

1818 6TH AVE

HISTORIC LLOYD BUILDING

DRAFT

Landmarks Preservation Board

ARC Briefing Packet 04

September 21, 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:

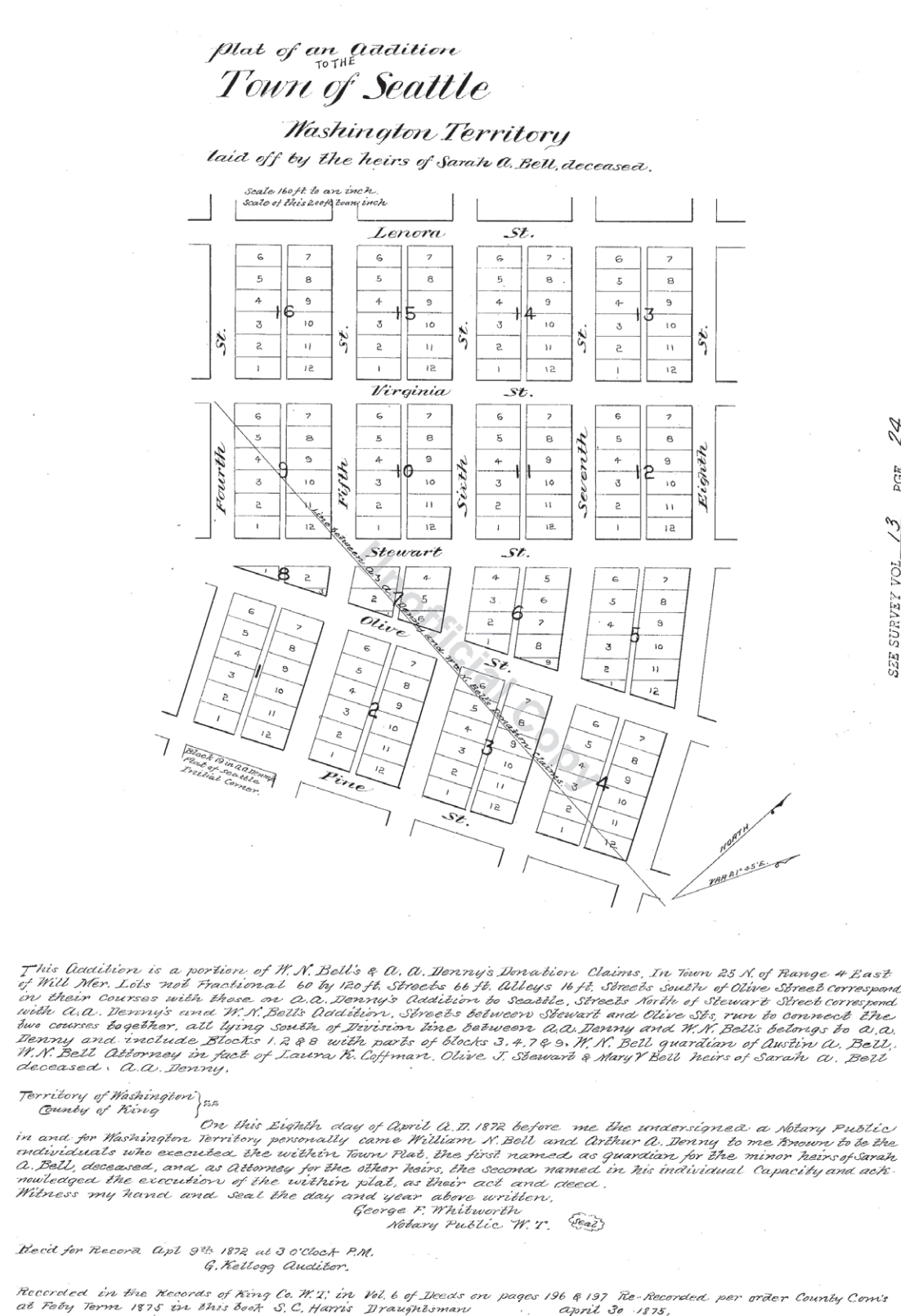
The site is within the original land claim of W.N. Bell, which was incorporated into the Town of Seattle as the Heirs of Sarah A. Bell Addition, according to the plat thereof recorded in volume 13 of plats, page 24 in King County, Washington. The parcels are located in Plat Block 6. This project will 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)



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 [sent via electronic mail]
c/o Abby Weber
Seattle Department of Construction and Inspections
700 5th Ave, Suite 2000
Seattle, WA 98104

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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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.

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

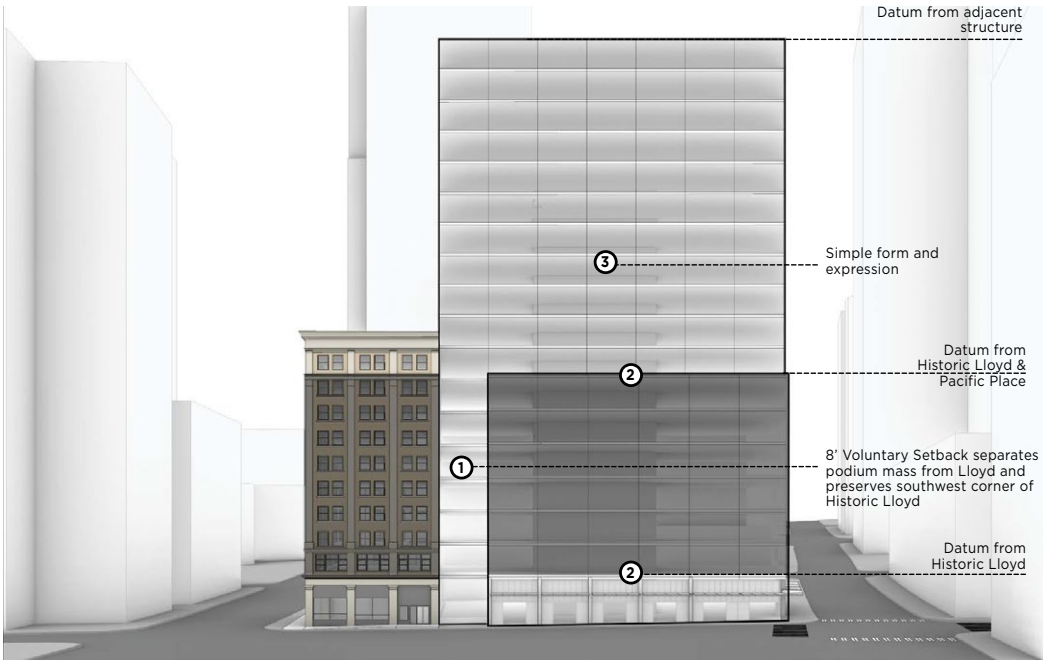
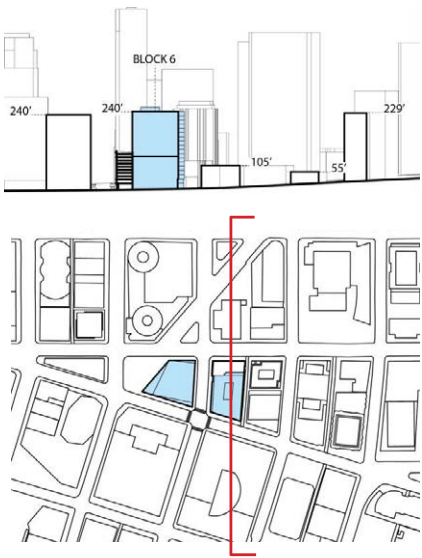
SUMMARY OF LANDMARKS ARC FEEDBACK

