

1818 6TH AVE

HISTORIC LLOYD BUILDING

Landmarks Preservation Board

ARC Briefing Packet 03

June 10, 2022



DATA

NEW COMBINED ADDRESS:

1818 6th Avenue, Seattle, WA 98101

PREVIOUS ADDRESSES:

601 Stewart Street, Seattle, WA 98101

1818 6th Avenue, Seattle, WA 98101

600 Olive Way, Seattle, WA 98101

SDCI PROJECT NO:

#3038764-EG

LEGAL DESCRIPTION:

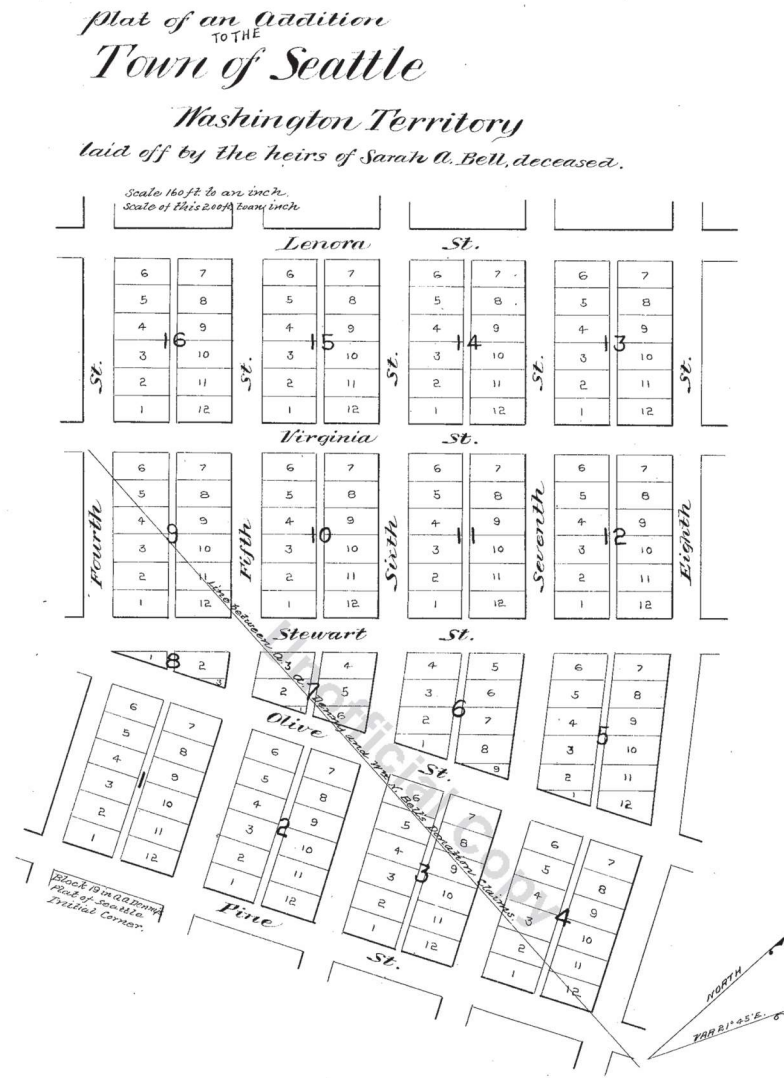
The site is within the original land claim of W.N. Bell, which was incorporated into the Town of Seattle as the Heirs of Sarah A. Bell Addition, according to the plat thereof recorded in volume 13 of plats, page 24 in King County, Washington. The parcels are located in Plat Block 6. This project will combine Plat Lot 4 (065900-0350, 601 Stewart Street), Plat Lot 3 (065900-0340, 1818 6th Avenue), and already combined Plat Lots 2 and 1 (065900-0330, 600 Olive Way).

PARCEL NO:

065900-0350 (601 Stewart Street)

065900-0340 (1818 6th Avenue)

065900-0330 (600 Olive Way)



SEE SURVEY VOL. 13 PAGE 24

This Addition is a portion of W. N. Bell's & A. A. Denny's Donation Claims, in Town 25 N. of Range 4 East of Will Mer. Lots not fractional 60 by 120 ft. Streets 66 ft. Alleys 16 ft. Streets South of Olive Street correspond in their courses with those on A. A. Denny's Addition to Seattle, Streets North of Stewart Street correspond with A. A. Denny's and W. N. Bell's Addition. Streets between Stewart and Olive Sts. run to connect the two courses together, all lying south of Division line between A. A. Denny and W. N. Bell's belongs to A. A. Denny and include Blocks 1, 2 & 8 with parts of blocks 3, 4, 7 & 9. W. N. Bell guardian of Austin A. Bell, W. N. Bell Attorney in fact of Laura K. Coffman, Olive J. Stewart & Mary T. Bell heirs of Sarah A. Bell deceased. A. A. Denny.

Territory of Washington }
County of King }
On this Eighth day of April A. D. 1872 before me the undersigned a Notary Public in and for Washington Territory personally came William N. Bell and Arthur A. Denny to me known to be the individuals who executed the within Town Plat, the first named as guardian for the minor heirs of Sarah A. Bell, deceased, and as Attorney for the other heirs, the second named in his individual capacity and acknowledged the execution of the within plat, as their act and deed.

Witness my hand and Seal the day and year above written,
George F. Whitworth
Notary Public W. T.

Rec'd for Record Apl 9th 1872 at 3 O'Clock P.M.
G. Kellogg Auditor.

Recorded in the Records of King Co. W. T. in Vol. 6 of Deeds on pages 196 & 197 Re-Recorded per order County Com's at Feb'y Term 1875 in this book S. C. Harris Draughtsman April 30 1875.

PROJECT TEAM

OWNER:

KR 6TH AVE, LLC
601 108th Avenue NE, Suite 1560
Bellevue, WA 98004
CONTACT: John Gillespie

ARCHITECT:

Miller Hull Partnership, LLP
71 Columbia Street, 6th floor
Seattle, WA 98104
CONTACT: Claire Rennhack

LANDSCAPE ARCHITECT:

Site Workshop
3800 Woodland Park Ave. N.
Suite 200
Seattle, WA 98103
CONTACT: Mark Brands

SUMMARY OF DRB FEEDBACK

Early Design Guidance Meeting

January 1, 2022

EDG FEEDBACK:

- Board unanimously votes to move project to MUP phase and onto recommendation.
- Option 3 as presented by applicant is supported.
- Given public positive support, and preservation of historical Lloyd Building, strength and articulation of respect of Option 3.
- Supports integrated lobbies and spatial stitch.
- Asks for additional studies at recommendation including:
 - Detail and articulation around the spatial stitch entry related to but not limited to relief mullion patterns, transparency and reflection of glazing and materials
 - More information in development of roof top related to roof top services integrated into overall massing form
 - Development and delineation of alley façade, specifically elevations and how new and old buildings interface.
 - Ground level: board supports small scale residential. Study if other areas of street level along 6th Stewart, or Olive can be increased in order to compensate for requested departure along 6th Avenue.
 - Study rhythm and scale at street level related to activation and pedestrian use
- Support consolidation of consolidated lobbies and interior space.
- Supports proposed ROW improvements, specifically on 6th Avenue
- Support continued development of gathering and amenity space outside of 6th Ave entrance.
- Support applicant’s approach with curbed bulbs and traffic reduction
- Board is supportive of upper level setback to maintain continuity of façade and to create background that modulates lower portion of the façade as it relates to Lloyd building. Supports building stepping back and other moves that the PCD has provided to project.
- Withholding comment related to type 1 Decision until alley façade is articulated and delineated and there is a further developed transportation plan.



January 4, 2022

City of Seattle Downtown Review Board
c/o Abby Weber
Seattle Department of Construction and Inspections
700 5th Ave, Suite 2000
Seattle, WA 98104

[sent via electronic mail]

Re: Historic Lloyd Building - 601 Stewart Street

Dear Downtown Design Review Board,

I am writing today on behalf of the Washington Trust for Historic Preservation regarding the Lloyd Building located at 601 Stewart Street in downtown Seattle. The Lloyd building is significant as a design of Victor Voorhees, an architect working in Seattle during the early twentieth century. Voorhees’ early career focused on residential design (especially multi-family apartment buildings), but his body of work spanned many building types, including commercial structures. The 1926 Lloyd Building is one of three high-rises completed toward the end of his career – a design which successfully embodies the Beaux Arts and Renaissance Revival style. For these reasons and others, the Lloyd building was designated a City of Seattle Landmark in 2010.

