



# SHANNON & WILSON BUILDING

SEATTLE LANDMARK PRESERVATION BOARD

MAY 16<sup>TH</sup>, 2025

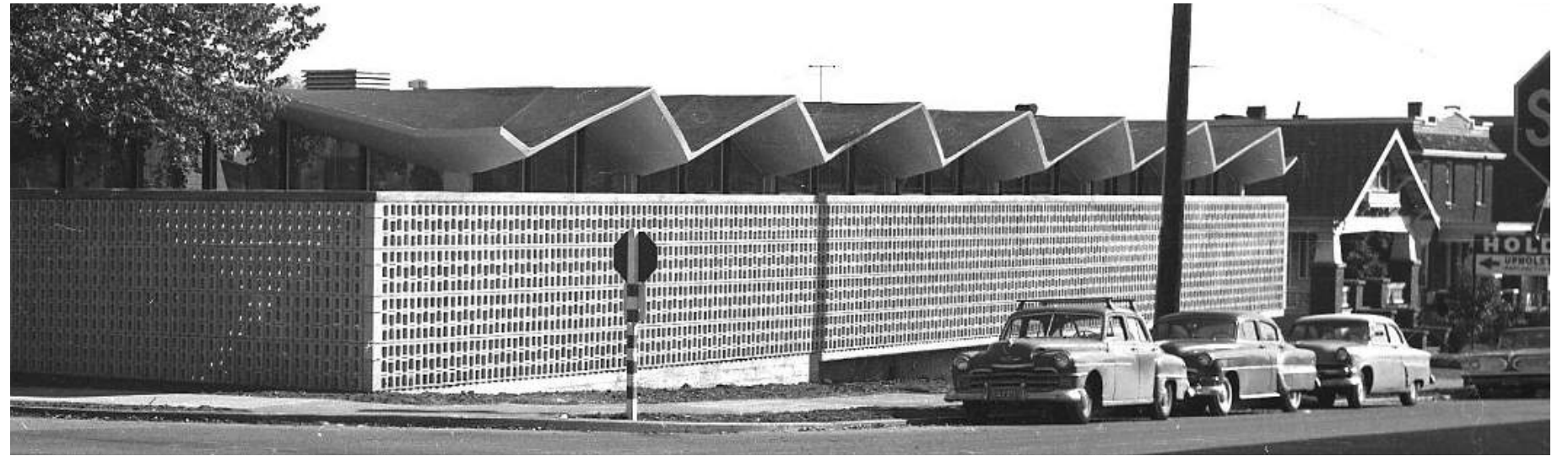
URBAL   
ARCHITECTURE

WOODLAND PARK GP LLC



# PROJECT GOALS


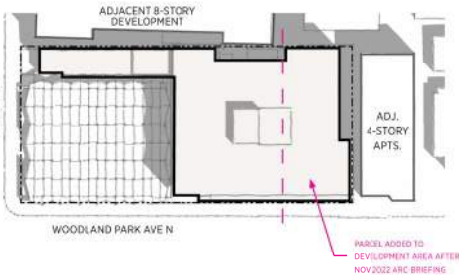
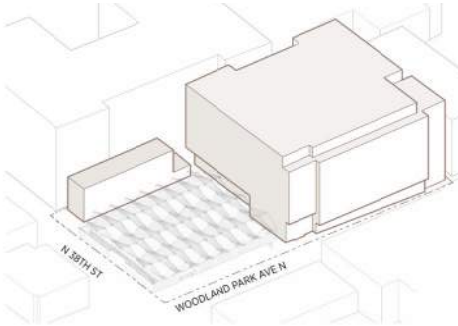
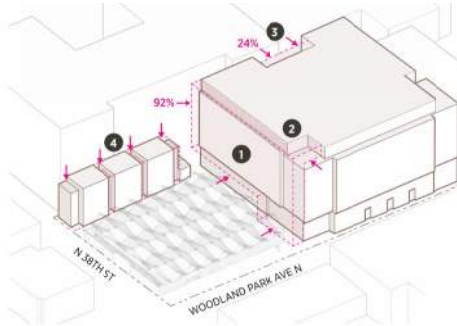


- THE ADAPTIVE RE-USE OF THE BUILDING FOR RESIDENT AMENITY SPACES AND A NEIGHBORHOOD RETAIL SPACE.
- TO DEVELOP THE SURROUNDING SITE WITH 170 NEW RESIDENTIAL HOUSING UNITS
- TO PRESERVE THE CHARACTER DEFINING ROOF AND LAYERED PARTI
- ALTERATION OF THE BLOCK PERIMETER WALL TO:
  - » INCREASE UTILITY OF 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

