

Pioneer Square Preservation Board

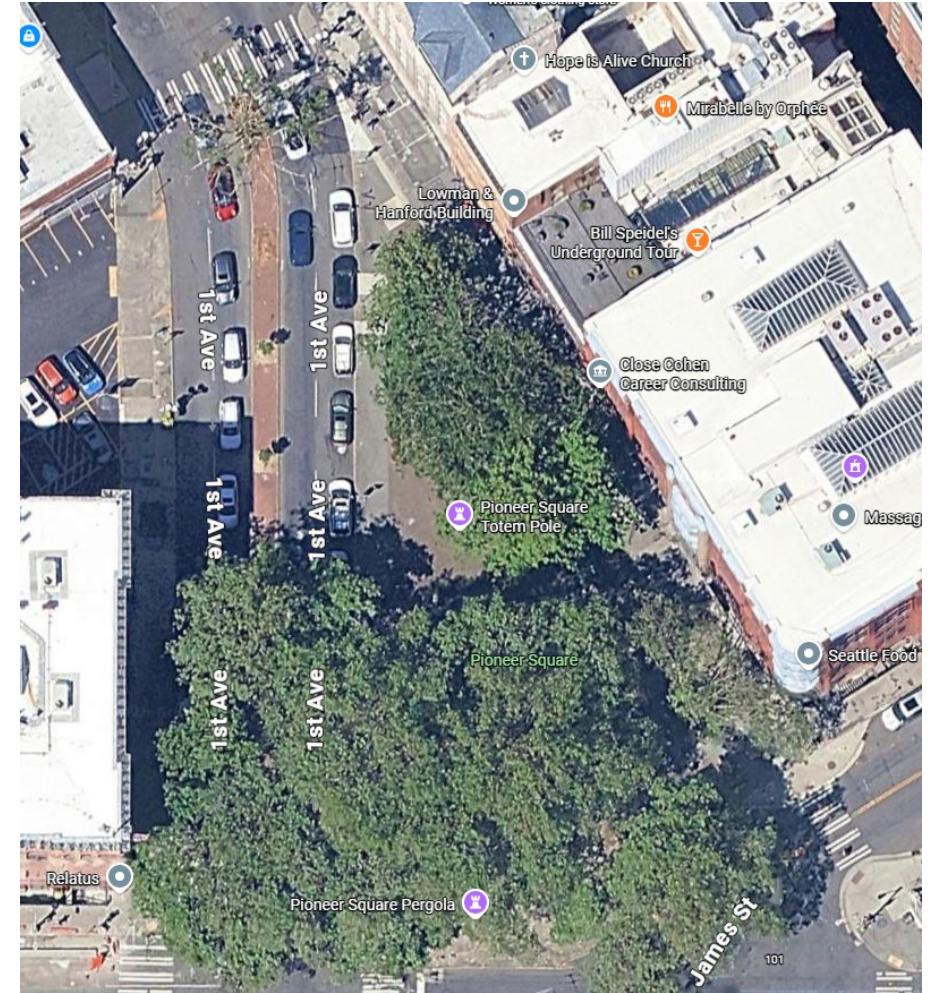
Areaway Repair: 616 1st Ave S

May 20, 2026

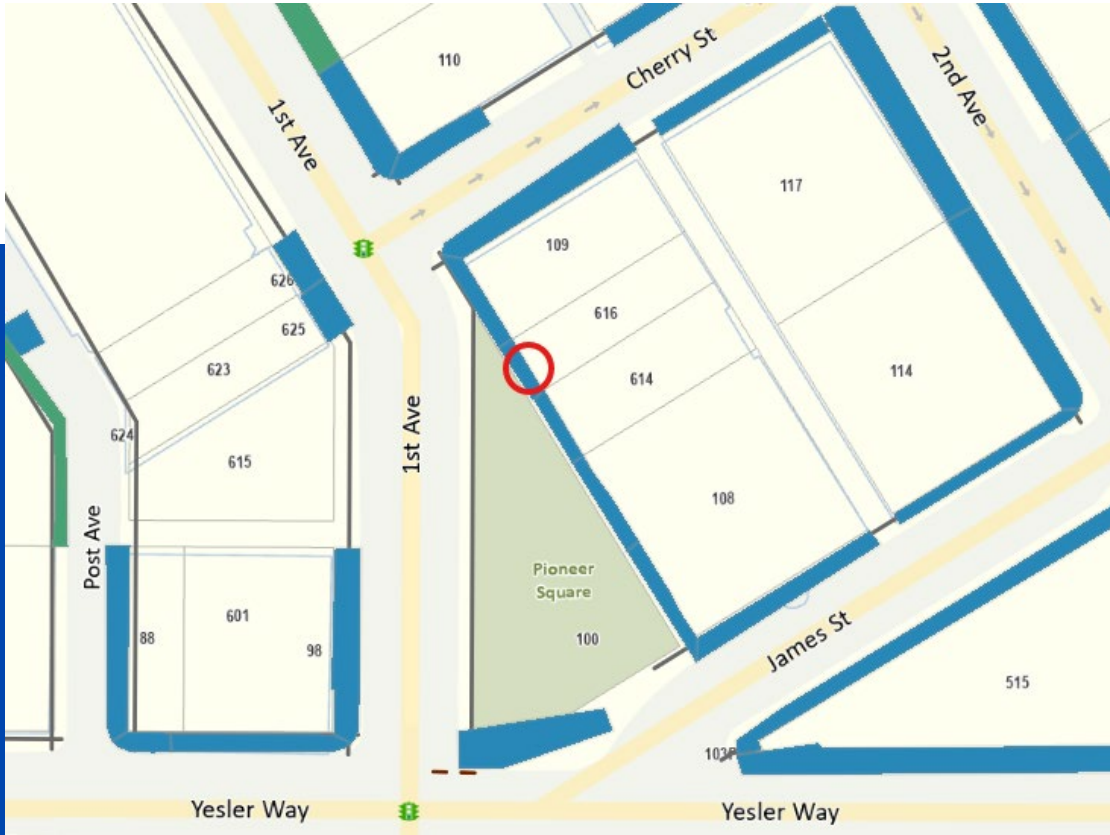


Presentation Agenda:

- Project Location
- Project Needs
- Pre and Post Condition of Areaway
 - Key features within areaway
- Repair
 - Minor repairs
 - Major repairs/replacement



Areaway Repair: 616 1st Ave S



Project Needs

- Why are we doing this project?
 - To repair damaged elements of existing areaway
- What happened?
 - Post car crash response
- How did it happen?
 - Driver unaware of areaway in area
- Identify severity of the issues
 - Repair to pre-incident condition
 - Replace if repair is not an option



General Condition of Space

- Condition
 - Intact no observed damage
 - Disturbed due to utility cuts
 - Post utility cut debris



Pre-accident Condition



