ONE YESLER BUILDING

ARCHITECTURAL REVIEW COMMITTEE
DESIGN DEVELOPMENT REVIEW
SEPTEMBER 27, 2023

RUNBERG HISTORIC AND ADAPTIVE REUSE WORK

The Beardmore Building
Built in 1922 - Historic Landmark

The Beardmore Building in Preist River, Idaho, is one of the most architecturally and culturally significant buildings in the region. The goal of its restoration was to revitalize the historic downtown and to rehabilitate the structure according to the Department of Interior's Standards for Rehabilitation while demonstrating sustainable building practices. When completed, the building was one of only five Historic Landmark buildings in the U.S. to achieve LEED® Gold certification.

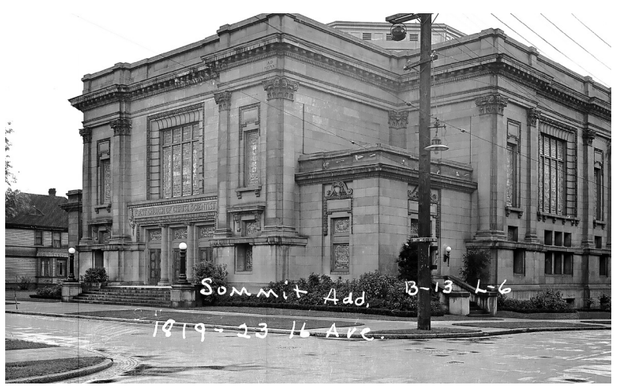
Supply Laundry Building
Built in 1906 - National Register of Historic Places

The historic Supply Laundry building was restored and adaptively reused as part of the Stack House Apartments development in Seattle's South Lake Union neighborhood. Originally built in 1904 as a commercial laundry that was in operation until 1985, the Supply Laundry building is now occupied by a restaurant and office space.

Supply Laundry Building participated in the National Trust for Historic Preservation's Green Lab pilot program for outcome-based energy modeling and permit approval with the goal of using 50% less energy than typical office baseline. Supply Laundry building was the first in the US to participate in this program.

The Sanctuary
Built in 1909 - Historic Landmark

The First Church of Christ Scientist is a historic landmark structure given new life through its renovation into 12 town homes. Modifications to the historic structure were designed by working closely with the Landmark Preservation Board. Original interior plaster details are preserved in the dwelling units, and the original stained glass skylight dome graces a central atrium which serves as a focal point, creating a play between the old-world craftsmanship and modern dwelling units.



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Project Objective

The proposed One Yesler project two-part scope will make contributions to the Pioneer Square Historic Neighborhood in the following ways:

Part I: Improve the existing building

1. Provide the necessary seismic upgrades to the 1911 One Yesler Building, increasing the safety and resilience of this Unreinforced Masonry Building (URM). The building lies within a high concentration pedestrian zone within the Pioneer Square Historic District (Yesler Way & Alaskan Way).

2. Follow the guidelines for rehabilitation and new construction and adhering to the Secretary of the Interior Standard's for Historic Properties and the NPS Guidelines, including Brief 14.

3. Incorporate various facade improvements of historic elements on the One Yesler Building, while retaining and preserving its unique historic characteristics.

4. Continue to Improve and revitalize the pedestrian experience in re-introducing retail use at the ground level in the wake of the Viaduct demolition and the Covid Pandemic.

Part II: Add a "hyphen" element

5. Incorporate an addition on the adjoining vacant lot to the One Yesler Building in order accommodate a required elevator for barrier free access, and a required second means of egress stairway to meet basic life safety requirements.

6. The new infill work will be differentiated from the historic structure and be compatible with Pioneer Square Historic Neighborhood size and scale, with features to the protect the integrity of property.

7. The proposed infill addition design approach would follow the NPS Brief 14 as a "Hyphen" type element. The infill addition shall be undertaken in such a manner that if removed in the future, the historic One Yesler Building would be minimally unimpaired.

8. Provide increased vitality in the district through employment with expanded street level retail, office space, and adding a residential unit on the upper floor.

Historic Context

1911 - Bedford Hotel Constructed

1920 - The Panama Bar at Ground Level closes due to Prohibition. Reopens as a Tire Outfitter

1966 - Building use changes, and occupied by print publication Pacific Banker and Business. Ground level facade replaced

1989 - Itallian Resturant "Al Boccalino" opens on ground level

2005 - One Yesler, LLC (Brian Runberg) aquires the building and moves Runberg Architecture Group into the second and third levels

2016 - "Al Boccalino" Coses Runberg Architecture Group renovates the ground floor for temporary office use

1900 1910 1920 1930 1940 1950 1960 1970 1980 1990 2000 2010 2020

Seattle Rebuilds

Prohibition

Viaduct

WDOT Route 99 Tunnel

Seattle Waterfront

1889 - Great Fire

1897 - Klondike Gold Rush

1949 - Olympia Earthquake

1956 - Viaduct Completes Construction

1970 - Pioneer Square listed as a Historic District

2001 - Nisqually Earthquake

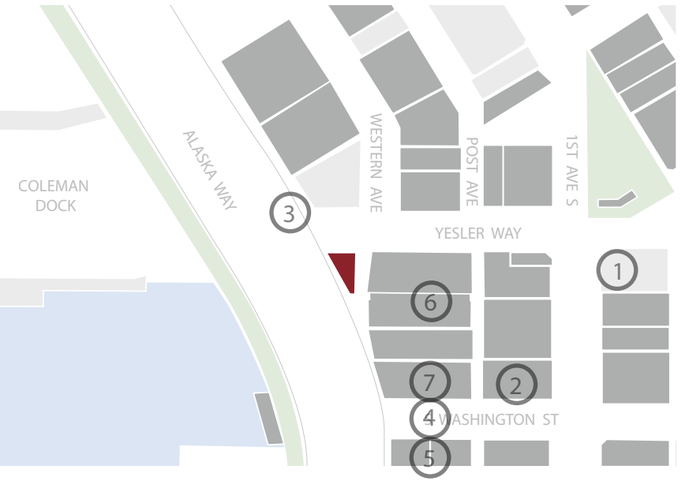
Historic Photos of Pioneer Square

1 Pioneer Square

2 Yesler Building / Bank of Commerce

3 Polson (Left) and Western (Right) Buildings

4 Heffernan Engine Works



Contributing Structure

Non-Contributing Structure

5 Prudential Building

6 Travelers Hotel

7 Yesler Hotel (Best Western)

02 - History and Previous Improvements of the One Yesler Building

Historic One Yesler

1916

One of the earliest photos of the One Yesler Building, then known as the Bedford Hotel and Chop House Restaurant. Built as a second rendition of Downtown Seattle after the Great Fire of 1889 following re-platting and regrading of the streets along the waterfront

1920

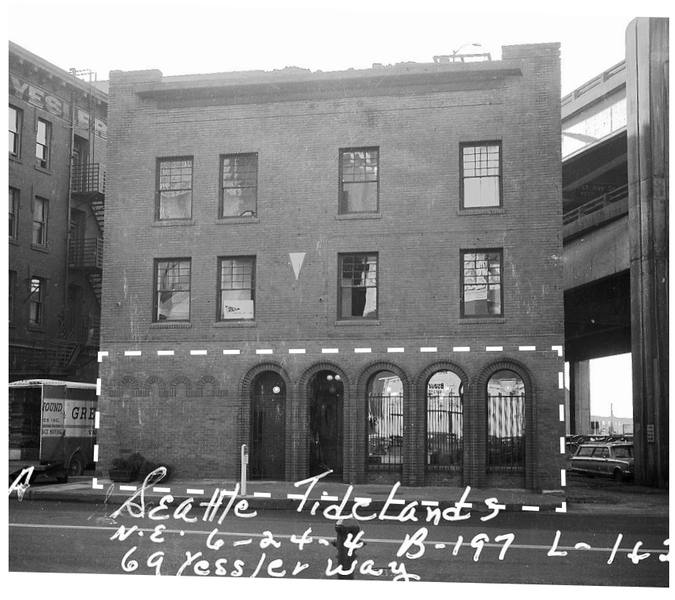
Prohibition closed the Panama bar and restaurant at ground level. Soon after, it was occupied by a truck tire outfitter with the onset of automobile culture.

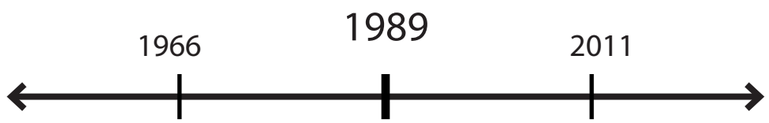
1937

After being occupied by a tire outfitter, a Tailor and Cleaner then occupied the ground level. The sidewalk cover was replaced by a small cloth awning at the entryway and included the addition of new blade signs for both the ground floor tenant and the Bedford Hotel above.

1966

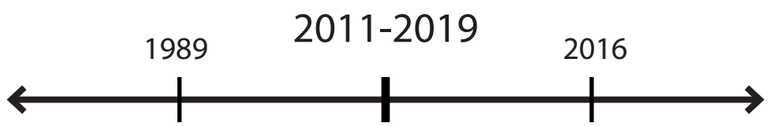
In the mid-1960's the One Yesler Building was purchased by Barbara Buck as a home for her publication, Pacific Banker and Business. Directly adjacent to the building, the newly constructed Viaduct opened, transforming the character of the neighborhood.
New work was done in this period to the Alaskan and Yesler facades. This included the removal of the ground floor glazing and "Belly Band", replaced by a new brick facade with a series of arched windows with protective iron bars.
In 1970, the Pioneer Square neighborhood is listed as a Historic District with the United States Department of the Interior. The One Yesler Building is indicated as a contributing structure.





The Ground floor is then occupied by local Italian Restaurant Al Boccalino. A small awning and second entrance for the upper level tenant are added.

Historic One Yesler



State Route 99 Tunnel starts construction in 2011 to replace the Alaskan Way Viaduct which starts demolition in early 2019. The tunnel bores directly underneath the One Yesler Building where Alaskan curves west along the waterfront.

The demolition finally opens up the former primary facade along Alaskan Way.

Recent History - One Yesler Alterations

The 2001 Nisqually Earthquake destroyed much of the west parapet and was replaced by previous ownership.

In 2005 Brian Runberg purchased the One Yesler Building and occupied the upper levels with Runberg Architecture Group. In August of 2016, After Al Boccalino restaurant closes, the firm expands into the ground level and renovates the space.

List of Improvements from 2016 PSPB Submittal:

1 Replacement of west parapet replacement (2001-02)

2 Relocation of main entry. Canopy removed by previous tenant.

3 Removal of security bars at all ground level glazing

4 Removal on non-original (1966) brick infill and loading doors on secondary facade along Alaskan Way

Recent History - One Yesler Alterations

List of Improvements:

1 Replacement of west parapet replacement (2001-02)

2 Relocation of main entry and new canopy (2016)

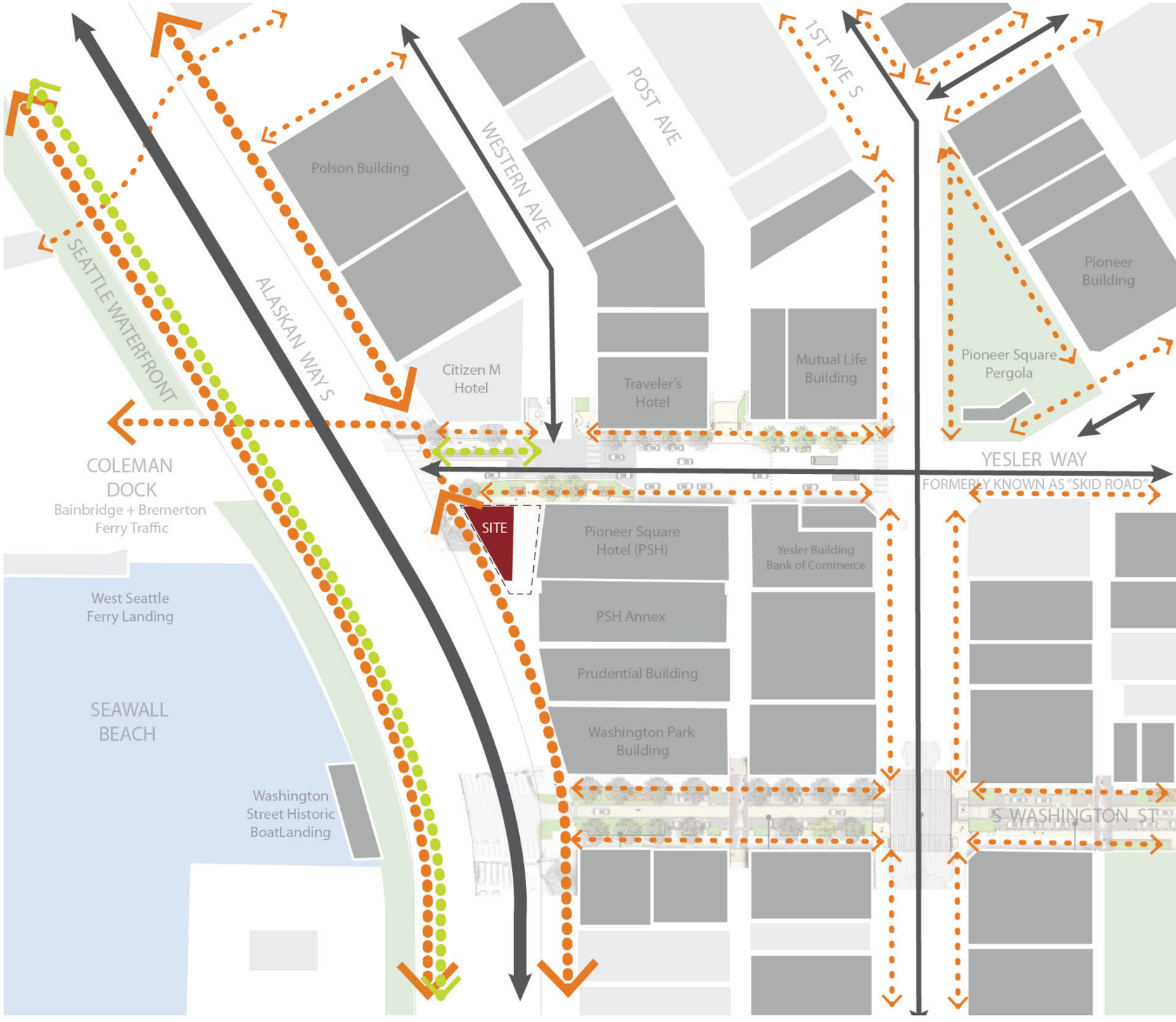
3 New Exterior lighting (2016)

4 New planter boxes at arch windows (2016)

5 Replacement of glazing with energy efficient IGUs, to match original historic glazing design. (2016)

6 Removal on non-original (1966) brick infill and loading doors. Replaced with glazing similar to 1916 glazing. (2016)

Neighborhood Context



SITE: One Yesler Building (Contributing Structure)

Automotive Traffic: Principal Arterial
Automotive Traffic: Minor Arterial

Cycling Traffic

Pedestrian Traffic

Contributing Structure

Non-Contributing Structure

Present-Day One Yesler

Future Waterfront Development
Yesler Way Proposed Work

• A new traffic island to protect cyclists between Western and Alaskan Way.

•New curb bulbs to be installed along south edge of Yesler/Western, including a new sidewalk between intersection and Pioneer Square Hotel. To include new plantings and new drainage infrastructure

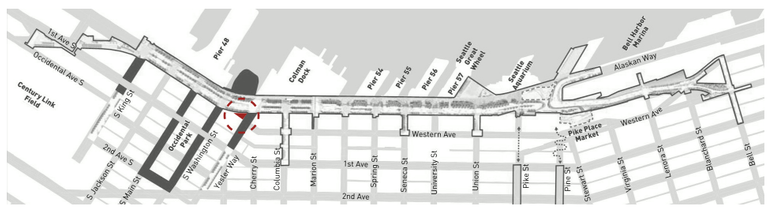
• The sidewalk on the north side of Yesler between Post Avenue and Western Ave will be removed and repaved.

