



2005 5TH AVE

LANDMARKS PRESERVATION BOARD MEETING
PROJECT NUMBER: 3028017
MEETING DATE: 03/15/2023



KPFF

JOHN M. HOCHWALT, PE, SE
DIRECTOR OF ENGINEERING

PIONEER MASONRY

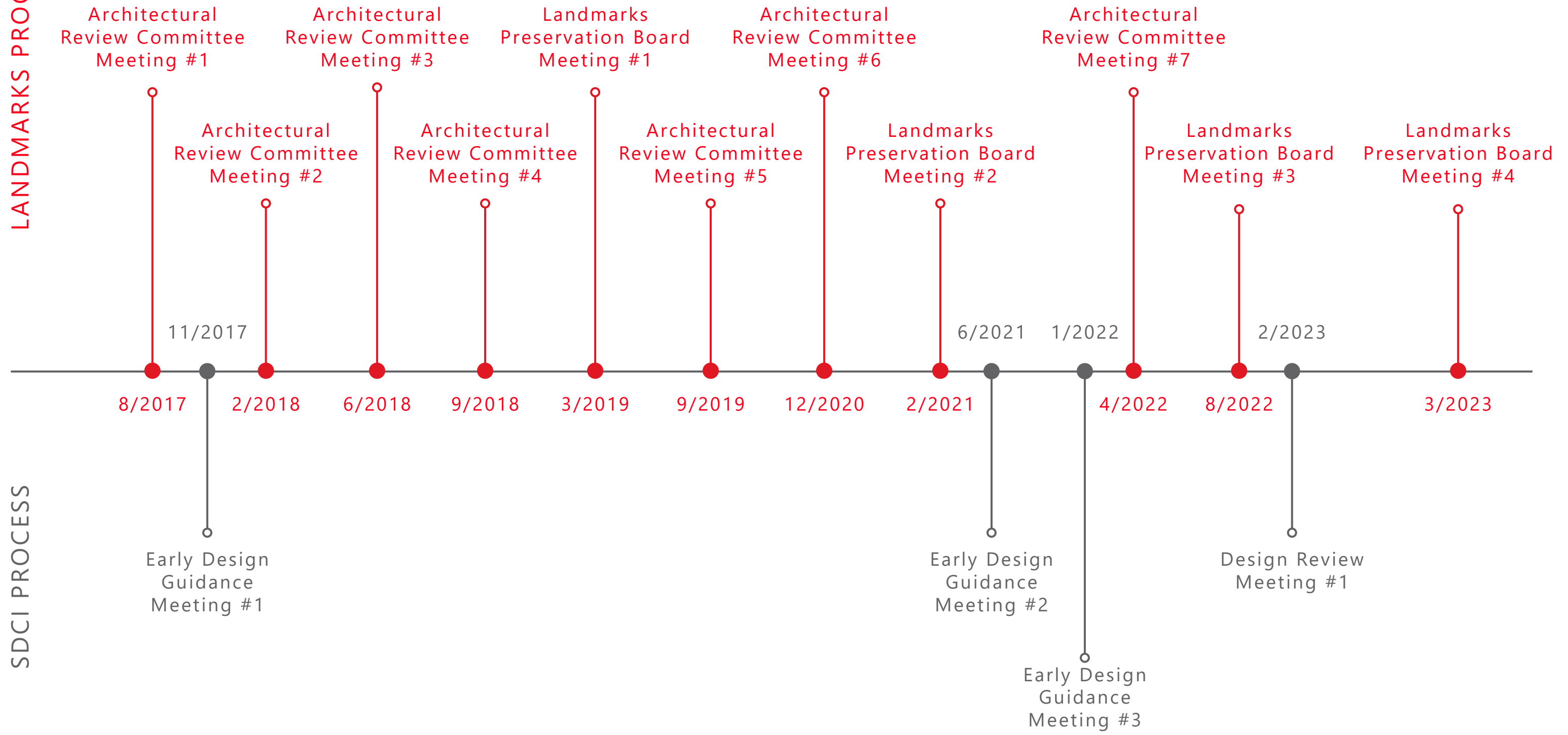
ROGER L. PETERSON
PROJECT MANAGER

JTM CONSTRUCTION

KYLE NEVILS, LEED AP
PROJECT EXECUTIVE

REVIEW PROJECT TIMELINE

LANDMARKS PROCESS



REVIEW
HISTORIC TIMELINE



1st Denny Regrade
1908-1911



Wilson Modern Business
College Building was Built
1927

1914
Sheridan Building was Built



1929-1939
The Great Depression



REVIEW HISTORIC TIMELINE

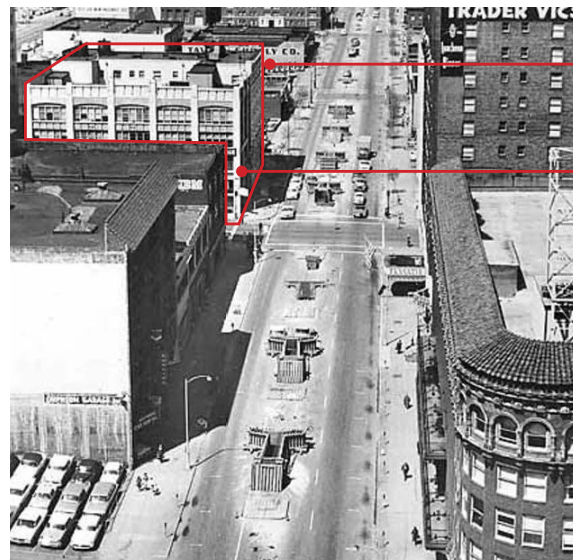


Griffin Business College
Took Over the Building
1940s



Monorail Opened One Month Before
