



DESCRIPTION OF PROPOSED WORK – Medallion Lintels:

BUILDING AND PROJECT BACKGROUND:
Seattle Tower is a mixed-use retail and office building located at 1218 Third Avenue in downtown Seattle. Constructed in 1929, the Seattle Tower integrated its design elements within a single system that created a building of enduring strength and stature. The use of setbacks and vertical piers, a lightening of the brick color as it climbs towards the sky, the limited use of horizontal lines, and a finished form on all four sides come together to create a distinct and notable icon in downtown Seattle. The interior features of the building are equally impressive with elaborate bronze work, extensive use of marble, custom hardware, and design motifs.

Like all buildings nearly a century old, Seattle Tower requires a thorough maintenance and repair program to conserve its very elements that make them historic. Over the years, not all caretakers have been rigorous in these programs, which has led to water damage throughout the exterior envelope. This project seeks to rectify and repair known water intrusion related damages and protect it from reoccurring in the future.

The reason for our submission to the Landmarks Preservation Board is to complete the major repairs, the contractor must remove small historic elements that are integral to the whole. The balancing act of protecting the future longevity of the building at the cost of a part of the history is where we seek LPB's guidance.

DETAILED SCOPE OF WORK:
The current Seattle Tower owner wishes to repair the existing lintels at the window heads. At the interface of steel, terracotta, and brick there is advanced deterioration to the point of life safety concern. Given the integrated

nature of the materials at the lintel, the contractor must remove two small elements to complete the necessary repairs. The repair will result in a watertight condition at these interfaces which will provide decades of protection.

In preparation for the work, the contractor examined one interface and found extensive damage to the point the terracotta accent piece came off in chunks during the investigation. We understand that while an investigation is not necessarily representative of a naturally occurring process, over time this breakage would have happened due to weather, which would lead to pieces falling off and onto the structure or street below. Visual inspections at other locations show relatively similar levels of damage at the other fourteen medallion locations.

The good news is that this is limited to the small accent pieces below the large medallion and either side of the primary support piece. They are also the smallest and least decorated pieces by a substantial margin. Of course, they still matter as they are part of a conceived whole, but their role is tertiary compared to the secondary larger support piece and the primary medallion itself. Both of those items will remain untouched as the lintel repair does not involve them.

After the investigation, the contractor along with engineers, masons, and waterproofing subcontractors, determined that there is no feasible way to remove the blocks without damage. And given their small size, they cannot be repaired and put back and considered structurally sound. In summary, to repair the window/lintel/medallion interface, the small side accent pieces must be sacrificed for the greater good of keeping water out of the main structure.

With that in mind, we spent several weeks investigating solutions that accomplished the dual goal of completing

the necessary envelope repairs and maintaining the historic integrity of the building. We began with three possibilities but narrowed it to two feasible options.

- The two options that work are:
- Remove the side accent pieces and replace with brick color matched as closely as possible to the main support and medallion.
 - Remove the side accent pieces entirely and fill in with brick to match the surrounding field brick.

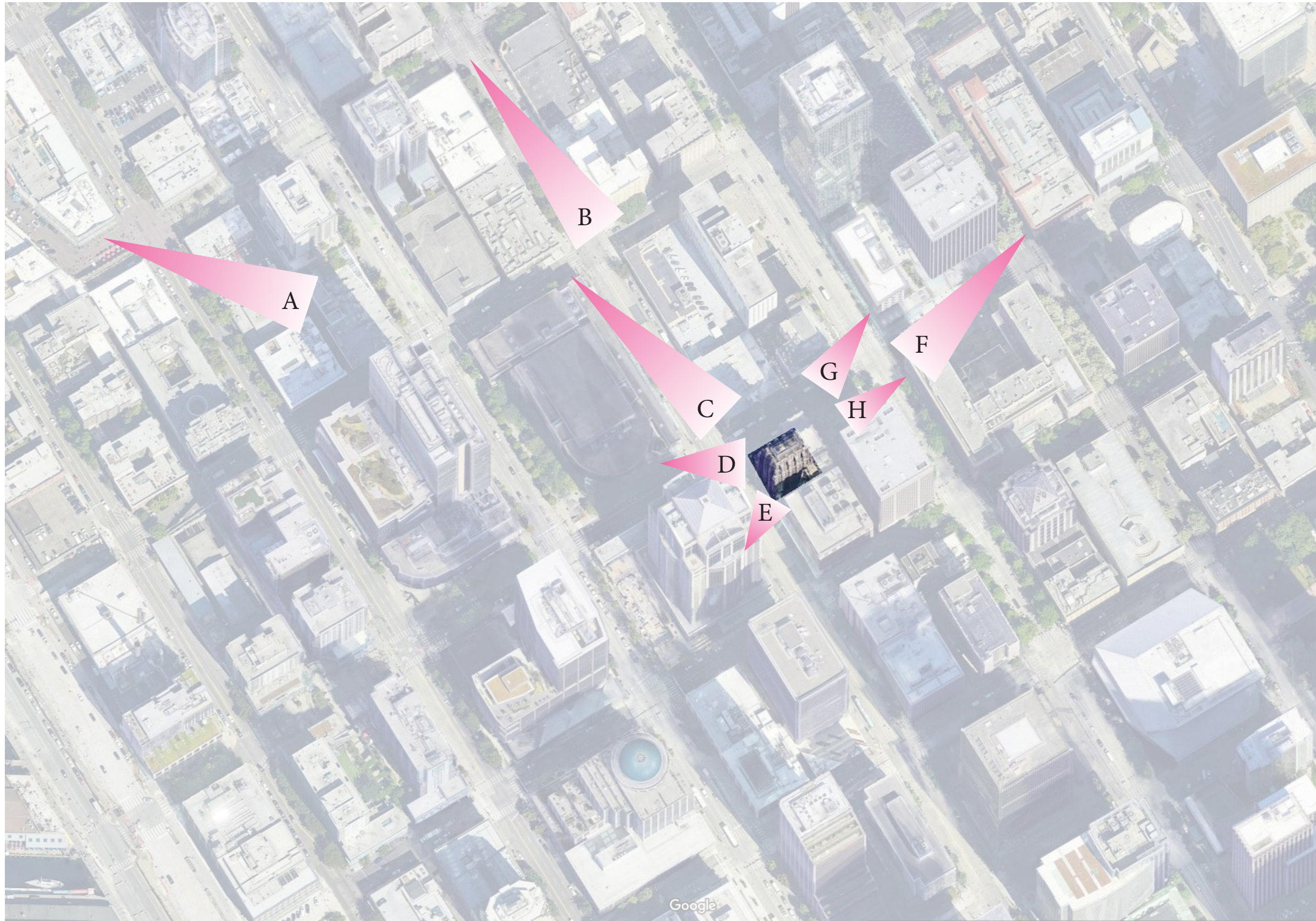
We investigated an in-kind replacement utilizing a glass fiber reinforced concrete, but that proved unfeasible given the several month lead time, incongruous material, and the prohibitive cost. The goal is to have this repair and waterproofing project completed before the brunt of the autumn rains. To meet this goal, we are requesting timely consideration and approval of either the brick replacement or wholesale removal option to bring it in line with other locations.

MEANS AND METHODS:
At each lintel and medallion location, the contractor will provide abatement to remove the terracotta block, surrounding brick units, and damaged lintels. The contractor will carefully remove and record each brick so they may be reinstalled after the repair work. However, even with the most careful precautions, the contractor may damage bricks and if that occurs, they will replace them with new bricks to match as closely as possible those that were removed.

To access the lintels, the contractor will remove the side terracotta accent pieces taking care not to damage the existing secondary support and primary medallion pieces. The contractor will provide shoring at each location to support the surrounding bricks and terra cotta during the lintel repair. Following the repair, the contractor

will rebuild the surrounding masonry wall. Where the contractor removed the terracotta block, they will install new bricks to emulate the form and detail of the prior terracotta side support. The contractor will color match these new bricks as closely as possible to the adjacent existing terracotta.

PRESERVATION:
The Seattle Tower is a premium landmark building in downtown Seattle. The new owner is proud of that fact and intends to keep the building that way by investing in proper maintenance and essential repairs. The repairs at the lintel and medallion interface will last decades and prevent future damage from forming. The proposal for either removing the medallions or replacing them with a brick facsimile would minimally impact the overall composition of the building while allowing for critical repairs. We align with the goals of the Landmarks Preservation Board to minimize change and help restore this icon to great condition.



THIS IS A KEY SHOWING WHERE THE PRIMARY VANTAGE POINTS OF SEATTLE TOWER AND CORRESPONDING PHOTOS. ALL PHOTOS, EXCEPT THOSE NOTED '[ZOOM]' WERE SHOT WITH A 26 MM LENS. THE '[ZOOM]' IMAGES WERE SHOT WITH A 77 MM LENS.

IMAGE VIEW LIST:

- A: 1ST & PIKE
- B: 3RD & PIKE
- C: 3RD & UNION
- D: 3RD & UNIVERSITY
- E: 3RD & UNIVERSITY/SENECA
- F: 5TH & UNIVERSITY
- G: 4TH & UNIVERSITY
- H: 4TH & UNIVERSITY

THE IMAGES SHOW A PROGRESSION APPROACHING SEATTLE TOWER AND HOW THE CASUAL OBSERVER WOULD SEE THE BUILDING. THE CLOSER THE VIEWER GETS, THE MORE DETAILS REVEAL THEMSELVES. WHILE THE MEDALLIONS TAKE MOST OF THE ATTENTION THE ACCENT PIECES ARE STILL VISIBLE AND PLAY A SMALL VISUAL ROLE.