Post-accident Condition



Pre-accident Condition



Post-accident Condition

Interior of Areaway Looking North



Pre-accident Condition



Post-accident Condition

Interior of Areaway Looking South

Masonry Arch Ceiling

- Condition
 - Intact
 - Loose brick and mortar



Pre-accident Condition



Post-accident Condition

Skylight Assembly



Pre-accident Condition

Post-accident state

Skylight Assembly

- North assembly
 - 4 of the 8 panels significant damage
 - Remaining panels have cracks at various locations
 - Frame broken or have cracks
- South assembly
 - Panels have cracks at various location
 - Cracks through frame elements



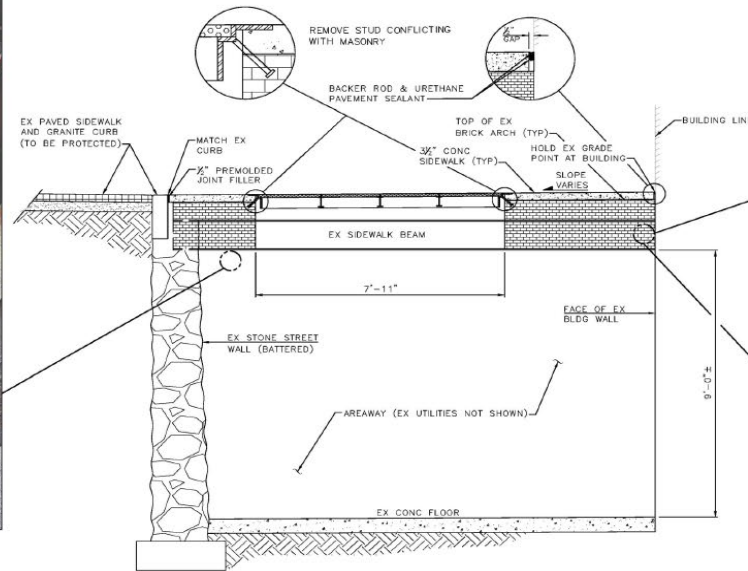
Minor Repairs

- Masonry Arch Ceiling
 - Re-secure dislodged bricks
 - Tuck point as needed

NO.	DATE	BY	DESCRIPTION



REPAIR #1



SECTION B-B 01
SCALE: 1"=20"