World's Fair
1962

1961
Monorail Construction Commenced



Sheridan Building

Griffin Building

Present
Griffin Building & Sheridan Apartments



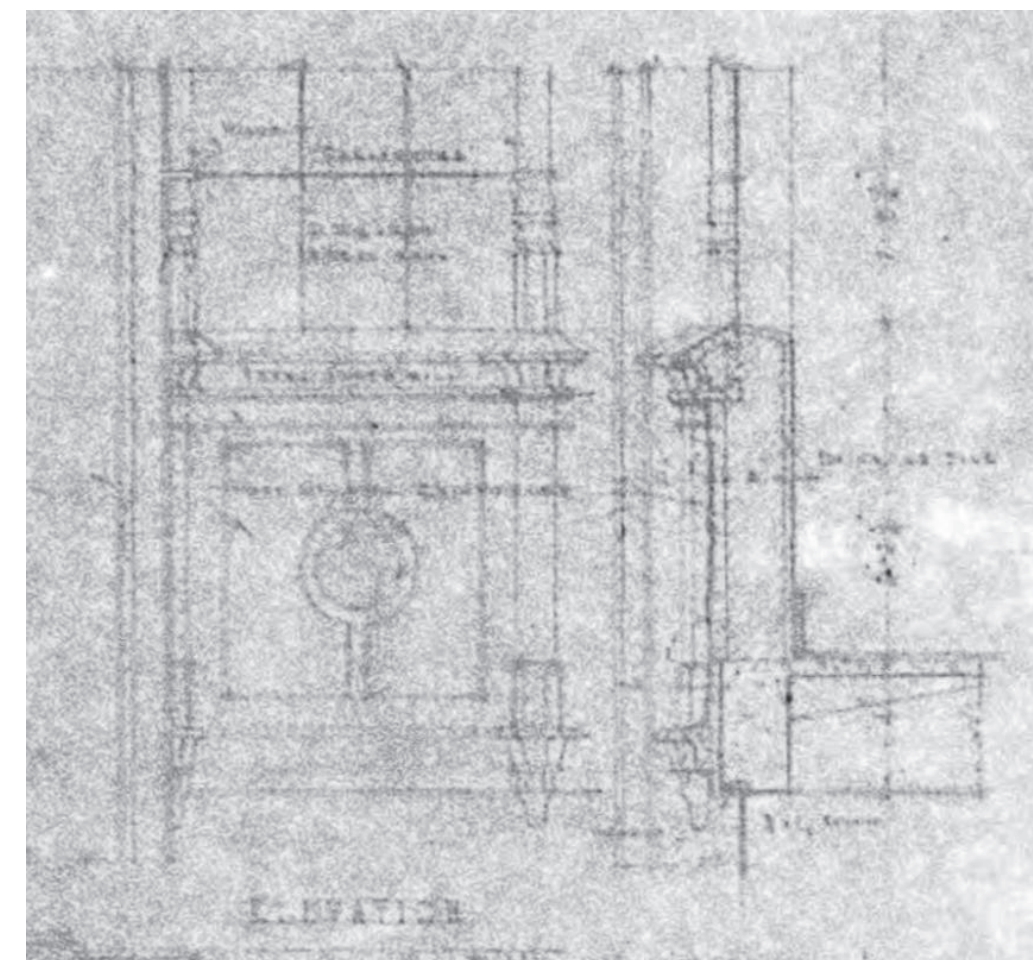
WHAT DO WE KNOW



GRIFFIN BUILDING



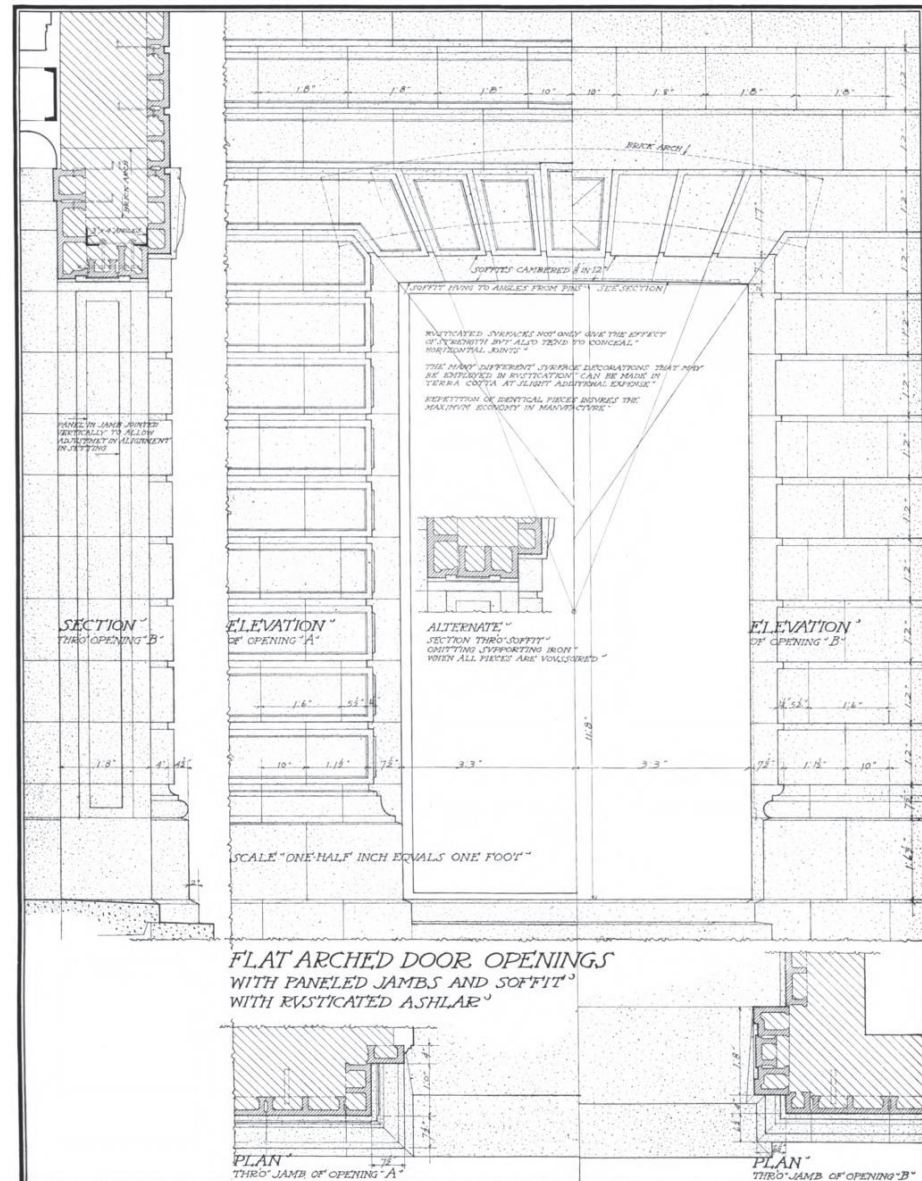
SHERIDAN APARTMENTS



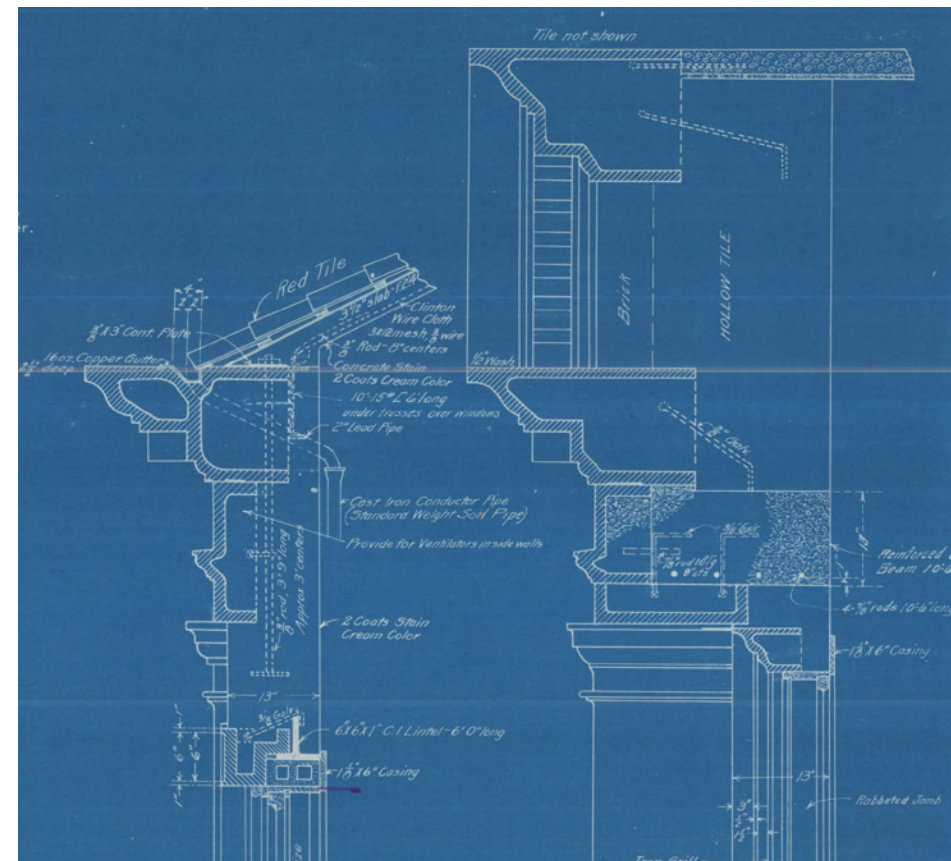
EXISTING DRAWINGS
GRIFFIN BUILDING ONLY NOT LEGIBLE

WHAT DO WE KNOW

ARCHITECTURAL TERRA COTTA - STANDARD CONSTRUCTION



NATIONAL TERRA COTTA SOCIETY · V.S.A. · PLATE NO. 6



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HISTORIC INDUSTRY STANDARDS
ARCHITECTURAL TERRA COTTA
(1914)

OTHER LOCAL PROJECTS
MAPLE LEAF GATEHOUSE (1911)