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

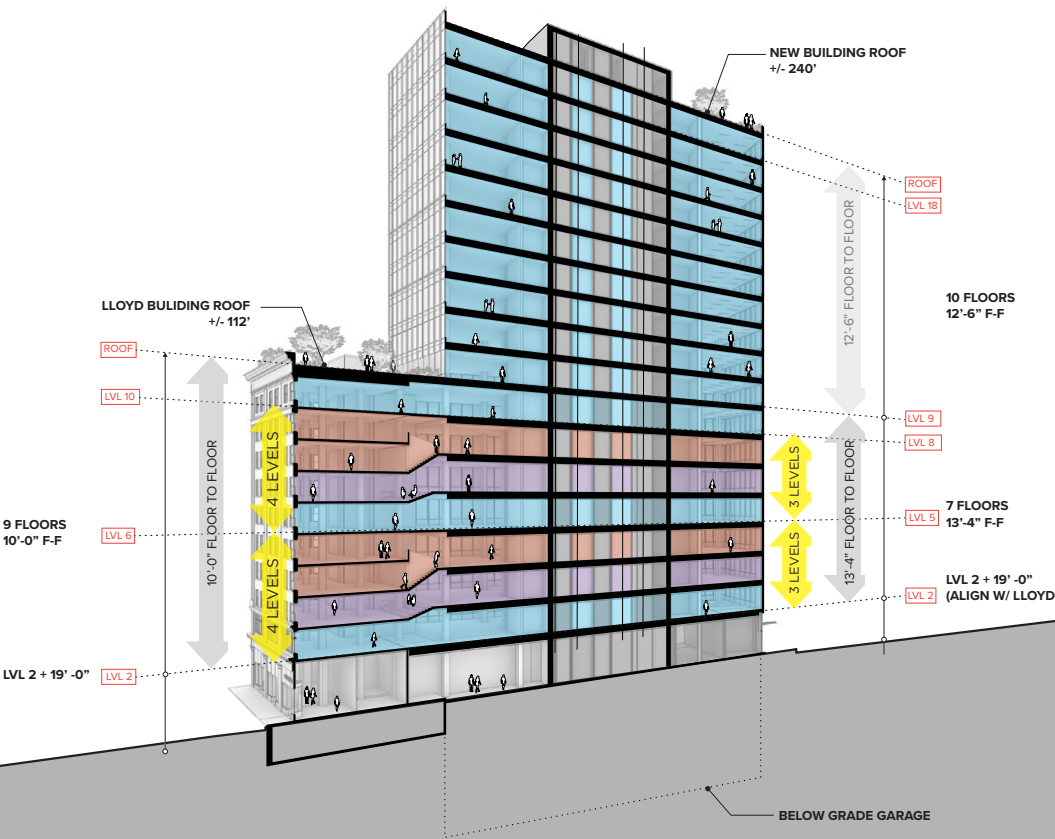
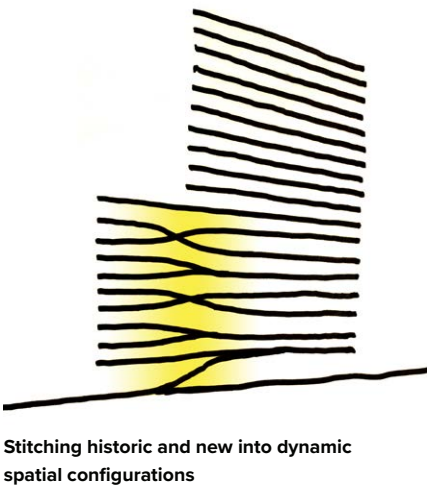


Meeting 02

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 tower expression



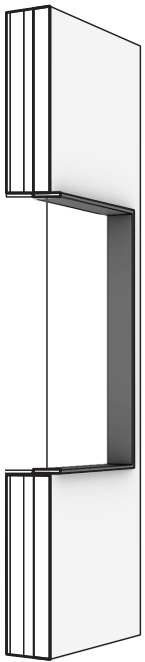
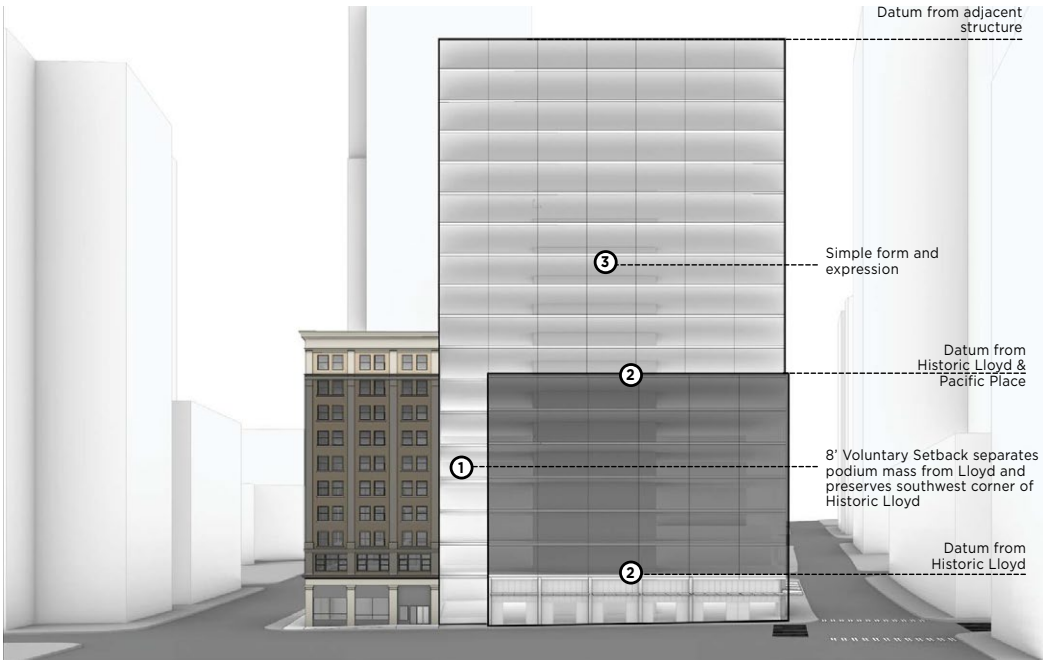
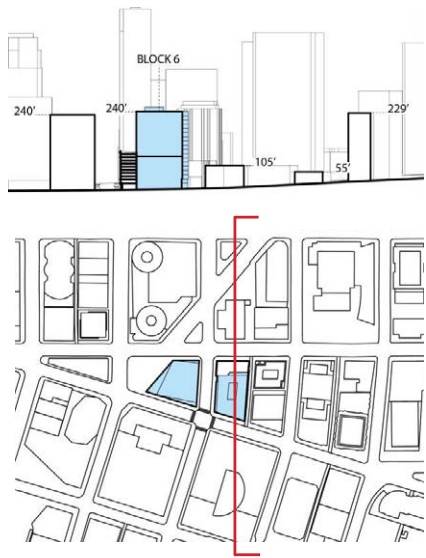
SUMMARY OF LANDMARKS ARC FEEDBACK

Meeting 03

June 10, 2022

LANDMARKS ARC FEEDBACK:

- Like the idea of using the non-primary façade as a buffer between old and new
- Melrose Building is a great precedent to use for the storefront and windows
- Fantastic proposal for a new tower that retains historic character. Not like all the other glass towers going up.
- Strong support for the modern intervention in the non-primary façade. Seems like the perfect location for new vents
- Strongly supports using wood at the storefront level and upper windows. Makes sense to replace the existing storefront with an improved, consistent streetlevel using wood.
- Very pleased to see the progress, it going in a great direction from a historic preservation standpoint.
- Strongly supports using wood at the storefront level and creating unity around the building. Common feature of Pioneer Place historic storefronts as well.



