

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 foam 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 lease 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 ATM
Location ↗

No Brick
in 1927 ↗

New Central
Location/Entry ↘

Retail Storefront ↘

From 1926 - Approx 1978

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



MOHAI From 11
1925
(Narrative 3)

BANK
ENTRY



NARRATIVE
#6

WALKING
North along
sidewalk.



(NARRATIVE #6)

walking south on sidewalk



Extra #1

Signage

Close Up



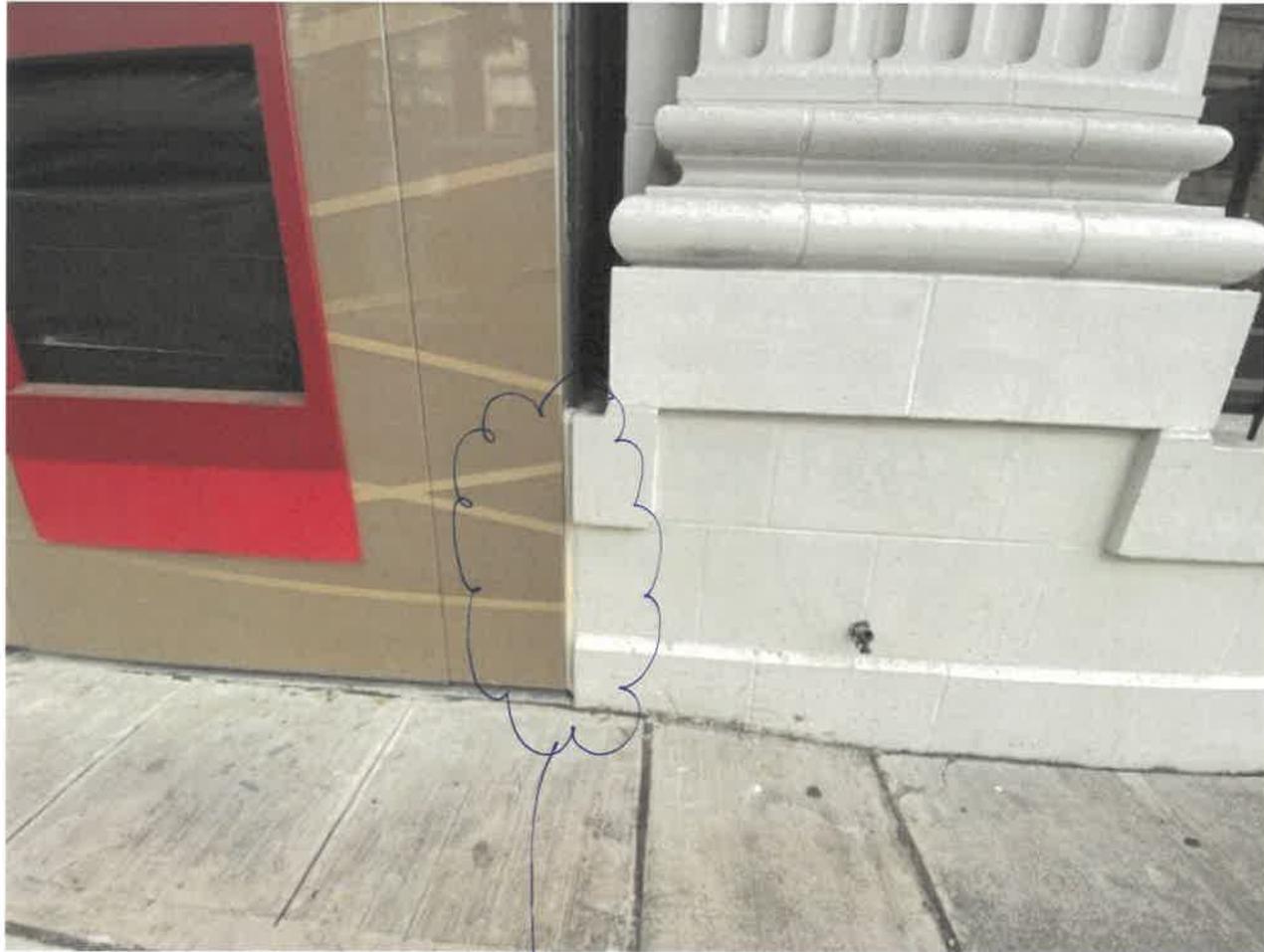
Extra #2

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

(Extra #4)



