



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

PSB 154/13

CERTIFICATE OF APPROVAL

Date: June 13, 2013

Applicant: Terrance Plumb
SDOT

Work Location: Washington Street Boat Landing – Harbor Patrol Station
191 Washington Street

On June 5, 2013, the Pioneer Square Preservation Board recommended approval of the application for:

Temporary removal of the Washington Street Boat Landing – Harbor Patrol Station pergola structure to be stored in the secured location identified. The purpose of the removal is protection of the structure during construction, repair of the seawall and the rehabilitation of the structure. The temporary location will be for up to 4 years.

The Pioneer Square Preservation Board considered the following District Rules, Seattle Municipal Codes and Secretary of Interiors Standards when making the recommendation:

District Rules III Guidelines for Rehabilitation and New Construction
Secretary of Interior Standards for Rehabilitation 1, 2, 4, 6

I concur with the Board's recommendation and hereby issue this Certificate of Approval pursuant to Pioneer Square Preservation District SMC 23.66. It is the applicant's responsibility to obtain all other permits and comply with other City or County regulations. *To obtain a street use permit call Katherine Leitch, Seattle Department of Transportation, at (206) 684-7995.*

The following requirements have been attached as conditions of this Certificate of Approval:

The Washington Street Boat Landing – Harbor Patrol Station structure is to be rehabilitated returned to its current location including remaining in context as a connection of land and water.
The rehabilitation will be as approved in a Certificate of Approval
A Certificate of Approval application will be submitted in the fall.

Public Disclosure/Disclaimer Statement

Consistent with the Public Records Act, Chapter 42.56 RCW, all records within the possession of the City may be subject to a public disclosure request and may be distributed or copied. Records include and are not limited to sign-in sheets, contracts, emails, notes, correspondence, etc. Use of lists of individuals or directory information (including address, phone or E-mail) may not be used for commercial purposes.

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**
"Printed on Recycled Paper"

Bernie Agor Matsuno, Director
Department of Neighborhoods



By: Genna Nashem

Pioneer Square Preservation Board
Coordinator
(206) 684-0227

cc: Diane Sugimura, DPD

Alan Oiye, DPD
Katherine Leitch, SDOT
Case File

NOTICE TO APPLICANT: Work must occur exactly according to approved plans and specifications. ANY revisions, omissions and/or additions to plans and specifications must be reviewed and approved by the Preservation Board prior to implementation.

APPEAL PROCEDURE: Any interested person may appeal the above decision to the City Hearing Examiner. The appeal and a copy of this decision must be filed with the Hearing Examiner, PO Box 94729, Seattle Municipal Tower, 700 5th Ave., Suite 4000, Seattle, WA, 98124-4729, before 5:00 p.m. on the fourteenth (14th) day following the date of issuance of this certificate, and must be accompanied by a \$80.00 filing fee in the form of a check payable to the City Treasurer. Appeals must be in writing and must clearly state objections to the decision.

A copy of the appeal shall also be served upon the Department of Neighborhoods Director, PO Box 94649, Seattle Municipal Tower, 700 5th Ave., Suite 1700, Seattle, WA 98124-4649.

EXPIRATION OF CERTIFICATES OF APPROVAL: Certificates of Approval shall expire eighteen months from the date of issuance unless the Department of Neighborhoods Director determines that extenuating circumstances justify extension of the expiration date.

Certificate of Approval- Temporary Removal of Pergola
May 16, 2013

Date: May 16, 2013

To: Genna Nashem (Seattle Department of Neighborhoods)

From: Terry Plumb (SDOT), Ron Wright (Ron Wright & Associates/Architects, P.S.)

