Washington Park Building

Certificate of Approval Revision

June 1, 2021

BUILDINGWORK

architecture design preservation

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PROJECT SUMMARY

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Name: Washington Park Building

Address: 68 S. Washington, Seattle WA 98104

Date Constructed: 1890

Building History:

Constructed at the corner of Alaskan Way and S Washington Street following the fire of 1889, the building now known as "Washington Park" was constructed as the Lowman & Hanford Printing and Binding Building. Commissioned by James Lowman (nephew of Henry Yesler) and his business partner Clarence Hanford, the unreinforced masonry walls and stout interior structure of cast iron and heavy timber were designed to handle the weight of the industrial printing presses once housed there.

Although much of the original building is largely intact, the following elements of the building have been modified since the building was constructed:

- Exterior fire escapes added to the west and south of the building between 1905 and 1917
- Date unknown, but likely associated with the construction of the viaduct in 1953, the main building entrance was relocated from Alaskan Way to Washington Street. Locations of at least one entry along Washington Street removed and one established
- In 1955, much of the parapet was removed, likely due to damage from the 1949 earthquake. The height of the parapet around the building varied, but height of parapet removed ranged from 3'-4" to 7'-6".
- Photographs from 1976 show the addition of two painted signs on the west elevation of the building displaying a crest with the letters "L&H" and the description "Seattle's Oldest Retail Company," though an exact date for the signs is not known, the Seattle Historic Sites Report for this property notes the use of "retail" would not have been used in this way until the 1950s at the very earliest.
- In 2000 -2001, following the Nisqually earthquake, the building underwent a series of voluntary seismic upgrades and building repairs, including limited exterior brick tuckpointing, interior wall bracing, interior strongbacks, and masonry wall/roof attachment.

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Certificate of Approval Revision - Summary of Modifications:

Proposed modifications to previously issued Certificate of Approval for the Washington Park Building, dated 04/17/21, are as described below. We are requesting these modifications as conditioned by the National Parks Service to obtain Historic Tax Credits for the project.

1. The original parapet and cornice, which were removed following the 1949 earthquake, will be reconstructed in brick and cast polymer modified glassfiber reinforced gypsum (PGRG) to match the original design as understood from historic photographs of the building. PGRG cornice to be painted.

2.The west wall of the penthouse has been shifted 5'-0" east to reduce the visibility of the penthouse from the street level at Alaskan Way.

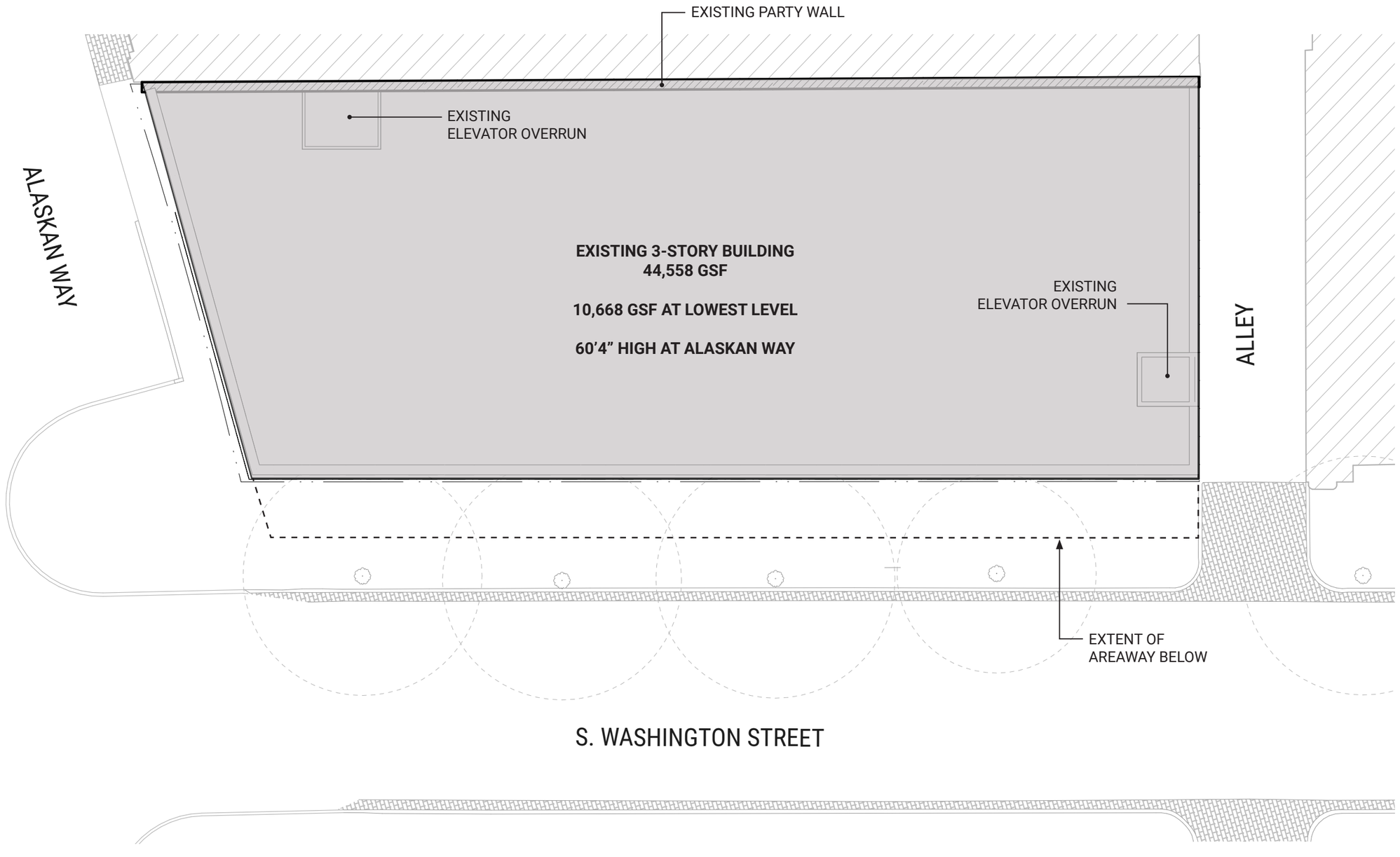
3. The color of the Penthouse will be clad in a neutral color rainscreen cladding (previously approved as dark blue). The product, a through-color high quality cementicious rainscreen is to remain as previously approved. The color has been selected to blend in color with surrounding structures at the penthouse level.

4. All new windows at the street level are to be painted wood storefront. Previous approval proposed windows with sliding operability.

5. Eliminate one previously-approved new entry at the south elevation (to S Washington Street).

6. Revision of 4,049 sf of street level use from Restaurant to Office. Revision of 1,469 sf of street level use from TBD to Restaurant.

We look forward to discussing these modifications with the Pioneer Square Preservation Board**.**



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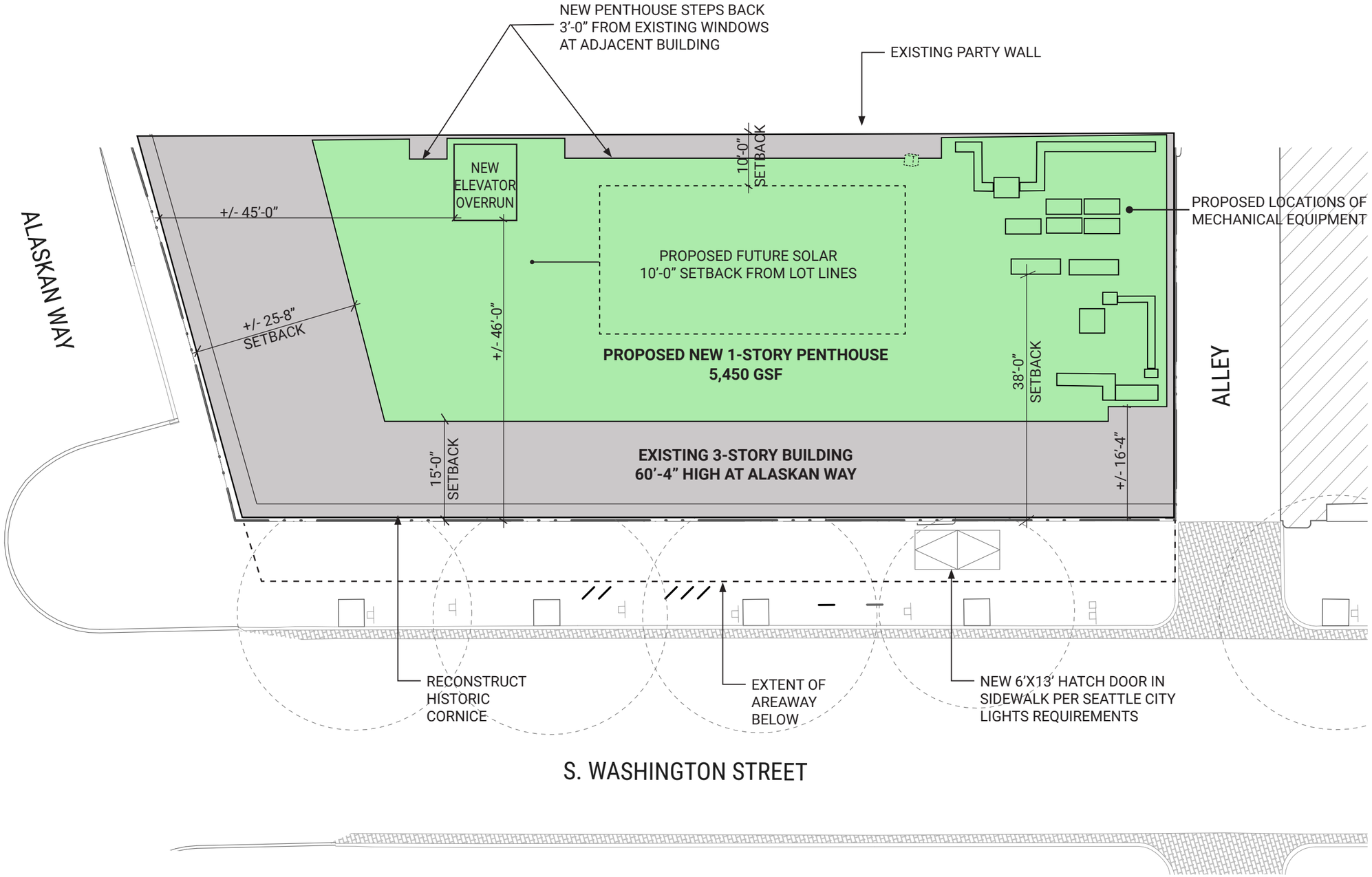
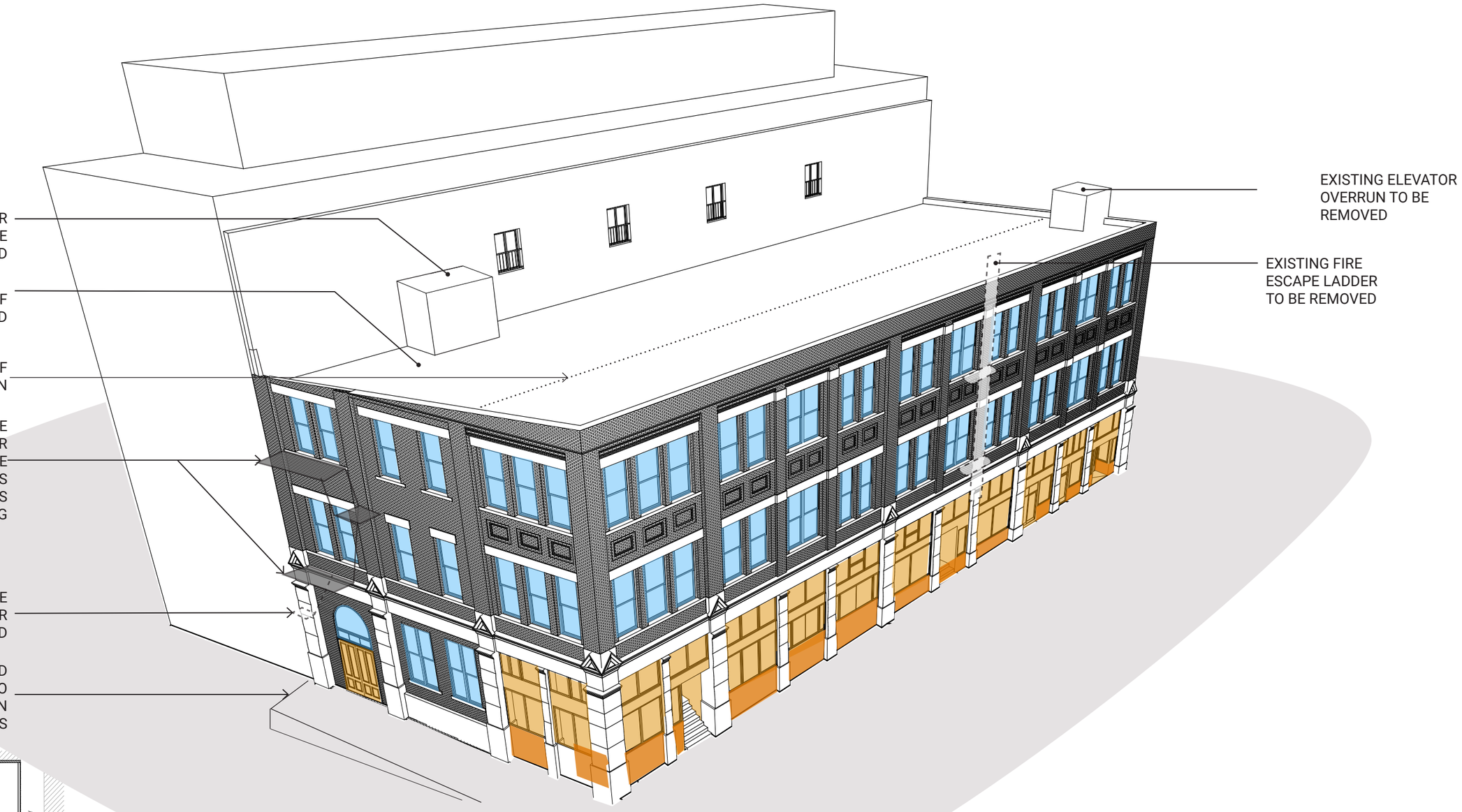
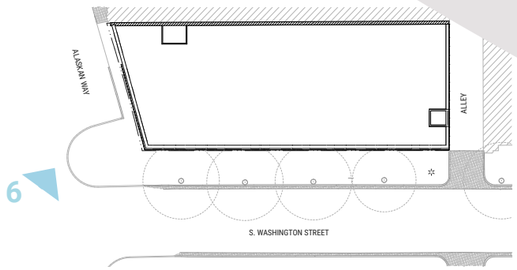
EXISTING SITE PLAN



