

# PACIFIC APARTMENTS REHABILITATION

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**BRIEFING PACKET FOR CERTIFICATE OF APPROVAL**
SEATTLE LANDMARKS PRESERVATION BOARD
JANUARY 12, 2023

**PACIFIC APARTMENTS**
317 MARION STREET
SEATTLE, WA 98104

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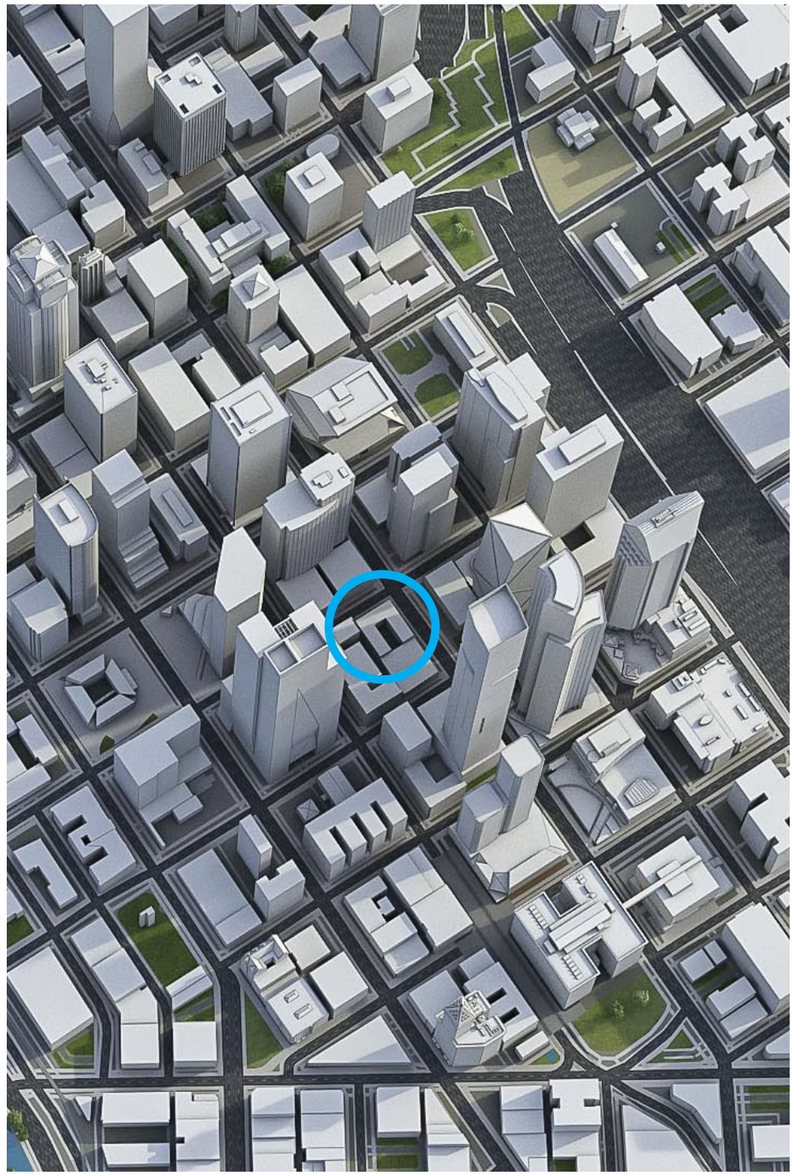


Figure 1: The Pacific Apartment Building is located in downtown Seattle and set between multiple high rise buildings. seattle-3d-model 1.jpg. Credit: https://turbocg.artstation.com/

## PLYMOUTH HOUSING & PACIFIC APARTMENTS

The Pacific Apartment Building, formerly known as the Leamington Hotel and Apartments, was constructed in 1915. The combined hotel and apartment building is situated on the southwest corner of the intersection of Fourth Avenue and Marion Street (317 Marion Street). Owned by Plymouth Housing, the Pacific Apartments provides centrally located subsidized and low-income housing. Plymouth Housing is a non-profit organization whose mission is "to eliminate homelessness and address its causes by preserving, developing and operating safe, quality, supportive housing and by providing adults experiencing homelessness with opportunities to stabilize and improve their lives."

In 1994, with Historic Tax Credit and Landmarks approval, the building underwent a major renovation that included seismic and accessibility upgrades. In 2012, the building underwent another renovation that included extensive mechanical and plumbing upgrades. In 2019 window replacements and minor repairs to the parapet were completed with Landmarks Board Approval.

## HISTORIC REVIEWS & PROCESS

In addition to the individual designation as a Seattle landmark, the Pacific Apartment building is also designated on the Washington and National Registers of Historic Places. The proposed 2023 Pacific Apartments Rehabilitation Project is subject to review under additional criteria, including:

The project is seeking Historic Tax Credits and is conditionally approved by the National Park Service. In addition, the project is subject to Section 106 review by the Washington Department of Archaeology and Historic Preservation.

## HISTORY & SIGNIFICANCE

Constructed in 1915-1916, both wings of the Leamington Hotel and Apartments were designed and built at the same time but with distinct appearances representing the different functions in each half: the West Wing as hotel rooms with shared restrooms and kitchens and the East Wing as individual apartment units. The four-story apartment wing and five-story hotel wing are each L-shaped in plan and are form a single U-shaped building enclosing a courtyard.

The Leamington was designed by Julian F. Everett and W.R.B. Willcox for developer Dr. Edward L. Smith. Everett had designed the 1906 Pilgrim Church and Willcox shaped both the teaching of architecture and its professional practice in the 1920s and 1930s. Dr. Edward L. Smith nurtured the early development of the Congregational Church in the Northwest before embarking on international service for this denomination.

Construction of the Leamington was completed in the Spring of 1916 and was named for its original manager, J.K. Leamington. The building has been known as the Pennington (1918-1921), Penbrook Hotel and Apartments (1921-1965) and the Milner Hotel (or Milner) and Pacific Apartments (1981 to present).

The building is locally unique in the manner in which the two functions are differentiated by the distinctive design of each wing of the building. The building is significant under Seattle designation standard D: It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction. It was designated in 1994. Features to be preserved include the entire exterior of the building, including the parapets and roof.




Figure 2: A rendering of the Hotel Penbrook, circa 1921, that was included in the 1994 National Register nomination. This image shows incorrect features on the elevation and may have been created during design and later repurposed.
1921 PAC Rendering - Pembrook.jpg. Credit: No data available.



Figure 4: This photograph was submitted with the 1994 Seattle Landmarks nomination of the Pacific Apartments and views the building looking southwest from the intersection of 4th Avenue and Marion Street.
1994 NR Nom - PAC Leamington Hotel1.jpg. Credit: Michael Romine, June 1993




Figure 3: This undated photograph of the Pacific Apartments looks to the southwest from the intersection of 4th Avenue and Marion Street is believed to have been taken between 1914 and 1940. 1916-1940CalvinF.Todd-Leamington.png.Credit:UniversityofWashington Libraries, Special Collections, Calvin F. Todd Photograph Collection. PH Coll 232, Todd 12198, no date

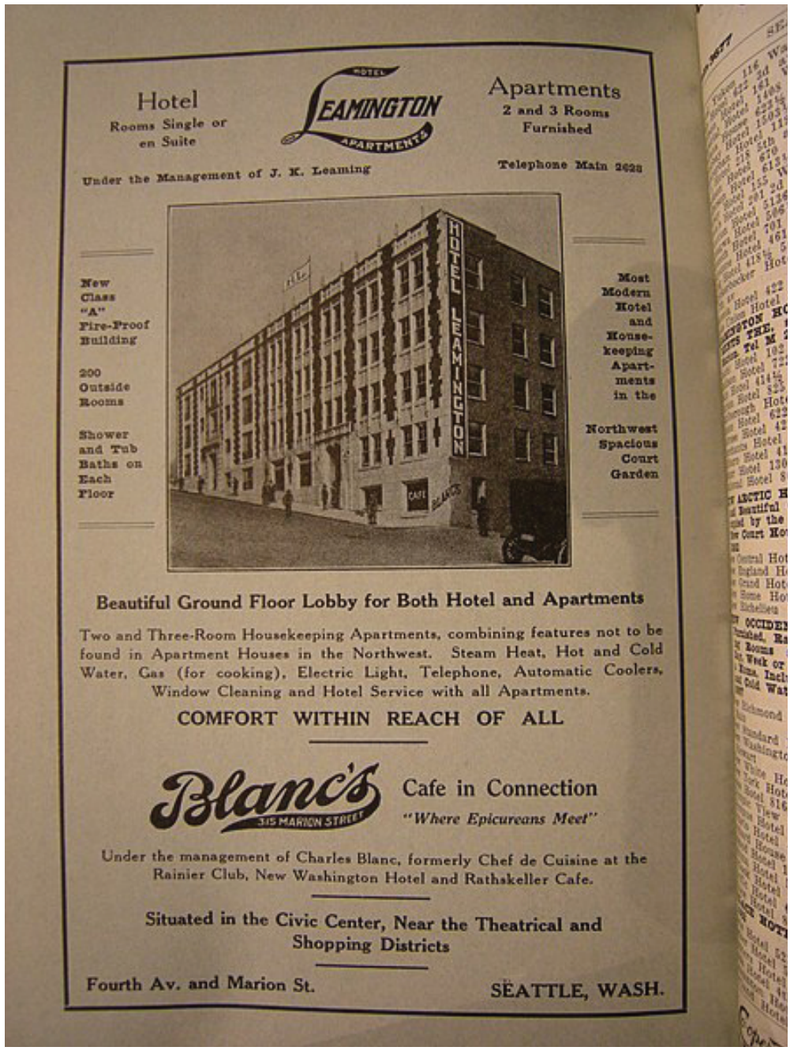



Figure 5: Raw photo of an insert in Polk's Seattle Directory, 1917 (Vol. XXXI) advertising Hotel Leamington, Fourth and Marion, Seattle, Washington.
1917 Leamington - Polk Directory_Seattle_1917.jpg.
Credit: Ad for the hotel in Polk's Seattle Directory, 1917 (Vol. XXXI), insert before p. 1807.

