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JULY 29, 2025

LANDMARKS PRESERVATION BOARD BRIEFING
THE DOYLE BUILDING

119 Pine St, Seattle, WA 98101

PROJECT DESCRIPTION

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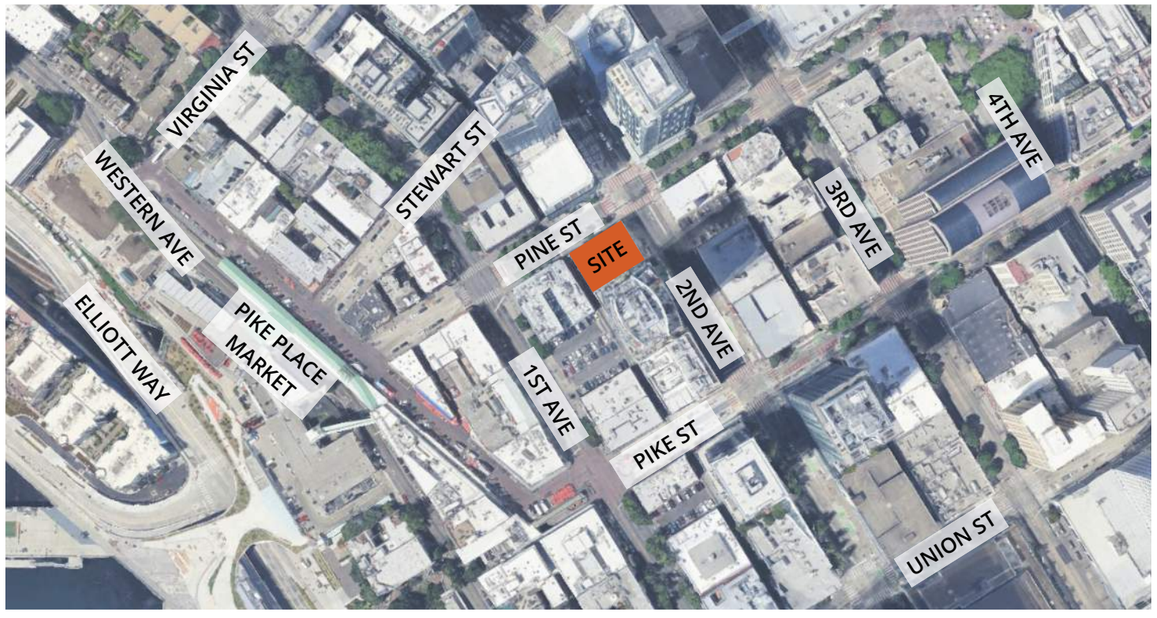
ADDRESS	119 Pine St, Seattle, WA 98101	
PARCEL NUMBER	197570-0605	
ZONE	Downtown Mixed Commercial DMC 240/290-440	
HISTORIC	Seattle Designated Landmark - Ordinance 113987	
PROJECT DESCRIPTION	The 2nd & Pine project at 119 Pine Street consists of the adaptive reuse of the 4-story Seattle designated landmark Doyle Building and the addition of 12 stories of mass timber to create a 16-story residential mixed-use building.	
SITE AREA	8,964 SF (0.21 Acres)	
BUILDING AREA	Existing:	51,794 SF
	Proposed:	150, 000 SF
HEIGHT	Existing:	55'-6"
	Proposed:	180'-0"
OCCUPANCY	Existing:	B (Office) & M (Retail)
	Proposed:	R-2 (Residential) & M (Retail)
CONSTRUCTION TYPE	Existing:	I-A (Concrete)
	Proposed:	IV-B (Mass Timber) over I-A (Concrete)

BUILDING OUTLOOK

The Doyle Building faces an uncertain future. The ground floor is occupied, but, like many downtown Pike/Pine area retail spaces, the owner has had to offer rent reductions to retain tenants. The three upper floors have an office occupancy of 50%, consistent with the depressed downtown office market. The economic future for a small historic office building is bleak.

The building faces continued degradation as a result of its low occupancy and economically infeasible rent. Currently there is a 40% office vacancy rate downtown, but even if a revival occurs, this building will be passed over for larger, newer structures that can provide the desired amenities, programming, and technologies.

The most promising path for the survival of the Doyle Building is the adaptive reuse of the existing landmark and a mass timber residential addition. Due to the small floor plate of the Doyle Building, a vertical addition is necessary to achieve project feasibility. Therefore, after considering demolition of the building, the applicant proposes a mass timber addition that will create an economically viable project and preservation of the historic facades designated as a landmark.



DOWNTOWN ACTIVATION AND OFFICE TO RESIDENTIAL CONVERSION

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The following are political initiatives in the City of Seattle and State of Washington that impact the project and address the following:

- **CRITICAL HOUSING SHORTAGES**
- **THE VITALITY OF DOWNTOWN**
- **PUBLIC SAFETY**

DESIGN REVIEW

The project is exempt from Design Review per the Downtown Activation Plan temporary provision as defined in SMC 23.41.004.E.3. (An approval letter confirming that the project meets this criteria was issued by SDCI on May 20, 2025.)

SEPA

The project is also exempt from SEPA review since it includes the development of residential housing units in a downtown zone (DMC 240/290-440), which meets the SEPA exemption requirements of SDCI Director's Rule 9-2023.

OFFICE TO RESIDENTIAL CONVERSION PROGRAM

Per SMC 5.75, an owner of an underutilized commercial property can obtain a sales and use tax deferral for the conversion of a commercial building to residential. These deferrals reduce upfront costs with the intention of advancing the Downtown Activation Plans and increasing the City's housing supply.

MASS TIMBER LEGISLATION

The recent Second Substitute House Bill 1183 (effective July 27, 2025) approved by the State of Washington includes modifications to land use regulations including bulk, density coverage, and setback limitations. Section 6 of this bill states that "a city or county planning under RCW 36.70A.040 may not require facade modulation or upper-level setbacks as a condition of permitting the following types of residential projects: (d) the conversion of existing buildings to housing or mixed-use development that includes housing or (f) mass timber construction."

ZONING

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TOWER SPACING

Per SMC 23.49.058.D.2, any tower above 160 feet tall must be separated from an existing tower by 60 feet at all points above 125 feet.

