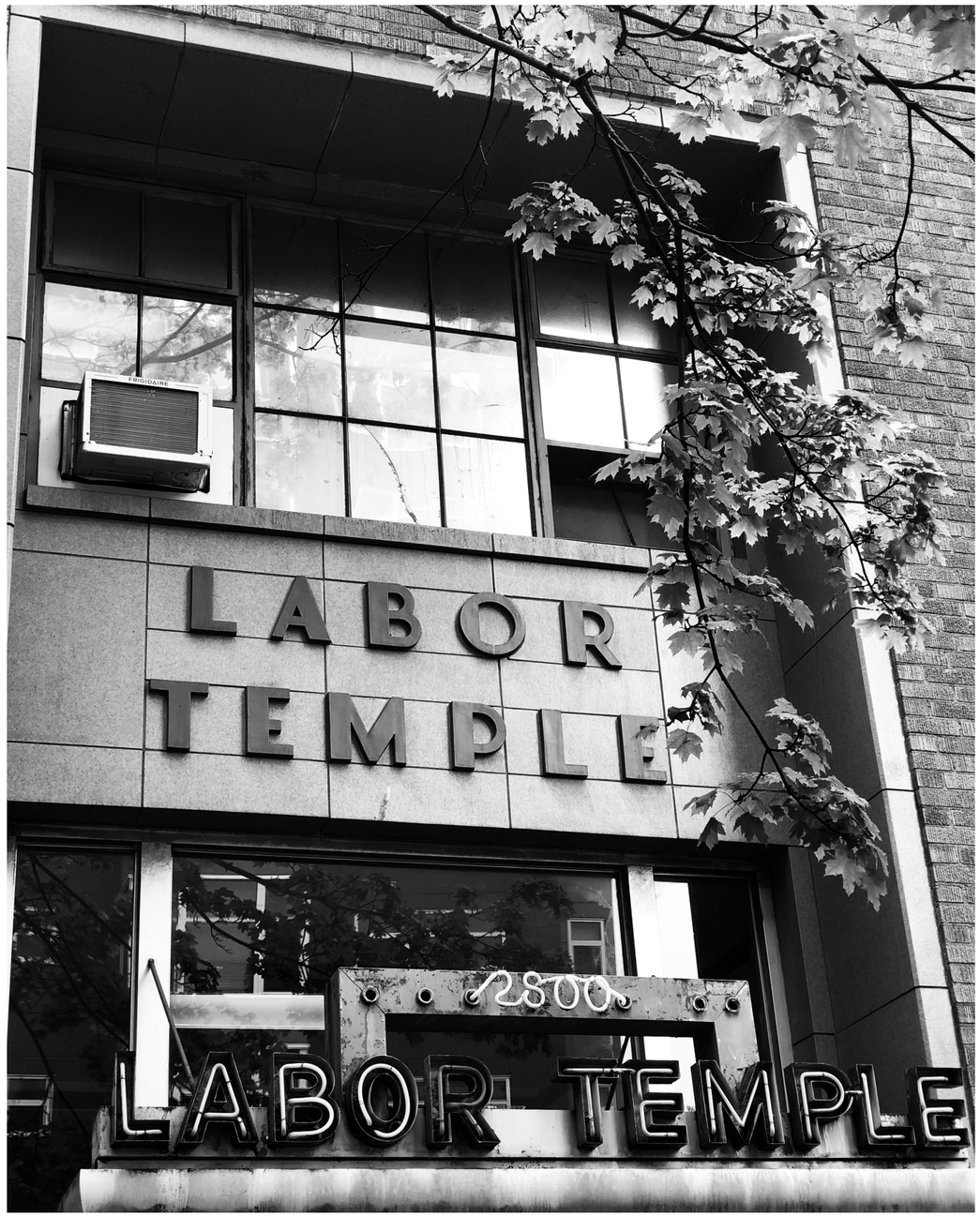
Seattle Labor Temple

Landmarks Preservation Board - Certificate of Approval

November 19, 2020

BUILDINGWORK

architecture design preservation



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PROJECT SUMMARY

Name: Seattle Labor Temple

Address: 2800 1st Ave #140, Seattle, Wa 98121

Date Constructed: 1942; 1946; 1955

Proposed Project Scope:

The project proposes to replace original and non-original windows on the northern and the southern Labor Temple buildings.

The original windows on the main elevations (1Ave. and Clay St) were removed during a previous restoration in the 1980s. Original windows remain on the alley and the courtyard. We are now proposing the replacement of all existing windows (original and non-original) with new code compliance window system to match original intent.

The Seattle Labor Temple has 223 windows, 176 in the south building, and 47 in the north building. Of the 130 original windows, 70 are from the 1942 original construction, 24 from the 1946 addition of the north auditorium building, and 36 are from the third-floor addition to the south building.

