



Washington Street Boat Landing Pergola Restoration | Reinstallation COA

Waterfront Seattle & Elliott Bay Seawall Project
September 2016

ELLIOTT BAY

Elliott Bay Seawall Project
Phase 2

Elliott Bay Seawall Project
Phase 1 (2013-2017)

Seattle Multimodal Terminal
at Colman Dock Project
(2017-2022)

Waterfront Seattle
Phase 1 (2019+)

SR 99 Tunnel Project
(2011-2018)

- WATERFRONT SEATTLE PHASE 1 AREA
- ELLIOTT BAY SEAWALL PROJECT PHASE 1
- ELLIOTT BAY SEAWALL PROJECT PHASE 2
- SR 99 TUNNEL PROJECT
- SEATTLE MULTIMODAL TERMINAL AT COLMAN DOCK PROJECT
- PARTNER PROJECTS

Project construction dates are tentative and
subject to change

Sources: City of Seattle GIS, Google maps,
SDOT 2010 Bike Map, ROMA 2002 Urban Design Assessment

BACKGROUND

The **Washington Street Boat Landing Pergola** is listed on the National Register of Historic Places. Work to complete the Elliott Bay Seawall Project required the temporary removal of the Pergola from its location on the existing seawall just south of Colman Dock. During this period the Pergola is to be rehabilitated and repaired to its initial 1920s condition prior to being reinstalled following the completion of the Seawall Project.



HISTORY

The **Washington Street Boat Landing Pergola** was designed by D.R. Huntington to house the Seattle Harbor Master. Built in 1920, the iron and steel shelter is supported by 16 decorated columns, with a small office located in the two northernmost bays. The shelter has served a number of uses since 1920, including; a landing for ferries and ocean-going ships, headquarters for the Seattle Harbor Patrol, and as the U.S. Navy's official shore-leave landing and departure point. In 1927, the mooring floats below the shelter were configured to allow for regular use by small boats. During World War II, there were numerous water taxis that ran between the Landing and the shipyards on Harbor Island. The structure was actively used until the mid-1970s, and was vacant ever since. An extensive renovation did occur in 1973, upgrading many of the finishes and replacing damaged and corroded steel column bases.

SIGNIFICANCE

The structure serves as the symbolic gateway to the city from the Puget Sound. As noted in the 1973 application to be listed on the National Register of Historic Places, “the structure is the last remaining structure reminding us of the city’s long and continuing connection with maritime activity.” In 1974, the Washington Street Public Boat Landing Facility was listed on the National Register of Historic Places.

Maintenance and restoration activities occurred throughout the life of the structure, however, the basic elements of the structure remained primarily intact, with minimal modifications since the structure was built.



WORK PERFORMED TO DATE

Pergola Removal, Transport, and Storage

The Seattle Department of Transportation (SDOT) executed the GC/CM contract for the Elliott Bay Seawall Replacement Project in 2013. In June 2013 SDOT was issued a Certificate of Approval (COA) from the Pioneer Square Preservation Board (PSPB) for the temporary removal, transport, and storage of the Pergola. The Pergola structure remained essentially together in one unit, temporarily braced for lifting and transport, and moved to a temporary location in the fall of 2013. The Pergola is currently being stored in a protective tent structure located at Terminal 25 of the Port of Seattle.



WORK PERFORMED TO DATE

Current Condition of the Pergola

- The benches / existing monuments located on the pergola railing were removed and stored inside the secured tent.
- The exterior office walls were separated from the steel structure in five panels, stacked on A-Frames, transported to the storage site, and are stored inside the secured tent structure.
- The two steel flagpoles were removed as they would not fit within the tent structure. They are stored inside the secured tent structure at Terminal 25.
- All 16 steel columns were cut within 13 inches above the level of the wood decking for transportation of the pergola.
- Temporary structural bracing was welded to the existing columns for the transportation.

WORK PERFORMED TO DATE

Current Condition of the Pergola

The following items were demolished:

- Wood flooring at office as it was heavily damaged and beyond repair.
- Restroom enclosure and remaining portion of ceiling structure.
- All existing plumbing fixtures and associated piping.
- Electrical Service Panel and associated electrical wiring.
- The demising wall between north and south portions of the office.
- The roof of the structure (wood planking) as it was is heavily damaged.
- Non-original 1970 guardrail.

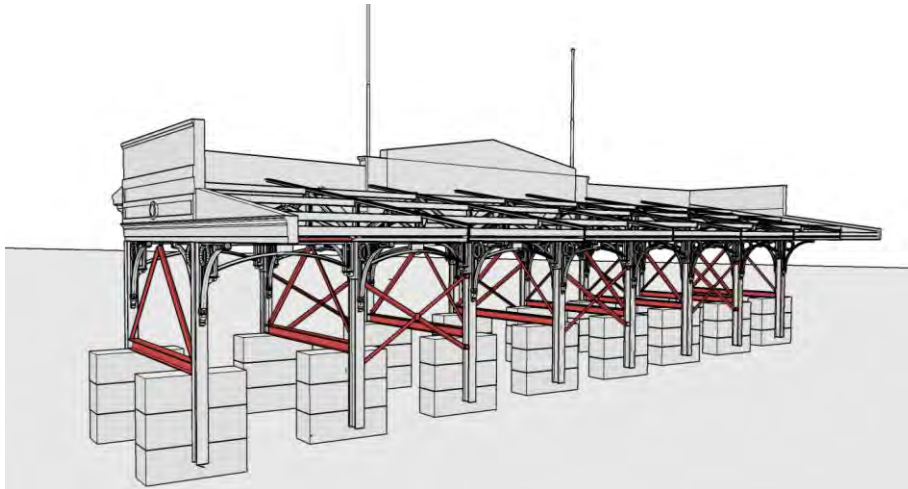
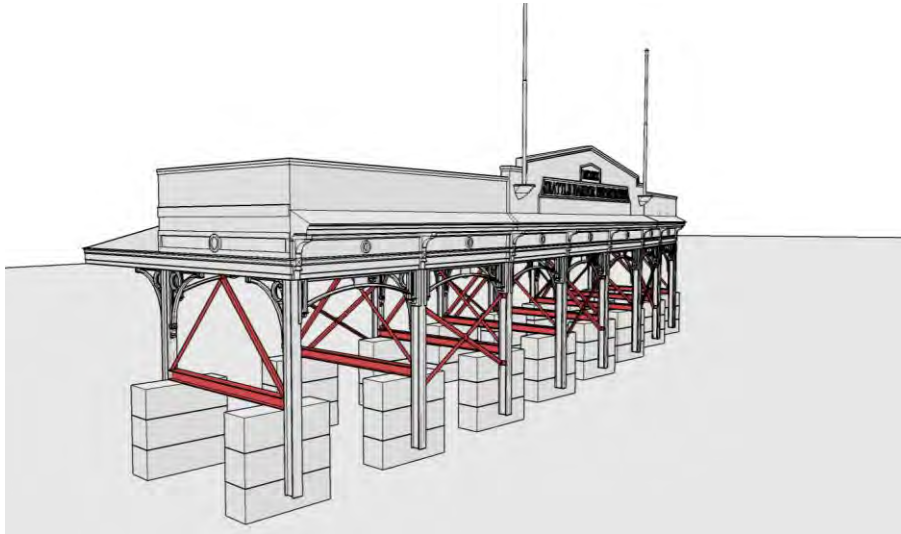
WORK PERFORMED TO DATE

Current Condition



WORK PERFORMED TO DATE

Current Condition



PERGOLA COA SCOPE OF WORK

Site Preparation

- All utilities to be roughed in and capped below new decking for future use.
- New platform deck to be installed on (2) levels of furring sloped to match existing precast platform profile.
- New guardrail to be installed on North, West and South sides of platform.
- On completion of the work, new temporary fence to be installed on East side of Pergola until waterfront work is complete.
- New sidewalk on East side of pergola to be installed by Waterfront Seattle and is not included in this application.



PERGOLA COA SCOPE OF WORK

Transportation

- Pergola will be transported back to it's original location via the same methodologies and route as approved under the 2013 COA.



