

WHITE GARAGE

1915 THIRD AVENUE, SEATTLE, WA 98101

PROJECT #3037328-LU

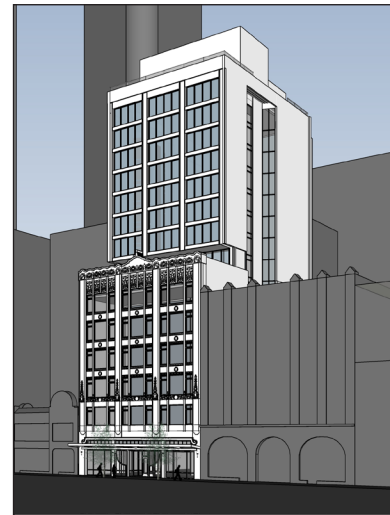
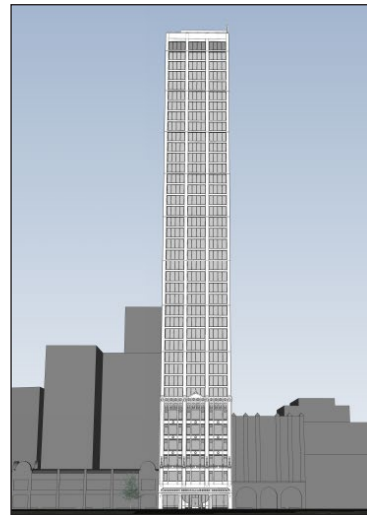
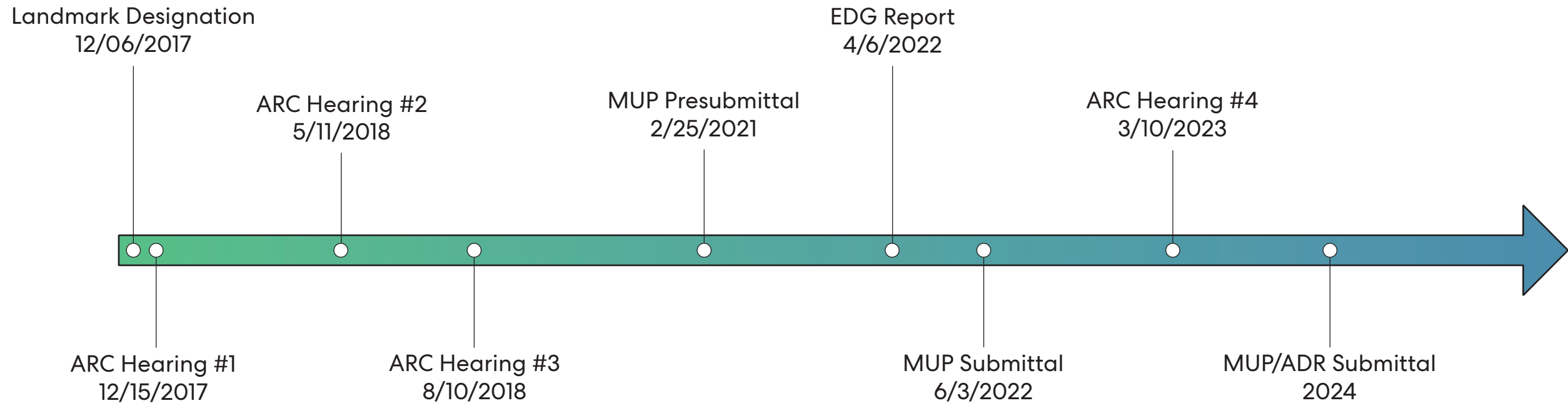
DRAFT SEATTLE LANDMARKS PRESERVATION BOARD HEARING



View from Securities Building

DRAFT AGENDA

- 01 Introduction
- 02 Project history
- 03 Previous ARC hearing guidance
- 04 Review current MUP submittal
- 05 Materiality
- 06 Preservation





ARC 3 - Massing Option 1



ARC 3 - Massing Option 2



ARC 3 - Massing Option 3

1. The board preferred the massing option with the greatest setback from the 3rd Avenue property line

A full review of setbacks, heights and volume was conducted to determine what the minimum number of floors and maximum setback that is financially feasible would be. Three of the most successful options are shown in this early design guidance package.

2. The board would like to see the design team further explore the addition in regards to both the overall massing as well as simplifying the proposed articulation of the new portion of the structure

The design team explored massing options, with the Boards input in mind, and found a preferred solution that is simple in form and highlights the existing building. Varying amounts of glazed and solid volumes were studied to find a proportionate combination, building on the massing explorations proposed in ARC meeting #2.

Viewing from the pedestrian level shows the volume of the addition to appear physically separated from the structure below. The glazed elements lighten the structure above, minimizing the visual impact of the volume and distinguishing between the new and existing structures.

3. The Board felt that the existing top of the structure is strong aesthetically and wanted to see an addition that would be more subservient and in alignment with the secretary of interior's standards

Glazing, solids, repetitive mullions and voids were explored to find an option that minimizes the volumetric impact, creating a background element to the primary facade. The preferred option has transparency at the street side and is solid as it progresses to the alley. This affect is intended to provide relief to the primary facade, highlighting its ornate terra cotta and sturdiness. This option also steps back to align with the existing building's interior structure, preserving much of the interior.

Aligning with the existing symmetry and proportion reinforces the existing building's hierarchy.

The preferred massing also steps back from the front face while allowing the structure of the addition to transfer the interior loads including columns and exterior walls. It is important that the structure for the addition align as much as possible to the existing since that is the primary proposed structural system for the project.

Additional options were studied and are shown throughout the Architectural Review process, such as a further step back from the street, additional stories, and a gasketed option separating the existing building and addition.

4. The board was supportive of the proposed removal of portions of the exterior wall at the north and south elevations to allow for windows

No changes have been made to this approach.

5. The board would like to see more images of the proposed addition as it would be seen from the pedestrian perspective

The design team took great care developing further massing options from both the skyline and pedestrian perspectives. In the preferred option, the pedestrian perspective from the north looking south, of the addition is very limited with few sight lines to the entire mass. It is more evident from the south, however, Third Avenue bends at the corner which skews the views.

The design intent was to showcase the existing structure at the pedestrian scale while minimizing the addition and creating a building that will fit into the changing Belltown skyline.

Project Information

- Residential Units:** 112
- Commercial Area:** 3,680 SF
- Live-Work Units:** None Provided
- Residential Amenity:** 4,347 SF
- Vehicle Parking:** None Provided
- Bike Parking:** 153, Basement Level

Zoning Information

- Zoning:** DMC 240/290-440
- Overlay Designation:** Belltown Urban Center
- Pedestrian Zone:** None
- MHA Designation:** Yes
- Historic Landmark:** Yes
- Proposed Building Height:** 173' - 3"

Site Information

- Address:** 1915 Third Ave, Seattle, WA 98101
- Parcel Number:** 1947720-1055
- Site Area:** 6,480 SF
- Existing Building Area:** 44,729 SF
- Overall Building Area:** 93,972 SF
- Allowable FAR:** 45,360 SF