- Since the adjacent 1521 2nd Avenue tower is only 15 feet from the property line, the required setback would result in a floor area that is to small to accommodate residential units and is not required per SMC 23.49.058.D.6.e & f.

UPPER-LEVEL SETBACK

Per SMC 23.49.039, the project height can be increased from 160 feet to 170 feet with no setback requirements when an upper-level setback would prevent the floor area above 85 feet from achieving 7,500 square feet.

- An upper-level setback up to 170 feet is not required because of the floor area would be less than 7,500 SF.

HEIGHT LIMIT

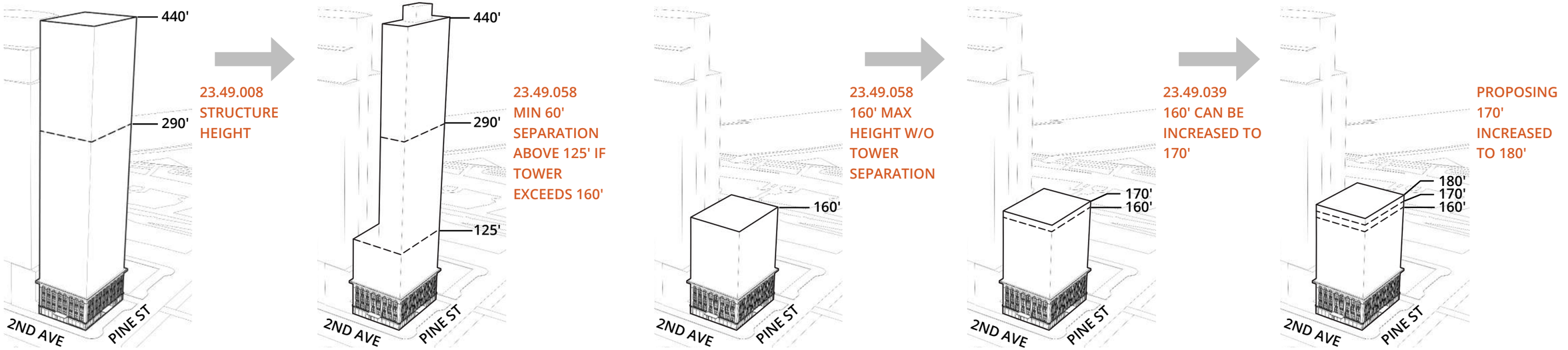
Per SMC 23.49.058.D.6, the project is requesting a modification to the tower spacing to allow 10 feet of additional height without a setback for a total project height of 180 feet.

- The rationale is based on the fact that a setback above 170 feet would decrease the number of residential units, contradicting the City's goal of promoting residential development downtown.

FAÇADE MODULATION

Per SMC 23.49.058 Table A, the maximum length of an unmodulated façade is 125 feet, if the building is more than 160 feet but less than 240 feet tall.

- The proposed 180 feet tall project with a maximum façade width of 108 feet does not require façade modulation.



RESIDENTIAL HEIGHT

RESIDENTIAL HEIGHT W/ TOWER SEPARATION

RESIDENTIAL MAX HEIGHT W/O TOWER SEPARATION

RESIDENTIAL MAX HEIGHT W/ DEVELOPMENT MODIFICATION

PROPOSED BUILDING HEIGHT

HISTORIC TIMELINE

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1880 1890 1900 1910 1920 1930 1940 1950 1960 1970 1980 1990 2000 2010 2020

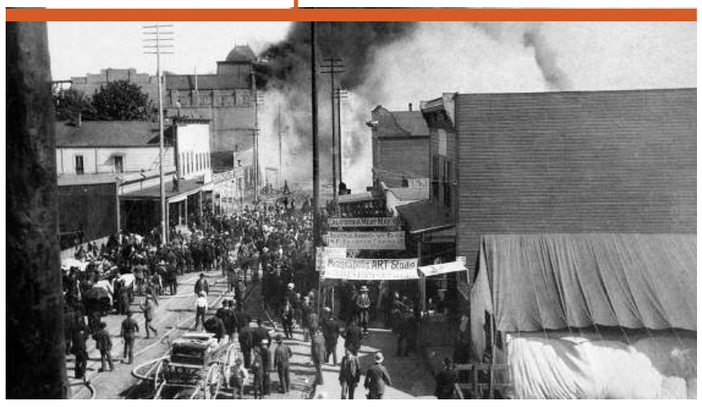
1877
A.E. Doyle (1877-1928) is born in Santa Cruz, CA. In 1906, he opens his architectural practice in Portland, OR.

1901
J. S. Graham purchases the site at 2nd Avenue and Pine Street.

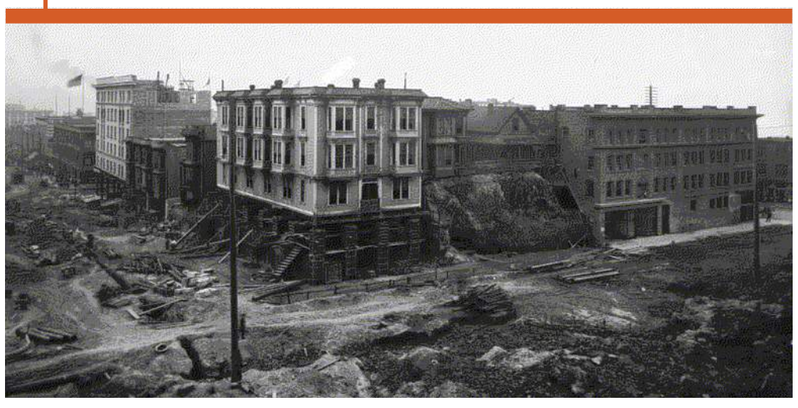
1919 - 1920
Construction of the J. S. Graham Building. Originally the building was a simpler design with large rectangular windows, but was altered to an Italian Renaissance style to distinguish itself from its competitors. The business was an important contributor to the burgeoning Pike-Pine retail district.

1973
The Doyle Building is restored by the Seattle architects, Howard Anderson and Ibsen Nelsen.

1988
Per Ordinance 113987, The Doyle Building is designated as a Seattle City Landmark.



1889
Following the Great Seattle Fire, J. S. Graham relocates to Seattle from Sacramento, California. In Seattle, J. S. Graham establishes a retail business specializing in women and children's clothing.