EXPLORATION-SHERIDAN
REMOVAL OF FINISHES

WHAT DO WE KNOW



CRACKED TERRACOTTA



OFFSET & SPALLING TERRACOTTA



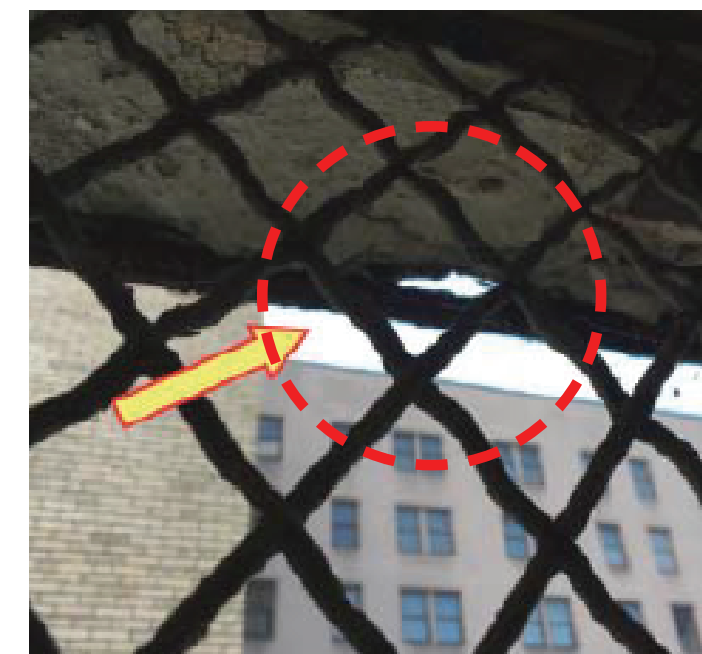
RUSTED/EXPOSED STEEL



SETTLEMENT DAMAGE



OFFSET & SPALLING TERRACOTTA



RUSTED/EXPOSED STEEL

WHAT DO WE KNOW



GRIFFIN BUILDING

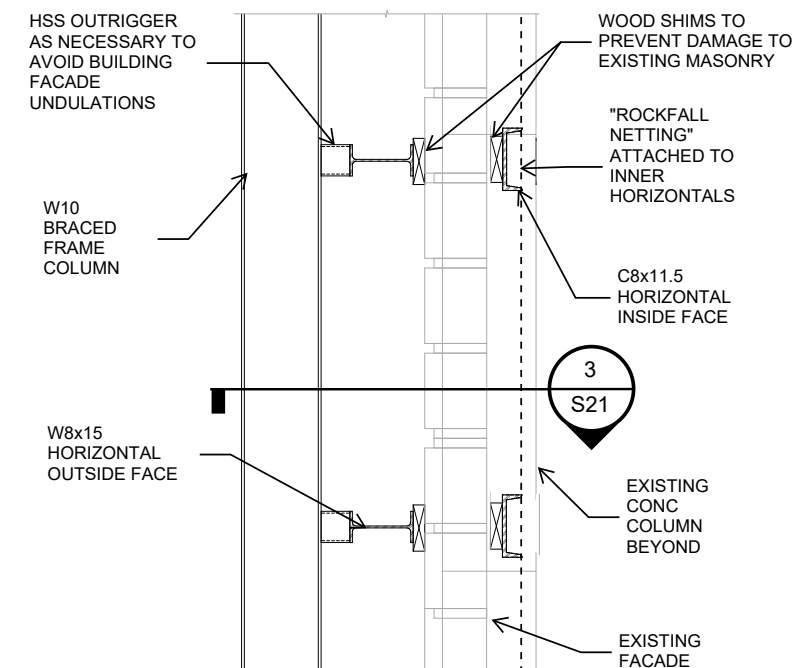