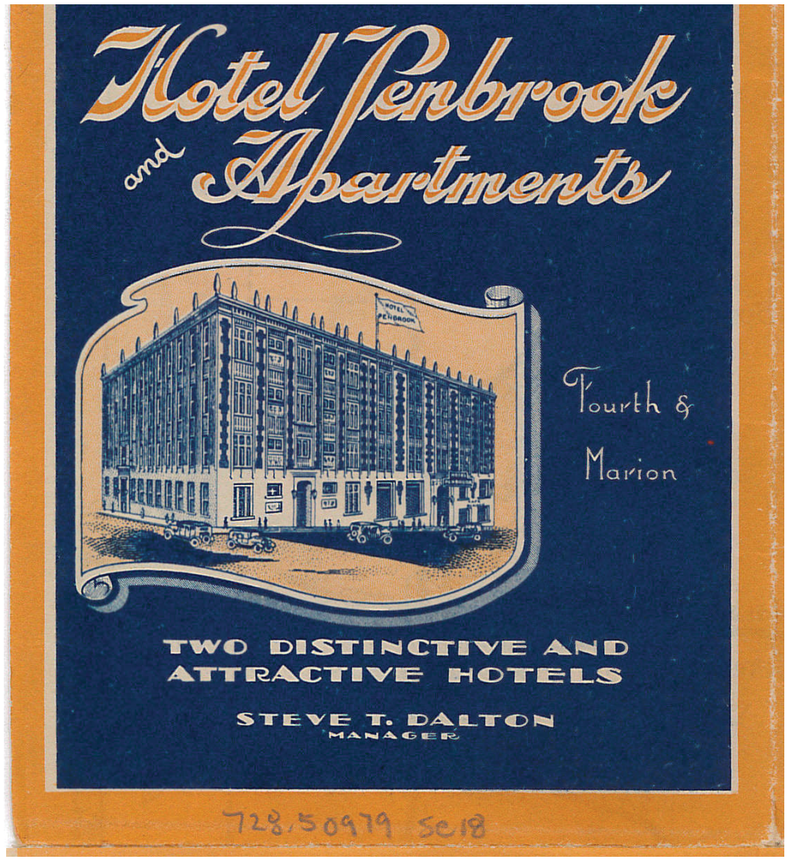


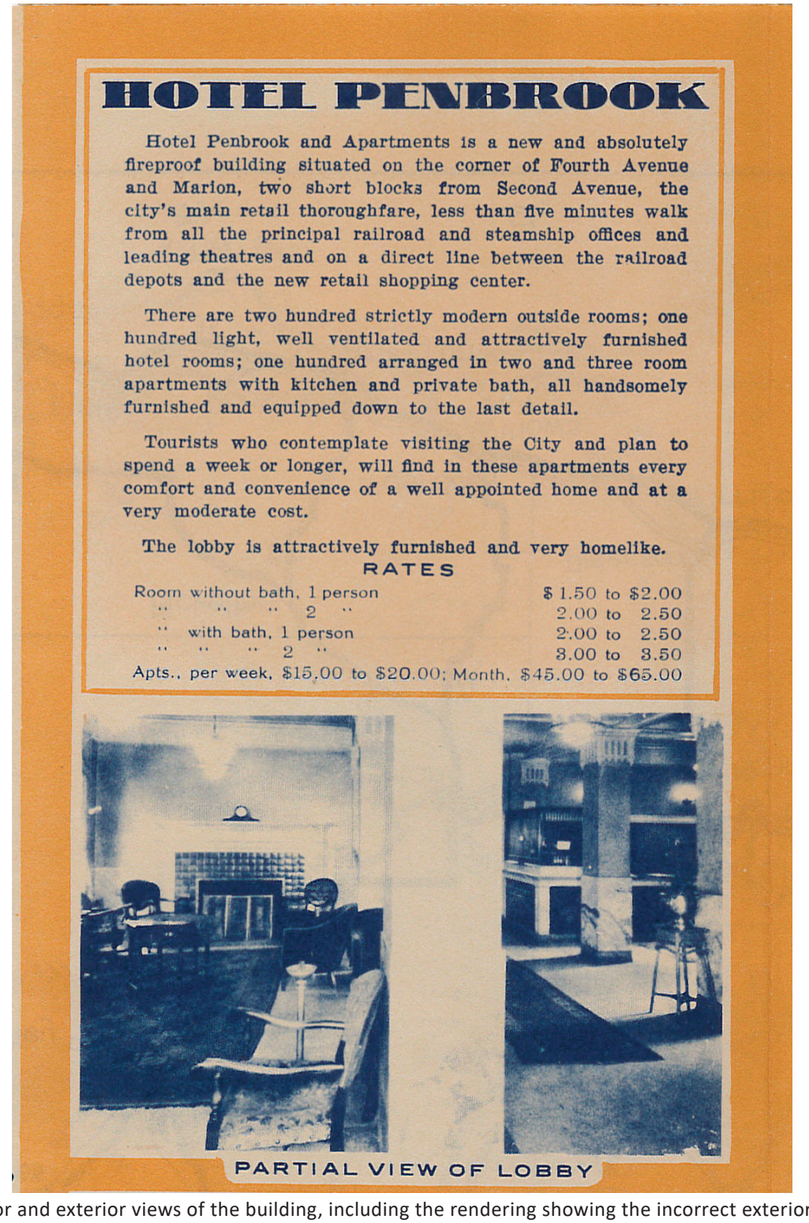

Property of Museum of History & Industry, Seattle

Figure 6: This 1944 photo of the interior of the (at the time) Penbrook Hotel with a sign titled "For Merchant Seamen in Seattle." 1944 Penbrook - imlsmohai_2819_full.jpg.
Credit: PEMCO Webster & Stevens Collection, Museum of History & Industry, Seattle; All Rights Reserved




Figure 7: The Marion Street entry to the east (apartment) wing of the building shown at the time of the 1994 National Register Nomination.
1994 NR Nom - PAC Leamington Hotel 185427 4.jpg. Credit: Michael Romine, June 1993



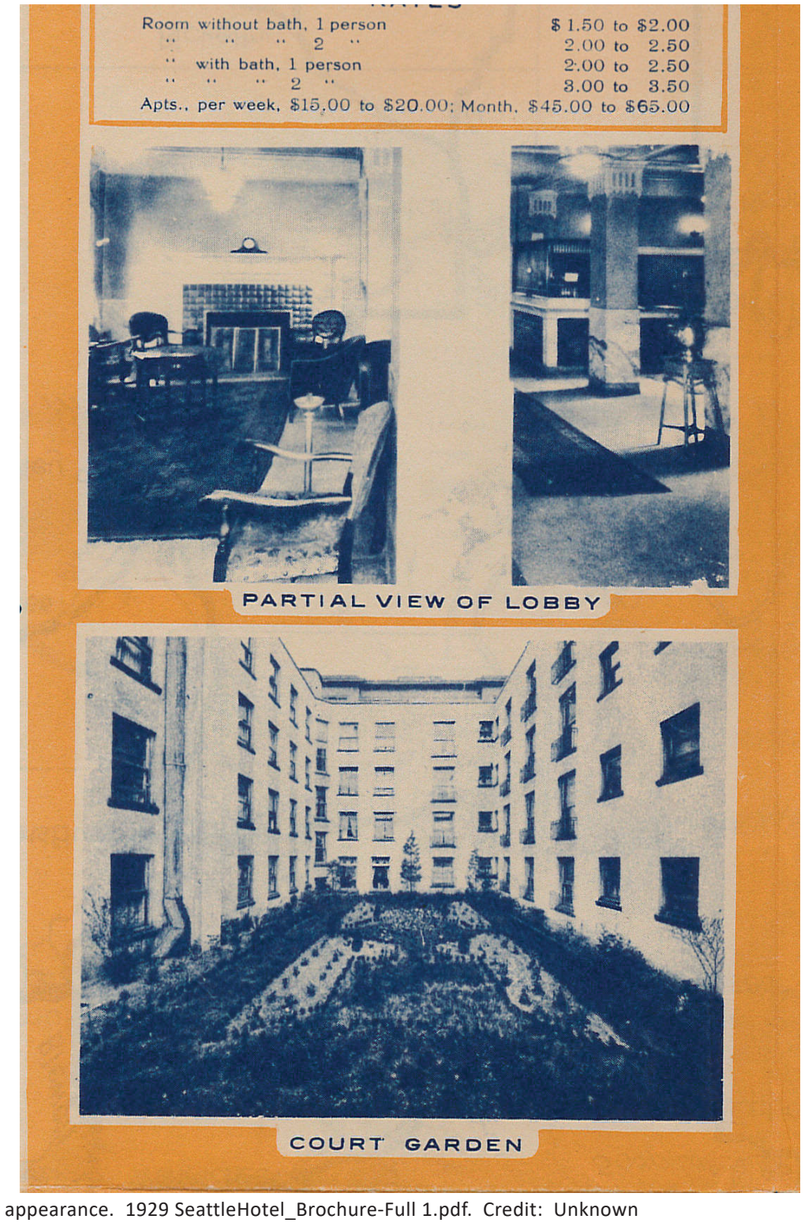




Figure 8: A brochure advertising the Penbrook Hotel and Apartments in 1929 shows interior and exterior views of the building, including the rendering showing the incorrect exterior appearance. 1929 SeattleHotel_Brochure-Full 1.pdf. Credit: Unknown

# EXISTING CONDITIONS- CONTEMPORARY PHOTOGRAPHS



Figure 9: East elevation from Fourth Avenue. 210407 Pacific Hotel - DSC_0110.JPG. Credit: Richaven, 2022

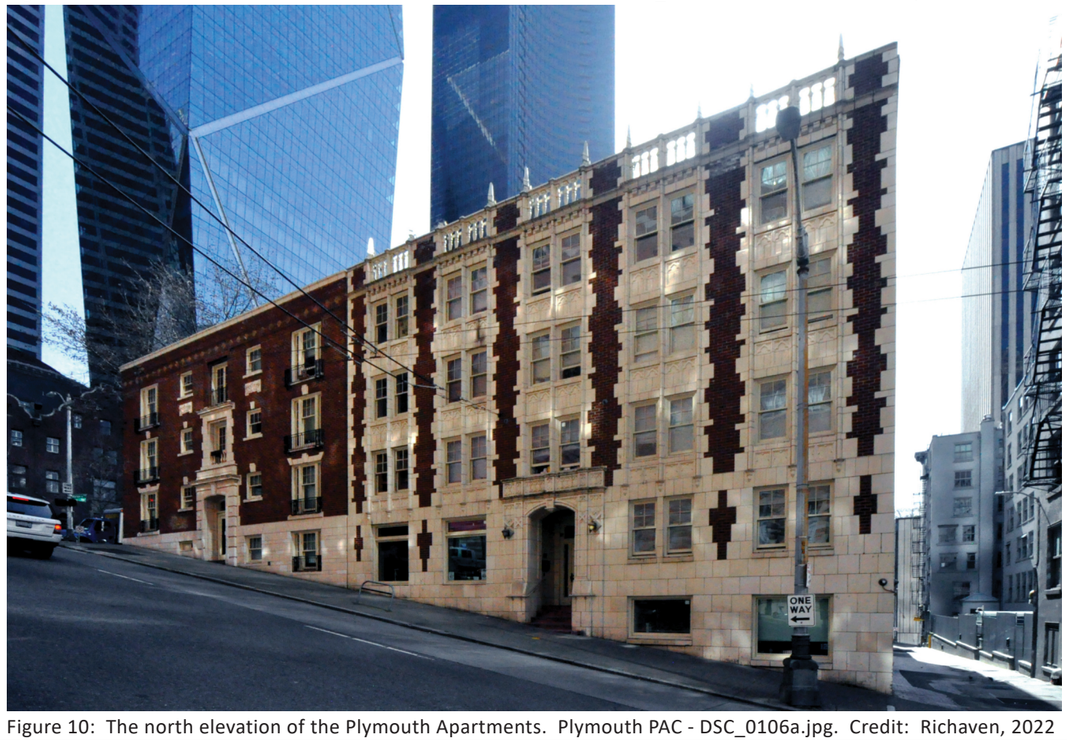



Figure 10: The north elevation of the Plymouth Apartments. Plymouth PAC - DSC_0106a.jpg. Credit: Richaven, 2022




Figure 11: South elevation from the adjacent garage. IMG_1330.JPG. Credit: Richaven, 2022



Figure 12: Courtyard looking northeast. IMG_1333.JPG. Credit: Richaven, 2022



Figure 13: West elevation. 210526 PAC EL-W DSC_0712.JPG. Credit: Richaven, 2022



Figure 14: Roof looking northeast.
210407 Pacific Hotel - DSC_0168.JPG. Credit: Richaven, 2022



