SHANNON & WILSON BUILDING

SEATTLE LANDMARK PRESERVATION BOARD

MARCH 18TH, 2025

URBAL ARCHITECTURE

WOODLAND PARK GP LLC

PROJECT GOALS

- **THE ADAPTIVE RE-USE OF THE BUILDING FOR RESIDENT AMENITY SPACES AND A NEIGHBORHOOD RETAIL SPACE.**
- **TO DEVELOP THE SURROUNDING SITE WITH 170 NEW RESIDENTIAL HOUSING UNITS**
- **TO PRESERVE THE CHARACTER DEFINING ROOF AND LAYERED PARTI**
- **ALTERATION OF THE BLOCK PERIMETER WALL TO:**
  - » INCREASE UTILITY OF AMENITY FUNCTION BRINGING LIGHT AND AIR INTO THE SPACE
  - » SUPPORT THE UNREINFORCED MASONRY
  - » REVEAL THE INNER ARCHITECTURAL CHARACTER, ESPECIALLY THE FOLDED ROOF

MEETINGS TO DATE

MEETING TIMELINE

ARC MEETING 1 - 12.10.2021

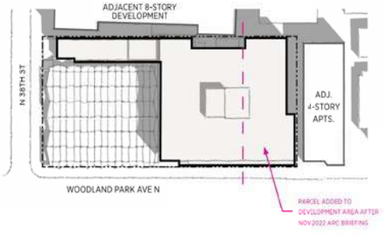
MEETING SUMMARY:

The Design team presented initial concept options to the board.

ARC MEETING 2 - 02.11.2022

MEETING SUMMARY:

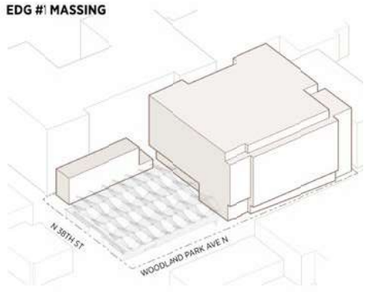
Board supported scale and layout of proposed I-shaped massing.



EDG MEETING 1 - 07.25.2022

MEETING SUMMARY:

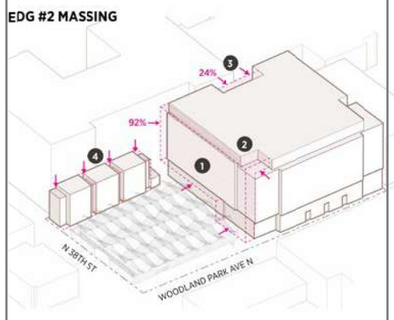
Preferred Massing Option #3 was supported at EDG #1. The board voted the project to return for a second EDG meeting.



EDG MEETING 2 - 10.17.2022

MEETING SUMMARY:

The board supported the new compositional strategies and additional modulation provided in the revision option #3 design, agreeing that they could help mitigate the significant height, bulk and scale difference between this project and the landmark. The board cleared the project to return for recommendation.



ARC MEETING 3 - 08.11.2023

MEETING SUMMARY:

Meeting to brief the ARC board on project design progression, present potential modifications to landmark. Feedback discouraged proposal for block removal in its entirety.

ARC MEETING 4

MEETING SUMMARY:

Meeting to brief the landmarks preservation board on project design progression, present potential modifications to landmark building.