A: 1ST & PIKE



B: 3RD & PIKE



C: 3RD & UNIONPIKE



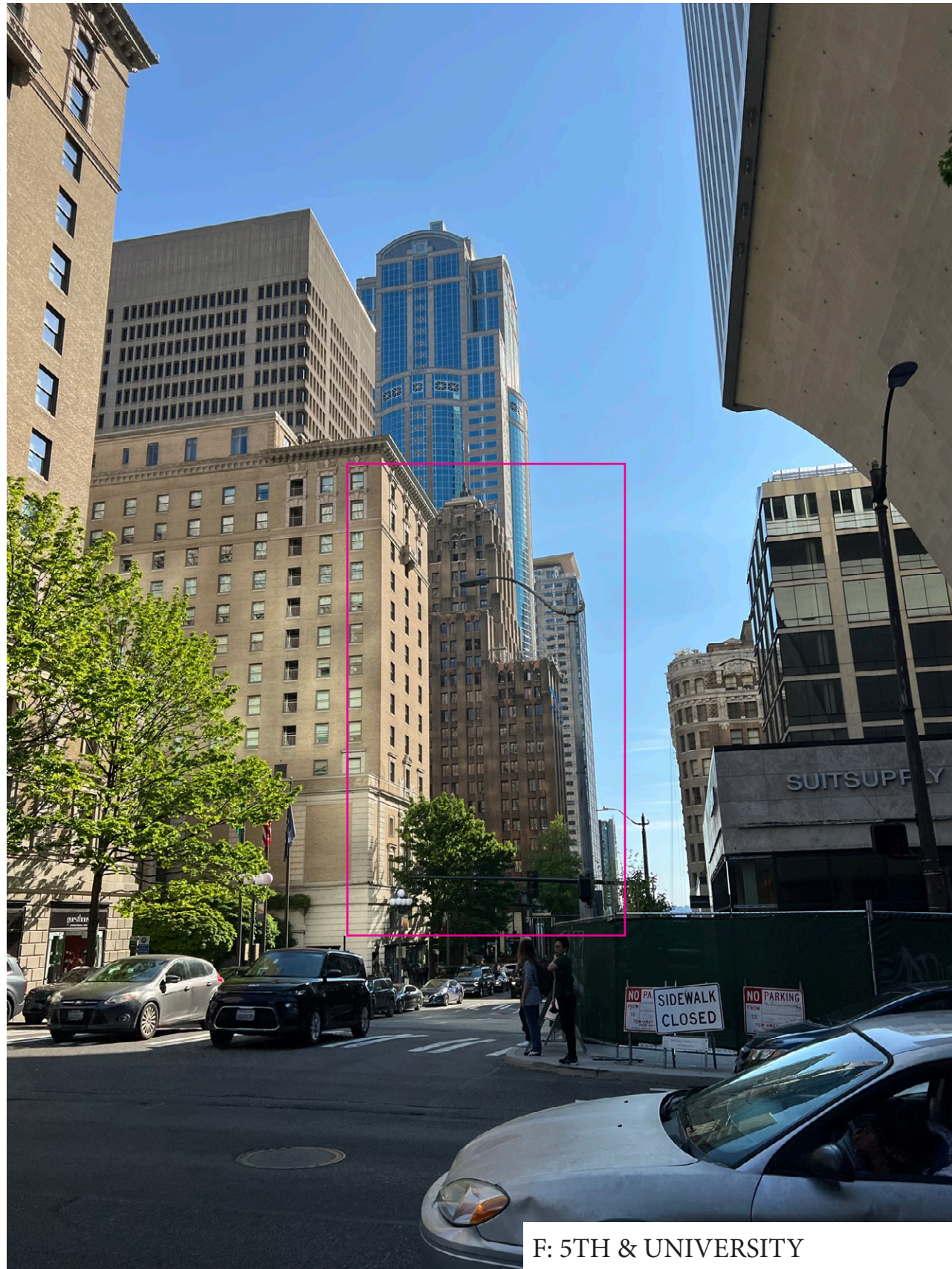
D: 3RD & UNIVERSITY



E: 3RD & UNIVERSITY



E: 3RD & UNIVERSITY [ZOOM]



F: 5TH & UNIVERSITY



G: 4TH & UNIVERSITY

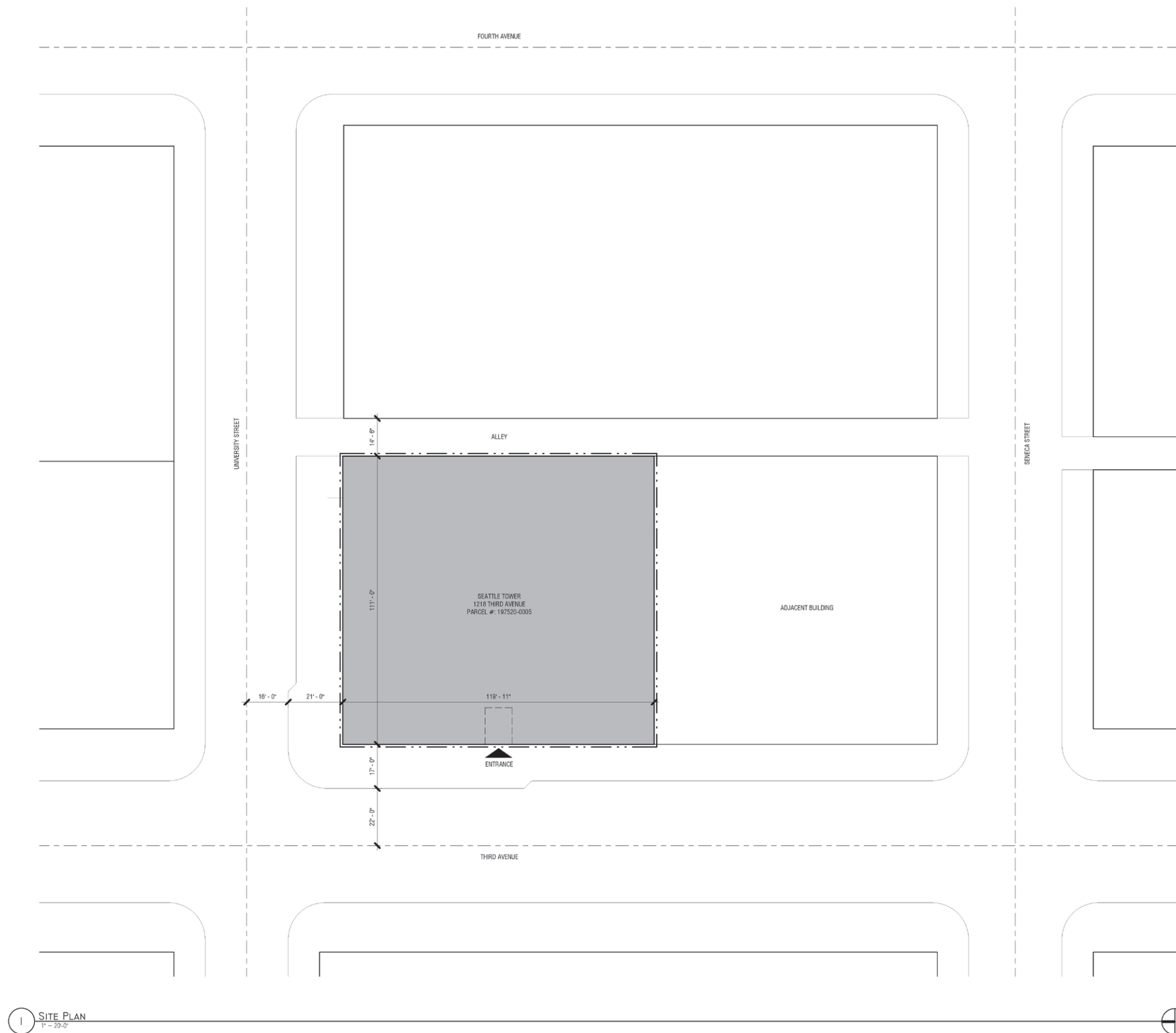


H: 4TH & UNIVERSITY



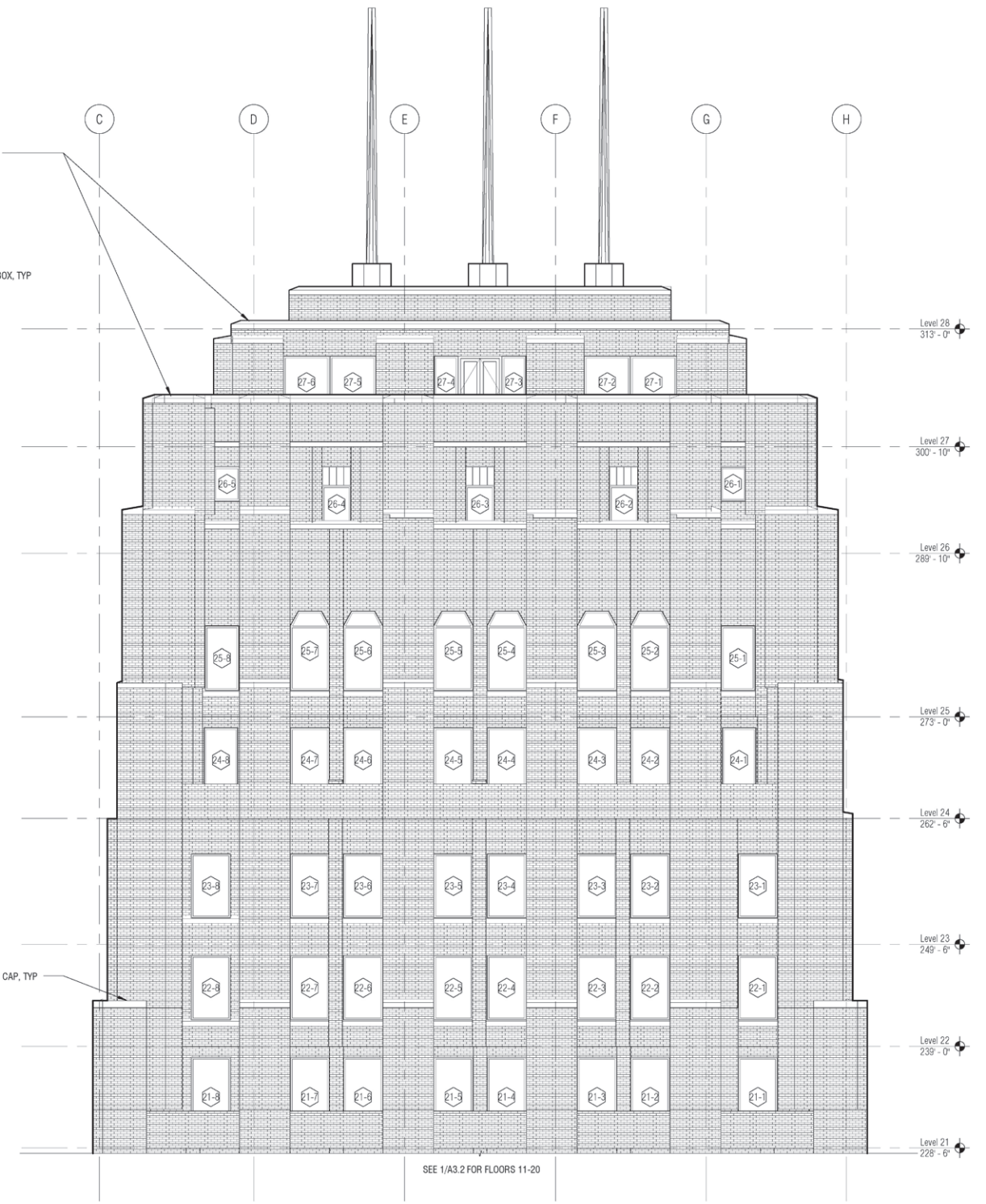
H: 4TH & UNIVERSITY [ZOOM]

THE FOLLOWING PAGES SHOW THE SITE PLAN AND PRIMARY ELEVATIONS OF THE SEATTLE TOWER. ONLY MEDALLIONS THAT WOULD BE AFFECTED BY THIS PROPOSAL ARE CALLED OUT.