1 Corner of 1st Ave. and Broad St. looking south, 1955.

2 South Building 1st. Ave. entrance, ca. 1942.

BUILDING CONTEXT

LABOR TEMPLE CURRENT CONDITIONS

1 The west facade of the south building on 1st Avenue

2 The south facade of the south building, on Clay Street

3 The east facade of south building from the ally, north building in the distance

4 The north facade of the south building to the left,taken from the roof of the north building (to the right)

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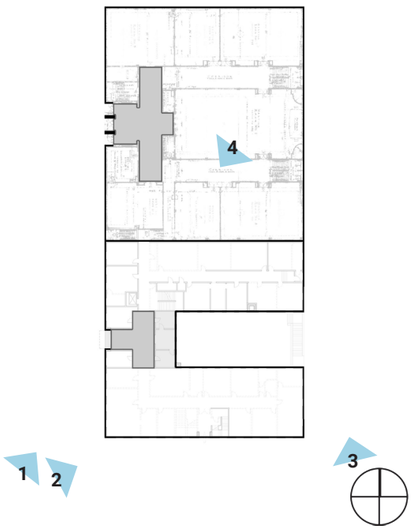

LABOR TEMPLE CURRENT CONDITIONS

1 West elevation, North (1946) and south (1942-1955) buildings, 1st Avenue

2 The east facade of south building from the ally (Broad St. side)

3 North Building west facade, from corner of 1St Ave. and Broad St.

4 North Building entrance at 1St. Avenue

5 North Building north facade, from corner of 1St Ave. and Broad St.

6 South Building courtyard, from alley

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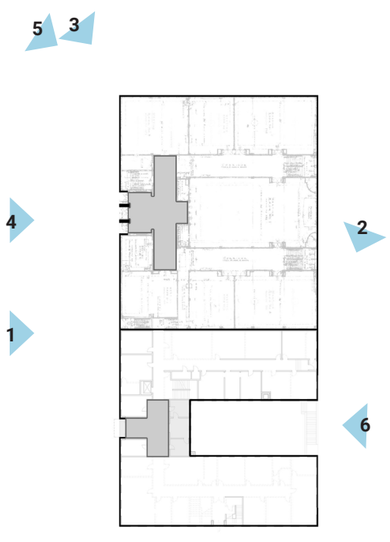

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LABOR TEMPLE CURRENT WINDOW CONDITIONS

1 North building, original 1946 fixed with hopper and awning type window at the east elevation.

2 South building, original 1942, fixed hopper window. All windows at the first floor alley have security bars.

3 South building, typ. basement windows at courtyard. Original 1942, fixed with hopper and awning.

4 South building, original fixed with hopper and awning windows (1942 on the roof level, and 1955 on the upper level).

5 South building, third level original 1955 windows.

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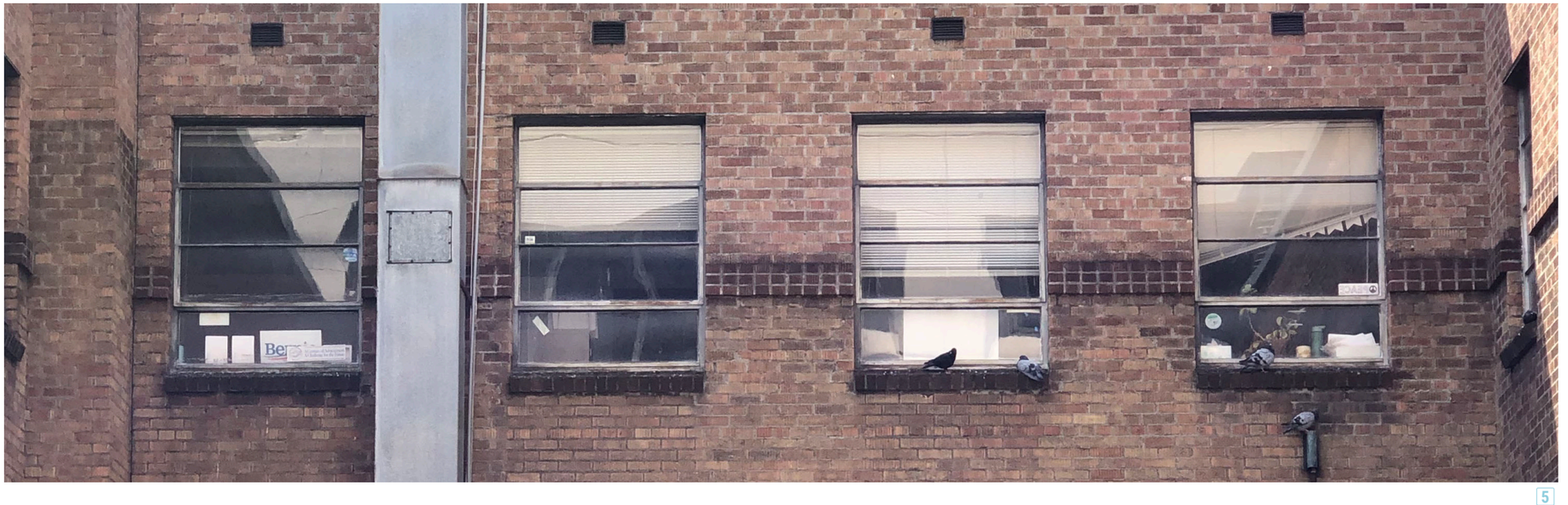

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LABOR TEMPLE CURRENT WINDOW CONDITIONS

1 1980s non-original window. Typ. at the south building basement, west elevation.