Figure 15: Typical window on the east (Fourth Avenue) elevation.
210526 PAC EL-E DSC_0684.JPG. Credit: Richaven, 2022



Figure 16: North (Marion street) elevation - windows above the main entry.
210407 Pacific Hotel - DSC_0116.JPG. Credit: Richaven, 2022



Figure 17: Main entry on the North (Marion Street) elevation at the Pacific Apartments. 210407 Pacific Hotel - DSC_0113.JPG. Credit: Richaven, 2022



Figure 18: Typical crazed terra cotta and mortar joint at the Pacific Apartments. Note the soiled or skim coated mortar at the surface compared to the warm colored mortar deeper in the joint.
220222 PH-Pac Sample 10 IMG_1100.JPG. Credit: Richaven, 2022

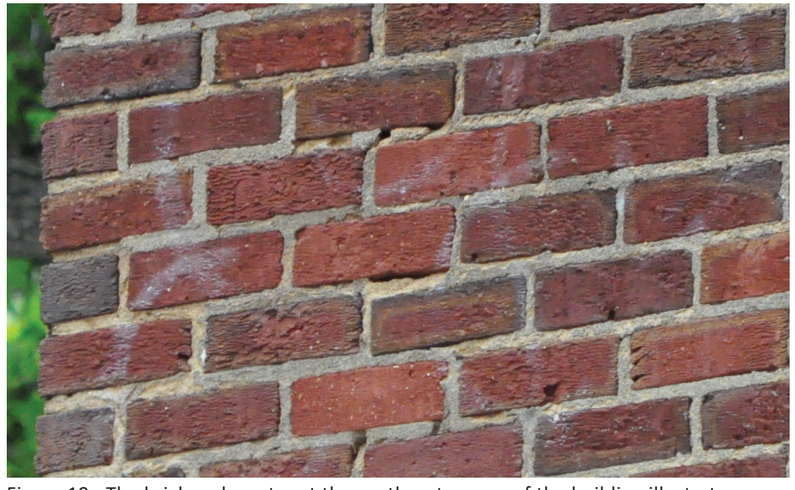


Figure 19: The brick and mortar at the northeast corner of the building illustrates the deterioration of the mortar and texture of the brick. Also present is the ghosted appearance of spray paint graffiti.
210526 PAC EL-N-E DSC_0479.JPG. Credit: Richaven, 2022




Figure 20: Typical paint graffiti on the terra cotta at the north elevation of the building.
220222 PH-Pac Sample 7 IMG_1068.JPG. Credit: Richaven, 2022



Figure 21: The terra cotta at the street level is significantly soiled with dirt, marker, paint, atmospheric soiling, backsplashed dirt, and other materials.
210526 PAC EL-E DSC_0651.JPG. Credit: Richaven, 2022



Figure 22: Typical historic wood wainscot at the base of the 2019 replacement windows illustrates minor wood repairs required, spray paint graffiti, and building soiling. 210526 PAC EL-E DSC_0648.JPG. Credit: Richaven, 2022



Figure 23: The brick at railings is often displaced, broken, or missing due to wear and tear on the railings, mortar deterioration, and rust jacking. Note the skim coat mortar patching over the yellow original mortar and the screw into the window.
IMG_1051.JPG. Credit: Richaven, 2022



Figure 24: This severely deteriorated balustrade is located at the third floor level of the north elevation above the entry to the east (apartment) wing of the building. 210526 PAC EL-N-E DSC_0478.JPG. Credit: Richaven, 2022



Figure 25: The west (alley) elevation of the building is coated in stucco directly applied to the hollow clay tile infill and reinforced concrete structure. This wall has been significantly damaged by vehicles and water damage and repaired multiple times. 210526 PAC EL-W DSC_0717.JPG. Credit: Richaven, 2022



Figure 26: Finial and parapet bracing was installed in 1994. The bracing requires several repairs to comply with current code for parapet bracing requirements. 210526 PAC ROOF DSC_0875.JPG. Credit: Richaven, 2022



Figure 27: Make shift elements were added to the finial bracing to complete the original installation. Repairs are proposed to comply with current parapet bracing requirements. 210526 PAC ROOF DSC_0884.JPG. Credit: Richaven, 2022



Figure 28: In several locations, original terra cotta blocks are cracking, spalled, or broken and are proposed to be replaced in-kind. See the color coded blocks on the building elevations. 210407 Pacific Hotel - DSC_0179.JPG. Credit: Richaven, 2022



Figure 29: In some locations, parapet anchor bolts were not installed or were not sealed. Repairs are proposed to comply with current parapet bracing requirements. 210526 PAC ROOF DSC_0900.JPG. Credit: Richaven, 2022



Figure 30: Samples of stucco cladding were removed from delaminated areas revealing multiple different substrates (clay tile, brick and concrete) and confirming no lath was originally installed. IMG_1305.JPG. Credit: Richaven, 2022



Figure 31: Stucco samples taken also revealed long term water damage to clay tile substrates where the cleavage plane was located in the thickness of the clay tile - not the stucco itself. 220222 PH-Pac Sample 12 IMG_1130.JPG. Credit: Richaven, 2022



Figure 32: Terra cotta samples were removed where the existing materials were cracked or broken and planned to be replaced revealing multiple substrates and minimal anchoring of the masonry cladding.
220222 PH-Pac Sample 17 IMG_1261.JPG. Credit: Richaven, 2022



Figure 33: Terra cotta sample revealed that the blocks were filled with a variety of materials including clay tile pieces, brick, mortar, and other construction debris. 220222 PH-Pac Sample 16 IMG_1234.JPG. Credit: Richaven, 2022



Figure 34: Mortar samples were taken at both brick and terra cotta for lab analysis to confirm the color, composition, and properties to be matched to ensure in-kind replacement materials. 220222 PH-Pac Sample 9 IMG_1091.JPG. Credit: Richaven, 2022

**MATERIAL ANALYSIS PROCESS**

- Samples of stucco, terra cotta, brick, mortar, and paint were taken and analyzed in a lab
- Analysis included color, composition, chemical, and physical properties to assist in matching historic materials and hygrothermal analysis
- Properties and requirements to match existing materials are incorporated into specifications
- Sampling also allowed investigation of existing wall assemblies

## PAST RENOVATION PROJECTS

In 1967, the hotel wing was renovated to provide private bathrooms to compete with other contemporary hotels. The hotel was closed in the late 1980s and was vacant for several years. In 1994, with Historic Tax Credit and Landmarks approval, the building underwent a major renovation that included seismic and accessibility upgrades. In 2012, the building underwent another renovation that included extensive mechanical and plumbing upgrades and in 2019 window replacements and minor repairs to the parapet were completed.

## CURRENT PROJECT PROPOSAL

The current renovation project began in June 2020 with a feasibility study and focuses primarily on converting the 76 existing single-room occupancies (SROs) in the West Wing of the building into 53 small efficiency dwelling units (SEDUs), and includes upgrades as required by current codes. Some of the existing SRO units are as small as 80 SF with the shared restroom, shower, and kitchen available down the hall, but the new SEDUs will provide each unit with individual bathrooms and kitchenettes. Additional scope addresses existing plumbing issues, exterior façade repairs, and the re-configuration of common spaces including community gathering spaces, offices, and storage rooms. For this project, architectural, structural, mechanical, electrical, and plumbing assessments were made using existing documentation and site visits. An additional facility assessment (CNA) was completed by Morrison Hershfield in July-August 2021, which provide additional assessment of the facility.

The following is a summary of the proposed scope of work (see the Historic Tax Credit application for more information):

**West Wing:**

- Interior demolition and new build out of the West Wing for 53 small efficiency dwelling units. The existing hallway walls and door openings and trim that are designated as historic will be preserved and protected.
- This work will include all new mechanical, electrical, plumbing, fire alarm, and fire sprinkler systems as required to meet current codes.
- Renovate office and common spaces to increase access and safety of these spaces.
- Resize the current laundry room basement to accommodate a larger mechanical room.
- Add new laundry room to fourth floor.
- Enclose existing stairs to meet fire code.

**East Wing:**

- Renovate five existing apartment units to meet Type A Accessibility requirements including Type A kitchenettes and bathrooms.
- Interior - Common Area Improvements:
- Provide new finishes at interior of elevator cabs
- Repair marble stairs as needed at lobby
- Replace emergency exit light fixtures at halls and stairs
- Provide new offices and a break room for staff and gathering areas for tenants, including a warming kitchen.

**Exterior:**

- Repair and recoating of historic doors and frames
- Repair existing terra cotta and brick
- Secure the brick and terra cotta around the main entrance egress opening
- Repair all metal railings and grilles
- Patch, repair, and re-anchor parapets and roof flashing as needed

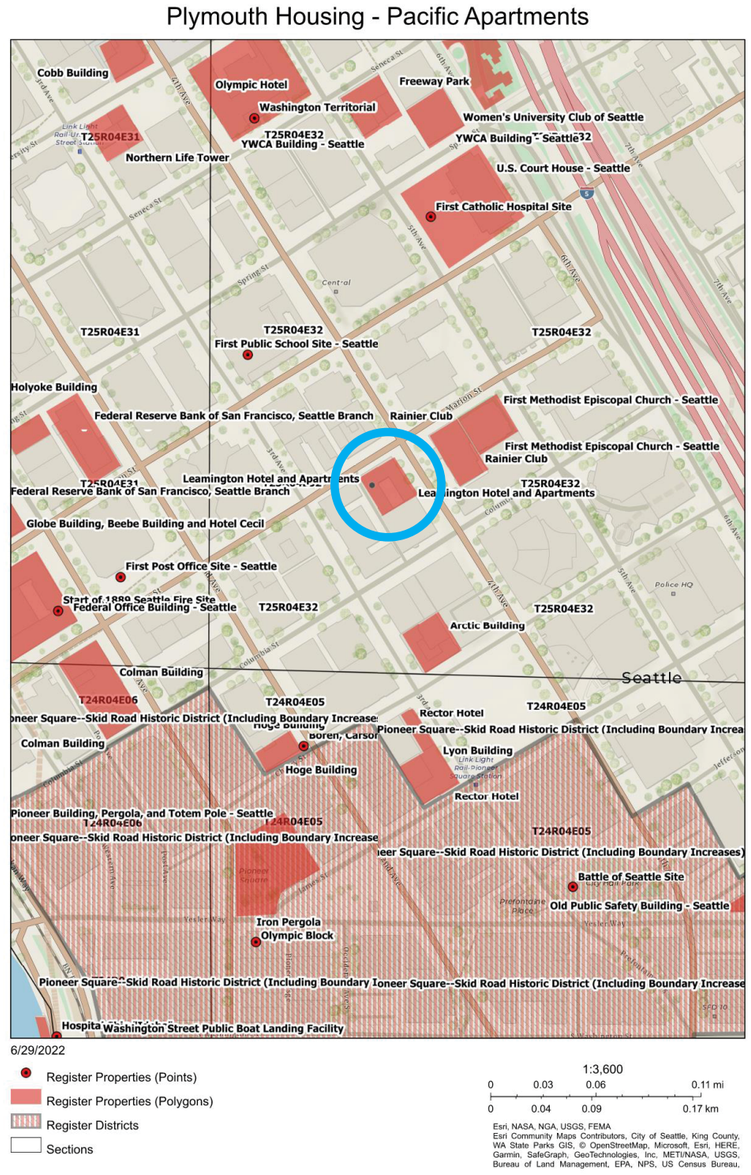
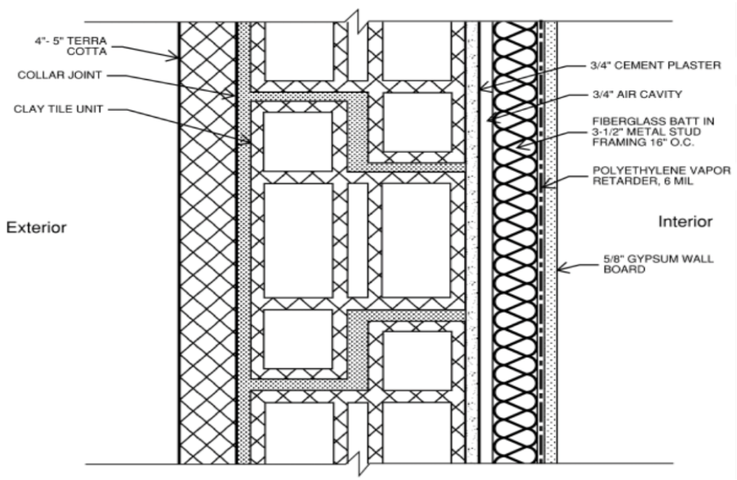
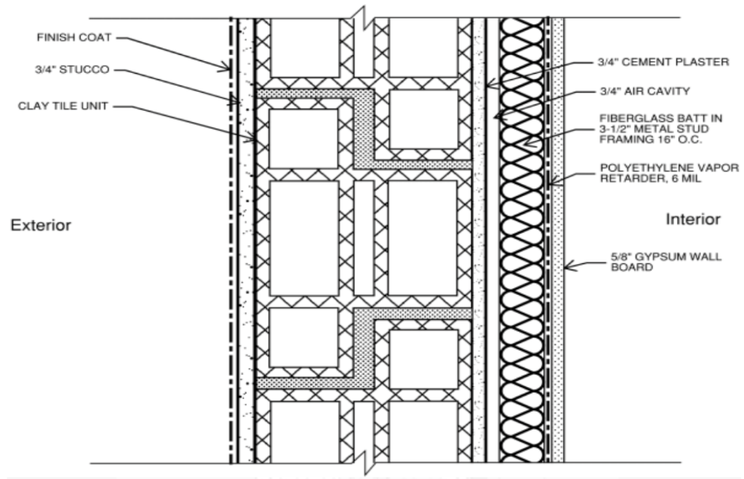