PERGOLA COA SCOPE OF WORK

Restoration / Reinstallation

- Repair of miscellaneous steel where damaged
- Install new column base plates at all 16 columns per structural
- Install new column bases at all 16 columns per structural
- Install new cast iron ornaments where missing to match existing
- Install new structural steel bracing per structural
- Remove temporary steel installed for transportation – patch / repair
- Restore and reinstall (5) original office walls
- Install (1) new office wall at North side of building to match original
- Restore and reinstall all existing office windows
- Restore and reinstall (2) existing wood doors, install new hardware
- Install (1) new door to match existing wood doors, install new hardware
- Install new oak wood flooring in office to match original wood flooring

PERGOLA COA SCOPE OF WORK

Restoration / Reinstallation (continued)

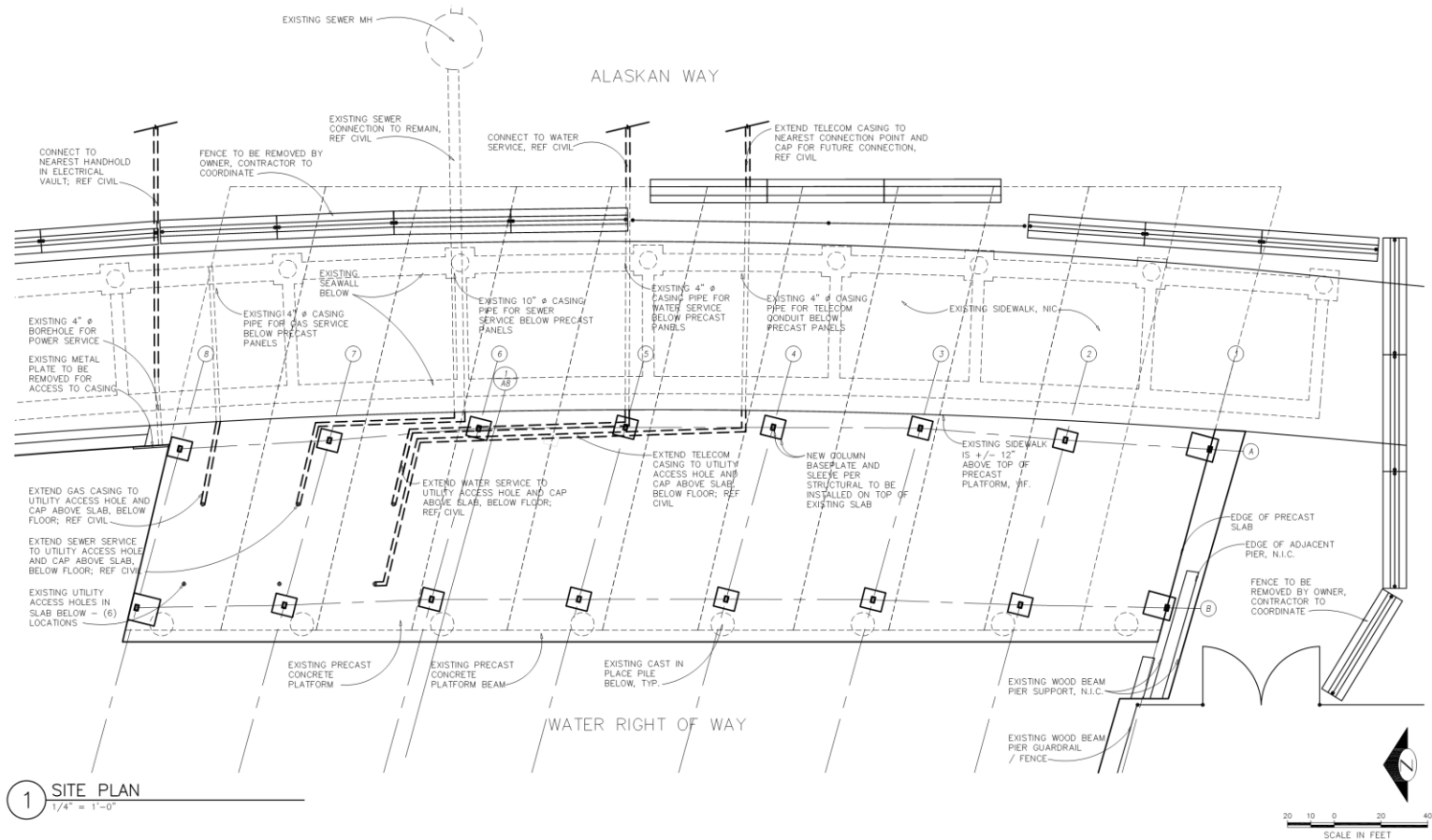
- Install new T&G roof decking, plywood and roofing membrane
- Install new standing seam metal roof and associated flashing
- Install new metal siding on backside of parapet to match original existing
- Install new parapet cap flashing to match original existing
- Paint pergola, full extent unless noted otherwise (paint colors to match existing)
- Install (7) new pendant light fixtures
- Install (4) new wall mount infrared heaters in the office



