



REQUEST FOR ACTION

Appeal Historic Preservation Committee's Denial of Certificate of Appropriateness - 311 Broadway Addition/Renovation

MEETING DATE:

August 17, 2026

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Public Hearings

PRESENTER:

Molly Patterson-Lundgren

Action Requested:

Approving the requested appeal and overturning the denial of the certificate of appropriateness for an addition to the project at 309-317 Broadway Avenue.

Report Narrative:

At their June 23, 2026, meeting, the Heritage Preservation Commission (HPC) denied the requested Certificate of Appropriateness (COA) for a major alteration at 309-317 South Broadway Avenue, which Community Development had recommended approving. The property consists of 3 historic buildings (with 5 storefronts total), all of which are designated as contributing to the Downtown Commercial Historic District. The property owner, GH2 Investments LLC, is appealing the HPC's denial.

The proposed project would construct a 7-story addition to the rear of these properties. The upper levels would be residential (student housing) with commercial spaces being retained at 4 of the 5 storefronts. The storefront at 309 would be converted to serve as the Broadway Avenue entrance to the upper-level residences. The facade of this building would be saved, although the storefront itself (first floor facing Broadway) would be altered to remove 2010's brick infill. The tower (floors 3-7) would be set back 46 feet from the front of the 309 Broadway Avenue facade. The two other buildings, each with two storefronts, would retain the Broadway Avenue commercial spaces. 311/313 Broadway, the historic Payne Furniture building, would retain the front 80-feet of the building along Broadway, preserving the historic storefront, including the inset tiled entryway as well as the second story distinctive roofline with central arched parapet. Approximately 50 feet of the rear of this building would be removed, with the new rear wall built in line with its neighbor at 315. The Bach Music Building at 315/317 Broadway would be preserved, including the two storefronts on Broadway and the second-story brick corbeling. New or refurbished residential units would be located on the second floors of the Payne Furniture and Bach Music buildings. The rear addition tower (floors 3-7) would be set back 80 feet from the Broadway Avenue facades of these two buildings. Facing the alley underneath the tower would be a two-story outdoor space. Renderings show how the new addition will sit within the block, being obscured by the surrounding buildings at street level. A "bird's-eye view" titled *Massing* shows how the new addition fits behind the existing historic buildings and is set back from Broadway Avenue, with the proposed addition's building mass feeling more associated with the adjacent 318 Commons than with the historic buildings facing Broadway.

UDC Section 60.200.040C.8.d indicates that the Secretary of the Interior Standards for the Treatment of Historic Properties will be used in the review of COAs with locally adopted design guidelines providing additional guidance. Following in bold are the Secretary of the Interior's 10 Standards for Rehabilitation,

with a notation from Community Development stating how the project meets each.

1. **A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.** The property will continue as mixed-use, with upper-level residential and the majority of ground-level commercial space remaining. So too will the distinctive materials, features, spaces and spatial relationships that are located along Broadway Avenue. While there will be changes to the spatial relationship between the new upper stories of the addition and the existing historic buildings on Broadway, the massing of the new addition is smaller and does not expand beyond height and width boundaries of the 318 Commons building directly adjacent to the rear.
2. **The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.** The historic character of these properties is primarily located within the facades facing Broadway Avenue. The historic features of these will be preserved, with no changes being approved to the Paine Furniture or Bach Music Buildings facades. The storefront at 309 will be rehabilitated, removing the infill that was put in place around 15 years ago, reestablishing its historic opening. The remaining portions of the brick facade of 309 will be preserved.
3. **Each property will 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 elements from other historic properties, will not be undertaken.** Changes that have occurred within the district's period of significance will be maintained. The rehabilitation of the facade at 309 and to the alley side of the buildings will utilize a more contemporary design and not create a false sense of historical development or add conjectural features.
4. **Changes to a property that have acquired historic significance in their own right will be retained and preserved.** Changes have occurred to the storefronts of 311-317 over time within the period of significance, and no alterations are currently proposed to these spaces.
5. **Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.** None of the material being removed qualifies as distinctive materials, features, finishes, and construction techniques or examples of craftsmanship, and altered spaces are not character-defining spaces of the properties.
6. **Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.** None of the character-defining historic features are being replaced in this project.
7. **Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.** No such treatments are proposed as part of this project.
8. **Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.** Due to construction projects in close proximity over a wide period of time, it is unlikely that any significant archeological resources would be found.
9. **New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.** The proposed project will not destroy historic materials, features, and spatial relationships that provide the historic character of these properties along Broadway Avenue. While the addition will alter the spatial relationship between this property and its neighbors and the broader historic district, the presence of the 318 Commons building mitigates the additional building mass this project adds to the district. The addition has been designed to be both compatible with and differentiated from the property's historic elements.
10. **New additions and adjacent or related new construction will 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 essential form and integrity of the historic properties are being preserved along Broadway Avenue. If the addition was ever removed, the historic property and its environment would be virtually unimpaired.