↑
Aerial photograph with streets
and project site labeled

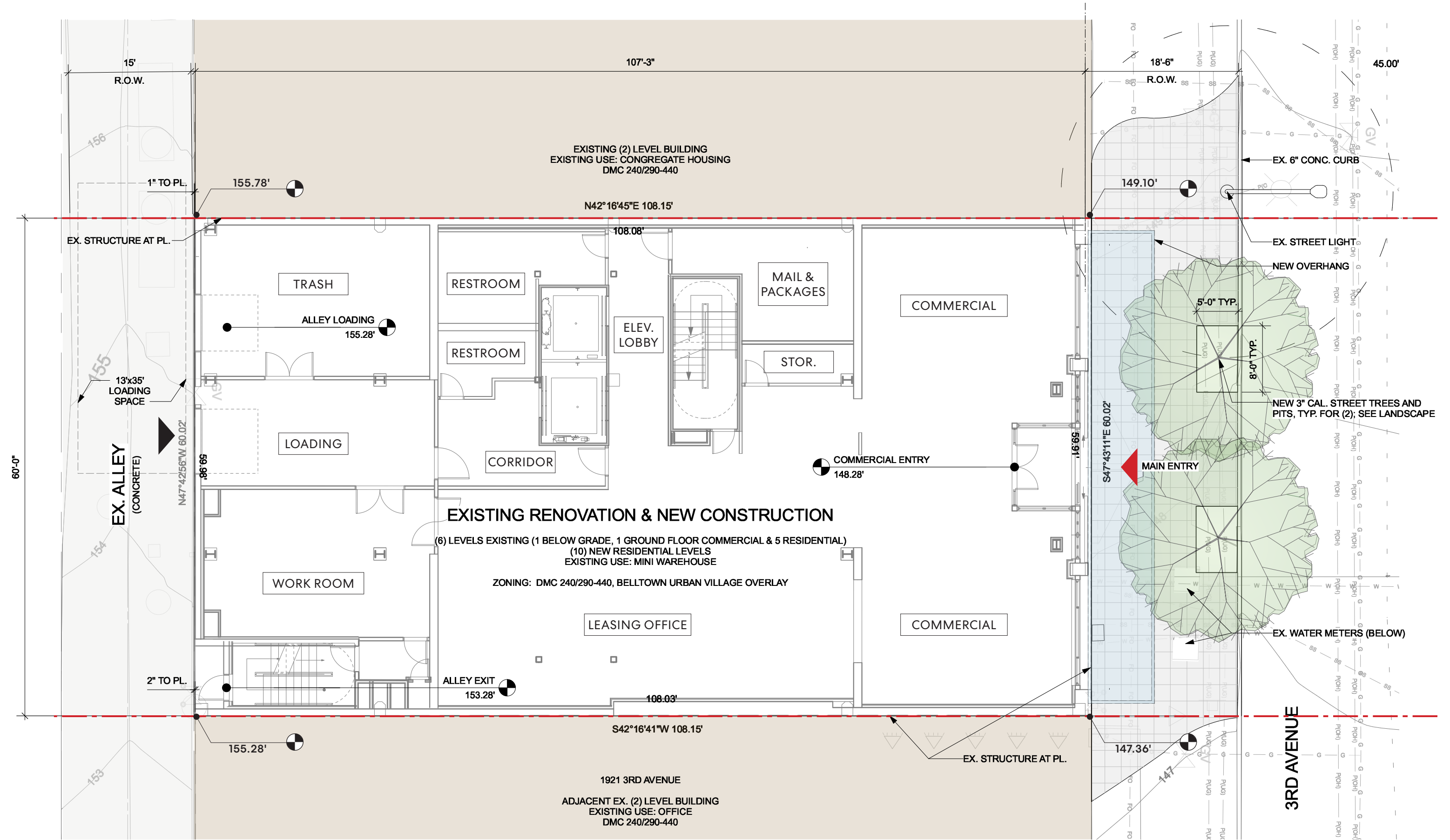




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View from
Securities Building

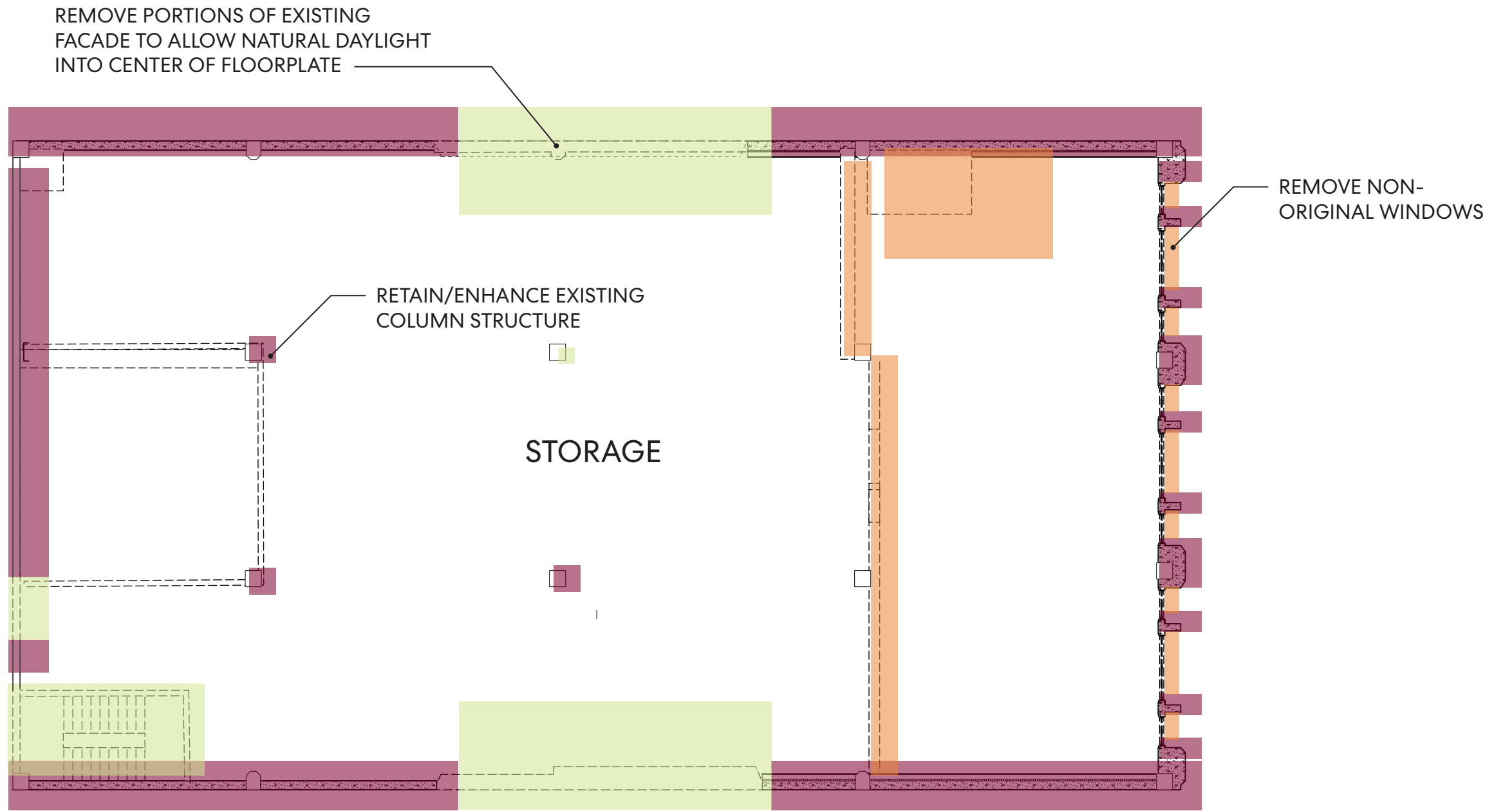


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Pedestrian experience
along 3rd Ave.



White Garage Site Plan
 (Refer to Addendum for additional site plan context)



