

SEATTLE FIRE DEPARTMENT
ENGINE 37

FIRESTATION 37

Overview

Neighborhood Description

Fire Station Description

Reuse Analysis

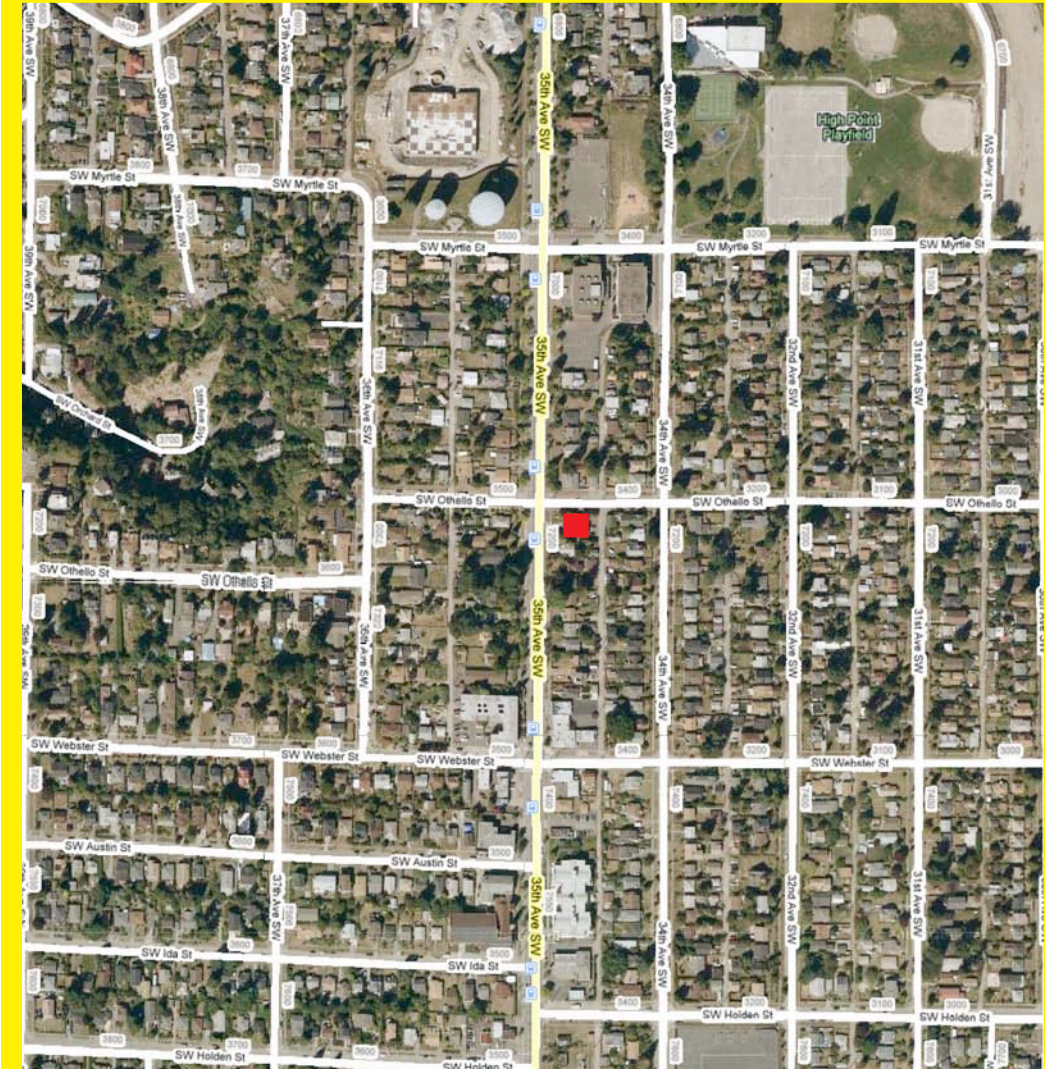
Reuse Concept

FIRESTATION 37

FIRE STATION #37 REUSE RESEARCH AND PROGRAMMING

University of Washington Department of Architecture 23 January 2009

Conducted by Adam Borchardt Joanna Lacanale and HyunJi Lee 1



Is located in West Seattle at the crossroads of 35th Ave SW and Othello

Study Area is bounded by Willow to Holden (N-S) and 30th Ave SW to 39th Ave SW (E-W)

study area**zoning:sf5000**

Is surrounded by single family housing (SF 5000 & SF 7200)
with the High point HOPE IV Housing Development to the north (L-1).

Has commercial to the south (NC2-40).

REGULATIONS:

Minimum Lot size: 5000sf

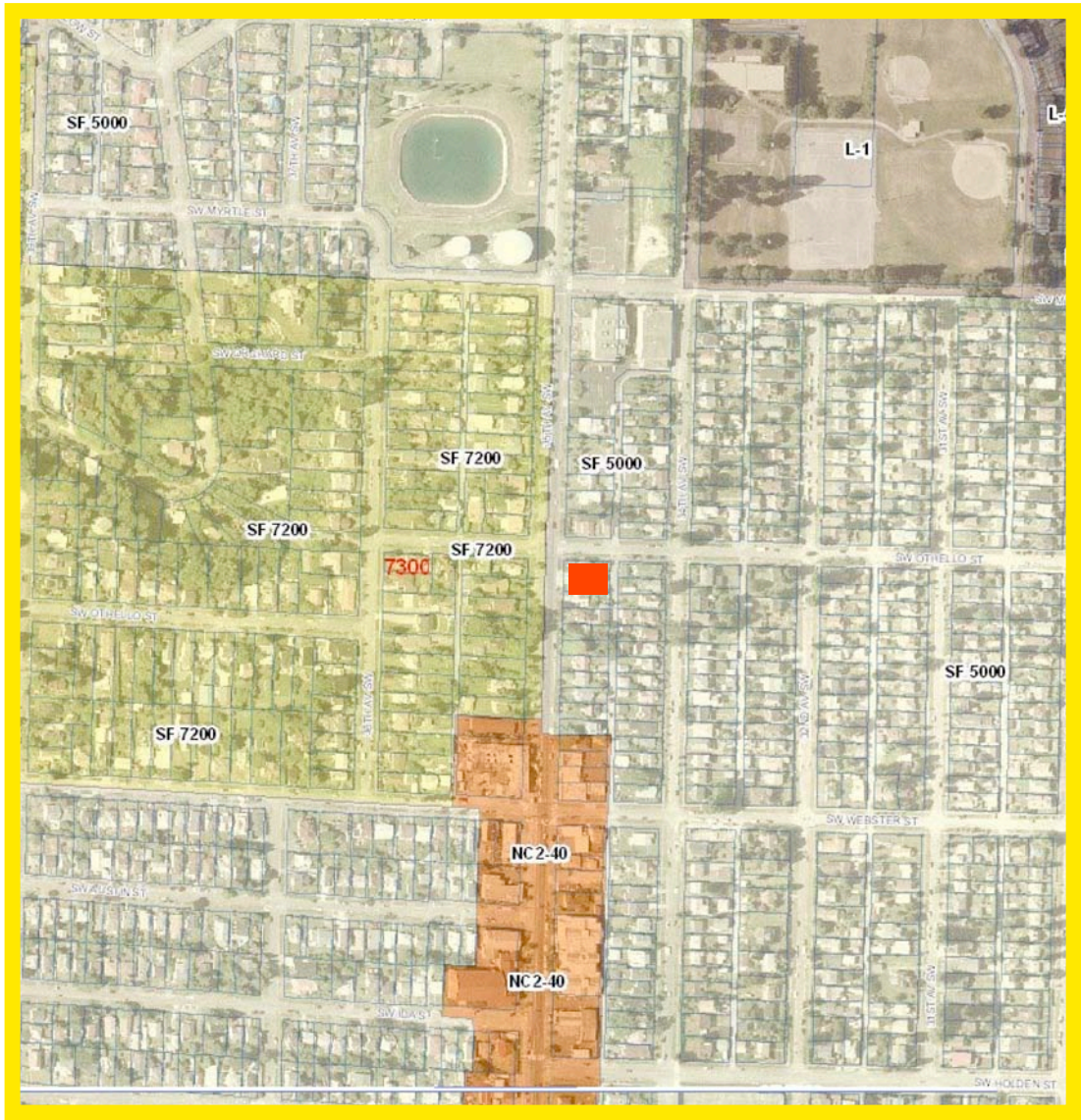
Single Family Dwelling Units

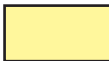
Setbacks: 5’ min. side yard;
10’ min. front and back yard

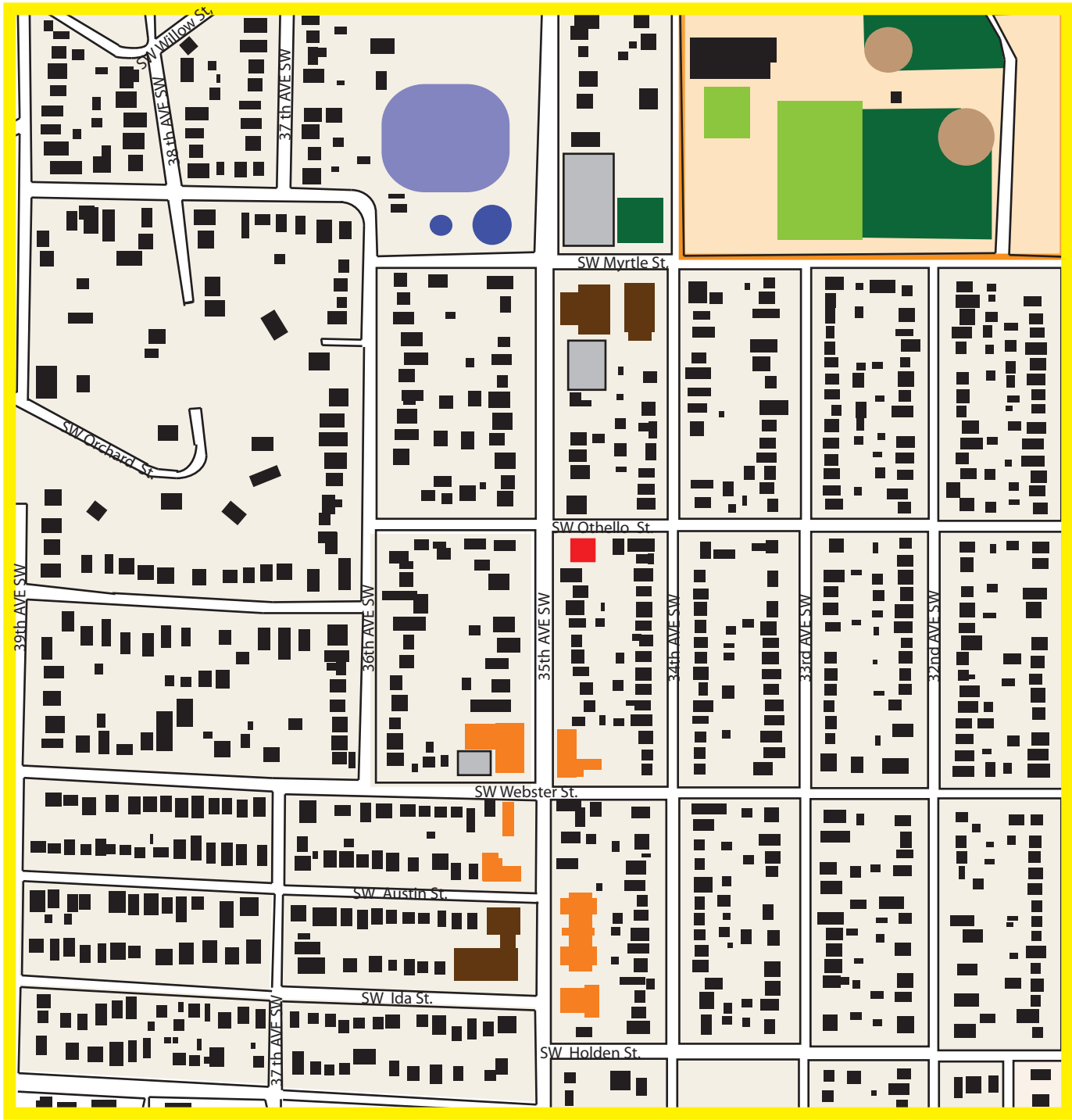
Lot Coverage: Max. of 35%

Max Height: 30’