Presently, redevelopment of the Lloyd Building is part of a larger Planned Community Development project encompassing multiple parcels within a two-block area bound by Stewart Street and Olive Way, and 5th and 7th Avenues. The landmark Lloyd Building is featured prominently within this proposed PCD, slated for rehabilitation as an integral part of the overall project. As a City of Seattle Landmark, special care must be given to the Lloyd Building: namely, consideration of the overall scale and massing of new construction adjacent to the historic building.

In line with current zoning allowances, the PCD envisions several large, newly constructed towers serving office and residential uses. It would be easy to ‘lose’ the Lloyd Building below the height of the new construction. By utilizing the PCD process, however, the project team is able to shift a portion of the height to the structure adjacent to the Lloyd Building, rather than amass the full the extent of the allowed height directly behind the Lloyd Building. The effect is to better nestle the historic Lloyd Building within the project, rather than create a stark juxtaposition in height between the historic structure and the addition situated behind. While the new building (identified as 1818 6th Ave on the PCD)

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directly behind the historic Lloyd Building will be more than double the height, it will not entirely overwhelm the new building, serving instead as a backstop of sorts to the new towers on either side.

The potential issue of incompatible scale is further mitigated by the proposed design of the new building at 1818 6th Avenue. While presented as new construction, this building will connect to the existing Lloyd Building, effectively reading as an addition. It is critical for the new construction to be legible as such – to avoid competing with the historic Lloyd Building while at the same time allowing the Lloyd Building to be understood as a stand-alone historic structure. Too often, historic structures receive only a cursory nod or nostalgic gesture as to their past, with only a façade integrated into the redevelopment team. In this instance, we are grateful to the project team for putting forth a design that retains the Lloyd Building in its entirety. Furthermore, the connection between the old and the new – a critical consideration for differentiation – is articulated elegantly with a cut out along 6th Avenue, allowing for a reveal of the rear plane of the Lloyd Building. The exterior glazing allows for visible observation of the interstitial space between the two buildings, including the connection points between the offset floor plates. This works to enhance distinction between old and new.

Creating what is an effective addition to the Lloyd building has the added benefit of providing seismic stability to the historic building that might otherwise require placement in areas that compromise character-defining elements. Moreover, services such as elevators and utilities can be housed within the new core. Overall, we are encouraged with the approach being taken by the design team to both highlight the Lloyd Building as a featured element of the PCD project and differentiate it from proposed new construction. We look forward to seeing further design details emerge.

Sincerely,

Chris Moore
Executive Director

Letter from the Washington Trust for Historic Preservation expressing their support for the preferred massing with PCD as a sensitive approach integrating the Lloyd Building with new development.

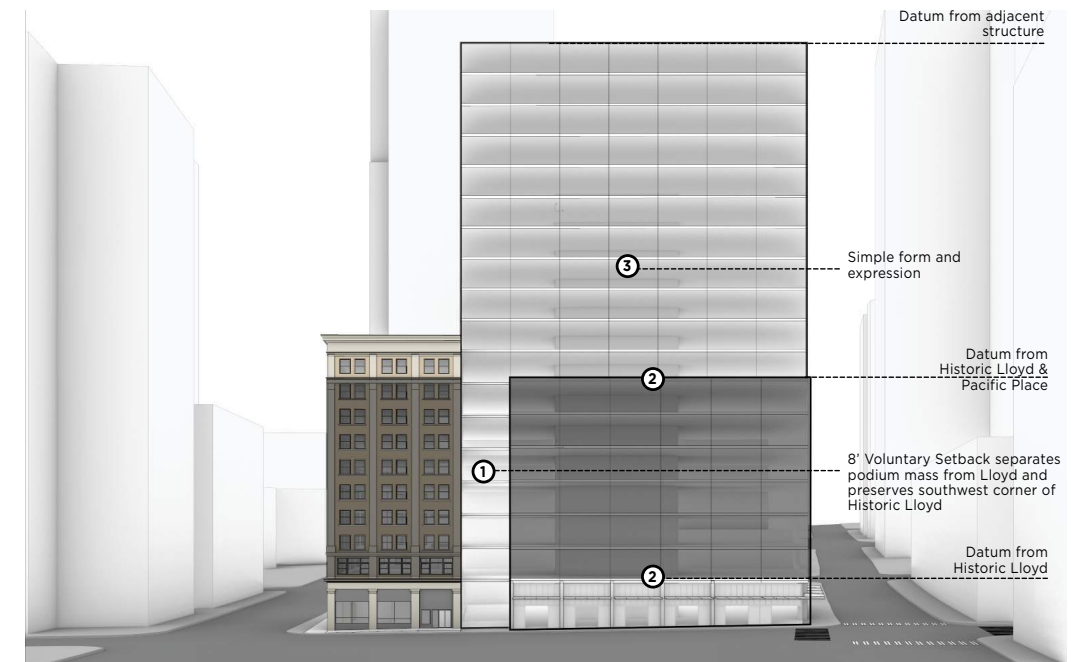
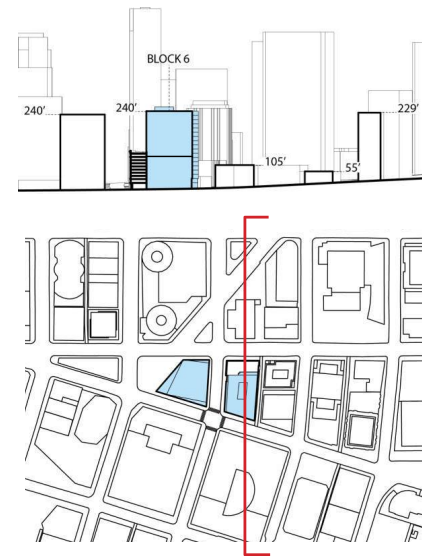
SUMMARY OF LANDMARKS ARC FEEDBACK

Introduction Meeting 01

May 14, 2021

LANDMARKS ARC FEEDBACK:

- "10 out of 10!"
- PCD Massing and transfer of FAR is preferred
- "Gasket" separation between historic building and new tower is appreciated
- Very supportive of preserving Lloyd superstructure
- Support of a new shared lobby between the historic Lloyd building and the new office tower
- Interest and support over the approach to connecting different floor heights between old and new
- Willing to endorse preferred massing to SDCI

