

Narrative for Landmarks Preservation letter dated June 8th, 2022

- 1) The new blade sign was added above the ATM location, as the ATM is fully recessed, it's not visible from cars driving by along University Ave. The sign is installed using 2 bolts through the center of the shadow boxed area above the ATM. The sign is only lit up at night.
 - 2) The ATM installation was easier than expected. This is due to the fact that the painted brick under the first-floor windows of the University National Bank is actually painted hollow clay blocks and not trim. No stone was cut in the installation of this new ATM. We did have to remove the lower section of the storefront window to accommodate the machine, but we sized the machine so the upper ½ of the window (the large re-lite) would not have to be removed or disturbed. We were also able to avoid any damage to the columns which can be best seen in the attached picture labeled "cut clay brick under new ATM". The glazing we did take out during this install was not historic, it's tinted, paned and we think from the early 1980's. Should the ATM go away, a rebuild of this area should be fairly easily accomplished with concrete brick, wood trim and new tinted glass.
- 2.A) Note the evolution of the Western Façade. Originally the bank only occupied the Southern 3rd of the street level façade and the entry to the bank was located where the ATM was located when we purchased the building (the SW corner (see image "Old ATM location SW corner"). The rest of the Western Façade had doors in it with additional retailers. This all changed in 1926 when the University National Bank took over the entire first floor. A new main entry was centered in the West Façade (where it sits today), a glass storefront was added to the SW corner (something we plan on adding back to the area during the interior TI work in early 2023) and a grand awning was added over the main West entrance (which is there today). Today when walk along the University Way sidewalk, you can still enter under the same canopy, same set of wooden front doors, walk into the same wooden vestibule and walk down the same marble staircase – as a customer did in 1926.
- 3) SW Corner: When purchasing the University National bank, in the SW corner there was an old Wells Fargo ATM and completely rotten wood canopy (with no roof) over the ATM for customers use. There was also a MASSIVE Wells Fargo sign over the ATM area on the SE corner (see SE corner at Purchase Picture attached). Note – you can also see the terrible condition the exterior wood was in on the entire building when zooming in. This SE corner was originally used as an entry into the original bank (see MOHAI photo from 1925 with doorway show and no canopy). From the 1927 (After the big bank renovation) until the invention of the ATM, this corner was used as a display window for those walking by (see Historic Rendering photo attached). This is the history and evolution to that corner. When purchasing the building in 2018, Wells Fargo demanded that their ATM remain on the grounds for the next 20 years. A new lease was to be signed with the purchase docs. We did our research and wanted to turn that corner back into what it looked like in 1927 after the big bank renovation. Two reasons for not going to the original look – 1) DPD would not allow a door to go back into that location for clearance / ADA reasons. And 2) for nearly 100 years now, the main entry to the bank was centered in the W façade and the SW corner has been a window display. We wanted to keep that look, keep the main entry and canopy centered in the W façade. So, we agree to keep an ATM at the UNB site, but we forced Wells Fargo to remove it from the SE corner, along with their massive sign and re-locate it as far N on the Western façade as possible. This made it the least visible to all and we think is the appropriate place. Furthermore, we are developing a plan (not designed yet) with the interior tenants to re-build that SE corner window display and rehab the old historical light stands (one of them are ripped off).

- 4) See the attached "Western Elevation with new ATM image". The sign as indicated above is attached with two through bolts, centered in the stone shadow box above the first-floor window relite as shown in additional images attached. This sign sits approx. 5.5ft above the top of the ATM, centered. The sign is on a photocell and is illuminated at night only.
- 5) Please see the ATM Permit Set Drawings attached.
- 6) See photos attached taken from the N and S of the ATM along the sidewalk.
- 7) N/A
- 8) Value of the ATM project is approx. 28,000 dollars.

"OLD ATM LOCATION"
(NARRATIVE 2A)



1926 Rehab Rendering
(Narrative 2A) (Narrative 3)



New Central
Location/Entry

Retail Storefront

From 1926 - Approx 1978

"SE Corner @ Purchase in"
2018 (Narrative 3)



"MOHAI From"
1925
(Narrative 3)

BANK
ENTRY



NARRATIVE
#6

WALKING
North along
sidewalk.



(NARRATIVE #6)