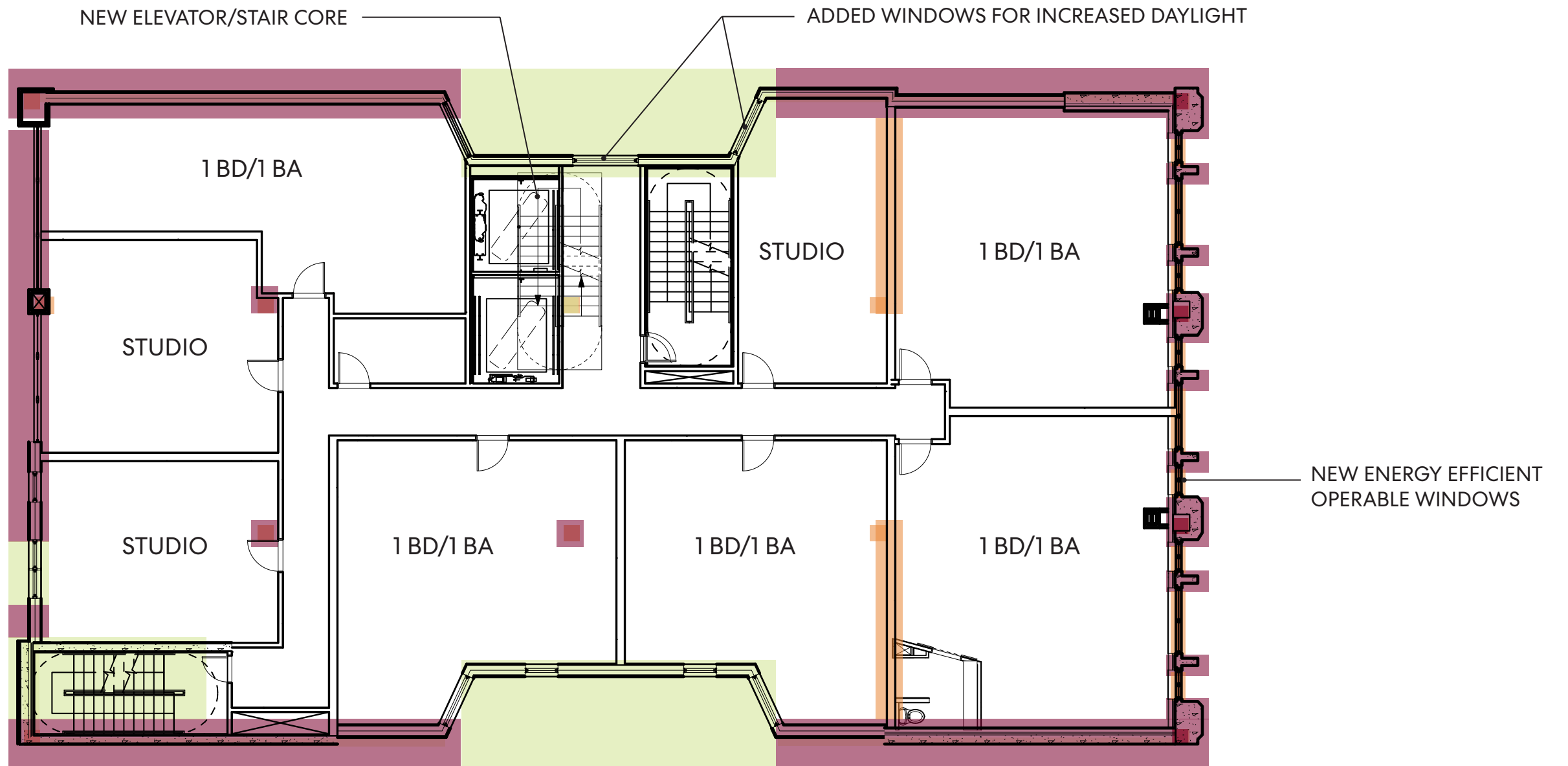


LEGEND

- EXISTING NON-ORIGINAL ELEMENTS TO BE REMOVED
- EXISTING ORIGINAL ELEMENTS TO REMAIN
- EXISTING ORIGINAL ELEMENTS TO BE ALTERED

Basement Plan





LEGEND

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Typical Upper Level Plans

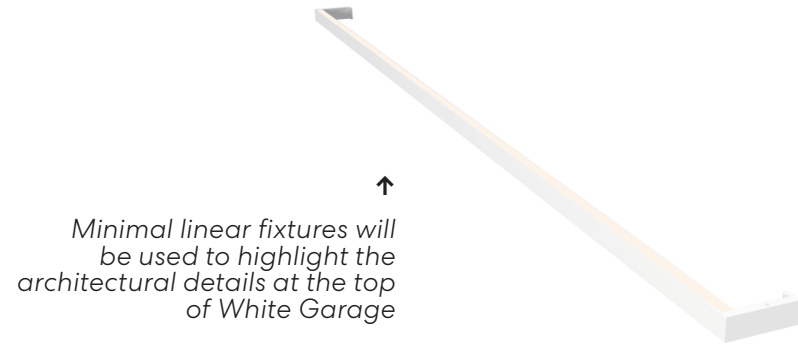


Exterior Lighting Strategy

Our lighting strategy is centered around highlighting the ornate details of the landmark structure while also addressing pedestrian security concerns along the street.

LED luminaires will be used to keep energy demand low, while also seamlessly integrating into automated control systems to manage operation.

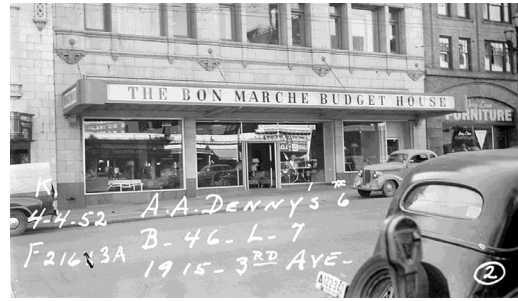
Luminaire optics will be specified to reduce light trespass into residential units and neighboring buildings. This means narrow wall-washing optics for the cylindrical lamps and low-angle optics for the linear fixtures.



Exterior Building Signage

Similar to the historical signage found on the White Garage in the early 1900s, we plan to mount our signage on the ground level canopy.

The current low-profile canopy reduces its visual weight, allowing the existing ornate details to be expressed.



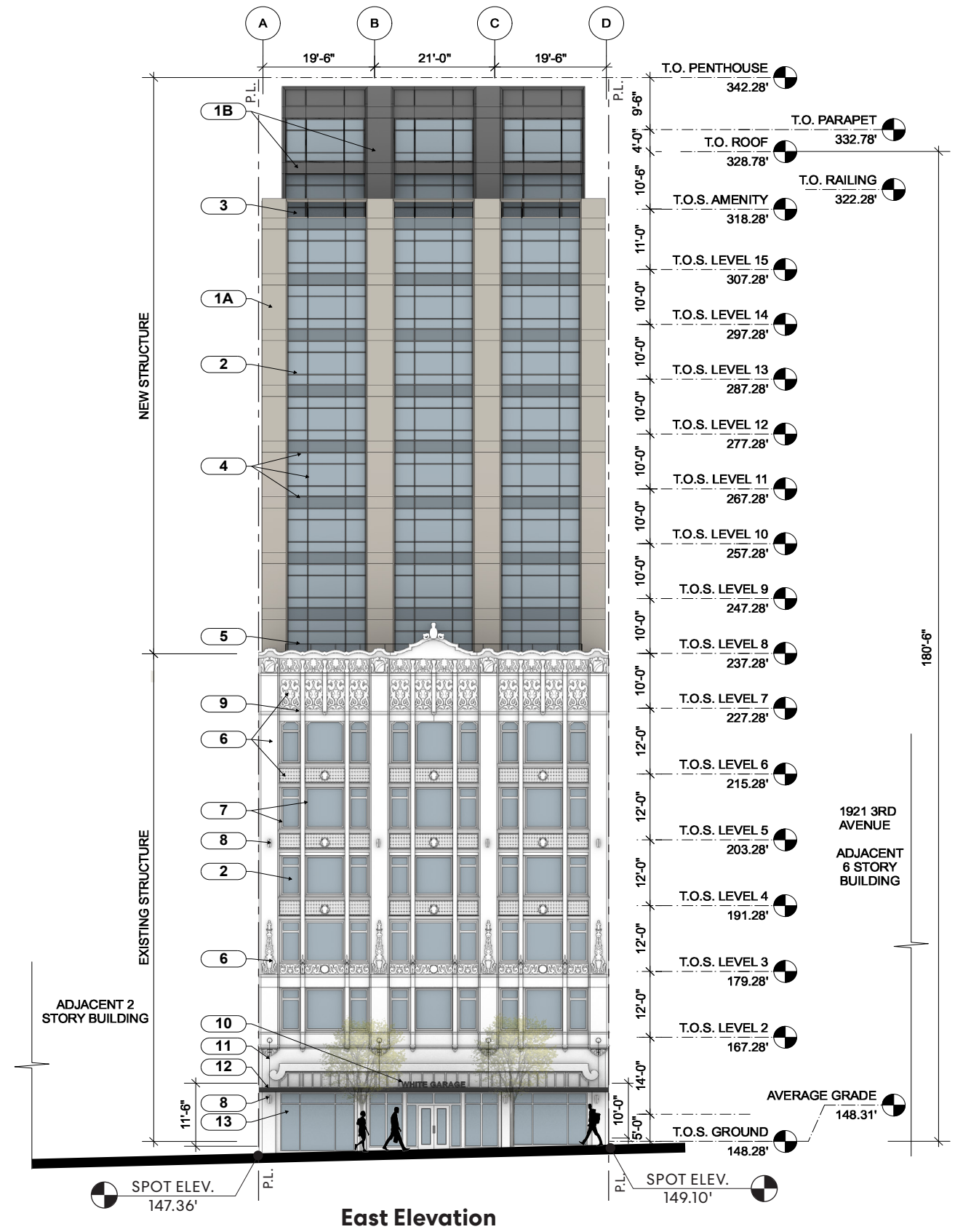
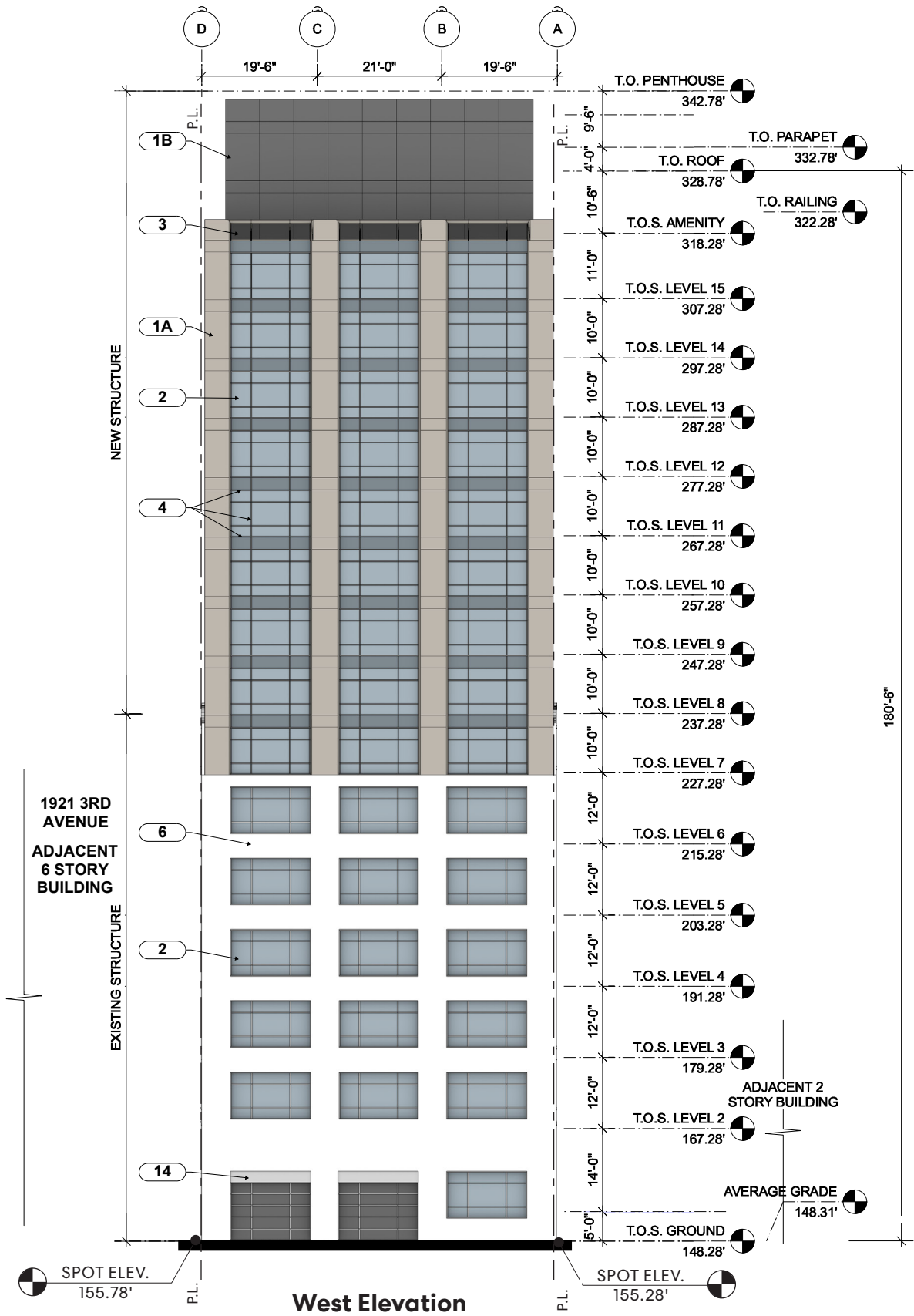
→ Historical building signage of White Garage