PERGOLA COA SCOPE OF WORK

Drawings

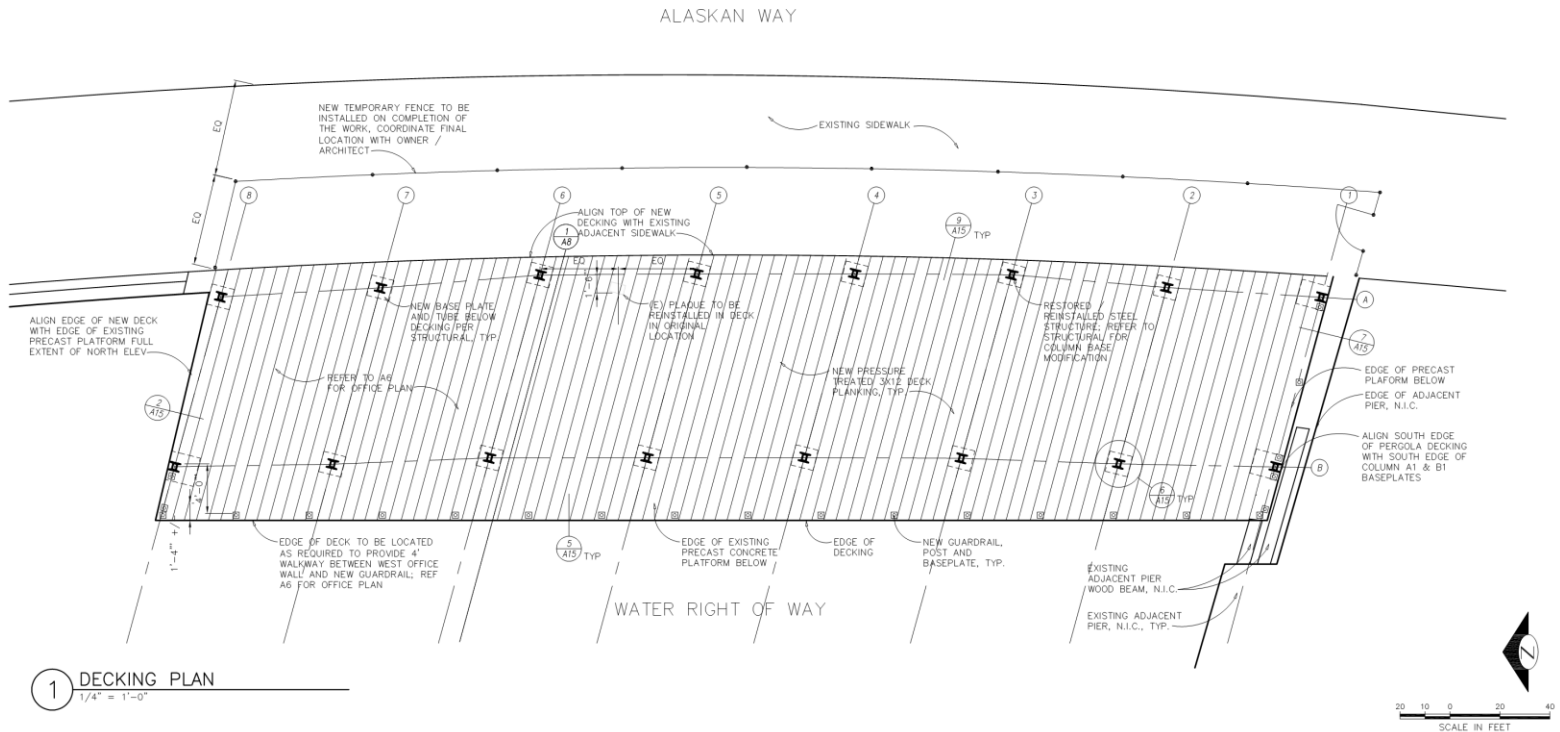
A4 SITE PLAN



PERGOLA COA SCOPE OF WORK

Drawings

A5 DECKING PLAN



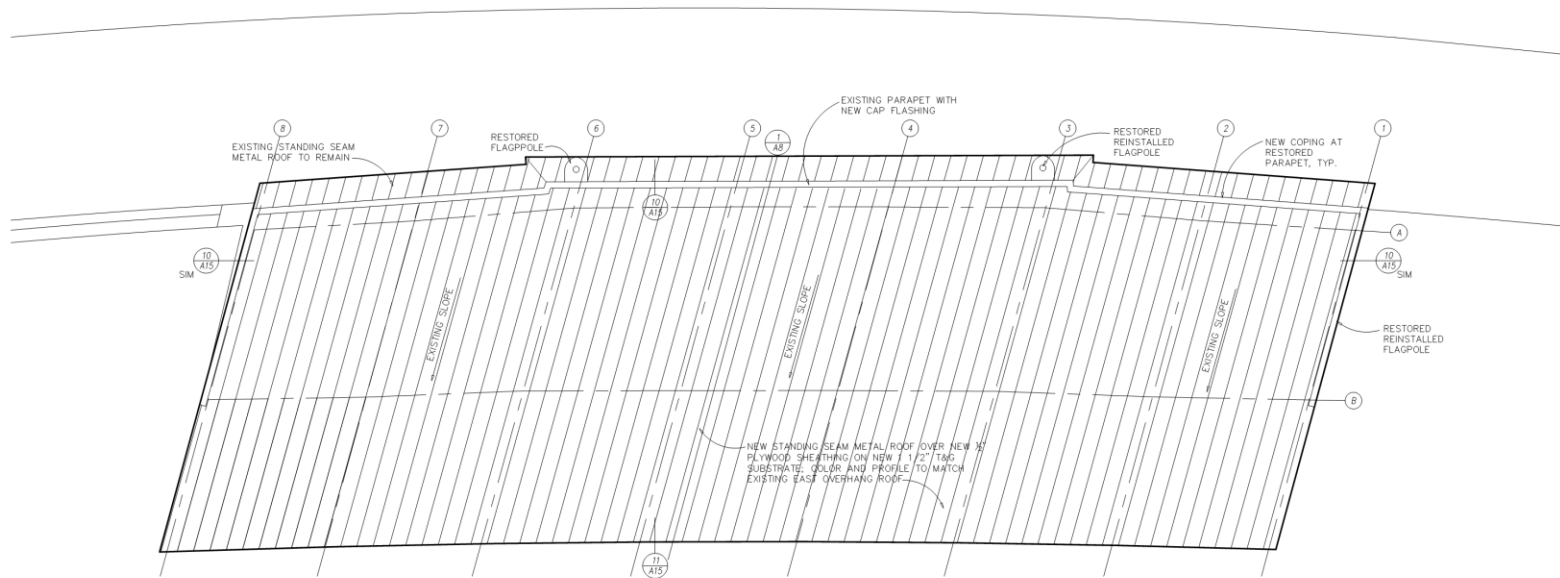
A6 FLOOR PLAN



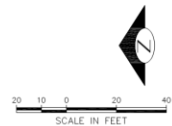
PERGOLA COA SCOPE OF WORK

Drawings

A7 ROOF PLAN



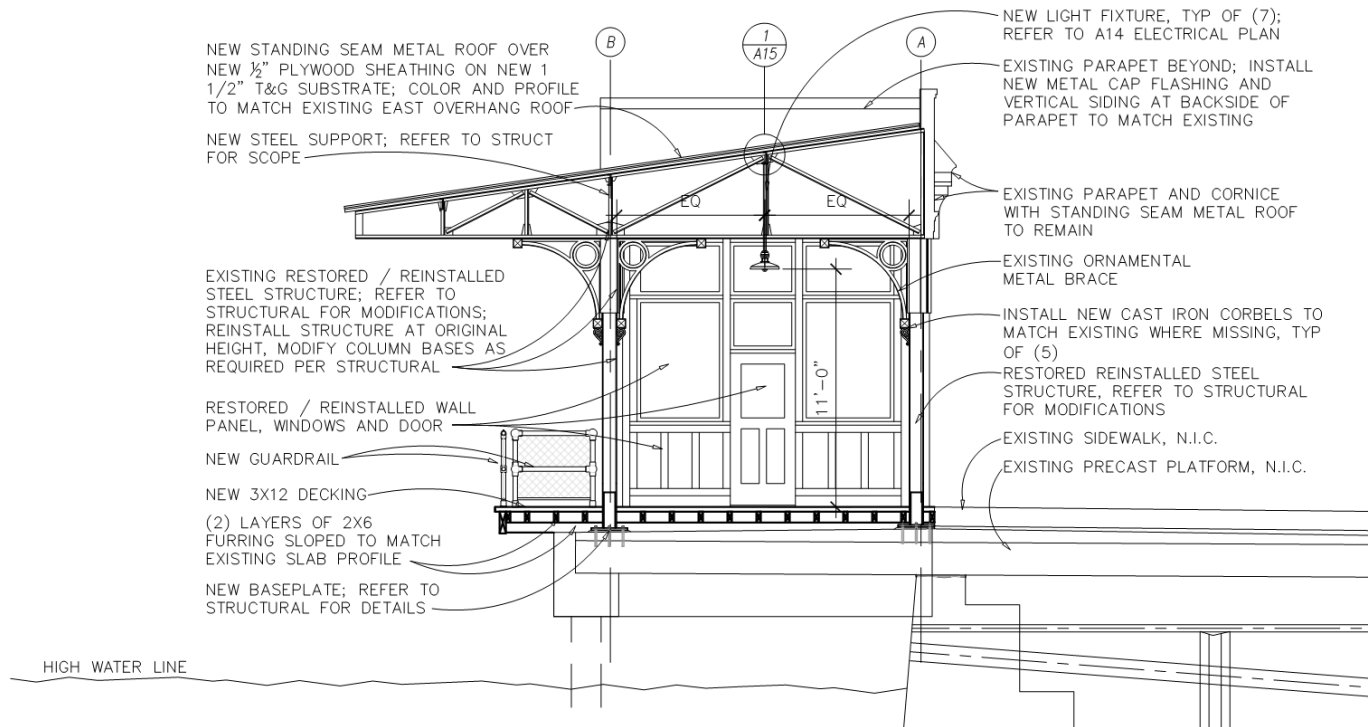
1 ROOF PLAN
1/4" = 1'-0"