NO MEDALLION WORK

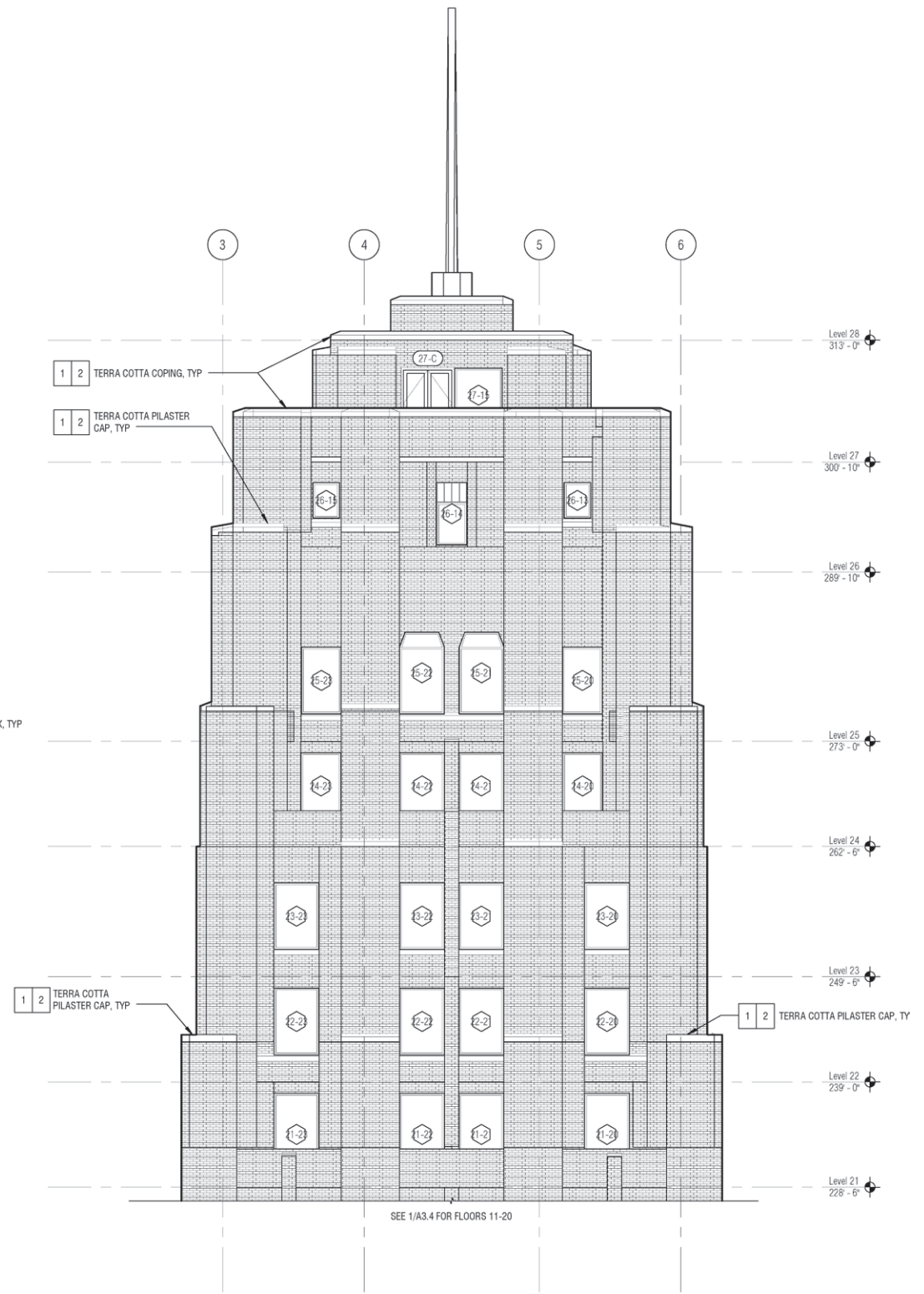


1 NORTH ELEVATION - FLOORS 11-20
1/8" = 1'-0"

2 NORTH ELEVATION - FLOORS 21-28
1/8" = 1'-0"

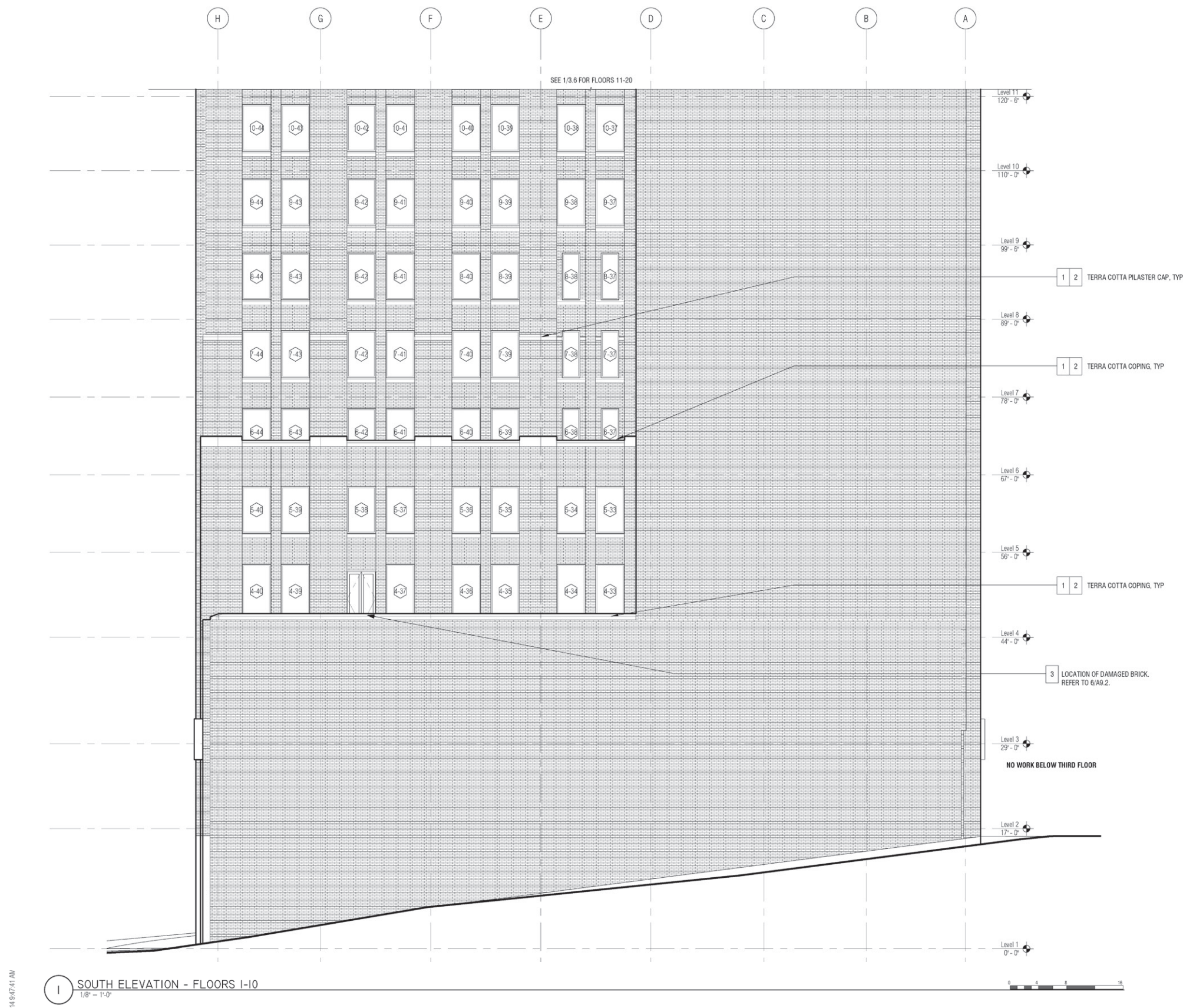
NO MEDALLION WORK





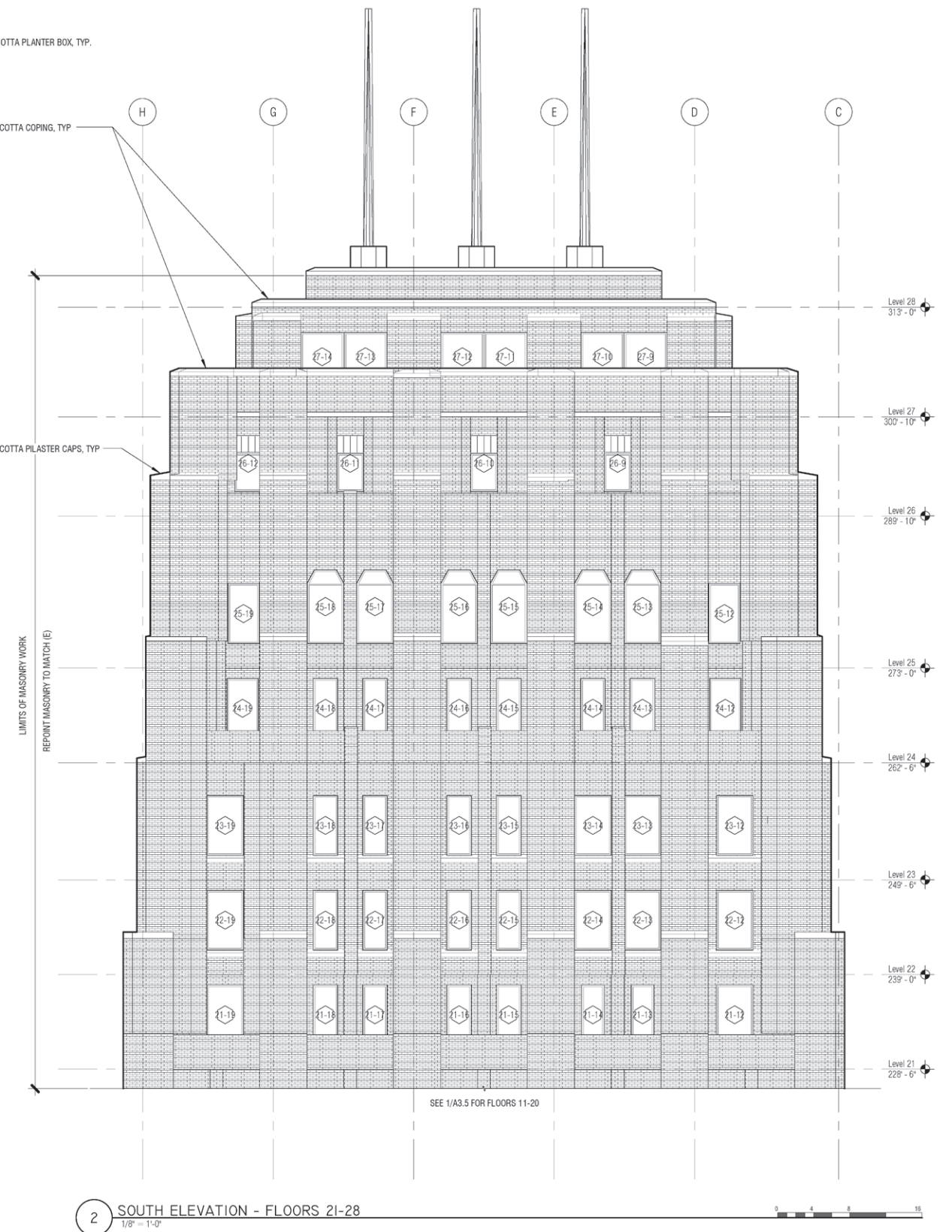
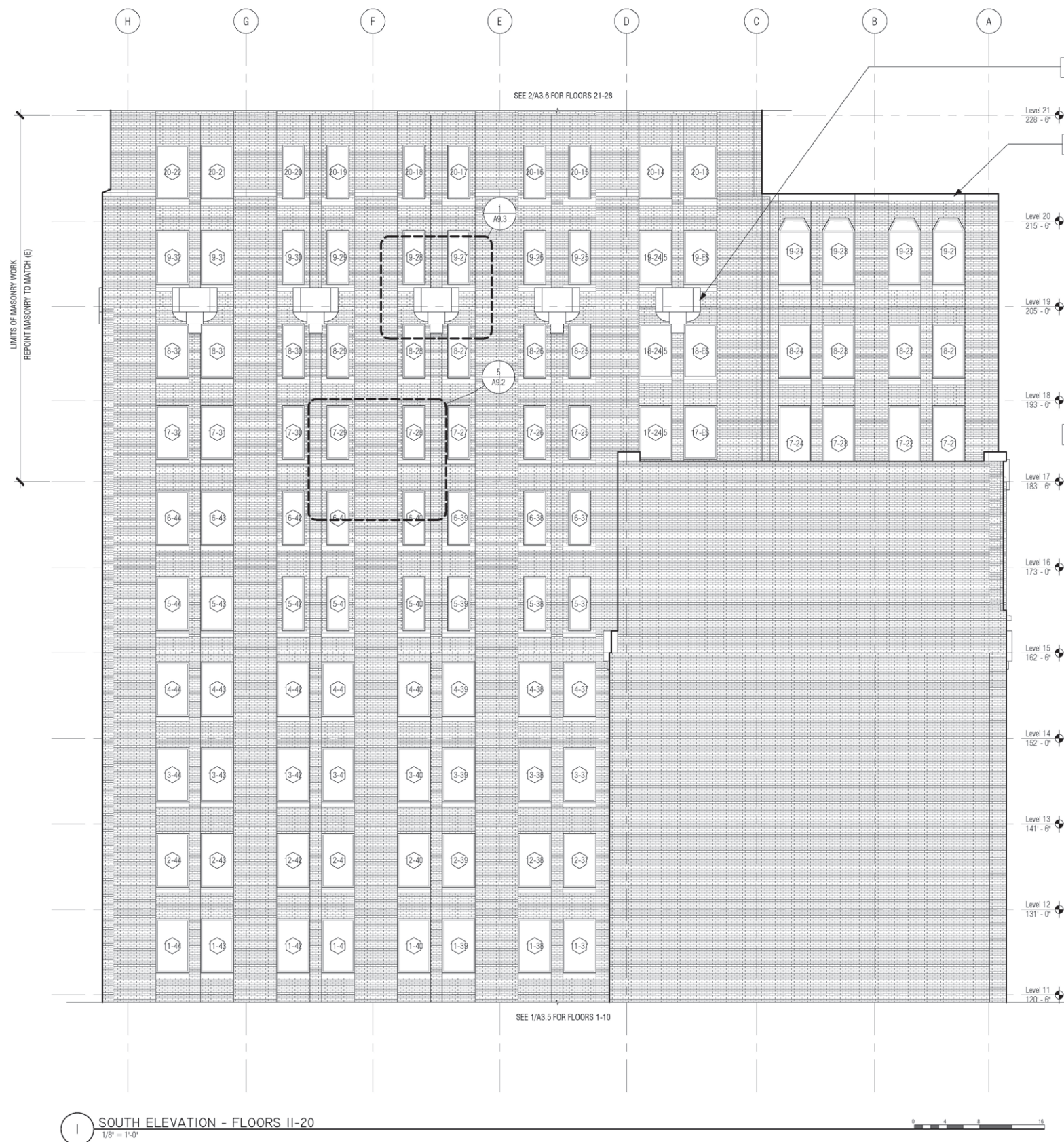
1 WEST ELEVATION - FLOORS 11-20
1/8" = 1'-0"