walking south on sidewalk



Extra #1

Signage
Close Up

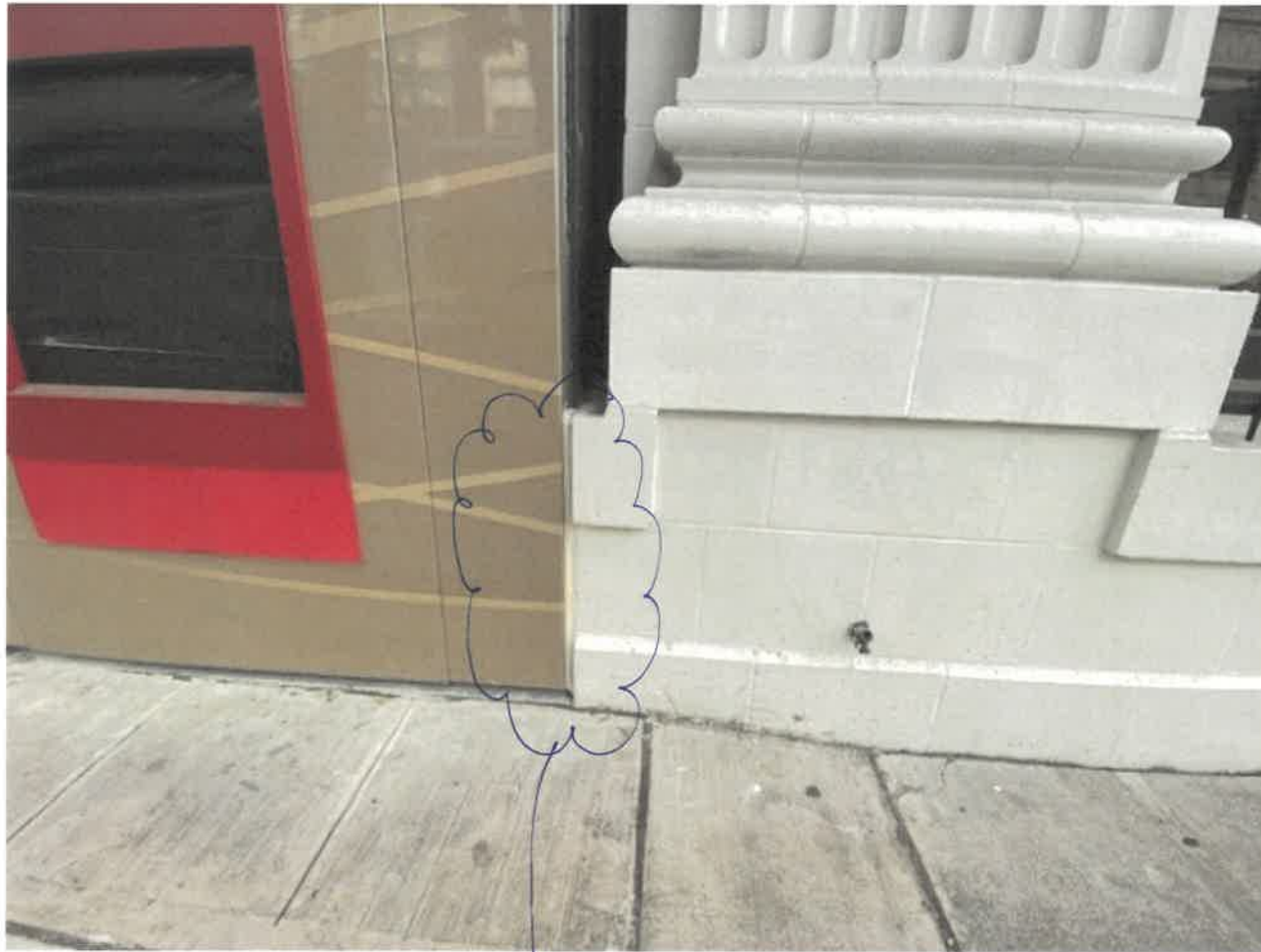


Extra #2

New
ATM Fit
Between Stone
Columns.



"Cut dry Brick under new ATM"
(Narrative #2)



cut section on each side of ATM.

Extra #6

Overall ATM+
Sign on
W Facade.