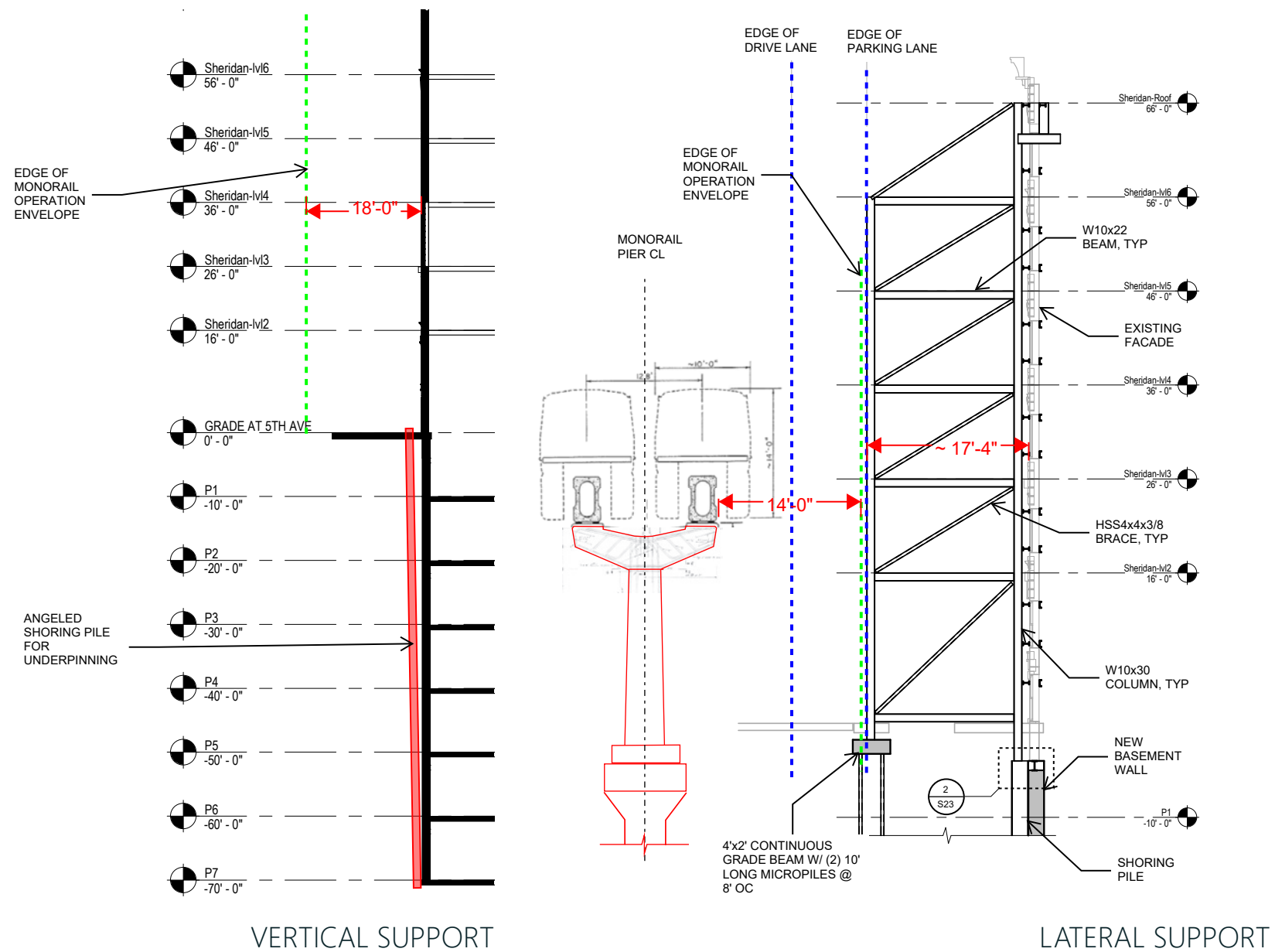


SHERIDAN BUILDING

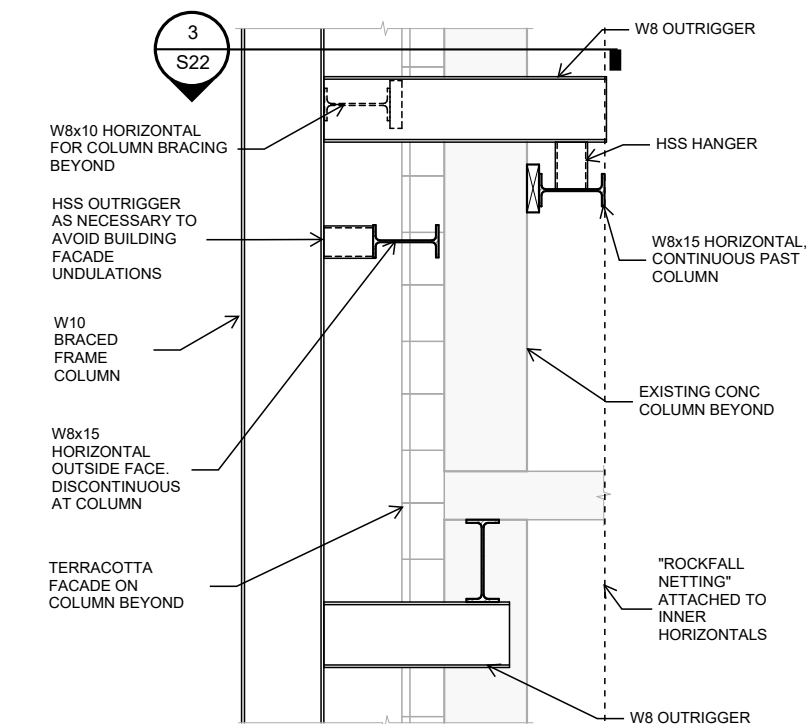
- Embedded steel vulnerable to corrosion
- Fragility of unreinforced masonry backing
- Indications that corrosion is in progress
- Clay tile is especially fragile
- Poor quality of construction
- Still many unknowns...