11

Extra #5

Future

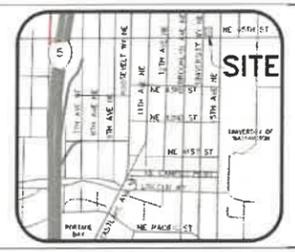
Corner Stockprint

ALA 1926 - ATM



(NARRATIVE #5)
ATM
Permit
Set

PROJECT SITE:
4500 UNIVERSITY WAY NE
Seattle, WA 98105



REMOVAL AND ADDITION OF ATM

4500 UNIVERSITY WAY NE SEATTLE, WA 98105

studio MENG STRAZZARA
ARCHITECTURE PLANNING CONSULTING
2001 Western Ave., Suite 200
Seattle, WA USA 98121
206 587 3797 tel
206 587 0588 fax
www.studiomeng.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
TITLE SHEET,
GENERAL NOTES,
SHEET INDEX

SHEET NUMBER
G001

ABBREVIATIONS

& angle	EG existing grade	LBL label	REINF reinforce, reinforcement
< angle	EJ expansion joint	LAM laminate, laminated	RMV remove
@ at	ELEC electric, electrical	LAV lavatory	RA return air
# number, pounds	EL elevation	LH left hand	RVS reverse
[channel	ELEV elevator	L left, long, length	RH right hand
ABV above	EMER emergency	LT light	ROW right of way
AFF above finish floor	ENCL enclosure, enclose	LW lightweight	RD roof drain
ACC access	EQ equal	MFR manufacturer	RO rough opening
AC air conditioning	EQP equipment	MAS masonry	RM room
ACT acoustic tile	EST estimate, estimated	MO masonry opening	RF roof
ADD addendum	EXH exhaust	MTL metal	SF square feet
ADJ adjust, adjustable	EXST existing	MAX maximum	SBK setback
AC acoustic	EXP expose, exposed	MECH mechanical	SFTY safety
ALT alternate, alternative	EXT exterior	MED medium	SCH schedule
ALUM aluminum	FO face of	MBR member	SLNT sealant
ANOD anodized	FD floor drain	MAT material	SEC section
APPR approximate	FG finished grade	MIN minimum	SHT sheet
ARCH architect, architectural	FIN finish, finished	MIR mirror	SIM similar
ATM automated teller machine	FE fire extinguisher	MISC miscellaneous	SC solid core
AVG average	FP fireproof, fireplace	MOD modify, modified	SOG slab on grade
BSMT basement	FR fire resistant	MT mount	SP sound proof
BSBL building setback line	FLSH flash, flashing	NAT natural	S south
BM beam	FLX flexible	NI nickel	SJ seismic joint
BLW below	FLR floor	NRC noise reduction	SQ square
BTWN between	FJ finish joint	coefficient	SS stainless steel
BLK block, blocking	FTG footing	NOM nominal	STD standard
BS both sides	FND foundation	NMT non-metallic	STL steel
BW both ways	FS full size	N north	STO store, storage
BTM bottom	FUR furring	NIC not in contract	SD smoke detector
BLDG building	FF frost free	NTS not to scale	STR structural
CAB cabinet	GA gage, gauge	OC on center	SYM symmetric
CSMT casement	GLV galvanize, galvanized	OPQ opaque	SYN synthetic
CI continuous insulation	GSKT gasket	OPG opening	SYS system
CIP cast in place	GC general contractor	OPP opposite	TEL telephone
CB catch basin	GL glass, glaze, glazing	OD outer diameter	TV television
CLG ceiling	GLB glass block	OA overall	THK thickness
CFR chamfer	GRD grade	OH overhead	TOL tolerance
CL centerline	GF ground face	OFCI owner furnished -	T&G tongue & groove
CLR clear, clearance	GWB gypsum wallboard	contractor installed	TYP typical
COL column	H high	OFOI owner furnished -	UND unless noted otherwise
CONC concrete	HDW hardware	owner installed	UL Underwriter's Laboratory
CMU concrete masonry units	HWD hardwood	PNT paint	VJ v-joint
CONST construction	HJ head joint	PNL panel	VB vapor barrier
CONT continuous	HDR header	PLL parallel	VERT vertical
CONTR contractor, contract	HVAC heating, ventilation &	PKG parking	VG vertical grain
CJ control joint	air conditioning	PAV pave, pavers, pavement	VIN vinyl
CORR corrugated	HD heavy duty	PEP pedestal	VCT vinyl tile
CFS cold formed steel	HT height	PERF perforate, perforated	VTO vent to outside
CFT cubic feet	HEX hexagonal	PLAM plastic laminate	WTW wall to wall
CYD cubic yards	HM hollow metal	PL plate	WH wall hung
CFM cubic feet per minute	HZ horizontal	PLY plywood	WC water closet
DBL double	HORIZ horizontal	PT point	W west
DD deck drain	HB hose bibb	PVC poly vinyl chloride	WD wood
DTL detail	HWT hot water tank/heater	PCF pounds per cubic foot	W/D washer/dryer
DIAG diagonal	INCL include, included	PLF pounds per linear foot	W wide, width
DIA diameter	ID inner diameter	PSF pounds per square foot	WIN window
DIMI dimension, dimensional	INSL insulate, insulation	PSI pounds per square inch	WO without
DIV divide, division	INT interior	PFB prefabricated	WC walk-in closet
DN down	INST install, installed	PROP property line	WR waterproof
DR door	JT joint	R riser, risers	WR water resistant
DT drain tile	JST joist	RAD radius	
DW dishwasher	KPL kickplate	REF reference	
DWR drawer	KO knockout	RFL reflected	
DWG drawing		REFR refrigerator	
E east		REINF reinforce, reinforcement	
EA each			
EF exhaust fan			

