Morrison Hotel

SxS
Side x Side Architects
510 Maynard Ave S
Seattle, WA 98104

SMR ARCHITECTS

DESC

1908 - original construction for Arctic Club & Seward Hotel

1973 - 1979 – Seattle Housing Authority alterations:

- create offices on level 2
- added floor-to-wall ties with rosettes
- converted level 2 to a shelter

1984 – renovations of level 3-7 apartments

2002 – DESC renovation of 3-7 apartments, major seismic upgrade, and addition of major fire and life safety features.

Morrison Hotel

D.E.S.C. - Vision

- DESC helps people with the complex needs of homelessness, substance use disorders, and serious mental illness achieve their highest potential for health and well-being through comprehensive services, treatment, and housing.
- The infrastructure DESC is building is the infrastructure the community should have built decades ago.
- Over the last century, the Morrison Hotel's role evolved from hotel to SRO housing, and, today, permanent supportive housing.
- This project reflects DESC's willingness to build and maintain these services for the traditionally unserved and do it for the for the long-term.

Morrison Hotel

Rehabilitation — Overview

- Built in 1908, The Morrison has not undergone a major renovation since 2002.
- Project will make critical building upgrades, improve residents' quality of life, and increase energy efficiency.
  - Maintain an important historic resource.
  - Renovations to residential floors incl. replacement of unit finishes and adding wall insulation.
  - Upgrades to mechanical and plumbing systems.
  - Gas-fired mechanical systems will be replaced with electric systems.
  - Window replacement.
  - Additional seismic improvements to remove the building from City's Unreinforced Masonry list.
  - Minimize resident displacement by employing a 20-month 15-phase construction schedule.

Morrison Hotel

Exterior Scope Overview

Rooftop Mechanical

Existing ventilation risers will be connected to new ducts run exposed on the roof to three new ERVs. , New domestic hot water heat pumps will also be installed on the roof.

Replacement of Sheet Metal

- Replace deteriorated sheet metal cap at upper water table

Masonry/Stucco Restoration

- Selective cleaning & repointing per spec. to preserve distinctive features

Window Replacement

- Replace deteriorated wood windows at levels 3-7 at all elevations.

Morrison Hotel

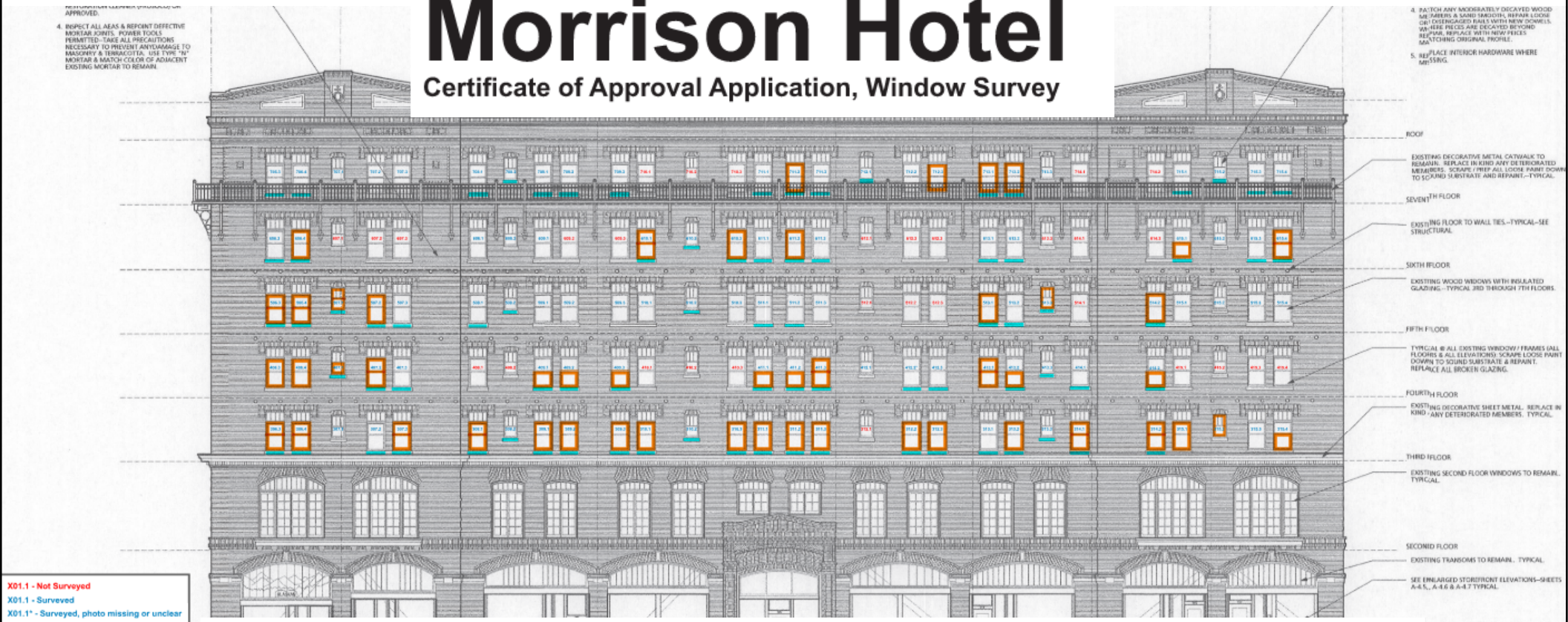
Window Scope

1 BE0.10 EAST ELEVATION

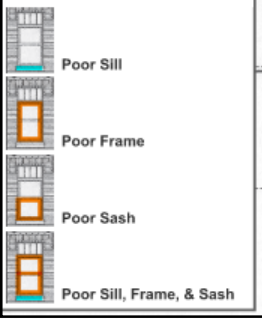
NOT TO SCALE

Morrison Hotel

Certificate of Approval Application, Window Survey



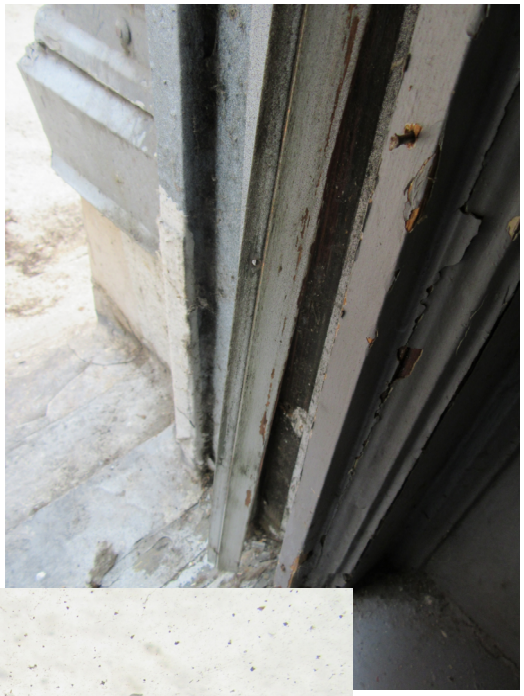
X01.1 - Not Surveyed
X01.1 - Surveyed
X01.1* - Surveyed, photo missing or unclear