2 1980s non-original window. Typ. north and south buildings.

3 Detail of 1980s window.

4 The north facade of the north building. Original 1946 steel windows at the upper level, the non-original windows on the lower level.

1

1

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SOUTH BUILDING

EXISTING WINDOW KEY

- Original windows/doors 1942
- Original windows/doors 1946
- Original windows/doors 1955
- Non-original windows/doors 1980s

WEST ELEVATION - EXISTING

NOT TO SCALE

SOUTH BUILDING

SOUTH ELEVATION - EXISTING

NOT TO SCALE

EXISTING WINDOW KEY

- Original windows/doors 1942
- Original windows/doors 1946
- Original windows/doors 1955
- Non-original windows/doors 1980s

SOUTH BUILDING

EXISTING WINDOW KEY

- Original windows/doors 1942
- Original windows/doors 1946
- Original windows/doors 1955
- Non-original windows/doors 1980s

EAST ELEVATION - EXISTING

NOT TO SCALE

SOUTH BUILDING

NORTH ELEVATION - EXISTING

NOT TO SCALE

EXISTING WINDOW KEY

- Original windows/doors 1942
- Original windows/doors 1946
- Original windows/doors 1955
- Non-original windows/doors 1980s

SOUTH BUILDING

EXISTING WINDOW KEY

- Original windows/doors 1942
- Original windows/doors 1946
- Original windows/doors 1955
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COURTYARD ELEVATION LOOKING SOUTH - EXISTING

NOT TO SCALE

SOUTH BUILDING

EXISTING WINDOW KEY

- Original windows/doors 1942
- Original windows/doors 1946
- Original windows/doors 1955
- Non-original windows/doors 1980s

COURTYARD ELEVATION LOOKING WEST - EXISTING

NOT TO SCALE

SOUTH BUILDING

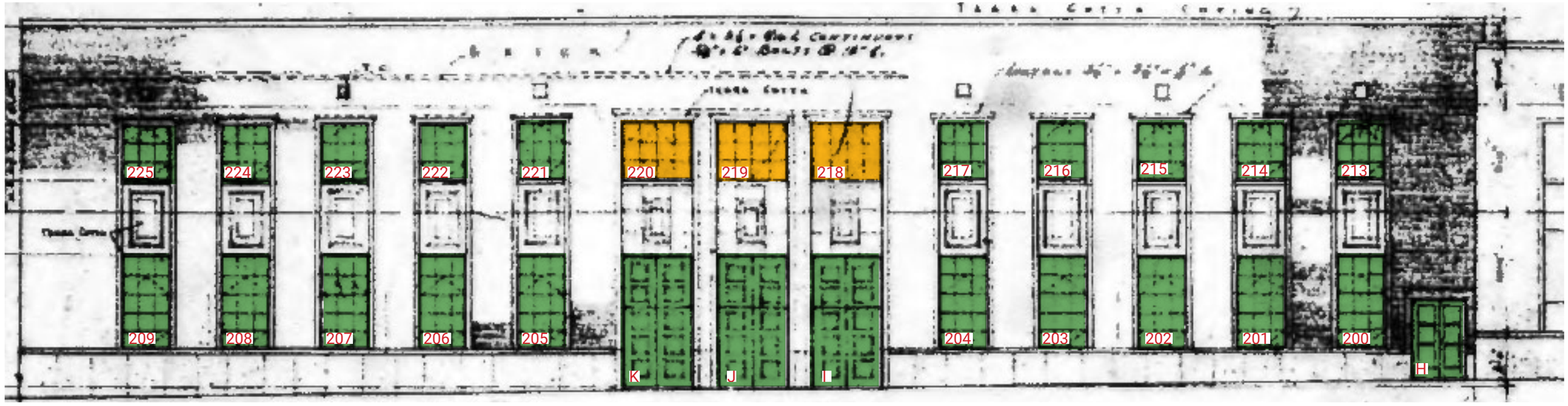
EXISTING WINDOW KEY

- Original windows/doors 1942
- Original windows/doors 1946
- Original windows/doors 1955
- Non-original windows/doors 1980s