CONSTRUCTION NOTES:

1. REPAIRS #1, #2A, AND #2B ARE TO RESET THE LOOSE BRICKS TO ORIGINAL CONDITION AND FILL ALL THE EXISTING CRACKS AROUND THE REPAIR AREAS.
2. THE REPAIR MORTAR SHALL BE SIKAQUICK VOH OR APPROVED EQUAL. SIKAQUICK VOH SHALL BE INSTALLED AS RECOMMENDED BY THE MANUFACTURER.
3. IF ADDITIONAL BRICKS ARE NEEDED, THERE ARE A PILE OF BRICKS INSIDE THE BUILDING BASEMENT.



REPAIR #2A



REPAIR #2B

90% SUBMITTAL (NOT FOR CONSTRUCTION)

APPROVED FOR ADVERTISING EXH. PERFORMING AND CONTRACTING DIRECTOR SEATTLE, WASHINGTON	DESIGNED	INITIALS AND DATE	REVIEWED	INITIALS AND DATE
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	CHECKED		REVISED AS BUILT	



STRUCTURAL DETAILS
AREAWAY 190 SKYLIGHT
REPAIR (616 1ST AVE)

8	PS	TR00276
		TR00XXX
		STDT02
		03 OF 05

Minor Repairs

- Concrete floor slab
 - Cut neat line of existing slab and restore
 - Leave cut out of utilities and back fill with gravel

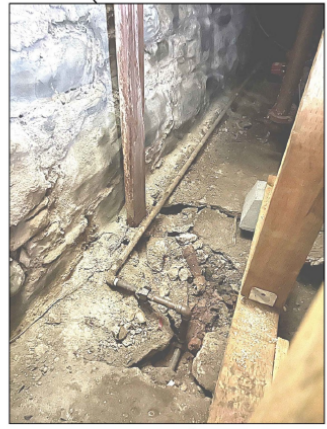
CONSTRUCTION NOTES:

- REPAIR #3 IS TO RESTORE THE DAMAGED CONCRETE FLOOR SLAB WITH A NEW CONCRETE FOOTING.
- RECONSTRUCT THE TEMPORARY TIMBER SUPPORTS SO THAT IT IS NOT IN CONFLICT WITH THE WORKING AREAS.
- CARE SHOULD BE TAKEN WHEN REMOVING THE EX DAMAGED CONCRETE FLOOR SLAB AROUND THE STONE WALL, PARTITION BRICK WALL AND STREAM PIPE. RECOMMENDED TO USE HAND TOOLS ONLY.
- ALL VOIDS SHALL BE FILLED WITH CDF BEFORE POURING THE NEW CONCRETE FOOTING.

90% SUBMITTAL (NOT FOR CONSTRUCTION)