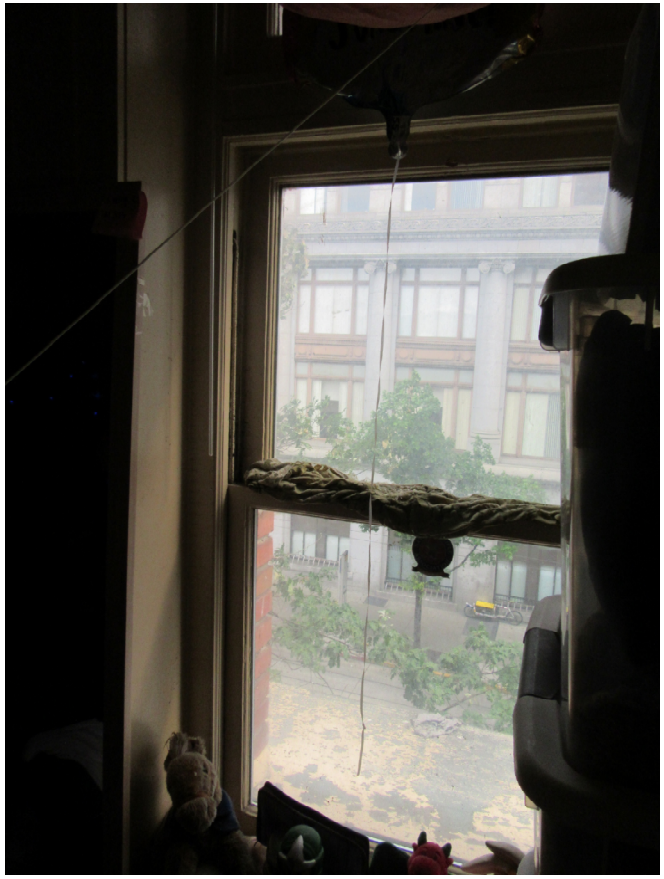


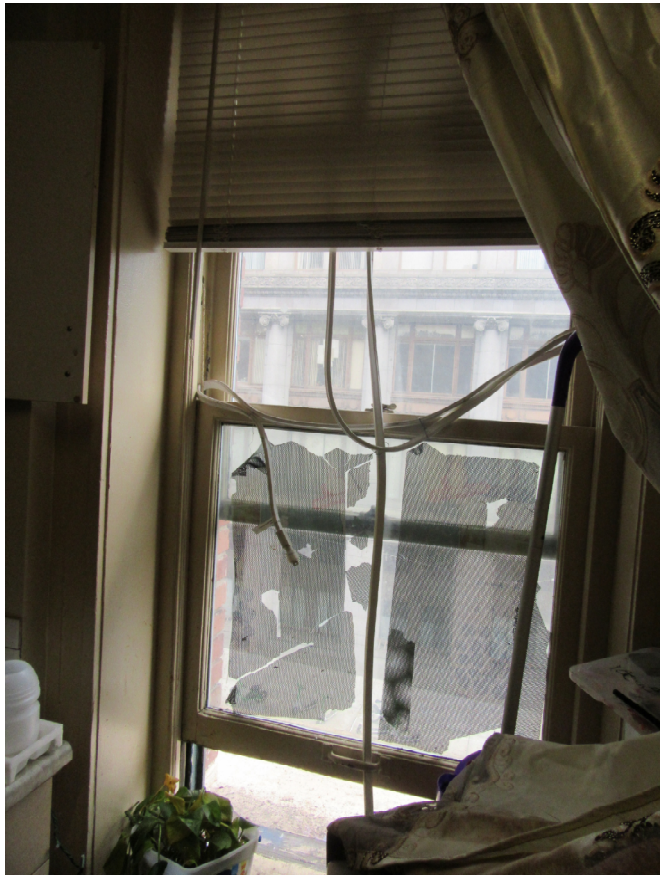
Summary:

The survey team attempt to look at every window on levels 3 through 7. However, The Morrison Hotel presents several obstacles to completing a full window survey. Some residents find it challenging to trust people inside their units and the survey team was denied entry to many units. Also, because of some residents' possessions and the difficulty in relocating them, some windows were not accessible.

Good:	6	**Total surveyed:**	372	171 on primary elevation windows (3rd Ave and Jefferson)
Fair:	108	**# of windows:**	490	215 on primary elevation windows (3rd Ave and Jefferson)
Poor:	258	**% Surveyed:**	76%	80 % on primary elevation windows (3rd Ave and Jefferson)