COURTYARD ELEVATION LOOKING NORTH - EXISTING

NOT TO SCALE

NORTH BUILDING



EXISTING WINDOW KEY

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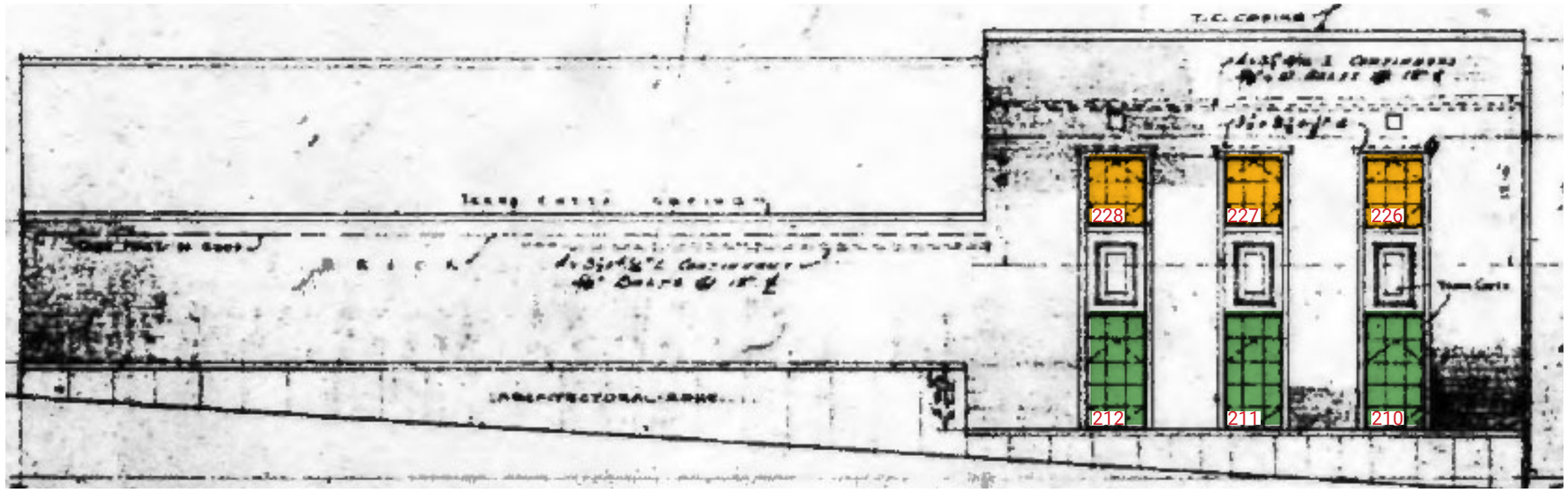
- Original windows/doors 1946
- Original windows/doors 1955
- Non-original windows/doors 1980s

WEST ELEVATION - EXISTING

NOT TO SCALE

NORTH BUILDING



EXISTING WINDOW KEY

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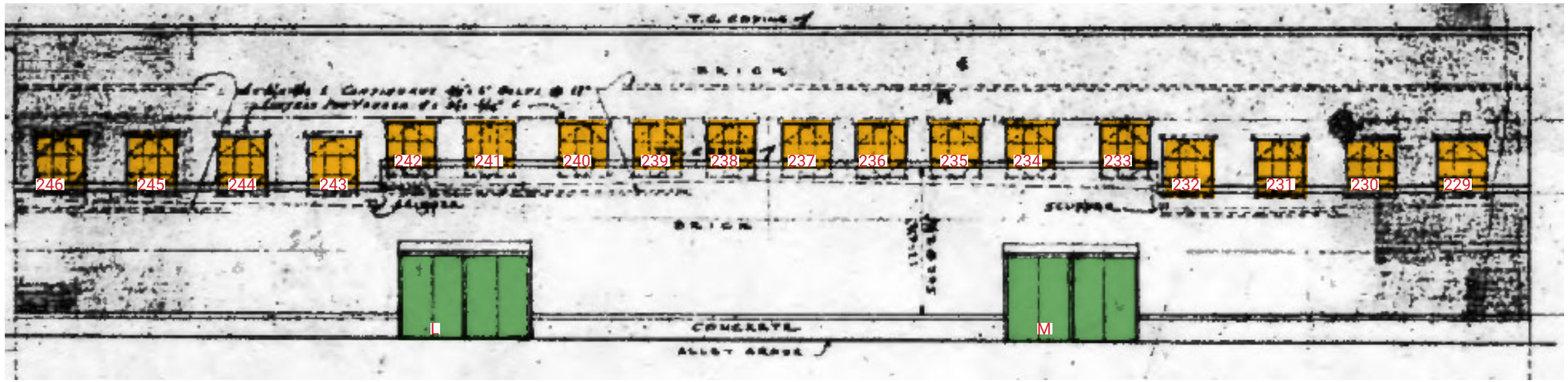
NORTH ELEVATION - EXISTING

NOT TO SCALE

NORTH BUILDING



EXISTING WINDOW KEY

- Original windows/doors 1942
- Original windows/doors 1946
- Original windows/doors 1955
- Non-original windows/doors 1980s

EAST ELEVATION - EXISTING

NOT TO SCALE

PROPOSED WINDOW PRODUCT | EFCO CORPORATION

SERIES 590X STEEL REPLICA WINDOW

One of the historic replica market's most persistent challenges is trading occupant comfort for slim sightlines. Most companies focus solely on minimizing sightlines to the point building occupants are left sitting next to a beautiful but ultimately inferior window with limited usability and insufficient performance for long-term use. This approach works well where there are buildings without occupants.