DRAWING SYMBOLS

	BUILDING SECTION
	DRAWING NUMBER
	EXTERIOR ELEVATION
	SHEET NUMBER
	WALL/DETAIL SECTION
	ROOM NAME
	ROOM NUMBER
	NORTH ARROW
	DATUM POINT
	STRUCTURAL GRID LINE & NUMBER
	WALL TYPE
	DOOR NUMBER
	RELITE TYPE, SCHEDULE KEY
	DETAIL
	FIRE EXTINGUISHER WALL MTD.
	FIRE EXTINGUISHER CABINET

DRAWING INDEX

GENERAL	DPD COVER SHEET
G001	PROJECT INFORMATION SHEET
ARCHITECTURAL	
AS101	SITE PLAN
A100	DEMO FLOOR PLANS
A101	FLOOR PLANS
A102	ASSEMBLY TYPES, DETAILS

PROJECT INFO.

PARCEL OWNER:
HUNTERS CAPITAL LLC

PARCEL NO.:
881640-0105

BUILDING ADDRESS:
4500 UNIVERSITY WAY NE

ZONING
NC3P-65

SITE AREA
8,116 SF

OCCUPANCY GROUP
GROUP B

CONSTRUCTION TYPE
IIB

AREA OF CONSTRUCTION
25 SF

NUMBER OF STORIES
2

SPRINKLER
-

PARKING
No Parking Required

DESCRIPTION OF WORK
REMOVAL OF ATM, NEW WALL INFILL
REMOVAL OF WINDOW, NEW WALL
AND NEW ATM

PROJECT TEAM

OWNER HUNTERS CAPITAL LLC 1620 BROADWAY, SUITE 200 SEATTLE, WA 98122 TEL: (206) 328-3333 CONTACT: MIKE OAKSMITH	ARCHITECT STUDIO MENG STRAZZARA 2001 WESTERN AVE, SUITE 200 SEATTLE, WA 98121 TEL: (206) 587-3797 FAX: (206) 587-0588 CHARLES STRAZZARA, PRINCIPAL PATRICK MAHONEY, DESIGN / MANAGER	CONTRACTOR JHC CONSTRUCTION CO. TEL: (206) 660-6023 JOHN CALLAGHAN, PROJECT CONTACT