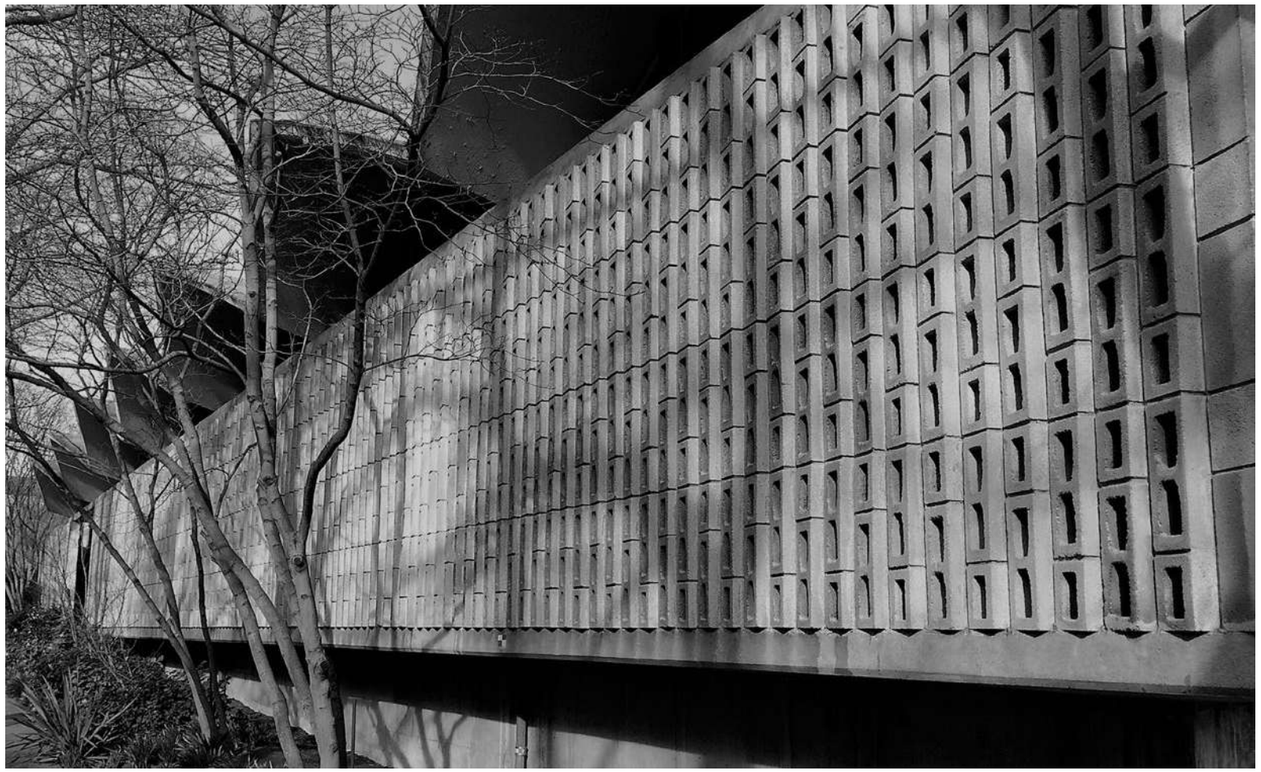
A BRIEF HISTORY

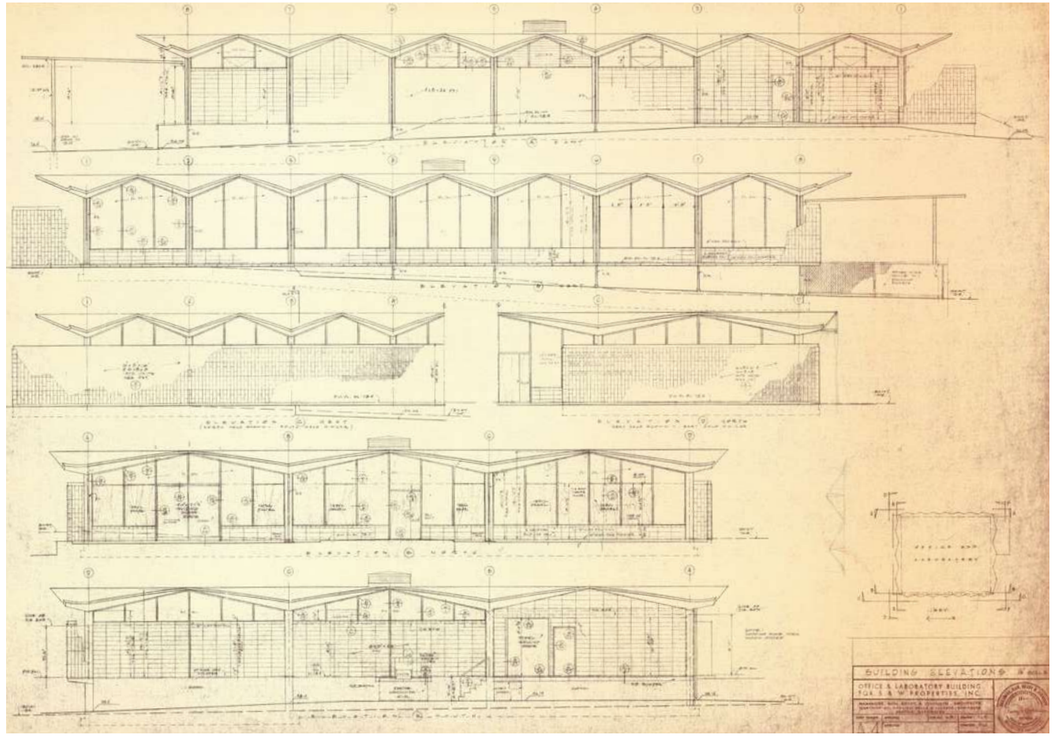
The Shannon and Wilson Office Buildilng was constructed in 1960 for the Shannon and Wilson Engineering Group.

ARCHITECT AND BUILDER:
Designed by Naramore Bain Brady and Johanson Architects, (NBBJ). Worthington Skilling Helle and Jackson, Structural Engineerings with Jack Christianson, W.G. Clark, General Contractor.

ORIGINAL USE:
Professional offices, laboratories and storage

CONSTRUCTION:
Concrete primary structure, Masonry, Glass and Thin shell concrete roof system





AERIAL VIEW OF SITE

HISTORIC LANDMARK:
SHANNON & WILSON BUILDING
BUILT IN 1960
ORIGINAL ARCHITECT: NBBJ ARCHITECTS

EXISTING BUILDING,
TO BE DEMOLISHED ON THE
ADJACENT PARCEL

0 10' 20'

