

CADILLAC HOTEL

HISTORIC SEATTLE





Development Team

Architect: Stickney Murphy Romine Architects

Structural Engineer: Coughlin Porter Lundeen

Mechanical Engineers: Sider and Byers

Electrical Engineer: Atkinson and Associates

General Contractor: The Rafn Company

Project Consultant-Financing: Tory Laughlin Taylor

Project Consultant-Construction Management:

Catapult Community Developers

Historic Seattle

Goodman Real Estate

Impact Capital

Key Community Development Corporation/

Community Development New Markets 1 LLC

Project Financial Support

Historic Seattle Preservation Foundation

National Park Service

Impact Capital

4 Culture

City of Seattle Office of Economic Development

Key Community Development Corporation/

Community Development New Markets 1 LLC

KeyBank National Association

TOTAL PROJECT COST: \$10,600,000

Historic Seattle Preservation Foundation

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They said it couldn't be done !

The historic rehabilitation of the 1889 Cadillac Hotel building was a labor of love for Historic Seattle. The rehabilitation work included repair and restoration of the exterior masonry walls, seismic reinforcement consisting of steel brace frames on the east, west, and south elevations, parapet reconstruction, wall ties, additional roof and floor sheathing, and new interior shear and load bearing framing. In addition, the building received a new roof, skylights, storefront windows and doors, and the existing wood frame windows were restored. The property was improved to current building, life safety, and energy code requirements. The rehabilitated Cadillac will be the new permanent home of the Klondike Gold Rush National Historical Park.

**Historic Seattle Preservation
and Development Authority
Welcomes You To
The Cadillac Hotel Opening Celebration
Second Avenue South And South Jackson Street
Pioneer Square, Seattle
September 22, 2005**

Celebrating its 30th anniversary this year, Historic Seattle is the only citywide nonprofit organization dedicated to Seattle's architectural preservation. Historic Seattle believes that buildings provide an essential link to the past, reminding us of who we are and where we came from. The organization's mission is to advocate for, and participate in, the preservation and rehabilitation of historic buildings. Historic Seattle accomplishes this through advocacy—engaging citizens and policy makers in considering the value of preservation—through the outright acquisition of historic properties in order to rehabilitate them for present-day uses. Historic Seattle also offers year-round lectures, tours and events to raise public awareness of Seattle's vibrant architectural heritage.

REHABILITATING THE CADILLAC HOTEL

On February 28th, 2001, Seattle suffered an intense earthquake that shook the spirits of many owners of historic buildings in south downtown. Pioneer Square, the Chinatown International District, and SODO contain a significant number of historic unreinforced masonry buildings, which were all greatly affected. One of these, Pioneer Square's Cadillac Hotel, was slated for demolition in the months immediately following the earthquake. Thankfully, Historic Seattle and the property owner were able to come together to find an economically viable solution that would save the building and give it a new life as the new home of the Klondike Gold Rush National Historical Park.

Introducing the New and Improved Cadillac Hotel

When Historic Seattle first set foot inside the property, the wooden flooring bowed downward as a result of deferred maintenance before the earthquake hit. One of the interior stairs had been removed, which reduced the load capacity and weakened the building. The interior was exposed to the elements after parts of the cornice gave way. Pigeons roosted in the upper floors before the building was secured last year, and the evidence of their presence further degraded the interiors.

In September of 2001, preliminary shoring work involved stripping many of the wallboards away. Mounds of wall, plaster, and wallpaper lay in the middle of the floor as the owner's representatives took Historic Seattle staff through the building. The walk-through took place a few days after September 11, so the impact of this event was still lingering in most of our minds as we reviewed the state of earthquake damage to the Cadillac.



How Engineering Saved the Cadillac Hotel

A second opinion saved the Cadillac. Differing ideas about the structural integrity of the earthquake damaged Pioneer Square building provided Historic Seattle's first real entrée into discussions that eventually led to the building's preservation.

Immediately after the earthquake, the National Trust for Historic Preservation sent engineers to walk through some of Seattle's worst hit historic buildings. Historic Seattle helped offset the costs of this portentous visit. The Trust's engineers, representing the firm of Rutherford and Chekene, have a long track record rehabilitating earthquake damaged buildings, and have played a role in developing responsible policies related to codes governing historic unreinforced masonry buildings in California.