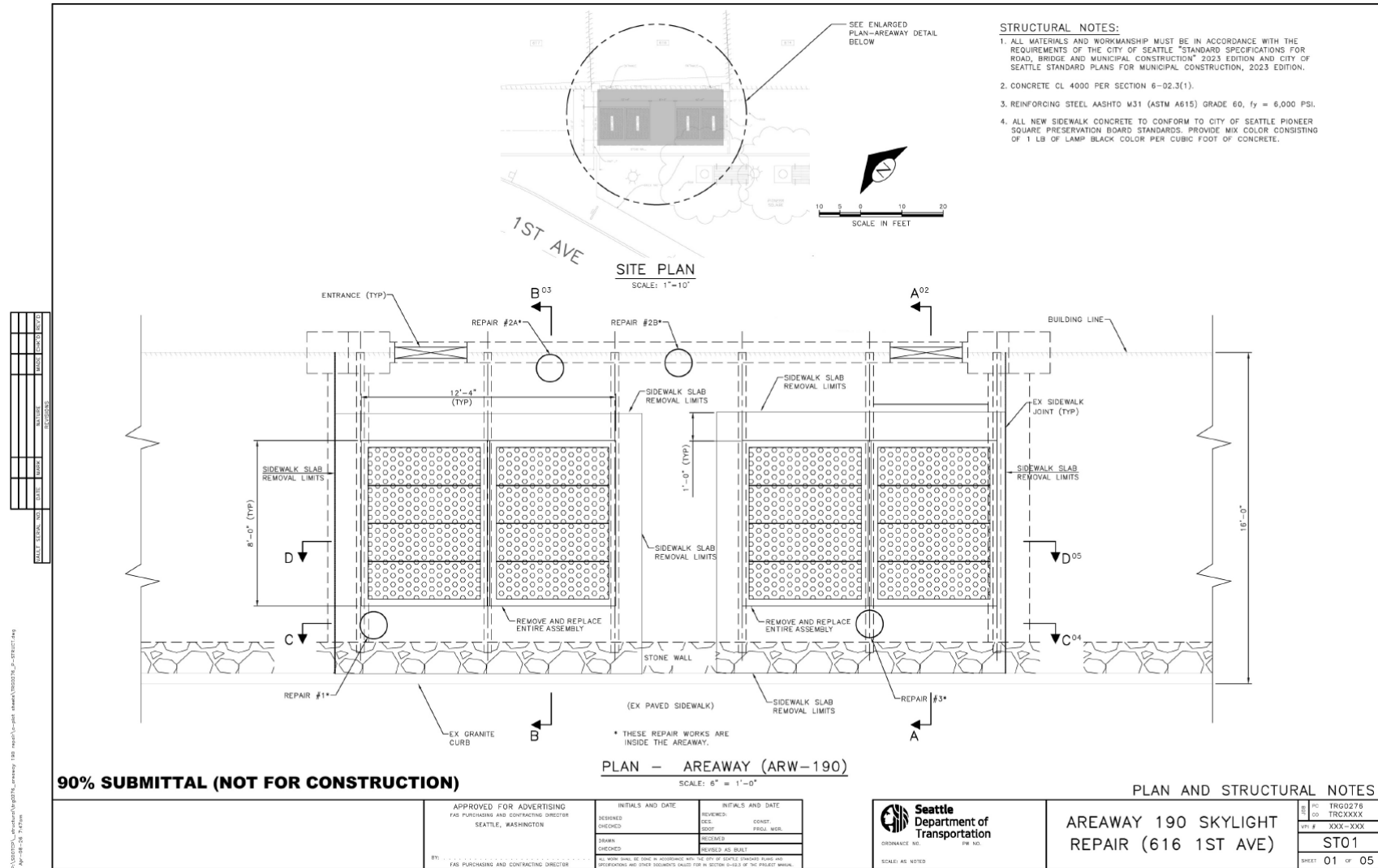
APPROVED FOR ADVERTISING FAB ENGINEERING AND CONTRACTING DIRECTOR SEATTLE, WASHINGTON	INITIALS AND DATE DESIGNED: [] CHECKED: [] DRAWN: [] ENGINEER: []	INITIALS AND DATE REVIEWED: [] DESIGNED: [] CHECKED: [] DRAWN: [] ENGINEER: []	INITIALS AND DATE REVIEWED: [] DESIGNED: [] CHECKED: [] DRAWN: [] ENGINEER: []
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Seattle Department of Transportation
AREAWAY 190 SKYLIGHT REPAIR (616 1ST AVE)
STDT03
SHEET 04 OF 05