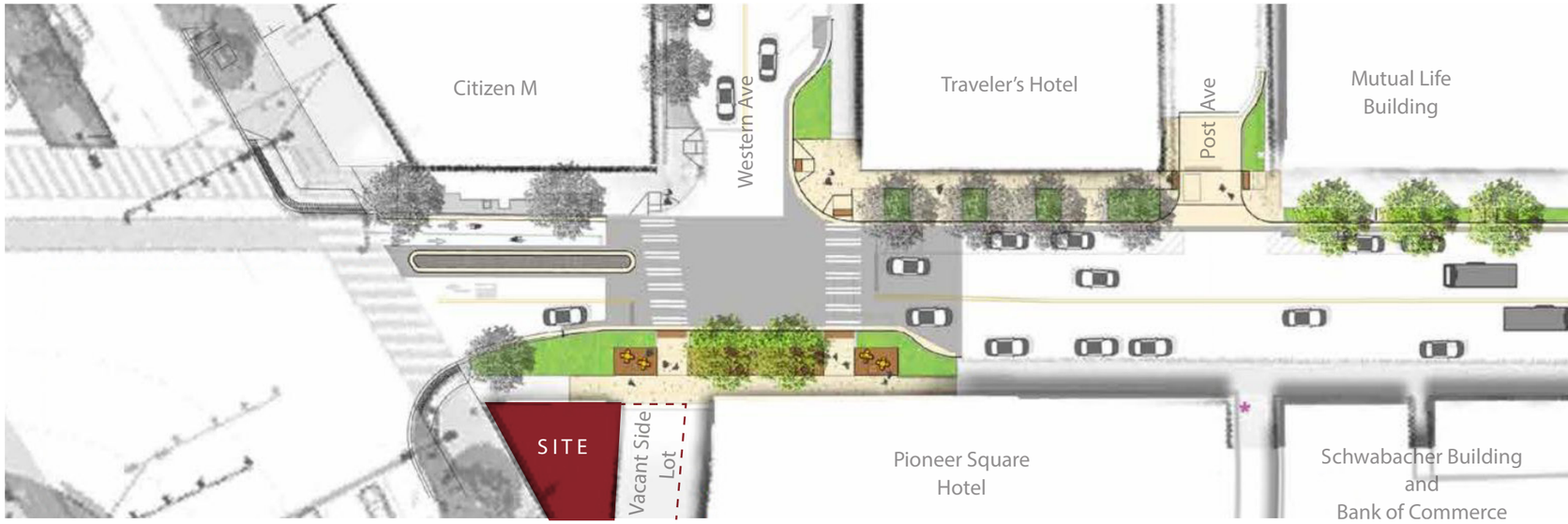
• New sidewalk paving restoration and plantings along the north side of Yesler Way, a target of three new street trees, with soil cells.

• A new wood decked plaza will be installed in the bulb-out at Yesler and Western.

Current Conditions

Figures and Text from Pioneer Square East-West Streets Pedestrian Improvements request for certificate of approval, June 2022

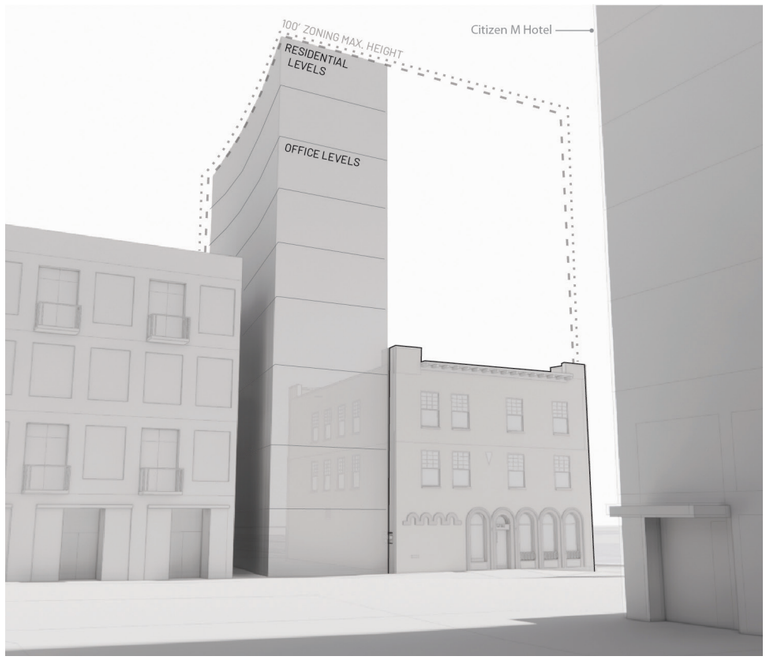




Previous Guidance by Pioneer Square Preservation Board:

Option 1: Full Site - As allowed by Zoning

Option 2: Side Yard Infill Only



Option 3: Preferred Massing
Side Yard Infill + Scale

Existing 1 Yesler Footprint: 1,544 SF
Allowed by code, Proposed Addition Footprint: 1,517 SF

Total Lot Size: 3,061 SF

50%
Smaller FAR than Option 1: Full Site, allowed by code

25'-0"
Shorter height than Option 1: Full Site

Meeting of April 5th, 2023

1. Board member suggested a small plane change between historic structure and new infill addition.
2. Design team to abide by Preservation Brief 14, making the historic structure and new infill addition compatible but not matching.
3. Per Preservation Brief 14, use a similar palette of materials, tying into historic architectural motifs.
4. Board member took no issue with rooftop use of historic structure.
5. Penthouse, deck space, and roof extensions encouraged for giving scale to street face of the infill addition.

Summary:
Improvements for 1 Yesler Way

1. Structural seismic upgrade (bracing) - high volume pedestrian corridor.

2. Handicapped accessible elevator

3. Second exit stair

4. General facade improvements, tuck pointing, belly band and north parapet repairs/replacement.

5. Convert ground floor back to retail use (PSPB)

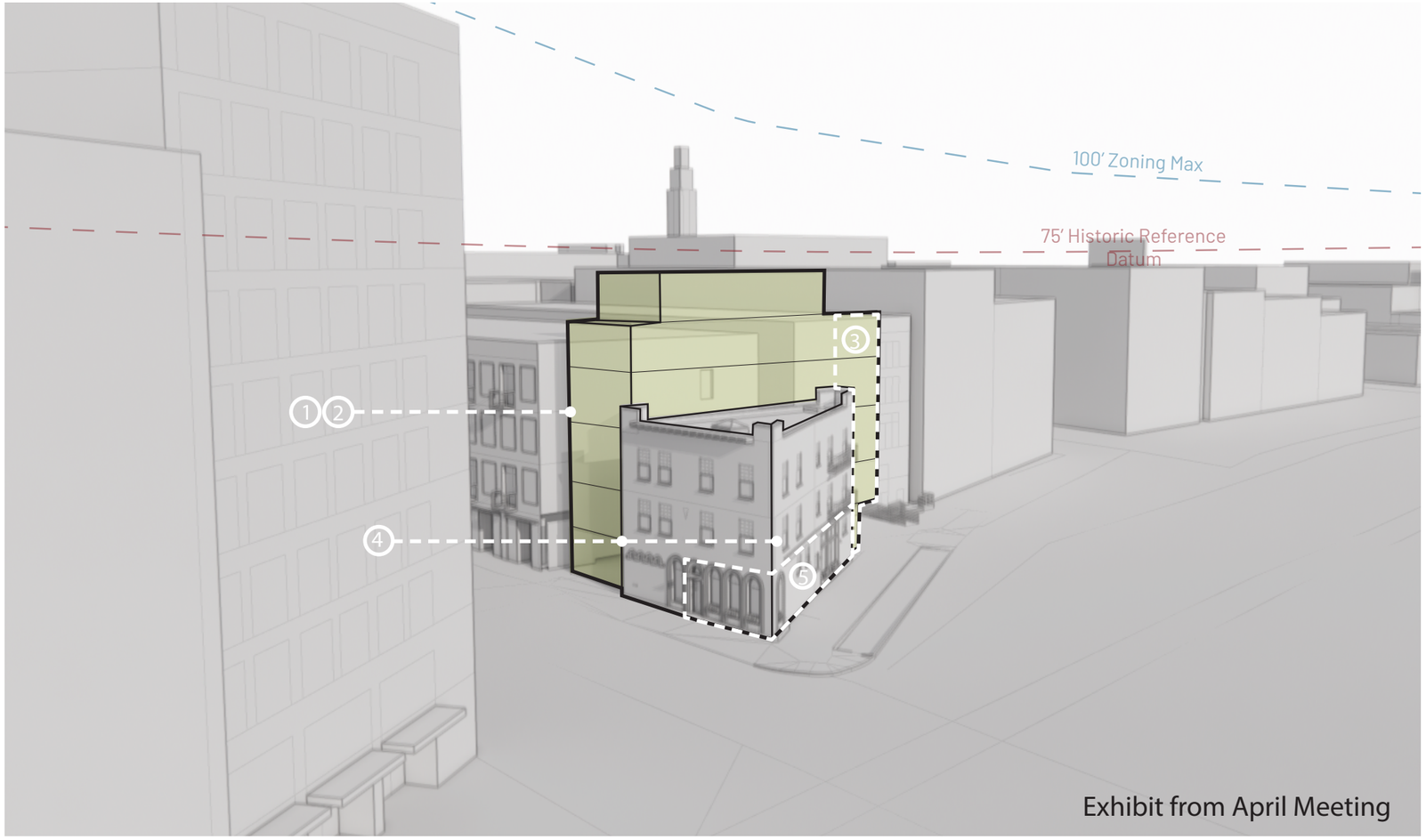


Exhibit from April Meeting

Historic Rehabilitation and General Facade Improvements

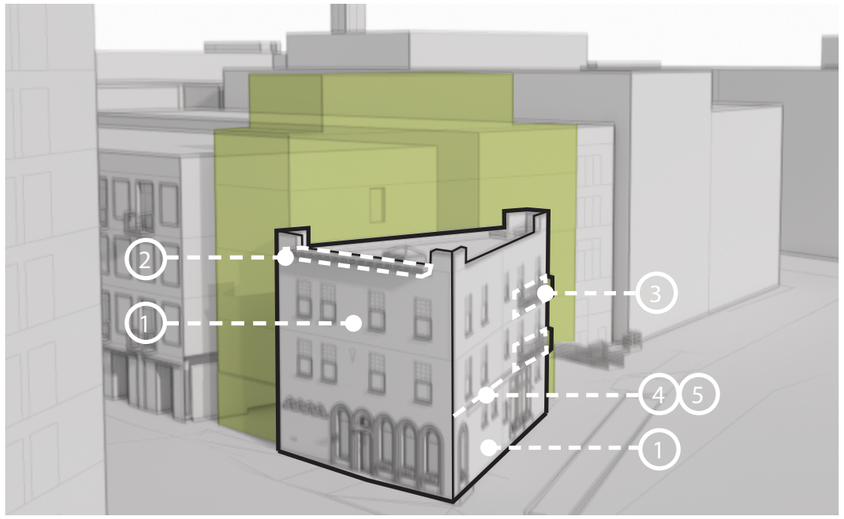
1 Photos showing depth of wear to the historic brick and mortar at the west facade.

2 Photos of the North facade cornice, depicting rusting, discoloration, and degradation.

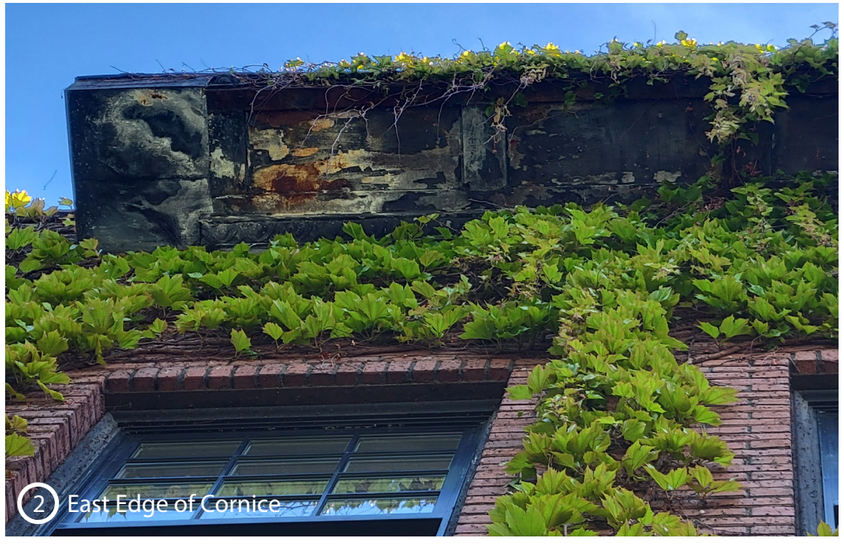
3 Fire escape. Access allows vandals to walls and roof.

4 Historic sheet metal belly band under the fire escape and here diagonal supports fasten to exterior wall show the greatest amount of deterioration.

5 Intermittent rusting through belly band on West facade.




1 Original historic brick

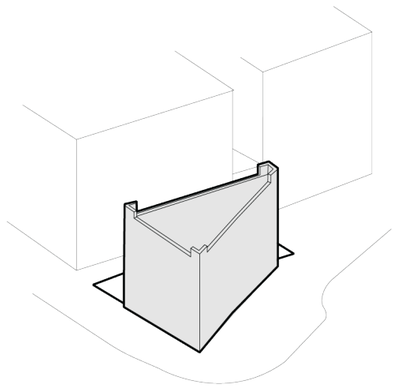

2 East Edge of Cornice


3 Fire Escape and Vandalism Access

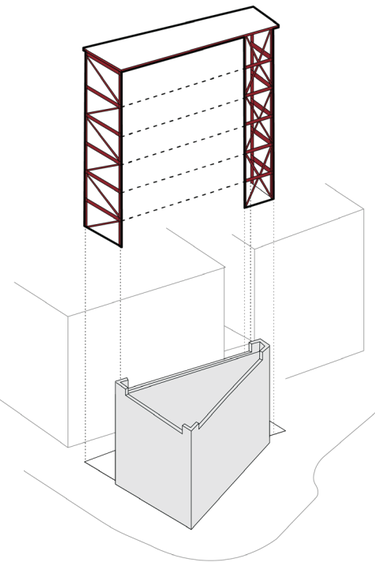

4 Corrosion at historic belly band and fire escape connection


5 Corrosion at historic belly band

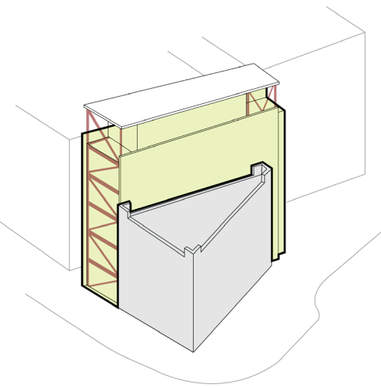
Massing Concept



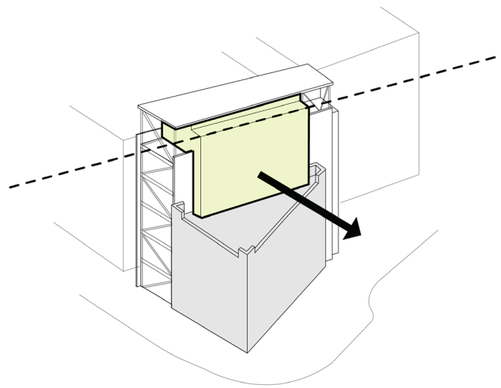
1 - Historic structure and adjacent side lot



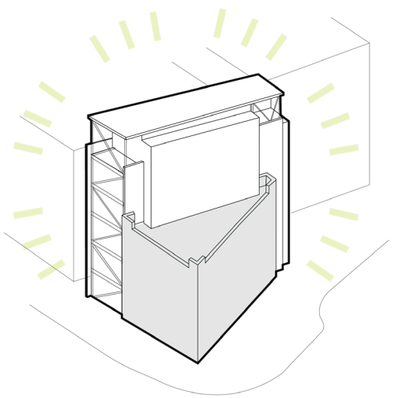
2 - Seismic rehab and integration of addition and historic buildings