Above: Damaged corner, September 16, 2002

Below: Occidental facade., Cadillac Hotel September 16, 2002,

The First Opinion

When historic buildings are severely damaged, whether by fire, flood, earthquake, acute settling or extreme neglect, the opinions of a credible engineer are crucial to future preservation. Engineers assess buildings using a common set of principles governing materials and tectonics, but

experience and the client's objectives often lead to very different solutions and cost estimates. Two equally qualified engineers can come to different conclusions, and will solve problems differently even if preservation is an underlying assumption.

In the case of the Cadillac Hotel, two early engineering issues figured largely into the future preservation of the building—the building's structural integrity and how the owner should shore, or stabilize the building. No one argued that the building was in excellent shape. Decades of deferred maintenance, sandblasting in the 1970s, sagging floors and roof joists, and rotting roof members would require substantial work. All these problems predated the earthquake, which only made things worse.

Unfortunately, efforts to stabilize the building further weakened the structure. Bricks deemed loose were removed from the southwest corner of the building

“A second opinion saved the Cadillac.”

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on March 8, 2001. During the process of removing parapet elements, entire wall segments leaned out from a point near the third floor's windowsills. While removing bricks, engineers noted the poor condition of the mortar holding the bricks together. In their opinion, the mortar had very little adhesive strength. They concluded the best solution was to remove the outer walls down to the third floor window sills.

Life safety was a tremendous concern immediately after the earthquake. Many people, especially those working inside buildings downtown during the earthquake, were still shaken by the experience. The threat of unstable buildings to passersby was a grave concern, and added support to opinions that solved life safety issues quickly,

but could result in the loss of a historic building.

Based on engineering reports, demolition appeared to be the only feasible solution. The property owner eventually pursued this option after exploring a few shoring alternatives that seemed too expensive and inconvenient to the public to implement.

The Second Opinion

As the building's many problems and shoring alternatives were considered by the property owner and his consulting engineers, the National Trust's engineers explored solutions that worked toward saving as much of the building as possible so that future preservation would be an option. When entire stories are removed, as was the case of Ballard's Sunset Hotel, the architectural integrity of the whole building is significantly compromised. When historic buildings lose their architectural integrity, they often lose their ability to convey their significance, which makes them eligible for demolition.

At the end of March 2001, Rutherford and Chekene produced two schemes that would allow for a partial reopening of Jackson Street just south of the building, and on Second Avenue to the east.

A Third Opinion

The Seattle Department of Neighborhoods (DON) considered and denied a proposal for emergency demolition of the Cadillac Hotel. The DON Director stated that if another shoring alternative could save the building, this should be explored with the Pioneer Square Preservation Board, which is standard procedure. The director suggested the property owner consider the National Trust's engineer's shoring plans.

The property owner got another structural engineer's opinion, this time from a firm outside the Seattle area. This engineer supported the property owner's first engineers' opinion that removing the third floor would also insure life safety on the street. Life safety, cost, and the feasibility of opening the streets continued to be an issue, and were discussed between many parties for months before the critical piece fell into place.

Moving Forward

In September 2001, Historic Seattle began negotiations with the property owner to purchase the Cadillac. Early in these negotiations, Rutherford and Chekene sought to prove their claims by conducting a series of tests that could prove that the mortar and/or bricks were strong enough to support the building. These tests would analyze whether or not the existing system of mortar and brick could support a safe final product.

Prior to this, the property owner secured the services of a local engineer with extensive experience stabilizing and reinforcing local reinforced masonry buildings. Todd Perbix of Perbix Bykonen provided a scheme for shoring the building. The shoring plan that eventually prevailed was produced by Perbix and reviewed by Rutherford and Chekene. The plan involved installing steel diagonal beams on the Jackson Street and Second Avenue facades. Shoring also included a chain link fence located two-to-three inches from the building along the three elevations (east, south, and west).

Around the same time, Historic Seattle assembled a team to figure out how to save the Cadillac. This team included another local engineer, Terry Lundeen of Coughlin Porter Lundeen, who eventually became the engineer for the rehabilitation project. Construction, involving the finalized engineering solutions, began in the summer of 2003.

The Cadillac's controversial structural integrity provided architects Stickney Murphy Romine with relatively good flexibility for adapting the building to its new use as the home of the Klondike Gold Rush National Historical Park.



Bracing with Steel diagonal beams, July 29, 2004.

The Adaptive Reuse of the Cadillac Hotel

The adaptive reuse of the Cadillac Hotel is an integral part of its feasible rehabilitation. How historic buildings are reused affects funding sources, and sometimes whether or not a building will qualify for federal tax credits. The Cadillac's reuse as the new home of the Klondike Gold Rush National Historical Park was critical to the success of the project.

