



## METROPOLE BUILDING

Pioneer Square Preservation Board Briefing Packet 2

September 21, 2020



**BUILDINGWORK**

architecture design preservation

**TABLE OF CONTENTS**

Project Summary ..... 3

Historic Photo Survey ..... 4

Current Photo Survey ..... 5

Proposed 3D Massing Diagrams..... 6

Proposed Exterior Color/Material Palette..... 9

Proposed Exterior Perspective Views..... 12

Preliminary Proposal for Exterior Arts Program ..... 16

**2** Floor Plans..... 22



# PROJECT SUMMARY

**NAME** Metropole Building

**ADDRESS** 423 2nd Avenue Extension South

## Building History

The Metropole Building was built by Henry Yesler in 1892. The architect is identified in the National Register Nomination as Emil de Neuf Sr., but local architecture historian Jeffrey Ochsner has suggested that the building may have been designed by Elmer Fisher. The adjacent building immediately to the south was built earlier than the Metropole by an unknown architect. The two buildings are internally connected, and were combined into a single tax parcel in the 1960s.

During the 1890s through the 1970s the ground floor housed the G.O. Guy Drug Store. Other retailers, including the Busy Bee Café occupied the ground floor of the southern building. The upper floors of the Metropole building originally housed a hotel and later offices.

The major earthquake of 1949 severely damaged the two upper floors of the southern building, which subsequently were removed in 1950.

A fire in 2007 damaged the ground level restaurant, and the building has been completely vacant for the past 13 years.

## Project Goals and Program

This project consists of the renovation of the three-story Metropole building located at 423 Second Avenue Extension S., and the adjacent two-story building at 417 Second Avenue Extension S. The two buildings were constructed separately, but are internally connected, and make up a single tax parcel.

The owner is the Satterberg Foundation, a local philanthropic organization that funds and supports a wide range of not-for-profit organizations that work on social justice, equity, and environmental sustainability.

The completed Metropole building will provide a range of community-oriented, not-for-profit uses including co-working office space, event and meeting space, a community kitchen, a child care center, and small-scale retail. The tenants of the building will be a mix of not-for profit organizations that work directly in support of communities of color in Seattle, including the Indigenous, African-American, Latino, and Asian American communities.

The project will also be designed to have a significant impact on environmental sustainability and resiliency. The project is being designed to achieve the following sustainability goals:

- LEED Platinum Certification
- WELL Certification
- Salmon Safe Urban Standards
- Seattle 2030 District

## Project Scope

The project scope includes the complete renovation and adaptive re-use of both buildings, as well as the reconstruction of the two floors of the southern building which were removed in 1950. The project is classified by SDCI as a Substantial Alteration, and therefore the scope includes a complete seismic retrofit, and additional code-mandated structural upgrades, accessibility improvements, new exit stairs and elevators, and a new fire sprinkler system. In addition, completely new systems for HVAC, plumbing, and electrical will be installed throughout the building. A new electrical transformer vault will be constructed in the basement as required by Seattle City Light. A rooftop photovoltaic array and a battery storage system will provide a portion of the building's electricity and emergency power to operate a portion of the building.

The Metropole Building has a rusticated sandstone façade which will be repaired and restored. The building originally had a modest cornice which is no longer existing and will be replaced. The brick masonry on both buildings will be repaired and restored.

The original windows in the Metropole Building are no longer existing and will be replaced. The street level storefronts have all been removed and will be replaced. The southern building has four original on the east façade which will be restored.

An outdoor rooftop play area is planned as part of the child care center use, which will be accessed by an elevator and two stairs. Mechanical units and a photo-voltaic panel array is planned for the upper roof.

## Summary

This project is an important opportunity to preserve and return to use this significant historic building which is currently at risk of further deterioration and eventual loss or demolition. The ownership goals and the program of the project also present a very special opportunity to address social justice and equity while making a significant impact on environmentally responsive design and resiliency. As such, the renovated Metropole Building will be a significant contributor to the ongoing revitalization of the Pioneer Square District and the Second Avenue corridor, and will contribute to improving the health and welfare of communities living and working in downtown Seattle.

We look forward to discussing this project with the Pioneer Square Preservation Board.



# HISTORIC PHOTO SURVEY



1



3



5



2



4

1. Historic photograph taken from NE corner of Second Avenue Extension South (1937).
2. Nowell & Rognon postcard view looking south on Second Avenue from Yesler Way (1911).
3. Photograph of East facade (1900).
4. Photograph taken from SE, showing the damage after the 1949 earthquake.
5. Photograph of South building (1937), predating the 1949 earthquake.