Extra #3

Head on SE corner



Future
Historical
Retail
Storefront
Location

Building prior to
1925

Seattle Daily Times April 6, 1913

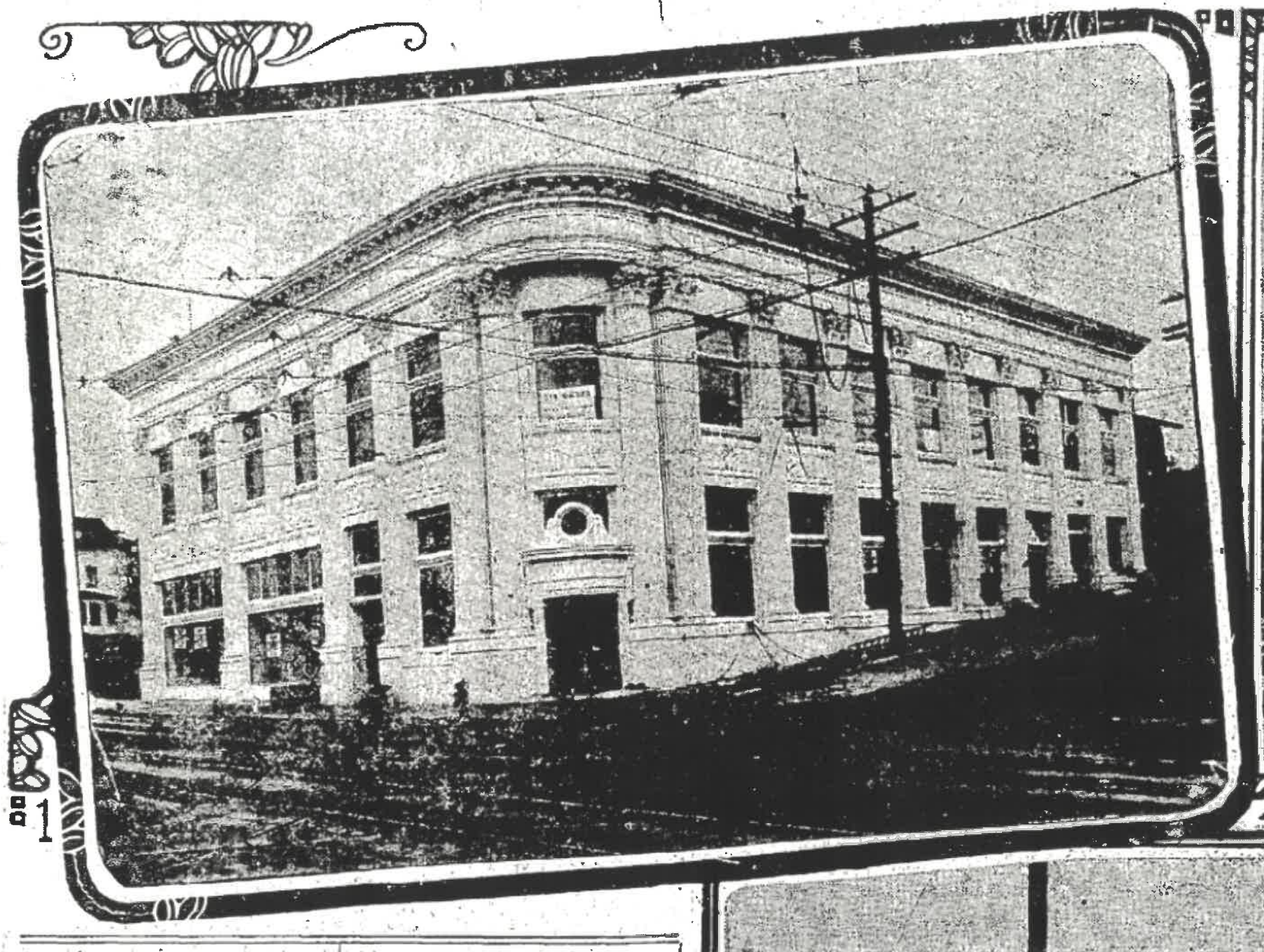
(Extra #4)

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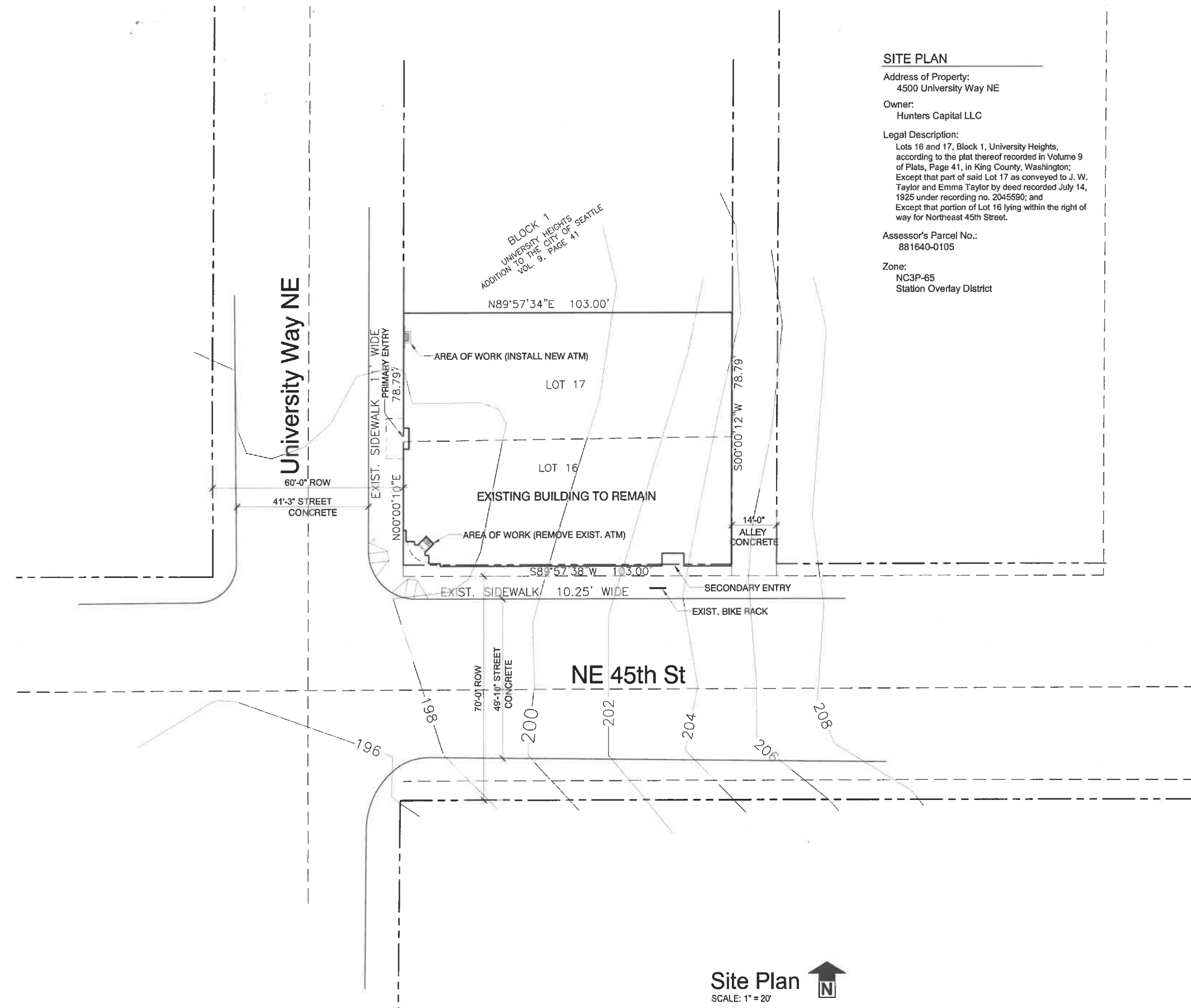