LANDMARKS BOARD TOPICS

TOPIC	DESCRIPTION	INPUT RECEIVED	DATE PRESENTED	BOARD SUPPORT
Project massing	Project introduction including PCD massing options, general height, bulk and project form	Board supports proposed FAR distribution between blocks Board supports proposed height and scale relationship between Lloyd Building and new tower Board supports idea of “gasket” between new and historic	05/14/21 (MTG 1)	Yes
Program & Structure	Structural relationship between historic & new- maintaining existing Lloyd Building superstructure. Spatial and functional relationship of building programs	Board supports maintaining the existing Lloyd superstructure with necessary seismic upgrades	10/29/21 (MTG 2)	Yes
Storefronts	Proposed storefront configurations, including reintroduction of historic transom glazing, wood materiality and potential signage locations	Board supports replacing all ground floor storefronts with new wood storefronts to match historic style	06/10/22 (MTG 3)	Yes
Non-primary Alley Facade	Proposed removal of existing windows in non-primary east facade and replacement with new fixed glazing and projecting metal liner. Treatment of non primary concrete wall as a simple gasket between new tower and the primary corner bay of east facade	Board supports treatment of non-primary east facade as a gasket with contemporary detailing of new fixed windows	06/10/22 (MTG 3)	Yes
Main Entry			September 2022 (MTG 4)	
Connection to Tower			September 2022 (MTG 4)	
Upper Windows	Proposed rehabilitation of upper windows to include removal of all vinyl inserts, new wood sashes to match historic profiles with new IGU’s		November 2022 (MTG 5)	
Lighting	General lighting approach presented including in ground up lighting at sidewalk, up lighting at base, body and capital of historic facade on North and West facades	Board indicated initial support for lighting approach but requested further information and details of the potential impacts this will have to the historic facade (conduit routing etc..)	06/10/22 (MTG 3) / Jan 2023 (MTG 6)	Pending, further info
Signage	General signage approach at typical retail alcove presented including steel plate ledge at bottom of transom beam with steel cut lettering and steel plate soffit extending back the full depth of the alcove	Board did not raise any concerns with proposed signage. Design team to return with more detailed information at future meeting	06/10/22 (MTG 3)/ Jan 2023 (MTG 6)	Pending, further info
Exterior Finishes			Jan 2023 (MTG 6)	
Rooftop & Canopy				
Final Recommendation				

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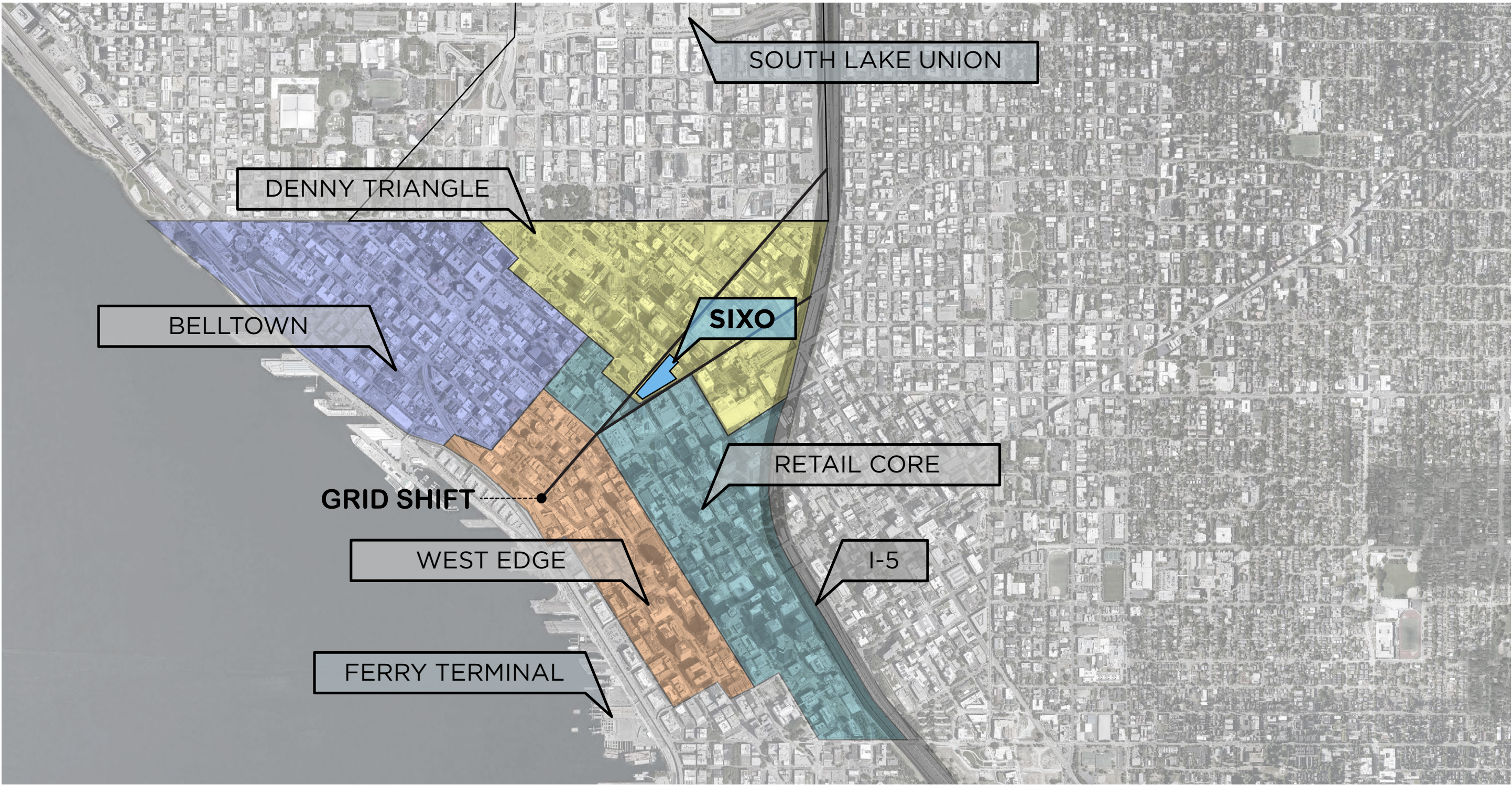
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01