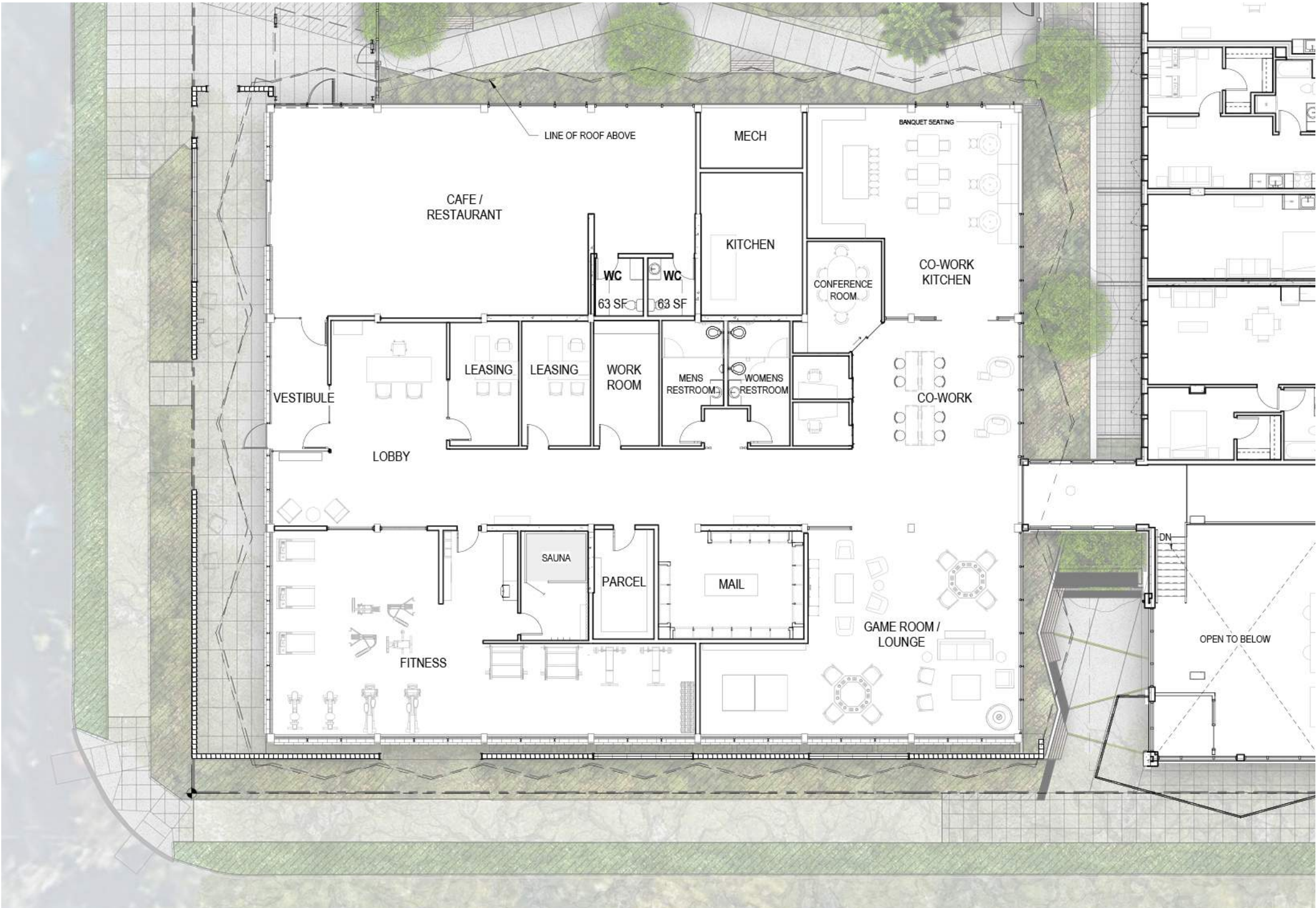
ARCMEETING1-12.10.2021	ARC MEETING 2 -02.11.2022	EDG MEETING 1 -07.25.2022	EDGMEETING2-10.17.2022	ARC MEETING 3 -08.11.2023	ARC MEETING 4 -04.11.2025
<p>MEETING SUMMARY:</p> <p>The Design team presented initial concept options to the board.</p>	<p>MEETING SUMMARY:</p> <p>Board supported scale and layout of proposed I-shaped massing.</p>	<p>MEETING SUMMARY:</p> <p>Preferred Massing Option #3 was supported at EDG #1. The board voted the project to return for a second EDG meeting.</p>	<p>MEETING SUMMARY:</p> <p>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.</p>	<p>MEETING SUMMARY:</p> <p>Meeting to brief the ARC board on project design progression, present potential modifications to landmark. Feedback discouraged proposal for block removal in its entirety.</p>	<p>MEETING SUMMARY:</p> <p>Meeting to brief the landmarks preservation board on project design progression, present potential modifications to landmark building. Feedback discouraged extent of proposed block removal. Board was in favor of option with less block removal.</p>
					