2 WEST ELEVATION - FLOORS 21-28
1/8" = 1'-0"



14 9/47 41 AN

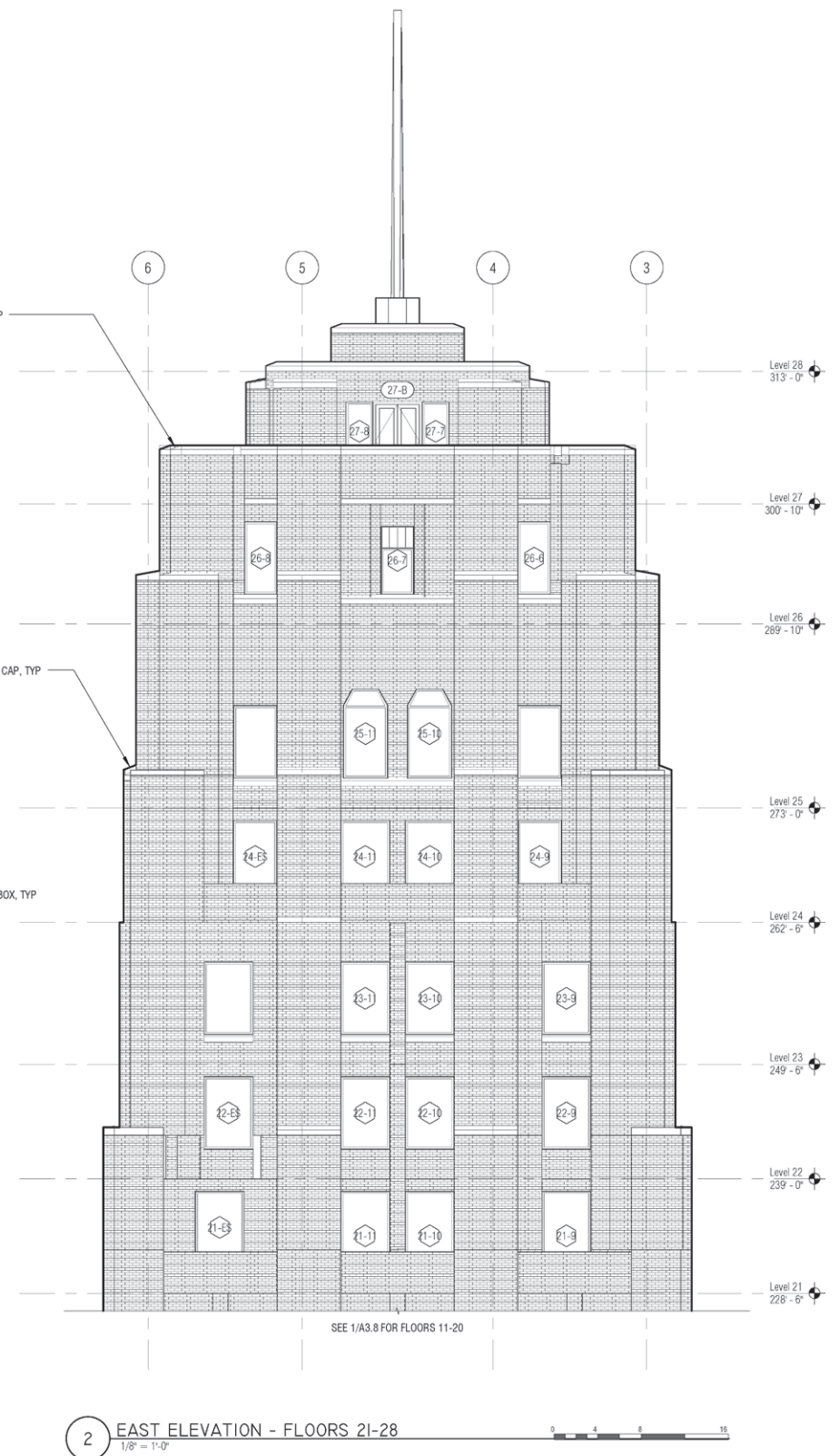
1 SOUTH ELEVATION - FLOORS 1-10
1/8" = 1'-0"



NO MEDALLION WORK



1 EAST ELEVATION - FLOORS 1-10
1/8" = 1'-0"





DETAIL OF DAMAGE AT LINTEL, BRICK, AND TERRACOTTA MEDALLION INTERFACE, TYPICAL OF ALL LOCATIONS TO VARYING DEGREES.



