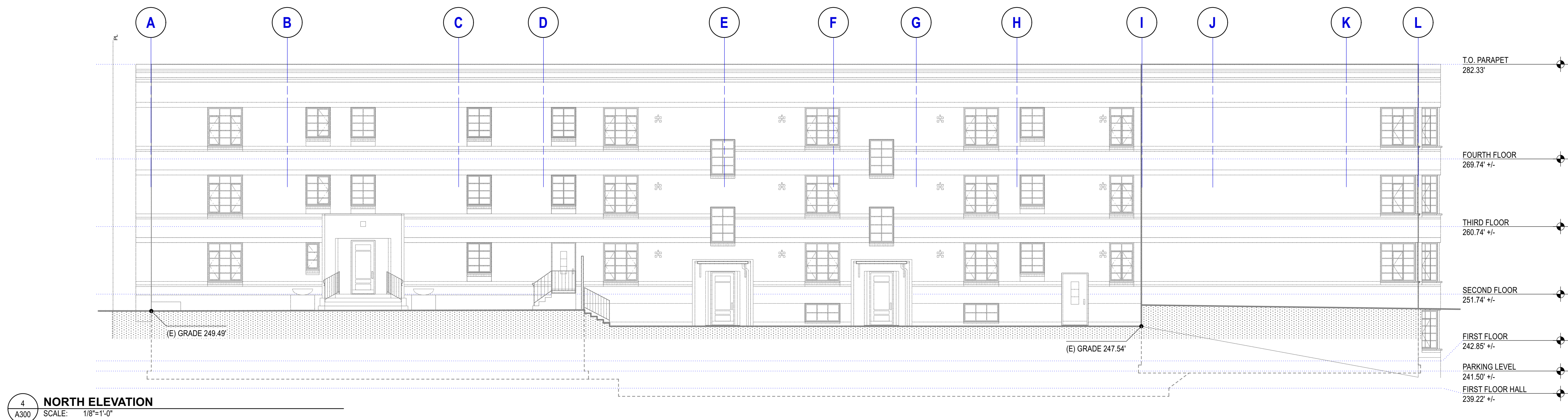
**FLOOR PLAN SYMBOL / GRAPHIC KEY**

- NO BUILDING PERMIT REQ'D FOR WORK THIS AREA
- (E) WALL TO REMAIN
- (E) 2x4 LAMINATED WALL TO REMAIN
- (N) WALL
- (E) DOOR TO REMAIN
- (N) DOOR
- (N) FULL HEIGHT CASEWORK
- (N) 36" COUNTER HEIGHT CASEWORK
- (N) 18" HEIGHT CASEWORK
- (N) MURPHY BED
- (E) EMERGENCY LIGHTING
- (N) EMERGENCY LIGHTING
- EMERGENCY EXIT SIGNAGE
- FIRE EXTINGUISHER CABINET

**GENERAL PLAN NOTES**

1. DIMENSIONS ARE TO FACE OF CONCRETE (FOC), FACE OF FINISH, OR GRIDLINE (GL) UNO
2. FOR DOOR SCHEDULE SEE SHEET A400
3. FOR WALL ASSEMBLY TYPES SEE A400
4. GC TO VIF: SMOKE (SBC 907.2.9) + CARBON MONOXIDE (SBC 915.2) DETECTORS INSTALLED PER CODE

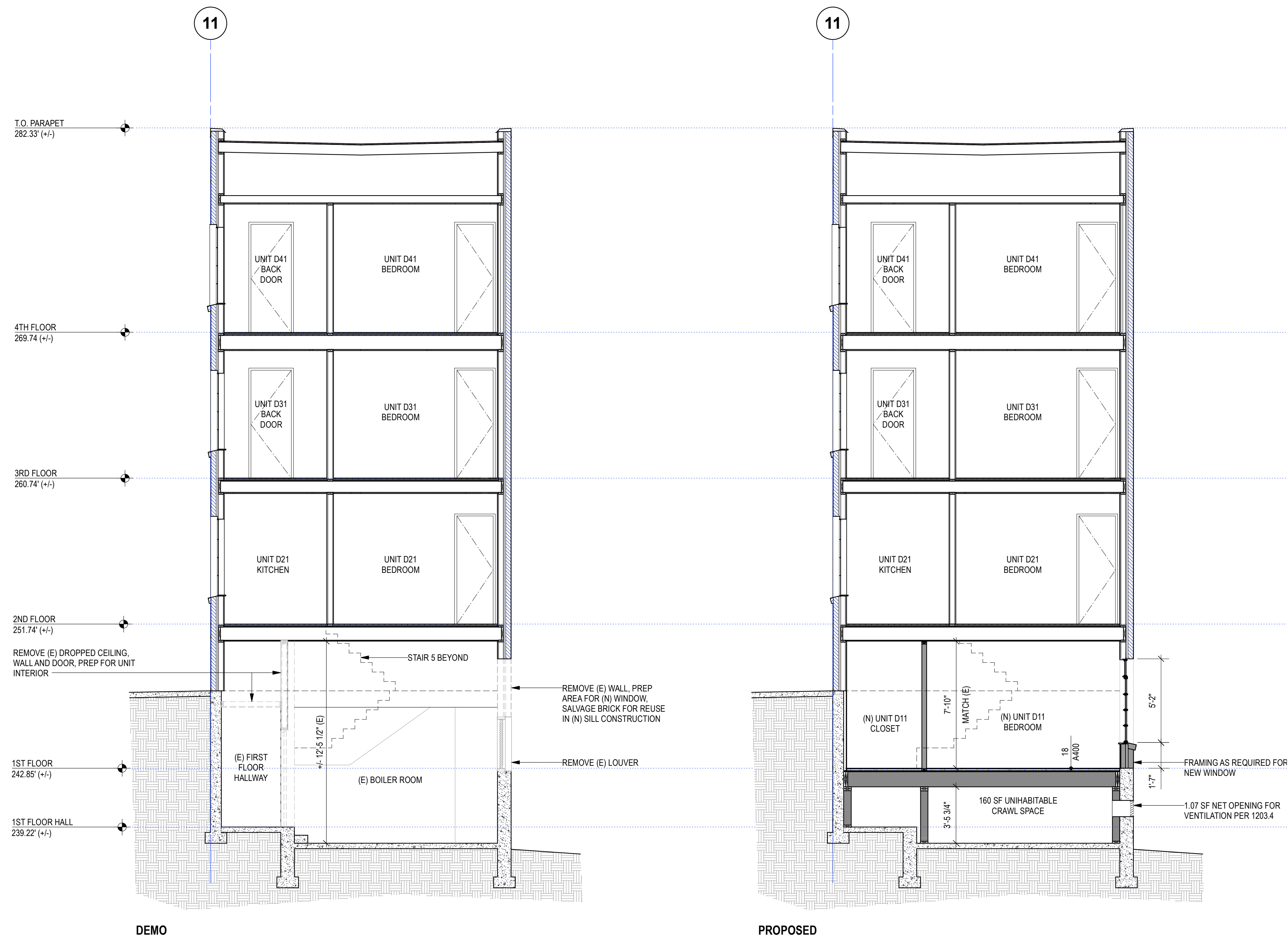












1 BUILDING SECTION  
A310 SCALE: 1"=8'-0"