PROPOSED SITE PLAN





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



CONCEPT IMAGES



SHANNON WILSON BUILDING - LEVEL 1 PROPOSED

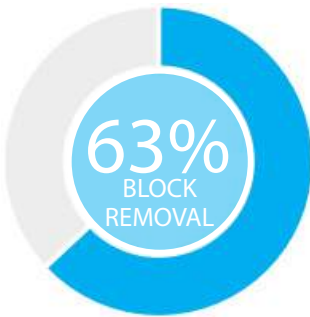
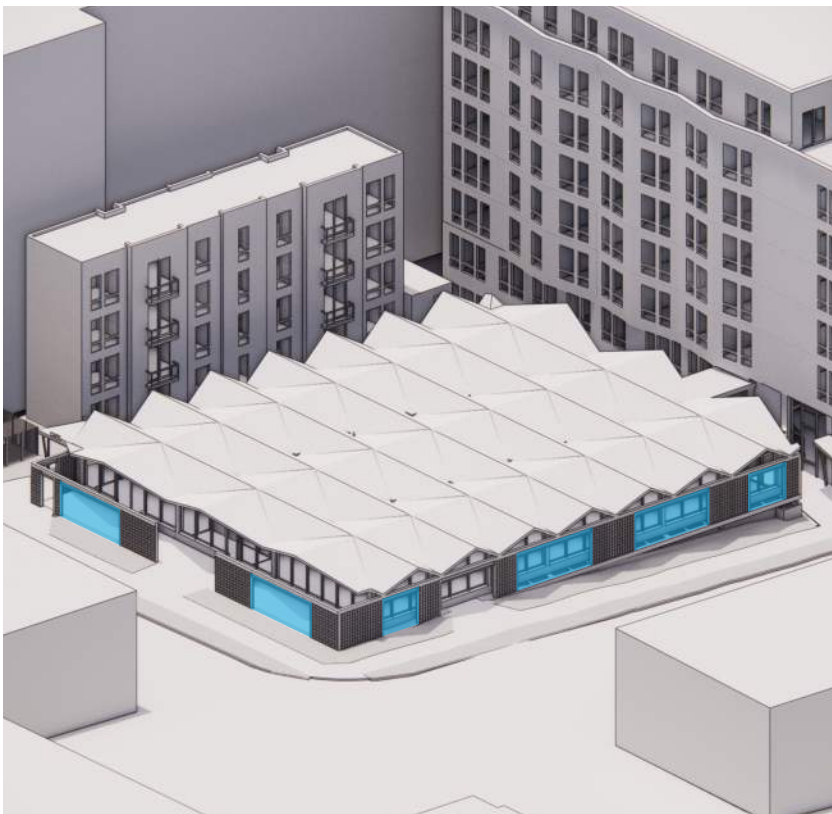


COMMENTARY: INTERIOR PROGRAM SPACES WERE REVISED IN RESPONSE TO THE BOARD'S PREFERENCE TO MAINTAIN MORE BLOCK WALL, WITH THE TRADE OFF OF MORE INTERIOR GLAZING. MORE SOCIAL SPACES NOW OCCUPY THE SOUTH AND EAST PORTIONS OF THE SHANNON WILSON BUILDING.