# CURRENT PHOTO SURVEY



1. Second Avenue Extension South



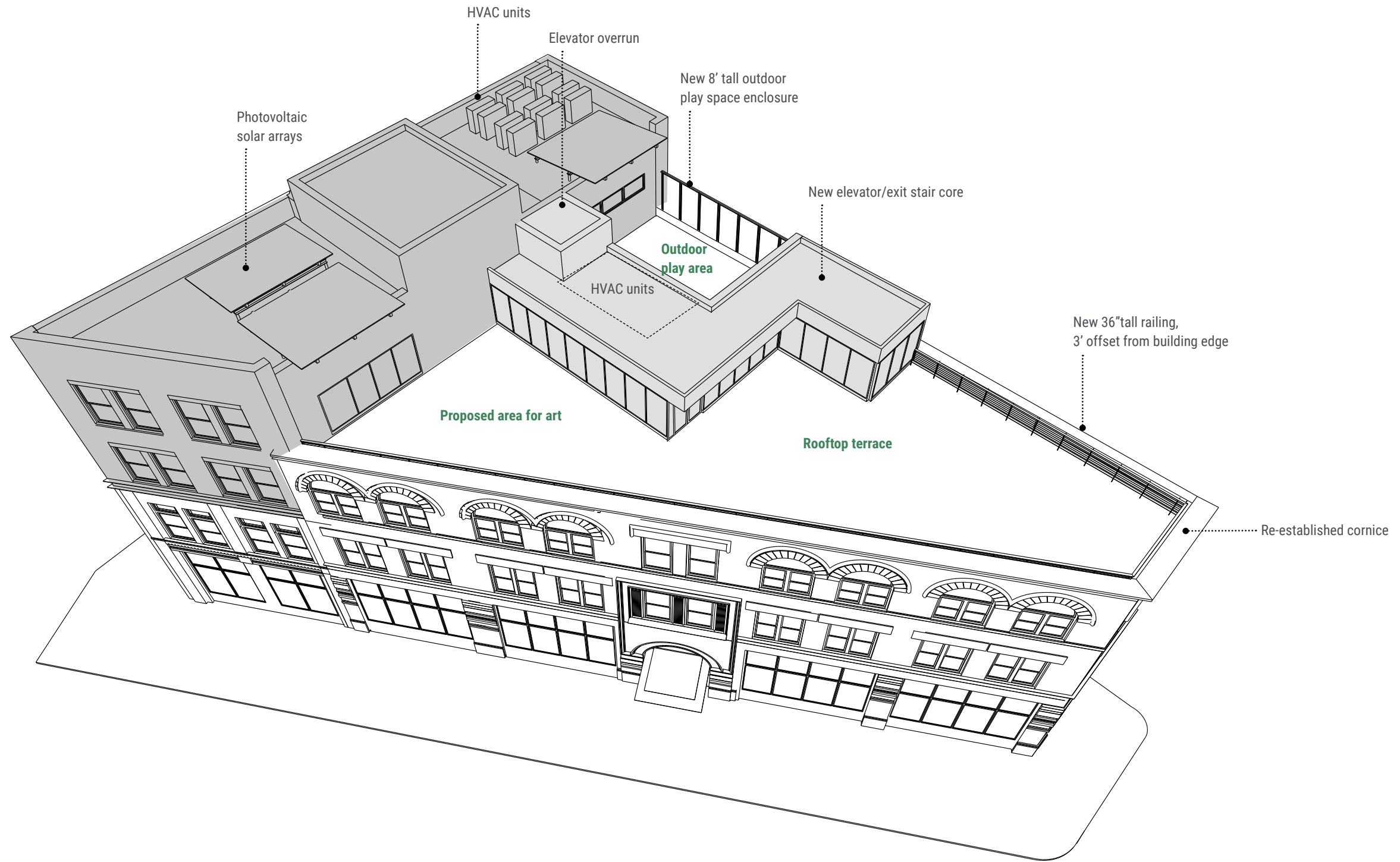
2. Yesler Way



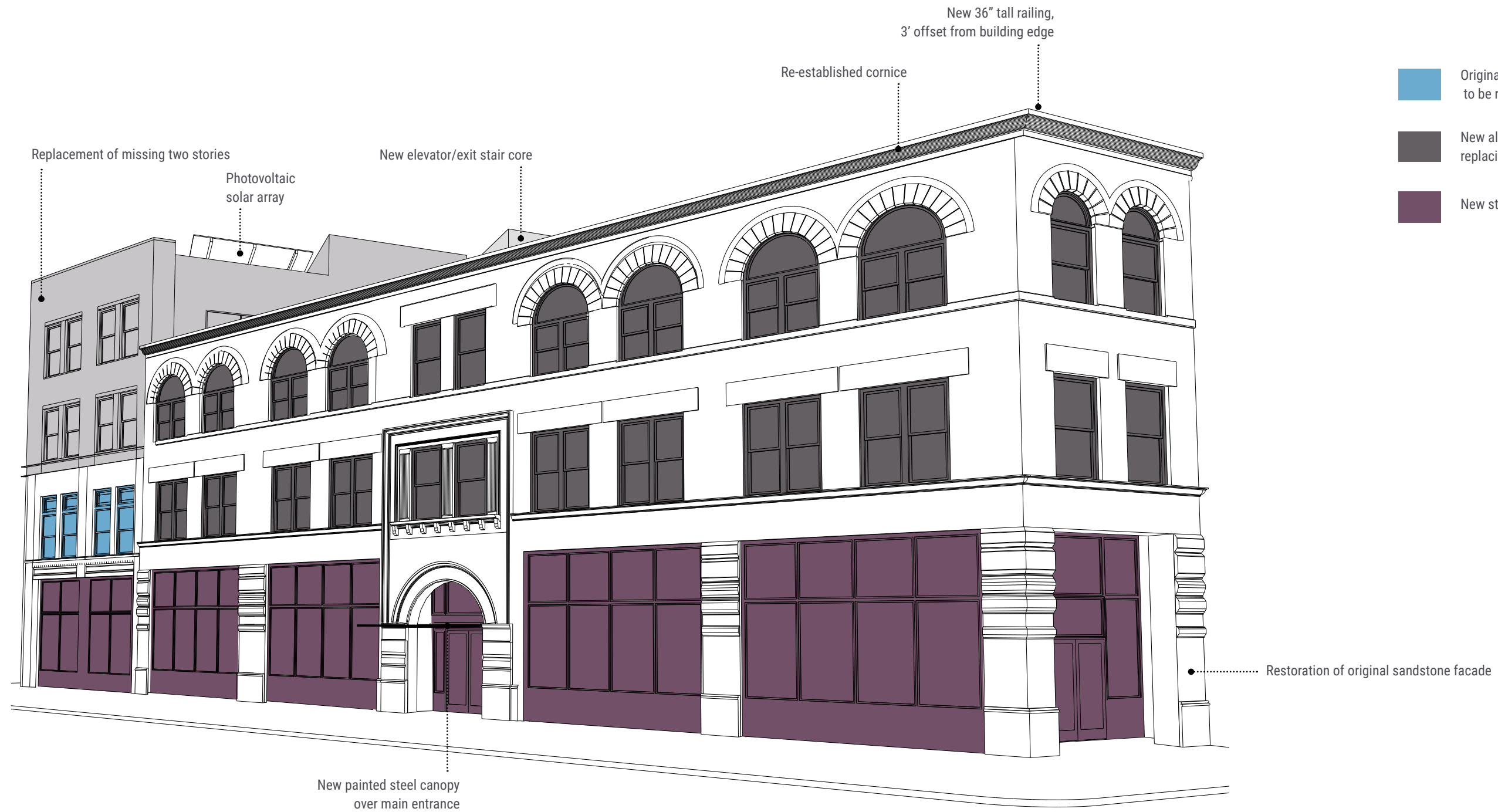
3. Second Avenue Extension South



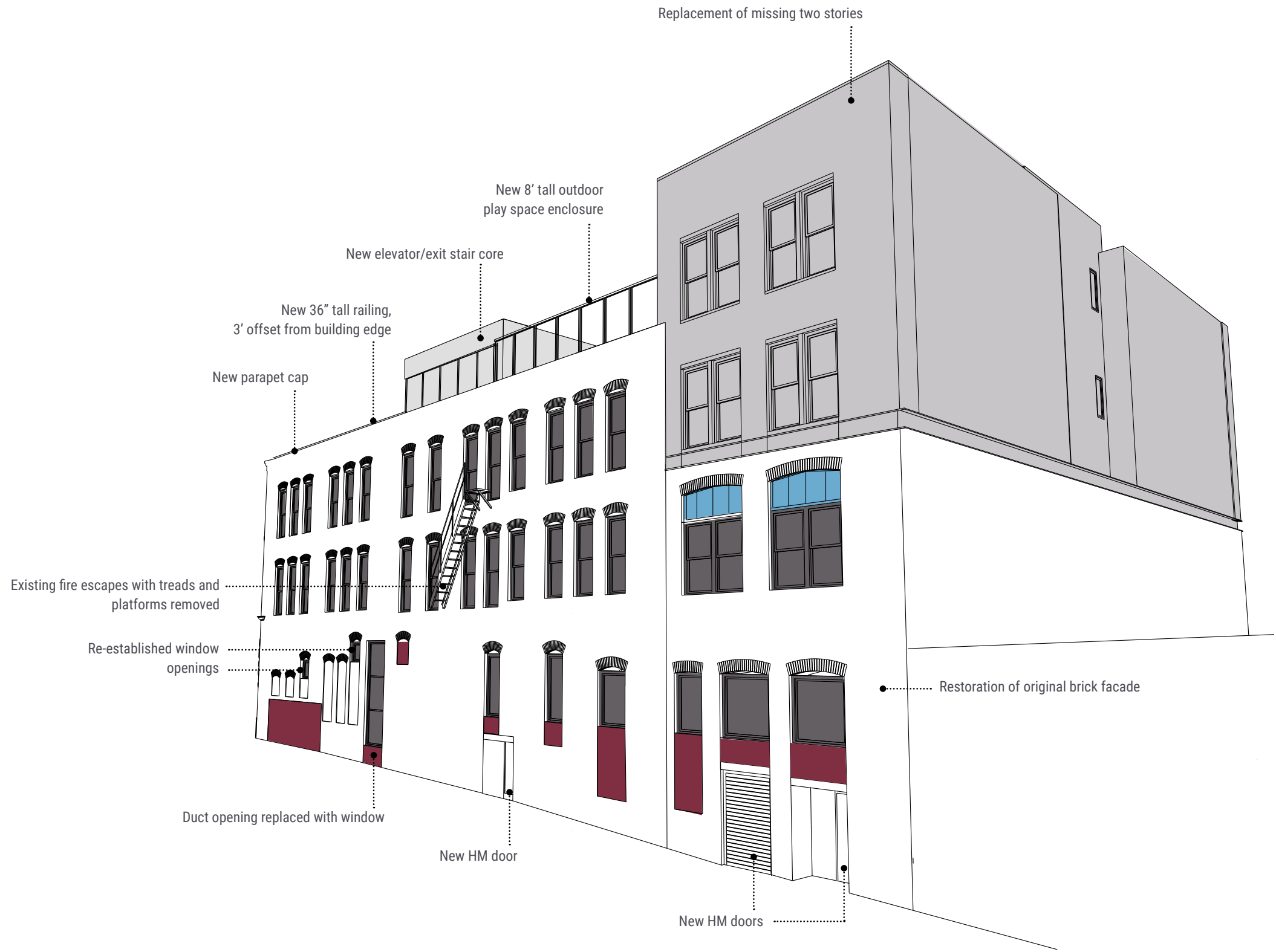
# PROPOSED 3D MASSING DIAGRAMS







**SECOND AVENUE/EAST ELEVATION**



- Original windows to be restored
- New windows/doors replacing non-original
- New brick infills