PERGOLA COA SCOPE OF WORK

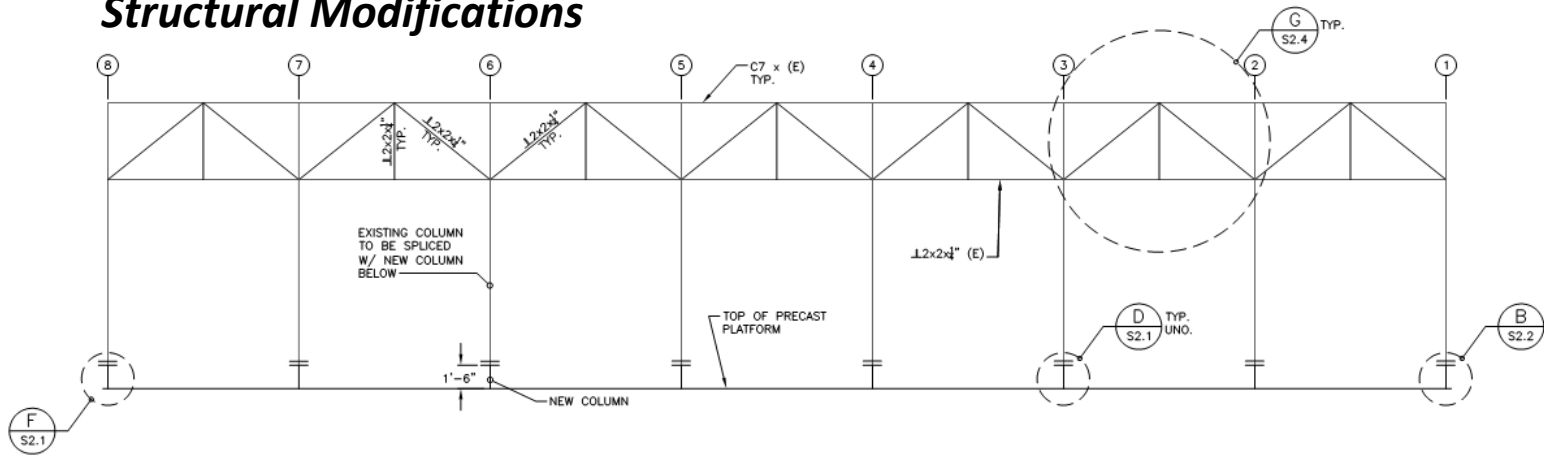
Drawings

A8 BUILDING SECTION

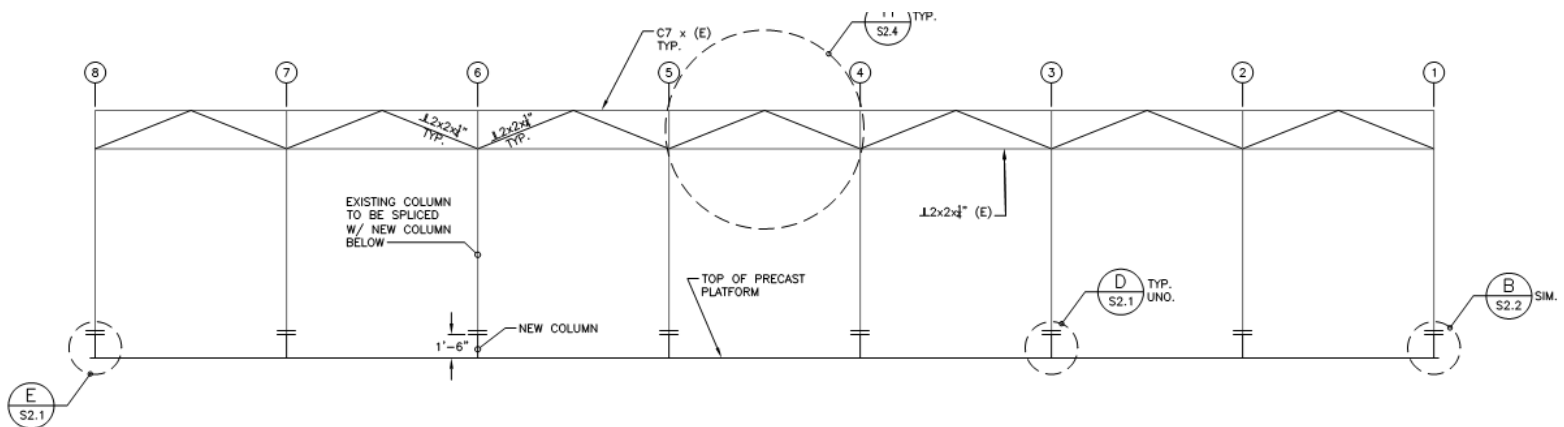


PERGOLA COA SCOPE OF WORK

Structural Modifications



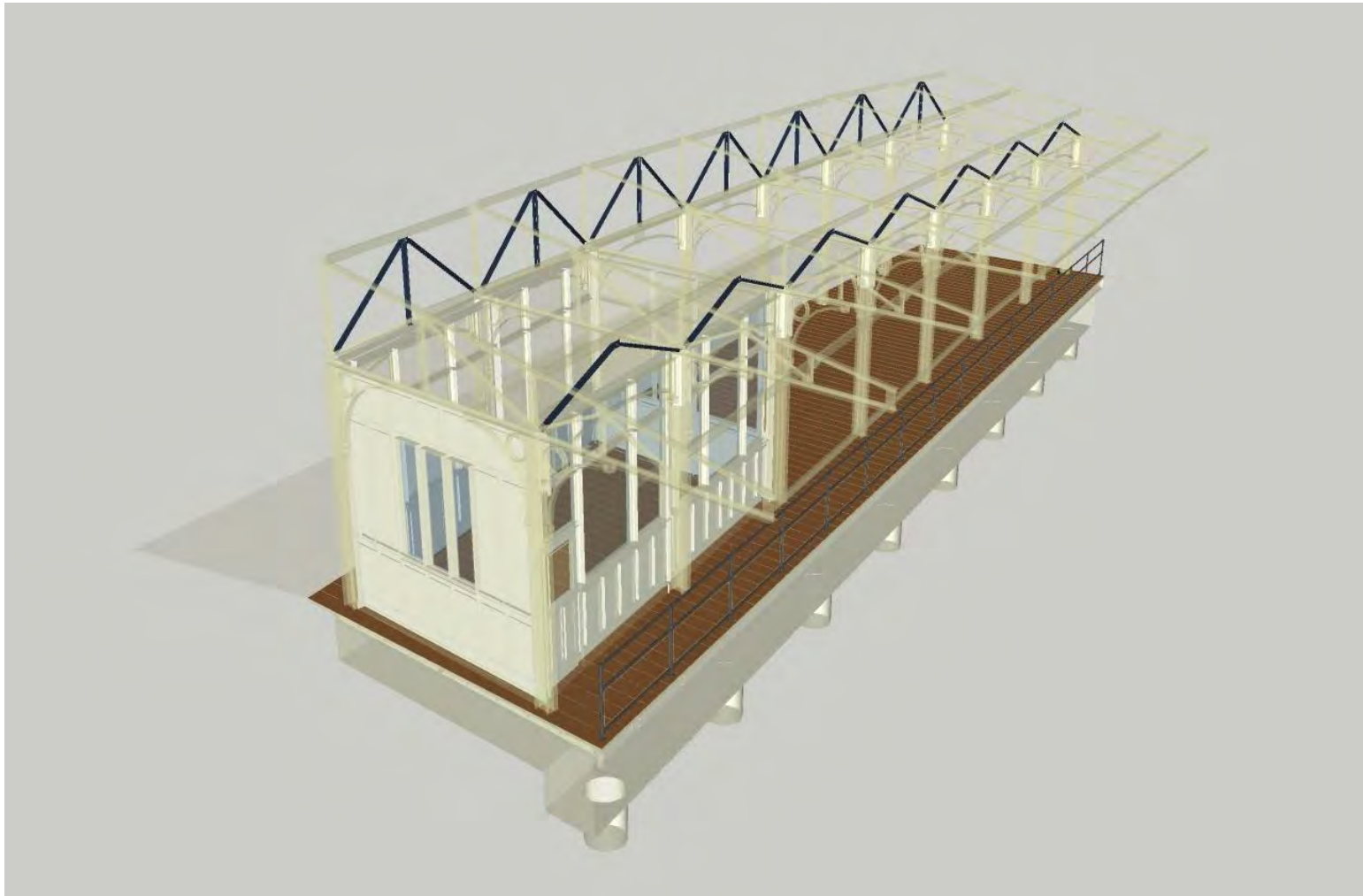
B EAST FRAME ELEVATION GRID A
S2.3 SCALE: 1/4" = 1'



C WEST FRAME ELEVATION GRID B
S2.3 SCALE: 1/4" = 1'