WHAT CAN WE DO

Option A - Facade in Place



SHERIDAN FACADE BRACING-SECTION AT SOLID FACADE



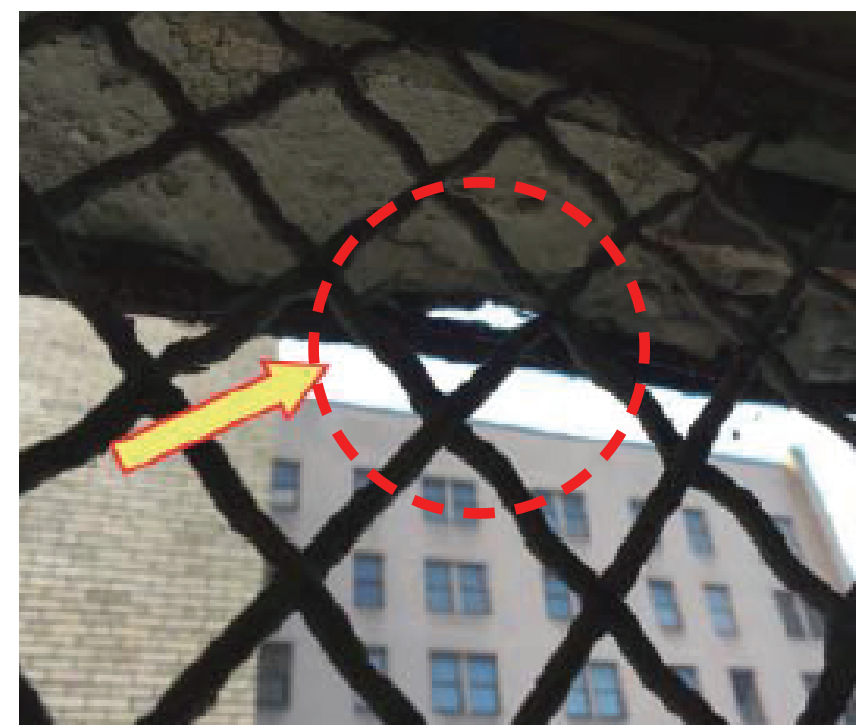
GRIFFIN FACADE BRACING-SECTION AT COLUMN

WHAT CAN WE DO

Oxide Jacking

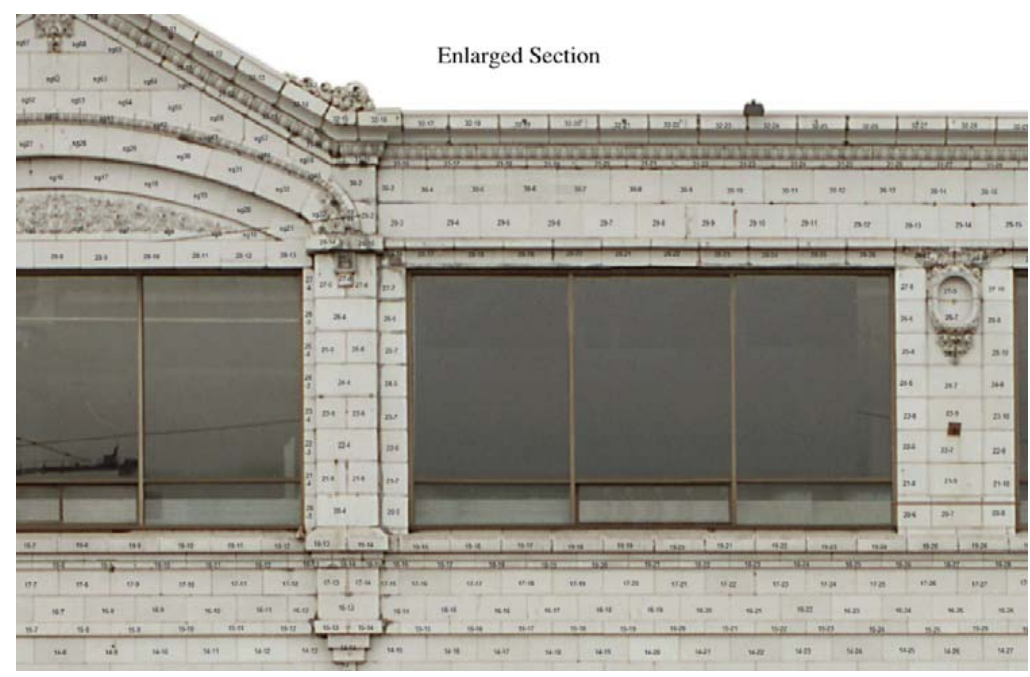


- Brick and masonry facades are not waterproofed and there was no waterproofing barrier in old buildings
- Masonry is porous for water intrusion
- The phenomenon of facade damaged by corrosion of the structural steel is "Oxide Jacking"
- Results are compromised hangers, attachment points, ledgers and damage to the terra cotta units