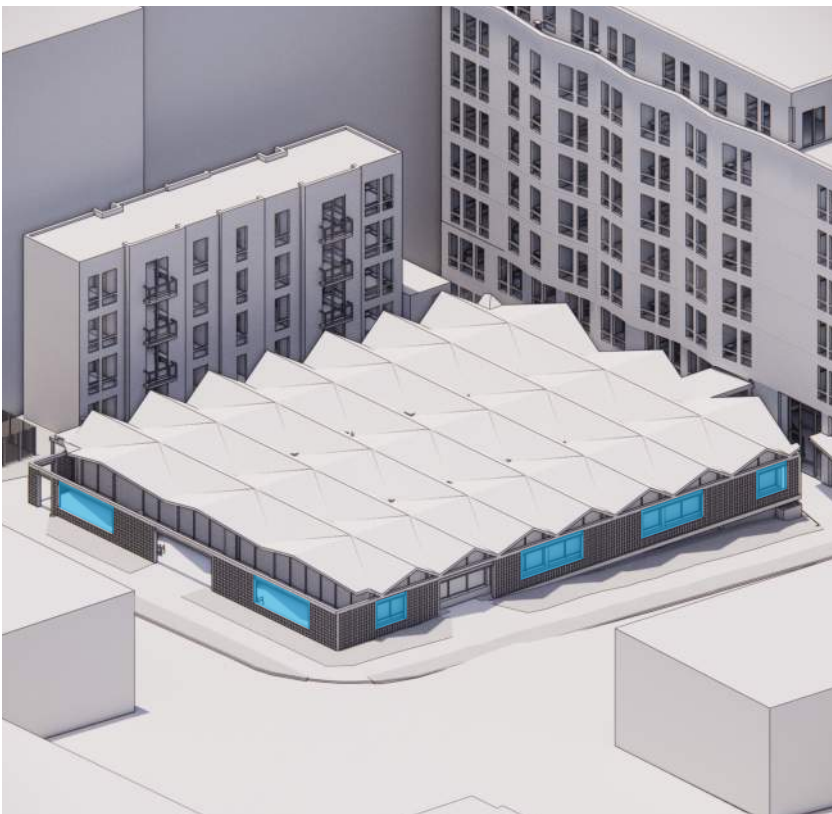
# BLOCK OPENINGS/REMOVAL DIAGRAM

PREVIOUSLY PREFERRED ALTERATIONS



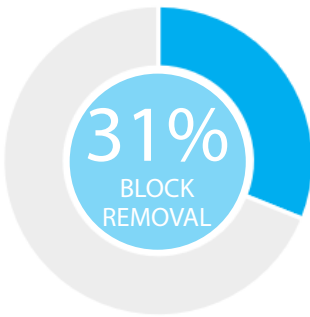
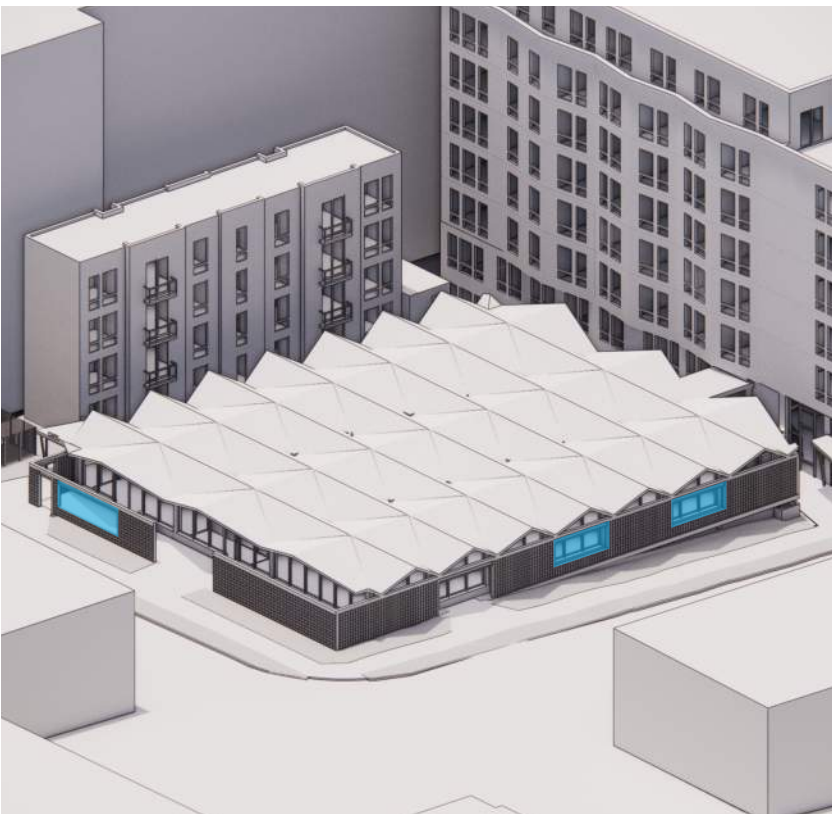
- Connect users to street
- Increase access to daylight

BOARD PREFERRED ALTERATIONS



- Connect users to street
- Increase access to daylight

PROPOSED ALTERATIONS



- Connect users to street
- Increase access to daylight
- Maintain Introspective architecture

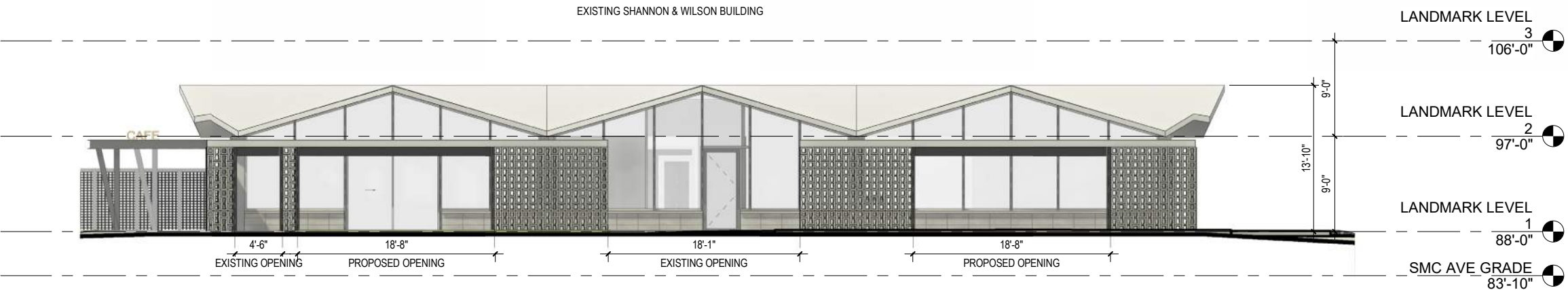


# PROPOSED LANDMARK ALTERATIONS - NORTH ELEVATION

NORTH ELEVATION  
(Existing)

