



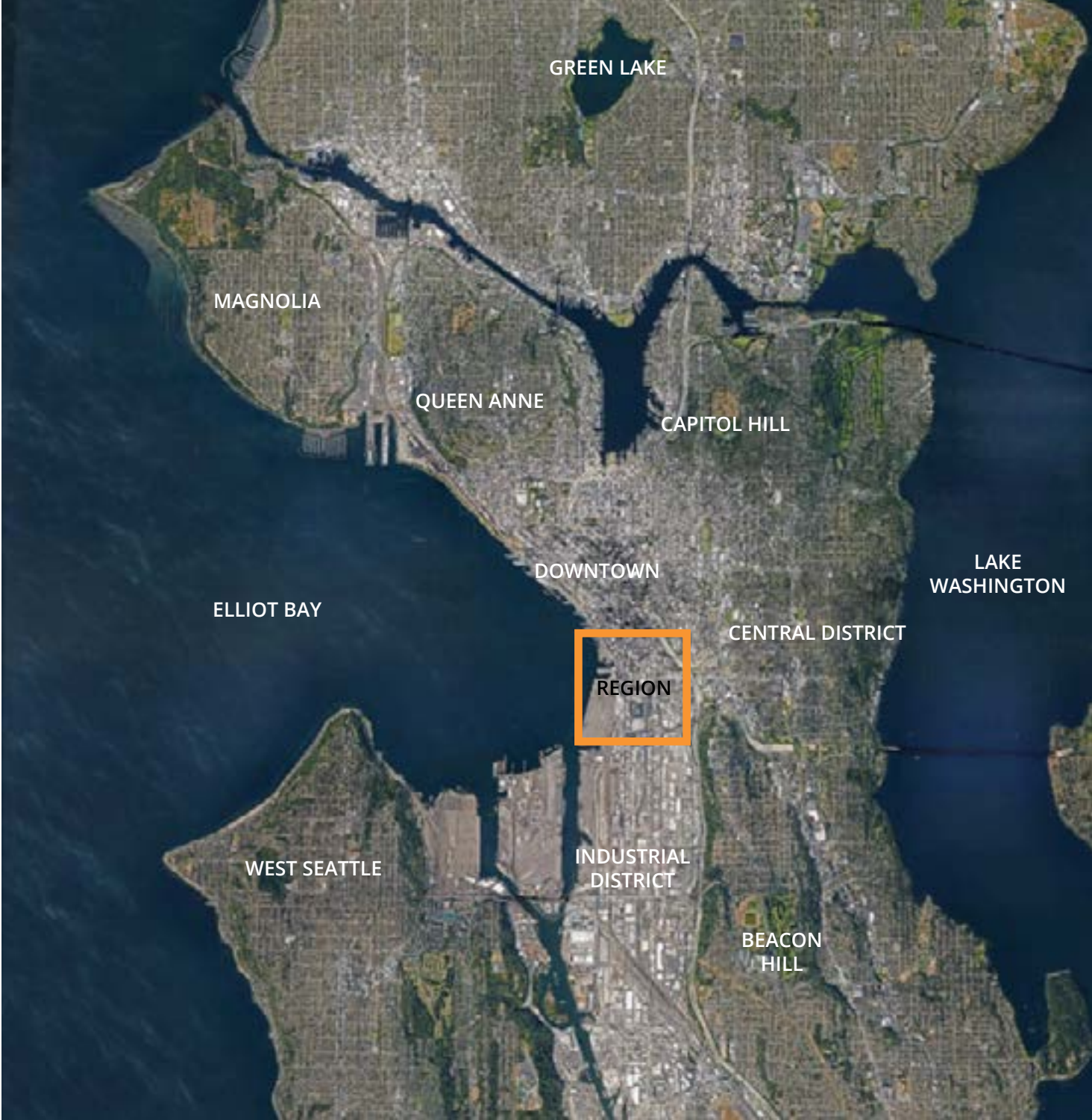
PSPB BRIEFING - SEPTEMBER 3, 2025
GRAND CENTRAL RENOVATION/ADDITION
WELLNESS HOTEL & SPA

CLARK
BARNES

GRAND CENTRAL BLOCK

200 S 1ST ST, Seattle, WA 98104

PROJECT LOCATION



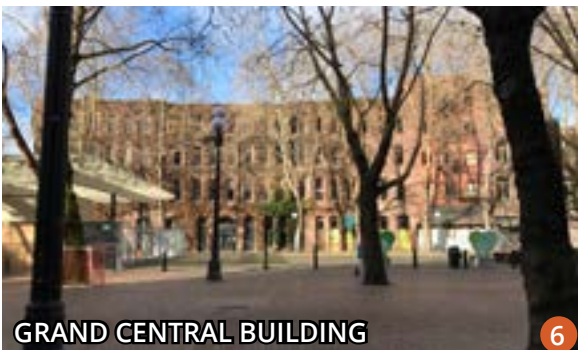
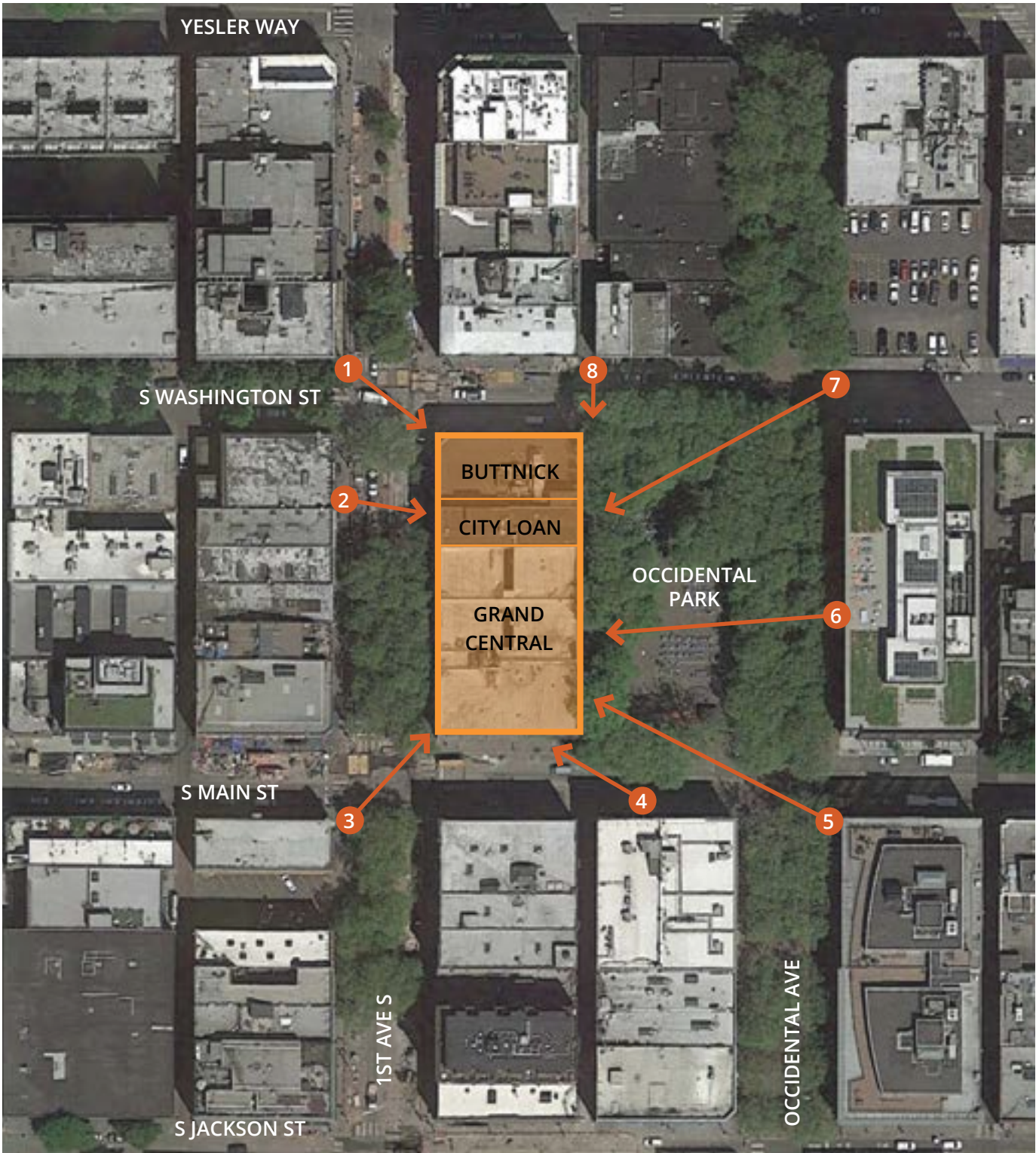
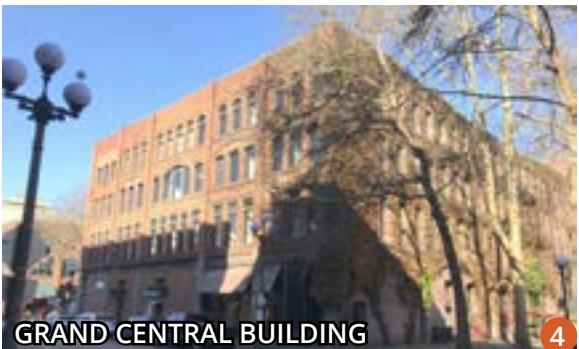
AERIAL VIEW, REGION WITHIN SEATTLE, WASHINGTON



