



2ND AND VIRGINIA

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PROJECT OVERVIEW

Project Description

Terminal Sales Annex Building

The proposed project is a 42-story hotel and residential building with street-level retail space. The Terminal Sales Annex was designated as a landmark on January 25, 2008 due to the primary facade's Collegiate Gothic Revival style designed by prominent architects Bebb & Gould in 1916. The project team's goal is to incorporate the landmark building into the proposed construction.

The proposed strategy for the landmark:

1. Remove existing roof structure and replace with a new roof structure and floor slab where the new construction contains interior space.
2. Remove and replace existing floor slabs at all levels keeping the approximate existing floor elevations
3. Remove north and south wall and existing structural to accommodate new construction on the site. The proposed
4. Design maintains the landmark's volume expression through the lower levels of the project.
5. Remove the west alley to provide SDOT required alley dedication and minimize impacts for alley
6. Vehicle digestion
7. The historic terra-cotta will be gently cleaned with a non-ionic detergent and natural bristle brushes in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
8. Remove and replace existing irreparable windows as determined by a survey of window conditions, following the Secretary of the Interior's Standards.

During construction, the project team will implement the following:

1. Shore the exterior walls as required
2. Protect and brace the existing exterior walls.

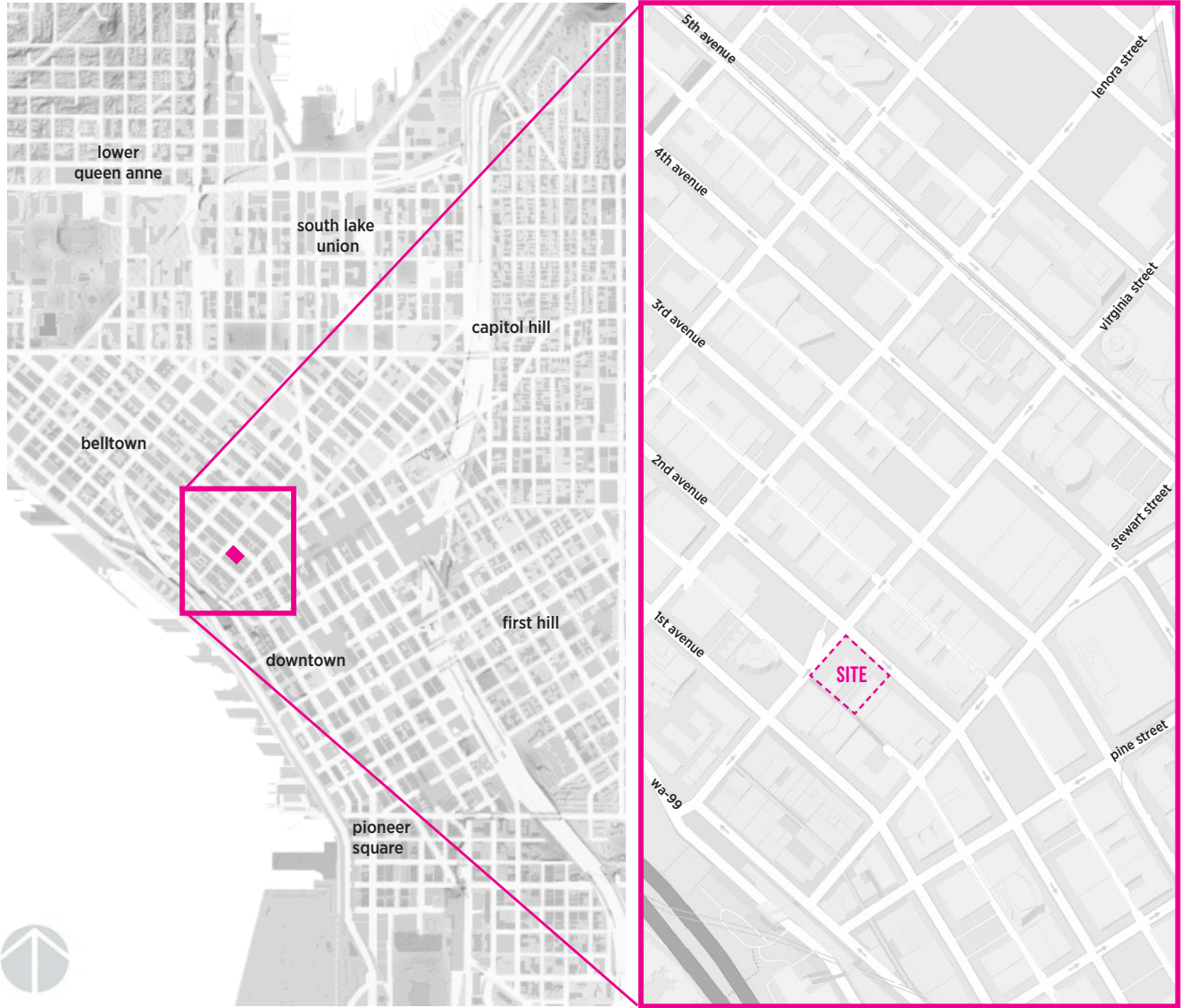


Proposed Design

PROJECT OVERVIEW

A new mixed-use hotel and residential building will be located at the corner of 2nd Avenue and Virginia Street in downtown Seattle. The building will be a vibrant addition to this key intersection and will take design cues from the existing landmark on site and the urban patterns of buildings and pedestrian experiences that make up the Downtown Retail Core of Seattle.

- The proposed development consists of the following:
- One 42-story structure of approximately 467,400 sq. ft. above ground
 - 14 levels of hotel with 184 keys
 - 28 levels of residential with 191 condo units
 - Separate lobbies for hotel and residential uses
 - 5 levels of below-grade parking (approx. 214 stalls)
 - 3 loading spaces will be accessed through the Alley

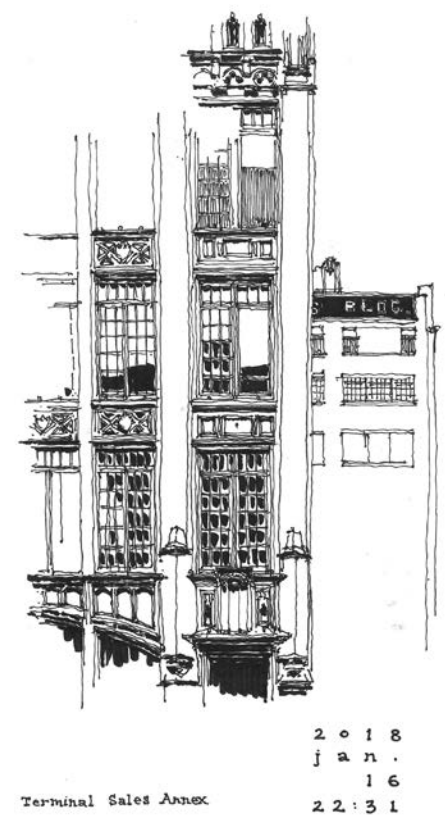


PROJECT OVERVIEW

The Terminal Sales Annex building is located in Seattle's Belltown neighborhood (1931 2nd Avenue) as a designated Seattle Landmark. The building was designed in the distinctive Collegiate Gothic Revival style by architect's Bebb & Gould. Charles Bebb was a leading innovator in the use of architectural terracotta in the Seattle area.

The landmark is a five-story (+72') reinforced structure that was designed as an infill building and currently is flanked by two on-grade parking lots. It holds a corner with other landmark structures, including the Palladian Hotel and Moore Theatre & Hotel.

This project aims to integrate the Terminal Sales Annex into a cohesive design which seeks inspiration from the landmark itself as well as the local surroundings.



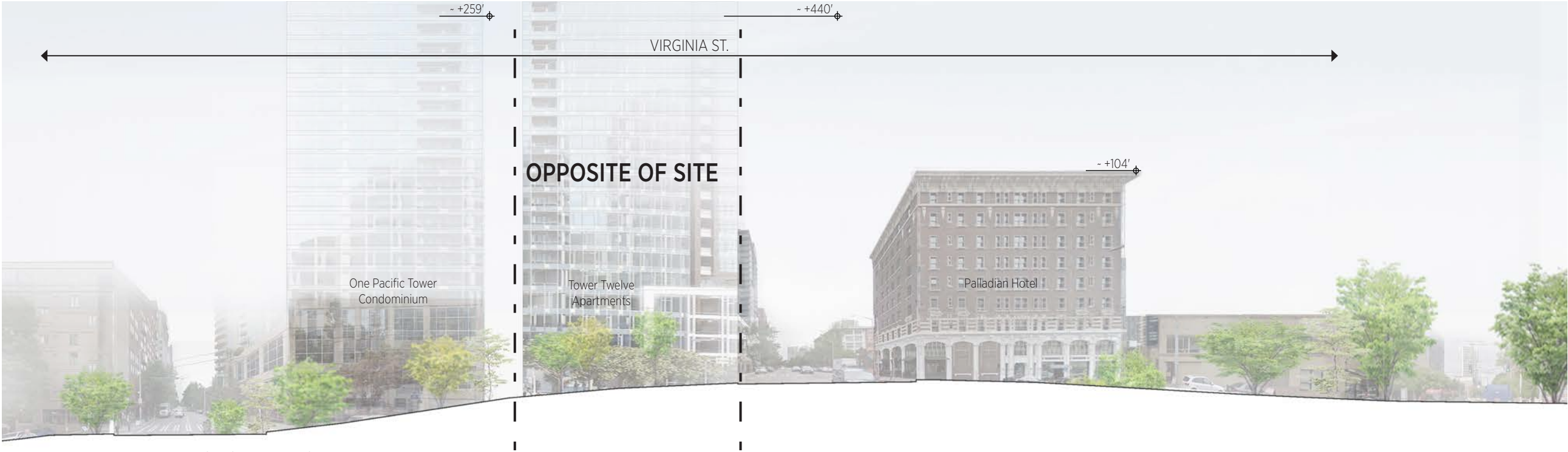
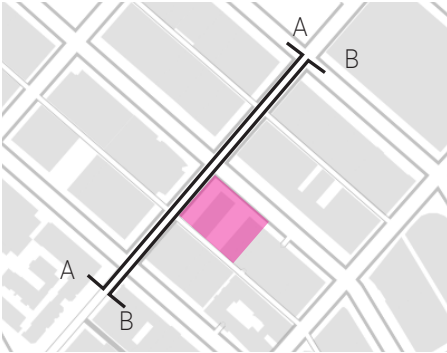
Historic Photograph



Photograph of Current Conditions

PROJECT OVERVIEW

Streetscapes

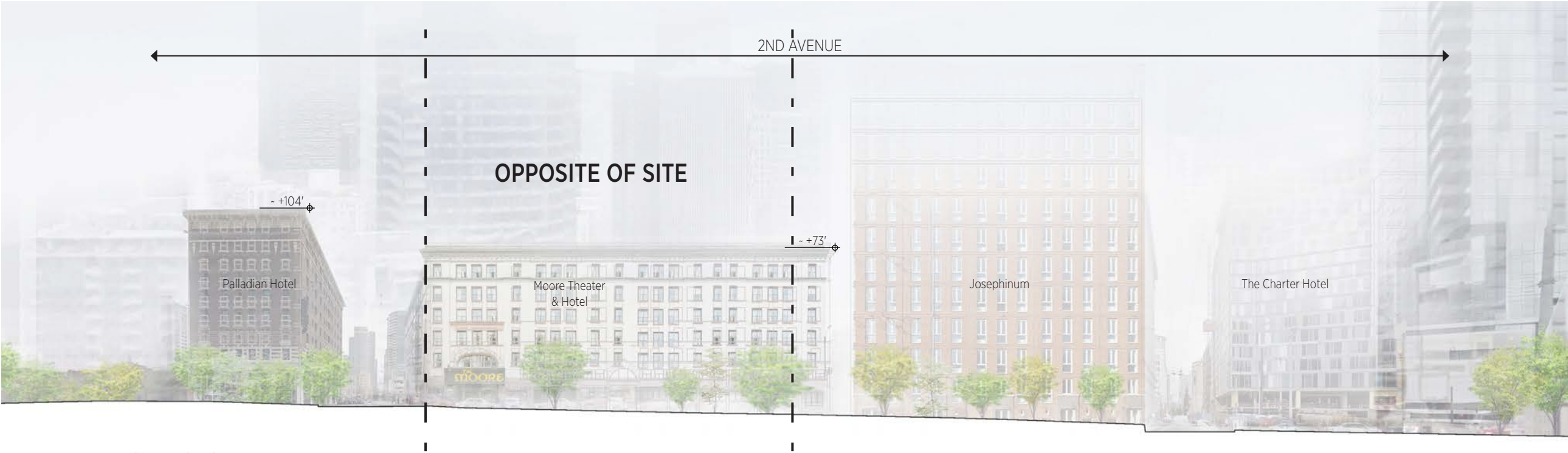


Section A-A, Virginia St., looking North



Section B-B, Virginia St., looking South

Project Overview



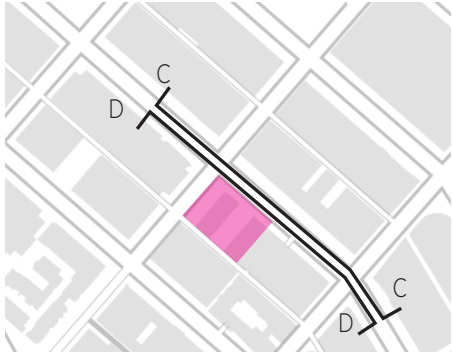
Section C-C, 2nd Ave., looking East



Section D-D, 2nd Ave., looking West

PROJECT OVERVIEW

Streetscapes



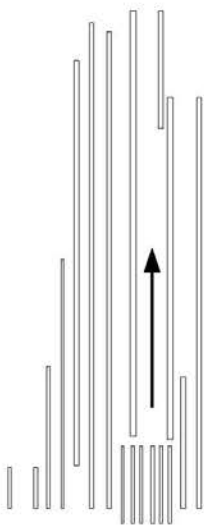
LPB PRIORITIES

LPB PRIORITIES

LANDMARK PRESERVATION BOARD PRIORITIES

1 Tower Expression should draw inspiration from Landmark

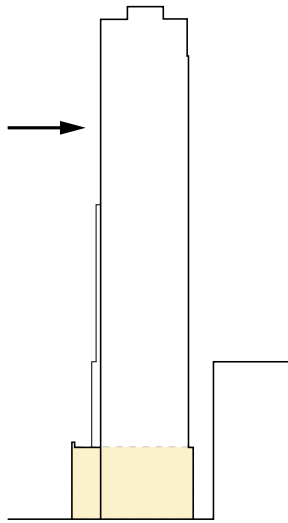
There is opportunity to reference the existing massing and embrace what came before. This can be done by using the Terminal Sales Annex to set up the alignments of the tower above.



POSITIVE RESPONSE
ARC #3

2 Set Tower Back from Landmark

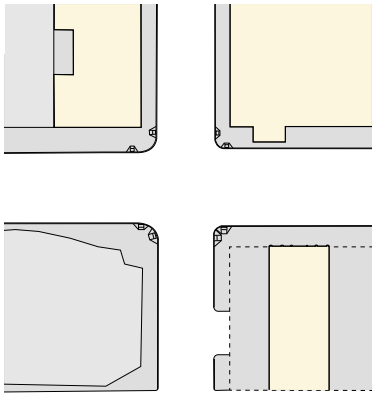
Setting the tower back highlights the Landmark Building by giving it necessary breathing room. This allows the Landmark to maintain its presence in the neighborhood.



POSITIVE RESPONSE
ARC #3

3 Landmark to Complete Corner of Landmark Structures

An open corner exposes the landmark to the corner which is defined by other existing landmarks, including Palladian Hotel and Moore Theater & Hotel.

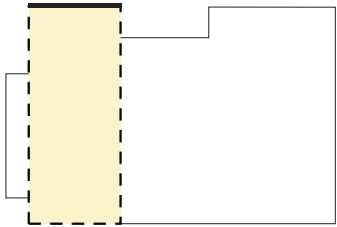


POSITIVE RESPONSE
ARC #3

4 Express Volume of Landmark through Building

The design should imply the sense of the building in the function of the space. The team is proposing to achieve this through:

- Mural at sidewalls
- Reduced fenestration at sidewalls

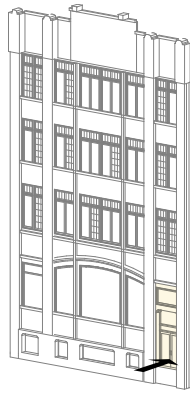


POSITIVE RESPONSE
ARC #4

ARC #7 Feedback: Show mural continuity as volume expression

5 Retain Existing Entry Door of Landmark

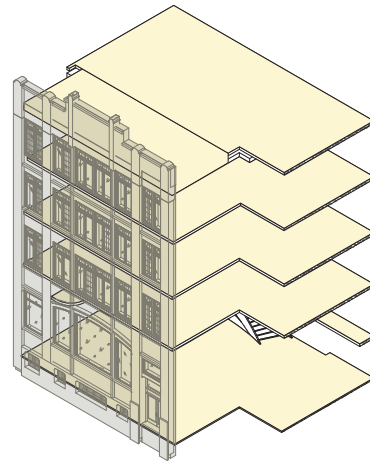
The Landmark building should retain its existing entry.



POSITIVE RESPONSE
ARC #3

6 Create Active Uses within Landmark

There should be active uses filling the space within the Landmark.

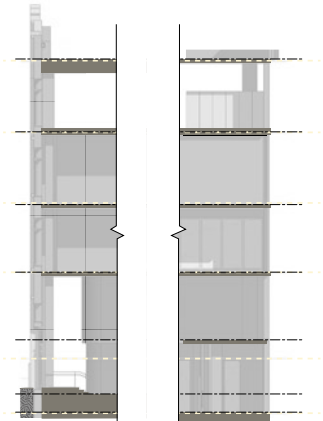


POSITIVE RESPONSE
ARC #5

ARC #7 Feedback: Show existing window activation.

7 Match Existing Levels of Landmark

Floors levels should remain the same behind the Landmark. These elevations are important at the windows.



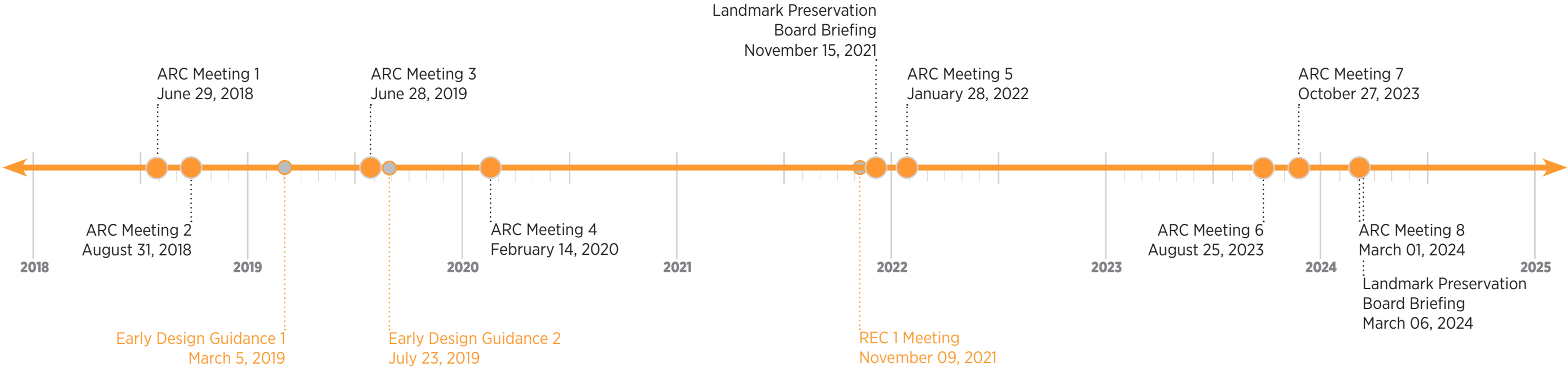
POSITIVE RESPONSE
ARC #5

ARC #6

MEETINGS RECAP

Meetings Recap

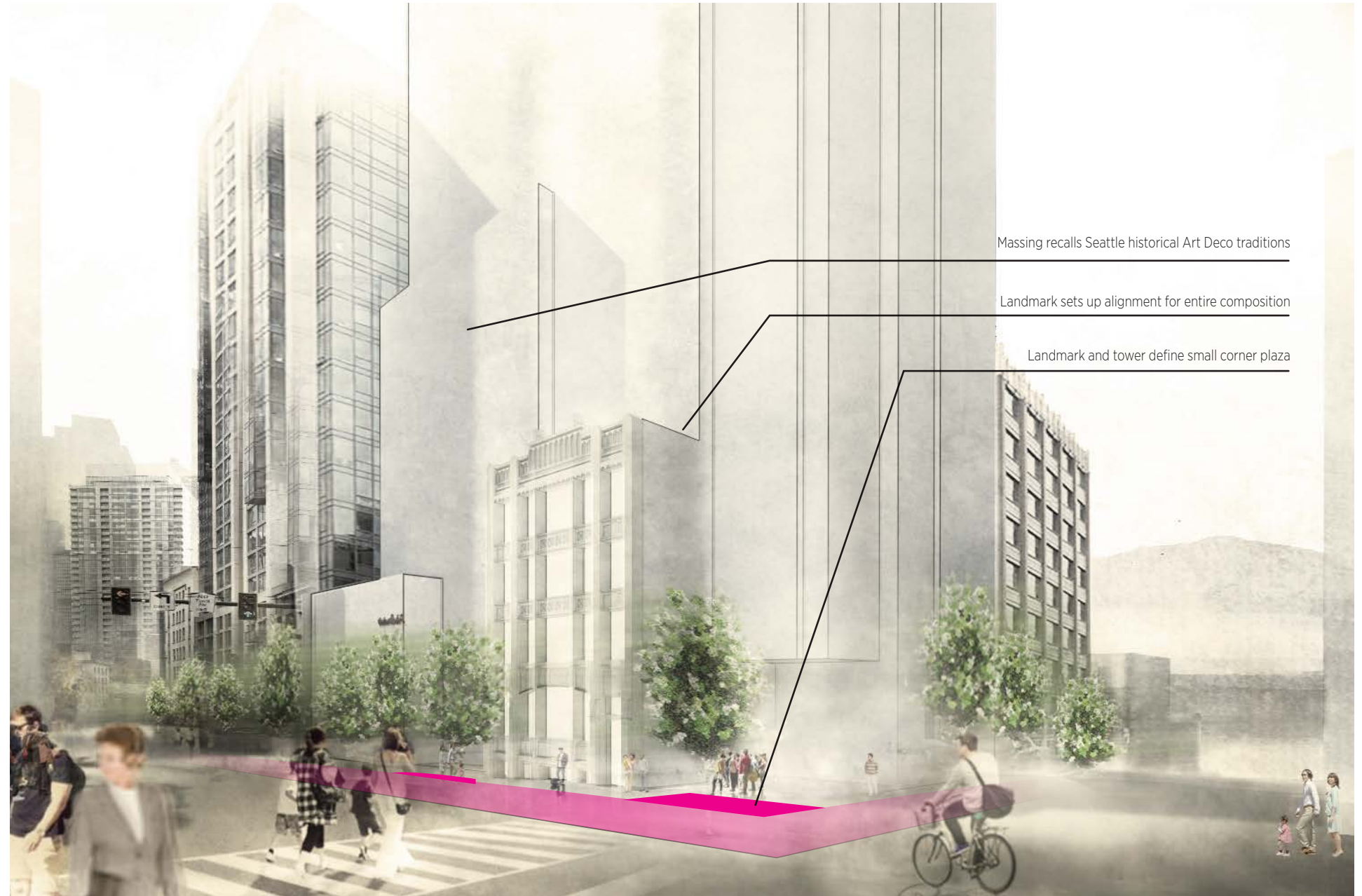
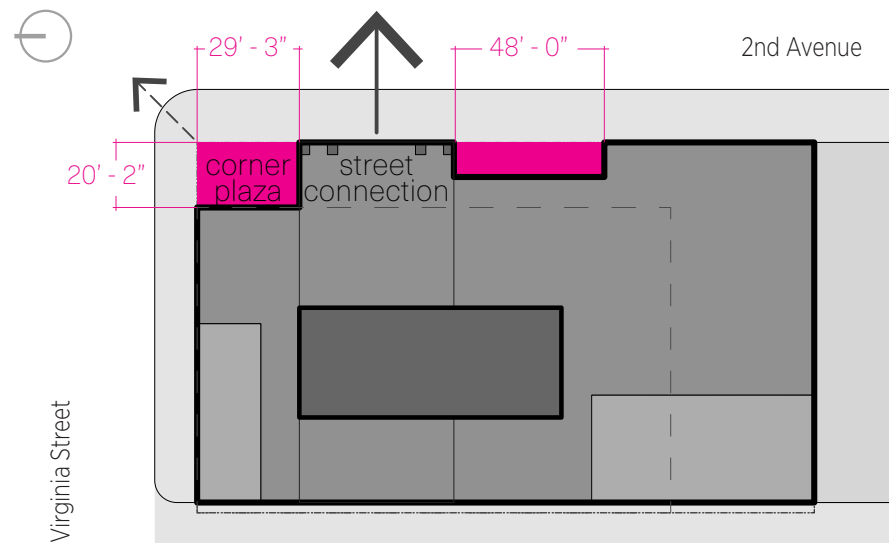
Project Timeline



ARC Meeting #1

ARC Meeting 1 / June 29, 2018

- 1 **Massing:**
Main argument is how this is an improvement beyond 2015, what are we doing beyond that
- 2 **Terminal Sales Annex Volume Expression:**
Imply the sense of the building in the function of the space
- 3 **Existing Floor Levels**
Elevation is more about elevation at windows, need to look at ways to keep floor level
- 4 **Integration of Hotel Clare Comments:**
Outdoor Corner is a step forward in exposing the landmark
Study Relationship at the Ground
- 5 **Architectural Style:**
Appreciates the reference to art deco massing and embracing what came before"
References to Northern Life Tower is pleasing, sculpting at the top of tower reflects some of these qualities



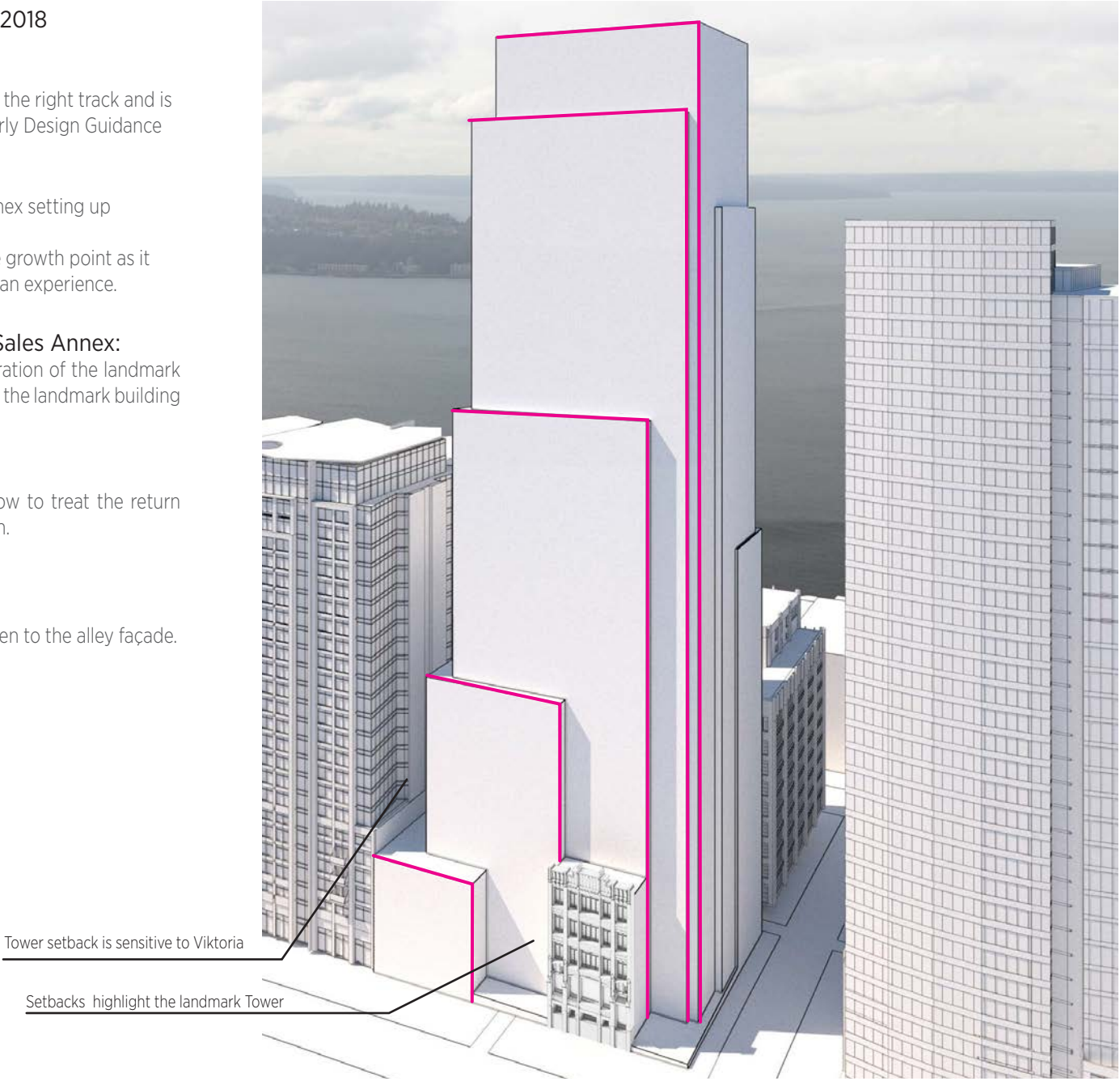
Massing presented at ARC meeting 1

Meetings Recap

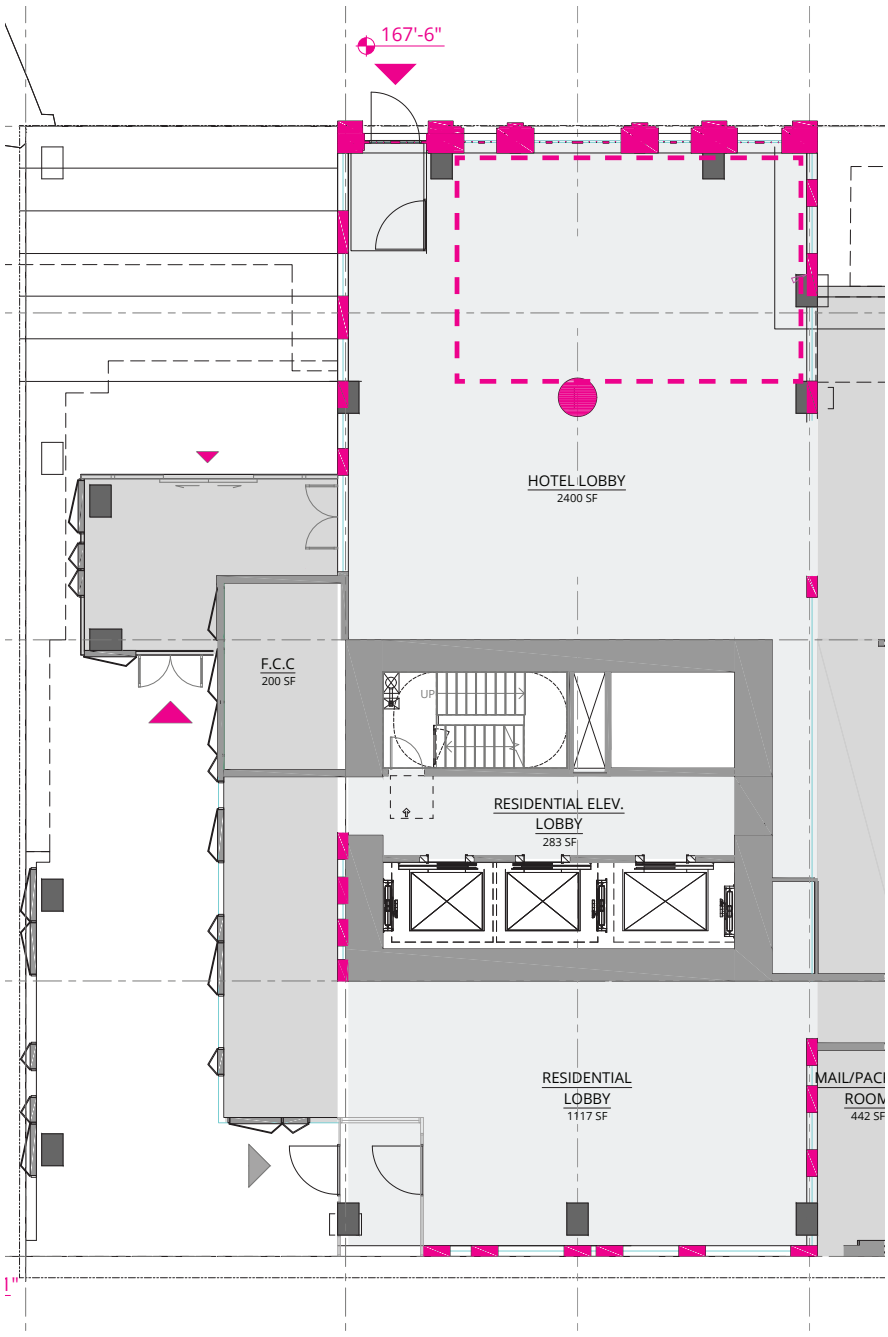
ARC Meeting #2

ARC Meeting 2 / August 31, 2018

- 1 Massing:**
Believes the massing concept is on the right track and is appropriate to move forward to Early Design Guidance
- 2 Vertical Alignment:**
Appreciates the Terminal Sales Annex setting up alignments of the tower above
Applauds approach for it being the growth point as it relates to the ground level pedestrian experience.
- 3 Integration of the Terminal Sales Annex:**
Intrigued by the experiential integration of the landmark building. Recommend starting with the landmark building as the "seed" for the massing.
- 4 Party Walls:**
Recommends the team explore how to treat the return party walls. Consider art installation. Openings need more exploration.
- 5 Alley Façade:**
Would like to see consideration given to the alley façade.