DETAIL OF DAMAGE AT LINTEL, BRICK, AND TERRACOTTA MEDALLION INTERFACE, TYPICAL OF ALL LOCATIONS TO VARYING DEGREES.

THESE IMAGES SHOW THE EXISTING DETERIORATION AND DAMAGE AT THE LINTEL, BRICK, AND TERRACOTTA INTERFACE AND THE REASON THE REPAIRS IS SO NECESSARY.



DETAIL OF LINTEL WITH TERRACOTTA ACCENT PIECE REMOVED AND PATCHED WITH BRICK TO MATCH EXISTING SURROUNDING FIELD BRICK. LEFT SIDE SHOWS ORIGINAL ACCENT PIECE FOR COMPARISON.



DETAIL OF LINTEL WITH TERRACOTTA ACCENT PIECE REMOVED AND REPLACED WITH COLOR MATCHED BRICK TO MIMIC EXISTING SUPPORT SHAPE. THE GROUT WOULD BE COLOR MATCHED TO BRICK TO MAKE THE ACCENT BRICK APPEAR AS MONOLITHIC AS POSSIBLE. THE LEFT SIDE SHOWS ORIGINAL ACCENT PIECE FOR COMPARISON.

THESE IMAGES SHOW THE TWO PROPOSED OPTIONS SIDE BY SIDE FOR EASY COMPARISON.



DETAIL OF LINTEL WITH TERRACOTTA ACCENT PIECE
REMOVED AND PATCHED WITH BRICK TO MATCH EXISTING
SURROUNDING FIELD BRICK.



DETAIL OF LINTEL WITH TERRACOTTA ACCENT PIECE
REMOVED AND REPLACED WITH COLOR MATCHED BRICK
TO MIMIC EXISTING SUPPORT SHAPE. THE GROUT WOULD
BE COLOR MATCHED TO BRICK TO MAKE THE ACCENT BRICK
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ORIGINAL ACCENT PIECE FOR COMPARISON.

THESE IMAGES SHOW THE TWO
PROPOSED OPTIONS SIDE BY SIDE FOR
EASY COMPARISON.

May 31, 2023

Certificate of Approval Application

Seattle Tower

1218 3rd Ave,

Seattle WA 98101

DESCRIPTION OF PROPOSED WORK – Exterior Column Vents:

GENERAL BUILDING BACKGROUND:

Seattle Tower is a mixed-use retail and office building located at 1218 3rd Ave in downtown Seattle. The building was constructed in 1929 with a reinforced concrete structure and masonry exterior façade. The façade incorporates exterior columns that run the length of the building. The columns are known to house steampipes that provide steam to heat the building. From Evolution's on-going investigation, we have observed that steampipes increase the temperature and humidity within the columns and have resulted in vapor drive to occur which has caused damage to interior finishes at various locations of the building.

From the ongoing investigation, it is confirmed that providing ventilation at the exterior columns is effective in lowering the humidity within the columns and is a viable solution to reduce the amount of interior damage occurring at locations adjacent to the exterior columns.

The proposed scope of work will include installing brick sized relief vents at exterior columns to release the humid air caused by uninsulated steam pipes housed in the columns. Approximately 12-vents per column will be installed. The location of the vents will be concentrated at column caps, column step backs, and at slab interfaces every 3-to-4 floors to encourage ventilation throughout the length of the columns. See attached elevations for column and vent locations.

DETAILED SCOPE OF WORK:

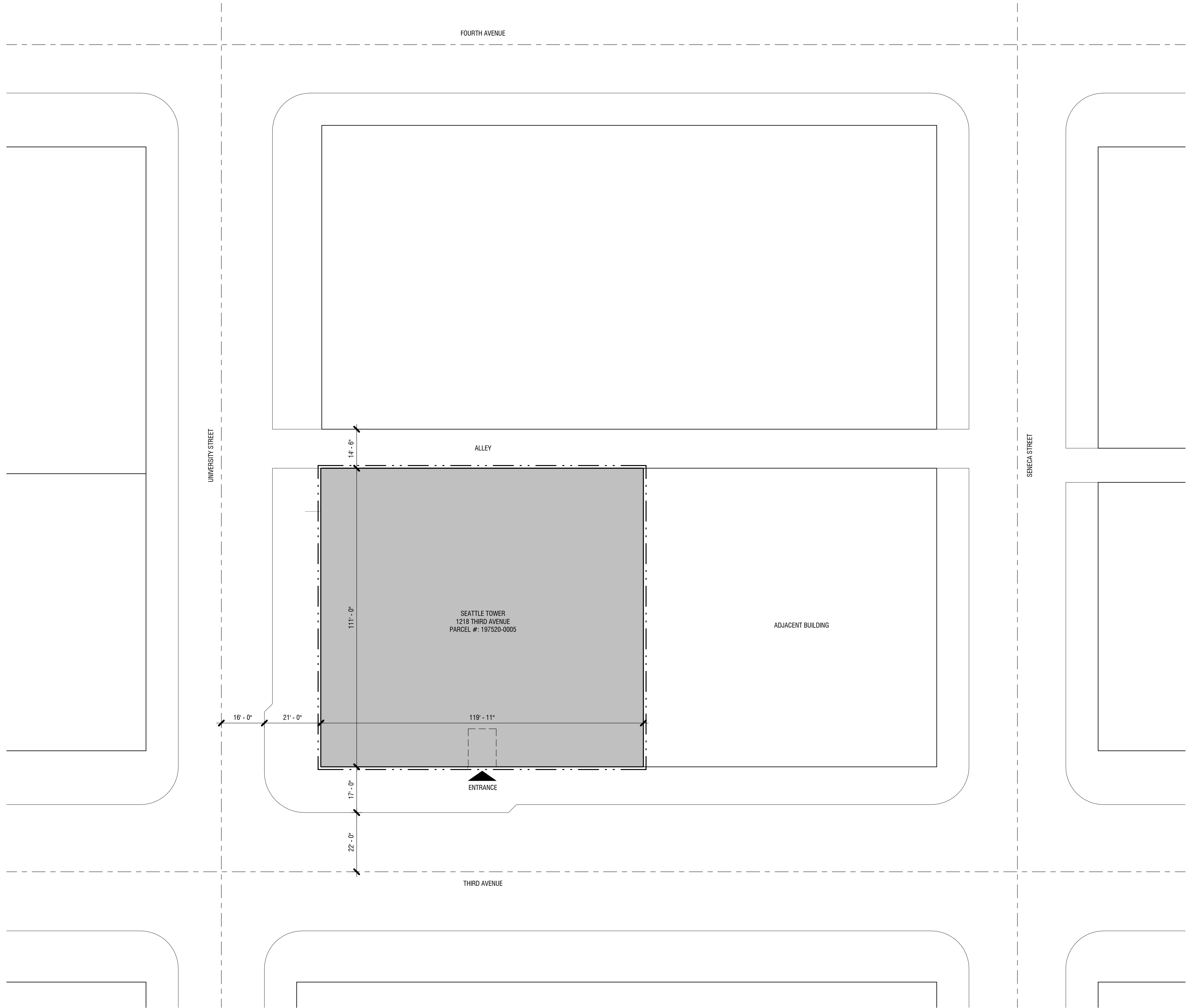
It is the intent of this project to protect the Seattle Tower and its existing cladding, interior finishes and materials to the greatest extent possible. The gentlest means shall be used to perform the work and the greatest care shall be taken to ensure that the stone, mortar and other proximal materials are not damaged in the process of the work of this section.

At each vent location, the surrounding bricks will be removed as needed to provide an opening to the column cavity. Framing will be provided to support the bricks at the opening. The brick sized vents will be aligned with the surrounding masonry and pointed with mortar to match existing. See attached product data for the proposed brick vents.

Means and Methods:

At each vent location, the contractor will provide abatement to remove the existing masonry elements. The contractor will carefully remove and record each brick so that they may be reinstalled after the vent is placed in the masonry. Where vents are installed, new masonry is not required. Existing bricks will be reinstalled and tuckpointed with mortar to match existing. New Type N mortar will be used to tuck point all areas of reinstalled brick and around the vent.

Where bricks are removed and not reinstalled, the bricks will be stored onsite for future use on the building.



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I NORTH ELEVATION - FLOORS 1-10
1/8" = 1'-0"