1905
The Elk Hotel at the corner of 2nd Avenue and Pine Street is supported during the Denny Regrade. Note the residential structure at the center of the block. Both buildings are demolished to build the J. S. Graham Building.

2025
The Doyle Building as it currently stands in Downtown Seattle. Notice the Stimson Block (1900), now Palihotel, to the right that also appears in the 1905 photo.

DESIGNATED PORTIONS

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HISTORIC

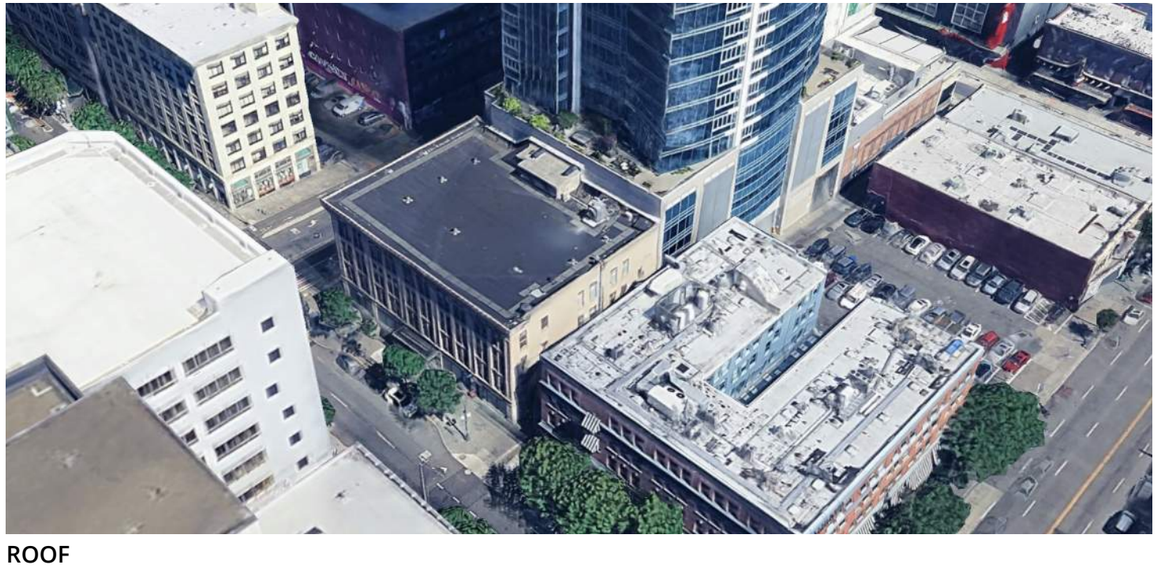
The Doyle Building is a Seattle designated landmark and, per ordinance 113987, a certificate of approval in compliance with Chapter 25.12 of the Seattle Municipal Code must be obtained before alterations or significant changes to designated portions of the building occur.

- Designated areas include the North and East principal historic facades as well as the roof and alley elevation.
- No certificate of approval is required for minor repairs or attachments for normal operation of the building to the South and West (alley) elevations.

The project is not located within one of the eight Seattle Historic Districts with prescriptive design guidance.

THE DOYLE BUILDING CONVERSION

1. The two principal historic facades designated as landmarks on Pine Street and Second Avenue will be preserved, protected, and braced during construction.
2. The tertiary alley elevation and the roof will be removed to make way for the adaptive reuse and modernization of the interior, core, and foundation system to support the residential addition. The new building structure will be concrete to the roof of the existing building and match the current floor elevations. Above the historic building, the concrete core will be extended to the proposed height, with 12-storys of mass timber structure.



ROOF

EAST (2ND AVENUE) FACADE

NORTH (PINE STREET) FACADE AND WEST (ALLEY) FACADE

BUILDING FEATURES

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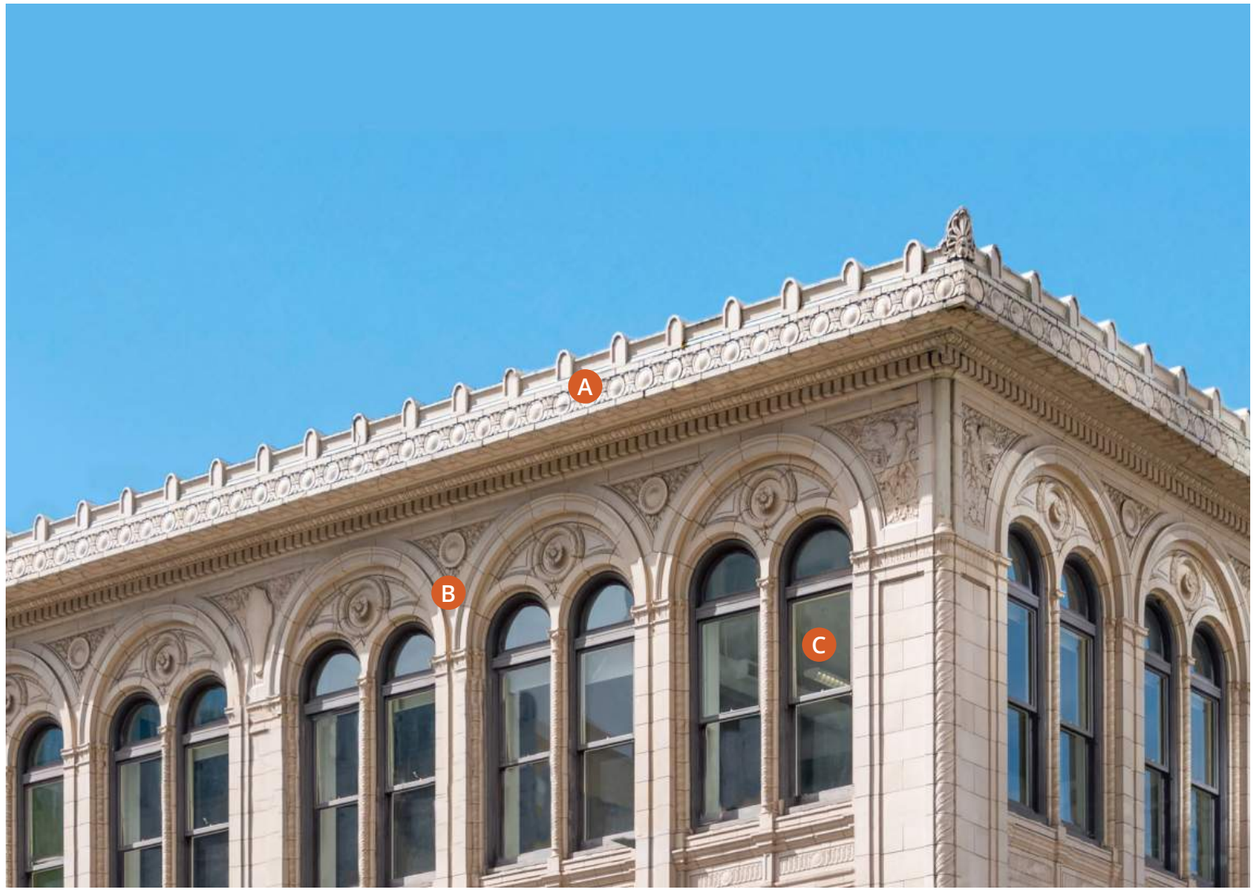
- **A** Cornice to be cleaned, restored, and seismically connected.
- **B** Terra cotta facade, pilasters, and embellishments to be cleaned, restored, and seismically connected.
- **C** Windows to be replaced with energy efficient windows that match the historic window appearance and function.
- **D** Ground floor storefront windows to be replaced with energy efficient glazing that emulates the historic storefront.
- **E** Existing canopies to be cleaned, restored, and seismically connected.