PROPOSED SITE PLAN

PROJECT CONCEPT





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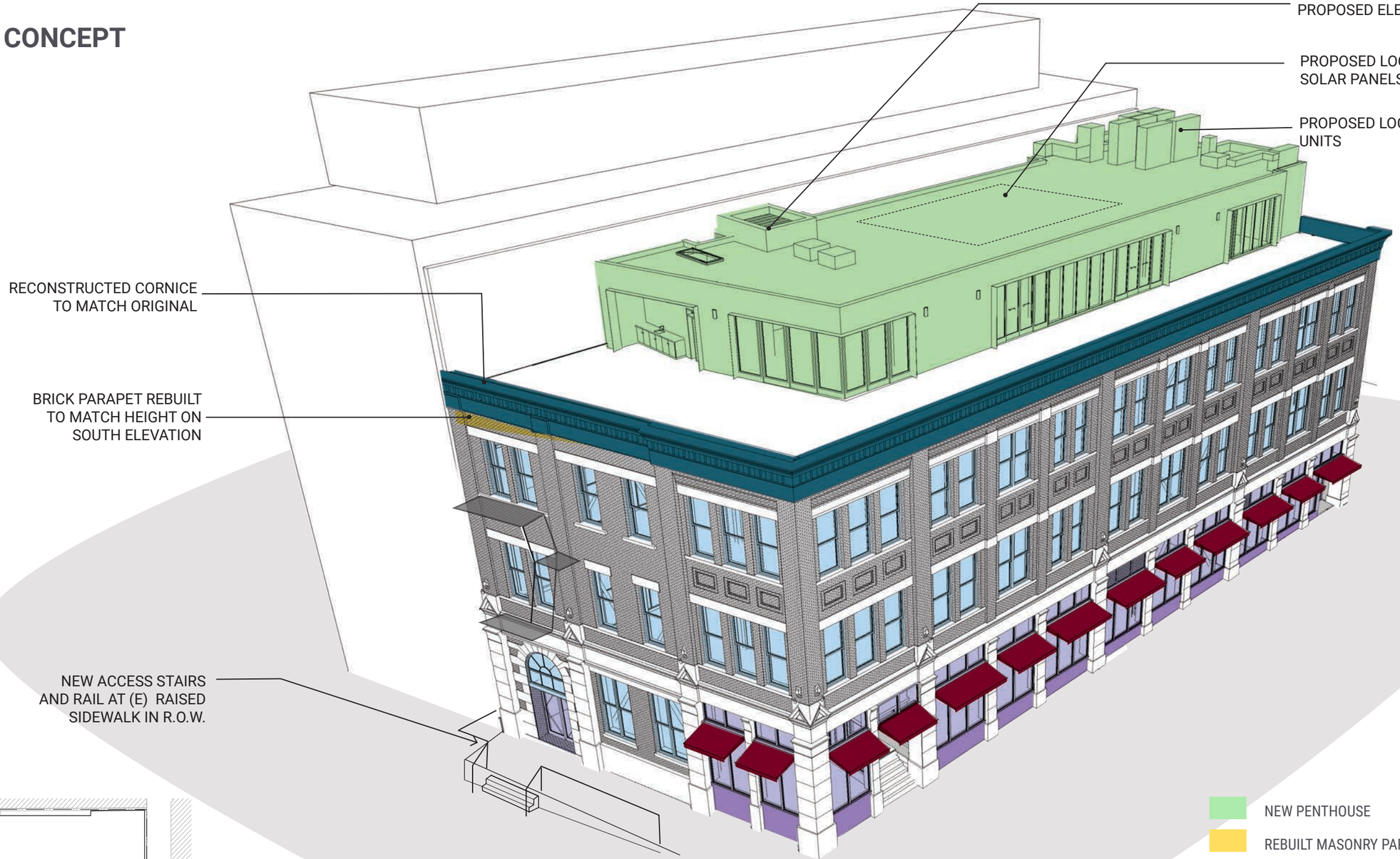
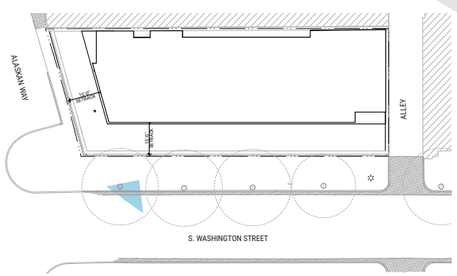
EXISTING SW AERIAL VIEW

PROJECT CONCEPT

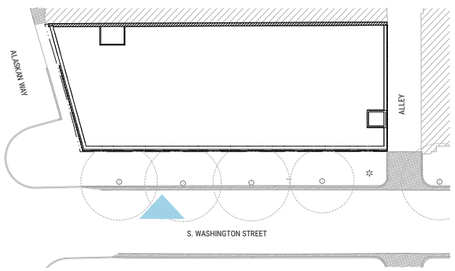




PROPOSED SW AERIAL VIEW

- NEW PENTHOUSE
- REBUILT MASONRY PARAPET
- RECONSTRUCTED CORNICE TO MATCH ORIGINAL
- ORIGINAL WINDOWS TO BE RESTORED
- NEW STOREFRONTS REPLACING NON-ORIGINAL
- NEW RETRACTABLE FABRIC AWNINGS
- NEW FINISH ON EXTERIOR WALLS

EXISTING SOUTH ELEVATION

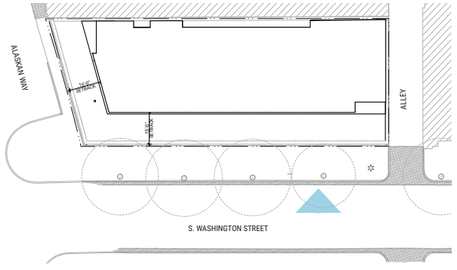


ORIGINAL WINDOWS TO BE RESTORED

NON-ORIGINAL INFILL IN ORIGINAL OPENINGS TO BE REMOVED

STUCCO FINISH ON EXTERIOR WALLS TO BE REMOVED

PROPOSED SOUTH ELEVATION



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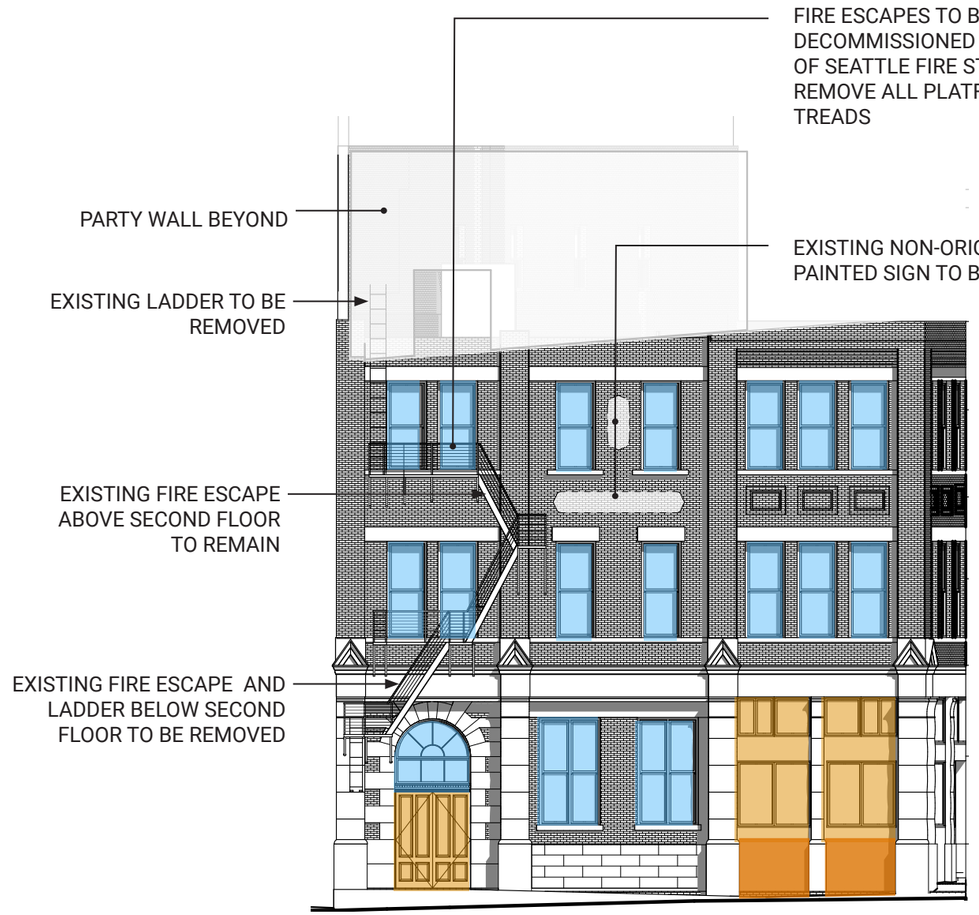
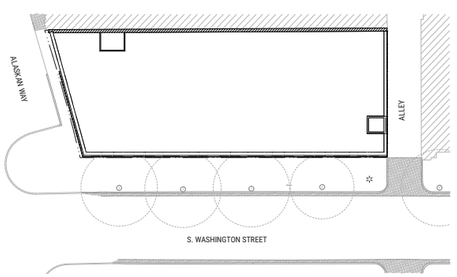


EXISTING WEST ELEVATION

PROPOSED WEST ELEVATION



- ORIGINAL WINDOWS TO BE RESTORED
- NON-ORIGINAL INFILL IN ORIGINAL OPENINGS TO BE REMOVED
- STUCCO FINISH ON EXTERIOR WALLS TO BE REMOVED