Housing Downtown

In 1889, immediately after Seattle's Great Fire, Pioneer Square and the city's downtown rebuilt itself to accommodate the needs of the city's early residents. Back in 1889, wholesalers, tack shops, industrial activity like milling and canning, shipbuilding, and other labor-intensive work took place on or near the waterfront. People and freight moved by carriage and streetcar, but many walked to work from their modest rented lodgings near their work sites.

In 1889, downtown Seattle was much more residential than today. Dense housing--brick apartment buildings and rooming houses over a few stories high--were concentrated in what is now Pioneer Square and the downtown's core. Between Jackson Street to the south and Union Street, hemmed between the waterfront and Third Avenue, were blocks of residential hotels, some of them grand, some of them modest.

The Cadillac Hotel was one of a number of brick buildings constructed in the year following the Great Fire. Brick and other masonry, perceived to be fireproof, was favored over wood frame construction.

In the late nineteenth century, residential hotels, such as the Cadillac, were popular building types, and common elements of small town Main Streets and urban neighborhoods across the country.



Courtesy of the Museum of History and Industry

The Cadillac Hotel bears the name given to it in 1906. In 1890, when it opened, it was known as the Elliott House, and from 1891 to 1904, the Derig Hotel. Many of the early residents at the Cadillac were young men. A census report from 1910 suggests that the typical lodger in the early twentieth century was a single male, around thirty years old, newly arrived from some other place, generally within the United States. Rooms cost between 25-to-50 cents and up. Because of the Cadillac's close location to the train stations, a number of residents were railroad porters. Others were musicians, plumbers, waiters, clerks and salesmen.

The Second Avenue side of the building was the Cadillac Hotel's "front" for most of its life as a residential hotel. A number of businesses occupied the first level, and reflected the social context of the building's tenants. As with many residential hotels, the Cadillac's first floor included a lunch counter selling cheap eats, including lunches, pies, pastries, ice cream and soda pop.

In the 1920s and 30s, the first floor of the Cadillac included services that helped unskilled and semiskilled laborers find jobs. Careful study of archival photographs from this period suggests that the American Federation of Labor had an office on the Second Avenue side. In a photo dating from the 1920s, the words "Teamsters Auto Truck Drivers and Helpers" appear painted on a window close to the adjacent Duncan Building (which was a tack store). A decade later, the Second Avenue storefront included a quilt manufacturing company.

In 1970, when a fire at the Ozark Hotel downtown caused the deaths of twenty-one residents, the city passed what was known as the Ozark Ordinance, which required sprinklers in hotels like the Cadillac. Many owners of aging residential hotels could not afford the safety upgrade, and had to close the upper floors of their buildings to comply with the new law.

Residents evacuated the Cadillac in 1970, and many of them left their belongings behind. According to a photographer who resided (somewhat illegally) in the building after 1970, the rooms were time capsules of the lives of the last residents. Meager remnants included framed photographs and unmade single beds.

Between 1970 and 2001 when the Nisqually earthquake hit, the building's residential upper floors



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Above: Cadillac storefront, 1918

Below: Pioneer Square, circa 1900

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were mostly empty. The Fenix Underground, a well-known nightclub, occupied the basement level as of 2001, but was evicted by the damage wrought by the quake.

The Issues of Adaptive Reuse

Of the historically designated buildings damaged by the earthquake, the Cadillac Hotel was one of the worst hit, primarily because of deferred maintenance. In 2001, when Historic Seattle considered whether or not to purchase the property, the issue of adaptive reuse was a critical factor. Use is directly related to the economic feasibility of any development project, whether it is new construction or a rehabilitation effort. Funding sources such as grants, tax credits, and levy monies help offset the costs of preservation projects involving affordable housing, and are generally essential to the success of low-income residential projects.

According to Ron Murphy, a principal of Stickney Murphy Romine Architects, the Cadillac Hotel had two “better” reuse options. One was housing. The other was an office use, which was implemented in the rehabilitation.

The layout of buildings, their size, and the regulations governing them (in this case, National Register listing, local preservation district status, and zoning) influence how a building will be used, as do market forces and the desires and needs of the neighborhood of which they are a part.

Ideally, according to the National Parks Service’s *Guidelines for the Rehabilitation of Historic Buildings*, “A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.”

Even rehabilitating the Cadillac Hotel to its historic use would have involved some degree of alteration because of new standards for housing in general.