WHAT CAN WE DO

Option B - Remove, Reinstall & Rebuild



1. Mark up with Stone Identification Numbers



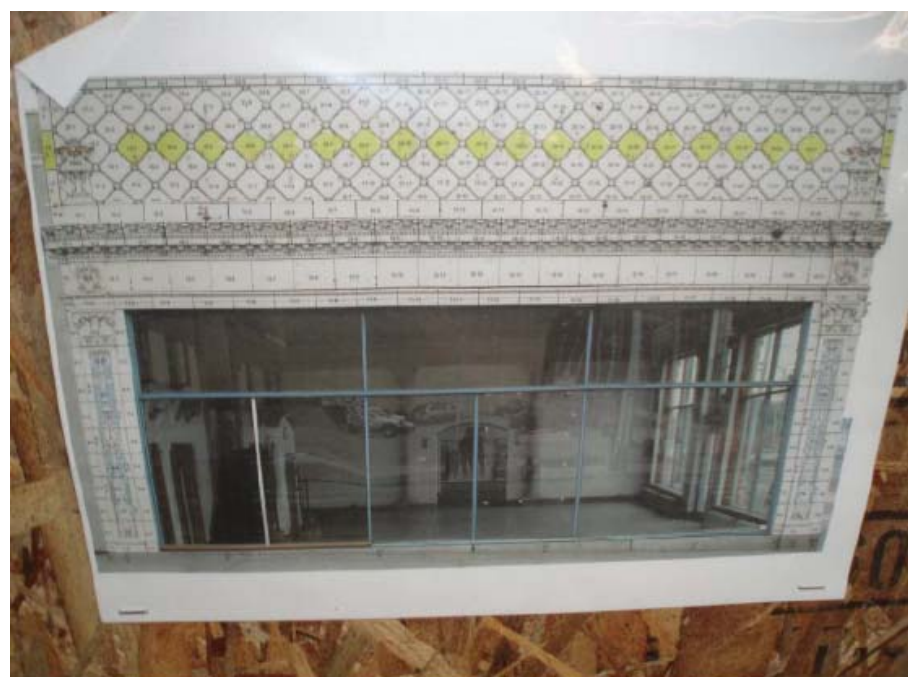
2. Document Joint and Stone Dimensions



3. Repair Stones



4. Crate and Storage



5. Example of Packing List Photo Attached to Crates



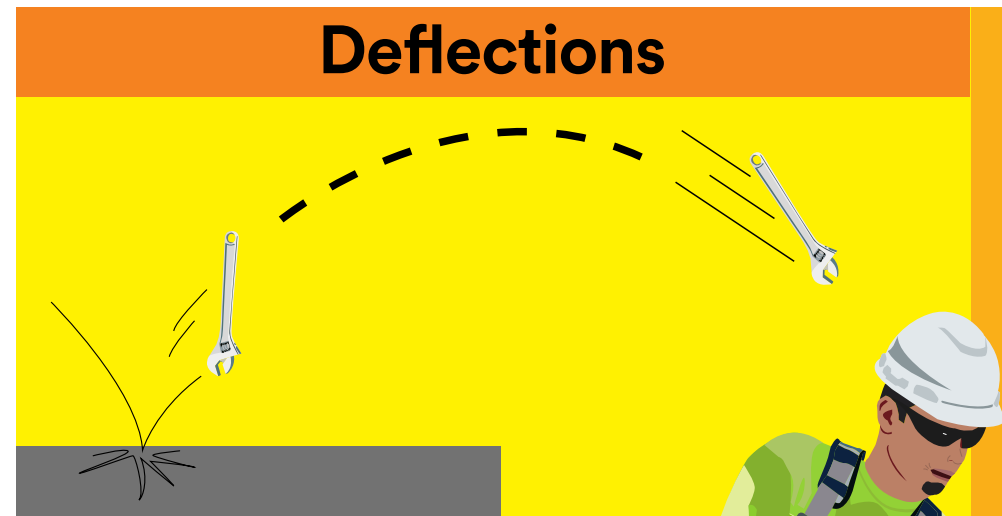
6. Install on the New Structure

WHAT SHOULD WE DO

	OPTION A REMAIN	OPTION B REMOVE, REINSTALL & REBUILD
SERVICE LIFE		
REPAIR SURFACE DAMAGE	✓	✓
ADDRESS CORROSION		✓
MITIGATE CONSTRUCTION DEFECTS		✓
STRUCTURAL PERFORMANCE		
COMPLY WITH CODE	✓	✓
ENHANCED SEISMIC PERFORMANCE		✓

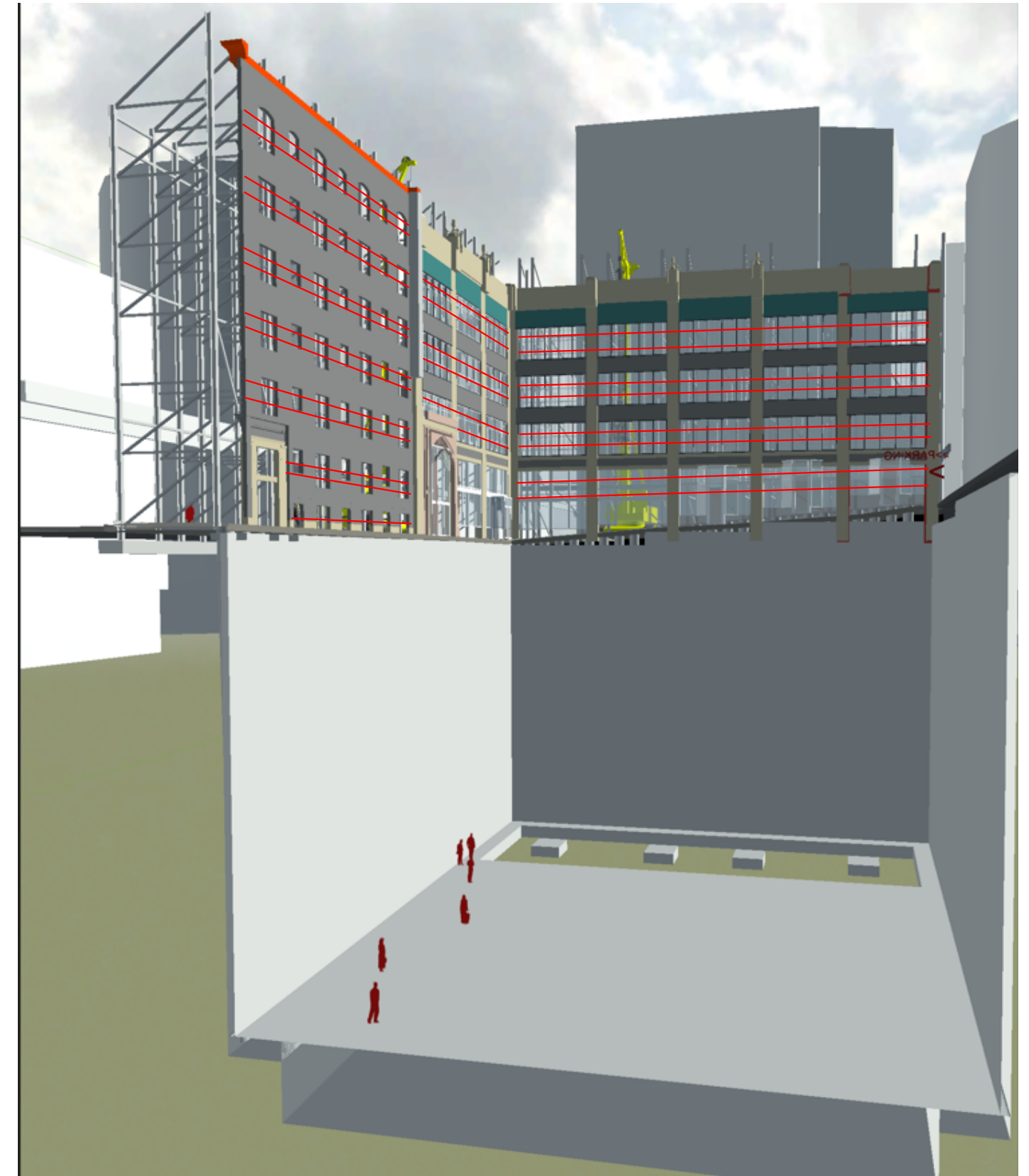
Falling Objects –

- #3 Cause of Fatalities #5 Cause of Injuries on Jobsites
- Last year - 42,400 Injuries and 519 fatalities