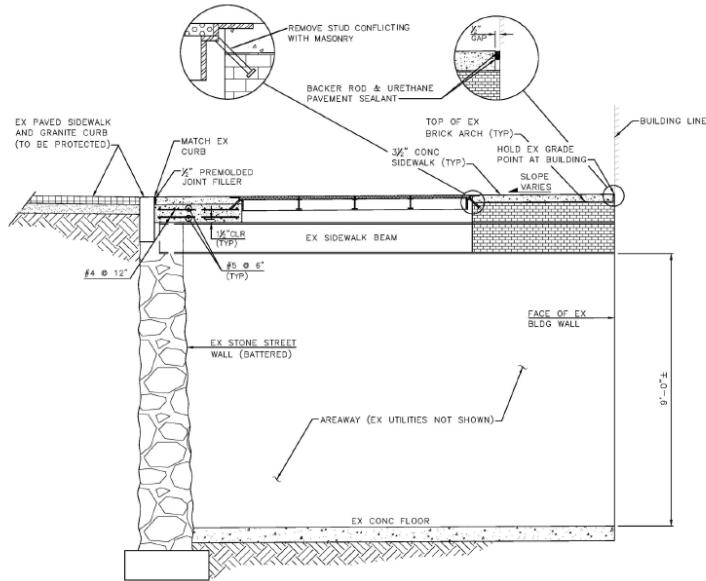


Major Repairs

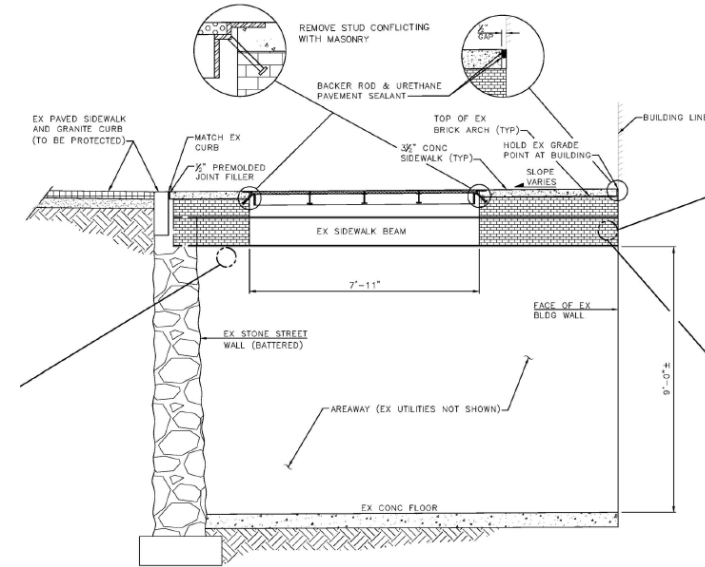
- Fabricate new skylight assembly
- Reconstruct concrete ledge supporting frame
- Remove and replace portion of sidewalk between joint lines of