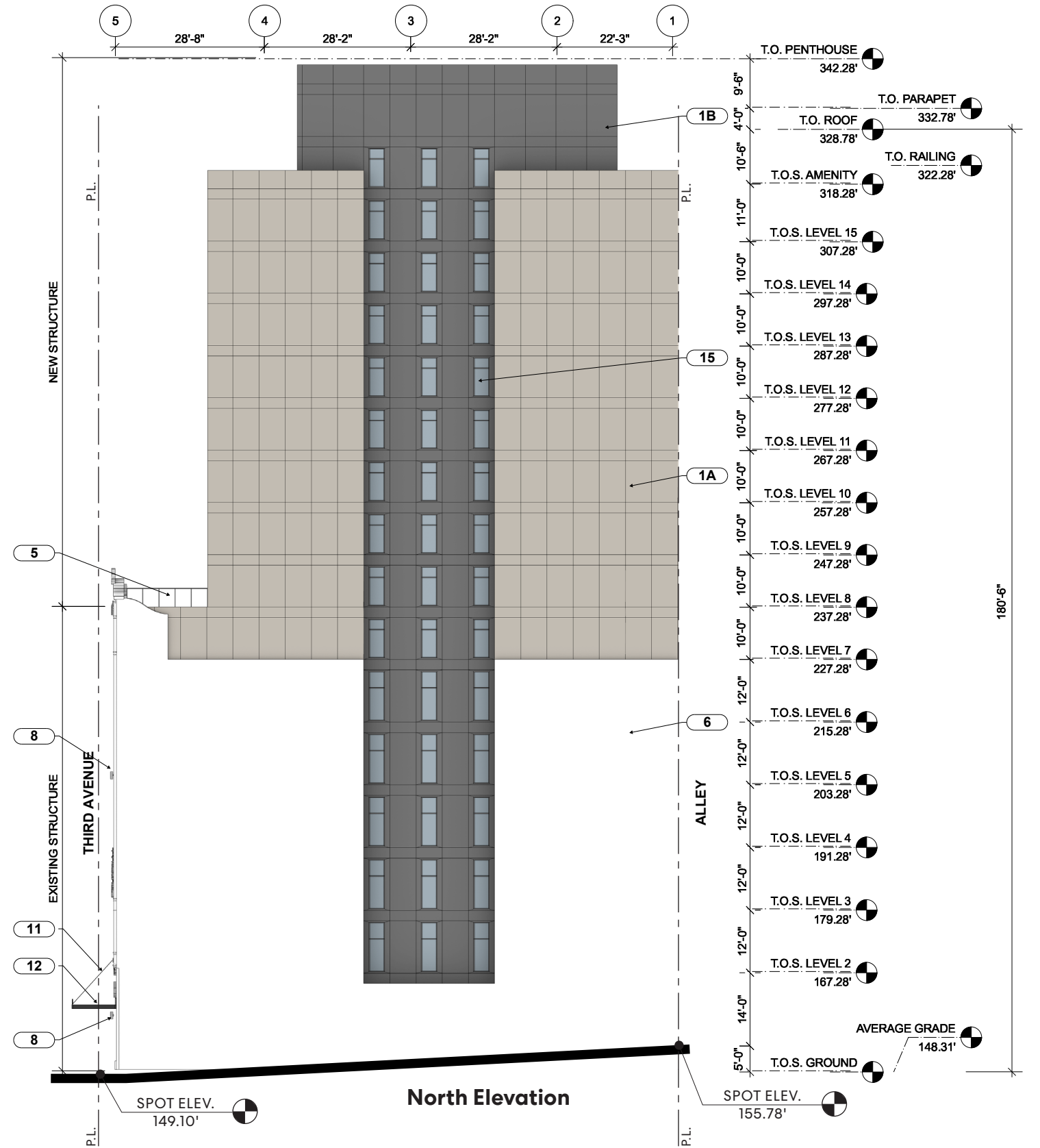
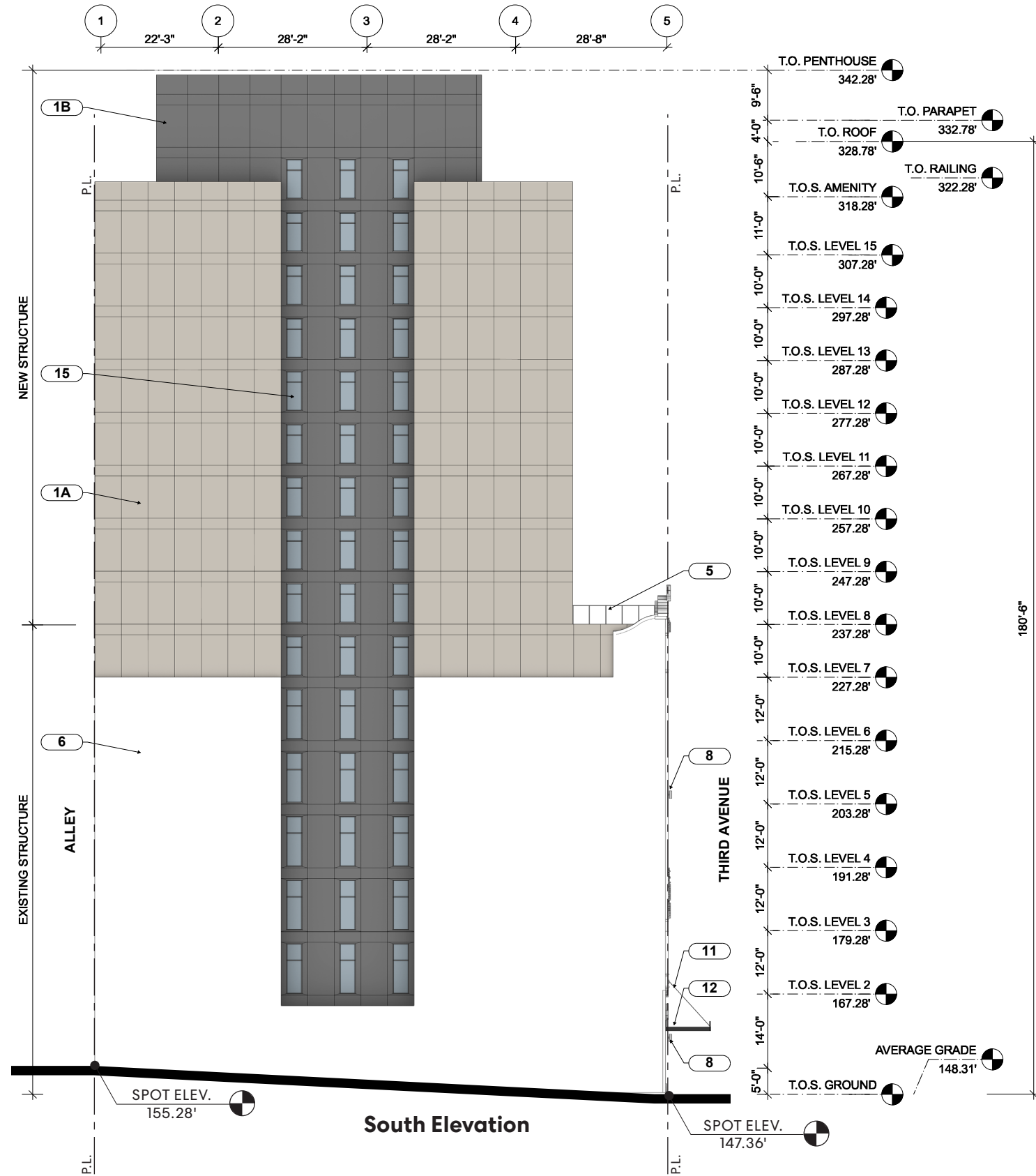
A minimal approach will be taken with the ground level retail signage to not distract from the ornate architecture of the landmark building.