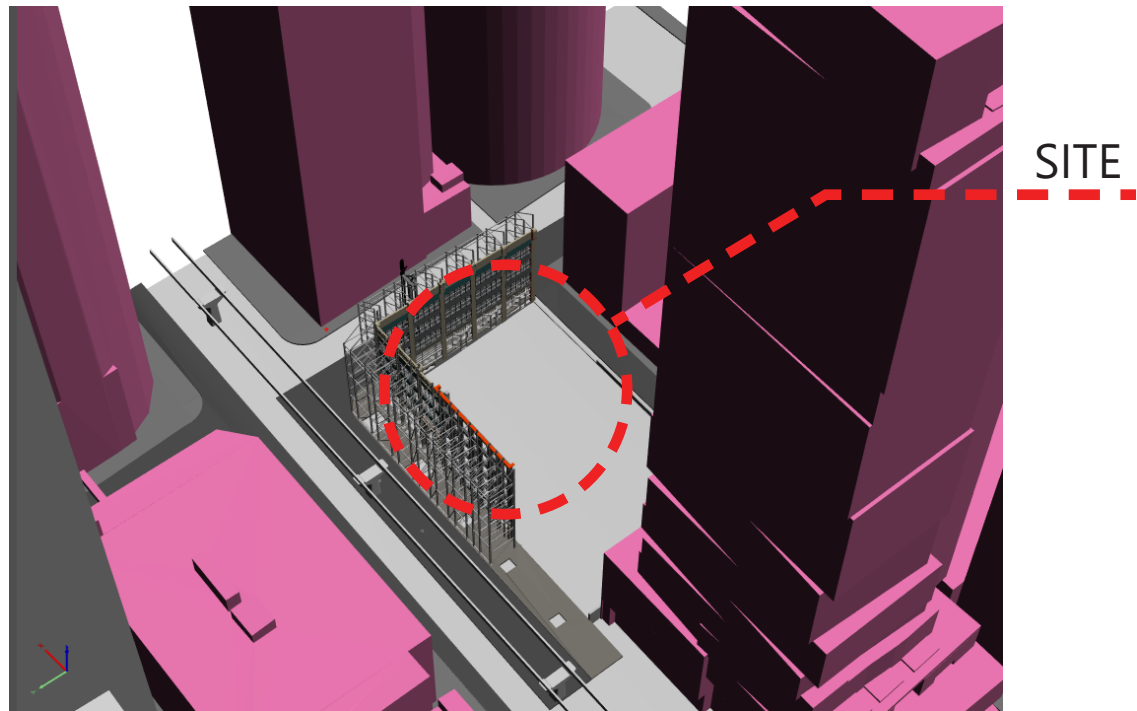


Ways to Mitigate –

- Engineering Controls – Safety Net (not perfect)
- Administrative Controls – Not an option
- PPE – Already a requirement
- Elimination

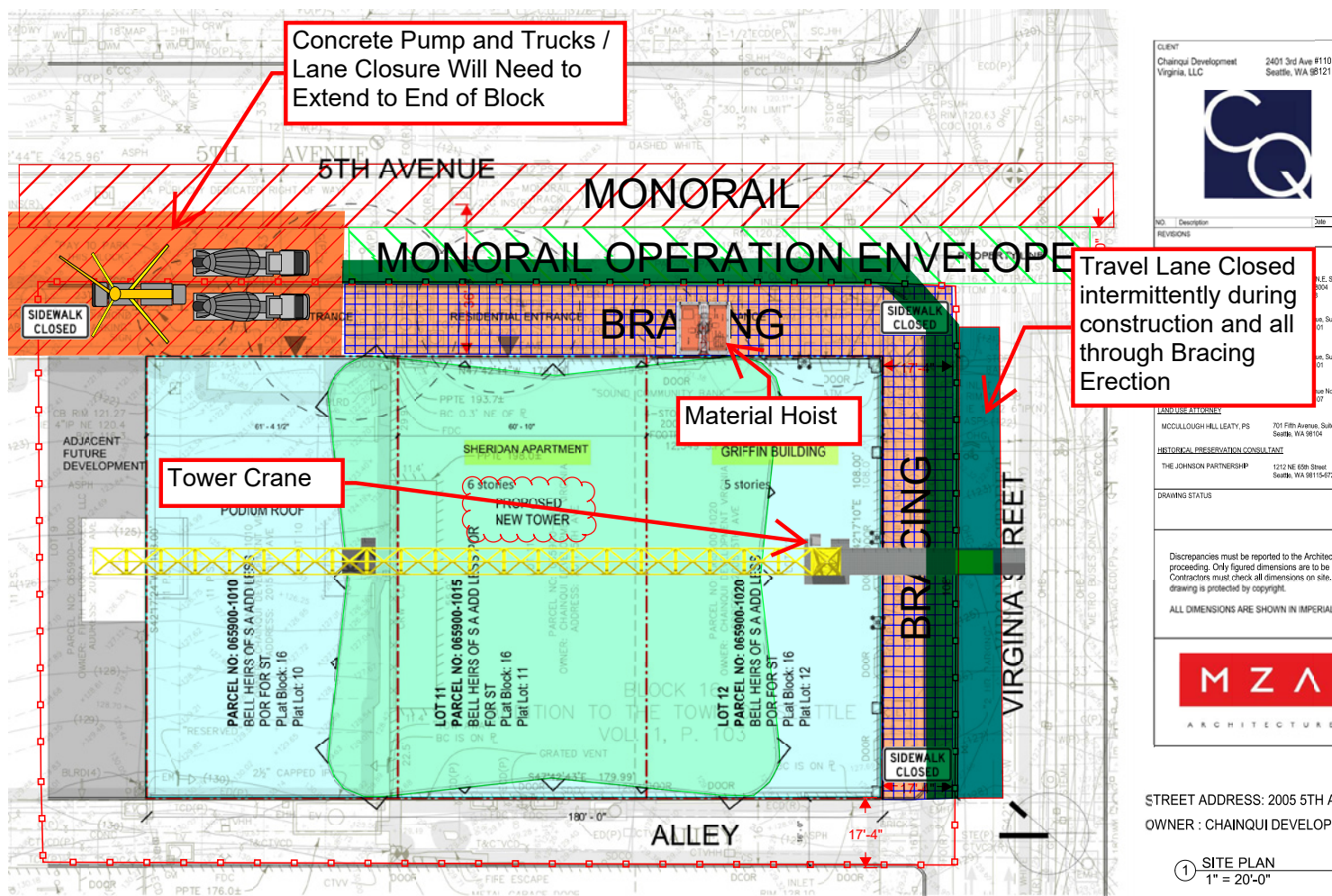


CONSTRUCTION LOGISTICS



SITE

1. Footprint – Option A's Lane Closure Extends at least back to the Lenora intersection
2. Timeframe – The schedule for Option B is 17-months faster
3. Unique Considerations
 - Trees – Need to be removed with Option A
 - Monorail – no difference between options
 - Trolley Lines – no difference between options



CLIENT: Chainqui Development Virginia, LLC 2401 3rd Ave #1101 Seattle, WA 98121

701 5th Avenue, Suite Seattle, WA 98104

1212 NE 66th Street Seattle, WA 98165

Discrepancies must be reported to the Architect proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. Drawing is protected by copyright.