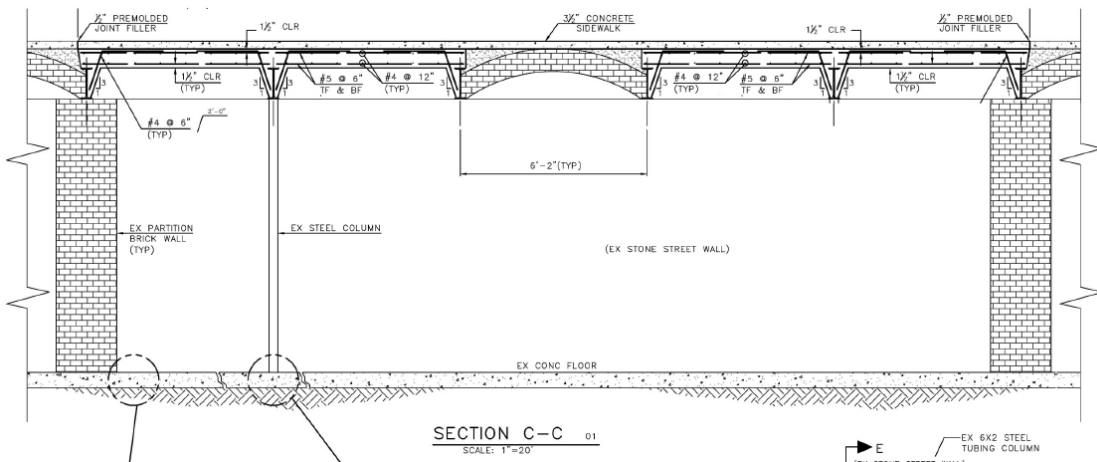
Major Repairs



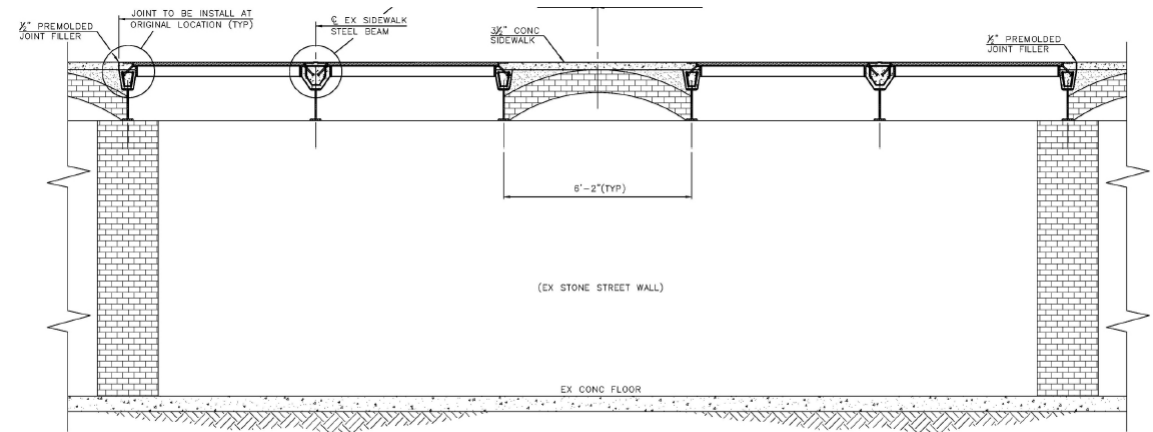
SECTION A-A 01
SCALE: 1"=20'



SECTION B-B 01
SCALE: 1"=20'