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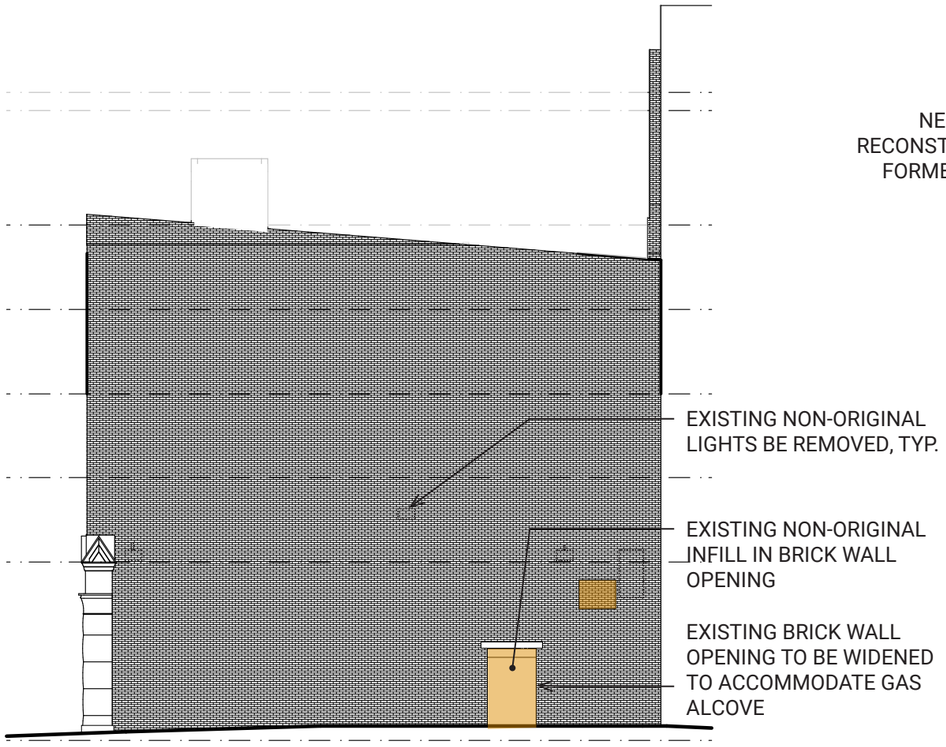
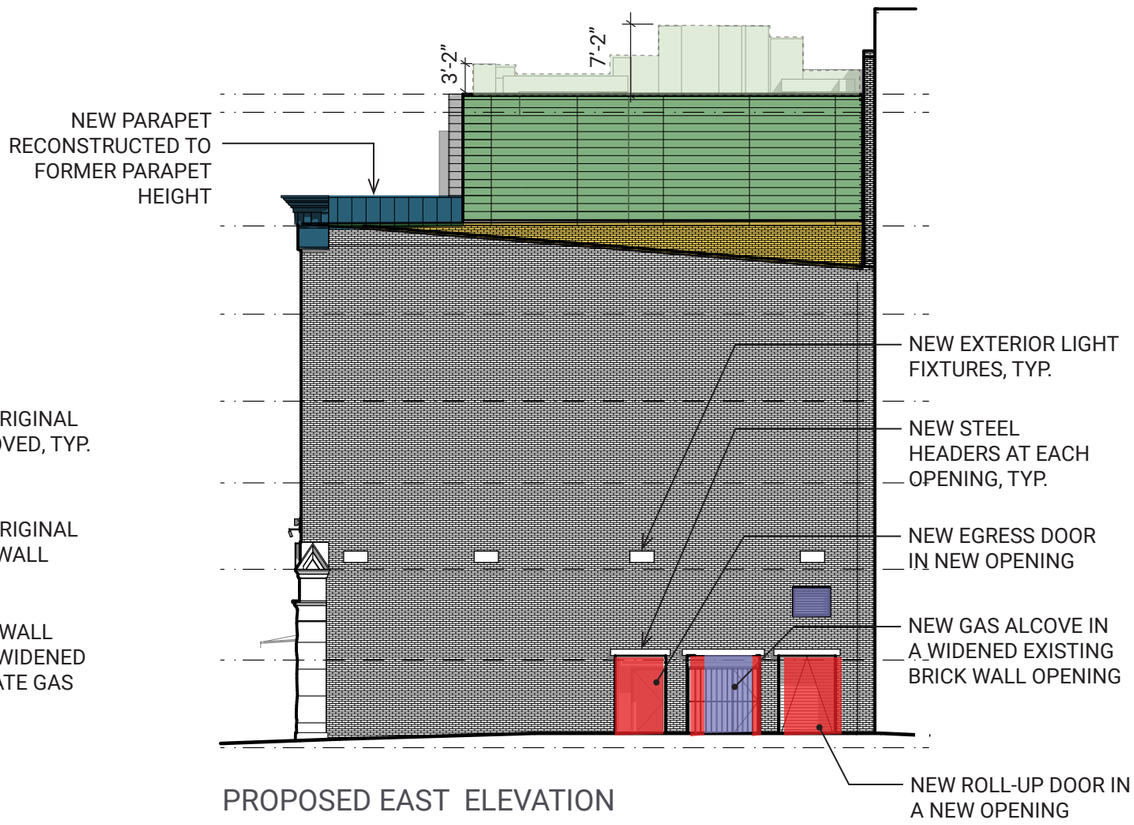
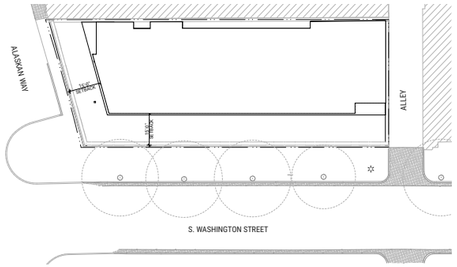


EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



ORIGINAL WINDOWS TO BE RESTORED

NON-ORIGINAL INFILL IN ORIGINAL OPENINGS TO BE REMOVED

NEW PENTHOUSE

REBUILT MASONRY PARAPET

RECONSTRUCTED CORNICE TO MATCH ORIGINAL

ORIGINAL WINDOWS TO BE RESTORED

NEW DOOR/WINDOW REPLACING NON-ORIGINAL

NEW DOOR IN NEW OPENING

STREET LEVEL USES

Per SMC 23.66.130, uses at street level in the area designated on Map B for 23.66.130 require the approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board. **We are requesting approval of the following street level uses be approved for the Washington Park Building:**

Preferred Uses

1,469 sf of Restaurant/Bar use at the SE corner of the building, entry at grade

Uses neither Preferred nor Discouraged:

1,135 sf of Office and Building Lobby at the historic building entry accessed from Alaskan Way, located at grade

- *Re-establishes historic building entry from Alaskan Way*
- *Contributes to Block Front and Block Area office use calculations as described below*

4,049 sf of Creative Office Use, SW corner of the building

- *Contributes to Block Front and Block Area office use calculations as described below*
- *Due to the slope of existing site, the historic floor level is more than 5' above street level (see diagram on adjacent page)*
  - *This change in grade makes the space challenging to rent to restaurants who want direct, accessible street access and visibility*
  - *This change in grade is a benefit to creative office users; elevation above the street provides visual privacy without requiring blinds*

Relevant Code, SMC 23.66.130:

B. Preferred Street-level Uses.

1. Preferred uses at street level must be highly visible and pedestrian oriented. Preferred street-level uses either display merchandise in a manner that contributes to the character and activity of the area, and/or promote residential uses, including but not limited to the following uses:

a. Any of the following uses under 3,000 square feet in size: art galleries and other general sales and service uses, restaurants and other eating and drinking establishment uses, and lodging uses.

note: Preferred use of restaurant/bar requested at SE corner of project

C. Discouraged Street-level Uses.

1.The following are discouraged at street level in the area designated on Map B for 23.66.130:

d. Professional services establishments or offices that occupy more than 20 percent of any block front

note: See block area calculations below; area of office use (existing and proposed) will total 18% of project's block front

2. Discouraged uses may be approved by the Department of Neighborhoods Director after review and recommendation by the Preservation Board if an applicant demonstrates that the proposed use is compatible with uses preferred at street level.

D. Conditions on Street-level Uses. Approved street level uses in the area designated on Map B for 23.66.130 are subject to the following conditions:

1. No use may occupy more than 50 percent of the street-level frontage of a block that is 20,000 square feet or more in area

note: Block area is approximately 36,000 sf; code section applies

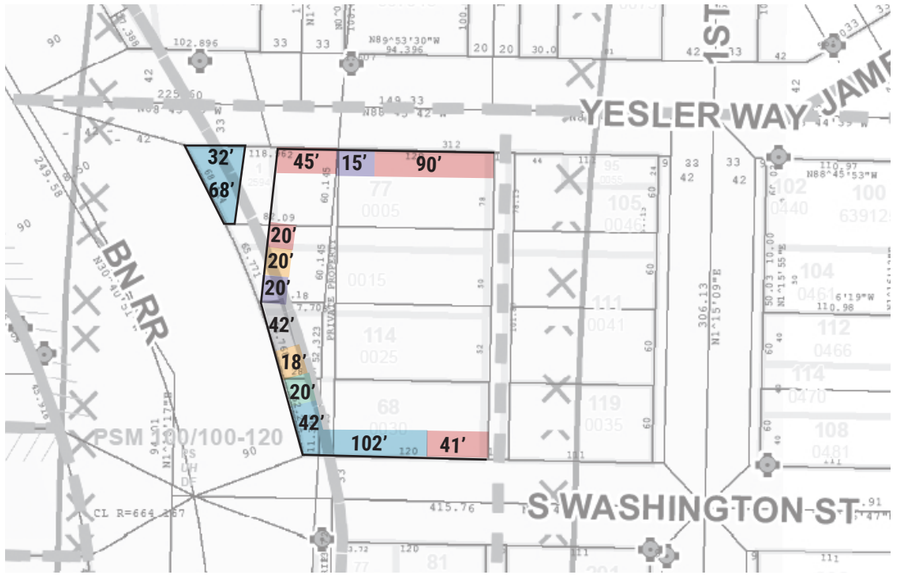
Proposed office use is 264 linear feet, or 46% of street level frontage

Block Front Calculations (assumes proposed uses):

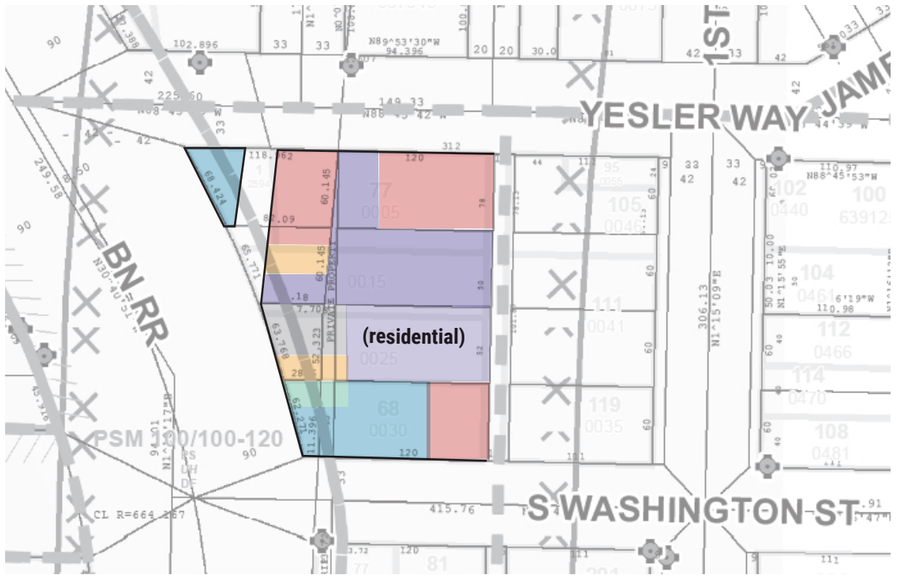
Full Block Front:	approx 575LF		
Creative Office:	**264 LF**	**46% of street level frontage**	
Parking Access:	38 LF	7%	
Retail/Restaurant:	196 LF	34%	
Hotel:	35 LF	6%	
Vacant	42 LF	7%	

Block Area Calculations (office use):