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

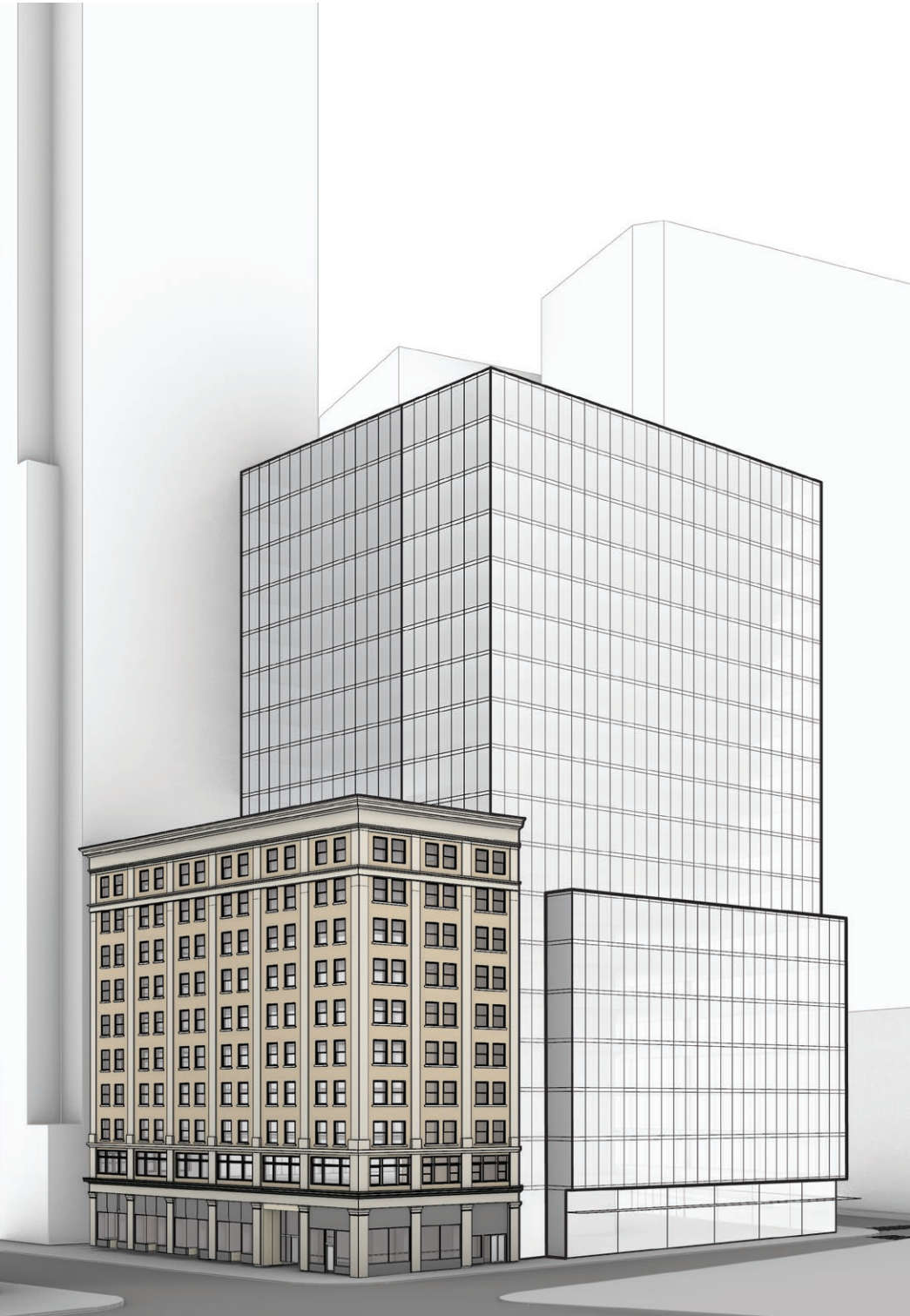


Ground level retail on 6th Ave.

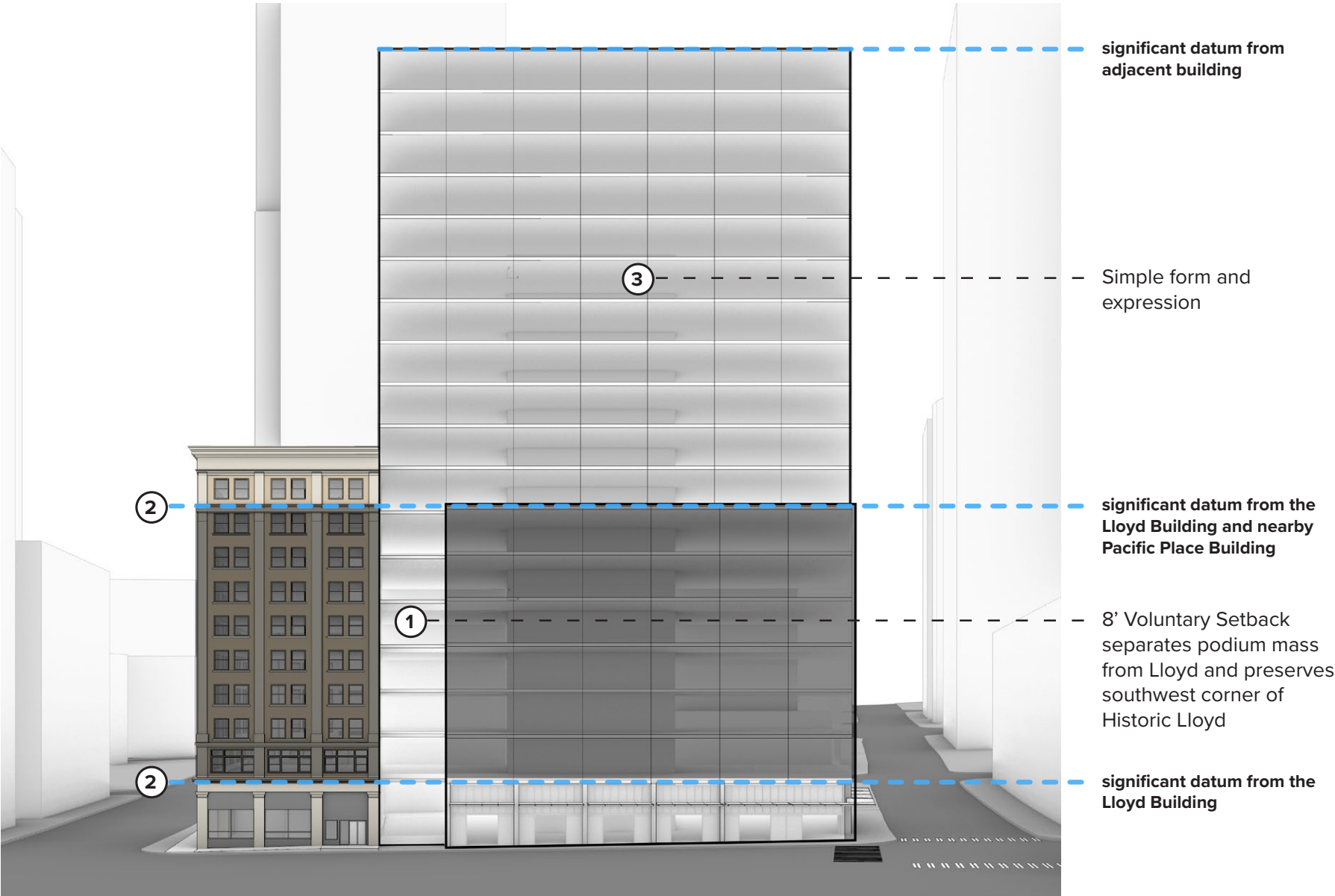
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GASKET ARTICULATION