→ Example signage to be hung from canopy or wall-mounted





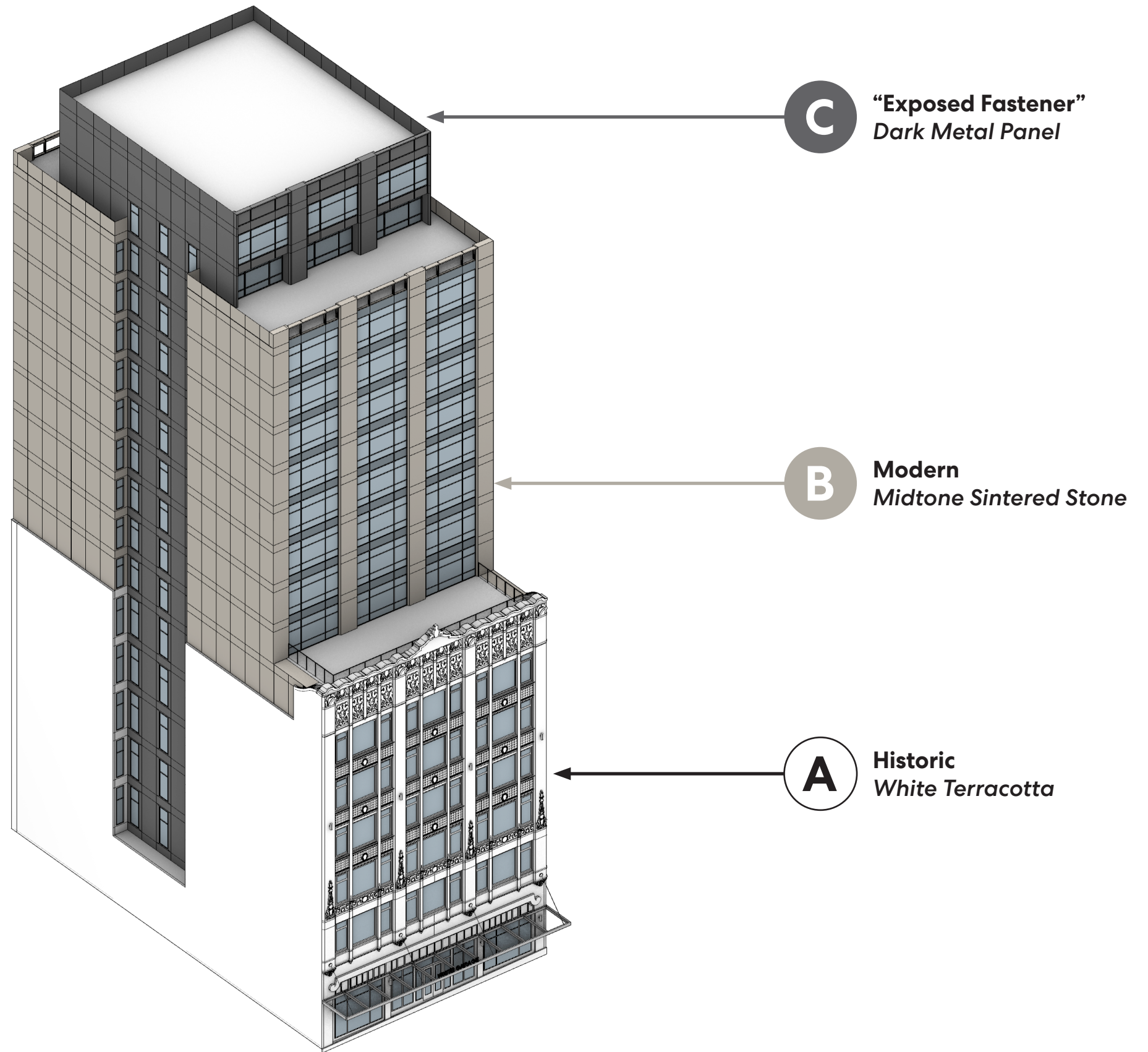
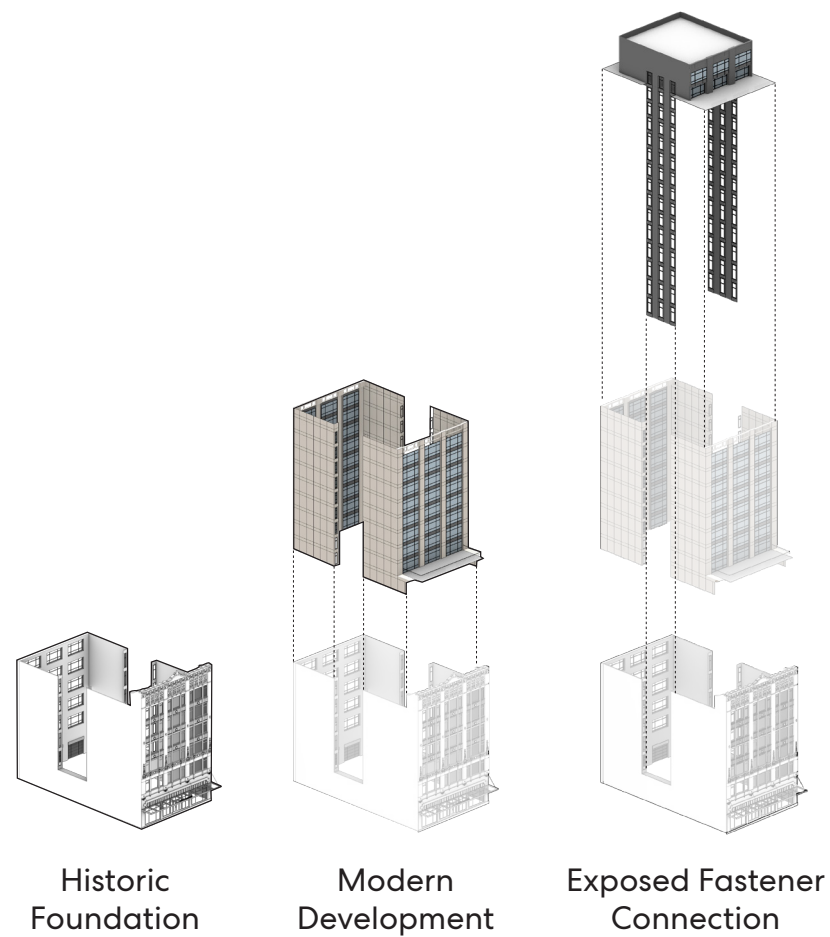