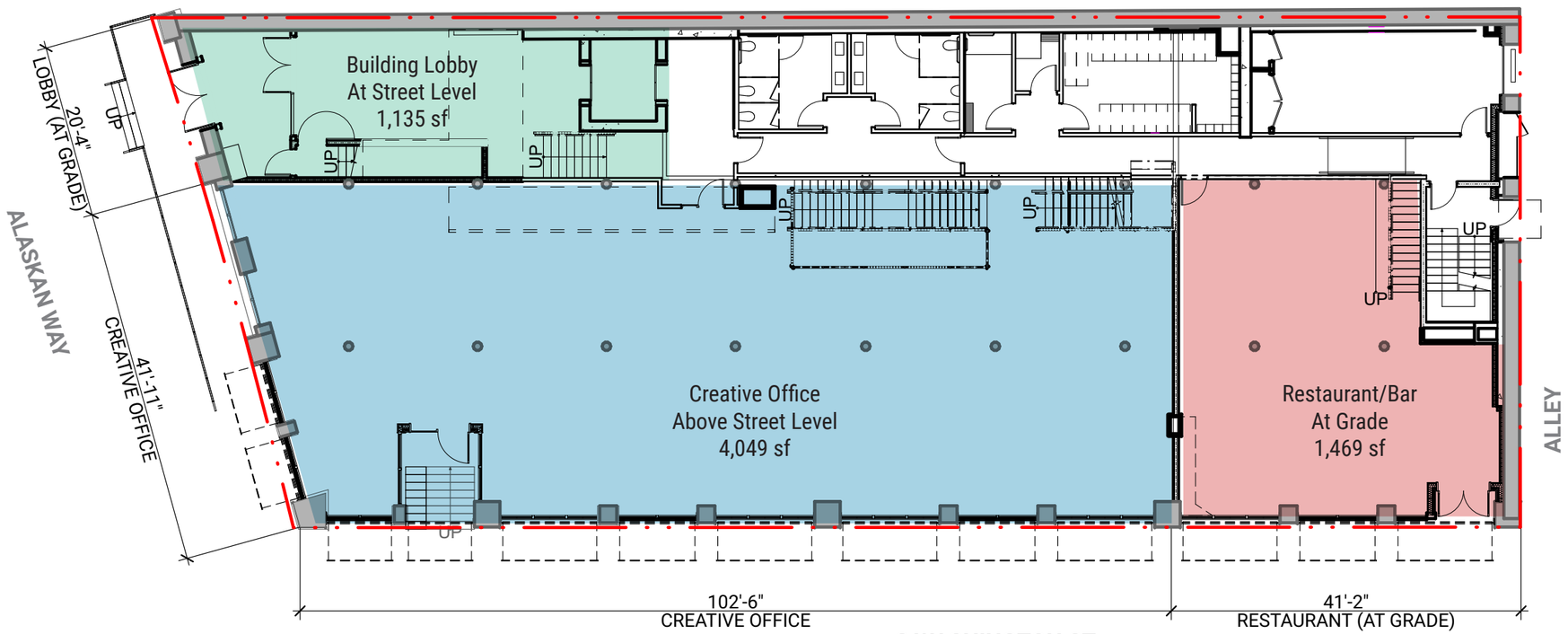
Full Block Area:	approx 36,000 sf
Office Existing:	1,200 sf
Office Proposed:	4,049 sf
Office Lobby (proposed)	1,135 sf
Total Office Use:	**18% of block front area**



Block Front Diagram



Block Area Use Diagram



Floor Level

Hotel

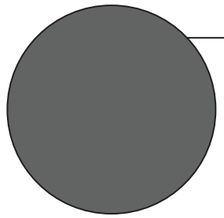
Parking Access

Retail/Restaurant/Bar

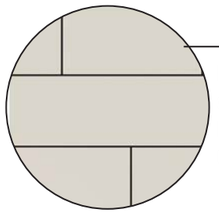
Office Tenant

Office Lobby

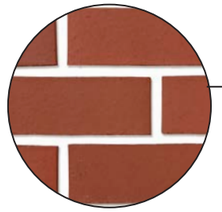
Vacant



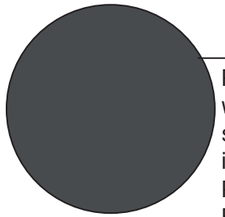
New PGRG Cornice, profile and size to match historic
Color: BM City Shadow CSP-60



Equitone Pictura, through-color cement panel rainscreen
Finish: matte
Color: PG 841

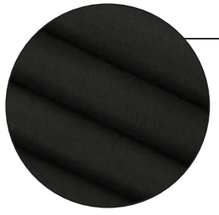


Original brick to remain, clean and re-point. Rebuild Parapet w/ Mutual Materials brick, color Inca



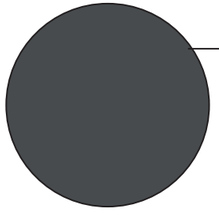
Rehabilitate existing original wood window frames and sashes. Retrofit sashes with insulated glass
Paint frame and sash:
BM 2126 Raccoon Fur

Existing stone base with existing paint to remain



New motorized retractable fabric awnings, black finish

Exterior light fixtures
Existing Building: Cylinder uplight and arm-mounted downlight at each stone triangle
Penthouse: Cylinder downlights per elevations



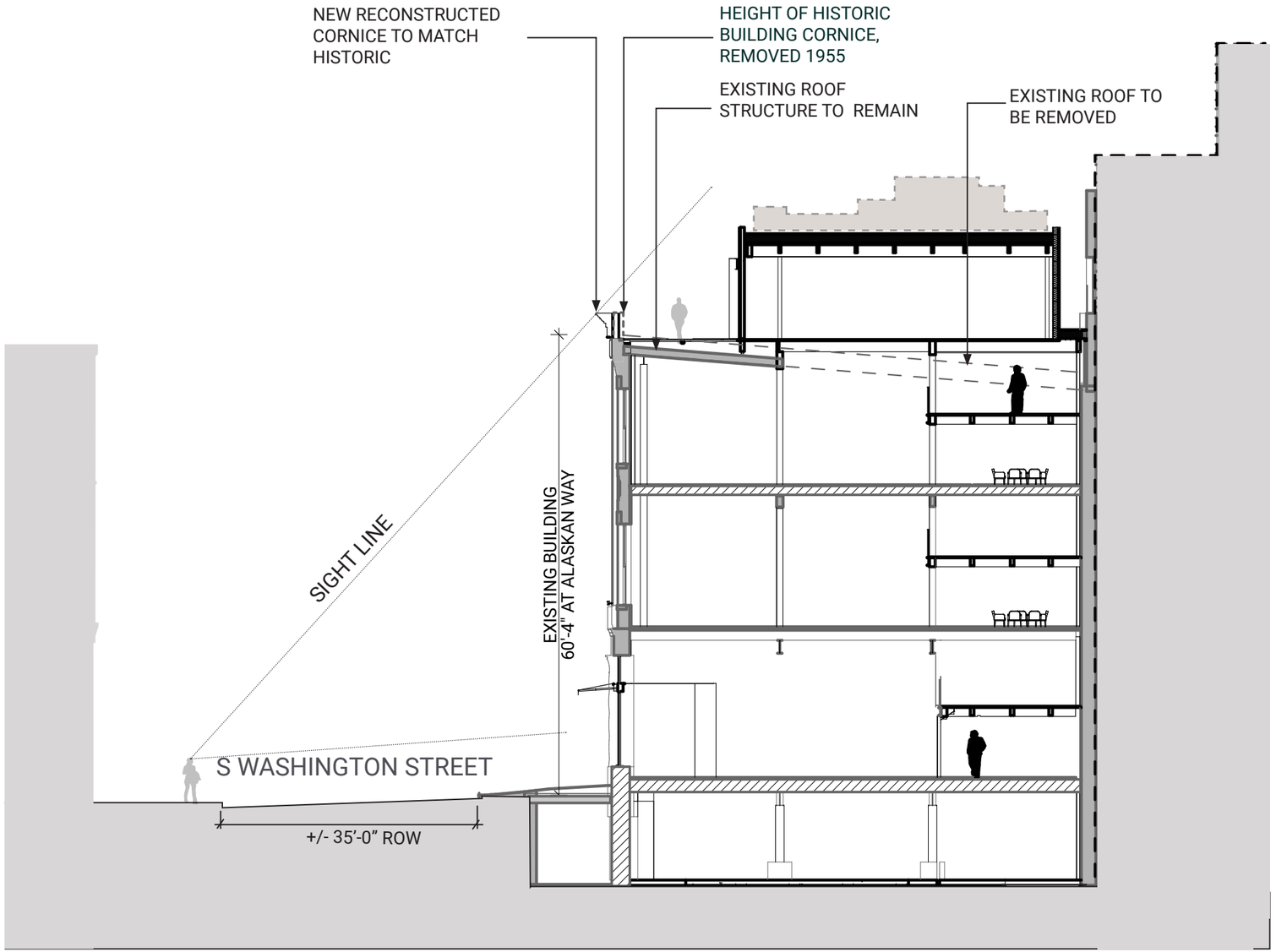
Painted steel plate wall finish
+ Entry railing
BM 2126 Raccoon Fur

WEST ELEVATION

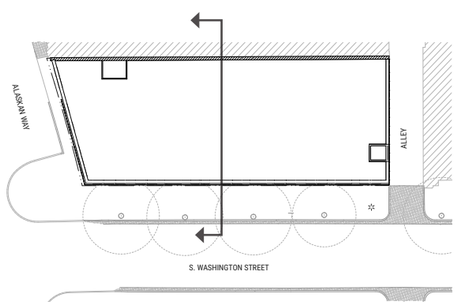
COLOR ELEVATIONS

SOUTH ELEVATION

BUILDING AND STREET SECTION



PROPOSED NORTH/SOUTH BUILDING SECTION



EXISTING TO REMAIN

EXISTING TO BE DEMOLISHED

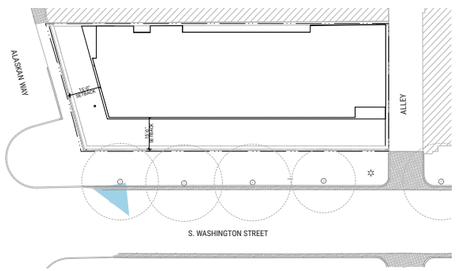
NEW

PROJECT VIEWS

PROPOSED PENTHOUSE (NOT VISIBLE FROM STREET)

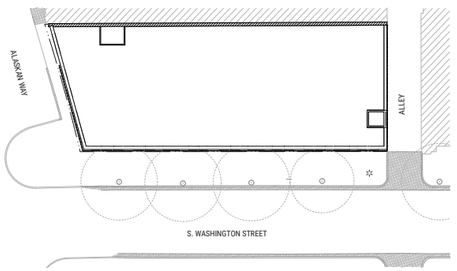
NEW RECONSTRUCTED CORNICE TO MATCH HISTORIC

RECONSTRUCTED BRICK PARAPET TO MATCH EXISTING FACADE



PROPOSED STREET VIEW - SOUTHWEST CORNER

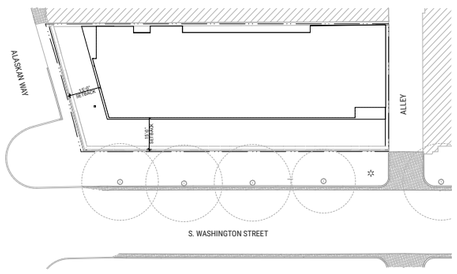
PROJECT VIEWS



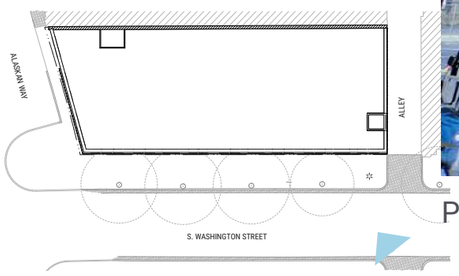
PROPOSED STREET PERSPECTIVE - NORTHWEST CORNER