Subject: Certificate of Approval- Temporary Removal of Washington Street Boat Landing Pergola

SPECIAL DISTRICT AND LANDMARK REVIEW		
PROPERTY OR DISTRICT	Washington Street Boat Landing	VIEW 191
CHANGE OF USE	LOG #	19515413
ST. USE	USE	DATE 6/13/13
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<input type="checkbox"/> INT. DESIGN	PHONE	
COMMENTS/DESIGNS:	PHONE	
POINTS ON PAGES:		1/1

APPLICATION FOR CERTIFICATE OF APPROVAL- TEMPORARY REMOVAL OF WASHINGTON STREET BOAT LANDING PERGOLA

The Washington Street Boat Landing Pergola (pergola, hereafter) is located within the Washington Street Right-of-Way at 125 Alaskan Way S. on the City of Seattle Waterfront. The pergola is listed on the National Register of Historic Places, is located within the Pioneer Square Historic District, and falls within the footprint of the Elliott Bay Seawall Project. The work to complete the Elliott Bay Seawall Project will require the temporary removal of the pergola to complete the seawall improvements. The construction of the Elliott Bay Seawall Project includes the replacement of the seawall at the location of the existing pergola. The pergola will be removed prior to seawall replacement, stored, and restored at a vacant portion of Terminal 25 in the Port of Seattle, and then reinstalled at its existing location. This request is for a Certificate of Approval to remove the pergola prior to beginning seawall construction (scheduled to begin in September 2013), and define the process and timeline for restoration and reinstallation. A separate application will be submitted in fall 2013 for the pergola restoration and reinstallation work.

HISTORY AND CONDITION

An assessment of the condition of the existing pergola has been completed, and is attached to this application as Attachment A. The condition assessment includes a brief description of the pergola history, and description of the existing condition of original and added structure elements. Original elements of the pergola include:

- The steel structure, including columns and truss framing,
- Decorative cast iron elements secured to the steel structure,
- Two flag poles mounted to the upper parapet,
- Wood framed upper parapet at the south, east, and north sides of the structure,
- Wood framed sloped roof with standing seam metal roofing,
- Wood framed office enclosure consisting of a single open office space with windows on the west, south, and east sides. The windows of the office area have been covered with plywood, and are intact behind the the plywood covering.

Elements added after original construction include:

- The wood planking deck has been replaced. The extent of the decking at the west (water) side has been changed to accommodate a revised dock configuration.
- The railing at the west (water) is new.
- The lighting in the open area of the structure is new modern fixtures.
- Within the office area, a demising wall separating the office into spaces was added, as well as the toilet room and work sink. The wood framed ceiling was also a later addition.
- The park benches and monuments were added after the 1974 renovation work.

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In September 2012, the City of Seattle fenced off the limits of the pergola, temporarily precluding public access. As of December 17, 2013, street access to the pergola has been eliminated by the construction staging area for the Alaskan Way Viaduct Replacement Project.

REMOVAL OVERVIEW AND STORAGE LOCATION

The pergola structure will be removed from its current location in late summer 2013. The pergola will be reinstalled in its original location, in its original orientation before the Elliott Bay Seawall Project construction is complete (Spring 2016).

The pergola will be moved via a land route to a location approximately 2.4 miles south of its existing location - to a vacant portion of Terminal 25, owned by the Port of Seattle, and operated under a lease by SSA (see Attachment B, temporary location site plan). The move will be conducted using East Marginal Way South as the primary transport route by a selected contractor with extensive documented experience moving large structures.

A temporary tent structure will be erected at the storage site to fully enclose and protect the pergola components, and will be located within the permanently installed chain link security fence surrounding the terminal property. The tent structure will be designed by a licensed structural engineer, in conformance with City of Seattle building codes, and will provide a full enclosure on all sides.

The pergola may be temporarily located at Terminal 25 for up to three years.

REMOVAL PROCEDURE

- 1.) The benches located underneath the pergola, and the existing monuments located on the pergola railing will be removed for salvage and stored inside the secured tent structure at Terminal 25.
- 2.) The exterior office walls will be separated from the steel structure in six panels, and transported independently of the steel structure to the storage and restoration location at Terminal 25. The panels will be carefully braced to allow the walls to be removed intact (see Attachment C, office dissection diagram). The separation and bracing of the panels will be conducted under the supervision of the project architect.
- 3.) The following items are identified to be demolished:
 - Wood flooring at office. This flooring is heavily damaged, beyond repair.
 - Restroom enclosure and remaining portion of ceiling structure. The restroom and ceiling was added to the structure after original construction. These items will be removed.
 - Plumbing fixtures. All existing fixtures (toilet and sink) and associated piping will be removed.
 - Electrical Service Panel and electrical wiring. All electrical devices and panels will be removed.
- 4.) The demising wall between north and south portions of the office will be removed. This wall was added after the original construction of the pergola. Portions of this wall (including the door and

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door hardware) will be salvaged for possible reuse as replacement materials for the restoration process. These materials will be transported to Terminal 25 and stored inside the tent structure.