AERIAL VIEW, PIONEER SQUARE - SKID ROAD NATIONAL REGISTER HISTORIC DISTRICT

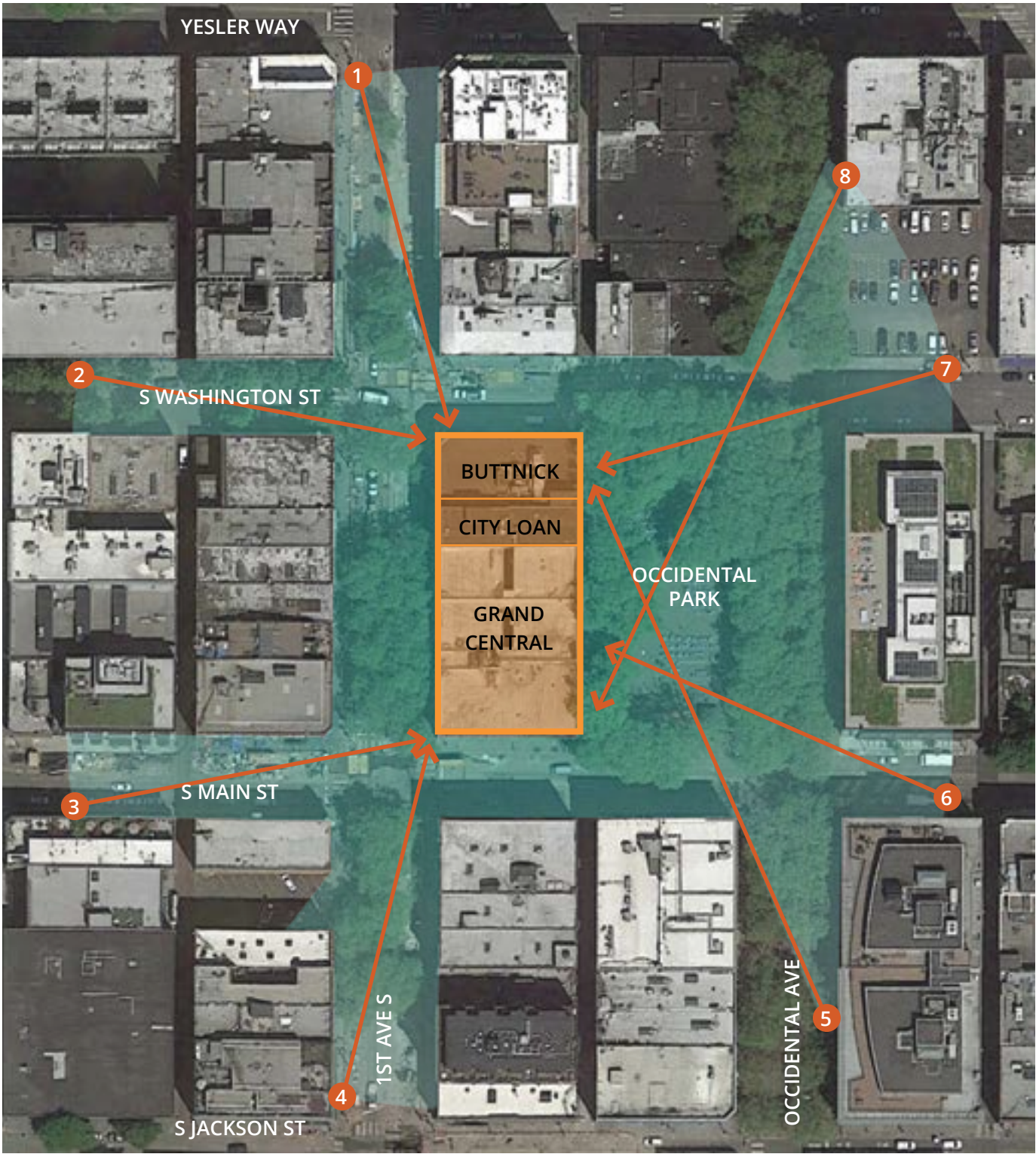
LOCATION - IMMEDIATE VICINITY

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LOCATION - 300 FOOT SIGHT LINE LIMITS

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PROJECT OVERVIEW

PERMIT NUMBERS:	6714121-CN 3035920-LU 410949 (SIP)
OUTLINE OF PROPOSED WORK:	<ul style="list-style-type: none">Substantial alteration/addition of the Buttnick, City Loan, and Grand Central buildings that maintains the existing ground floor retail and restaurant, a wellness hotel, spa and transparent greenhouse above, and structured parkingConnect all three buildings to operate as a single building while maintaining their individual historic characterAddtion above the Buttnick, City Loan, and Grand Central buildingsMeet or exceed LEED Gold + requirementsSelectively remove interior elements to accommodate the workSelective removal of exterior elementsInstall new mechanical, electrical, plumbing, and fire protection systemsBuilding upgrades as necessary to comply with substantial alteration requirements, including: seismic upgrades, fire and life safety upgrades, efficient mechanical electrical and plumbing systems, and other energy performance improvements
DESCRIPTION OF WORK :	
DEMO	<ul style="list-style-type: none">Remove/relocate all stairs except historic monumental stair (includes removal of exterior stair enclosures at Buttnick and City Loan)Remove existing roofsRemove existing storefronts, windows, doors, and unused louversRemove existing awningsSelective masonry removal at alleyRemove City Loan greenhouse at alleyRemove biological growth (ivy) from masonry
EGRESS	<ul style="list-style-type: none">New North and South egress stairs
STRUCTURAL / SEISMIC	<ul style="list-style-type: none">Support for enlarged exterior opening at alleySupport for parking, hotel, spa, and greenhouse programSeismic URM retrofit to include strengthening of existing brace frames, new brace frames, shotcrete shear walls, and tie rod braces at penthouse

BUILDING INFORMATION:	
ADDRESS	200 1st Ave S , Seattle, WA 98104
PARCEL ID	524780-0380, 524780-0385, 524780-0390
ZONING	Pioneer Square Mixed-100
HISTORIC	Pioneer Square Preservation District Pioneer Square-Skid Road National Historic District Grand Central - National Register Listed Property (Project may pursue National Historic Tax Credits)
LAND AREA	26,633 SF
BUILDING AREA	Complies with allowable FAR
BUILDING HEIGHT	6 Stories, 89'-0" to t.o. structure (non-high-rise building)
OCCUPANCY	Ground Floor - Restaurant (A-2), Event Space (A-3), Hotel (R-1), Retail (M), Parking (S-2) Basement - Storage (S), Hotel & Spa Uses (A-2 & A-3) Floors 2-6 - Hotel, Spa, and Greenhouse Uses (R-1, A-2, A-3) Change of Use to 1897 historic use of hotel
CONSTRUCTION	Type IV; Load bearing URM w/ heavy timber structure
ELECTRICAL	<ul style="list-style-type: none">New electrical vault and required exhaust
MECHANICAL	<ul style="list-style-type: none">New rooftop and enclosed mechanical equipment and venting locations.
ACCESSIBILITY	<ul style="list-style-type: none">Revisions at entries to complyInternal level modifications as required
EXTERIOR ENVELOPE	<ul style="list-style-type: none">New roof, addition, and greenhouse will comply with energy codeEnlarged exterior opening at alleyNew energy efficient storefrontsTuck pointing and general repairs of brick as needed for maintenanceIvy will be removed
SITE	<ul style="list-style-type: none">Limited work as needed for utilities

BUILDING HISTORY

PIONEER SQUARE PERIOD OF SIGNIFICANCE: 1889 - 1931

DATES WITHIN PERIOD OF SIGNIFICANCE SHOWN IN ORANGE

- 1889

Fire destroys all buildings on the site along with much of what is today Pioneer Square. Seattle passes Ordinance No. 1147 requiring fire resistant for all new construction.
- 1890

The Squire Latimer Building (later known as the Grand Central Hotel) is built on the South end of the site as office building.
- C.1897

Squire Latimer is renovated into the Grand Central Hotel.
- 1903

The Gottstein Building (later known as the City Loan Building) is built on the lot North of Squire Latimer. It incorporates the party wall of the Kenyon Hotel (demolished around this time) to the North.
- 1909

The Brunswick-Balke-Collender Co Building (Later the Buttnick Manufacturing Building) is built on the North end of the site.
- 1938

Buttnick catches fire and is renovated.
- 1949

A major earthquake results in the loss of parapets.
- 1950

Large gas explosion in the basement of Buttnick destroys the North and West facades and much of the building interior.
- 1950S

Buttnick is rebuilt with a Moderne storefront facade.
- 1965

A major earthquake causes damage to the buildings.
- 1971

The city creates a landscaped square (Occidental Square) on the parking lot to the East.