EFCO's 590X steel replica solves this challenge through balancing occupant comfort with minimal sightlines desired by the architectural and historic preservation communities. Alongside the 590X stands EFCO's 65+ years of window manufacturing experience. We've learned a thing or two through the years and can provide a full product offering, including extensive window accessories developed specifically for the historic market. Additional services available are: pre-sale design and engineering support, installation training, energy analysis of the building envelope and a technically superior sales force you can consult with to find solutions for the most challenging applications.

AAMA RATING (A440) FX: AW100 PO: AW80	**STRUCTURAL LOAD** (ASTM E330) FX: +/- 150 PSF PO: +/- 120 PSF
AIR INFILTRATION (ASTM E283) FX: < 0.10 CFM/FT^2 PO: < 0.10 CFM/FT^2	**WATER RESISTANCE** (ASTM E547 & E331) FX: 15 PSF PO: 15 PSF
U-FACTOR* (ANSI/NFRC 100/200) FX: 0.18 - 0.52 PO: 0.30 - 0.62	**CRF** (AAMA 1503) FX: 70 PO: 66
STC* (ASTM E90 & E413) FX: 25-37 PO: 24-36	**OITC*** (ASTM E90 & E413) FX: 23-32 PO: 21-30
FORCED ENTRY (ASTM F588 OR F842) TYPE B: GRADE 40	**ACCESSIBILITY** (AAMA 513) PO & CASEMENT OUT

* Performance dependent on glass selection. Please contact your EFCO sales rep for project specific performance.

STANDARD FEATURES

- System depth: 3-1/4"
- Dry-glazed with heel bead: Can remove glass from building interior
- Integral water management: Any water penetrating past weather-stripping is redirected to building exterior
- Up to 1 - 3/8" glass thickness: Quieter interior environment
- Customizable perimeter and intermediate grid: Economic grid customization to match existing sightlines
- Tested to AAMA 513: Easier window operation for the elderly and disabled

ALL TEST NUMBERS LISTED ARE ANTICPATED PERFORMANCE. FINAL TESTING RESULTS WILL BE AVAILABLE JULY 1, 2020

CLEAR ADONIZE COLOR

1000 COUNTY RD • MONETT, MO 65708 • 800.221.4169 • efcocorp.com Disclaimer: Info subject to change at any time Updated: 1/2020

PROPOSED WINDOW PRODUCT | EFCO CORPORATION

Series 590 Thermal
2 7/16" Heavy Commercial Fixed & Projected Replication Window

CONFIGURATIONS

Casement Out • Projected Out • Fixed

Series 590 is designed to replicate the "putty glazed" appearance of steel windows, the 590 window system is an attractive product for a wide range of applications. Thermal barriers in the frame improve thermal performance enhancing energy saving potential. Offered with a complete line of sub frames, mullions and architectural sills the 590 window provides the complete solution for your fenestration needs.

Features	Benefits
Thermal barrier in vent/sash and frame	Improves thermal performance Enhances energy saving potential
Angle reinforced vent corners	Improves sash/vent rigidity
Vertical or horizontal stacking members	Increases configuration options
Pressure equalization	Superior water resistance
Wide variety of locking and operating hardware available	Permits hardware options to address specific requirements
Screen frames of extruded aluminum alloy are available	Stronger, more durable screens
Accessory line of subframes, mullions, and architectural sills	Allows custom designs with standard product
Anodized and painted finishes available	Multiple options to answer economic and aesthetic concerns

EFCO a Pella Company

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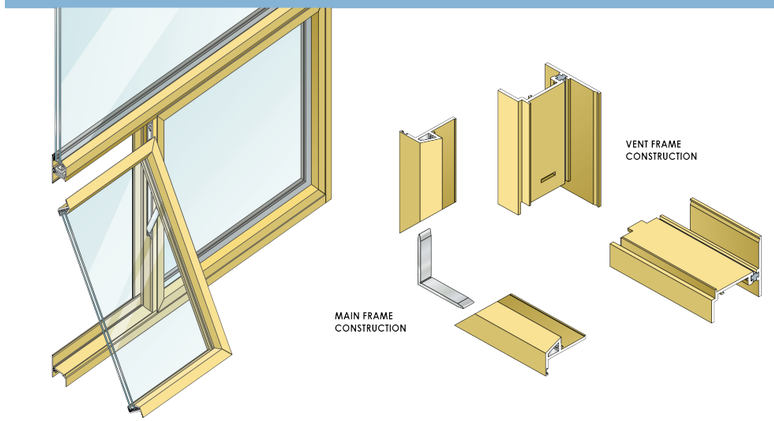
Series 590 Thermal
2 7/16" Heavy Commercial Fixed & Projected Replication Window