MASS TIMBER

Mass timber is the proposed structural system for the Doyle Building addition and has significant advantages over concrete and steel especially considering the impact on the historic Doyle Building. Furthermore, the zoning aligns with the 180-foot height and 12-story limitations of Type IV-B mass timber construction, which allows the existing building to function as a 4-story concrete base to the wood tower above.

DEFINITION

Mass Timber is a system of engineered wood products including prefabricated columns, beams, and floors.

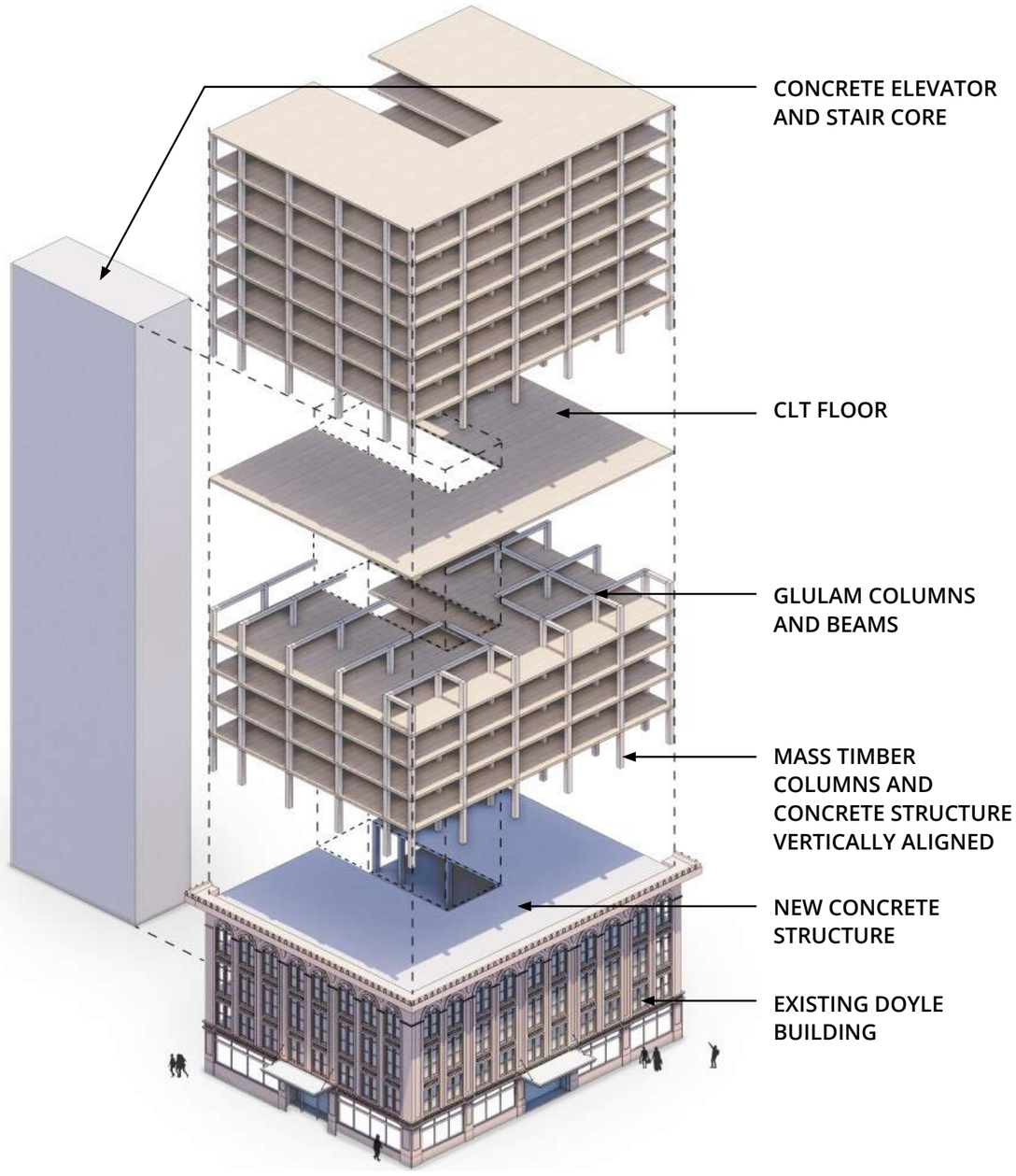
- GLULAM – Glue laminated timber is used for columns and beams and composed of dimensional lumber glued to create larger and deeper structural components.
- CLT – Cross laminated timber is used for floors and roofs. CLT consists of three to nine layers of lumber that are stacked perpendicularly and glued together under pressure. The layers of CLT vary from 3 to 9-ply, increasing in thickness. The panels are as wide as 12 feet and 60 feet long, depending on the manufacturer.

