

October 2, 2026

CLARK
BARNES

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RE: Permit # DONH-COA-01812 – The Doyle Building LPB Briefing #2 Package Corrections

Sarah,

We reviewed the corrections you emailed us on October 1, 2026, regarding, The Doyle Building - Landmarks Preservation Board Briefing #2 package. In response to your corrections, we made revisions and/or clarifications to the package as indicated below. Please see attached updated LPD Briefing #2 package and updated Façade and Window Survey.

- 1. It appears that the current tower design is for an 18-story addition, as opposed to the 12-story addition from the briefing in 2025? Can you explain why you have added 6 floors?*

CB RESPONSE: Per the legislation House Bill 1183 and Seattle Ordinance 127445, mass timber structures are not subject to tower separation and setback requirements. Therefore, we have increased the height and number of stories for the project per the mass timber building code.

As with the previous 12-story scheme, the current design will retain and protect the landmark's primary controlled features, the East and North facades, during construction. The increased height does not change the Project's commitment to preserving the two street-facing façades or the approach to their protection and retention.

- 2. Thank you for clarifying that you proposed to demolish the building and only retain two of the facades. How will this be achieved? The packet says it will be protected in place. You can provide a basic concept for this?*

CB RESPONSE: The Project will preserve the existing Pine Street and 2nd Avenue facades, which are the primary controlled features, while constructing a new concrete structure within to support the mass timber addition. The facades will be protected and braced during construction. The means and methods for the façade bracing and protection during the construction will be developed by the general contractor and submitted with the Certificate of Approval application for the Board's review and approval.

- 3. In the façade and window survey you have elevations on page 17-19 that show condition overview with a legend A, B, C. However, there is no corresponding code of A, B, or C on the individual window survey pages. How did you reach the conclusion (of A, B or C) for each window? I can't tell by the information that is shown specific to each window.*

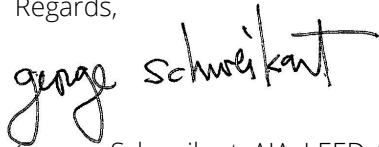
CB RESPONSE: The windows were visually inspected for damage and assigned a damage classification of A, B, or C based on the type of damage observed and its correspondence to the damage descriptions listed under each category. Revised text indicating that a visual inspection was conducted was added to page 10 under the "Methodology" section and to the top of page 12. The corresponding A, B, or C damage classification codes were also added to the individual window survey pages.

4. *In the window survey it doesn't say whether you believe these are the original windows or not – did you formulate an opinion based on the survey you undertook? If so, what is your opinion?*

CB RESPONSE: Historic and permit records, together with field observations, indicate that the Doyle Building's upper story existing wood windows are original to the building. However, the ground floor windows/storefront elements are not original and were installed in 1987. This text was added to page 11 of the package under the "Conclusion" section.

Please feel free to contact us if you have any questions regarding our responses.

Regards,

A handwritten signature in black ink that reads "George Schweikart". The signature is written in a cursive, flowing style.

George Schweikart, AIA, LEED AP
Senior Project Manager
CLARK | BARNES



BUILDINGS REIMAGINED



CLARK /
BARNES

SEPTEMBER 2, 2026
OCTOBER 2, 2026 - REVISED

LANDMARKS PRESERVATION BOARD THE DOYLE BUILDING - BRIEFING #2

119 Pine Street, Seattle, WA 98101

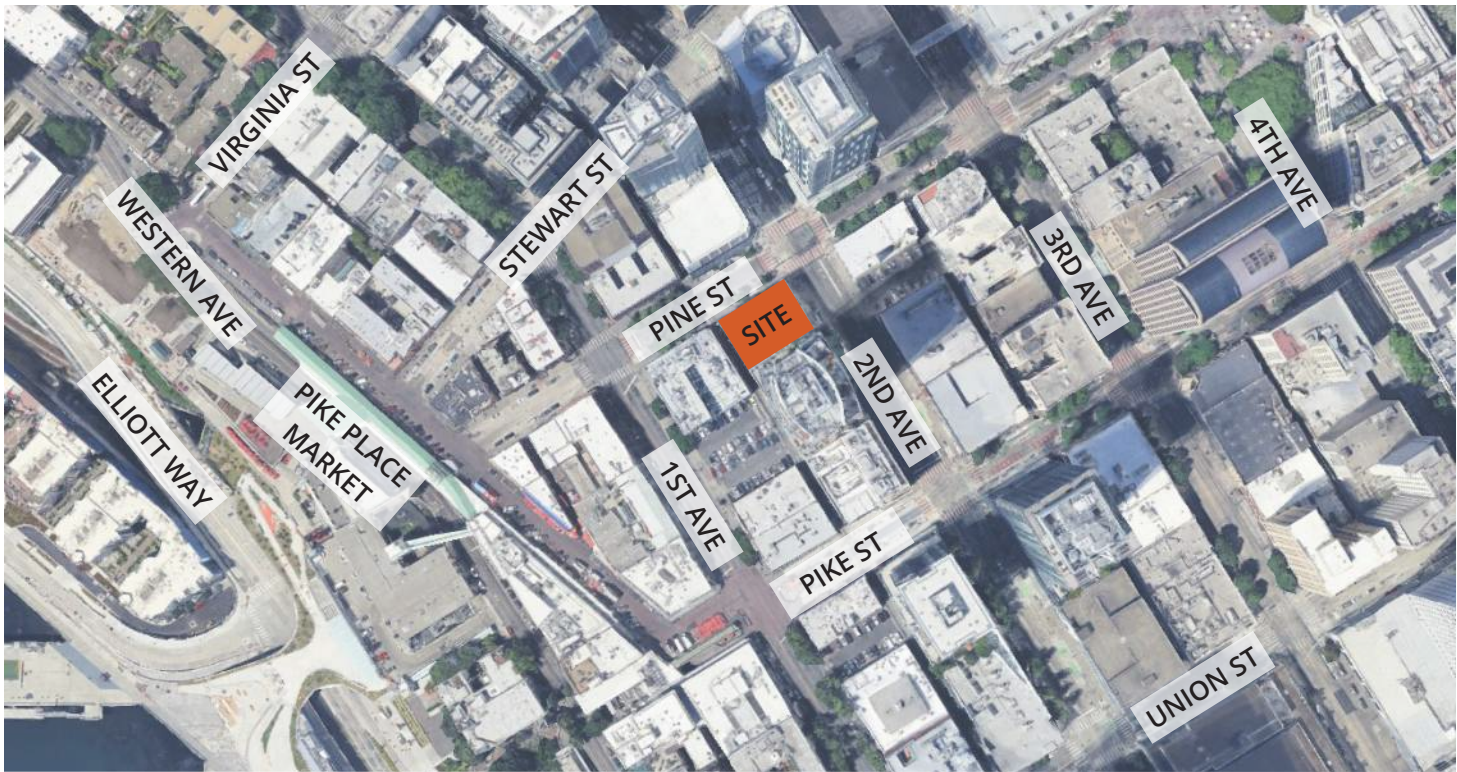
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1.1 - PROJECT DESCRIPTION

ADDRESS	119 Pine Street, Seattle, WA 98101		
PARCEL NO.	197570-0605		
ZONE	DMC 240/290-440 (Downtown Mixed Commercial)		
HISTORIC	Seattle Designated Landmark - Ordinance 113987 (1988) National Register - Reference No. 89002094 (1989)		
PROJECT DESCRIPTION	The 2nd & Pine project at 119 Pine Street creates a 23-story mixed-use residential building by adding an 18-story mass timber structure to the Seattle-designated landmark Doyle Building. The project preserves the landmark’s primary controlled features, the East and North façades, while removing the alley façade, roof, and interior to accommodate a new structural system. A four-story reinforced concrete structure and one-story concrete gasket support and transition to the high-rise addition above. Setbacks from the historic façades, along with a recessed gasket separating the mass timber addition from the Doyle Building, minimize the addition’s visibility at street level. These design strategies preserve the landmark’s visual prominence while clearly distinguishing the contemporary addition from the historic structure. The project includes 185 residential units and 104 automated structured parking stalls.		
SITE AREA	8,964 SF (0.21 Acres)		
BUILDING AREA	Existing:	51,794 SF	
	Proposed:	194,922 SF	
HEIGHT	Existing:	55'-6"	
	Proposed:	270'-0"	
OCCUPANCY	Existing:	B (Office) & M (Retail)	
	Proposed:	R-2 (Residential) & M (Retail) - <u>Change of Use</u>	
CONSTRUCTION TYPE	Existing:	The Doyle Building: I-A (Concrete)	
	Proposed:	The Doyle Building: I-A (Concrete)	
		Gasket: I-A (Concrete)	
		High-Rise Addition: IV-A (Mass Timber)	



1.2 - BUILDING OUTLOOK

BUILDING OUTLOOK

The future of the Doyle Building is at risk due to ongoing economic challenges.

CURRENT MARKET CONDITIONS

- The ground floor has only one remaining retail tenant, occupying 1,500 square feet of leasable area. The remainder of the ground floor is vacant with no foreseeable prospects for leasing.
- This year, BECU vacated its 4,000 square foot retail space after occupying the building for 19 years.
- The upper floors are less than 50% occupied, consistent with the deteriorating office market downtown.
- Current lease rates are low and require rent concessions. This reduction of income, combined with high vacancy rates, does not generate sufficient revenue to maintain and preserve the building, resulting in reduced property value and tax revenue.
- With downtown office vacancy at approximately 40%, the building is unlikely to compete successfully with newer office properties if market conditions ever improve.

RECOMMENDED STRATEGY

- The most viable long-term strategy is to preserve the Doyle Building's historic character while adapting it for residential use with a mass timber high-rise addition.
- The addition would support financially viable redevelopment while avoiding demolition.
 - The project would preserve the historic façades on 2nd Avenue and Pine Street.
 - Due to the small floor plate, a vertical addition is necessary to make redevelopment financially feasible.

DOWNTOWN ACTIVATION PLAN

Converting the Doyle Building to residential use with a high-rise mass timber addition would advance the goals of the Downtown Activation Plan by adding housing, increasing downtown activity, and supporting the area's long-term revitalization and preservation of the historic elements of the Doyle Building.



2.1 - HISTORIC TIMELINE



1877
A.E. Doyle (1877-1928) was born in Santa Cruz, CA. He opened his architectural practice in 1907, after he apprenticed in New York and spent several months on a "grand tour" of Europe.

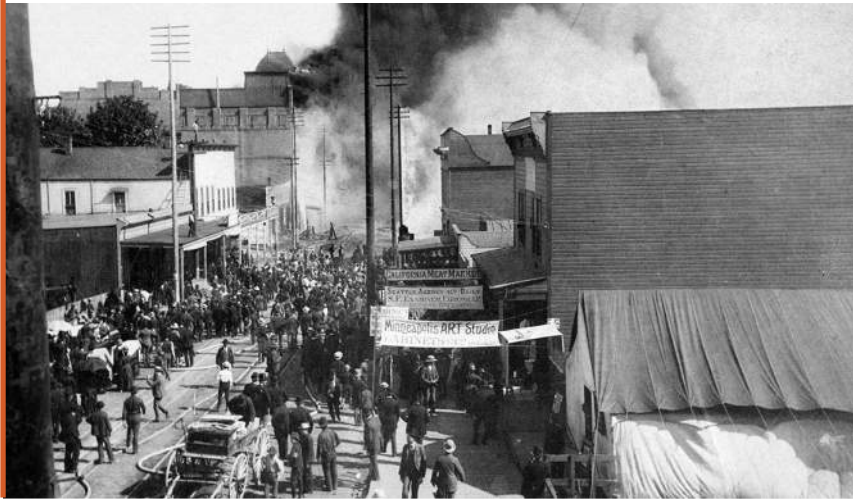


1901
John S. Graham purchased the site at 2nd Avenue and Pine Street with the intention of building a residence.



1920
The J. S. Graham Building is constructed. Originally the building featured a simple facade with large rectangular windows, but was redesigned in an Italian Renaissance style to distinguish itself from its competitors. The business was an important contributor to the burgeoning Pike-Pine retail district.

1889
Following the Great Seattle Fire, John S. Graham moved to Seattle from Sacramento, California. In Seattle, he established the J. S. Graham Department Store, a retail business that specialized in women's and children's clothing.



1905
The Elk Hotel at the corner of 2nd Avenue and Pine Street is supported during the ongoing work associated with the Denny Regrade. Note the residential structure located at the center of the block. Both buildings were eventually demolished to construct the J. S. Graham Building.



1929
The J. S. Graham Department Store closed in response to the Great Depression. There were many interior renovations and numerous tenants in the years that followed including offices, banks, a restaurant, and a bookstore.



2.1 - HISTORIC TIMELINE



1966
Boeing modified the interior of The Doyle Building as an open plan office with desks on every floor, including the ground floor and basement. The interior was gutted and new partitions were installed. Most significantly, the 2nd floor mezzanine was infilled to create more usable office space.



1987
The original storefront windows were replaced with an aluminum storefront system. Hewitt Daly Isley Architects received LPB approval for the work shortly after the vote to designate the Doyle Building as a Landmark passed.



2006
Directly South of the Doyle Building, the 1521 2nd Avenue condominium was built. The structure is 38 stories with 5 levels of below grade parking.

1973
The principal facades of The Doyle Building were restored by the Seattle architecture firm, Ibsen Nelsen & Associates. In that same year, they remodeled one of the ground floor spaces for Seattle 1st National Bank.



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



2026
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.



2.2 - LANDMARK DESIGNATION

DESIGNATION The Doyle Building is a Designated Landmark per ordinance 113987 (1988).

CONTROLS A **Certificate of Approval** in compliance with Chapter 25.12 of the Seattle Municipal Code must be obtained before alterations or significant changes to following specified features of the landmark:

- **The Exterior of the North, West and East Elevations, and the Roof.**

No Certificate of Approval shall be required, and changes may be permitted without further review, for the South elevation and for changes to the West (alley) elevation for the following:

- Addition or deletion of the HVAC vents, grills, ducts, electrical conduit, fire escapes, pipes and other attachments and appurtenances which are customary for the normal operation of the building.
- Installation of overhead garage doors.
- Changes to the fenestration and other wall penetrations within the plane of the West (alley) wall.

IN-KIND MAINT. AND REPAIR A **Certificate of Approval** is not required for any in-kind maintenance or repairs of the above-noted features.



ROOF



EAST (2ND AVENUE) FACADE



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

2.3 - STOREFRONT WINDOWS

STOREFRONTS	Per ordinance 113987, the Doyle Building storefronts have been repeatedly modified and are not required to be restored to their original historic state.
CERTIFICATE OF APPROVAL	Alterations to existing storefronts require a Certificate of Approval, and shall be of a new design that is compatible with the size, scale, material(s), and color of the historic building, as well as with other new storefronts and/or alterations to the Doyle Building that were previously approved by the Landmarks Preservation Board.
STOREFRONT DESIGN	The new design should be: • Generally flush with the facade. • The treatment of secondary design elements (such as awnings or signs) kept as simple as possible. For example, new signs should fit flush with the existing features of the facade, such as the fascia board or cornice. • All new storefronts shall be, in the aggregate, at least 75% transparent, unless it can be demonstrated that this requirement interferes with functional or security needs of the tenant or other occupant. Only clear or lightly tinted glass will qualify as transparent material.