Massing presented at ARC meeting 2



Walls Expressing Volume of Landmark through the Building

ARC Meeting #3

ARC Meeting 3 / June 28, 2019

- 1 Tower Expression**
Vertical expression of tower pulls of landmark.
In full board briefing focus on verticality of the tower and how it relates to landmark.
- 2 Tower Floor Plates and Setbacks**
Support for setbacks from the landmark. Need
- 3 Party Wall:**
Public art calls attention to volume and is engaging, mural seemed appropriate if its supposed to be infill. Believed mural could be toned down.
Support for glazing in new building which was proportional to old.
Need to follow Interior Secretary of Standards.
- 4 Landmark Volume Expression:**
Show legibility of the volume through the existing building
Support to keep the alley facade
- 5 Comparison to Active MUP**
Provide comparisons between Hotel Clare and current proposal, including analysis of floor plates and setbacks



Landmark Volume Expression at Party Walls / Art credit: "Keep Me" by Millo



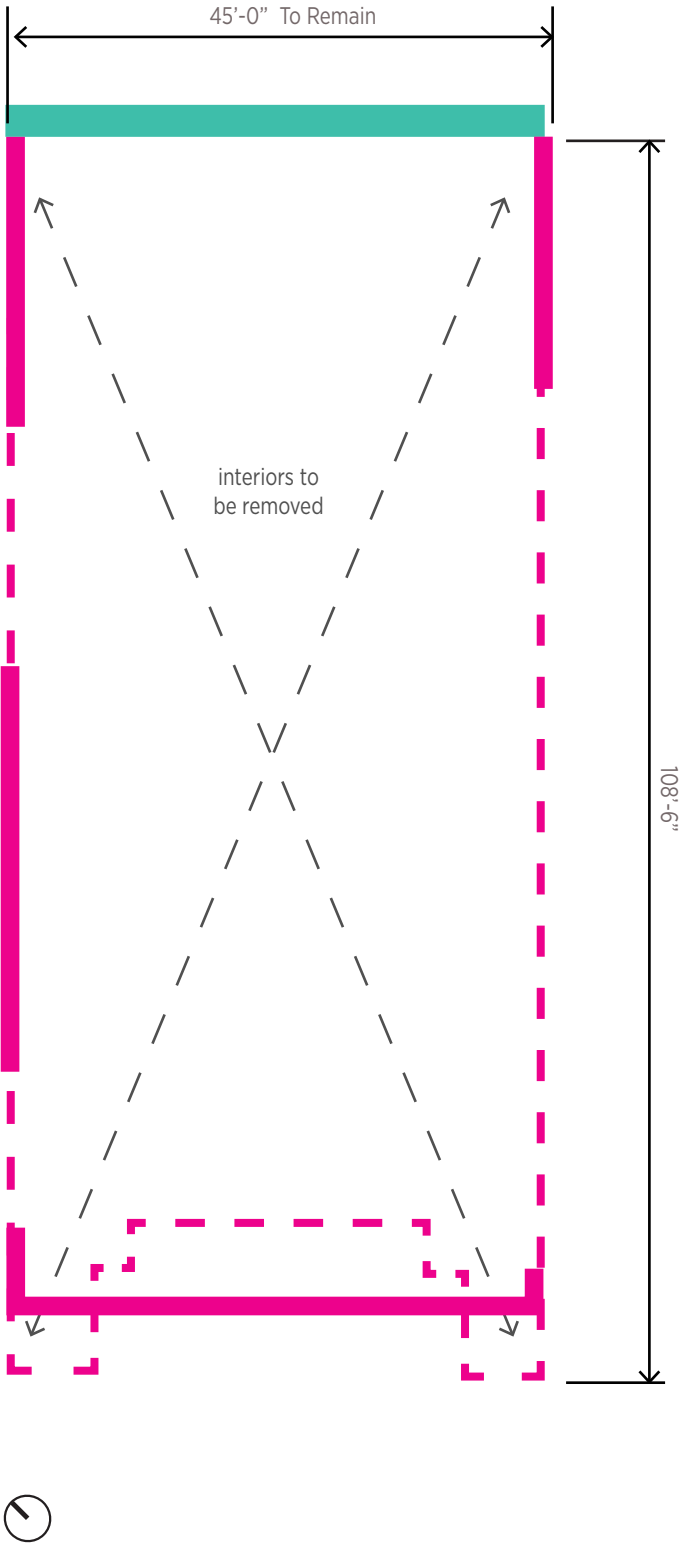
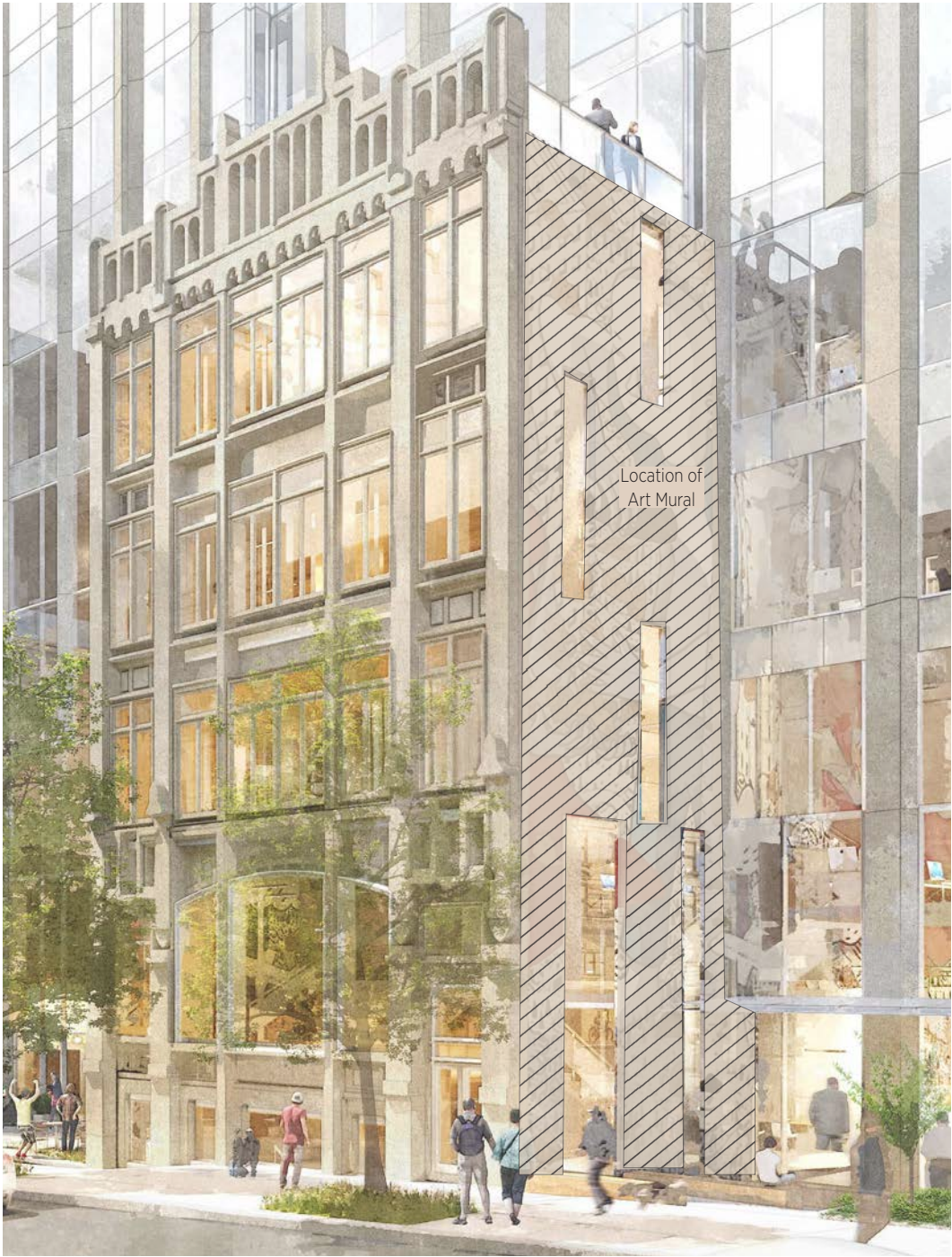
Landmark Volume Expression at Alley / Art credit: "Keep Me" by Millo

Meetings Recap

ARC Meeting #4

ARC Meeting 4 / February 14, 2020

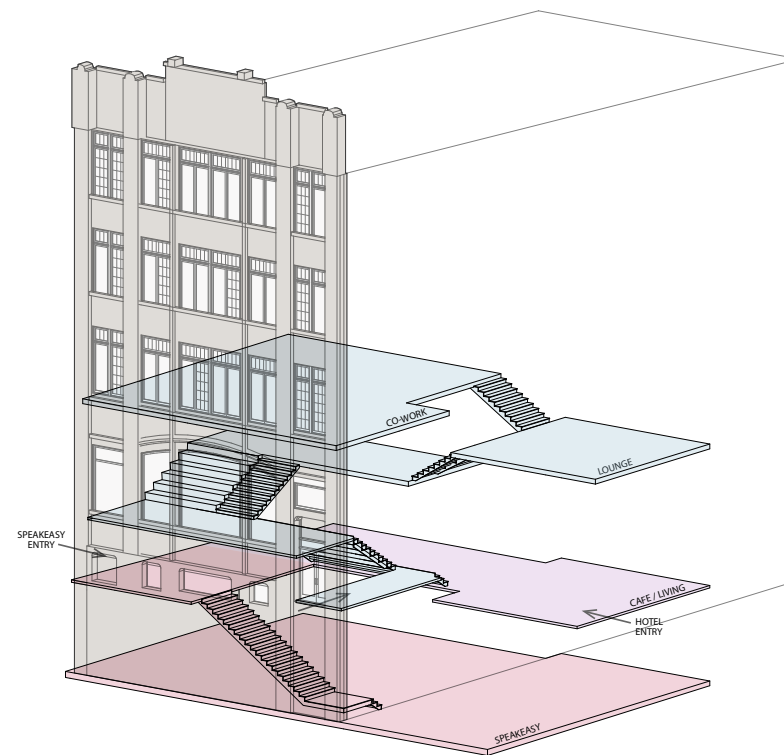
- 1 Party Wall:
Options for regularized fenestration were requested.
- 2 Party Wall:
Mural should be relevant to downtown.
- 3 Landmark Volume Expression:
Show legibility of the landmarked volume through the proposed building at both the exterior and interior.
- 4 Next Step:
ARC indicated the next step is to brief the full Board.



ARC Meeting #5

ARC Meeting 5 / January 28, 2022

- 1** **TSA Party Wall & Window Concept:**
Party wall location of art mural.
- 2** **Volume Expression:**
Explored through mural curation at party wall(s) and alley creating continuity.
- 3** **Active Uses in the TSA:**
Proposed use of hotel lobby, co-work, social stair and activated rooftop.
- 4** **Eaton Branding / Art Program Curation:**
Contextual proposal for the art program / mural artist direction.
- 5** **Next Step:**
ARC indicated the next step is to brief the full Board.



Meetings Recap

ARC Meeting #6

ARC Meeting 6/ August 25, 2023

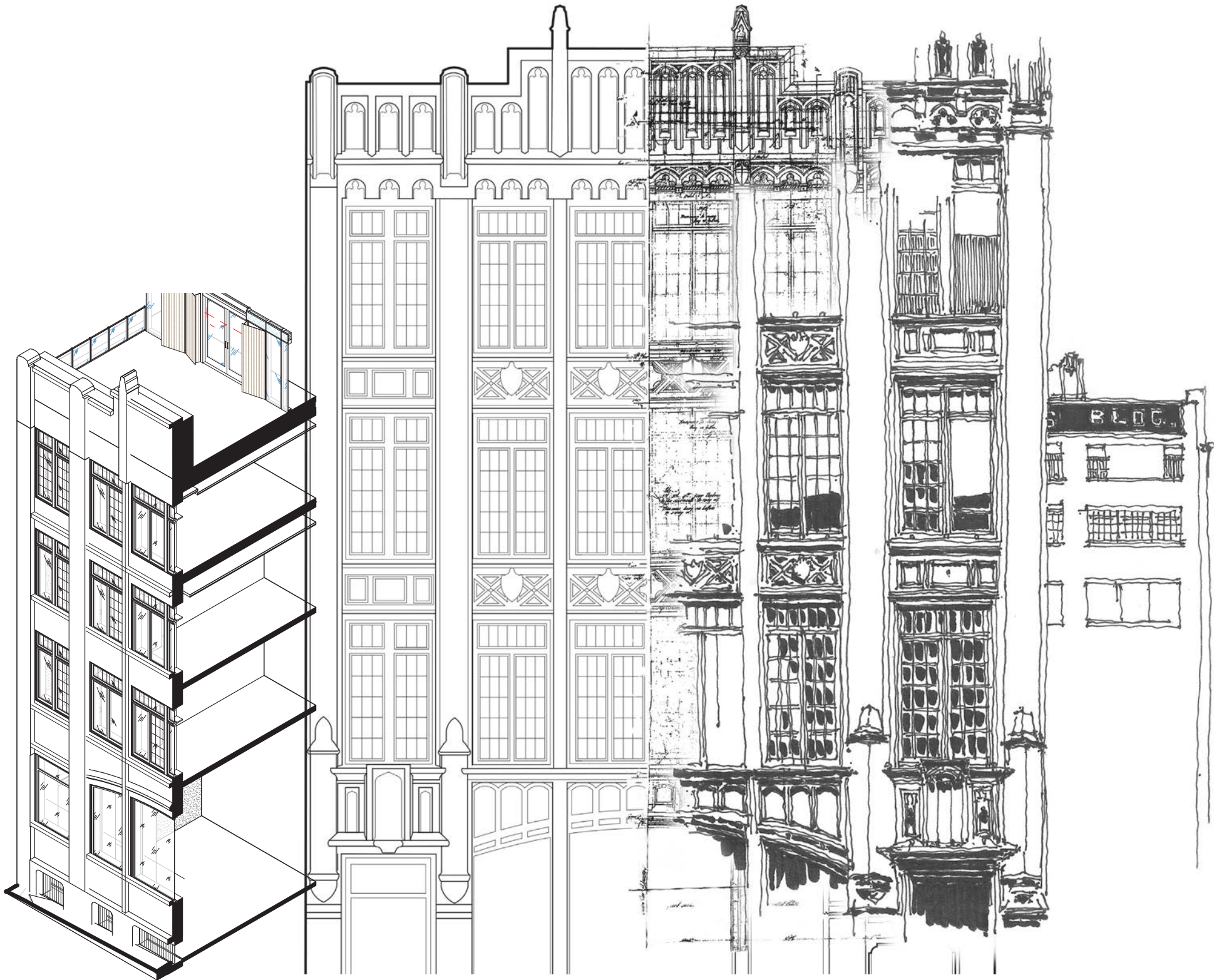
- 1 Project Re-Introduction:
Team reviewed and re-introduced the project since the brand change and redesign.
- 2 Existing Levels:
Team addressed the minor changes in existing TSA levels to proposed project levels.
- 3 Active Uses in the TSA:
Changed from previous design to host guestrooms at upper levels, and hotel lobby and grand stair at lower.
- 4 Langham Re-Branding / Art Program Curation:
Contextual proposal for the art program / mural artist direction.
- 5 Next Step:
Following ARC planned to review technical details.



ARC Meeting #7

ARC Meeting 7 / October 27, 2023

- 1 **TSA Party Wall & Window Concept:**
Team responded to ARC comments and re-articulated the glazing on party walls.
- 2 **Facade Restoration:**
Pioneer Masonry reviewed process for the TSA terracotta restoration and rehabilitation.
- 3 **Temporary and Permanent Facade Bracing:**
Team reviewed the structural temporary and permanent TSA facade bracing.
- 4 **Architectural Details:**
Team reviewed and explained all architectural detailing that relates to the TSA.
- 5 **Next Step:**
ARC indicated the next step is to brief the full Board.



Meetings Recap

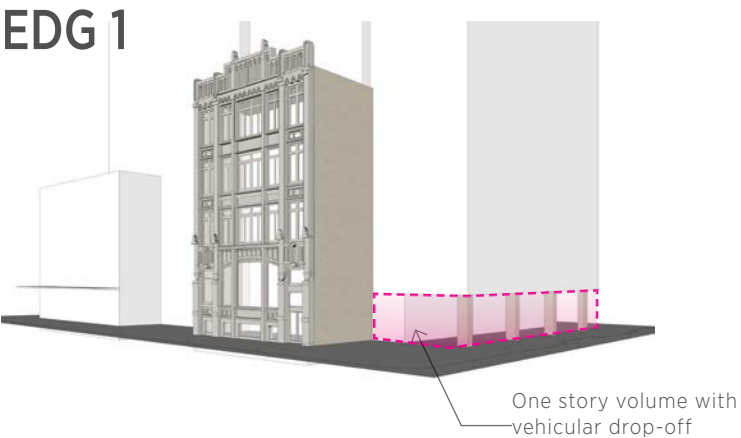
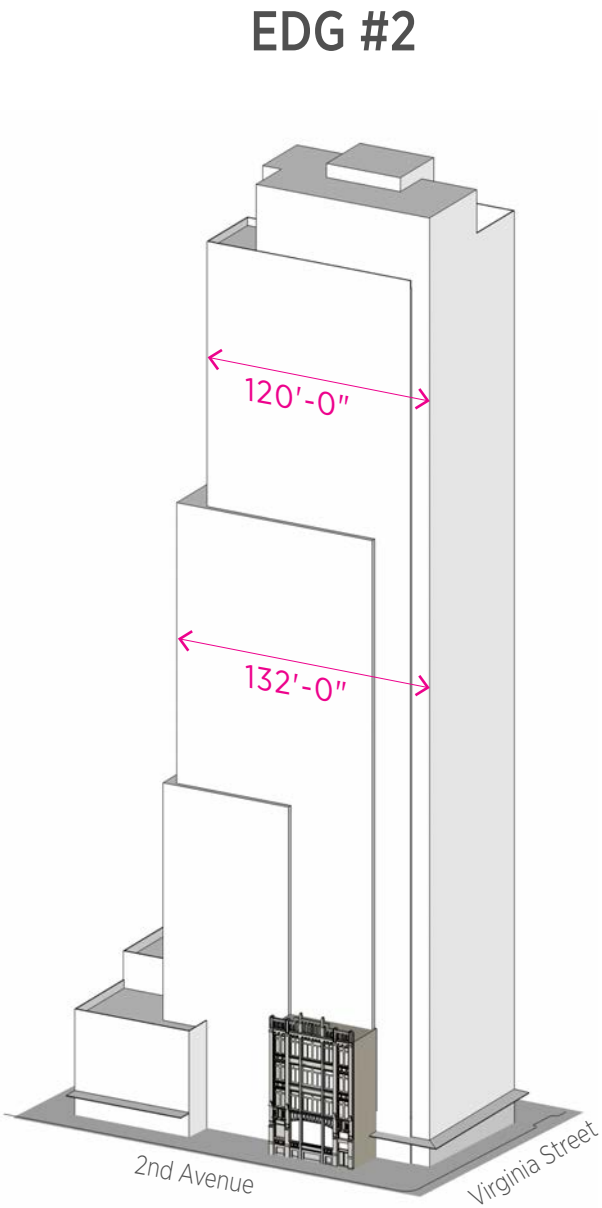
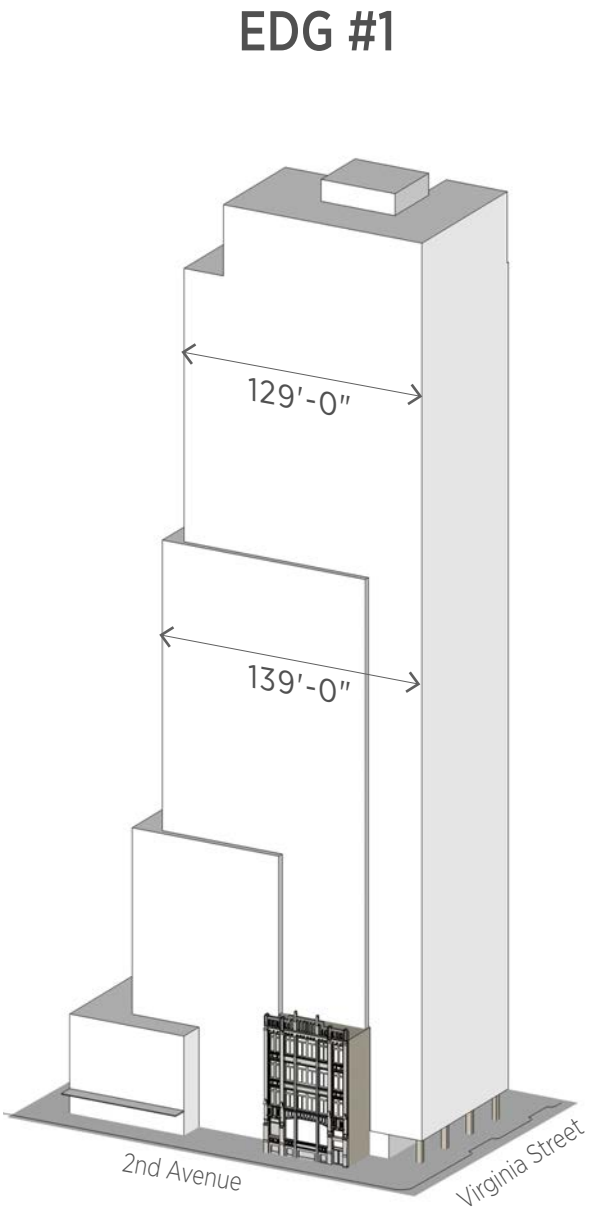
SDCI Design Review Board

Early Design Guidance / March 5, 2019

- 1 **Massing:**
Approved preferred tower massing concept, preferred option gave "most relief to historic structure and is the strongest design concept"
- 2 **Plazas:**
Supported open plazas to the north and south of the historic structure, wants to understand how these spaces are activated.
- 3 **Party Wall:**
Landmark party wall should not be a blank wall.
- 4 **Drop off:**
Drop-off on Virginia Street was not supported.

Early Design Guidance 2 / July 23, 2019

- 1 **Massing:**
The overall tower width has been reduced.
- 2 **Floor Plate:**
The average floor plate is well below the maximum average floor plate allowed.



RESPONSE TO LPB PRIORITIES

01 Tower Expression

RESPONSE TO LPB PRIORITIES



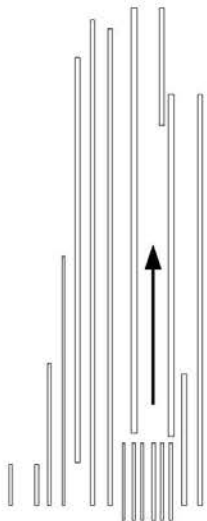
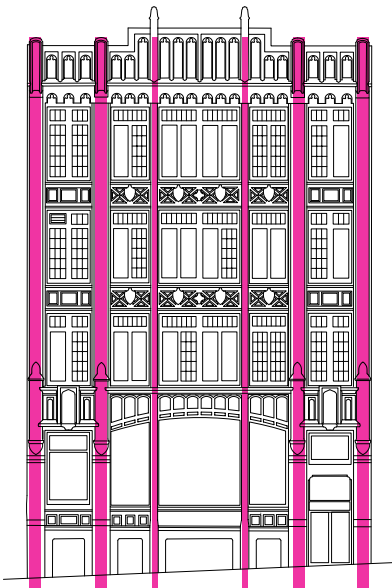
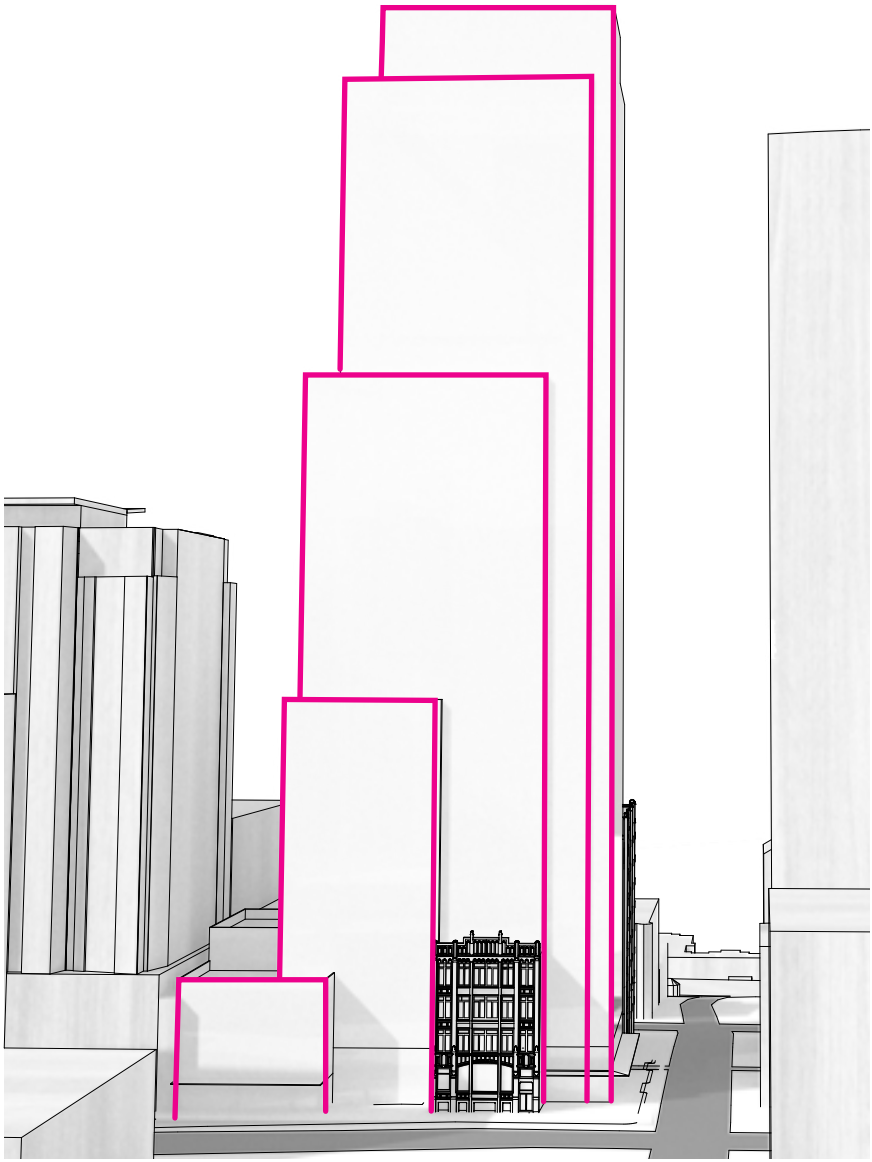
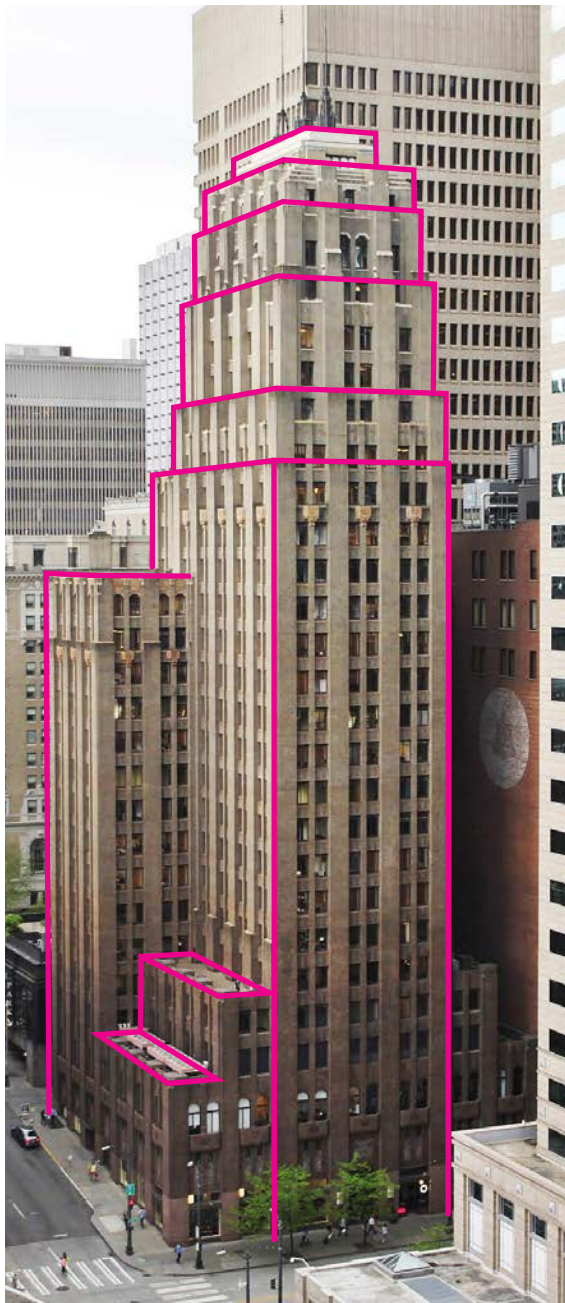
future (skyline)

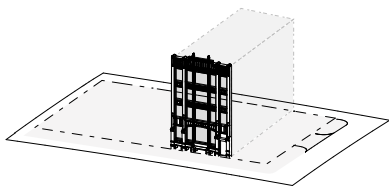


past (streetscape)

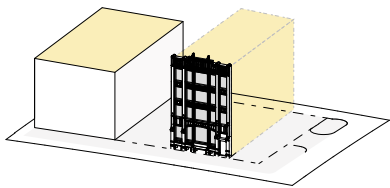
Gradation from Past to Future

Starting down at the street level where the remains of Seattle's past exists in many historic buildings, the new tower rises upward from the historic Terminal Sales Annex landmark in a series of graded steps into the skyline where it positions itself amongst the new towers that form the future of Seattle. Bebb & Gould's use of terracotta on the Terminal Sales Annex was innovative and new to the city. Each step holds this forward-thinking approach of the Terminal Sales Annex, to a more innovative skyline reflecting the change of the city.