- 1972

Ralph Anderson renovates the Grand Central Hotel into an office building with ground floor retail and an interior arcade between 1st Ave S and Occidental Square.
- 1974

An exterior basement stairway is added to the east side of Buttnick. The greenhouse is added to the East end of City Loan.
- 2001

A major earthquake causes damage to the buildings.
- 2002

Buttnick and City Loan are renovated and combined to serve as a single building with shared elevator, stairs, and seismic retrofit.



LOCATION OF SITE WITHIN THE PIONEER SQUARE PRESERVATION DISTRICT



WEST VIEW OF THE BLOCK SHOWING ALL 3 BUILDINGS - 1909



ORIGINAL CONTEXT OF THE SITE - 1931



CONTEXT OF THE SITE WITH OCCIDENTAL SQUARE - C.1974

HISTORIC FEATURES

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BRUNSWICK-BALKE-COLLENDER BUILDING / BUTTNICK

Contributing Building to the Pioneer Square Historic District.
Period of significance - Explosive Growth (1900-1910)

Key historic features of the building include:

- Exterior load bearing URM walls
- Chamfered entrance on the northwest corner
- Rectangular 1:2 windows
- Sandstone string courses and sills



NEWS ARTICLE OF THE 1950 EXPLOSION AT BUTTNICK



NORTHWEST CORNER OF BUTTNICK - 1915



NORTHWEST CORNER OF BUTTNICK - 1952

GOTTSTEIN BUILDING / CITY LOAN

Contributing Building to the Pioneer Square Historic District.
Period of significance - Explosive Growth (1900-1910)

Key historic features of the building include:

- Exterior load bearing URM walls with sandstone and light gray brick on the West facade and red brick on the remaining facades
- Storefront with cast iron header and wood support columns
- Large window bays with cast iron lintels and sandstone sills on the west facade of floors 2-5
- Small double hung windows on the east facade of floors 2-5
- Exterior metal fire escape at alley elevation



WEST ELEVATION OF CITY LOAN - 1937

HISTORIC FEATURES

SQUIRE-LATIMER BUILDING / GRAND CENTRAL

Individually listed on the National Register of Historic Places in 1971.
Period of significance - Reconstruction (1889-1899)

Key historic features of the building include:

- Exterior load bearing URM walls
- Slightly asymmetrical primary facades
- Main arched stone entry w/ deeply recessed doorway and stone detailing
- Pilasters (rusticated stone at ground level and brick above)
- Storefronts with cast iron columns and lintels
- Window shape and rhythm: rectangular w/ stained glass at 2nd floor, low arch at 3rd floor, rounded arch at 4th floor; Unique windows at the West entry bay and South center bay
- Sandstone sills, string courses, and other detailing
- Entry lobby with wood staircase around an elevator shaft
- Interior light wells from 2nd to 4th floor



SOUTHWEST CORNER OF GRAND CENTRAL -1937



WEST ELEVATION OF GRAND CENTRAL - 1969



SOUTHWEST CORNER OF GRAND CENTRAL -1974

PIONEER SQUARE COMPLIANCE CHECKLIST

PIONEER SQUARE PRESERVATION DISTRICT GUIDELINES:

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

New construction must be visually compatible with the predominant architectural styles, building materials, and inherent historic character of the District.

B. Design.

The design of the addition and greenhouse incorporates the horizontal divisions and wide piers to create repetitive buiding forms.

C. Building materials.

The materials of the proposed work to be determined.

D. Color.

The colors of the proposed work to be determined.

F. Additions.

The proposed addition and greenhouse complies with the land use code and are designed to be compatible with the existing building and unobtrusive from street level.

VI. HEIGHT LIMITS

The proposed design, addition, and greenhouse comply with the height limit of the PSM-100 zone.

VIII. MECHANICAL SYSTEMS

Mechanical systems components installed on the roof will be set back to minimize visual impact and comply with district guidelines.

IX. SECURITY BARS AND GATES

Non-historic security bars and gates installed in previous renovations will be removed from the building.

X. FIRE ESCAPES

The fire escape will be retained.

XIII. SIDEWALK CAFES

Sidewalk cafes will not be enclosed by permanent construction.

XIV. STREET TREES AND VEGETATION

Existing street trees will be protected. Stabilization of areaway tree pits is included as part of this project.

XIX. ALLEYS

The alley is adjacent and connected to Occidental Square. All work in this area will be coordinated with the park. The existing greenhouse enclosure encroaching into the alley will be removed.

XX. RULES FOR TRANSPARENCY, SIGNS ,AWNINGS AND CANOPIES

A. Transparency Regulations.

New storefronts and restored existing storefronts will maximize visibility into the ground floor spaces. Additional glazing with maximum transparency is proposed at the alley. Upper floor windows and greenhouse will be clear glass.

B. General Signage Regulations.

Signage will be presented as a separate package.

C. Specific Signage Regulations.

Signage will be presented as a separate package.

E. Awnings and Canopies.

Any proposed work to be determined.

SECRETARY OF INTERIOR STANDARDS CHECKLIST

SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION:

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 properties were historically retail at the ground floor with office and light manufacturing (Buttnick only) above. Grand Central was renovated into a hotel in c.1897 and back to office use in 1972. The hotel and ground floor uses are compatible.

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 design retains the character of the exterior defining features including ground floor storefronts and primary central stair. Removal of material is primarily from outside the period of significance. Documentation identifying when the material was added will be provided.

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 elements will not be added to the existing buildings. Where insufficient information exists for accurate replication of removed elements, they will not be replaced. New elements will be distinguishable as new.

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

The design embraces changes that have occurred over time and have obtained significance, including some 1950's changes to Buttnick after the explosion. The 1970's changes to Grand Central have not met the 50 year threshold, but select significant alterations will be retained to respect the importance and impact of the Ralph Anderson design in 1972 which responded to the new Occidental Square.

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

The design celebrates the historic craftsmanship of the building, including exposed URM walls, heavy timber structural framing, and cast iron columns.

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.

Where possible, the historic elements will be cleaned and restored. Where features are replaced, a full survey documenting existing profiles has been or will be performed dependent on building access.

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.

Exterior cleaning will use gentle methods in accordance with best practice techniques.

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

Minimal disturbance of surrounding area is proposed. The entire district was developed and elevated after the 1889 fire.

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.

New additions and openings will be designed to limit the impact on historic character defining materials. Materials and proportions are proposed based on compatibility with the existing buildings. Each building is addressed individually to respect its own significance and character.

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.

Reversibility will be a key factor in the design of new interventions within the building. The essential integrity of the property will be retained.