PERFORMANCE DATA

PROJECTED HEAVY COMMERCIAL

AIR INFILTRATION	<.10 CFM/SF @ 6.24 PSF
WATER	NO LEAKAGE @ 12.0 PSF
STRUCTURAL	±135 PSF
CRF-FRAME (1503.98)	44[E]
CRF-GLASS (1503.98)	71[E]

CASEMENT HEAVY COMMERCIAL

AIR INFILTRATION	<.10 CFM/SF @ 6.24 PSF
WATER	NO LEAKAGE @ 12.0 PSF
STRUCTURAL	±120.0 PSF
CRF-FRAME (1503.1)	51[D]
CRF-GLASS (1503.1)	55[D]

TOP-HINGED OUTSWING HEAVY COMMERCIAL

AIR INFILTRATION	<.10 CFM/SF @ 6.24A PSF
WATER	NO LEAKAGE @ 6.0A PSF
STRUCTURAL	±60.0A PSF
CRF-FRAME (1503.1)	46[A,D]
CRF-GLASS (1503.1)	42[A,D]

A = Estimated values and/or designations
B = Non-standard size or configuration
C = Dual glazed
D = 1" Insulated - 1/4" clear,1/2" air,1/4" clear
E = 1" Insulated - 1/4" clear (Low Emissivity),1/2" air,1/4" clear
F = 1" Insulated - 1/4" clear (LowEmissivity),1/2" argon,1/4" clear
G = 1" Insulated - 1/4" clear,1/2" air,1/4" clear (Low Emissivity)

590 THERMAL U-FACTORS*

CENTER OF GLASS U-FACTOR	CONFIGURATION AND SIZE			
	FIXED** 47" X 59"	FIXED 60" X 108"	PROJECT OUT** 59" X 24"	PROJECT OUT 60" X 66"
0.47	0.54	0.52	0.63	0.56
0.34	0.44	0.41	0.55	0.45
0.29	0.41	0.36	0.51	0.41
0.25	0.38	0.33	0.49	0.38
0.20	0.34	0.29	0.46	0.34

* Based on NFRC 100
**NFRC Gateway size

S-590 HARDWARE CHART	BUTT HINGES	4-BAR ARMS	FRICTION ADJUSTER	KEY RELEASE LIMIT ARM	ROTOR OPERATOR*	CAM HANDLE	POLE RING CAM HANDLE	POLE RING PULL**	ACCESS CONTROLLED LOCK	LIFT LOCK
PROJECT-OUT		S				S	O	O	O	
CASEMENT OUTSWING WITH 4-BAR ARMS		S				S	O		O	O
CASEMENT OUTSWING WITH BUTT HINGES	S		S	O	O	S	O		O	O

Some size restrictions may apply depending on hardware selected.
* Casements requiring roto operators will be furnished with lift locks, providing vents meet minimum width requirements.
** Pole ring pull will be furnished on project-out vents when optional pole ring cam handle is selected.

O - Optional
S - Standard
Blank - N/A

S-590 GLAZING CHART	POLYCARBONATE			GLASS OR PANEL														
	1/8"	3/16"	1/4"	1/8"	.156"*	3/16"	.200"*	1/4"	1/4"**	1/2"	5/8"	3/4"	7/8"	1"	1-1/8"	1-1/4"	1-1/2"	1-3/4"	2"
MONOLITHIC & INSULATED GLASS														A					

* Obscure glass thickness
** Laminated glass thickness

A - Available glazing option
I - Internal blinds can be used with this type of dual glazing
Blank - N/A