Figure 35: Map of designated historic buildings and historic districts near the Plymouth Apartments. 220629 PH-PAC - WISAARD2.jpg. Credit: Richaven, 2022

# PROPOSED PROJECT- THERMAL ENVELOPE SCOPE




## WALL ASSEMBLY A.2 (SWB + VPVR)




## WALL ASSEMBLY B.2 (SWB + VPVR)

**WALL ASSEMBLY ANALYSIS METHODOLOGY**

1. EXISTING WALL ASSEMBLIES WERE DOCUMENTED AND ANALYZED (SEE IMAGES THIS SHEET)
2. SAMPLES WERE TAKEN OF EXISTING WALL MATERIALS
3. MATERIAL SAMPLES WERE ANALYZED IN THE LAB TO DETERMINE ACTUAL PHYSICAL PROPERTIES
4. MATERIAL PROPERTIES WERE ENTERED INTO A WUFI HYGROTHERMAL ANALYSIS TO DETERMINE THE OPTIMAL NEW WALL ASSEMBLY.
5. 2 OPTIONS WERE CONSIDERED - SEE THE DESCRIPTIONS BELOW
6. REMOVAL OF THE EXISTING FRAMING WAS NOT ALLOWED BY NPS
7. SPECIAL APPROVAL OF THIS WALL ASSEMBLY IS UNDER CONSIDERATION BY THE NATIONAL PARK SERVICE DUE TO THEIR CONCERNS ABOUT INCREASING THE THICKNESS OF THE WALL TO MEET SEATTLE BUILDING CODE REQUIREMENTS

OPTION 1 (CCSPF):

- REMOVE EXISTING GYPSUM BOARD AND INSULATION
- INFILL BETWEEN EXISTING FURRING STUDS WITH CLOSED CELL SPRAYED POLYURETHANE FOAM
- INSTALL NEW GYPSUM BOARD AND FINISHES OVER NEW INSULATION

OPTION 2 (SWB & VPVR):

- REMOVE EXISTING GYPSUM BOARD AND INSULATION
- INSTALL 4 INCH STONEWOOL (MINERAL WOOL) BATT (SWB)
- INSTALL 2 INCH SEMI-RIGID STONEWOOL (MINERAL WOOL) BATT (SWB) WITH Z-GIRTS
- INSTALL AND SEAL VARIABLE PERMEANCE VAPOR RETARDER (VPVR)
- INSTALL NEW GYPSUM BOARD AND FINISHES OVER NEW INSULATION

**OPTION 2 COMPLIES WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND IS THE BEST SCENARIO FOR DRYING OF HISTORIC BUILDING FABRIC**

TABLE 3.1 – SUMMARY OF MODELLING RESULTS FOR WALL A: TERRA COTTA

| Wall | | Rain Penetration Scenario | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | None | | | 1% at Front | | | 0.1% to Back | | |
| | Layer > | Terra Cotta | Ext. Shell Clay Tile | Int. Shell Clay Tile | Terra Cotta | Ext. Shell Clay Tile | Int. Shell Clay Tile | Terra Cotta | Ext. Shell Clay Tile | Int. Shell Clay Tile |
| A.0 | Drying (-ve) or Wetting (+ve) Trend (psf) | | -0.79 | | | -0.35 | | | -0.63 | |
| Base | hrs > Scrit | 2547 | 0 | 0 | 2702 | 2497 | 0 | 2566 | 0 | 0 |
| | frz hrs > Scrit | 37 | 0 | 0 | 59 | 186 | 0 | 39 | 0 | 0 |
| A.1 | Drying (-ve) or Wetting (+ve) Trend (psf) | | -0.45 | | | -0.02 | | | -0.26 | |
| ccSPF | hrs > Scrit | 2618 | 0 | 0 | 2772 | 1697 | 0 | 2628 | 0 | 0 |
| | frz hrs > Scrit | 46 | 0 | 0 | 68 | 38 | 0 | 48 | 0 | 0 |
| A.2 | Drying (-ve) or Wetting (+ve) Trend (psf) | | -0.70 | | | -0.45 | | | -0.57 | |
| SWB VPVR | hrs > Scrit | 2715 | 0 | 0 | 2856 | 0 | 0 | 2728 | 0 | 0 |
| | frz hrs > Scrit | 59 | 0 | 0 | 83 | 0 | 0 | 62 | 0 | 0 |

Closed Cell Spray Foam (ccSPF) insulation does not meet the Secretary of the Interior's Standards for Rehabilitation

**SELECTED WALL ASSEMBLY**

TABLE 3.2 – SUMMARY OF MODELLING RESULTS FOR WALL B: STUCCO

| Wall | | Rain Penetration Scenario | | | | | |
|---|---|---|---|---|---|---|---|
| | | None | | 1% at Front | | 0.1% to Back | |
| | Layer > | Ext. Shell Clay Tile | Int. Shell Clay Tile | Ext. Shell Clay Tile | Int. Shell Clay Tile | Ext. Shell Clay Tile | Int. Shell Clay Tile |
| B.0 | Drying (-ve) or Wetting (+ve) Trend (psf) | -0.78 | | 0.50 | | -0.31 | |
| Base | hrs > Scrit | 0 | 0 | 0 | 0 | 0 | 0 |
| | frz hrs > Scrit | 0 | 0 | 0 | 0 | 0 | 0 |
| B.1 | Drying (-ve) or Wetting (+ve) Trend (psf) | -1.08 | | 0.60 | | -0.61 | |
| ccSPF | hrs > Scrit | 0 | 0 | 0 | 0 | 0 | 0 |
| | frz hrs > Scrit | 0 | 0 | 0 | 0 | 0 | 0 |
| B.2 | Drying (-ve) or Wetting (+ve) Trend (psf) | -1.36 | | -0.16 | | -1.31 | |
| SWB VPVR | hrs > Scrit | 0 | 0 | 0 | 0 | 0 | 0 |
| | frz hrs > Scrit | 0 | 0 | 0 | 0 | 0 | 0 |

## COURTYARD

The enclosed courtyard was heavily altered in the 1994 renovation and features raised concrete planters with a variety of shrubbery and trees, an ADA ramp, concrete patio, koi pond, and two trellises. The south end of the courtyard includes grass covering and stairs leading down into the basement. These features are in fair condition.

The south end of the courtyard will feature a new concrete patio with access hatches and screened vent openings to the electrical vault below. The excavation required to construct the new vault will require the demolition of both non-historic trellises. There will be no change to the existing courtyard windows and walls, except for an expanded light well at gridlines G-H and louvers in below-grade light wells. Two additional heat pumps and a mechanical enclosure for electrical vault venting will be located in the courtyard landscaping. The north end courtyard layout and landscaping will remain in place where feasible or be replaced with that of a similar nature.



## EXTERIOR WALLS - SOILING

There are numerous different types of soiling and staining on the exterior of the building, including organic growth (plants, algae, moss, lichens, etc.), atmospheric soiling, graffiti, markers, crayon, spray paint, efflorescence, etc.

Multiple different cleaning processes are anticipated utilizing the gentlest means possible to remove the soiling. Optimum cleaning methods and level of cleanliness will be established through a series of mockups. Metal bristle brushes and scrapers will be avoided. Acidic cleaners will be avoided where possible due to the high potential for damage to historic building fabric and the lime content of the mortar joints. Similarly, all harsh abrasive and mechanical cleaning methods will be avoided. All cleaners will be neutralized and thoroughly rinsed off the face of the building.

1. Brush and spray paint type graffiti: Alkaline and organic solvent chemical paint products, potentially in combination with poultices, will be used to remove the soiling.
2. Marker type graffiti: Alkaline and organic solvent products will be used to remove the soiling.
3. Atmospheric Soiling: Hot and cold water soaking or low-pressure spraying (less than 400 psi), detergents and surfactants, steam cleaning and combinations of the above.
4. Oil and grease soiling: Hot and cold water washing with surfactants and detergents.
5. Bird and animal droppings: Hot and cold water washing with surfactants and detergents.
6. Biological growth (lichen, algae, moss, plants): Brushing and gentle mechanical removal techniques and biological cleaners with and without water washing.
7. Soluble Salts (Efflorescence): Brushing and gentle mechanical removal techniques and biological cleaners with and without water washing.
8. Metallic oxidation stains (iron and copper stains): Wet washing with appropriate metallic cleaners.
9. Water repellent and sealer coatings are not anticipated for this project.













## TERRA COTTA - CLADDING

The building's structure is reinforced concrete with infill of interlocking clay tile, clad with brick, terra cotta, and stucco. The terra cotta cladding is glazed with a smooth white or cream-colored glaze and includes both flat blocks and sculptural shaped units. The terra cotta has numerous deficiencies ranging from life safety concerns to aesthetic issues, including:

- Glazing failure due to crazing
- Spalls, incipient spalls, and cracked units
- Open and poorly sealed mortar joints
- Failed mortar at terra cotta joints
- Inappropriate joint repairs (sealant, poorly matched mortar)
- Inappropriate repairs at cracked and spalled units (sealant and cementitious mortar)
- Corrosion of embedded steel components leading to rust jacking and cracking or breaking
- Out-of-plane seismic anchoring of masonry walls
- Unsealed seismic anchor penetrations

Terra cotta units have been classified as "Group A" (red)and "Group B" (green) based upon the nature of the deficiencies observed. Group A terra cotta units are cracked, spalled or otherwise damaged and will be replaced in-kind with glazed terra cotta units to match the existing deteriorated units.