- 5.) The roof of the structure (wood planking) is heavily damaged. The roof will be removed prior to the structure being moved. Removal of the roof will allow the office walls to be lifted out of the structure.
- 6.) The two steel flagpoles will be removed for salvage, restoration, and eventual reinstallation. They will be stored inside the tent structure at Terminal 25.
- 7.) The steel pergola structure will be moved intact. The pergola will be removed from the pier by cutting the existing column bases within 6 inches of the level of the existing wood decking. The entire steel structure will be braced, as deemed necessary by a licensed structural engineer to prevent warping and bending. Temporary structural welds to the existing steel structure to secure bracing may be used, subject to review and approval by the architect.
- 8.) The steel structure will be relocated to the temporary staging and restoration location at Terminal 25 in the Port of Seattle, and shall be sufficiently secured and braced, and protected from weather and the elements.
- 9.) The office wall panels will be transported to Terminal 25 and and will be secured and stored within the temporary tent structure.

RESTORATION DESIGN PROCESS AND TIMELINE

The restoration of the pergola structure is expected to occur at Terminal 25. The restoration design for the Washington Street Boat Landing pergola is currently underway. The design will be developed to construction level documentation, and plans and specifications will be submitted as part of a separate application for a Certificate of Approval to City of Seattle Department of Neighborhoods and the Pioneer Square Preservation Board for review and approval in fall 2013. See the restoration work plan and timeline in Attachment E.

