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**Miller Hayashi Architects PLLC**

**CHC Puyallup Cannery**  
201 W Main  
Permit # **PLDDG20230004**  
03/27/23

**Downtown Design Review & Historic Preservation Board – Request for Further Information  
NARRATIVE**

**Requests**

**Original Design Option (Option 1)**

*Review Comment: "Provide the original design proposal with 3D elevations of the north and eastern facades."*

Response: Miller Hayashi Architects have provided additional renderings of the original proposal design at the north elevation to help the board in their determination. Please refer to attachment page 1 & 2. We have also included 3D rendering of the eastern façade depicting the new barn door location. Please refer to attachment page 7.

Additionally, Miller Hayashi Architects have included an alternative to the original proposal (noted as Option 1b) that provides a horizontal wood siding material at the furthest north elevation of the enclosure in lieu of the vertical wood siding shown in the original design. This has been proposed as a more complimentary approach to the new material at the enclosure for a cohesive horizontal language across the addition. Please refer to attachment page 3 & 4.

**Alternative Design Option (Option 2)**

*Review Comment: "Provide an alternative design for the proposed enclosed stairwell that proposes design forms, elements and materials that blend more cohesively with the existing structure. Provide 3D elevations of the north and eastern facades"*

Response: Miller Hayashi Architects have provided an alternative design for consideration that depicts a more cohesive blend with the existing structure in material. This includes wrapping the entire stair enclosure addition in fiber cement board lap siding matching in color and profile to the existing structure, including trim boards and window design. Please refer to attachment page 5 & 6.

While Miller Hayashi Architects and CHC are showing this option for the Design Review Board, this is not the recommended or preferred option for the team, as it does not meet the highlighted Secretary of the Interior's Federal Standards for the Treatment of Historic Properties guidelines provided later in this letter.

In respect to federal guidelines on how to treat additions (Rehabilitation) to historic structures as presented in The Secretary of the Interior's Standards for the Treatment of Historic Properties, standard 9, the guidelines note the following:

*"New additions must preserve the historic building's form/envelope, significant materials and features; must be **compatible with the historic building's massing, size, scale and architectural features**; and must be **differentiated from the historic building to preserve its character**. The Guidelines for Rehabilitating Historic Buildings also recommend locating a new addition at the rear or on an inconspicuous side of a historic building.*

*...To preserve a property's historic character, **a new addition must be visually distinguishable from the historic building**. Section 67.7(c) of the program regulations cautions "exterior additions that duplicate the form, material, and detailing of the structure to the extent that **they compromise the historic character of the structure** will result in denial of certification." This does not mean that the addition and historic building should be glaringly different in terms of design, materials and other visual qualities. Instead, **the new addition should take its design cues from, but not copy, the historic building**"*

The strategy proposed in the original design (Option 1) is within the guidance of the Secretary of the Interior's Standard for Treatment of Historic Properties, in that we are not trying to be identical to the structure, nor are we going in an extreme contrast with our proposed addition. It respectfully sits in the "complimentary but not copy" concept with multiple elements of scale, material, alignment and size that has been brought into the design, but is subordinate to the original building, and visually distinguishable from the historic building as the above guideline notes.

We appreciate the opportunity to present this additional information to the board for determination.

**Thank You,**

Ellen Hagen  
Miller Hayashi Architects