N

EXISTING STREET VIEWS

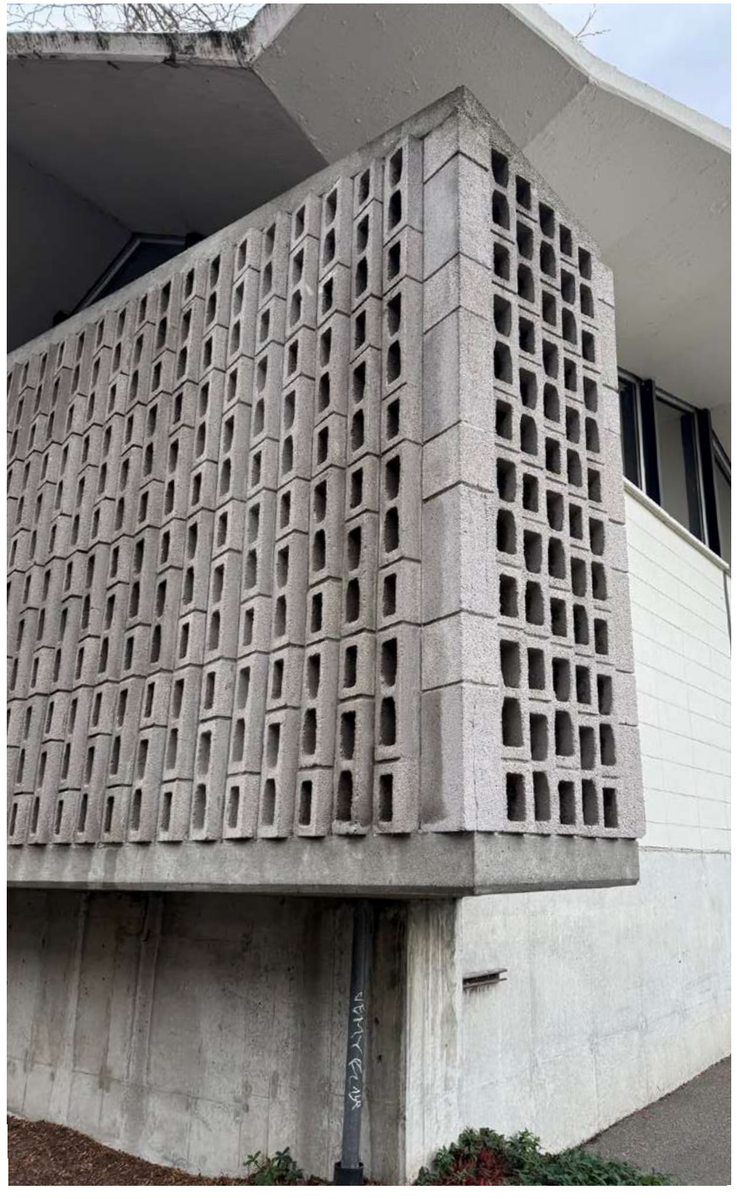
NORTH ELEVATION - NORTH 38TH STREET

WEST ELEVATION - WOODLAND PARK AVENUE NORTH

VARIOUS PHOTOS OF THE EXISTING EXTERIOR

EAST ENTRY

NORTH ELEVATION



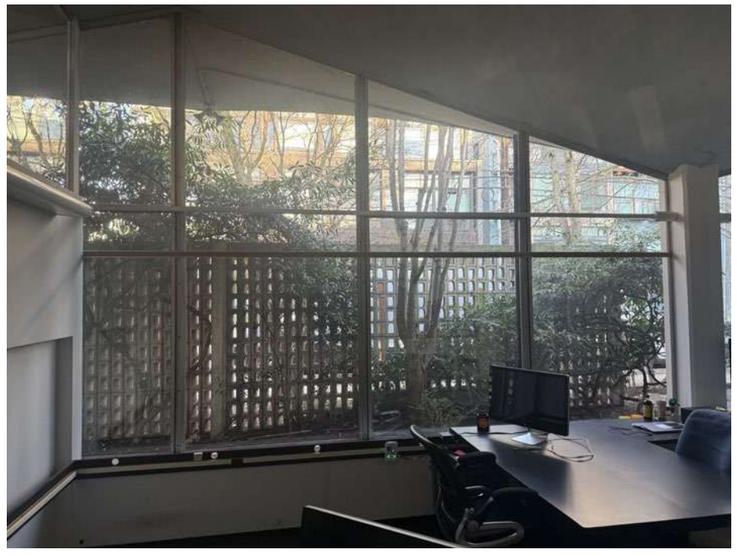
CORNER WALL DETAIL

EAST ELEVATION

WEST ELEVATION

VARIOUS PHOTOS OF THE EXISTING INTERIOR

WEST ELEVATION



NORTH ELEVATION

LOOKING SOUTH

BLOCK WALL AGAINST STOREFRONT

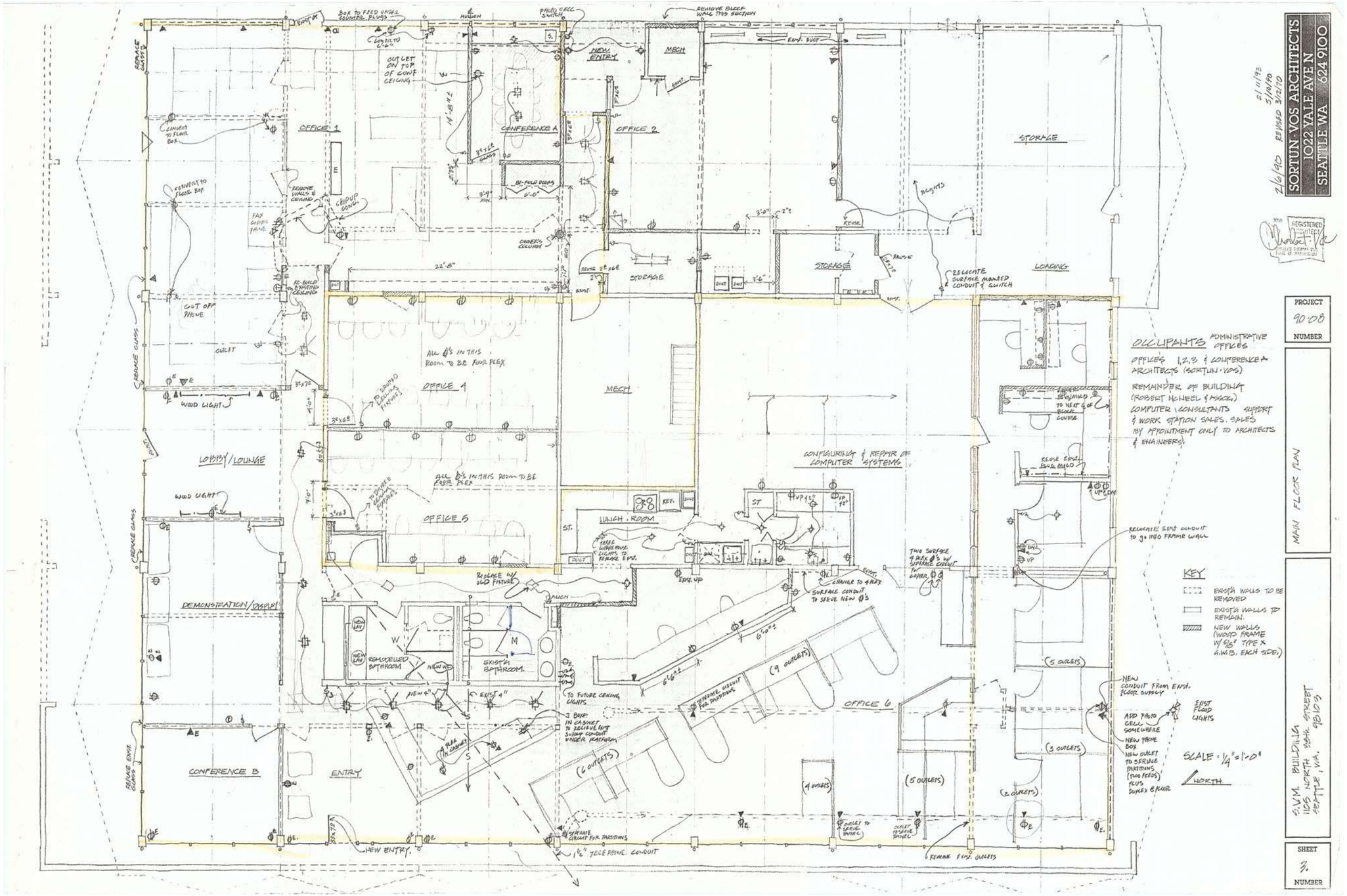
BLOCK WALL SEPARATION FROM BUILDING

BLOCK WALLS IMPACT ON THE INTERIOR SPACE

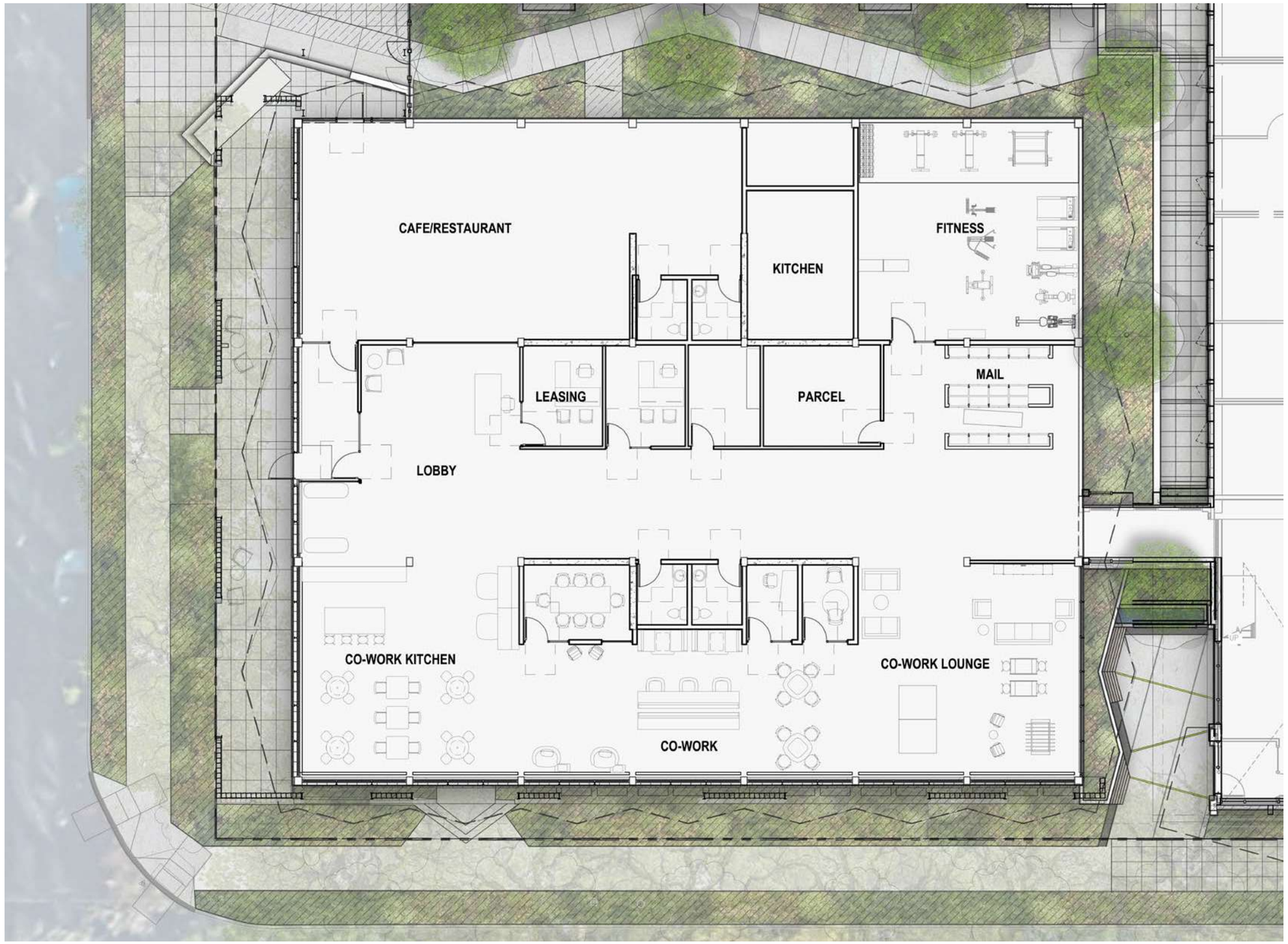
VIEW ONTO WOODLAND PARK AVE N - Existing Block Condition