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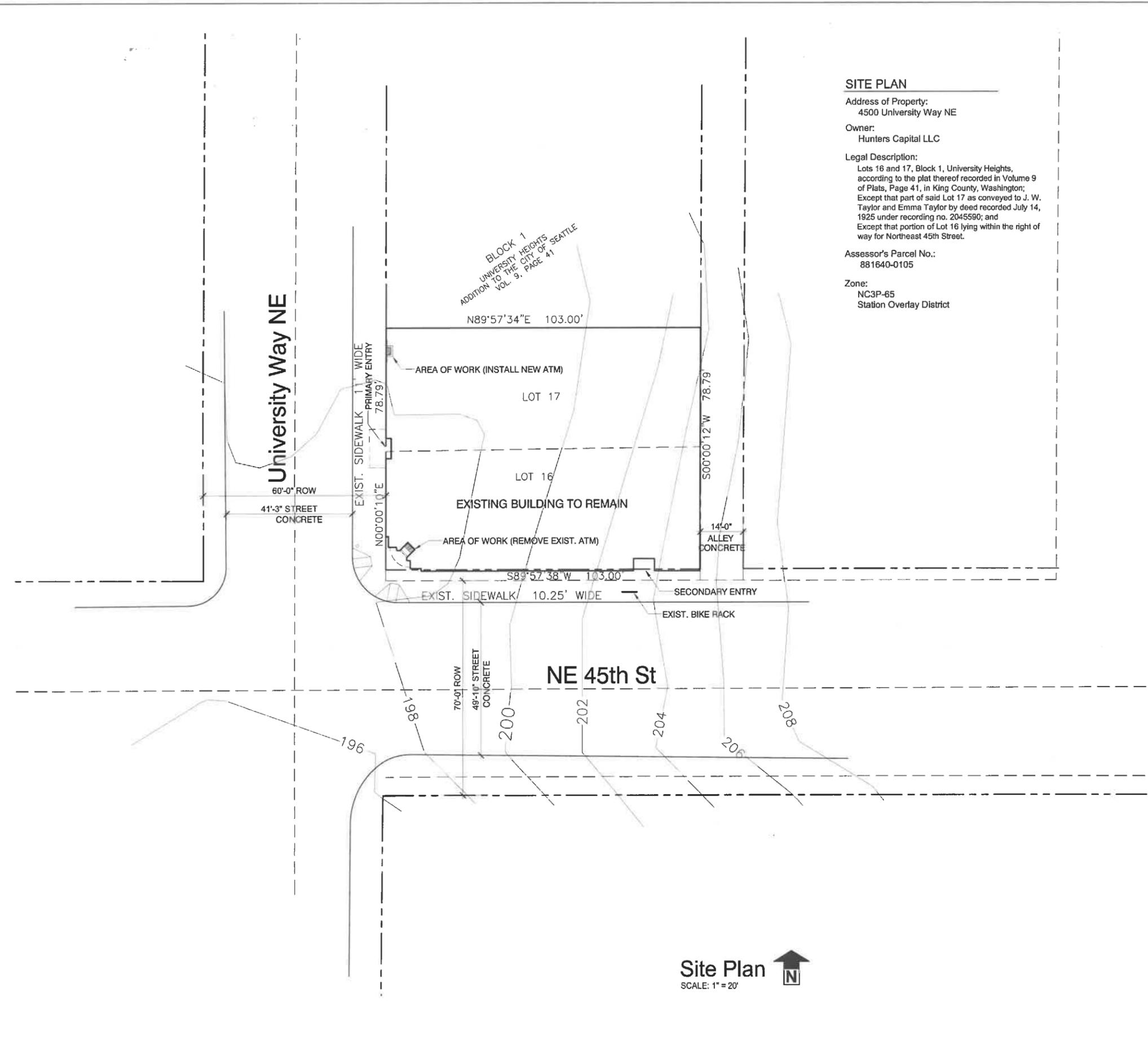
DEFERRED PERMITS

ELECTRICAL / LIGHTING: BIDDER DESIGN
SIGNS: BIDDER DESIGN

APPLICABLE CODES

ZONING/MUNICIPAL BUILDING AND STRUCTURAL MECHANICAL ELECTRICAL ENERGY PLUMBING FIRE/LIFE SAFETY ACCESSIBILITY SPRINKLER SYSTEMS ENVIRONMENT	SEATTLE MUNICIPAL CODE 2015 SBC - WAC 50-51 2015 SMC - WAC 51-52 2017 SEC - WAC 296-46B 2015 SEC 2015 UPC - WAC 51-56, 51-5 2015 SFC - WAC 51-13 2009 IBC, 2003 ANSI A-117.1 NFPA 13 AC197-11 (SEPA)
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COPYRIGHT © 2020 studio Meng Strazzara 12/08/2020 AS101 SITE PLAN.dwg



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**
ARCHITECTURE PLANNING CONSULTING
2001 Western Ave., Suite 200
Seattle, WA USA 98121
206 587 3797 tel
206 587 0588 fax
www.studioams.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
6181 REGISTERED ARCHITECT
Charles Strazzara
CHARLES STRAZZARA
STATE OF WASHINGTON