Seattle Tower
1218 3rd Avenue Seattle, WA 98101

North Elevation
Floors 1-10

A3.1



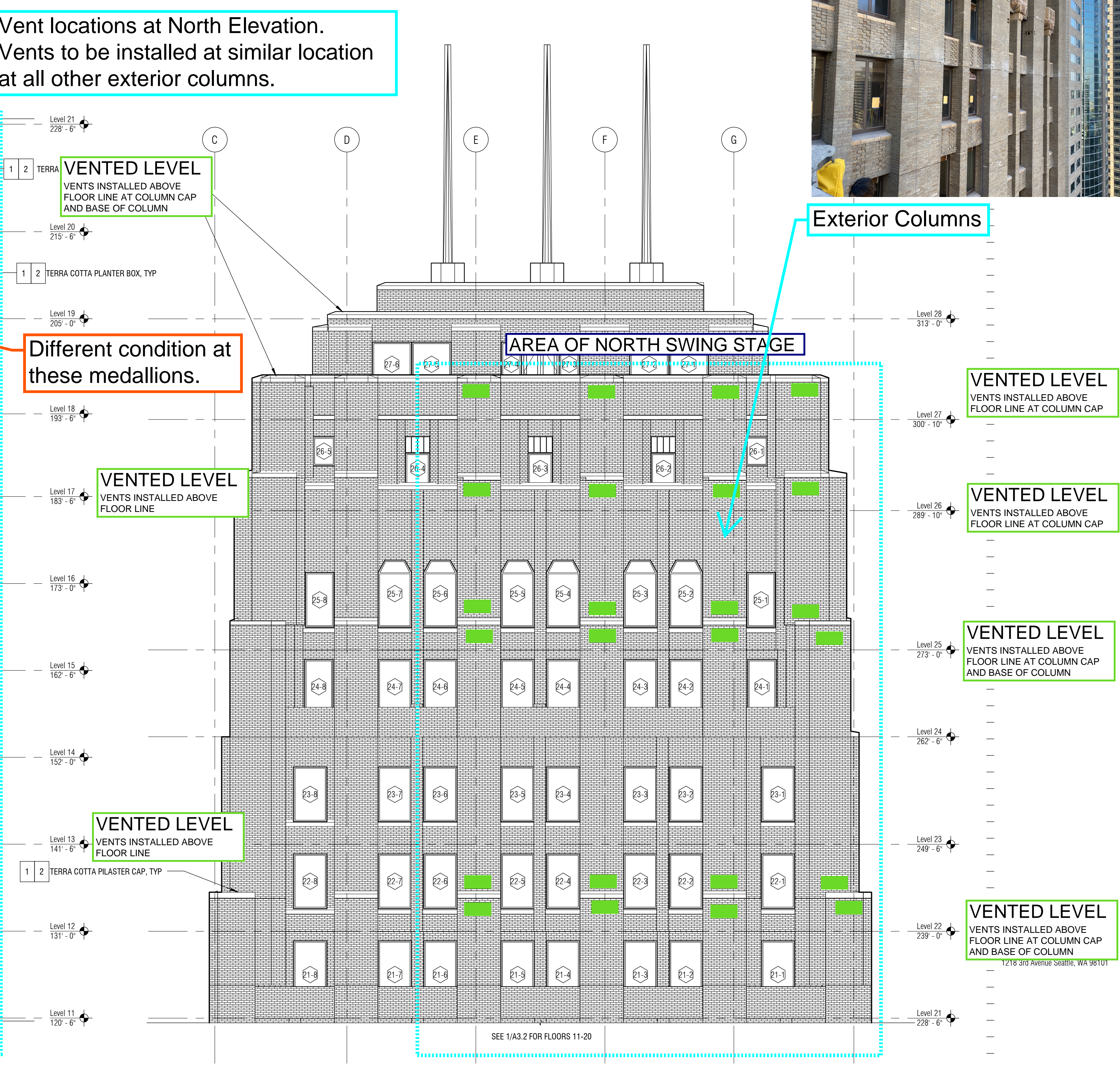
Column Caps



Exterior Columns



1 NORTH ELEVATION - FLOORS 11-20
1/8" = 1'-0"



2 NORTH ELEVATION - FLOORS 21-28
1/8" = 1'-0"

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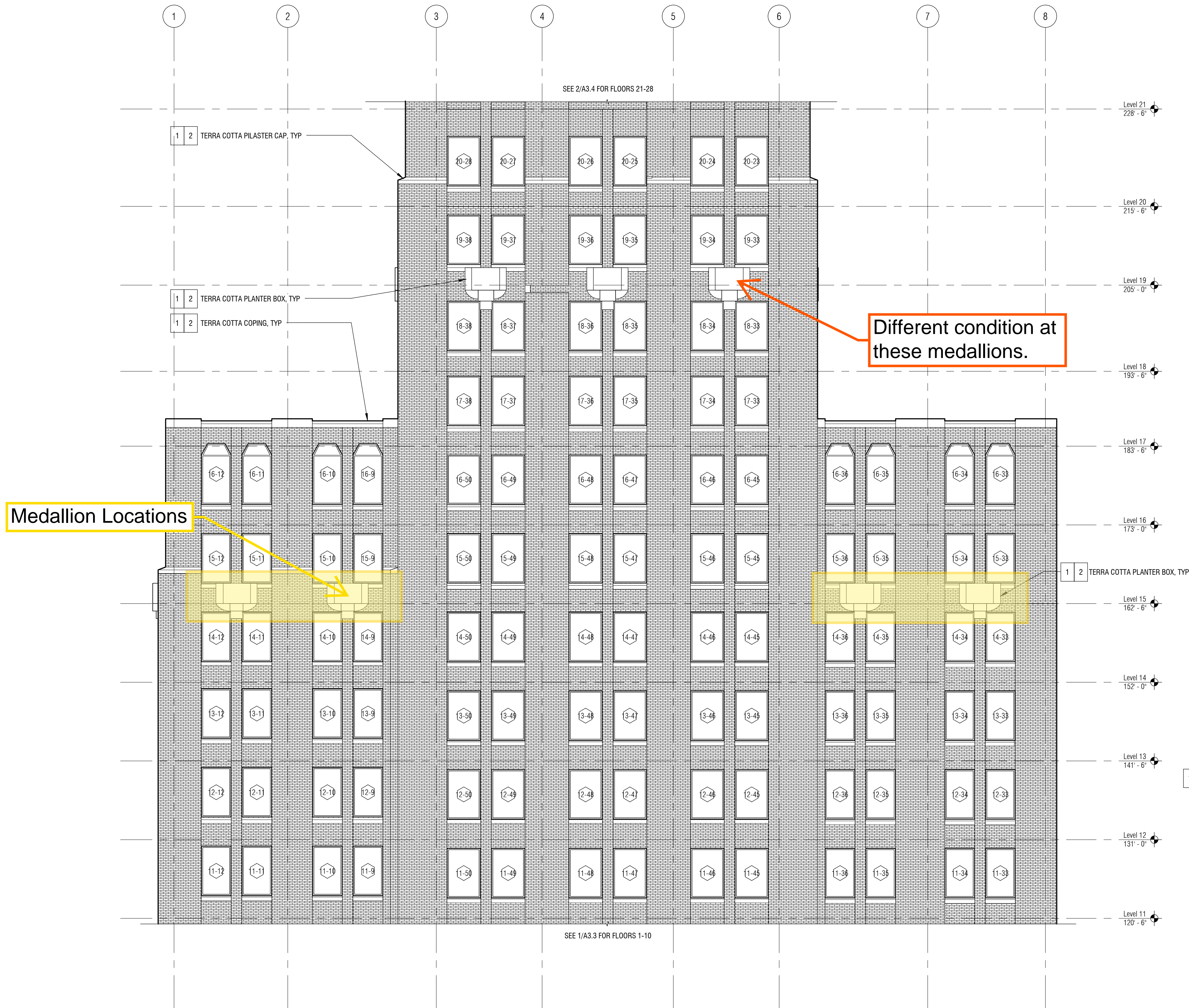
1 WEST ELEVATION - FLOORS 1-10
1/8" = 1'-0"



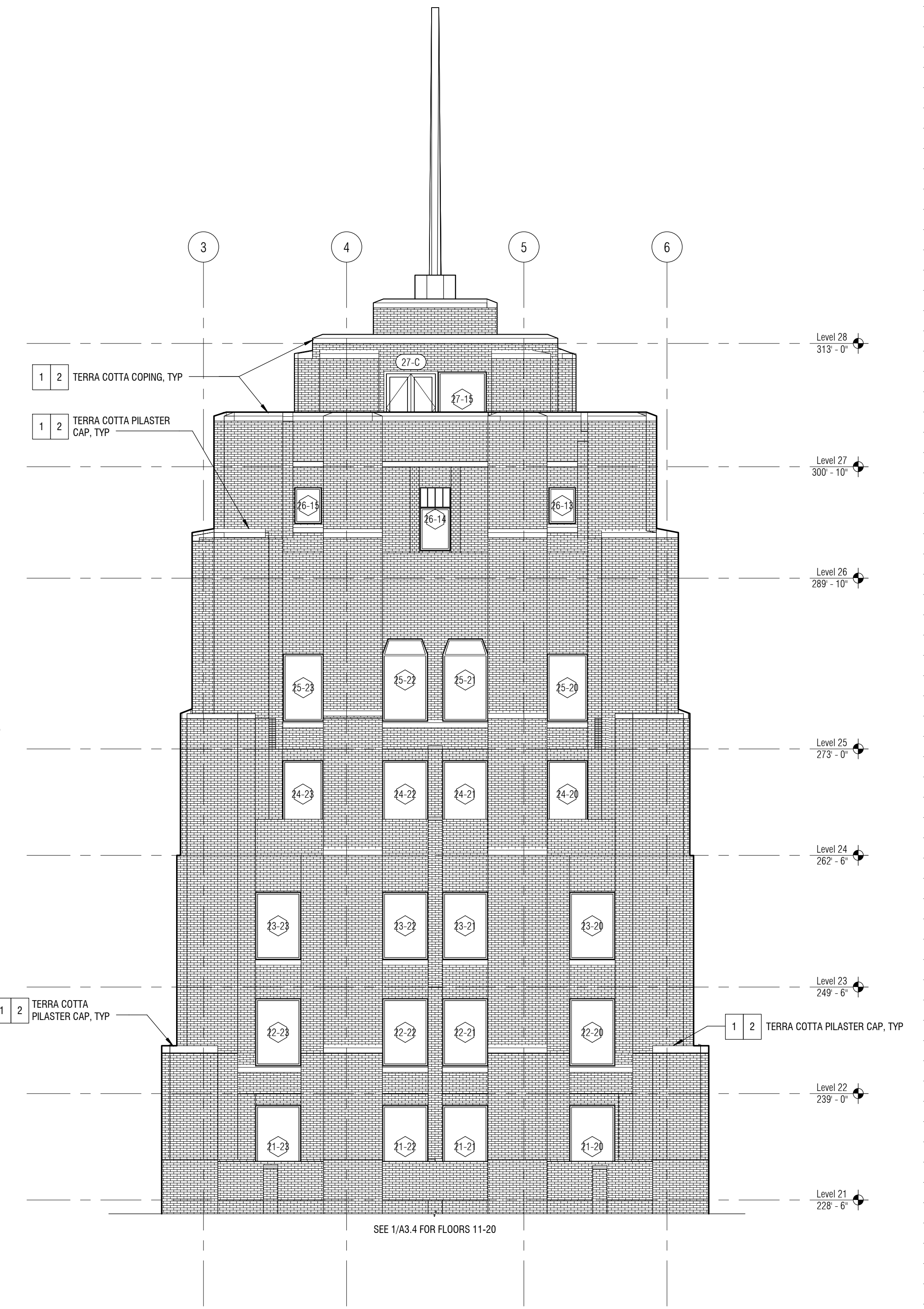
Seattle Tower
1218 3rd Avenue Seattle, WA 98101