Parking: 1/dwelling unit



-  Fire Station #37
-  SF5000
-  SF7200
-  NC2-40
-  L-1



- Fire Station #37
- Residential Buildings
- Commercial Buildings
- Public Assembly Buildings
- High Point Development Area
- Playing Field
- Tennis/Basketball Court
- Parking
- Water Tower
- Water

study area**ammunities**

The area offers many social services but few opportunities for economic development.



- Fire Station #37
- Grocery/Deli
- High Point Community Center
- Daycare
- School
- Laundry
- Church
- Playing Field
- Tennis/Basketball Court
- Parking

study area**construction materials**



- Fire Station #37
 - Wood Frame
 - Masonry
 - Steel or Reinforced Concrete

FIRESTATION 37

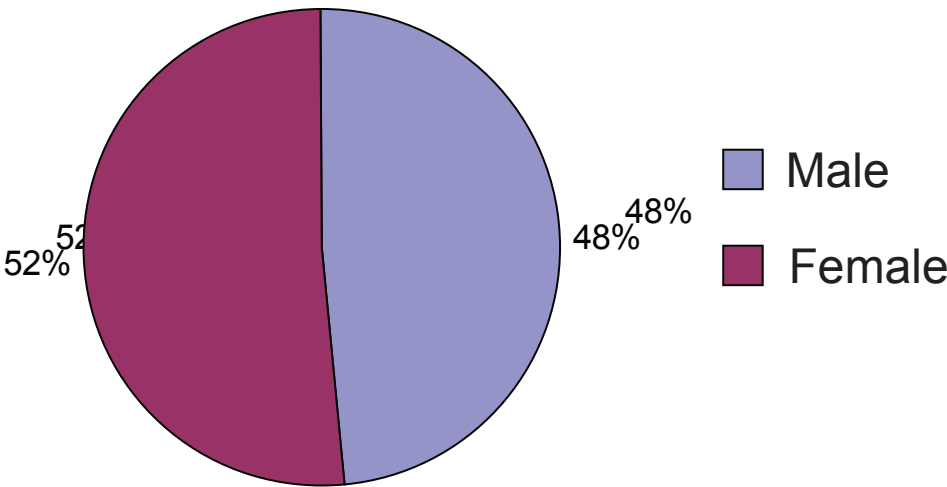
NEIGHBORHOOD DESCRIPTION

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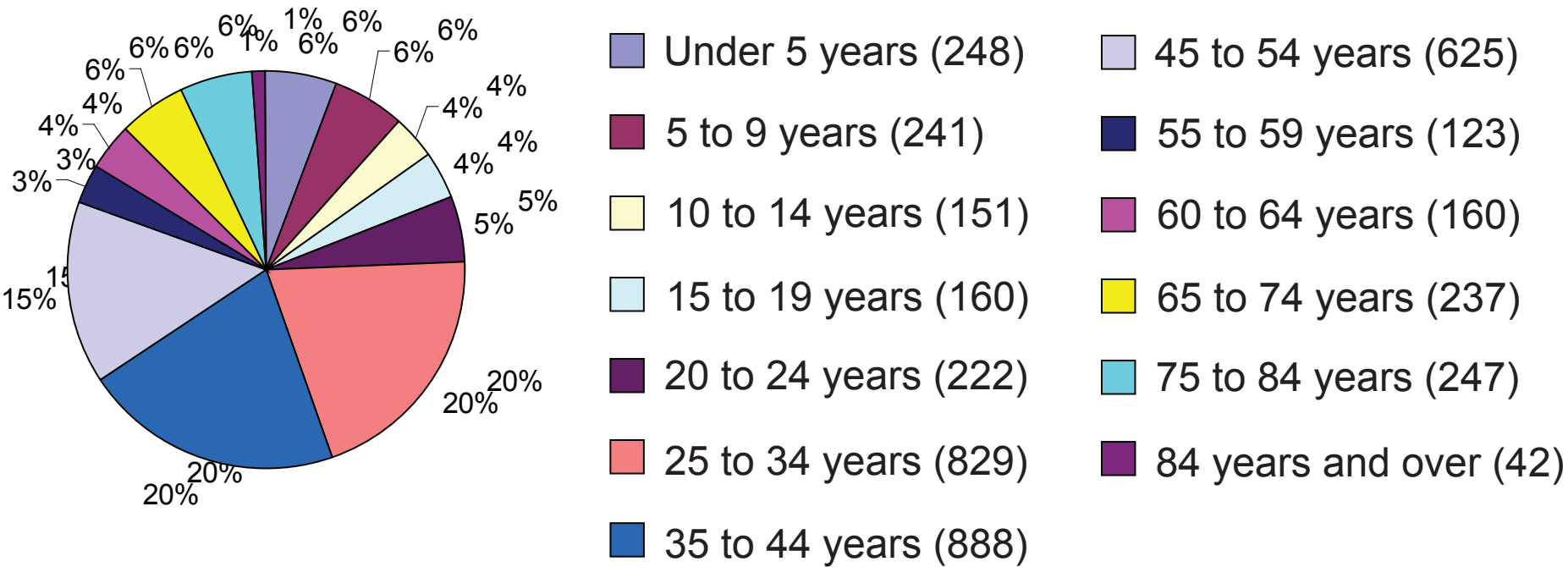
study aread**demographics**

Characterize seems like a less highly educated working class and lower middle-income of neighborhood home owners