MORRISON HOTEL REHABILITATION

PSPB MEETING
TECHNICAL DETAILS
11/04/26

Pella® Reserve™

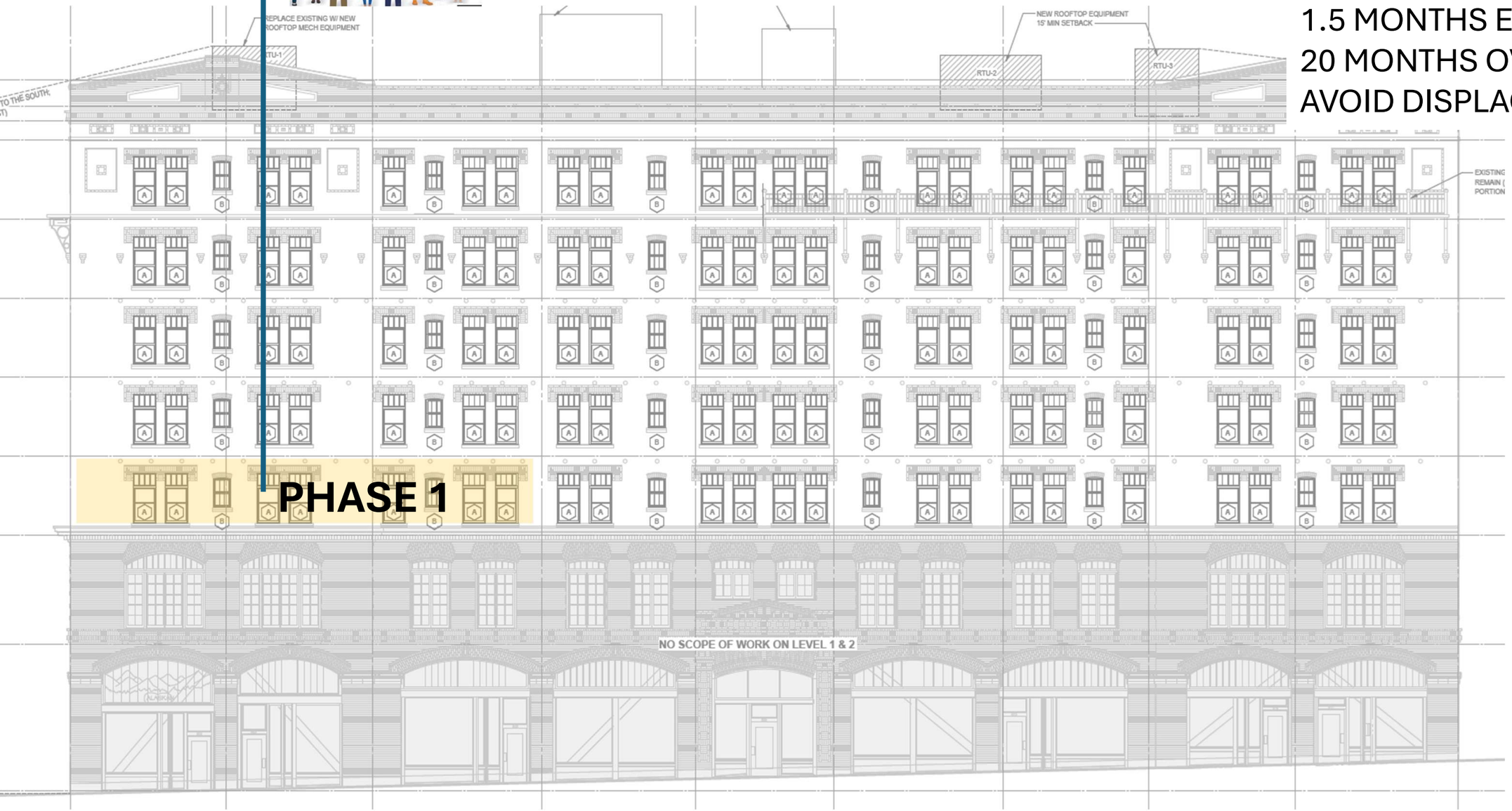
Traditional Wood & Clad/Wood

Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior

Double-Hung Exterior

15 PEOPLE MOVE OUT



PHASING

15 SHORT DURATION PHASES,
1.5 MONTHS EACH,
20 MONTHS OVERALL, TO
AVOID DISPLACEMENT

15 PEOPLE
MOVE BACK IN

15 PEOPLE
MOVE OUT

15 PEOPLE
MOVE BACK IN

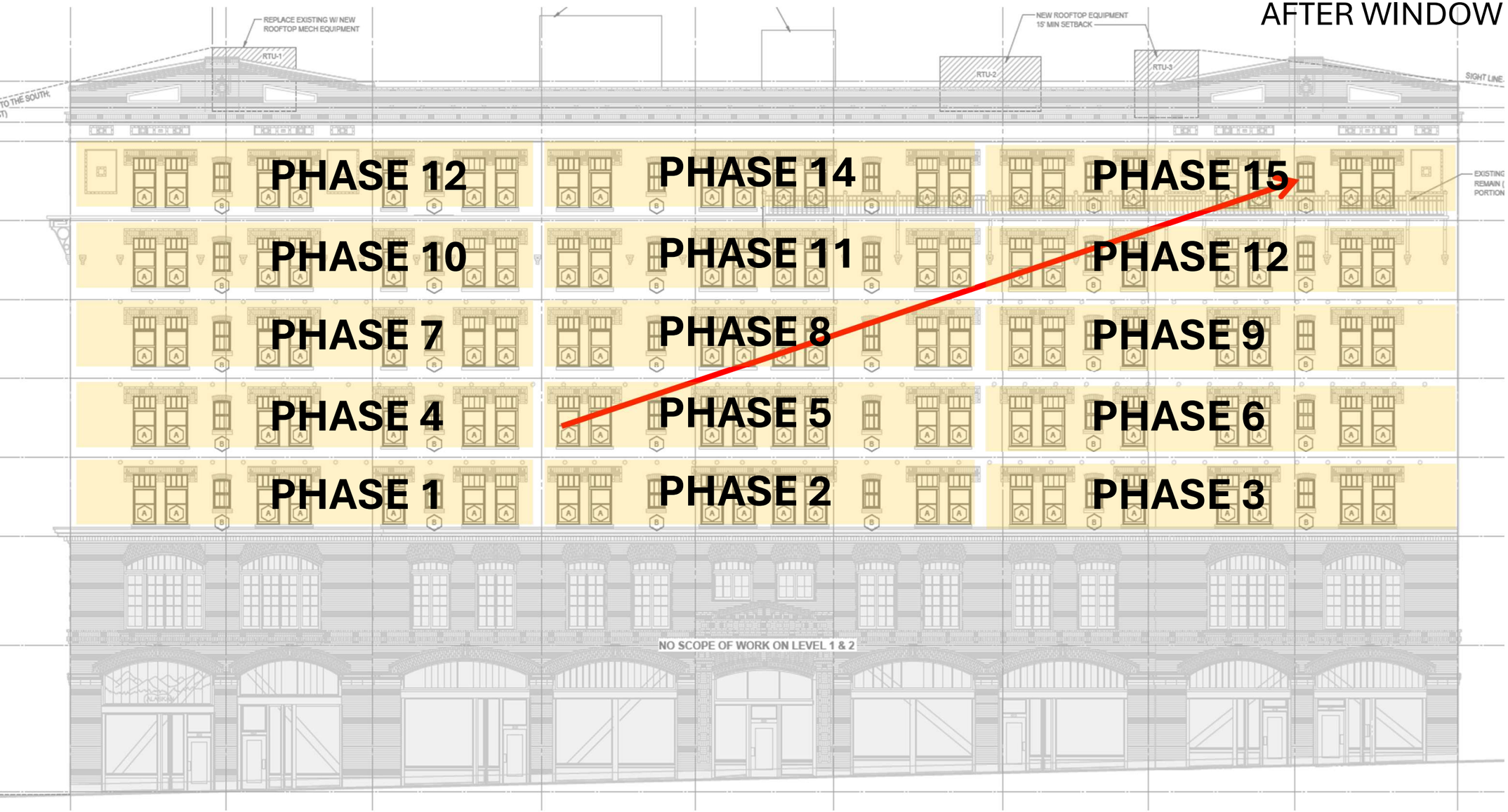
15 PEOPLE
MOVE OUT

15 PEOPLE
MOVE OUT

15 PEOPLE
MOVE BACK IN

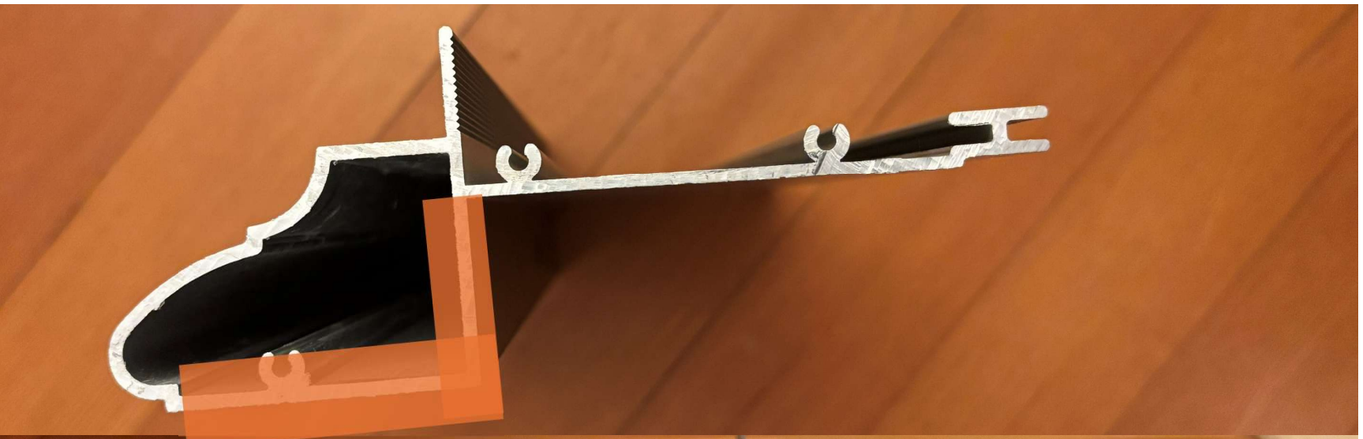
INSTALL FROM INSIDE IN- NO SCAFFOLDING/SWING STAGE- AVOID EXTERIOR WINDOW SEAL AFTER WINDOW IS SET IN PLACE

MULTIPLE SHORT DURATIONS FOR INSTALLATION



SUBFRAME INSTALLATION SYSTEM

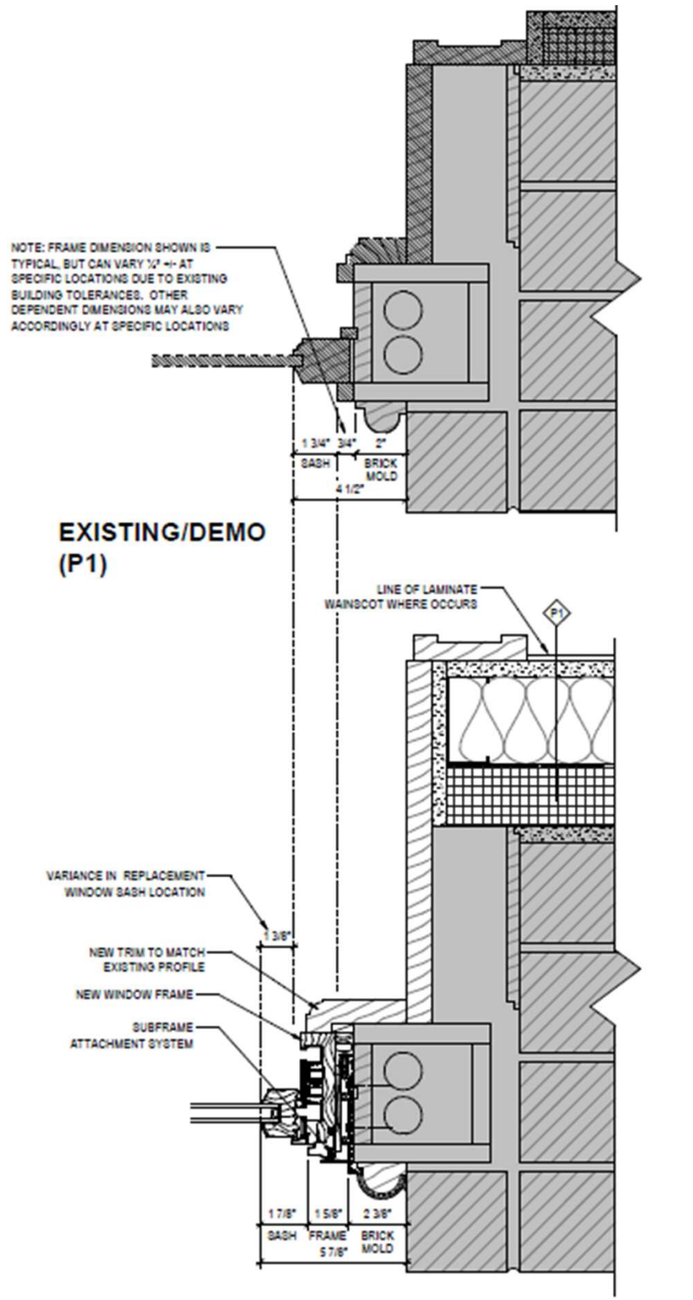
Allows for inside installation
Allows for rapid multiple phases
Safer installation- window seal to exterior is a pressure bulb vs leaning out the window to seal, or multiple phased swingstages.