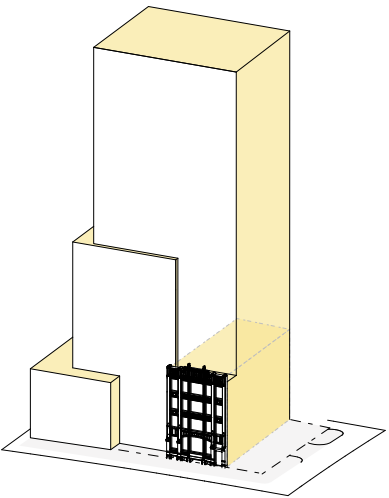




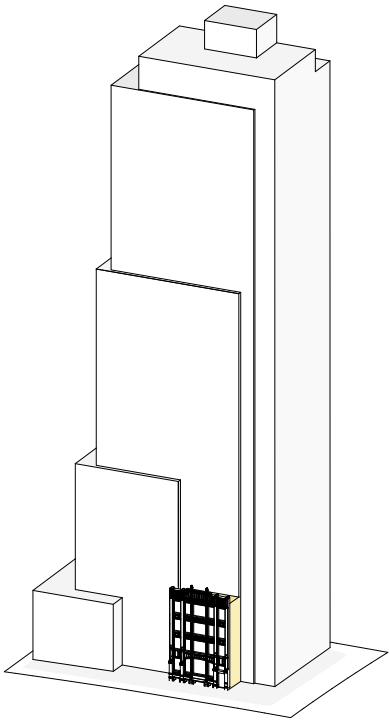
SITE



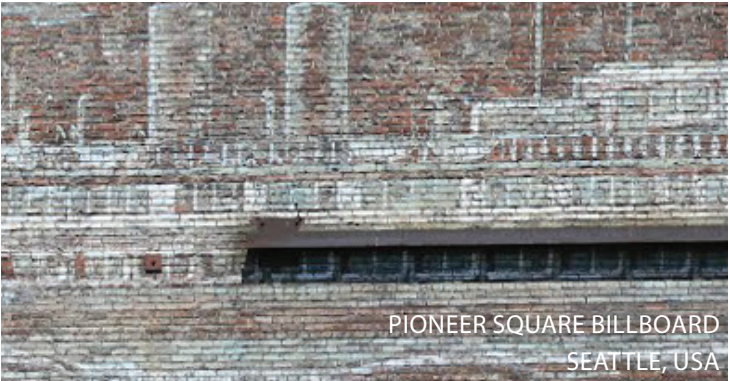
REINFORCE SCALE

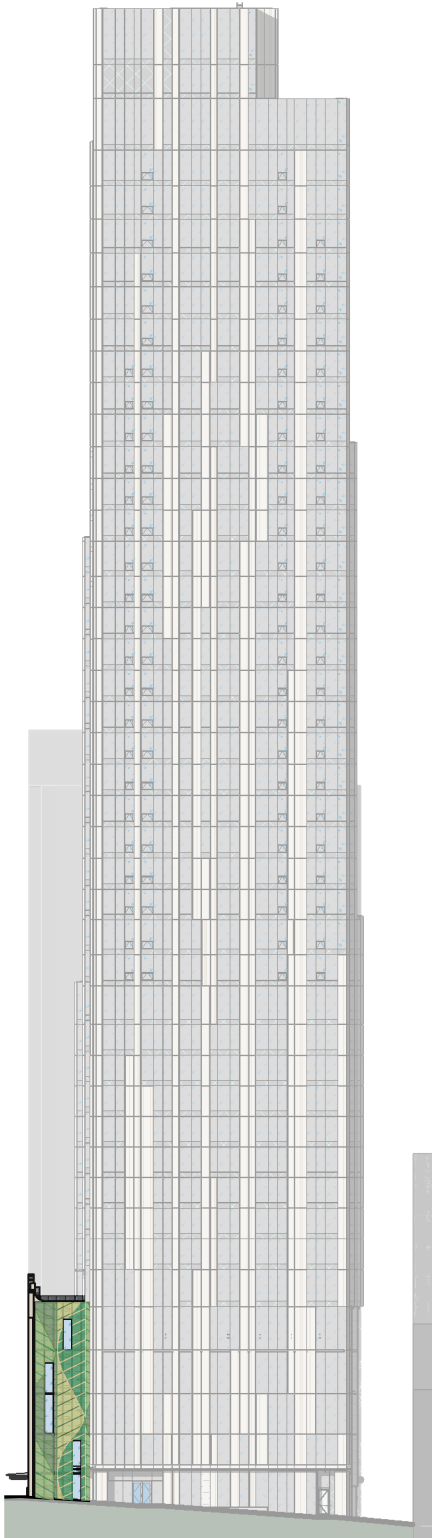


HIGHLIGHT LANDMARK

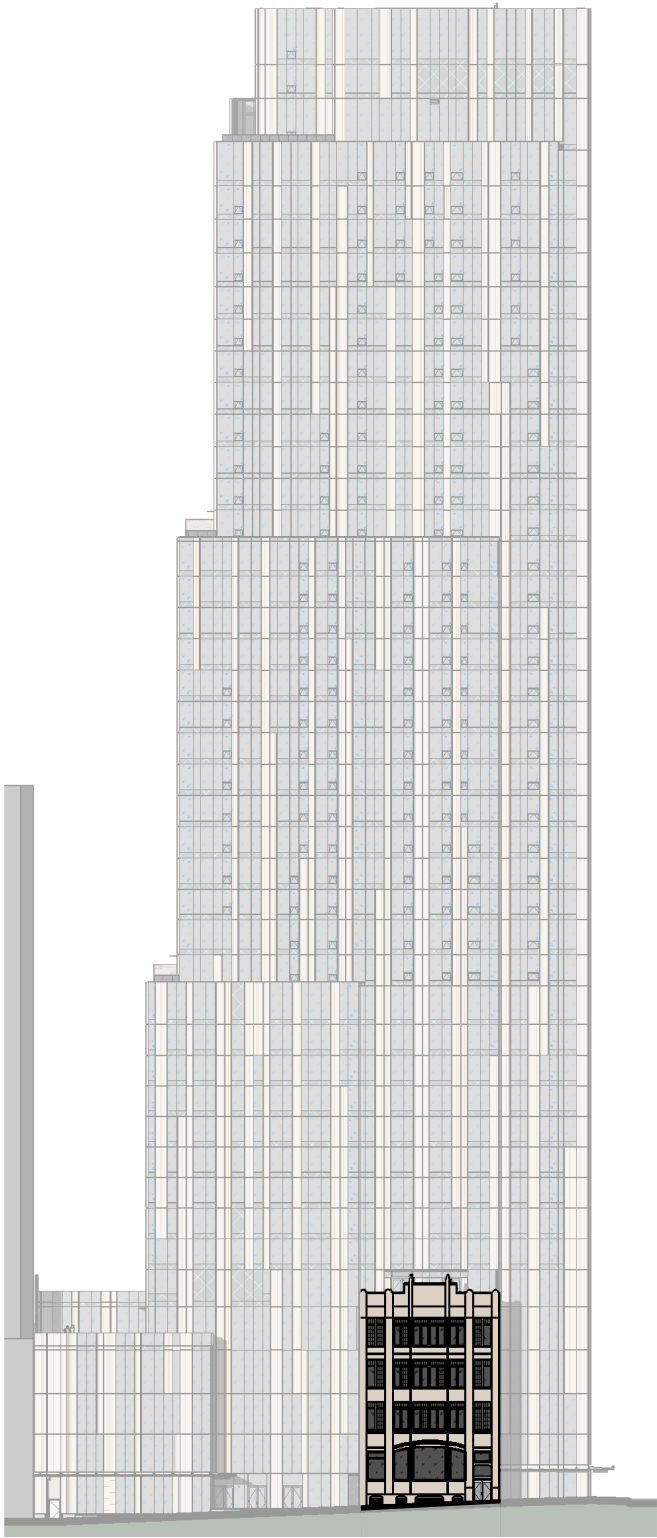


GRADATION FROM LANDMARK

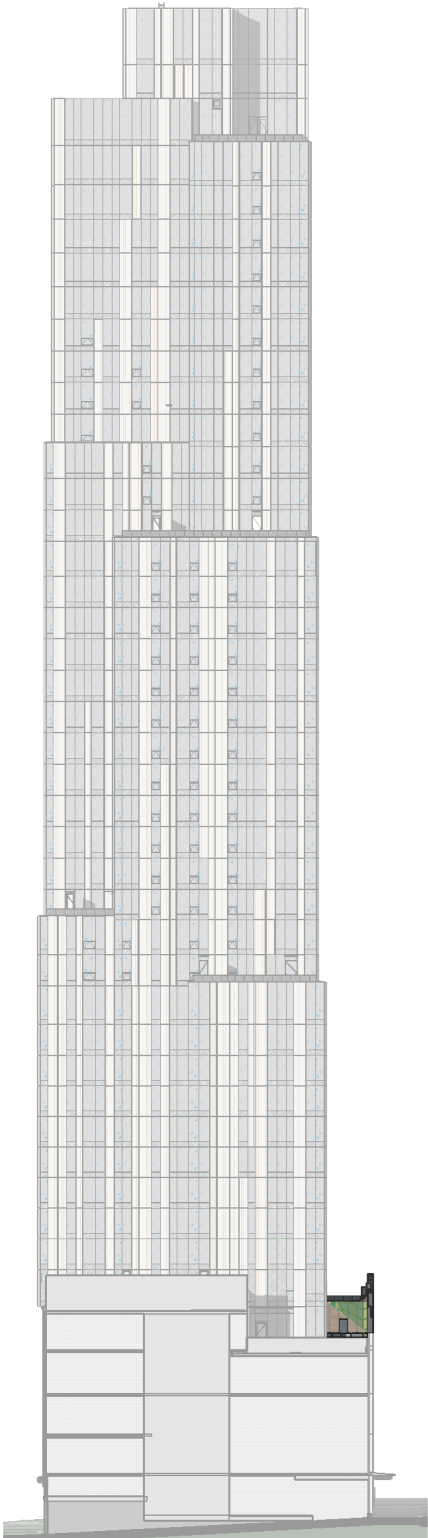




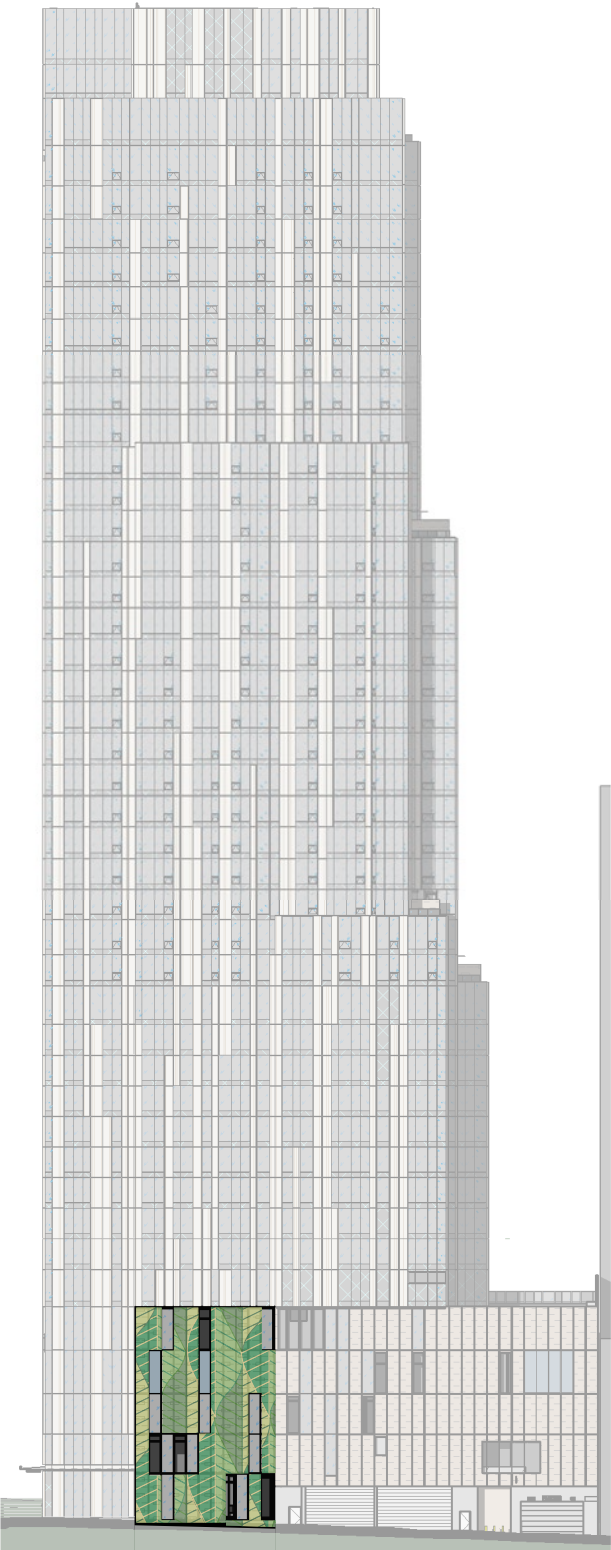
NORTH ELEVATION



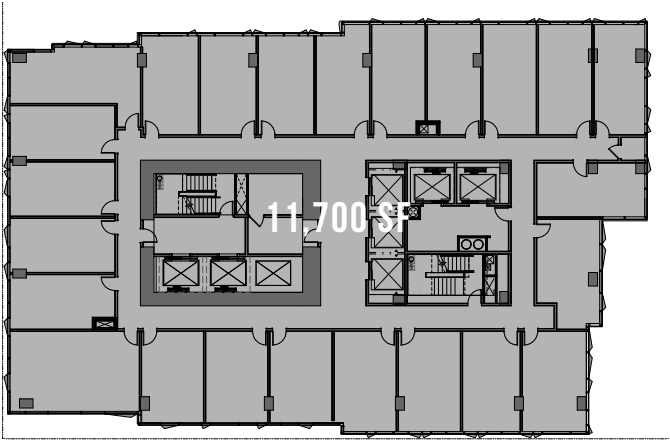
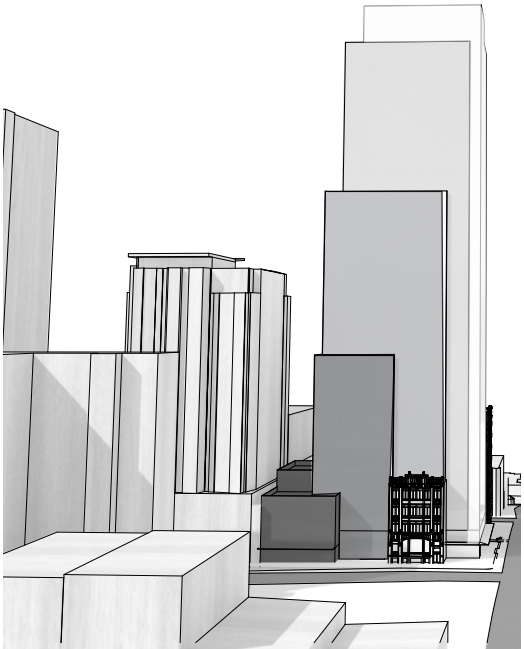
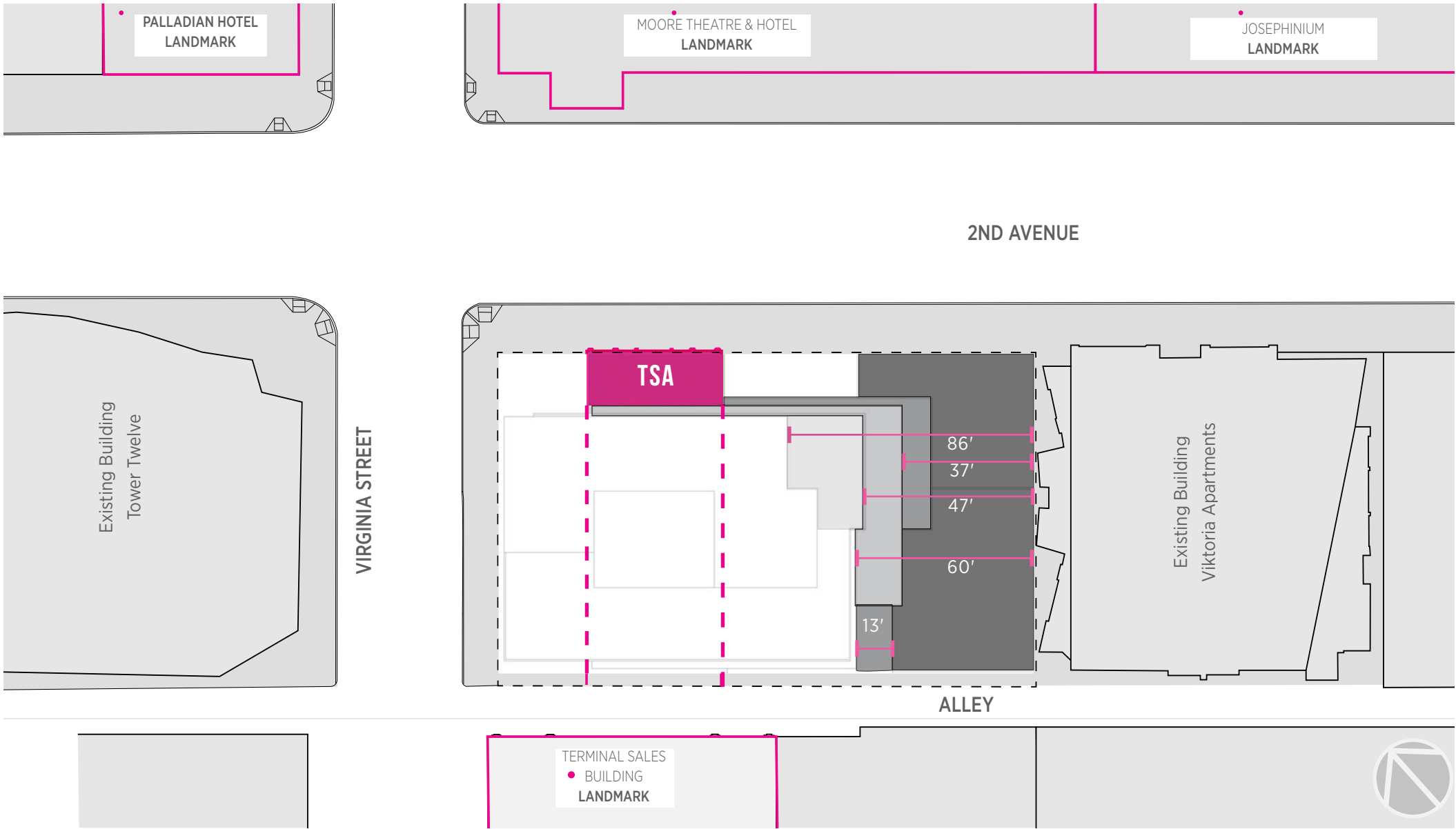
EAST ELEVATION



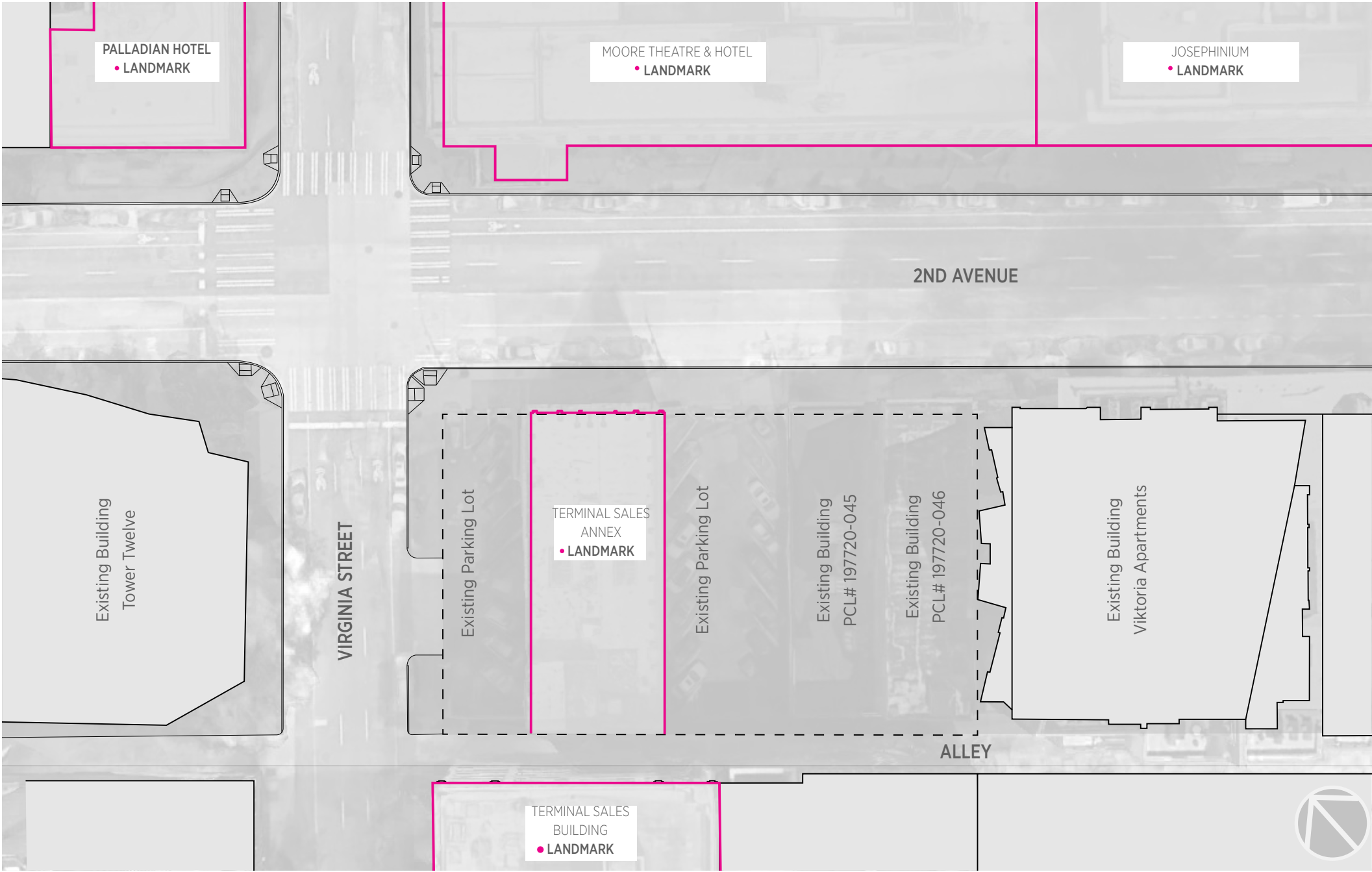
SOUTH ELEVATION



WEST ELEVATION



The Terminal Sales Annex building currently holds a corner with other landmark structures, including the Palladian Hotel and Moore Theatre & Hotel. The design team has aimed to maintain this connection through the open corner design.



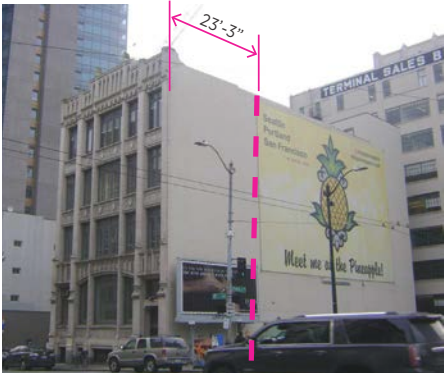
Examples of Murals on Landmark Buildings around Seattle:



Secretary of the Interiors Standards

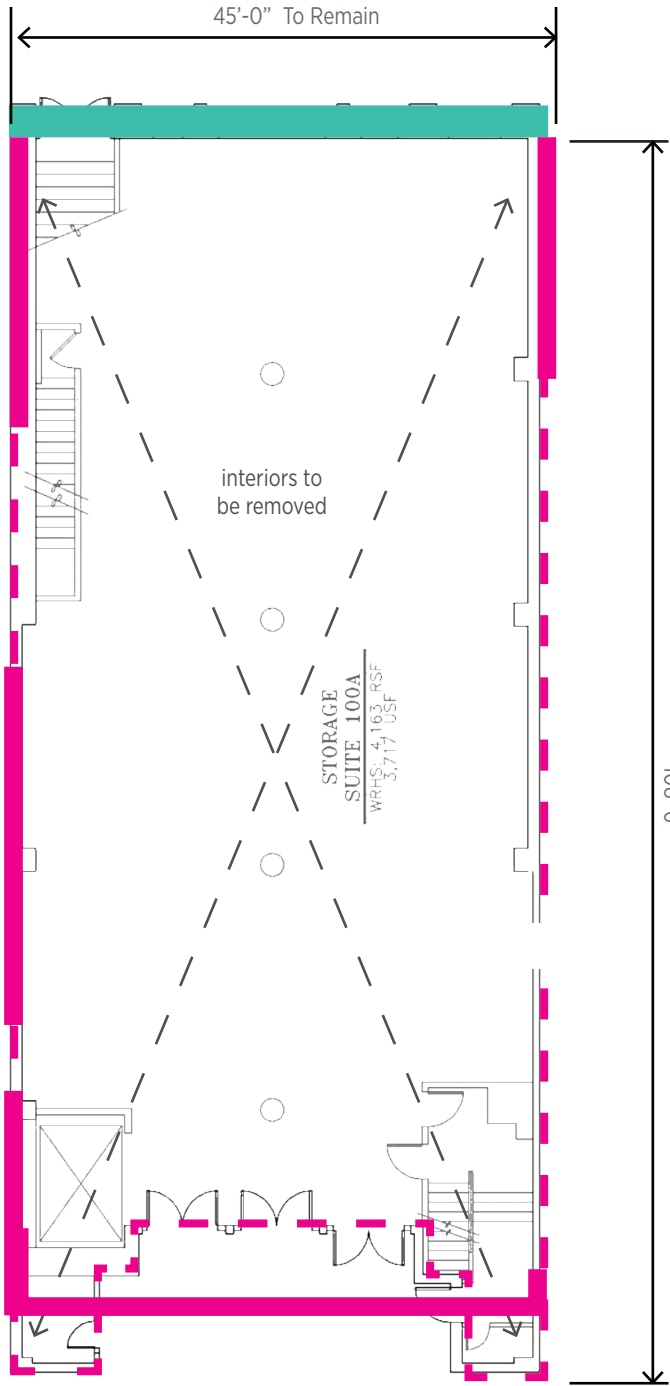
According to the National Park Service Technical Preservation Service Illustrated Guide for Rehabilitation, the following language allows new windows in secondary facades and party walls:

"Recommended: Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation."

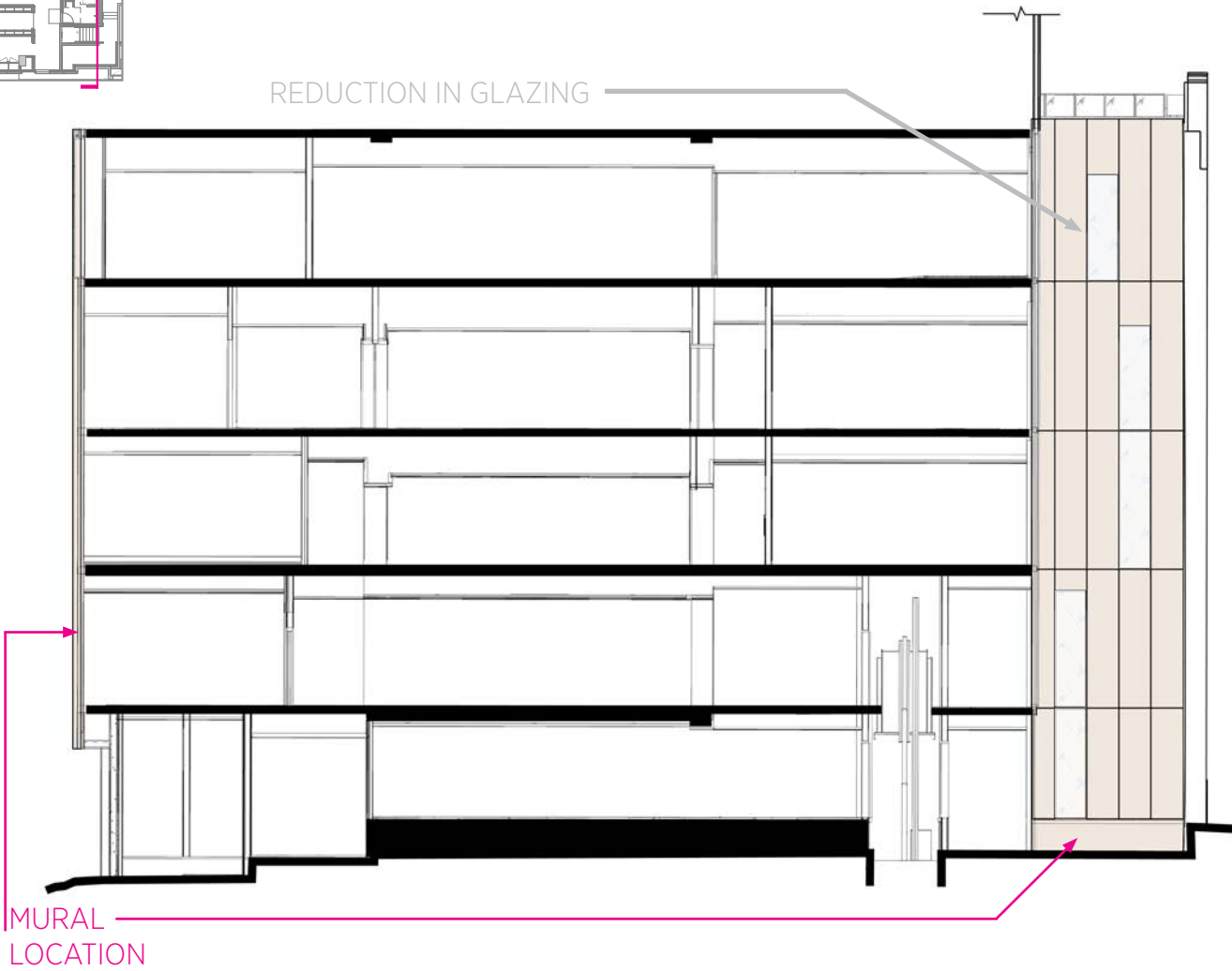
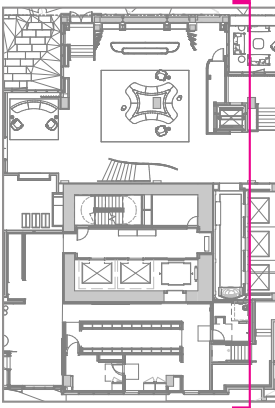