Gender

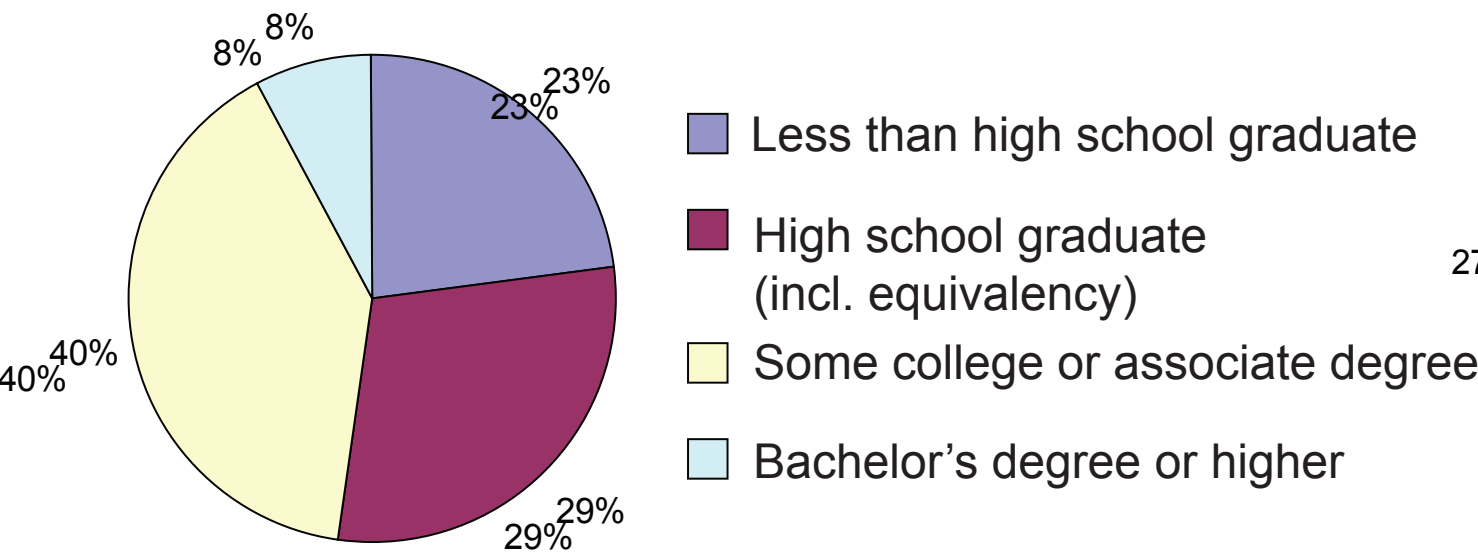


Age



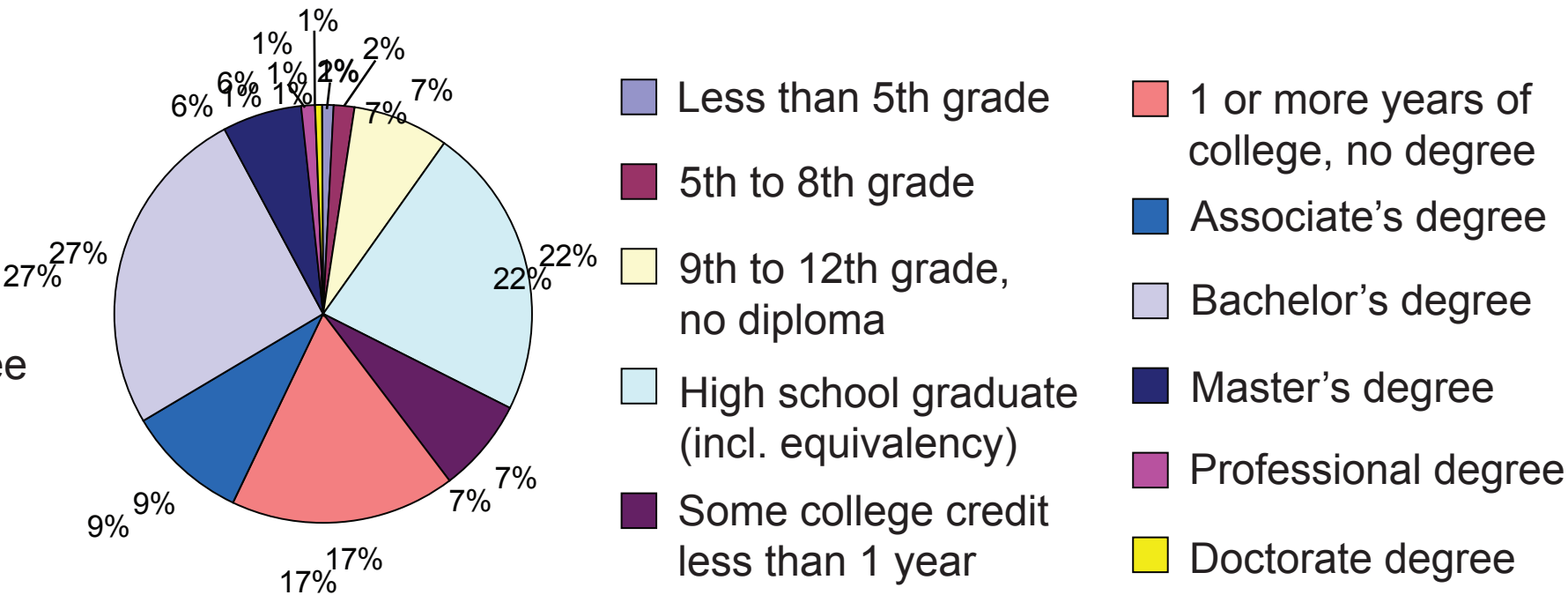
Education

Population 18 to 24 years



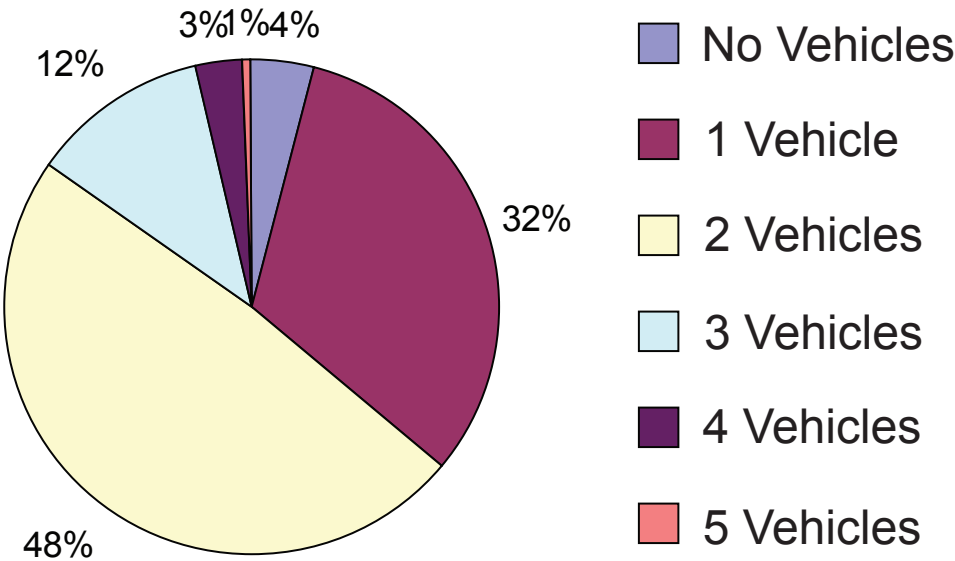
Education

Population 25 years and Over

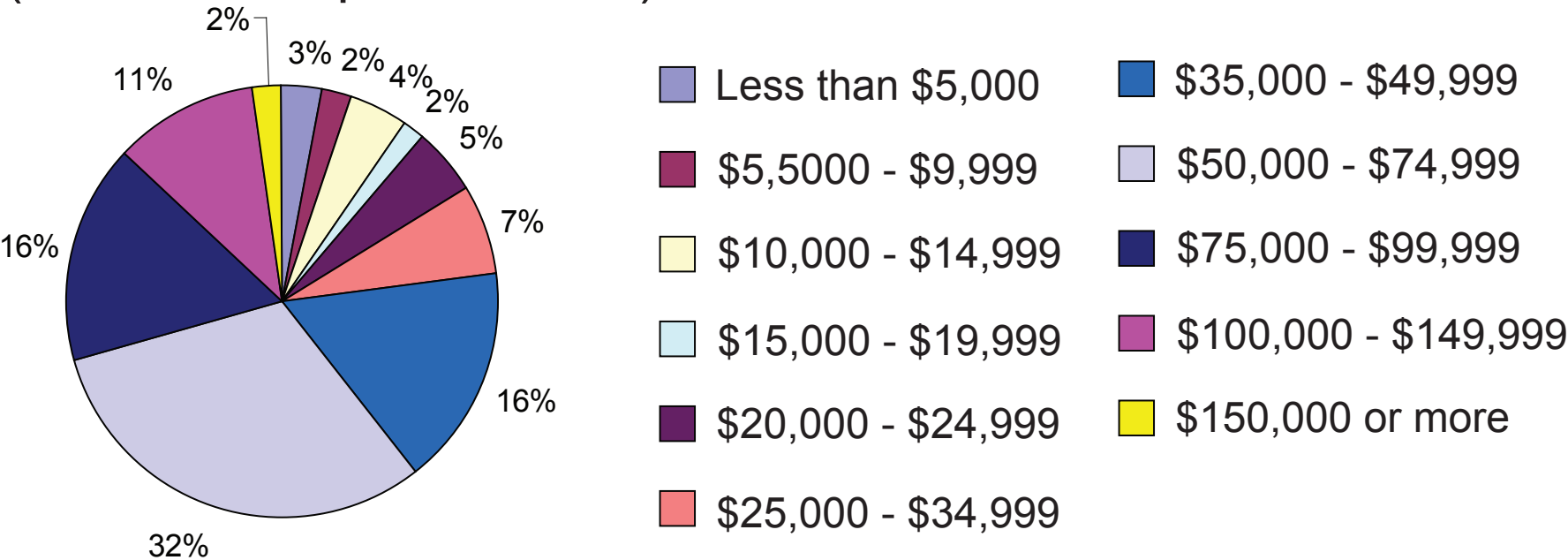


Owner Occupied Homes: 72%
Renter Occupied Homes: 28%

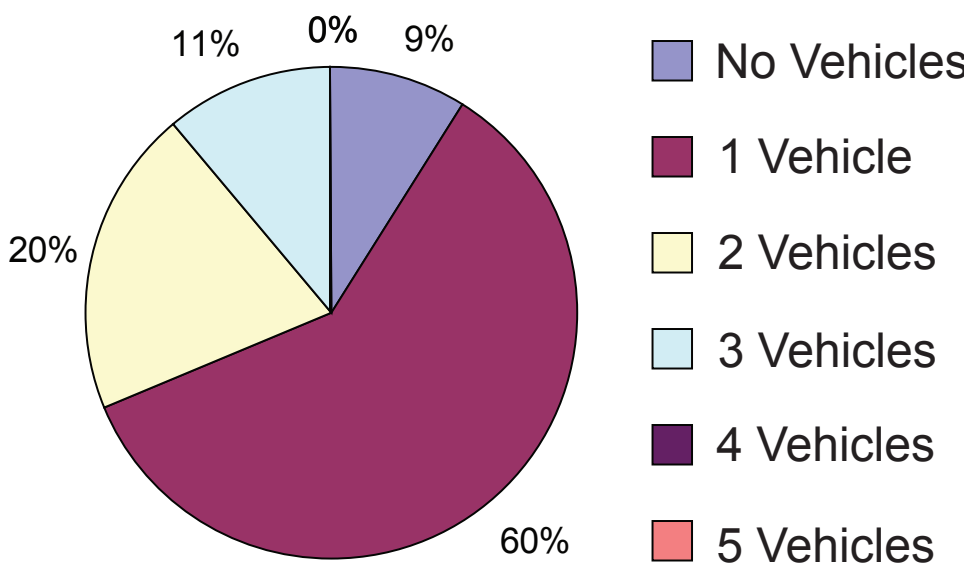
Car Ownership
(Owner Occupied Homes)



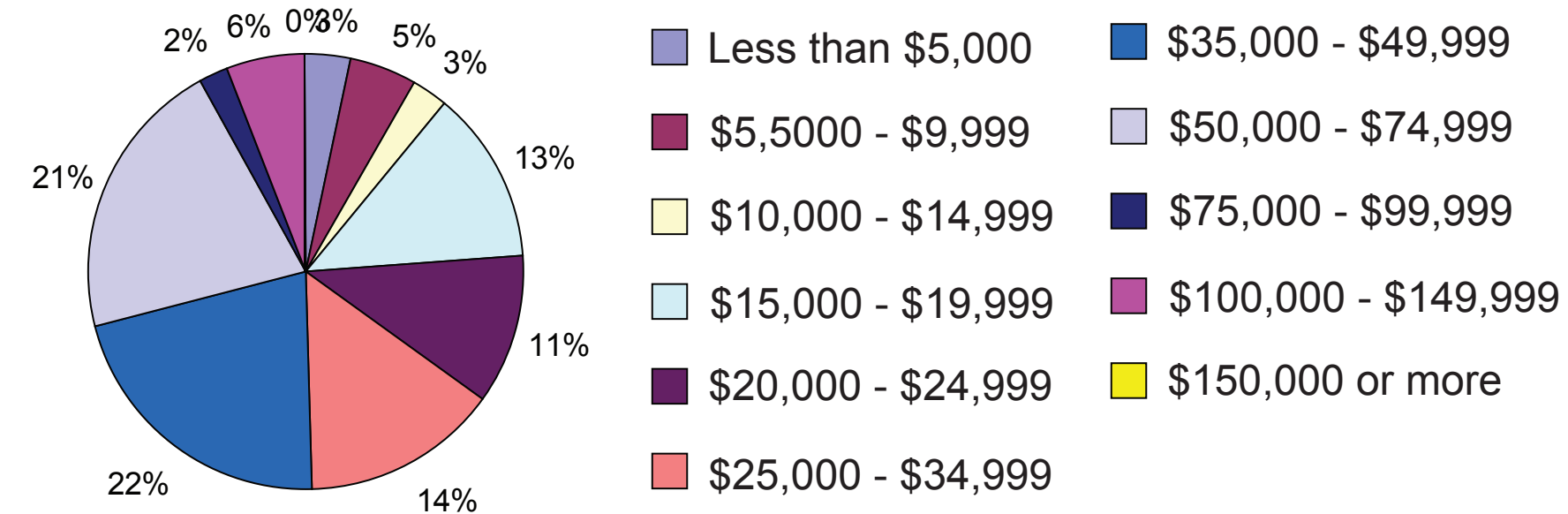
Income
(Owner Occupied Homes)