PRIMARY AND SECONDARY FACADES

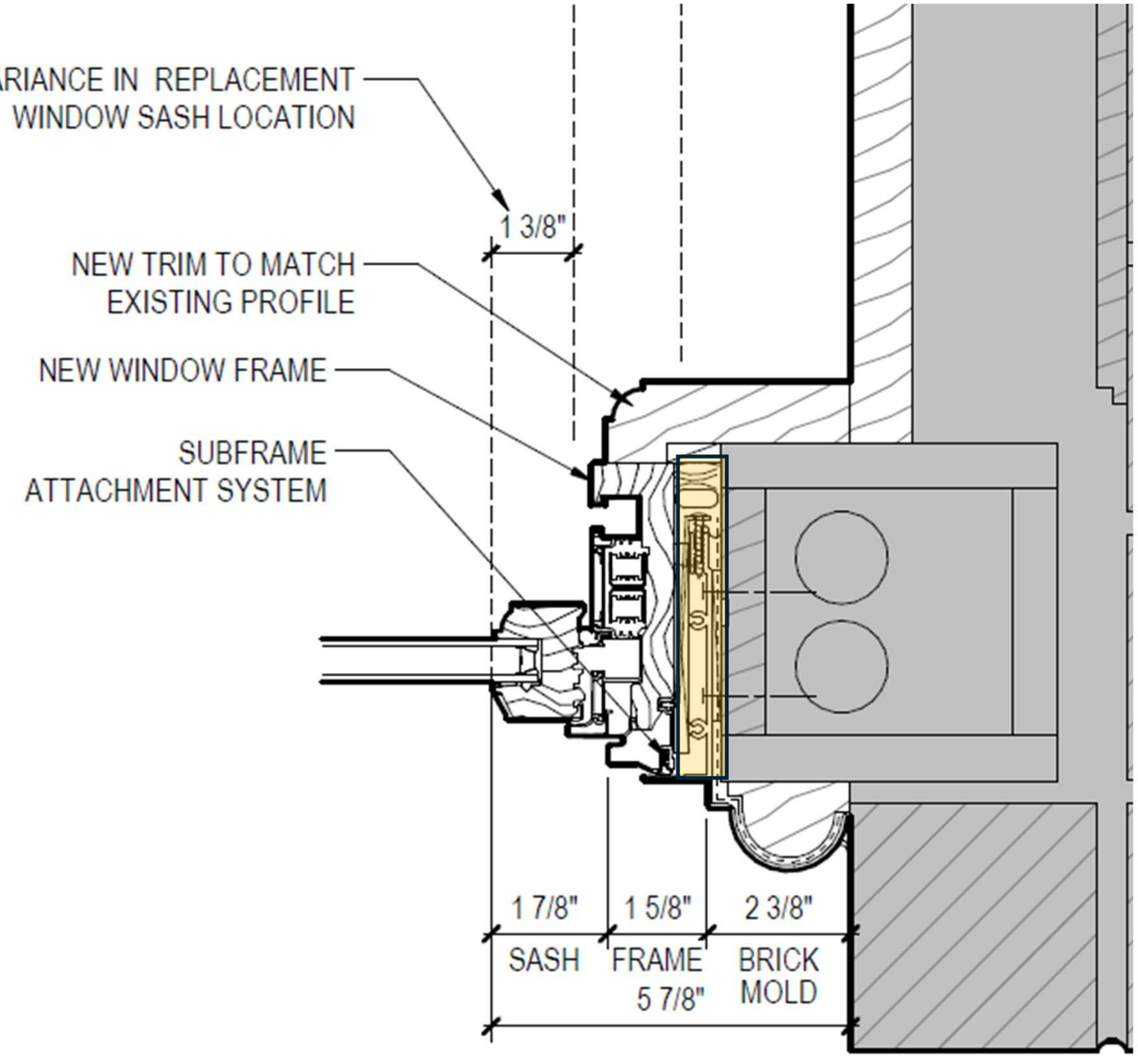
PRIMARY FACADES

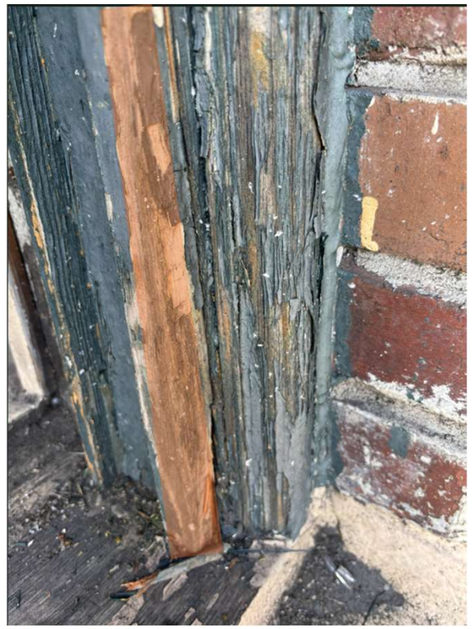
EXISTING AND REPLACEMENT WINDOWS



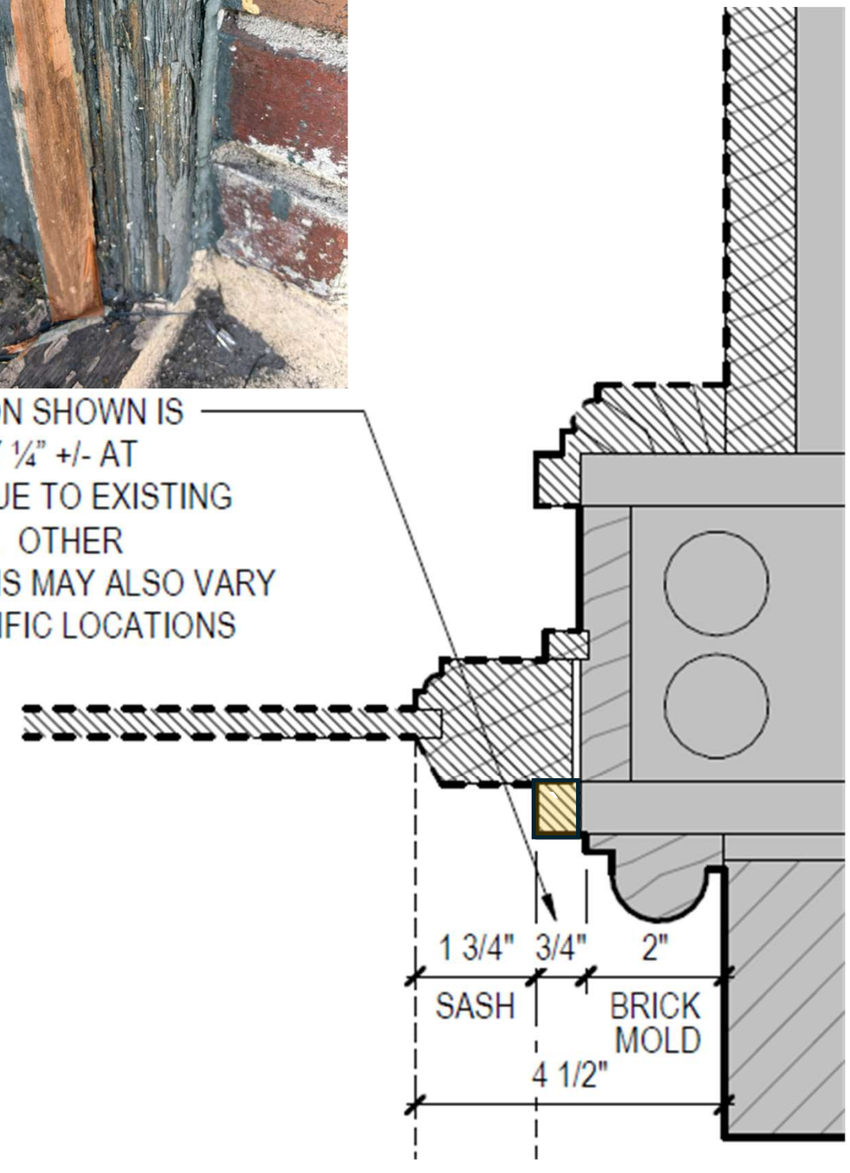
4 PROPOSED TYPICAL WINDOW JAMB (LVL 6)

SCALE: 3" = 1'-0"





NOTE: FRAME DIMENSION SHOWN IS TYPICAL, BUT CAN VARY ¼" +/- AT SPECIFIC LOCATIONS DUE TO EXISTING BUILDING TOLERANCES. OTHER DEPENDENT DIMENSIONS MAY ALSO VARY ACCORDINGLY AT SPECIFIC LOCATIONS