ENTRY STOREFRONT



STOREFRONT ALONG EAST (2ND AVENUE) FACADE

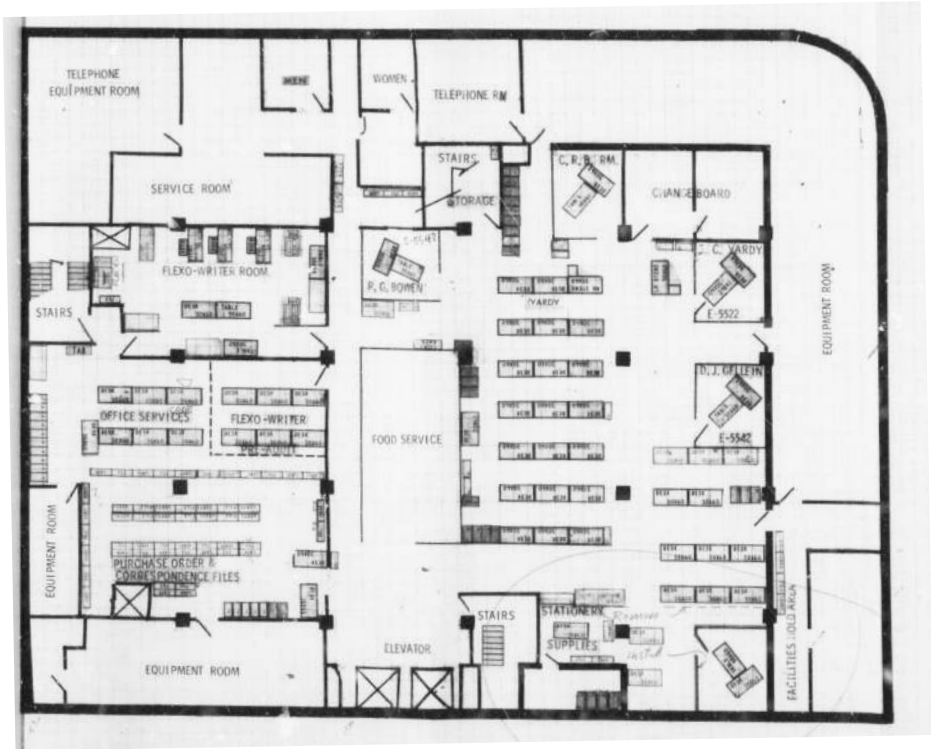


STOREFRONT ALONG NORTH (PINE STREET) FACADE

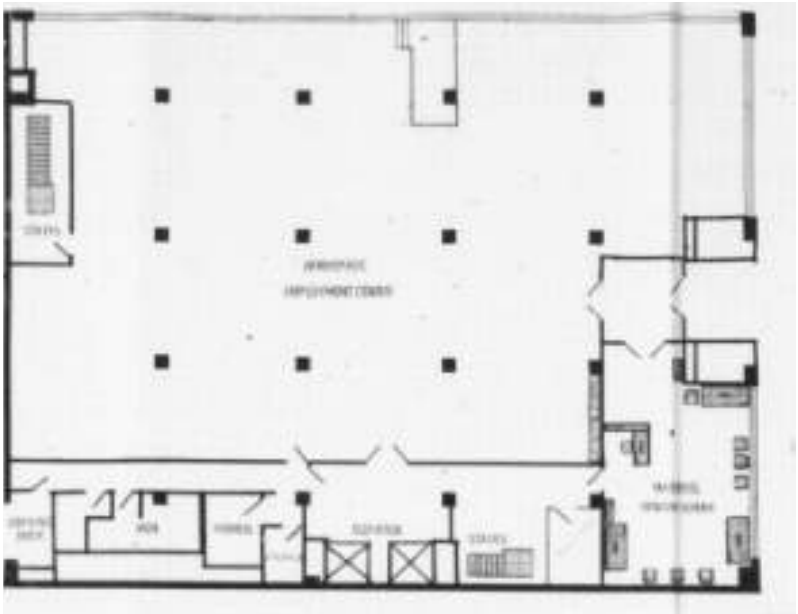
2.4 - BUILDING MODIFICATIONS - 1966

BOEING OFFICE RENOVATION

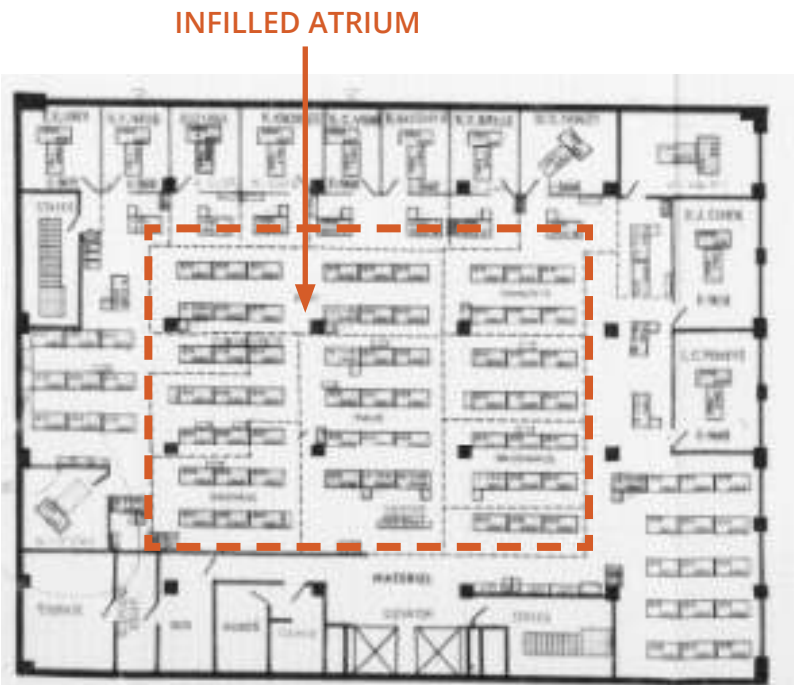
Boeing extensively reconfigured the interior of the Doyle Building into an open-plan office. Workstations were installed on every level including the ground floor and basement, maximizing the building's capacity for office use. As part of the renovation, **the second-floor atrium was infilled** to create additional office area.



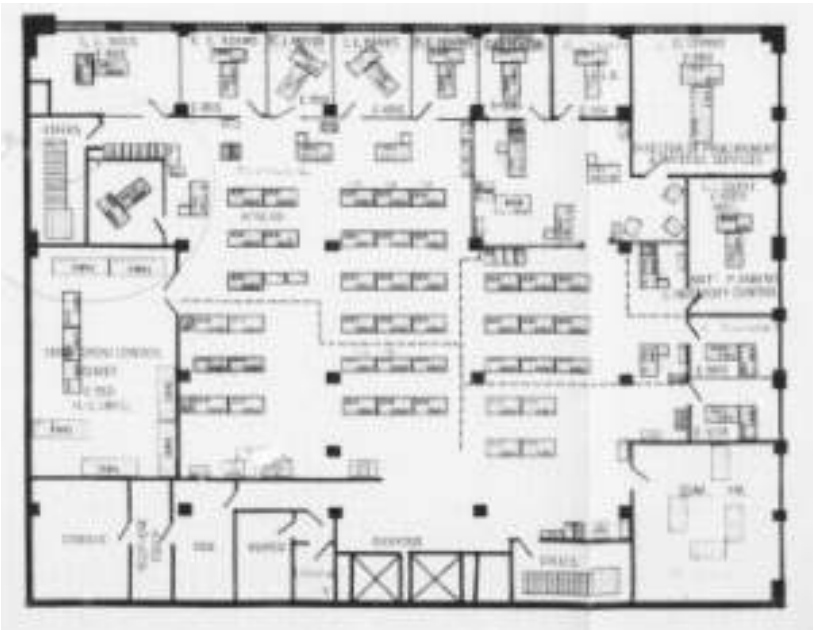
BASEMENT



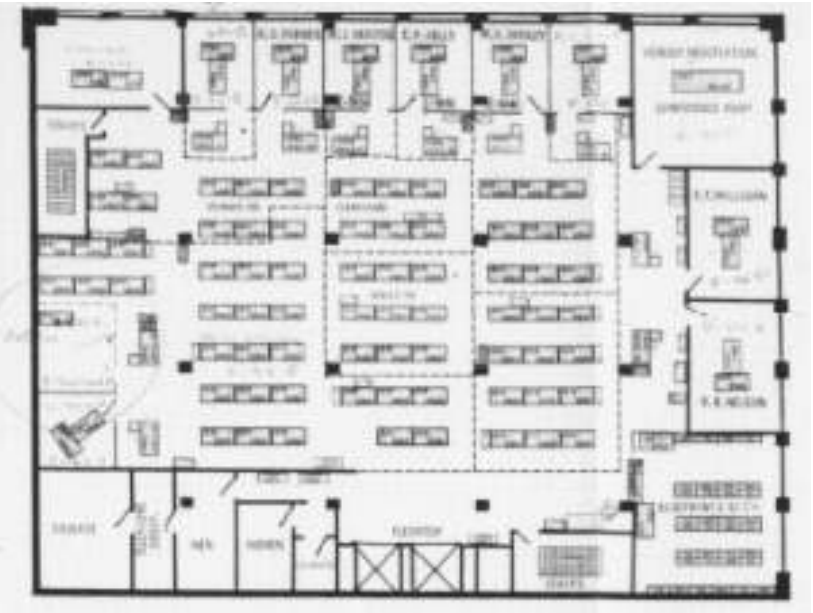
1ST FLOOR



2ND FLOOR



3RD FLOOR



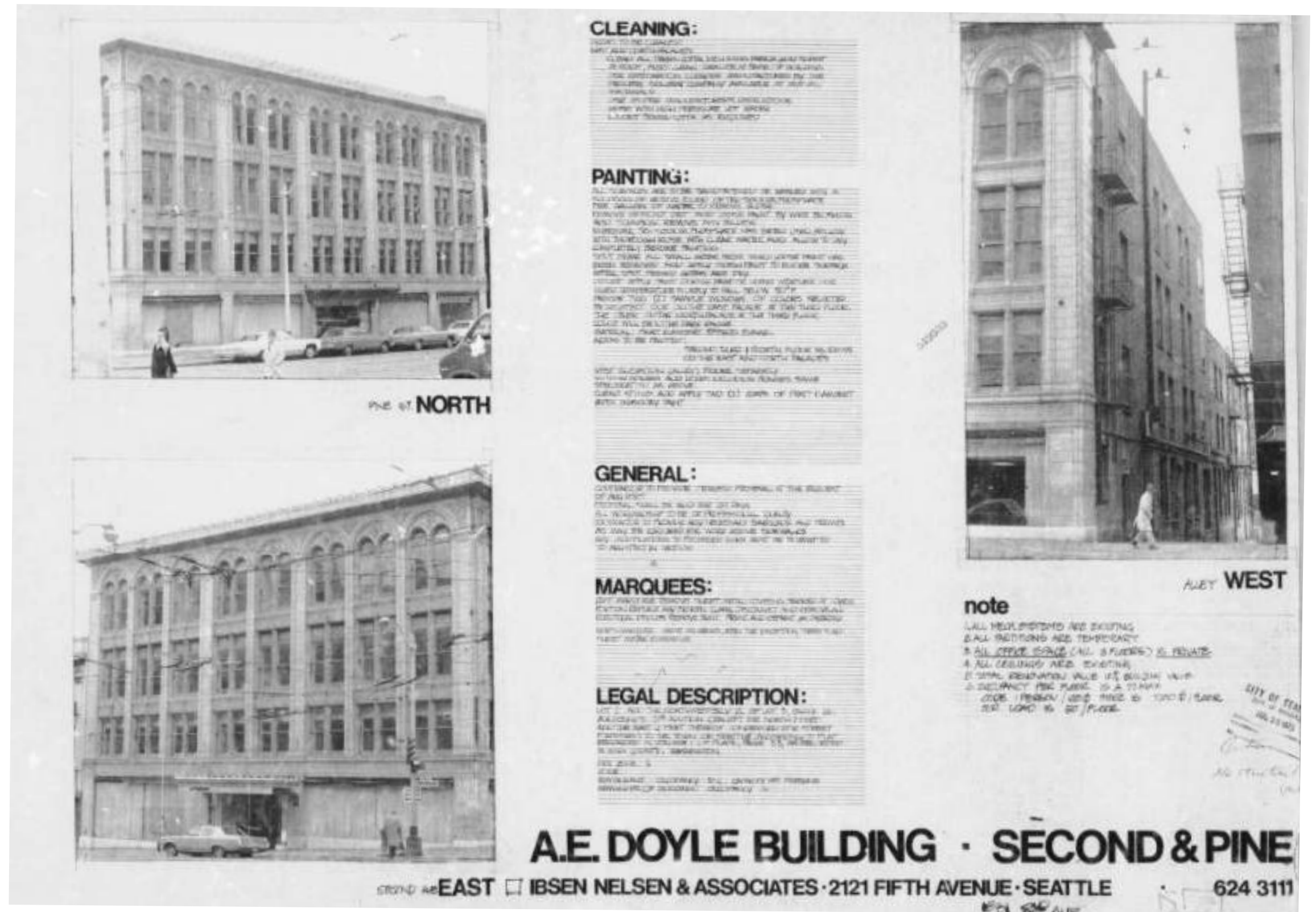
4TH FLOOR

2.4 - BUILDING MODIFICATIONS - 1973

FACADE RESTORATION

The Doyle Building **façade was restored** by the Seattle-based architectural firm Ibsen Nelsen & Associates. The restoration work included cleaning of the terra cotta facade, painting of window and stucco surfaces, and repairing the building's marquees.

In addition to the façade restoration, Ibsen Nelsen & Associates designed a complete **interior remodel of the ground floor**. The eastern portion of the building was reconfigured to accommodate a Seattle First National Bank branch and the western portion was remodeled for a sit-down restaurant. The building lobby was also remodeled as part of the bank and restaurant improvements. (See the following sheets for additional information.)

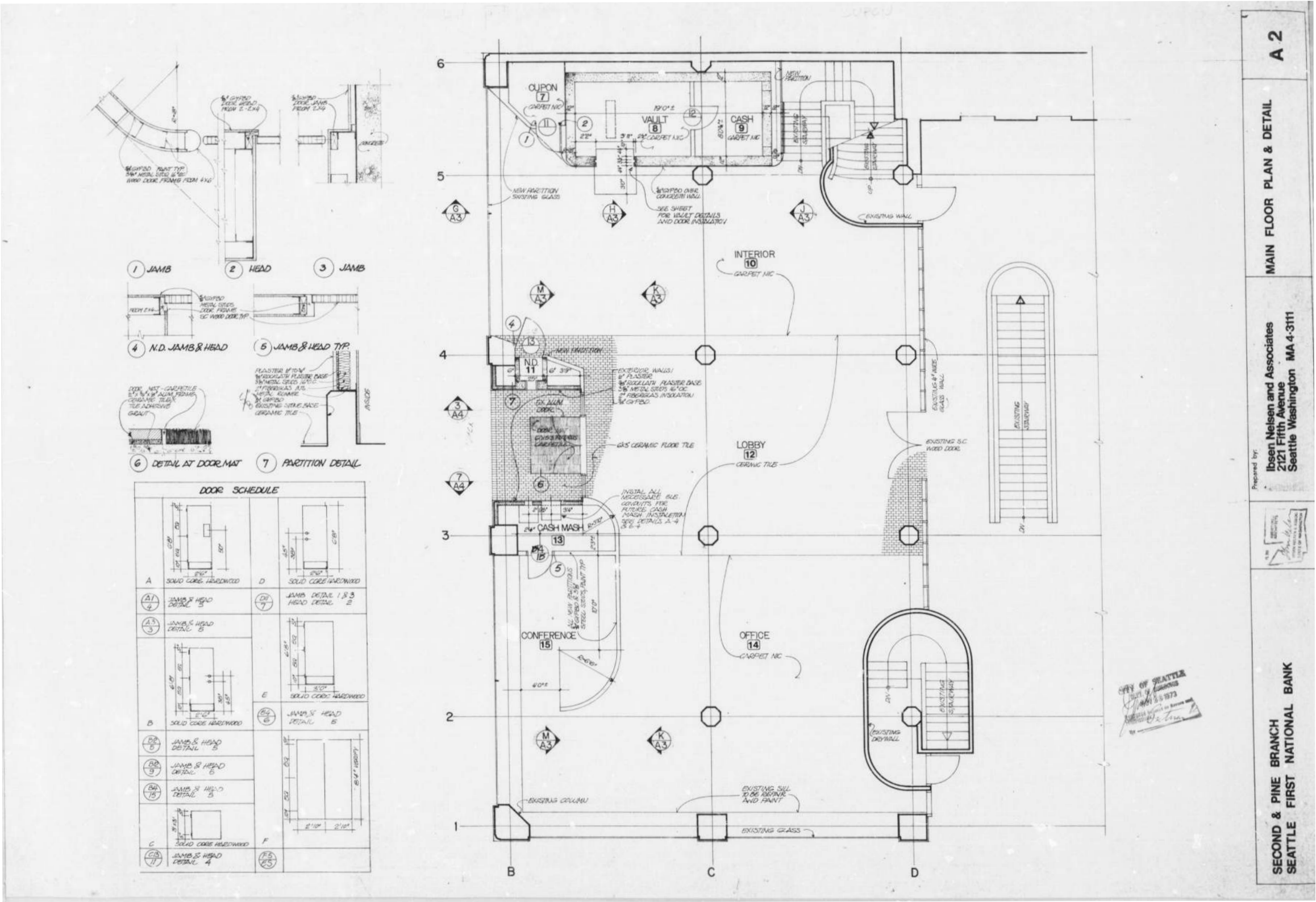


2.4 - BUILDING MODIFICATIONS - 1973

INTERIOR REMODEL - BANK

The eastern retail space of the Doyle Building was remodeled to accommodate a new branch for Seattle First National Bank by Ibsen Nelsen & Associates. The renovation included both the street-level banking area and the basement level.