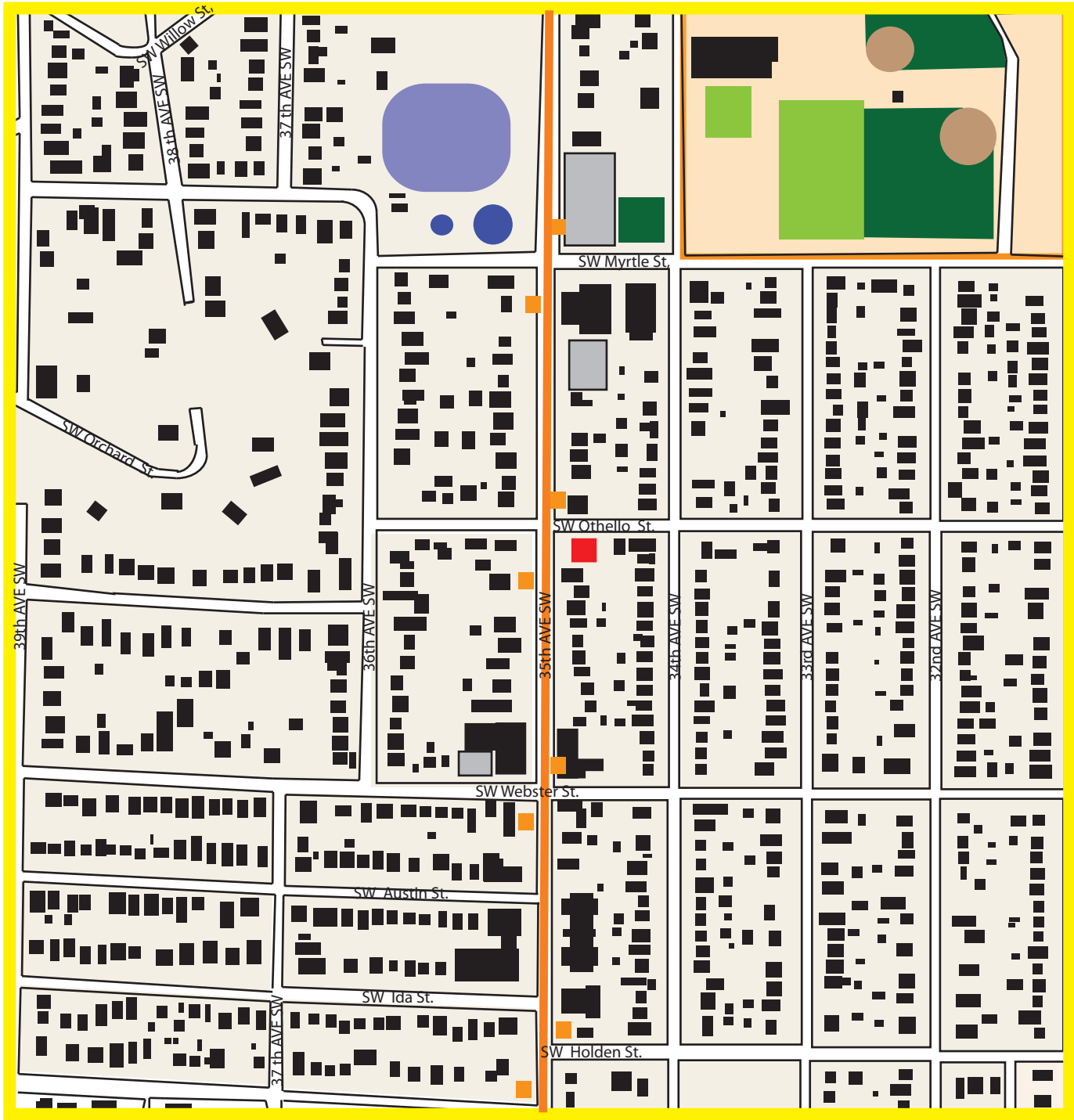
Car Ownership
(Renter Occupied Homes)



Income
(Renter Occupied Homes)



study area**bus route**



Bus # 21 (local and express) connects to downtown Seattle

Transfers to buses # 128, 22, 54, and 560

-  Fire Station #37
-  Bus Route 21 and Stops
-  High Point Development Area
-  Playing Field
-  Tennis/Basketball Court
-  Parking
-  Water Tower
-  Water

study area**images**



FIRESTATION 37



- A 20-year plan from 1994 to 2014
- Produced by the Friends of the Junction Neighborhood Association
- Elements of the plan
 - 1.Diverse mix of people
 - 2.Variety of housing types
 - 3.Strong relationship between residential and commercial
 - 4.Community facilities
 - 5.Transit
 6. Well-intergrated public open space
 - 7.Preserve history and natural feature

West Seattle

California Ave SW

Seattle FreeWay

Edmunds St. to Geneese St.(Business Area)

35th Ave SW

High Point

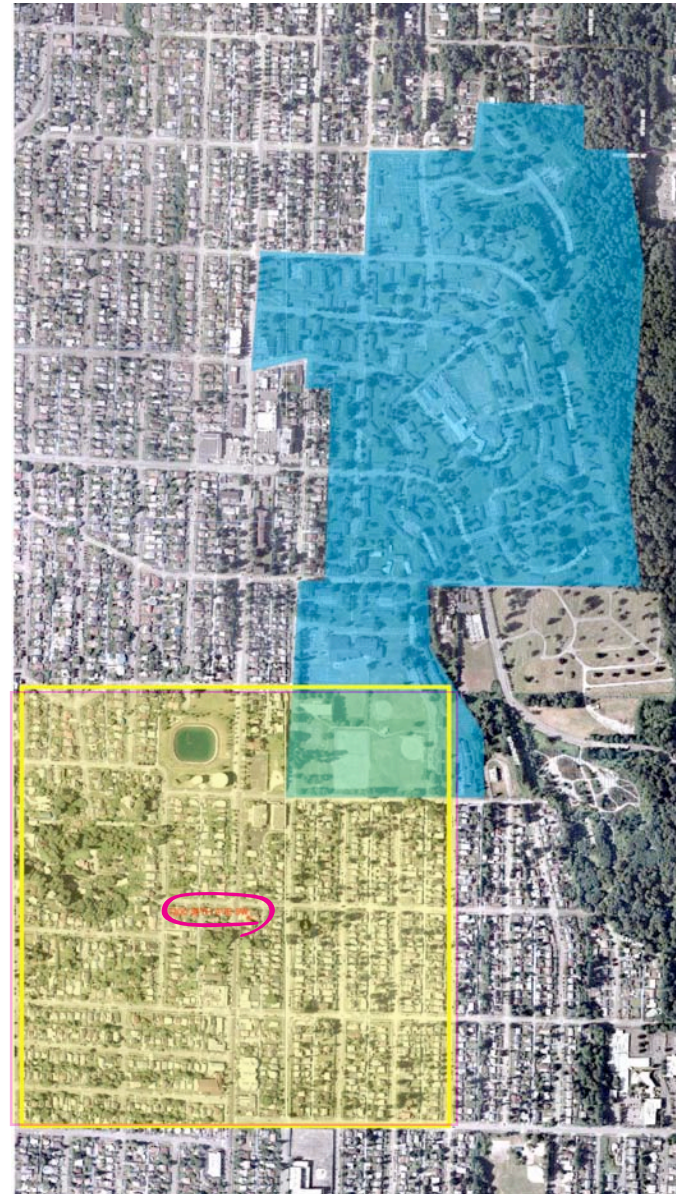
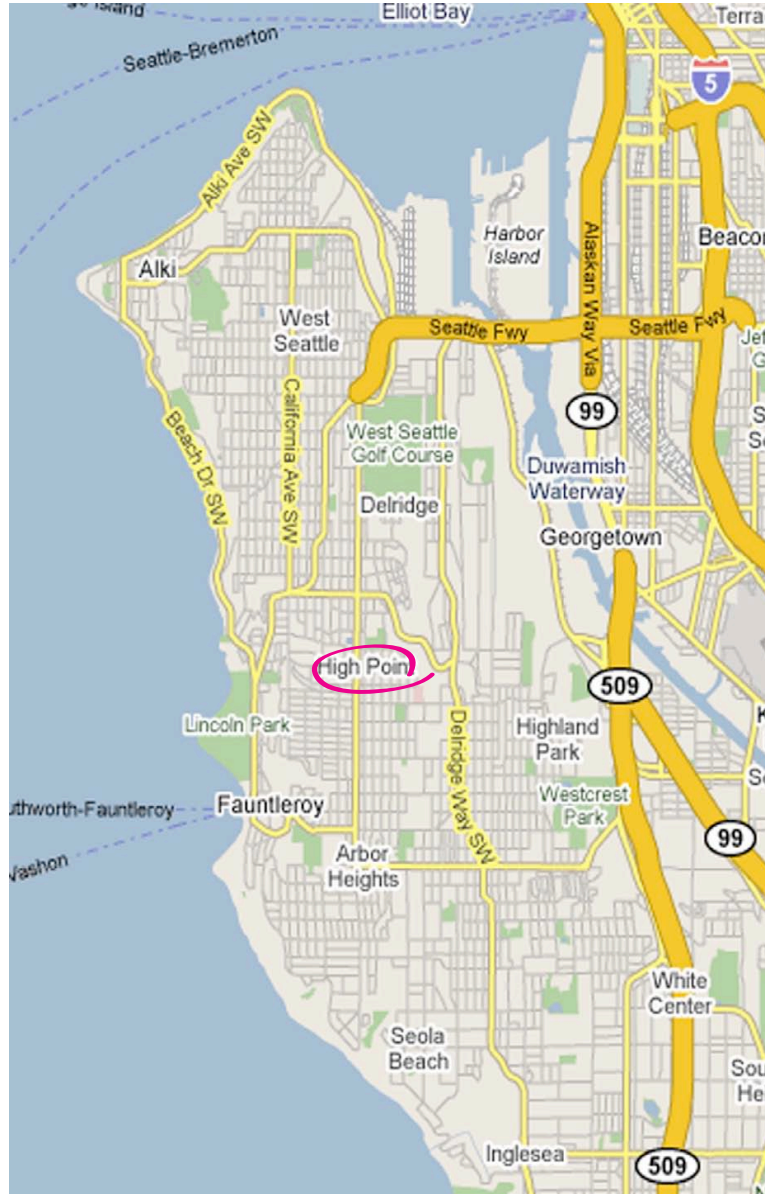
Fire Station # 37

Fauntleroy

-Primary goals of plan

- 1.Strengthen the mixed use
- 2.Strengthen commercial use on California Avenue between Edmunds and Genesee Streets
- 3.Improve the Fauntleroy gateway into the junction

high point development



- A mixed-income housing development at 35th Avenue Southwest between Myrtle St. and Findlay
- The third Seattle Housing Authority (SHA) HOPE VI redevelopment project
- The goals of the project
 1. Provide High Point residents with new opportunities for quality housing and self-sufficiency
 2. Reintegrate the High Point community into greater West Seattle
 3. Develop a mixed-income community enhanced by an array of public amenities