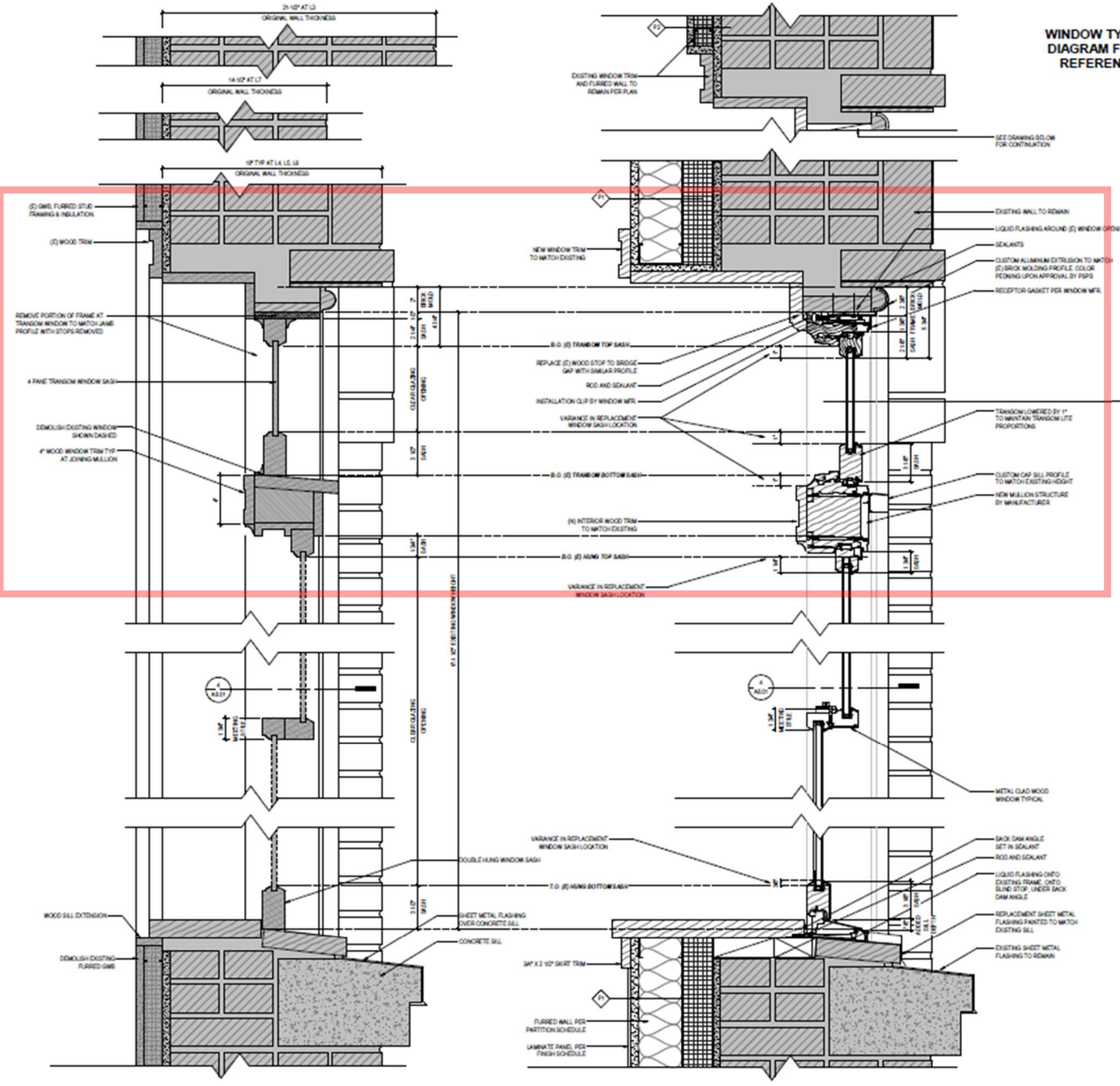
REMOVE PORTION OF FRAME BACK TO WEIGHT POCKET

EXISTING BRICK MOLD TO REMAIN (TO BE COVERED BY NEW EXTRUSION

SASH POCKET

REMOVE MIDDLE STOP

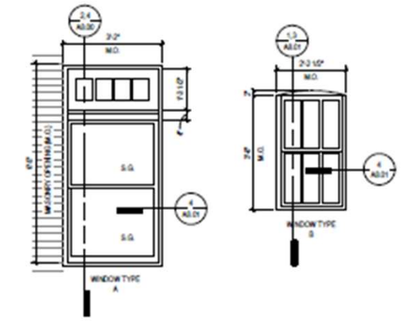
TRANSOMS

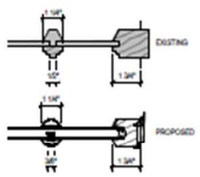


4 **EXISTING WINDOW A HEAD AND SILL**
SCALE: 3" = 1'-0"

2 **PROPOSED WINDOW A HEAD AND SILL (WINDOW B SIM.)**
SCALE: 3" = 1'-0"