Group B terra cotta units have been coated with paint and/ or graffiti. The initial treatment includes removal of existing paint and graffiti to determine if there are further deficiencies and the appropriate treatment required. Where Group B units are cracked or severely damaged, they will be replaced similar to the Group A terra cotta units. Where Group B units demonstrate severe crazing or deterioration of the glazing, they will be re-coated with a terra cotta patching coating. Where Group B units are in generally good condition, no re-coating of the units will be undertaken.

Terra cotta veneer elements over and adjacent to the primary entry/exit will also be anchored via face pinning.









## TERRA COTTA - PARAPETS

Existing parapet anchorage uses diagonal bracing and, according to a 2013 roofing inspection report, the braces are anchored into the cinder fill on the roof rather than the concrete structural slab. Existing braces will be set in concrete plinths to provide sufficient connection to the structural roof deck. In addition, the steel connections for the parapet bracing system are compromised because the steel angle elements were cut too short. To make up the difference, a thin piece of unpainted, un-galvanized steel strap was added, compromising the structural integrity of the braces and permitting rapid loss of strength of the braces as the thin steel strap corrodes and deteriorates.







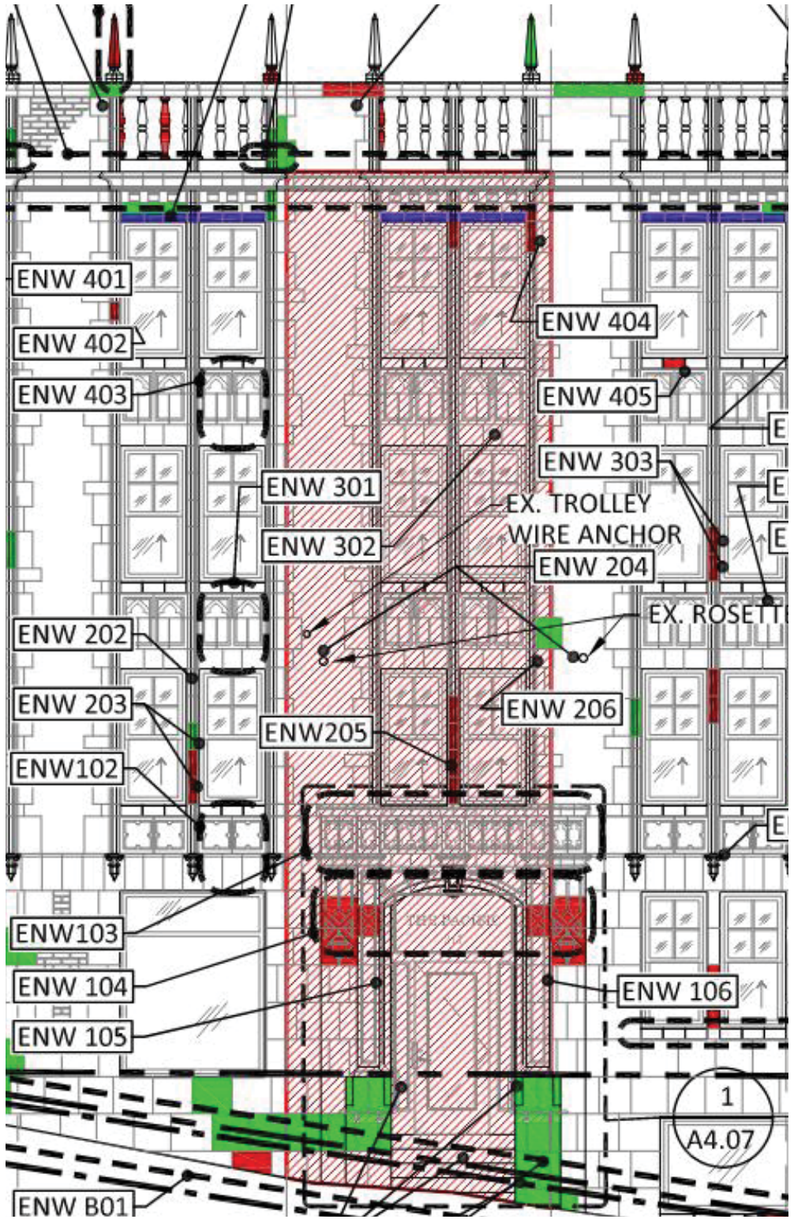


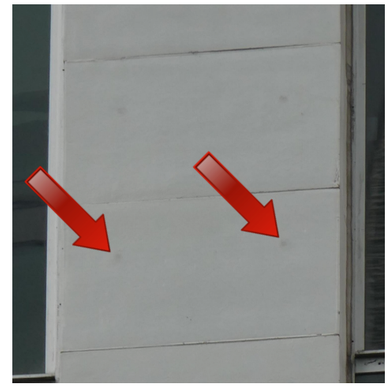
## TERRA COTTA - FACE PINNING

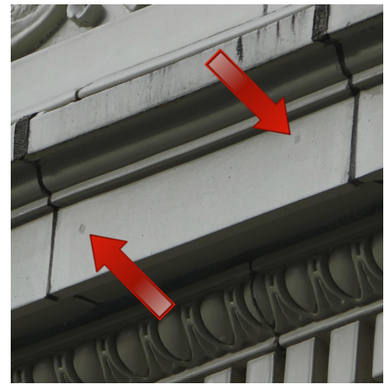
Anchoring of the unreinforced masonry terra cotta and brick around and above the main entrance is also included in the proposed scope of work. As illustrated above, the exterior walls consist of a single wythe of brick and terra cotta with clay tile backing which is minimally reinforced with wire ties. To provide complete anchoring, the project proposes to install helical anchors to create a structurally stable assembly. At the terra cotta, the mortar joints are 1/8" or less in width, therefore helical anchors would chip and spall the edges of the terra cotta units if installed in the mortar joints - and would be more difficult to conceal.

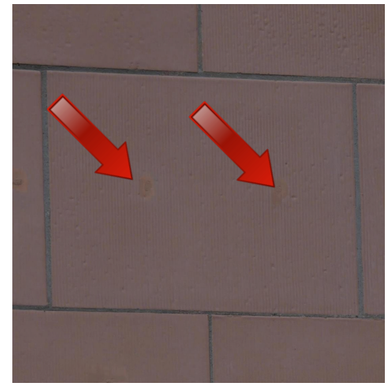
This project proposes to anchor the terra cotta units through the face of the units into the existing masonry backup system. After the anchors are installed, the holes will be patched with a 2 part system of specially formulated mortar and a glaze coating to match the existing terra cotta appearance. Sample projects from the Seattle area are shown in the six right photos on this sheet and illustrate the variety of results on different materials, including glazed terra cotta and cast stone.

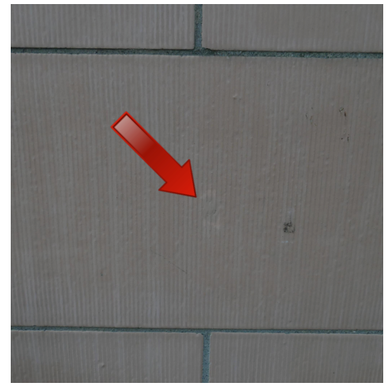
The mortar joints at the brick are 3/8" to 1/2" wide. The brick units will be anchored through the mortar joint. Holes will be patched in-kind with the same mortar that is used for repointing.

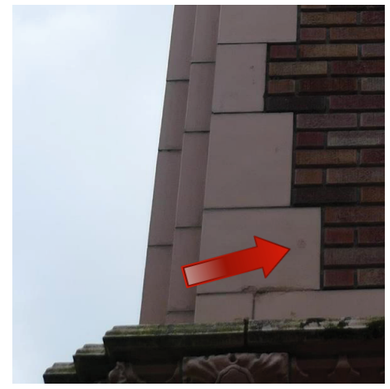


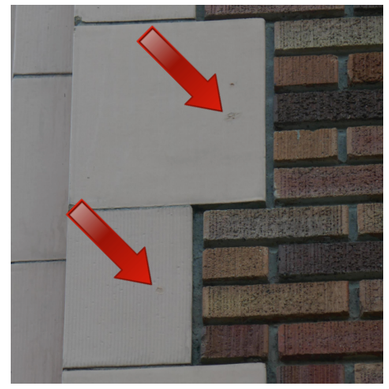













FIRED CLAY BRICK

The building's structure is reinforced concrete with infill of interlocking clay tile, clad with brick, terra cotta, and stucco. The brick cladding is a single wythe veneer over the clay tile and concrete structure. The brick masonry units are in relatively good condition with some missing or cracked units.

Deteriorated brick masonry will be replaced in-kind with attention to size, color, texture, etc.





**MORTAR JOINTS**

Mortar at both brick and terra cotta joints is in generally poor condition. Minor repointing and superficial repointing have been performed in the past. In some locations, mortar is deteriorating and/or disbonding from the brick masonry unit.

The brick mortar joints are typically about 3/8" wide at brick and 1/16" to 1/8" at terra cotta. The same mortar mix was used for both types of masonry units and for setting mortar as well as pointing mortar. Material analysis indicates the mortar at brick and terra cotta is a relatively uniform cement: lime : sand mix ratio of 1:2:10 Type O mortar. The mortar is generally a yellowish matrix, grey-brown aggregate, small to large pores.

Baseline repointing includes repointing 20% of the façade area with the potential to be expanded to 100% repointing if the budget permits. The emphasis of the repointing will focus on areas of worst deterioration. In-kind repointing mortar with a natural hydraulic lime formula will be used for repointing. Sky-facing mortar joints at the parapet terra cotta units will be replaced with pre-formed silicone joint fillers.







## ARCHITECTURAL METALS

### Railings

The building features ornamental metal railings on the north and east elevations at the windows. These iron railings are painted black and embedded into the brick masonry cladding. They exhibit dislodged mortar, corroded metal, failed paint coatings and brick masonry due to a combination of freeze/thaw cycle damage and rust jacking from the corroding iron railing. The railings have been directly fastened into the wood window frames with long screws to provide additional stability. All embedded wrought iron railings will be cleaned, prepped, recoated, and reinstalled. In addition, railings on the Fourth Avenue and Marion Street elevations will be removed and repaired. The operable gates created in 1994 will be fixed in a closed position to repair where they were previously cut.

Inoperable hardware for the gated center sections of the railings was observed at multiple locations. This appears to be due to corrosion of the hardware (locks and hinges), sagging of the gates, and sagging of the fixed sections embedded in the walls.

### Lintel Angles

Window and door openings are spanned with lintel angles. Portions of the steel angles are exposed to view and weather. Several of the steel lintels appear to exhibit a low to moderate degree of corrosion.

Steel lintels, where corrosion is observed, will be cleaned, prepped and recoated. Where deterioration warrants, lintels will be replaced in-kind.

### Miscellaneous

Existing rosettes on the elevation are stamped metal shapes which will be salvaged and replicated. Replication will be completed by casting molds of the original rosettes.
New cast aluminum rosettes in the same size, shape and configuration as the original rosettes will be painted and installed. Embedded eye bolts and miscellaneous anchors will be removed, and the holes patched. For sheet metal parapet copings and flashing, see the Roofing section.