At the street level, the bank was designed to accommodate customer and banking operations. The work included the remodeling of the entrance from 2nd Avenue, while the interior revisions added a secure vault, a conference room, and an open office area. Additional employee amenities including a lunch room and restroom were provided in the basement.

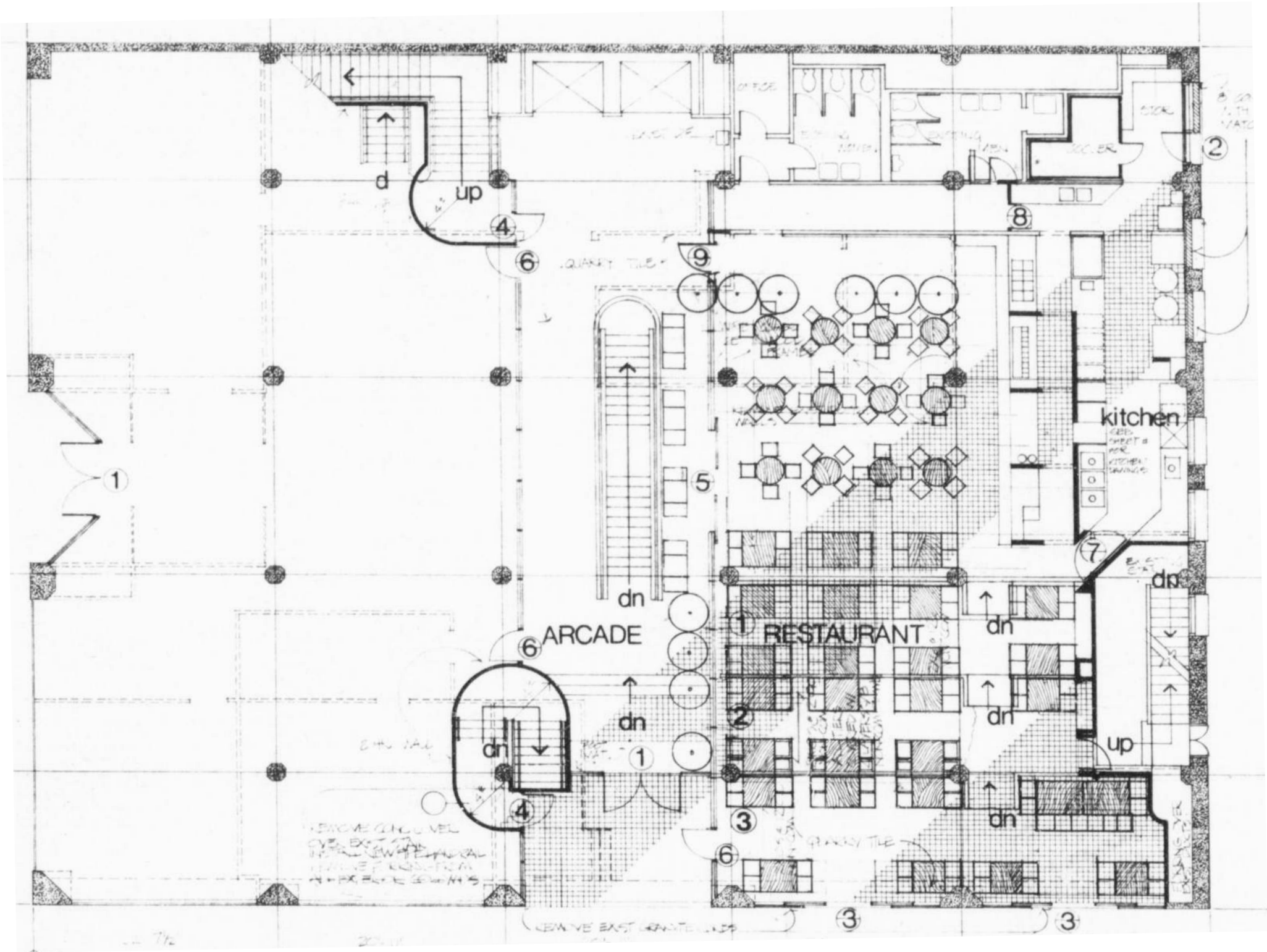


2.4 - BUILDING MODIFICATIONS - 1973

INTERIOR REMODEL - RESTAURANT

The western retail space of the Doyle Building was **remodeled to accommodate a full-service, sit-down restaurant** by Ibsen Nelsen & Associates. The renovation involved the reconfiguration of the interior for kitchen operations and diner seating, which included a new commercial kitchen and tiered dining area. To accommodate the tiered seating, the floor was furred up to create a series of stepped seating levels with ramps added to connect each level. **Modifications to the alley façade** were also undertaken for new mechanical systems including commercial kitchen exhaust and HVAC equipment required for restaurant operations.

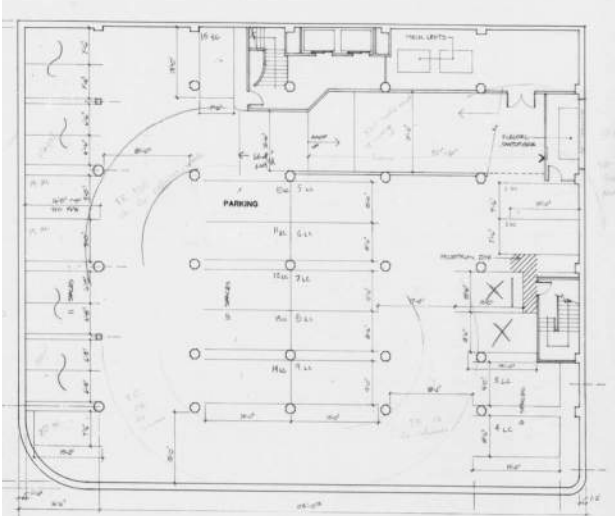
In conjunction with the restaurant renovation and the tenant improvements for Seattle First National Bank in the eastern retail space, the building's lobby was also remodeled. The lobby improvements updated the shared entrance for the upper level tenants and improved the ground floor circulation space.



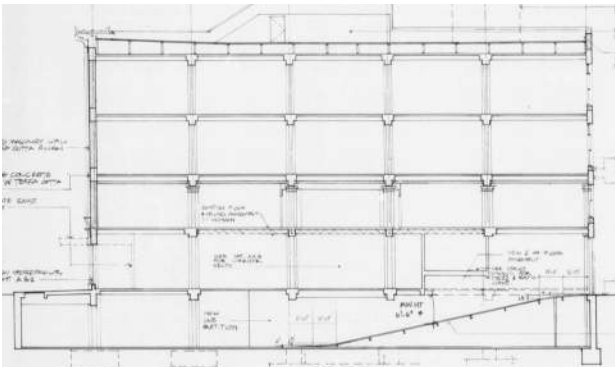
2.4 - BUILDING MODIFICATIONS - 1987

STOREFRONT RENOVATION

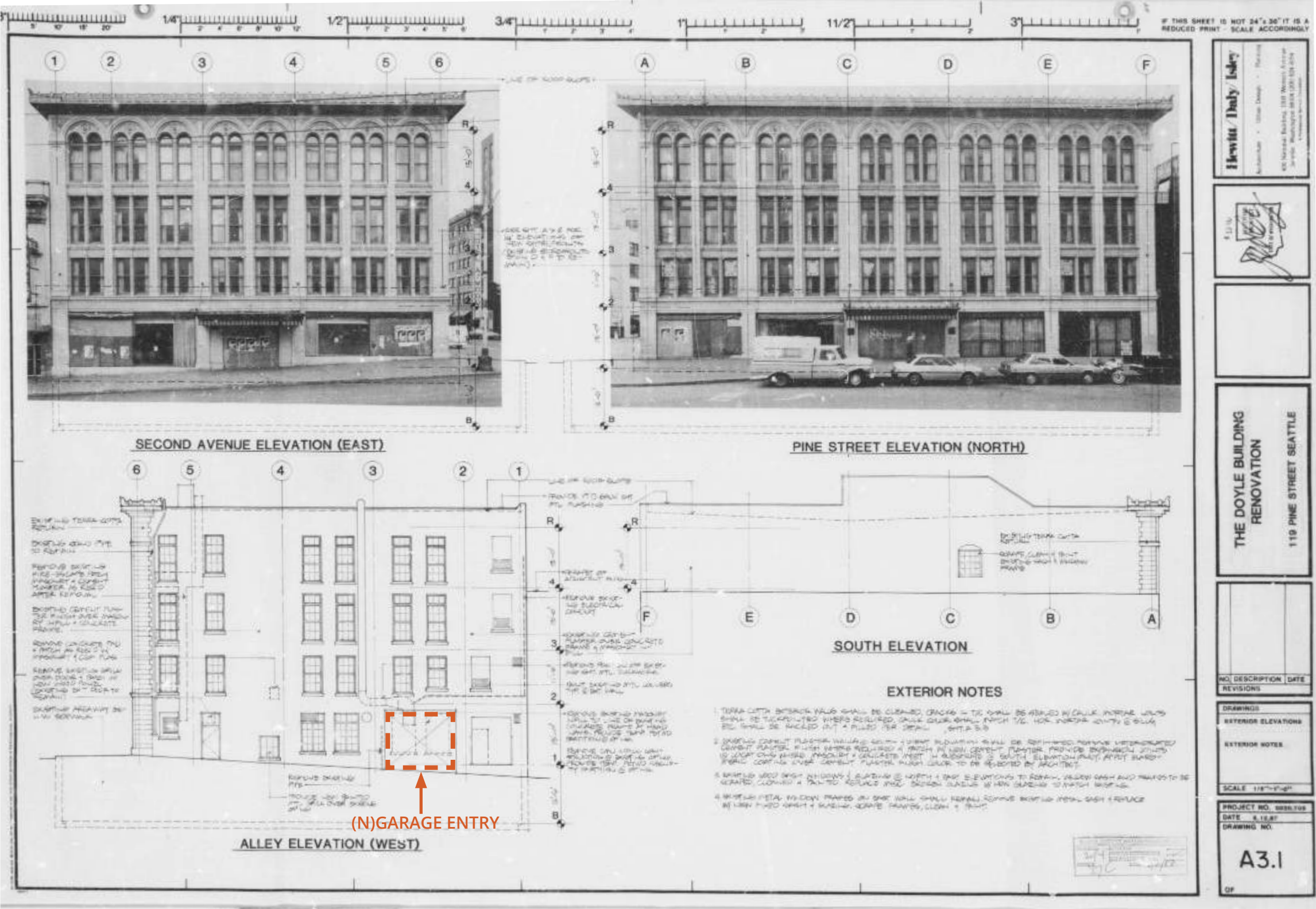
Hewitt Daly Isley Architects oversaw an extensive interior renovation of the building's retail and office spaces. As a part of the retail remodel, the original storefront was replaced with aluminum windows, a change approved by the Landmarks Preservation Board. The project also converted the basement from office and storage use to vehicle parking, which required the partial demolition of the alley facade and interior elements and construction of an interior ramp.



