

Joshua Green Building

Landmark. Location. Yesterday is Tomorrow.

Historic Preservation

The Joshua Green Building is a prominent terracotta clad 10-story historic landmark built by Joshua Green in the heart of downtown Seattle at the turn of the twentieth century. This building and the Joshua Green Corporation continue to be owned by descendants of Joshua Green.

Joshua Green's impact on Seattle is profound. Moving with his family to Seattle in 1886, Green found employment on the stern-wheel steamer known as Henry Bailey, a historic mosquito fleet vessel. Joshua Green soon launched business ventures in shipping, trade, transportation and banking. This later venture ultimately became Peoples Bank.

Joshua Green began construction on the Joshua Green Building in 1912, and it has been a recognized Seattle landmark ever since. In 2008, the building is undergoing a significant renovation as it transforms into a completely modern 21st century building, with the elegance and character of its early 1900's origins.

Specifically, the renovated Joshua Green Building will feature state of the art systems and amenities, while maintaining its unique façade, expansive operable windows, high ceilings and warm historic lobby.

Significant and architecturally compatible interior and exterior renovations will preserve and restore the historic qualities of the building, while also providing contemporary retail and office space that is efficient and responsive to today's needs. The plans include a seismic retrofit, as well as mechanical, electrical, and safety systems upgrades.

Proposed Scope of Work for the Renovation includes:

1. Replacement of all existing, non-historic storefronts at the base of the building on both the 4th and Pike Street facades with a compatible elegant storefront system.
2. A new canopy system on both street facades (north and east), creating an inviting retail environment. In lieu of Bus shelters on Pike Street, the streetscape will be opened to a smooth pedestrian flow at a premier corner in the retail core.
3. Restoration of the original terracotta facade.
4. Restoration of historic and fully operable windows and replacement of all non-historic windows on south and west facades. These new efficient windows will respect the building's character while maintaining their operability.
5. New exterior lighting will highlight the intricate century old architectural detail.
6. A significantly larger window configuration on the West wall, which maximizes views to Elliott Bay. The West wall from floors 3-10 is rebuilt replacing the existing painted brick wall, and removing the exterior fire escape. These changes achieve significant day lighting in the space with expansive windows on all sides.
7. Installation of all completely new building features including the Fire Life Safety system with sprinklers throughout the building, electrical service and distribution, heating and cooling system, water supply and restrooms, roof, and exiting stairwell.

In June 2008, the City of Seattle, Landmarks Preservation Board approved this renovation and complimented the project team on an exceptional plan that meets tomorrow's needs and honors yesterday's historic legacy.