Washington Street Boat Landing Pergola Condition Assessment
 January 7, 2013

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ATTACHMENT 1

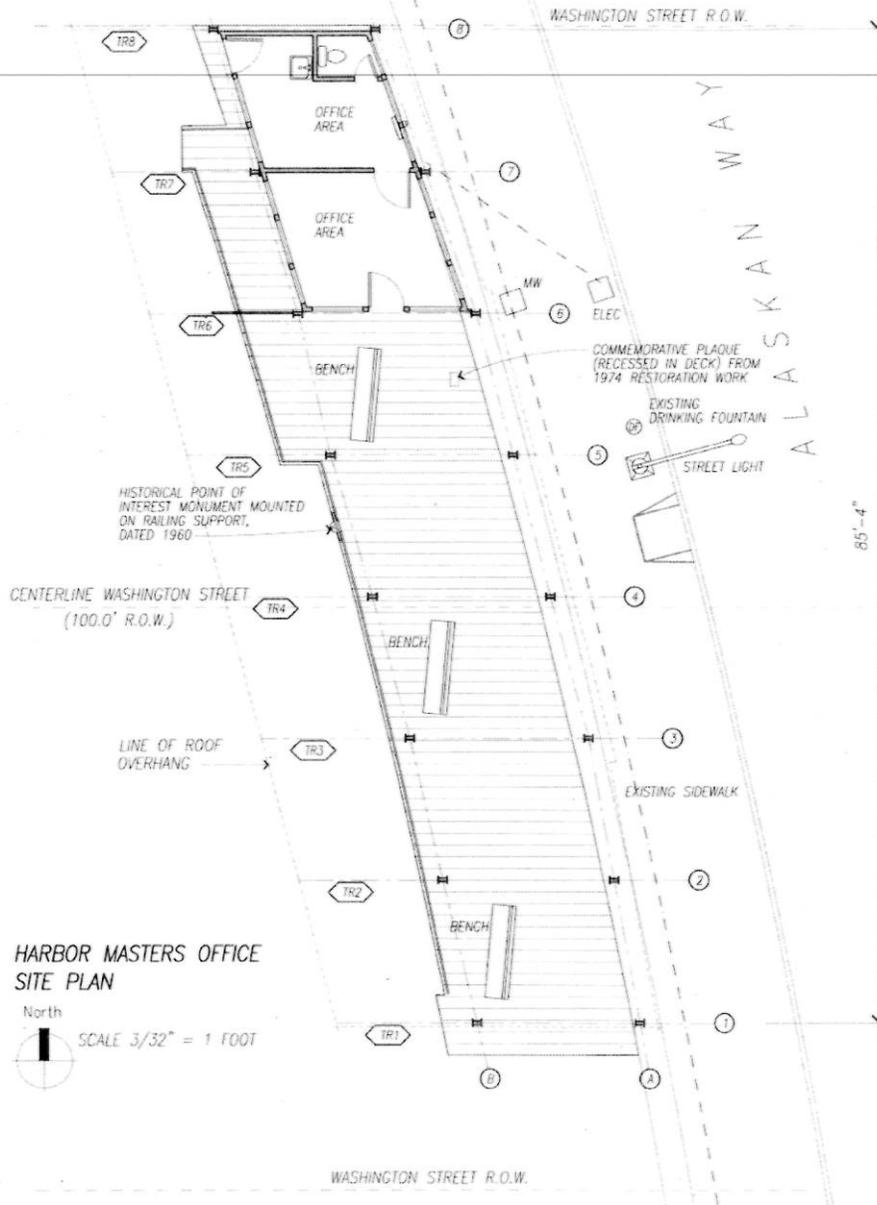


Figure A – Site/Floor Plan

Washington Street Boat Landing Pergola Condition Assessment
January 7, 2013

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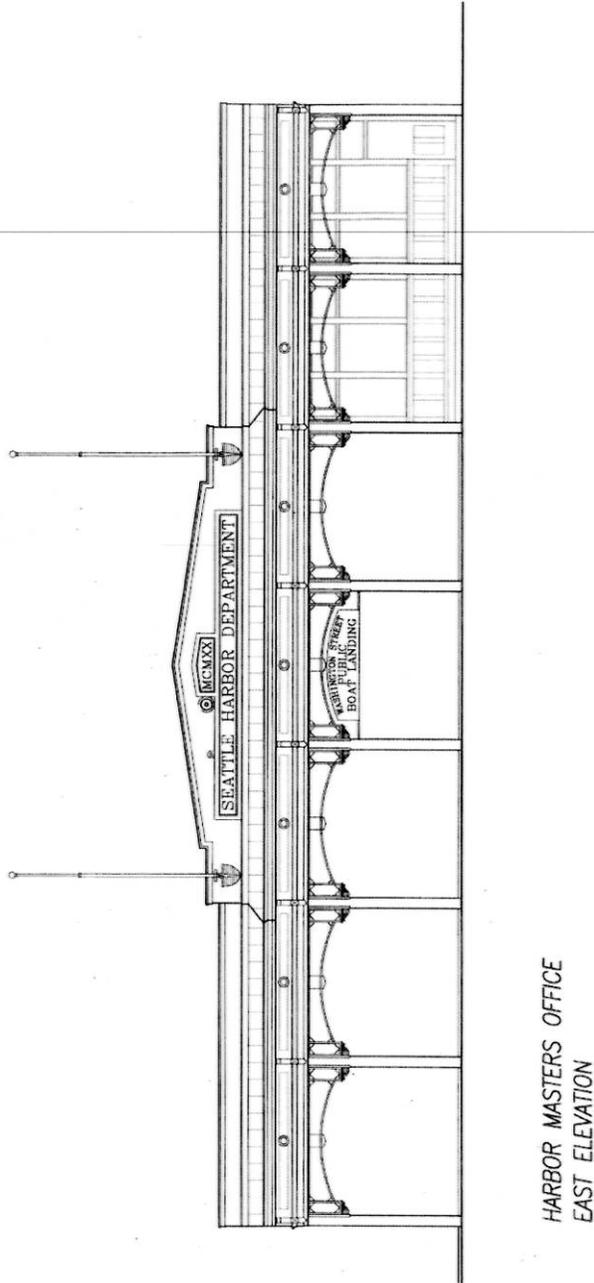