GARAGE PLAN W/ (N)GARAGE RAMP



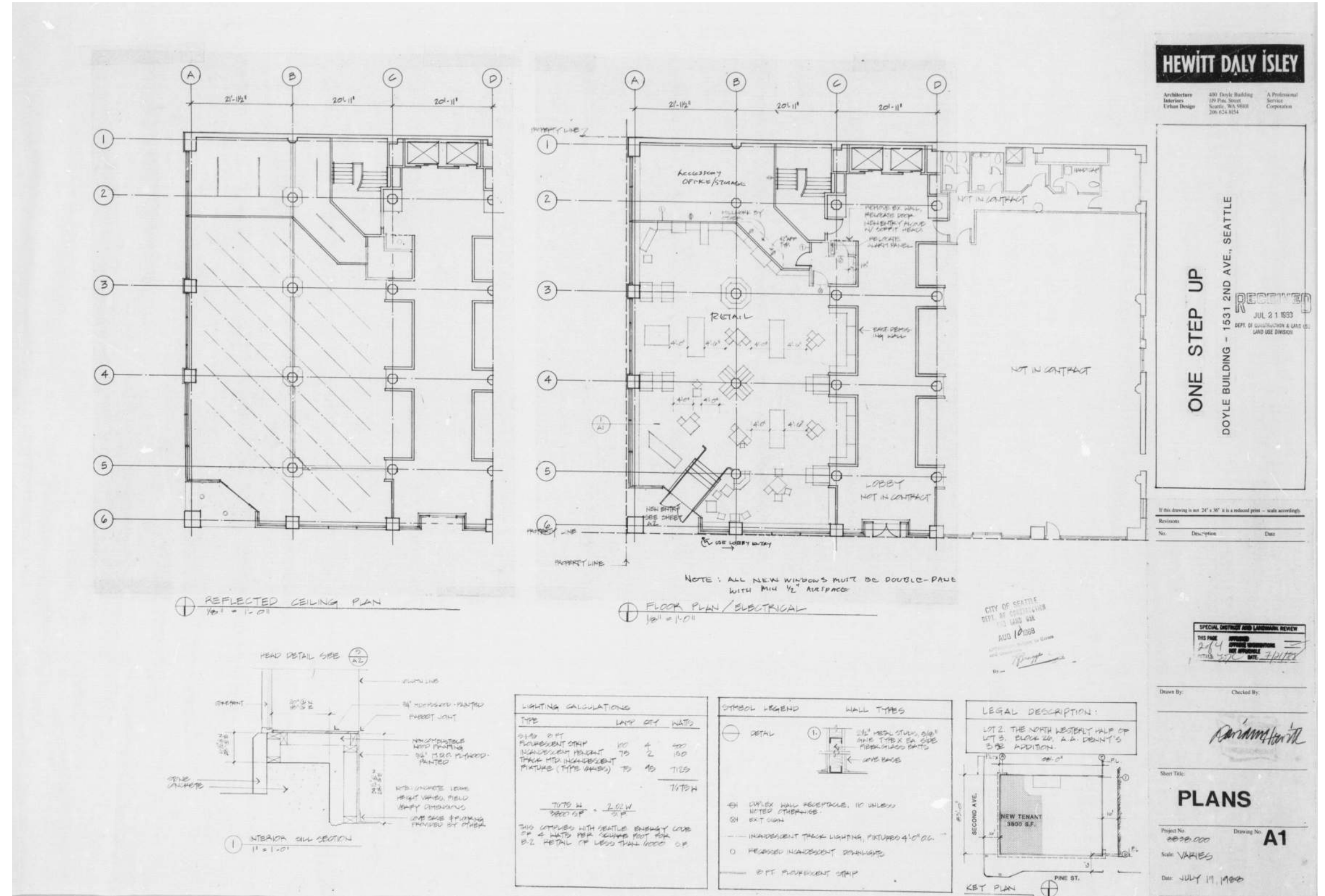
BUILDING SECTION W/ (N)GARAGE RAMP



2.4 - BUILDING MODIFICATIONS - 1987

INTERIOR REMODEL - RETAIL

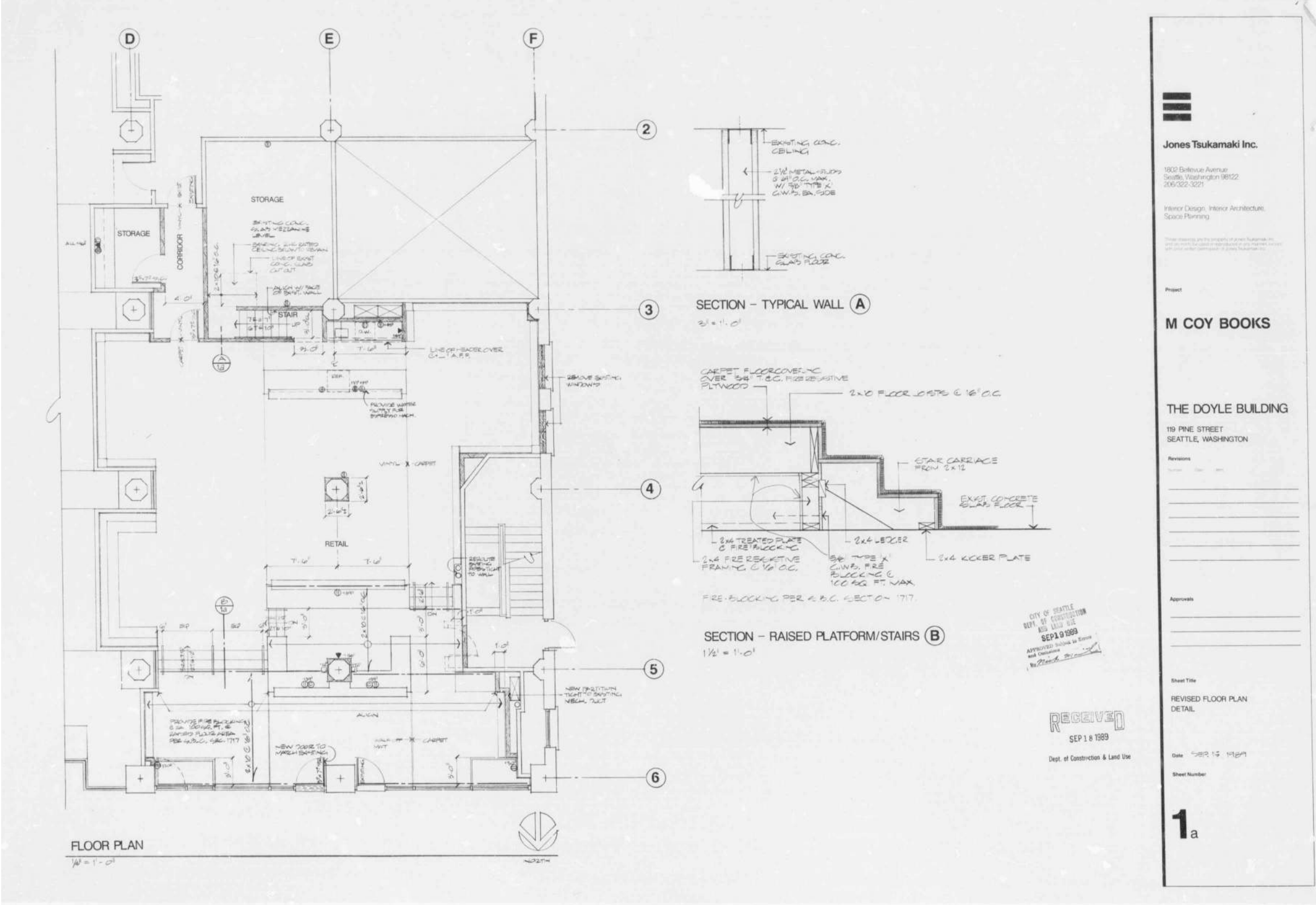
In conjunction with the restoration of the building's historic façade and the conversion of the basement into a parking garage, Hewitt Daly Isley Architects undertook the remodel of the Eastern Retail Space for Step Up, a nonprofit clothing retailer. The remodel included the closure of the east entrance along 2nd Avenue, although the historic marquee was preserved, and **the introduction of a new entrance and interior stair at the building corner.**



2.4 - BUILDING MODIFICATIONS - 1989

INTERIOR REMODEL - BOOKSTORE

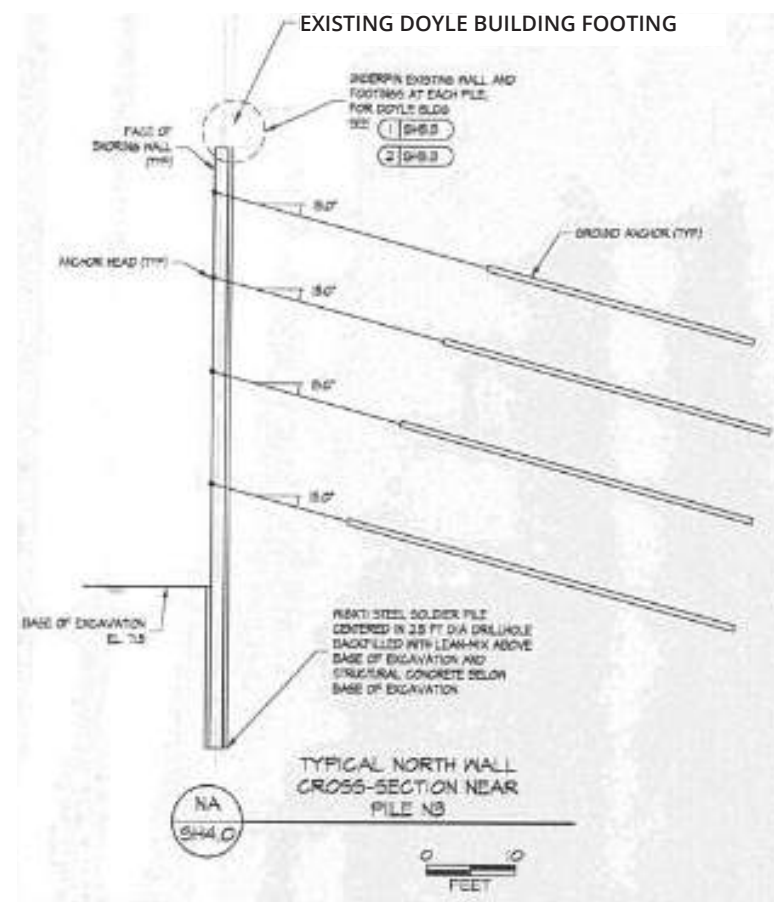
In 1989, the western retail space was remodeled by Jones Tsukamaki for the local independent bookseller M. Coy Books. The project reconfigured the storefront space by introducing a raised platform and stair to align the interior floor with the adjacent sidewalk, relocating one of the two existing storefront entrances so that the doors were positioned adjacent to one another, and removing the windows along the alley elevation. Interior improvements included an espresso bar, built-in shelving, and display tables to support the bookstore's retail function. M. Coy Books occupied the space for approximately 18 years before closing as a result of rising rental costs.



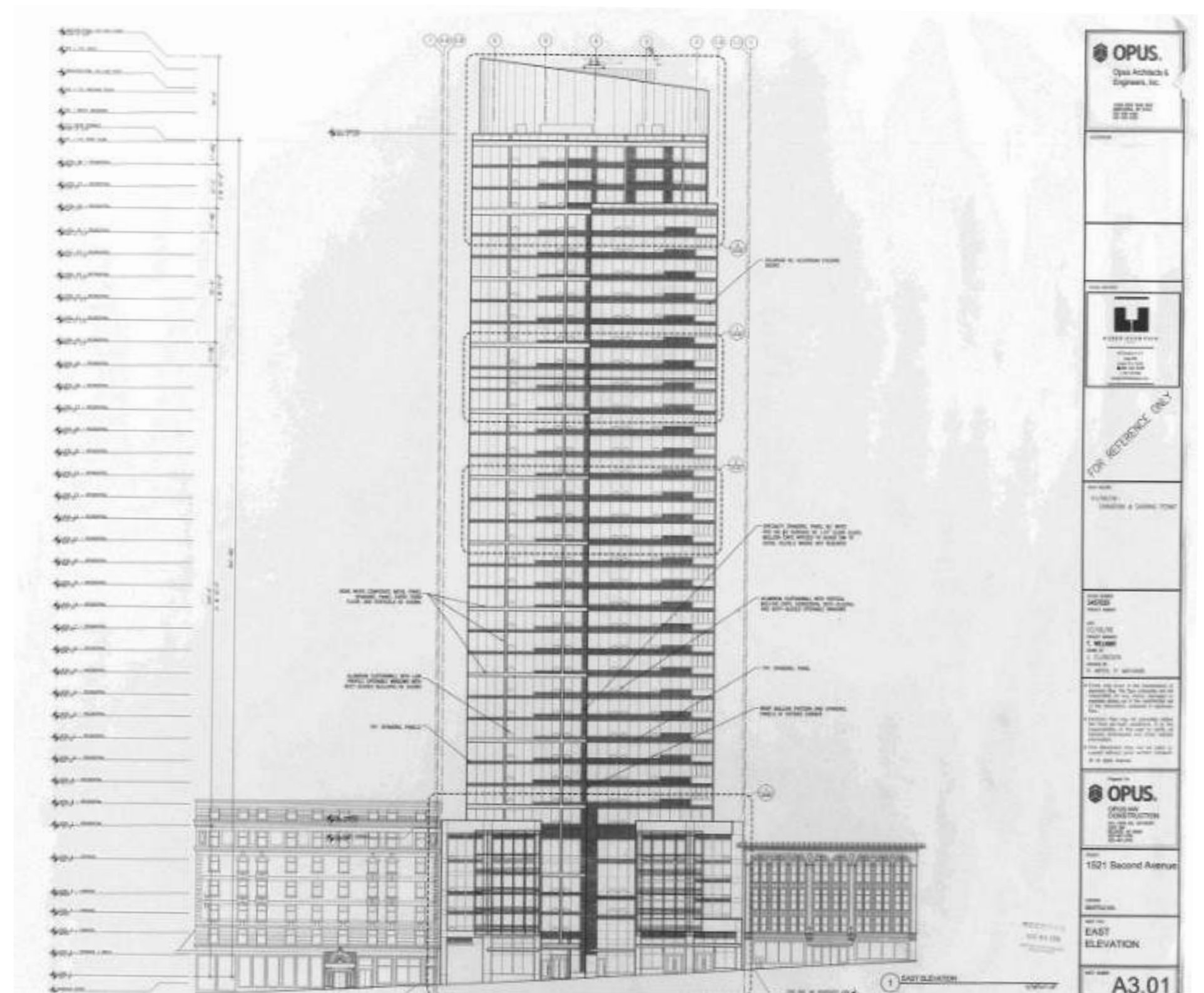
2.4 - BUILDING MODIFICATIONS - 2006

1521 2ND AVE CONDOMINIUM

The 1521 Second Avenue condominium tower was constructed directly south of the Doyle Building. The 38-story development includes **five levels of below-grade parking**, which required extensive excavation and temporary earth-retention adjacent to the Doyle Building property. As part of the excavation and shoring work, the parties agreed to the installation of **temporary tiebacks extending beneath the existing Doyle Building foundations**. This agreement established an understanding regarding access, subsurface encroachment, and the protection of the existing building foundations.



TEMPORARY SHORING AT THE DOYLE BUILDING



2.4 - BUILDING MODIFICATIONS - SUMMARY



The following chronology documents changes to the Doyle Building since its construction in 1920 including modifications to the alley façade, interior, storefront windows, and building systems. The most substantial changes occurred between 1966 and 1988 including interior renovations, infill of the second-floor atrium, retail and office improvements, and alley façade modifications for restaurant ventilation, garage exhaust, and below-grade parking access. Additional work included façade restoration, storefront replacement, relocation of the East retail entry to the corner, infilling of ground floor alley windows, signage updates, and retail renovations.

1920 - J. S. GRAHAM (A. E. Doyle Architect)

- The Doyle Building was constructed.

1947 - DAYAN COMPANY (Ralph Burkhard Architect)

- Retail Space was remodeled.

1966 - BOEING (Boeing)

- All Interior Floors were remodeled.
- 2nd floor Atrium was infilled.

1973 - THE DOYLE BUILDING (Ibsen Nelsen & Associates)

- Facade was restored.
- Eastern Retail Space was remodeled (Seattle 1st National Bank).
- Western Retail Space was remodeled (Restaurant).
- Lobby was remodeled.
- Alley Facade was Modified for restaurant HVAC and commercial kitchen exhaust.

1977 - MANGIA BEVI RESTAURANT (Kumata & Mesher Architecture)

- Western Retail Space was remodeled (Restaurant).

1979 - PACIFIC NORTHWEST BELL (Waldron Pomeroy Polk & Smith Architects)

- 2nd, 3rd, and 4th Floor Interiors were remodeled.

1987 - THE BROTMAN COMPANY (Roth + Jaakola)

- Eastern Retail Space was remodeled.

1987 - THE DOYLE BUILDING (Cascade Air Conditioning)

- Mechanical Work including HVAC, garage exhaust, and ductwork was performed.
- Alley Facade was modified for garage exhaust.

1988 - THE DOYLE BUILDING (Hewitt Daly Isley)

- Storefront Windows were replaced.
- Office Tenant Improvements occurred.
- Eastern Retail Space was remodeled (One Step Up).
- A New Corner Entry was created. (*see photo)
- Parking Ramp and Door added to Basement for automobile parking.
- Alley Facade was partially demolished for garage access.

1989 - M COY BOOKS (Jones Tsumaki)

- Western Retail Space was remodeled (Bookstore).
- A platform and steps were added at the entry to match street level.
- 1 of the 2 existing storefront entries was relocated.
- Ground floor alley windows were Infilled.

1990 - THE DOYLE BUILDING (Paul Seibert & Associates)

- 3rd Floor Interior was remodeled.

2010 - PENZEYS SPICES (Boxwood)

- Western Retail Space was remodeled.
- Western Retail Space was raised to match street level.

2016 - EARTHBOUND TRADING CO. (National Sign)

- Signage added to Western Retail Space Exterior.

2018 - BECU (Allied Displays)

- Signage added to Eastern Retail Space Exterior.

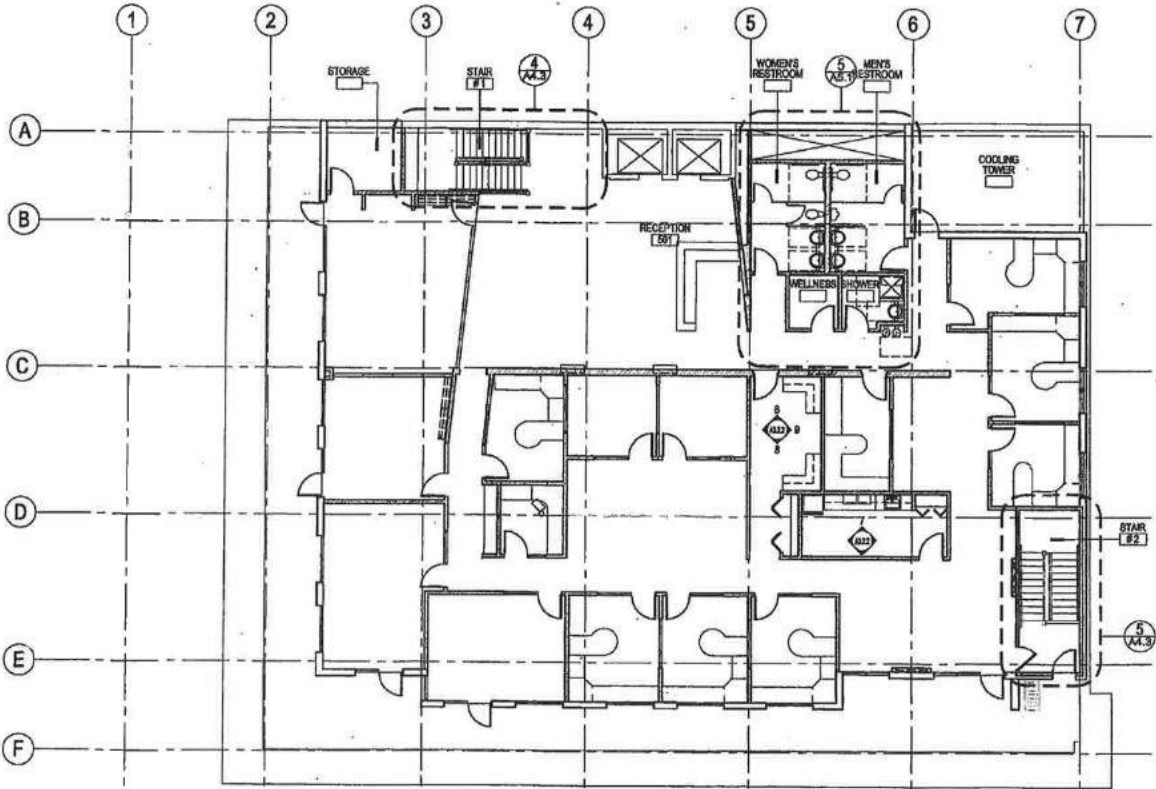
2020 - PENDLETON (Ramsay Signs)

- Signage added to Western Retail Space Exterior.