LEGEND

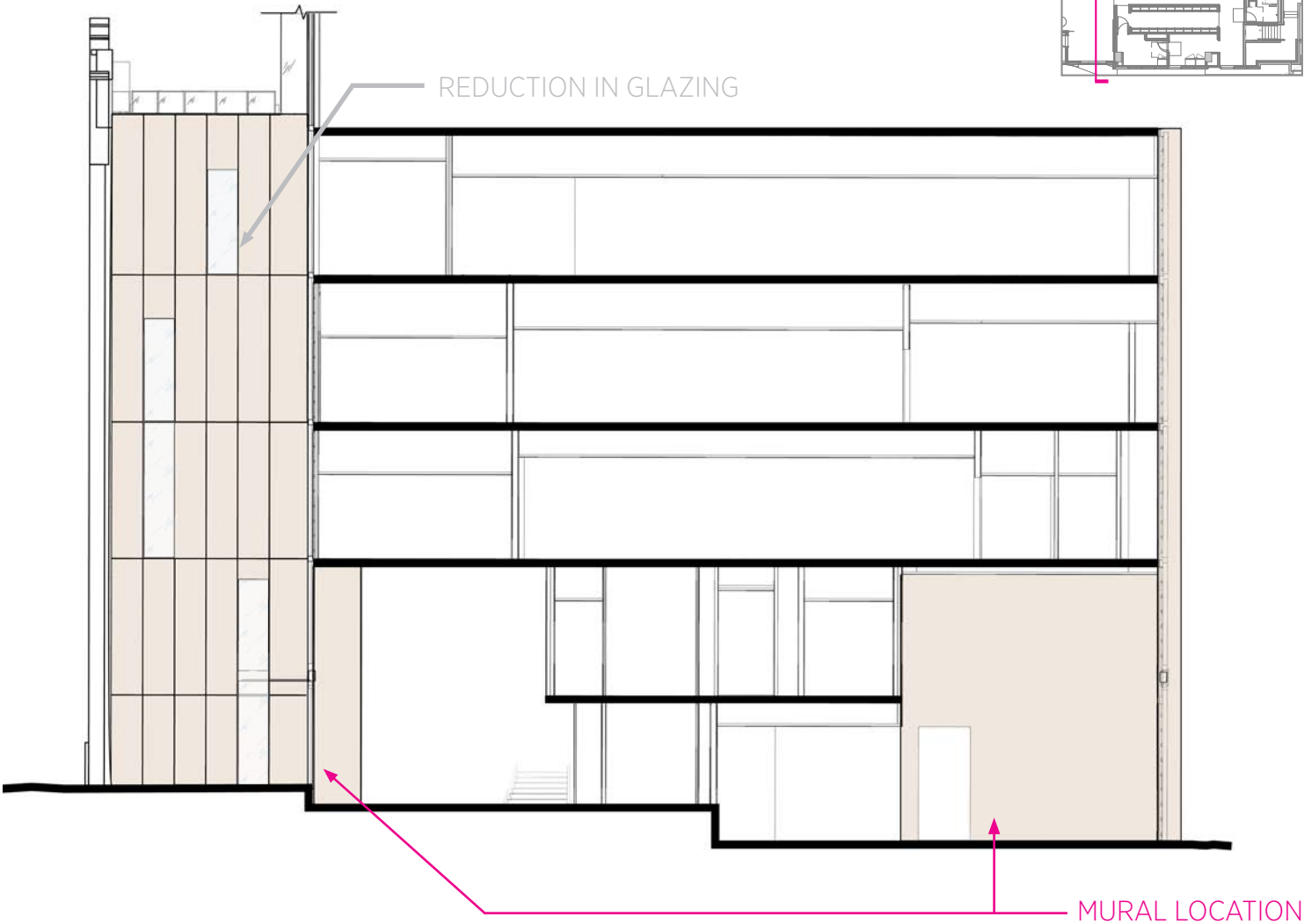
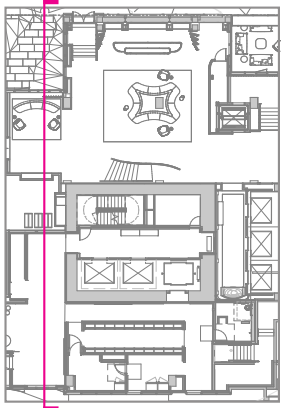
- Landmark Exterior to be Removed
- Existing Building Exterior to be Removed, New walls will be constructed to express volume of Landmark
- Landmark Exterior to Remain
- Landmark Exterior to be Removed and Rebuilt



PREVIOUSLY APPROVED

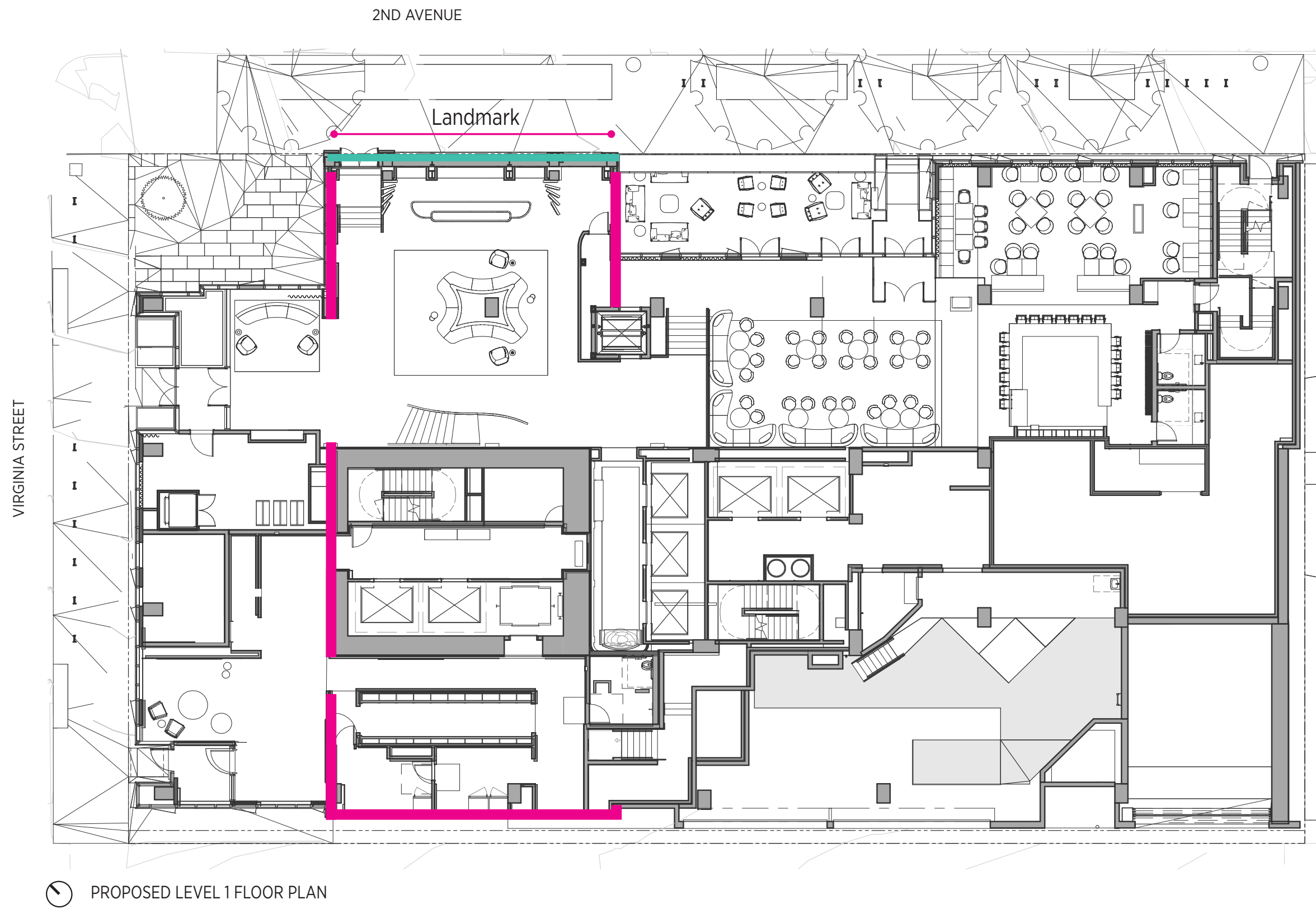


TSA PARTY WALL SOUTH SECTION / ELEVATION



TSA PARTY WALL NORTH SECTION / ELEVATION

TSA PARTY WALL ELEVATION CHANGES
RE-WORKED WINDOW PATTERNING + SCALE





VIEW OF HOTEL LOBBY / RECEPTION



RENDERING OF PROPOSED DESIGN - SOUTH
ORIGINAL CONCEPT; NO CHANGE



RENDERING OF PROPOSED DESIGN - NORTH

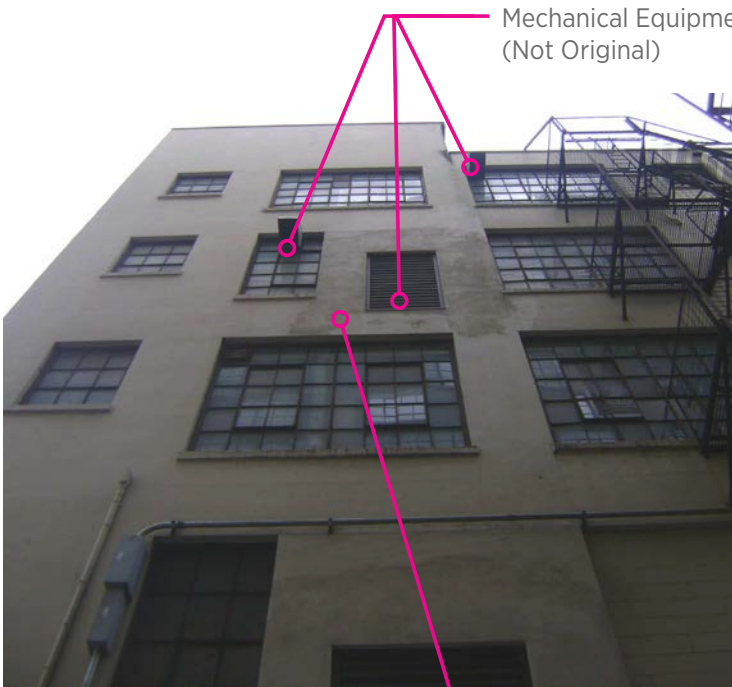
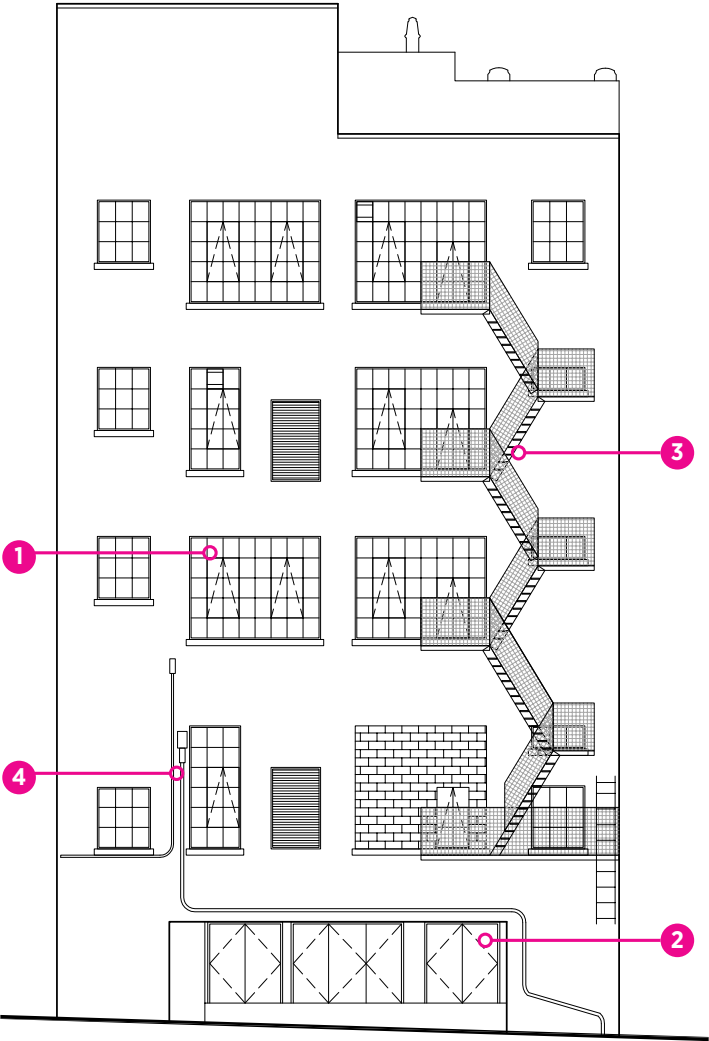


MURAL DEPICTED IN RENDERING DOES NOT REPRESENT ACTUAL PROPOSED ARTWORK AND IS SUBJECT TO CHANGE PENDING CALL FOR ARTIST SELECTION.



Existing Conditions: Alley Wall

The current alley elevation was designated in the 2008 report as being a non-primary elevation, consisting of non-structural unreinforced hollow clay tiles susceptible to earthquake damage. The facade contains many non-original elements including CMU infill and patchwork, mechanical equipment, broken and painted windows. The team proposes to follow approved MUP #3017317 and replace the alley facade.



1 Mechanical Equipment (Not Original)

Patchwork (Not Original)

Conduit (Not Original)

Fire Dept Connection (Not Original)



2 Damaged Facade Materials and Mech. System Upgrades



3 CMU Infill (Not Original)

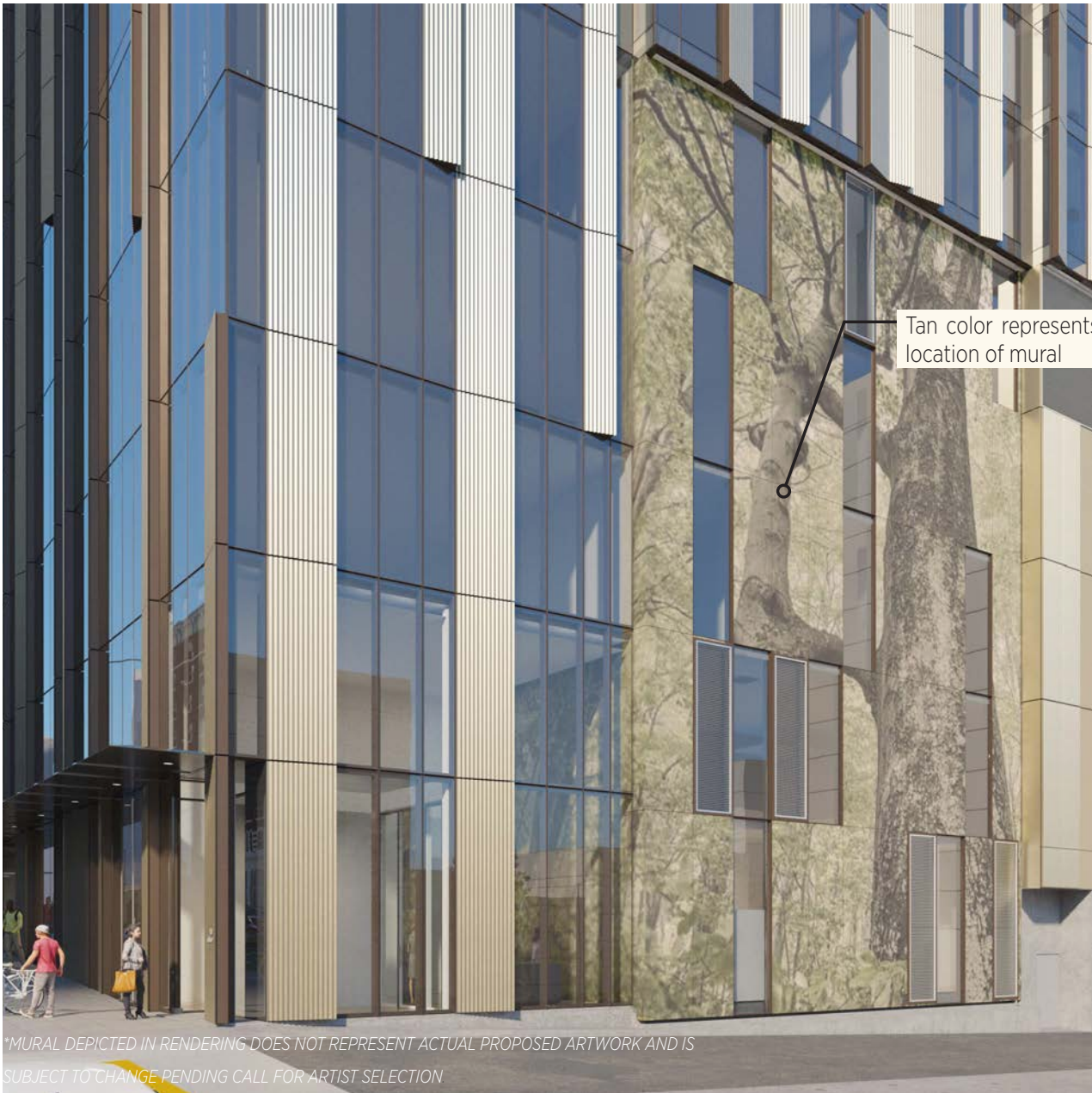


4 Exposed Non-Original Conduit and Mechanical Equipment

Broken, Painted Windows



Skybridges: Added in 1940s, Removed 2009

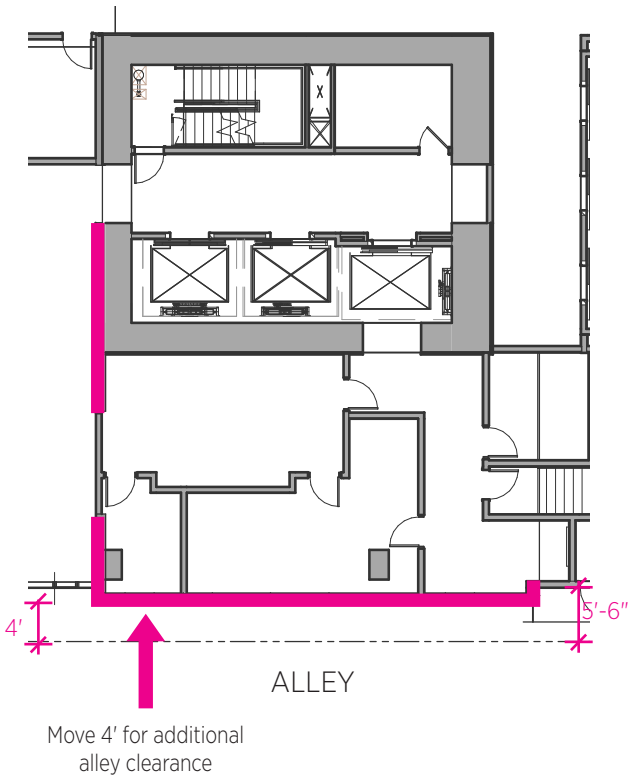


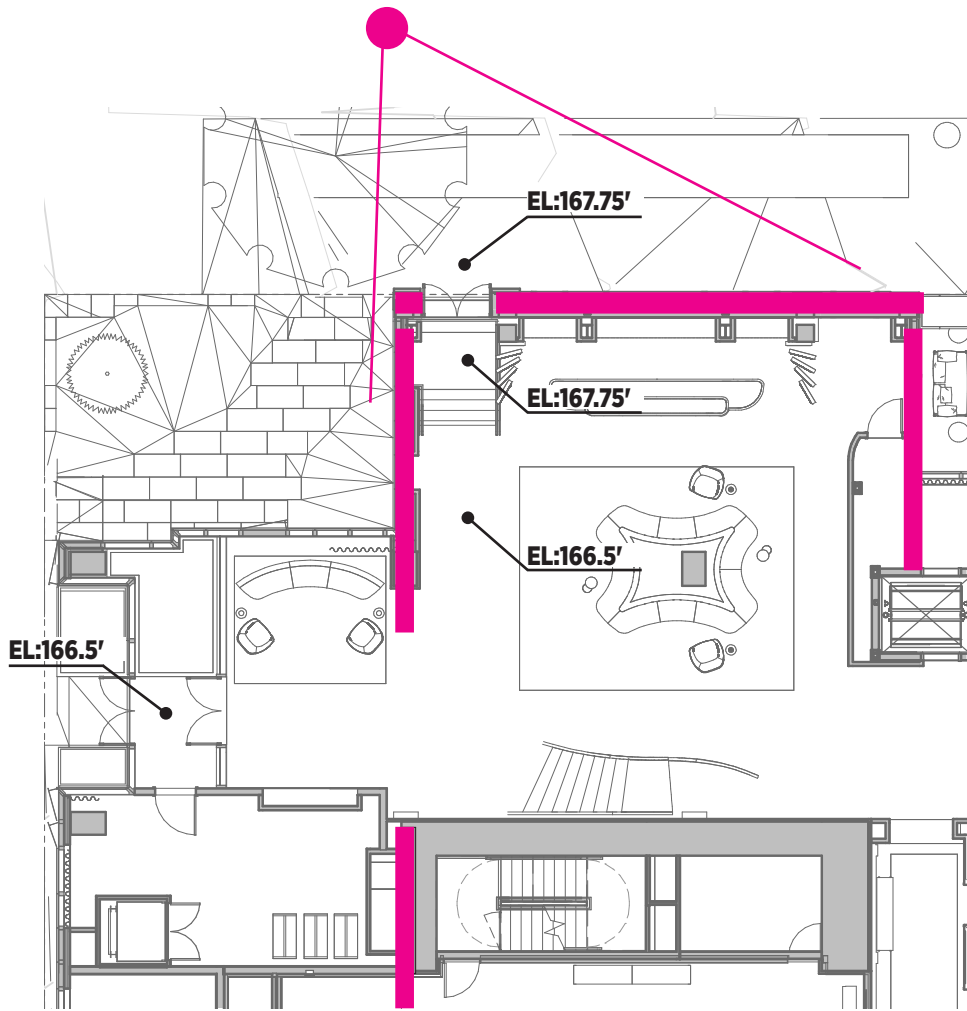
RESPONSE TO LPB PRIORITIES

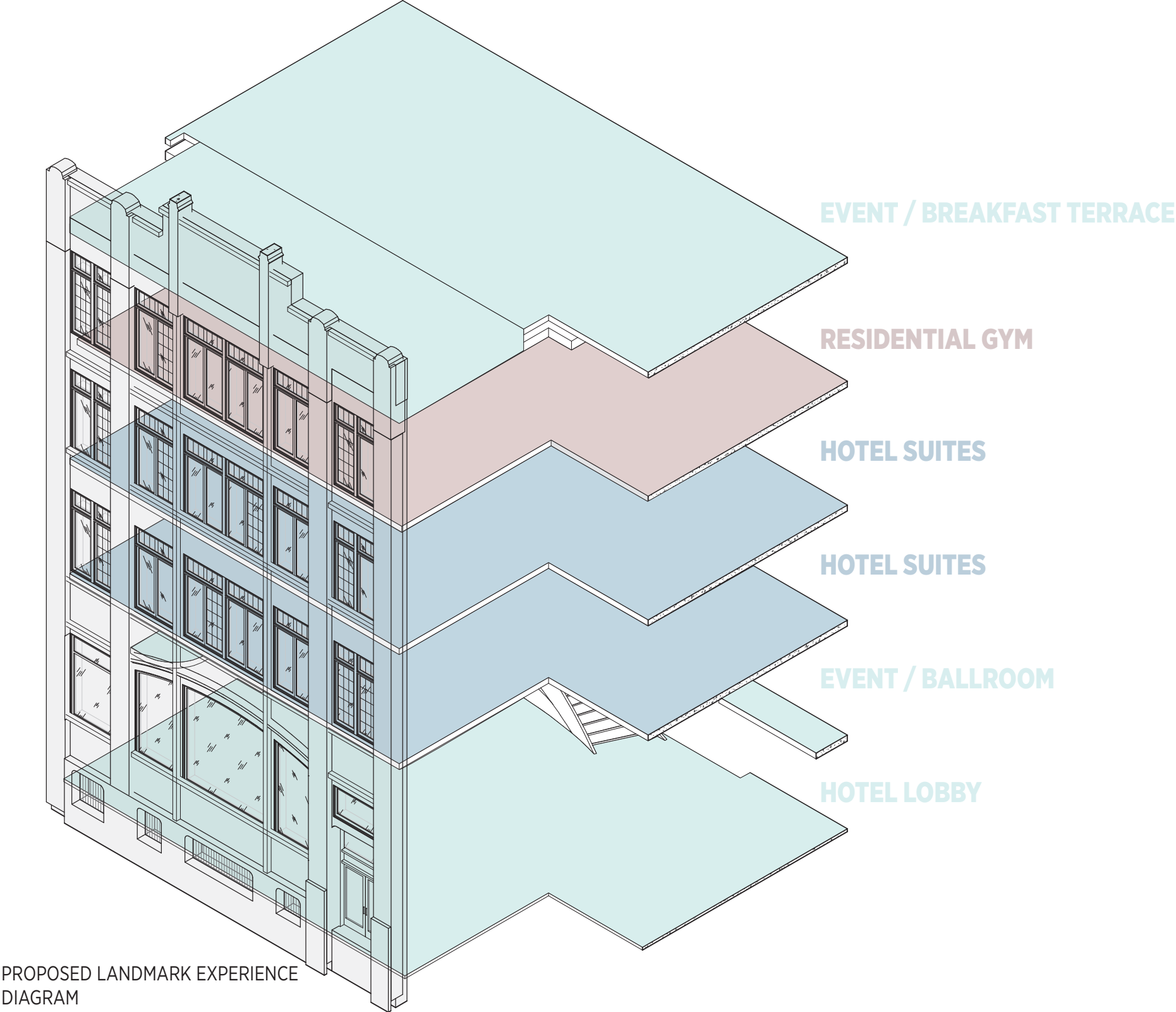
Alley Wall

The proposed design of the alley facade is set back 4-ft from the property line to comply with the SDCI zoning requirement to have a 2-ft alley dedication and improve alley traffic control.

The openings in the alley facade have the potential to reference the historic facade openings with the varied sizes and locations.