3 - Infill mass around seismic upgrades to create the Hyphen element



4 - Capture views of Elliot Bay up to historic datum

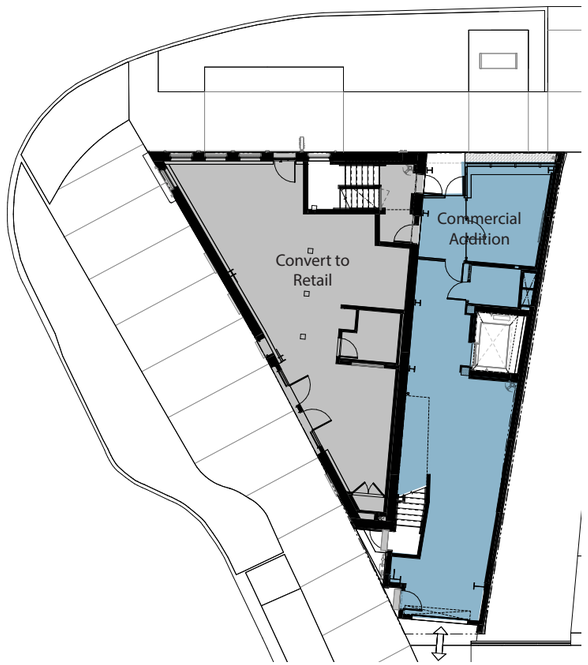


5 -Proposed Massing

Architectural Plan:

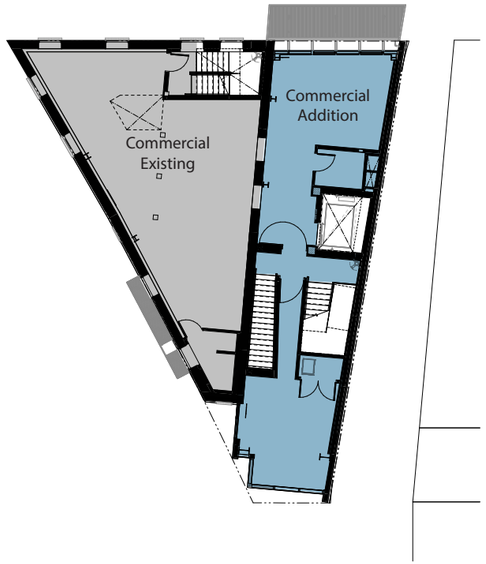
Ground Level

Vertical Circulation - 15%



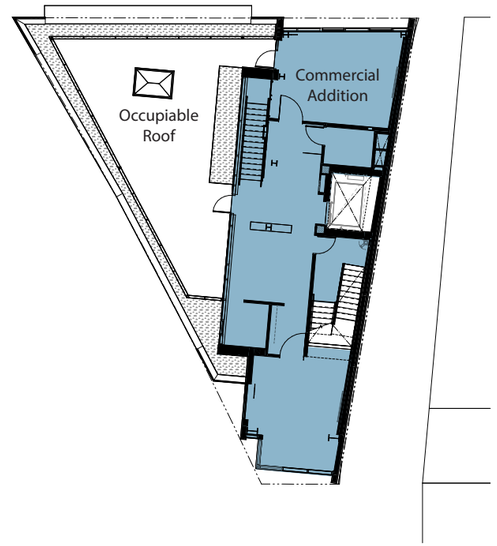
Levels 2 and 3

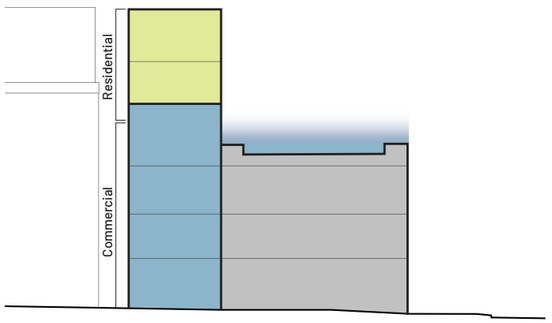
Vertical Circulation - 28%



Level 4

Vertical Circulation - 15%





Historic Rehabilitation

New Infill Addition: Commercial

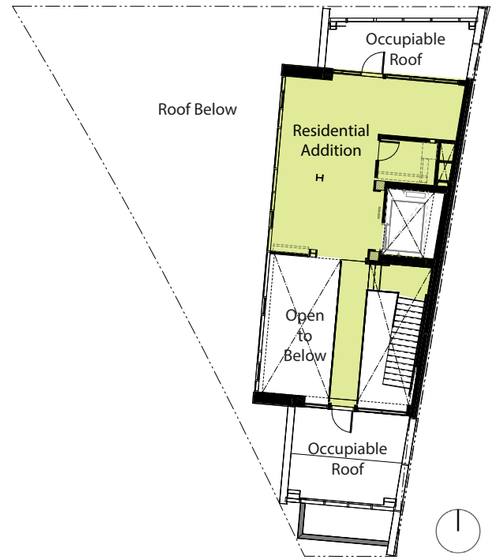
New Infill Addition: Residential

Level 5

Vertical Circulation - 15%

Mezzanine

Vertical Circulation - 24%



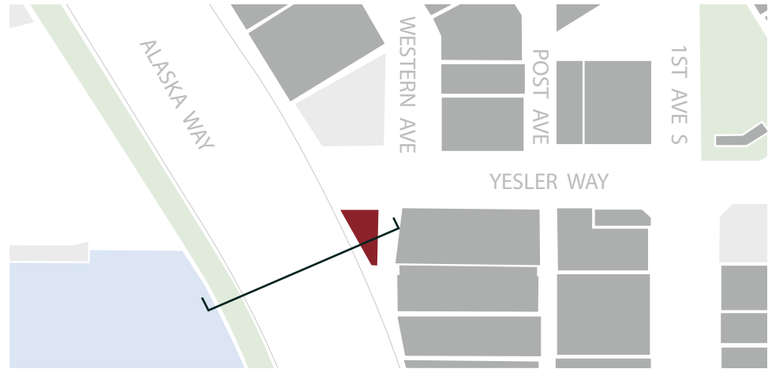
Addition Sight-Line Study

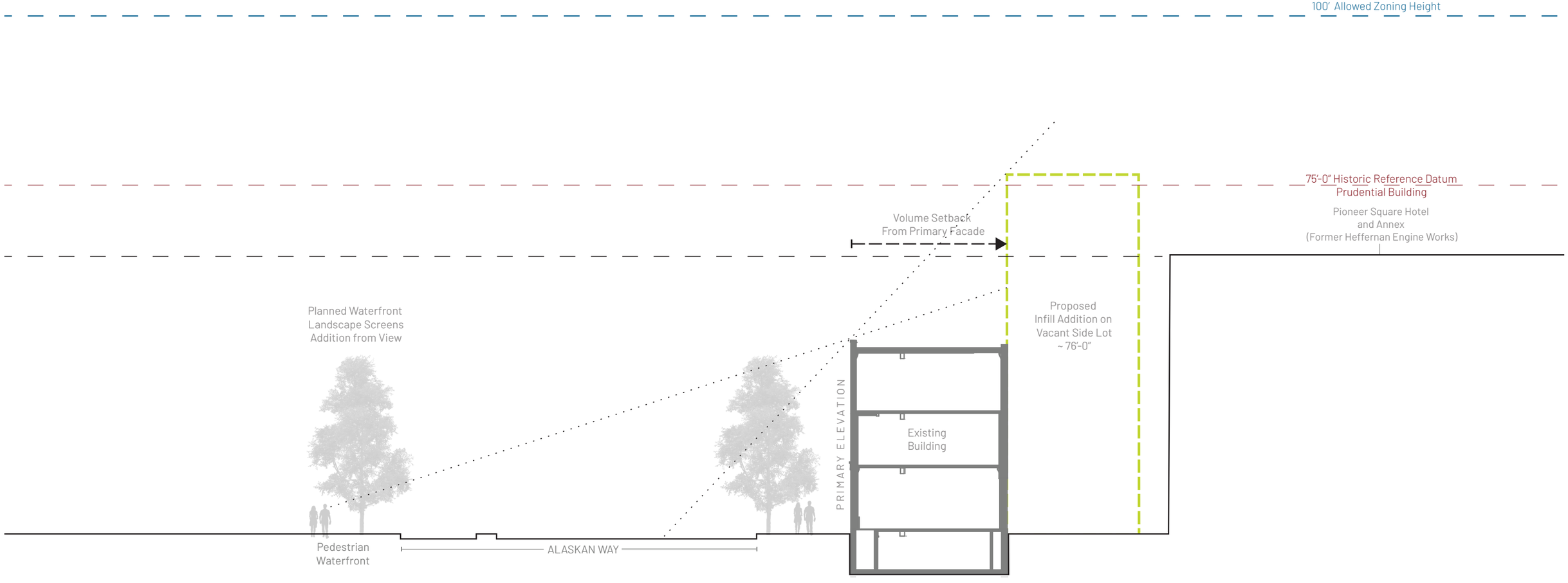
Preservation Brief 14: Exterior Additions to Historic Buildings

XII) If the site is on an adjacent vacant lot, then "reading the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district"

XIV) Visible rooftop additions should be set back "at least one full bay" from the plane of the facade to conceal the addition.

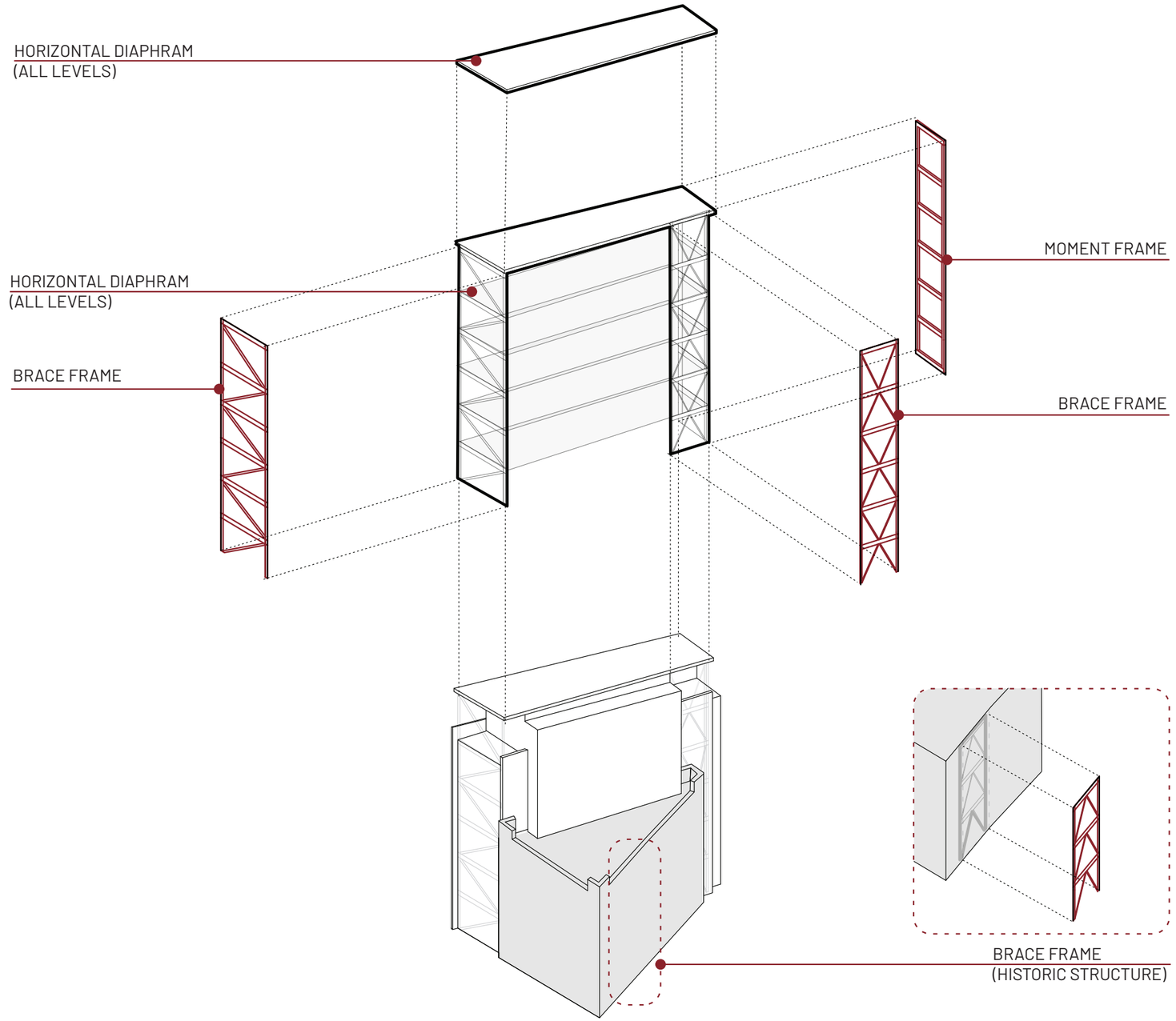
The proposed addition is situated on a vacant side lot. From the highly trafficked Alaskan Way, the side lot creates a step back against the existing building that minimizes the visual appearance of the addition. Pedestrians along the interior sidewalk of Alaskan will have minimal views of the addition and pedestrians across the way, will have their views screened by landscaped trees placed by the Seattle Waterfront Project



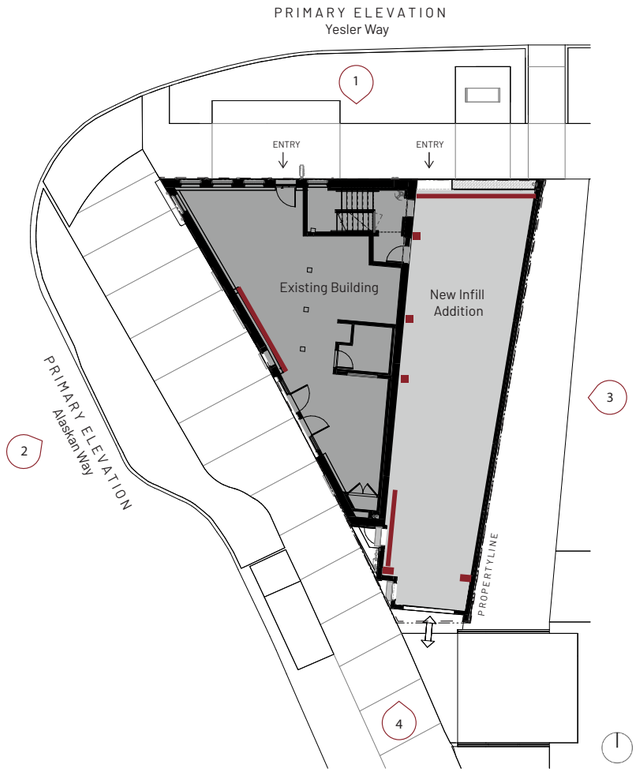


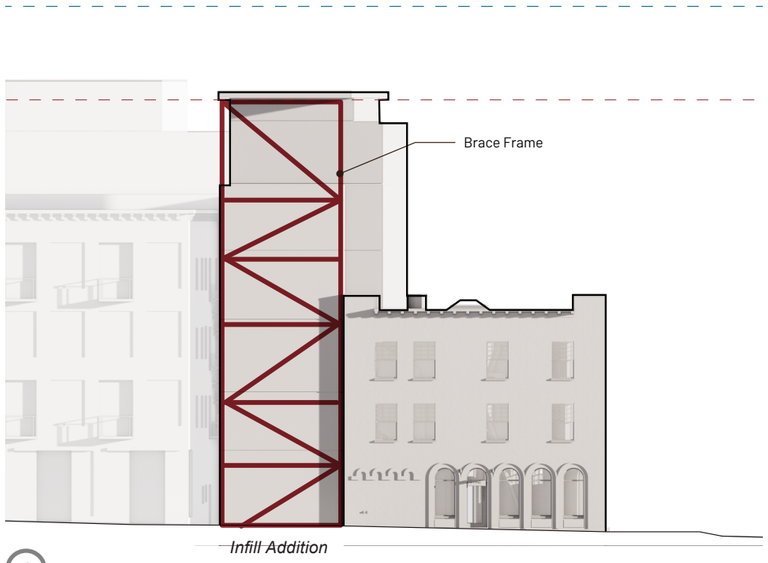
Seismic Rehabilitation Strategy

Three Brace Frames will be constructed, one along the interior face of the historic building wall, and two on either end of the new infill addition. An additional Moment Frame is included perpendicular to the south Brace Frame with supplementary strongbacks and post and beam reinforcement included along shared wall of historic and infill structures.