Extra #5

Future
Corner Stockprint
ALA 1926 - ATM



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SITE PLAN

Address of Property:
4500 University Way NE

Owner:
Hunters Capital LLC

Legal Description:
Lots 16 and 17, Block 1, University Heights,
according to the plat thereof recorded in Volume 9
of Plats, Page 41, in King County, Washington;
Except that part of said Lot 17 as conveyed to J. W.
Taylor and Emma Taylor by deed recorded July 14,
1925 under recording no. 2045590; and
Except that portion of Lot 16 lying within the right of
way for Northeast 45th Street.

Assessor's Parcel No.:
881640-0105

Zone:
NC3P-65
Station Overlay District

studio **MENG STRAZZARA**
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2001 Western Ave., Suite 200
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206 587 0588 fax
www.studioms.com

OWNER

HUNTERS CAPITAL LLC

1620 BROADWAY, SUITE 200
SEATTLE, WA 98122
206-328-3333

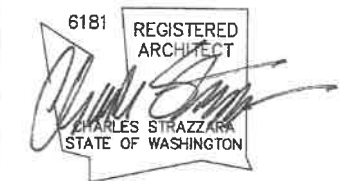
TITLE

4500 U WAY ATM

4500 UNIVERSITY WAY NE
SEATTLE, WA 98105

SMS PROJECT #: 2020311

STAMP



SDCI PROJECT NUMBER

6809303-CN

ISSUED FOR: DATE:
PERMIT SUBMITTAL 12/04/20

PLAN APPROVAL
DRAWN/CKD BY: PM

CITY STAMPS

SHEET CONTENTS
SITE PLAN

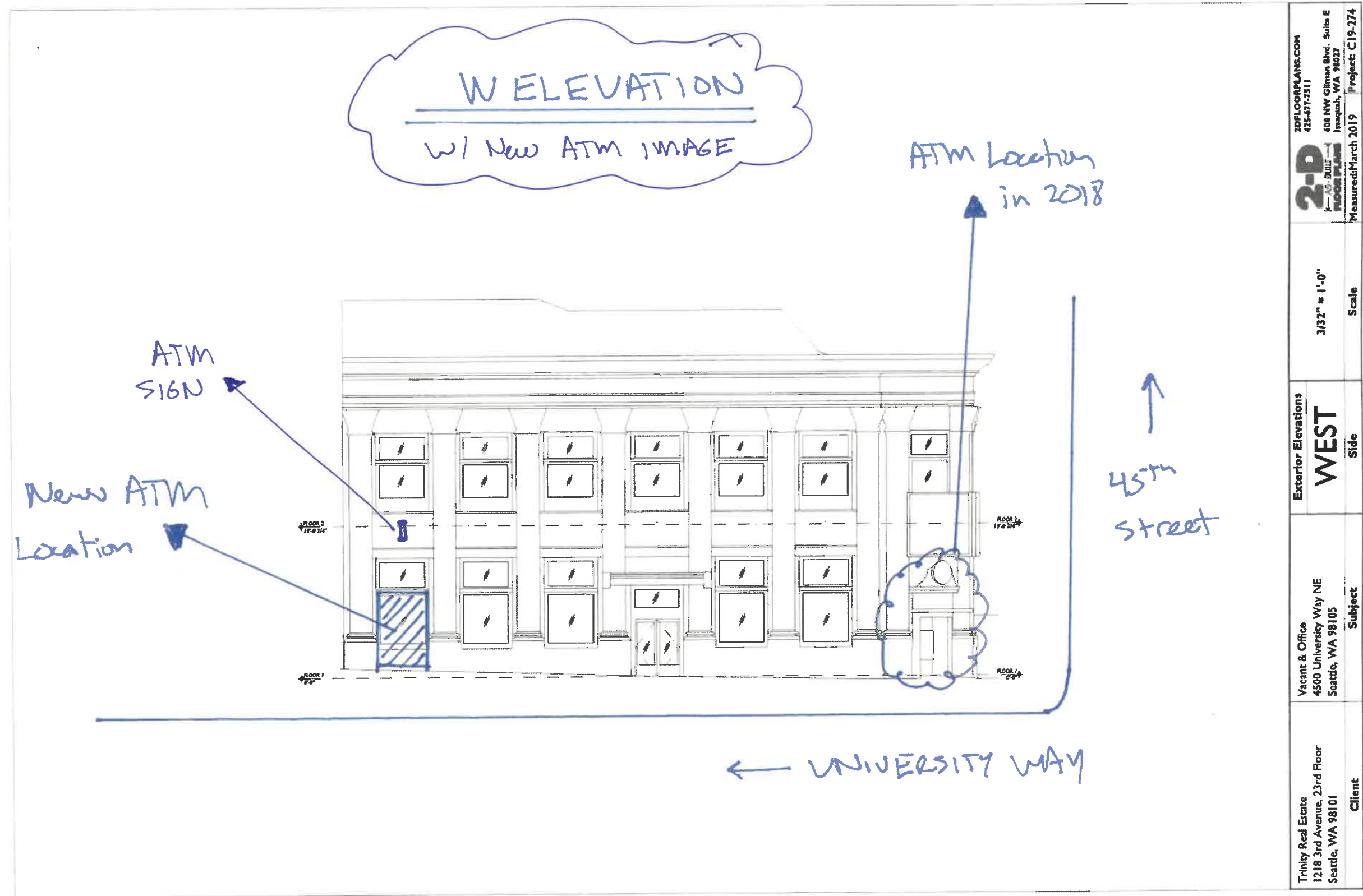
SHEET NUMBER

AS101

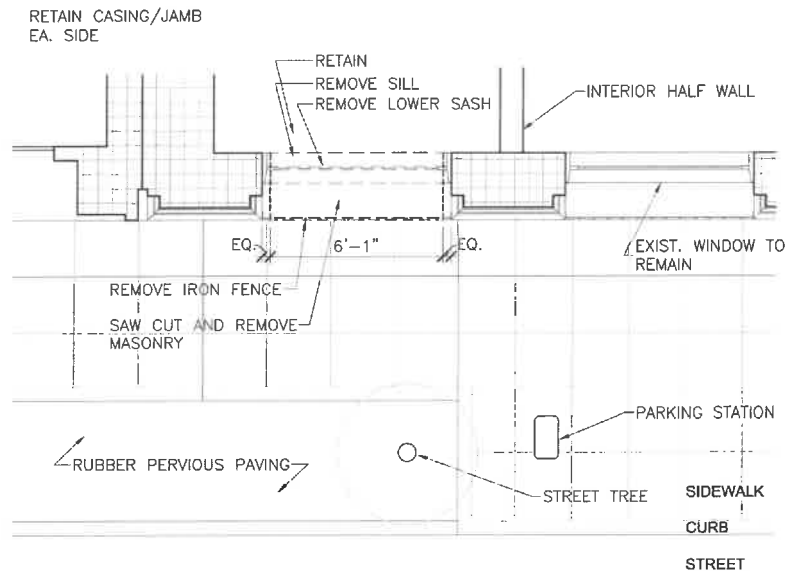
Site Plan
SCALE: 1" = 20'

UNB Building

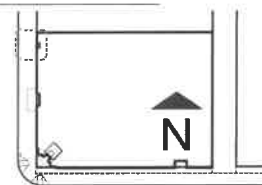
(NARRATIVE #4)



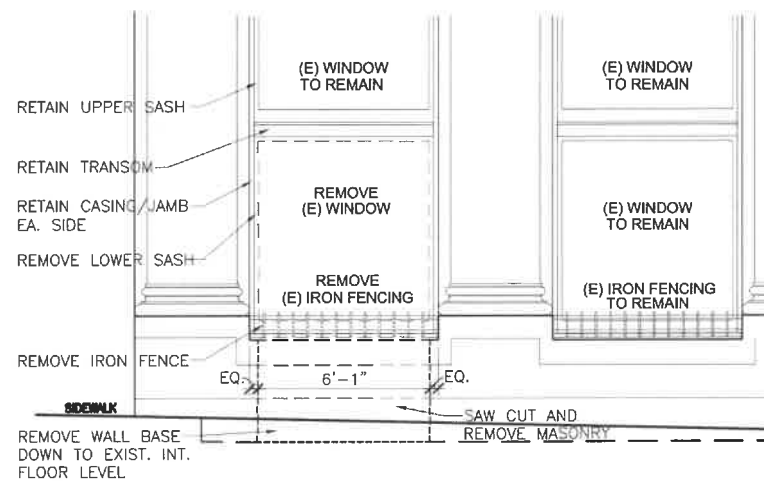
Trinity Real Estate 1218 3rd Avenue, 23rd Floor Seattle, WA 98101	Vacant & Office 4500 University Way NE Seattle, WA 98105	Exterior Elevations WEST	3/32" = 1'-0"	2-D 2D FLOOR PLANS.COM 425-477-7511 408 NW Gilman Blvd. Suite E Issaquah, WA 98027 Measured March 2019	Project: C19-274
Client	Subject	Side	Scale		



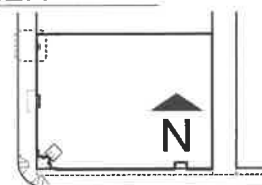
1 DEMO PLAN NW CORNER
SCALE: 1/4" = 1'- 0"