PROJECT VIEWS

PROPOSED PERSPECTIVE - VIEW FROM ELLIOTT BAY

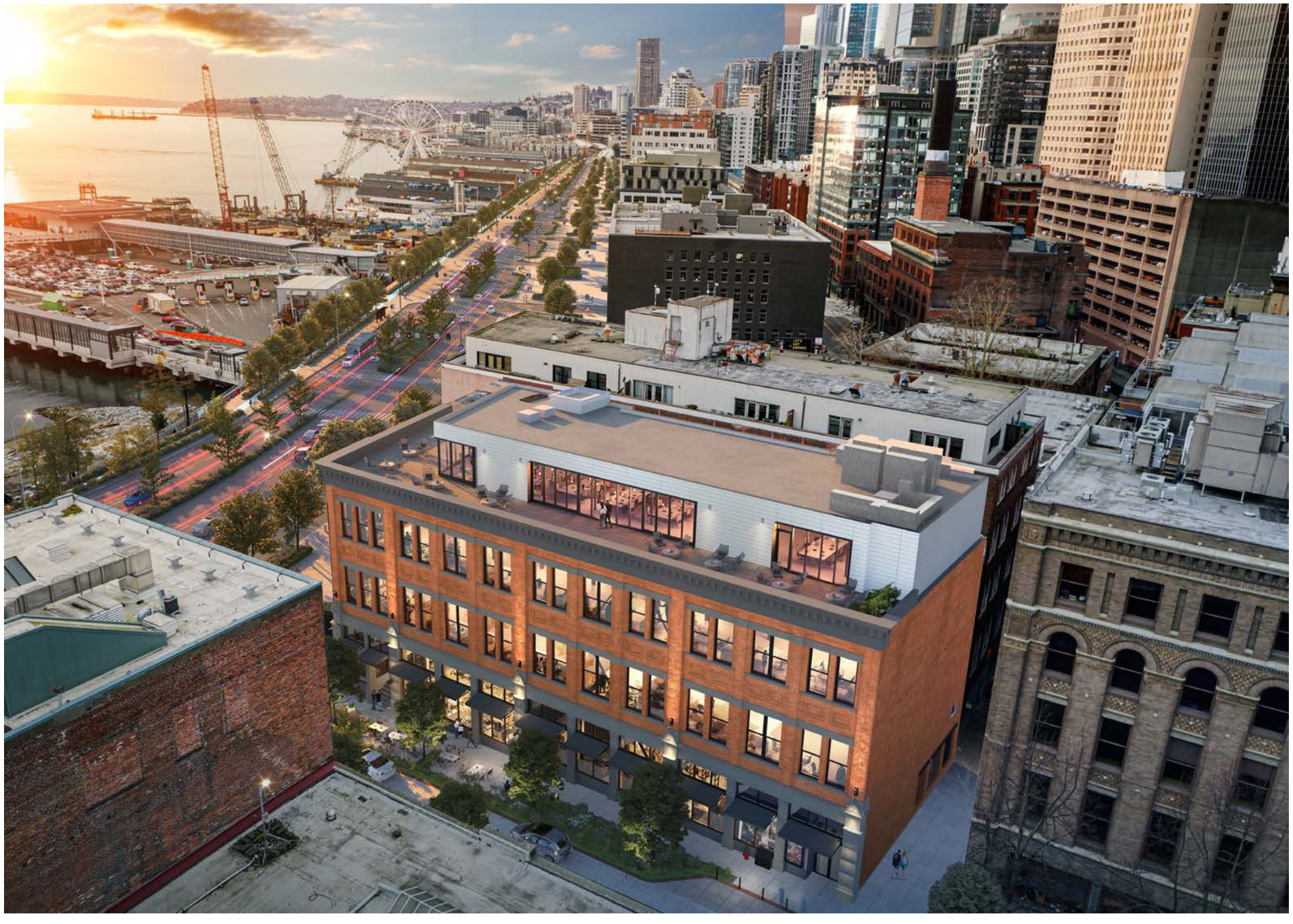


PROJECT VIEWS

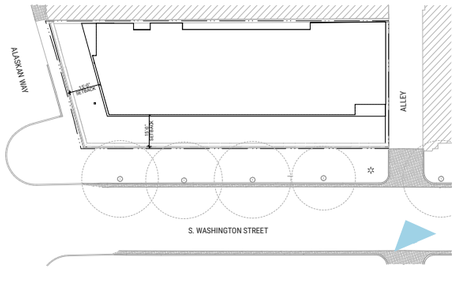


PROPOSED STREET PERSPECTIVE - SOUTHEAST CORNER

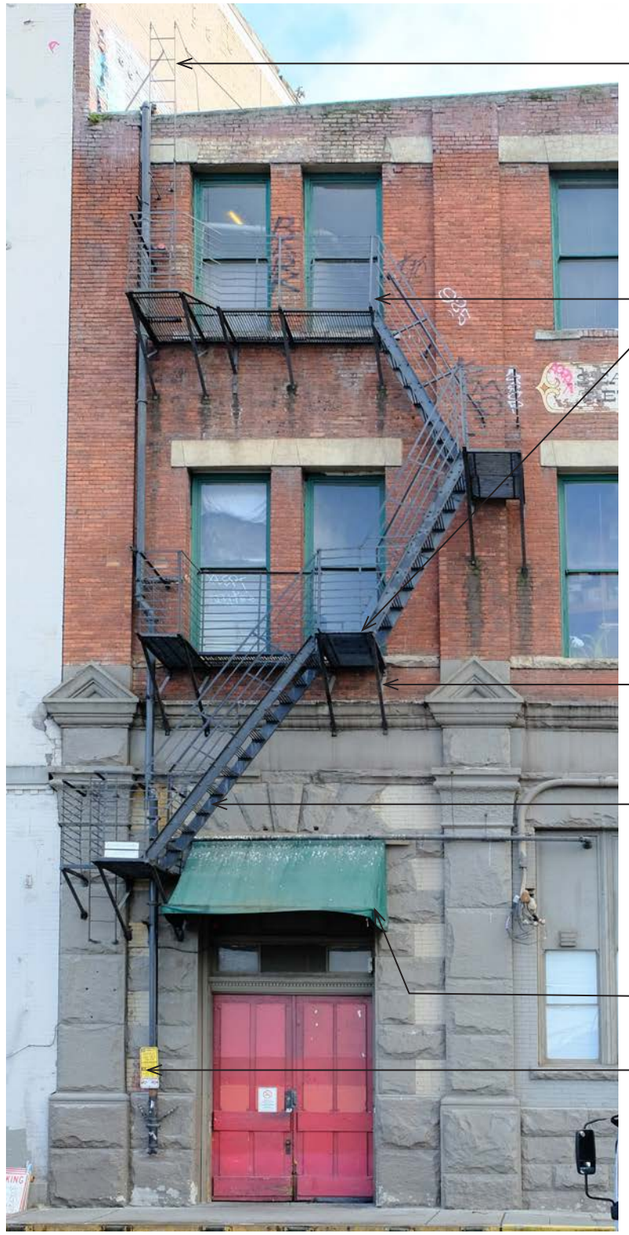
PROJECT VIEWS



PROPOSED EXTERIOR - SOUTHEAST AERIAL



WEST FIRE ESCAPE MODIFICATIONS



REMOVE LADDER TO ROOF

DECOMMISSION FIRE ESCAPE AS FORM OF EGRESS. REMOVE PLATFORMS, LADDERS, AND TREADS PER SFD STANDARDS
RAILINGS AND STRINGERS TO REMAIN, LEVELS 2 AND 3

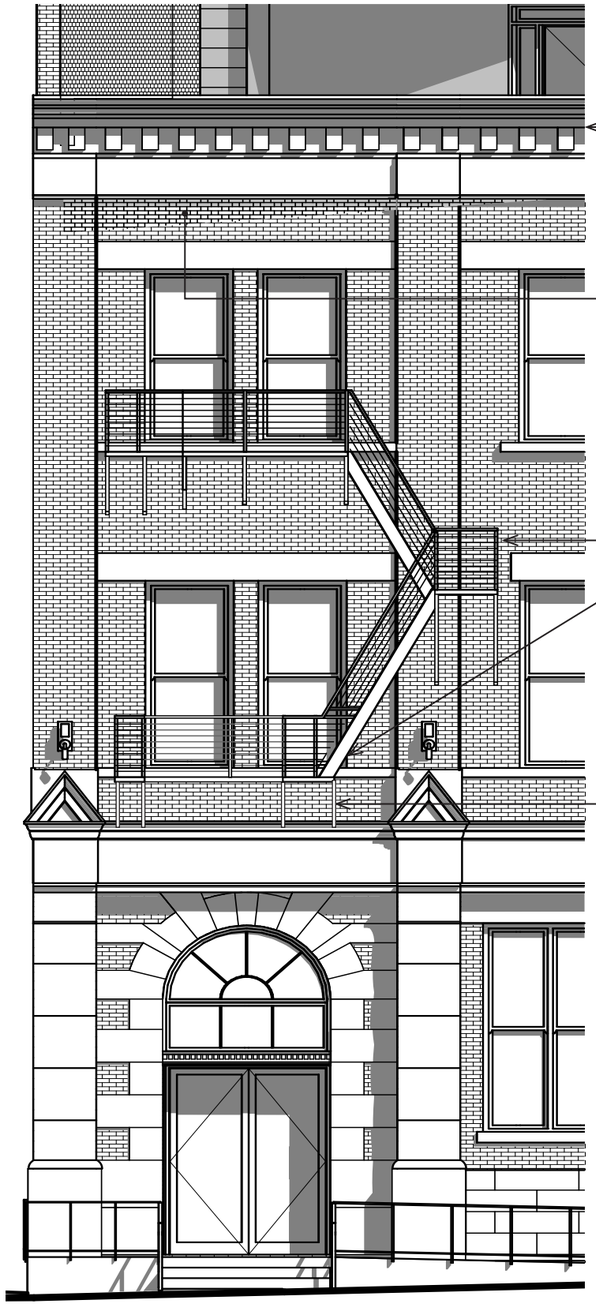
SUPPORT BRACKETS INTO (E) PAINTED METAL PANEL TO REMAIN

REMOVE LADDER, LOWEST PLATFORM, AND LOWEST STAIR TO VISUALLY RE-ESTABLISH HISTORIC BUILDING ENTRY ON ALASKAN WAY

REMOVE FABRIC AWNING

REMOVE STANDPIPE

EXISTING FIRE ESCAPE AT WEST ELEVATION



SEE PARAPET + HISTORIC CORNICE RECONSTRUCTION

EXPECTED AREA OF BRICK PARAPET TO BE RECONSTRUCTED. FACE W/ SALVAGED BRICK FROM EXISTING BUILDING IF POSSIBLE. ALTERNATE: MUTUAL MATERIALS, COLOR INCA

DECOMMISSION FIRE ESCAPE AS FORM OF EGRESS. REMOVE PLATFORMS, LADDERS, AND TREADS PER SFD STANDARDS
RAILINGS AND STRINGERS TO REMAIN, LEVELS 2 AND 3

SUPPORT BRACKETS INTO (E) PAINTED METAL PANEL TO REMAIN

PROPOSED FIRE ESCAPE AT WEST ELEVATION

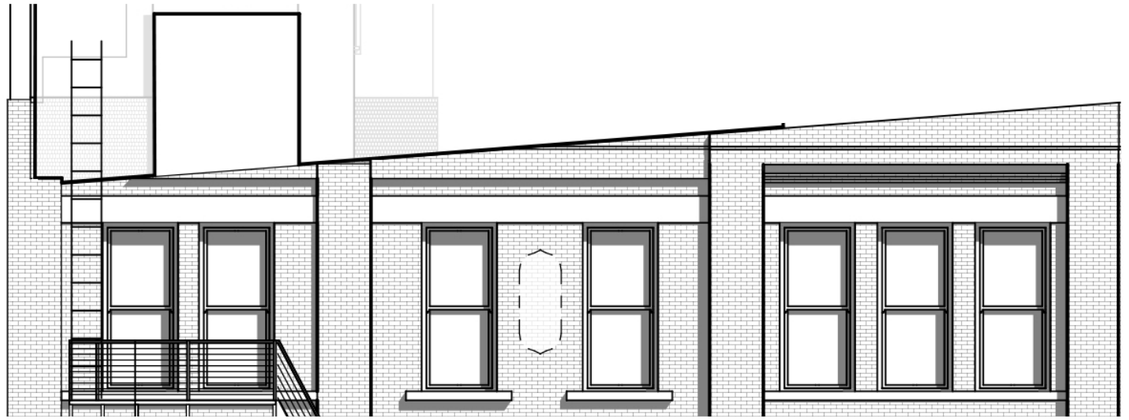
RECONSTRUCTED CORNICE - BRICK AND PGRG DETAILS

Cornice and Parapet Reconstruction Strategy:

- In 1955, much of the parapet was removed, likely due to damage from the 1949 earthquake. The height of the parapet around the building varied, but height of parapet removed ranged from 3'-4" at the south elevation to 7'-6" close to the north party wall.
- The existing project roof follows the sloped line of the parapet, and this will be removed and reconstructed to allow the construction of the new penthouse
- Reconstructing the missing cornice and parapet based on historic photographs and remaining physical features on the building. The parapet and cornice substantially reduce the penthouse visibility and return these elements and focal features of the building exterior. The cornice will be reconstructed with PGRG (Polymer-modified Glass Fiber Reinforced Gypsum)
- The reconstructed masonry wall will be cavity wall construction: a single wythe brick with insulated stud wall behind.