West Elevation
Floors 1-10

A3.3



1 WEST ELEVATION - FLOORS 11-20
1/8" = 1'-0"



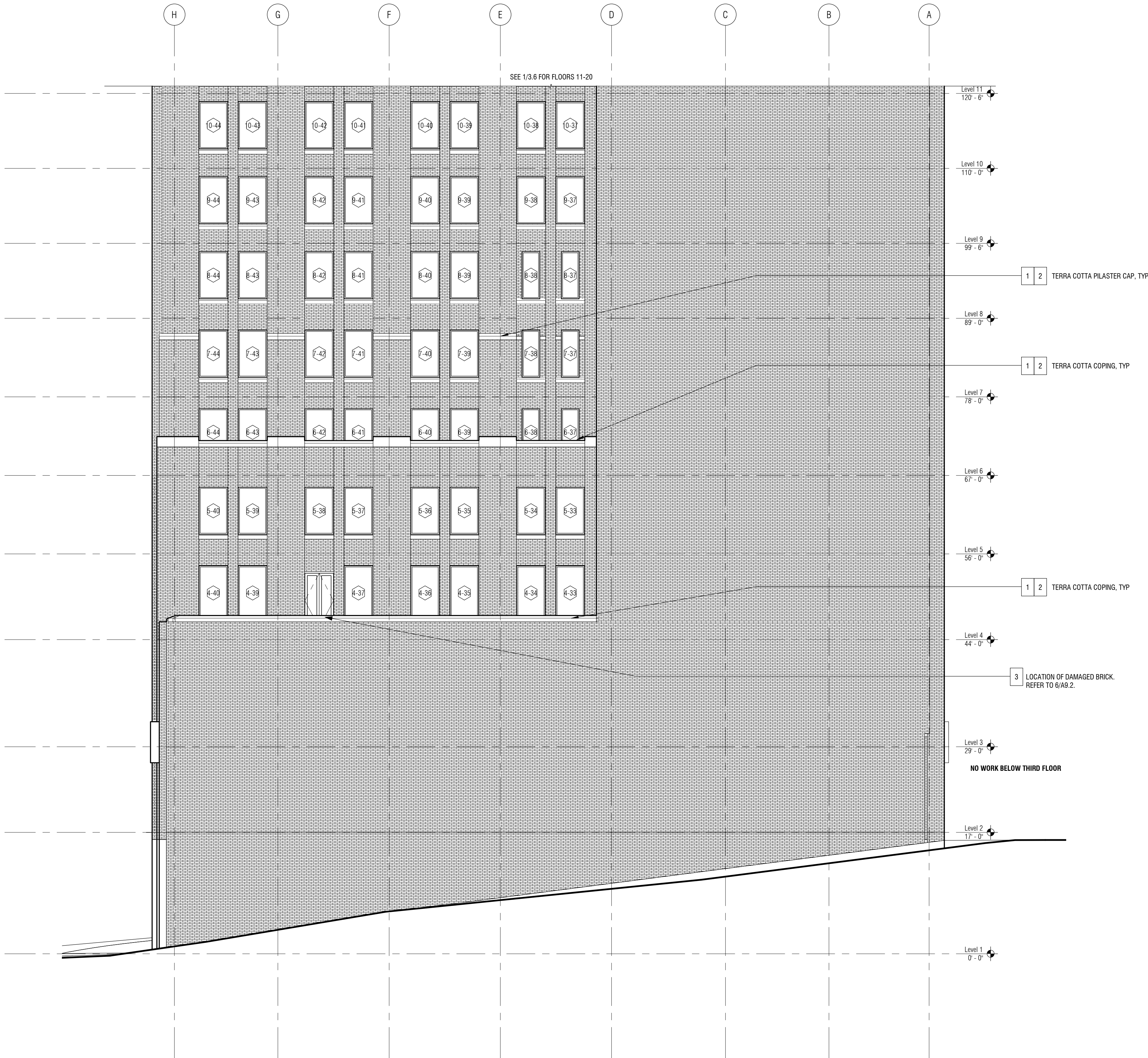
2 WEST ELEVATION - FLOORS 21-28
1/8" = 1'-0"



Seattle Tower
1218 3rd Avenue Seattle, WA 98101

West Elevations
Floors 11-28

A3.4



Seattle Tower
1218 3rd Avenue Seattle, WA 98101

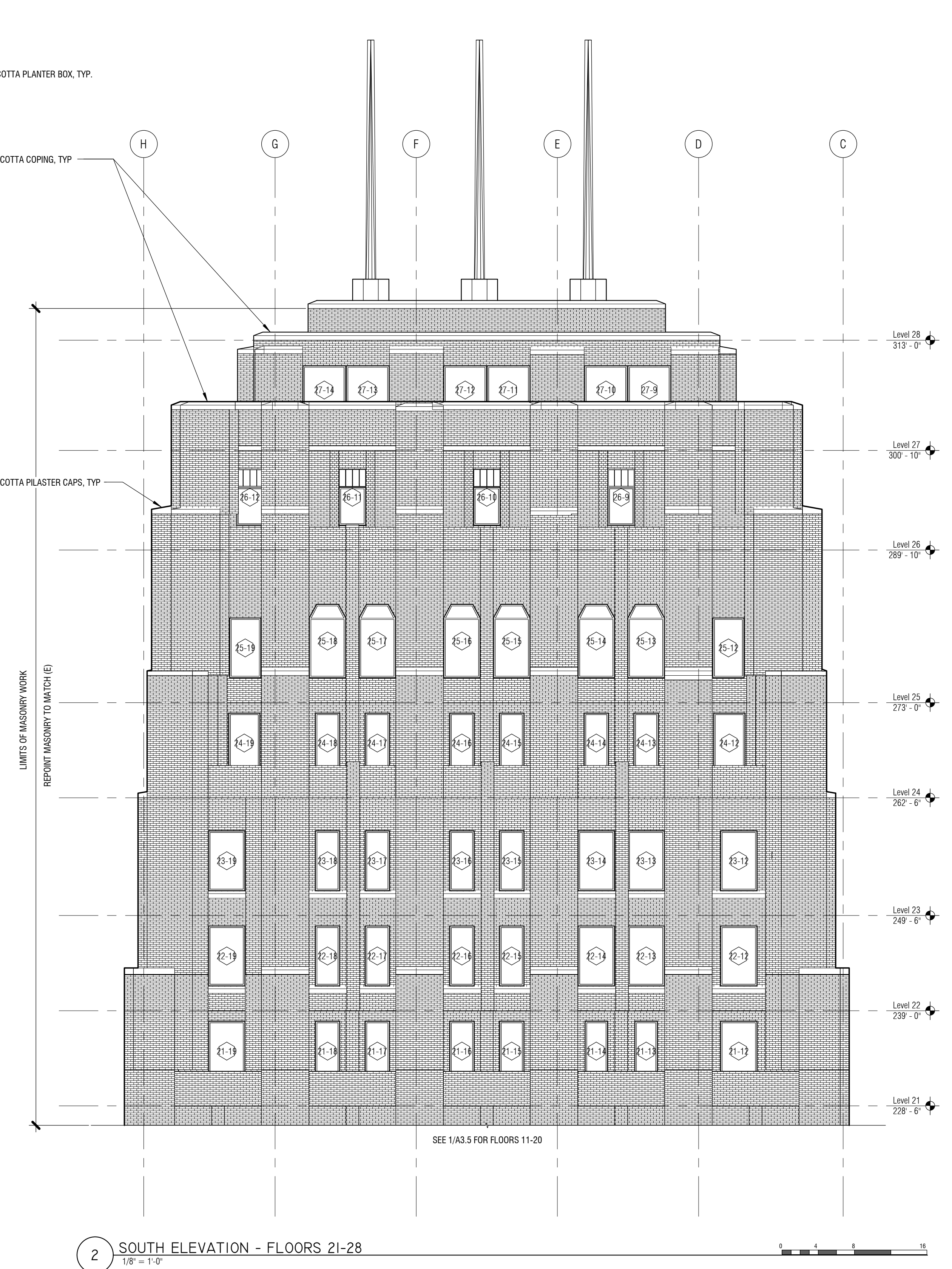
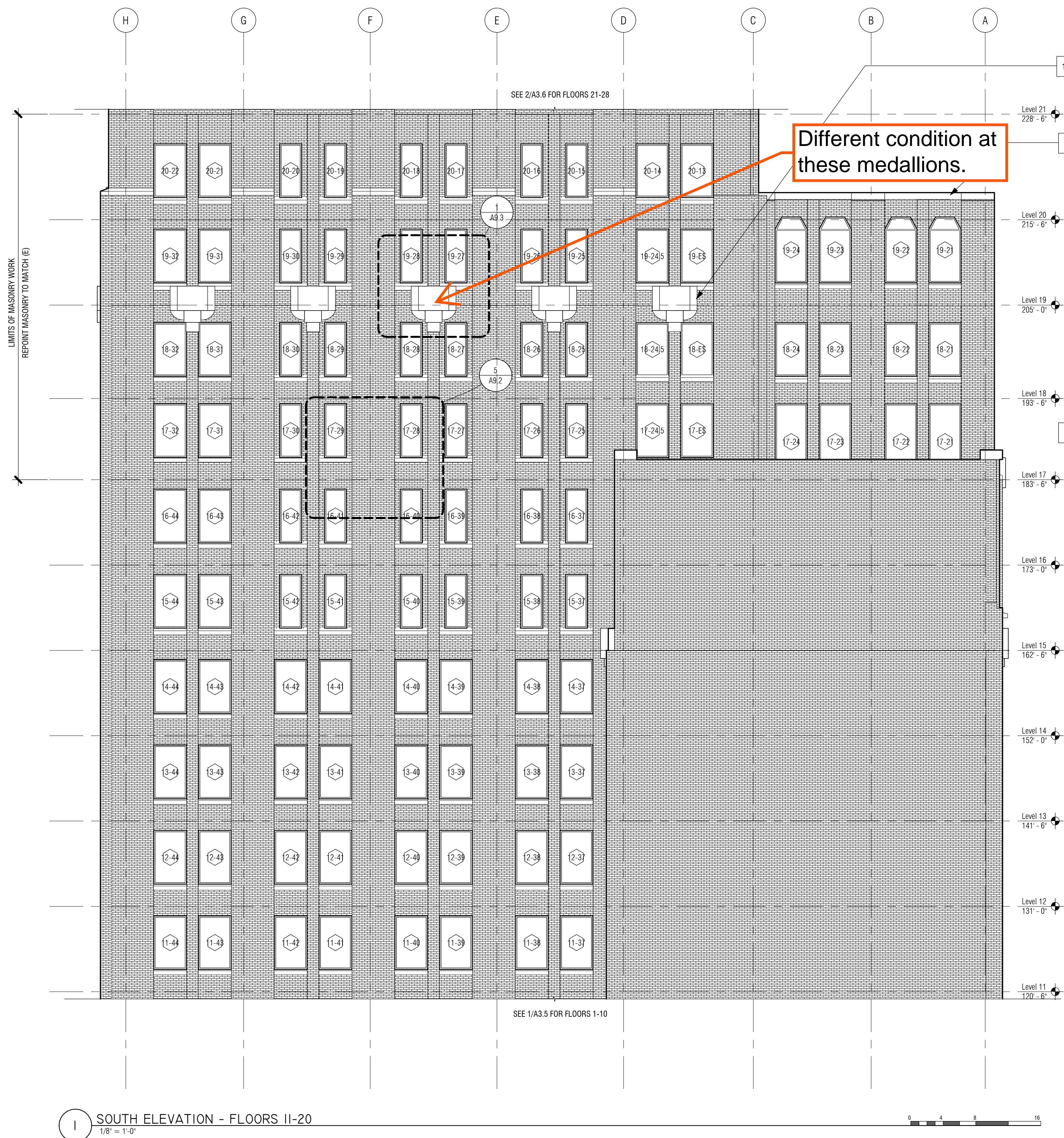
South Elevation
Floors 1-10