BENEFITS

1. QUICK ERECTION – A short construction schedule results in fewer traffic interruptions within congested downtown Seattle.
2. DISASSEMBLY – The mass timber structure system is modular in nature and can be dismantled.
3. STRUCTURAL WEIGHT – Mass timber is significantly lighter than concrete or steel and results in less gravity and seismic loads requiring support. This means that there is a smaller foundation required and less weight impacting the historic Doyle Building.
4. FIRE RESISTANCE – Mass timber is inherently fire-resistant. During a fire, the outer layer chars, creating an insulating layer that slows heat transfer, protects the structural integrity of the wood member, and is self-extinguishing.
5. SUSTAINABLE MATERIAL – Mass timber is composed of wood, a renewable and natural resource, and uses little fossil fuels during fabrication.
6. CARBON SEQUESTERING – Trees have the ability to absorb and store carbon dioxide, which remains within the wood even after it becomes mass timber. CO2 is stored within the building for its lifespan, which reduces the amount in the atmosphere.
7. BIOPHILIA – Exposing wood surfaces provides residents with the desired connection to nature, which can reduce stress and improve mental health.

REQUIREMENTS

- VERTICALLY ALIGNED STRUCTURE – Mass timber members function most effectively when stacked. Therefore, at the Doyle Building, the concrete structure and mass timber columns must be aligned vertically. **Cantilevers and offsets are not recommended or encouraged for mass timber structures.**



PRESERVATION STRATEGIES

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PRESERVATION STRATEGY NO. 1

The proposal is an adaptive reuse to convert an underutilized commercial building to residential, consistent with the Secretary of the Interior's Standards for Rehabilitation, and the recent State and local incentives for office to residential conversions. The proposal does not alter the appearance or historic features of the two primary historic facades designated as City landmarks. Furthermore, the building environment which has a density of high-rise buildings, nor the adjacent Second Avenue and Pine Street rights-of-way will not change. The Doyle Building will maintain its historic purpose as an urban mixed-use building.

NORTH (PINE STREET) FACADE

NORTH (PINE STREET) FACADE W/ ADDITION

PRESERVATION STRATEGIES

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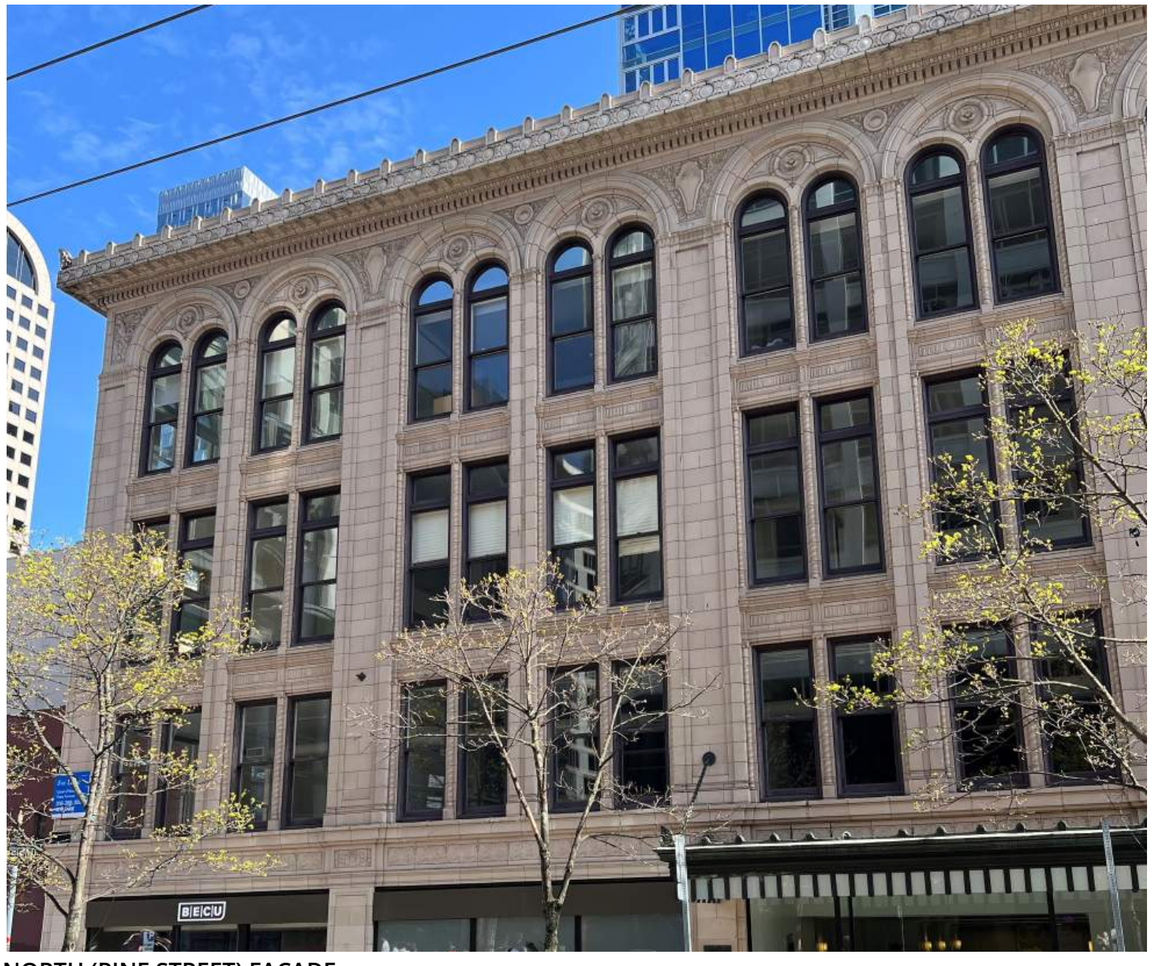
PRESERVATION STRATEGIES NO. 2 & 7

The historic character of the property will be maintained by retaining and preserving the two principal facades along Pine Street and Second Avenue, as well as the two marquees, replacement of the windows and storefronts to match the historic character and profiles, the form and massing of the building, and the cornice which projects more than five feet from the building and over the right-of-way.

Any surface cleaning of the façades along 2nd Avenue and Pine Street shall be undertaken using the gentlest means possible.