SDCI PROJECT NUMBER
6809303-CN
ISSUED FOR: DATE:
PERMIT SUBMITTAL 12/04/20

PLAN APPROVAL
DRAWN/CKD BY: PM

CITY STAMPS

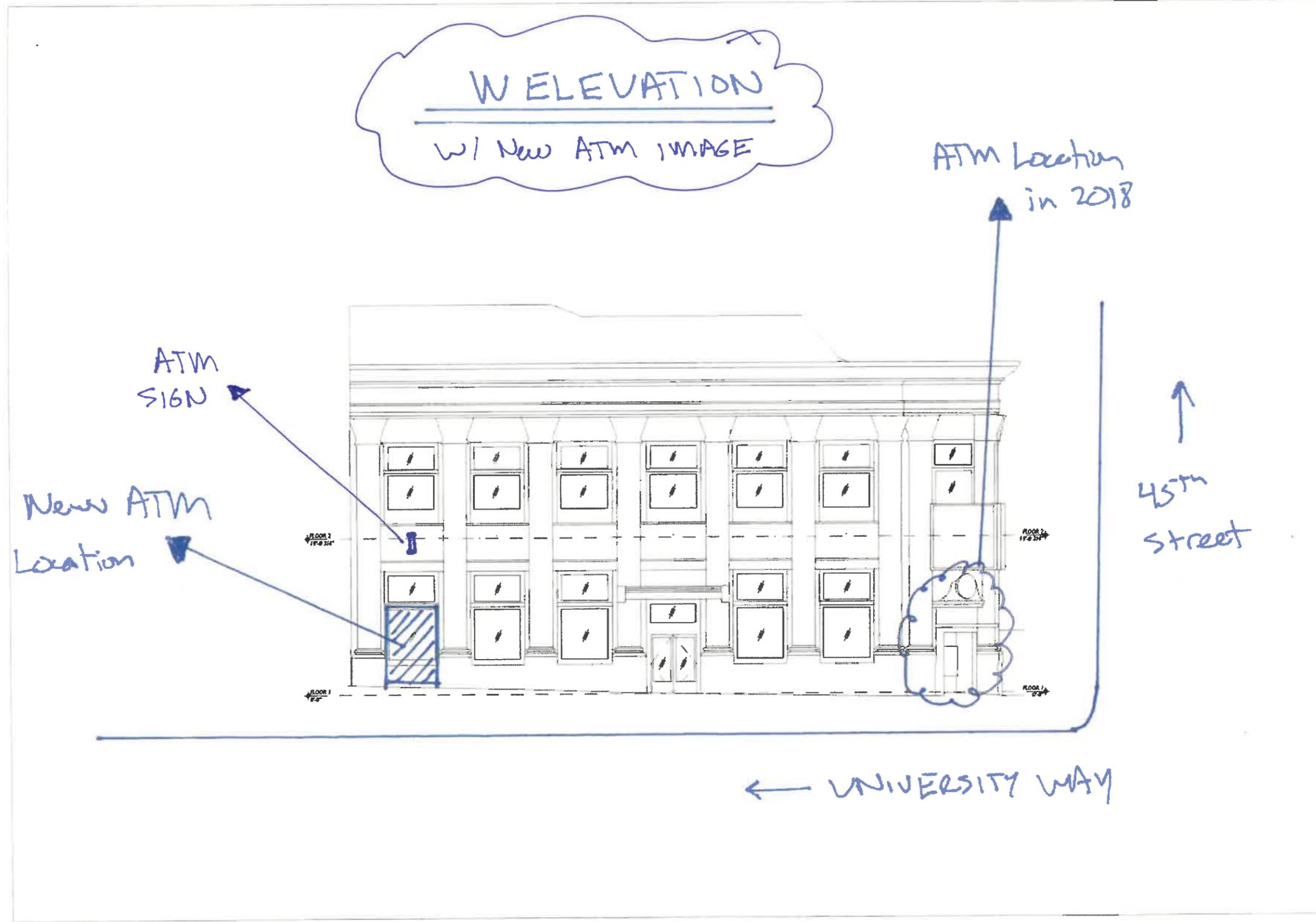
SHEET CONTENTS
SITE PLAN

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 Side	3/32" = 1'-0" Scale	2-D AS-BUILT FLOOR PLANS Measured March 2019 Project: C19-274
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OWNER

HUNTERS CAPITAL LLC

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

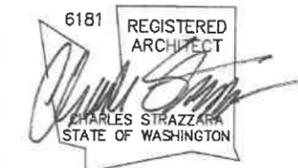
TITLE

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PLAN APPROVAL

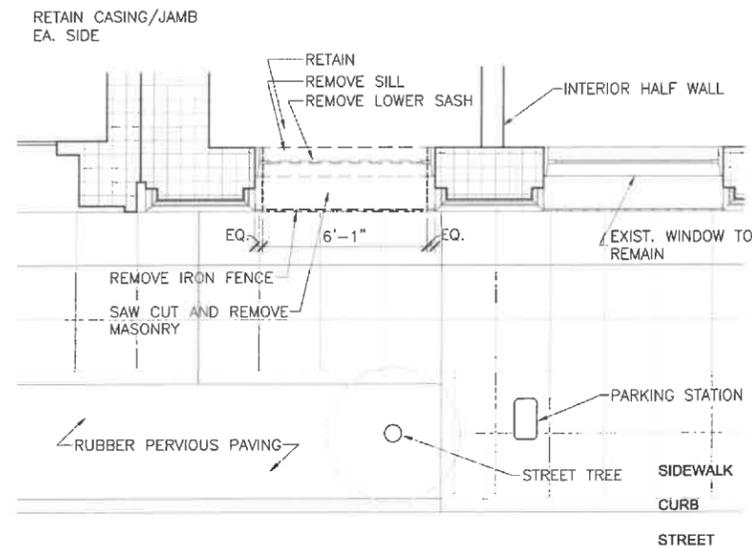
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CITY STAMPS