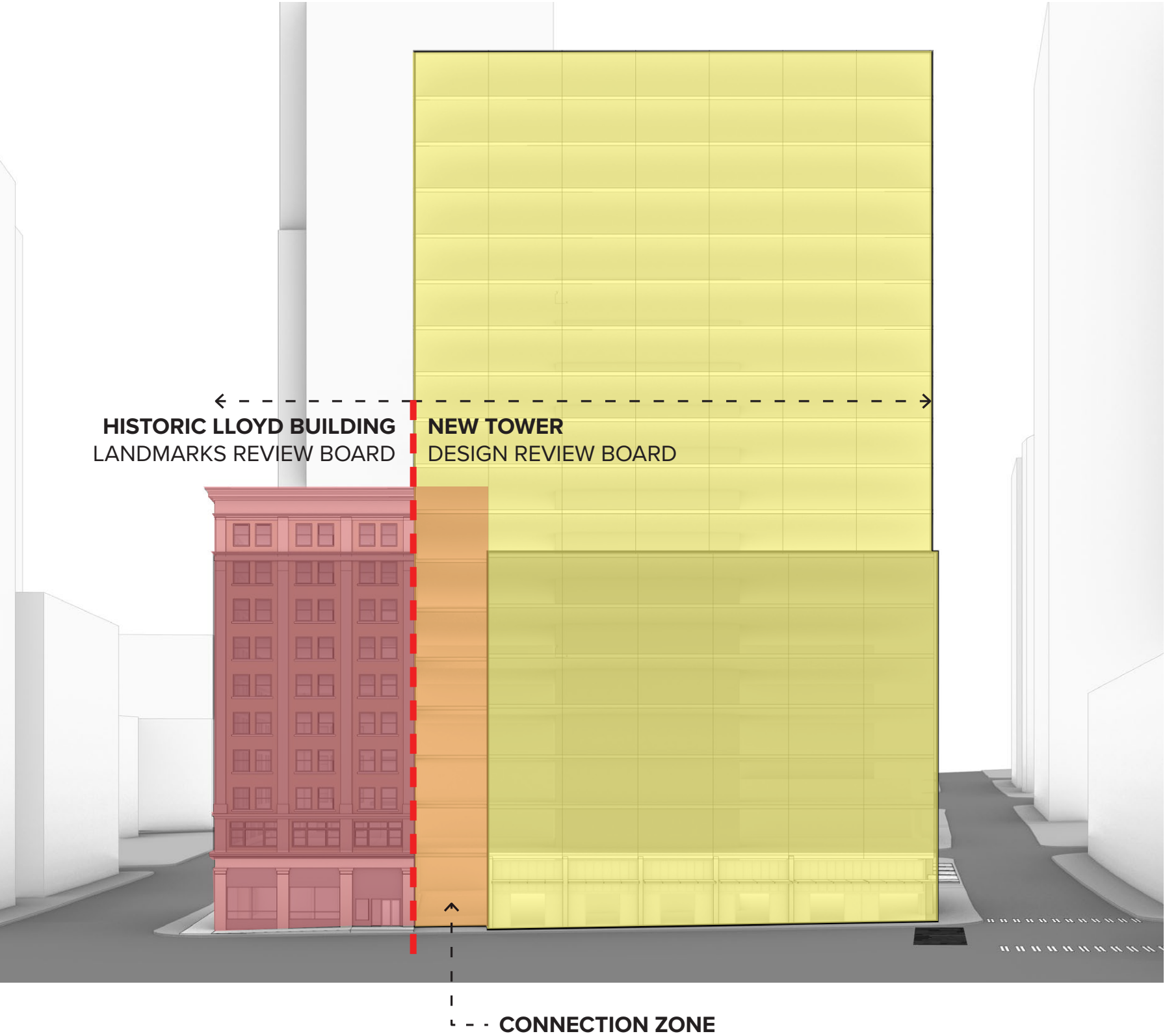
GASKET



- ① Recessed separation between New and Old
- ② Podium height responds to Lloyd facade datum and scale of adjacent context buildings (Pacific Place)
- ③ Simple form and expression respectful of Lloyd, allowing Lloyd to be the focal point of the development