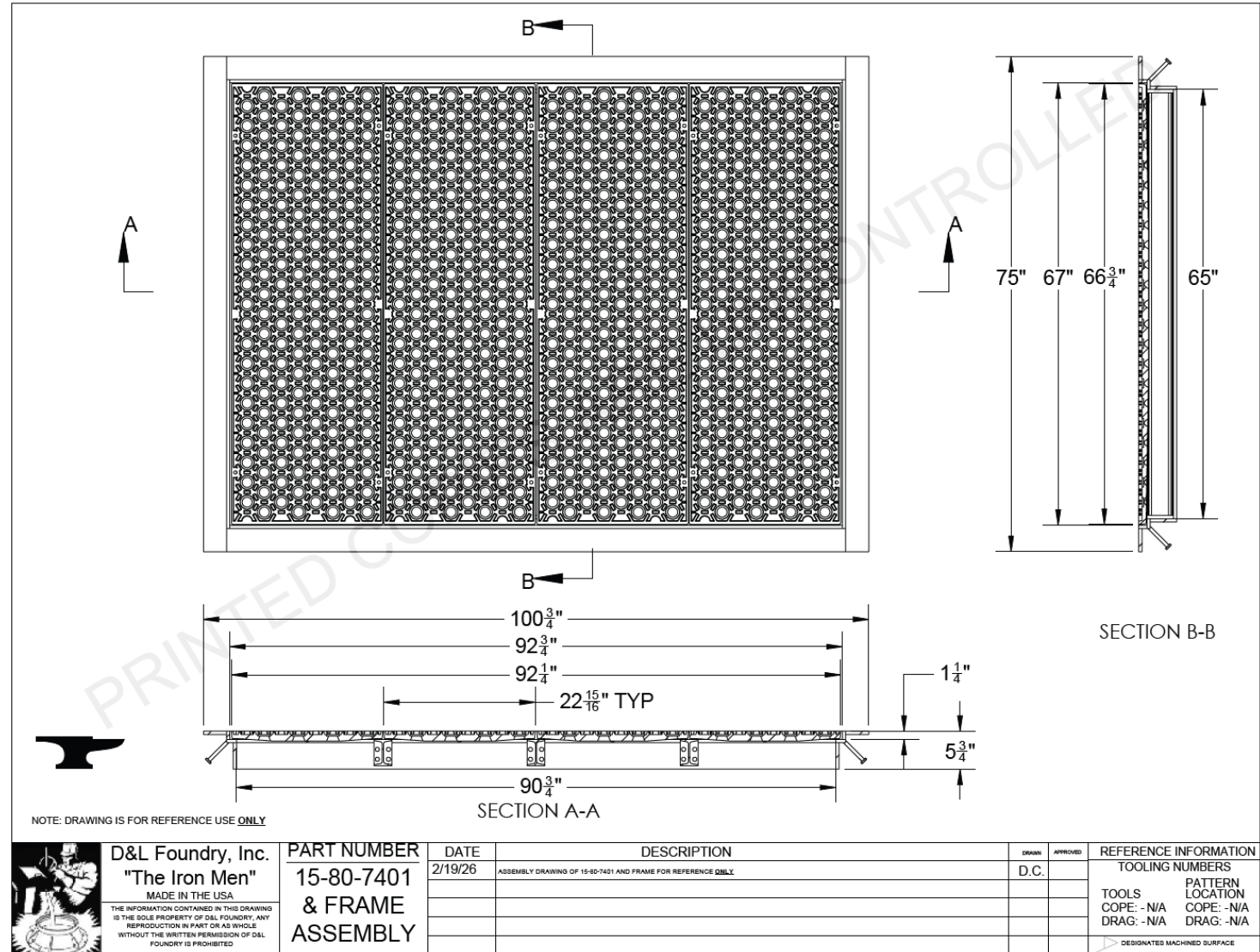


SECTION C-C 01
SCALE: 1"=20'

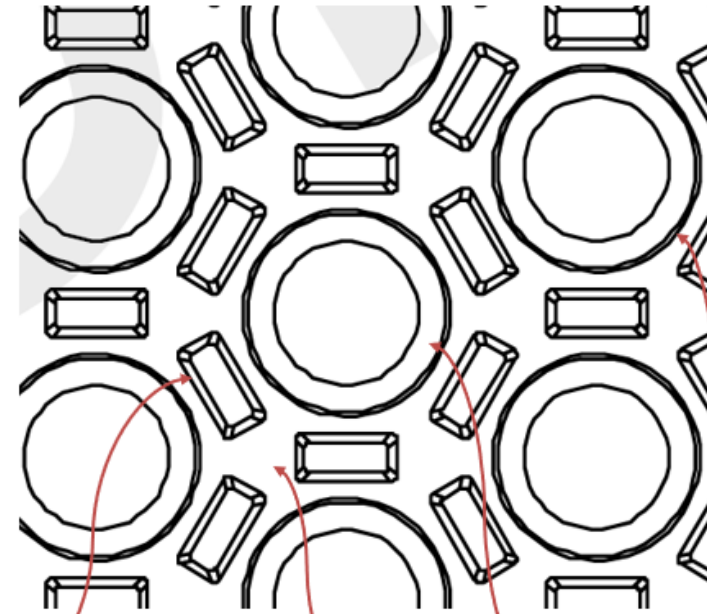


SECTION D-D 01
SCALE: 1"=20'

Sky light Assembly



Sky light Assembly

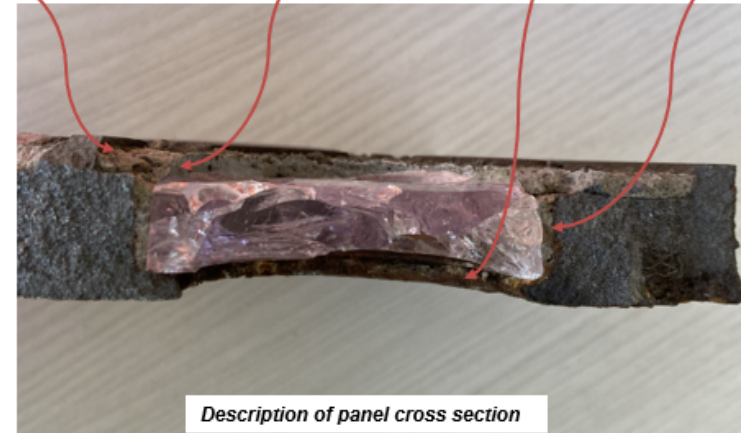


Concrete infill to be level to bottom of beveled edges

Space for concrete infill

Bottom ledge for supporting glass puck

Double line represents slight taper in the space for the glass pucks



Description of panel cross section

Sky light Assembly

- Need to satisfy current design requirements
- Mitigate hazards
- Dimensional changes:
 - The depth of the cast-iron panels increased: 7/8" to 1.25"
 - The depth of the frames increased: 4.5" to 5.75"
- Material changes:
 - Frame: change from cast-iron to stainless steel (long term durability concrete to cast iron contact cause rusting that will lift the frame up, create trip hazard)
 - Concrete infill material: switch from concrete sand mix, to an epoxy based cementitious material with sand mix (long term durability, will not change appearance)
- Appearance:
 - Stainless steel frame
 - Dull luster to create a matte finish
 - Chemical coloration or electro-chemical coloring can be utilized to
 - Epoxy Based cementitious infill material
 - Color of material
 - Glass pucks
 - Color of material: clear vs lavender
 - Surface appearance: clear or matte finish