Note: alley wall parapet was similarly deconstructed in 1955. Alley wall does not have any architectural relief or defining features. Architect and contractor are working together to see if it will be possible to harvest the inner wythes of bricks from the remaining alley parapet to create the reconstructed masonry parapet extent on both elevations with original material.

HISTORIC CONDITION OF WEST BRICK PARAPET



CURRENT CONDITION OF WEST BRICK PARAPET

PROPOSED RECONSTRUCTED OF WEST BRICK PARAPET AND CORNICE

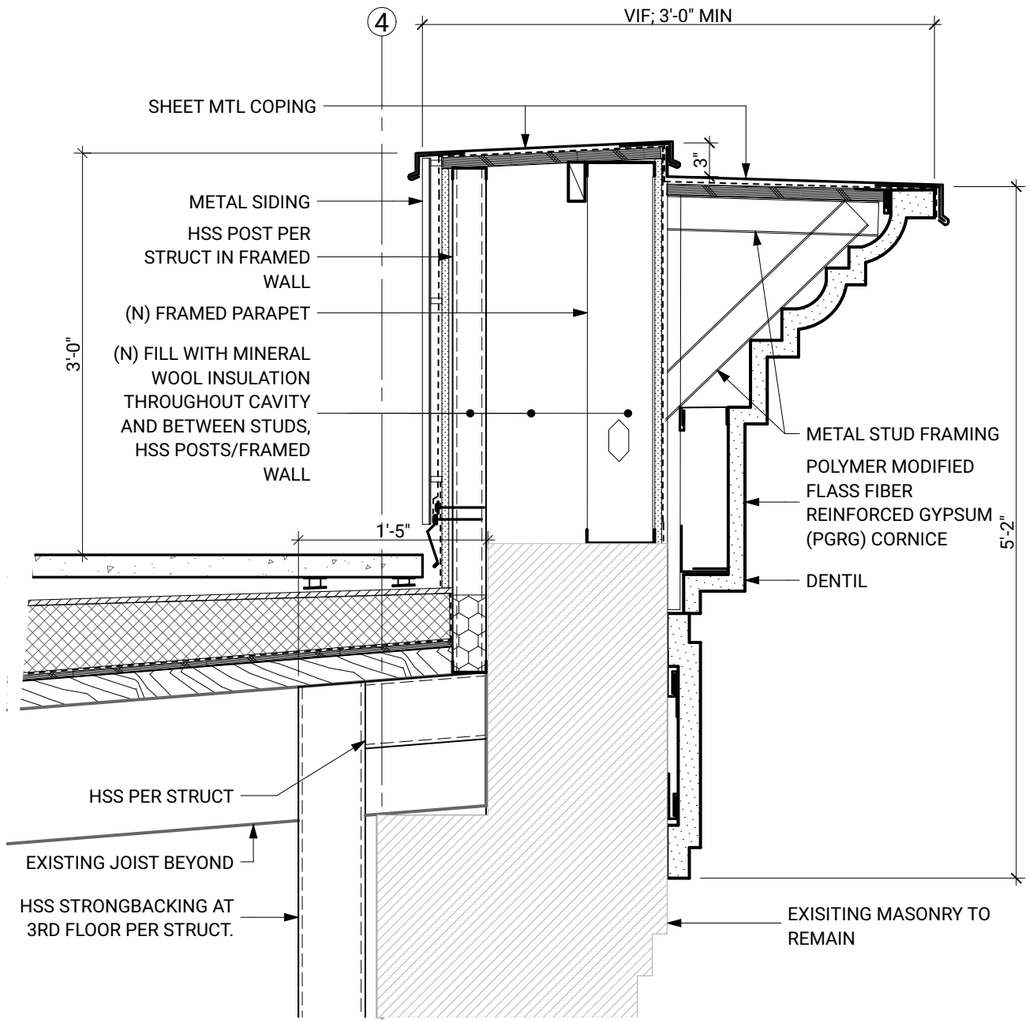
RECONSTRUCTED CORNICE - SOUTH ELEVATION

HISTORIC CONDITION OF SOUTH BRICK PARAPET AND CORNICE

CURRENT CONDITION OF SOUTH BRICK PARAPET

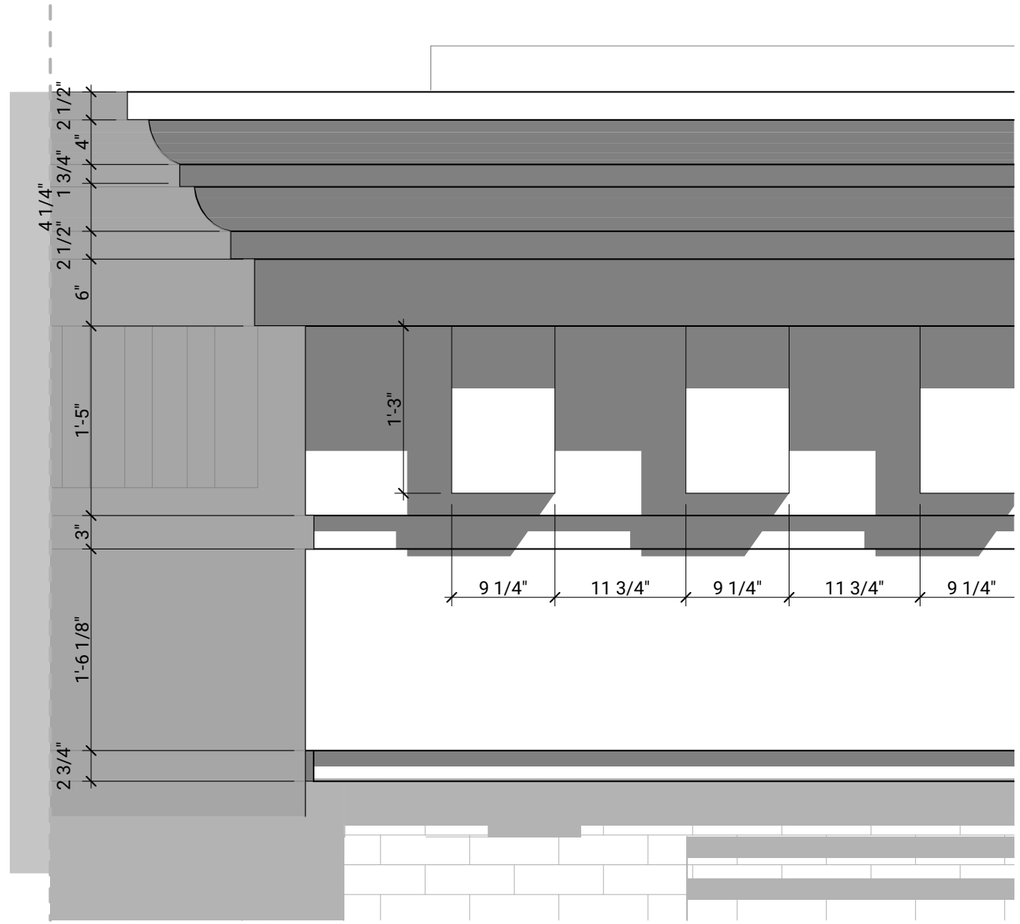
PROPOSED RECONSTRUCTED OF SOUTH BRICK PARAPET AND CORNICE

RECONSTRUCTED CORNICE - DETAILS



1 **RECONSTRUCTED CORNICE- SECTION**

NOT TO SCALE



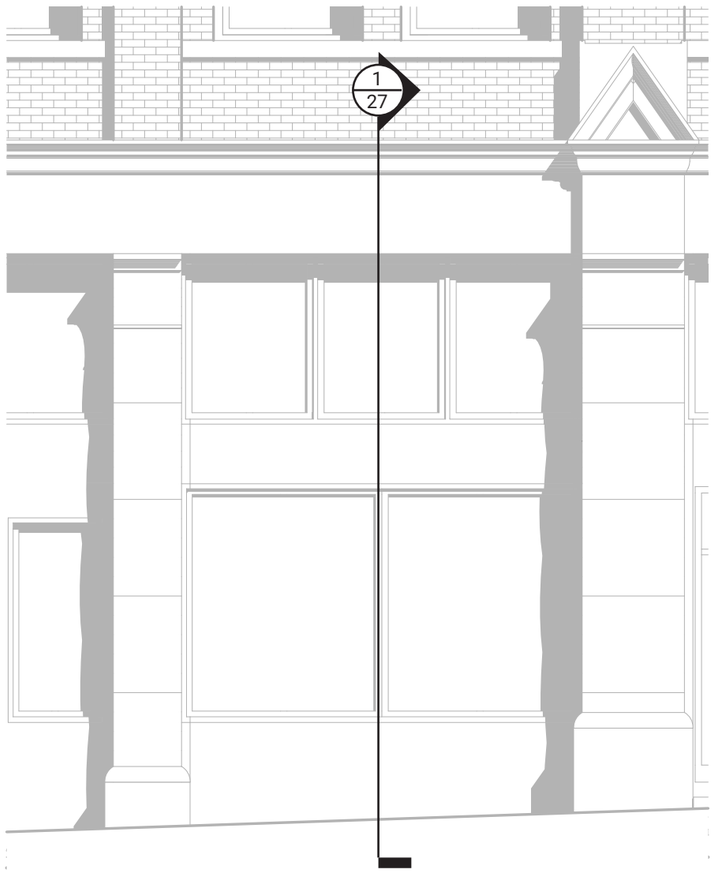
2 **RECONSTRUCTED CORNICE - ELEVATION**

NOT TO SCALE

WINDOW RESTORATION AND REPLACEMENT

FIRST FLOOR NON-ORIGINAL WINDOW REPLACEMENT WITH FIXED ALL-WOOD WINDOWS
PREVIOUSLY APPROVED FOR EAST PORTION OF SOUTH ELEVATION, NOW PROPOSED ALL STOREFRONT LOCATIONS FIRST FLOOR