The Secretary’s Standards state that “distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.” New uses that allow for maximum preservation of these distinctive features are preferred over others that require substantial reworking and removal of original interior elements.

In the case of the Cadillac, the Pioneer Preservation Board (PSPB) reviewed the proposed alterations (granting a Certificate of Approval) related to its new use as an office building and the new home of the Klondike Gold Rush National Historical Park.

Integrity

If a building planned for rehabilitation and possible adaptive reuse has suffered damage, either at the hands of a previous owner or as a result of a disaster like a fire or an earthquake, some of the technical issues related to upgrading systems (such as electrical and HVAC) are simplified. If a historic building’s interiors are mostly intact, the preservation architect must design with as few changes to significant features as possible. According to Ron Murphy, the interiors walls of the building were heavily damaged. On a scale of 1-to-10, with 10 being best-case scenario and 1 being completely destroyed, he rated the interiors as a 2 or 3 when his firm came onto the project.

Critical features remaining in the building were maintained during the rehabilitation work. These included a set of stairs, one of the light wells (there were originally two, but one was filled in), and the railing around the central stair well. The general circulation pattern around the center stair is a distinctive element of the layout and was also preserved.

Because of the degree to which the building was damaged by the earthquake, and altered by shoring efforts, the Cadillac’s preservation architects did not have to concern themselves with removing original plaster to add electrical and other work inside the walls. In many cases, the walls were already stripped down to their framing.

Context is an integral part of reuse strategies. In the case of the Cadillac Hotel, the primary context was Pioneer Square. The Pioneer Square community, comprised of many interests including residents, social services, businesses, nightclubs, and art galleries established a neighborhood plan in 1998 that states the community’s goals, priorities and vision. The rehabilitation and adaptive reuse of the Cadillac Hotel as the Klondike Gold Rush National Historical Park is consistent with this plan because it elevates the value of Pioneer Square’s history by expanding the Historical Park. The reuse also contributes to the safety and visual appeal of the public spaces surrounding the building.

The Cadillac’s location at Second Avenue South and South Jackson places it at the edge of the historic district. This edge could easily become a portal to Pioneer Square with increased street presence at the Cadillac. The entire historic district has undergone a comprehensive adaptive reuse since preservation activity transformed the neighborhood into a diverse community reflecting many interests simultaneously. Though some of the neighborhood’s historic uses remain in the form of social services for homeless and very low income individuals, bars and restaurants, the revitalization



original stairwell



third floor lightwell



interior window

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of the district required an injection of new uses like offices, more varied restaurants, art galleries, and artists' housing.

In all cases, the adaptive reuse of a single building reflects broader changes within the neighborhood, city or regional context. The Klondike Gold Rush National Historical Park expansion will grow with the developments now affecting the character of south downtown. The Cadillac Hotel's rehabilitation has already led to increased investment in properties nearby.

Cadillac Interiors

Rehabilitation of the building incorporated much of what was left of the historic fabric into the interior scheme for the new Klondike Gold Rush National Historical Park and upper floor offices.

Those entering from the east side of the building may recall the double doors that once opened down into the Fenix Underground, now housed in the newly rehabilitated Buttnick Building.

Before rehabilitation, the air in the dark basement was dense with mold and dust. The low ceiling remained festooned with Mardi Gras decorations, colorful yet doleful reminders of the festivities that preceded the earthquake by less than twelve hours. The Fenix moved out almost all of its belongings soon after the quake, though Rick Wyatt, the nightclub's owner, gave Historic Seattle a 1920s photograph of the building that once hung behind the bar.

The vaguely Flemish-style parapet that rises on the Second Avenue side of the building in Wyatt's picture provided some insight into what happened to many Pioneer Square buildings over the past century of earthquakes. After a 1949 earthquake, many buildings lost their decorative cornices and parapets, or these were removed as a precaution. Most Pioneer Square cornices looked shaved for this reason.



Historic Seattle Archives

The First Floor

The primary, street-level door leading up to the single room occupancy apartments on the Cadillac's upper levels is located on the Jackson Street side, on the south elevation of the building. The original stair rails and woodwork remain in the rehabilitation scheme. The basement and first floor have a new "dock stair" connecting the floors and helping tell the Gold Rush story. Formerly, the first floor dipped considerably at the east end of the building, which will be the primary Historical Park exhibit area and the public's first impression of the new space.