FIRESTATION 37

fire station**history**

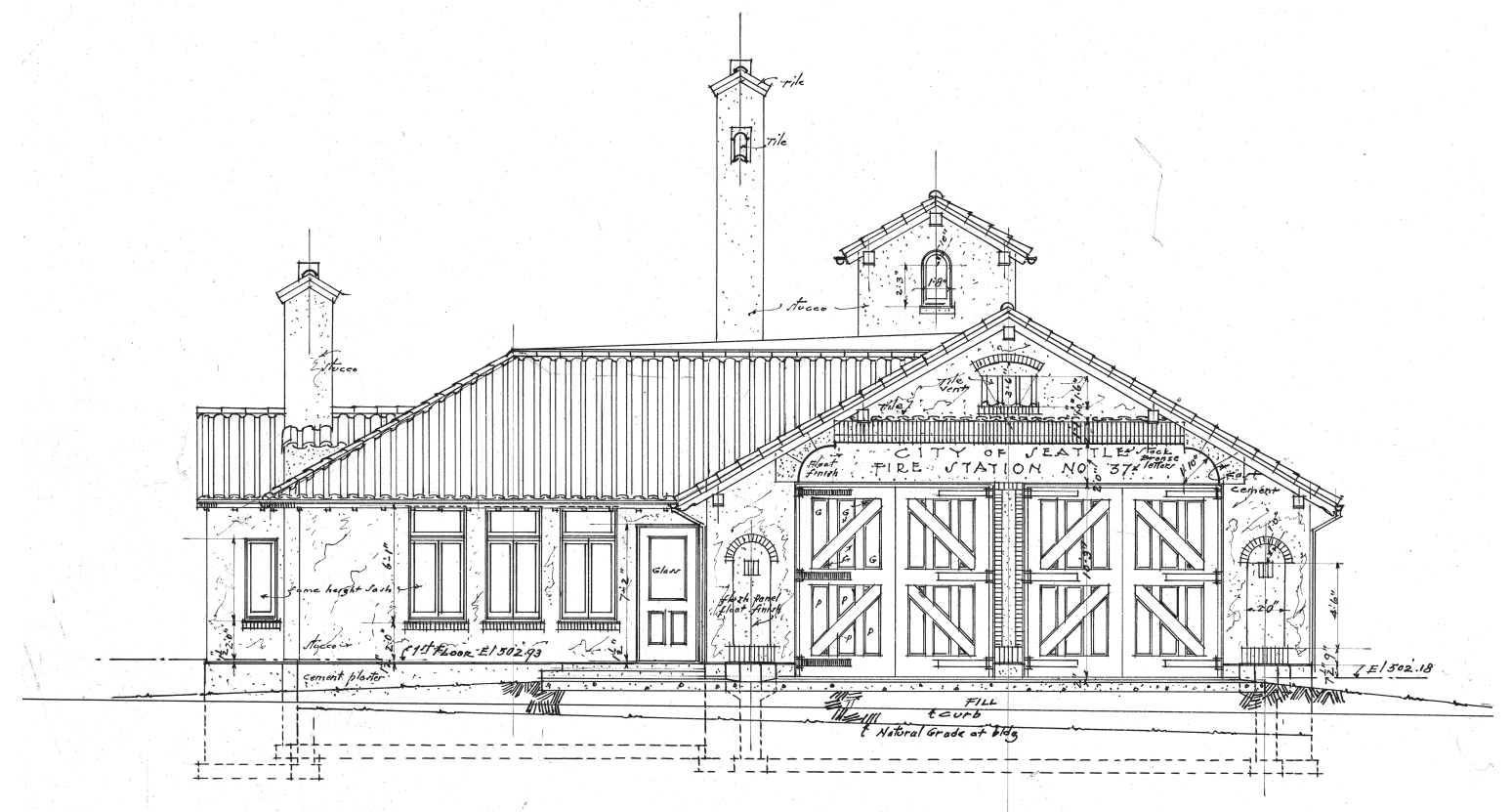
Located on Lot 14 and 15 in the Sunrise Heights addition to the city of Seattle.

Built in the 1920s and 1930s to better serve West Seattle, which Seattle annexed in 1907.

Plans dated 1925, 18 years after being annexed.

Area was relatively open, undeveloped, with few roads and no sidewalks at time of construction.

The fourth in West Seattle, but the first in the southern end of the peninsula.



FIRESTATION 37

FIRE STATION DESCRIPTION

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fire station**history**



Designed by city architect Daniel R. Huntington.

Remodeled in 1895-1986 by Church Suzuki Architects and Steve Worthy, Landscape Architect.

Maintained the original footprint and most of the original features.

Remodeling of the dormitory, beanery, day room, bath/shower rooms, watch office, weight room, and driveway.

Upgrading of structural/seismic and building systems.





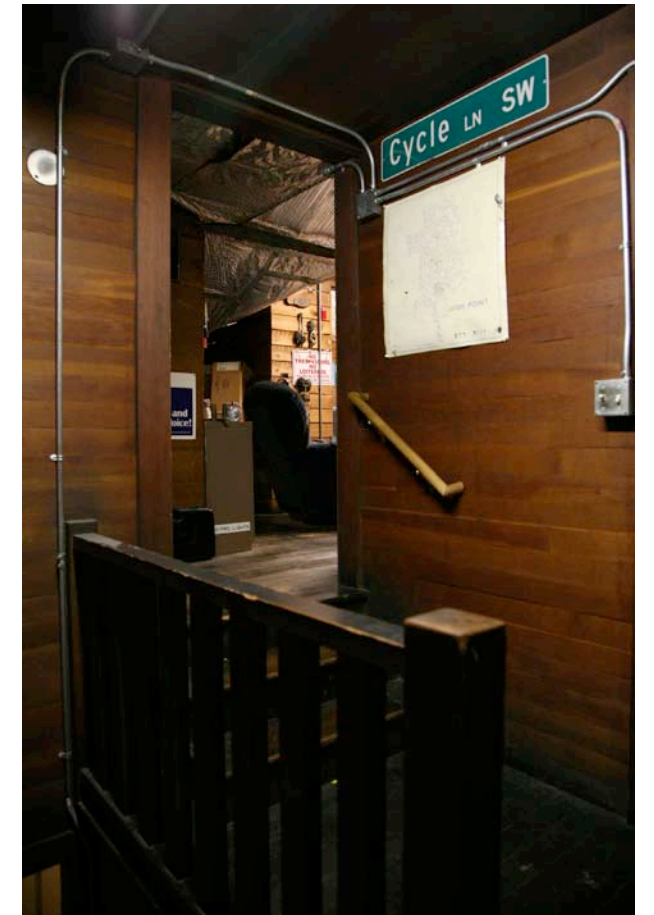
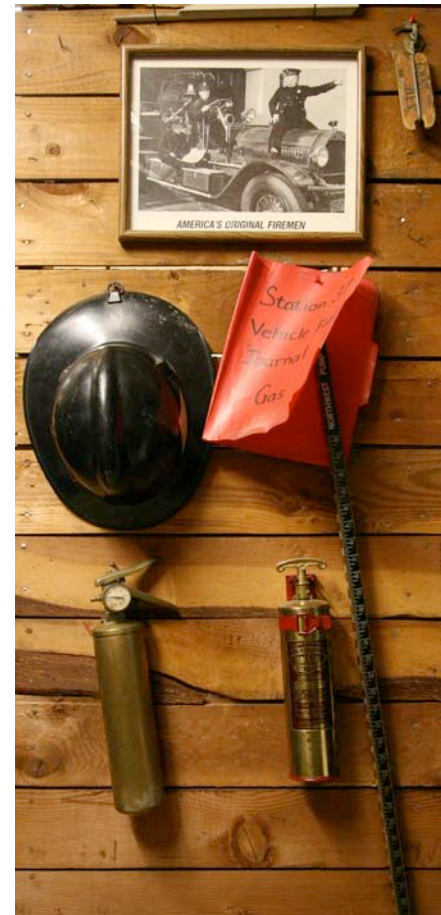
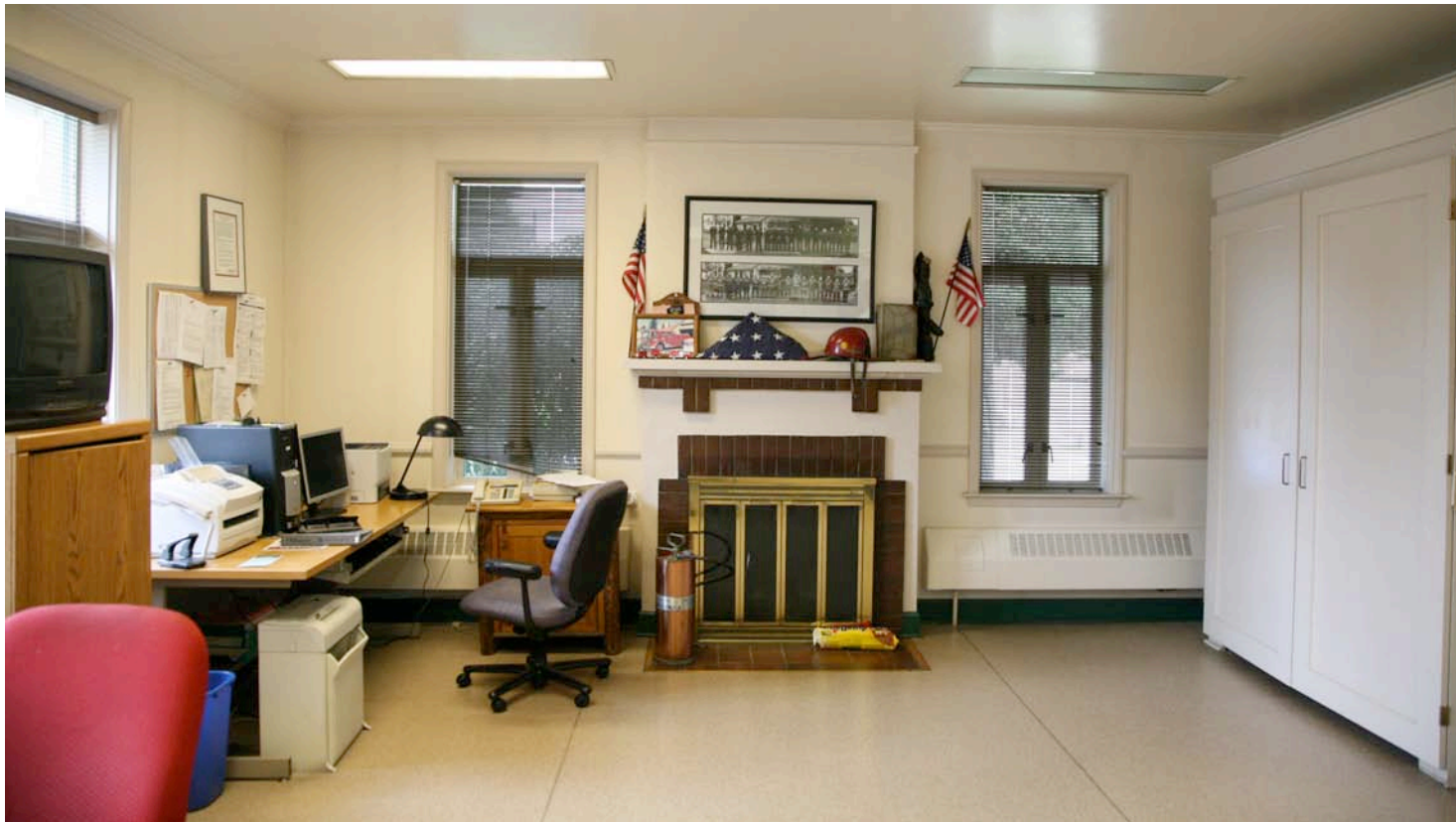
San Gabriel Mission Playhouse in California

- An architectural movement that began in the late 19th century.
- Began in California.
- Took its character from Spanish Franciscan mission churches of the Southwest.
- Same style as San Gabriel Mission Playhouse in San Gabriel, California.



firestation**characteristics**

- A Mission Revival Style building
- Embodies more of the massing, materials and features of the Mission Revival style than the other five Mission Revival Style stations that are in consideration as a landmark.
- Fireplace in the current Watch Office is unique to Fire Station #37.
- Houses the largest Fire Station Museum and relics.