SHEET CONTENTS
EXISTING,
DEMO PLANS

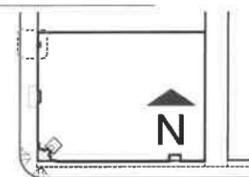
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A100

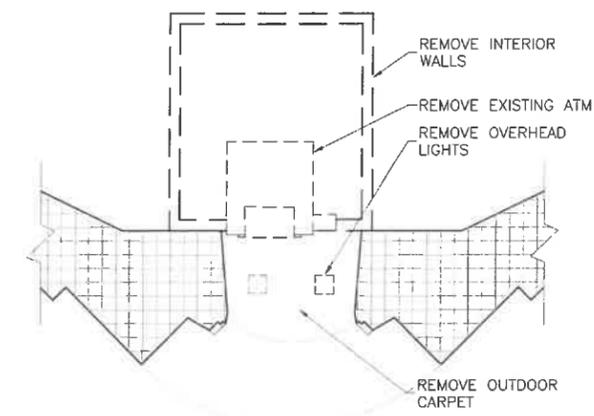


1 DEMO PLAN NW CORNER

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



Key Plan

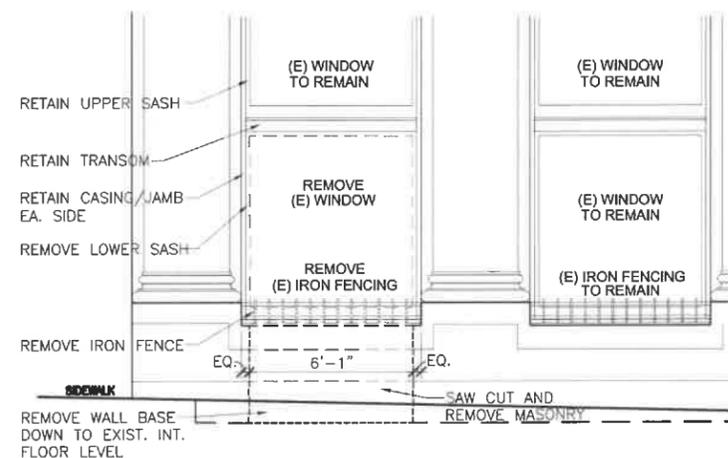


2 DEMO PLAN SW CORNER

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

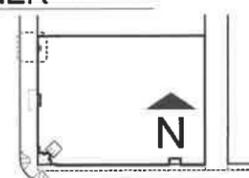


Key Plan



3 DEMO ELEVATION NW CORNER

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



Key Plan

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

TITLE
4500 U WAY ATM
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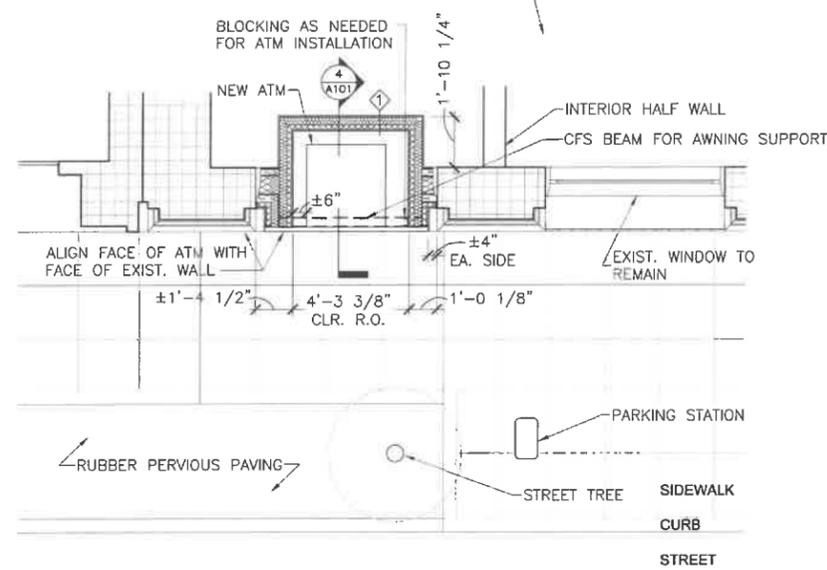
PLAN APPROVAL
 DRAWN/CKD BY: PM