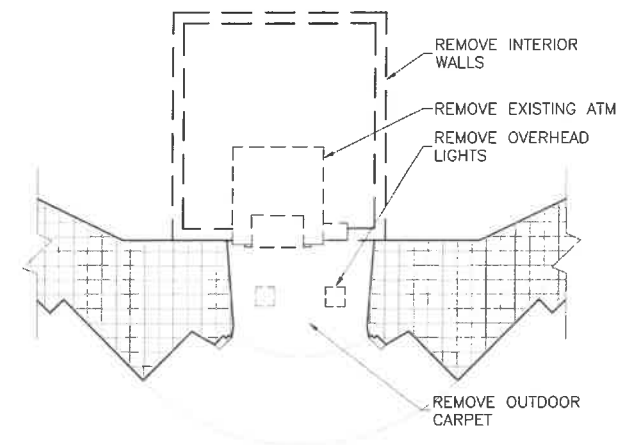
Key Plan



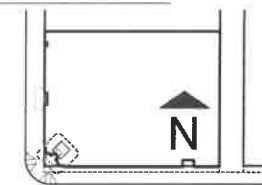
3 DEMO ELEVATION NW CORNER
SCALE: 1/4" = 1'- 0"



Key Plan



2 DEMO PLAN SW CORNER
SCALE: 1/4" = 1'- 0"



Key Plan

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CITY STAMPS

SHEET CONTENTS
EXISTING,
DEMO PLANS

SHEET NUMBER
A100

OWNER
**HUNTERS
CAPITAL LLC**
1620 BROADWAY, SUITE 200
SEATTLE, WA 98122
206-328-3333

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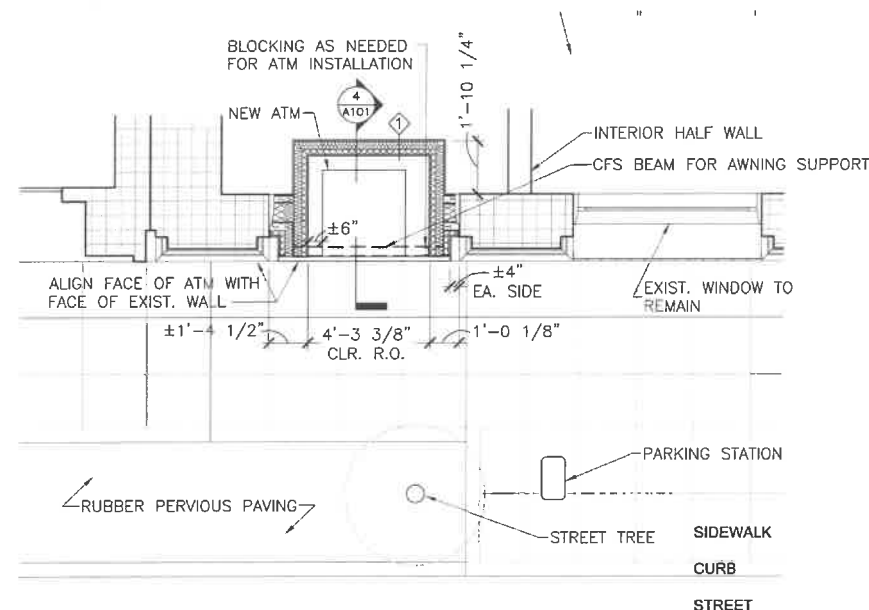
PLAN APPROVAL
DRAWN/CKD BY: PM

CITY STAMPS

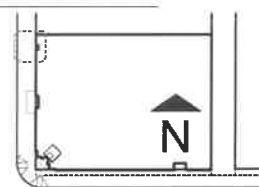
SHEET CONTENTS
FLOOR PLANS
ELEVATIONS
SECTIONS

SHEET NUMBER

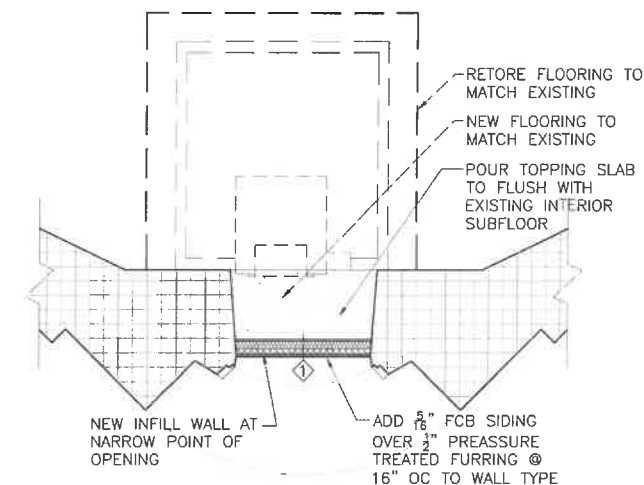
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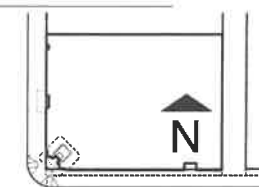
1 PLAN NW CORNER
SCALE: 1/4" = 1'-0"