Leveling the floor was one of many engineering fixes that figured into the reuse plan. The floor now includes new support beams visible throughout the mostly open space. New stair framing was added to the north side of the building on all levels, along with a new set of stairs. The framing for these will help support the building, and provide a safe exit in case of emergencies.

An 88-seat auditorium will be located on the alley side (the west side) of the building. An exhibit area and sales area is planned for the space between the central stairs and the auditorium.

The office lobby will be located at the foot of the stair originally leading up to the second and third floor rooms. A new wooden storefront entry has been added to the Jackson Street side to provide direct access into the lobby and access to the building elevator.

The Second and Third Floors

As a part of the rehabilitation plan, the light well and central stair were retained and the wood detailing restored. Interior configuration of offices, and the location of mechanical systems was aided by the deteriorated condition of the building. Because the building was already gutted, upgraded structural elements, heating and ventilation equipment and other systems were relatively easy to accommodate. Historic Seattle is using the federal tax credits for Historic Preservation which require



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Above: Cadillac Hotel, circa 1920

Below: Cadillac Hotel WPA photo, circa

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*From top to bottom:
Leveling the first floor ,
third floor with light well*

*Photo at right:
Brickworker giving extra
care to the Cadillac's
masonry restoration.*

*All photos within the
publication were taken
by Peri Muhich unless
otherwise noted*

adherence to federal standards for the rehabilitation of historic buildings.

The third floor looks a lot like the second and will house offices and the National Park Service Regional Library. A central elevator now serves all floors, and a new skylight (there were originally two) was installed over the west side of the building.

Most of the original wooden window sashes were restored and reinstalled. Where the windows were substantially damaged, they were replaced with new wooden windows.

The rehabilitation has preserved the building in such a way that allows the many chapters of its history to still be told.



Cadillac Rehabilitation Timeline

- ✘ June 6, 1889 - The Great Seattle Fire, by years' end a new building rises at the corner of Second Avenue South and South Jackson Streets. Known today as the Cadillac Hotel Building, it has also been known as the Elliott House, the Star Lodge and the Derig Hotel. It is one of only eight buildings surviving in Pioneer Square from the initial rebuilding effort after the fire.
- ✘ September 20, 2000 - Goodman Financial Services (GFS) receives a long-term ground lease from Francis and Buttnick L.L.C. for use of the Cadillac Hotel Building and contracts for refurbishment.
- ✘ February 28, 2001 - Nisqually Earthquake damages Seattle and the Cadillac Hotel. The City declares a State of Emergency. The Cadillac Hotel is the front-page picture of the earthquake damage.
- ✘ March 5, 2001 – Olympic Associates provides a plan for temporary shoring of the Cadillac Hotel to contractor March MacDonald and GFS. Olympic Associates claims to receive approval from a city agent to proceed with emergency repairs.
- ✘ March 8, 2001 – The southeast corner of Cadillac Hotel is removed with a backhoe.
- ✘ June 18, 2001 - GFS applies for a Certificate of Approval for the emergency demolition, the application was later retracted.
- ✘ September 2001 - Historic Seattle and GFS begin talks about a rehabilitation project for the Cadillac Hotel specifically involving alternate shoring plans.

- ❖ October 31, 2001 - GFS submits an alternate shoring plan developed by Historic Seattle consultants Rutherford and Chekene. The Pioneer Square Preservation Board accepts the alternate shoring plan, and GFS agrees to start shoring immediately.
- ❖ November 2001 - Historic Seattle, using a team of experienced specialists, determines the project is feasible and begins purchase negotiations.
- ❖ November 20, 2001 - Cadillac Hotel shoring is completed and the intersection of Second Avenue and Jackson is opened.
- ❖ November 2002 - Historic Seattle completes due diligence and purchases the building.
- ❖ April 2003 - Klondike Gold Rush National Historical Park signs a letter of intent to lease the first floor and basement of the rehabilitated building.
- ❖ August 2003 – KeyBank and Key Community Development Corporation provide debt and tax credit equity financing proposals.
- ❖ September 2003 – Historic Seattle and General Services Administration execute a lease agreement for the Klondike Gold Rush Park as a tenant for the first floor and basement.
- ❖ March 2004 – Historic Seattle signs debt and tax credit equity financing commitments with KeyBank. Rehabilitation construction drawings are complete and submitted for building permit.
- ❖ April 2004 – The City of Seattle approves a Section 108 loan as permanent financing for the property acquisition.
- ❖ May 2004 – The City of Seattle issues the building permits.
- ❖ June 2004 – Historic Seattle completes the Section 108 loan financing.
- ❖ July 2004 – KeyBank and Key Community Development Corporation construction loan and equity investment are closed.
- ❖ July 8, 2004 – Historic Seattle celebrates Cadillac Hotel rehabilitation construction ground breaking.
- ❖ January 2005 – Masonry repairs and structural reinforcement substantially complete; exterior scaffolding and weather cover removed.
- ❖ May 2005 – Start of Tenant Improvement construction.
- ❖ September 2005 – Construction is completed. City issues certificates of occupancy.
- ❖ September 22, 2005 – Historic Seattle celebrates the grand opening of the Cadillac Hotel.
- ❖ October 2005 – Planned occupancy by Klondike Gold Rush National Historical Park and National Park Service regional support staff.