The Community Development team provided findings that, with the design, location, and scale (smaller than adjacent 318 Commons) of the proposed addition, it "reads" as an addition to 318 Commons, instead of to the buildings facing Broadway. The massing and articulation (architectural design components that break up the facade) of the addition allow it to still be compatible with the historic facades facing Broadway, but materials and deep setback make it clear that it is a new addition. The project meets the Secretary of the Interior standards for rehabilitation and will bring additional residents to the historic district with easier access to Broadway Avenue, contributing to the economic aspect of sustainability, a principle stated in the adopted local Design Guidelines. Community Development recommended to the HPC "approving the requested certificate of appropriateness for the 7-story addition to the rear of the properties located at 309-317 South Broadway, including the storefront rehabilitation of 309 Broadway, as detailed in the application packet with plans and illustrations dated June 2026".

The HPC disagreed with Community Development's recommendation and denied the certificate of appropriateness. Initially, a motion to approve was made and seconded but failed 2 to 6. The motion to deny cited Secretary of the Interior Standards 1,2,5,6,9 and 10 as not being met and indicated that the new addition/alteration would destroy historic materials, features, and spatial relationships that characterize the property. The denial passed 6 to 2.

The Community Development team maintains that, in the review of the proposed project, when considering how it will impact the historically significant features as documented in the downtown commercial district's designation study, the standards for rehabilitation and local design guidelines are being met. Therefore, **the recommendation to City Council is to overturn the HPC's denial and approve the requested certificate of appropriateness for the 7-story addition to the rear of the properties located at 309-317 South Broadway, including the storefront rehabilitation of 309 Broadway, as detailed in the application packet with plans and illustrations dated June 2026.**

Policy Considerations & DEI Impact:

UDC Section 60.200.040C.8 provides the policy for this and establishes the process and requirements for the issuance of COAs. It states that the Secretary of the Interior Standards for the Treatment of Historic Properties shall be used, and the local design guidelines will provide further guidance in the determination of appropriate treatment to designated landmarks. Subsection "c" specifies, "Character defining elements of designated landmark, including those that may not be original but have acquired significance by virtue of age or craftsmanship, shall be restored, maintained, and/or preserved. Such alterations may be approved as part of a Rehabilitation project, by the Heritage Preservation Commission or the City Council, as a Major Alteration..."

The historic district traditionally provides spaces for local businesses and entrepreneurs, including those that cater to a diverse population. All six of the city's foundational principles provide policy direction to support these businesses. The local design guidelines require us to consider projects "through the lens" of these principles, but also that the process is focused on the physical alteration of the property. Recognizing the importance of retaining locally owned businesses and supporting property owners within the Historic District, City staff will continue working with affected business and property owners to coordinate efforts, identify potential opportunities, and connect them with available resources as appropriate.

Prior Legislative Actions & Community Engagement:

Designation of the downtown commercial historic district was recommended by the HPC in 2019. The Council placed the decision of this on the table for 5 years, during which the Community Development team engaged in discussion with property owners and worked with the HPC to develop the local design

guidelines and improve the procedural process in the Unified Development Code (UDC). The district was designated January 22, 2024.

In 2025, a proposal to construct an addition at these properties was denied by the HPC, and that decision was upheld by the Council on appeal. Because the project proposed at that time would demolish all of 209 Broadway, the COA could not be approved unless the status of that property was changed from contributing to non-contributing (to the historic district) or the boundaries of the district were modified to exclude the property. An application to remove the property from the historic district was also submitted and denied by the City Council at that time.

The applicant has been in ongoing discussions with the Community Development Department, and this current submittal includes modifications to the project reflecting advice provided. Changes from the 2025 application include: shortening the addition from 11 to 7 stories, preserving the facade of 209 and the facades and storefronts of 311-317 buildings, and pushing the addition further back from Broadway Avenue.

Fiscal & Resource Impact:

In 2005, \$123,761.00 was granted for stabilization of the rear wall at 315/317 South Broadway from the Infrastructure Investment Funds portion of the Downtown Historic District Funding program. The project has been completed, and the now stabilized wall will be incorporated into the rear courtyard space of this newly proposed addition.

Currently, there has not been a request for additional funds, but there is eligibility from the same program for eligible costs.

Prepared By:

Molly Patterson-Lundgren

Attachments:

[Presentation - HPC Appeal 311 North Broadway](#)

[Application 2026-06-30 CD2026-003AP](#)

[Appeal Packet - CD2026-003AP](#)