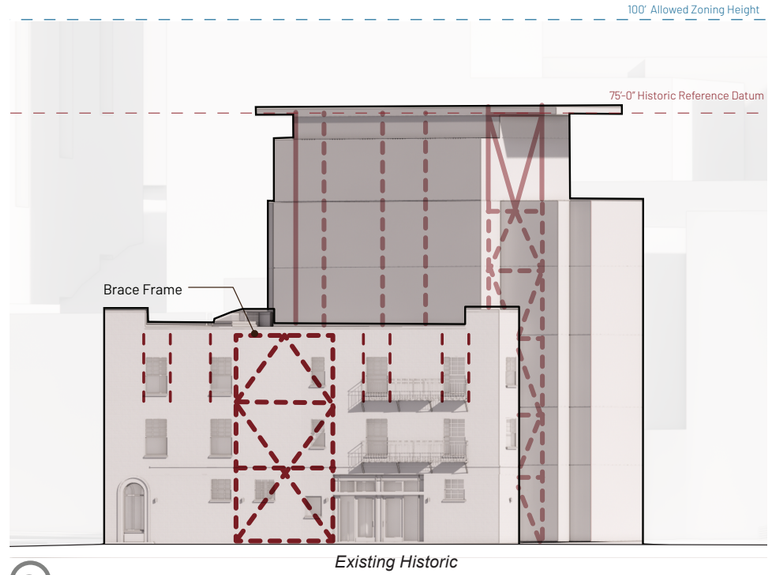


Seismic Rehabilitation Strategy

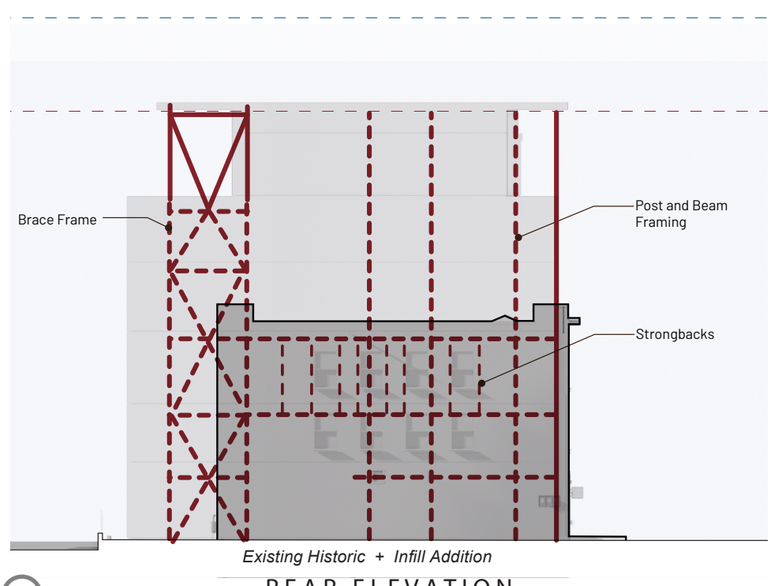




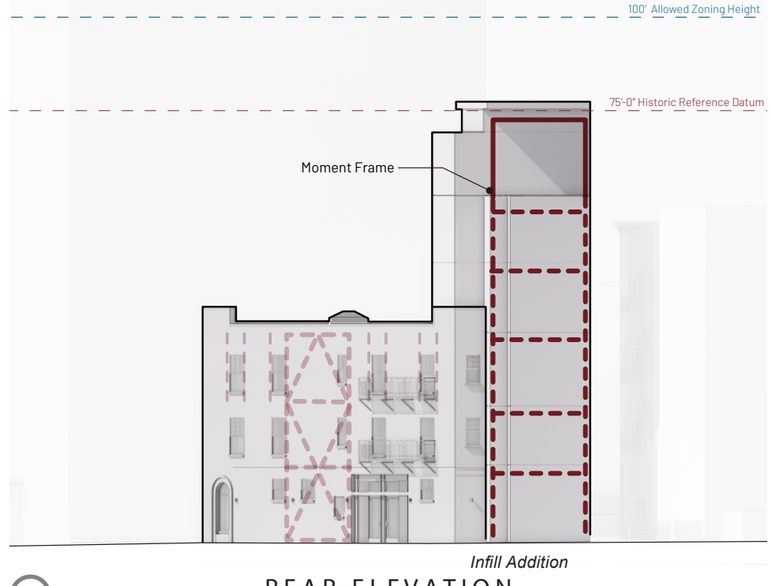
1 PRIMARY ELEVATION
Yesler Way



2 PRIMARY ELEVATION
Alaskan Way



3 REAR ELEVATION
Vacant Side Lot



4 REAR ELEVATION

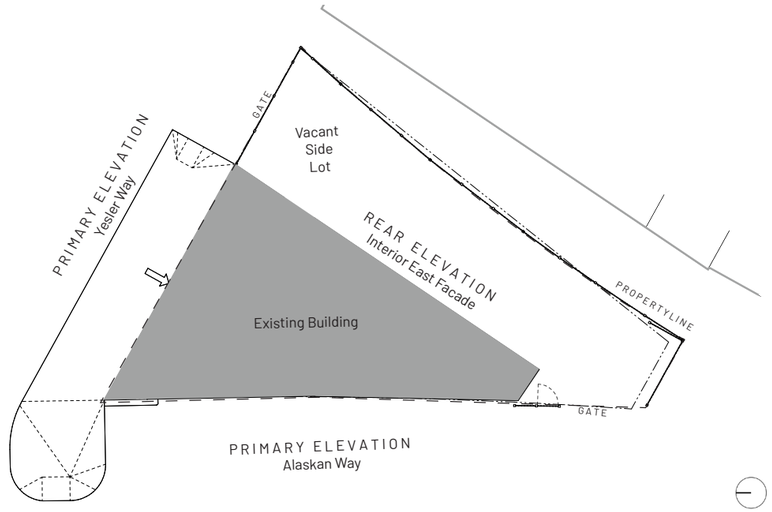
Structure Expressed on Exterior

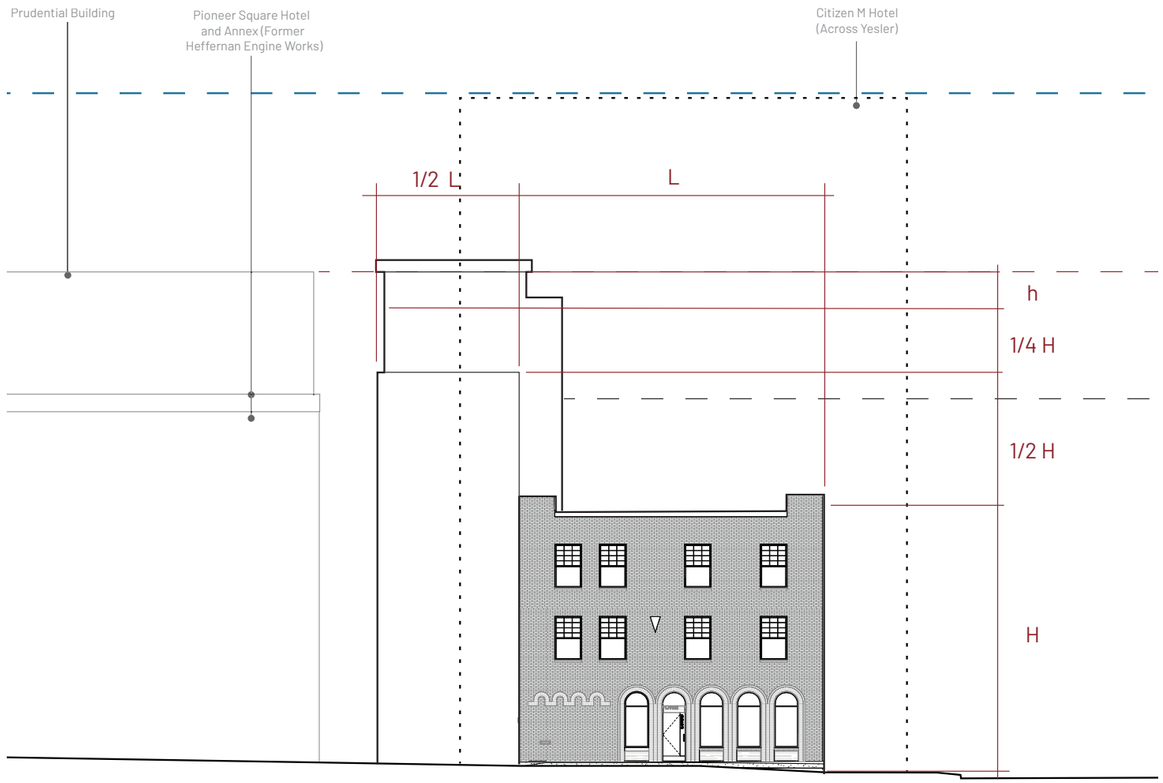
Structure Not Visible to Exterior

Architectural Cue and Massing Studies
Overall Proportions

23.66.180B DESIGN: SCALE Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the buildings in the immediate area.

The proposed building design is derived from the original historic building hight, subsequently halved again at the top to provide scale and relief.

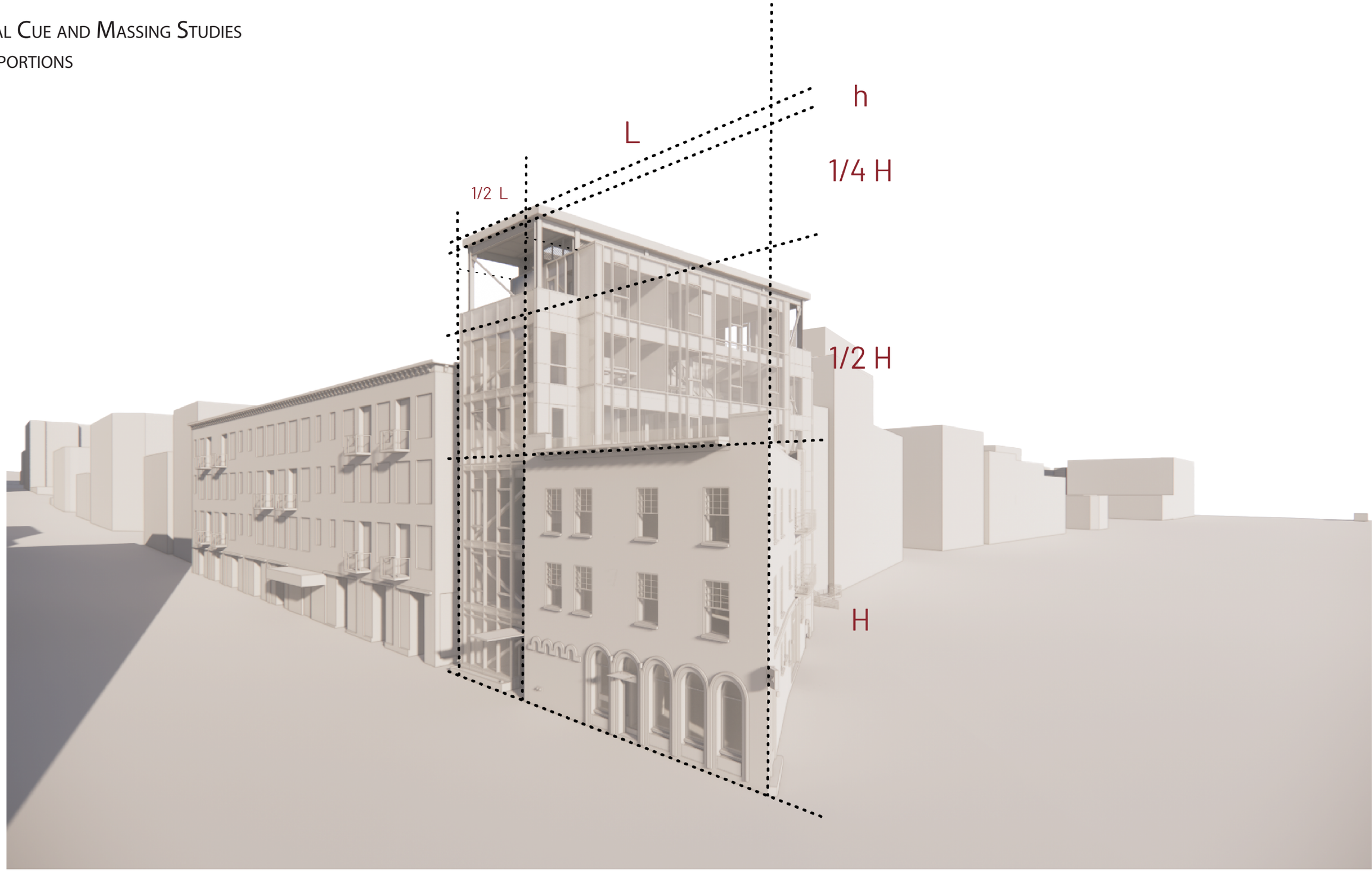




PRIMARY ELEVATION

Yesler Way

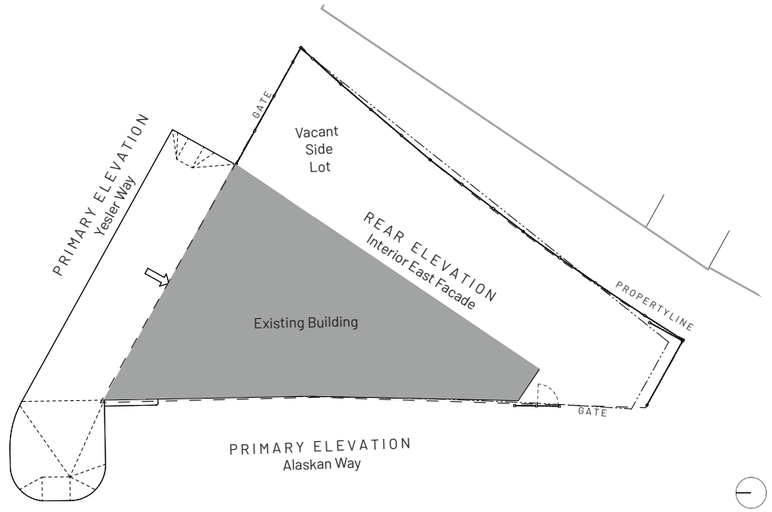
Architectural Cue and Massing Studies
Overall Proportions

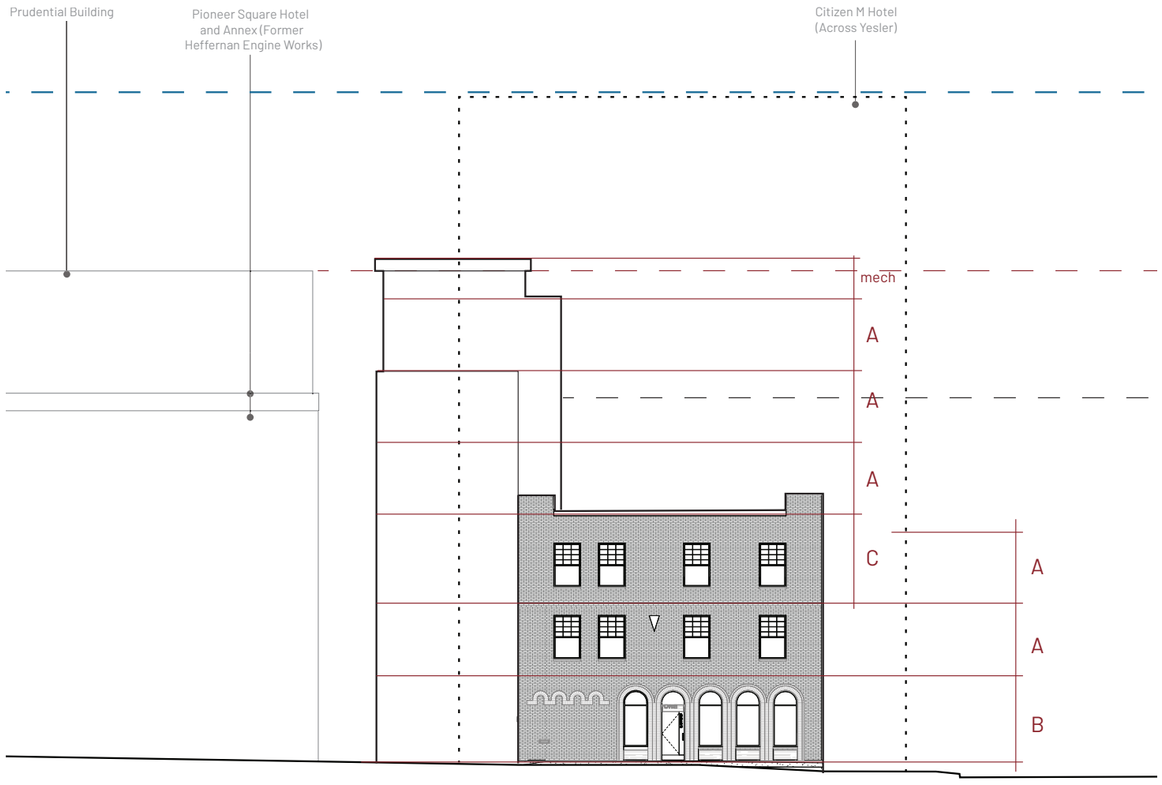


Architectural Cue and Massing Studies
Floor to Floor Proportions

23.66.180B DESIGN: SCALE Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the buildings in the immediate area.