NORTH (PINE STREET) FACADE

DETAIL OF EAST (2ND AVE) FACADE

EXAMPLE OF WORKER CLEANING TERRA COTTA FACADE

PRESERVATION STRATEGIES

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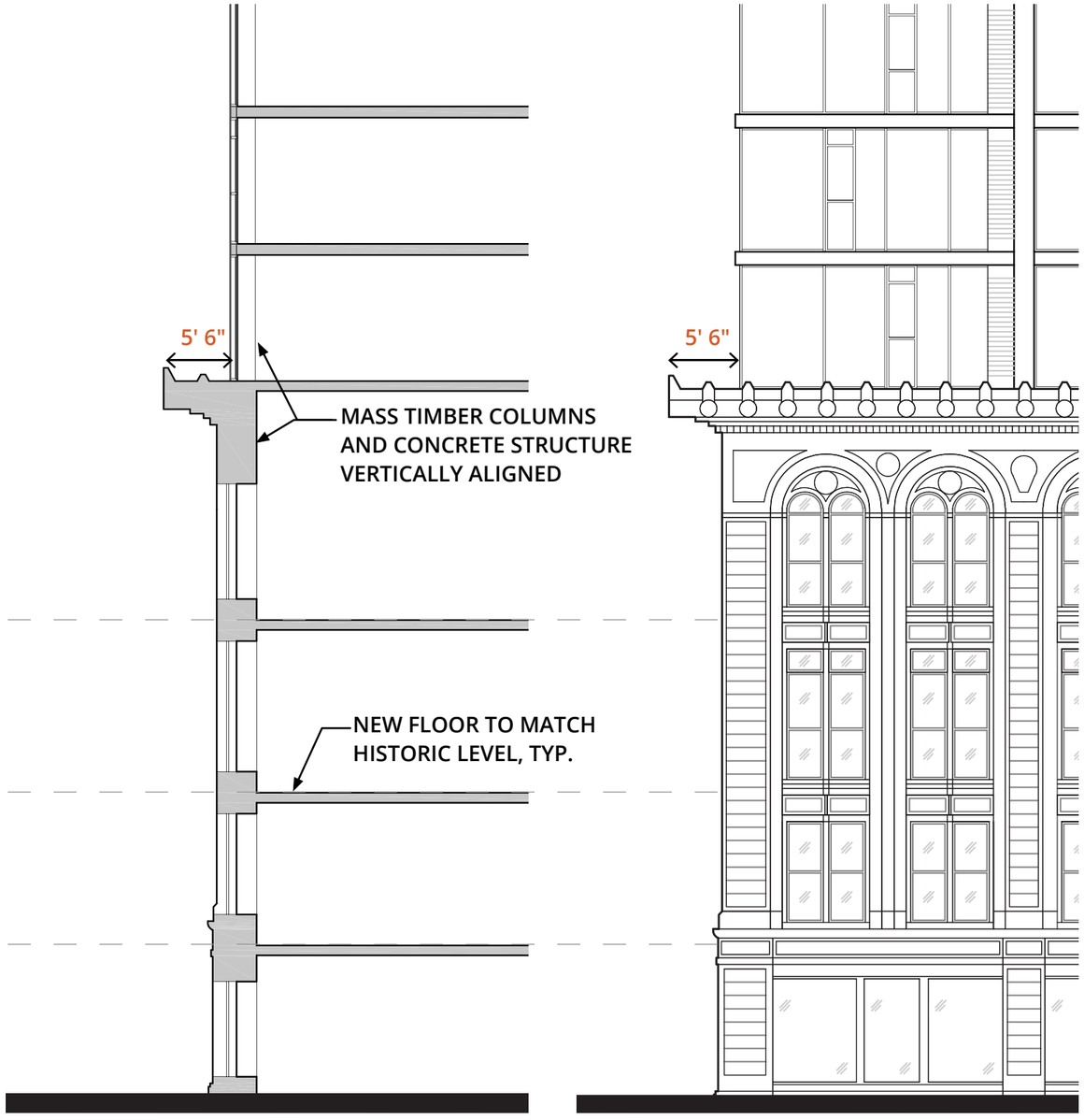
PRESERVATION STRATEGY NO. 9

The residential addition shall not destroy or alter the historic materials that characterize the landmarked Doyle Building façades along 2nd Avenue and Pine Street. The residential addition will differentiate itself from and defer to the ornate Italian Renaissance character of the Doyle Building with subtle referential building details and the use of understated modern facade materials. The wide, overhanging cornice adorned with classical details will serve as the delineating element that distinguishes the existing building from the addition. The proposal is compatible but differentiated from the landmarked structure and fits well within the surrounding Downtown context.

CORNICE ALONG NORTH (PINE STREET) FACADE

CORNICE ALONG EAST (2ND AVE) FACADE



PRESERVATION STRATEGIES

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PRESERVATION STRATEGY NO. 10

The proposed project will require a new concrete structure within the Doyle Building, which will reinforce the 2nd Avenue and Pine Street façades and extend the lifespan of this landmarked building. In addition to its sustainability, carbon capture, reduced weight, speed of construction, and biophilic properties, another benefit of Mass Timber construction is its ability to be disassembled and reused. Therefore, in the unlikely scenario that the addition were to be removed, the 12-storys of mass timber structure could be removed, leaving the integrity of the Doyle Building intact.

EXPOSED MASS TIMBER STRUCTURE

EXPOSED MASS TIMBER STRUCTURE

SUMMARY OF APPLIED: SECRETARY OF THE INTERIOR'S STANDARDS

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1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

   RESPONSE: *The proposal is an adaptive reuse to convert an underutilized commercial building to residential, consistent with the SOI Standard #1 and the recent State and local incentives for office to residential conversions. The proposal does not alter the appearance or historic features of the two primary historic facades designated as City landmarks. Furthermore, the building environment which has a density of high-rise buildings, nor the adjacent Second Avenue and Pine Street rights-of-way will not change. The Doyle Building will maintain its historic purpose as an urban mixed-use building.*

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

   RESPONSE: *The historic character of the property will be maintained by retaining and preserving the two principal facades along Pine Street and Second Avenue, as well as the two marquees, replacement of the windows and storefronts to match the historic character and profiles, the form and massing of the building, and the cornice which projects more than five feet from the building and over the right-of-way.*

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

   RESPONSE: *Conjectural features or architectural elements will not be added to the historic building. The building addition shall be discernable from, but sympathetic to, the designated portions of the Doyle Building.*

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

   RESPONSE: *Not applicable.*

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

   RESPONSE: *The proposed project will preserve the distinctive exterior features, finishes, and examples of craftsmanship that characterize the two primary historic facades of the building.*

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

   RESPONSE: *During construction, the historic façades along 2nd Avenue and Pine Street, including the terra cotta cornice, details, and embellishments, will be protected in place. Where the features are deteriorated or damaged, they will be repaired. If any features require replacement, the new feature shall match the old in design, color, texture, and material.*

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

   RESPONSE: *Any surface cleaning of the façades along 2nd Avenue and Pine Street shall be undertaken using the gentlest means possible.*

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

   RESPONSE: *Not Applicable.*

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 its environment.