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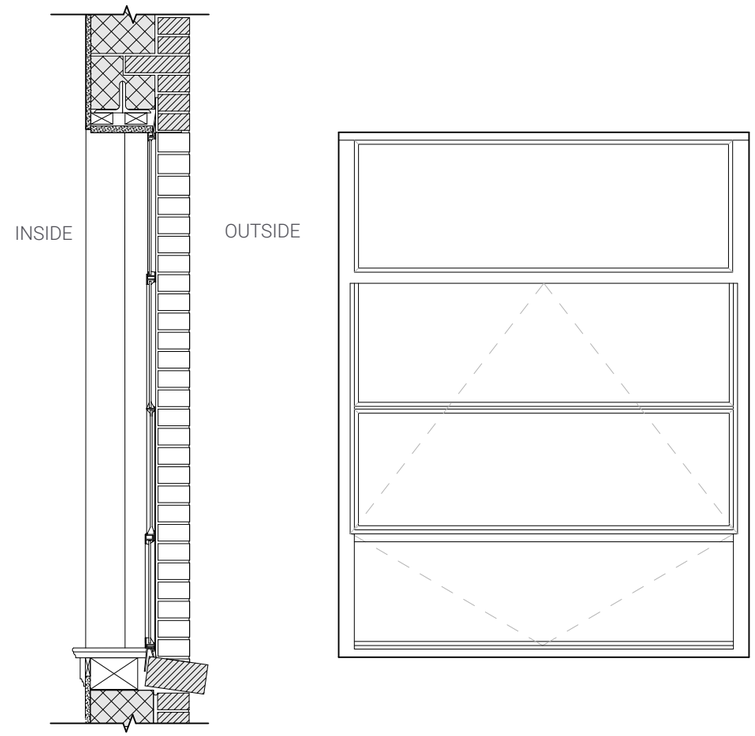
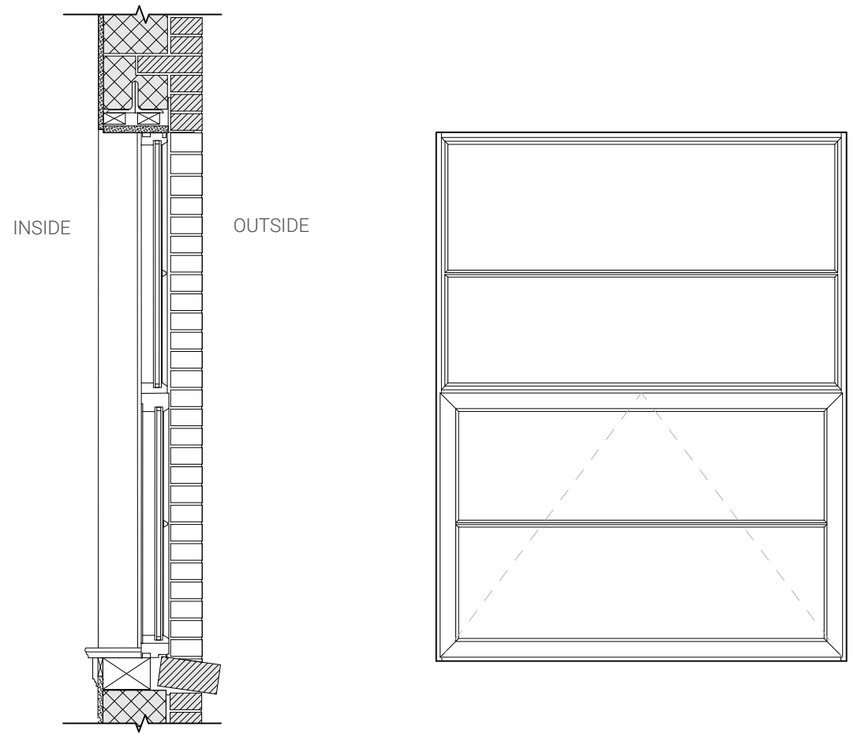
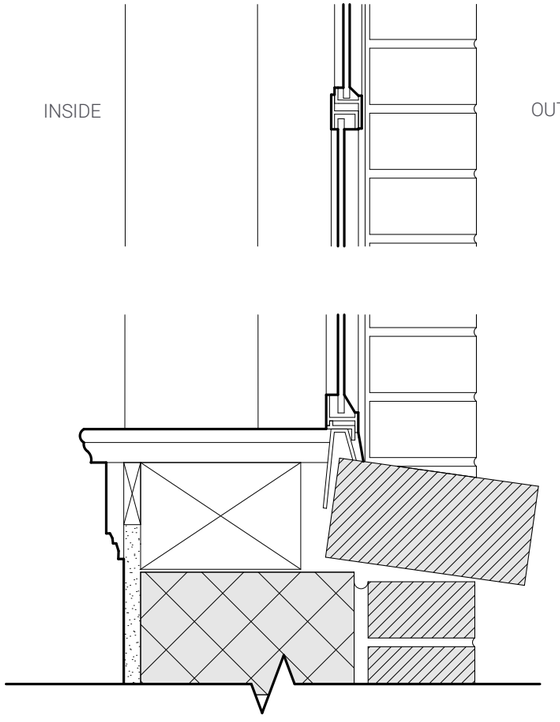


EXISTING THIRD FLOOR WINDOW DETAILS
Scale 3/4” = 1’-0”

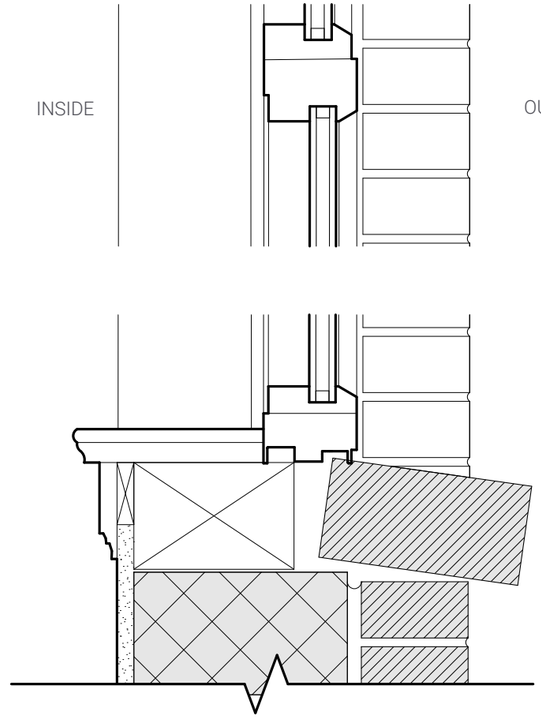


PROPOSED REPLACEMENT WINDOW DETAILS
Scale 3/4” = 1’-0”