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architectural**characteristics**



- Simple, smooth stucco and plaster siding.
- Arched entry and windows.
- Broad, over-hanging eaves.
- Round windows.
- Restrained decorative elements usually consisting of tile, iron and wood.



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fire stationelevations



West Elevation (Main Entrance)



North Elevation



35th Ave

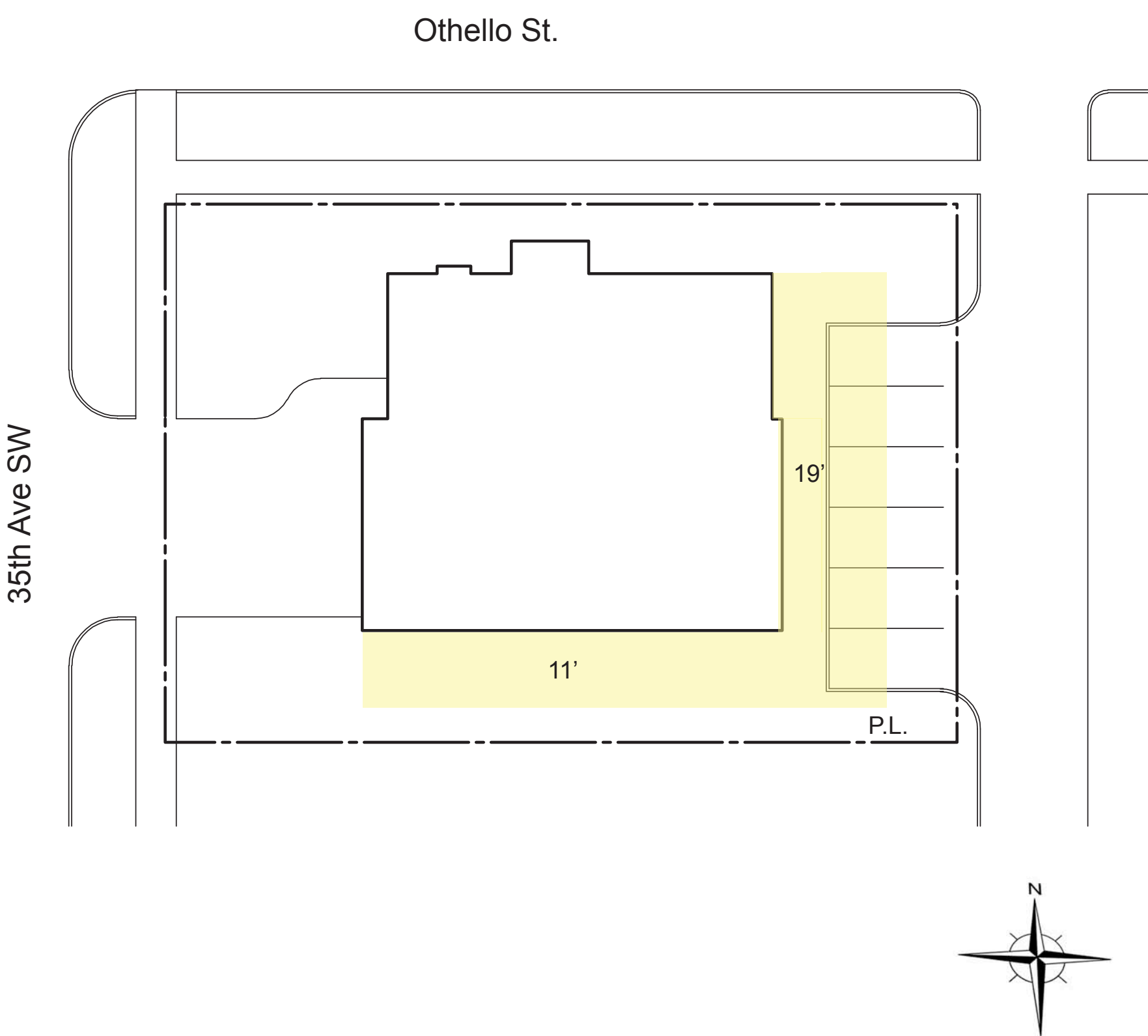


East Elevation



South Elevation

FIRESTATION 37



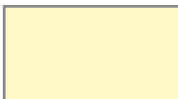
- Is on a corner lot with a two-lane street on the North and a four-lane street on the West.

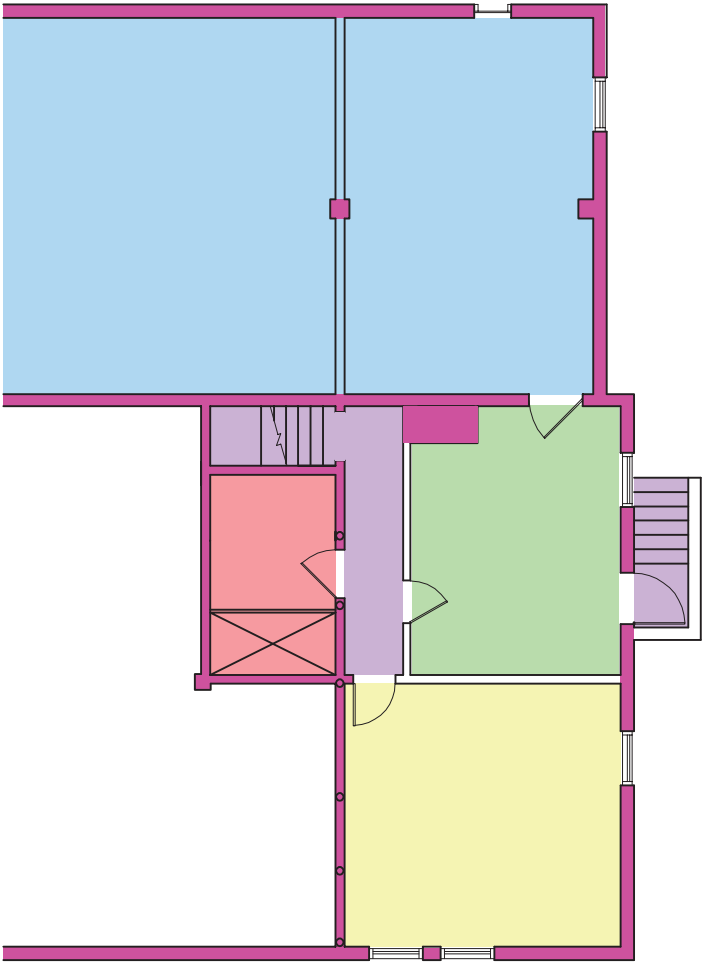
-Lot size: 9,465 square feet.

-Building property line: 29' from front yard, 26.5' from back yard, 16' from south side yard, and 10' from north side yard.

-Site slopes downward to the east, estimated drop of five feet.

-Sidewalks 5' on the west and north sides with parking on the east adjoining a16'-wide alley.