PROPOSED SITE PLAN

EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN - RESIDENT AMENITY SPACES/LEASING OFFICE/NEIGHBORHOOD CAFE

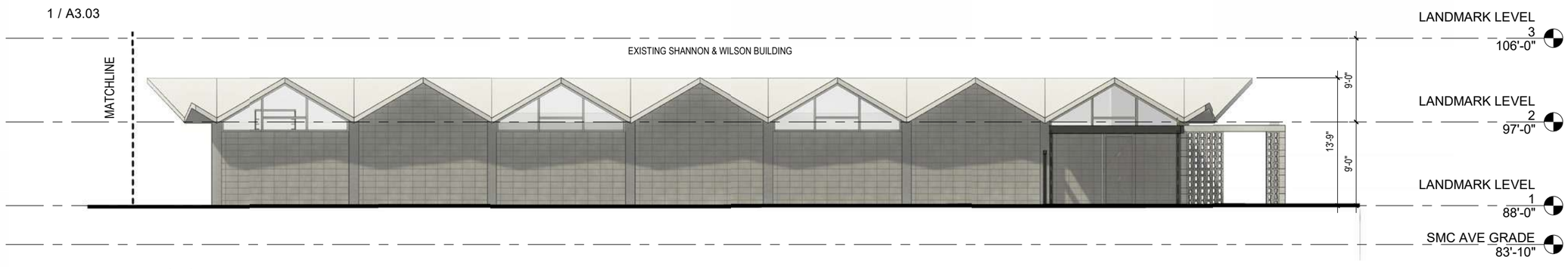


SHANNON WILSON BUILDING - LEVEL 1 PROPOSED

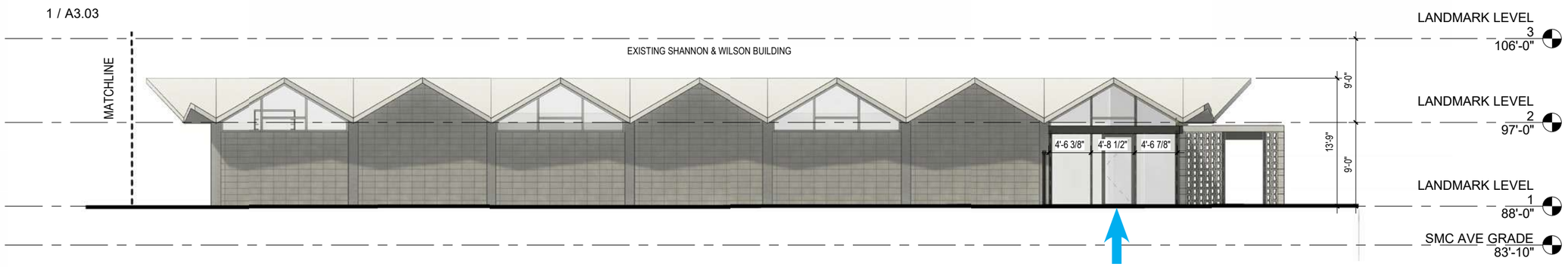
N

CONCEPT IMAGES

PROPOSED LANDMARK ALTERATIONS - EAST ELEVATION



EAST ELEVATION - Existing



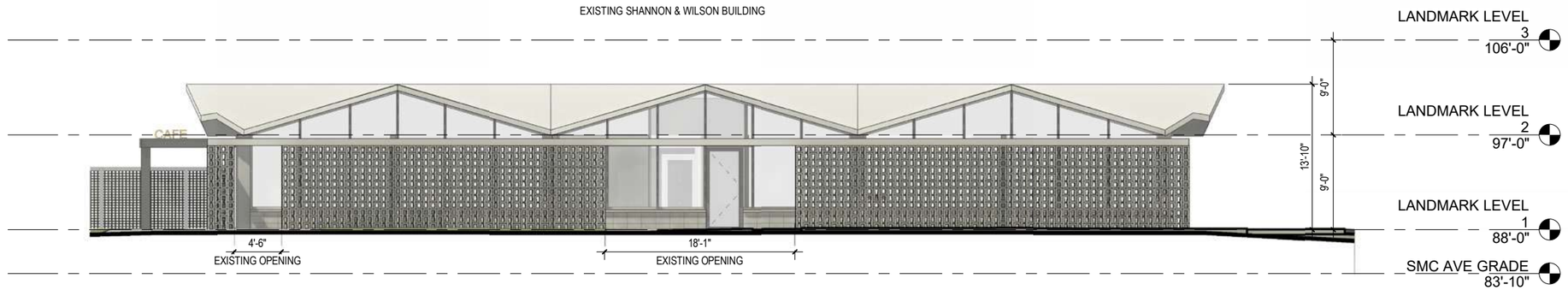
EAST ELEVATION - Proposed

- Remove existing CMU wall to allow for more visibility and access to future cafe space
- Install new storefront windows. Frames to be anodized to match existing.

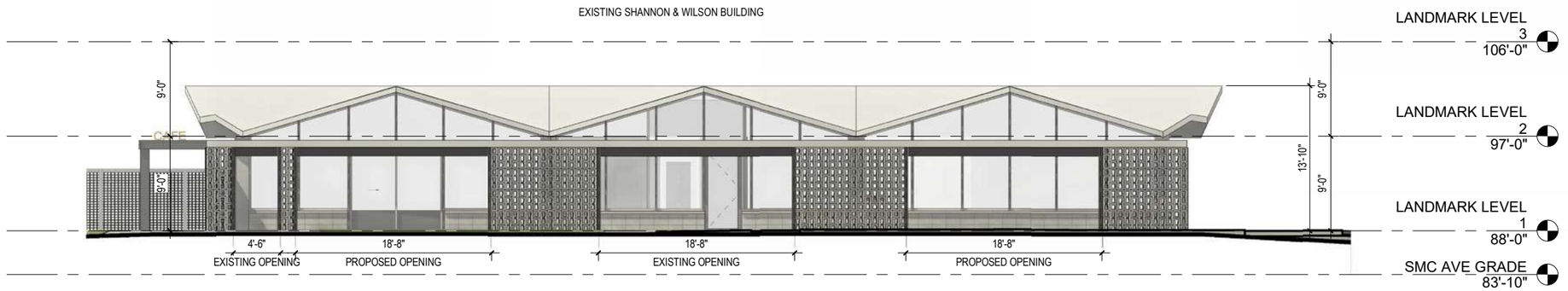
BUILDING ELEVATIONS | GROUND PERSPECTIVE