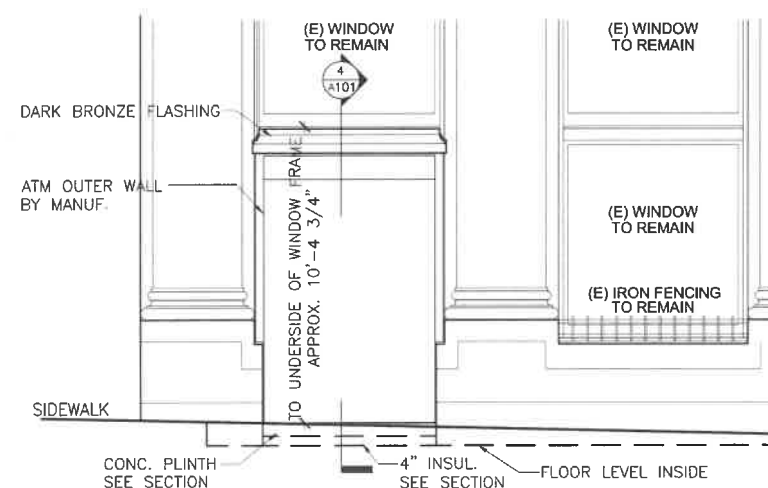
Key Plan



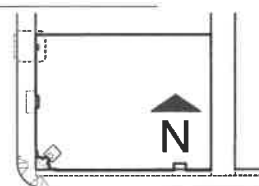
2 PLAN SW CORNER
SCALE: 1/4" = 1'-0"



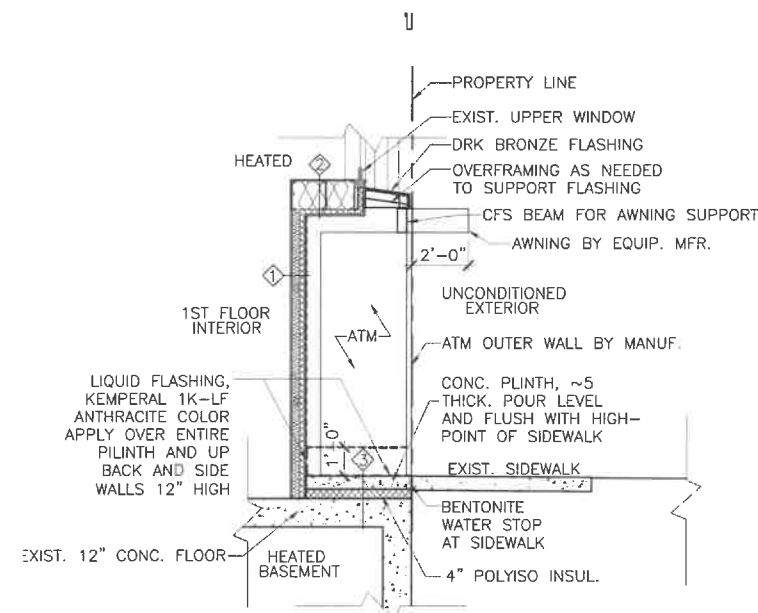
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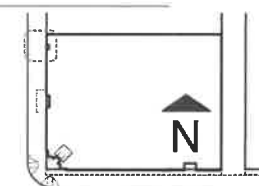
3 ELEVATION NW CORNER
SCALE: 1/4" = 1'-0"



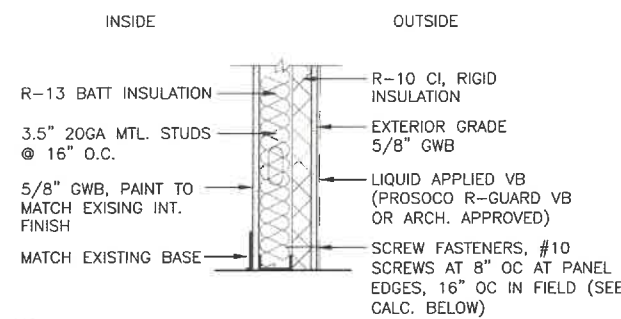
Key Plan



4 SECTION NW CORNER
SCALE: 1/4" = 1'-0"



Key Plan



1 WALL — NEW METAL STUD WITH C.I.
 INSULATION CONFORMS TO PRESCRIPTIVE ENVELOPE REQUIREMENTS USING TABLE C402.1.3

SCREW FASTENER SPACING AND AREA

PER TYPICAL 4X8 SHEET, 8" OC AT PANEL EDGES, 16" OC IN FIELD.

THIS EQUALS 46 FASTENERS PER 32 SQ FT OR 1.4375 FASTENERS PER SQ FT

#10 SCREW DIAMETER IS .130"

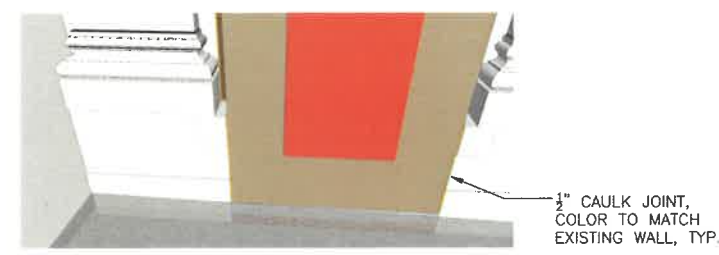
AREA PER SCREW IS $3.141 \times 0.065^2 = 0.0133$ SQ IN