Figure B – East Elevation

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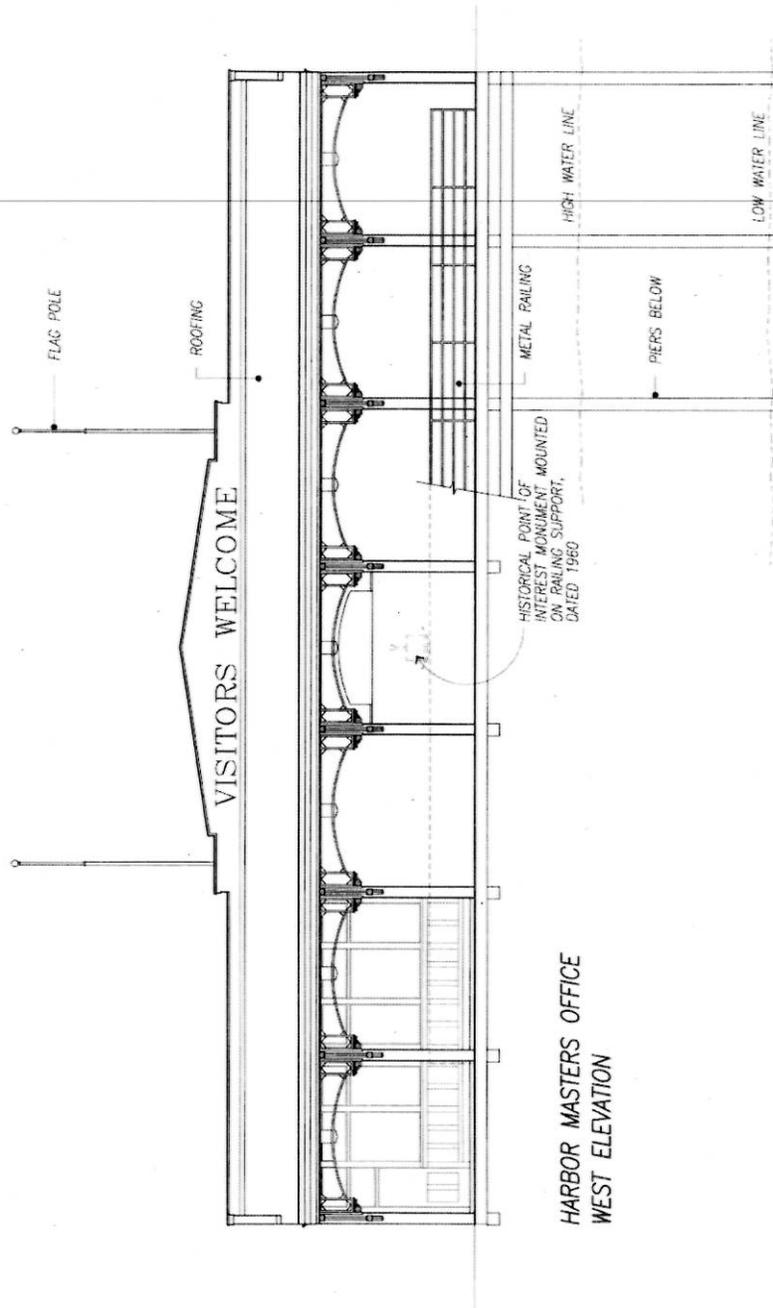