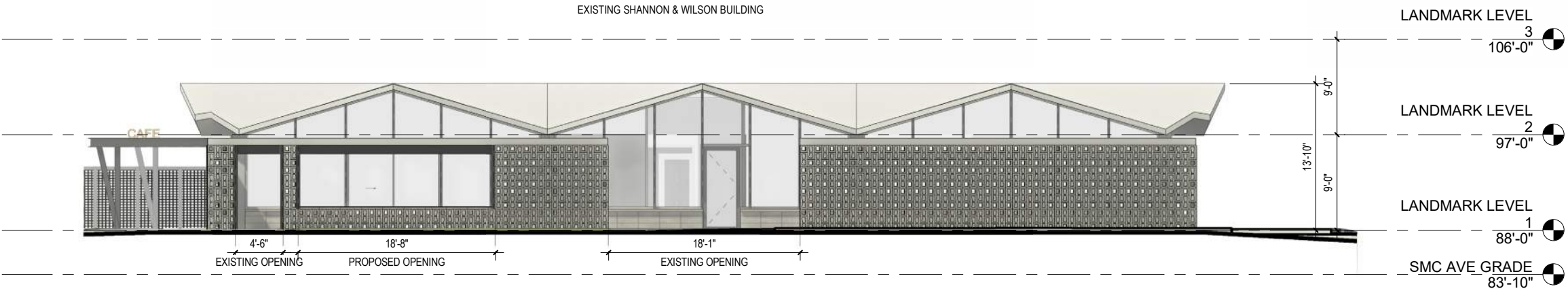


NORTH ELEVATION  
(Previously Preferred)



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

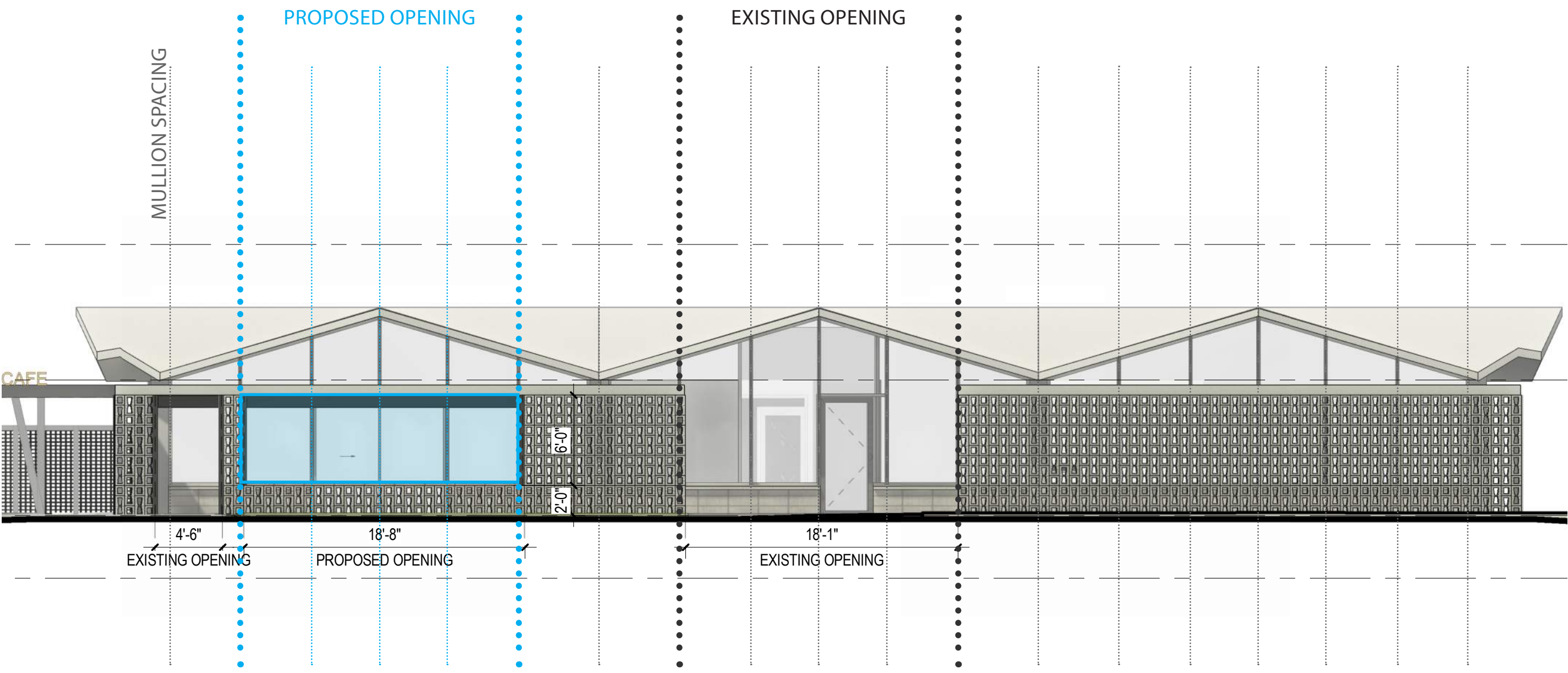
NORTH ELEVATION  
(Proposed)



- 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.
- Reduced number of openings



# NORTH ALTERATIONS DIAGRAM



NORTH ELEVATION - Proposed



## NORTH ELEVATION - PROPOSED



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 - PROPOSED



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 - PROPOSED ALTERATION



PERSPECTIVE CAFE PATIO NORTH ELEVATION - Proposed

COMMENTARY: THE OPENING ALLOWS THE CAFE/RETAIL SPACE TO HAVE SOME VISIBILITY TO THE STREET.