## EXTERIOR WOOD WORK

The building includes select locations of wood features, typically at the window and door trim, including wood panels below windows. Wood materials are typically painted white, though the main entry doors are varnished. The wood finishes are dirty (atmospheric soiling) and deteriorating in many locations. Exterior historic woodwork will be cleaned, prepped, and repainted. Minor repairs to the woodwork will be completed to repair cracks and similar minor deterioration. Existing glazing, hardware, frames, sashes, and other components will remain in place during the work.







## STUCCO

The structure of the building is reinforced concrete frame with infill of interlocking clay tile at the exterior walls. The majority of the exterior walls are clad with stucco over the concrete structure and clay tile. The 1/2" thick grey stucco has a yellow colored acrylic paint finish but no lath or movement relief joints. The stucco shows limited cracking, coating failure, and delamination totaling about 15% of the stucco wall area.

All stucco clad walls will be fully sounded to confirm areas of delamination. Delaminated stucco will be removed, and replaced with in-kind stucco with anchors and lath to prevent delamination in the future. The stucco mix ratio is 3/4 parts lime : 1 ½ parts cement : 3 parts sand. All stucco surfaces will be re-coated with vapor permeable coatings or mineral paints.












## ROOF

The existing non historic flat roof features built up roofing, rigid polyisocyanurate insulation, gypsum wallboard, cinder, and concrete slab. There are several existing roof penetrations and mechanical equipment related to the elevators and ventilation on the roof. The existing roof is in good condition. The existing roof, stair, and elevator overruns will remain in place. The existing mechanical ventilation roof penetrations at the West Wing will be removed; new penetrations for ventilation are proposed.





## INTERIOR SCOPE OF WORK

The interior is not a feature of significance per the Designation Report and are briefly described. Interior work is separated into the west and east wings of the building. In the east wing, minimal interventions are proposed.

In the west wing, the building will retain historic corridor wall sections, restore some original door opening locations, and construct new units between the corridor walls and building exterior. The hallways will receive new finishes. The lobby area will be renovated, retaining the existing historic fireplace tile. Existing historic hallways, stairs, and circulation spaces will retain existing historic building fabric, but where it has already been replaced, new interior finishes will be installed. New cab finishes will be installed in the non-historic elevator.





## MECHANICAL SYSTEMS

The existing West Wing HVAC mechanical equipment will be upgraded, including two new rooftop Energy Recovery Ventilation (ERV) units and related ductwork. The new HVAC mechanical units and related duct work are designed to have minimal visual impact from street level, see sight line analysis(A3.1).

At the West Wing, one inch of polyisocyanurate insulation is to be adhered to the underside of the concrete roof slab to allow the required heating loads to function efficiently. The East Wing roof and existing roof-mounted equipment are not included in the scope of this project and no work is proposed.



## FIRE SUPPRESSION

Fire suppression modifications include new fire sprinklers throughout but in the east wing, existing fire sprinkler systems will remain without modifications.

## PLUMBING SERVICE

The existing plumbing, waste, and vent system will be completely replaced throughout the west wing of the building to accommodate new room configurations.





## ELECTRICAL SERVICES

The existing electrical service is located in the basement and it does not provide enough electrical power to the renovation of the building and improvements to building ventilation. To provide new electrical service adequate for the building, an underground transformer vault will be constructed in the courtyard area and connected to SCL service via underground feeders.

The existing electrical, communications, and data systems will be replaced in the west wing. Inside the existing building, new electrical switchgear and distribution rooms will be constructed by expanding into the existing storage rooms. East wing systems will be reconnected to the new service.

The new vault is supplied via underground feeders from SCL vaults in the west alley which will require material removal and re-installation and/or replacement in-kind. See the area outlined in red (top right image, this page) for approximate area impacted.

## ELECTRICAL SERVICE - WEST WALL ALTERATIONS

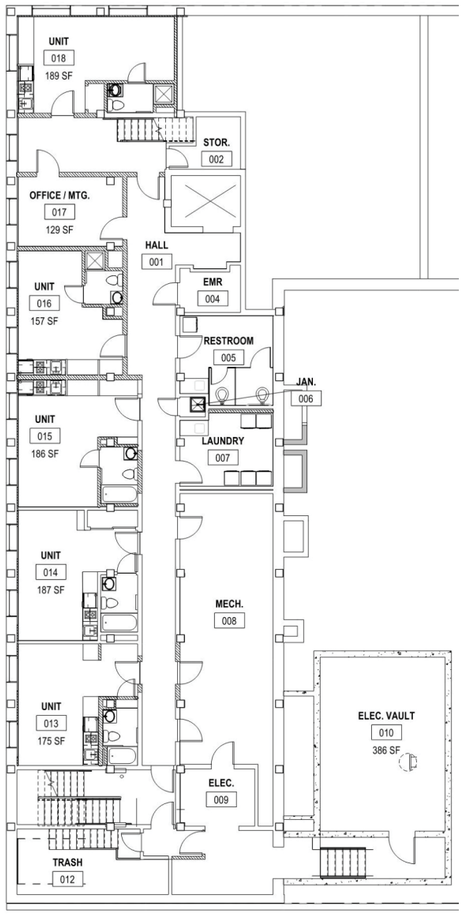
The existing alley wall is finished with stucco and has new windows installed in 2019. The new duct bank installation will require demolition of a small portion of the alley paving, alley wall and basement floor between grid lines J and K. The exterior walls will be rebuilt to match existing conditions, with modifications to thermal improvements as noted previously. The concrete floors will be replaced as well.