STREET VIEW INTO HISTORIC WINDOWS

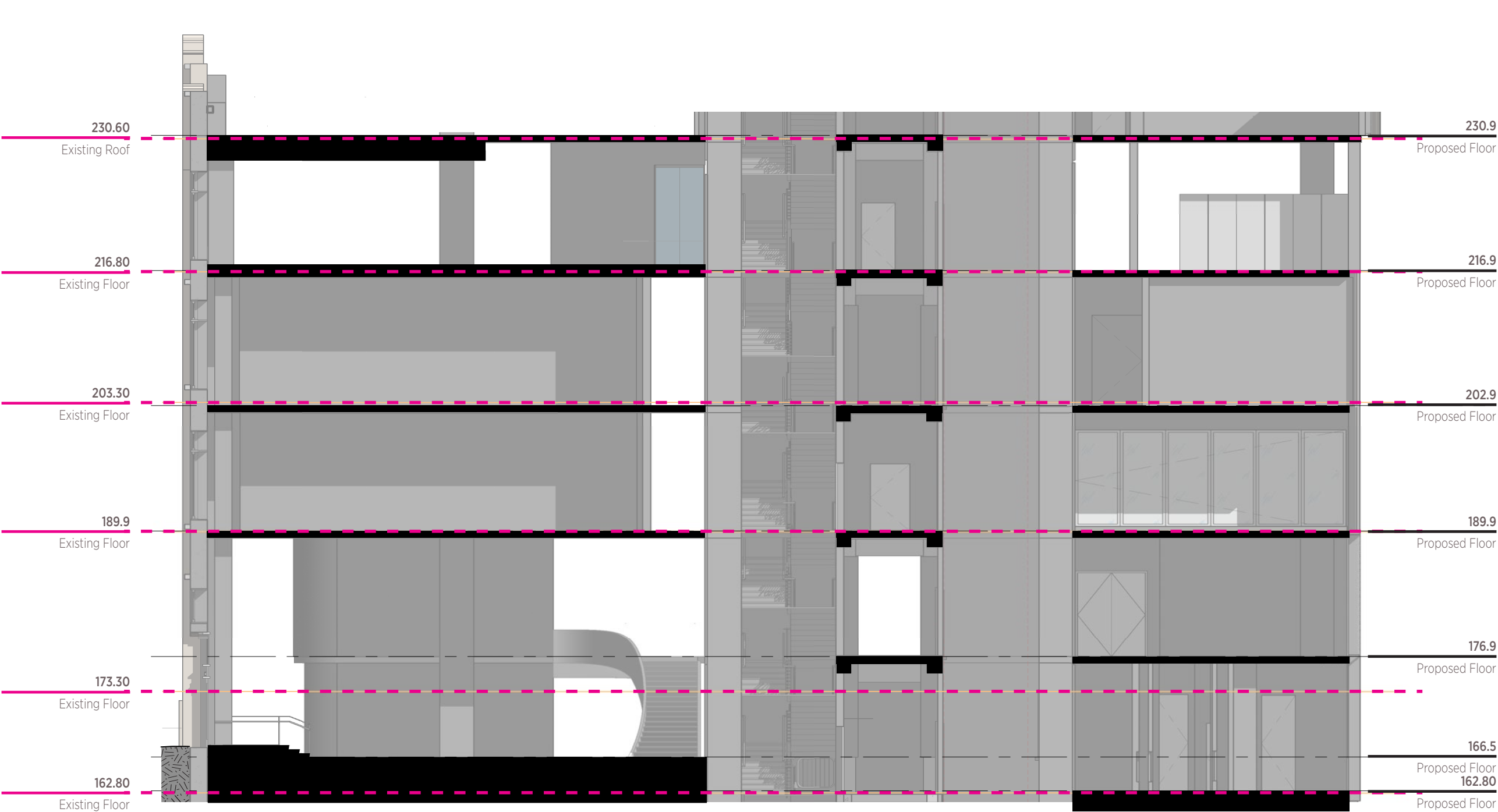
VIEW OF HISTORIC WINDOWS FROM SUITES



Current Proposal

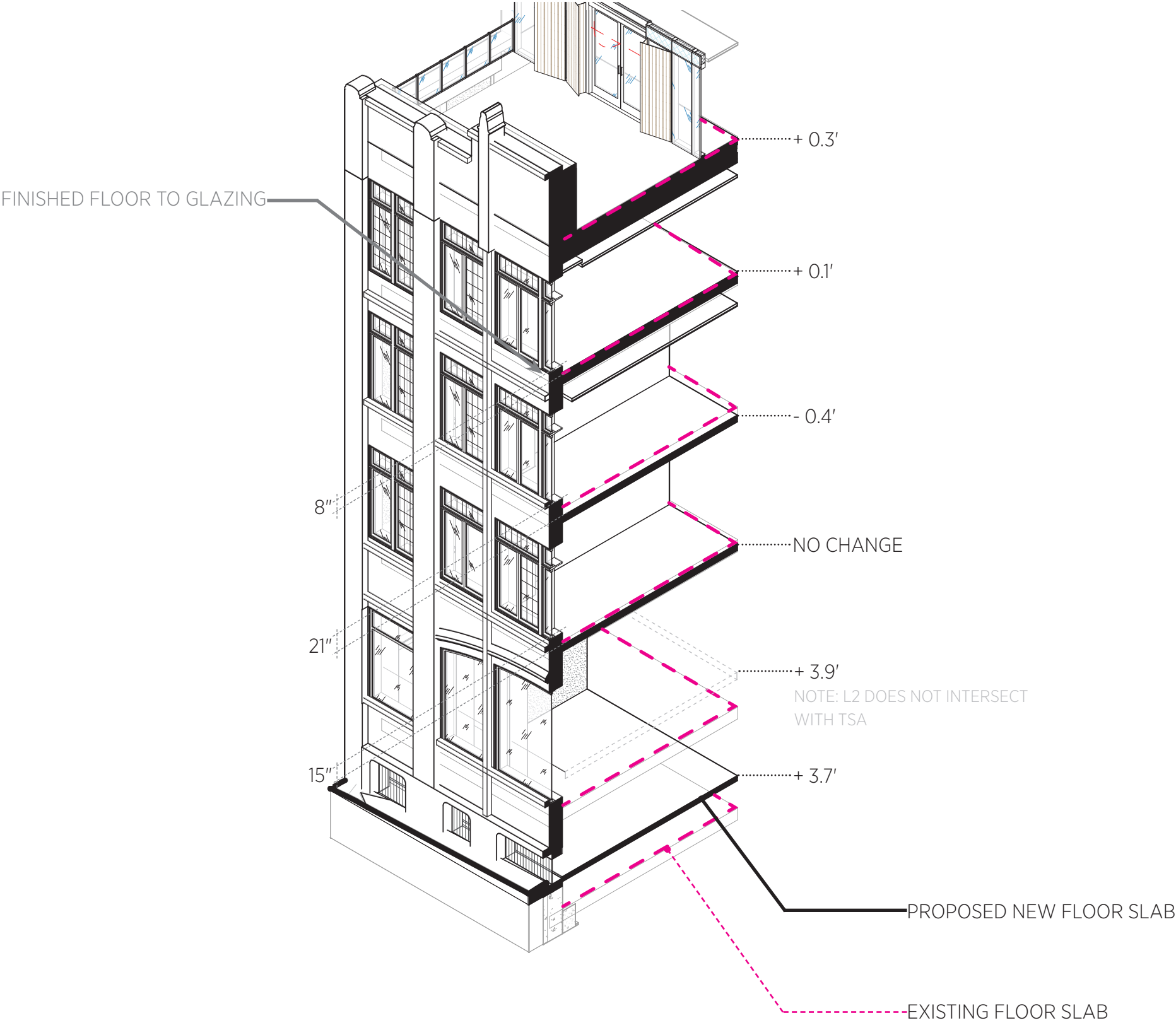


VIEW OF LEVEL 6 ROOFTOP EVENT / BREAKFAST TERRACE

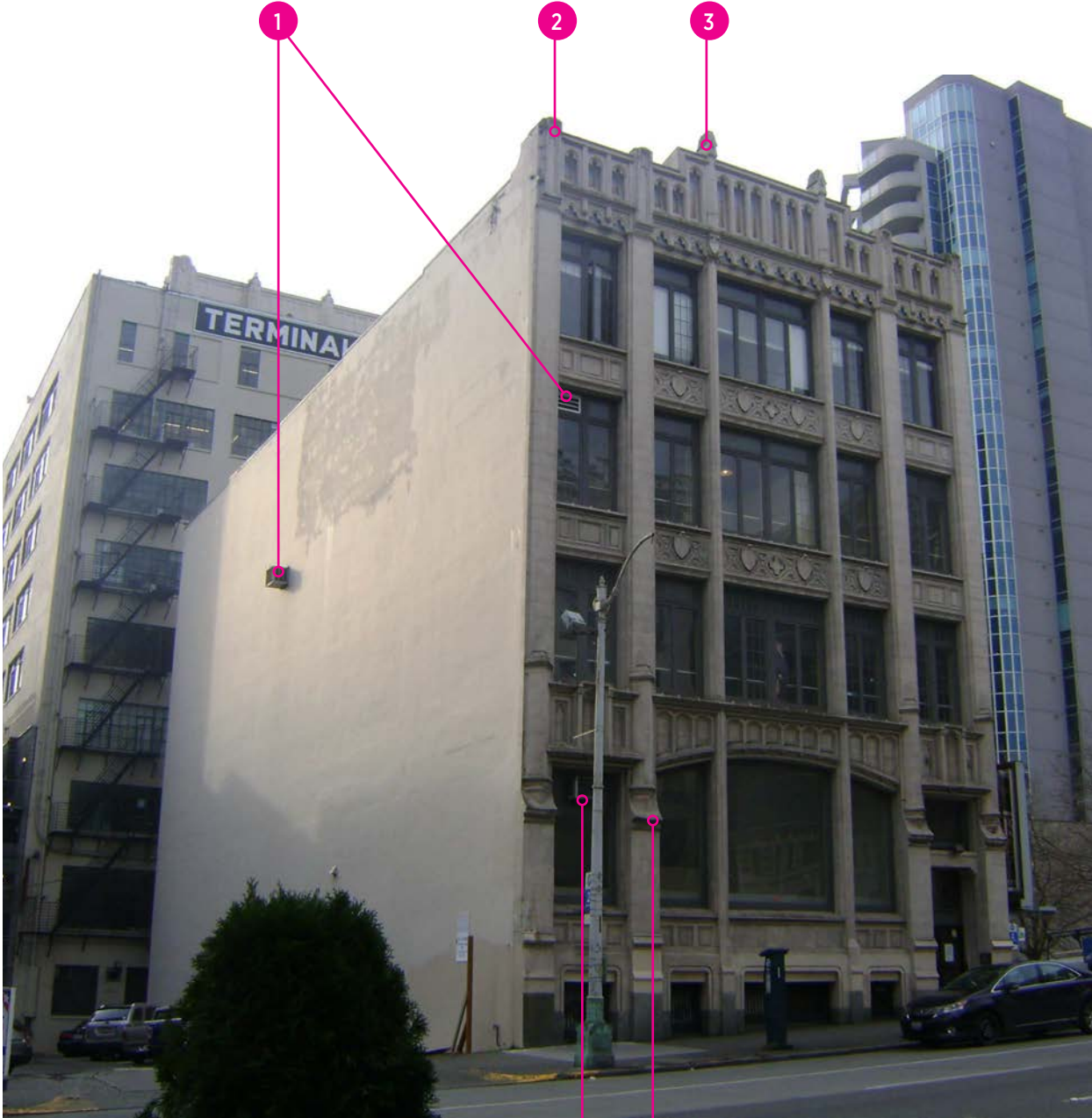


PROPOSED BUILDING SECTION

EXISTING LEVELS RE-ARTICULATION



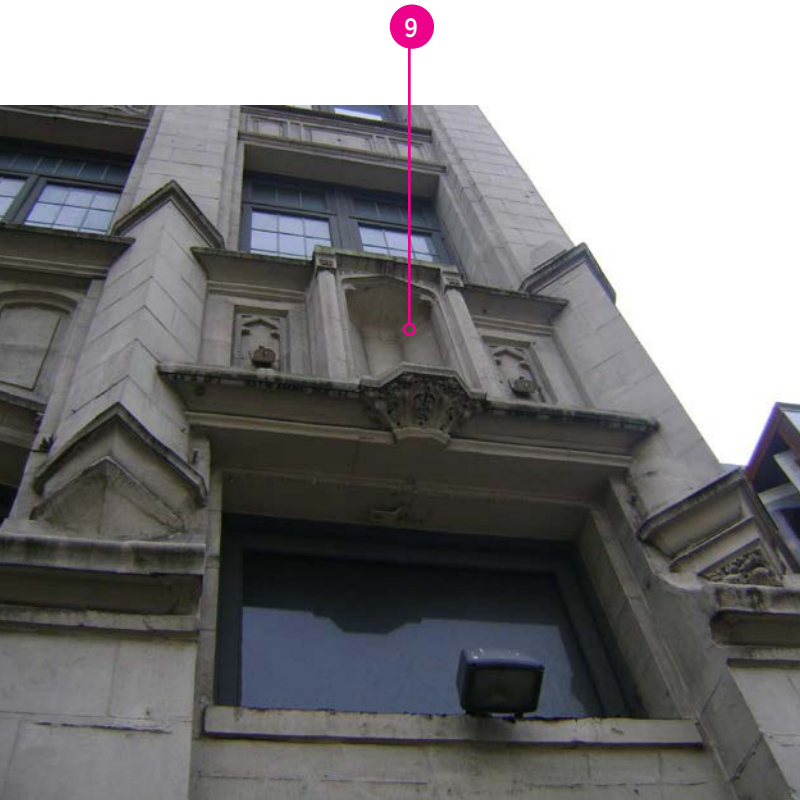
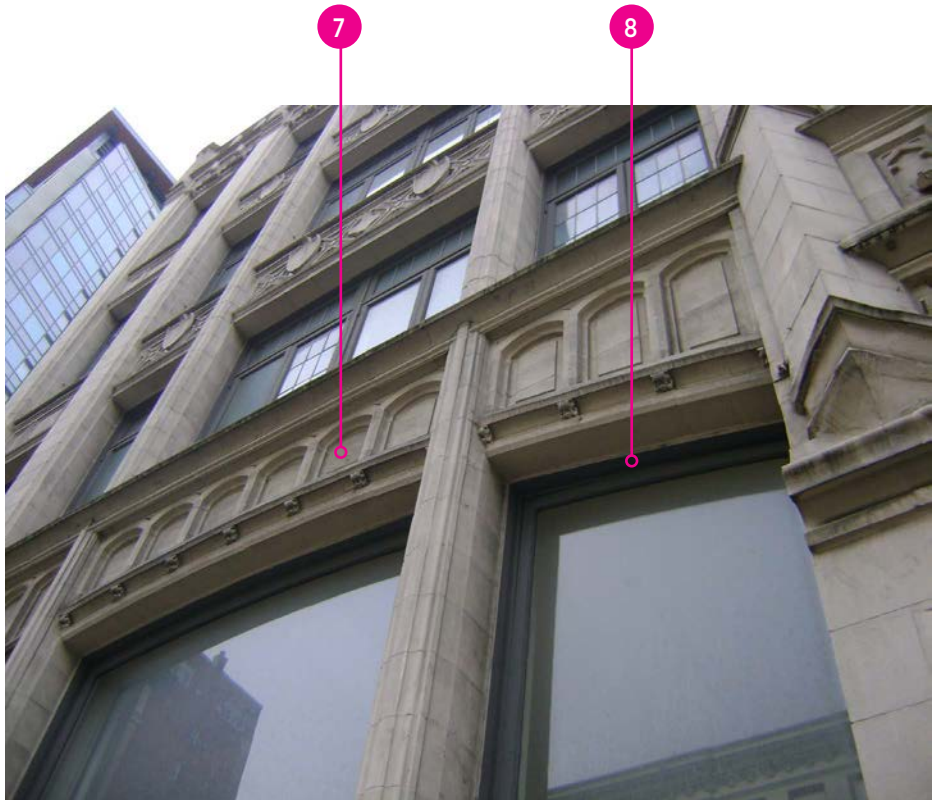
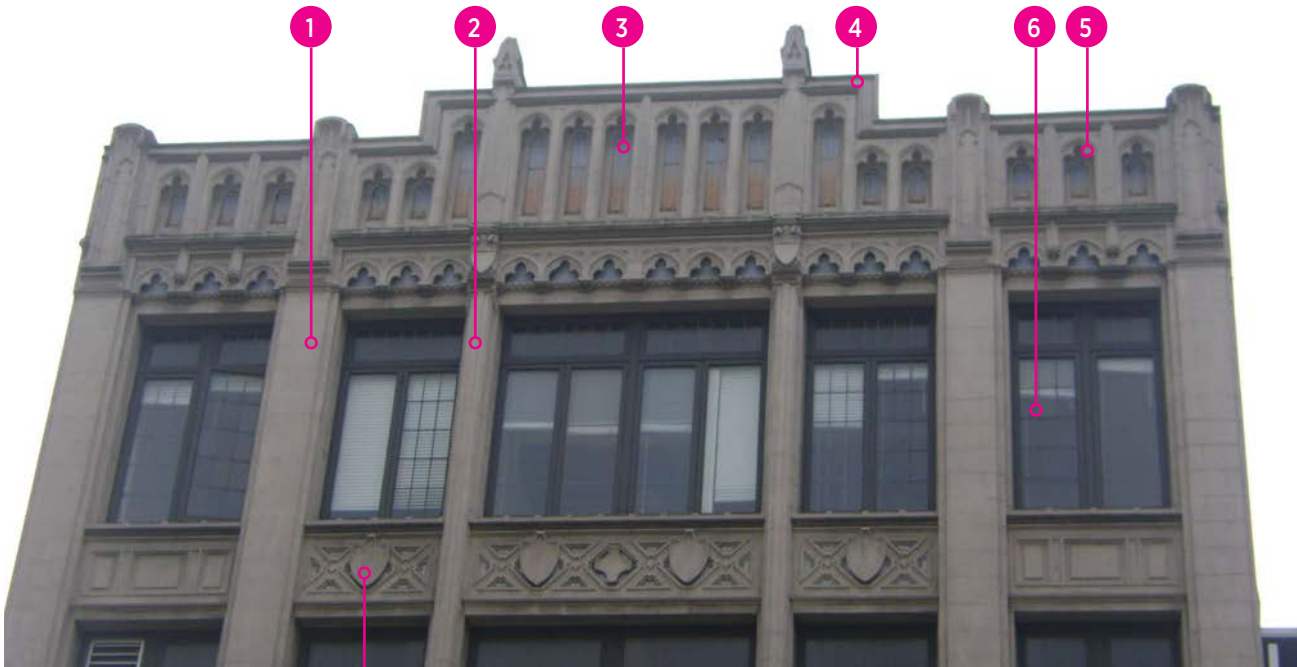
FACADE RESTORATION + BUILDING REHABILITATION



Landmark Existing Conditions

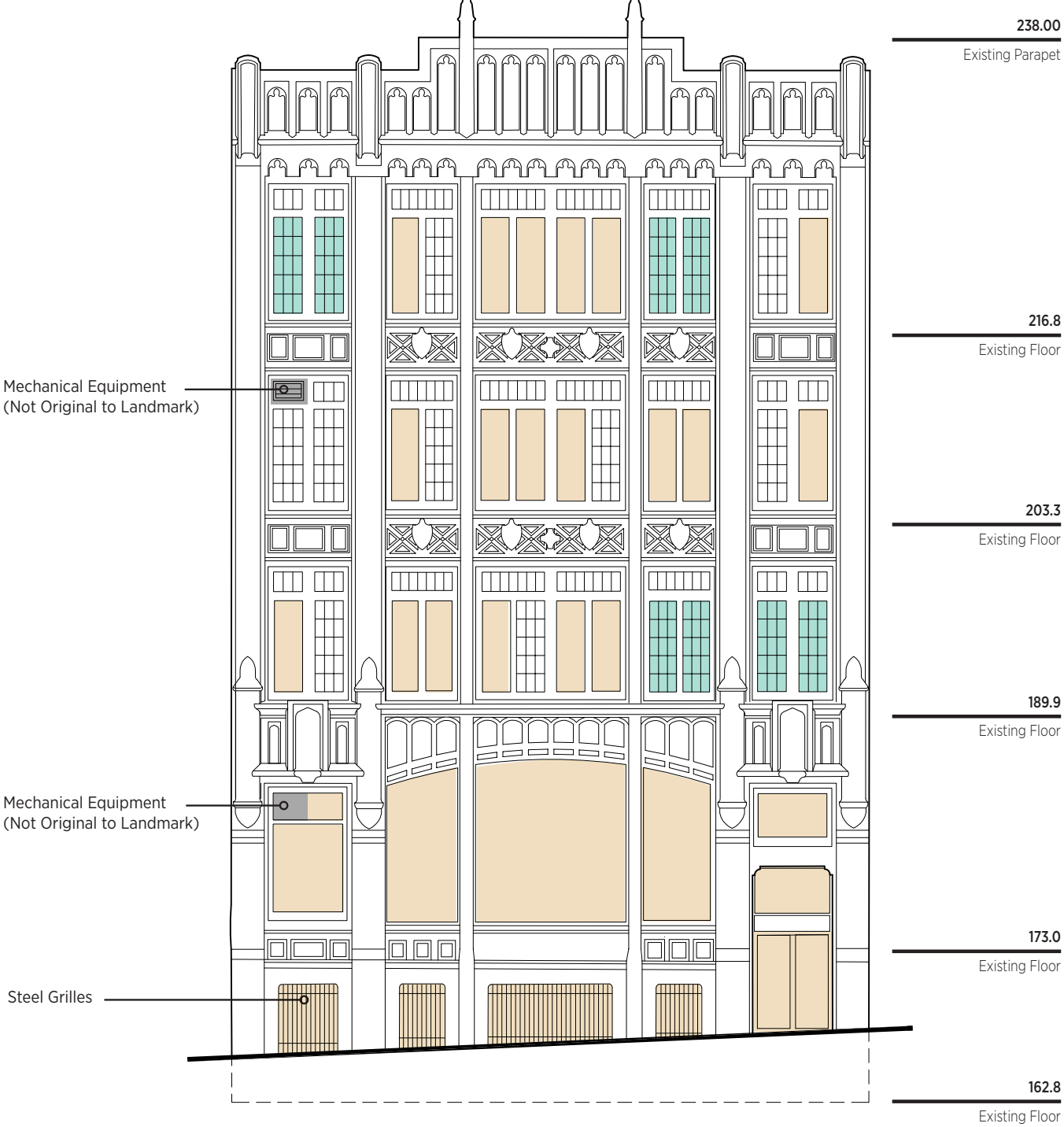


- LEGEND
- 1. Non-original mechanical
 - 2. Turret-like cap over concrete columns
 - 3. Spear-like cap over steel columns
 - 4. Finial over buttress
 - 5. Niches
 - 6. Multi-paned industrial-style windows
 - 7. Fire escape

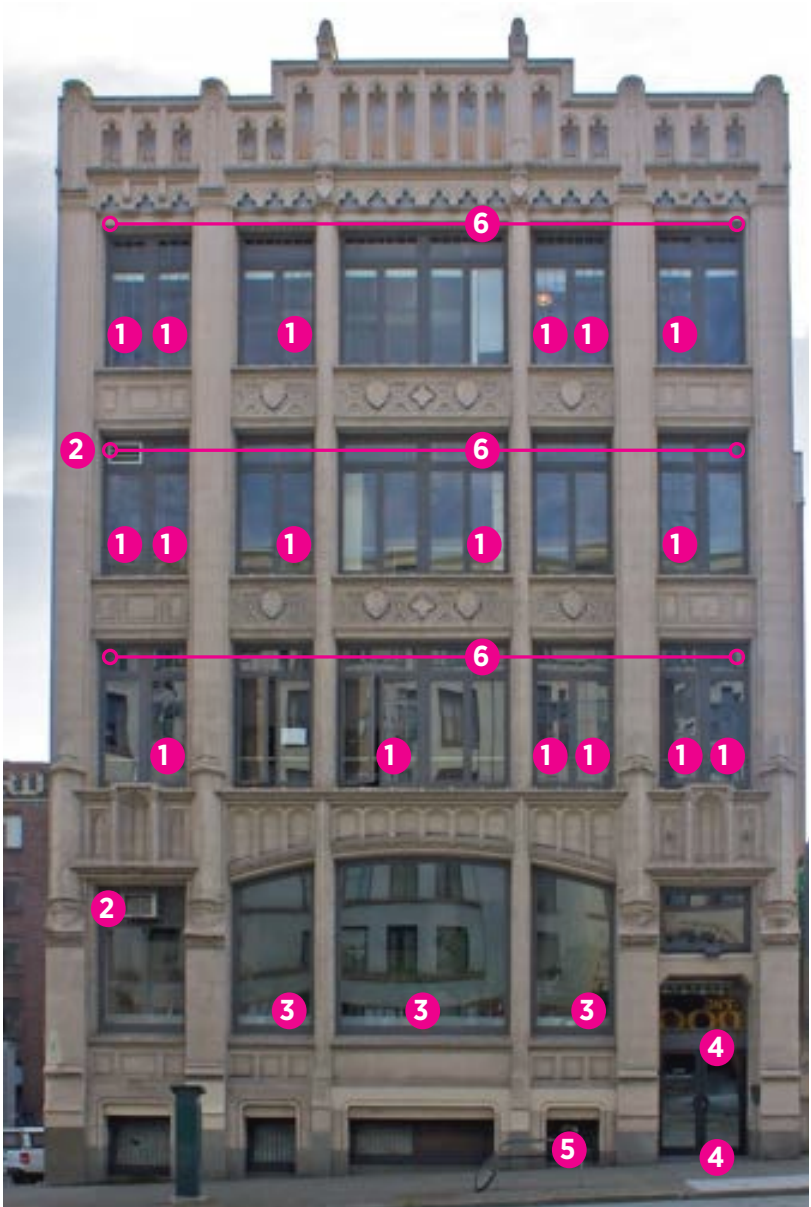


- LEGEND
- 1. Terra cotta over concrete column
 - 2. Terra cotta over steel column
 - 3. Colored "diaper" background
 - 4. Ornamental parapet, stylistically stepped like window lintels during that era
 - 5. Trefoil motifs at parapet
 - 6. Floor-to-ceiling Tudor-style wood windows
 - 7. Flat arch motifs on 1st floor frieze
 - 8. Painted metal sash @ arched windows
 - 9. Niche (1 of 2)
 - 10. Flush spandrel panels with Heraldry ornamentation
 - 11. Non-original single pane plate glass
 - 12. Original multi-paned leaded glass
 - 13. Grilles over basement windows

Window Rehabilitation



EXISTING WINDOW SURVEY



LEGEND

- Single-pane Plate Glass
(Not Original to Landmark)
- Windows with Original
Components
- Mechanical Equipment
(Not Original to Landmark)

WINDOW REHABILITATION :

A rehabilitation approach is recommended for all original windows based on their significance, condition, and quality of materials. During construction, the project team will implement the following:

- Clean and refinish the exterior/interior.
- Remove added non-original items and fill holes.
- Retain and repair original leaded glass in current locations.
- Replace non-original glazing with single-lite thin insulated glazing units.
- Repair and retain all leaded glazing in transoms above casements.
- Develop a solution to protect and reinforce the massive glass pane in center bay.
- Remove and label sash and trim from the frames and repair in a secure shop.
- Leave frames, brick moldings, outer stops, casings, stools, aprons, and sills in place if possible.
- Replicate missing window components and hardware as needed.

PROPOSED MODIFICATIONS:

Unless noted otherwise, glazing is to be replaced with single-lite thin insulated glazing units.

NOTE: See window survey packet for more details.

- 1 Retain original lead glazing.
- 2 Remove air-conditioning unit in retrofitted upper transom
- 3 Retain and protect original glazing.
- 4 Replace non-original aluminum storefront entry doors and upper transom window with new aluminum storefront entry.
- 5 Relocate Fire Department Connection to adjacent new construction.
- 6 Retain and repair transom windows.

Facade Restoration

Facade restoration will be completed in the following phases:

Phase I: Prior to temporary bracing or demolition

- a. paint strip the terra cotta façade
- b. inspection of terra cotta and façade components
- c. protection of the façade and shoring

Phase II: 'Shine & Polish' after facade shoring is removed

- a. terra cotta salvage and repair
- b. terra cotta replacement
- c. possible structure repairs needed
- d. tuckpointing and final wash



Joseph Vance Building

- Selective Paint Removal at Entire Facade
- Stone Removal
- Stone Repair
- Stone Replacement
- Steel Repair or Replacement at Repair Areas
- Facade Cleaning
- Tuck Pointing
- Sealant Replacement



Nordstrom Store 1

- Terra Cotta Patching
- 100% Tuck Pointing
- Terra Cotta Replacement with GFRC, Floors 2-5 at E, S and W Elevations Between Columns
- Facade Cleaning
- Sealant Replacement
- Window Restoration and Anchoring



Coliseum Theater

- Selective Paint Removal
- Stone Removal
- Stone Patching
- Stone Replacement
- Steel Repairs
- Facade Cleaning
- Tuck Pointing
- GFRC Panels at Storefront



Terminal Sales Building

- Terra Cotta Patching
- Terra Cotta Repair
- Tuck Pointing
- New Lintels Above Windows at West Elevation
- Facade Cleaning
- Sealant Replacement



1. TERRA COTTA SPALL, PREVIOUSLY PATCHED AND HAS FAILED AGAIN



2. OXIDE JACKING AT SUPPORT STEEL CAUSING THE FAILED PATCH IN PHOTO 1



3. EXAMPLE OF CORRODED SUPPORT STEEL WITH EXCESSIVE LOSS AND NEEDING REPLACEMENT.



4. SUPPORT STEEL THAT WAS SALVAGED, PREPPED AND TREATED WITH RUST INHIBITING PRIMER.



5. NEW TERRA COTTA REPLACEMENT PIECES IN SHIPPING CRATE FROM BOSTON VALLEY TERRA COTTA.



6. EXAMPLE OF ANCHORS, STAINLESS THREADED ROD AND HELICAL ANCHORS FOR RETROFIT PINNING OR CRACK REPAIR.

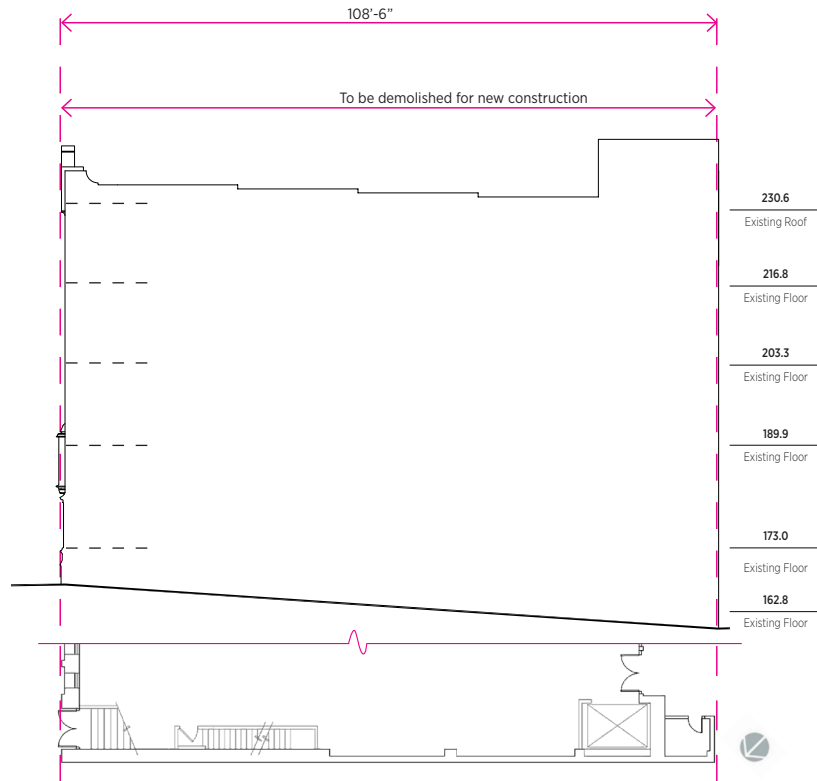
NOTE THAT ANY REPLACED TERRA COTTA SHALL BE CUSTOM TERRA COTTA TO MATCH.

PROPOSED PLANS + ELEVATIONS

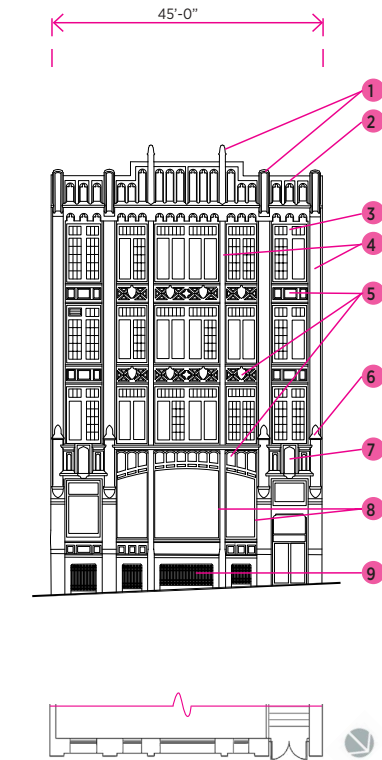
LEGEND

- | | | | |
|-------------------------------|--|--|-----------------------------|
| 1. Terra cotta caps | 7. Terra cotta statuette niche | 13. Non-original conduit | 18. Non-original CMU infill |
| 2. Terra cotta parapet | 8. Painted metal sash @ arched windows | 14. Multi-paned industrial windows, typ. | 19. Recessed loading dock |
| 3. Painted wood windows, typ. | 9. Metal grilles @ basement windows | 15. Non-original rolling door @ removed sky bridge | |
| 4. Terra cotta clad column | 10. Non-original mechanical | 16. Steel fire escape | |
| 5. Terra cotta frieze | 11. Existing door | 17. Painted concrete | |
| 6. Terra cotta finials | 12. Freight elevator and roof access penthouse | | |