WINDOW TYPE DIAGRAM FOR REFERENCE



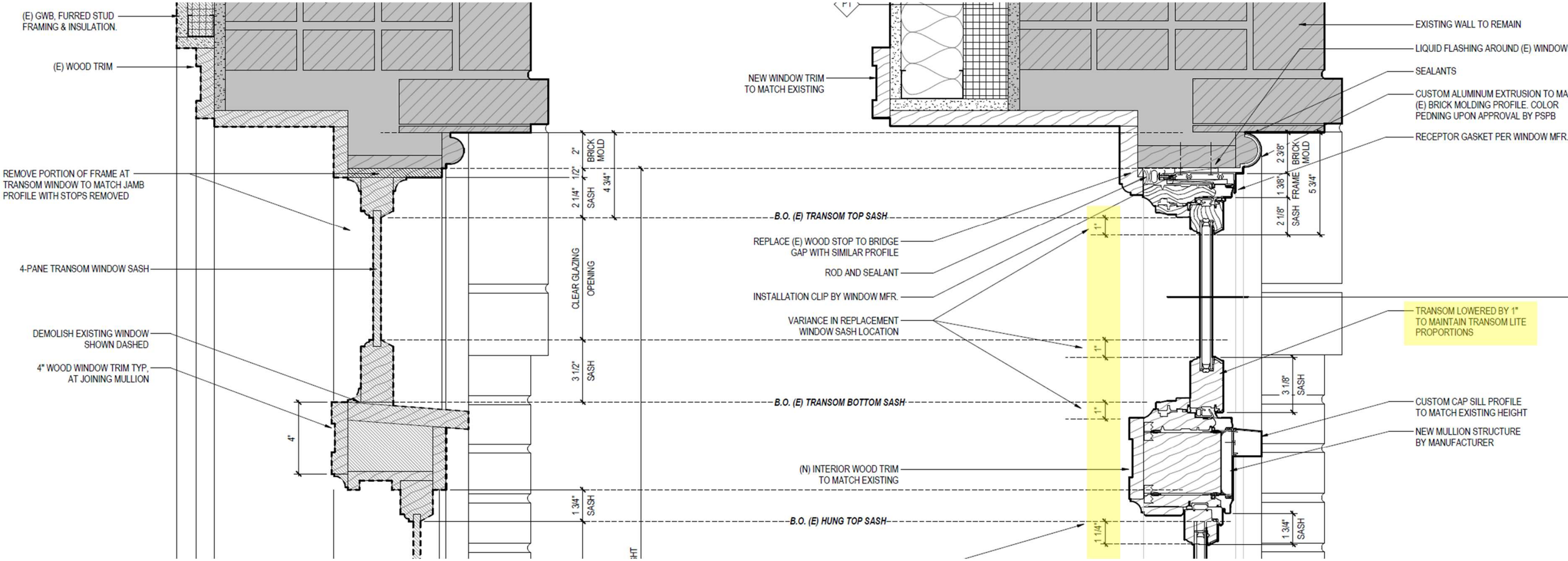


SIMULATED DIVIDED LITE

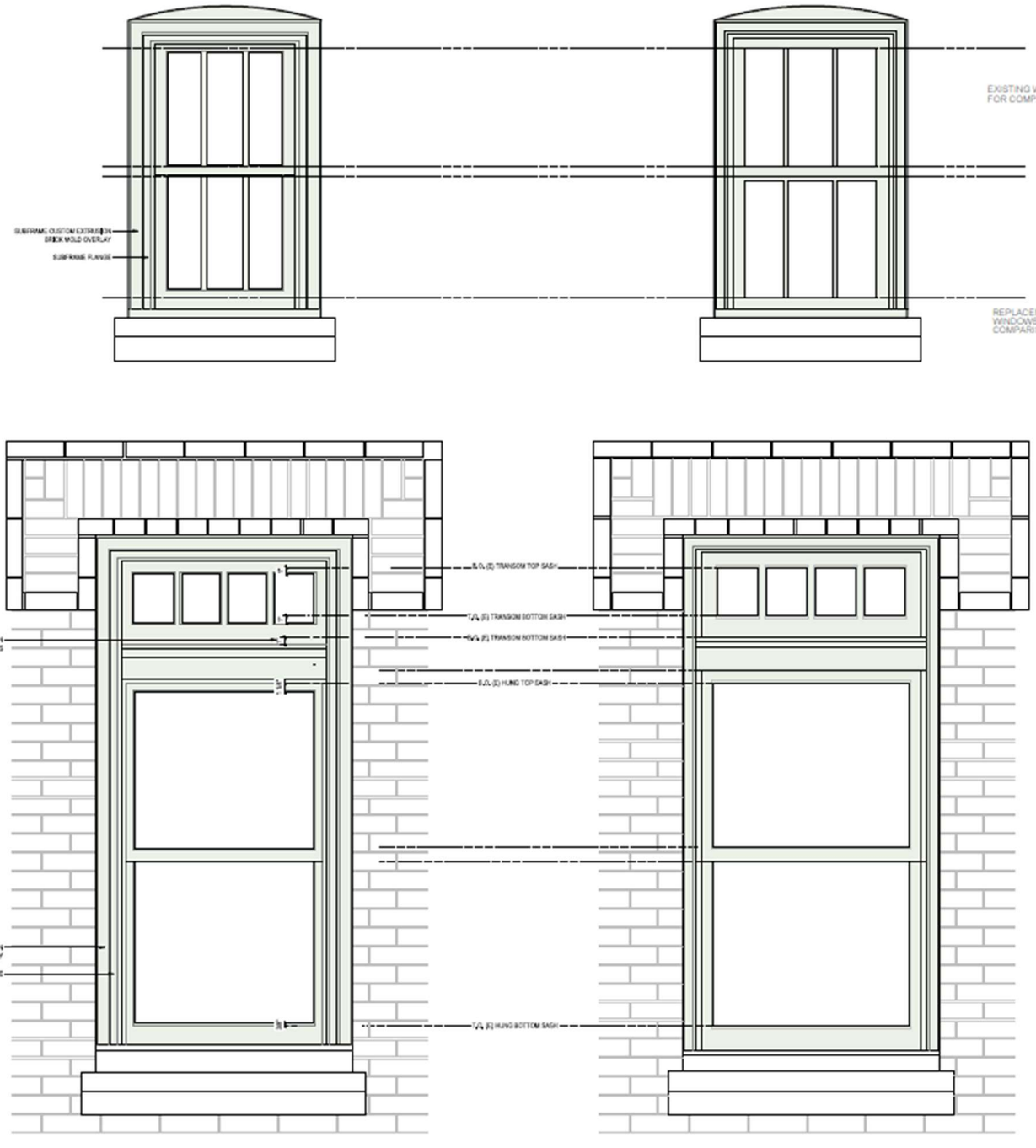
EXISTING / DEMO LEGEND

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE DEMOLISHED


(E) GWB, FURRED STUD FRAMING & INSULATION.
(E) WOOD TRIM
REMOVE PORTION OF FRAME AT TRANSOM WINDOW TO MATCH JAMB PROFILE WITH STOPS REMOVED
4-PANE TRANSOM WINDOW SASH
DEMOLISH EXISTING WINDOW SHOWN DASHED
4" WOOD WINDOW TRIM TYP. AT JOINING MULLION
4"
2"
BRICK MOLD
1/2"
2 1/4"
SASH
4 3/4"
CLEAR GLAZING OPENING
3 1/2"
SASH
1 3/4"
SASH
HT
B.O. (E) TRANSOM TOP SASH
B.O. (E) TRANSOM BOTTOM SASH
B.O. (E) HUNG TOP SASH
NEW WINDOW TRIM TO MATCH EXISTING
REPLACE (E) WOOD STOP TO BRIDGE GAP WITH SIMILAR PROFILE
ROD AND SEALANT
INSTALLATION CLIP BY WINDOW MFR.
VARIANCE IN REPLACEMENT WINDOW SASH LOCATION
(N) INTERIOR WOOD TRIM TO MATCH EXISTING
EXISTING WALL TO REMAIN
LIQUID FLASHING AROUND (E) WINDOW
SEALANTS
CUSTOM ALUMINUM EXTRUSION TO MA
(E) BRICK MOLDING PROFILE. COLOR
PEDNING UPON APPROVAL BY PSPB
RECEPTOR GASKET PER WINDOW MFR.
2 3/8"
BRICK MOLD
1 3/8"
FRAME
5 3/4"
2 1/8"
SASH
1"
1"
1"
1 1/4"
TRANSOM LOWERED BY 1" TO MAINTAIN TRANSOM LITE PROPORTIONS
3 1/8"
SASH
CUSTOM CAP SILL PROFILE TO MATCH EXISTING HEIGHT
NEW MULLION STRUCTURE BY MANUFACTURER
1 3/4"
SASH

ELEVATIONS



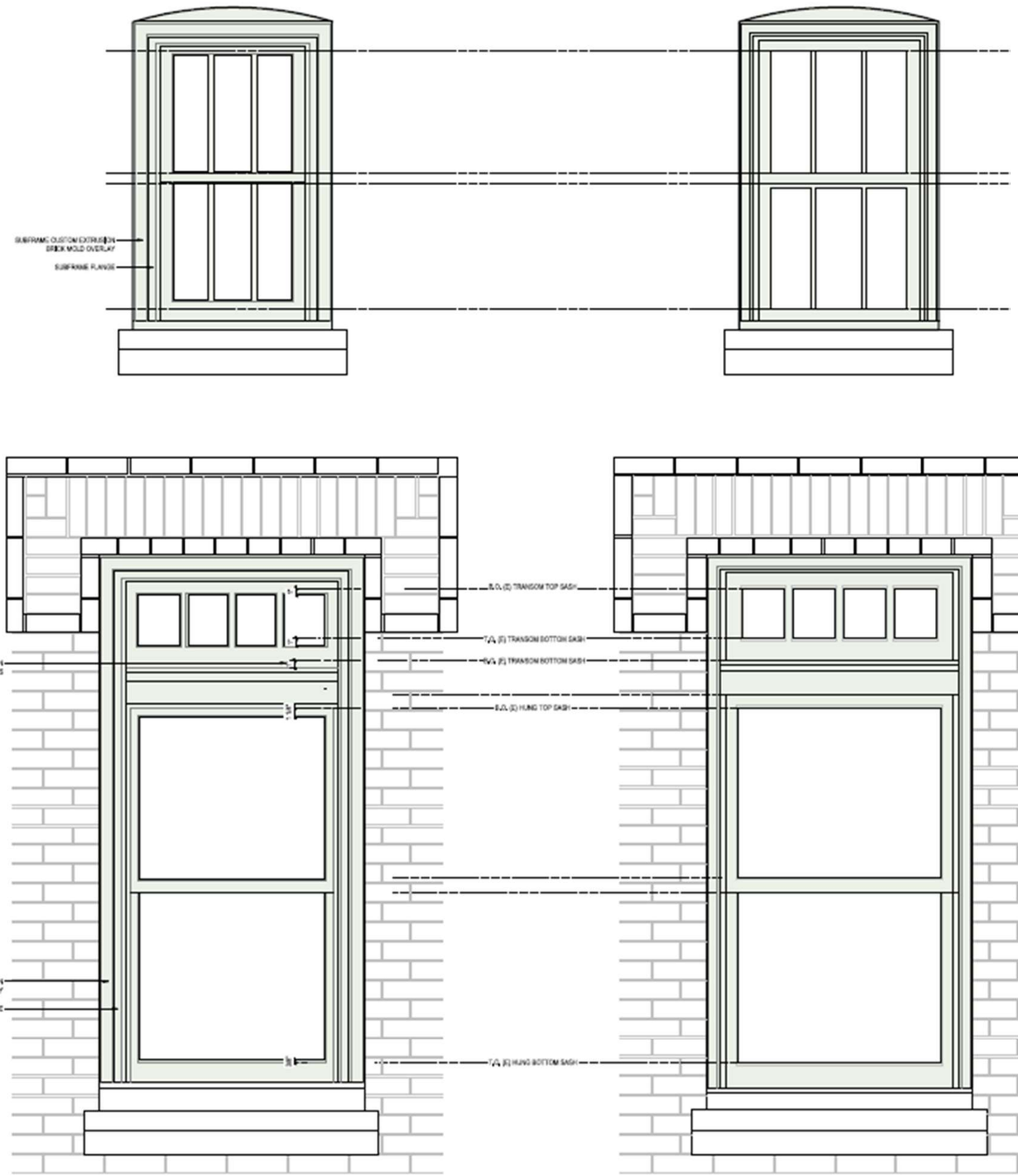
2 **PROPOSED WINDOW EXTERIOR ELEVATION**
SCALE: 1 1/2" = 1'-0"