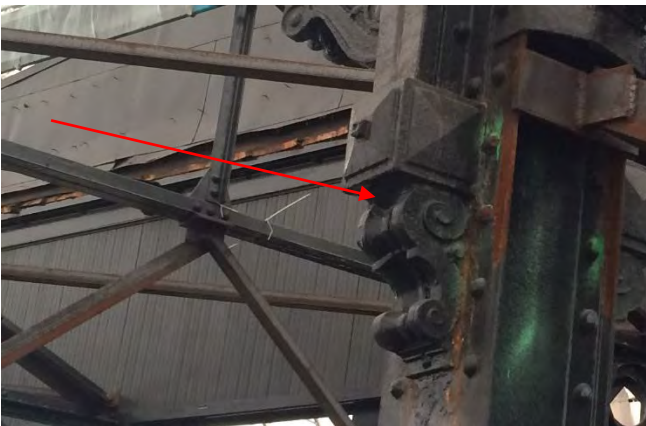
PERGOLA COA SCOPE OF WORK

Structural Modifications



PERGOLA COA SCOPE OF WORK

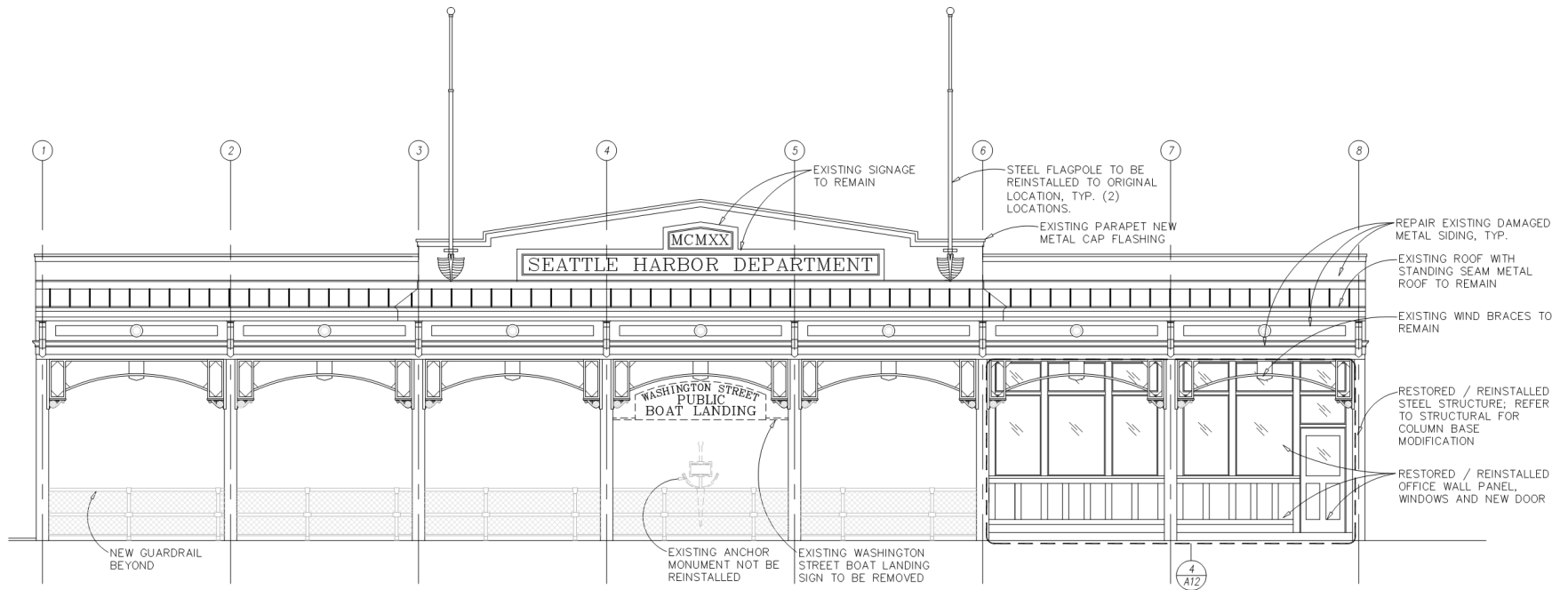
Steel Restoration



PERGOLA COA SCOPE OF WORK

Drawings

A9 EAST ELEVATION



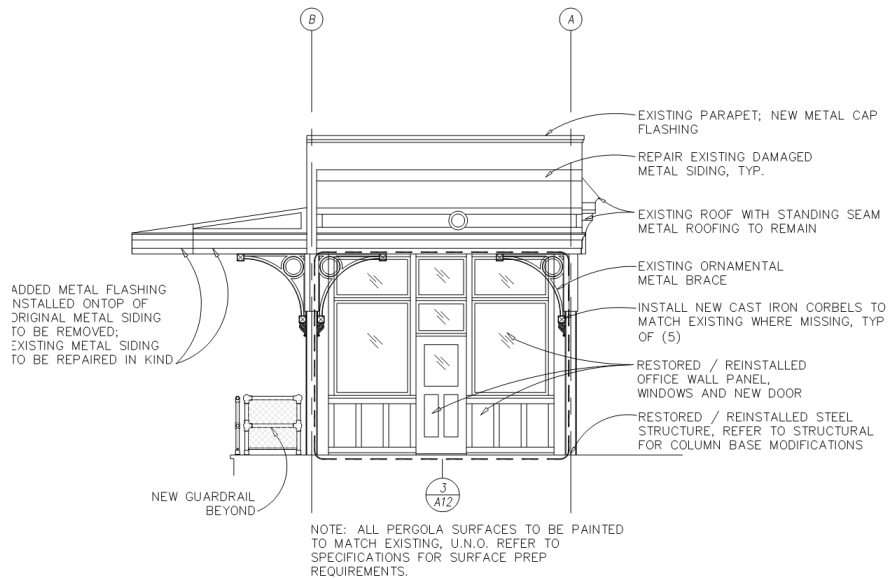
NOTE: ALL PERGOLA SURFACES TO BE PAINTED TO MATCH EXISTING, U.N.O. REFER TO SPECIFICATIONS FOR SURFACE PREP REQUIREMENTS.