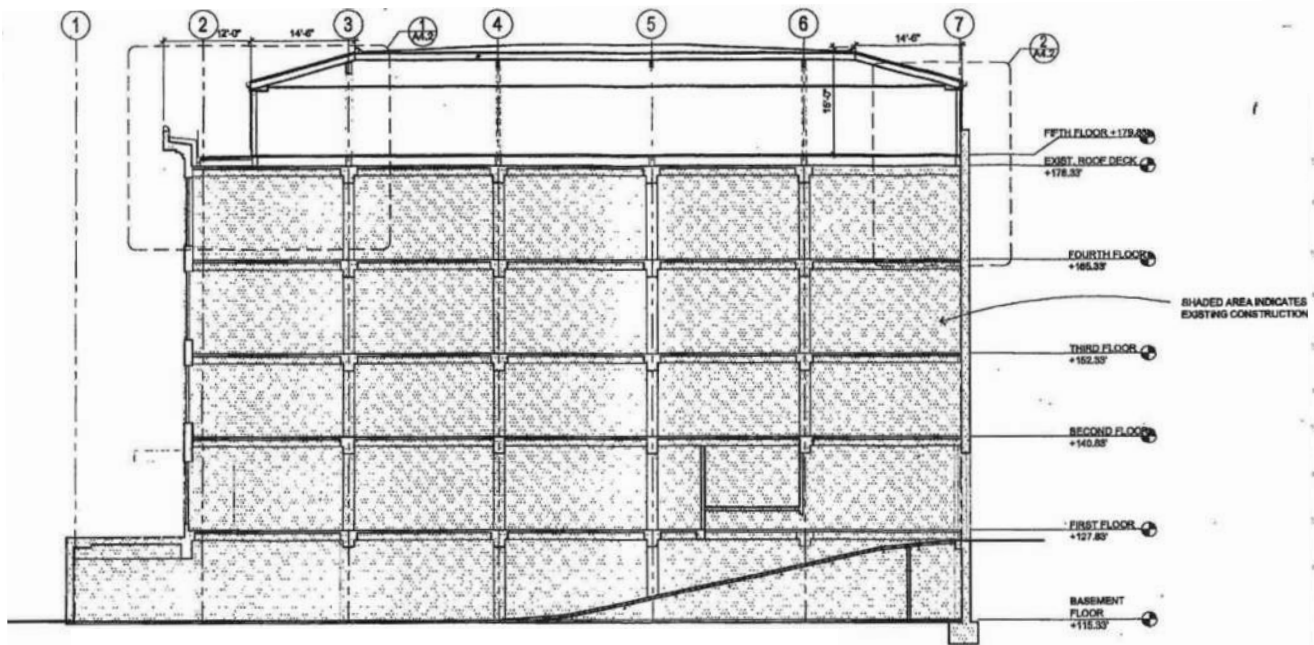
2.5 - ATTEMPTED ADDITIONS - 2007

PROPOSAL A new 5th floor penthouse office addition and code-required seismic upgrades to the existing Doyle Building. Work included cosmetic upgrades to the interior, ADA upgrades to the restrooms, and demolition of the roof. Proposed exterior upgrades were limited to repair and cleaning of the terracotta siding and repair and restoration of the 2 entry canopies.

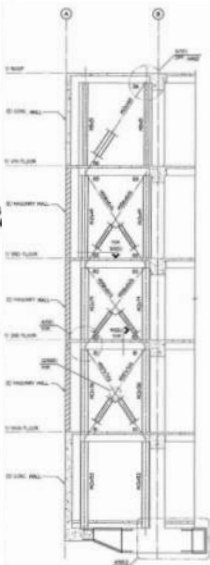
REASON FOR NOT PROCEEDING The required structural improvements, particularly the installation of three large steel seismic braces and foundations extending from the basement to the penthouse, made the project financially infeasible. The braces would have significantly impacted the interior layout and required costly modifications to integrate into the building, with limited opportunity for economy of scale given the one-story addition. The project was presented once to the Landmarks Preservation Board but was ultimately abandoned due to cost.



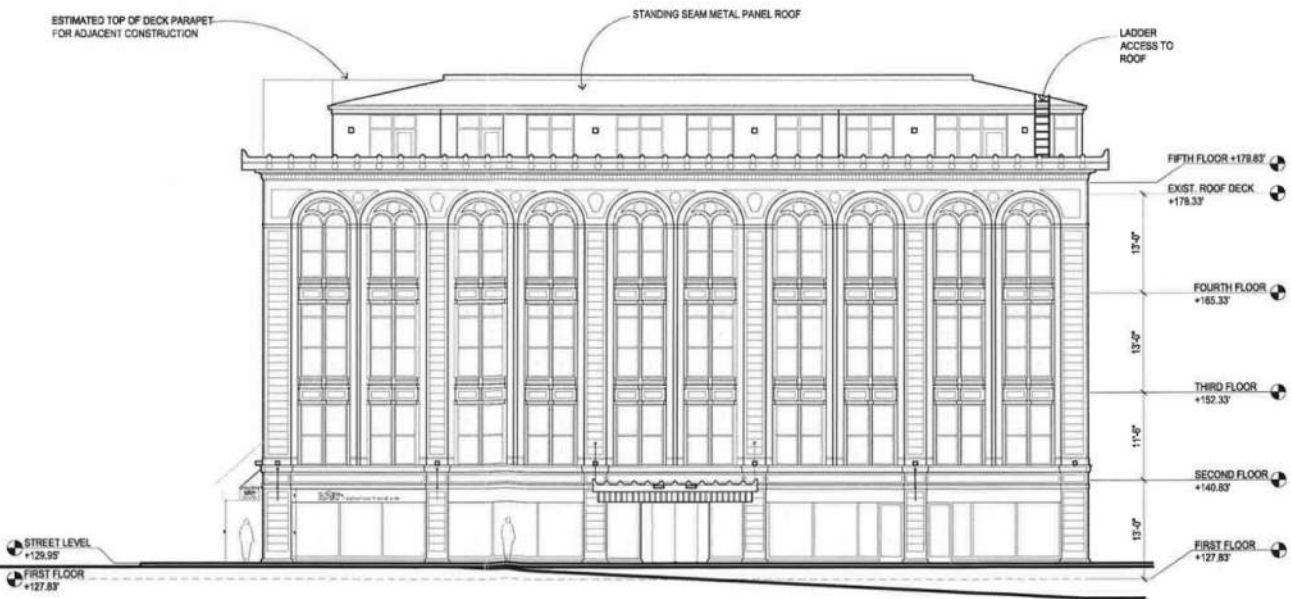
5TH FLOOR PLAN (PENTHOUSE ADDITION)



EAST-WEST SECTION



CODE-REQUIRED SEISMIC BRACE



NORTH (PINE STREET) ELEVATION

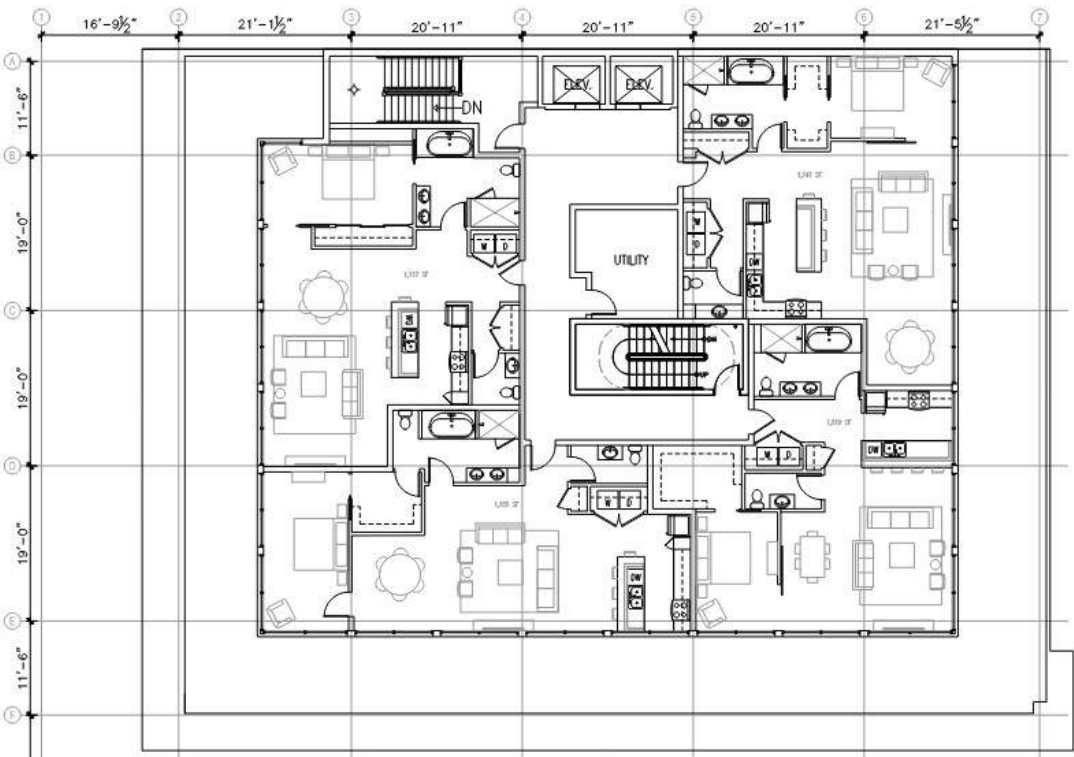
2.5 - ATTEMPTED ADDITIONS - 2018

PROPOSAL

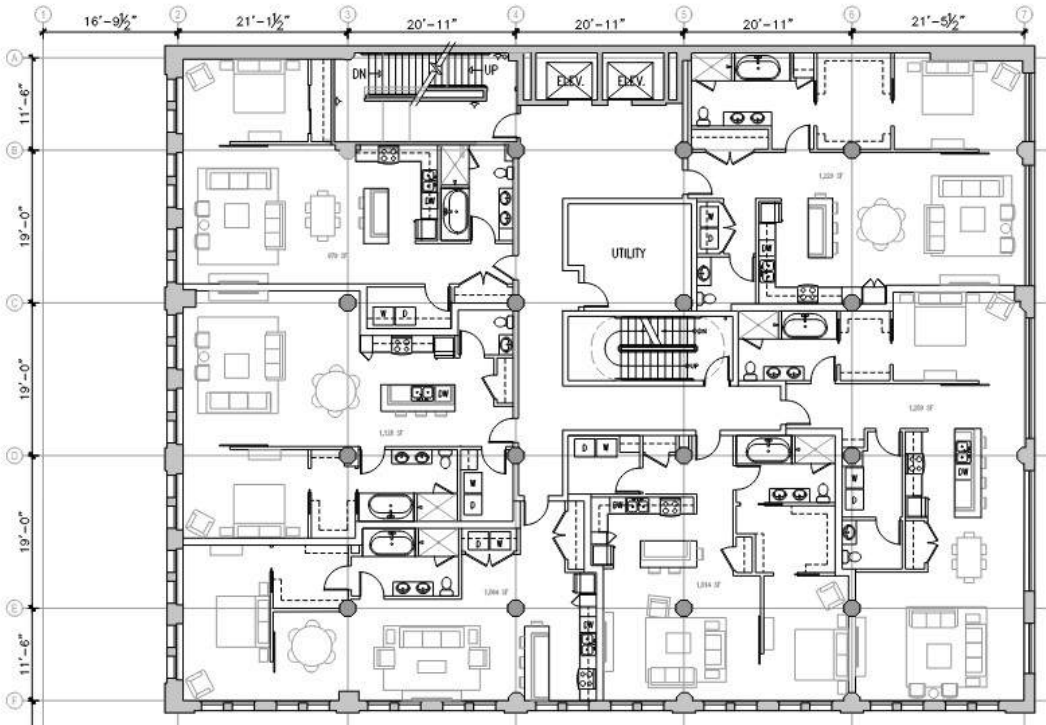
A new 5th floor penthouse addition and extensive renovation of the existing Doyle Building to transform the building from office to residential use which qualified as a substantial alteration. Therefore, the proposed project required extensive interior reconfiguration, structural, life-safety, building systems, and energy upgrades with the introduction of modern residential amenities.

REASON FOR NOT PROCEEDING

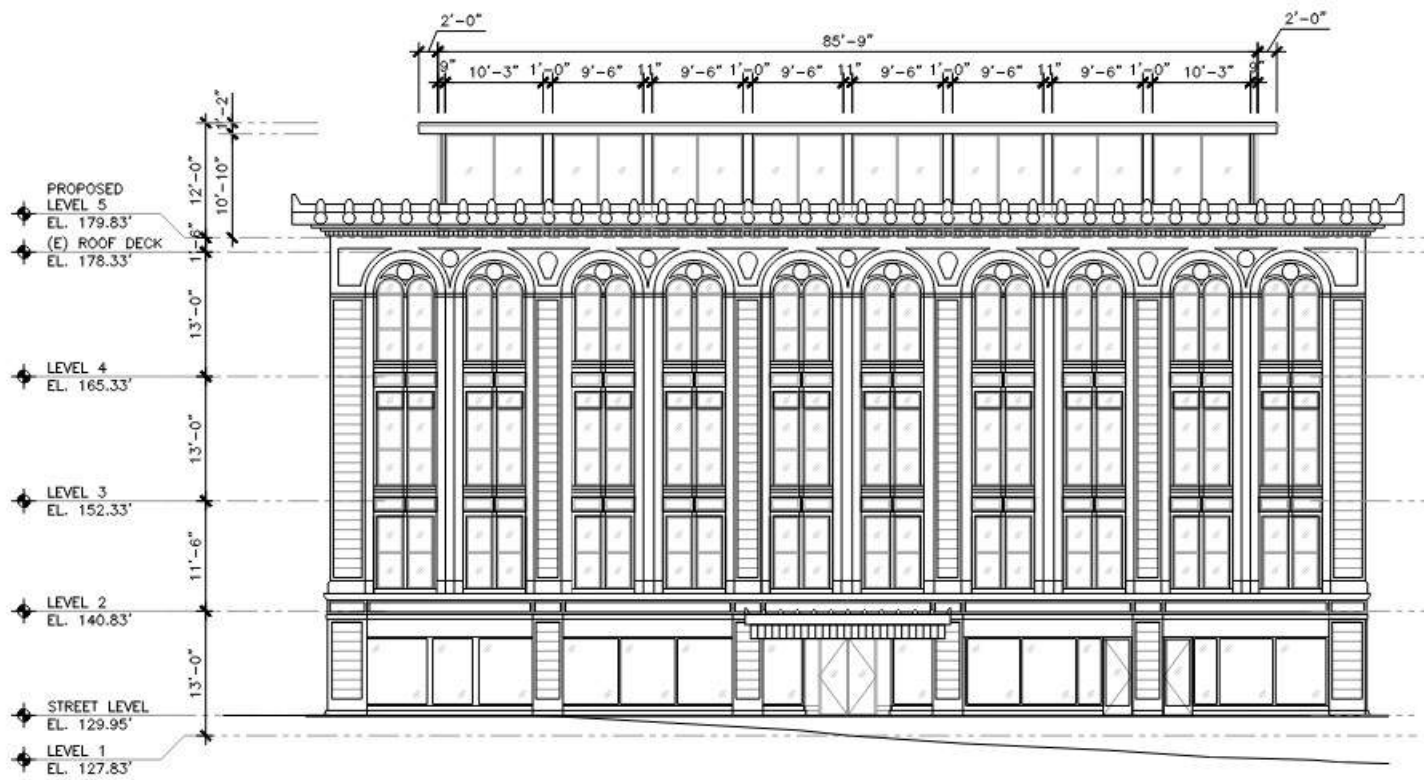
Per the building code, the scope of work qualified as a **substantial alteration**, triggering **significant structural upgrades** to bring the building into compliance with seismic code requirements. The extent of the required improvements resulted in **prohibitively high construction costs**, ultimately rendering the project financially unfeasible and leading to its cancellation. The project was abandoned before a briefing was submitted to the Landmarks Preservation Board.



5TH FLOOR PLAN (PENTHOUSE ADDITION)



2ND-4TH FLOOR PLANS



NORTH (PINE STREET) ELEVATION

3.1 - REGULATIONS

The following are political and regulatory 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
- DRAMATIC OFFICE VACANCIES / CORPORATE RELOCATIONS
- PUBLIC SAFETY
- MASS TIMBER TECHNOLOGY

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 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, the owner of an underutilized commercial property may be eligible to receive a sales and use tax deferral for the conversion of a commercial building to residential use. These deferrals are intended to reduce initial project costs while furthering the objectives of the Downtown Activation Plan and increasing the City’s housing supply.

MASS TIMBER MODULATION AND SETBACK EXEMPTIONS House Bill 1183, effective July 27, 2025, modified Washington’s land use regulations including bulk, density coverage, and setback limits. Now, under RCW 36.70A.040, cities or counties may not require façade modulation or upper-level setbacks as a condition of permitting for mass timber construction or the conversion of existing buildings to housing.

Seattle Ordinance 127445, which took effect on July 6, 2026, modified land use regulations to increase housing supply, in part by removing code barriers to mass timber construction. Section 2 of the ordinance adds Seattle Municipal Code Section 23.40.090, which exempts mass timber residential projects from façade modulation and upper-level setback requirements including upper-level width and depth limits, tower separation, and tower spacing.