SITE PLAN

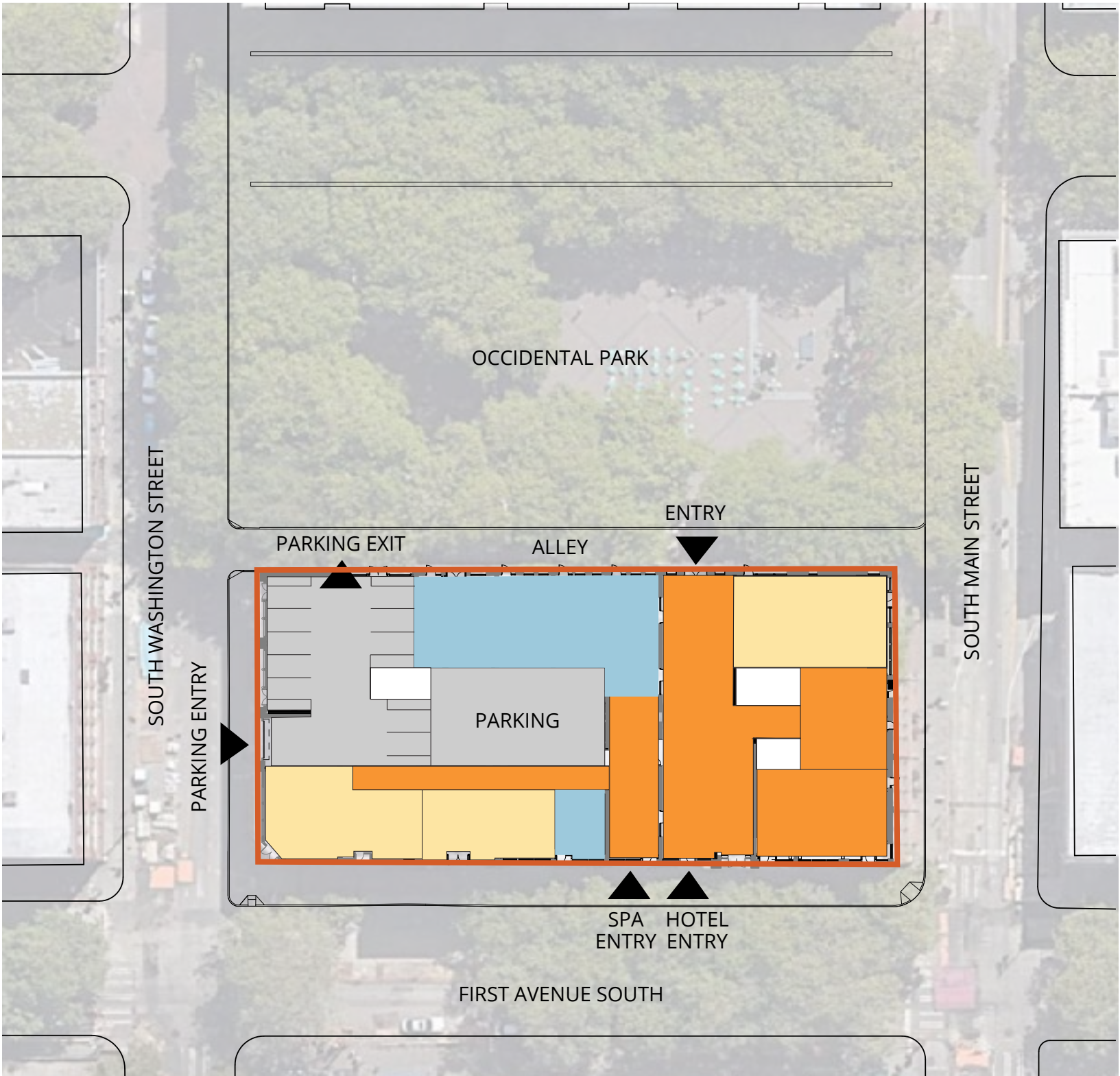
LEGEND

- Site Boundary
- Wellness Hotel & Spa
- Parking
- Retail/Event Space
- Restaurant/Coffee Shop