1 **EXISTING WINDOW EXTERIOR ELEVATION**
SCALE: 1 1/2" = 1'-0"

RENDERING FOR REFERENCE ONLY

PHOTOGRAPH OF EXISTING STREETFACING WINDOWS

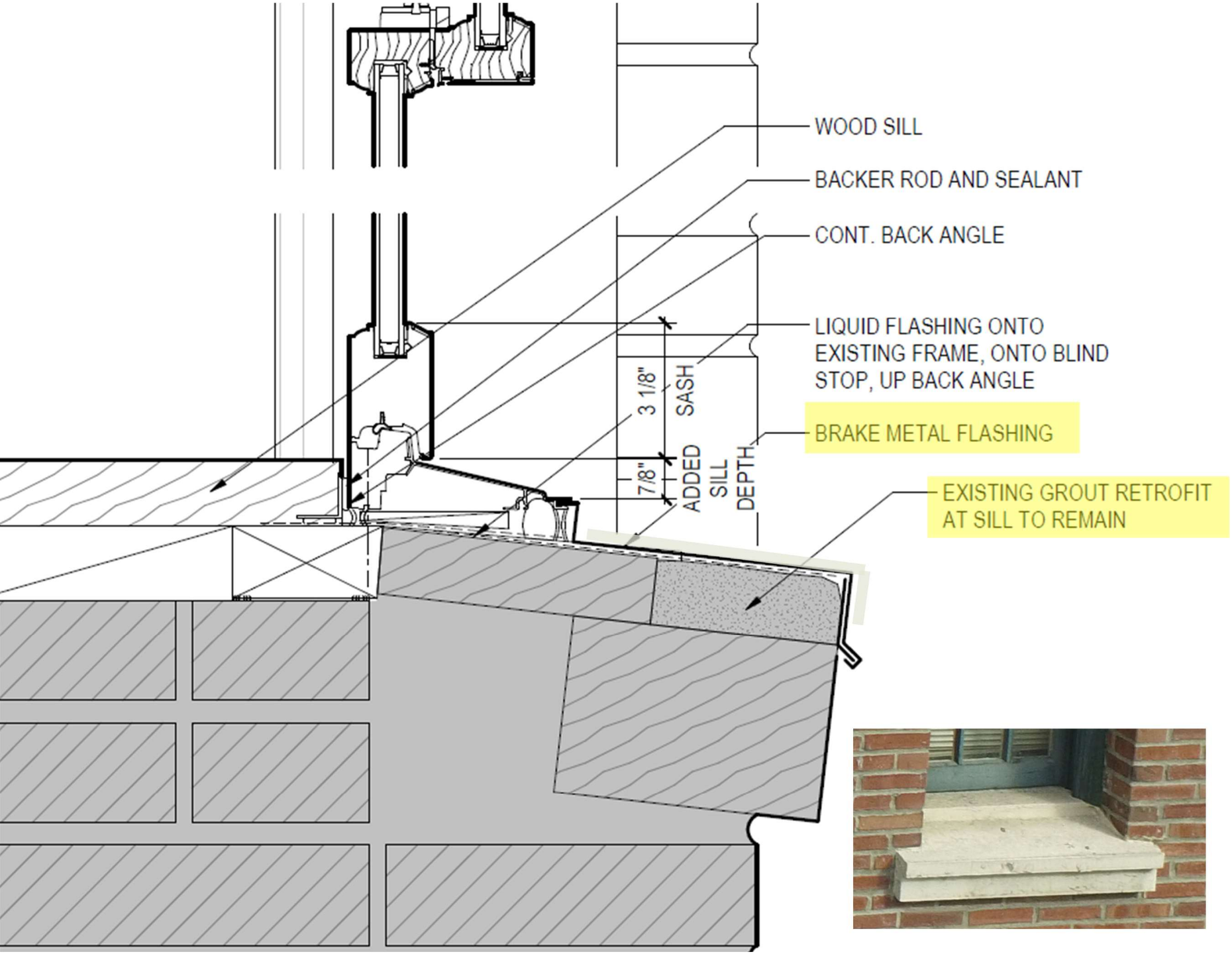
ELEVATIONS



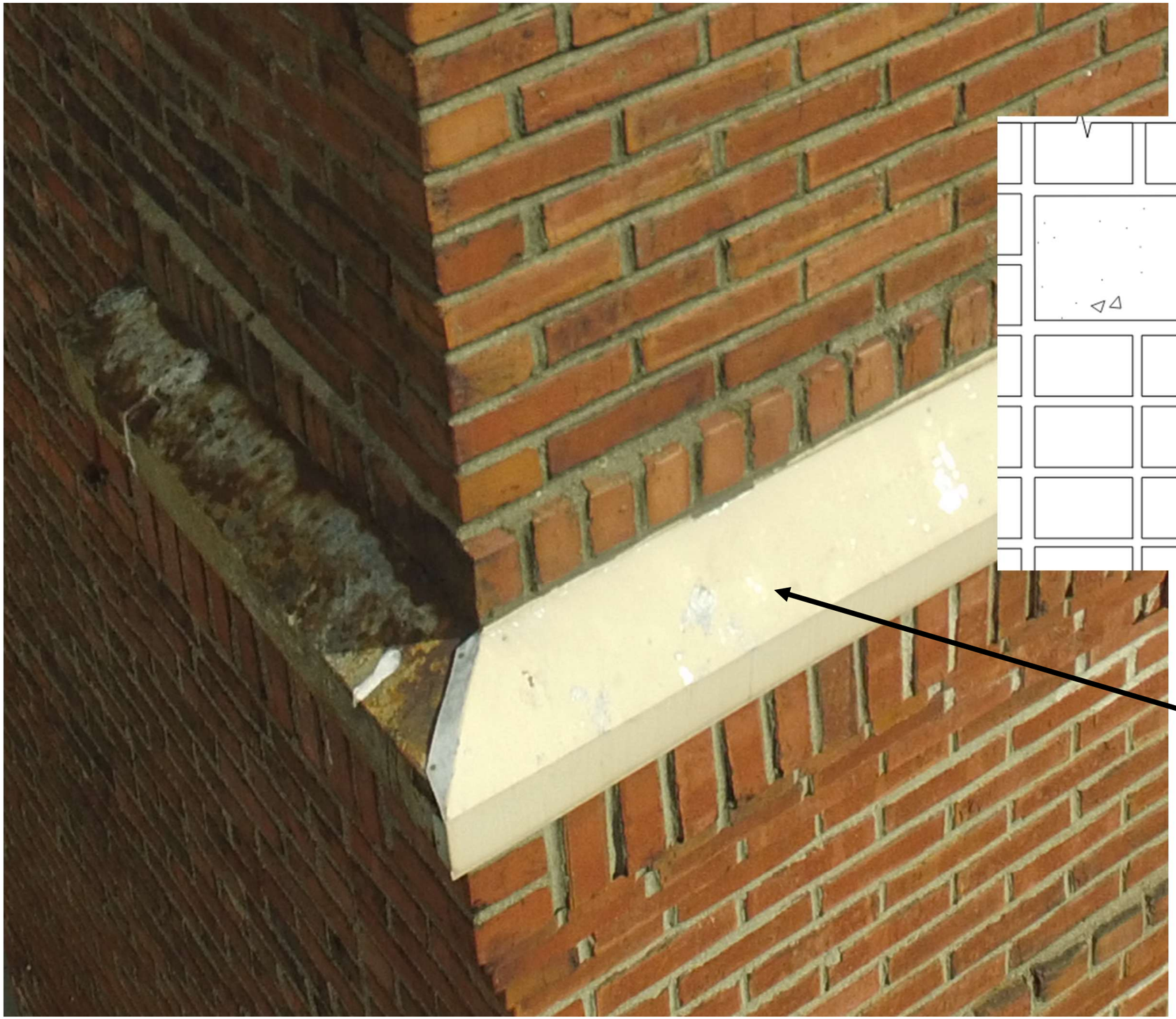
2 **PROPOSED WINDOW EXTERIOR ELEVATION**
SCALE: 1 1/2" = 1'-0"