**ALLEY/WEST ELEVATION**





# PROPOSED EXTERIOR COLOR/MATERIAL PALETTE



- PAINTED SHEET METAL PARAPET CAP  
BENJAMIN MOORE ONYX
- PAINTED STEEL RAILING AND STEEL ENCLOSURE  
BENJAMIN MOORE ONYX
- FIRE ESCAPES AND FIBERGLASS PLANT BOXES  
BENJAMIN MOORE ONYX
- METAL PANEL RAINSCREEN  
ATAS VERSA-SEAM MATTE FINISH ANCHOR GRAY
- FIBER-GLASS FRAMED WINDOW WALL  
CASCADIA ANTHRACITE
- PLAY AREA ENCLOSURE METAL MESH
- NEW ALUMINUM-CLAD WINDOWS  
ANDERSEN E-SERIES DARK ASH
- WINDOW JAMB AND HEAD STEEL, STEEL GASKET  
BENJAMIN MOORE ONYX
- NEW BRICK  
GLEN-GERY STONE GREY



Replace outer wythe of brick up to 8' high as required - extent to be verified

MUTUAL MATERIALS AUTUMN BLEND SMOOTH  
BRICK INFILLS AND REPLACEMENTS

PAINT REMOVED REPOINTED  
EXISTING BRICK

GREY TO MATCH DARK ASH  
HOLLOW METAL DOORS

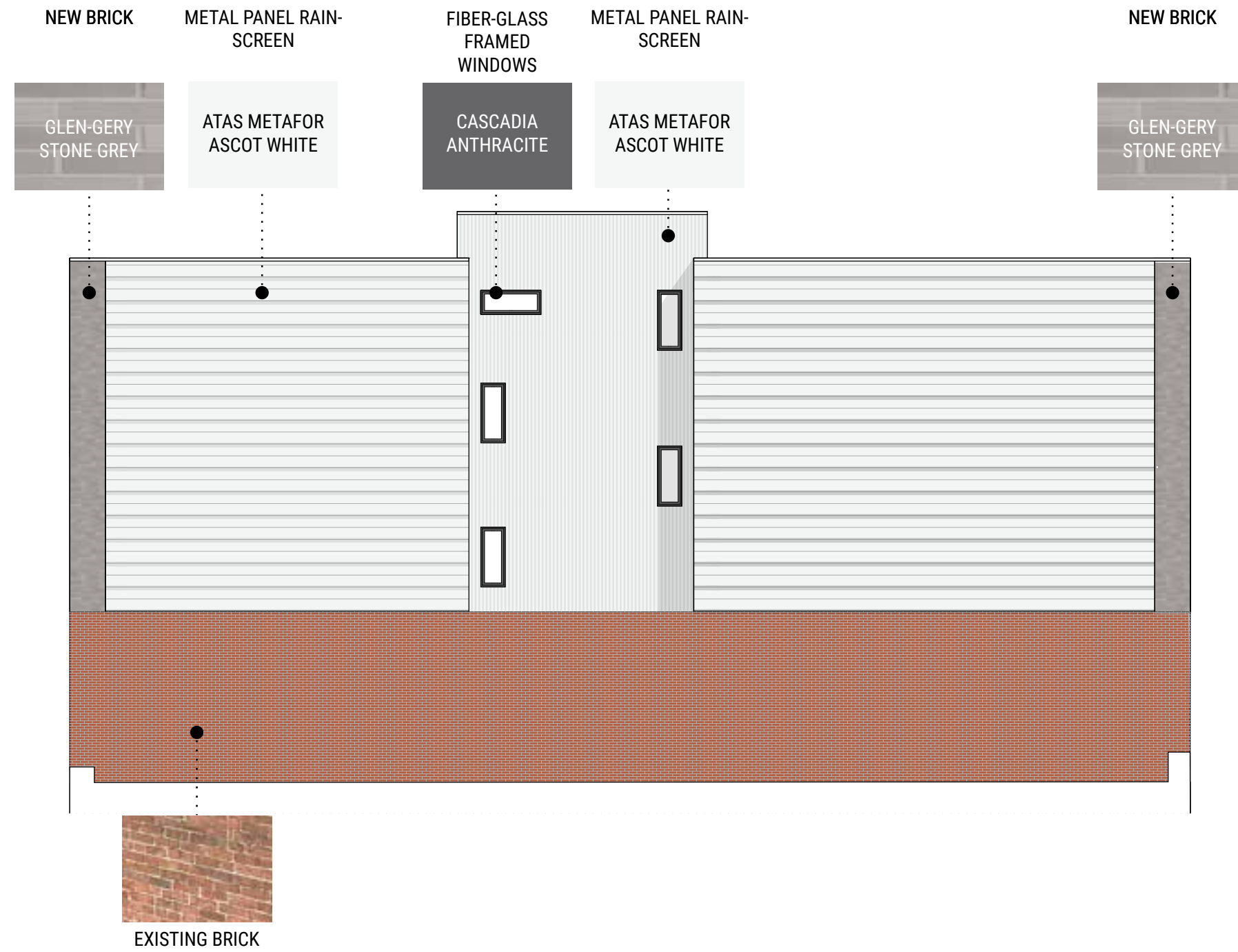
BENJAMIN MOORE ONYX  
WINDOW HEAD STEEL

ATAS VERSA-SEAM MATTE FINISH ANCHOR GRAY  
METAL PANEL RAINSCREEN

ALLEY/WEST ELEVATION

Scale: 3/32" = 1'-0"