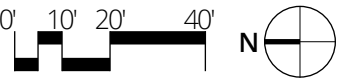
SITE SECTION MAP

September 3, 2025

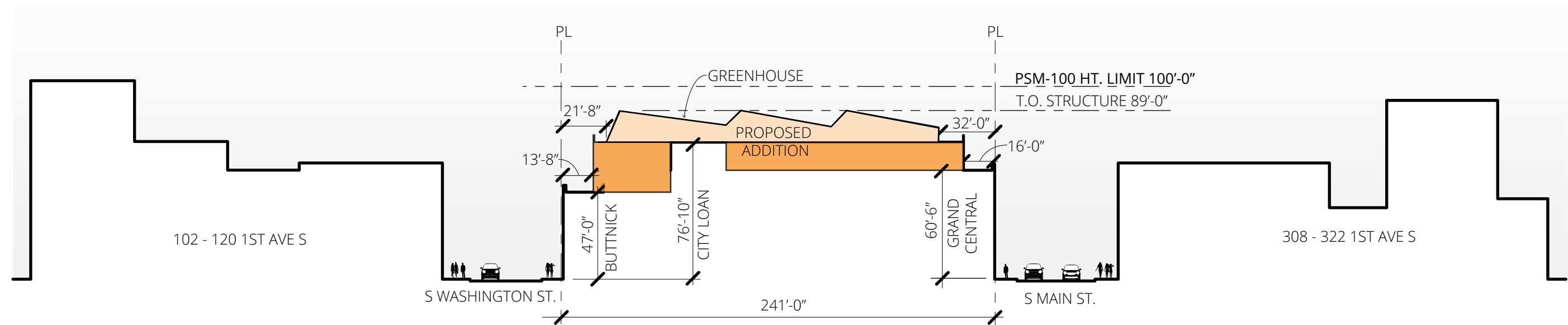


SITE PLAN

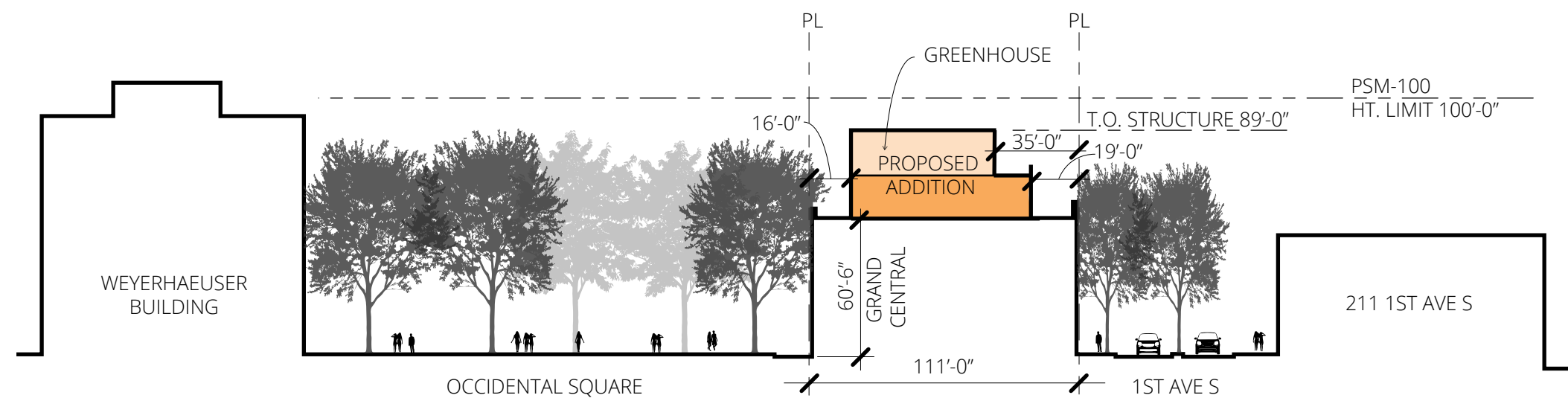
PSPB BRIEFING - WELLNESS HOTEL & SPA



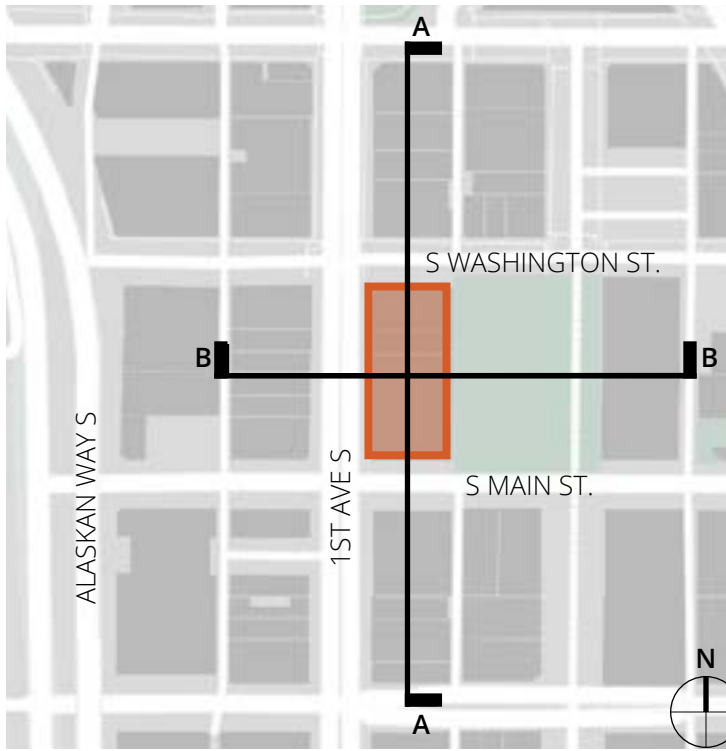
URBAN DESIGN ANALYSIS - SITE SECTIONS



Site Section A - North South

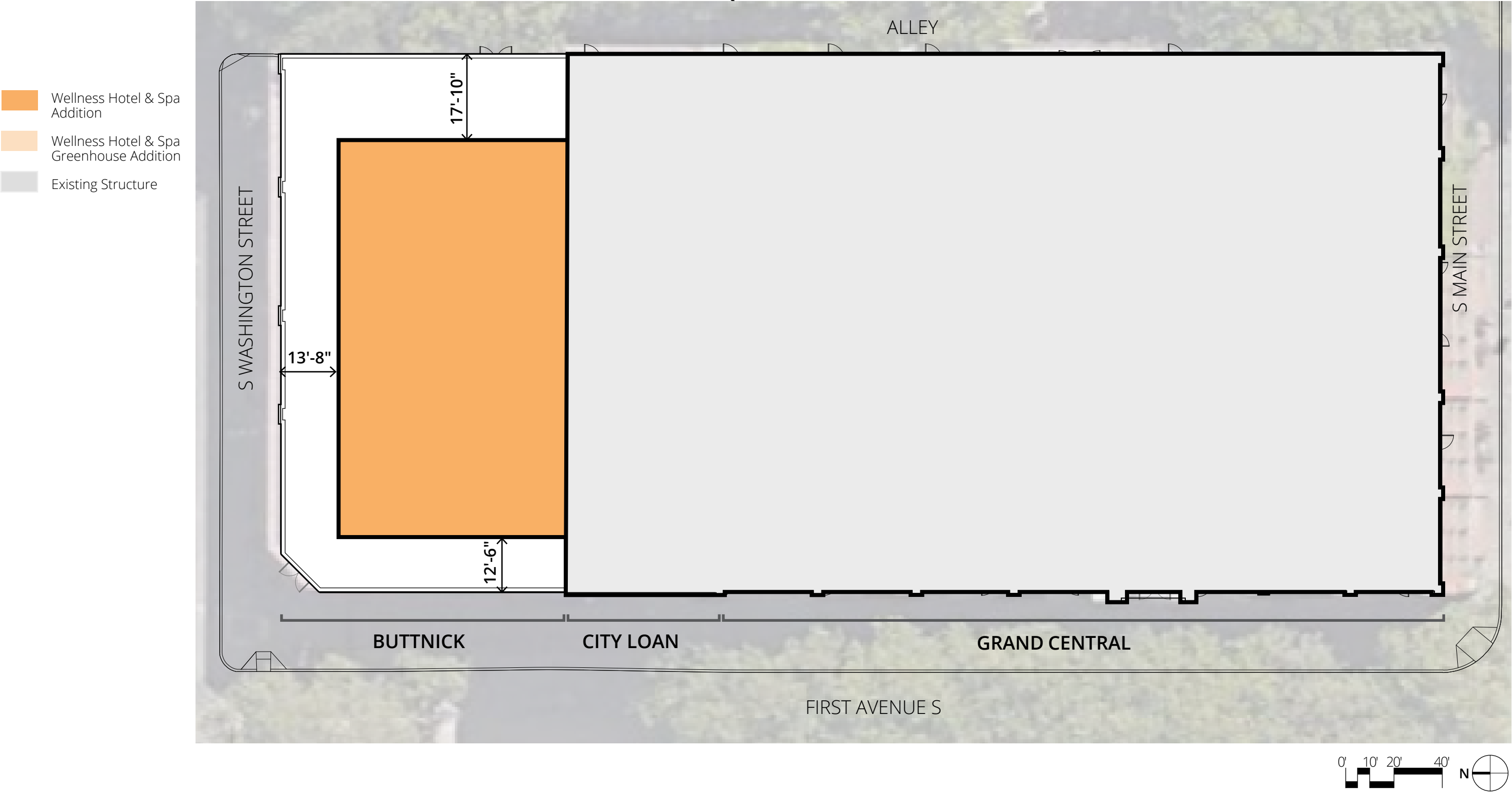


Site Section B - East West through Grand Central



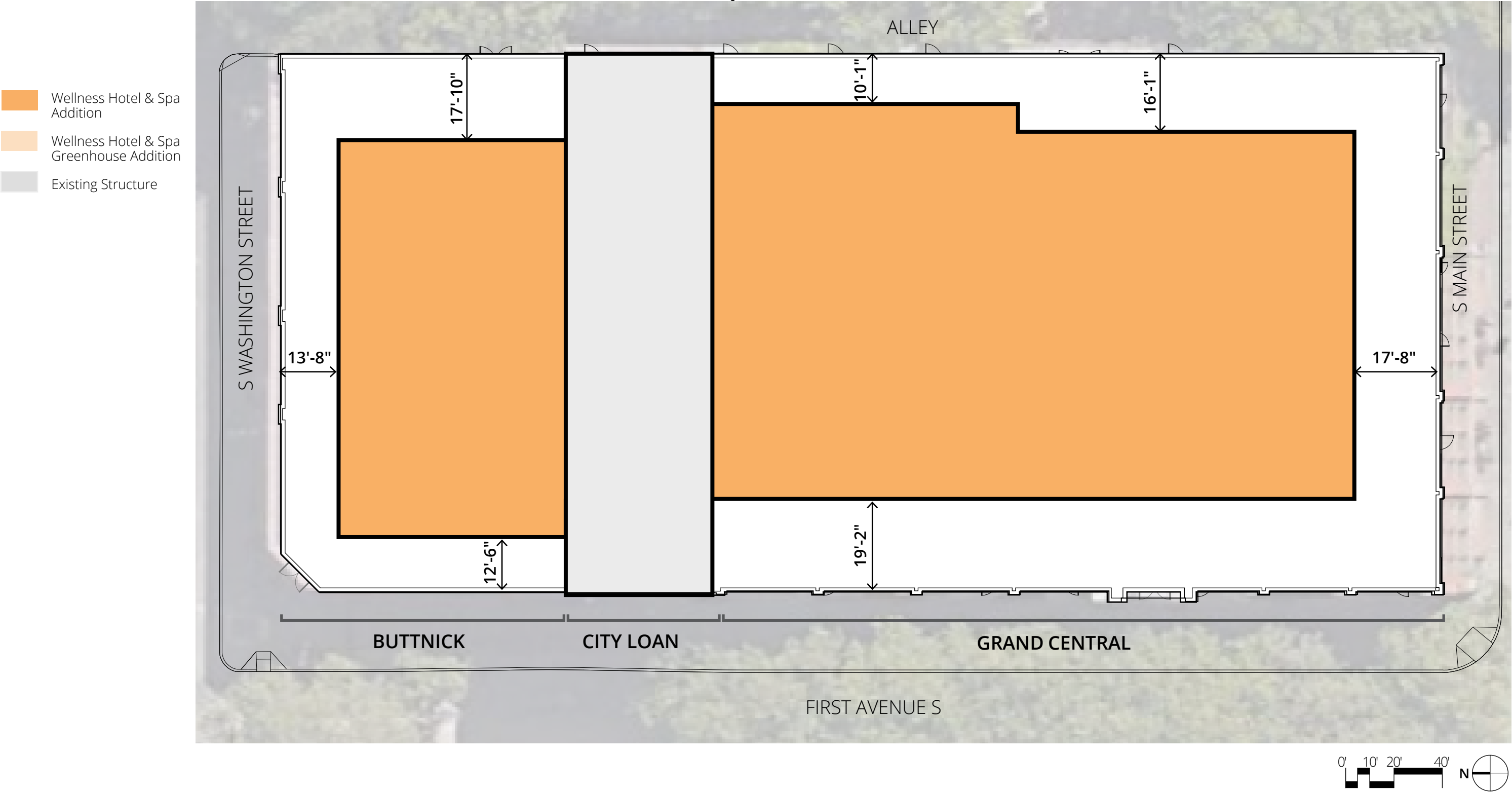
LEVEL 4 - ADDITION PLAN

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LEVEL 5 - ADDITION PLAN

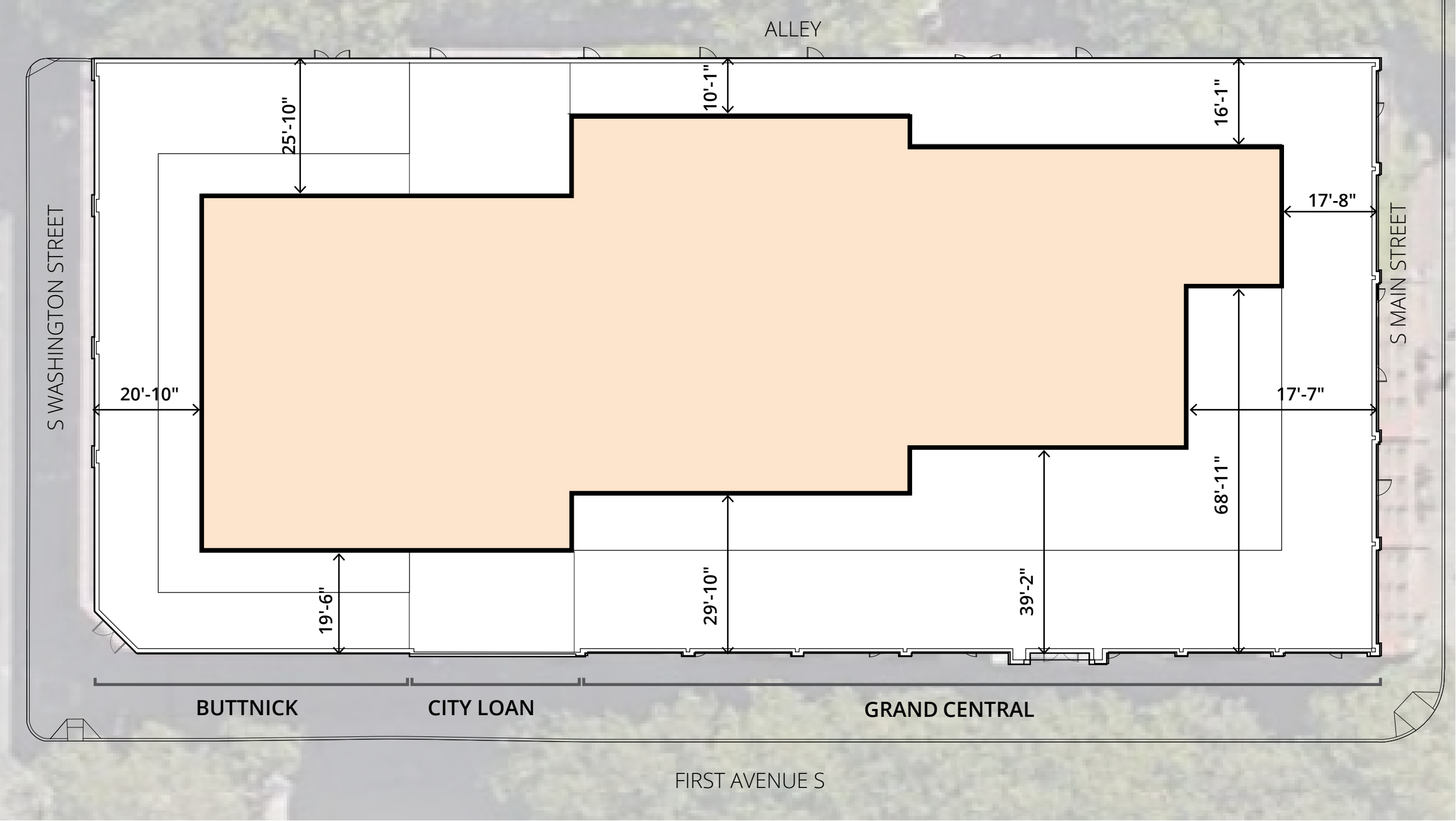
CLARK
BARNES



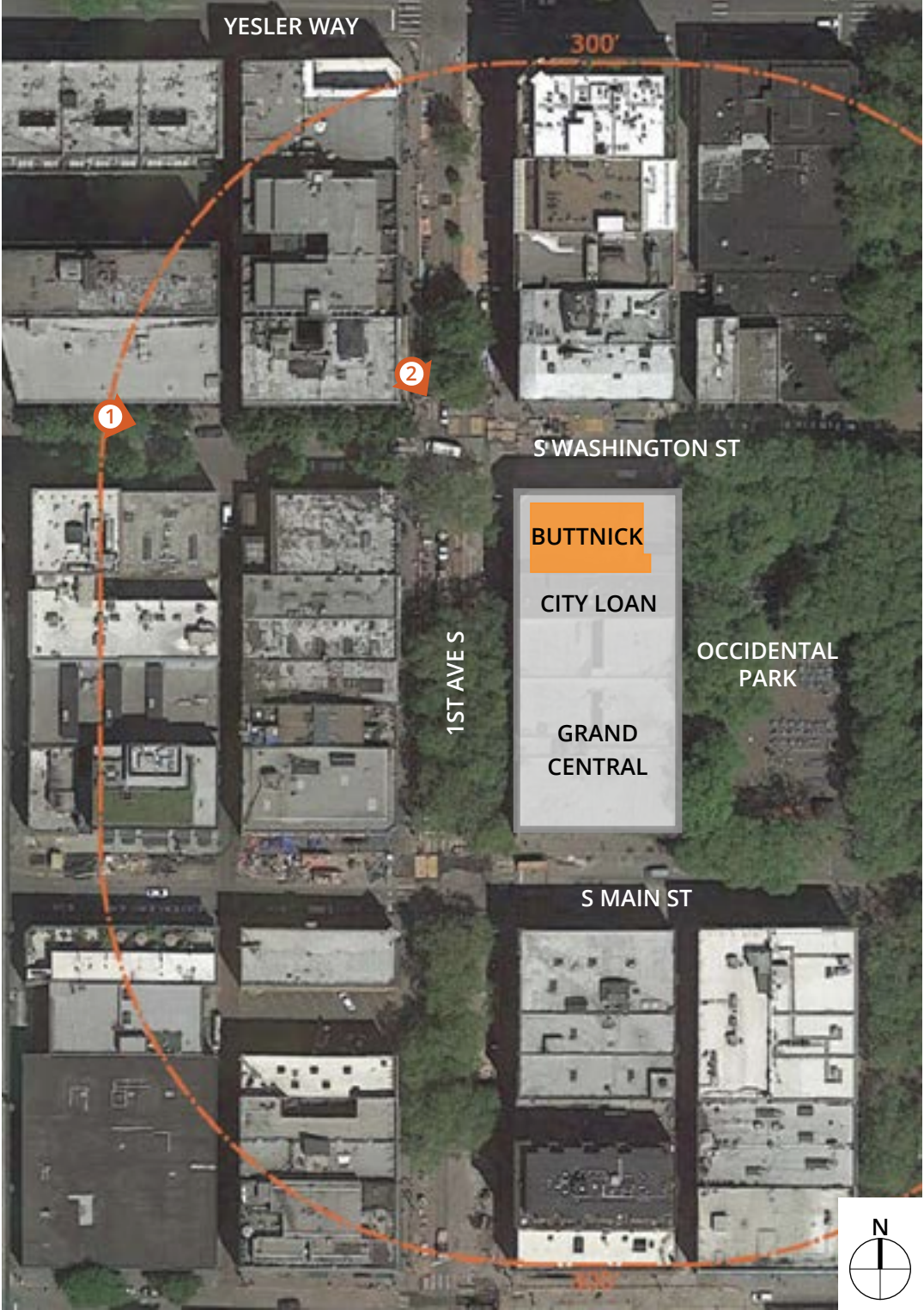