1 EXTERIOR ELEVATION, EAST
1/4" = 1'-0"

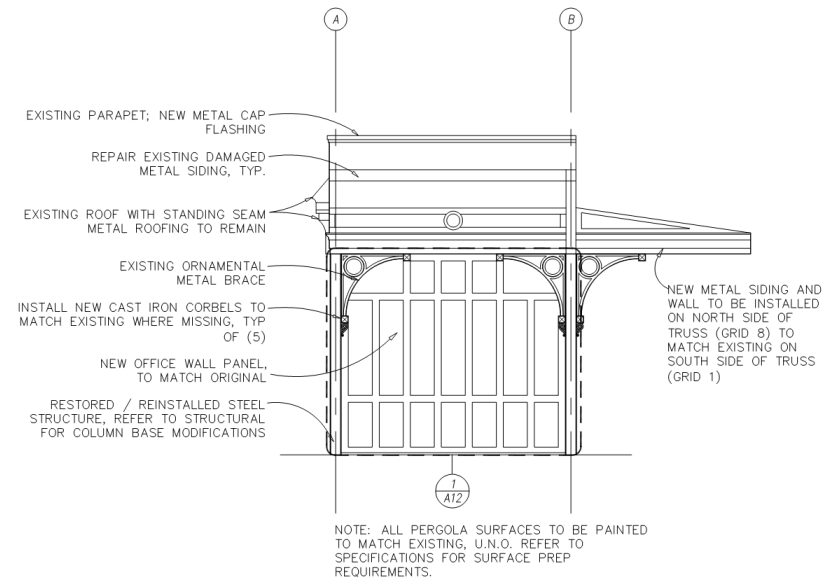
PERGOLA COA SCOPE OF WORK

Drawings

A10 NORTH / SOUTH ELEVATIONS



1 EXTERIOR ELEVATION, SOUTH
1/4" = 1'-0"

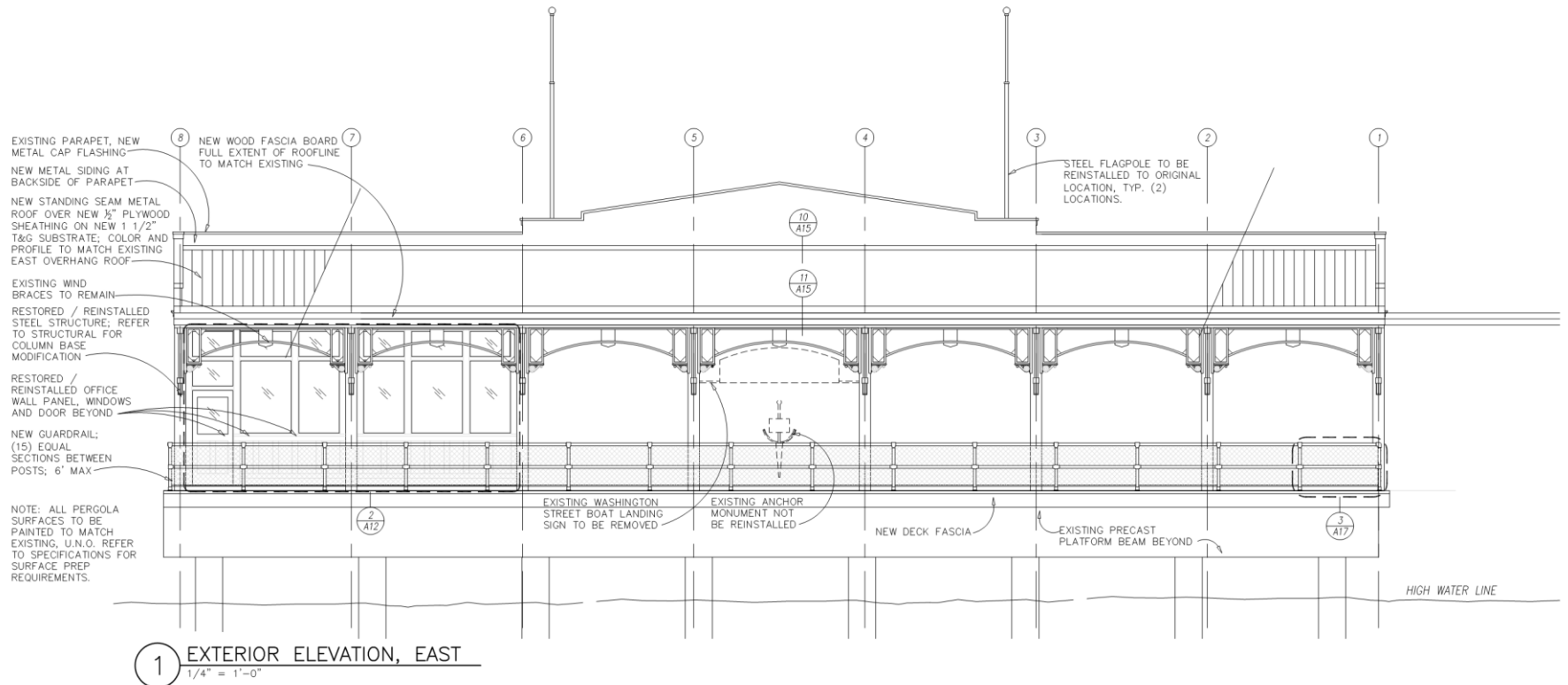


2 EXTERIOR ELEVATION, NORTH
1/4" = 1'-0"

PERGOLA COA SCOPE OF WORK

Drawings

A11 WEST ELEVATION



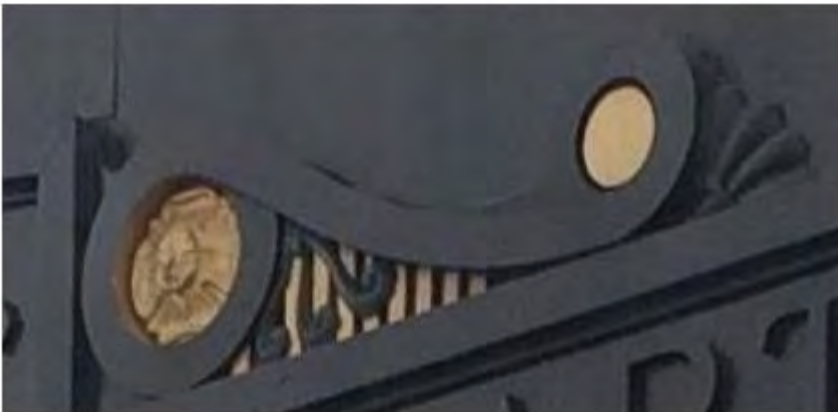
PERGOLA COA SCOPE OF WORK

Monuments not to be reinstalled



PERGOLA COA SCOPE OF WORK

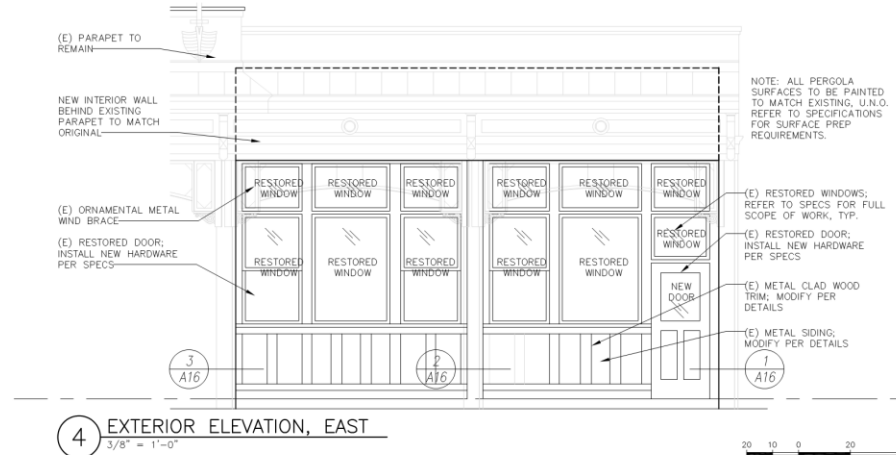
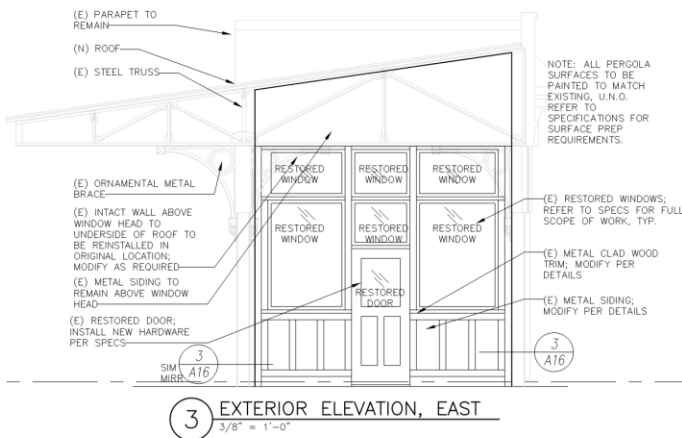
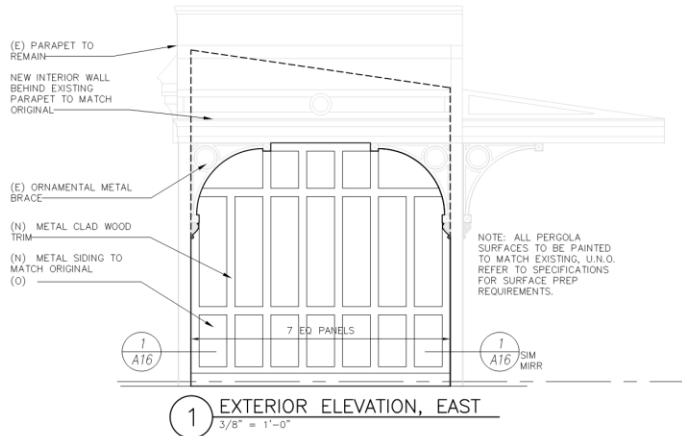
Exterior paint colors