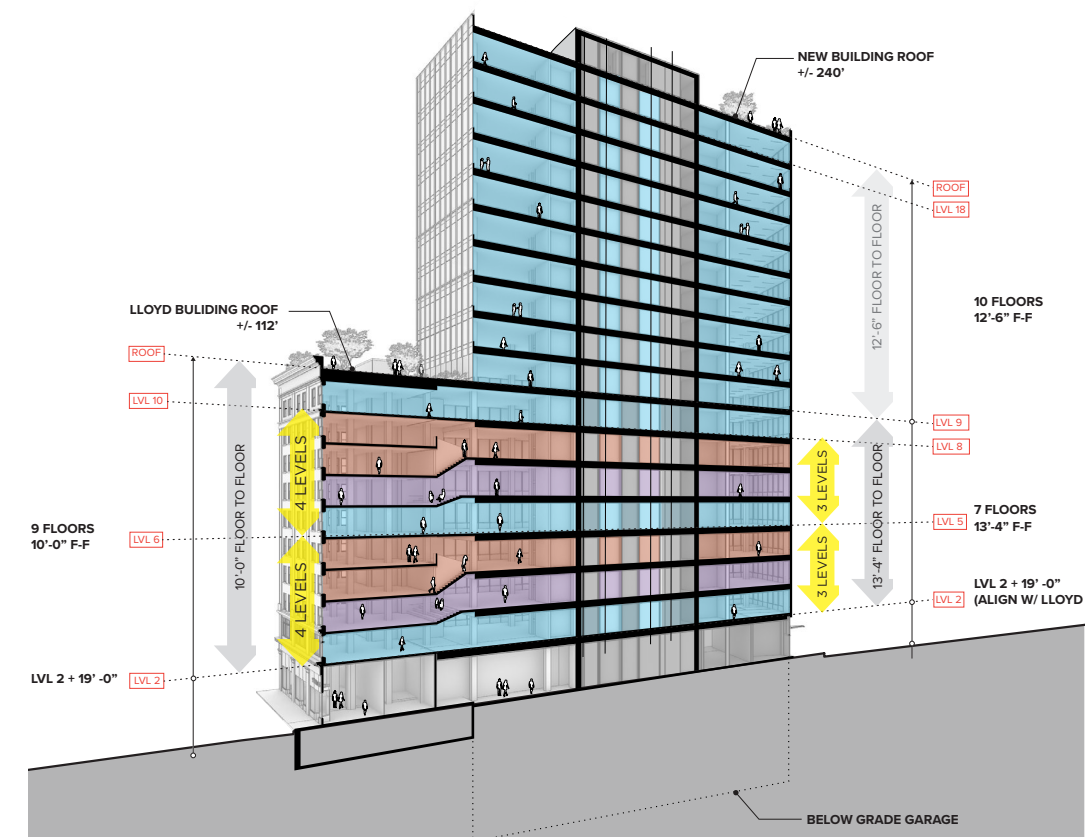
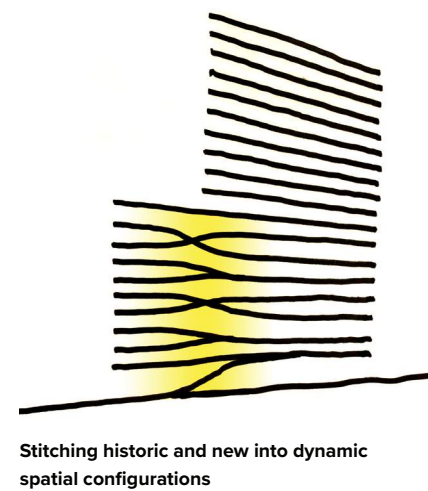


Meeting 02

Nov 12, 2021

LANDMARKS ARC FEEDBACK:

- "The gasket is a great move, nice separation between new and historic"
- Appreciates that the plan for loading dock is not disrupting the Lloyd building structure or frontage
- Would like to see further development of the ground plane to ensure there is variation across the street frontage
- Supports concept of "stitching" floors between new and historic structures, would like to see more development of the idea
- Composition and general scale of the proposed new office tower is respectful to Lloyd
- Appreciates the thoughtful facade analysis of the Lloyd Building and is looking forward to seeing how that informs the new office



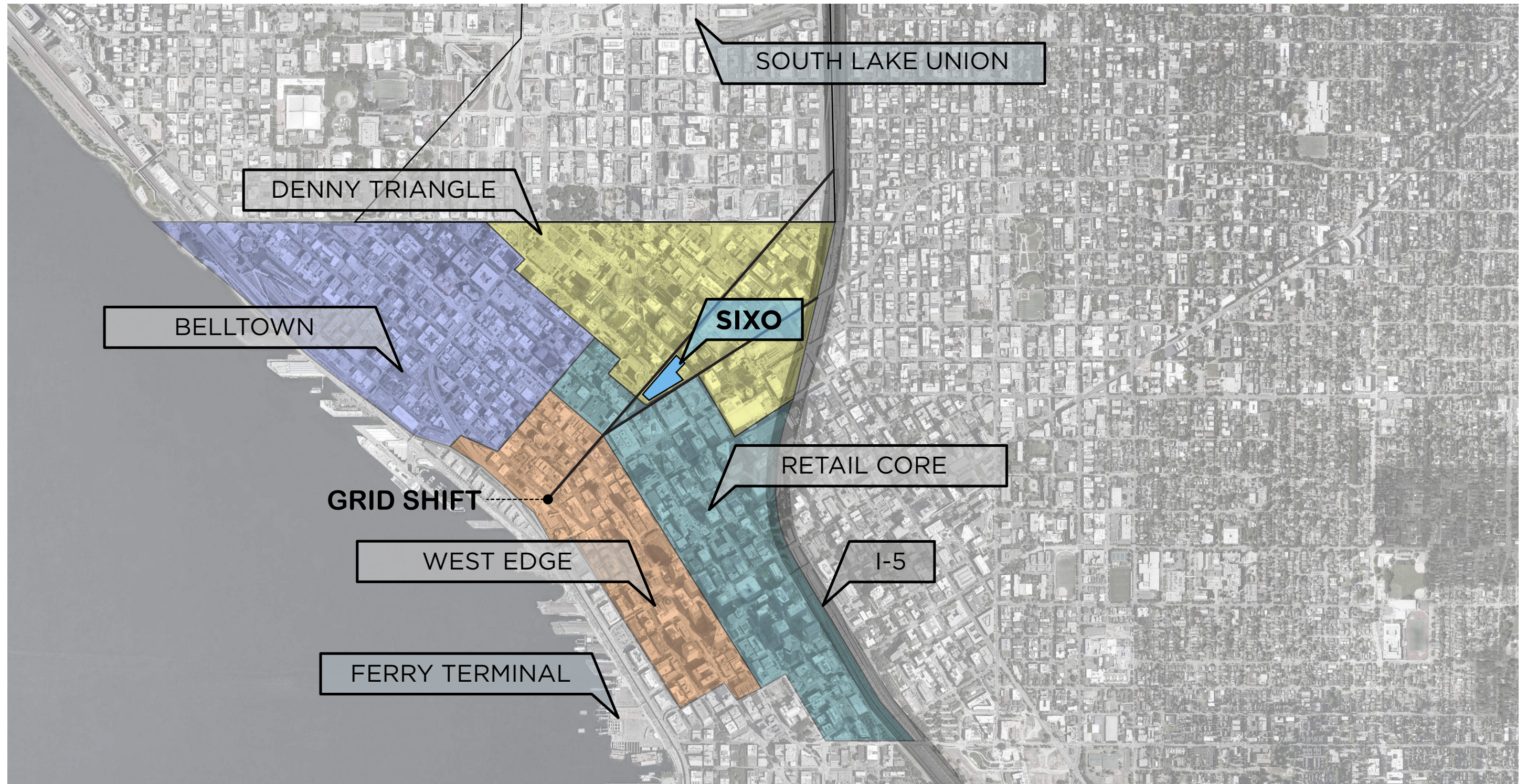
INDEX

CONTENT

01	PROJECT BACKGROUND	7
02	GROUND FLOOR DEVELOPMENT	11
03	STOREFRONT STRATEGY	14
04	UPPER WINDOW STRATEGY	25
05	LIGHTING STRATEGY	32

01
PROJECT BACKGROUND

VICINITY MAP



CONTEXT MAP



EXISTING CONDITIONS

Designated a Seattle Landmark based on satisfaction of the following standards for designation of SMC 25.12.350:

D. It embodies the distinctive visible characteristics of an architectural style, period, or of a method of construction;

or

E. It is an outstanding work of a designer or builder.

Features to be preserved:

The exterior of the building, including the brick cladding and terracotta ornamentation

Special Characteristics:

Brick cladding and terracotta ornamentation

Beaux Arts Renaissance Style

Commercial style datum and grid



View from 6th Ave. & Stewart St.



Stewart St. Facade



6th Ave. Facade



Ground level retail on 6th Ave.

02
GROUND FLOOR DEVELOPMENT

STREETSCAPE PRECEDENTS

- Retain Historic Character
- Establish pedestrian scale
- Meeting current code while maintaining original integrity
- Relationship between historic in Lloyd Building and new storefront in new Tower addition



03
STOREFRONT STRATEGY

EXISTING CONDITIONS

STEWART ST. STOREFRONTS

NON-ORIGINAL BLACK GLASS PANELS

NON-ORIGINAL FLUTED ALUMINUM
TRANSOM BAR

EXISTING ORIGINAL WOOD
STOREFRONTS

HISTORIC LLOYD FACADE

EXISTING TILE BULKHEAD



Typical original historic storefronts along Stewart St.



The Lloyd Building in 1937. The original storefront design is partially visible.