# PROPOSED LANDMARK ALTERATIONS - WEST ELEVATION

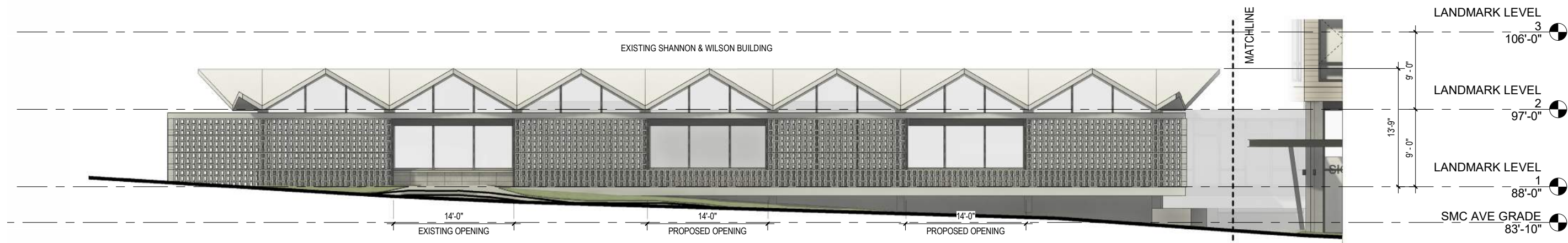


WEST ELEVATION  
(Existing)



WEST ELEVATION  
(Previously Preferred)

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

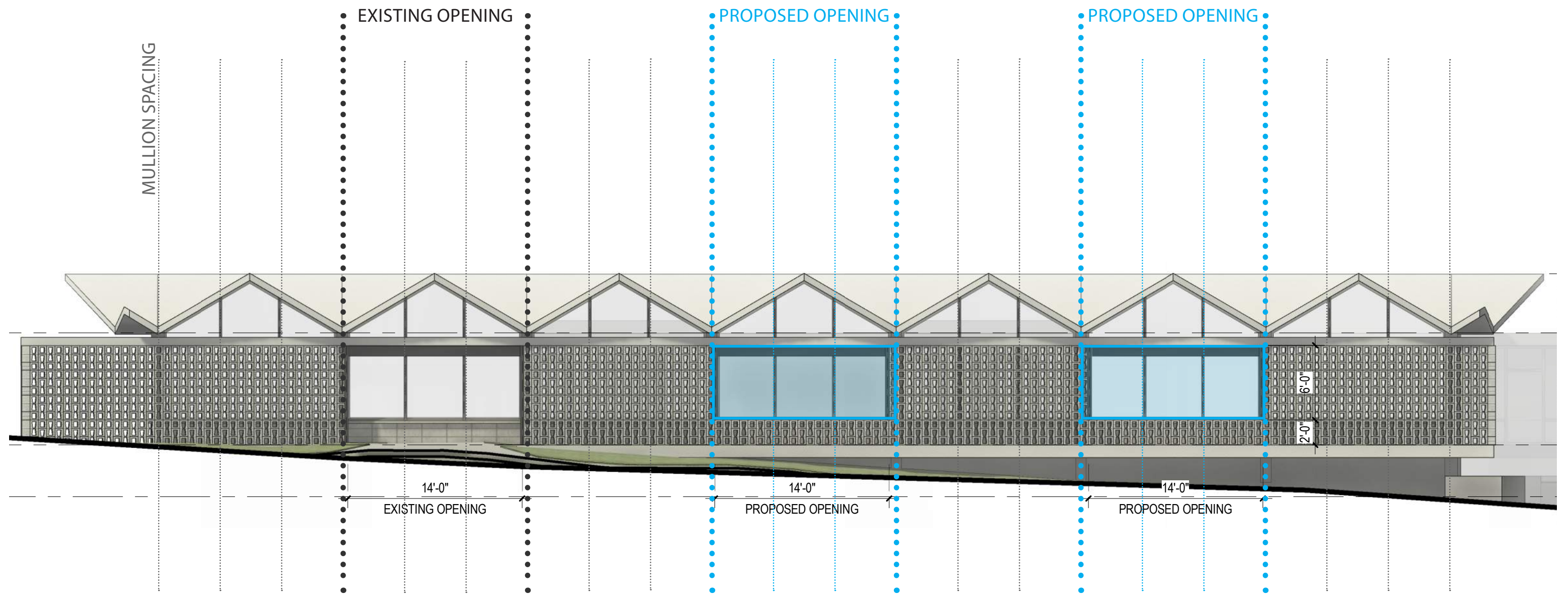


WEST ELEVATION  
(Proposed)