PERGOLA COA SCOPE OF WORK

Drawings

A12 ENLARGED EXTERIOR ELEVATIONS

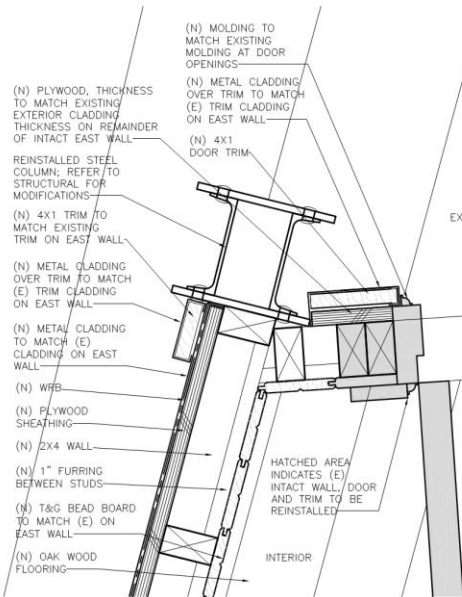


PERGOLA COA SCOPE OF WORK

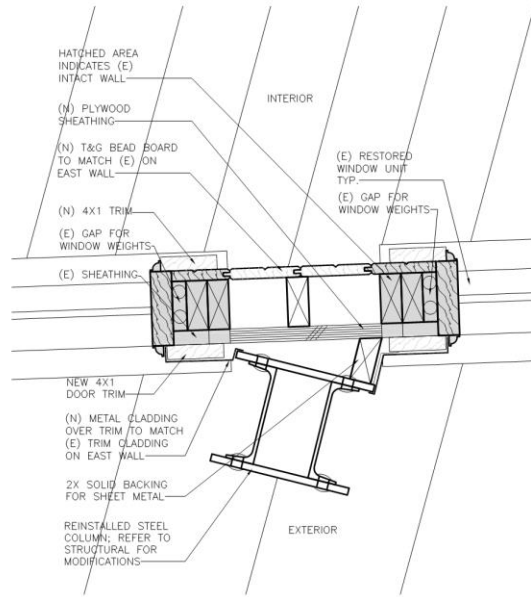
Drawings

A16

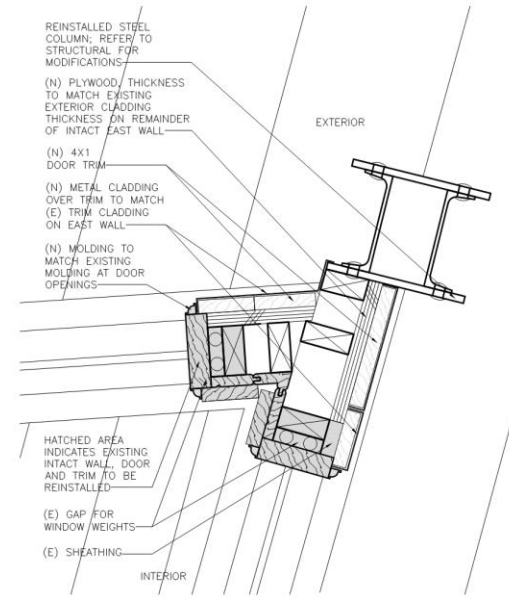
DETAILS, WALL PANELS



1 DETAIL @ COLUMN A8, B8 SIM
3" = 1'-0"



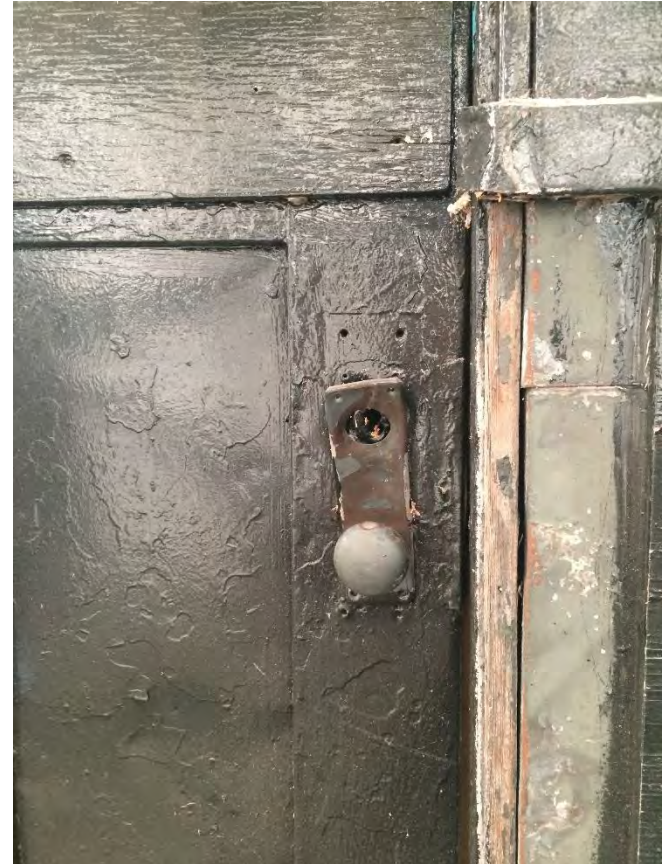
2 DETAIL @ COLUMN B7, A7 SIM
1 1/2" = 1'-0"



3 DETAIL @ COLUMN A6, B6 SIM
1 1/2" = 1'-0"

PERGOLA COA SCOPE OF WORK

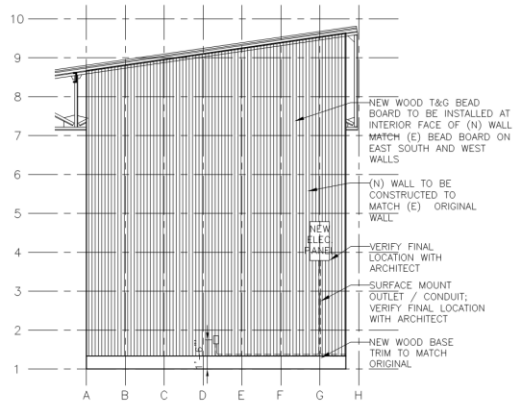
Door Hardware



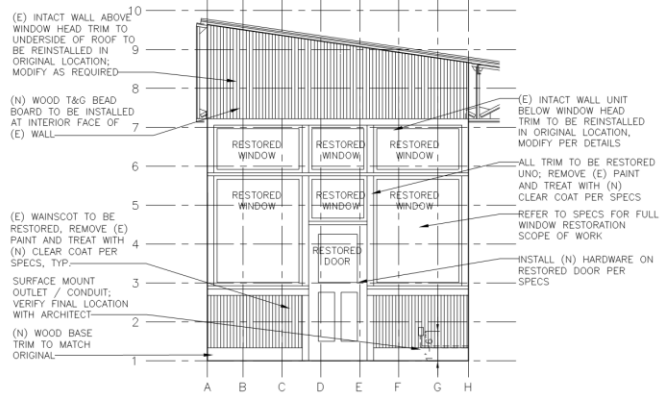
PERGOLA COA SCOPE OF WORK

Drawings

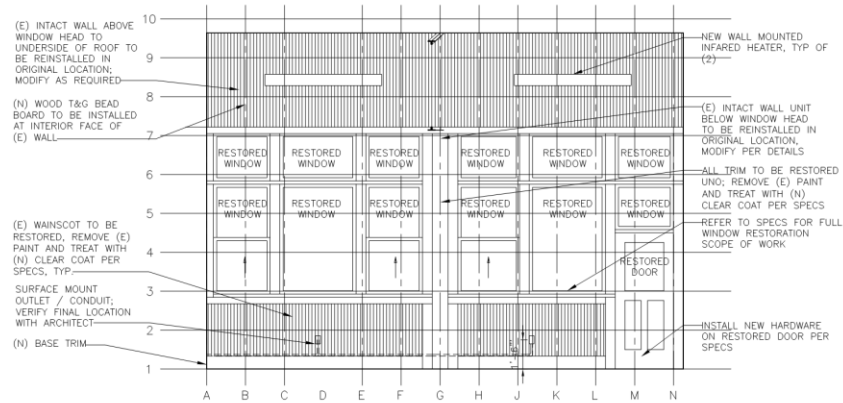
A13 ENLARGED INTERIOR ELEVATIONS



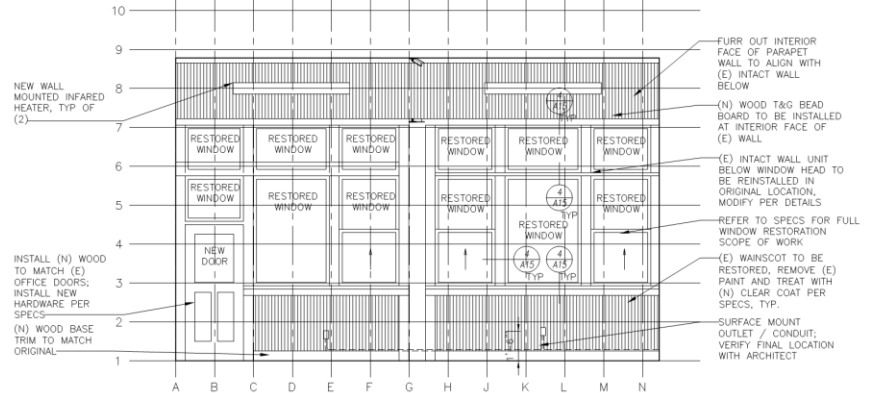
1 INTERIOR ELEVATION, NORTH
1/4" = 1'-0"