September 16, 2002



August 4, 2004



August 13, 2004



August 19, 2004

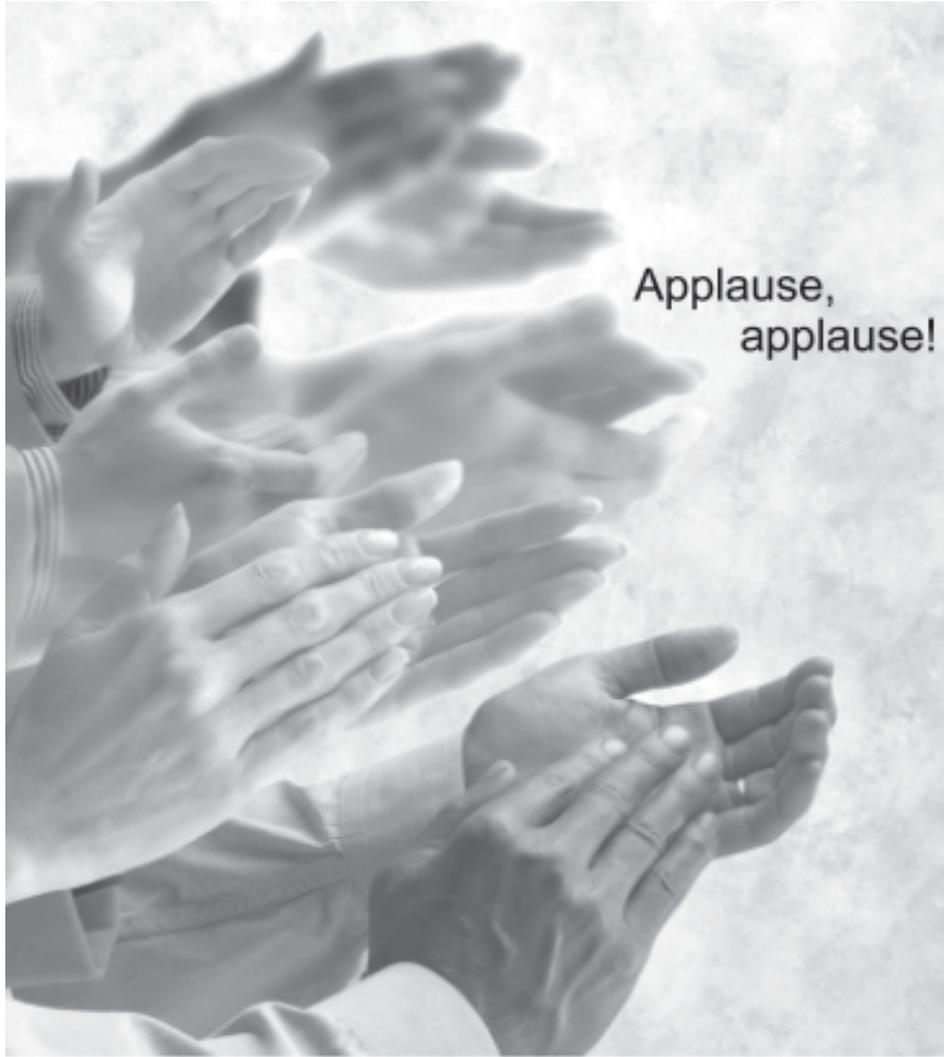


October 20, 2004



January 5, 2005

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Applause,
applause!

At KeyBank and Key Community Development Corporation, we're proud to support Historic Seattle with the renovation of the landmark Cadillac Hotel. Your achievements raise the quality of life for everyone in our community. And that definitely deserves a round of applause.



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CELEBRATING 30 YEARS OF PRESERVATION

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