EXISTING CONDITIONS

STEWART ST. STOREFRONTS



Existing storefronts along Stewart St.



The Lloyd Building in 1937. The original lobby entrance design is partially visible.

EXISTING CONDITIONS

6TH AVE. STOREFRONTS

HISTORIC LLOYD FACADE

NON-ORIGINAL ALUMINUM STOREFRONT AND AWNING

NON-ORIGINAL BLACK GLASS PANELS

NON-ORIGINAL FLUTED ALUMINUM TRANSOM BAR

NON-ORIGINAL ALUMINUM STOREFRONT



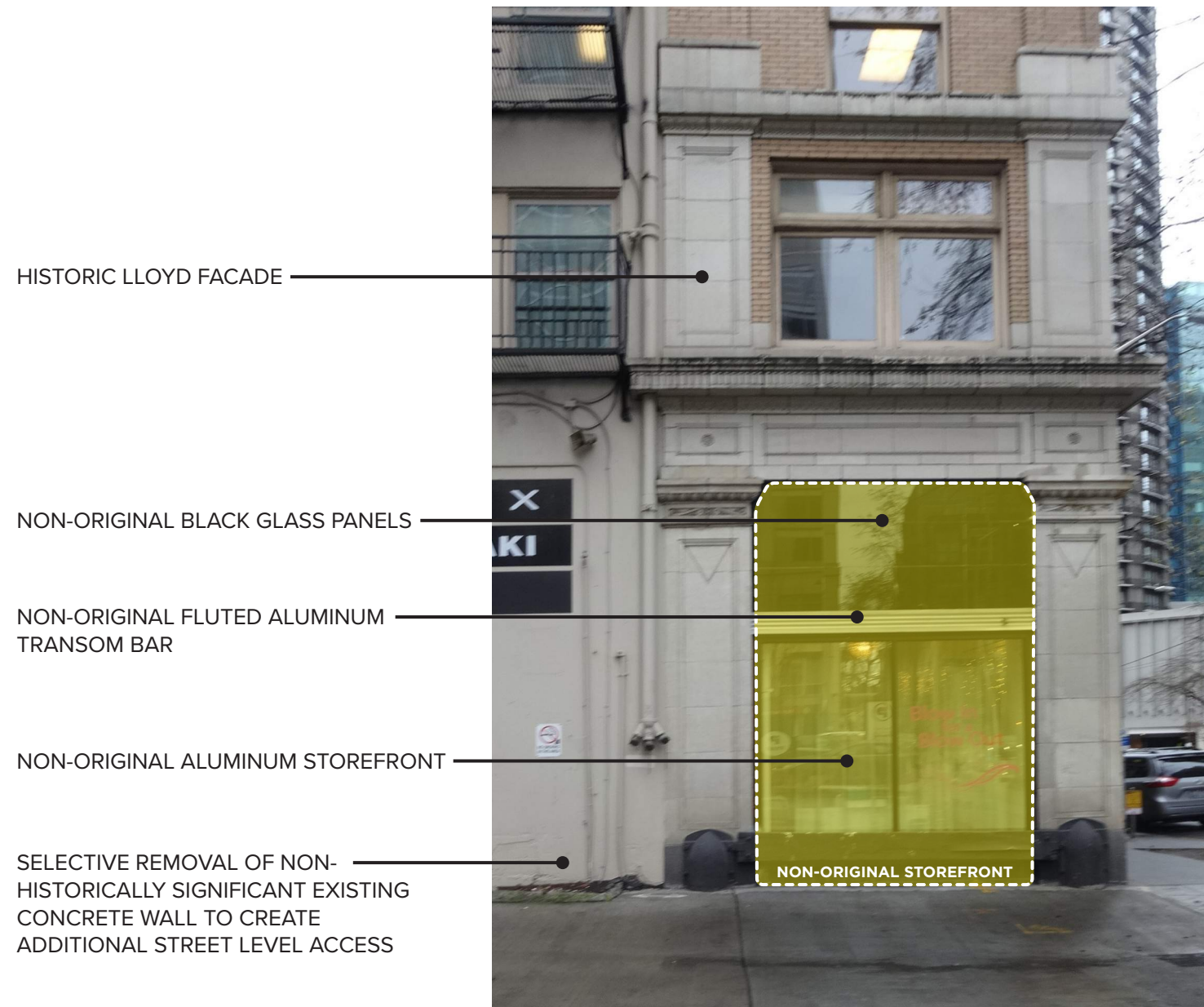
Existing non-original storefront along 6th Ave



6th Ave facade of the Lloyd Building with non-historic storefronts

EXISTING CONDITIONS

ALLEY FACADE



Existing non-original storefront along the alley



The Lloyd Building in 1937. The original storefront design is partially visible.

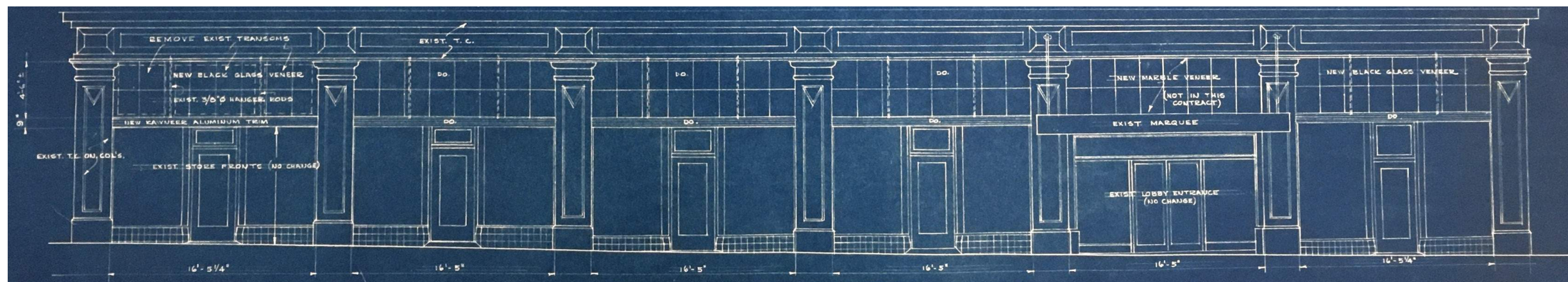
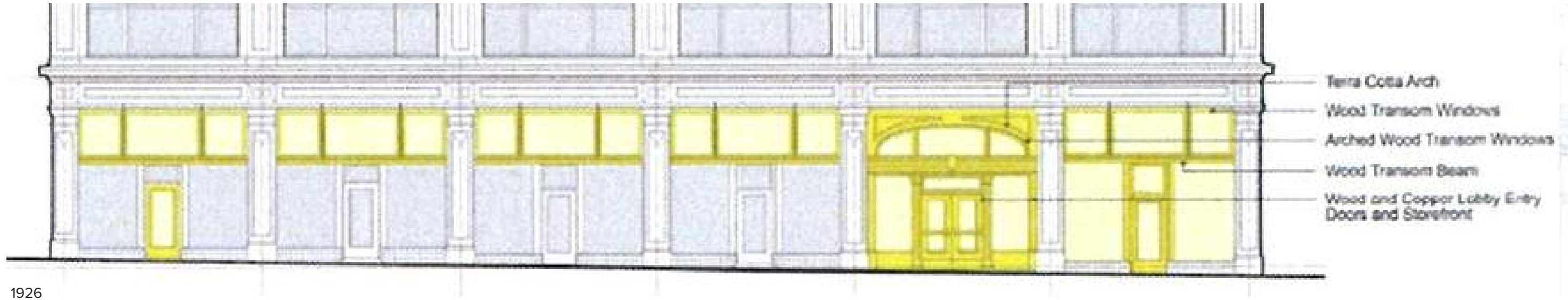
EXISTING TILE STOREFRONT BASE

- Poor condition of tile sills
- Unknown if these are the original tiles at sill walls
- Potential building envelope issues at damaged tile base
- Design team proposes to remove existing tile and replace with period appropriate material (wood paneling or tile)



PREVIOUS ALTERATIONS

STEWART ST. STOREFRONTS



PREVIOUS ALTERATIONS

STEWART ST. LOBBY ENTRANCE



1926

- Marquee at main entry
- Wood storefront system with arched transom glazing
- Terra cotta ornamentation throughout storefront