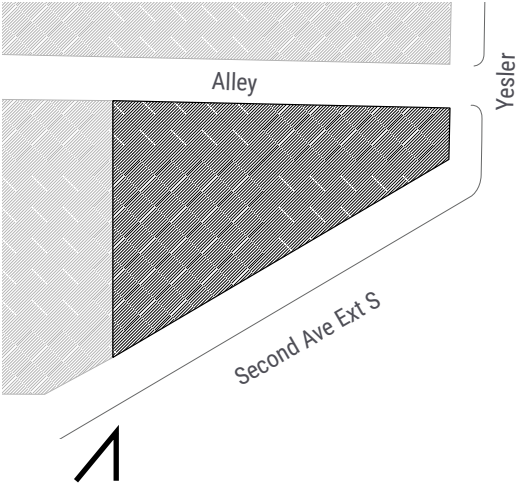




PROPOSED EXTERIOR PERSPECTIVE VIEWS



View looking north-west on Second Ave







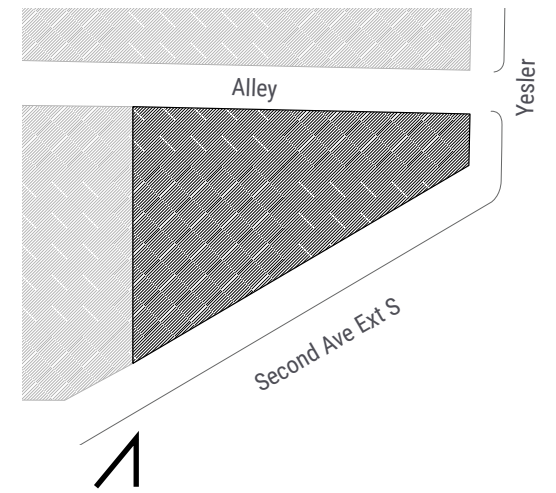
View looking south-west on Second Ave







View looking south on Yesler Avenue

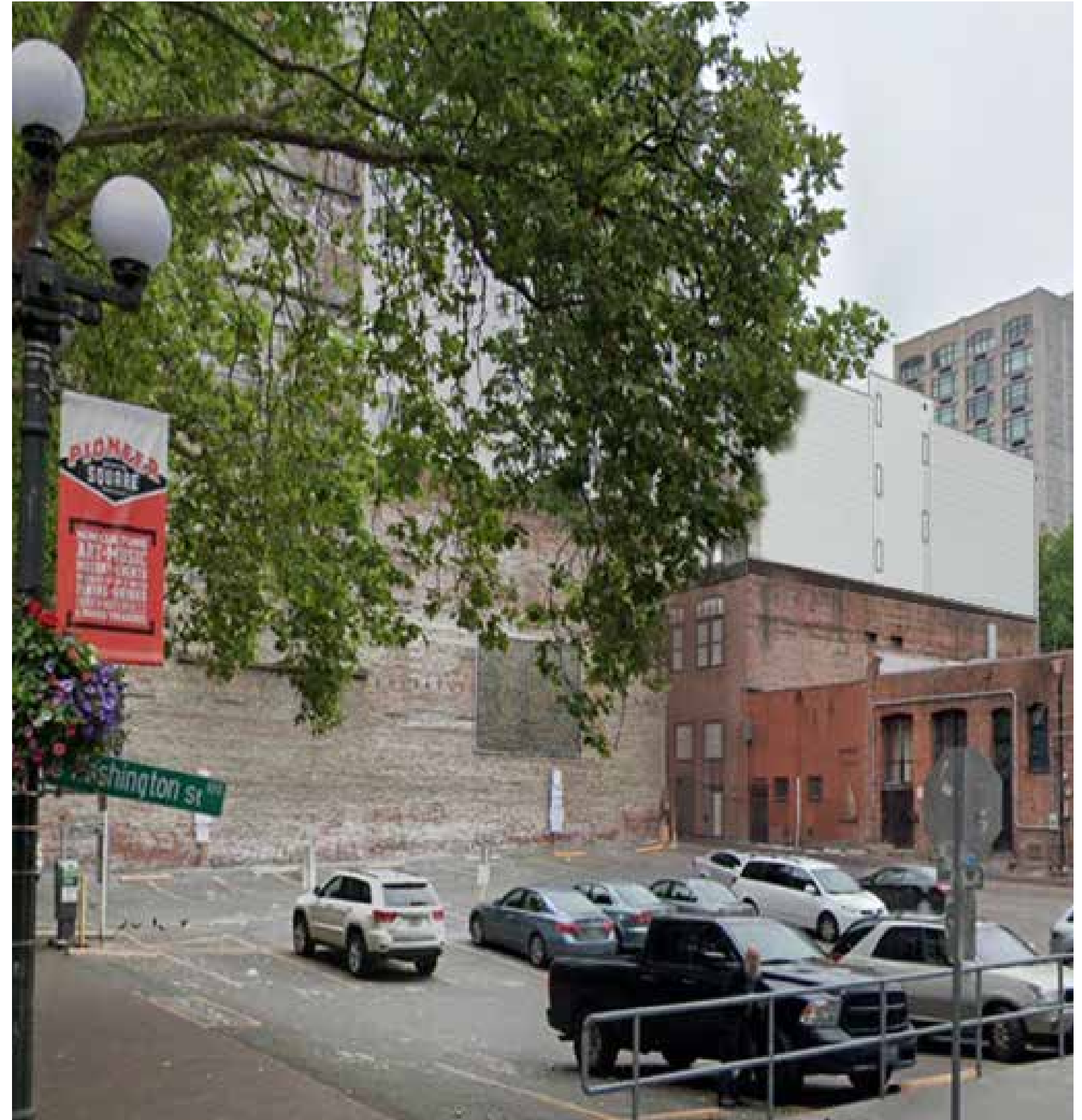






View looking north-east on Washington Street

Occidental  
Square ↘





**PRELIMINARY PROPOSAL FOR EXTERIOR ART PROGRAM**



**The State Hotel mural by Shephard Fairey**



**Boulevard