LEVEL 6 - ADDITION PLAN

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- Wellness Hotel & Spa Addition
- Wellness Hotel & Spa Greenhouse Addition
- Existing Structure



BUTTNICK PENTHOUSE - VIEW STUDY



BUTTNICK ARIEL VIEW

KEY: — 300 ft from Building

September 3, 2025

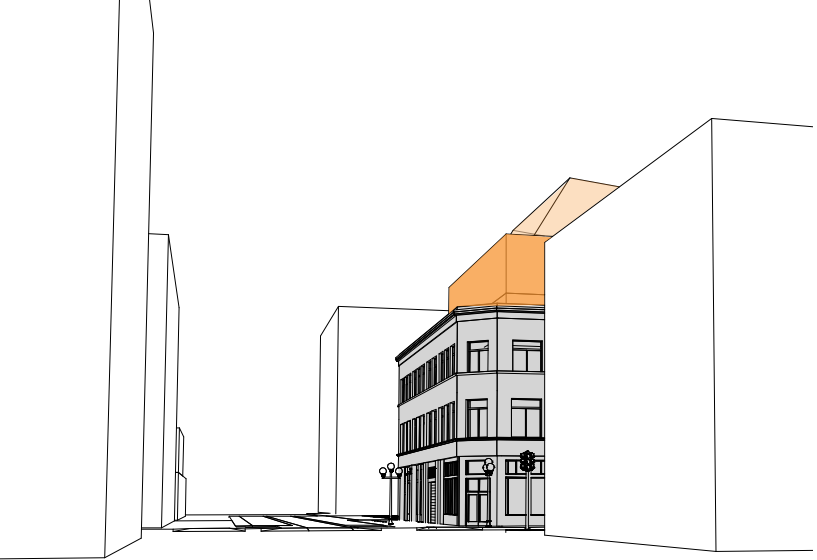


1 S WASHINGTON ST - ADDITION VISIBLE 300 FEET



2 CROSS CORNER OF 1ST AVE S + S WASHINGTON ST - ADDITION VISIBLE

PSPB BRIEFING - WELLNESS HOTEL & SPA



1 S WASHINGTON ST - RENDERING 300 FEET



2 CROSS CORNER OF 1ST AVE S + S WASHINGTON ST - RENDERING

— Addition - Wellness Hotel & Spa - Greenhouse
— Addition - Wellness Hotel & Spa
— Non-Addition Area