Figure C – West Elevation

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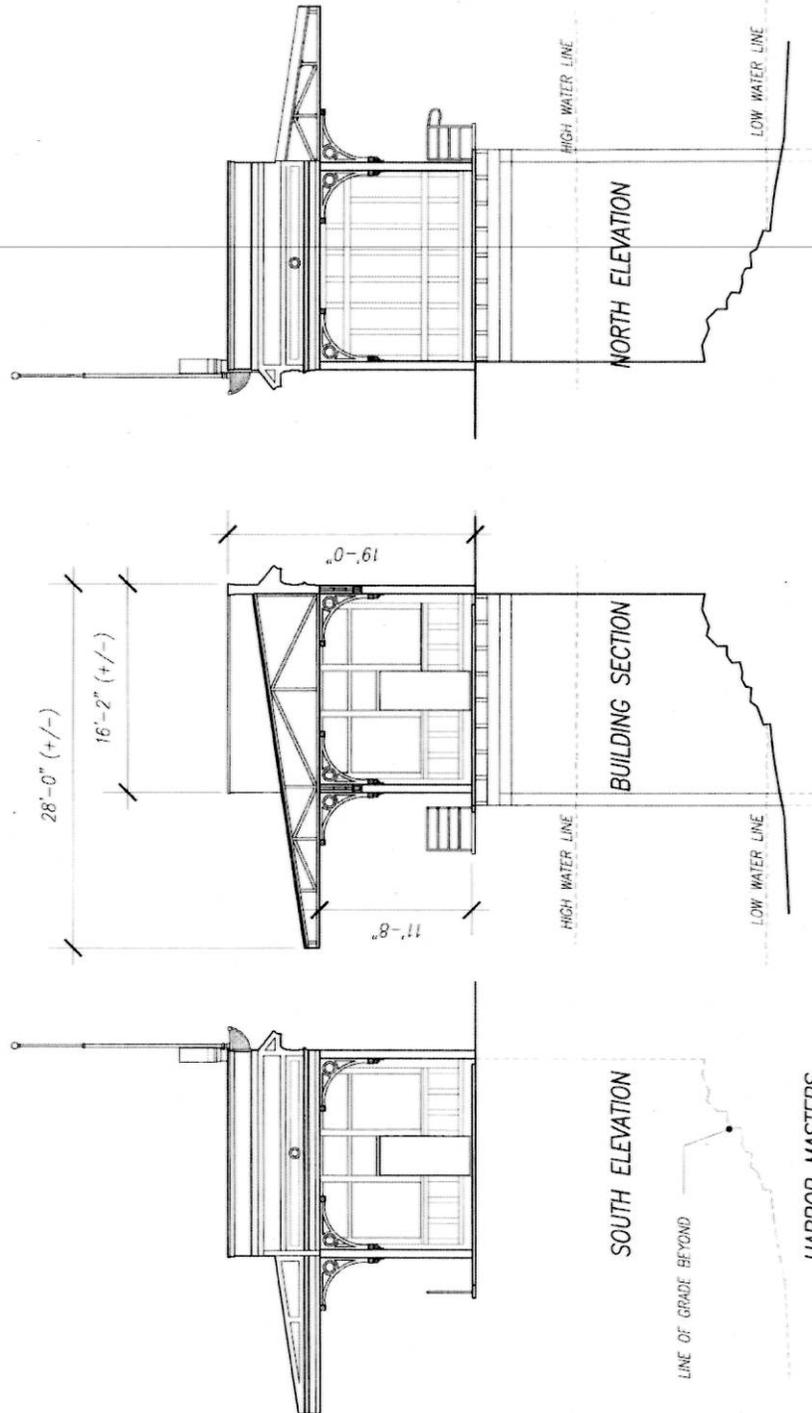
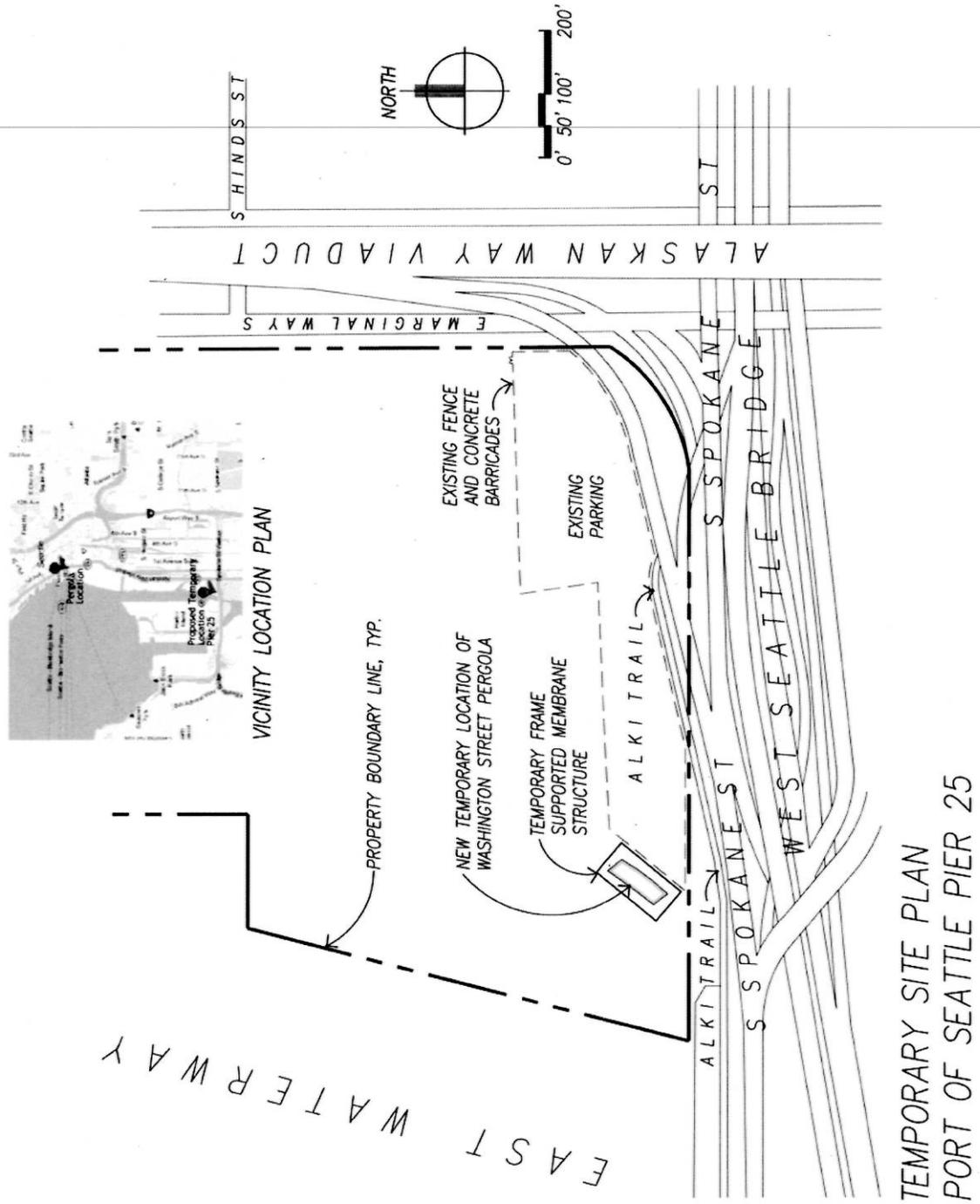