Park Library glass art by Barbara Earl Thomas**



**BLM street art, CHAZ**



**Urban Artworks mural**



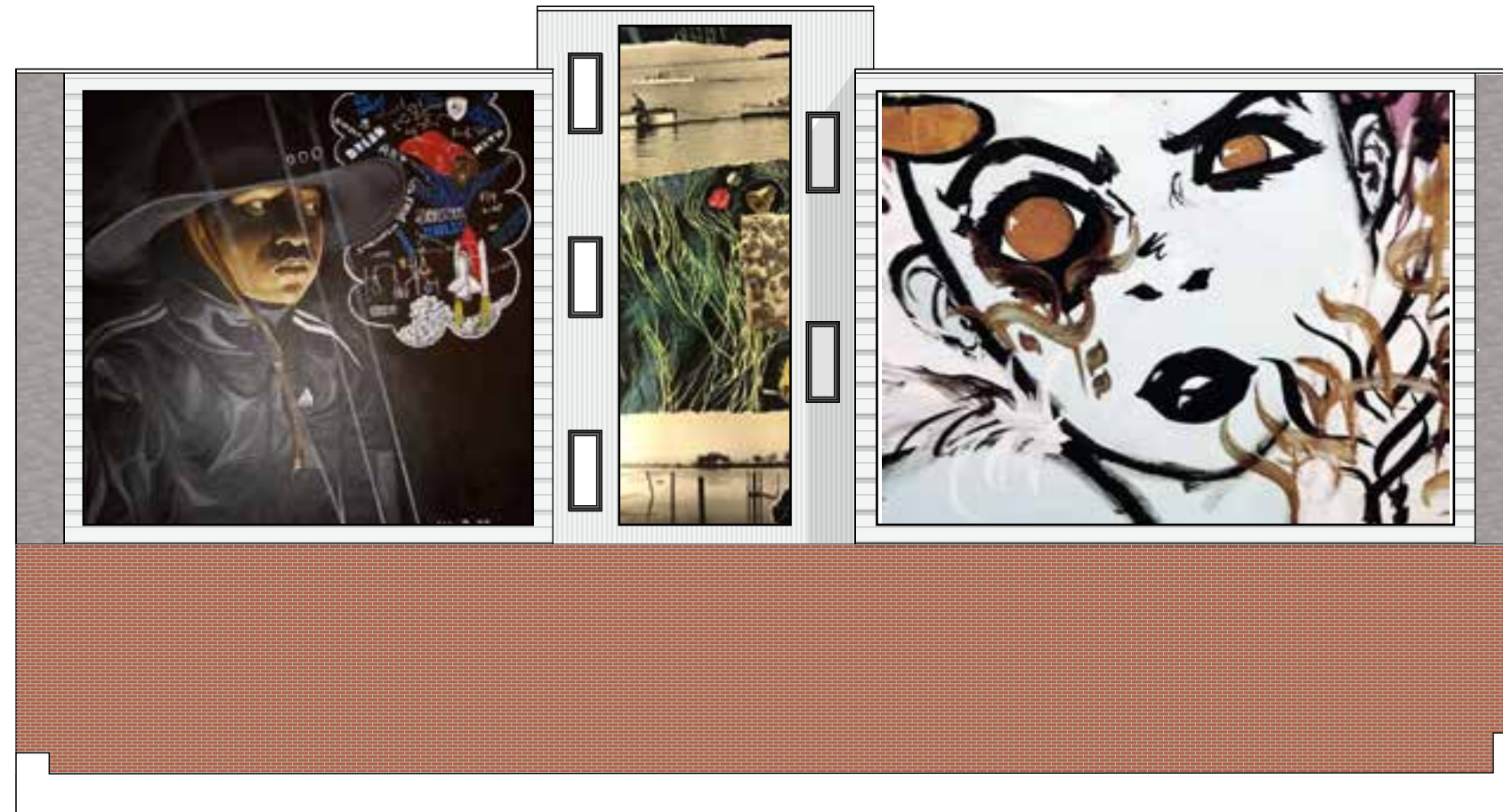


**Second Avenue**  
- removable or semi-transparent panels on the large street level windows on Second Ave



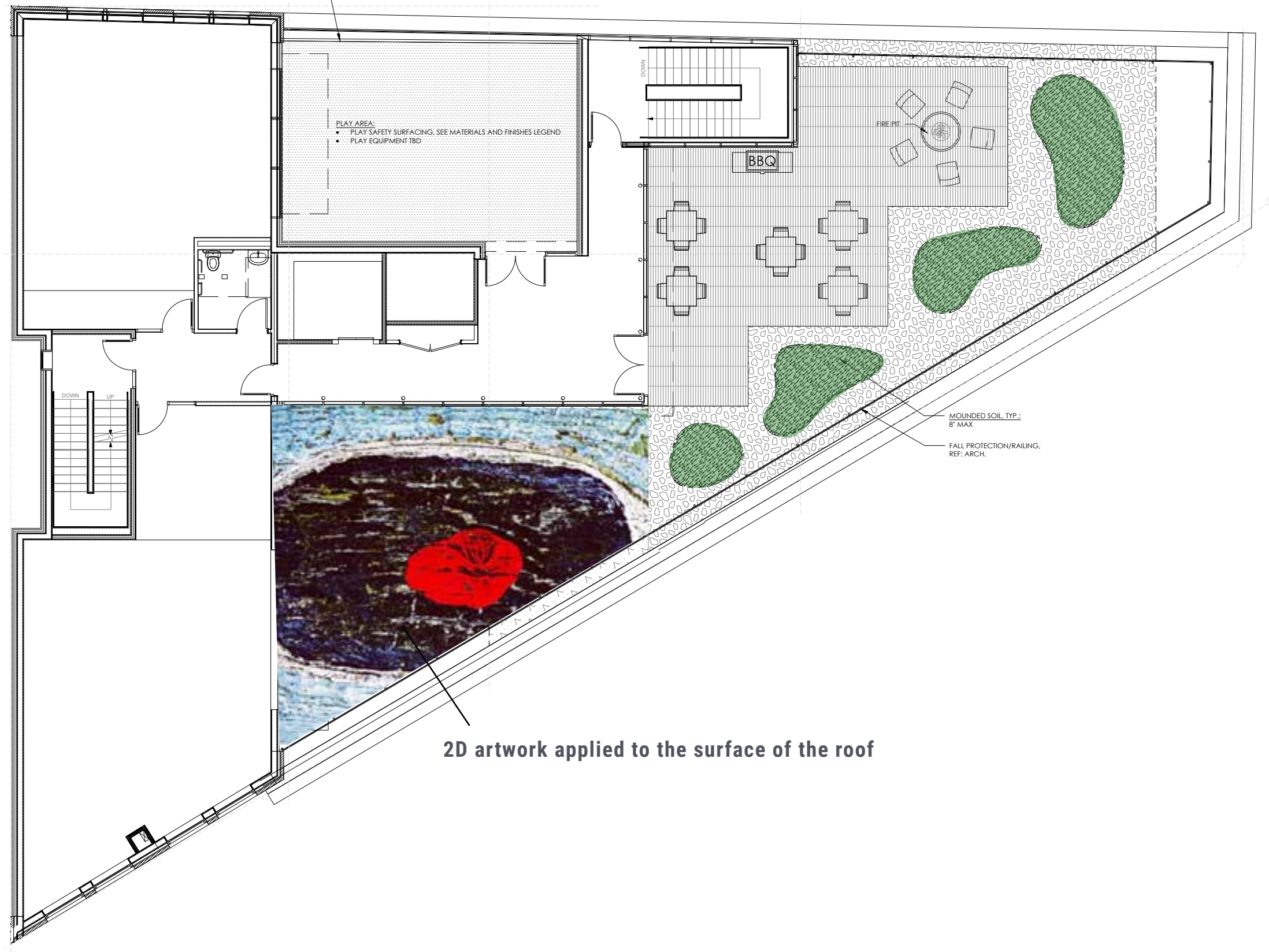
**Alley wall near Yesler  
- large panels on brick wall**





**South-facing wall of the Busy Bee upper floors  
- Large panels visible from 2nd Ave and corner of  
Occidental Square**