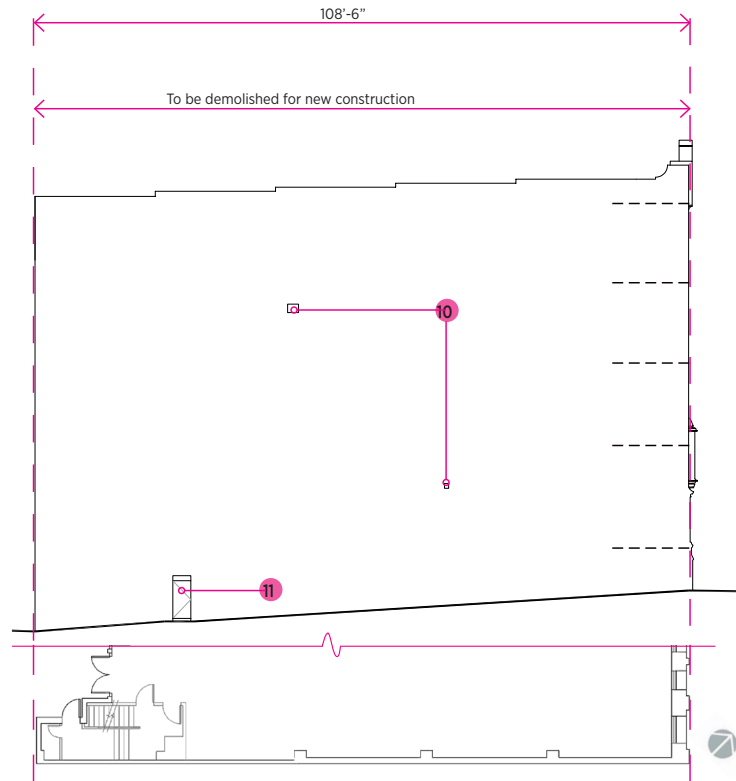
* Terra cotta to remain



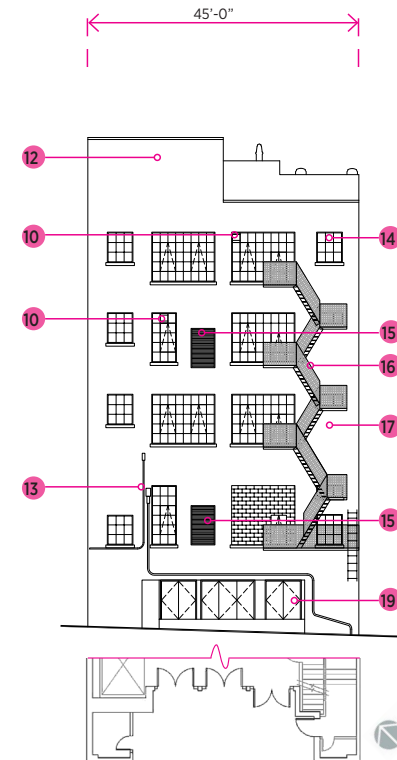
NORTH (VIRGINIA STREET) ELEVATION



EAST (2ND AVENUE) ELEVATION

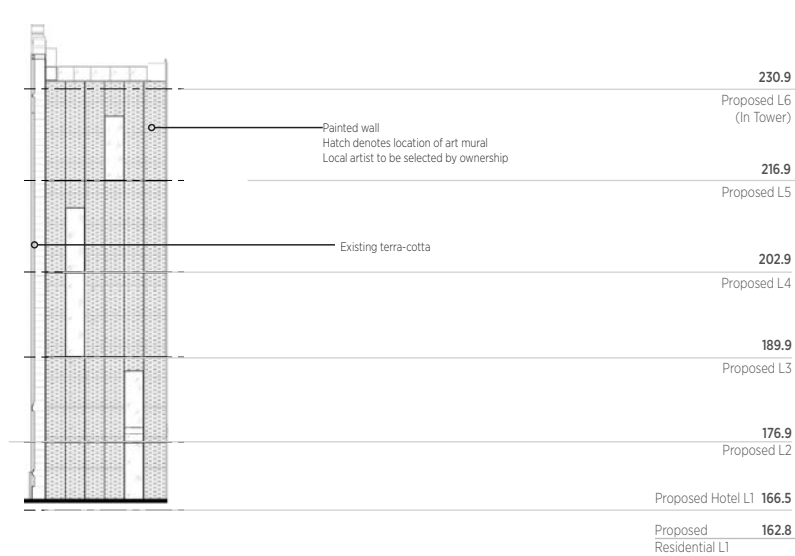


SOUTH ELEVATION

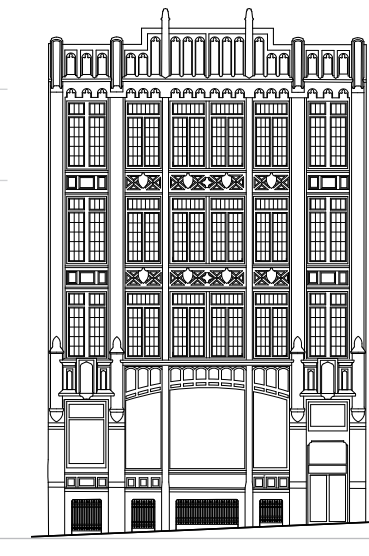


WEST (ALLEY) ELEVATION

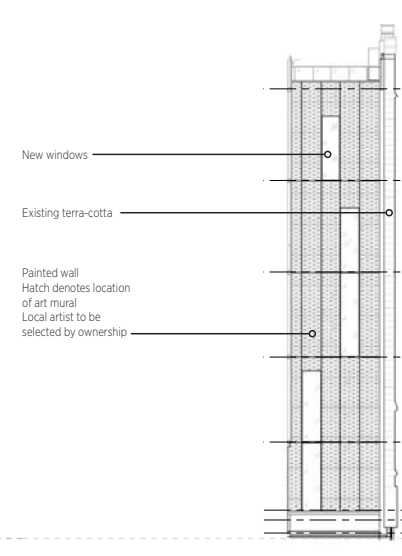
EXISTING ELEVATIONS



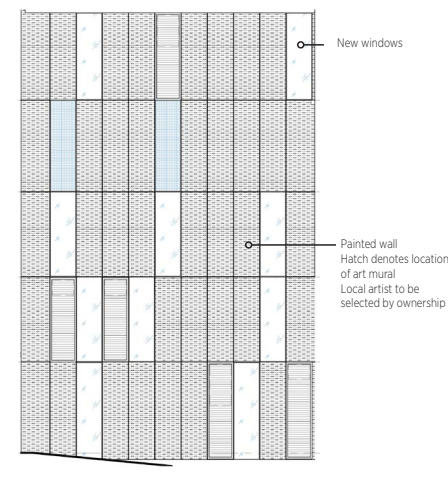
NORTH (VIRGINIA STREET) ELEVATION



UNCHANGED
EAST (2ND AVENUE) ELEVATION



SOUTH ELEVATION

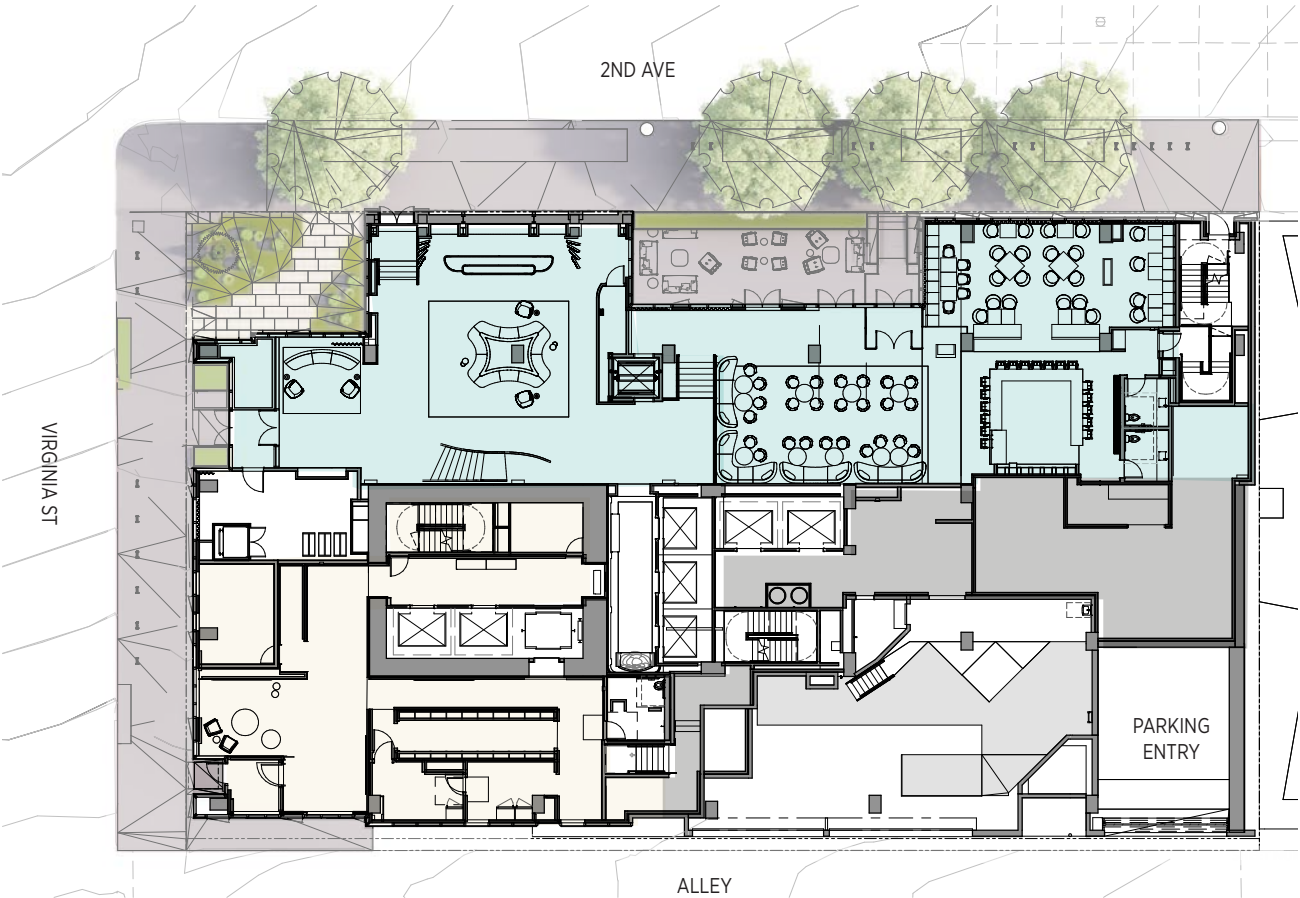



WEST (ALLEY) ELEVATION

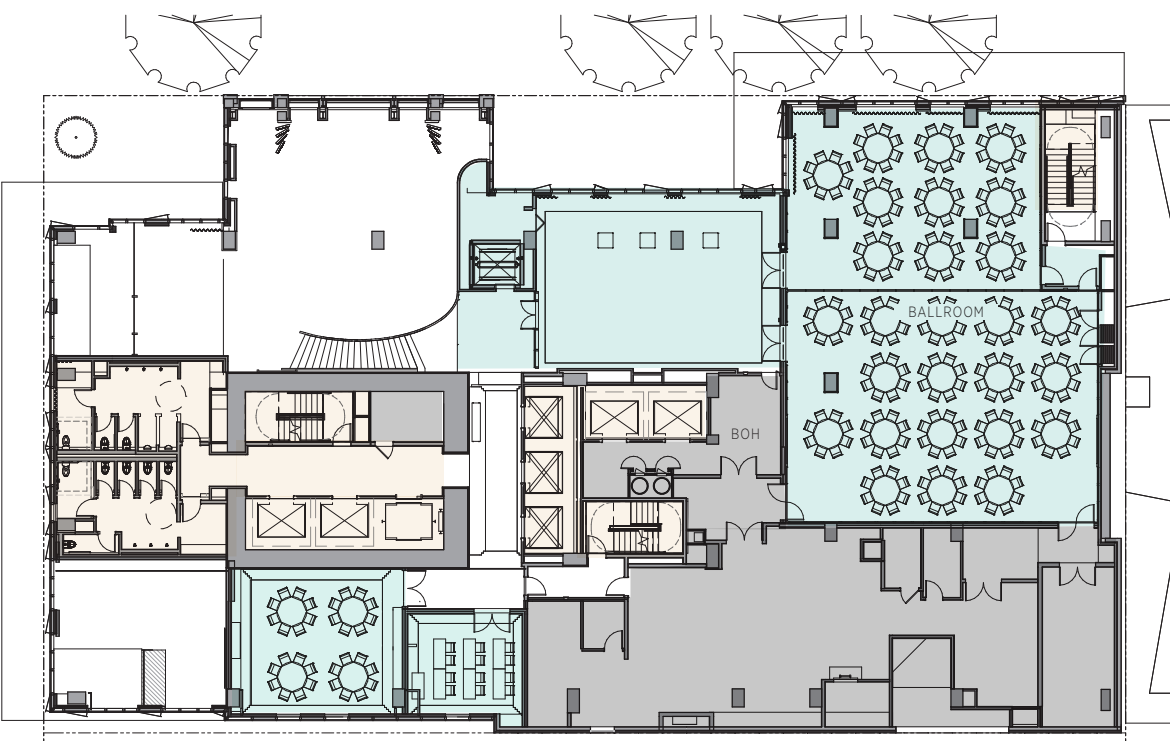
PROPOSED ELEVATIONS


Proposed Plans and Elevations

Proposed Plans and Elevations



GROUND LEVEL 
SCALE: 1/32" = 1'-0"



FLOOR 02 
SCALE: 1/32" = 1'-0"

- AMENITY
- RETAIL
- CIRCULATION
- HOTEL
- UNIT
- PARKING
- BOH



FLOOR 03
SCALE: 1/32" = 1'-0"



FLOOR 04
SCALE: 1/32" = 1'-0"

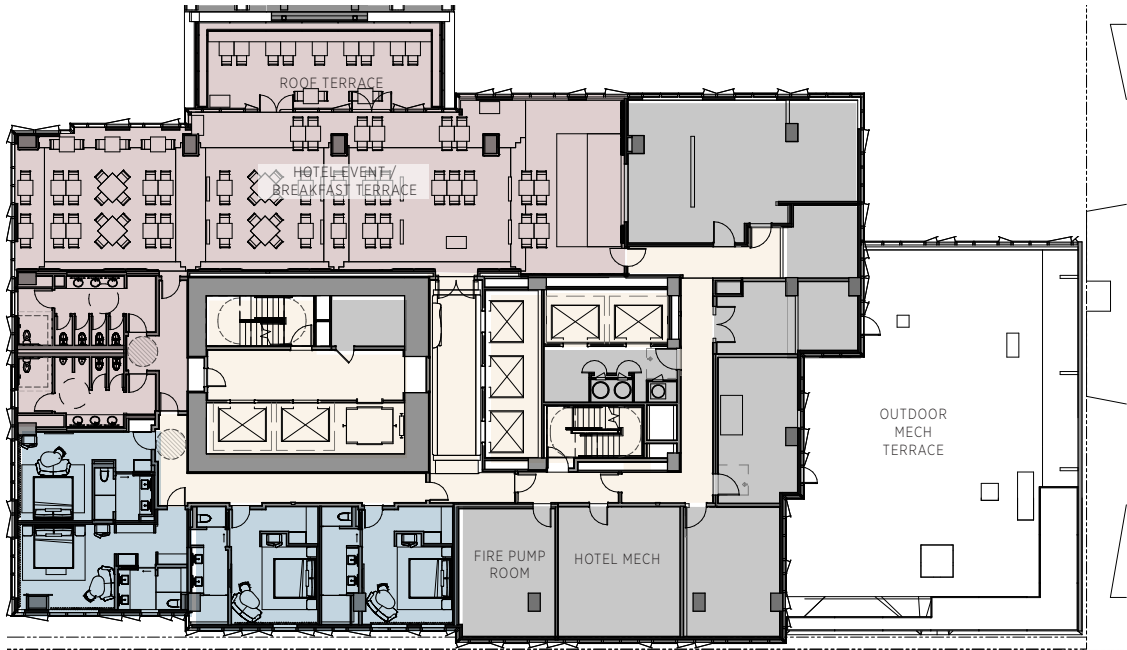
- AMENITY
- RETAIL
- CIRCULATION
- HOTEL
- UNIT
- PARKING
- BOH

Proposed Plans and Elevations

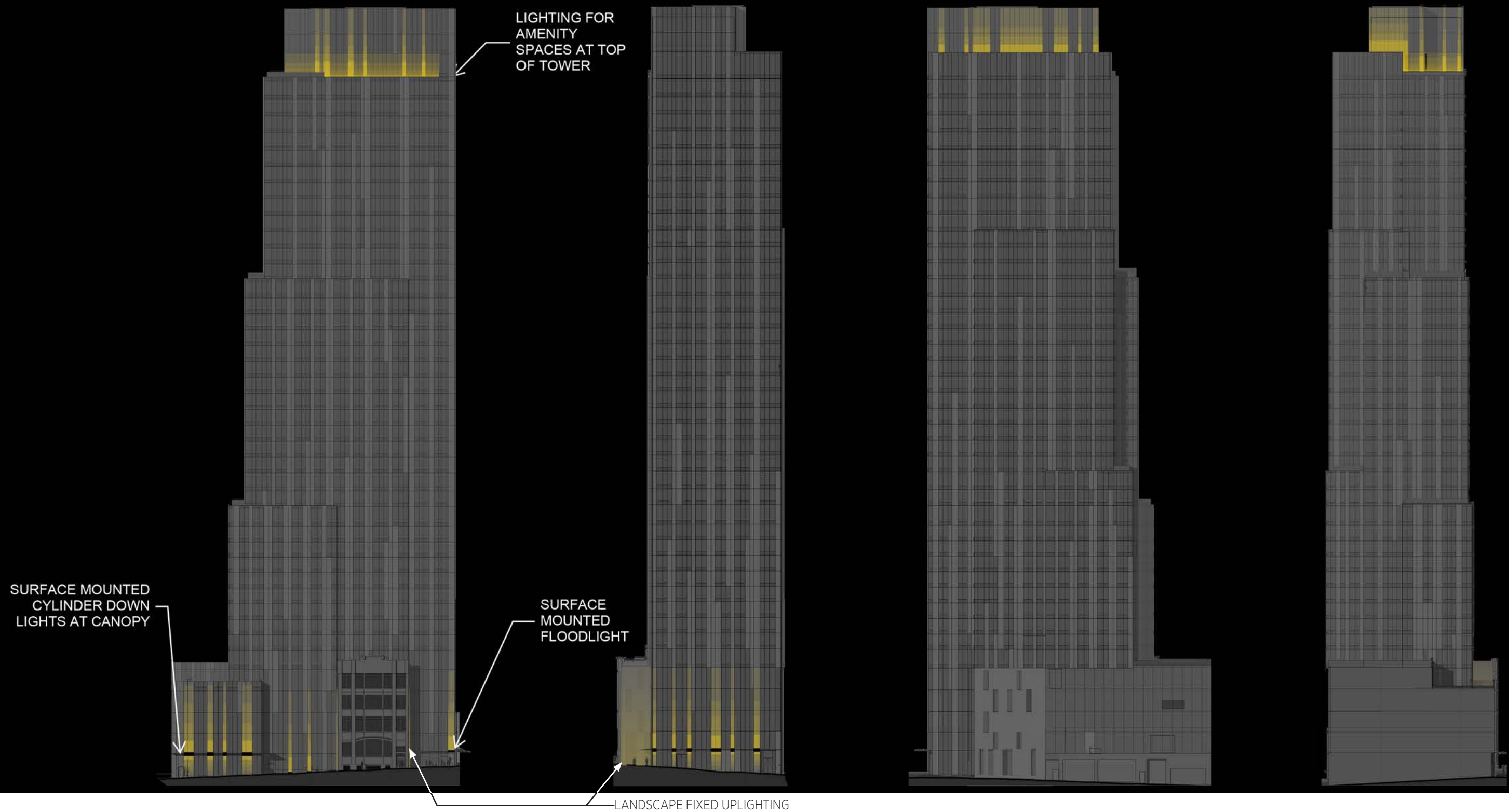


FLOOR 05
SCALE: 1/32" = 1'-0"

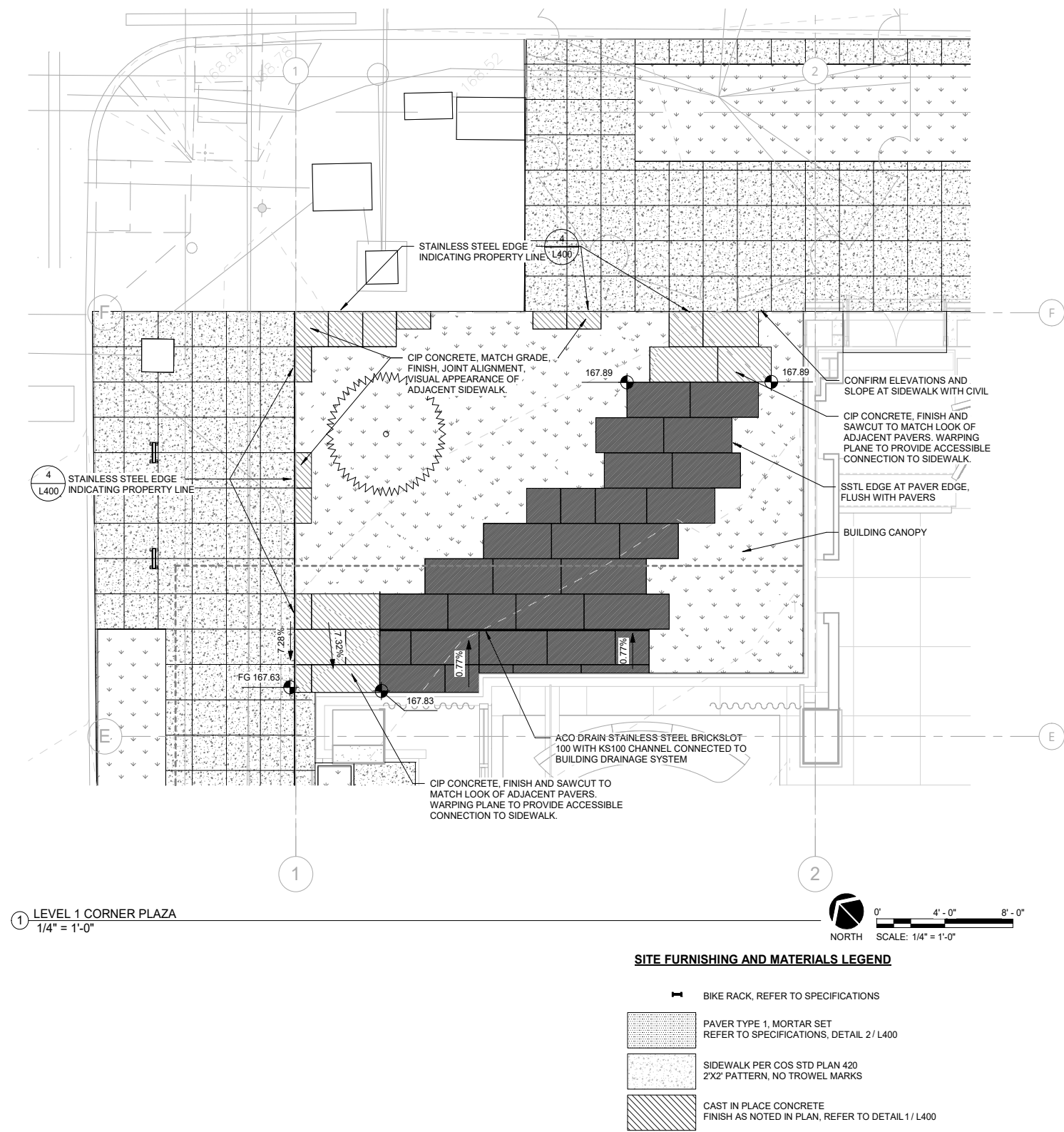
- AMENITY
- RETAIL
- CIRCULATION
- HOTEL
- UNIT
- PARKING
- BOH



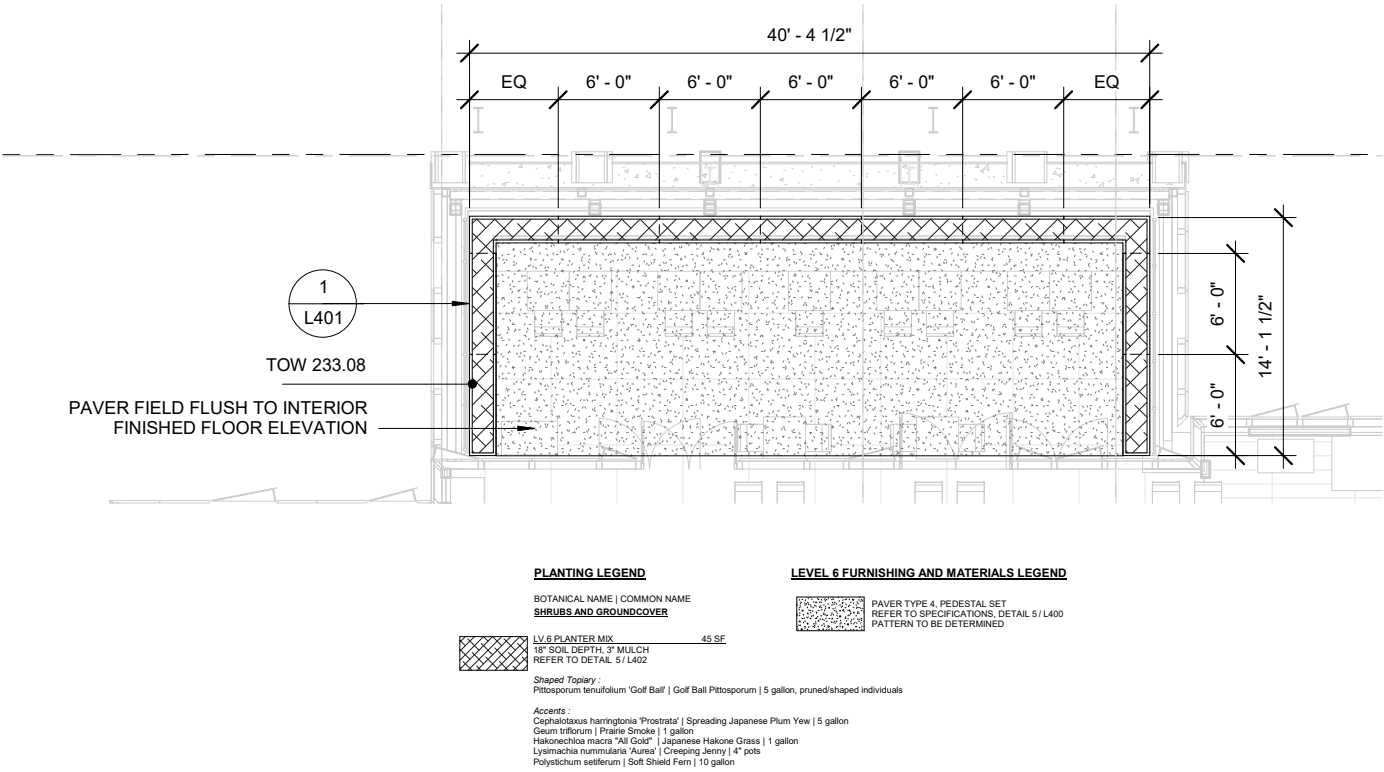
FLOOR 06
SCALE: 1/32" = 1'-0"



LANDSCAPING



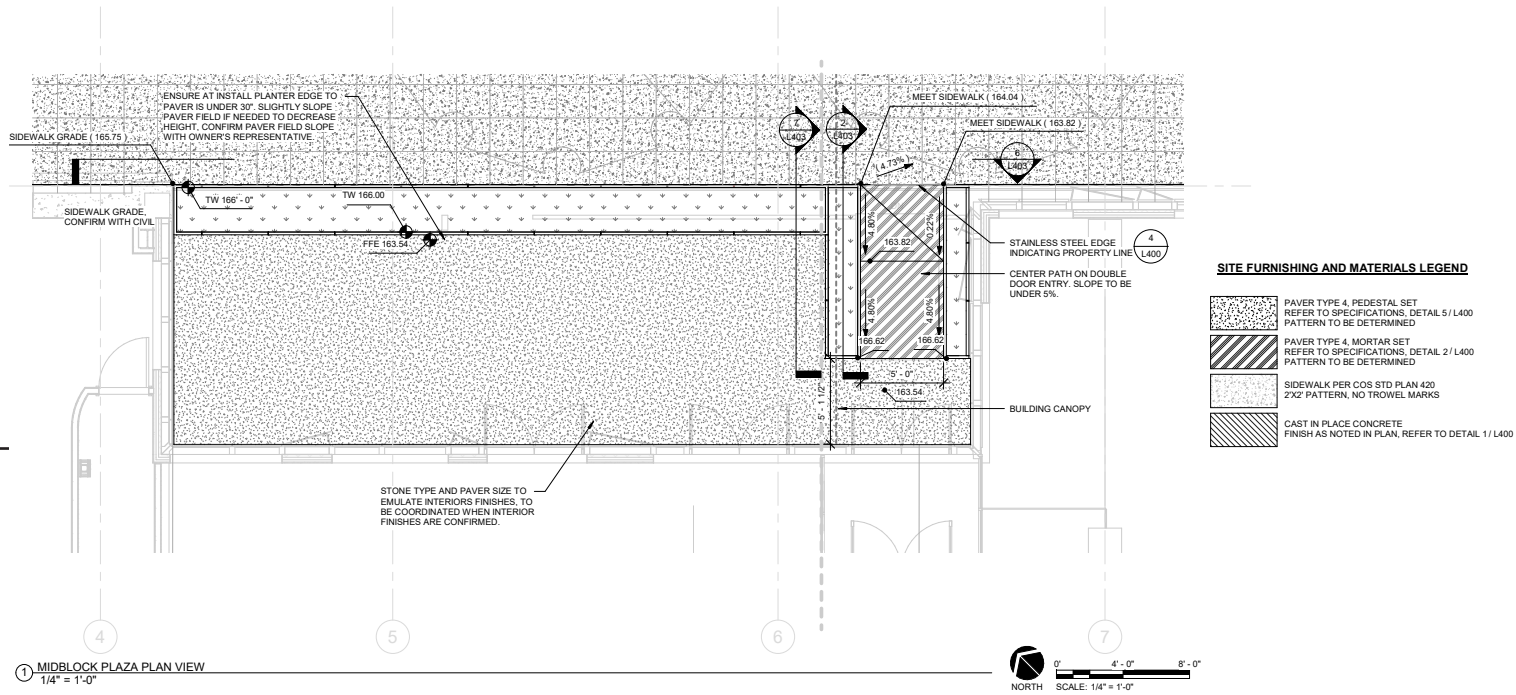
LANDSCAPING



2nd avenue trees

native plants

planter boxes as barrier
for patio space

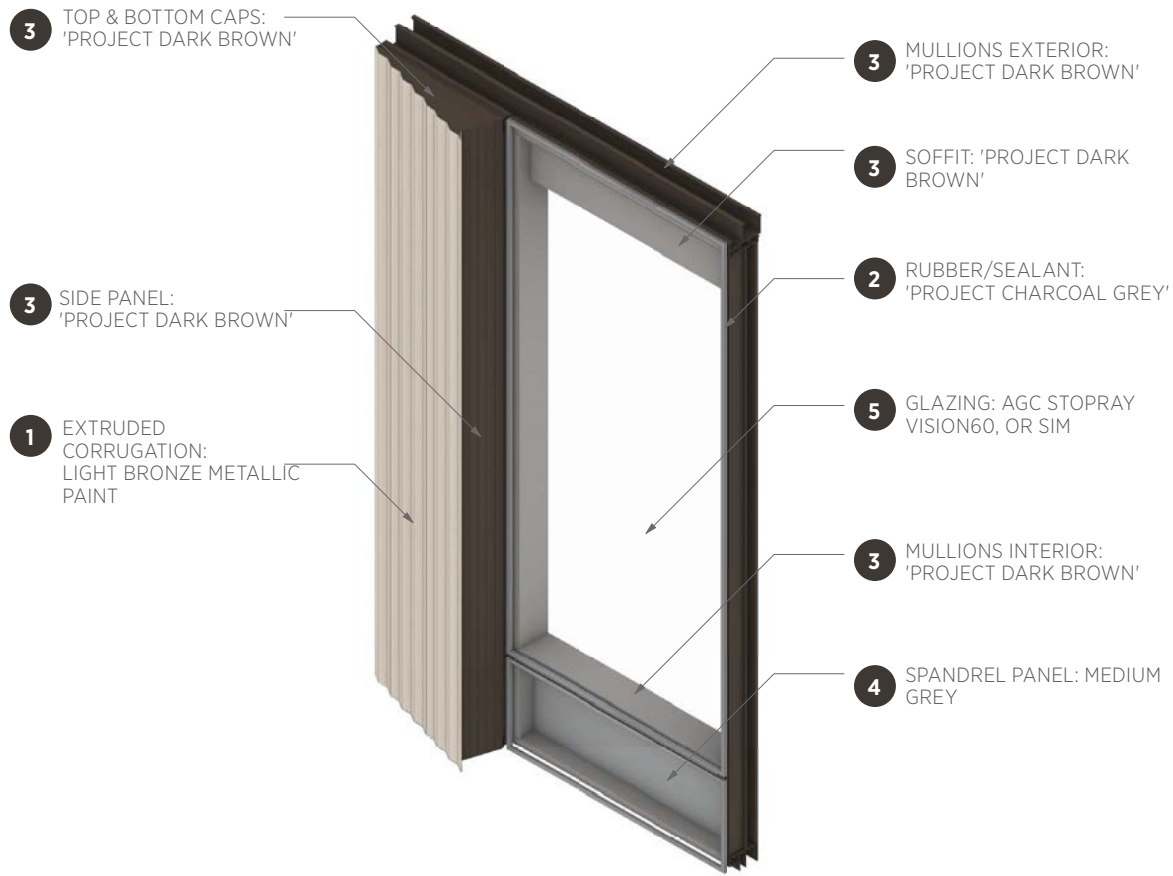


MATERIALS

TOWER MATERIALS



TOWER CURTAIN WALL - TYPICAL CONDITION



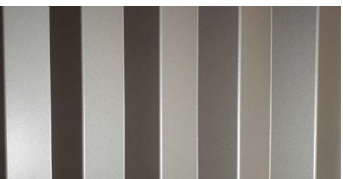
TYPICAL CONDITION



CORRUGATED PANEL



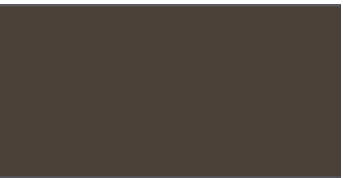
TYPICAL GLAZING



1 KYNAR METALLIC COATING: LIGHT BRONZE COLOR



2 'PROJECT CHARCOAL GREY' BEN. MOORE: WROUGHT IRON 2124-10



3 'PROJECT DARK BROWN' BEN. MOORE: NIGHT HORIZON 2134-10



4 SPANDREL GREY BEN. MOORE STEEL WOOL 2121-20



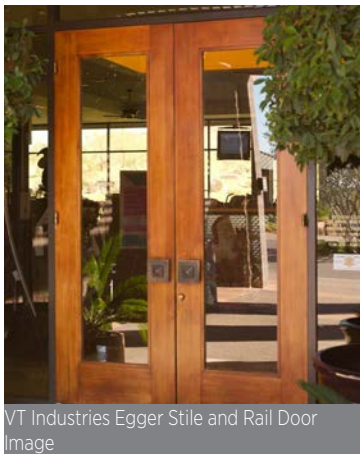
5 AGC STOPRAY VISION60

Project Overview

LANDMARK MATERIALS

See included select specifications for more details regarding materials and procedures.