SOUTH ELEVATION

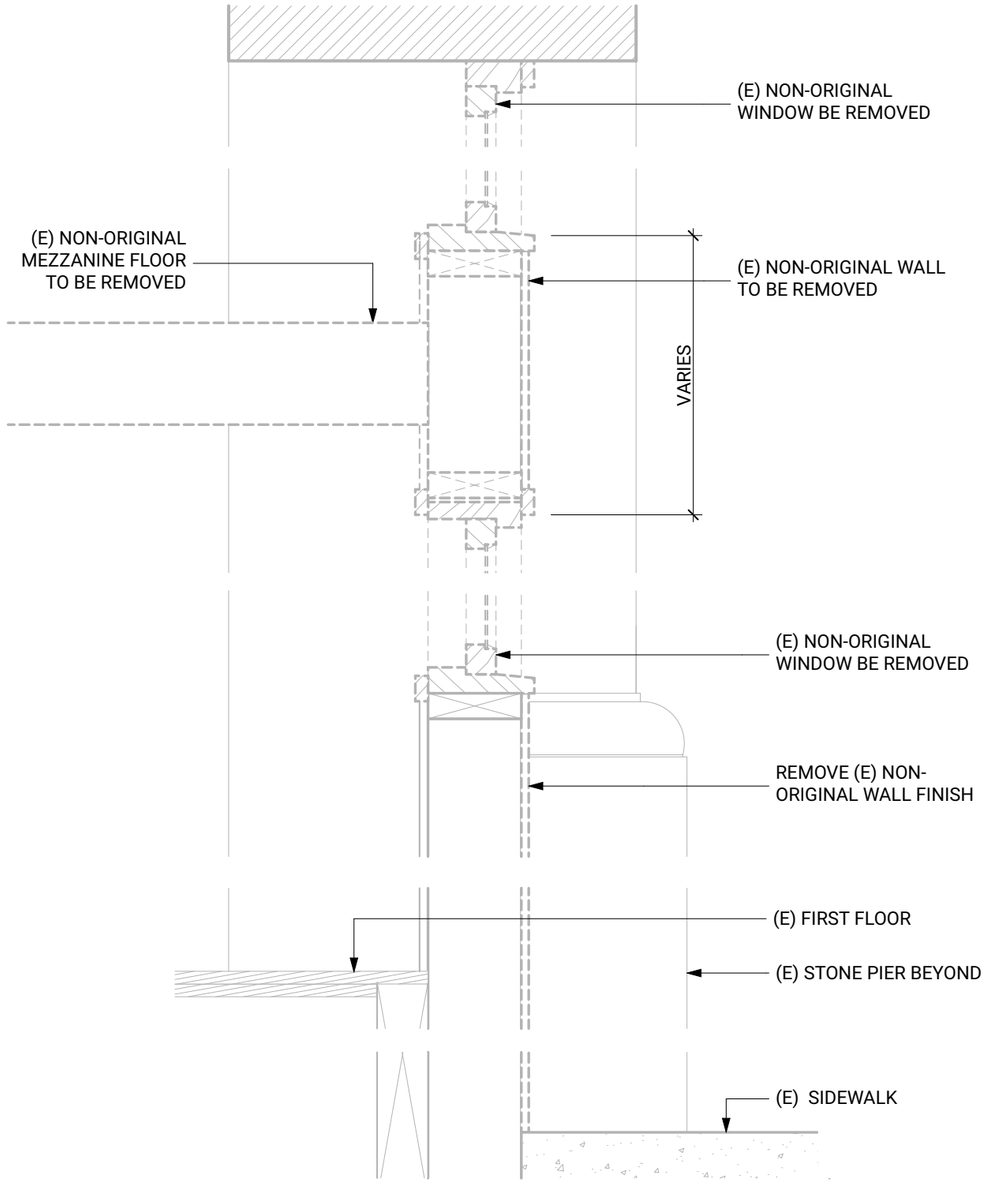


EXISTING FIRST FLOOR STOREFRONT ELEVATION

NOT TO SCALE

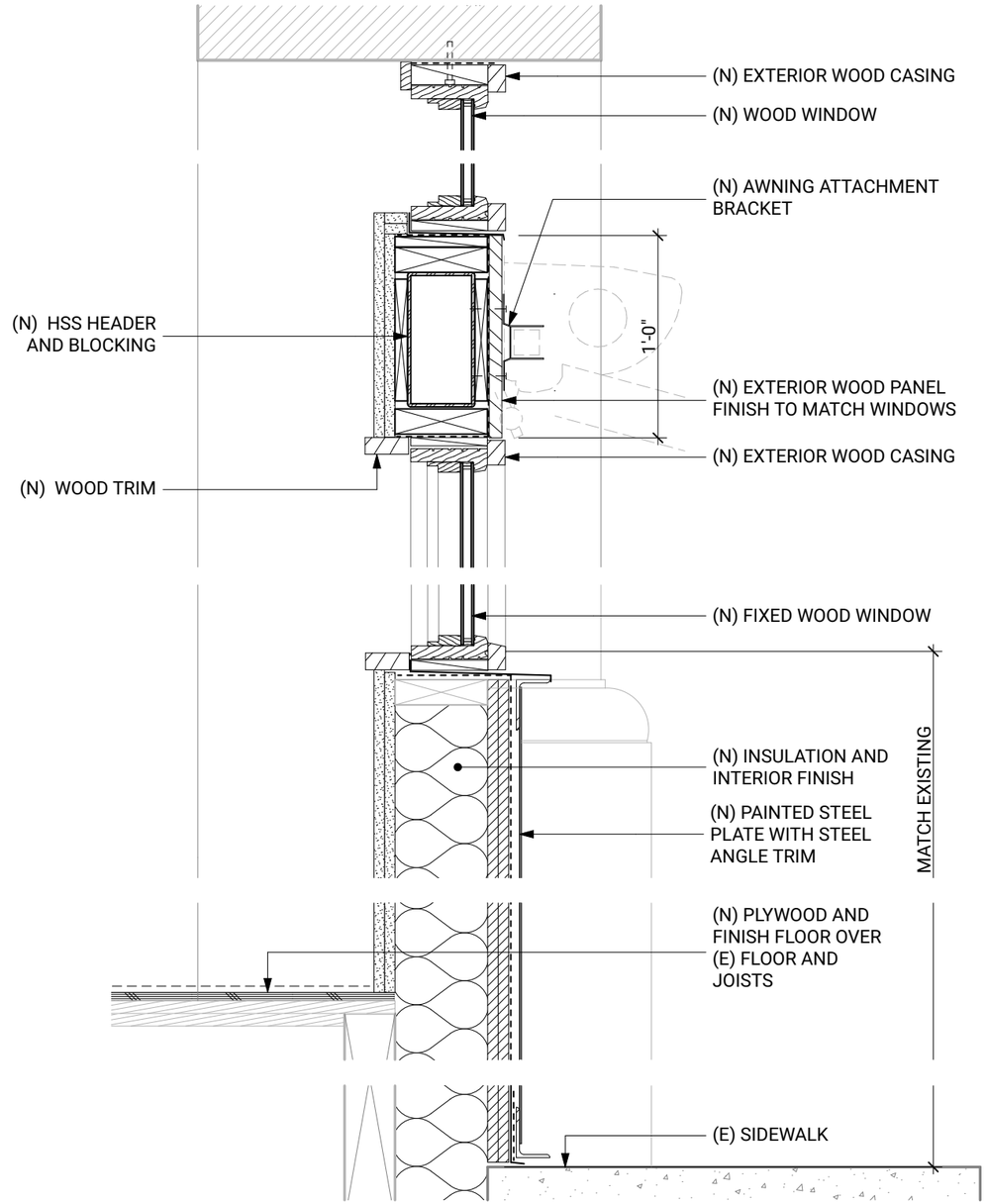
PROPOSED FIRST FLOOR FIXED WOOD STOREFRONT

NOT TO SCALE



1 EXISTING FIRST FLOOR STOREFRONT

NOT TO SCALE



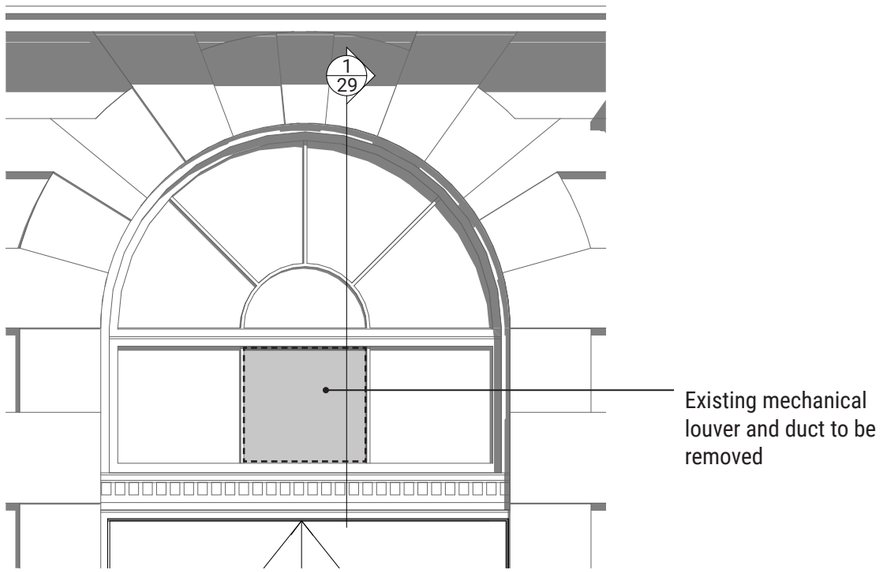
2 PROPOSED FIRST FLOOR FIXED WOOD STOREFRONT