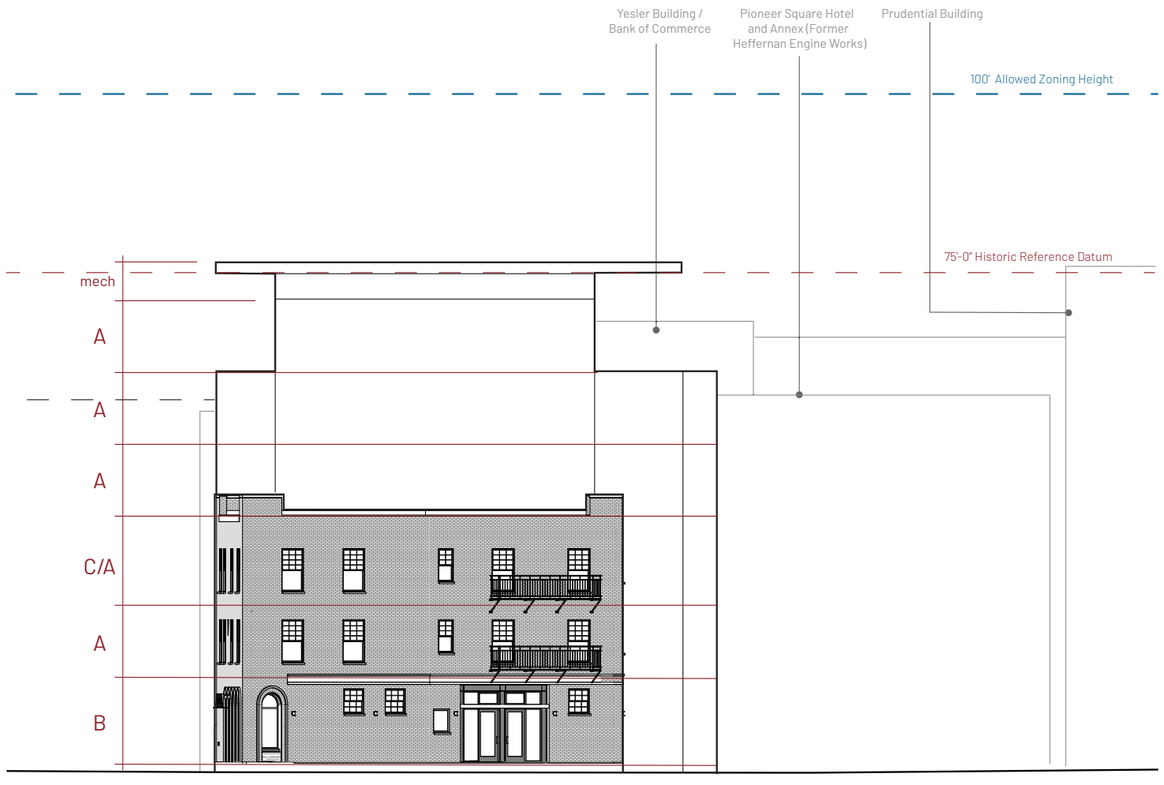
The new infill addition adopts the same floor to floor heights as the historic structure, and applies it to the floors above.





PRIMARY ELEVATION

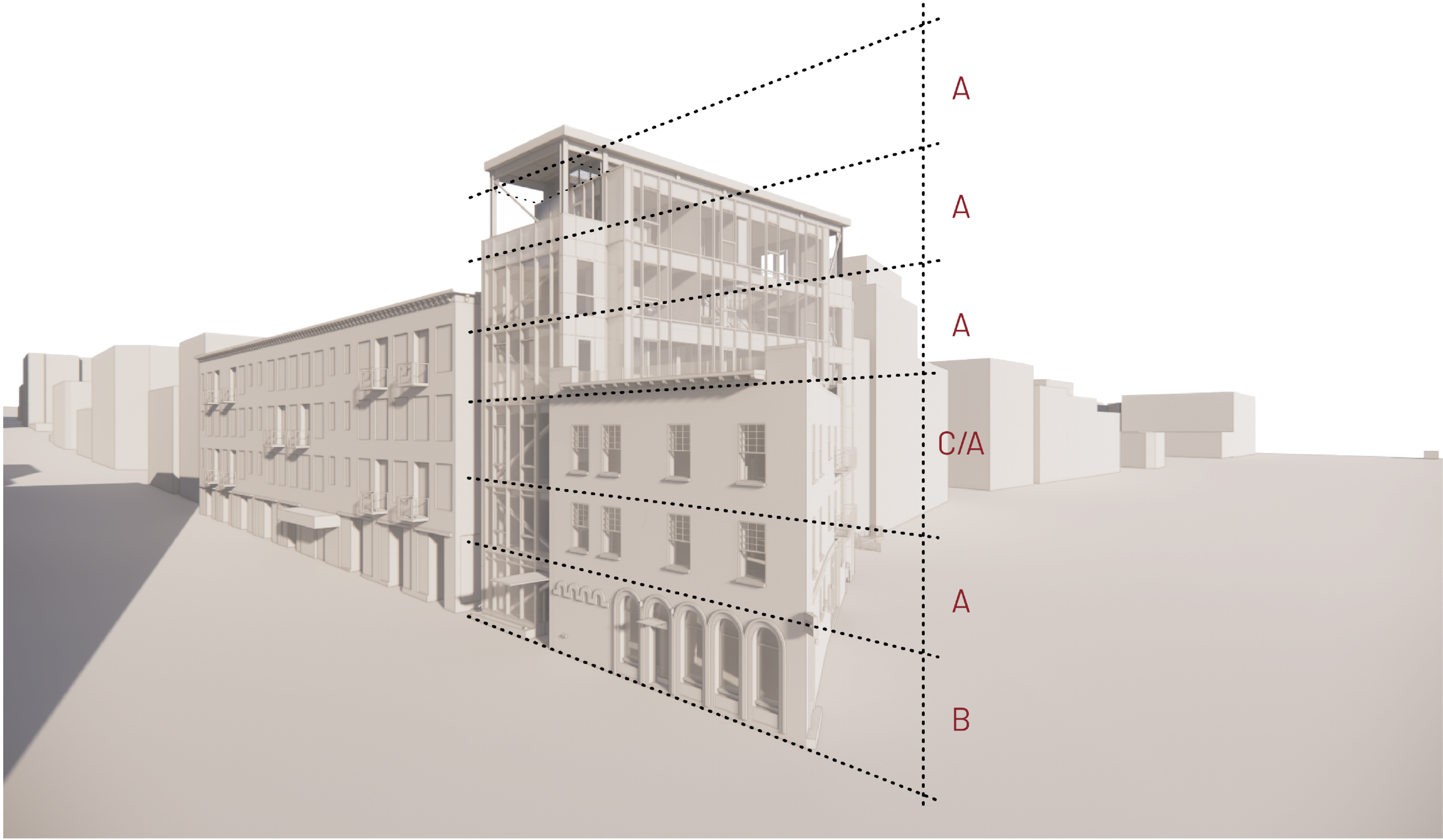
Yesler Way



PRIMARY ELEVATION

Alaskan Way

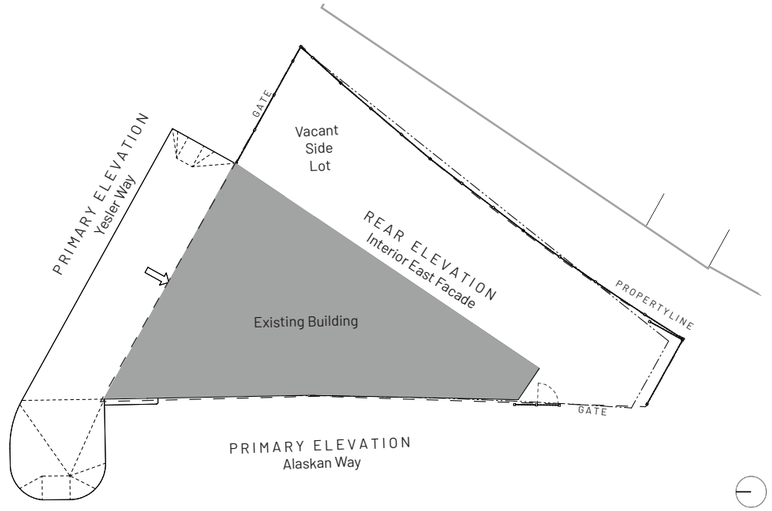
Architectural Cue and Massing Studies
Floor to Floor Proportions

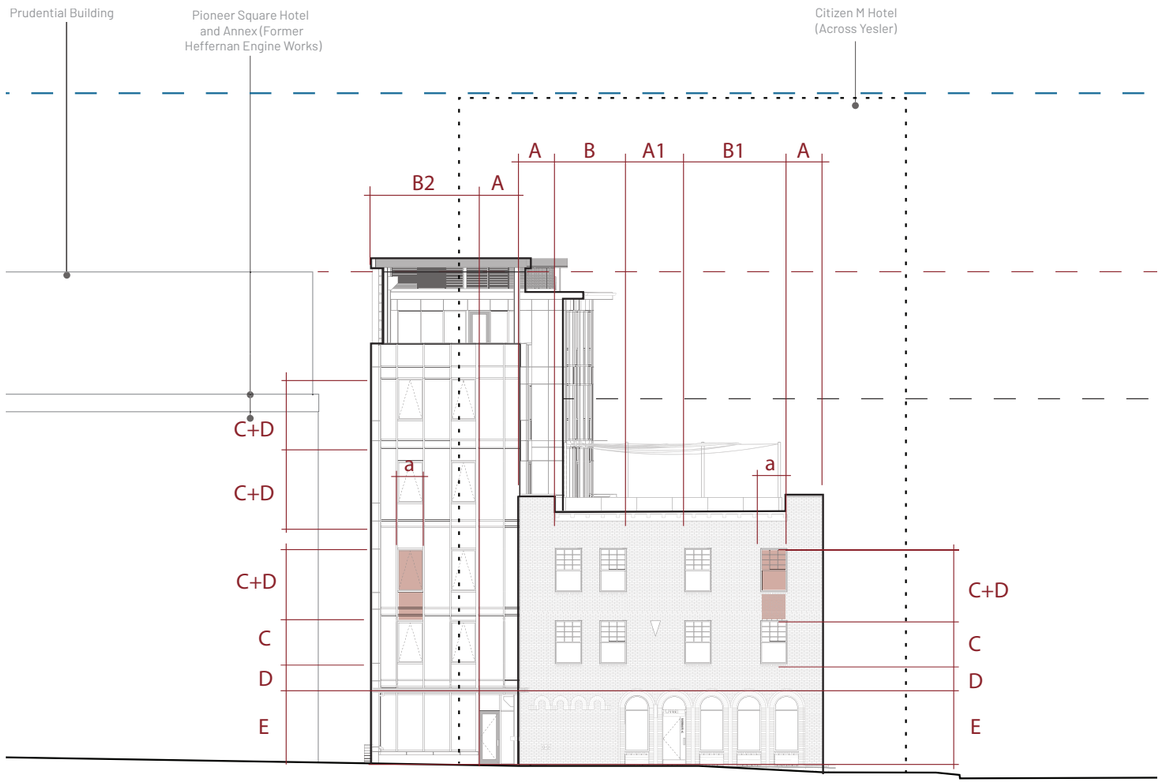


Architectural Cue and Massing Studies
Fenestration Lines

23.66.180B DESIGN: SCALE Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the buildings in the immediate area.

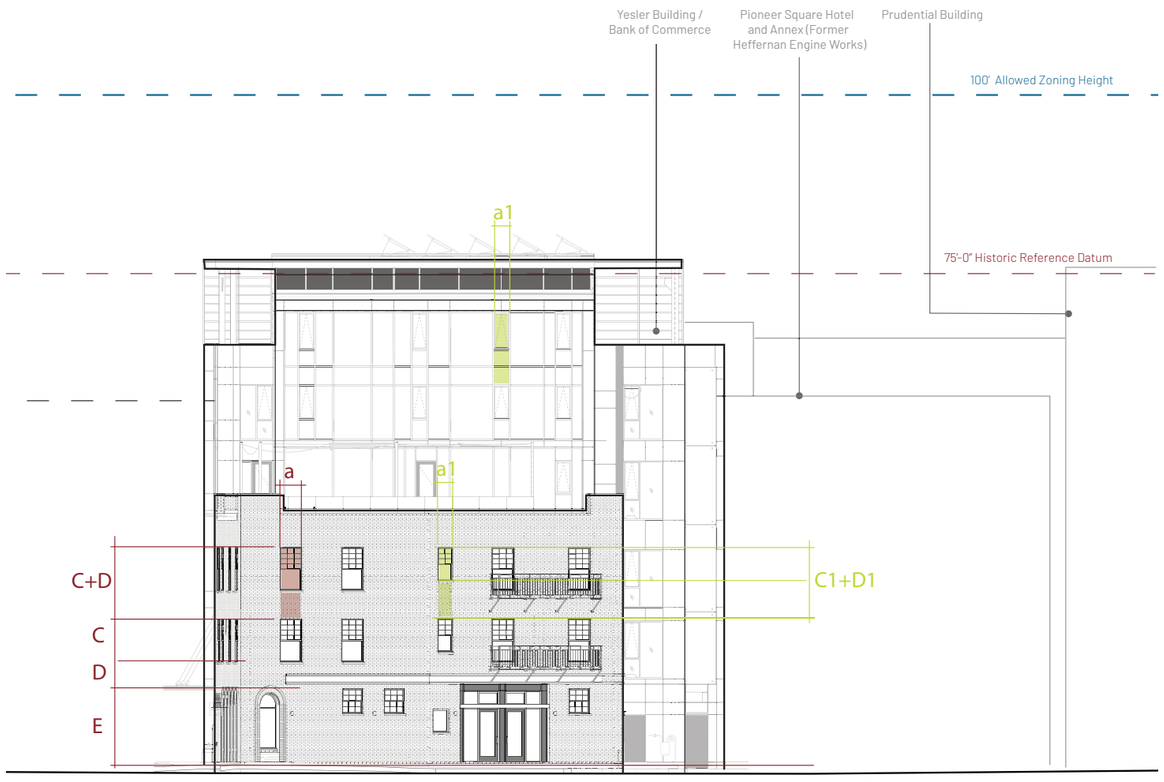
The module of the historic windows were applied to the glazing pattern of the new infill addition. Two modules were selected, using the larger and most common, C+D, on the Yesler facade, and the smaller module found on the Alaskan historic facade, C1+D1, for the addition's operable portions of the west facade.