CUSTOM WOOD DOOR
(RIGHT)



VT Industries Egger Stile and Rail Door Image

RESTORED TERRA COTTA
HISTORIC FACADE
NO PAINT

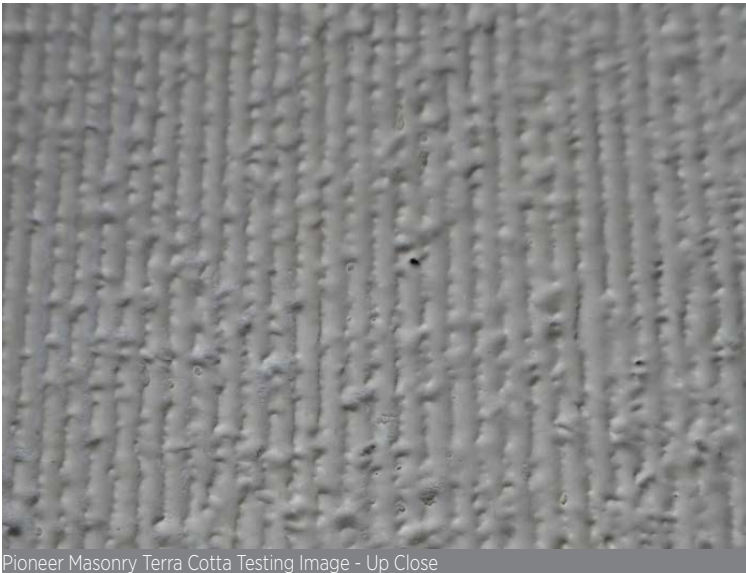


Pioneer Masonry Terra Cotta Testing Image



AEP Span Flat Panel Image

METAL PANEL RAINSCREEN
PAINT COLOR: KYNAR METALLIC COATING: LIGHT BRONZE COLOR TO
MATCH CURTAIN WALL PANEL



Pioneer Masonry Terra Cotta Testing Image - Up Close



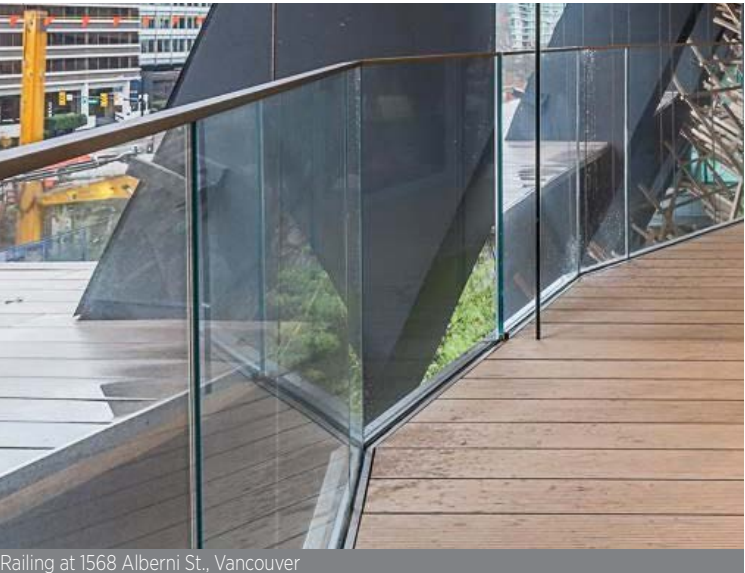
Stile Wood Casement Window Image

REPAIRED, RE-GLAZED, REPAINTED HISTORIC WINDOWS (BELOW)
PAINTED: BEN MOORE NIGHT HORIZON
SECURITY FILM ON WINDOWS WHERE SILL IS LESS THAN 18" FROM
FINISHED FLOOR (not pictured, see specifications)



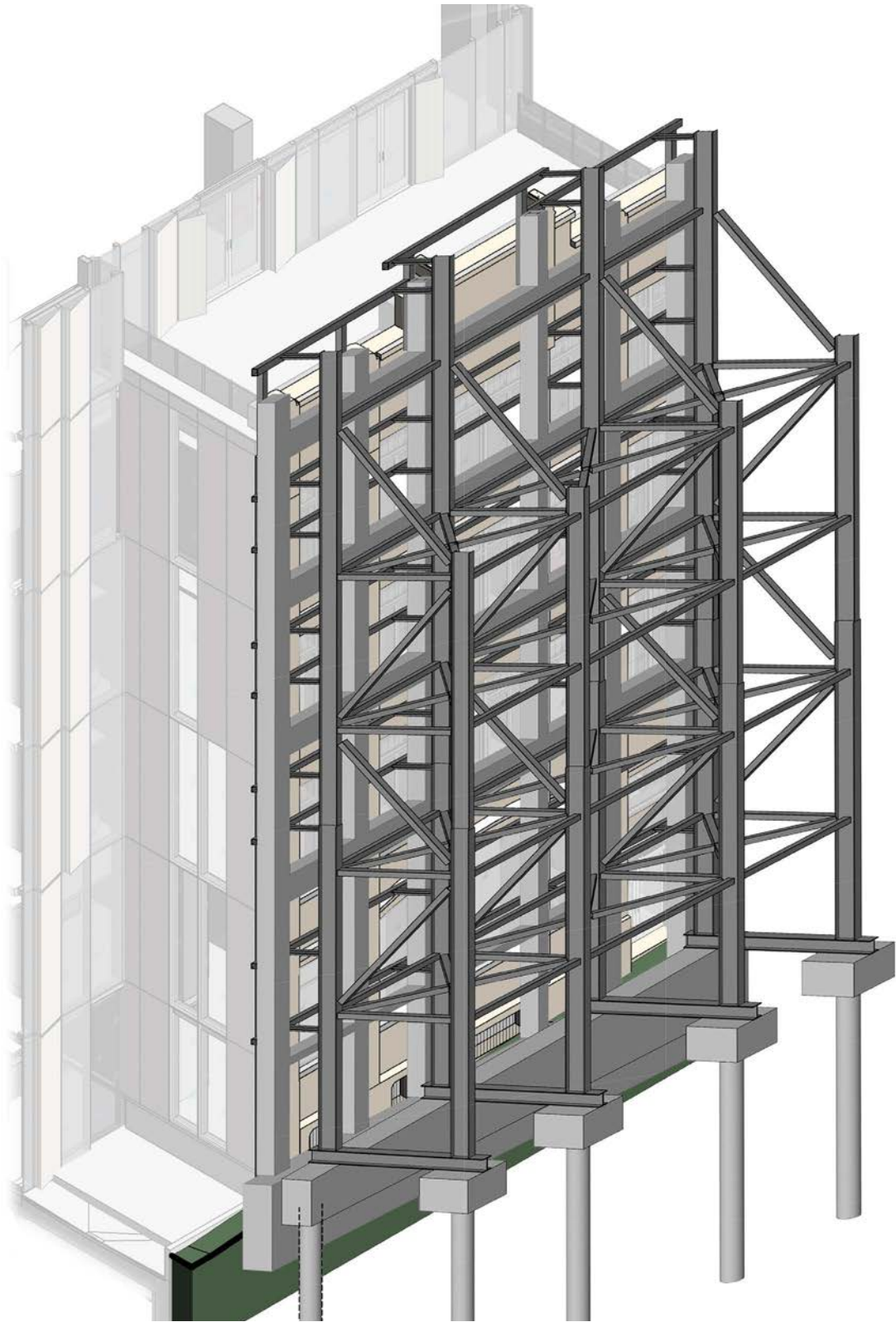
Ben Moore Night Horizon

RAILING @ TSA ROOFTOP (BELOW)
CLEAR GLASS WITH BRUSHED STAINLESS STEEL

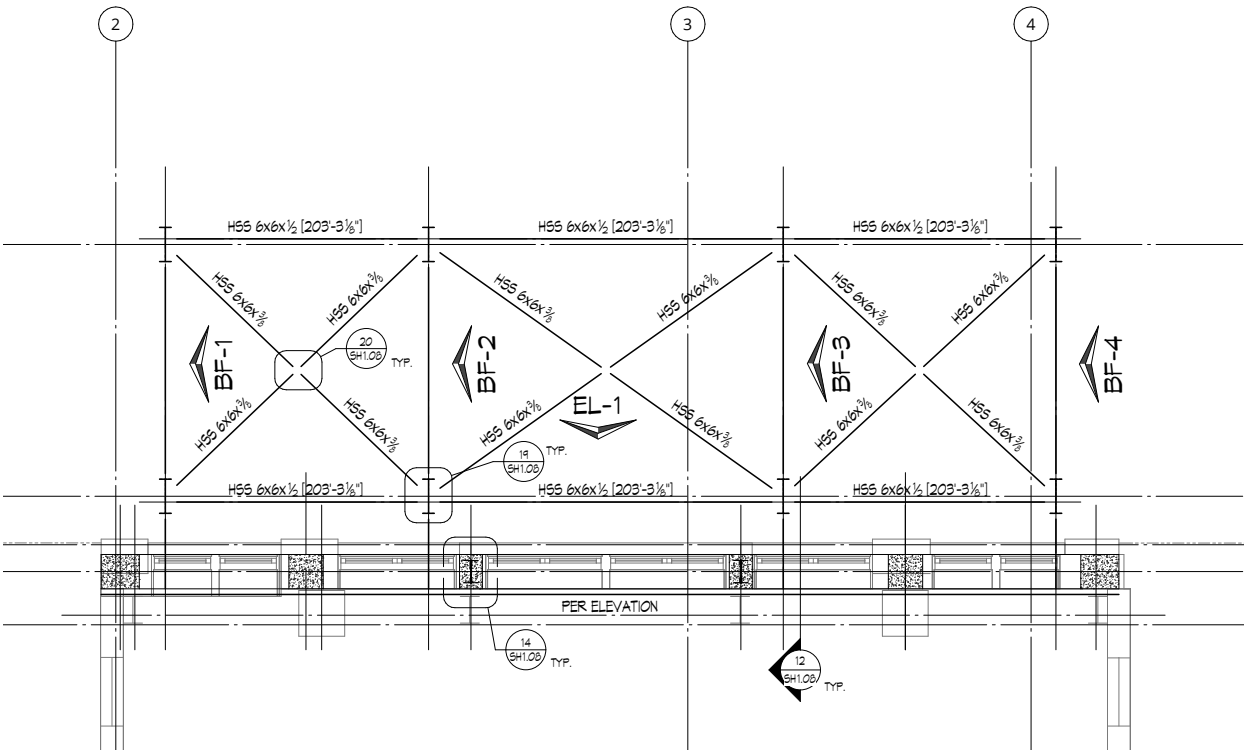


Railing at 1568 Alberni St., Vancouver

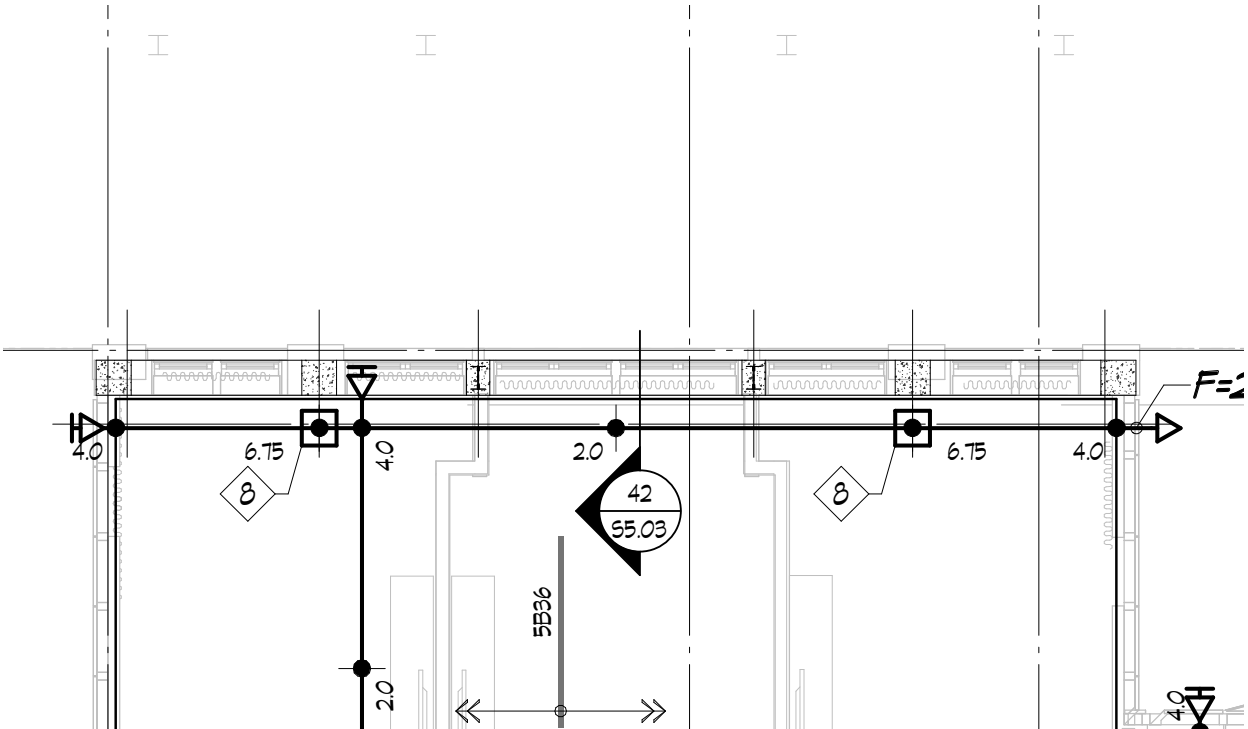
TECHNICAL DETAILING



PERSPECTIVE VIEW - TEMPORARY BRACING



LEVEL 4 PLAN VIEW - TEMPORARY BRACING



LEVEL 4 PLAN VIEW - PERMANENT STRUCTURE

STRUCTURAL DETAILING: Facade Temporary / Permanent Bracing

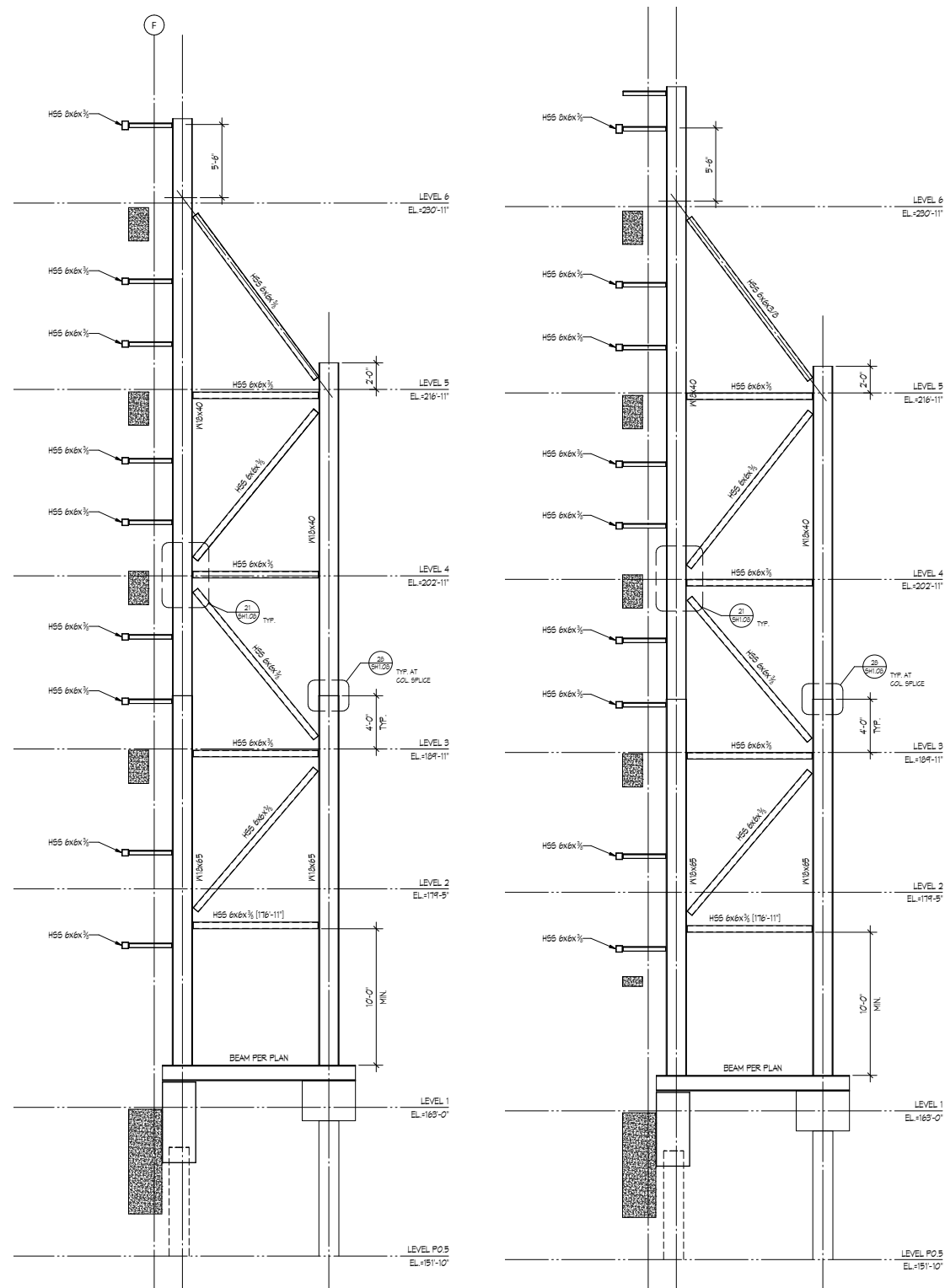
Prior to demolition:

- a. remove existing windows, protect and store for later re-installation
- b. all column, beam and brace locations to be coordinated with the existing conditions / through window openings
- c. horizontal steel members 'sandwich' TSA facade without any attachments to the facade itself, and connects to the external shoring framework.

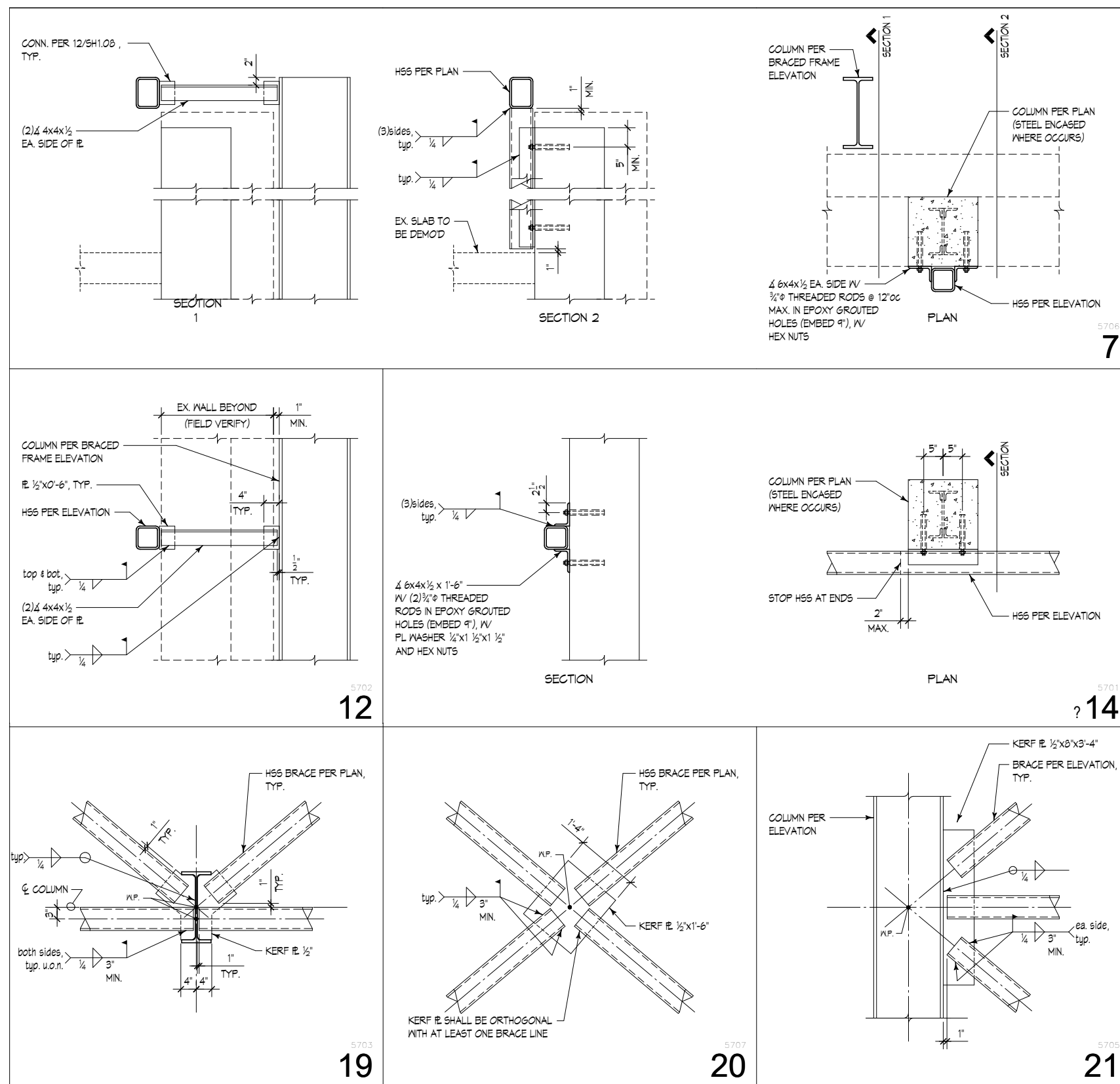
After partial demolition / new construction:

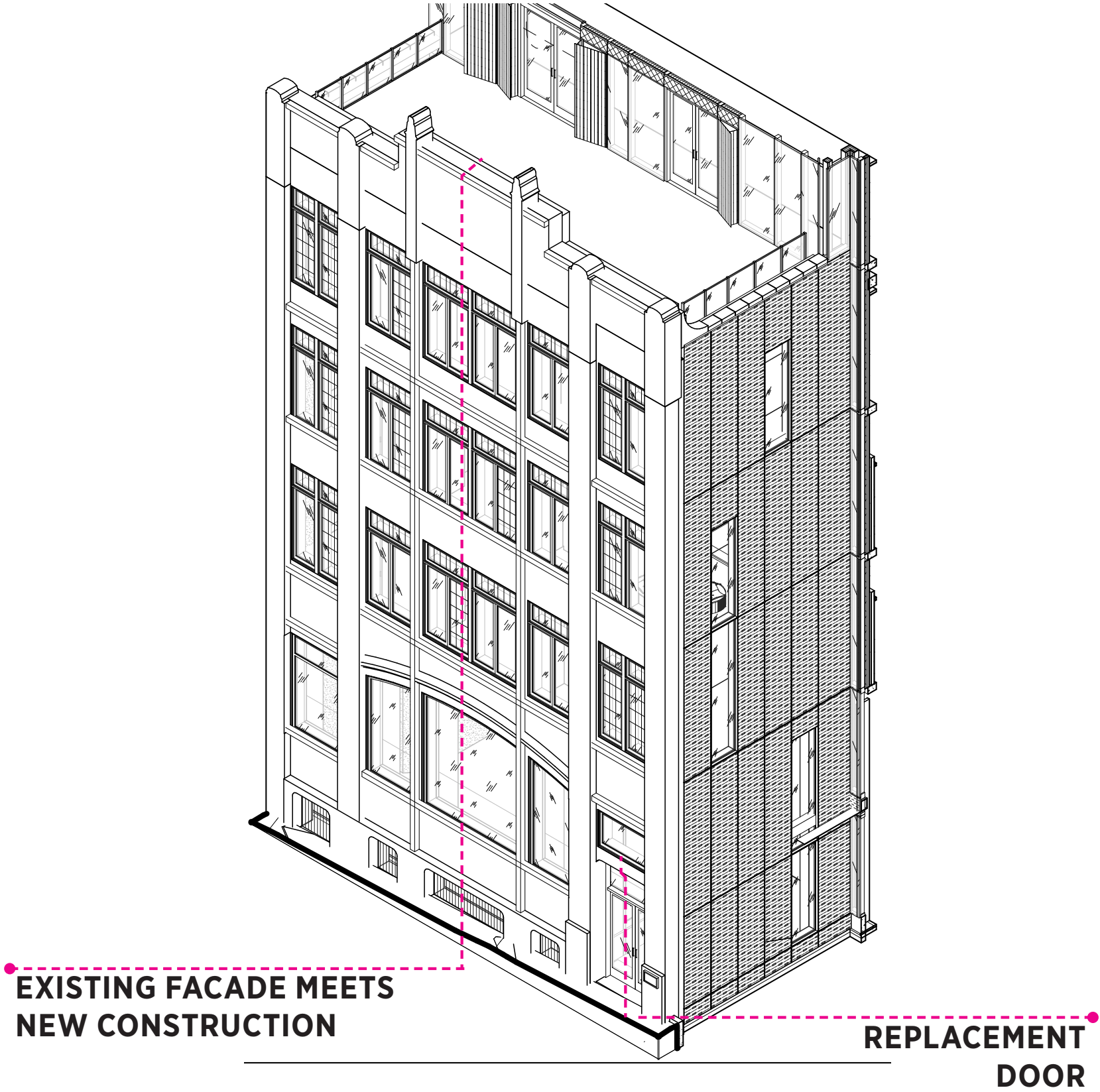
- a. new steel columns support TSA facade from the interior side, and tie in with the horizontal steel members from the temporary bracing to become permanent support.
- b. existing windows are re-installed (see architectural detailing)

STRUCTURAL DETAILING: Facade Temporary / Permanent Bracing

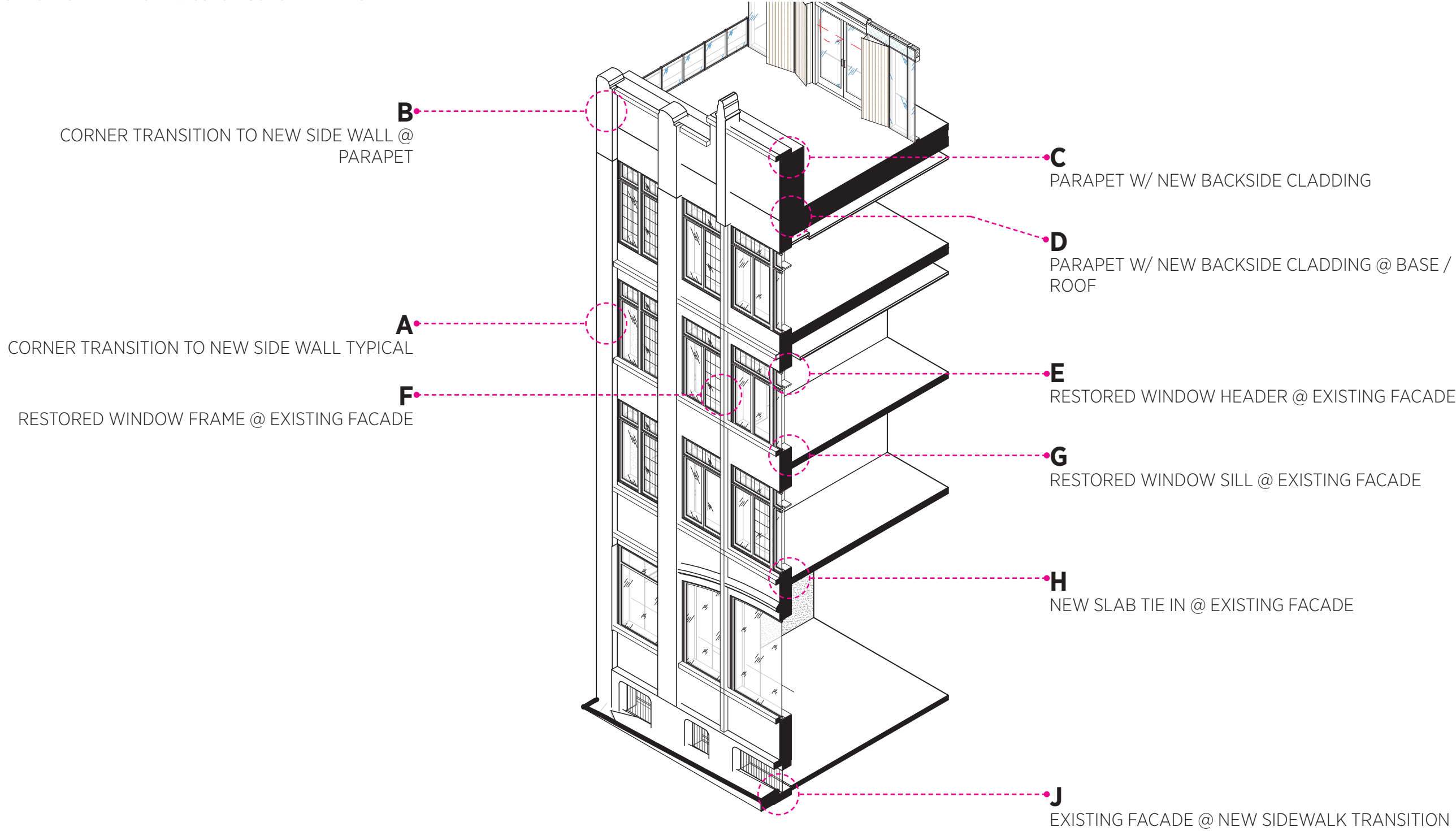


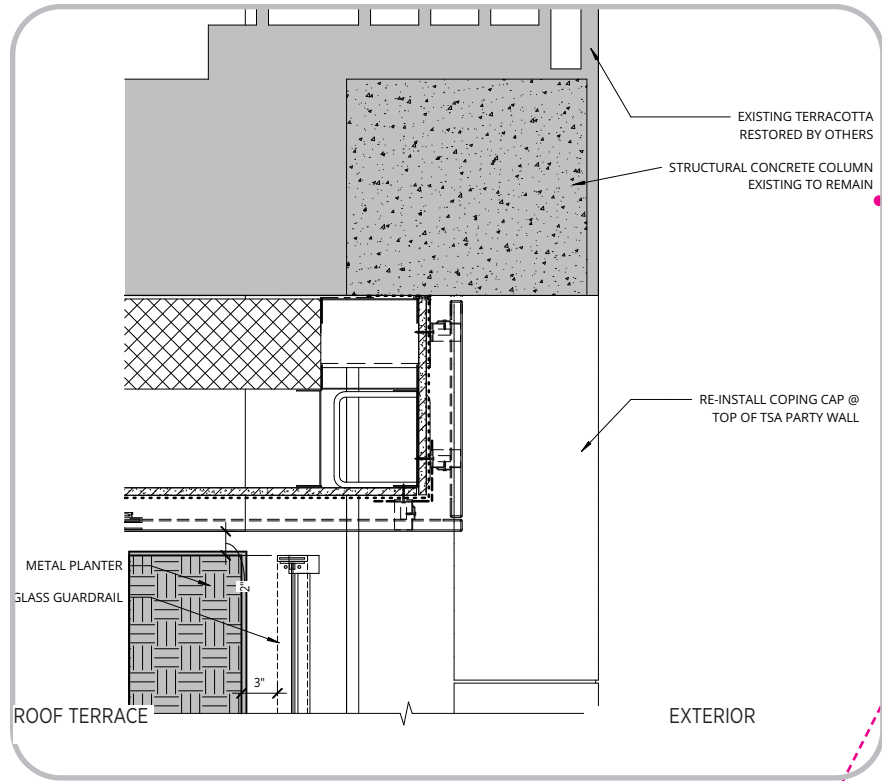
BF - 1
ELEVATION VIEW(S) - TEMPORARY BRACING