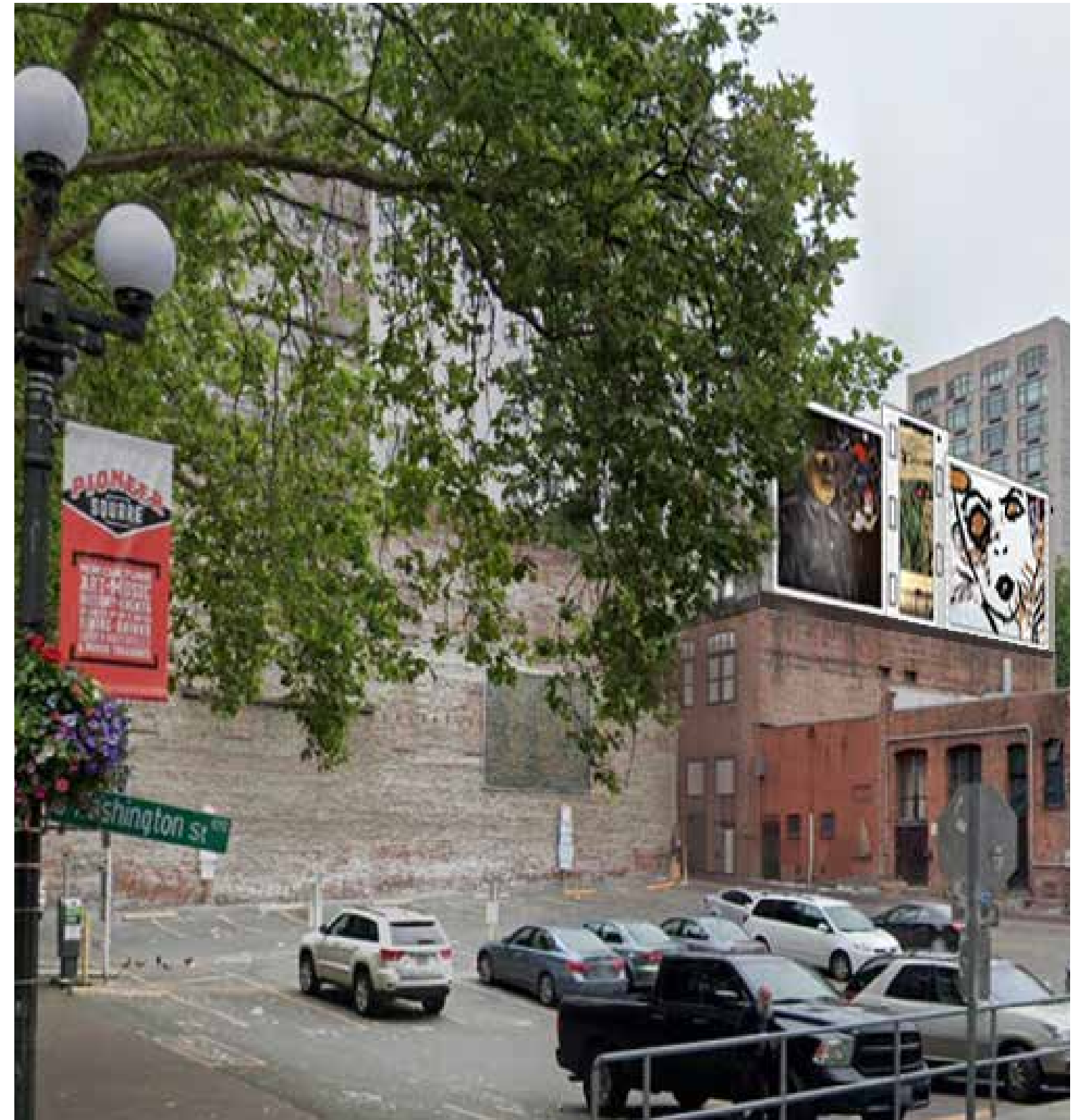
# Fourth floor/roof terrace



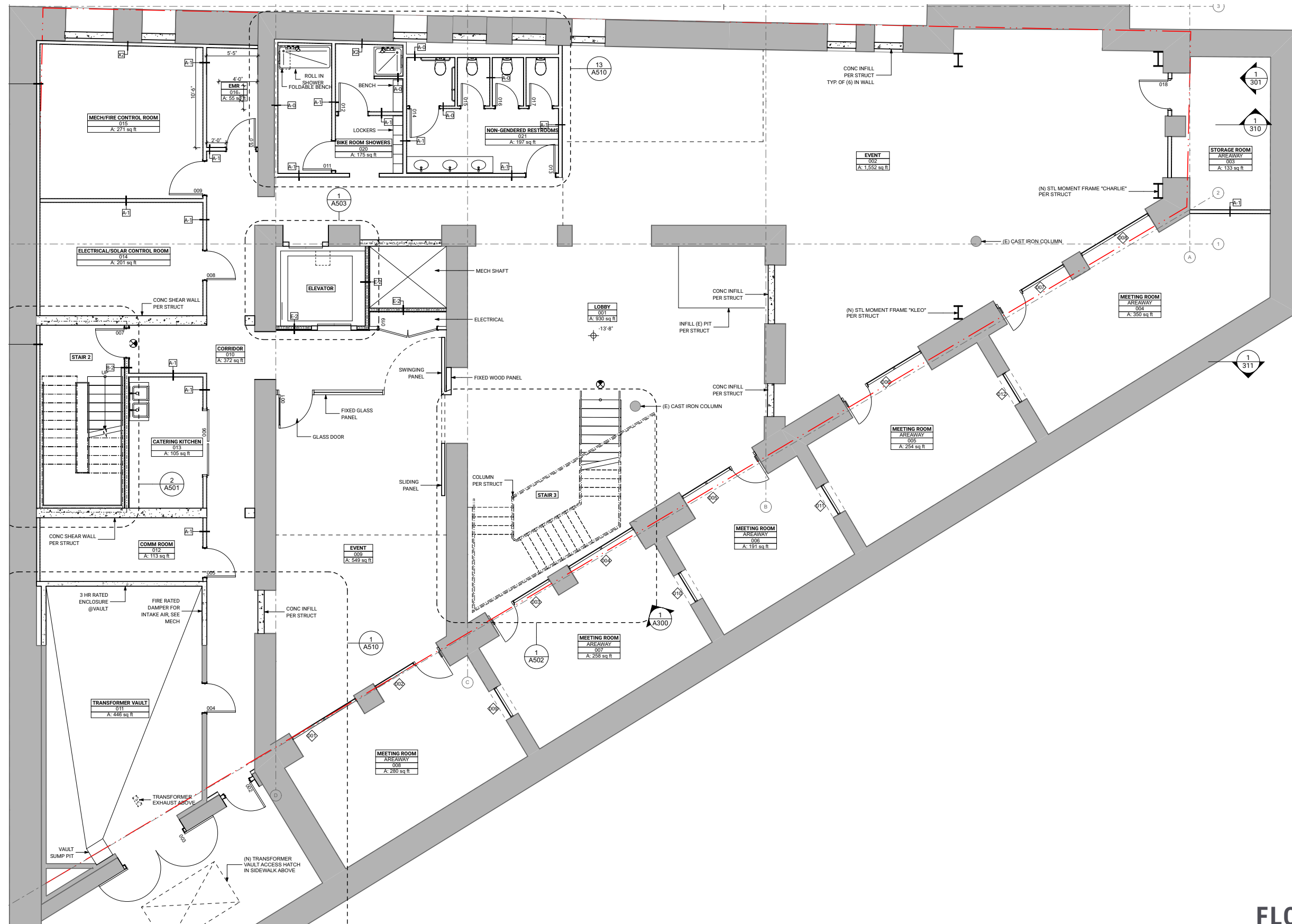




Perspective view of art on South wall seen from Second Ave



Perspective view of art on South wall seen from Occidental Square

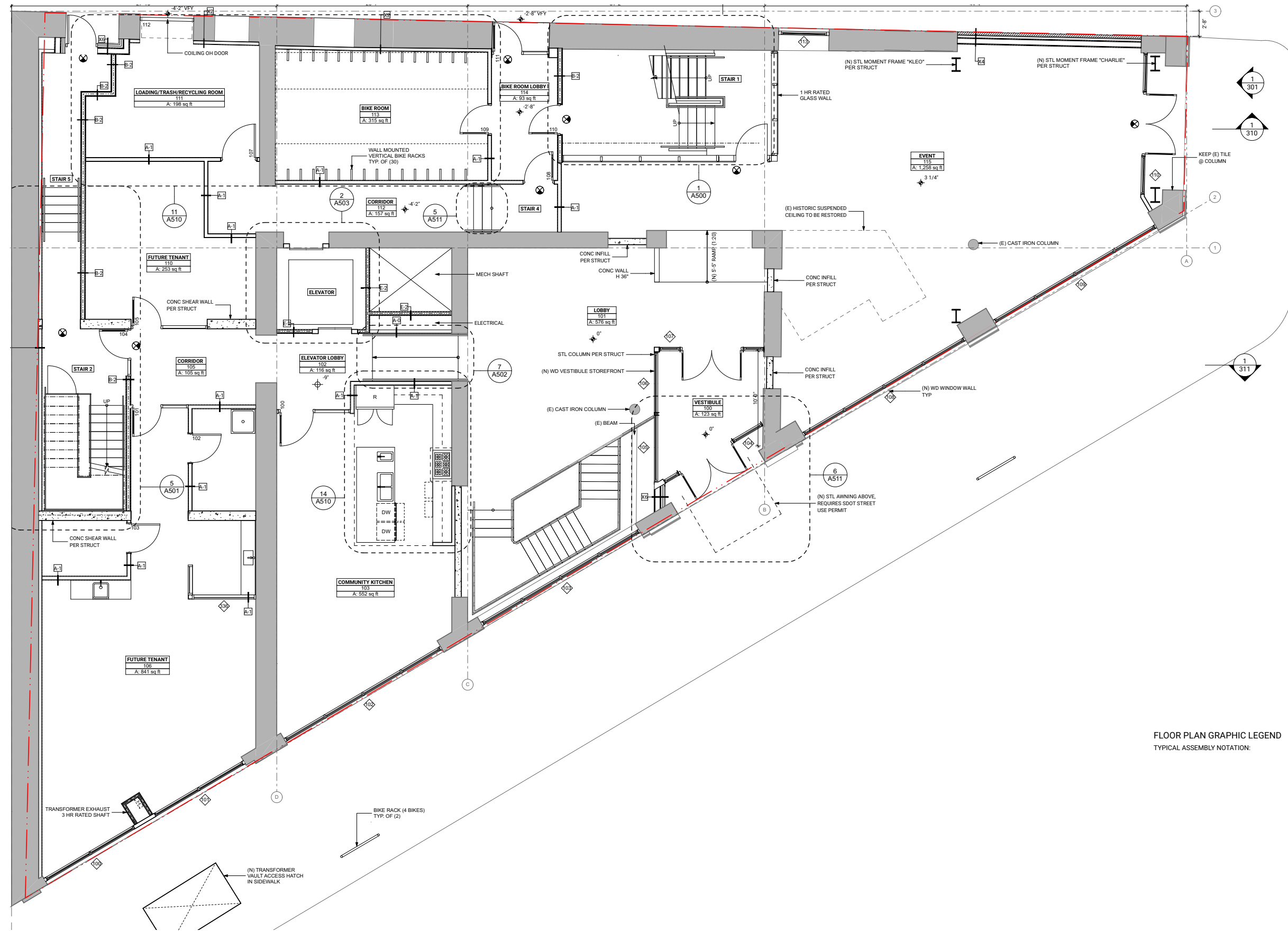


**BASEMENT FLOOR PLAN**

**FLOOR PLANS**

Scale: 3/32" = 1'-0"