1952

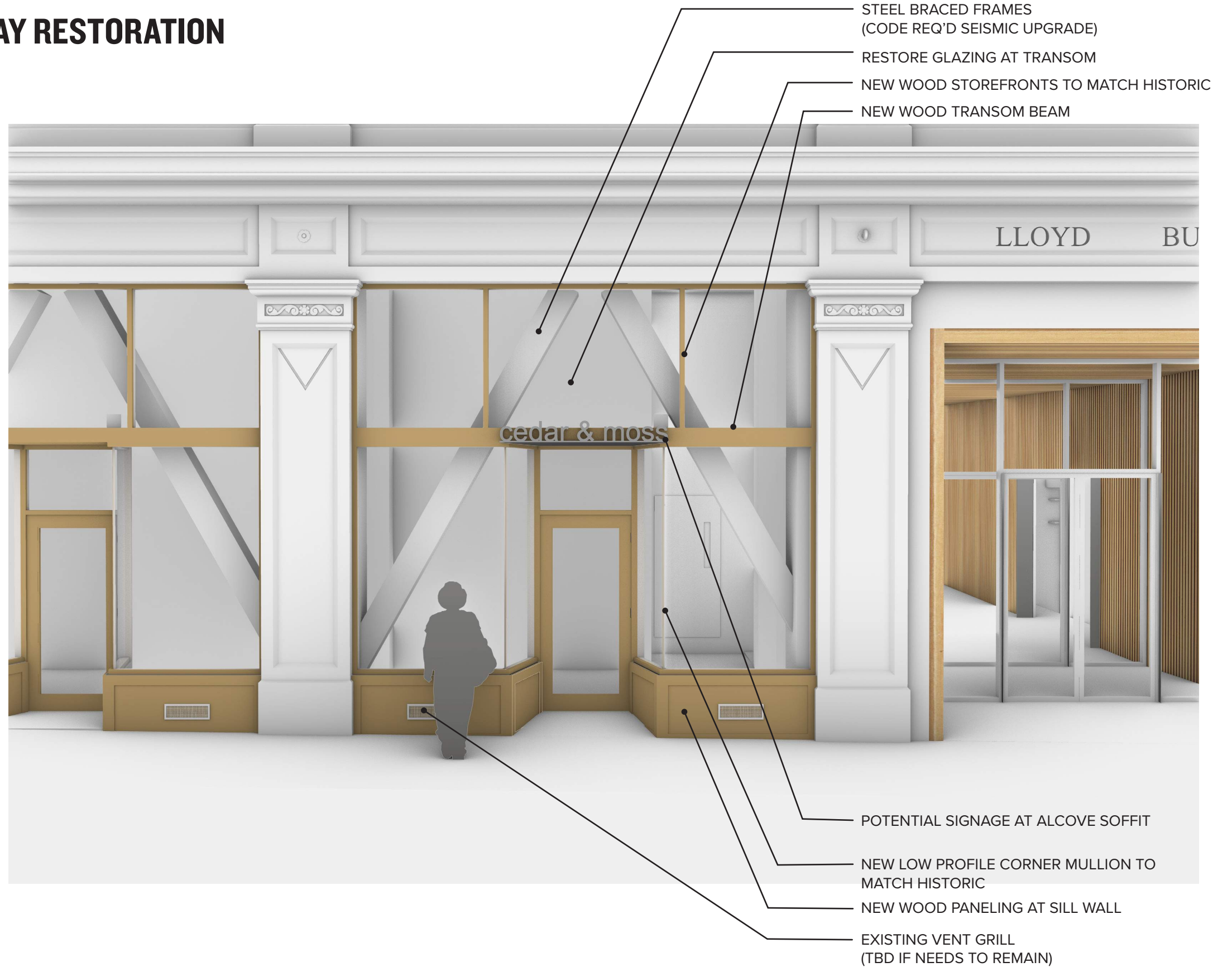
- Marquee at main entry REMOVED
- Wood storefront system with arched transom glazing REMOVED
- Terra cotta ornamentation throughout storefront REMOVED
- Bronze storefront introduced
- Red granite paneling introduced around storefront



1991

- Bronze storefront REMOVED
- Aluminum storefront introduced

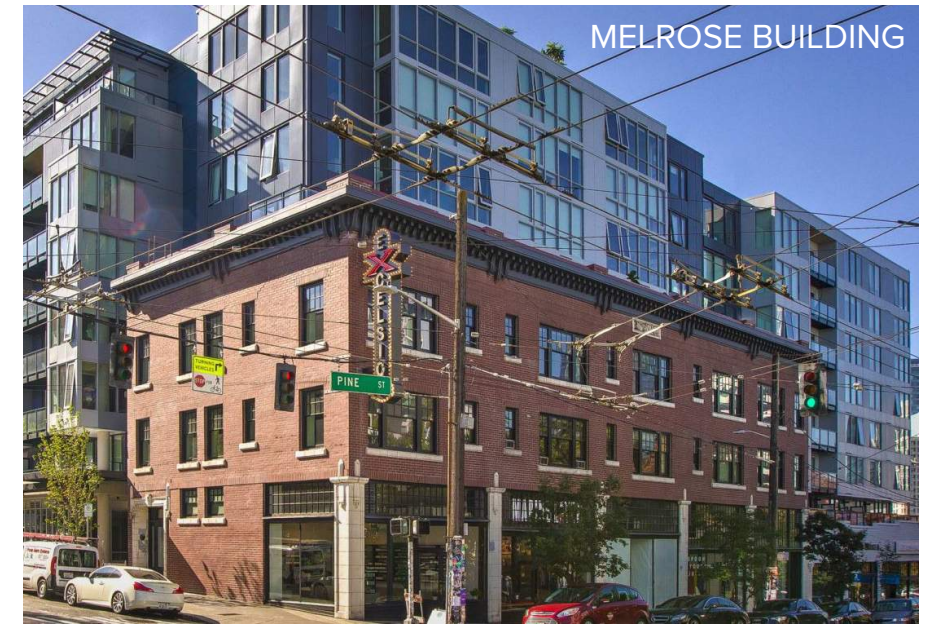
PROPOSED TYPICAL LLOYD BAY RESTORATION



LEGACY RENOVATION

STOREFRONT EXAMPLES

- Retain Historic Character
- Establish pedestrian scale
- Meeting current code while maintaining original integrity



04
UPPER WINDOW STRATEGY

EXTENT OF NON-ORIGINAL VINYL WINDOWS



UPPER WINDOWS EXISTING CONDITIONS

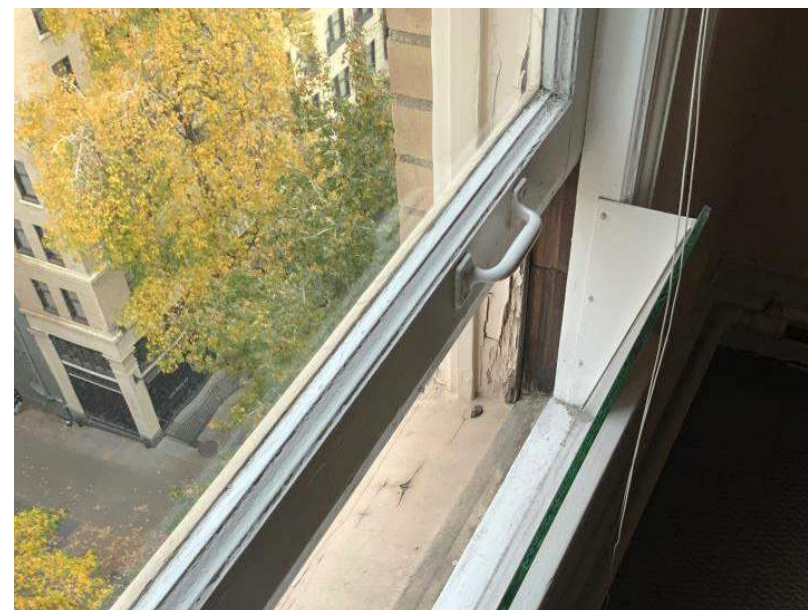
- The windows at the Lloyd building are primarily double hung windows with wood frames, sashes, and single glazing. Some windows had been previously retrofitted with vinyl inserts that leave the wood frames intact.
- In general, frames on the west elevation and near the northwest corner exhibited the most signs of wear and weathering of the wood – particularly at the sills.
- Some sills on the west elevation, and to a lesser extent north elevation, show evidence of past repairs which include a scrim mesh and repair material. These past repairs appear to be failing.
- Other incidental issues were noted – such as incidental cracking of wood at some frames & sashes.
- A number of maintenance items in need of adjustment such as re-balancing, weatherstripping replacement, cracked glass, and adjustments of the frame were observed.
- The single pane windows do not currently meet the energy code requirements, and due to the single glazing and poor weatherstripping they may present thermal comfort and water intrusion concerns as well.