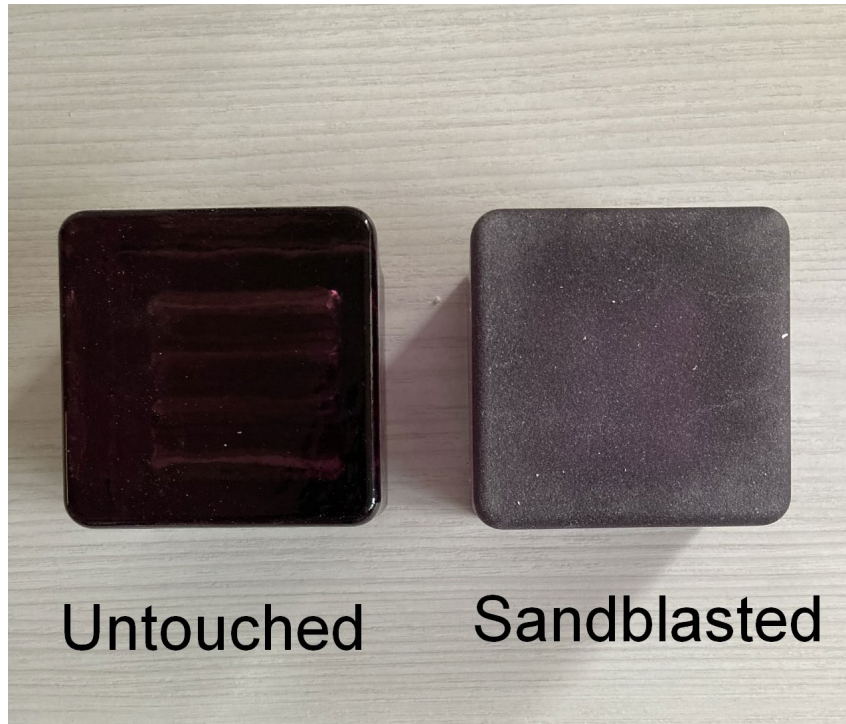
Sky light Assembly

- Appearance:
 - Stainless steel frame
 - Epoxy Based cementitious infill material

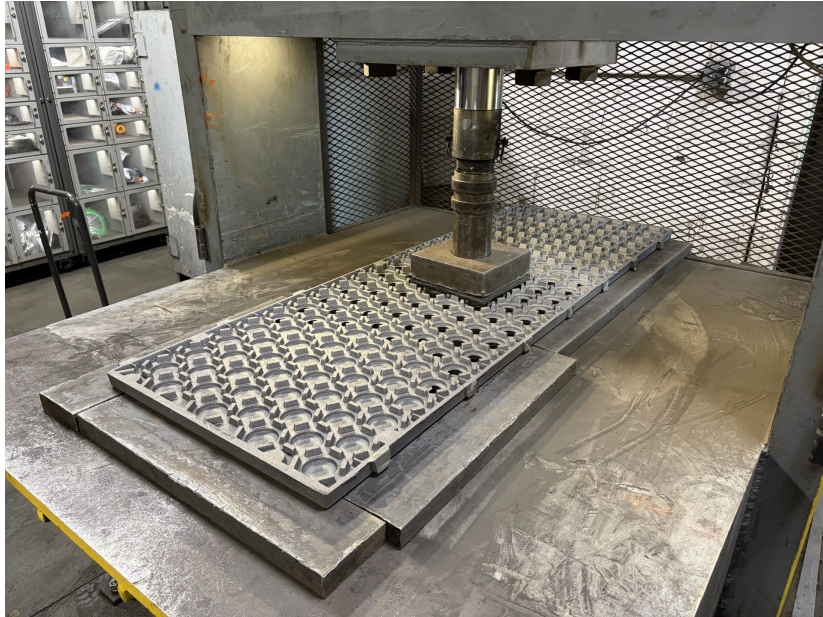


Sky light Assembly

- Appearance:
 - Glass prism



Sky light Assembly



Questions?