- 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 ALTERATIONS DIAGRAM



NORTH ELEVATION - Proposed



WEST ELEVATION - PROPOSED



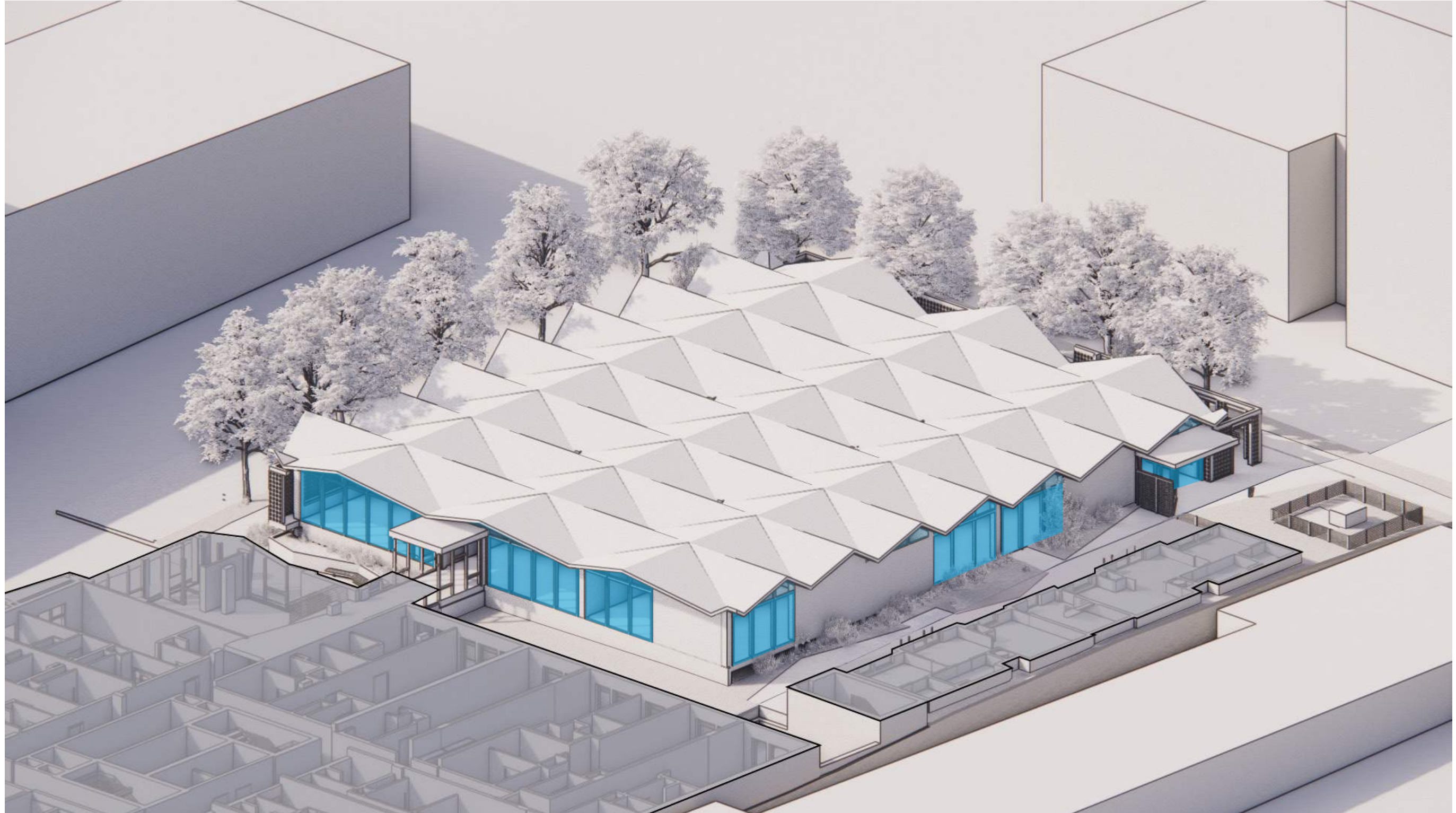


WEST ELEVATION - PROPOSED





## SOUTH AND EAST ELEVATION GLAZING DIAGRAM



COMMENTARY: THIS ALTERATION INCREASES THE GLAZING ALONG THE EAST AND SOUTH FACADES IN ORDER TO CREATE A MORE INVITING INTERIOR SPACE. NEW STOREFRONT SYSTEMS WILL HAVE A HORIZONTAL MULLION ALIGNED WITH THE CONCRETE HEADER OF THE CONCRETE SCREEN. VERTICAL MULLION SPACING WILL ALIGN WITH THE GRID SYSTEM CREATED FROM EXISTING CLERESTORY AND STOREFRONT WINDOWS.