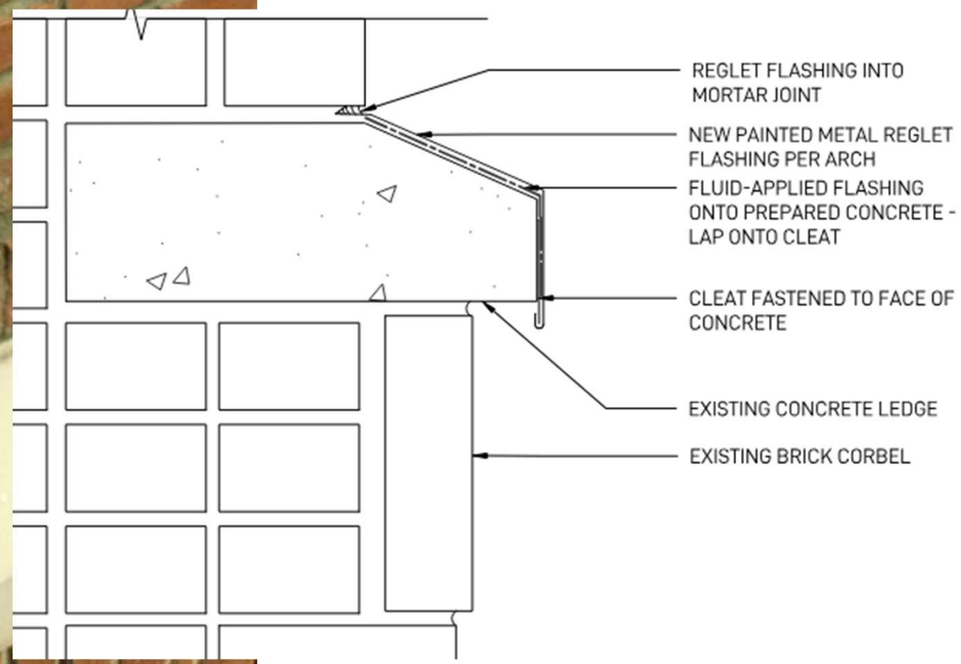
1 **EXISTING WINDOW EXTERIOR ELEVATION**
SCALE: 1 1/2" = 1'-0"

SECONDARY FACADES: COURTYARD and ALLEY


WOOD SILL
BACKER ROD AND SEALANT
CONT. BACK ANGLE
LIQUID FLASHING ONTO EXISTING FRAME, ONTO BLIND STOP, UP BACK ANGLE
BRAKE METAL FLASHING
EXISTING GROUT RETROFIT AT SILL TO REMAIN
3 1/8"
SASH
7/8"
ADDED SILL DEPTH

WATER TABLE





CUSTOM COLOR MATCH TO EXISTING PAINT

MASONRY REPAIR

RP1 - FULL REPOINT OF MOTAR AT TOP 6 FT. TYPE "N" MIX. CUSTOM MORTAR COLOR TO MATCH EXISTING.

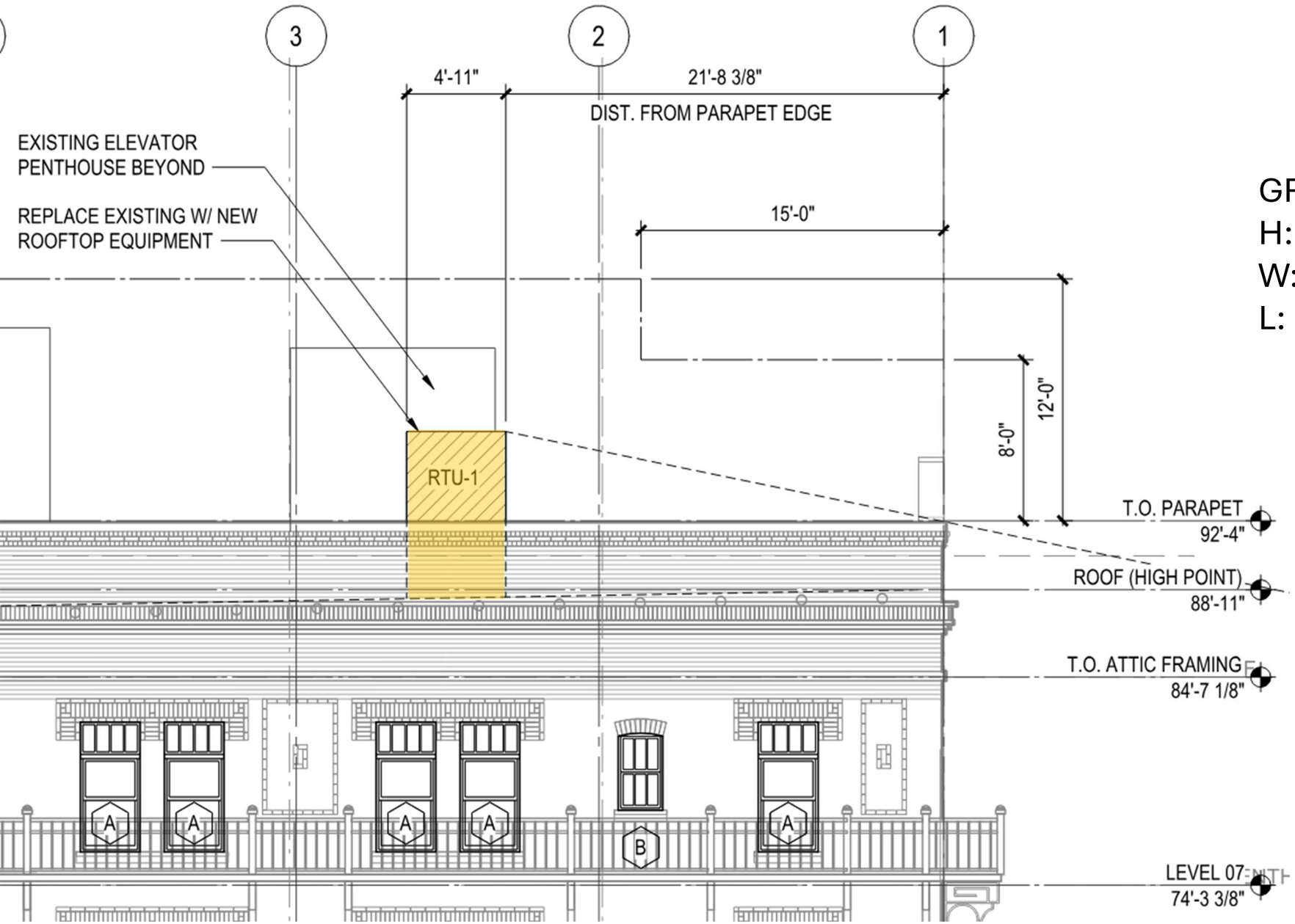
4 / BE1.00

RP2 - ALLOW FOR REPOINTING 15% ALLOWANCE OF MORTAR BELOW TOP 6FT. TYPE "N" MIX. CUSTOM MORTAR COLOR TO MATCH EXISTING.

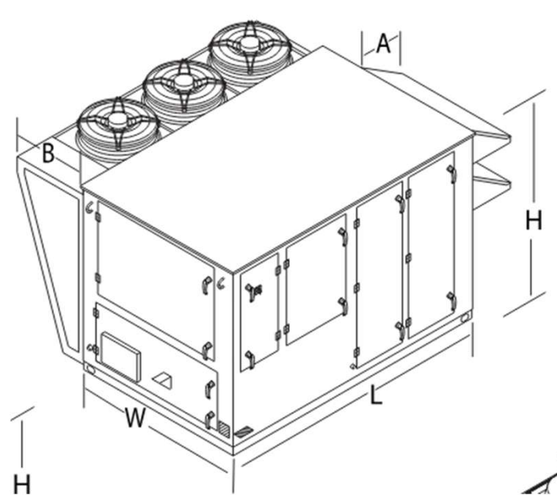
4 / BE1.00

ROOFTOP

REPLACE 3 ROOFTOP GAS UNITS WITH HIGH EFFICIENCY ERV’S AND CONNECT TO BATHROOM EXHAUST FANS



GREENHECK RVE 85 and 40
H: 72.5/52.5 (6’ + CURB)
W: 68.2/52.5
L: 150/165



Housing size
40 & 85

MORRISON HOTEL REHABILITATION

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