EAST ELEVATION CAFE ENTRANCE - Preferred

PROPOSED LANDMARK ALTERATIONS - NORTH ELEVATION

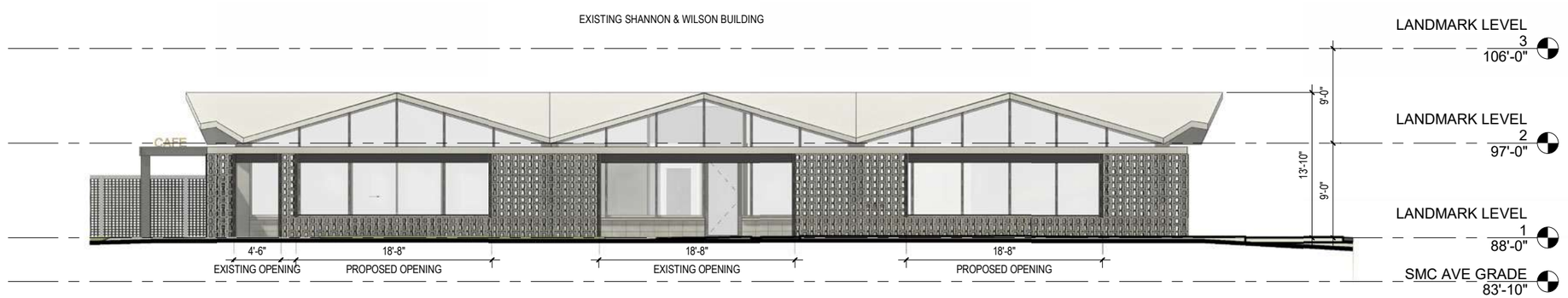


NORTH ELEVATION - Existing



NORTH ELEVATION - Preferred

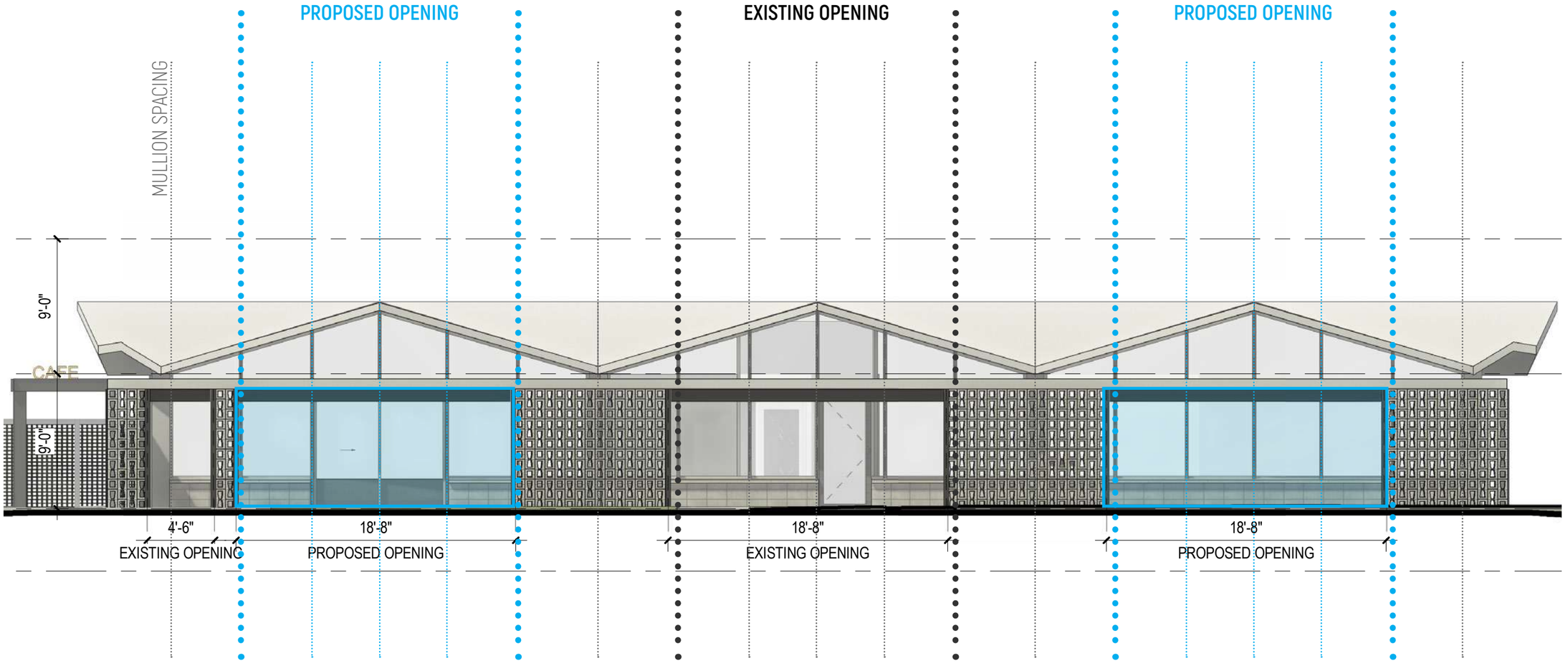
- Openings in screen wall to align with window mullion pattern and extend down to floor.
- Block wall jambs detailed with steel I-beams similar to existing fenestration detailing.



NORTH ELEVATION - Optional

- Openings in screen wall to align with window mullion pattern and existing sill height.
- Opening sill to be capped with precast concrete coping similar to existing window sill.
- Block wall jambs detailed with steel I-beams similar to existing fenestration detailing.

ALTERATIONS DIAGRAM



NORTH ELEVATION - Preferred

NORTH ELEVATION - EXISTING STREET VIEW

NORTH ELEVATION - PREFERRED ALTERATION

COMMENTARY: THE PREFERENCE IS TO REMOVE THE ENTIRETY OF THE BLOCK WALL IN THE PROPOSED SECTIONS WITH THE EXCEPTION OF THE CONTINUOUS HEADER DEMARCATING THE ORIGINAL EXTENTS OF THE WALL. THIS FOLLOWS THE PRINCIPALS OF MID-CENTURY MODERN DESIGN WITH WALLS GIVING WAY TO GLASS, INTEGRATING INDOOR AND OUTDOOR LIVING. THIS STRATEGY ALSO EXPOSES THE FULL EXTENTS OF THE BUILDING BEHIND SHOWING THE BASE, MIDDLE AND TOP OF THE STRUCTURE. THE CONTINUOUS STEEL THAT FULLY ENCAPSULATES THE UNREINFORCED MASONRY AND ADDS SEISMIC STABILITY CAN BE PROPERLY ANCHORED TO THE GROUND.