PRIMARY ELEVATION

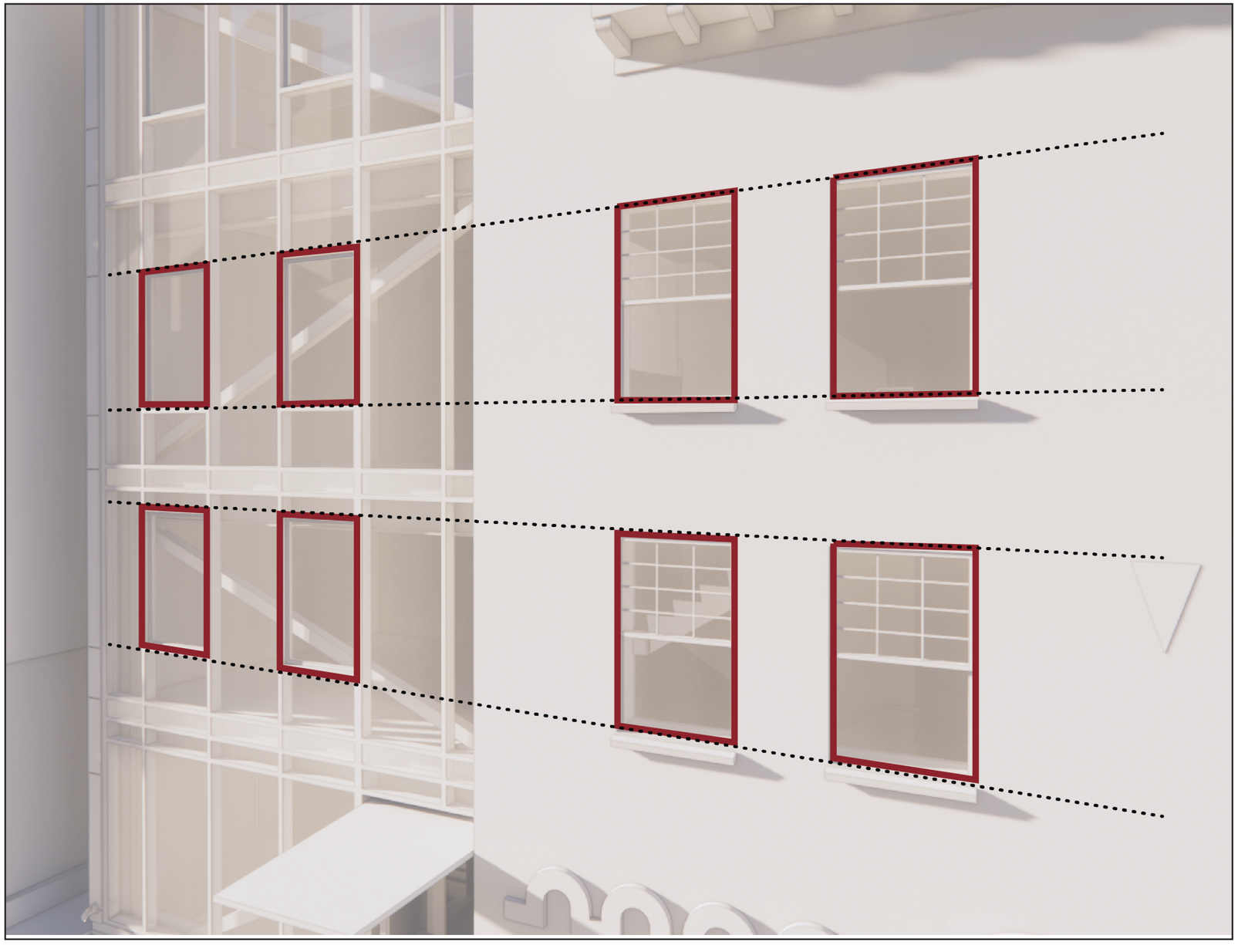
Yesler Way



PRIMARY ELEVATION

Alaskan Way

Architectural Cue and Massing Studies
Fenestration Lines

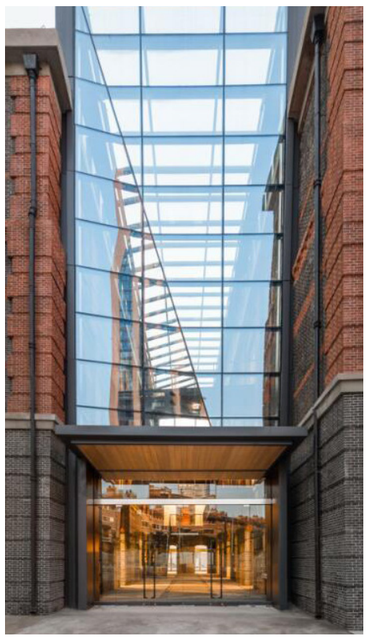


Architectural Examples of a "Hyphen" and "Connectors"

Preservation Brief 14: Exterior Additions to Historic Buildings

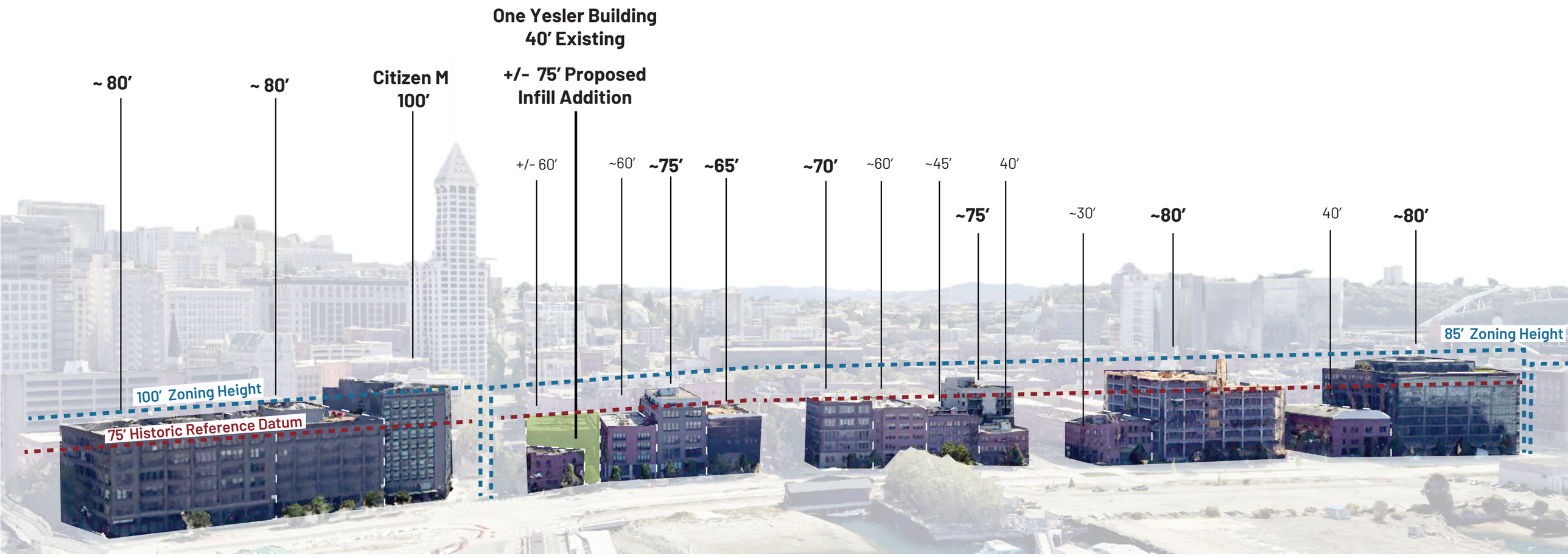
Hyphen

Otherwise known as a "connector", providing a "*physical link while visually separating the old and new*".

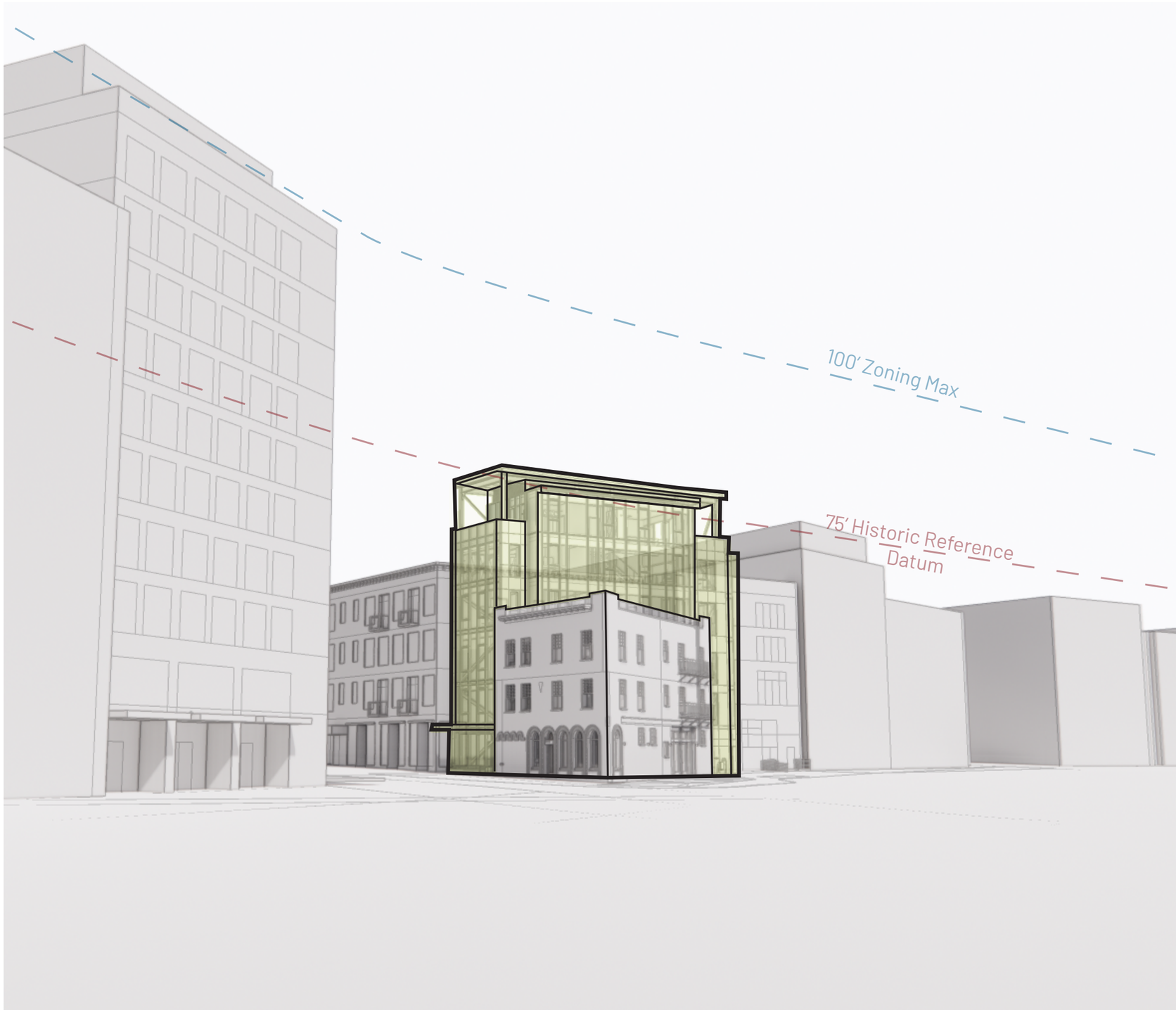


Architectural Rendering

Preliminary Massing Studies
Adjacent Scale: Alaskan



Proposed Building Design



“It has been said that, at its best, preservation engages the past in a conversation with the present over a mutual concern for the future.”

-William Murtagh, first keeper of the National Register of Historic Places


HOTEL
QUARE SALOON
ELYSIAN
PIONEER SQUARE SALOON
Yesler
STOP
ALL WAY
ONLY

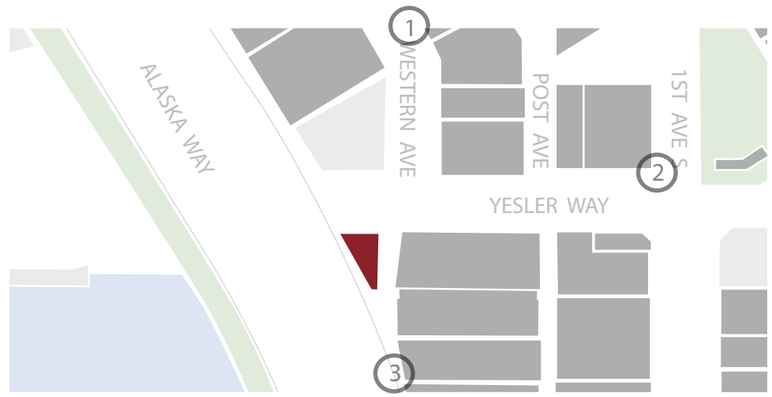
Addition Sight-Line Study

Preservation Brief 14: Exterior Additions to Historic Buildings

XII) If the site is on an adjacent vacant lot, then "reading the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district"

XIV) Visible rooftop additions should be set back "at least one full bay" from the plane of the facade to conceal the addition.

The proposed addition is situated on a vacant side lot. From the highly traveled Alaskan Way, the side lot creates a step back against the existing building that minimizes the visual appearance of the addition. Pedestrians along the interior sidewalk of Alaskan will have minimal views of the addition and pedestrians across the way, will have their views screened by landscaped trees placed by the Seattle Waterfront Project



1 View from Western Ave

2 View from Yesler Way and First Ave

3 View from Alaskan Way, one block south

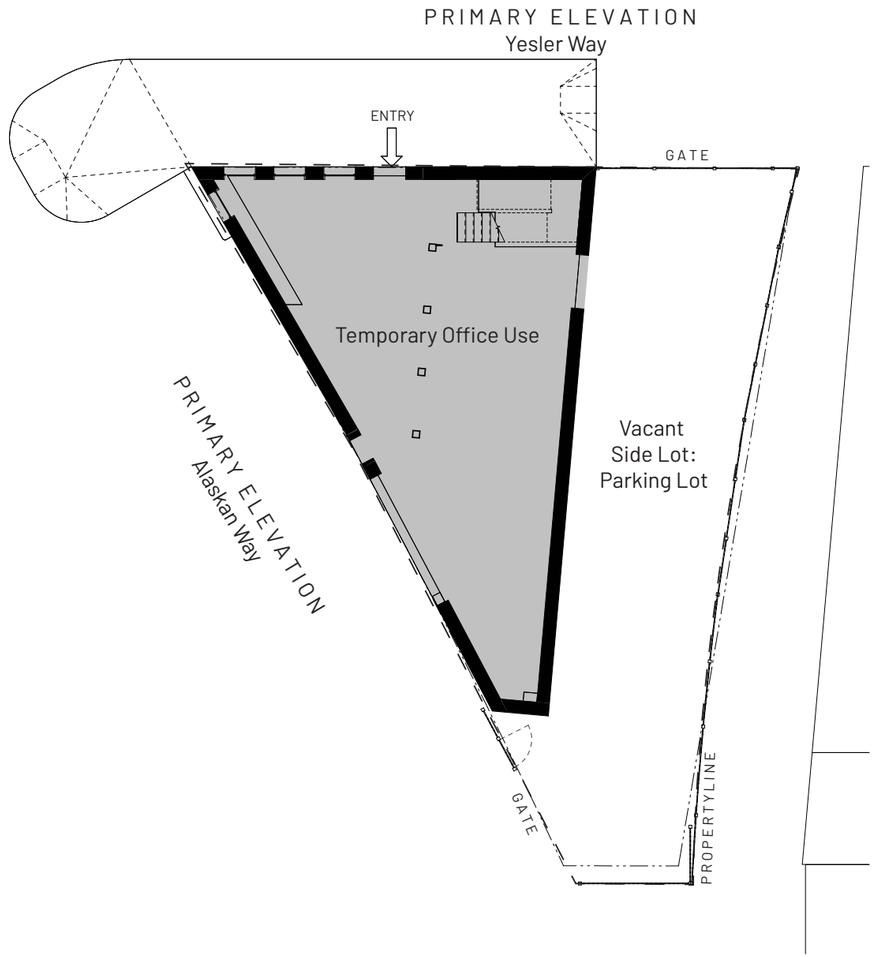
06 - Appendix

Architectural Site Plan:
Current Use and Proposed Use

Street-level Land Use at existing building to return to Commercial Use after temporary Office Use. By Building Code, change of use is required to return to original Commercial use

Historic Rehabilitation

New Infill Addition



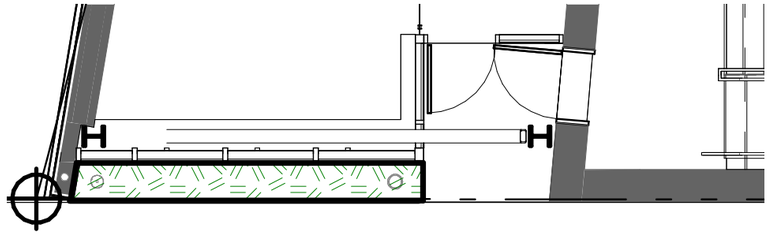
On-Site Planting

Dagger-leaf rush
(Juncus ensifolius)

Lady fern
(Athyrium filix-femina)