# PROPOSED LANDMARK ALTERATIONS - EAST ELEVATION



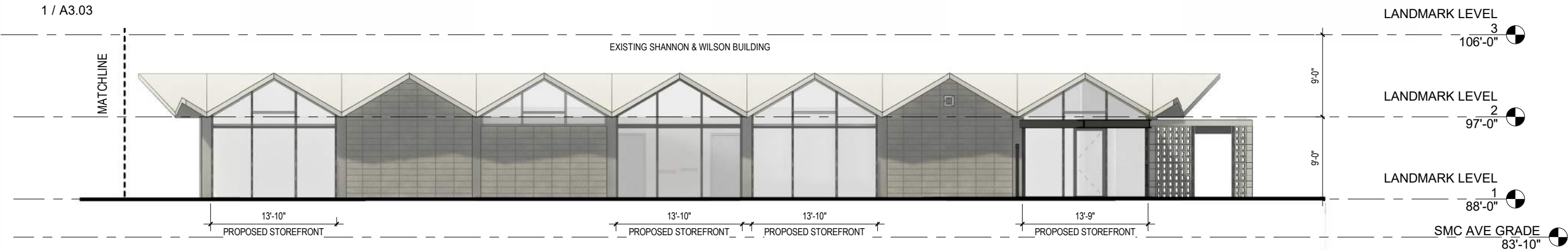
EAST ELEVATION  
(Existing)



EAST ELEVATION  
(Previously Preferred)

- Remove existing CMU wall to allow access to future cafe space.

- Install new storefront windows. Frames to be anodized to match 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.



EAST ELEVATION - PROPOSED





EAST ELEVATION - PROPOSED





PROPOSED LANDMARK ALTERATIONS - SOUTH ELEVATION

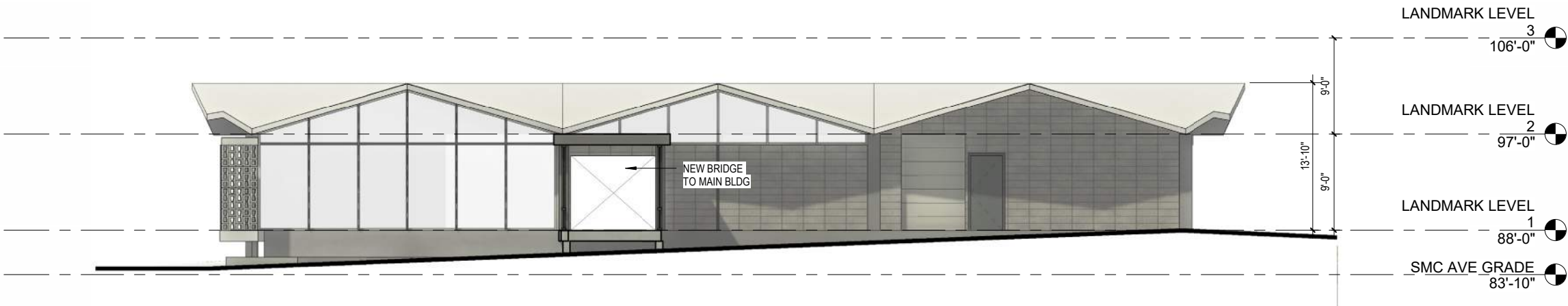
SOUTH ELEVATION  
(Existing)



SOUTH ELEVATION  
(Previously Preferred)

- Remove Existing CMU wall at Southwest corner of building.
- Remove loading dock and shed roof at Southeast corner of building.

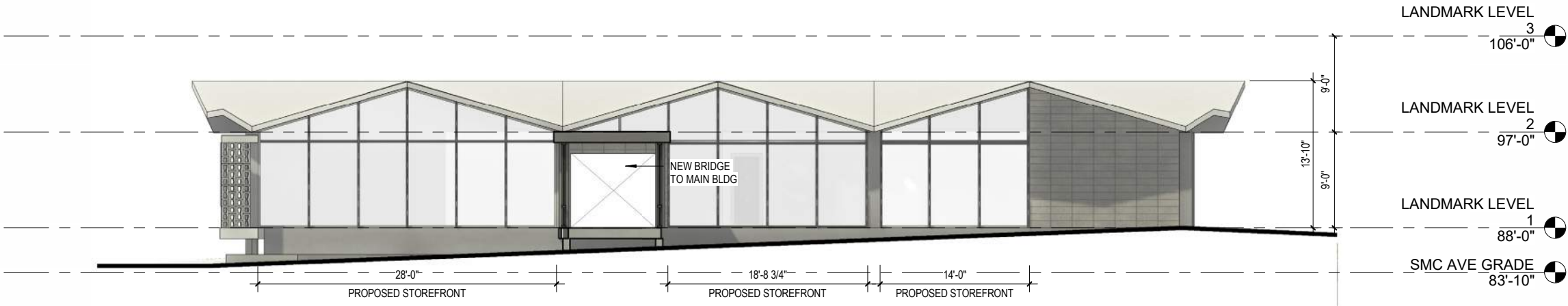
- Install New Storefront Windows. Frames to be anodized to match existing.



SOUTH ELEVATION  
(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 - PROPOSED





PROPOSED LANDMARK ALTERATIONS ELEVATIONS



NORTH ELEVATION



PROPOSED LANDMARK ALTERATIONS ELEVATIONS



WEST ELEVATION