BUTTNICK PENTHOUSE - VIEW STUDY



BUTTNICK ARIEL VIEW

KEY: — 300 ft from Building



1 CORNER OF 1ST AVE S + S WASHINGTON ST
- ADDITION VISIBLE



2 CROSS CORNER OF 1ST AVE S + YESLER WAY
- ADDITION VISIBLE 300 FEET



1 CORNER OF 1ST AVE S + S WASHINGTON ST - RENDERING



2 CROSS CORNER OF 1ST AVE S + YESLER WAY
- RENDERING 300 FEET

- Addition - Wellness Hotel & Spa - Greenhouse
- Addition - Wellness Hotel & Spa
- Non-Addition Area

BUTTNICK PENTHOUSE - VIEW STUDY



GRAND CENTRAL ARIEL VIEW

KEY: - - - 300 ft from Building

September 3, 2025



1 OCCIDENTAL PARK - ADDITION VISIBLE - 300 FEET



2 OCCIDENTAL PARK - ADDITION VISIBLE

PSPB BRIEFING - WELLNESS HOTEL & SPA



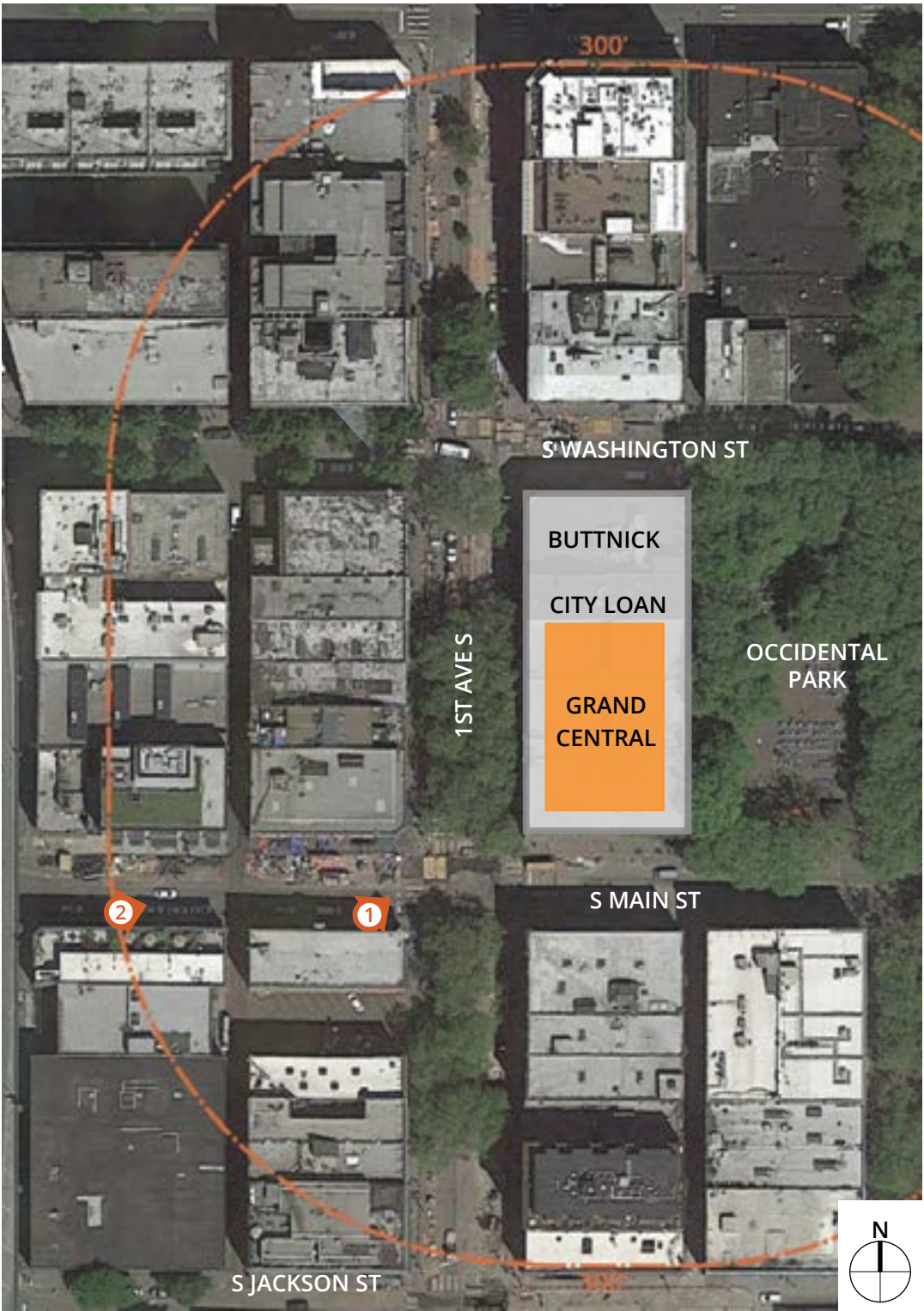
1 OCCIDENTAL PARK - RENDERING 300 FEET



2 OCCIDENTAL PARK - UPDATED RENDERING

- Addition - Wellness Hotel & Spa - Greenhouse
- Addition - Wellness Hotel & Spa
- Non-Addition Area