PROPOSED WINDOW PRODUCT | EFCO CORPORATION



EXISTING WINDOW SILL TYP
Scale 1 1/2” = 1’-0”



PROPOSED WINDOW SILL TYP
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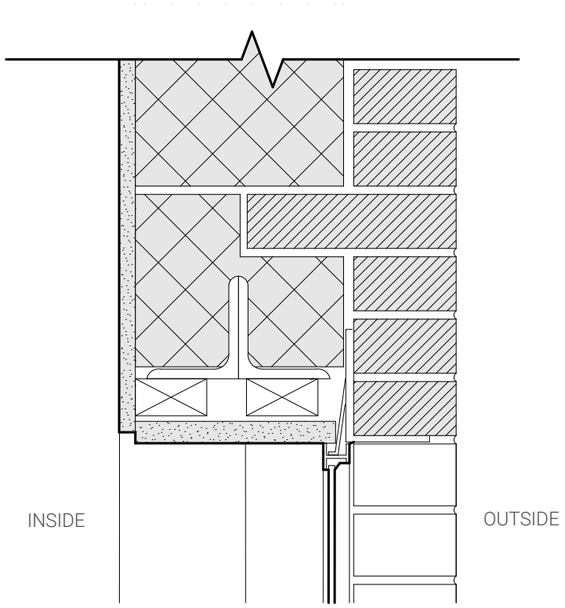
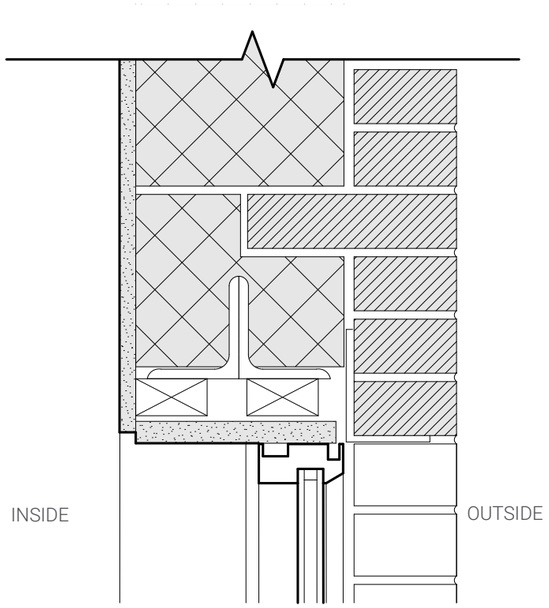


EXISTING WINDOW HEAD TYP
Scale 1 1/2” = 1’-0”



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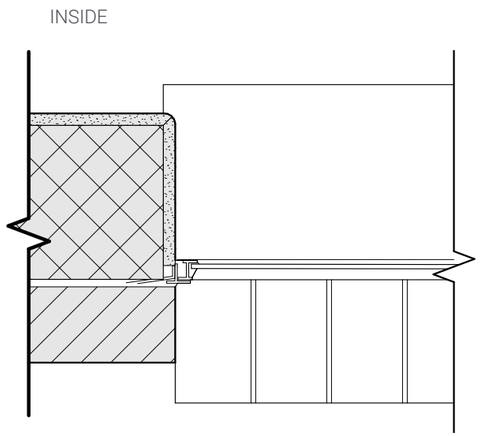
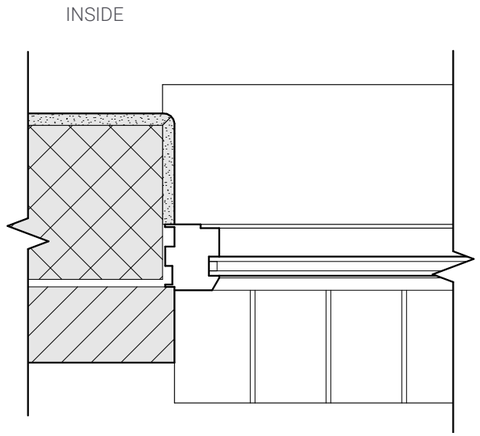


EXISTING WINDOW JAMB TYP
Scale 1 1/2” = 1’-0”



PROPOSED WINDOW JAMB TYP
Scale 1 1/2” = 1’-0”