Failed sill repair



Weathered sills



Typical historic double-hung window



Typical existing non-original vinyl insert window

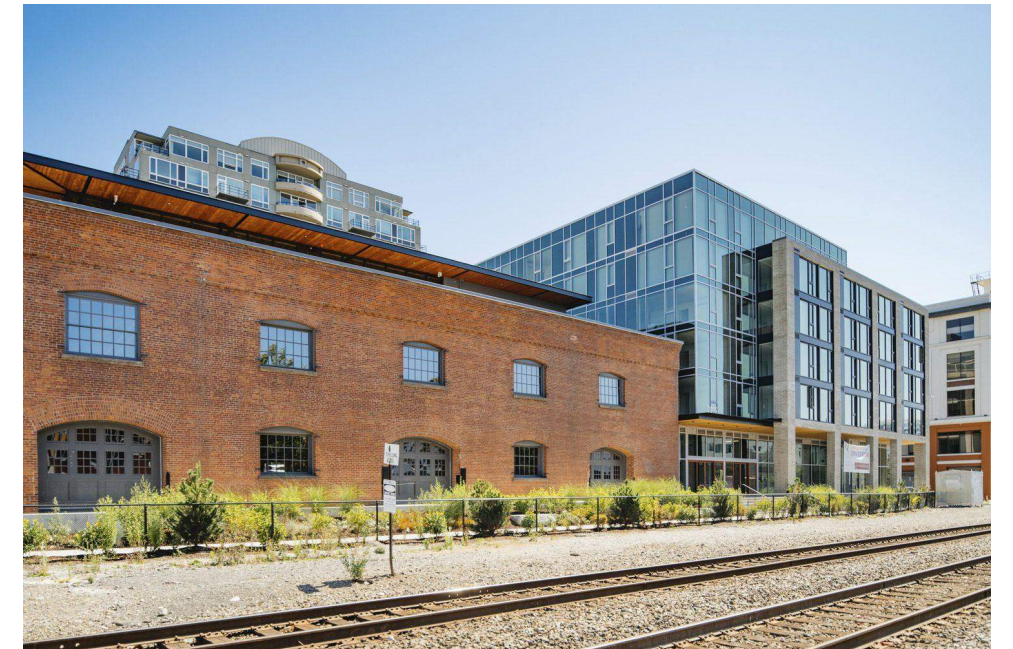
LEGACY RENOVATION

WINDOW EXAMPLES

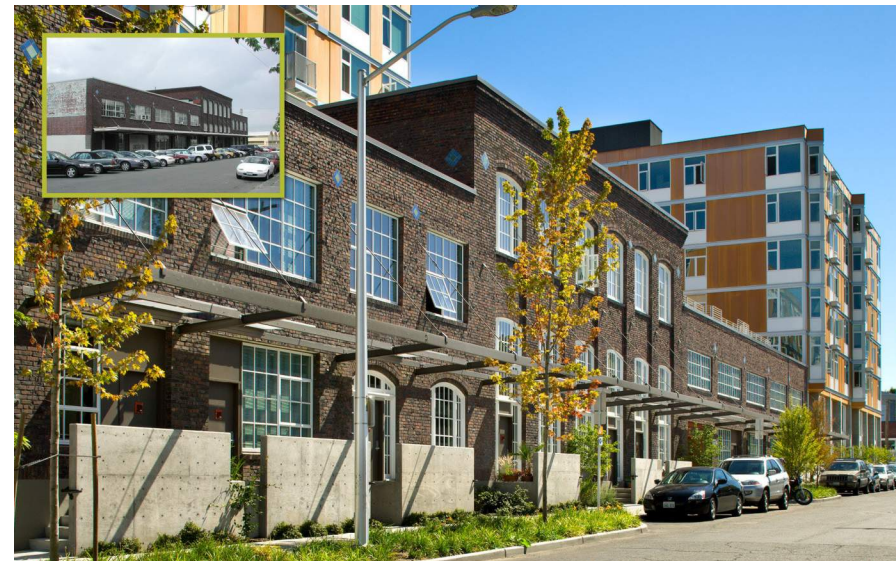
- The design team is proposing to consult with and use the services of Legacy Restoration for replacement of existing sashes with new sashes, weatherstripping, hardware, and insulated glass subject to Landmarks approval. The design preference is to use the existing historic frames where possible.
- Legacy Restoration has completed an initial assessment of the existing windows
- Examples of projects where new sashes and insulated glass were incorporated into existing historic frames by Legacy Restoration