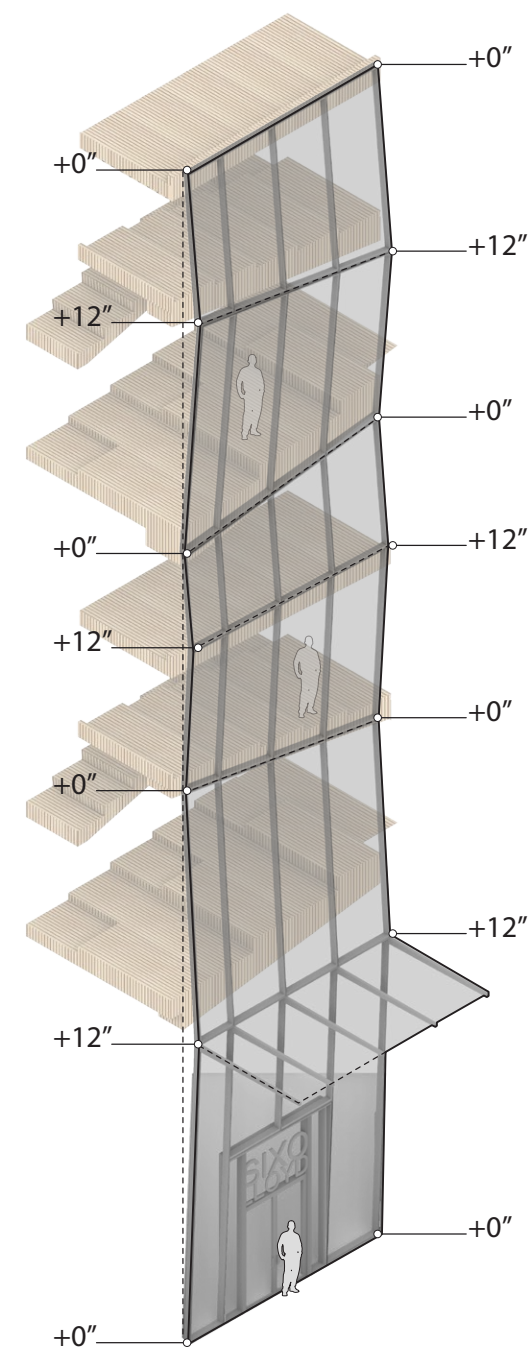
GASKET



GASKET STUDY: FACETED SKIN



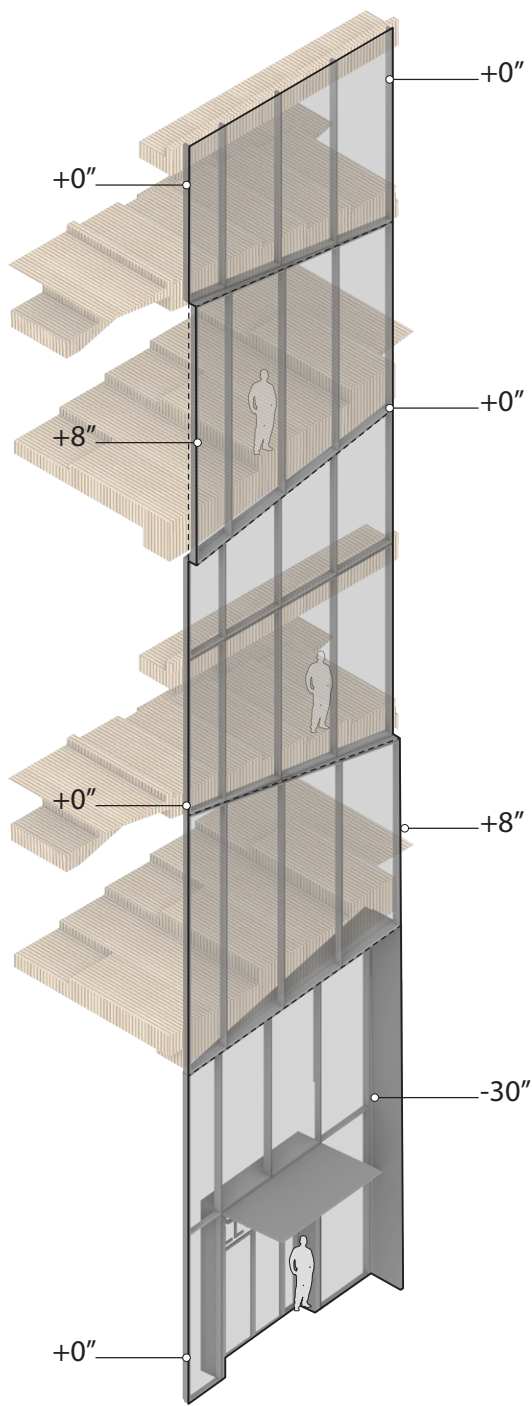
GASKET STUDY: FACETED SKIN



GASKET STUDY: SHIFTED PLANES



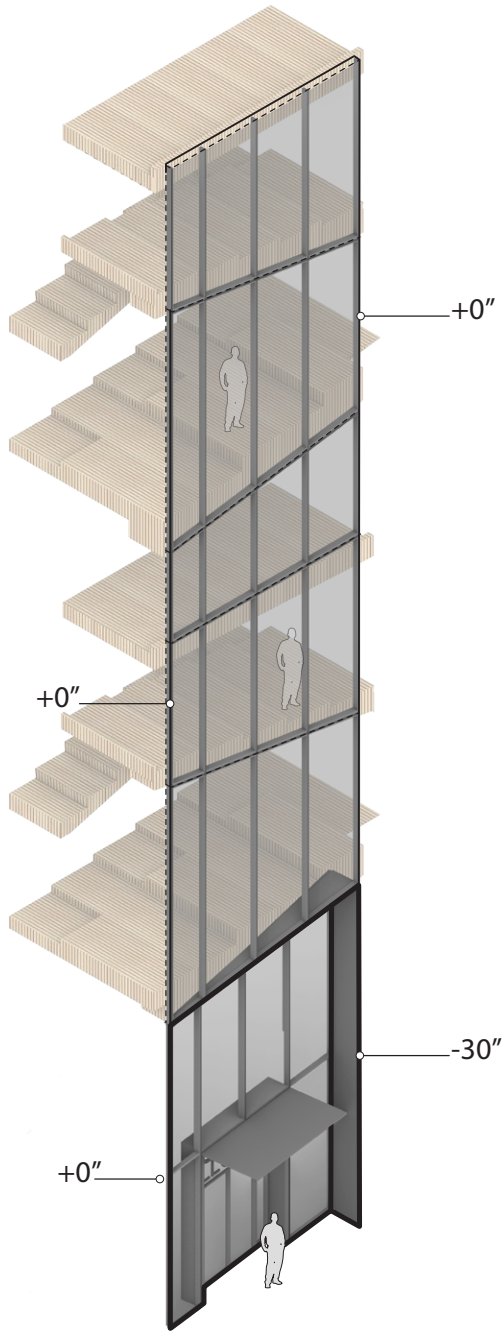
GASKET STUDY: SHIFTED PLANES

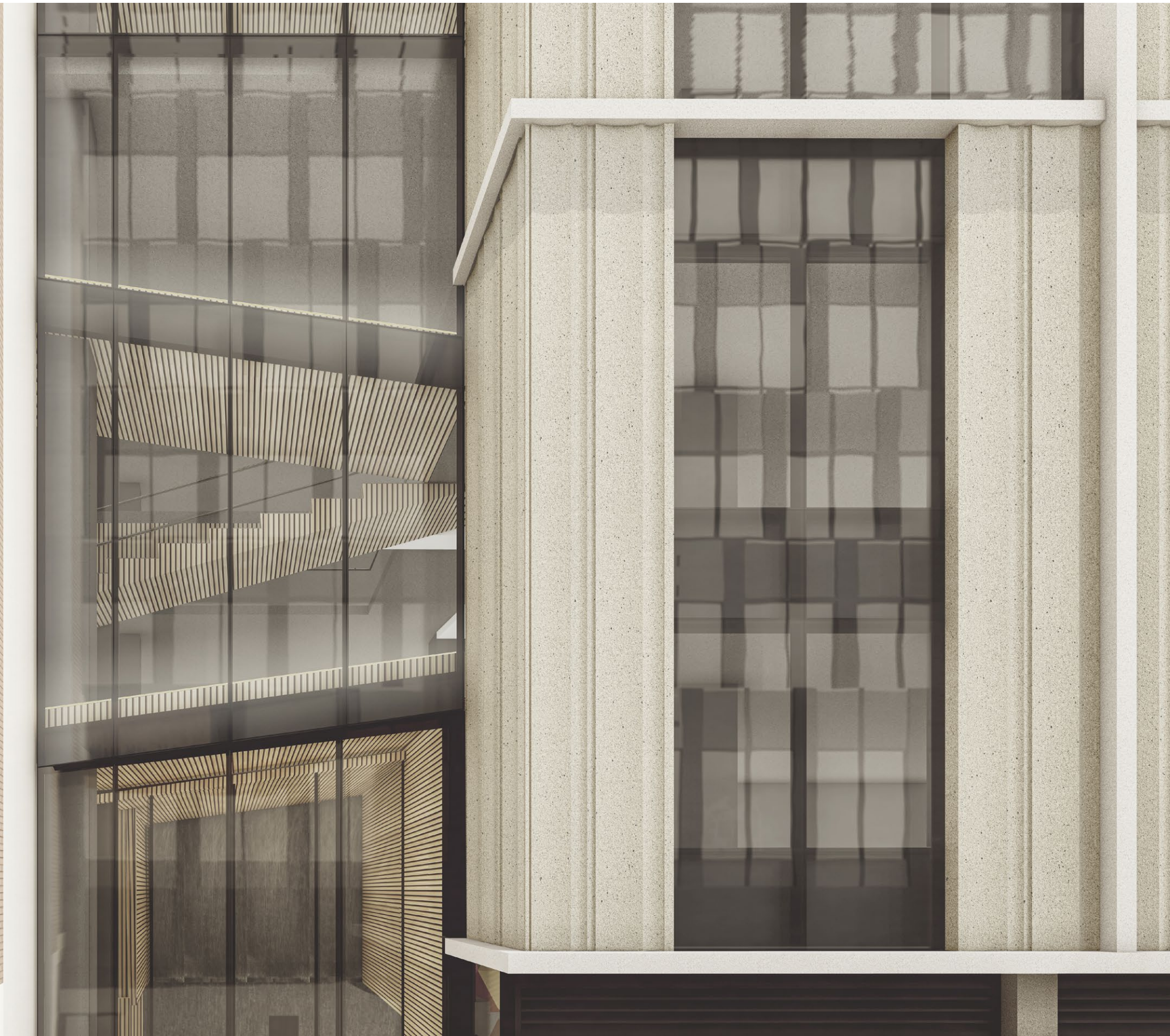


GASKET STUDY: TRANSPARENT PLANAR SURFACE
PREFERRED



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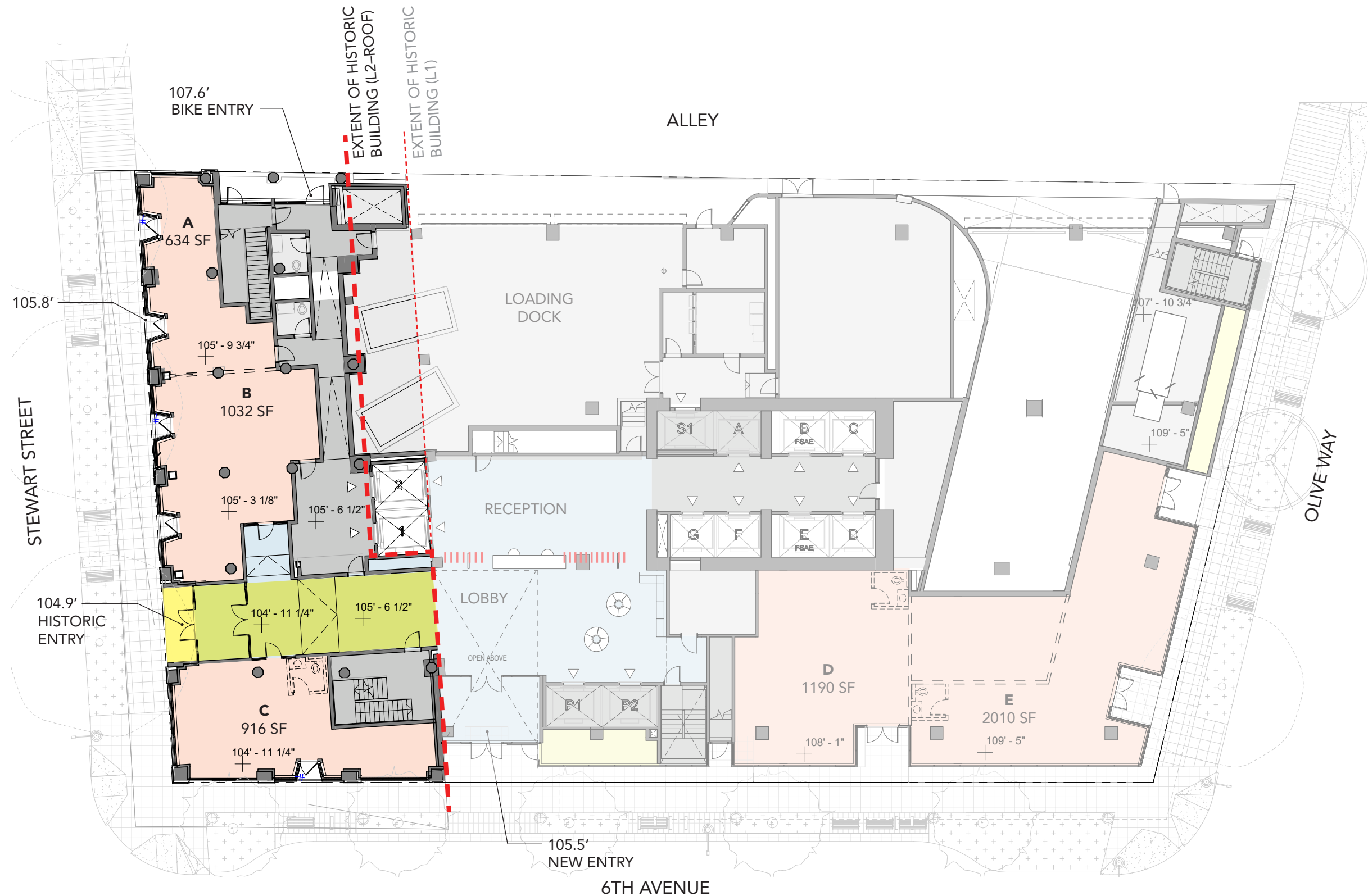