A3.5

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1 SOUTH ELEVATION - FLOORS 1-10
1/8" = 1'-0"

0 4 8 16

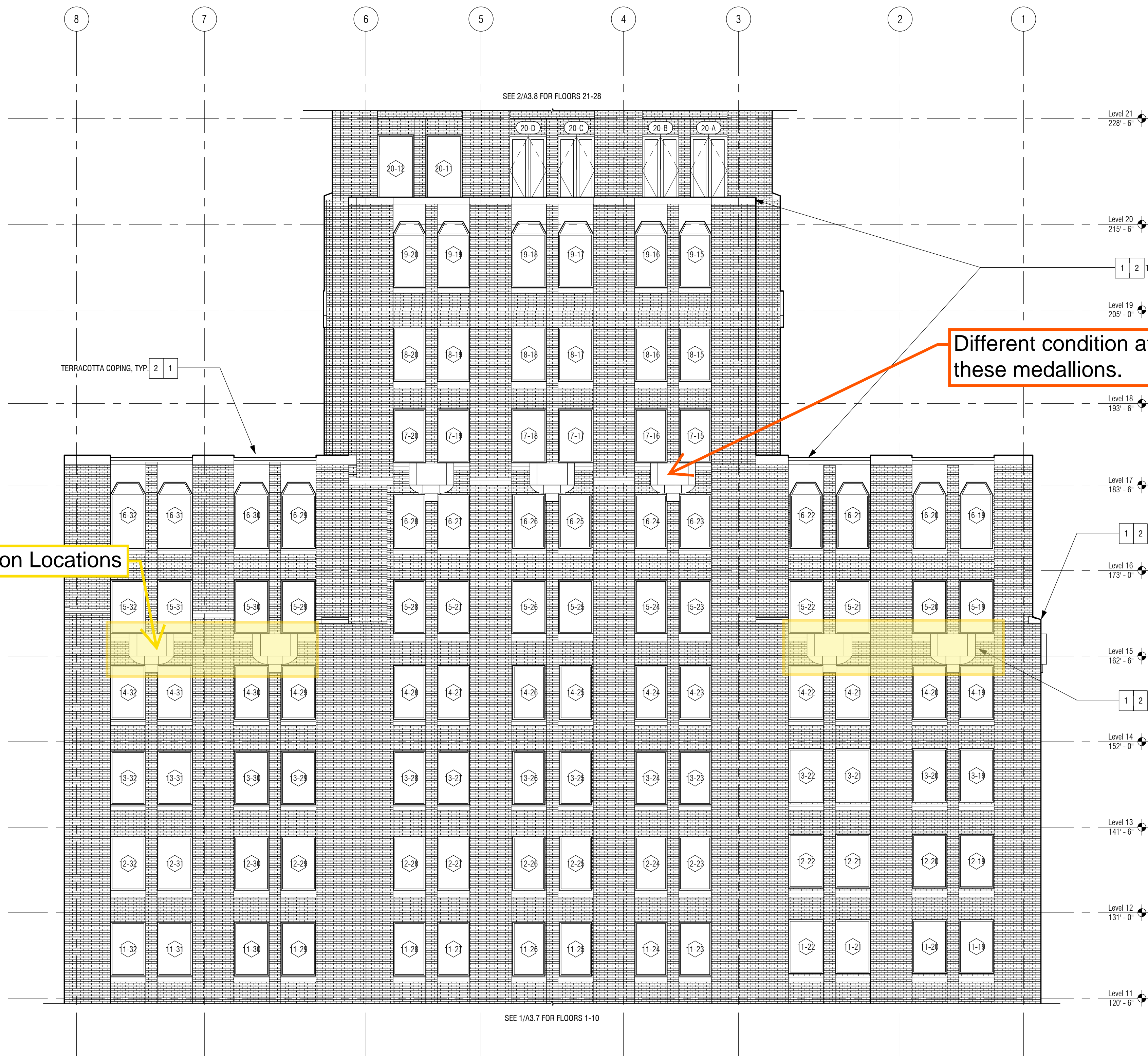




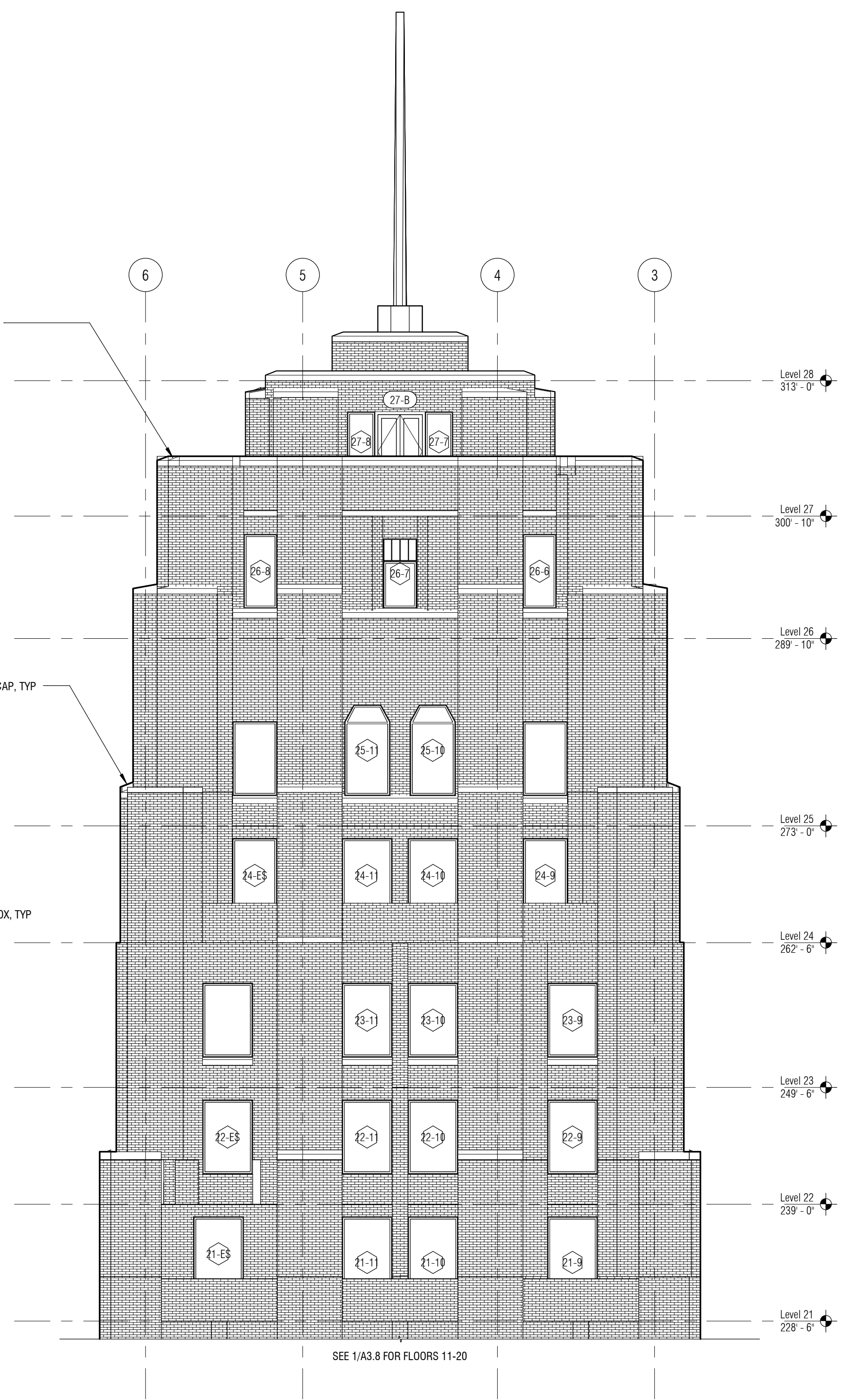
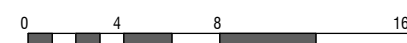
Seattle Tower
1218 3rd Avenue Seattle, WA 98101

East Elevations
Floors 1-10

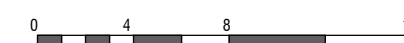
A3.7



1 EAST ELEVATION - FLOORS 11-20
1/8" = 1'-0"



2 EAST ELEVATION - FLOORS 21-28
1/8" = 1'-0"



Seattle Tower

1218 3rd Avenue Seattle, WA 98101

East Elevations
Floors 11-28

A3.8