   RESPONSE: *The residential addition shall not destroy or alter the historic materials that characterize the landmarked Doyle Building façades along 2nd Avenue and Pine Street. The residential addition will differentiate itself from and defer to the ornate Italian Renaissance character of the Doyle Building with subtle referential building details and the use of understated modern facade materials. The wide, overhanging cornice adorned with classical details will serve as the delineating element that distinguishes the existing building from the addition. The proposal is compatible but differentiated from the landmarked structure and fits well within the surrounding Downtown context.*

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

    RESPONSE: *The proposed project will require a new concrete structure within the Doyle Building, which will reinforce the 2nd Avenue and Pine Street façades and extend the lifespan of this landmarked building. In addition to its sustainability, carbon capture, reduced weight, speed of construction, and biophilic properties, another benefit of Mass Timber construction is its ability to be disassembled and reused. Therefore, in the unlikely scenario that the addition were to be removed, the 12-storys of mass timber structure could be removed, leaving the integrity of the Doyle Building intact.*

SITE PLAN

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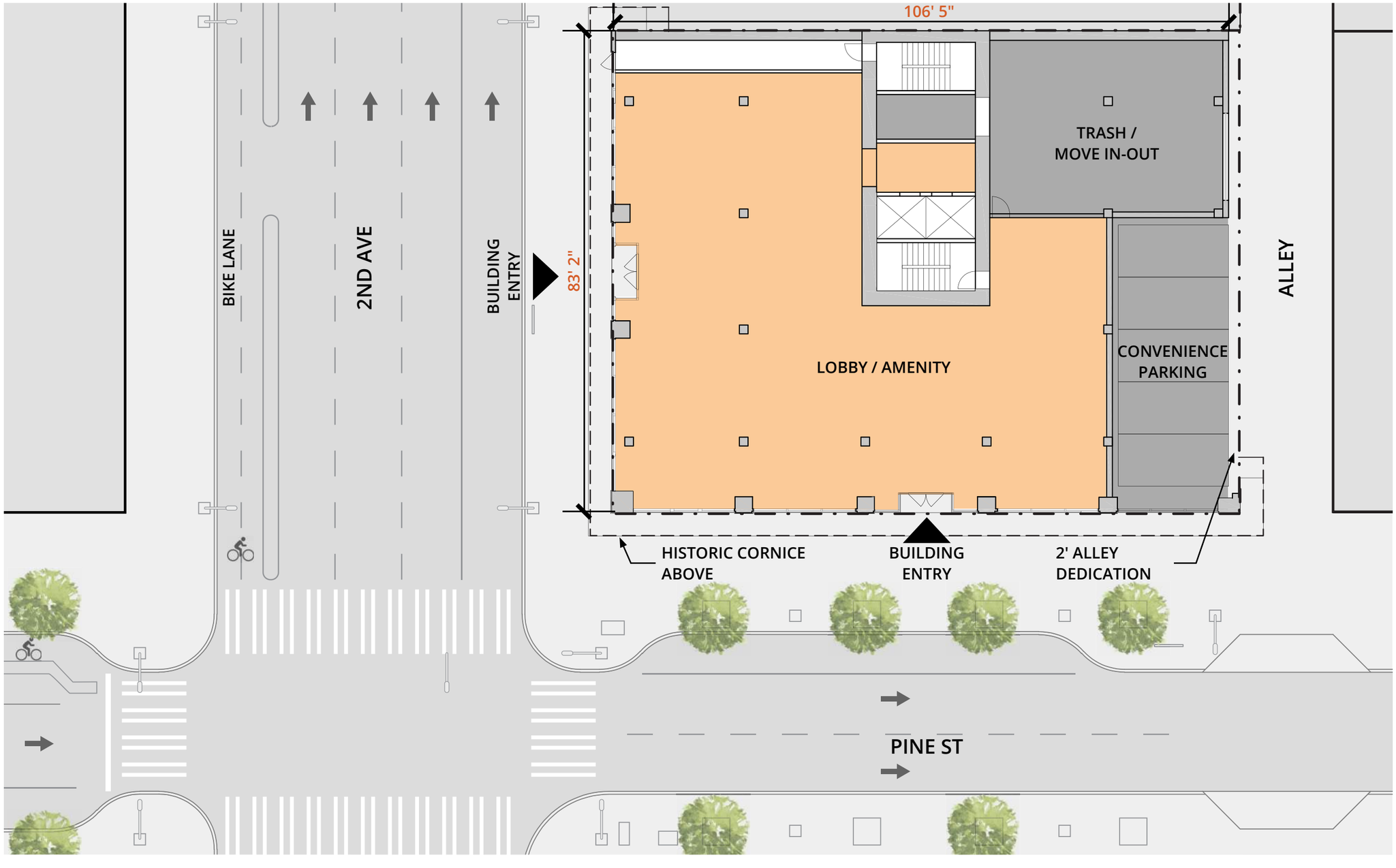