SPECIAL TAX VALUATION FOR REHABILITATED HISTORIC PROPERTIES The project, once complete, will be eligible for a 10-year Special Property Tax Valuation for Rehabilitated Historic Properties. Under this incentive, approved qualified rehabilitation costs may be deducted from the property’s assessed value for up to 10 years, provided the rehabilitation costs are equal to at least 25% of the structure’s pre-rehabilitation assessed value.



STREAMLINE PERMITTING The City of Seattle has streamlined the permit process to encourage residential development downtown. The permit approval process for this project includes:

- Landmark Preservation Board Certificate of Approval
- Master Use Permit (MUP) - Type I Decision
- Building Permit

ECONOMIC STRESSES There are a range of economic stresses facing Downtown Seattle:

- Reduced Foot Traffic due to Remote / Hybrid Work
- High Office Vacancy Rates
- Rising Business Operating Costs
- Public Safety and Quality of Life Concerns
- Changing Consumer Behavior
- High Interest Rates and Financing
- Rising Housing Costs
- Limited Housing Supply
- Increasing Commercial Rents
- Reduced Consumer Spending

3.2 - ZONING DEVELOPMENT STANDARDS

1. **ZONE**
 - DMC 240/290-440 (Downtown Mixed Commercial)
2. **MAXIMUM STRUCTURE HEIGHT (SMC 23.49.008)**
 - 440 feet for a residential tower

Proposal complies with Maximum Structure Height limits.
3. **MAXIMUM MASS TIMBER HEIGHT (SBC Table 504.3)**
 - 270 feet

Proposal complies with Mass Timber Height limits.
4. **FLOOR AREA RATIO (SMC 23.49.011)**
 - Base FAR - 4
 - Max FAR - 8
 - Residential Use is exempt from FAR calculations.

Proposal complies with FAR requirements.
5. **FACADE MODULATION (SMC 23.40.090)**
 - Exempt for mass timber residential projects per Seattle Ordinance 127445.

Proposal complies with Facade Modulation requirements.
6. **UPPER-LEVEL SETBACKS (SMC 23.40.090)**
 - Exempt for mass timber residential projects per Seattle Ordinance 127445.

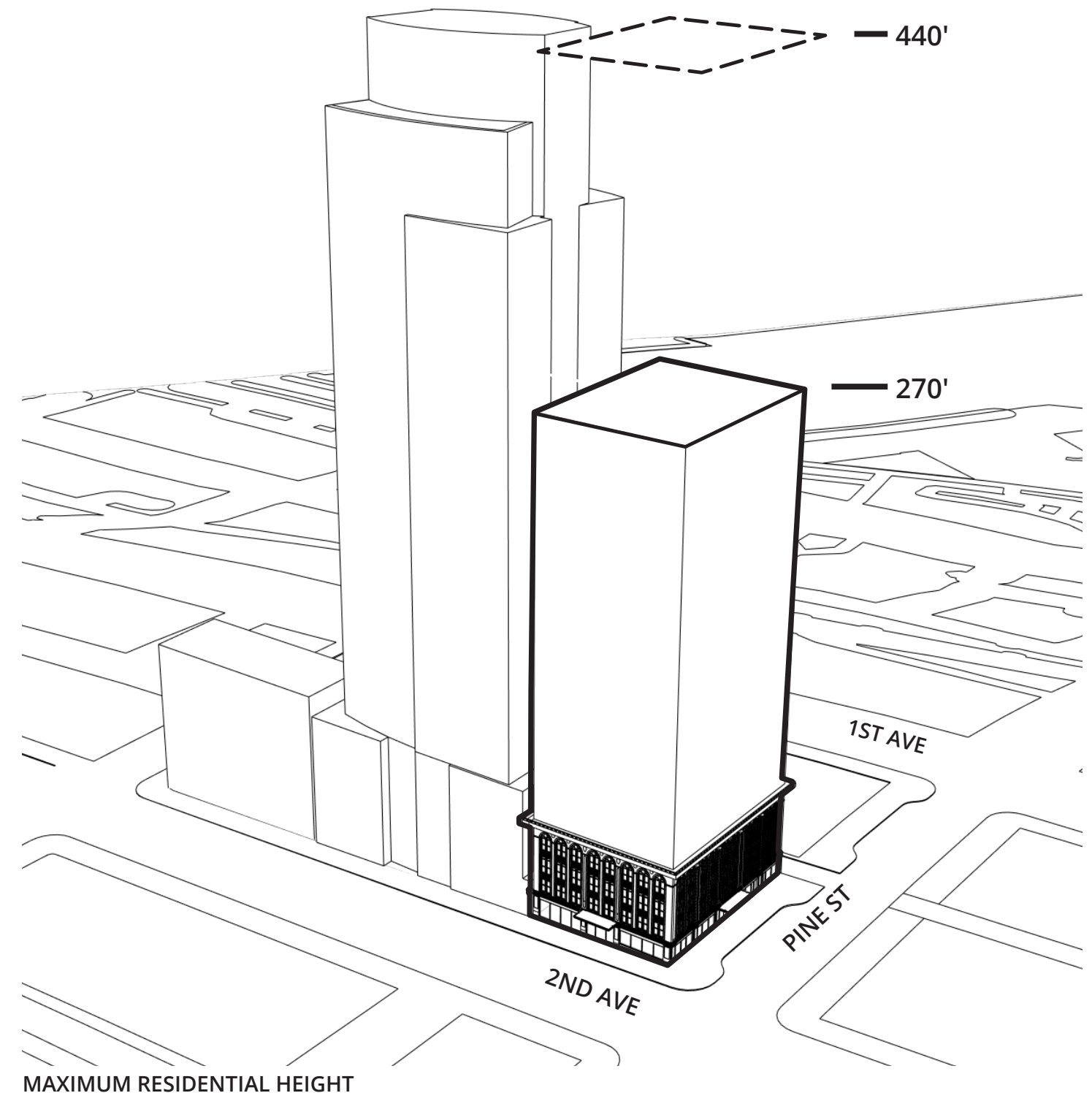
Proposal complies with Upper-Level Setback requirements.
7. **UPPER-LEVEL WIDTH (SMC 23.40.090)**
 - Exempt for mass timber residential projects per Seattle Ordinance 127445.

Proposal complies with Upper-Level Width requirements.
8. **TOWER SEPARATION (SMC 23.40.090)**
 - Exempt for mass timber residential projects per Seattle Ordinance 127445.

Proposal complies with Tower Separation requirements.
9. **TOWER SPACING (SMC 23.40.090)**
 - Exempt for mass timber residential projects per Seattle Ordinance 127445.

Proposal complies with Tower Spacing requirements.
10. **ALLEY IMPROVEMENTS (SMC 23.53.030)**
 - A 20-foot wide alley is required.
 - The existing 16-foot wide alley is nonconforming.
 - New construction requires a 2-foot alley dedication from this property for alley widening.

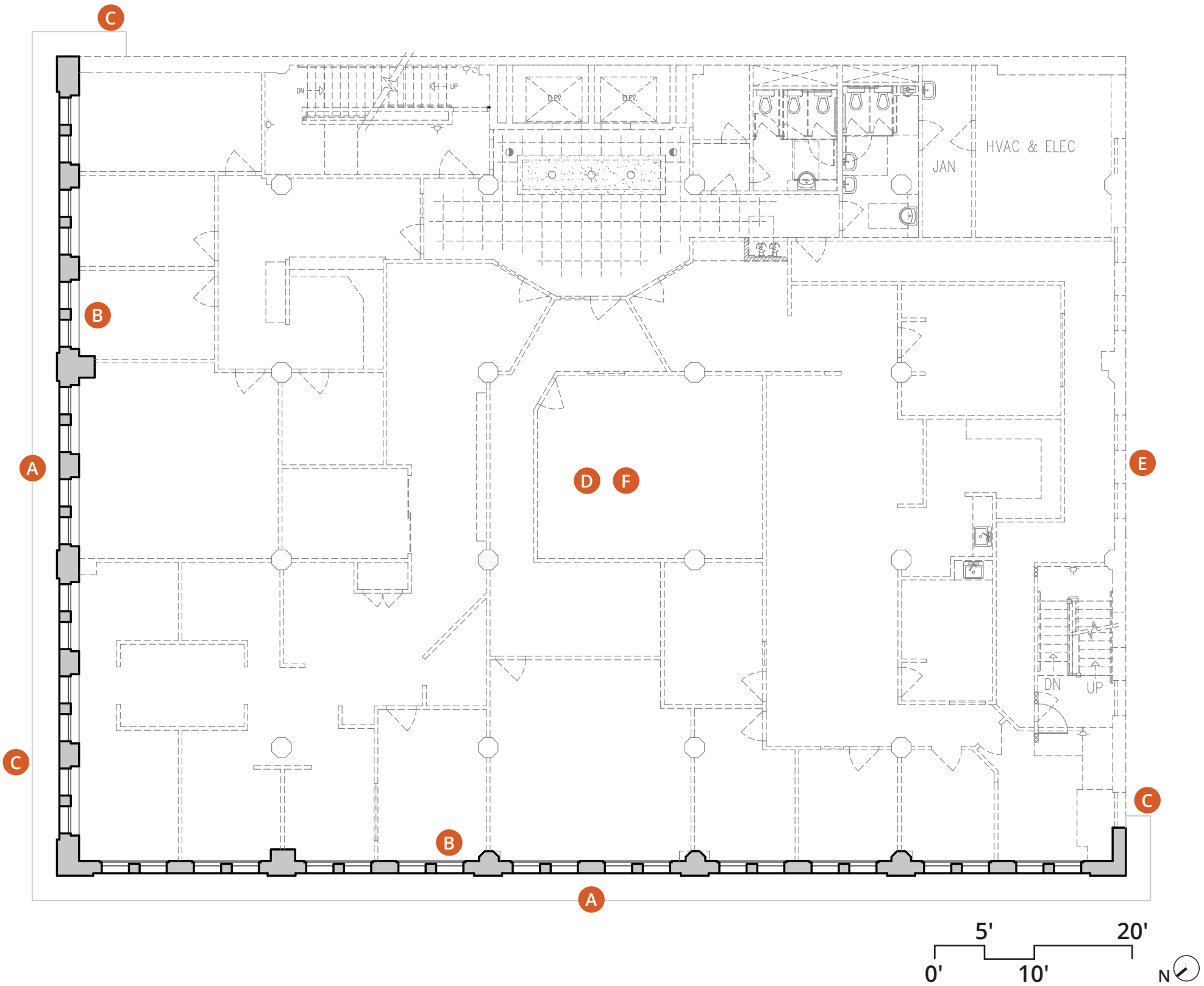
Proposal complies with Alley Improvement requirements.



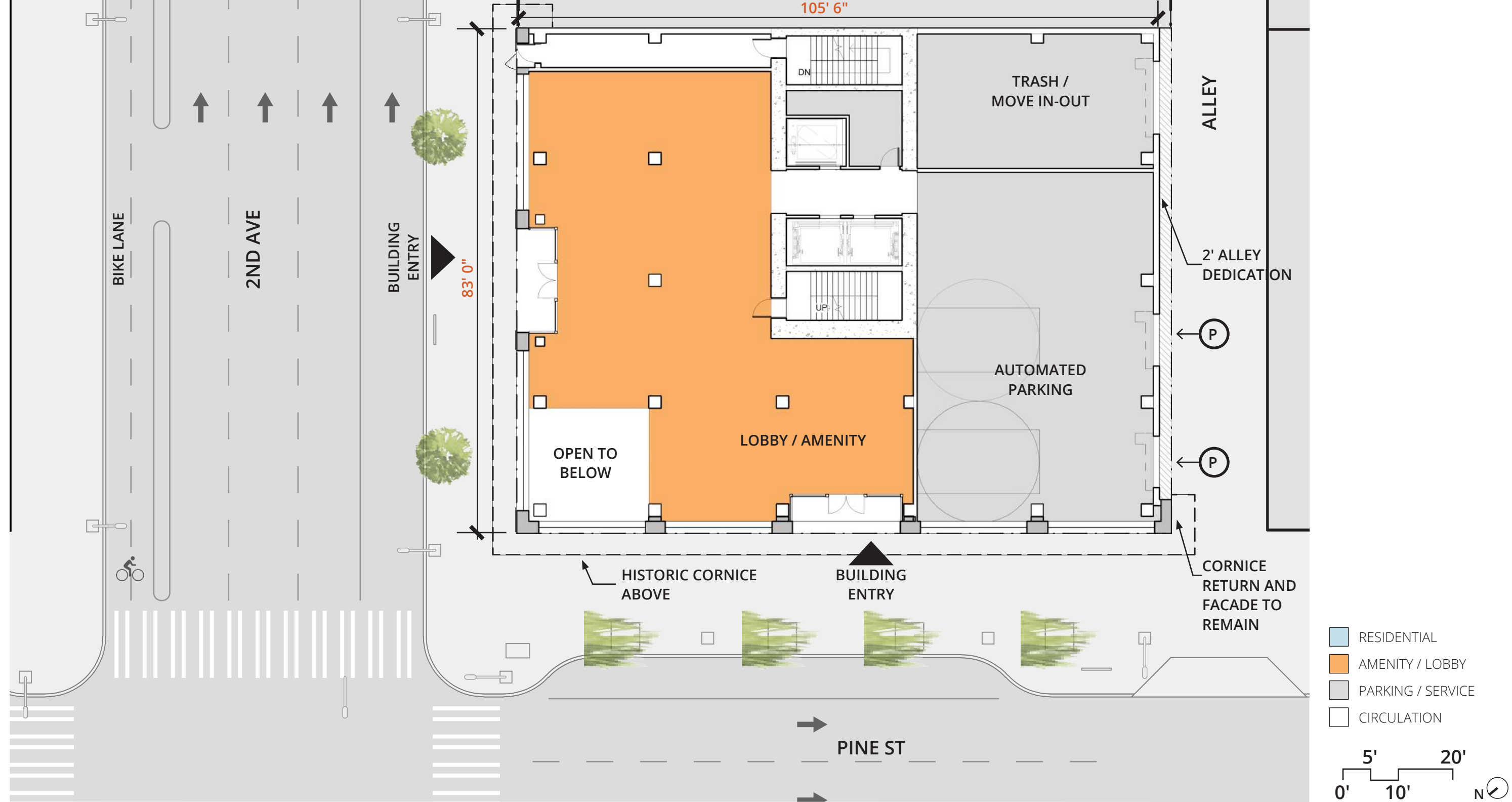
4.1 - DEMOLITION SCOPE

DEMOLITION SCOPE

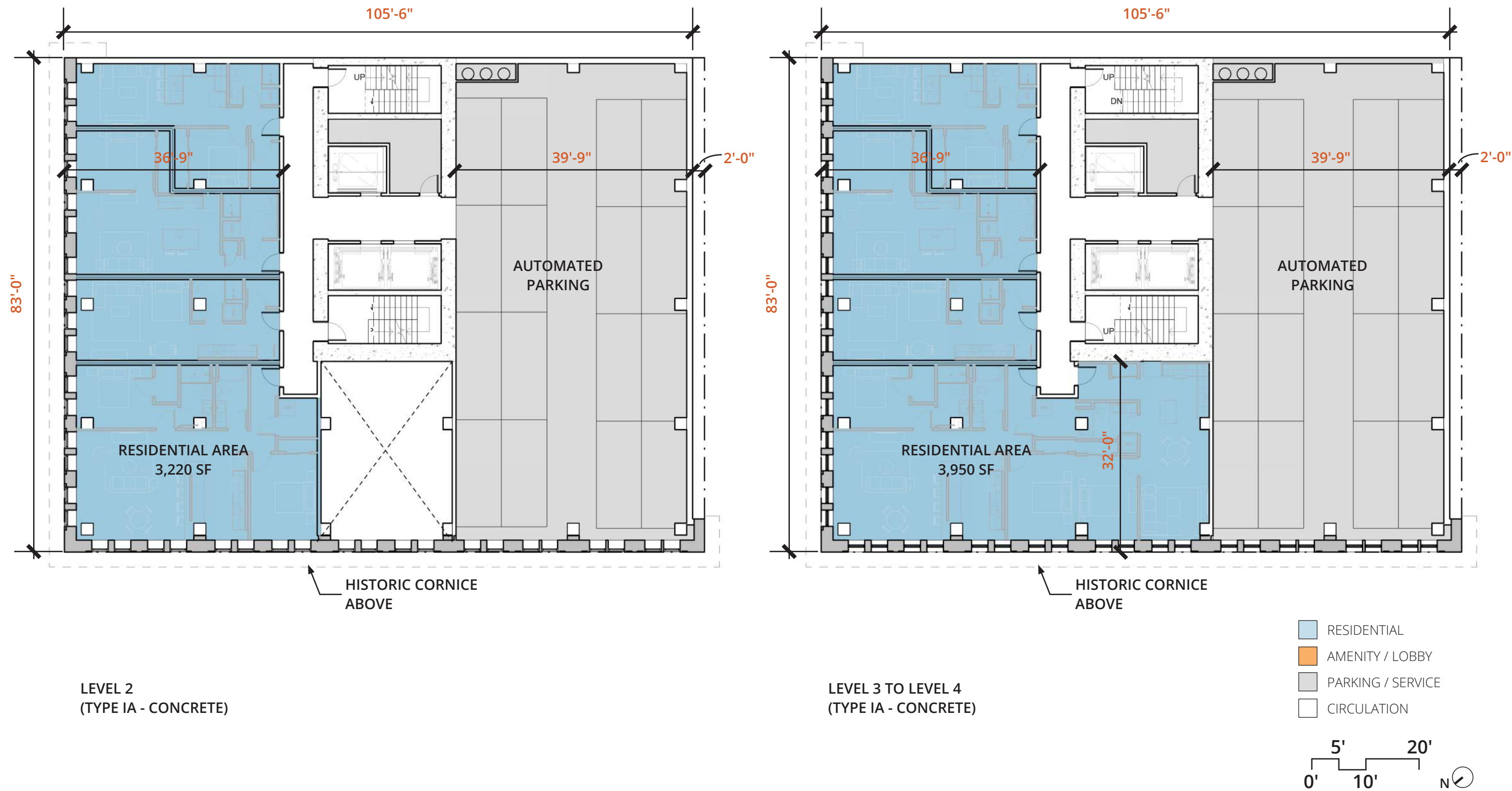
- A** 2 HISTORIC FACADES TO BE PROTECTED IN PLACE
- B** HISTORIC WINDOWS TO BE REPLACED WITH ENERGY COMPLIANT WINDOWS TO MATCH EXISTING DESIGN
- C** HISTORIC CORNICE TO BE STABILIZED AND PROTECTED IN PLACE
- D** FLOORS AND INTERNAL STRUCTURE TO BE REMOVED
- E** ALLEY FACADE TO BE REMOVED
- F** ROOF TO BE REMOVED