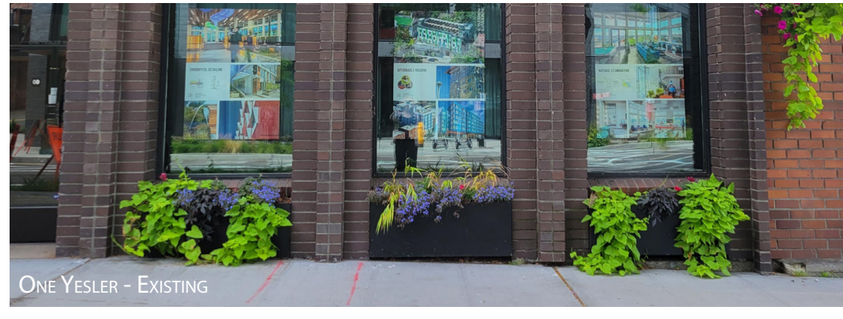
Deer fern
(Blechnum spicant)

Crimson flag
(Hesperantha coccinea)



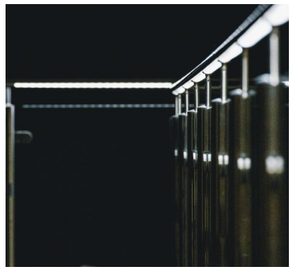

Westland Building - Proposed

Citizen M - Existing


One Yesler - Existing


Union Trust Building - Existing

Lighting Design

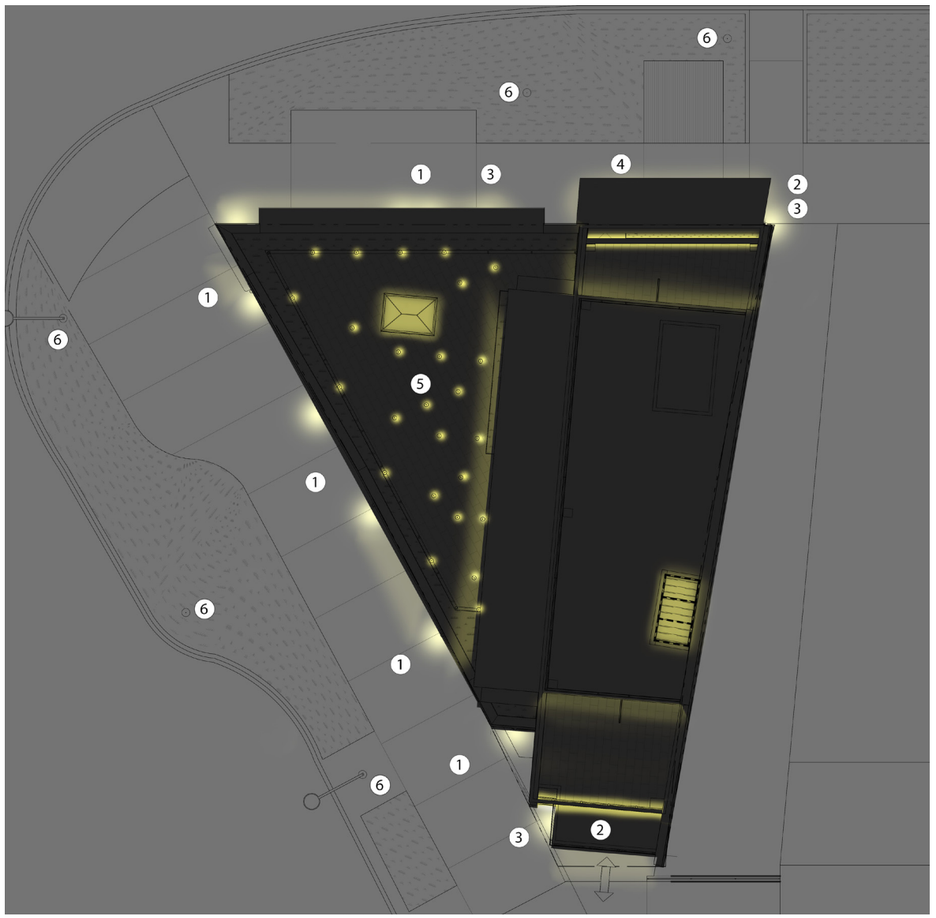


2 - New Rail Light

3 - New exterior Wall-Mounted Fixture to Match Existing

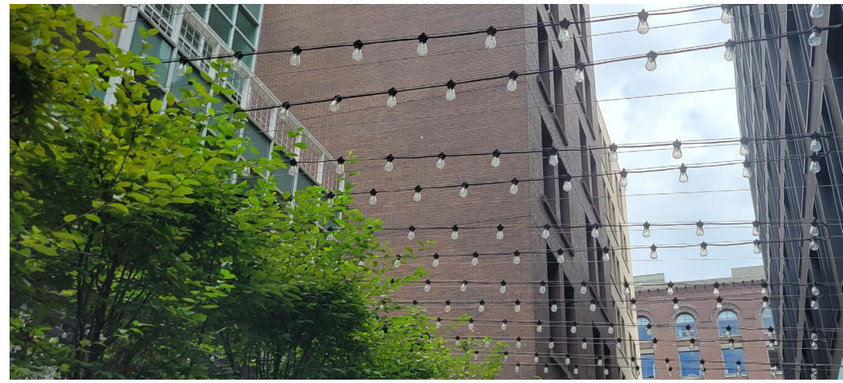
4 - New Canopy Down Light

5 - New Catenairy Lights



1 - Existing Light Fixture to remain
2 - New Rail Light
3 - New exterior Wall-Mounted Fixture to Match Existing
4 - New Canopy Down Light
5 - New Catenairy Lights
6 - Existing lighting by others per right of way improvements

One Yesler - Existing Exterior Light Fixtures



Lighting Examples in Pioneer Square

Unreinforced Masonry (URM) Buildings

City of Seattle: List of URMs Identified by SDCI

Permitted retrofit is a category that encompasses everything from the building that has only had its parapets braced to a building that has had a complete voluntary retrofit. Sometimes a voluntary retrofit addresses most of the deficiencies in the system resulting in a building which exceeds the requirements of the proposed Technical Standard.

Preliminary Risk Category	Neighborhood	Address	City	State	Zip Code	Year Built	No. Story	Retrofit Level	Report Occupancy	Occupant Load
Medium Risk	Pioneer Square/Chinatown International District	423 2nd Av Et S	Seattle	WA	98104	1900	3	Substantial Alteration	Office	11-100
High Risk	Pioneer Square/Chinatown International District	114 Alaskan Way S	Seattle	WA	98104	1902	6	Visible retrofit	Other Mixed Uses	101+
Medium Risk	Pioneer Square/Chinatown International District	115 Occidental Ave S	Seattle	WA	98104	1900	1	Visible retrofit	Commercial	11-100
Medium Risk	Pioneer Square/Chinatown International District	1 Yesler Way	Seattle	WA	98104	1911	3	Permitted Retrofit	Commercial/Office	11-100
High Risk	Pioneer Square/Chinatown International District	77 Yesler Way	Seattle	WA	98104	1914	4	Permitted Retrofit	Commercial/Residential	101+
Medium Risk	Pioneer Square/Chinatown International District	95 Yesler Way	Seattle	WA	98104	1900	3	No visible retrofit	Commercial/Office	11-100

City of Seattle: Unreinforced Masonry Building Seismic Hazards Study (2007)

2.1.3 Concentration of URM Buildings

Seattle's URM buildings appear to be concentrated in areas that are expected to be subjected to the highest forces during earthquakes. From this and previous studies, there appears to be significant concentrations of URM buildings in the Pioneer Square District

2.2.3 Estimated Rate of Seismic Upgrades to URM Buildings

"Upgrades may include anchoring the masonry walls to the floor and roof diaphragms, anchoring parapets to the roof, securing potential falling hazards, and adding additional structure to the building to reduce the earthquake forces imparted to the bricks. Seismically upgrading URM buildings reduces the risk to the public posed by building damage or collapse."

"Seismically upgrading Unreinforced Masonry buildings reduces the risk to the public"

City of Seattle: Resolution 32033

"A RESOLUTION declaring the City Council's and the Mayor's intent to consider strategies to ensure that all unreinforced masonry buildings in Seattle are seismically retrofitted.

WHEREAS, URMs are vulnerable to damage or collapse during earthquakes, potentially endangering people within the buildings if walls fully or partially collapse and pedestrians if parapets break away and fall into the street;"

"WHEREAS, the City recognizes that the greatest barrier for building owners is the cost of the seismic retrofits and that many building owners will need support accessing financial assistance for the program to be successful; and

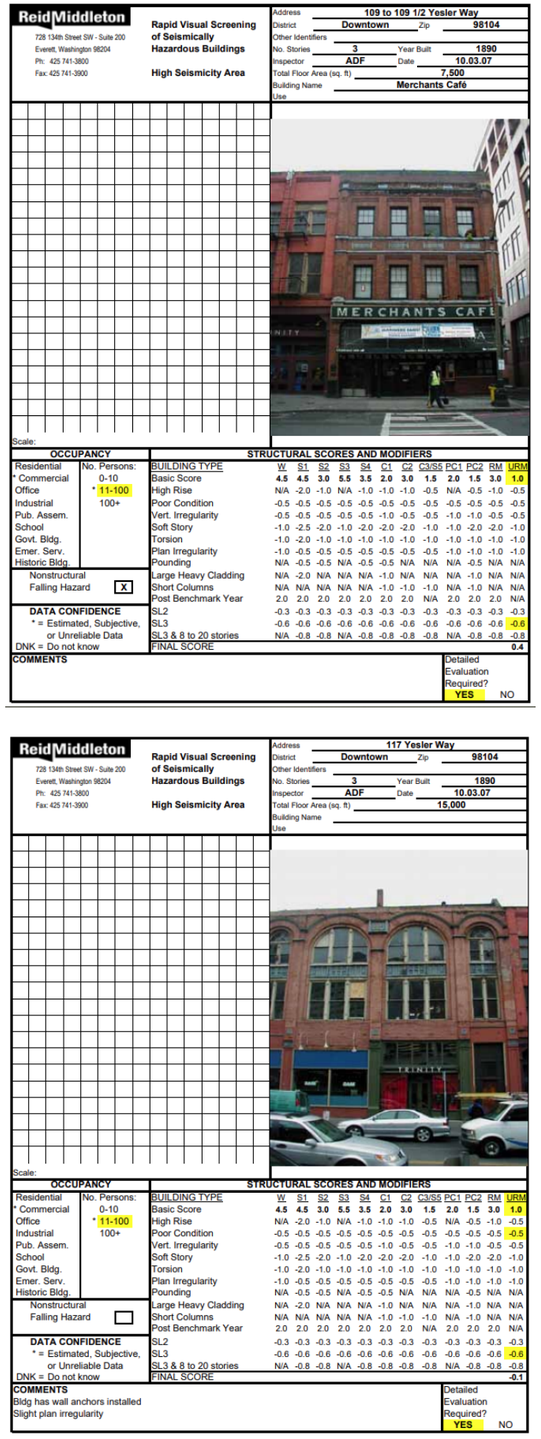
WHEREAS, near-term investments in seismic retrofits will contribute to Seattle's recovery from the economic impacts of the Corona virus Disease 2019 ("COVID-19") crises and make Seattle more economically resilient in the long term;"

"Make Seattle more economically resilient"

URM reports located two blocks east:

URM Summary Sheet

STREET ADDRESS	YEAR BUILT[1]	NO. STORY	FEMA SCORE	Gross Sq Foot Area[1]	BUILDING DEMO	EQ DAMAGE[2]	COMMENTS
109-109.5 Yesler Way	1890	3	0.4	7,500	N	Y	Hazardous bldg (3/14/01, fixed by 4/01), 1998 $430K in seismic upgrades-completed 2003
111 Yesler Way	1890	3	-0.1	5,100	N	NI	
115-117 Yesler Way	1890	3	-0.1	15,000	N	NI	DPD lists under 117 Yesler Way



ReidMiddleton
728 134th Street SW - Suite 200
Everett, Washington 98204
Ph: 425 741-3800
Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings
High Seismicity Area

Address: 109 to 109 1/2 Yesler Way
District: Downtown Zip: 98104
Other Identifiers:
No. Stories: 3 Year Built: 1890
Inspector: ADF Date: 10.03.07
Total Floor Area (sq. ft): 7,500
Building Name: Merchants Café
Use:

Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS										
Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural Falling Hazard	X	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
DATA CONFIDENCE		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
* = Estimated, Subjective, or Unreliable Data		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
DNK = Do not know		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE												0.4

COMMENTS

Detailed Evaluation Required? YES NO

ReidMiddleton
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Everett, Washington 98204
Ph: 425 741-3800
Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings
High Seismicity Area

Address: 117 Yesler Way
District: Downtown Zip: 98104
Other Identifiers:
No. Stories: 3 Year Built: 1890
Inspector: ADF Date: 10.03.07
Total Floor Area (sq. ft): 15,000
Building Name:
Use:

Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS										
Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural Falling Hazard		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
DATA CONFIDENCE		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
* = Estimated, Subjective, or Unreliable Data		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
DNK = Do not know		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE												-0.1

COMMENTS
Bldg has wall anchors installed
Slight plan irregularity

Detailed Evaluation Required? YES NO

Seattle Department of Construction and Inspections
Zoning Criteria

General

23.60A.022 APPLICABILITY Use and development standards of Shoreline District apply to the part of the development that occurs within the Shoreline District. Substantial development partly within the Shoreline District requires a shoreline substantial development permit for the entire development.

23.49.010 COMMON RECREATION AREA Common recreation area is required for new development with more than 20 dwelling units (5% gross floor area in residential use)

23.66.155 COMMON RECREATION AREA DON & Board may waive or reduce required recreation area for certain conditions

23.66.180A DESIGN: MATERIALS Unless an alternative material is approved by the Department of Neighborhoods Director following Board review and recommendation, exterior building facades shall be brick, concrete tinted a subdued or earthen color, sandstone or similar stone facing material commonly used in the District. Aluminum, painted metal, wood and other materials may be used for signs, window and door sashes and trim, and for similar purposes when approved by the Department of Neighborhoods Director as compatible with adjacent or original uses, following Board review and recommendation.

23.66.180B DESIGN: SCALE Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the buildings in the immediate area.

Floor Area Ratio

23.49.011 FAR No FAR base and max in PSM

23.60A.448 FAR Lot coverage of upland lot is as determined by the underlying zone.

Height

23.60A.446 The maximum height on upland lots is as determined by the underlying zone or special district .

23.49.175 Max height - PSM 100/100-120 (100 max non-res, 100 max res, 120 bonus does not apply since site too small)

23.66.140 Max height regulated by 23.49.178; Min height is 50 feet.

23.66.140D When new structures are proposed in the District, the Preservation Board shall review the proposed height of the structure and make recommendations to the Department of Neighborhoods Director who may require design changes to assure reasonable protection of views from Kobe Terrace Park

PSPB VI Infill development should correspond closely to general patterns of development along street fronts. No structure shall exceed by more than 15 feet the height of the tallest structure on the block or the adjacent block fronts to a maximum of 100 feet.