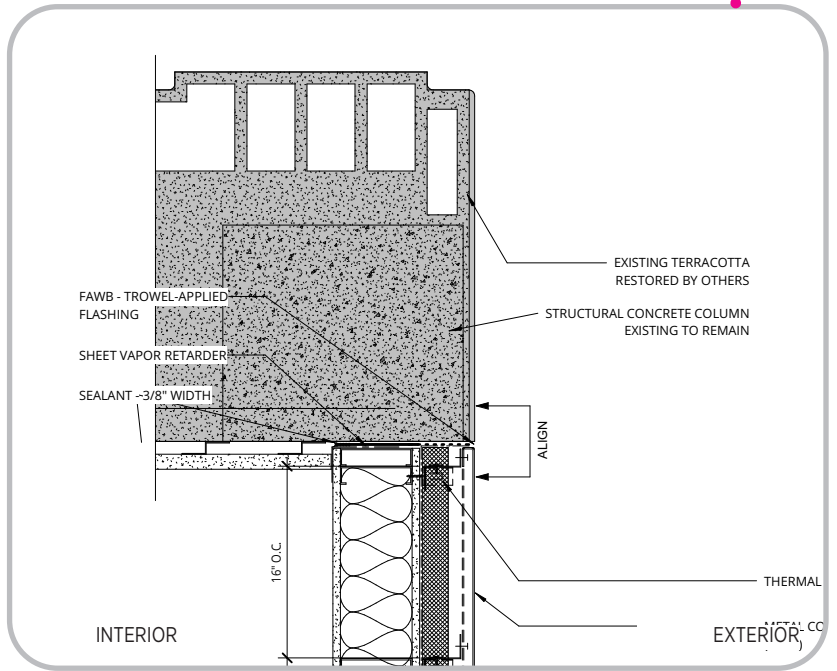


EXISTING FACADE MEETS NEW CONSTRUCTION - DETAILS

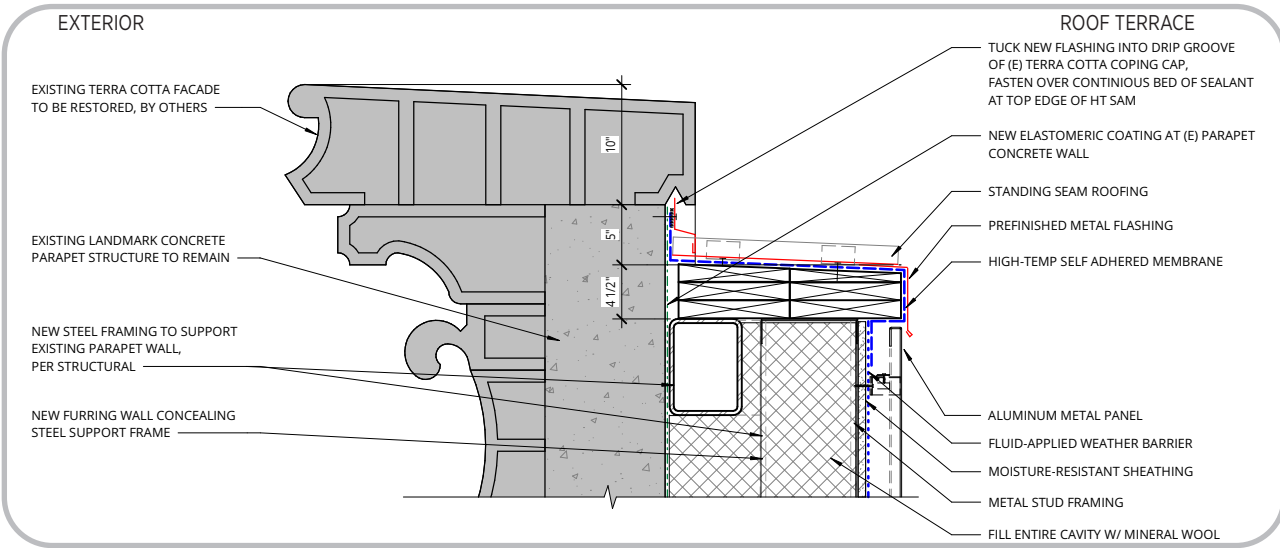
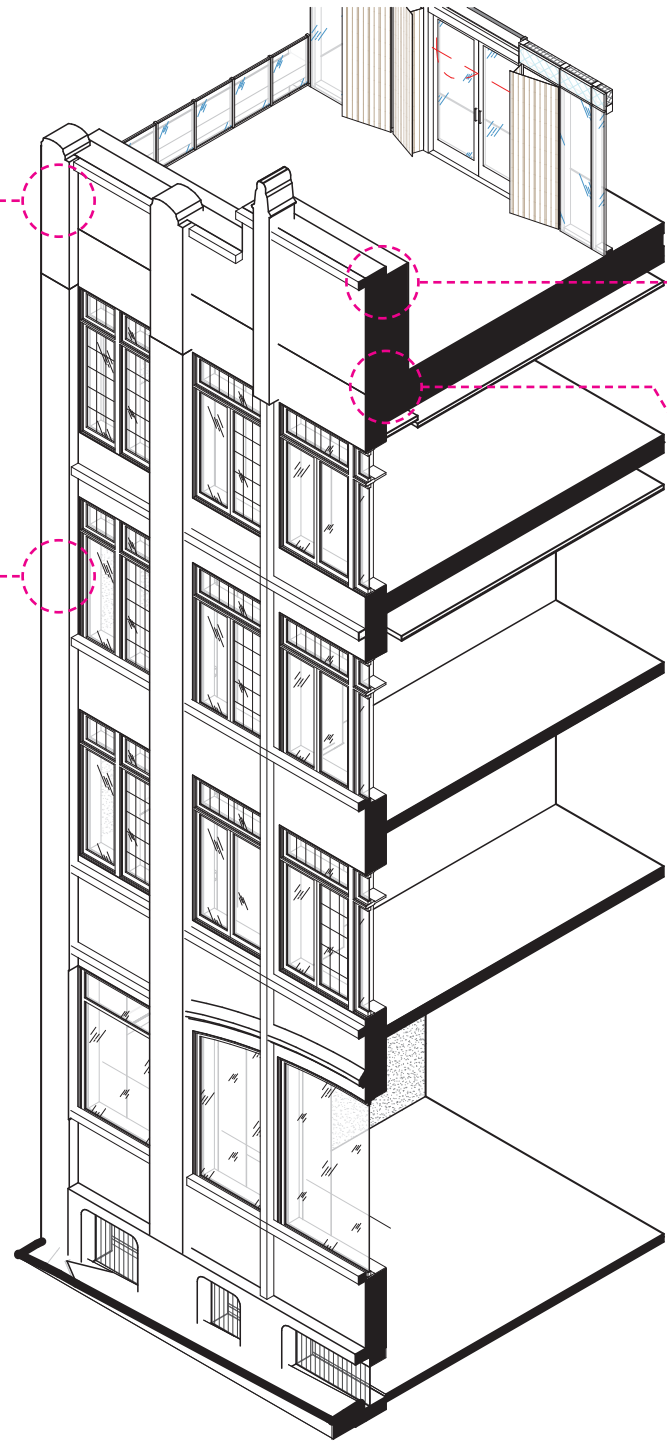




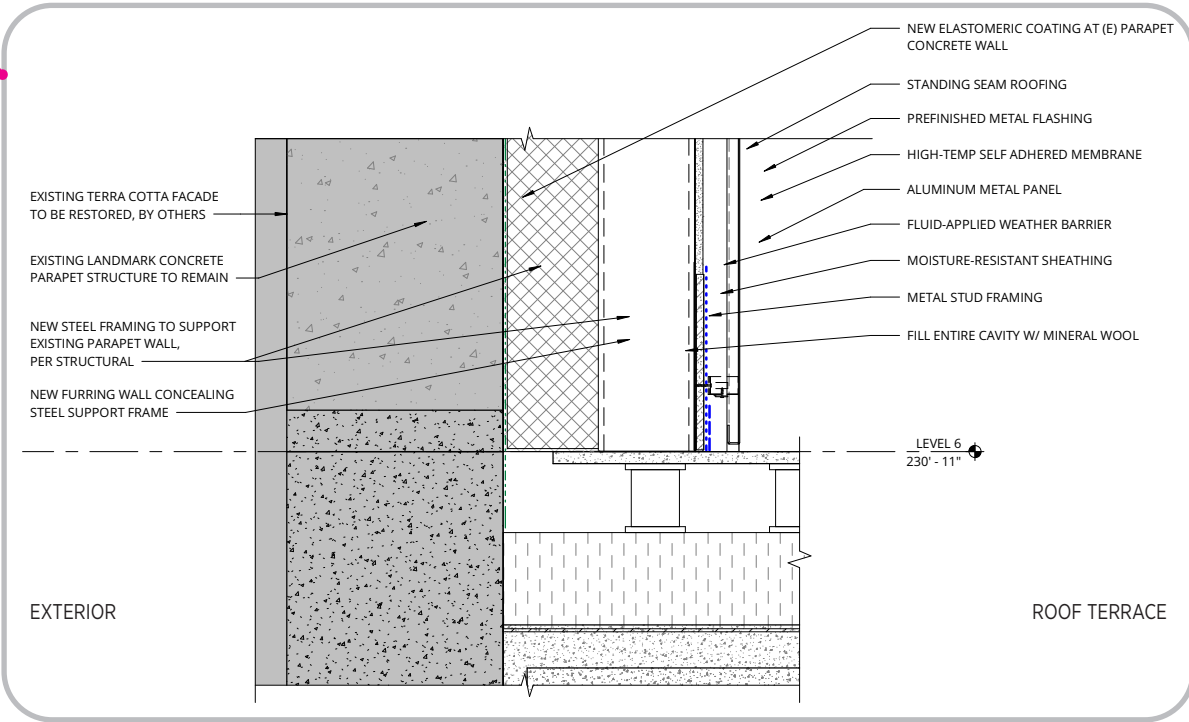
B CORNER TRANSITION TO NEW SIDE WALL @ PARAPET



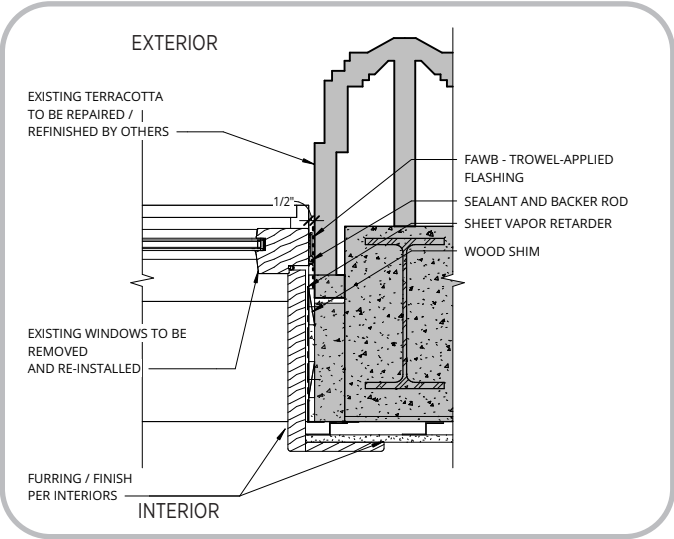
A CORNER TRANSITION TO NEW SIDE WALL TYPICAL



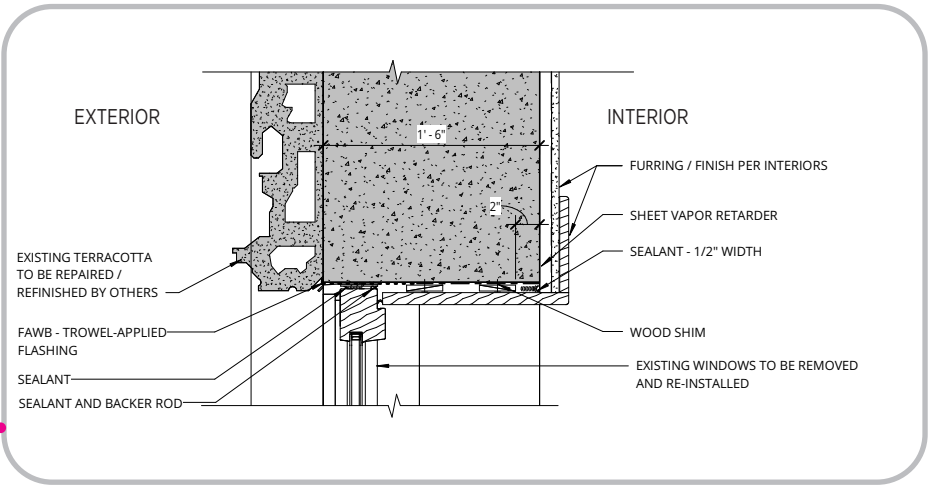
C PARAPET W/ NEW BACKSIDE CLADDING



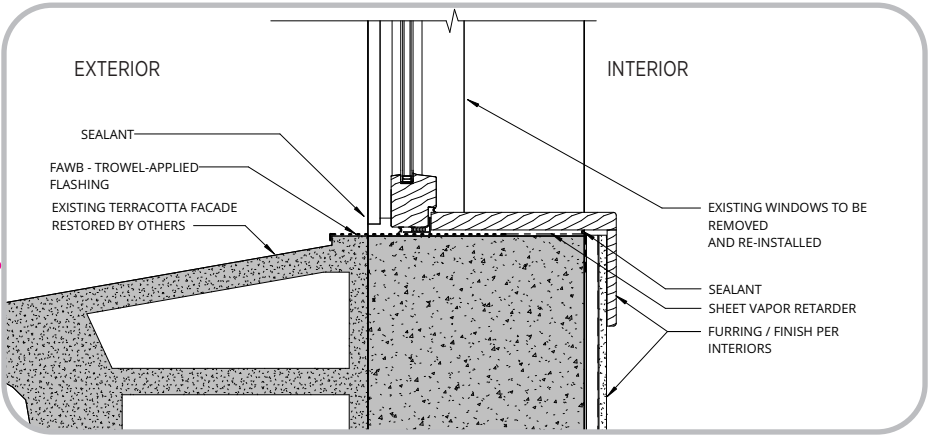
D PARAPET W/ NEW BACKSIDE CLADDING @ BASE / ROOF



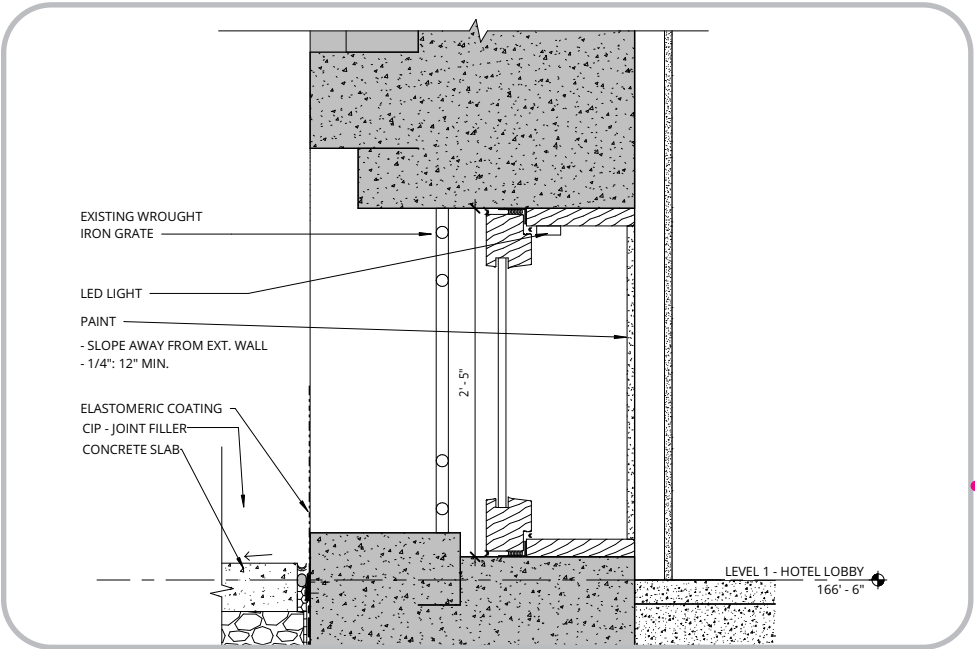
F RESTORED WINDOW FRAME @ EXISTING FACADE



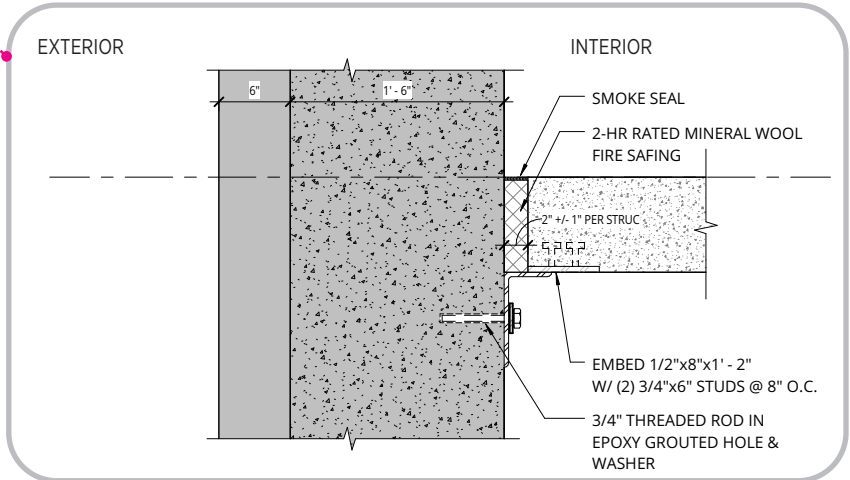
E RESTORED WINDOW HEADER @ EXISTING FACADE



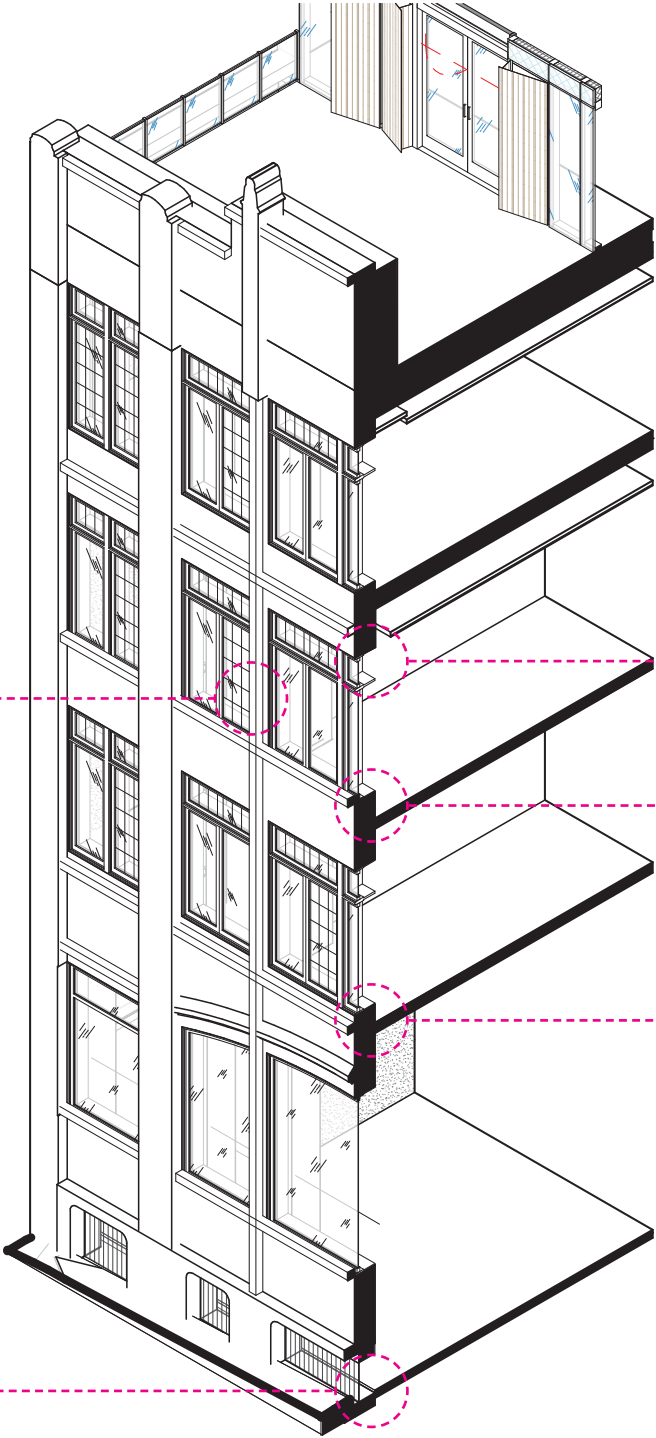
G RESTORED WINDOW SILL @ EXISTING FACADE

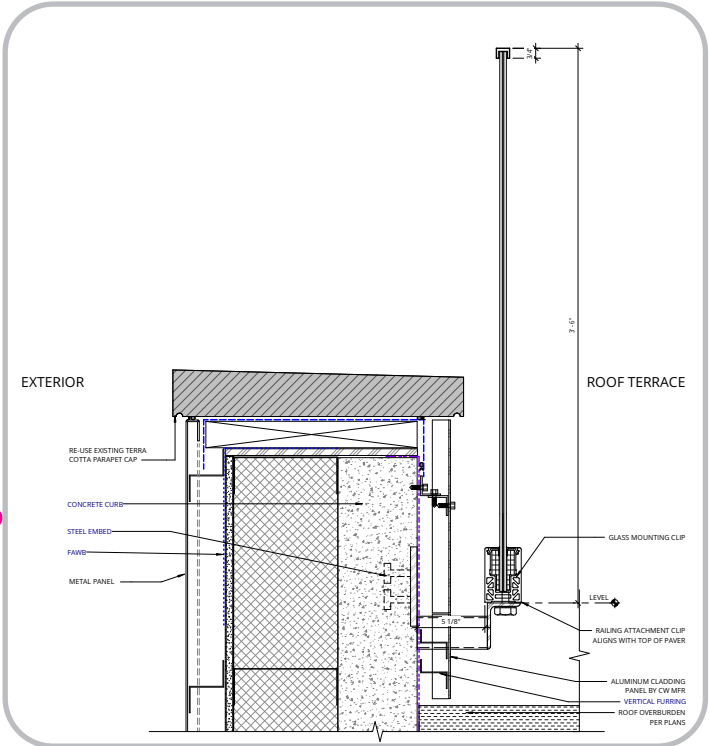


J EXISTING FACADE @ NEW SIDEWALK TRANSITION

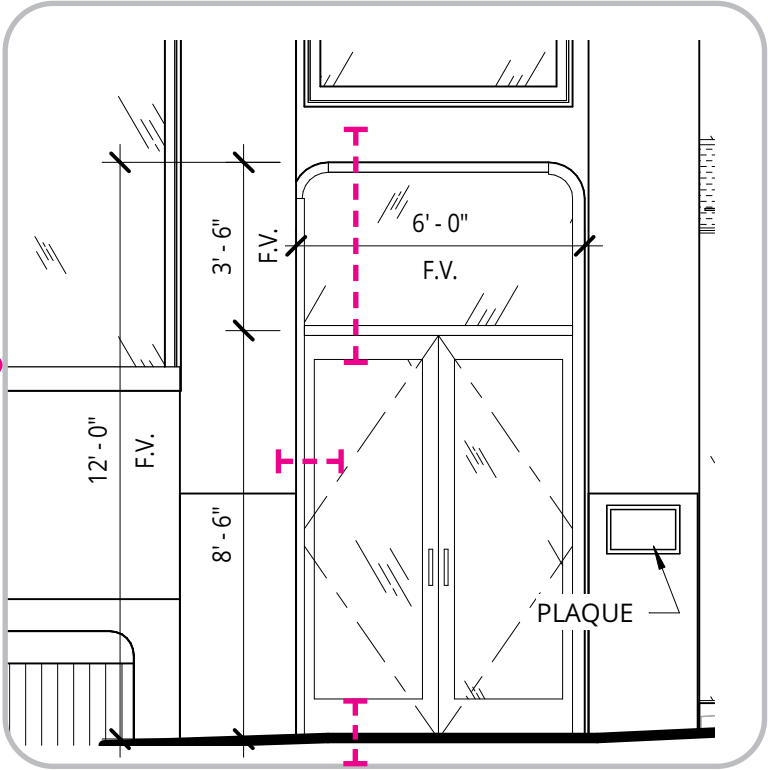


H NEW SLAB TIE IN @ EXISTING FACADE

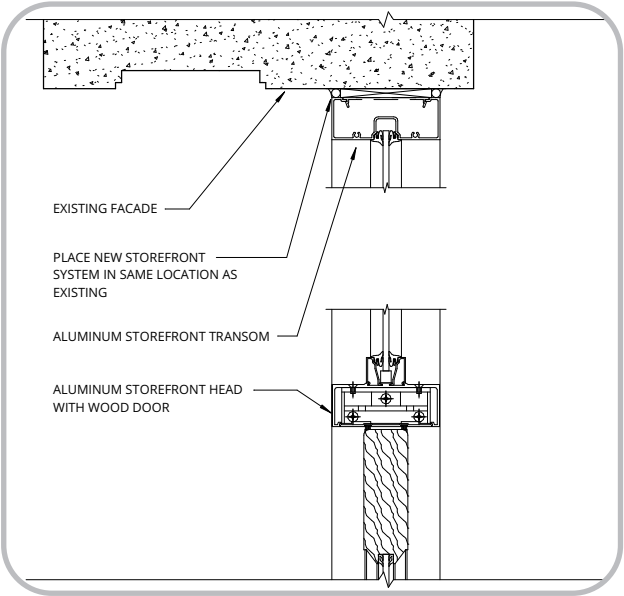




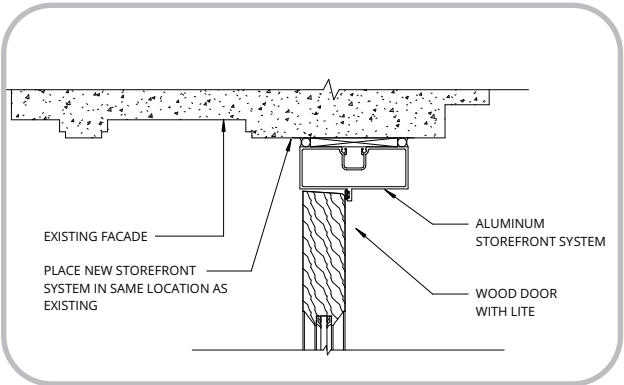
PARAPET @ NEW TSA PARTY WALL
GUARDRAIL



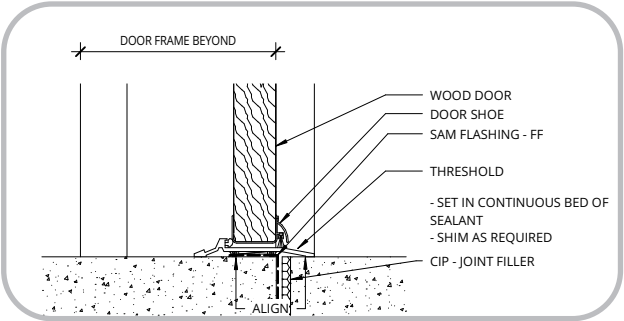
EXISTING TO BE REPLACED



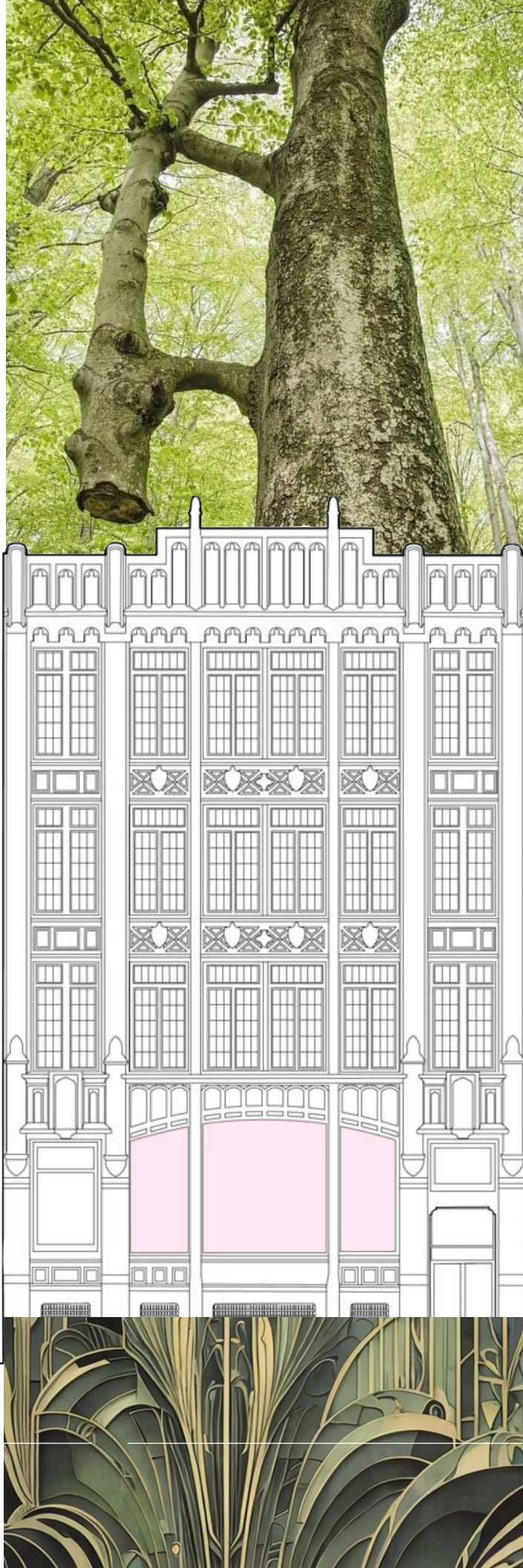
WOOD DOOR HEAD



WOOD DOOR JAMB



WOOD DOOR THRESHOLD



ART CURATION



Maikoiyo Alley-Barnes
Art Curator, Langham Seattle Project
Owner & Artist, MAB Studio (Nord & Süd)

Site:

Terminal Sales Annex Building



CONCEPT

NOU~FEC~DEC

Nou- Nouveau
Fec - Fecund
Dec - Deco

Interwoven across space and time



CALL

Langham Hotels is seeking artists with an *intimate experiential understanding of the environment of the Pacific Northwest*.

We desire a career artist whose practice is rigorous and dynamic with research as the anchor and common denominator. Interest in and context for the Beau Arts movement, Art Deco and the varied local histories of Seattle is viewed as a plus.

The selected artists will be working with the concept of abraided vines, branches, and trees in their approach to the substrates/surfaces/building of the Terminal Sales Annex. As a direct nod to the integration of disparate architectural eras and aesthetics the curator has a particular interest in artist groups of no more than 3 with a history of shared making.

Each artist group will be invited to tour the Terminal Sales Annex building and have audience with the curator and design and subsequently the construction teams as to have as seamless a concept to approval to execution pipeline.

The space has been documented via drone camera as to avoid any accessibility or protracted proximity complications.



SPECIFICS

- This is a closed call.
- 3-5 artists/artist teams (and 2 alternates) will be selected and invited to participate in the submission process.
- Each group will be prompted to ruminate upon and produce a concept that revolves around the integration of the two spaces, the fecundity of Seattle and the surrounding area and the very particular history and incarnations of the building.
- With a focus on the natural phenomenon of abraidment as a source of inspiration, the artist and/or artist group will develop a permanent art work that creates a visual language that fuses the old and the new deftly.

TIMELINE

- PROJECT COMPLETION
- DESIGN INSTALLATION
- LPB APPROVES DESIGN
- SUBMIT DESIGN TO LPB



**DEVELOP ART/
MURAL DESIGN**

- OWNER CHOOSES ARTIST
- CALL FOR ARTISTS
- PERMIT ISSUANCE
- COA APPROVAL

CONSTRUCTION

PRE-CONSTRUCTION

SEATTLE

1505 5th Avenue, Suite 300
Seattle, WA 98101
T 206.576.1600

PORTLAND

38 NW Davis Street, Suite 300
Portland, OR 97209
T 503.245.7100

SAN FRANCISCO

1014 Howard Street
San Francisco, CA 94103
T 415.252.7063

ankrommoisan.com

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