NORTH ELEVATION - OPTIONAL ALTERATION

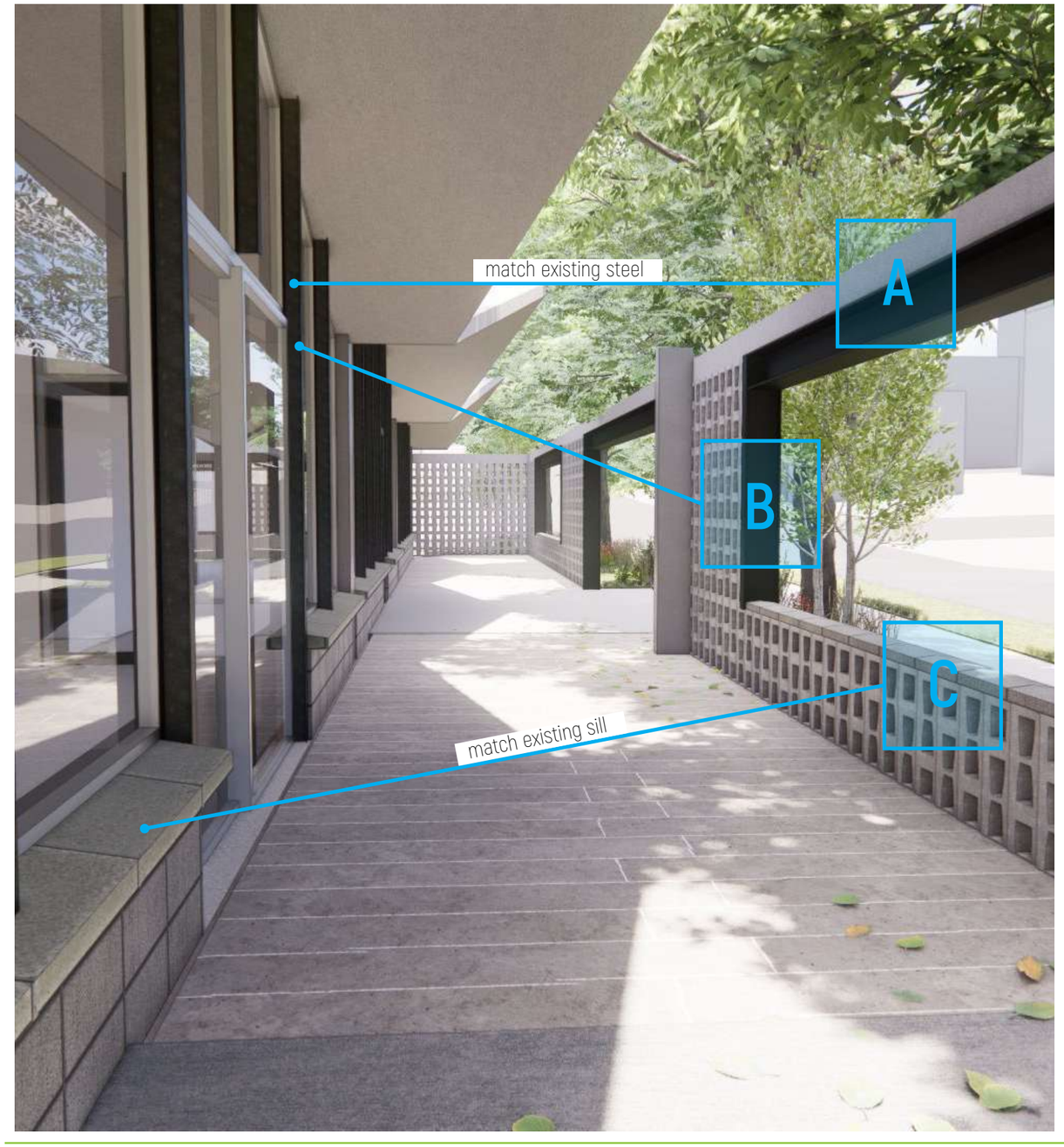
COMMENTARY: THIS OPTIONAL ALTERATION LEAVES APPROXIMATELY 30" OF BLOCK AT THE BASE AND CAPPED WITH A PRECAST SILL. THE RESPONSE IS RELEVANT IN THAT THE EXISTING BUILDING SITS ON A CMU BASE WITH A PRECAST SILL. THE SOLUTION PROVIDES A MORE ENCLOSED FEEL TO THE EXTERIOR PATIO, BUT IT ALSO FEELS MORE LIKE A PUNCHED WINDOW OPENING AND DIMINISHES FULL CONNECTION TO THE SIDEWALK AND STREET BEYOND. FURTHERMORE, THE CONTINUOUS STEEL THAT ENCAPSULATES THE UNREINFORCED MASONRY EDGES CAN NOT BE PROPERLY ATTACHED TO THE GROUND.

NORTH ELEVATION - PATIO VIEW - PREFERRED ALTERATION

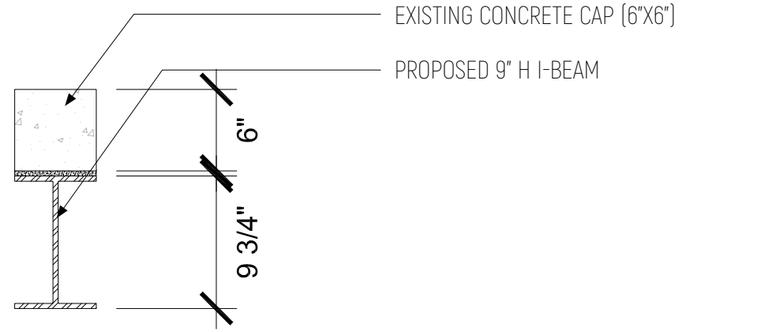
PERSPECTIVE CAFE PATIO NORTH ELEVATION - Preferred