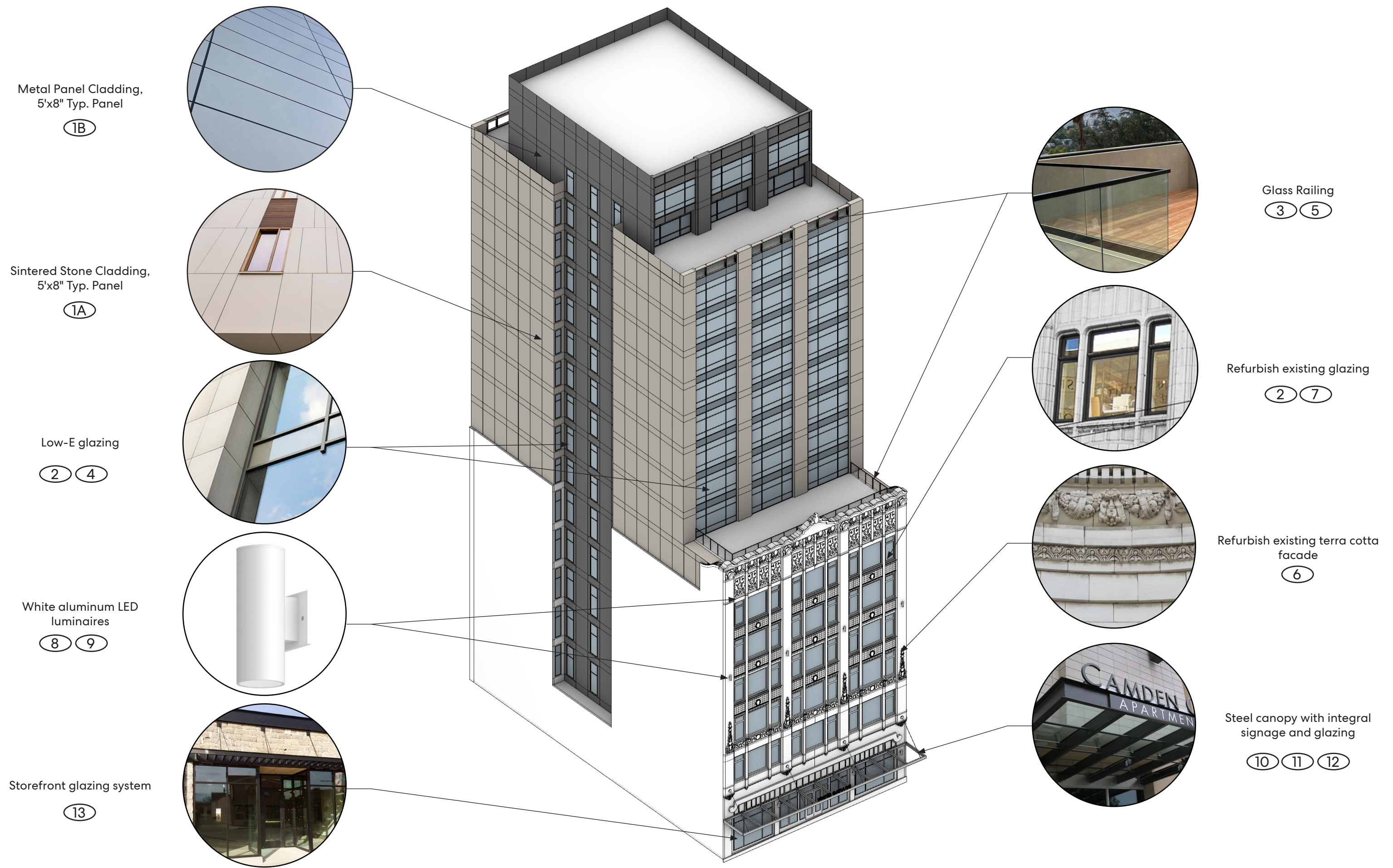
Hierarchy of Materials

Our strategy is centered around the idea of "Craft."

Uniting historical and modern materials celebrates the foundation of Belltown, while representing a new era for the neighborhood.

The Landmarked portion, which is currently terracotta, will be restored to highlight its unique ornamental character. The modern addition to the landmark structure will utilize a modern, sintered stone material that compliments the tones of the existing terracotta to minimize visual distraction away from the historic facade. The unifying volume will utilize a dark metal panel reminiscent of a mechanical fastener.