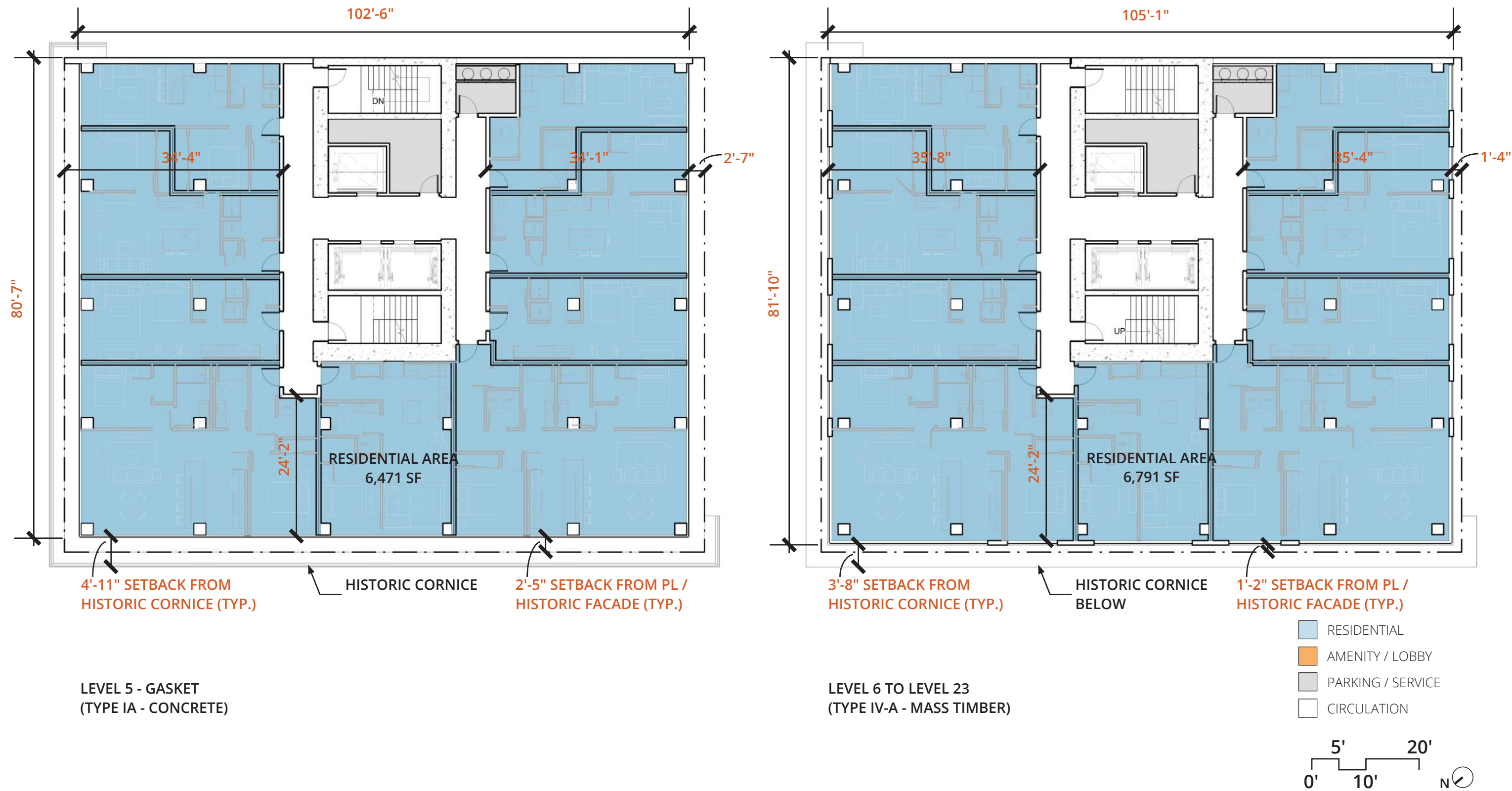
4.2 - SITE PLAN



4.3 - THE DOYLE BUILDING - FLOOR PLANS



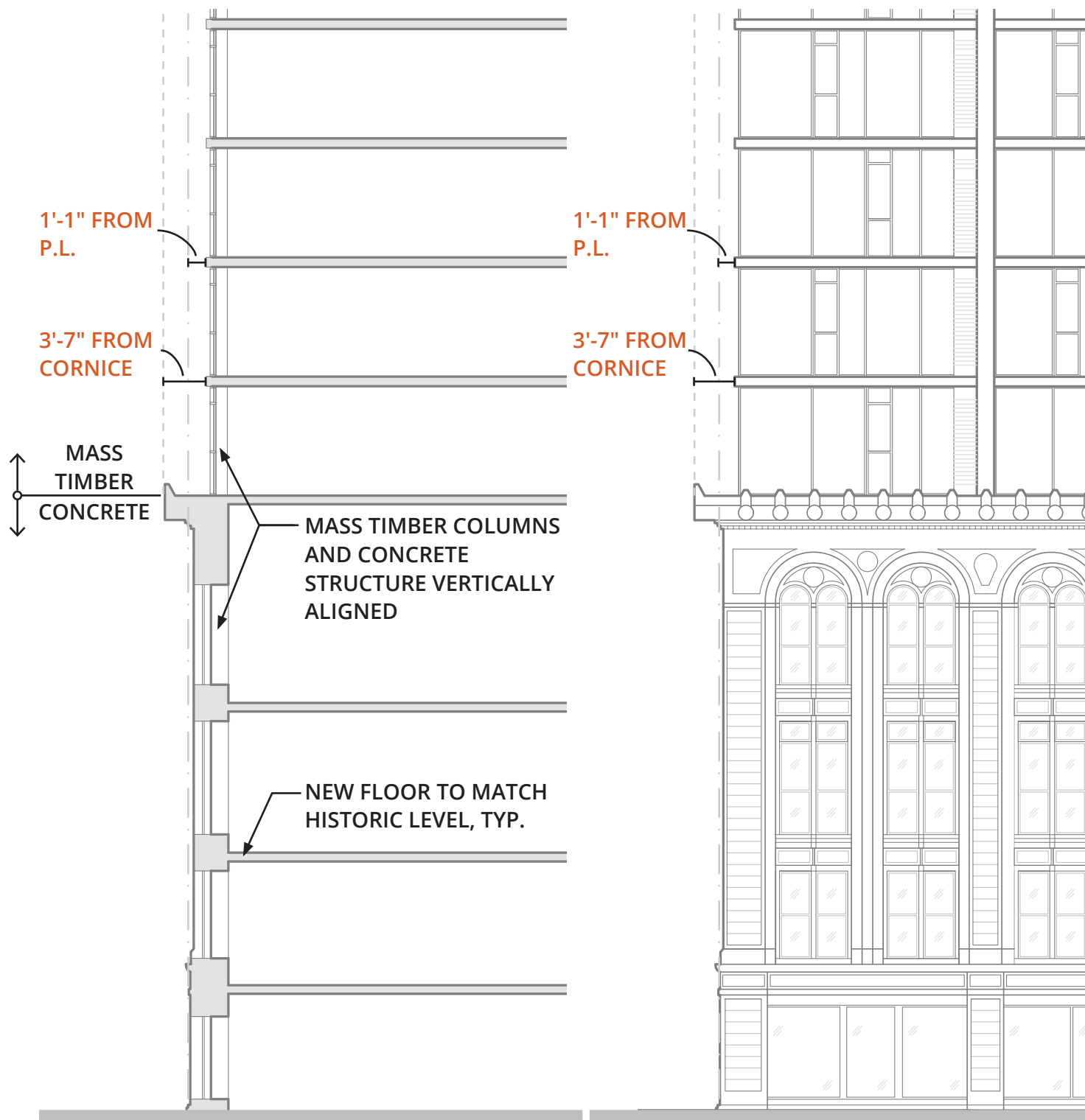
4.3 - THE ADDITION - FLOOR PLANS



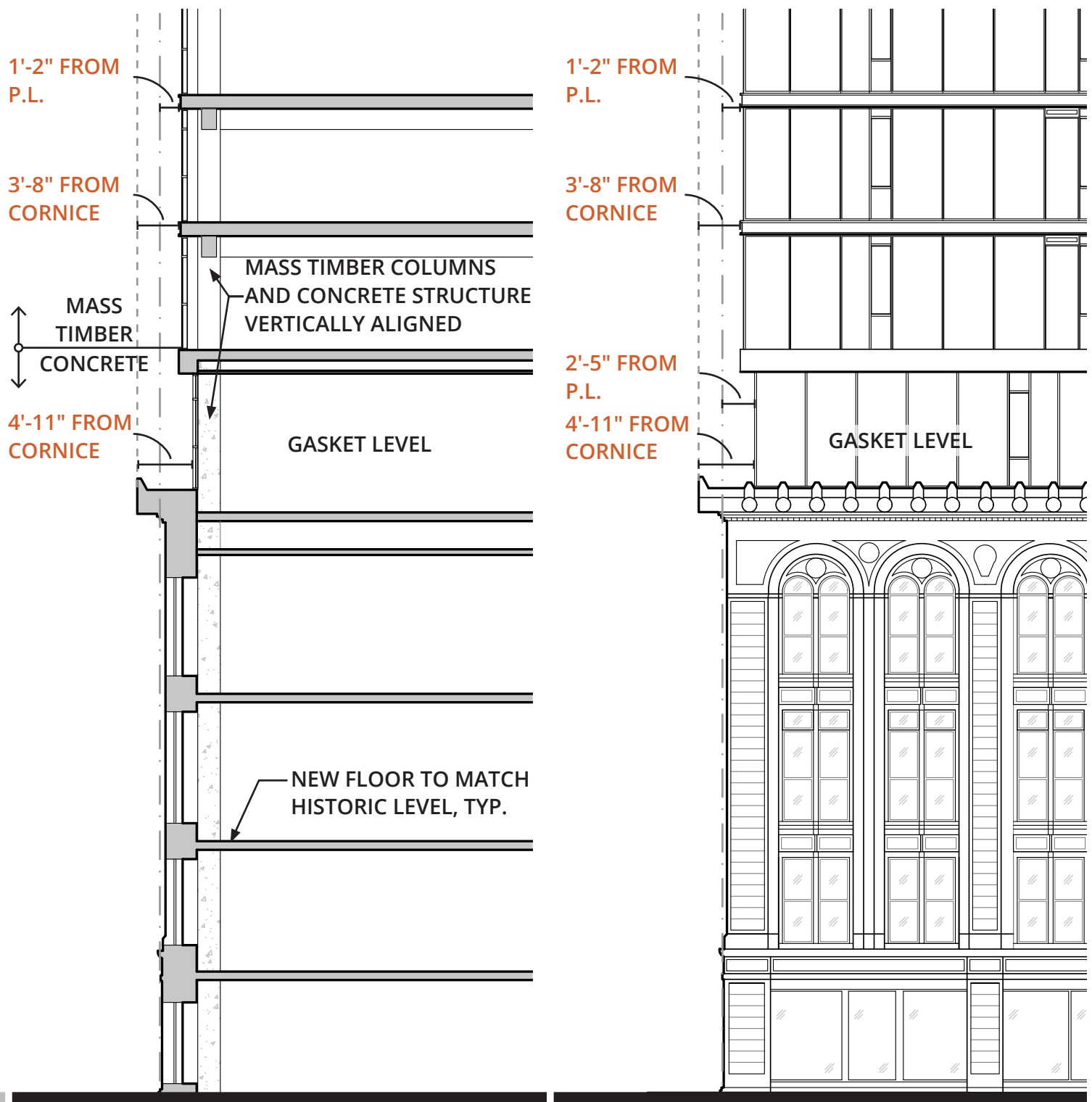
4.4 - ELEVATIONS



4.5 - PARTIAL ELEVATION & SECTION



BRIEFING #1 - PINE STREET PARTIAL ELEVATION & SECTION



BRIEFING #2 - REVISED PINE STREET PARTIAL ELEVATION & SECTION

4.6 - 2ND AVENUE ELEVATION



4.6 - 2ND AVENUE & PINE STREET CORNER



4.6 - PINE STREET ELEVATION



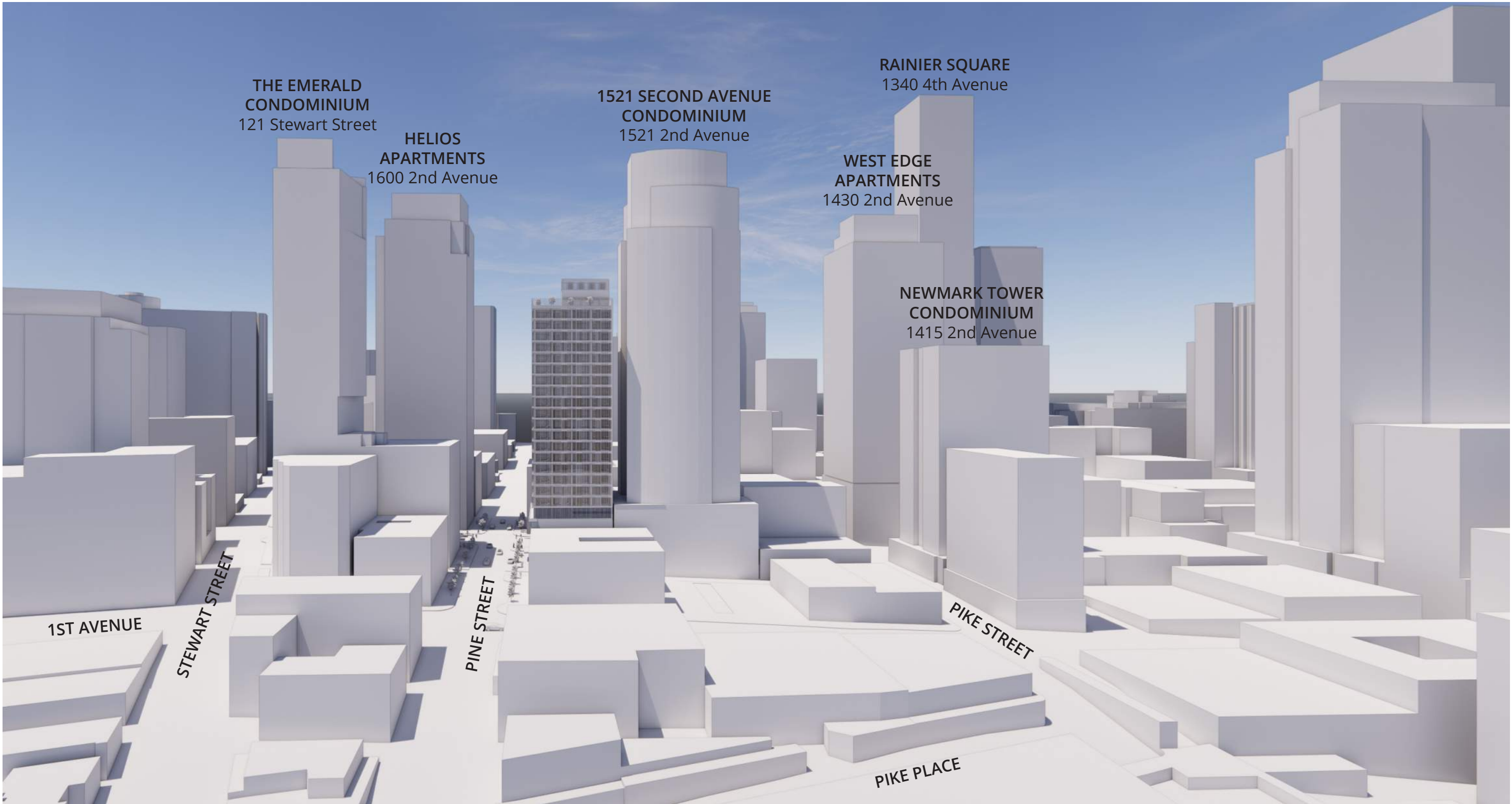
4.6 - PINE STREET LOOKING WEST



4.6 - 2ND AVENUE LOOKING SOUTH



4.7 - SITE CONTEXT



5.1 - RESPONSES TO BRIEFING #1 LPB'S COMMENTS

COMMENT

TOWER SPACING AND TOWER SETBACK REQUIREMENTS

Please provide clarification on the tower spacing requirements and the departure you appear to be requesting. More exploration and understanding of the tower setback is also required.