NORTH ELEVATION - PATIO VIEW - OPTIONAL ALTERATION

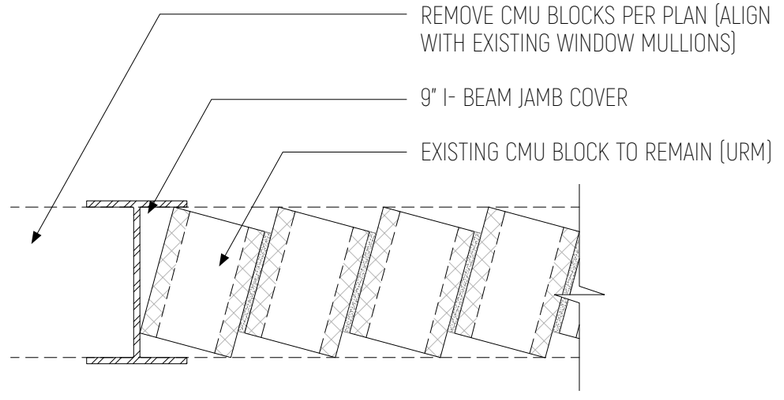
NORTH ELEVATION - ALTERATIONS DIAGRAM



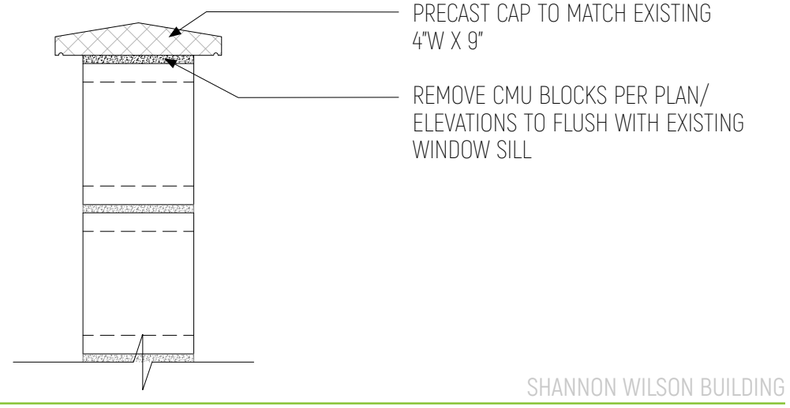
A. CMU HEADER



B. CMU JAMB



B. SILL AT LOW WALL



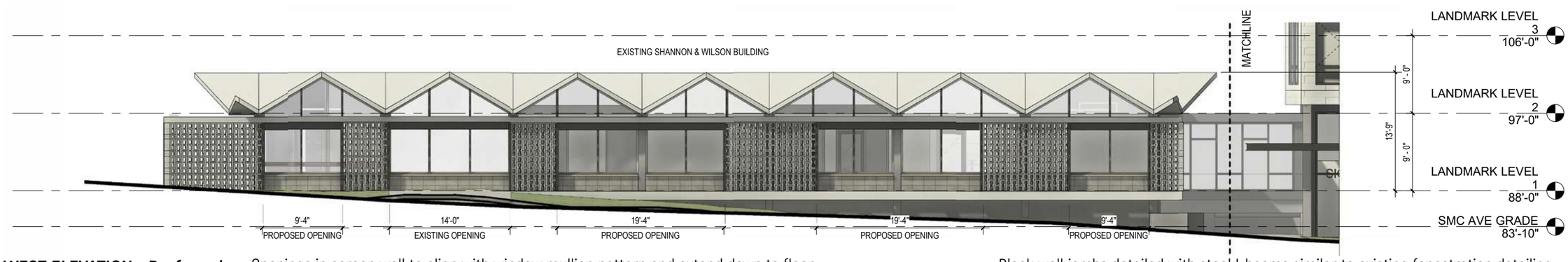
NORTH ELEVATION - INTERIOR PHOTO OF EXISTING

NORTH ELEVATION - INTERIOR PERSPECTIVE - PREFERRED ALTERATION

NORTH ELEVATION - INTERIOR PERSPECTIVE - OPTIONAL ALTERATION

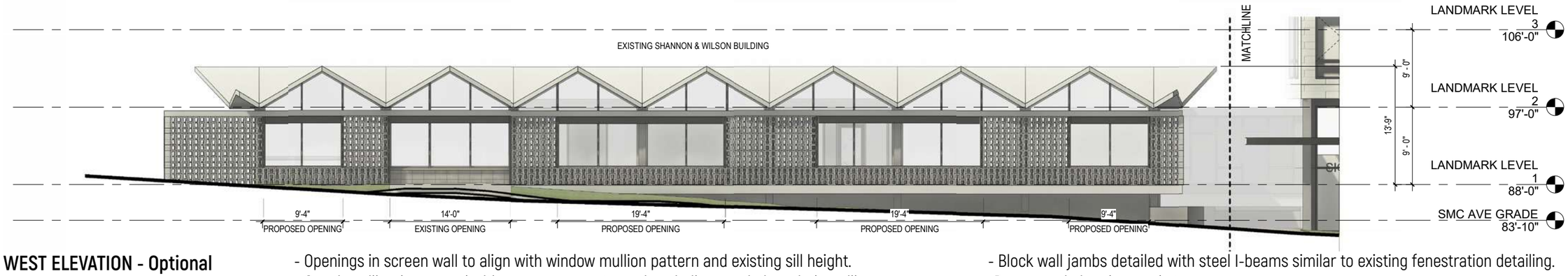
WEST ELEVATION - PREFERRED ALTERATION

WEST ELEVATION - Existing



WEST ELEVATION - Preferred

- Openings in screen wall to align with window mullion pattern and extend down to floor.
- Remove existing door and steps.
- Block wall jambs detailed with steel I-beams similar to existing fenestration detailing.



WEST ELEVATION - Optional

- Openings in screen wall to align with window mullion pattern and existing sill height.
- Opening sill to be capped with precast concrete coping similar to existing window sill.
- Block wall jambs detailed with steel I-beams similar to existing fenestration detailing.
- Remove existing door and steps.

WEST ELEVATION - EXISTING STREET VIEW

WEST ELEVATION - PREFERRED ALTERATION

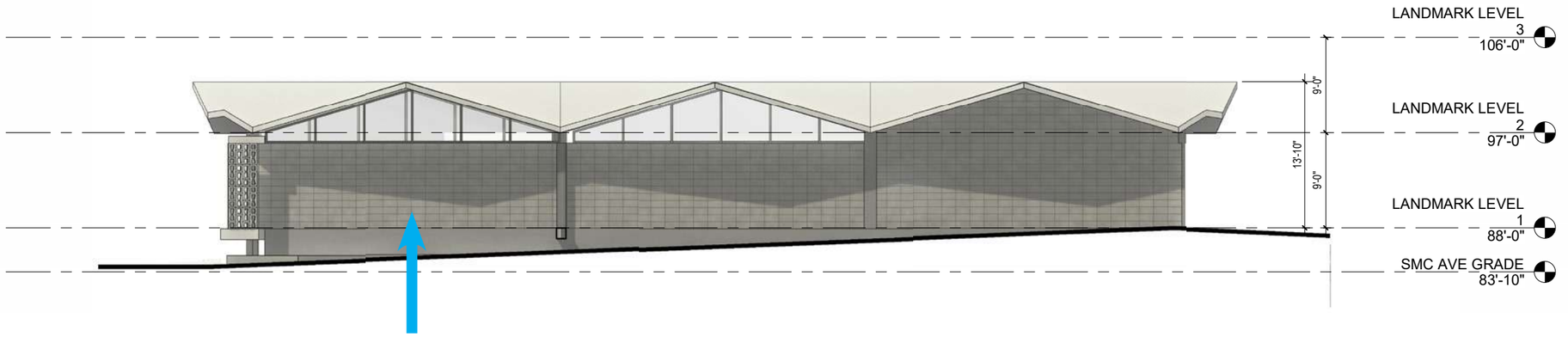
WEST ELEVATION - OPTIONAL ALTERATION

WEST ELEVATION - INTERIOR PHOTOS - EXISTING

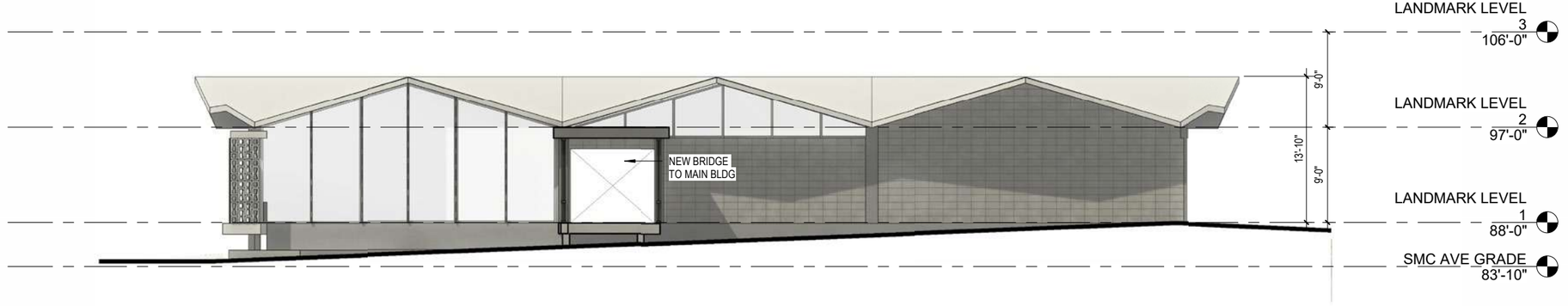
WEST ELEVATION - INTERIOR PERSPECTIVE - PREFERRED ALTERATION

WEST ELEVATION - INTERIOR PERSPECTIVE - OPTIONAL ALTERATION

SOUTH ELEVATION - PROPOSED LANDMARK ALTERATIONS



SOUTH ELEVATION - Existing



SOUTH ELEVATION - Proposed

- Remove Existing CMU wall at Southwest corner of building.
- Remove loading dock and shed roof at Southeast corner of building.
- Install New Storefront Windows. Frames to be anodized to match existing.