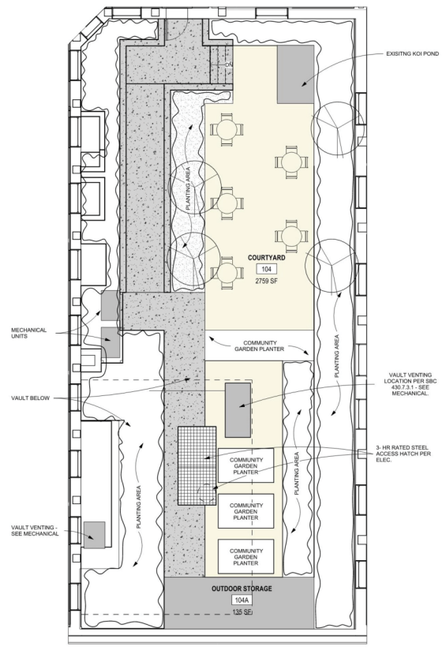




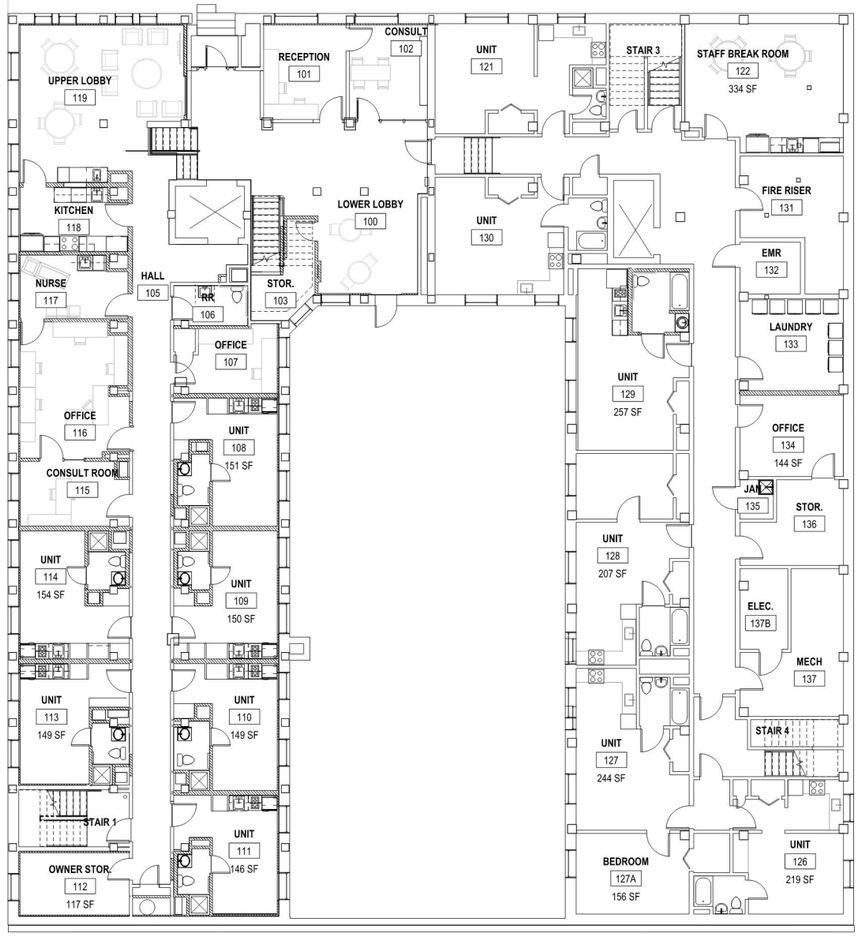





1 FLOOR PLAN - BASEMENT
1/8" = 1'-0"

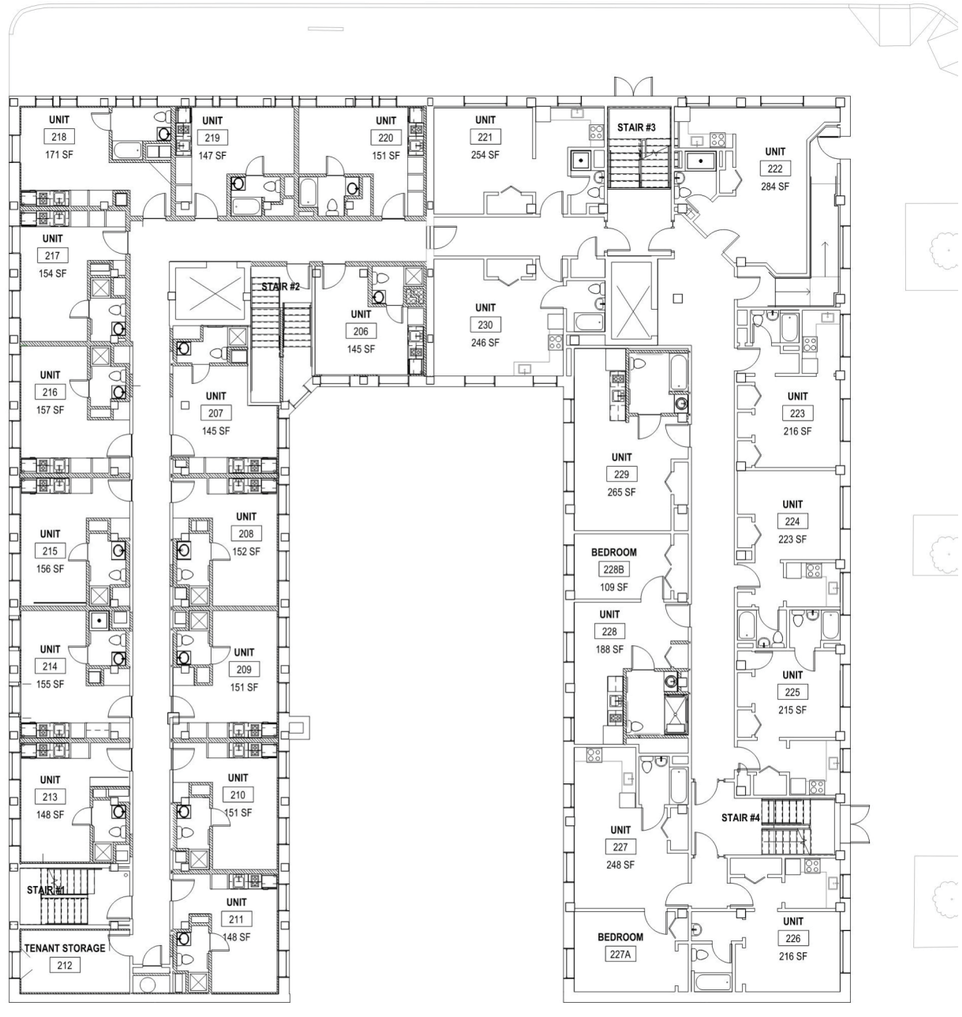



2 ENLARGED PLAN - COURTYARD
3/16" = 1'-0"



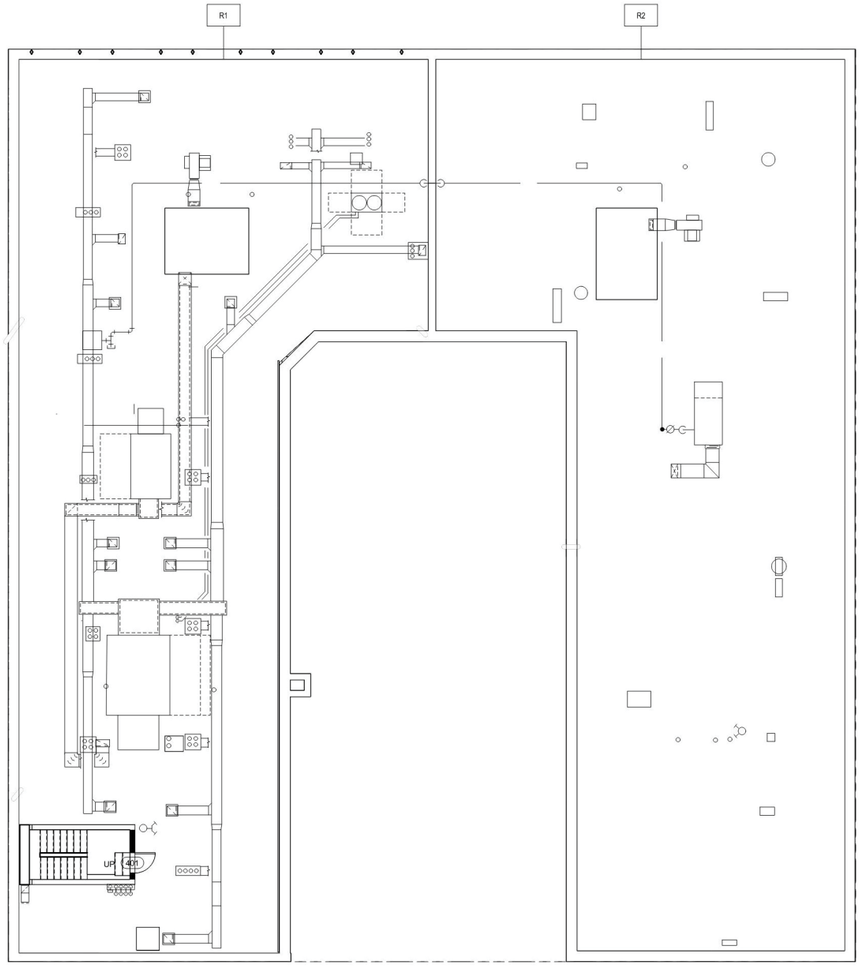

1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

PROJECT NORTH




1 FLOOR PLAN - LEVEL 2 (sim at 3 & 4)
1/8" = 1'-0"

PROJECT NORTH



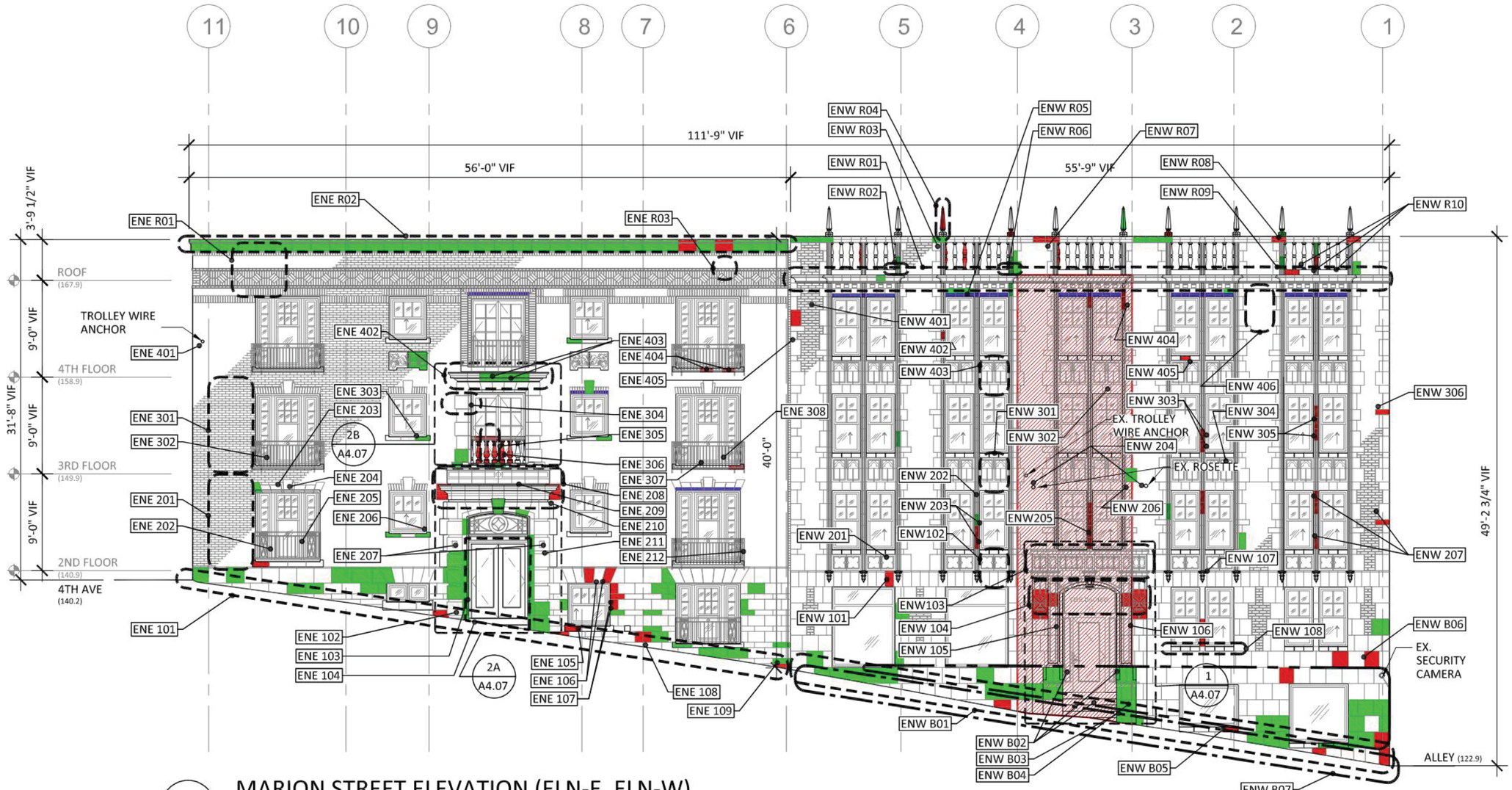

1 ROOF PLAN
1/8" = 1'-0"




2 EAST ELEVATION - 4TH STREET
1/8" = 1'-0"



1 NORTH ELEVATION - MARION
1/8" = 1'-0"




1 MARION STREET ELEVATION (ELN-E, ELN-W)

SCALE: 1/8" = 1'-0"

0 10 20 30 FT

KEY

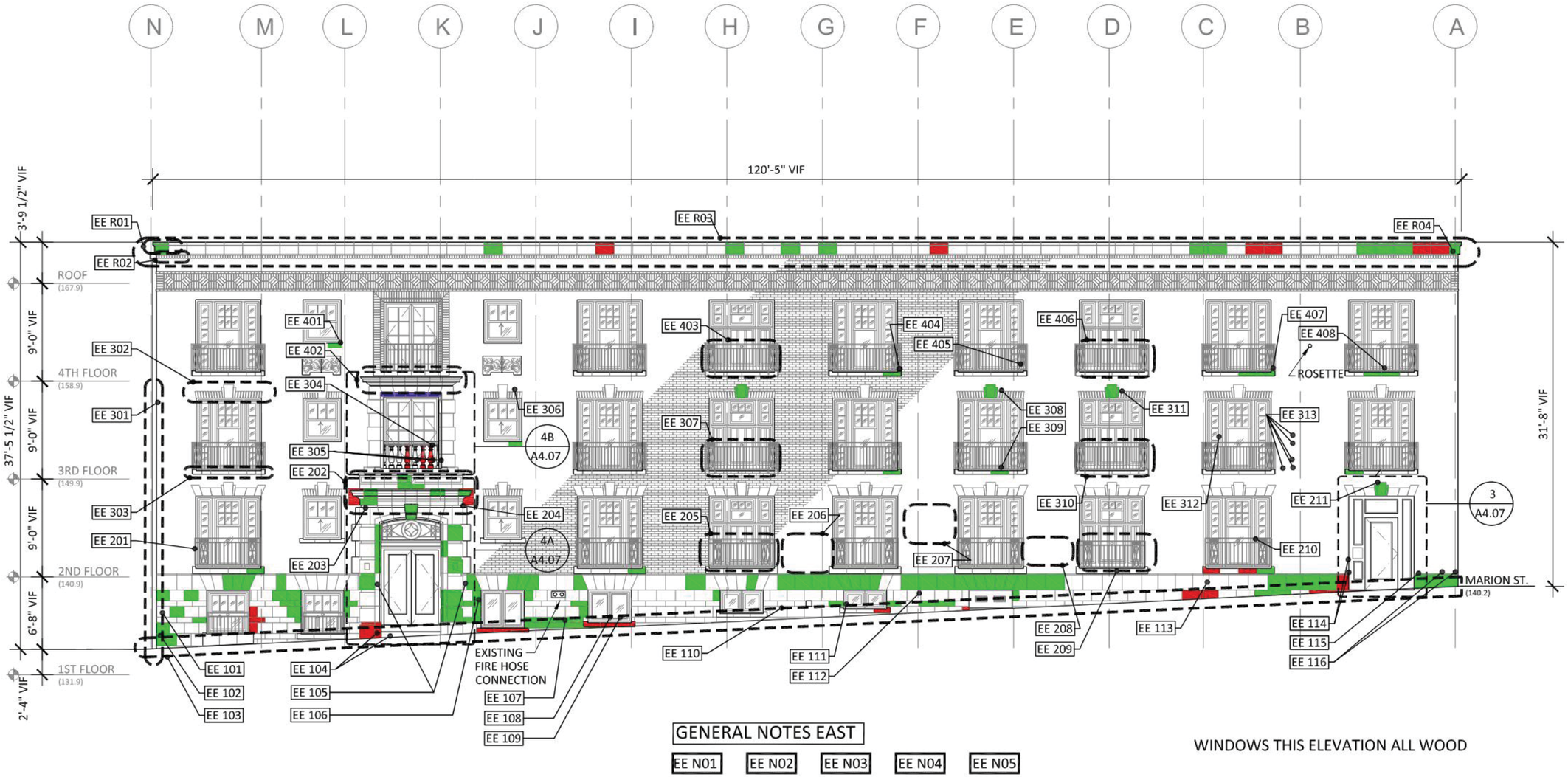
GENERAL NOTES NORTHEAST

ENE N01 ENE N02 ENE N03 ENE N04 ENE N05 ENE N06

WINDOWS THIS ELEVATION ALL WOOD

GENERAL NOTES NORTHWEST

ENW N01 ENW N02 ENW N03 ENW N04 ENW N05




GENERAL NOTES EAST

EE N01 EE N02 EE N03 EE N04 EE N05

WINDOWS THIS ELEVATION ALL WOOD

2 FOURTH AVENUE ELEVATION (EL-E)

SCALE: 1/8" = 1'-0"