03

STEWART STREET LOBBY ENTRANCE

GROUND FLOOR PLAN



N
GROUND FLOOR PLAN

Legend

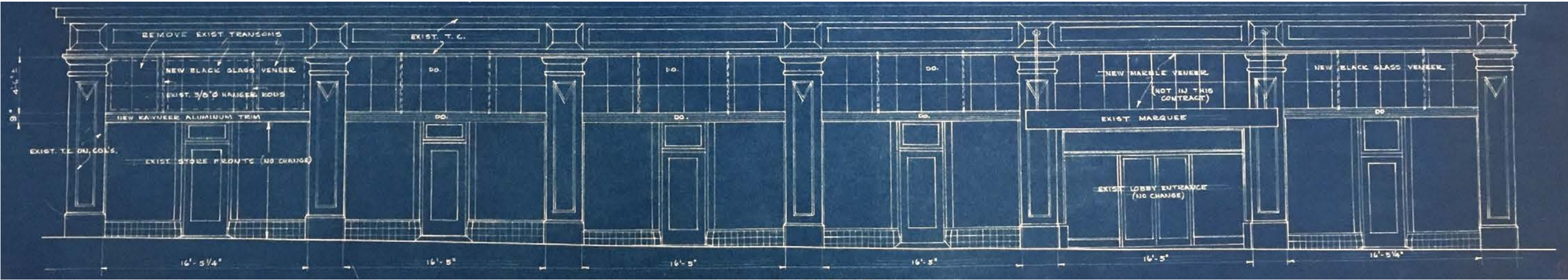
- Office Lobby
- Retail
- Display
- Loading Dock / Security Office / MEP
- Core & Corridors

PREVIOUS ALTERATIONS

STEWART ST. STOREFRONTS



1926



1952

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



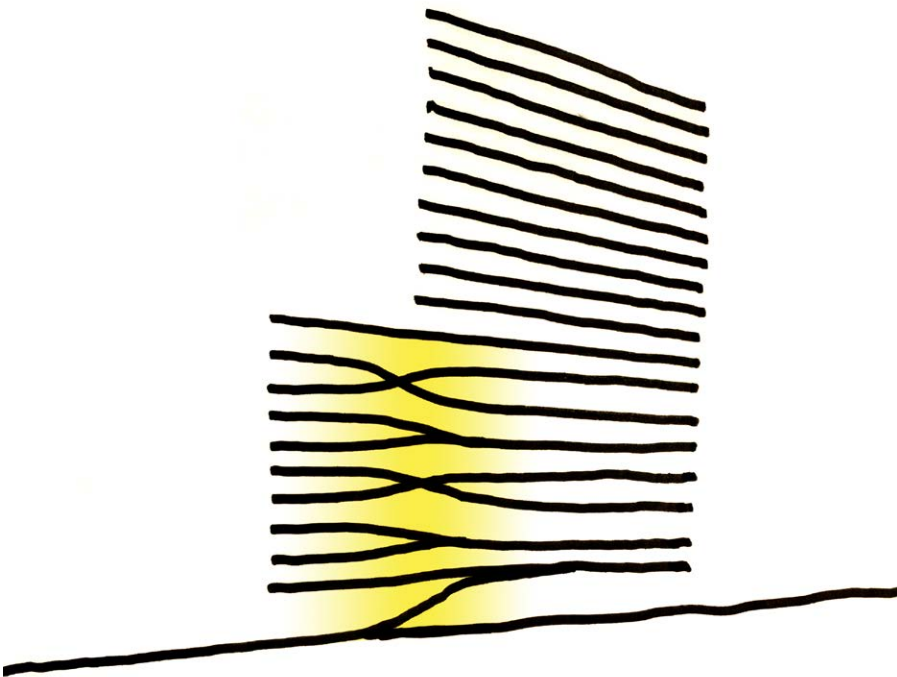
1991

- Bronze storefront REMOVED
- Aluminum storefront introduced

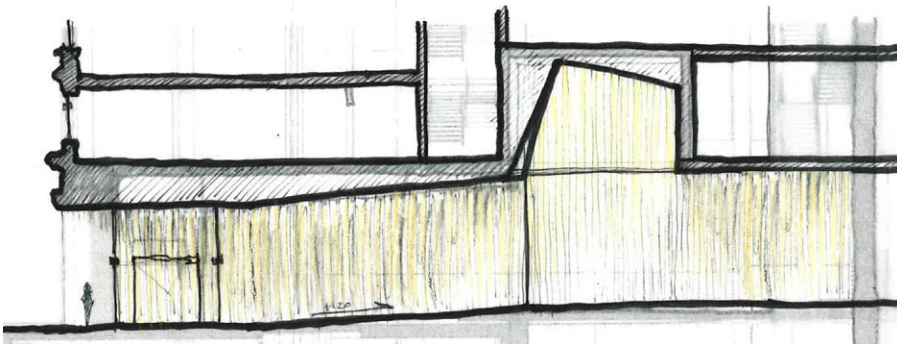
EXISTING CONDITION
STEWART ST. LOBBY ENTRANCE