RESPONSE

No departure from the Land Use Code is required for the Project. The Project is a mass timber residential project and exempt from tower spacing and tower setbacks.

Seattle Ordinance 127445 exempts mass timber residential projects from façade modulation requirements and upper-level setback standards including limits on upper-level width, tower separation, and tower spacing. The ordinance was adopted to encourage mass timber construction by reducing regulatory constraints that can impede the efficiency and feasibility of building a mass timber structure.



DOWNTOWN SEATTLE



ASCENT (2022) - MILWAUKEE, WI - WORLD'S TALLEST MASS TIMBER BUILDING (25 STORIES)

5.1 - RESPONSES TO BRIEFING #1 LPB'S COMMENTS

COMMENT	MODULATION AND BALCONIES
	Provide explanation of why modulation and/or balconies are not feasible.
RESPONSE	Seattle Ordinance 127445 exempts mass timber residential projects from façade modulation requirements, recognizing the unique structural and construction characteristics of mass timber systems. The Project is a mass timber residential project and exempt from façade modulation. No departure from the Land Use Code is required for the Project. Unlike concrete or steel buildings, mass timber buildings rely on repetitive, vertically aligned structural elements. Modulations in the façade and cantilevers interrupt load paths and require additional beams, steel reinforcement, and connections to make this work. These additional structural elements increase floor depth, materials and construction cost. Furthermore, cantilevered balconies present additional structural and detailing challenges including connections between the exterior balcony, curtain wall system, and mass timber structure. Exterior projections create forces that require support from steel reinforcement or wood transfer beams that extend back into the building. These connections introduce thermal bridging, increase waterproofing complexity, and require careful detailing to accommodate differential movement between timber and steel elements. Given the limited floor plate, the design prioritizes maximizing usable interior space for residential units rather than incorporating balconies. Additionally, balconies could introduce visual complexity that would compete with the historic character of the Doyle Building.

5.1 - RESPONSES TO BRIEFING #1 LPB'S COMMENTS

COMMENT EXAMPLES OF HISTORIC BUILDINGS WITH MASS TIMBER ADDITIONS

Can you please provide examples of other historic buildings with mass timber tower additions in other cities?

RESPONSE The examples below show how **mass timber additions can be successfully integrated with historic buildings**. These projects illustrate how historic character can be preserved while introducing a mass timber addition that increases usable floor area and extends the functional life of the existing building. Mass timber is an emerging technology. Based on our research, the Project will represent one of the first opportunities to construct a mass timber residential tower addition to a historic building. We look forward to setting a successful precedent with this Project.



837 BEATTY STREET (2026) - VANCOUVER, BC



TRIKÅFABRIKEN (2019) - STOCKHOLM, SE

5.1 - RESPONSES TO BRIEFING #1 LPB'S COMMENTS

COMMENT LOCAL EXAMPLES OF HISTORIC BUILDINGS WITH HIGH-RISE ADDITIONS

RESPONSE Because no examples of high-rise mass timber additions to historic buildings were available, two high-rise additions of conventional construction in Seattle are presented below. Although these examples do not utilize mass timber construction, they demonstrate successful design strategies for integrating contemporary additions with historic buildings. In particular, they illustrate that a large setback from the existing historic structure is not necessary to achieve a compatible and respectful addition. Both projects incorporate a recessed "gasket" between the historic building and the new construction, creating a clear visual distinction between old and new structures.



FEDERAL RESERVE (2020) - 1015 2ND AVENUE, SEATTLE, WA



400 WESTLAKE (2024) - 400 WESTLAKE AVENUE N, SEATTLE, WA

5.1 - RESPONSES TO BRIEFING #1 LPB'S COMMENTS

COMMENT	LOCAL EXAMPLES OF HISTORIC BUILDINGS WITH HIGH-RISE ADDITIONS
RESPONSE	Two recently approved Seattle projects, the Griffin Sheridan Building and the Terminal Sales Annex, are illustrated below. Both projects were reviewed and approved by the Landmarks Preservation Board and involve substantial additions to historic buildings. Although neither project utilizes mass timber construction, both provide relevant examples of large-scale contemporary additions to historic buildings. They demonstrate how significant new building volume can be integrated while maintaining a clear visual distinction between the original structure and new construction.



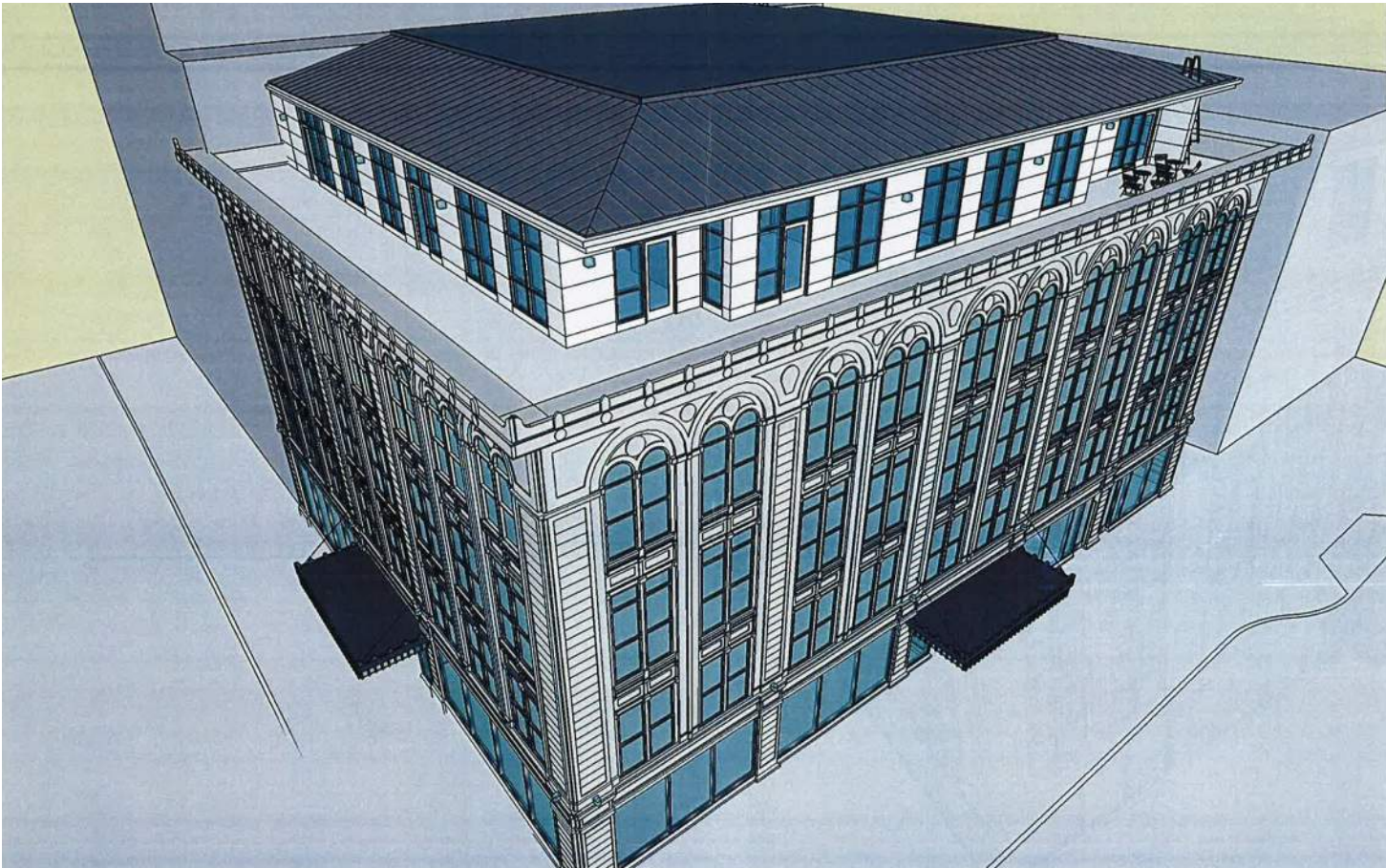
TERMINAL SALES ANNEX - 1931 2ND AVENUE, SEATTLE, WA



GRIFFIN SHERIDAN BUILDING - 2005 5TH AVENUE, SEATTLE, WA

5.1 - RESPONSES TO BRIEFING #1 LPB'S COMMENTS

TOPIC	ADAPTIVE REUSE
COMMENT	What other options did you explore in terms of adaptive reuse?
RESPONSE	Two adaptive reuse alternatives are included in the presentation package. These concepts were developed as potential development strategies but were ultimately not pursued because they were determined to be economically infeasible . These proposals demonstrate that adaptive reuse options were thoroughly explored before arriving at the current proposal, which represents the most viable approach for achieving the project's redevelopment objectives while preserving the historic character of the Doyle Building.



DOYLE BUILDING - PROPOSED PENTHOUSE ADDITION (2007) - RENDERING



DOYLE BUILDING - PROPOSED PENTHOUSE ADDITION (2018) - NORTH ELEVATION

5.2 - SECRETARY OF INTERIOR'S STANDARDS

STANDARD 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.

The proposed project involves the conversion of an underutilized commercial building to residential use, consistent with the SOI Standard #1 and the recent State and local incentives for office to residential conversions. It includes the **preservation of the primary controlled features** of the Seattle-designated landmark Doyle Building including the two primary elevations—the East and North façades—with no alterations to their appearance or significant historic elements. The surrounding urban context, characterized by a dense concentration of high-rise buildings, will remain unchanged as will the adjacent Second Avenue and Pine Street rights-of-ways. The Doyle Building will maintain its historic role as an urban mixed-use building.

STANDARD 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.

The **historic character of the property will be maintained** by retaining and preserving the two principal façades along Pine Street and Second Avenue as well as the two marquees; replacing the upper windows with windows matching the historic character and profiles; upgrading the storefront with a design that is compatible with the existing storefront; retaining the form and massing of the building; and protecting the cornice which projects from the building and over the right-of-way.



EAST (2ND AVENUE) FACADE



NORTH (PINE STREET) FACADE

5.2 - SECRETARY OF INTERIOR'S STANDARDS

STANDARD 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.

Conjectural features or architectural elements will not be added to the historic building. The building addition shall be discernible from, but sympathetic to, the designated features of the Doyle Building. A clearly defined “gasket” shall be provided between the historic Doyle Building and the mass timber addition to distinguish the historic building from the new construction. This separation shall maintain the legibility of the Doyle Building while providing a respectful transition between old and new.

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

Not Applicable.



NORTH (PINE STREET) FACADE



FACADE DETAIL

5.2 - SECRETARY OF INTERIOR'S STANDARDS

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

The proposed project will preserve the distinctive exterior features, finishes, materials, and examples of craftsmanship that characterize the **two primary historic facades** of the building such as the terra cotta cornice, ornaments, and embellishments.

STANDARD 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.

During construction, the historic façades along 2nd Avenue and Pine Street, including the terra cotta cornice, ornaments, 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.



THE DOYLE BUILDING - FACADE DETAIL (OVERHEAD CABLE ATTACHMENT)



THE DOYLE BUILDING - FACADE DETAIL (PREVIOUS REPAIRS AT OVERFLOW DRAIN)

5.2 - SECRETARY OF INTERIOR'S STANDARDS

STANDARD 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.

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

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

Not applicable.



EXAMPLE OF WORKER CLEANING TERRA COTTA FACADE



THE DOYLE BUILDING - FACADE DETAIL

5.2 - SECRETARY OF INTERIOR'S STANDARDS

STANDARD 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.

The residential addition shall not destroy or alter the historic materials that characterize the Doyle Building facades along 2nd Avenue and Pine Street. It will differentiate itself from and defer to the ornate Italian Renaissance character of the Doyle Building through subtle referential design elements, understated contemporary façade materials, and a restrained architectural expression. The wide, overhanging cornice adorned with classical details serves as the defining transition between the existing building and the new construction. A "gasket" above the cornice of the historic building will further provide a clear visual separation, reinforcing the distinction between old and new. The proposal is compatible with, yet clearly differentiated from, the landmarked structure and fits well within the surrounding Downtown context, including the surrounding high-rise residential towers and the adjacent 440' 1521 2nd Avenue condominium.

STANDARD 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.

The proposed project includes the construction of a new concrete structure within the Doyle Building to stabilize the historic 2nd Avenue and Pine Street façades and support the new addition. Without this investment and structural intervention, the future of the building is uncertain. Together, the mass timber addition, the structural reinforcement, and the restoration of the historic façades will ensure the building's continued contribution to the cultural heritage and vitality of downtown Seattle.



NORTH (PINE STREET) FACADE



NORTH (PINE STREET) FACADE WITH ADDITION

5.3 CONCLUSION

The proposed addition to the Doyle Building demonstrates that historic preservation and increased density are not mutually exclusive. It shows how thoughtful design can preserve the building's architectural heritage while addressing the need for downtown housing, economic investment, and urban development.

HISTORIC PRESERVATION

1. The project preserves the Doyle Building's principal east and north facades along 2nd Avenue and Pike Street, maintaining the building's most visible historic presence and its role as an anchor at the intersection.
2. The new addition is clearly distinguished from the historic structure through the use of a "gasket" and changes in façade materials.
3. The deferential design of the addition ensures that the historic building remains the primary visual focus of the site.
4. The project represents an investment in the Doyle Building rather than allowing vacancy, underuse, or deferred maintenance to place the historic structure at risk.

MASS TIMBER

1. Mass timber's lightweight construction minimizes impacts on the historic building.
2. Mass timber's fast installation reduces construction time and minimizes neighborhood disruption.
3. The proposed addition reflects the objective of Seattle Ordinance 127445, which amended the Seattle Municipal Code to remove regulatory barriers to mass timber construction to encourage housing construction and sustainable development.

INVESTMENT IN DOWNTOWN SEATTLE

1. The Doyle Building is preserved for future generations.
2. By adding 185 new units, the project helps address the need for downtown housing.
3. The project will increase downtown activity, economic growth, and investment.

The purpose of historic preservation is to ensure that significant historic places remain available for future generations while serving the evolving needs of the community. This project fulfills this purpose. It preserves the Doyle Building's defining historic features, invests in its long-term future, increases housing supply, and demonstrates how a carefully designed addition can protect Seattle's architectural heritage while contributing to an expanding and evolving downtown. For these reasons, **we request that the Landmarks Preservation Board approve this proposal to proceed with the Master Use Permit application.** The 2nd and Pine project complies with the Secretary of Interior's Standards for Rehabilitation, honors the Doyle Building's historical significance, and represents a responsible, forward-looking investment in both the architectural heritage and the future of Downtown Seattle.



VIEW LOOKING SOUTH DOWN 2ND AVENUE