 Potential Building Extension

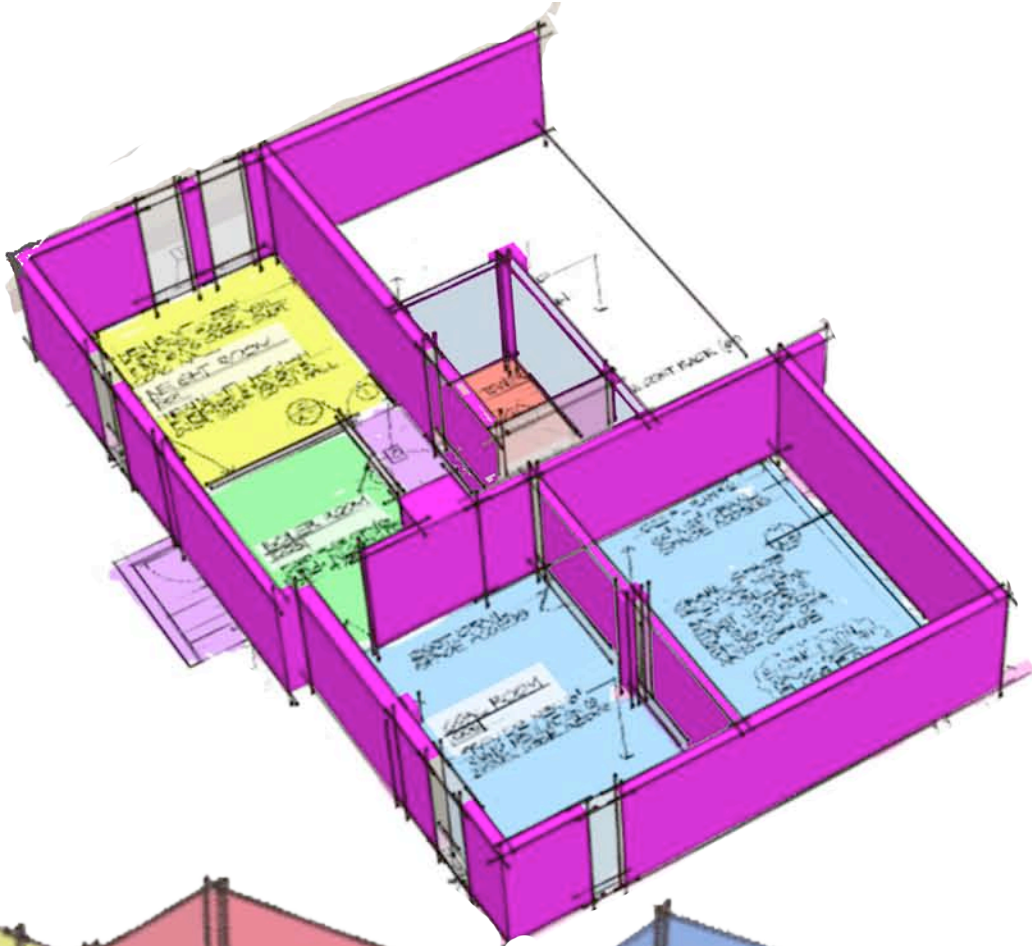


Basement Floor Plan

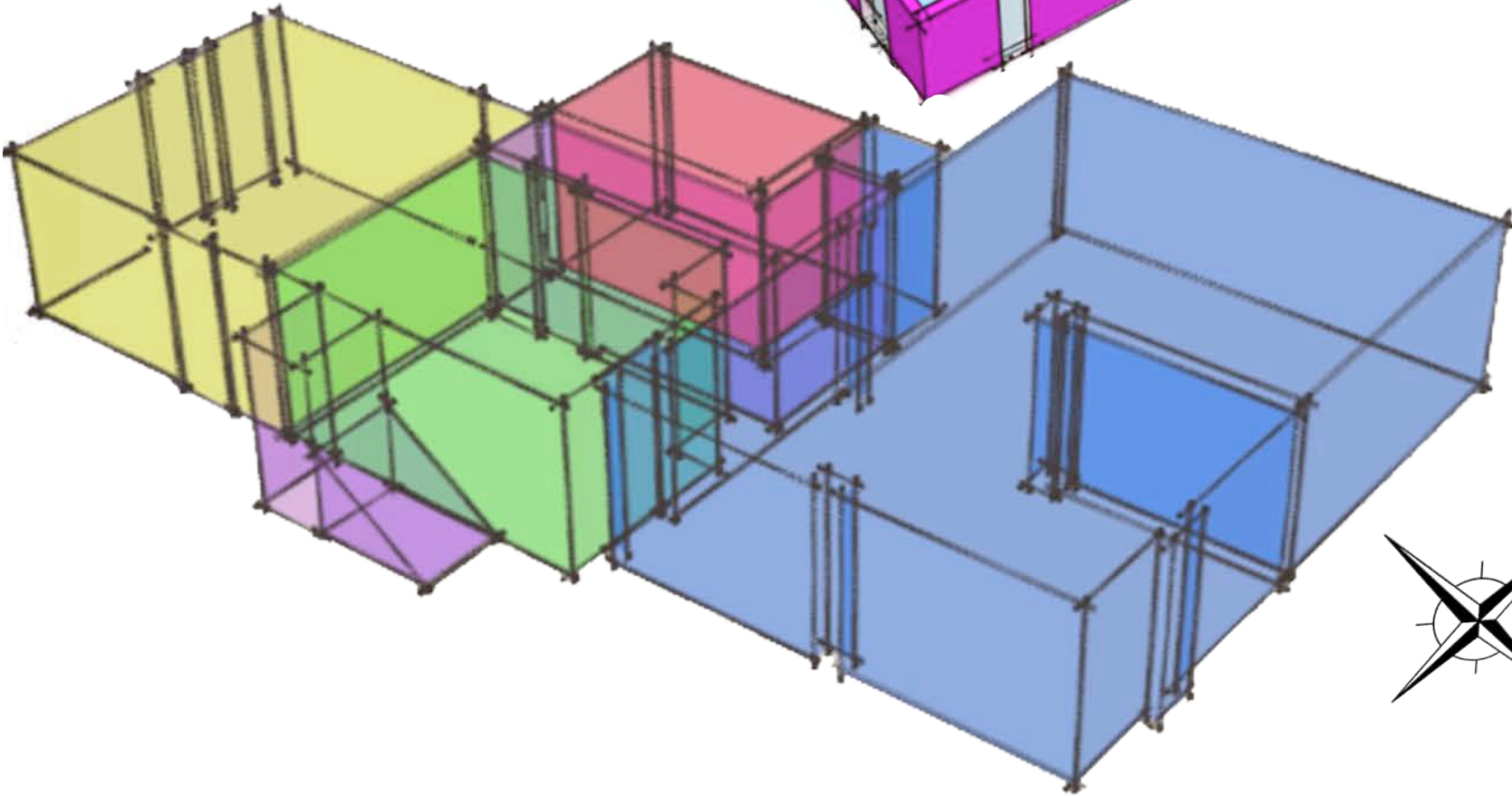
- Weight Room
- Boiler Room
- Hose Tower/Drying Room
- Hallway/Stairs
- Coal Room