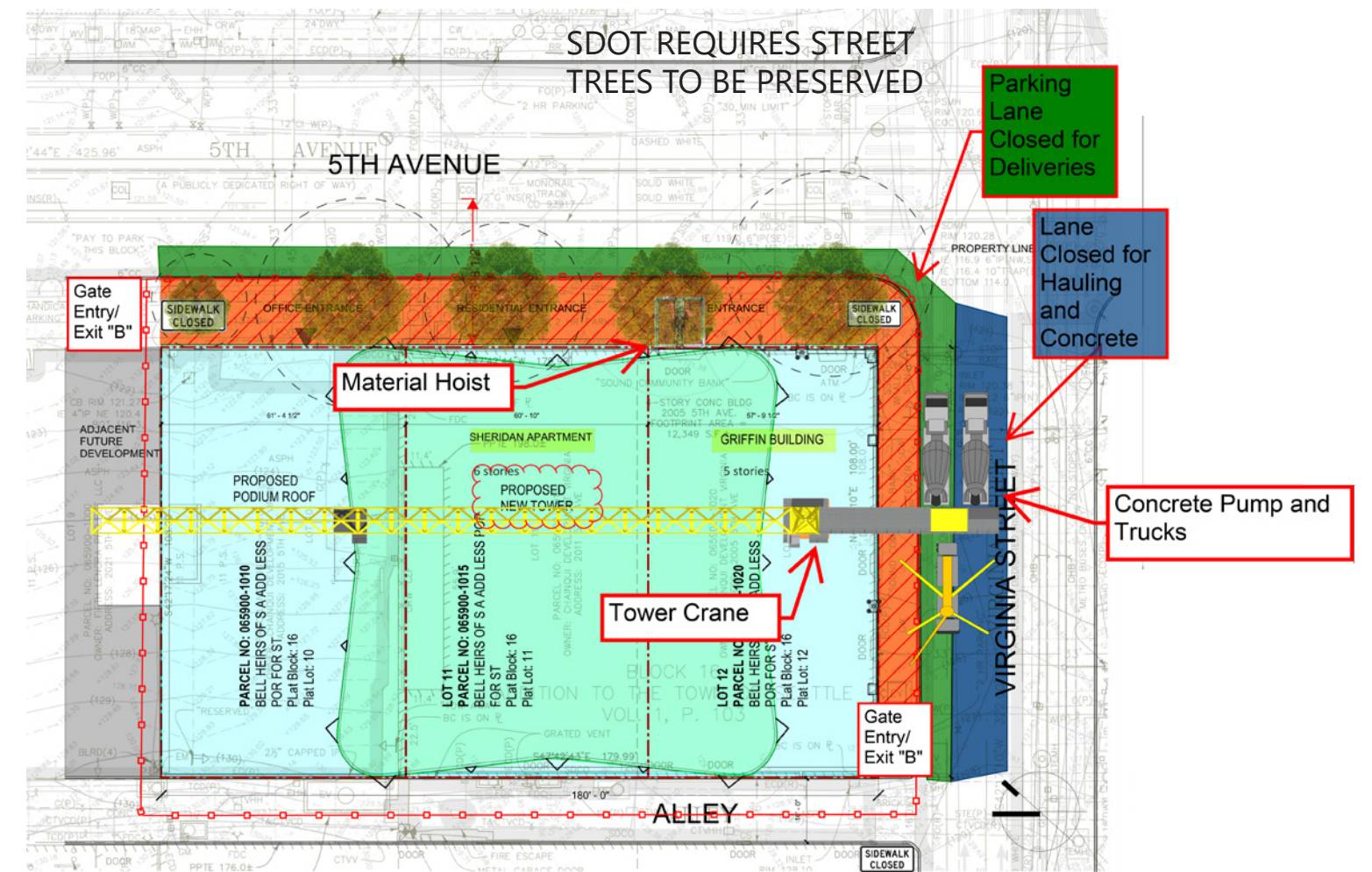
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

MZA ARCHITECTURE

STREET ADDRESS: 2005 5TH AVE
OWNER: CHAINQUI DEVELOP

1 SITE PLAN
1" = 20'-0"

OPTION A



OPTION B

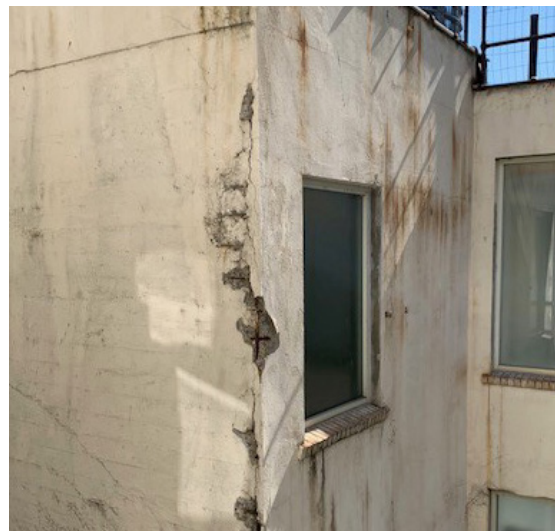
CONSTRUCTION WHAT SHOULD WE DO

	OPTION A REMAIN	OPTION B REMOVE, REINSTALL & REBUILD
SERVICE LIFE		
REPAIR SURFACE DAMAGE	✓	✓
ADDRESS CORROSION		✓
MITIGATE CONSTRUCTION DEFECTS		✓
STRUCTURAL PERFORMANCE		
COMPLY WITH CODE	✓	✓
ENHANCED SEISMIC PERFORMANCE		✓
CONSTRUCTION FACTORS		
PUBLIC SAFETY	✓	✓
WORKER SAFETY	✓	✓
IMPACT TO PUBLIC		✓
QUALITY		✓

CONCLUSION

WHAT IS OUR VISION FOR THE FUTURE OF GRIFFIN & SHERIDAN WITH THE DEVELOPMENT OPPORTUNITY?

- Better condition than today
- Code compliant installation
- Extend service life of facade
- Reduce risk of seismic damage



GRIFFIN & SHERIDAN STRUCTURAL CONDITIONS