SOUTH ELEVATION - EXISTING STREET VIEW

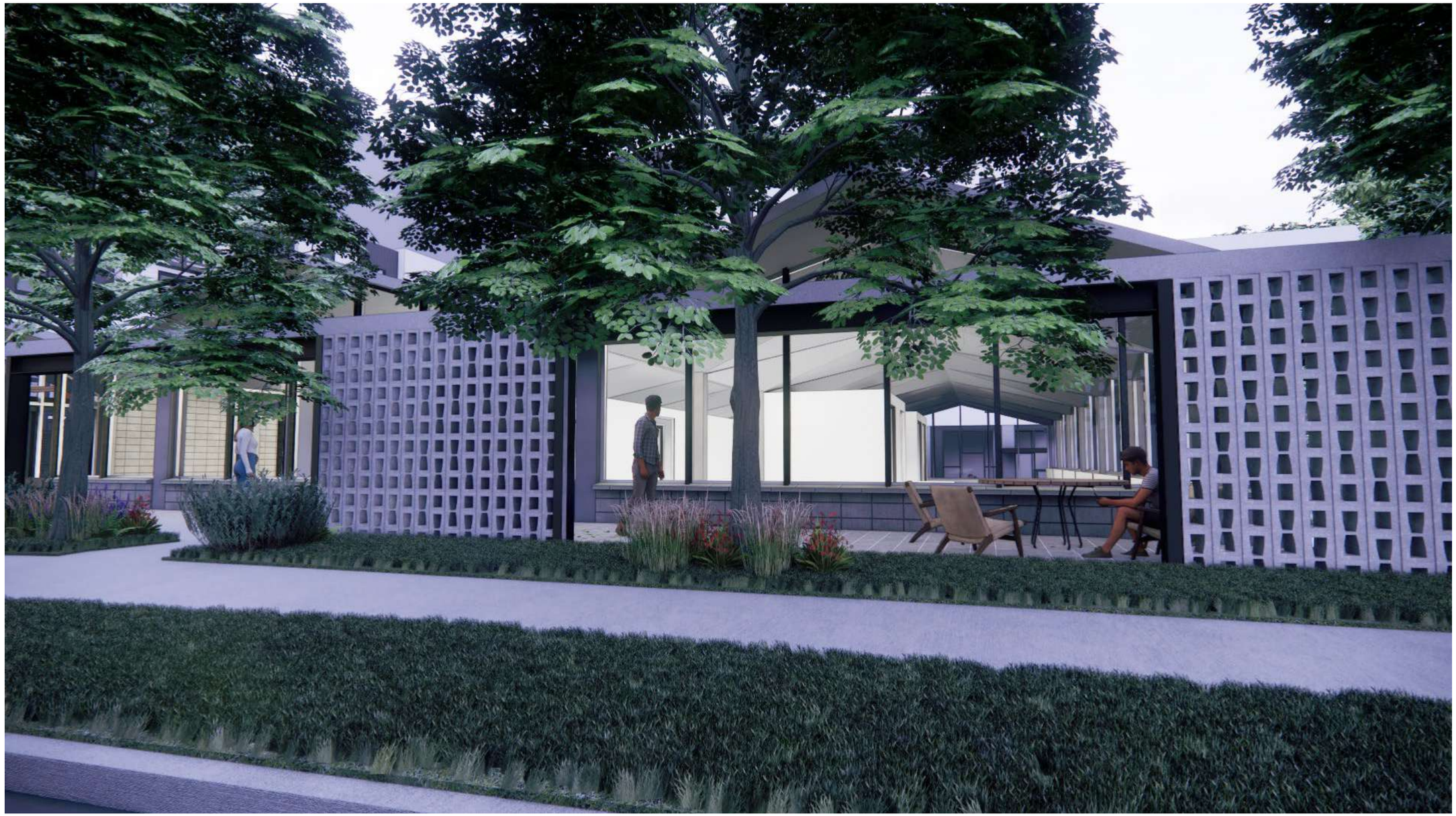
SOUTH ELEVATION - Existing

SOUTH ELEVATION - PREFERRED ALTERATION

SOUTH ELEVATION - INTERIOR PHOTO OF EXISTING CONDITION

SOUTH ELEVATION - INTERIOR PERSPECTIVE - PROPOSED

NORTH ELEVATION - DUSK PERSPECTIVE - VIEW INTO BUILDING



COMMENTARY: BY REMOVING PORTIONS OF THE BLOCK AS PROPOSED, THE INTERIOR OF THE BUILDING WILL BE VISIBLE TO THE NEIGHBORHOOD FOR THE FIRST TIME, SHOWCASING THE ARCHITECTURE THAT MAKES THE BUILDING HISTORIC. THIS PROPOSAL IS FUNDAMENTALLY NECESSARY FOR THE QUALITY OF THE INTERIOR SPACE OF THE NEW AMENITY SPACE AND CAFE, BUT WILL ALSO HAVE A POSITIVE RECIPROCAL IMPACT FOR THE STREET AND SURROUNDING NEIGHBORHOOD IT HAS BEEN WALLED OFF FROM FOR SO LONG.

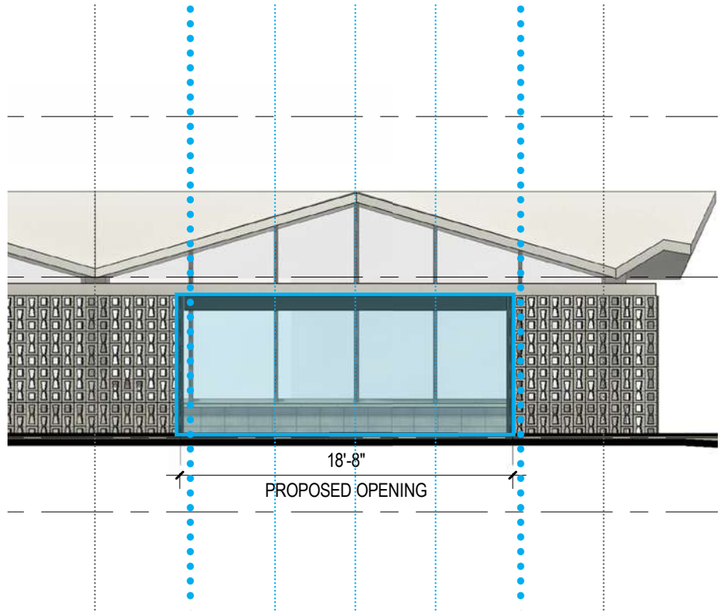
FEEDBACK PAGE

1. WHICH TREATMENT OF OPENINGS IS PREFERRED?

PREFERRED ALTERATION

OPTIONAL ALTERATION

2. IS THE RHYTHM OF THE OPENINGS IN RELATION TO THE ROOF AND WINDOWS VALID?



3. ARE THE PROPOSED MATERIALS APPROPRIATE TO CASE THE OPENINGS?

PROPOSED LANDMARK ALTERATIONS ELEVATIONS

NORTH ELEVATION - OPTION 2 - PREFERRED

PROPOSED LANDMARK ALTERATIONS ELEVATIONS

WEST ELEVATION - OPTION 2 - PREFERRED