3 INTERIOR ELEVATION, WEST
1/4" = 1'-0"



2 INTERIOR ELEVATION, WEST
1/4" = 1'-0"



4 INTERIOR ELEVATION, EAST
1/4" = 1'-0"

20 10 0 20 40
SCALE IN FEET

PERGOLA COA SCOPE OF WORK

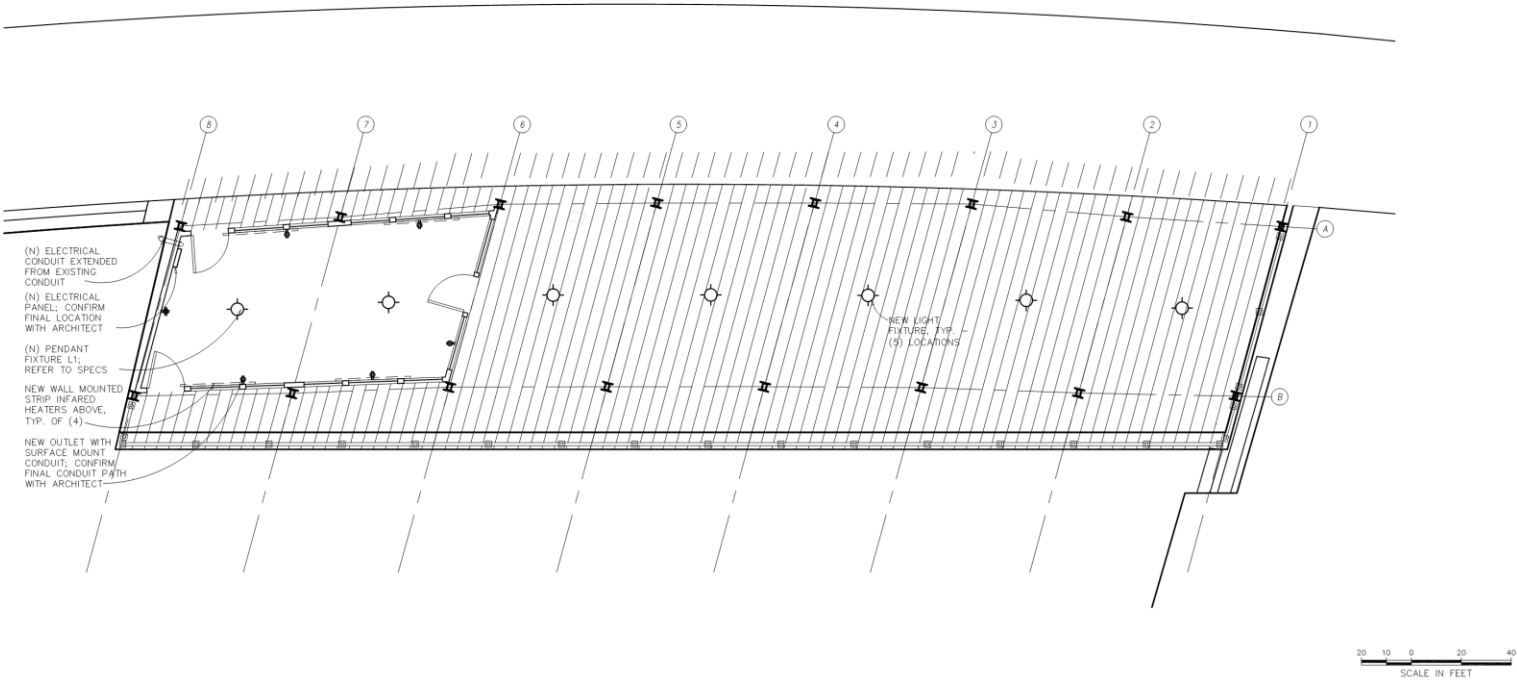
Infrared Heaters



PERGOLA COA SCOPE OF WORK

Drawings

A14 ELECTRICAL PLAN



PERGOLA COA SCOPE OF WORK

Historic Light Fixture



PERGOLA COA SCOPE OF WORK

Light Fixtures



PERGOLA COA SCOPE OF WORK

Historic Guardrail

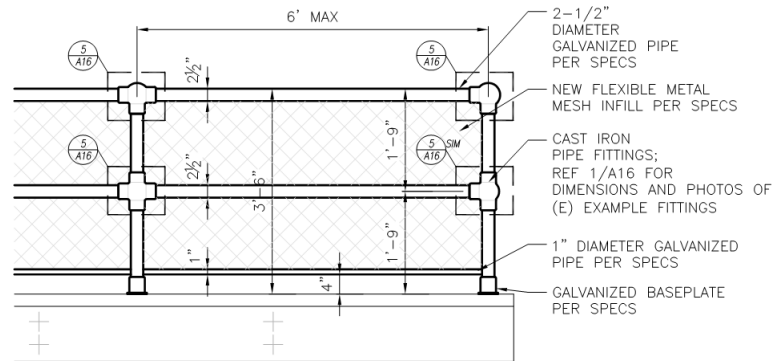


PERGOLA COA SCOPE OF WORK

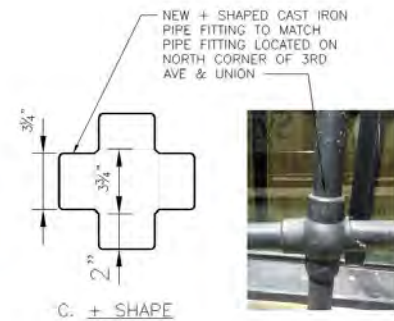
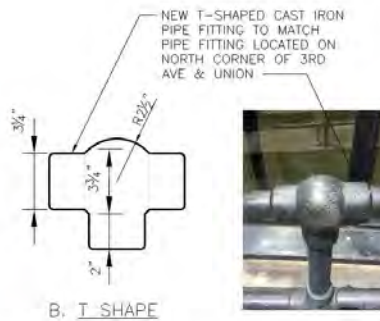
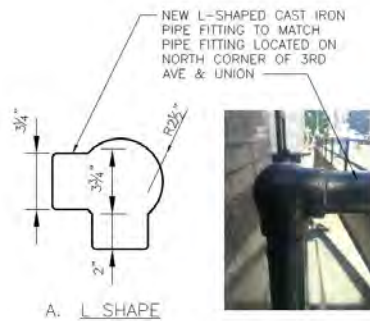
Drawings

A15

DETAILS, GUARDRAIL



4 ENLARGED CAST IRON PIPE FITTINGS DIMS
1 1/2" = 1'-0"

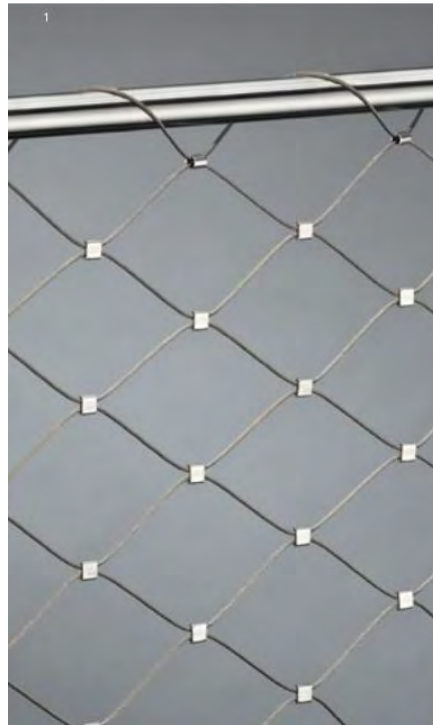


5 TYPICAL RAILING ELEVATION



PERGOLA COA SCOPE OF WORK

Guardrail Concept



PERGOLA COA SCOPE OF WORK

Waterfront Guardrail



*Railing design, including
wood handrails.* 39