Figure D – North and South Elevations, and Building Section

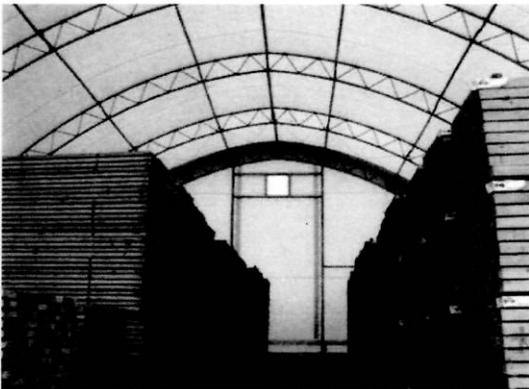
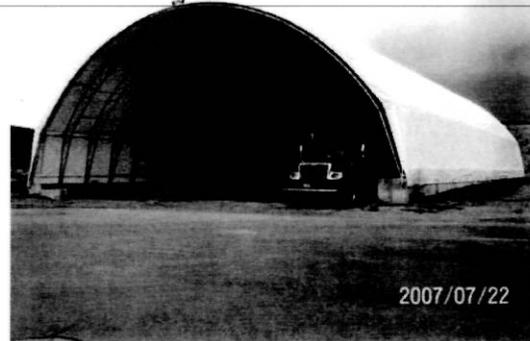
Temporary Location Site Plan