LOBBY CONNECTIONS



Stitching historic and new into dynamic spatial configurations



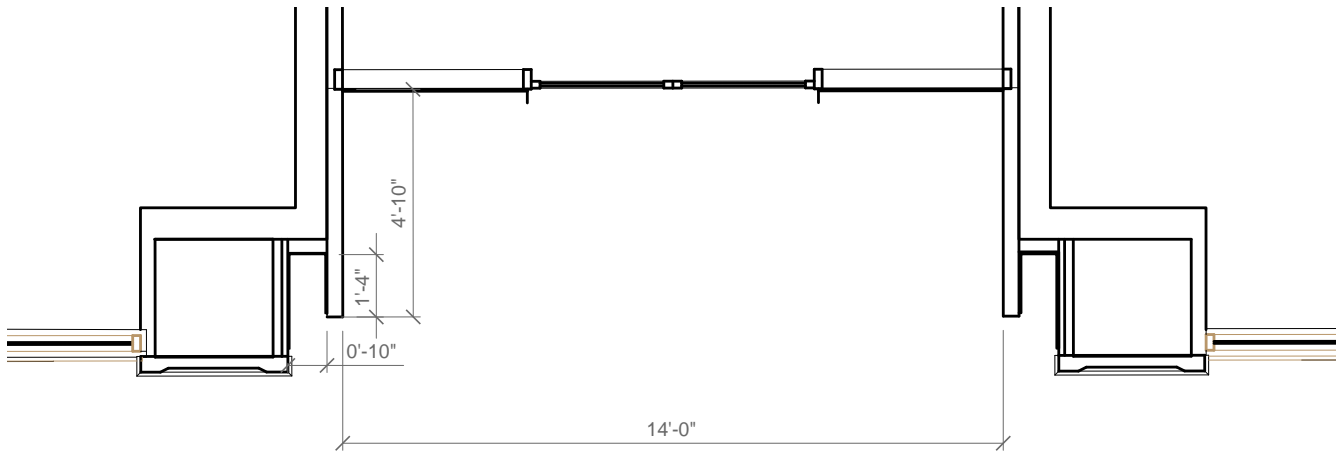
Grounding of spatial stitch at the combined lobby



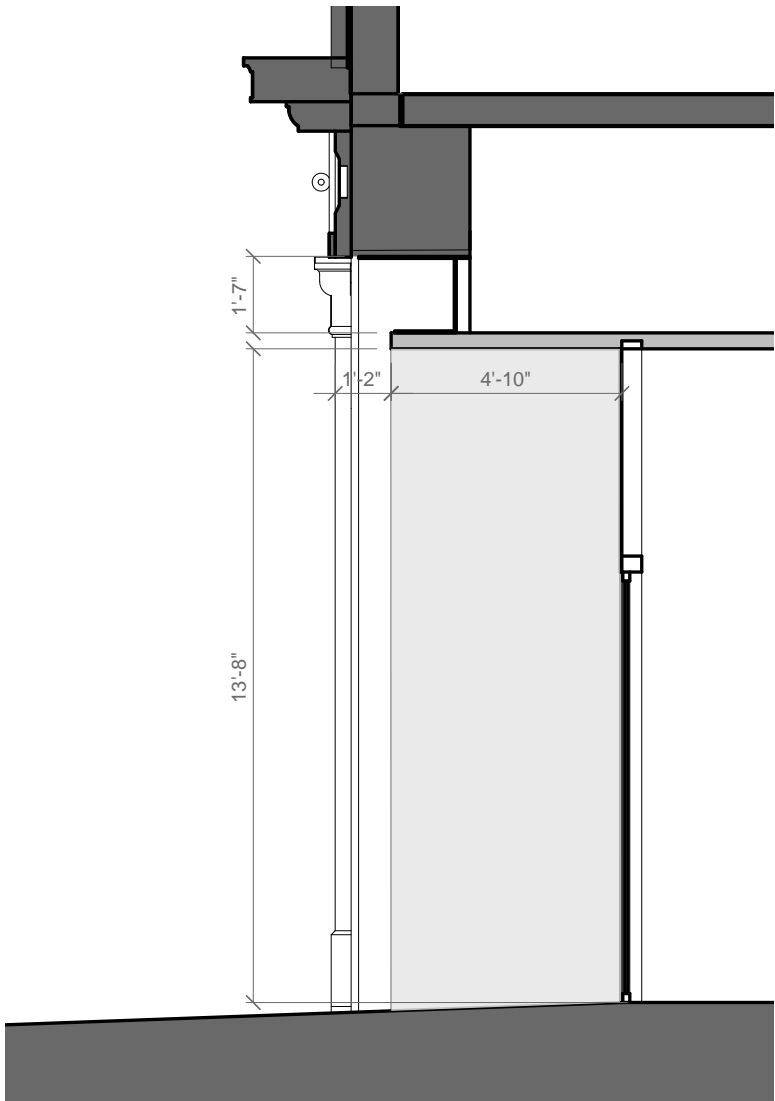
STEWART ST. LOBBY ENTRANCE

REVEAL BETWEEN HISTORIC AND NEW

- Remove red granite from entry bay
- Introduction of “reveal” in position of red granite
- Portal extends from main lobby out to vestibule
- New metal storefront to match Sixth Ave. lobby entrance
- New space, indicates the combined lobby



Plan at Lloyd Entry

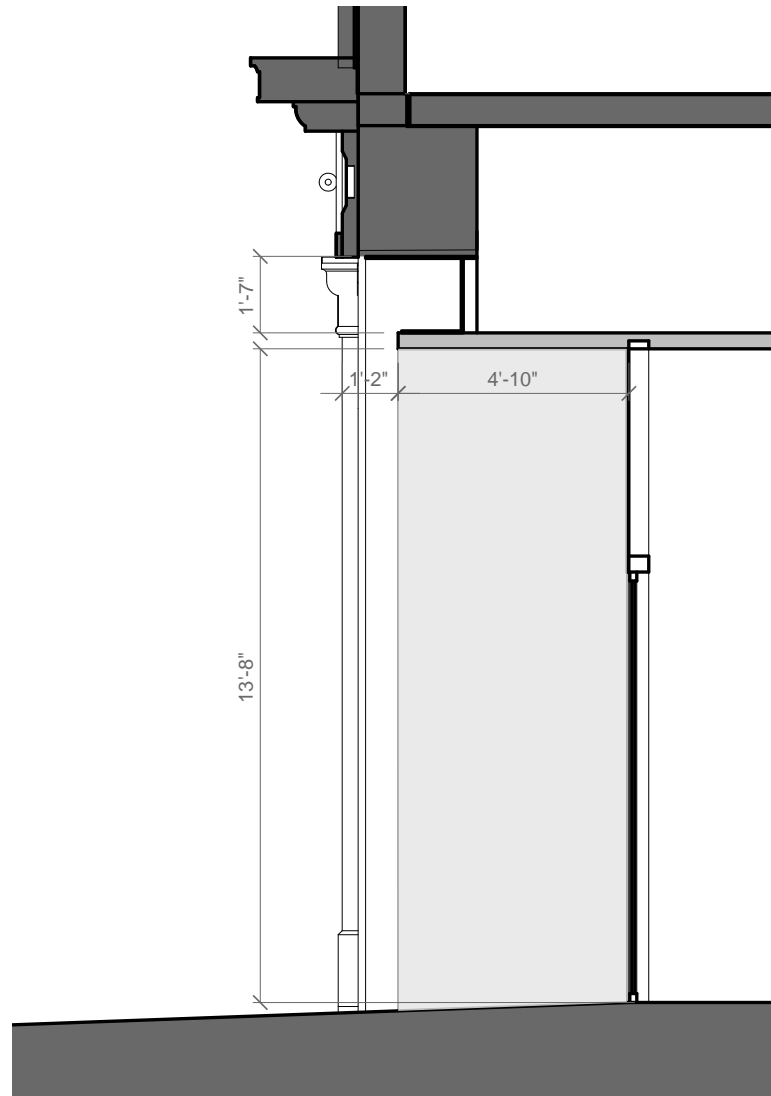


*Retail storefront materiality to be reviewed at a later date

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LOBBY ENTRANCES



STEWART ST. LOBBY ENTRANCE



SIXTH AVE. LOBBY ENTRANCE

WEATHER PROTECTION REQUIREMENT

- Section 23.49.018 of the Seattle Land Use Code requires continuous overhead weather protection along the entire street frontage of a lot.
Overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall or must extend to a line two (2) feet from the curb line, whichever is less.



NORTH ELEVATION
STEWART STREET



WEST ELEVATION
SIXTH AVENUE