BUILDING FLOOR PLANS

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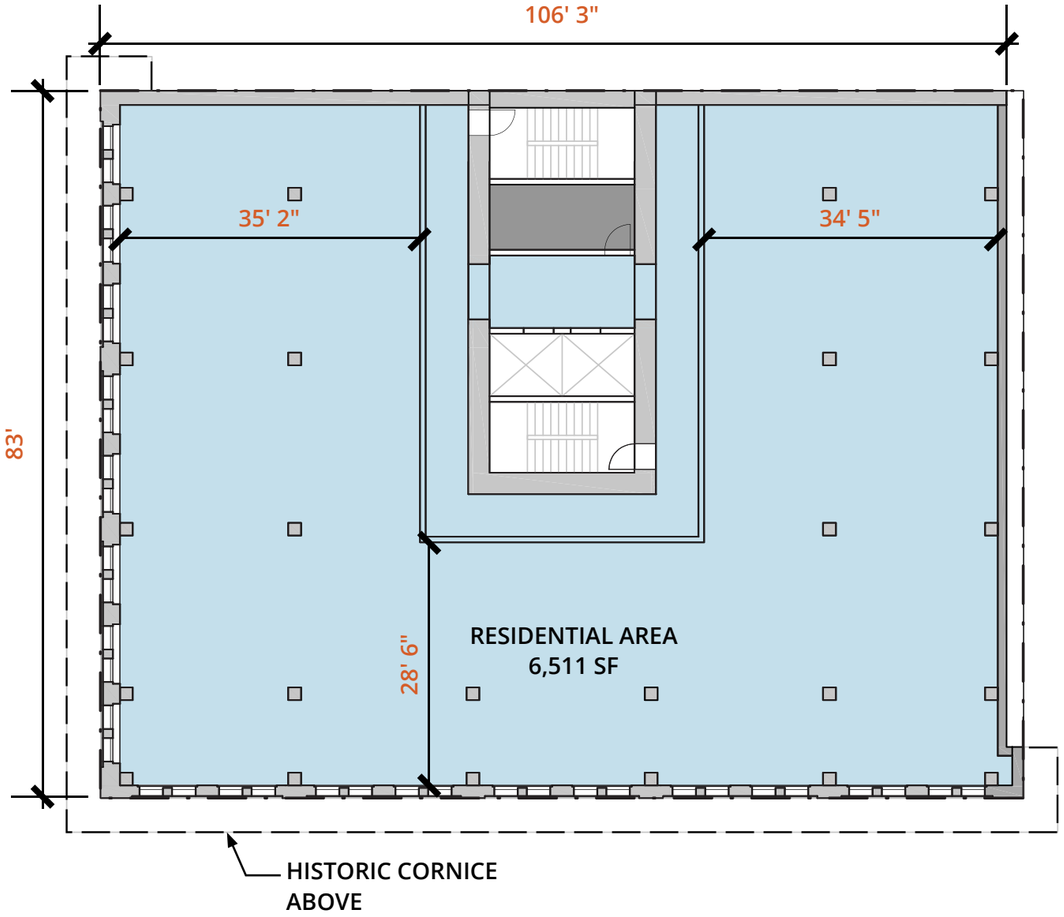
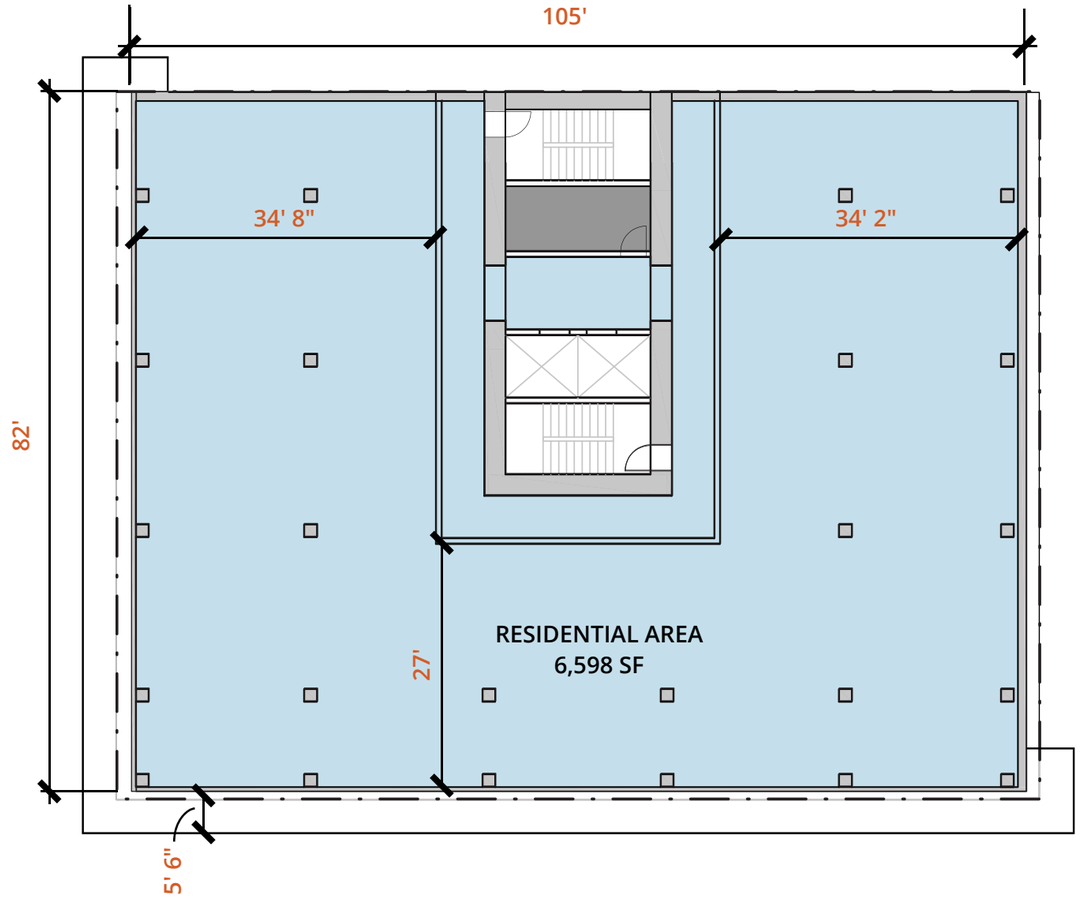


LEVEL 2 - 4 PLAN
(CONCRETE)



LEVEL 5 - 16 PLAN
(MASS TIMBER)

RESIDENTIAL
AMENITY / LOBBY
PARKING / SERVICE
CIRCULATION

5' 20'
0' 10'
N

2ND AVE FACADE

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PINE STREET FACADE

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STREET LEVEL VIEWS

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STREET LEVEL VIEWS

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BIRD'S EYE VIEWS

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VIEW FROM WATERFRONT

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