Moore Hotel, 1926 2nd Ave



Ainsworth and Dunn, 2815 Elliot Ave



Alley24, 241 Yale Ave



Ainsworth and Dunn, 2815 Elliot Ave

EAST FACADE ALLEY WINDOWS



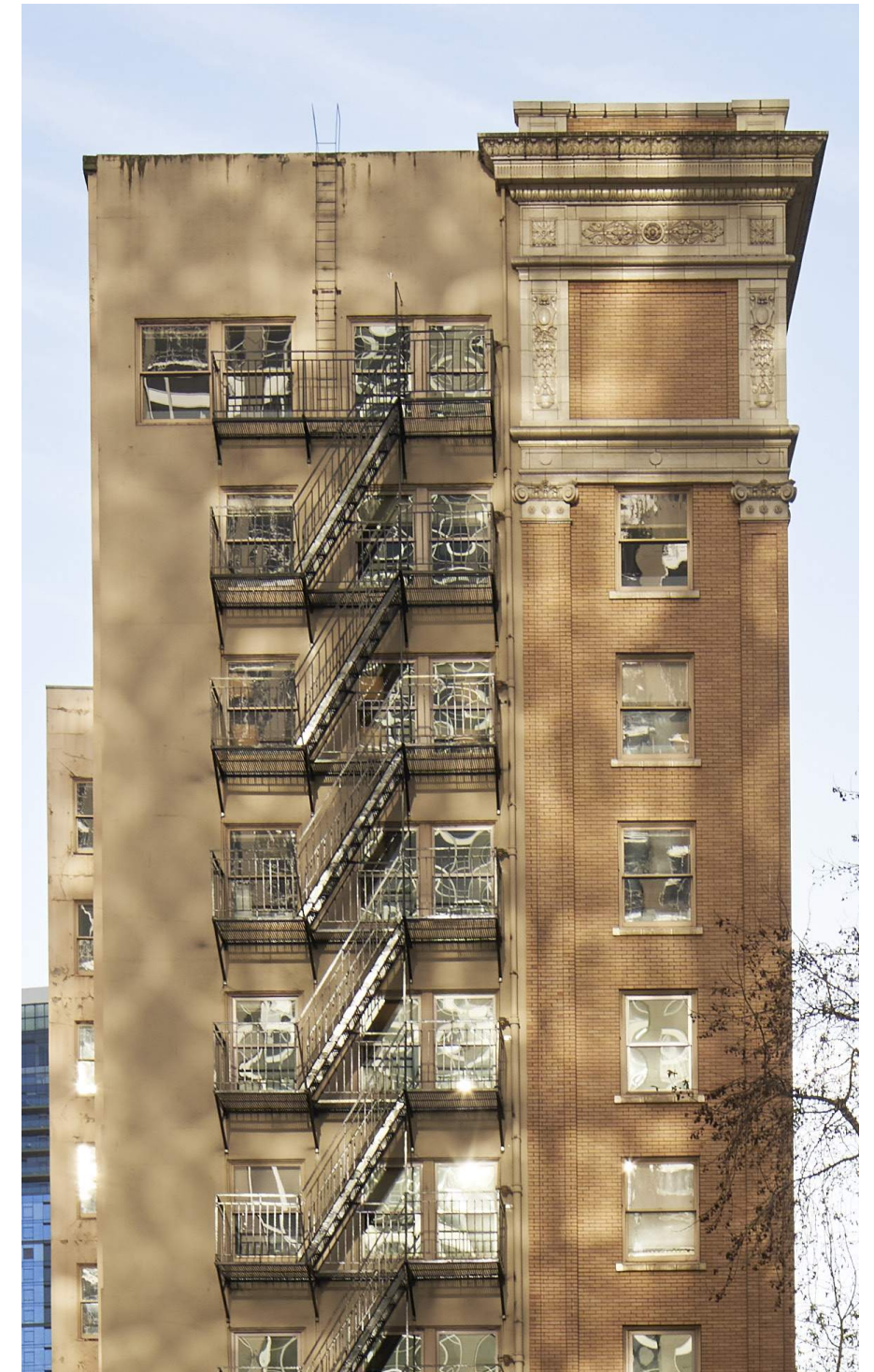
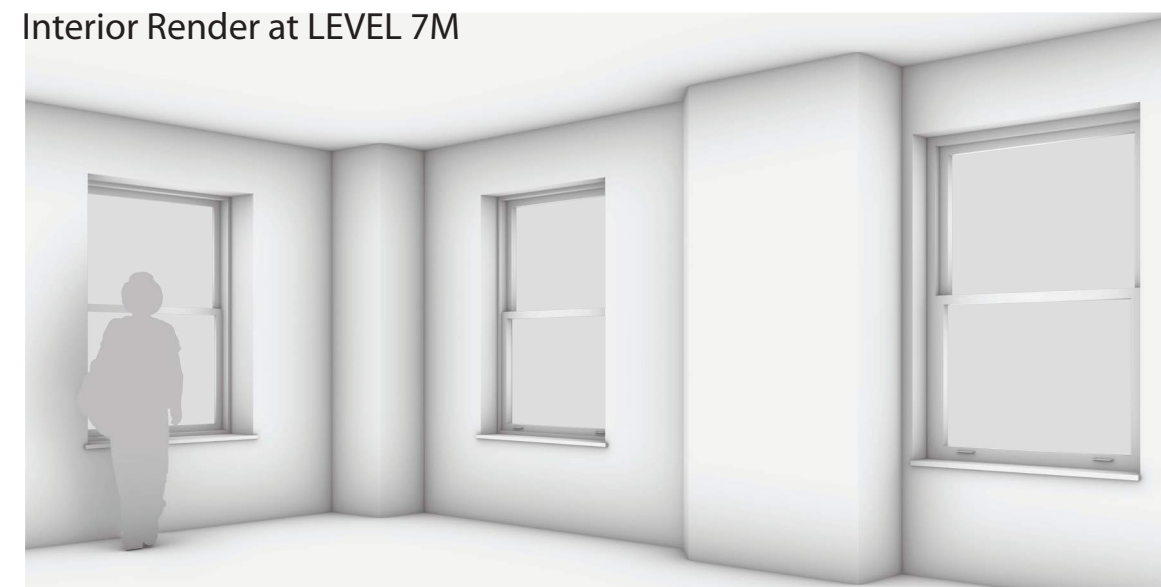
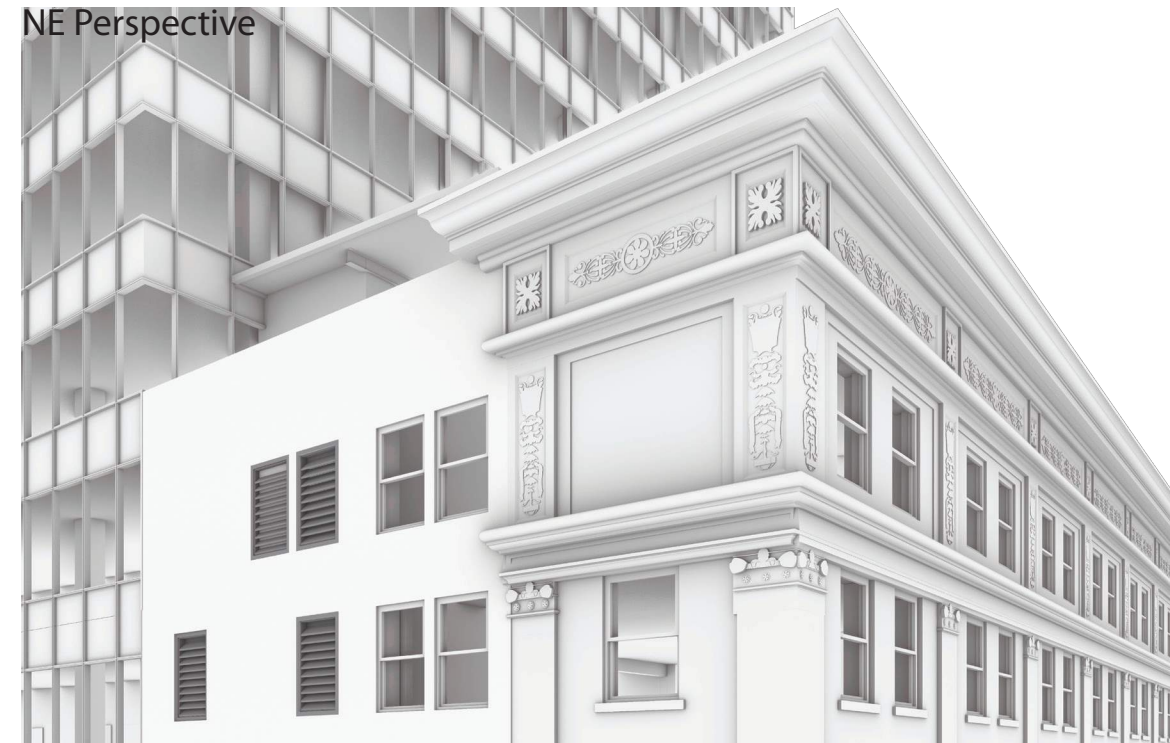
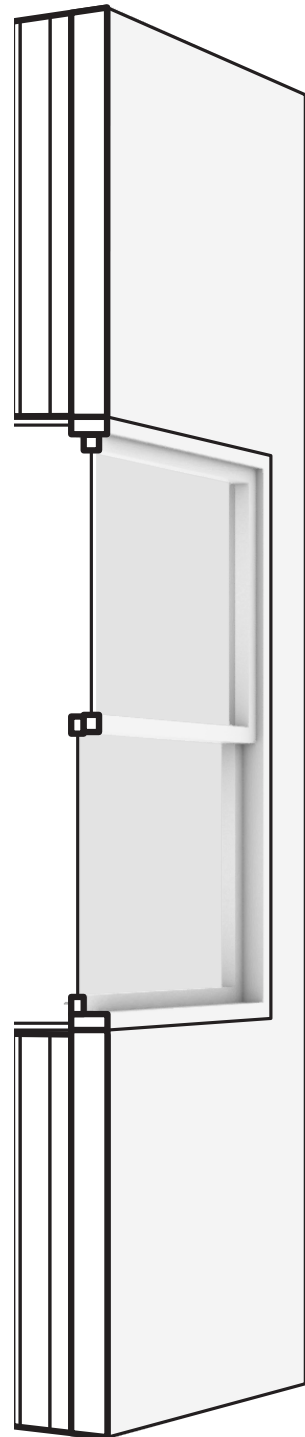
EXISTING FIRE ESCAPE TO BE REMOVED DUE TO SAFETY, STRUCTURAL AND SECURITY ISSUES.