0 10 20 30 FT

KEY



4 WEST ELEVATION- ALLEY
1/8" = 1'-0"

NOTE: TALL MECHANICAL UNITS ARE LOCATED ON WEST WING ROOF AS FAR SOUTH AS POSSIBLE SO AS TO MINIMIZE VISIBILITY FROM ADJACENT STREETS

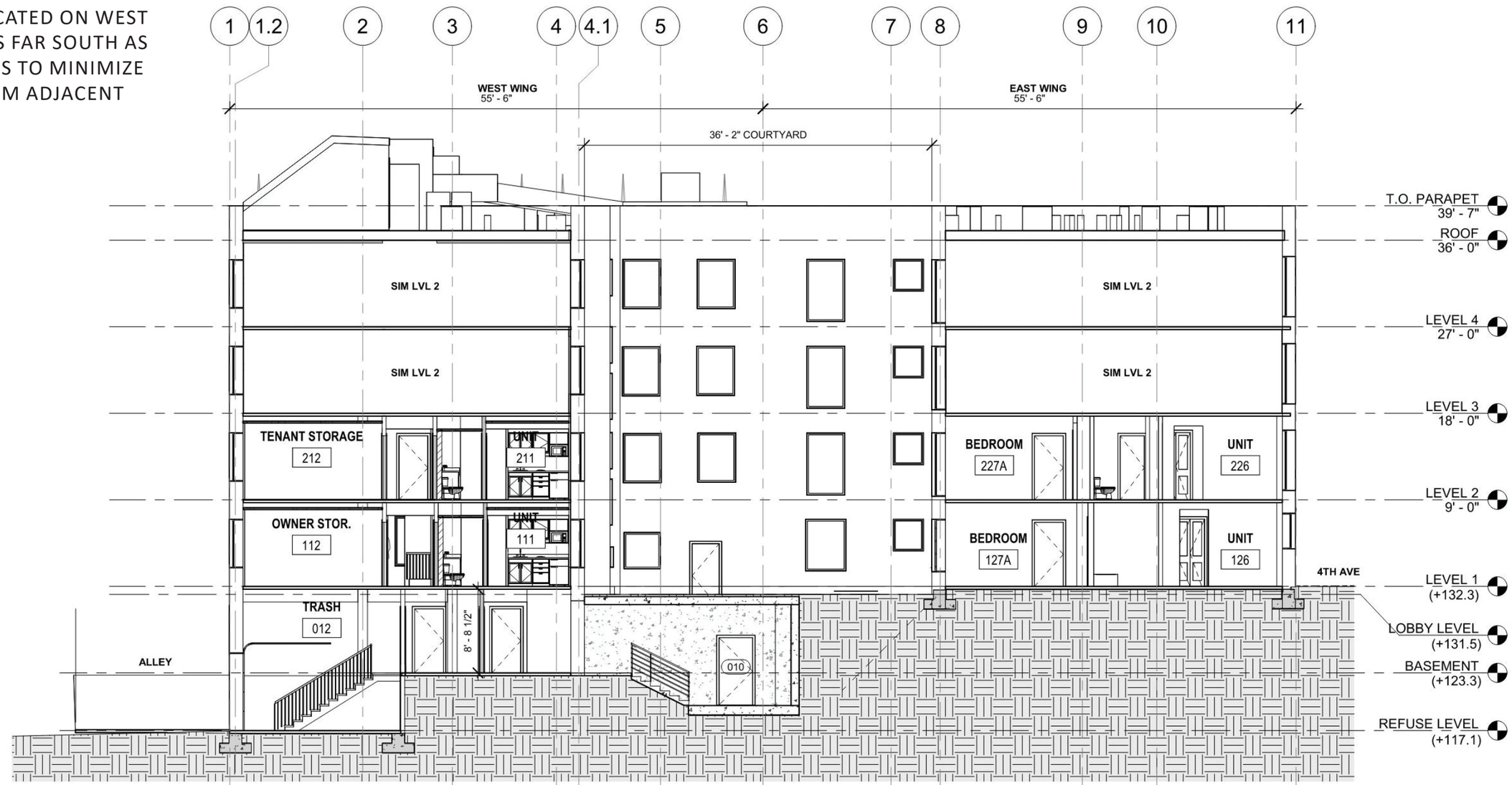


PERSPECTIVE MODEL LOOKING SOUTHWEST FROM 4TH & MARION. NOTE THAT NO MECHANICAL UNITS ARE VISIBLE.



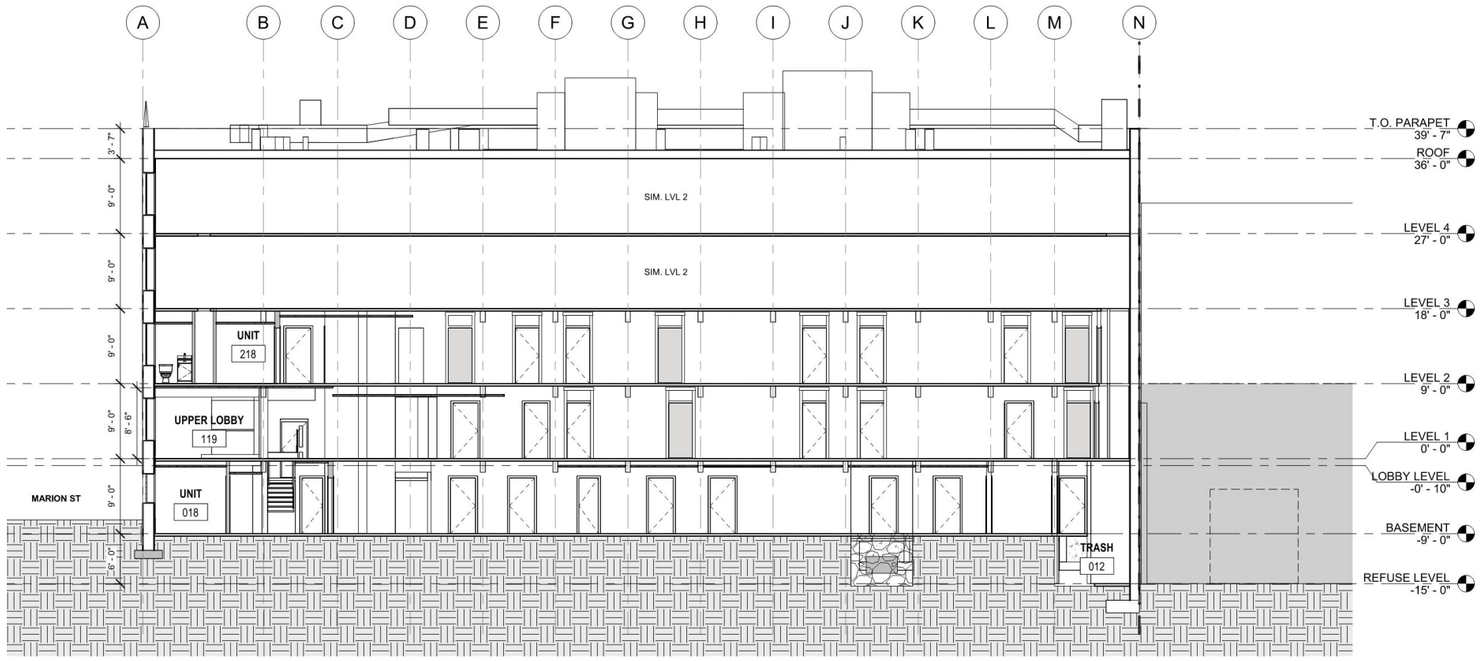
PERSPECTIVE MODEL LOOKING SOUTHEAST FROM MARION STREET. NOTE THAT NO MECHANICAL UNITS ARE VISIBLE.

NOTE: TALL MECHANICAL UNITS ARE LOCATED ON WEST WING ROOF AS FAR SOUTH AS POSSIBLE SO AS TO MINIMIZE VISIBILITY FROM ADJACENT STREETS



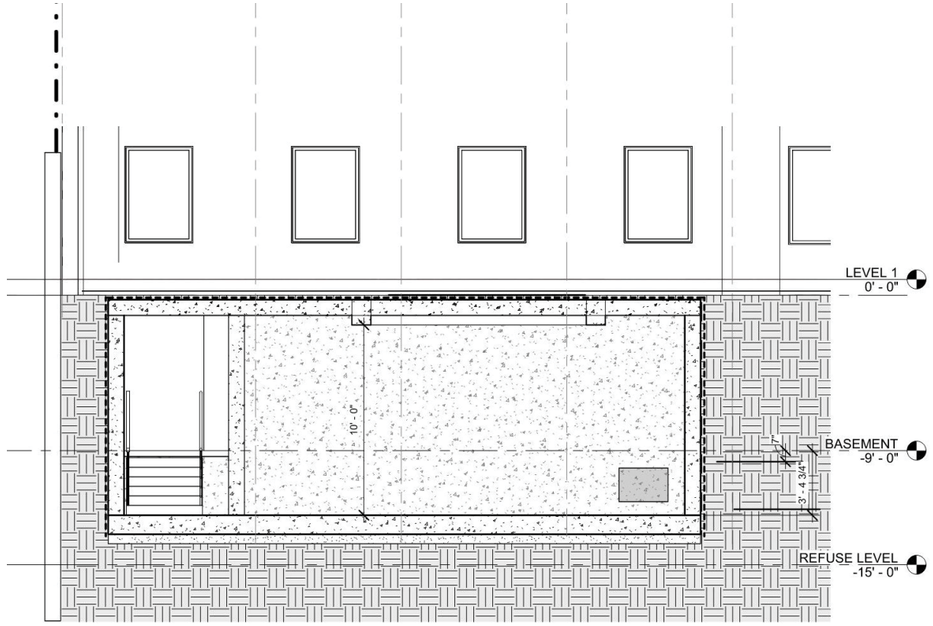

1 BUILDING SECTION - LOOKING NORTH
1/8" = 1'-0"

NOTE: TALL MECHANICAL UNITS ARE LOCATED ON WEST WING ROOF AS FAR SOUTH AS POSSIBLE SO AS TO MINIMIZE VISIBILITY FROM ADJACENT STREETS




3 SECTION THROUGH WEST WING - LOOKING EAST
1/8" = 1'-0"

NOTE: THE ELECTRICAL VAULT IS FULLY BELOW GRADE




2 SECTION THROUGH VAULT- LOOKING WEST
1/4" = 1'-0"