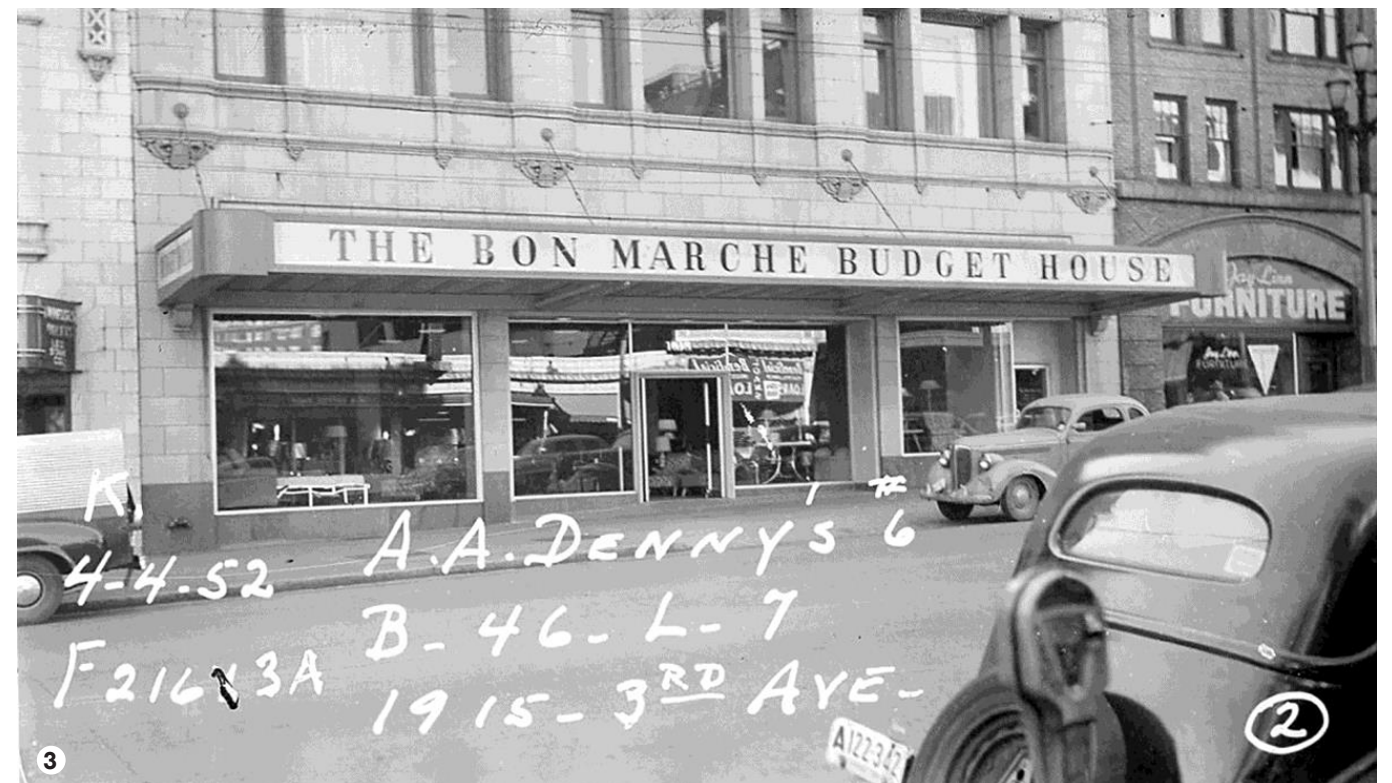


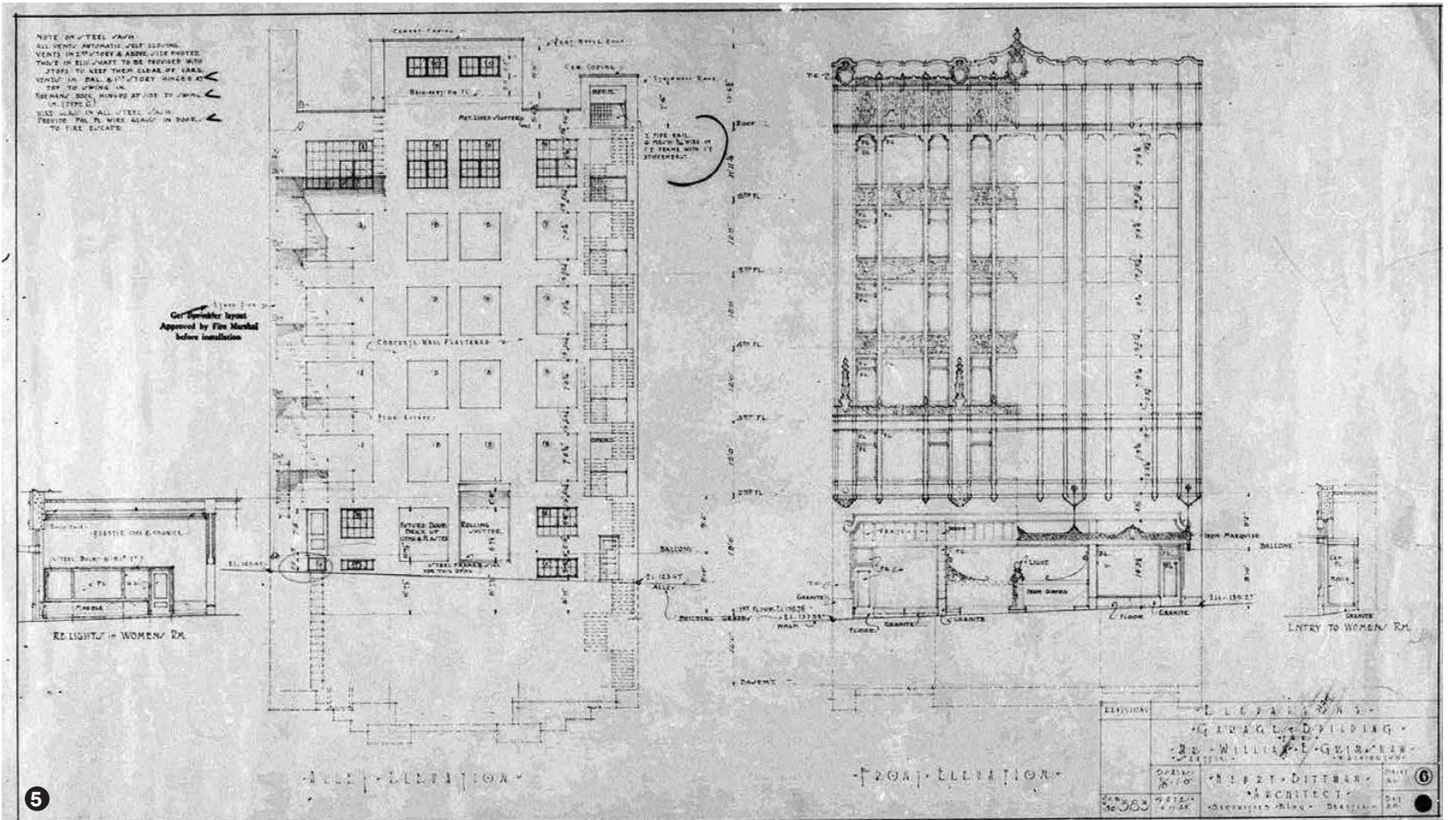
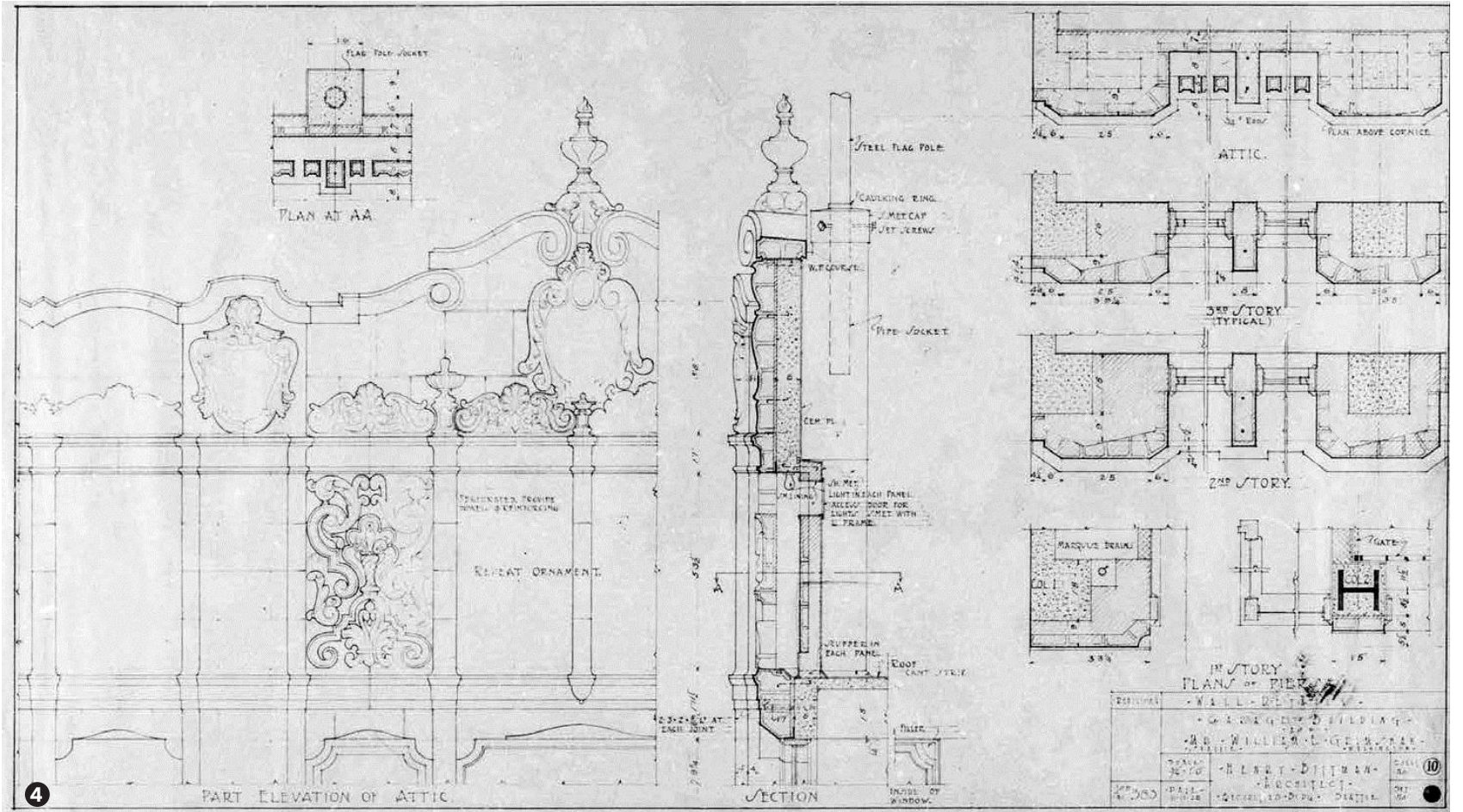
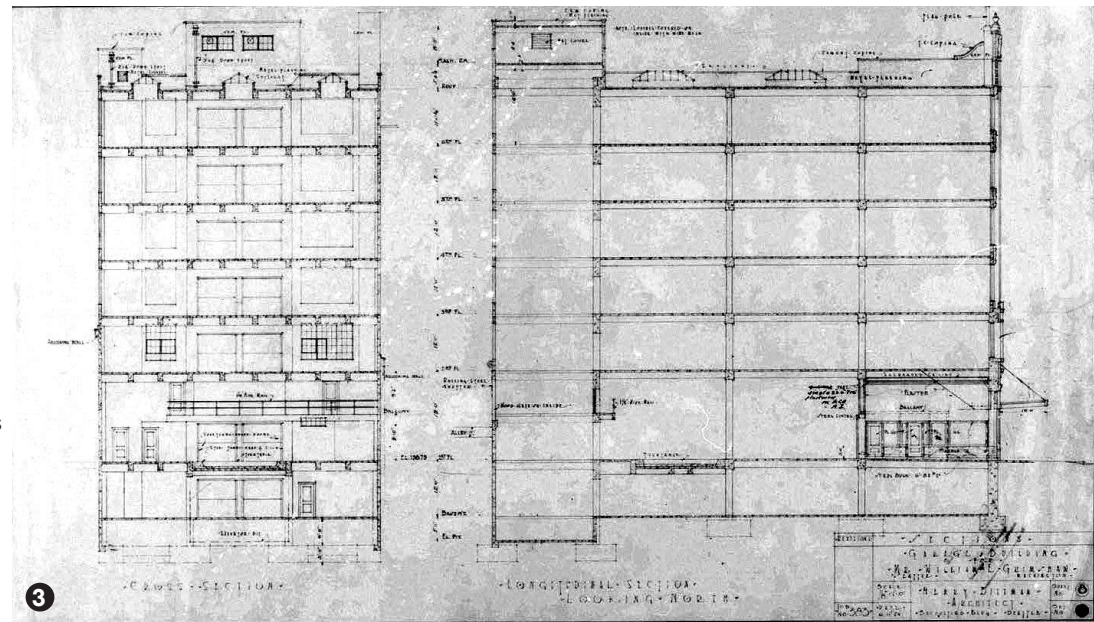
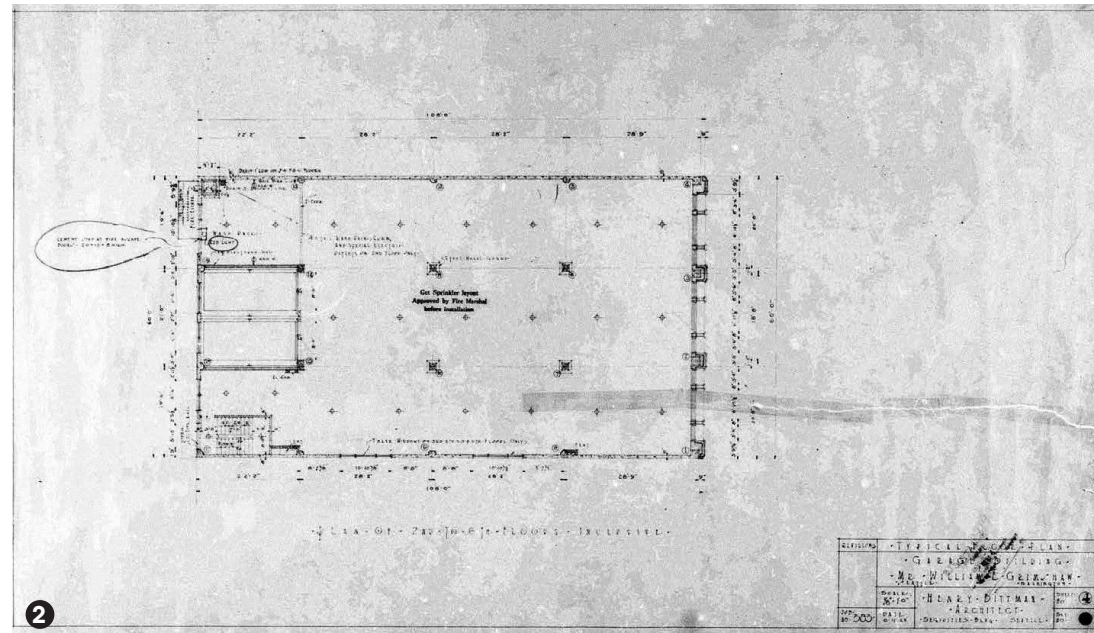
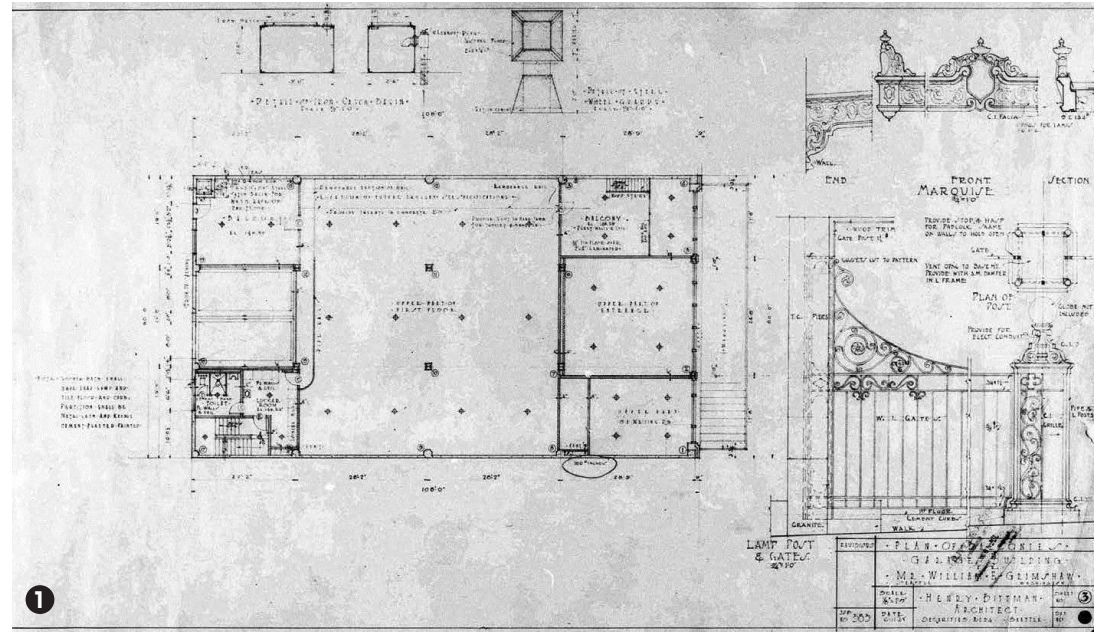