Setbacks

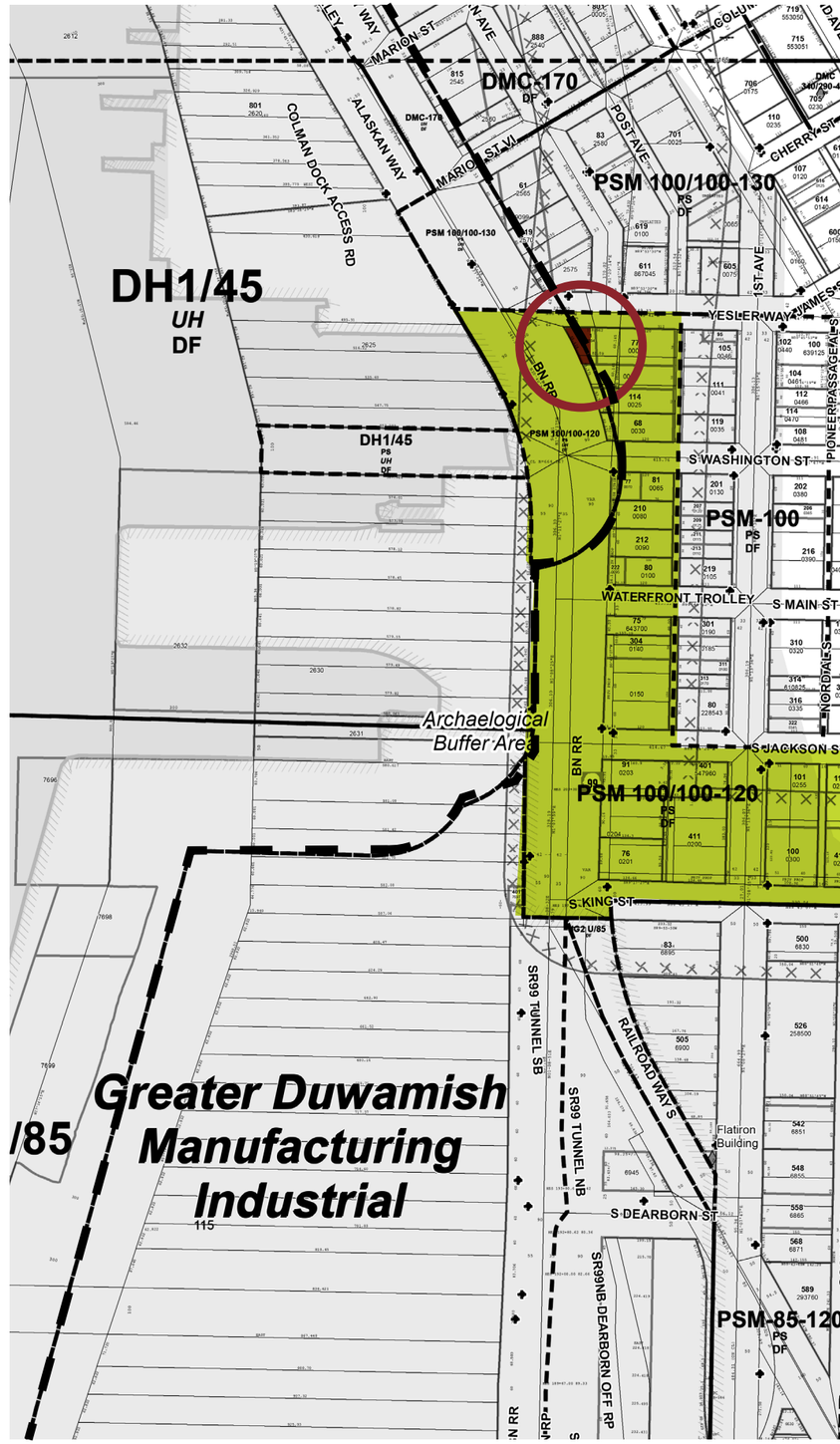
23.66.150 SETBACKS Structures located within Subarea A on Map C for 23.66.122 and 23.66.150 shall cover the full width of the lot along street lot lines and have street-facing facades that abut street lot lines for the full width of portions of a structure that are up to 100 feet in height.

PSPB VII SETBACKS Upper level setbacks are discouraged; continuous streetwalls with little or no ground level setbacks are historical precedent.

"Continuous streetwalls with little or no ground level setbacks are historical precedent"

Additions

PSPB III ADDITIONS Additional stories to existing buildings are discouraged.



Street Level Use

23.49.009 Requirements apply to designated streets on Map 1G, which indicates site is part of special review/historic district. See summary from applicable section below.

23.66.130B Preferred uses must be highly visible and pedestrian oriented. Preferred uses either display merchandise or promote residential use: including art galleries, general sales/services, restaurants, lodging, theaters, accessory parking garages serving preferred street-level uses.

23.66.130C Discouraged uses include use occupying more than 50 percent of block front; certain uses with GFA over 3,000, all uses with GFA over 10,000SF, professional services establishments or offices that occupy more than 20% of any block, and parking garages that are not accessory to preferred uses

"Merchandise, Residential, General sales, and Restaurants [are] preferred street-level uses"

Use

23.60A.442 Uses allowed for upland lots summarized in Table A

23.66.120 All uses are permitted outright except those that are specifically prohibited by Section 23.66.122 and those that are subject to special review as provided in Section 23.66.124

Views

23.49.024 View corridor setback not required per Map 1D

23.60A.452 View corridors are required only on waterfront lots; project is on upland lot

Environment

23.49.031 GREEN FACTOR New construction of 20,000 SF or more shall meet Green Factor score of 0.30 (may be modified as Type I decision if adversely affects historically or architecturally significant features of a contributing structure).

23.60a.152 ENVIRONMENT All shoreline developments, shoreline modifications, and uses shall be located, designed, constructed and managed to achieve no net loss of ecological functions. Specific requirements for construction, ground water, creosote piles etc.

Parking and Access

23.54.035 PARKING/LOADING "Medium demand would require 1 berth for 10,000 to 60,000 GFA Low Demand would require 1 berth for 40,000 to 60,000 GFA Director can modify requirement"

23.49.019 No parking is required for uses on lots in Downtown zones.

23.49.019.C Parking for non-residential uses is limited to a maximum of one parking space per 1,000 square feet

23.49.B.1 On Class I pedestrian streets: parking is not permitted at street level unless separated from the street by other uses (garage doors need not be separated). On Class II pedestrian streets: parking may be permitted at street level if: at least 30 percent of the street frontage of any street-level parking area, excluding that portion of the frontage occupied by garage doors, is separated from the street by other uses; and the facade of the separating uses satisfies the transparency and blank wall standards for Class I pedestrian streets for the zone in which the structure is located;

23.60A.162 New off-street parking and parking structures shall be located out of the shoreline setback and at least 50 feet from the OHW mark. On lots that have a dry land lot depth of less than 75 feet, parking required pursuant to Chapter 23.54. shall be outside shoreline setbacks and shall be located as far upland from the OHW mark as reasonable.

23.66.170D.3 The street-level location of entrances and exits of all parking garages, if permitted, shall be permitted only if approved by the Department of Neighborhoods Director after review and recommendation by the Preservation Board. View-obscuring screening may be required as needed to reduce adverse visual impacts on the immediate area.

23.66.170D.1 If a lot abuts more than one right-of-way, the location of access shall be determined by the Department of Neighborhoods Director in consultation with the Director of Transportation. This determination shall be made according to the traffic classification of the street, depicted on Map D for 23.66.170

Rooftop

23.66.140C For existing structures, open railings, planters, clerestories, skylights, play equipment, parapets, and firewalls may extend up to 4 feet above the roof of the structure or the maximum height limit, whichever is less with unlimited coverage.
For new structures, such features may extend up to 4 feet above the maximum height limit with unlimited coverage.
Solar collectors, excluding greenhouses, may extend up to 7 feet above the roof of the structure or the maximum height limit, whichever is less, with unlimited rooftop coverage, provided they are a minimum of 10 feet from all lot lines.
Solar collectors, stair/elevator penthouses, and mechanical equipment may extend 8' above the roof or maximum height limit, whichever is less, if they are setback 15' from the street. They make extend 15' above the roof if setback 30' from the street. Combined coverage shall not exceed 15% of the roof area."

Preservation Brief 14
Exterior Additions to Historic Buildings: Preservation Concerns

I) "Only after determining that requirements for the new or adaptive use cannot be successfully met by altering non-significant interior spaces"

II) Can a historic building be enlarged for a new use without destroying its historic character?

Guidance on New Additions

III) "A property shall be used for it's historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and it's site and environment."

- A) It must be determined whether a historic building can accommodate a new addition… "Consideration should first be given to incorporating changes such as code up grades and spatial needs within secondary areas of the building."
- b) Differentiation between the addition and historic building is necessary to avoid confusion of the public.

Preserve Significant Historic Materials, Features and Form

IV) New addition must be located where the "least amount of historic material and character defining features will be lost. In most cases, this will be on a secondary side or rear elevation."

- a) Addition may be smaller in size and proportion to the size of the historic building
- b) A "Hyphen" or "connector" is another means of providing a physical link
- c) "Preservation of historic buildings inherently implies minimal change to primary or "public elevations"

Compatible but Differentiated Design

V) Addition must be differentiated. Suggested "limiting removal of historic materials by linking the addition with a hyphen, and locating the new addition at the rear or on an inconspicuous side elevation"

Preserve Historic Character

VI) "A new addition should always be subordinate to the historic buildings; it should not compete in size, scale, or design with the historic building" nor overpower or compromise the historic form, scale or character.

- a) "It is recommended that the new addition be attached to a secondary elevation."
- b) "New additions may sometimes be successful if they read as a separate volume rather than as an extension" but still must comply with historic massing

> *"It is recommended that the new addition be attached to a secondary elevation"*

Design Guidance for Compatible New Additions to Historic Buildings

VII) "The new addition should take its design cues from, but not copy , the historic building … respecting the architectural qualities and vocabulary of the historic building, including the following:"

- a) "Incorporate a small-scale hyphen to physically separate the two structures."
- b) "Avoid designs that unify the two volumes … that the identify of the historic structure is not lost in a new and larger composition"
- c) Use the same color range when selecting materials.
- d) Use size, rhythm, and alignment to determine location and scale of window and door openings.
- e) Maintain the character of the institutional building type.

New Additions in Densely Built Environments

VIII) If the site is on an adjacent vacant lot, then "reading the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district"

> *"Reading the addition as a separate or infill building may be the best approach"*

IX) Setbacks should be consistent with the historic building and adjacent buildings but in urban settings should not be "setback from the facade of the historic building"

X) Visible rooftop additions should be set back "at least one full bay" from the plane of the facade to conceal the addition.

Additional Guidance: Secretary of the Interior's Standards for Rehabilitation

9. *"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the Massing, Size, Scale, and Architectural Features to protect the historic integrity of the property and it's environment"*

10. *"New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and it's environment would be unimpaired."*

Key Terms

Preservation

"... process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project."

> *"measures to protect and stabilize the property... code-required work to make properties functional is appropriate within a preservation project."*

Hyphen

Otherwise known as a "connector", providing a "*physical link while visually separating the old and new*".

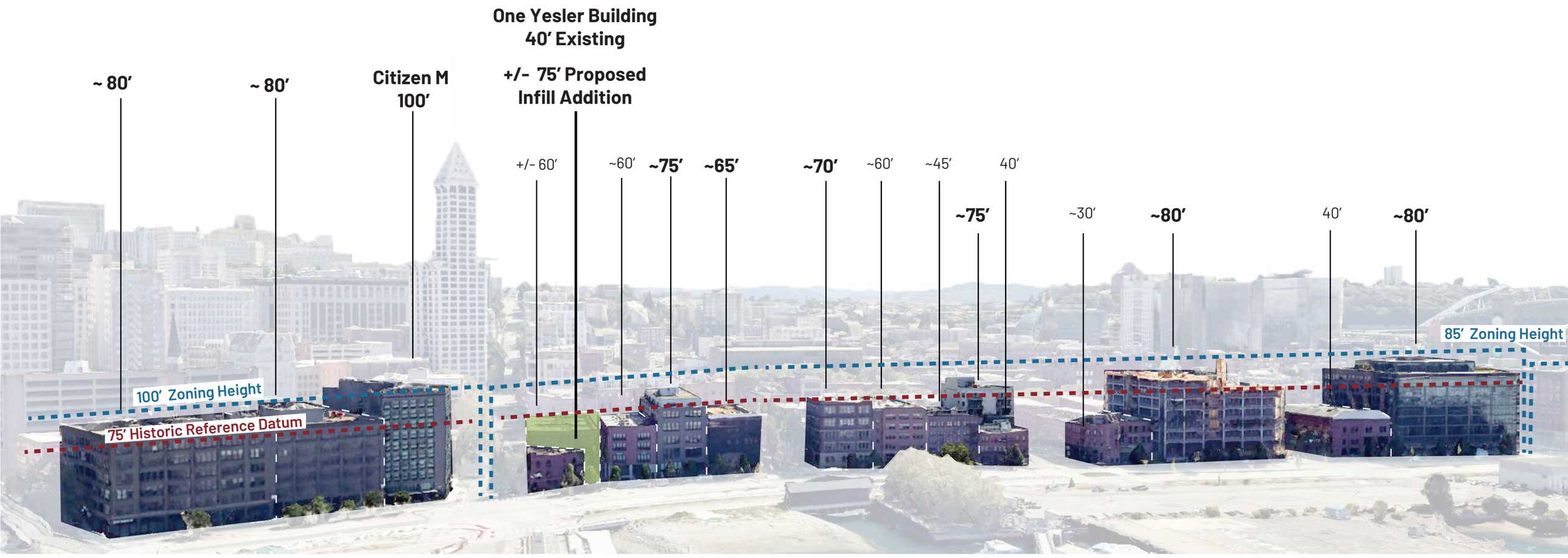
Subordinate

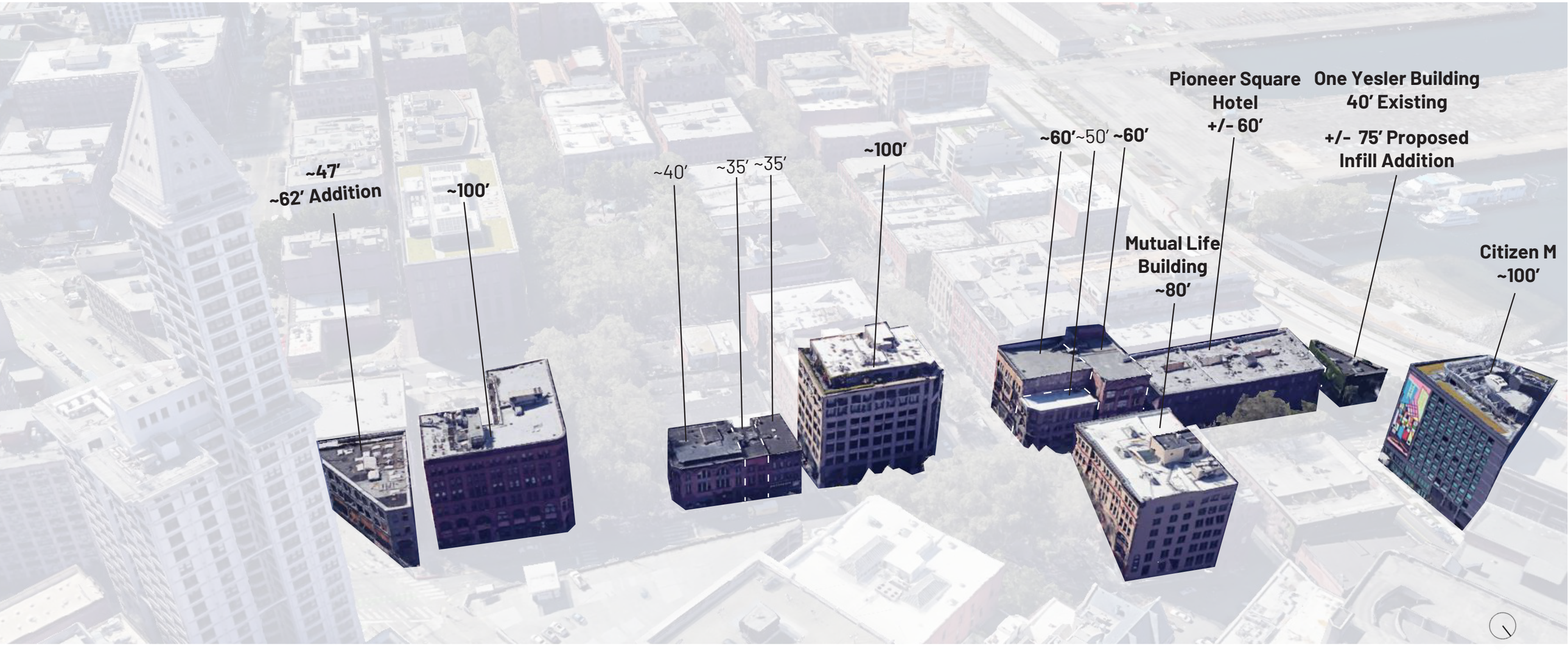
Should not compete with the existing historic building in either size, scale, or color/ materiality

Infill Building

An addition on an adjacent and vacant lot, that can be considered "*as a separate building [that] may be the best approach when designing an addition that will have the least impact on a historic building and the district*" (p.11)

Preliminary Massing Studies
Adjacent Scale: Alaskan




~47'
~62' Addition
~100'
~40'
~35'
~35'
~100'
~60'
~50'
~60'
Pioneer Square Hotel
+/- 60'
One Yesler Building
40' Existing
+/- 75' Proposed Infill Addition
Mutual Life Building
~80'
Citizen M
~100'

Preliminary Massing Studies
Urban Hyphen

Preservation Brief 14: Exterior Additions to Historic Buildings

XII) If the site is on an adjacent vacant lot, then "reading the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district"

IV) New addition must be located where the "least amount of historic material and character defining features will be lost. In most cases, this will be on a secondary side or rear elevation."

b) A "Hyphen" or "connector" is another means of providing a physical link