NOT TO SCALE

WINDOW RESTORATION AND REPLACEMENT

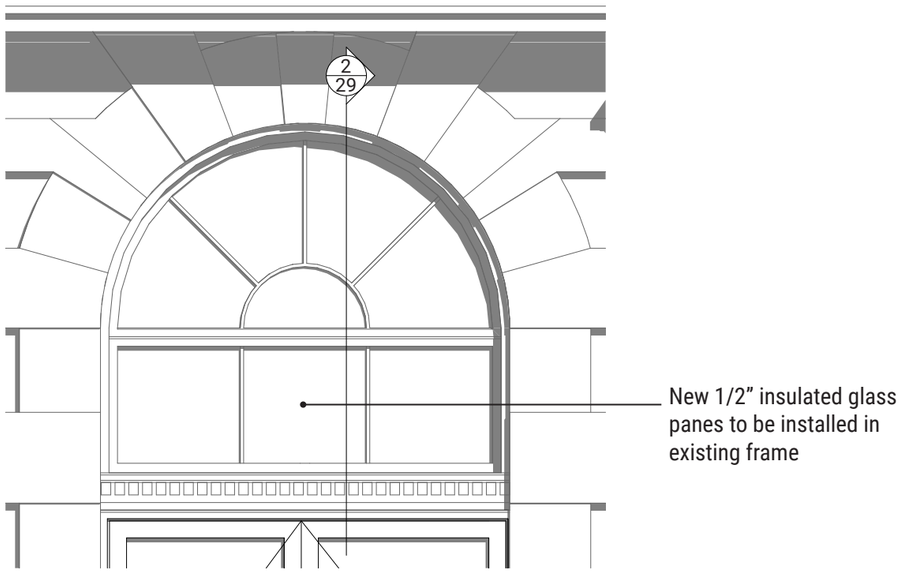
ORIGINAL ARCHED WINDOW AT MAIN ENTRANCE

WEST ELEVATION



EXISTING ENTRANCE WINDOW - ELEVATION

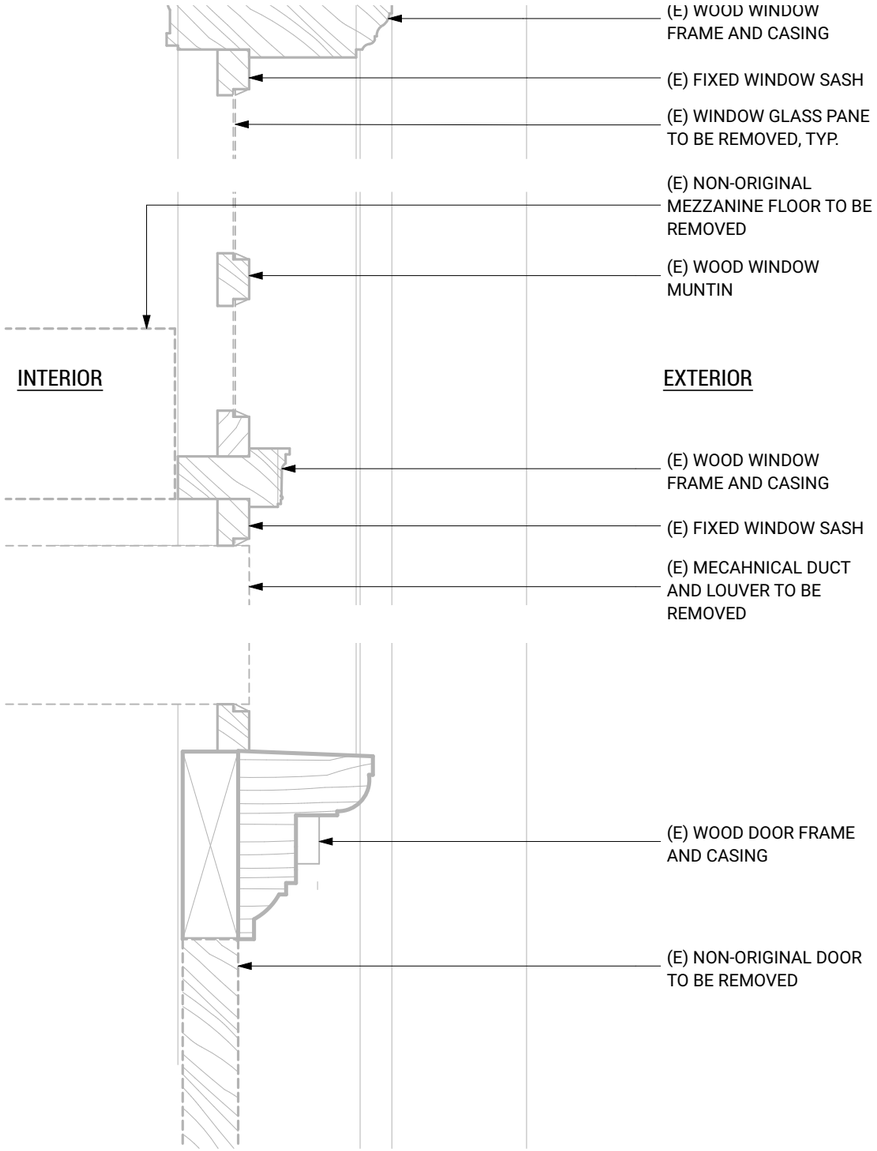
NOT TO SCALE



PROPOSED ENTRANCE WINDOW - ELEVATION

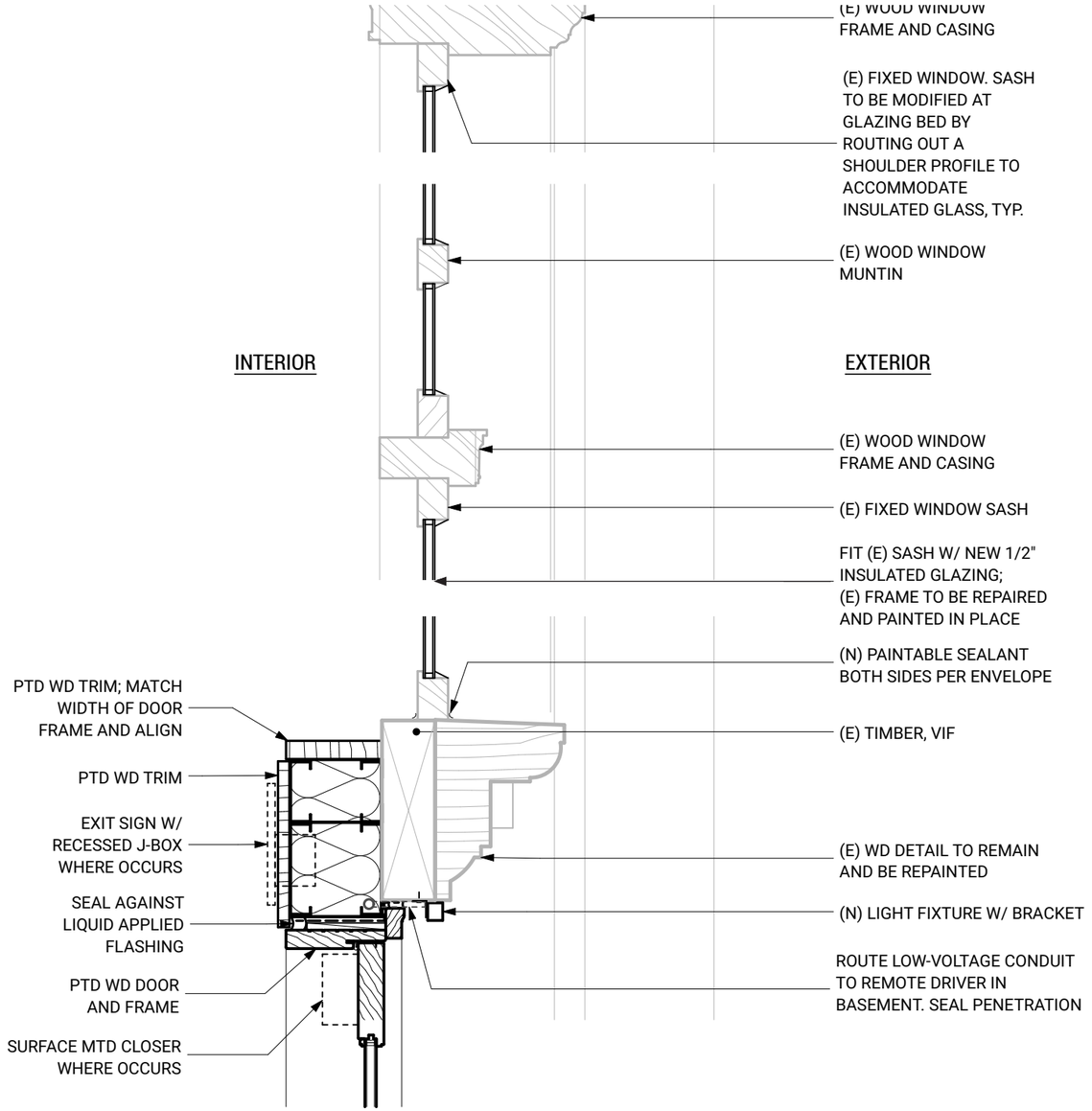
NOT TO SCALE

WEST ENTRY DETAILS



1 EXISTING ENTRANCE WINDOW - SECTION

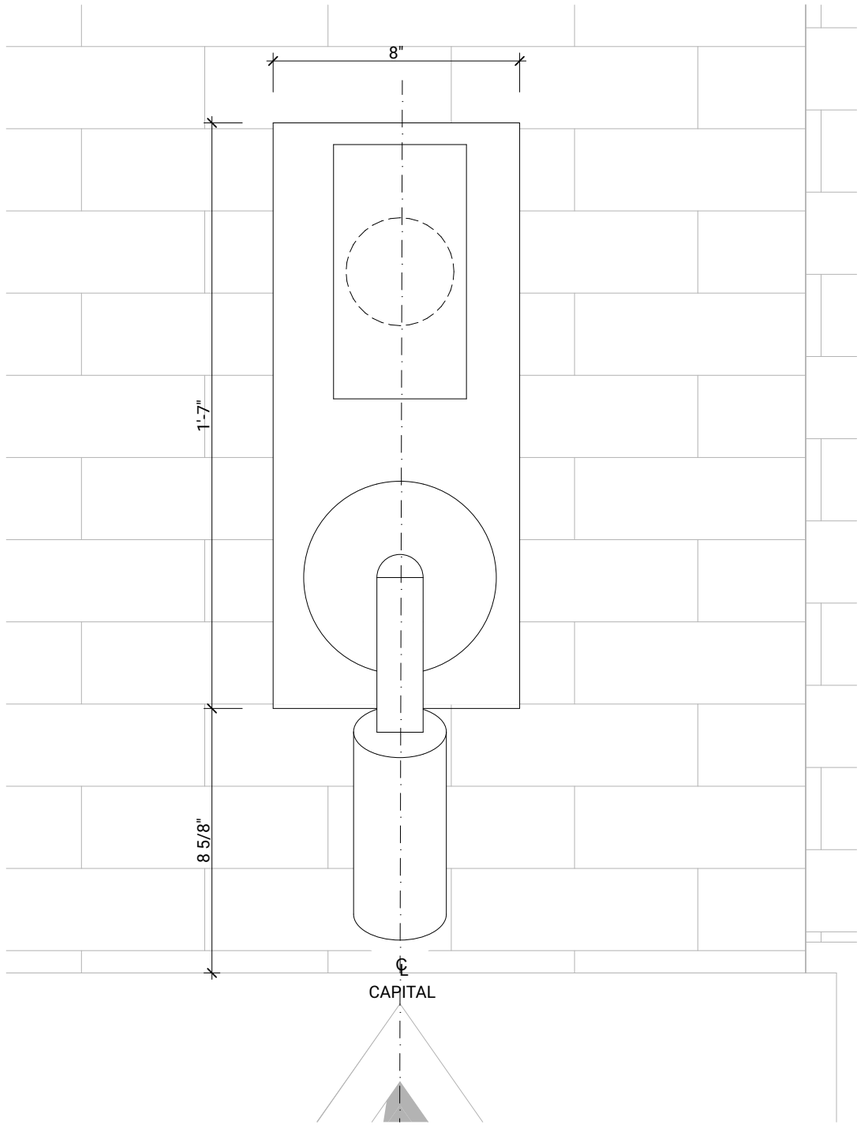
NOT TO SCALE



2 PROPOSED ENTRANCE WINDOW - SECTION

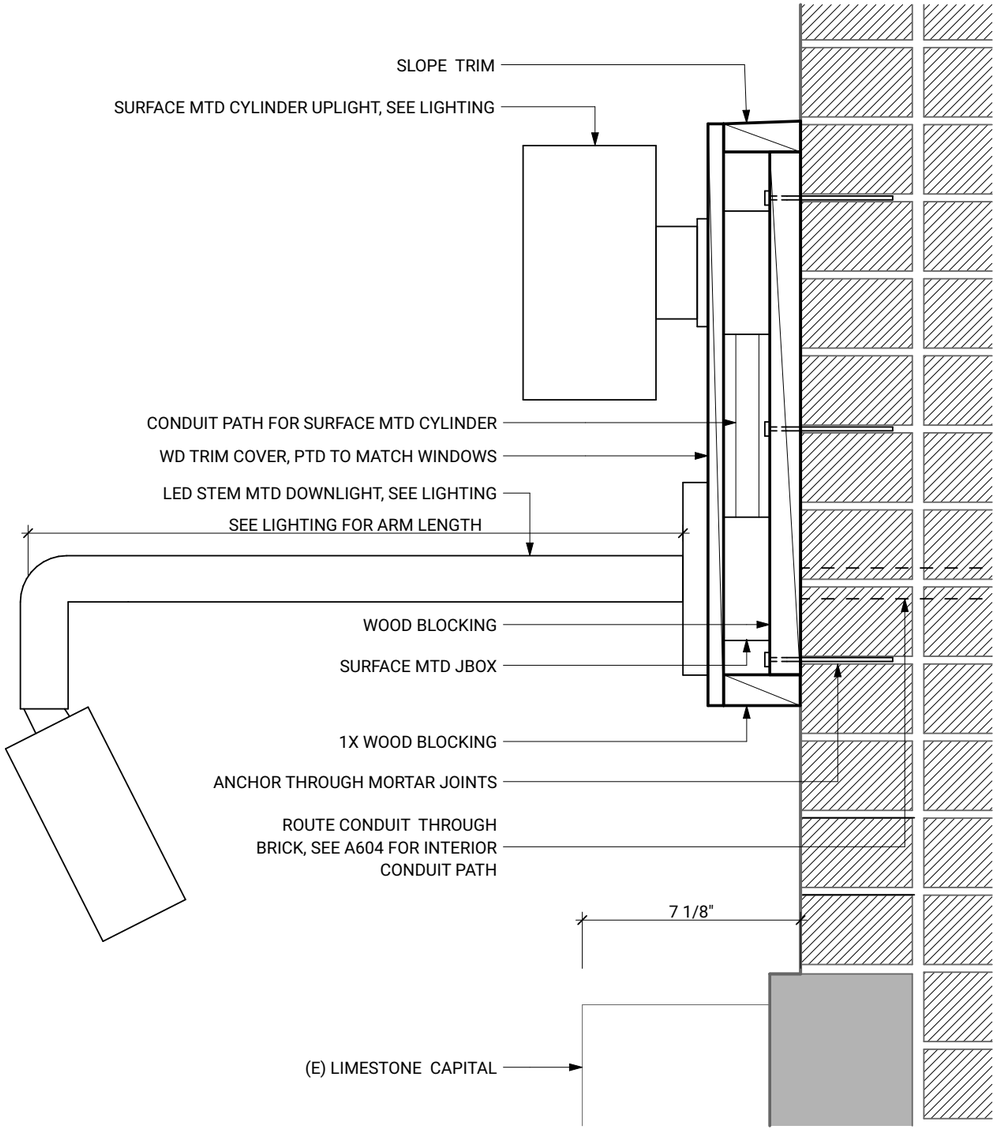
NOT TO SCALE

EXTERIOR LIGHT FIXTURES



1 **PROPOSED EXTERIOR LIGHTING - ELEVATION**

NOT TO SCALE



2 **PROPOSED EXTERIOR LIGHTING - SECTION**

NOT TO SCALE