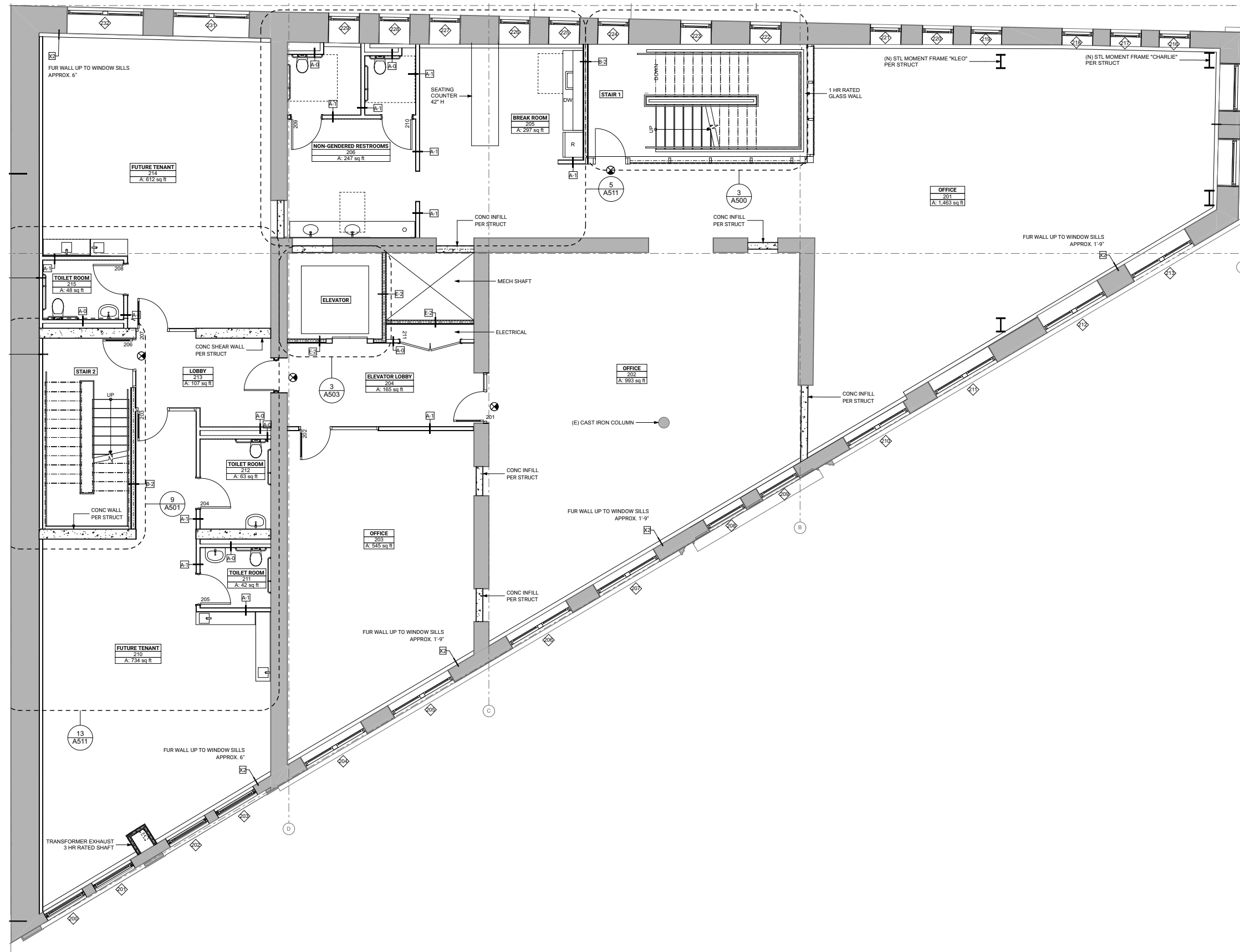




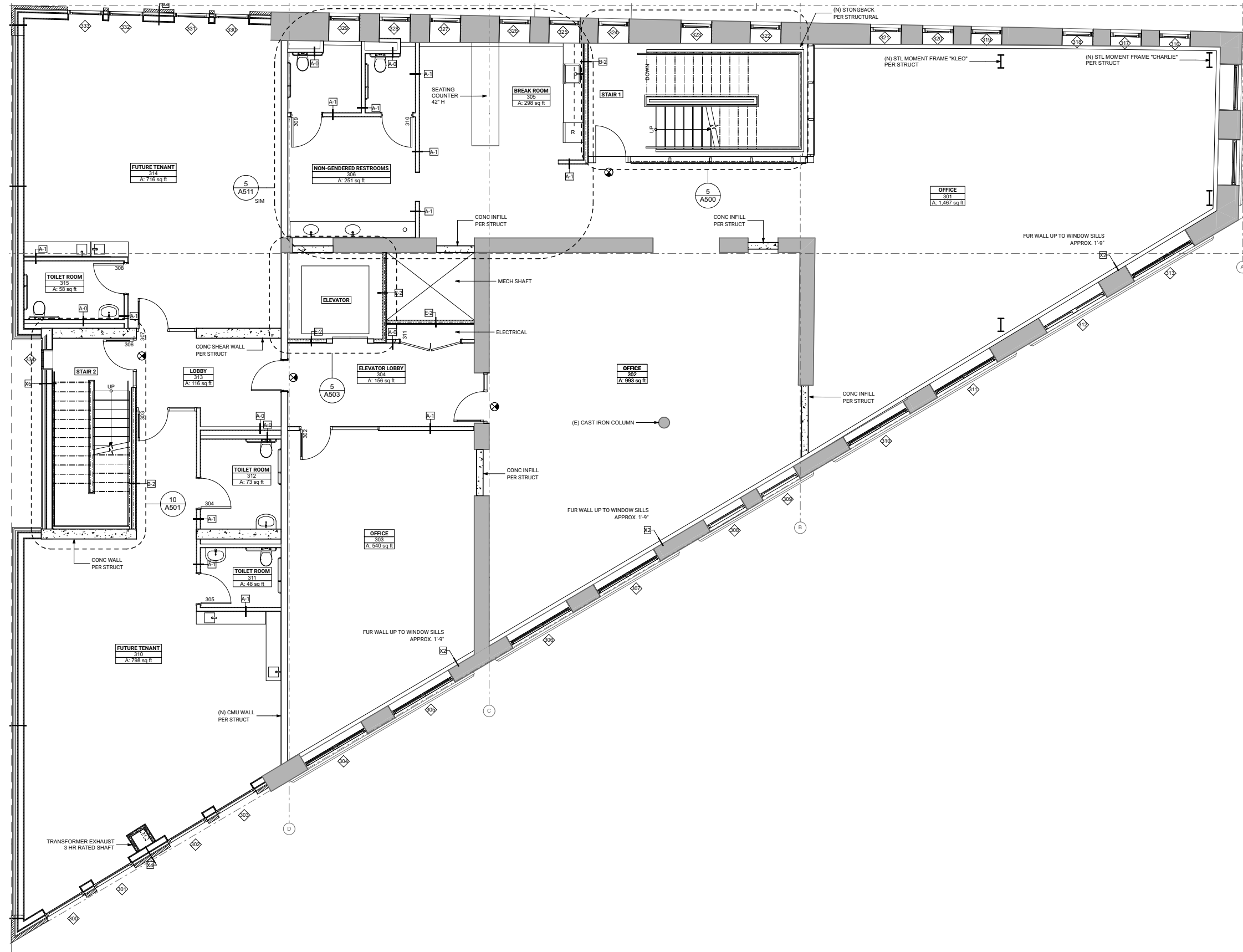
FLOOR PLAN GRAPHIC LEGEND  
 TYPICAL ASSEMBLY NOTATION:

FIRST FLOOR PLAN

Scale: 3/32"=1'-0"

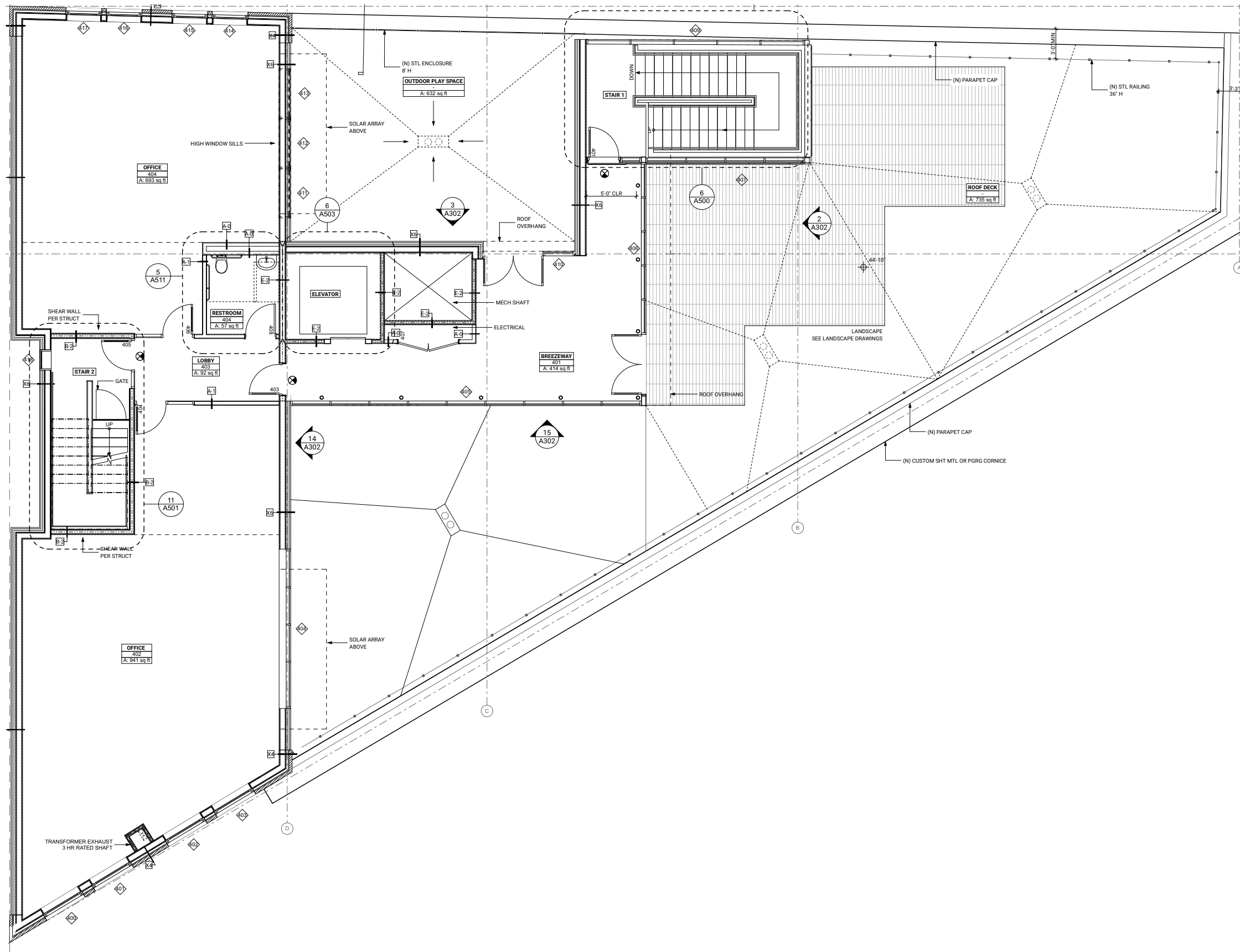






THIRD FLOOR PLAN

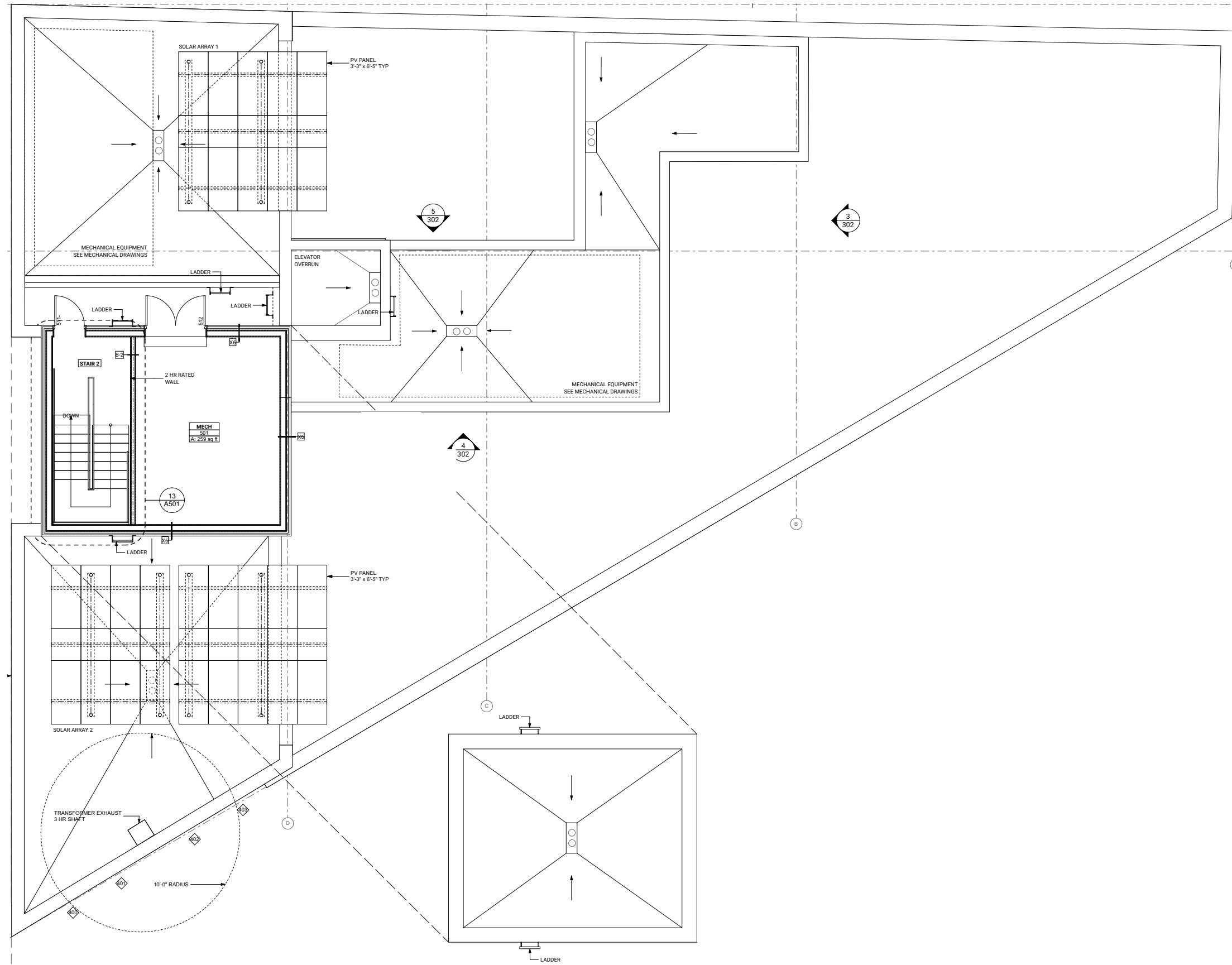
Scale: 3/32"=1'-0"



**FOURTH FLOOR PLAN**

Scale: 3/32" = 1'-0"





UPPER ROOF FLOOR PLAN

Scale: 3/32"=1'-0"