NE corner (Stewart Street and Alley)

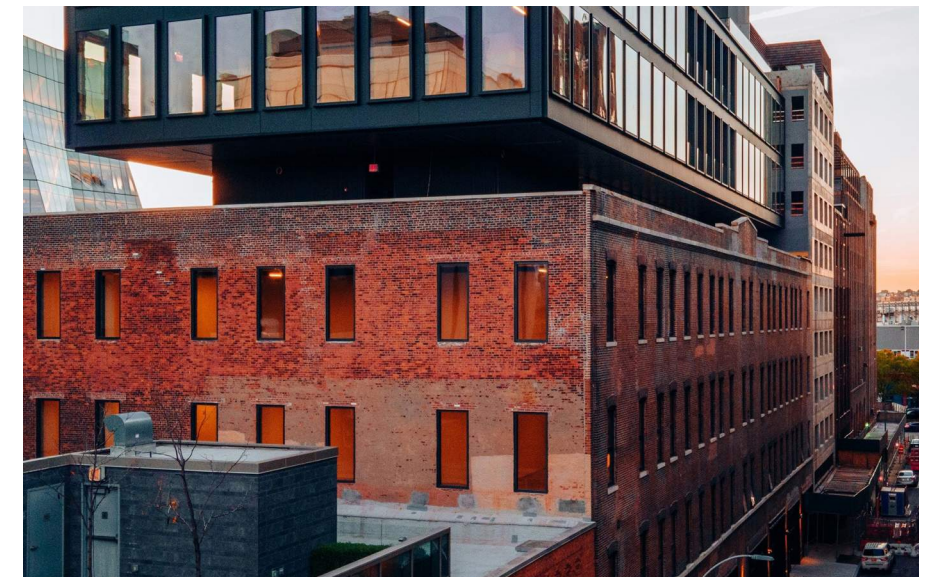
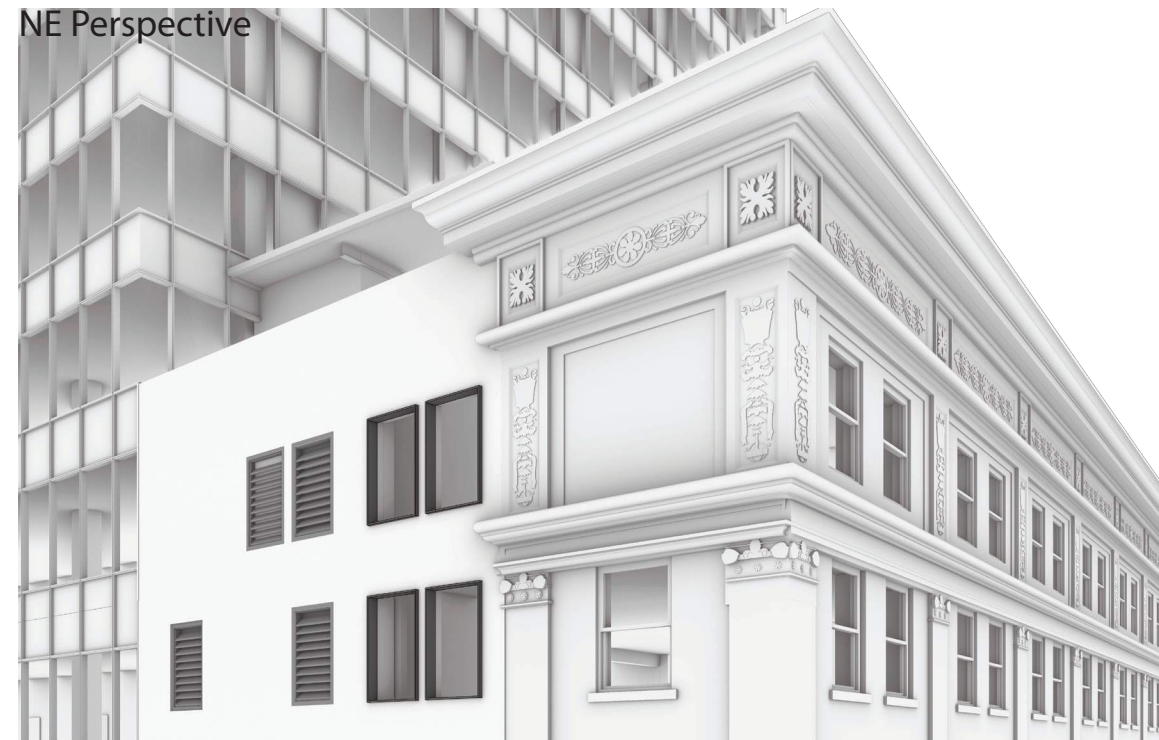
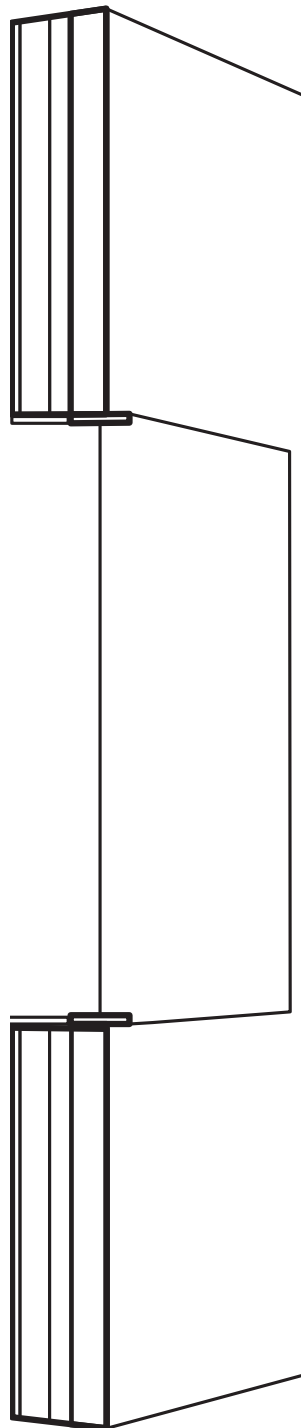
EAST FACADE ALLEY WINDOWS

EXISTING DOUBLE-HUNG WINDOWS



EAST FACADE ALLEY WINDOWS

PROPOSAL: New Fixed Glazing with projected frame, recessed glass

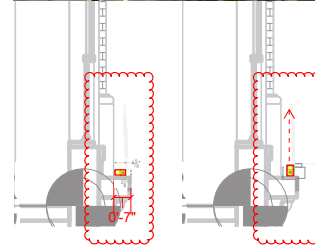
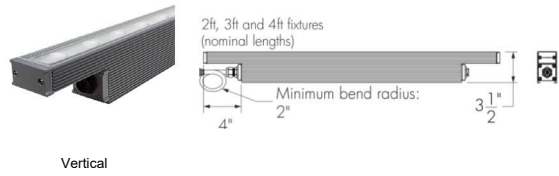
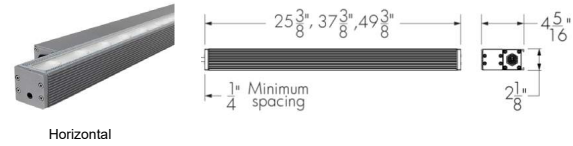


05 LIGHTING STRATEGY

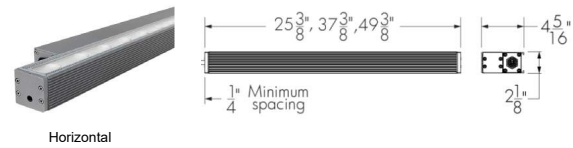
LLOYD FACADE LIGHTING PROPOSAL

Linear Uplight + Continuous Grazer Uplight + Inground Uplight

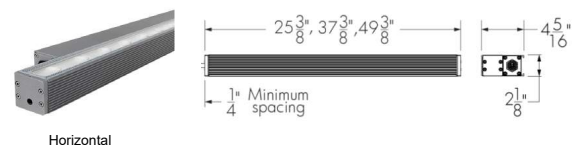
FH2: Lumenpulse/ 2'-0" Length/ 10x10 deg/ 5W/lf / 3000K



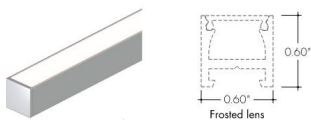
FH2a: Lumenpulse/ 2'-0" Length/ 10x10 deg/ 15W/lf / 3000K



FH2b: Lumenpulse/Continuous Run/ 10x10 deg/ 5W/lf / 3000K



FH3: Luminii Continuous run linear/ Frosted lens/ 2.8W/lf/3000K



FH4: Erco Inground Uplight/ 16deg/6W/ 3000K