CITY STAMPS

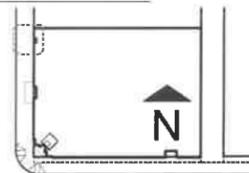
SHEET CONTENTS
 FLOOR PLANS
 ELEVATIONS
 SECTIONS

SHEET NUMBER

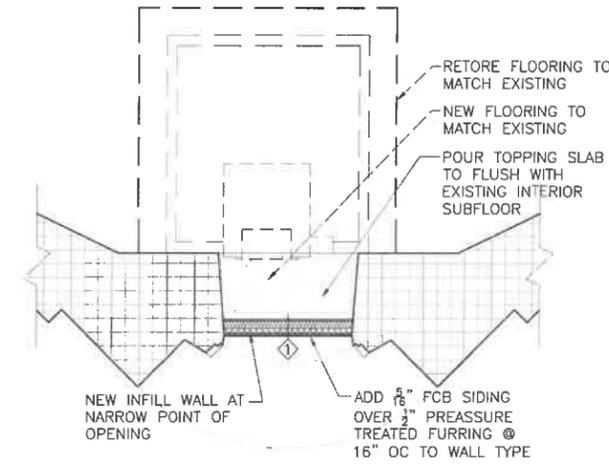
A101



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



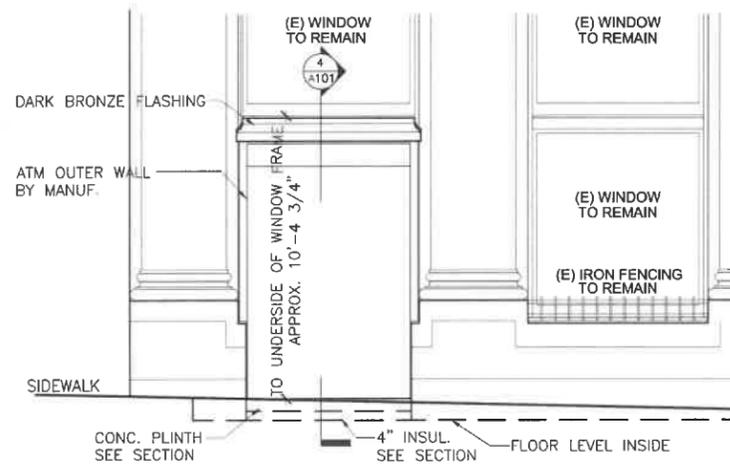
Key Plan



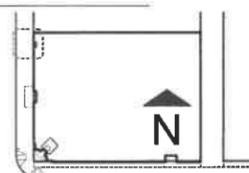
2 PLAN SW CORNER
 SCALE: 1/4" = 1'- 0"



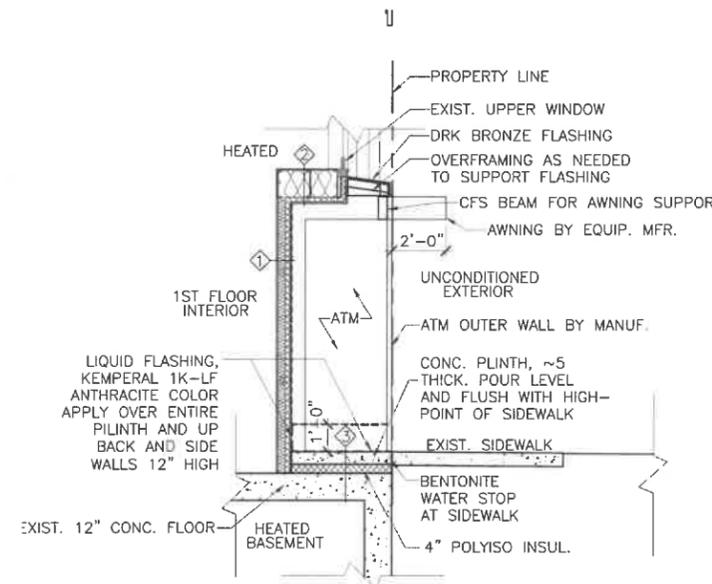
Key Plan



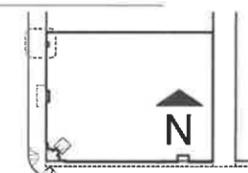
3 ELEVATION NW CORNER
 SCALE: 1/4" = 1'- 0"



