

ONE YESLER BUILDING

mini

PIONEER SQUARE PRESERVATION BOARD BRIEFING PRELIMINARY DESIGN REVIEW APRIL 5, 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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01 - Historical Context and Preservation



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:

- 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:

- 5. Incorporate a modest 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 old and be compatible scale 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 "Hypen" 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 unimpaired.
- 8. Provide increased vitality in the district through employment with expanded office and a residential use on upper floors.





HISTORIC CONTEXT





PIONEER SQUARE HISTORIC PHOTOS



02 - Historic Preservation of the One Yesler Building





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 and following re-platting and regrading of the streets along the waterfront





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.







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.







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.







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)
- Relocation of main entry. Canopy removed by previous tenant. 2
- 3 Removal of security bars at all ground level glazing
- Removal on non-original (1966) brick infill and loading doors on secondary facade along Alaskan Way 4





RECENT HISTORY - ONE YESLER ALTERATIONS

List of Improvements:

- Replacement of west parapet replacement (2001-02) 1
- Relocation of main entry and new canopy (2016) 2
- New Exterior lighting (2016) 3
- New planter boxes at arch windows (2016) 4
- 5 Replacement of glazing with energy efficient IGUs, to match original historic glazing design. (2016)
- Removal on non-original (1966) brick infill and loading doors. 6 Replaced with glazing similar to 1916 glazing. (2016)







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.

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









03 - SITE ANALYSIS



NEIGHBORHOOD CONTEXT





ARCHITECTURAL SITE PLAN: CURRENT USE AND PLANNED USE



ARCHITECTURAL SITE PLAN: CURRENT USE AND PLANNED USE





Required code upgrades for a URM Building include:

- 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.



04 - PRELIMINARY MASSING STUDIES



SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS ZONING CRITERIA

-	
Genera	

- 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 23.66.155 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 No FAR base and max in PSM FAR 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	

		Street for lines and have	e street-lacing lacades that abut street lo
		lines for the full width of portions of a structure that are up to 100	
		feet in height.	
26.6	0A.450	SHORELINE SETBACK	Shoreline setback of 25 feet from OHW
		is required.	
PSP	B VII	SETBACKS Upper level s	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.







SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS ZONING CRITERIA

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	t
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
	we all Grant in the state of the large tradition of the structure of
	modifications, and uses shall be located, designed, constructed
	and managed to achieve no net loss of ecological functions.

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

- 1) "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

- "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."
 - It must be determined whether a historic building can A) 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

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

Addition must be differentiated. Suggested "limiting removal of historic V) 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

- "A new addition should always be subordinate to the historic buildings; VI) 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:"
 - "Incorporate a small-scale hyphen to physically separate the two a) 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"
 - Use the same color range when selecting materials. c)
 - 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

If the site is on an adjacent vacant lot, then "reading the addition as a VIII) 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 façade of the historic building"
- X) Visible rooftop additions should be set back "at least one full bay" from the plane of the façade 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"

unimpaired."

KEY TERMS

10.

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."

Hyphen the old and new".

Subordinate

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)

"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

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

Otherwise known as a "connector", providing a "physical link while visually separating

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



PRELIMINARY MASSING STUDIES ADJACENT SCALE: ALASKAN



Zone: PSM 100/100-130

Zone: PSM 100/100-120





PRELIMINARY MASSING STUDIES ADJACENT SCALE: YESLER WAY





PRELIMINARY MASSING STUDIES **URBAN HYPHEN**

Preservation Brief 14: Exterior Additions to 6 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."
 - A "Hyphen" or "connector" is another means of providing a b) physical link







PRELIMINARY MASSING STUDIES **OVERALL PROPORTIONS**



PRIMARY ELEVATION

Yesler Way



PRELIMINARY MASSING STUDIES HORIZONTAL PROPORTIONS



PRIMARY ELEVATION

Vacant Side Lot

Alaskan Way

PRIMARY ELEVATION Yesler Way





PRELIMINARY MASSING STUDIES **FENESTRATION LINES**



PRIMARY ELEVATION

Yesler Way





OPTION 1: FULL SITE - AS ALLOWED BY ZONING

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"







OPTION 2: SIDE YARD INFILL ONLY

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"





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






PRELIMINARY MASSING STUDIES











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.



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:

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
09-109.5 Yesler Way 11 Yesler Way	1890		0.4	7,500	NN	Y NI	

INAL	dellaton	the second second second second	Address	109	ler Way	
_	iddleton	Rapid Visual Screening		Downtow		98104
	itwet SW - Suite 200	of Seismically	Other Identifiers			
	shington 98204	Hazardous Buildings	No. Stories	3	Year Built	1890
h: 425 741			Inspector	ADF	Date	10.03.07
ax 425 741	1-3900	High Seismicity Area	Total Floor Area ((sq. ft)		,500
			Building Name		Merchants (Café
			Use			A STATE A
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000	UPANCY		RUCTURAL SCO	ODEC AND	HODIFIERS	
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lential	No. Persons:	BUILDING TYPE	W	<u>S1</u>	52	53	54	<u>C1</u>	52	C3/S5	PC1	PC2	RM	URM
mercial	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
1	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
trial	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
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
k		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
Bldg.	1	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
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
ric 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
onstructu	ral	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
ailing Haz	ard X	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
1		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
ATA CON	FIDENCE	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
= Estimal	ted, Subjective,	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
or Unre	eliable Data	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
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SEISMIC REHABILITATION





Structure Expressed on Exterior

Structure Not Visible to Exterior

REAR ELEVATION Vacant Side Lot







Infill Addition

REAR ELEVATION



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"
- Visible rooftop additions should be set back "at least one full bay" XIV) from the plane of the façade 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



100' Allowed Zoning Height



05 - New Construction Examples in Pioneer Square



Architectural Cues and Materials







Pioneer Square Examples Railspur Development





Pioneer Square Examples Weyerhauser Headquarters







Pioneer Square Examples 450 Alaskan - Hudson Pacific



Pioneer Square Examples Korn Walker Block







Architectural Examples of a "Hyphen" and "Connectors"

Preservation Brief 14: Exterior Additions to Historic Buildings

Hyphen

6

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











PIONEER SQUARE PRESERVATION BOARD: PRELIMINARY DESIGN REVIEW 1 YESLER WAY - APRIL 5, 2023

05 SUMMARY



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)







"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