1. White Garage, completed in 1928

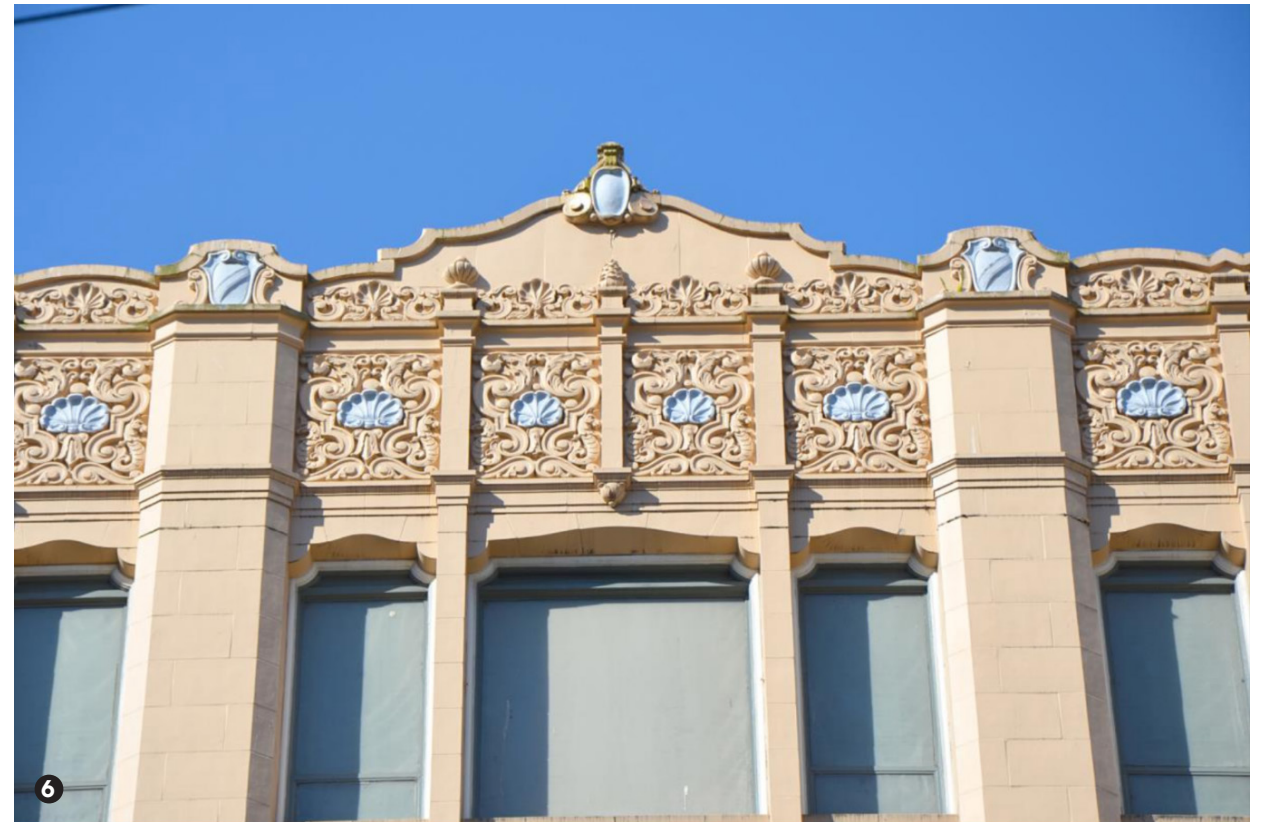
2. White Garage & Haddon Hall (right)

3. White Garage converts to Bon Marche Budget House Furniture, 1951





- 1. L1 Plan & Gate Details
- 2. L2 Plan
- 3. Sections
- 4. Ornamental details
- 5. Elevations



1. East Elevation along 3rd Ave.

2. Details of the upper level terra cotta

3. Details of window terra cotta

4. Details of ground level terra cotta

5. West Elevation along the alley

6. Details of parapet terra cotta

FUTURE TOPICS

- 01 White Garage facade restoration
- 02 Windows - replacement and restoration
- 03 Enhancement of existing structure
- 04 Composition of new addition above
- 05 Street level