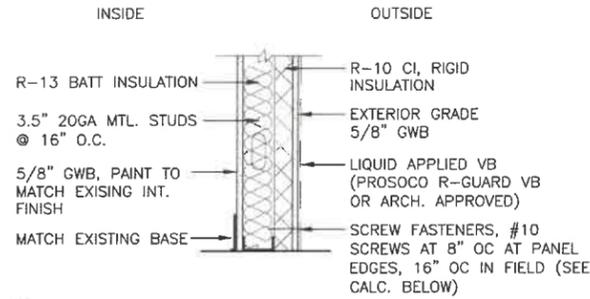
Key Plan



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

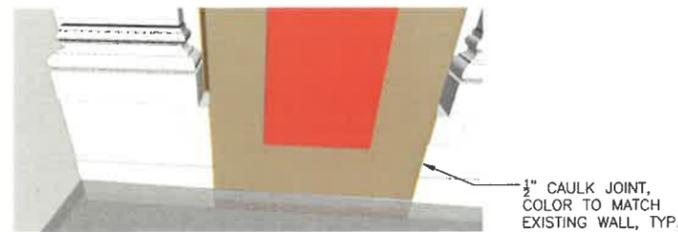
AREA PER SQ FT IS $0.0133 \times 1.4375 = 0.0191$ SQ IN

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

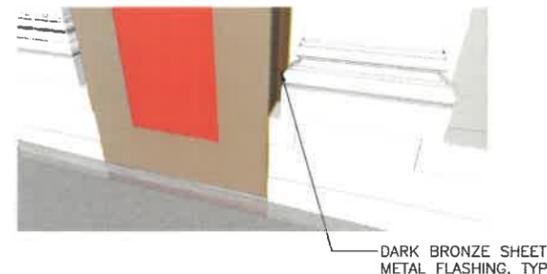
PER TABLE C402.1.3(g), METAL PENETRATIONS ARE LESS THAN 0.04%, SO INSULATION VALUES IN TABLE C402.1.3 MAY BE USED.

1 ASSEMBLY TYPES

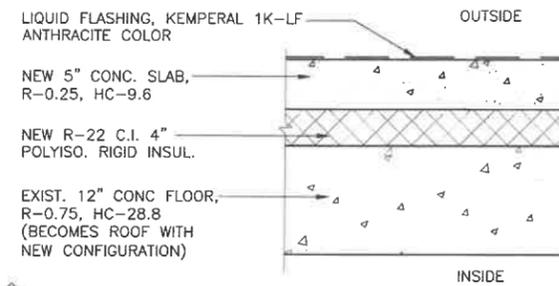
SCALE: 1" = 1'-0"



ATM BASE

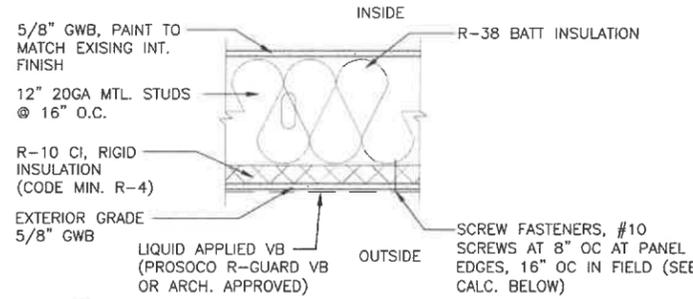


ATM BASE



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.



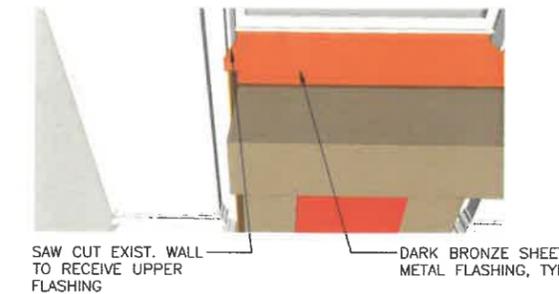
2 FLOOR — NEW METAL FRAME WITH C.I.
 INSULATION CONFORMS TO PRESCRIPTIVE ENVELOPE REQUIREMENTS USING TABLE C402.1.3

SCREW FASTENER SPACING AND AREA

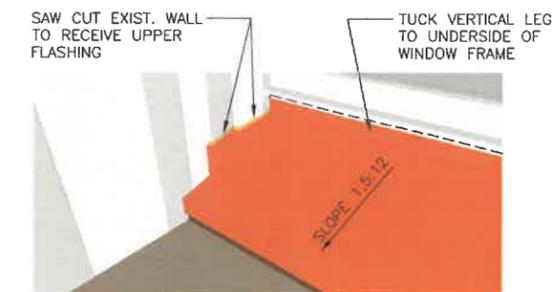
SEE CALCULATION FOR WALL TYPE 1.



ATM UPPER FLASHING



ATM UPPER FLASHING



ATM UPPER FLASHING — CLOSE VIEW

2 DETAILS

SCALE: NO SCALE

studio **MENG STRAZZARA**

ARCHITECTURE
PLANNING
CONSULTING

2001 Western Ave., Suite 200
Seattle, WA USA 98121
206 587 5797 tel
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SHEET CONTENTS
ASSEMBLY TYPES
AND DETAILS

SHEET NUMBER

A102