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ATTACHMENT C

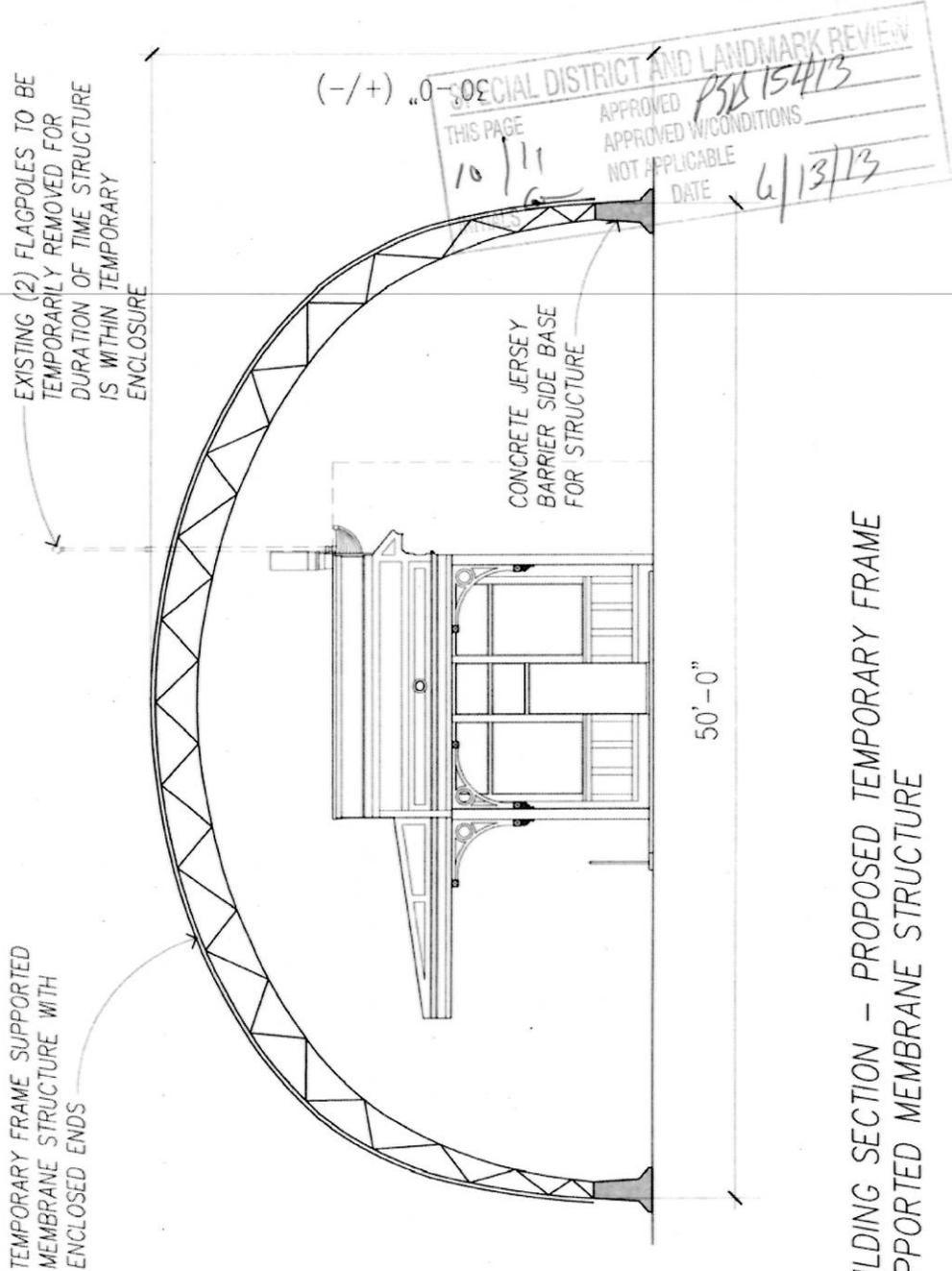
Storage Tent Conceptual Renderings and Catalog Cut



A selection of images of frame supported membrane structures similar to the structure proposed for the temporary storage of the pergola structure.

The proposed structure for the pergola will include closed ends.

The sketch on the next page shows a building section of the proposed structure.



BUILDING SECTION - PROPOSED TEMPORARY FRAME SUPPORTED MEMBRANE STRUCTURE