AREA PER SQ FT IS $0.0133 \times 1.4375 = 0.0191$ SQ IN

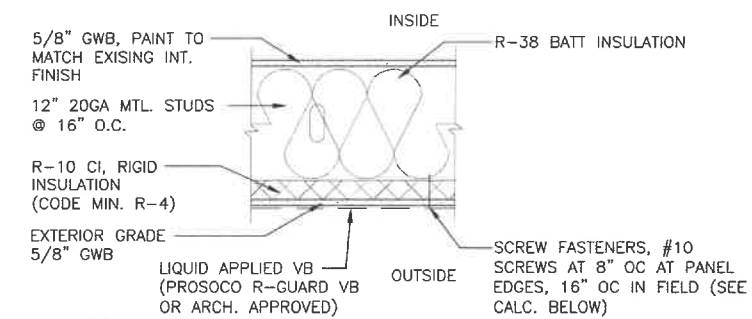
AREA PER SQ FT IS $\frac{0.0191}{1.4375} = 0.0133\%$

PER TABLE C402.1.3(g), METAL PENETRATIONS ARE LESS THAN 0.04%, SO INSULATION VALUES IN TABLE C402.1.3 MAY BE USED.

1 ASSEMBLY TYPES
 SCALE: 1" = 1'-0"



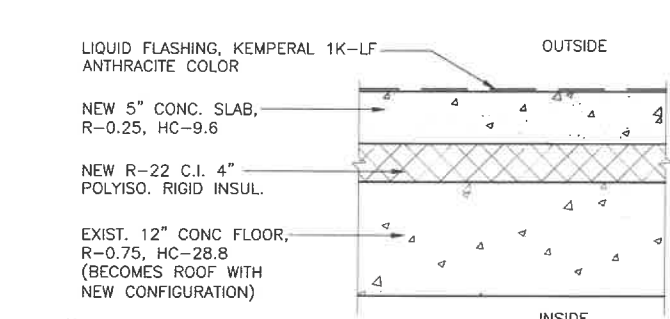
ATM BASE



2 FLOOR — NEW METAL FRAME WITH C.I.
 INSULATION CONFORMS TO PRESCRIPTIVE ENVELOPE REQUIREMENTS USING TABLE C402.1.3

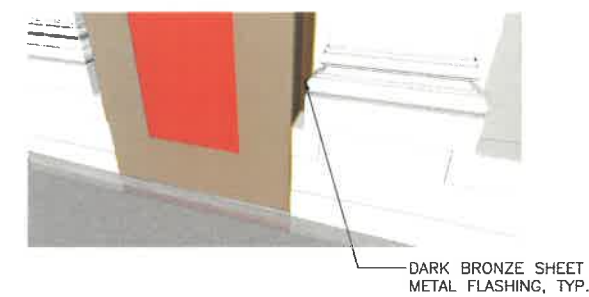
SCREW FASTENER SPACING AND AREA

SEE CALCULATION FOR WALL TYPE 1.

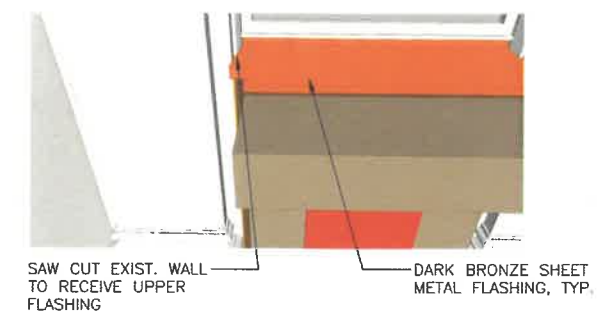


3 ROOF — NEW CONC. OVER EXIST. WITH C.I.
 PER SECTION C503.3 OF THE SEATTLE ENERGY CODE, WE ARE INSULATING THIS PORTION OF THE ALTERED WALL WITH AN OVERALL HIGHER U-VALUE THAN THE EXISTING WALL.

AS ALLOWED FOR UNDER SECTION C102.2 OF THE SEATTLE ENERGY CODE, WE ARE INSULATING THIS ROOF ASSEMBLY TO THE MAXIMUM EXTENT POSSIBLE, WHILE MAINTAINING A REASONABLE LEVEL OF STRUCTURAL INTEGRITY, AND OVERALL THE MODIFICATION IMPROVES THE ENERGY EFFICIENCY OF THE BUILDING, AND THUS WE BELIEVE THIS ASSEMBLY MAY BE APPROVED DESPITE NOT FULLY MEETING THE PRESCRIPTIVE MIN. INSULATION REQUIREMENTS OF TABLE C402.1.3.



ATM BASE

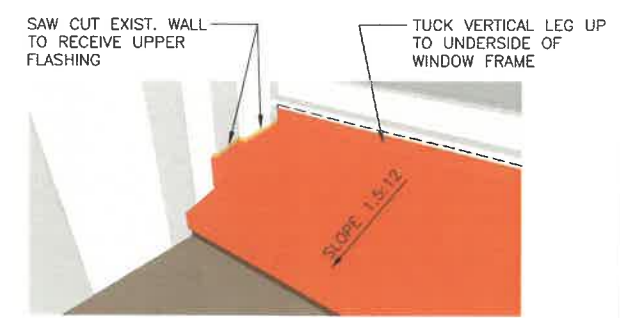


ATM UPPER FLASHING



ATM UPPER FLASHING

2 DETAILS
 SCALE: NO SCALE



ATM UPPER FLASHING — CLOSE VIEW

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CITY STAMPS

SHEET CONTENTS
ASSEMBLY TYPES AND DETAILS

SHEET NUMBER
A102