GRAND CENTRAL PENTHOUSE - VIEW STUDY



GRAND CENTRAL ARIEL VIEW

KEY: — 300 ft from Building



1 S MAIN ST - ADDITION VISIBLE



2 S MAIN ST - ADDITION VISIBLE - 300 FEET



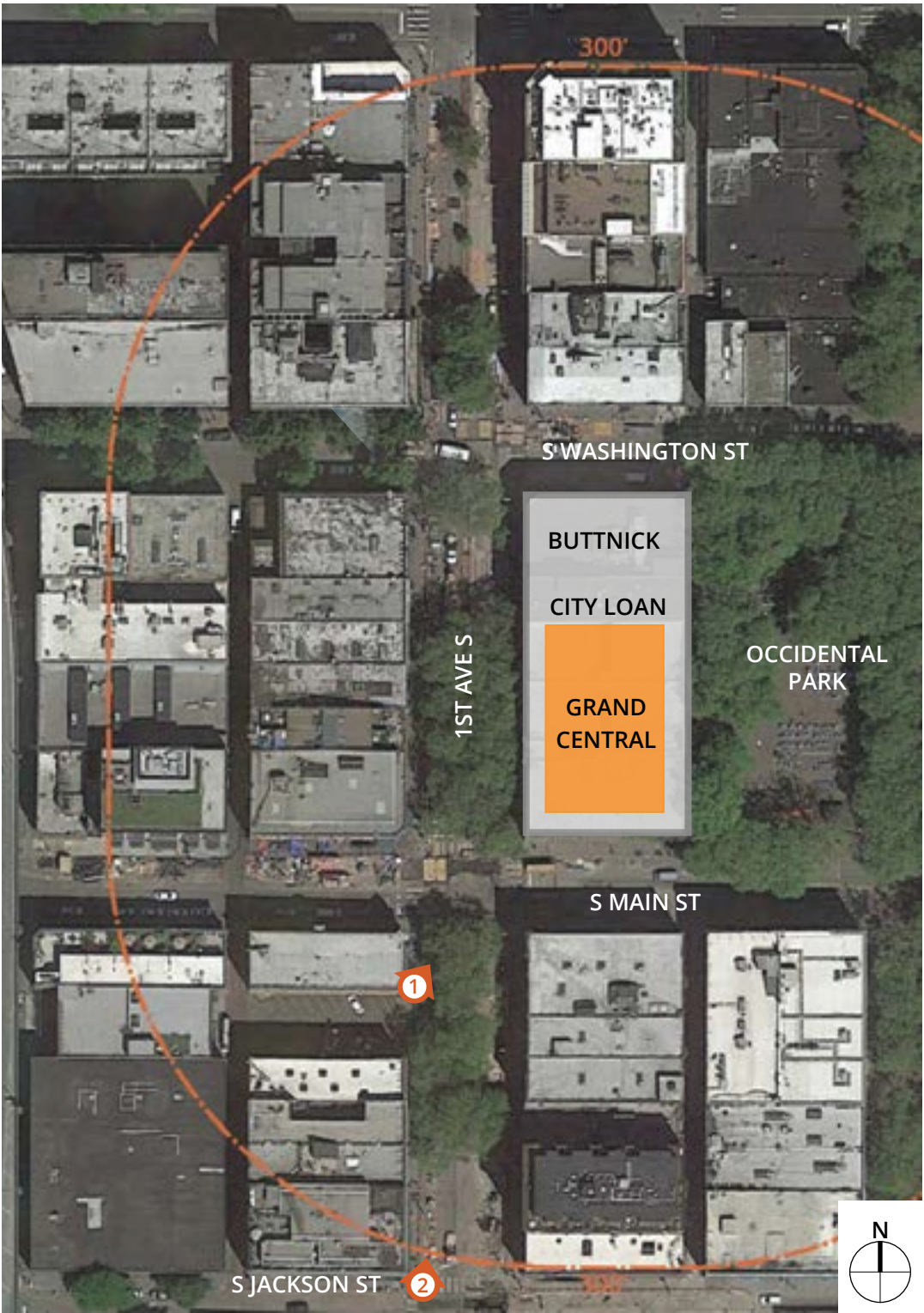
1 S MAIN ST - RENDERING



2 S MAIN ST- RENDERING 300 FEET

- Addition - Wellness Hotel & Spa - Greenhouse
- Addition - Wellness Hotel & Spa
- Non-Addition Area

GRAND CENTRAL PENTHOUSE - VIEW STUDY



GRAND CENTRAL ARIEL VIEW

KEY: — 300 ft from Building



1 1ST AVE S - ADDITION VISIBLE



2 1ST AVE S - ADDITION VISIBLE - 300 FEET



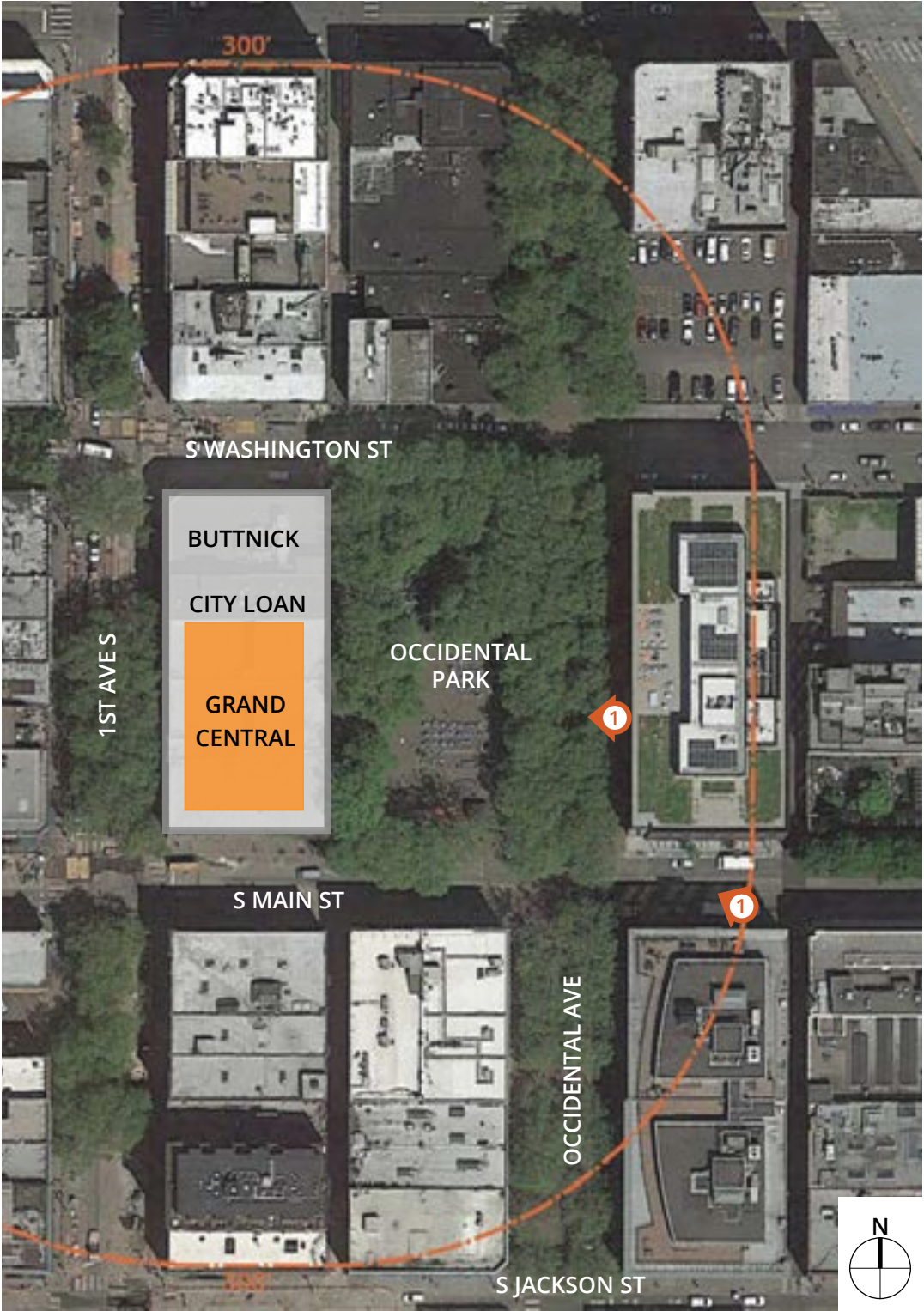
1 1ST AVE S - RENDERING



2 1ST AVE S - RENDERING 300 FEET

- Addition - Wellness Hotel & Spa - Greenhouse
- Addition - Wellness Hotel & Spa
- Non-Addition Area

GRAND CENTRAL PENTHOUSE - VIEW STUDY



GRAND CENTRAL ARIEL VIEW

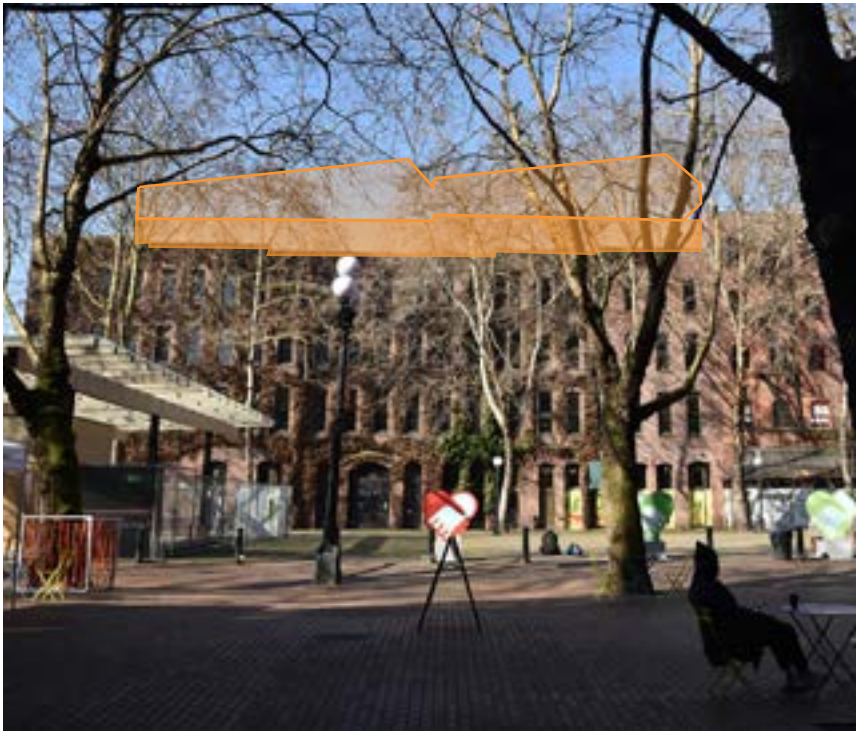
KEY: — 300 ft from Building



1 S MAIN ST - ADDITION VISIBLE - 300 FEET



1 S MAIN ST - RENDERING 300 FEET



1 OCCIDENTAL PARK - ADDITION VISIBLE



1 OCCIDENTAL PARK

- Addition - Wellness Hotel & Spa - Greenhouse
- Addition - Wellness Hotel & Spa
- Non-Addition Area

ELEVATION - 1ST AVENUE

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BARNES



HOTEL & SPA - PENTHOUSE / GREENHOUSE INSPIRATION



Relaxation and socialization by the 82-degree pool, and conservatory featuring rare plants from around the world.

Thermal Springs together ancient wellness rituals, biophilic design and modern technology to bring an immersive healing experience.