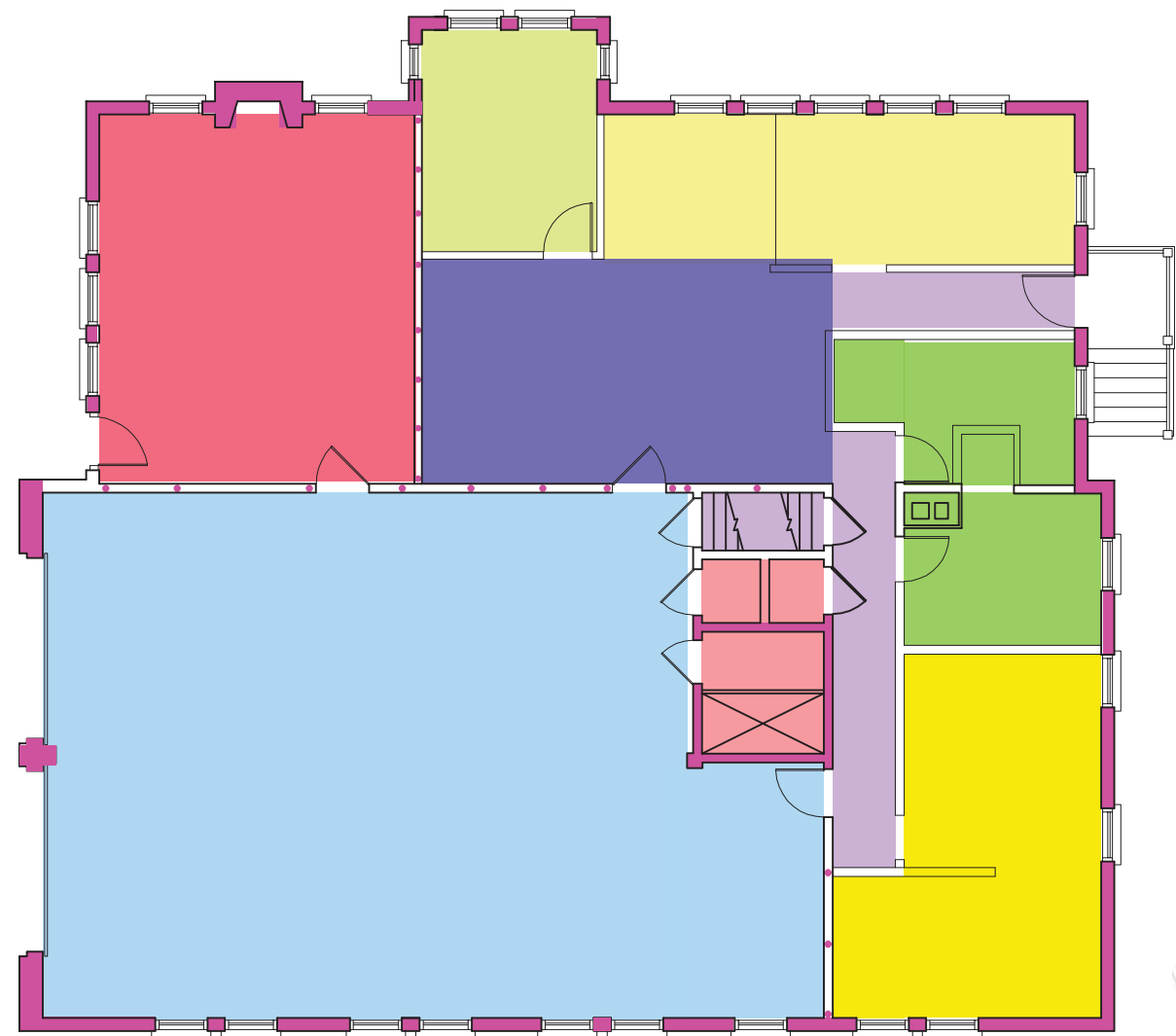
Structural



Volumetric



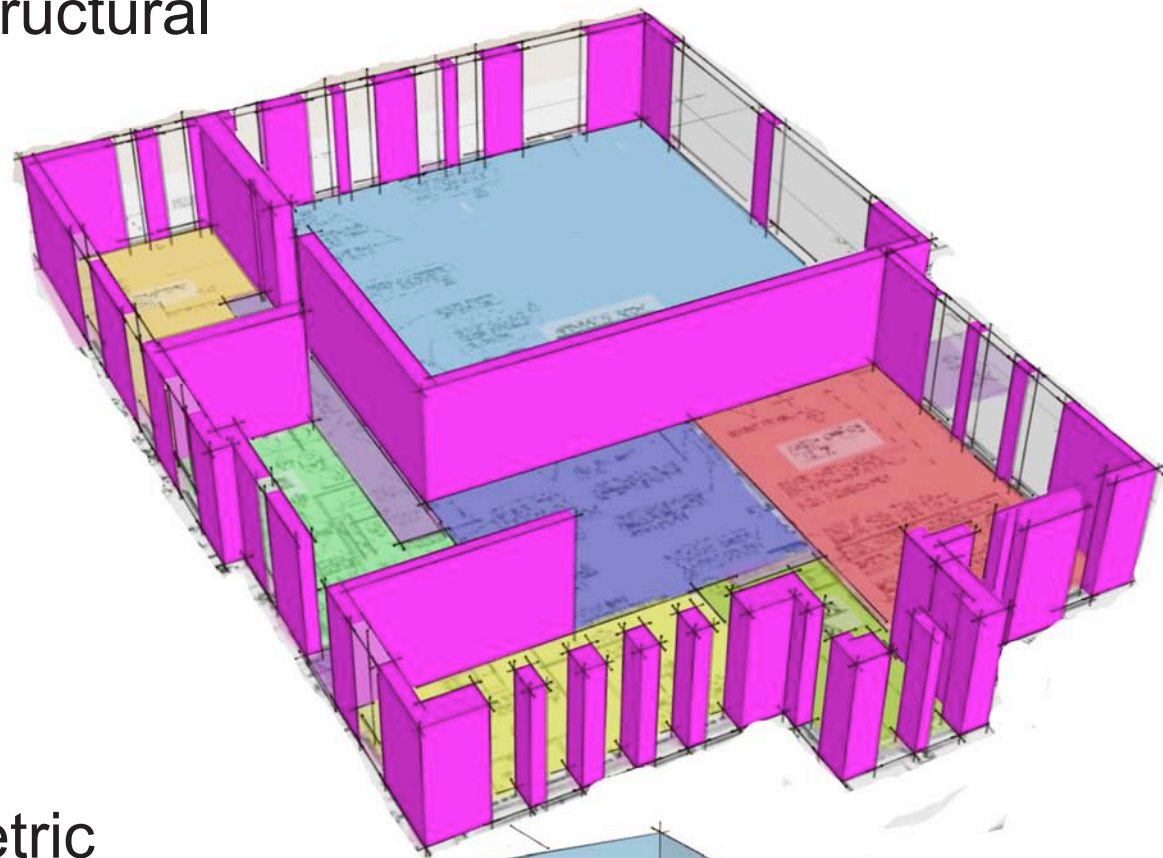
level oneanalysis



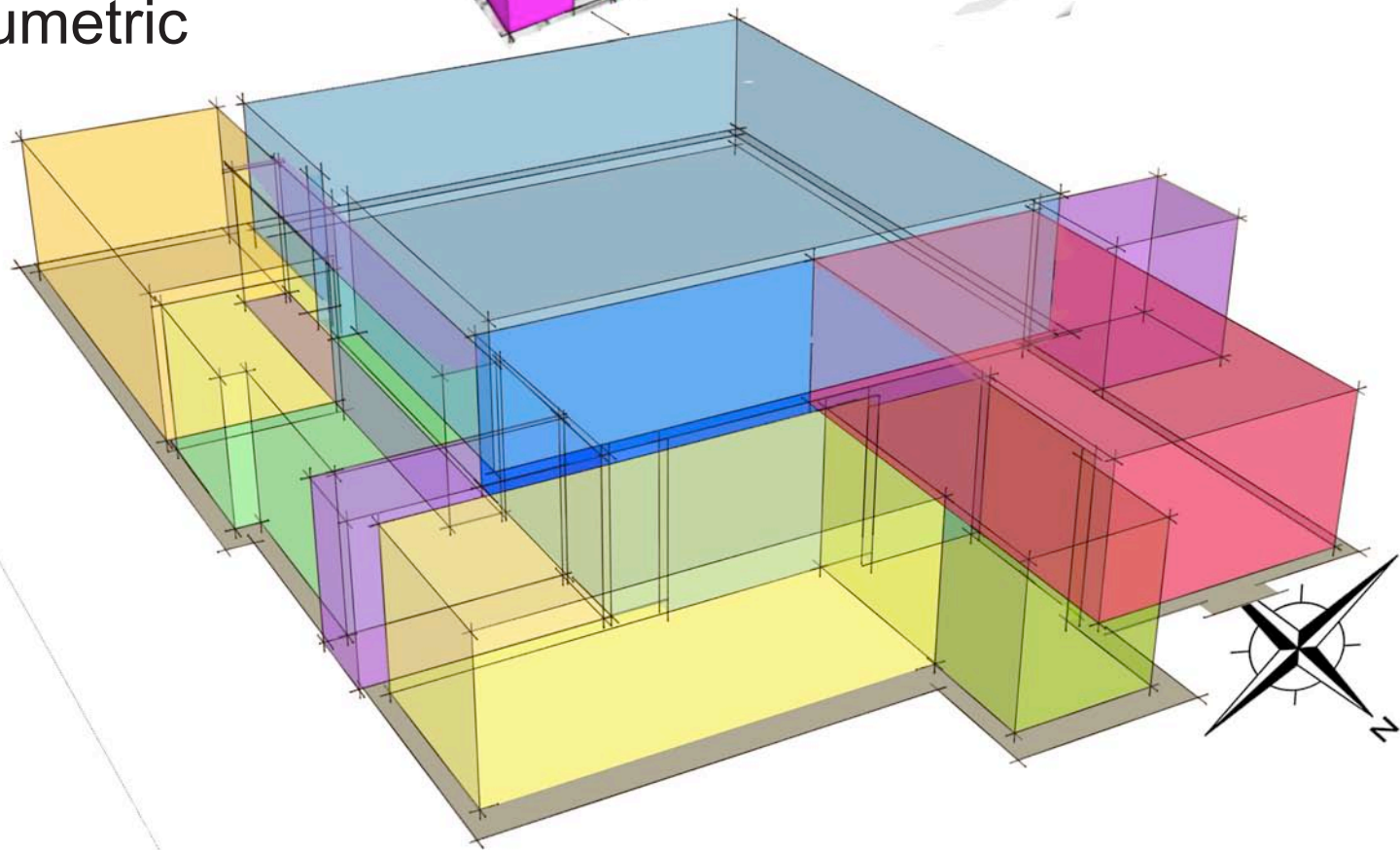
First Floor Plan

- | | |
|------------------|-------------|
| Watch Office | Bathrooms |
| Apparatus Room | Dormitories |
| Captain's Office | Day Room |
| Hallway/Stairs | |
| Beanery | |

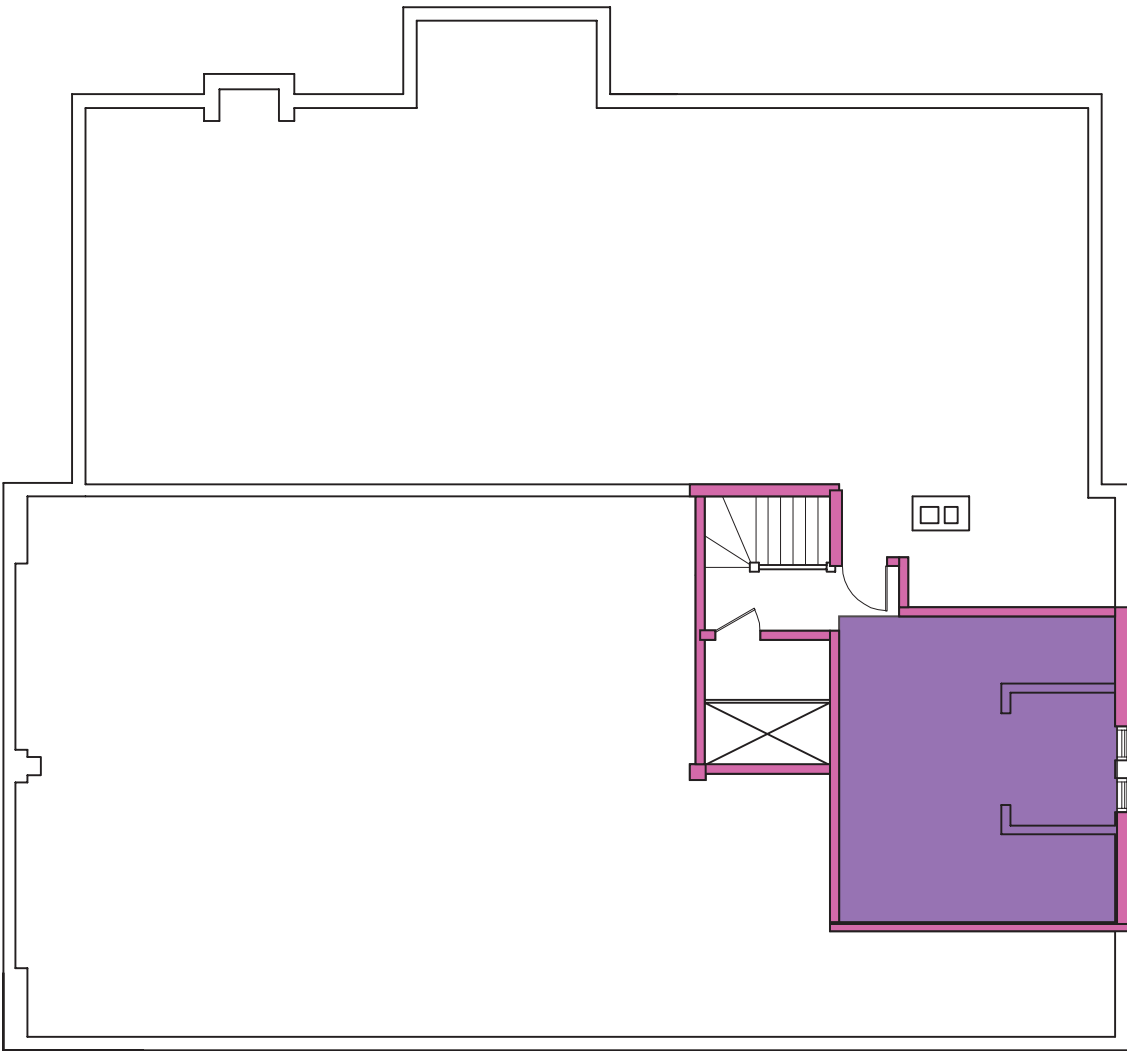
Structural



Volumetric



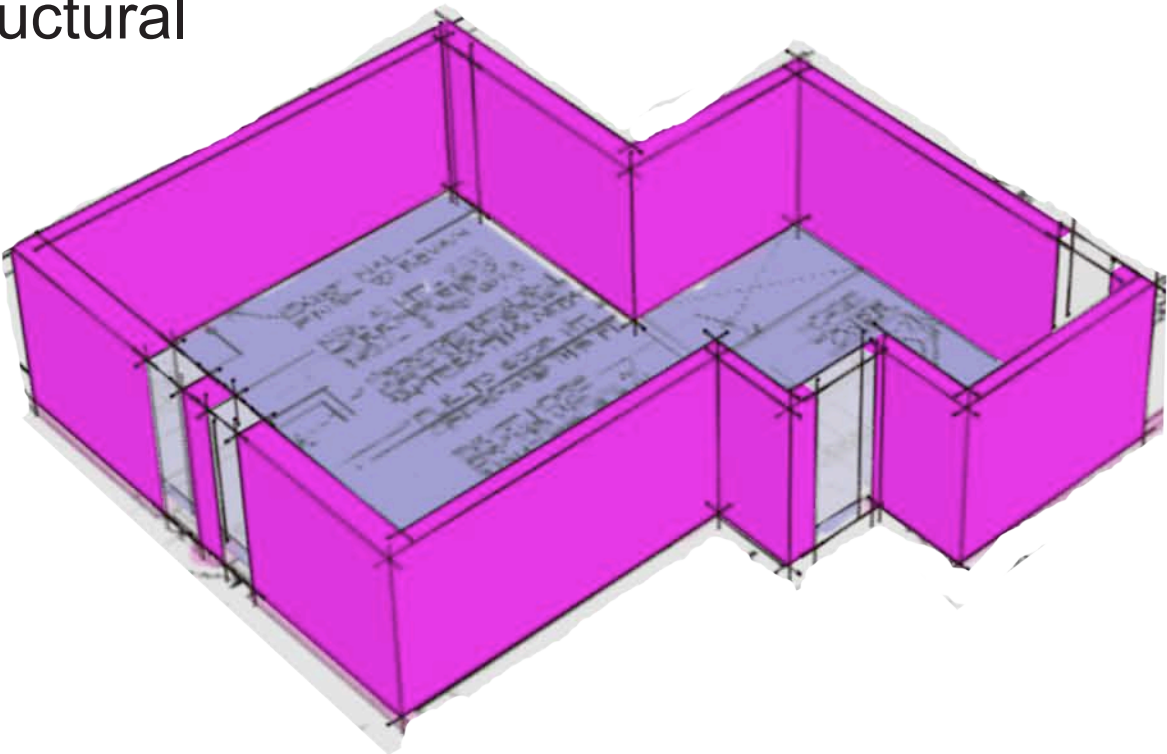
level twoanalysis



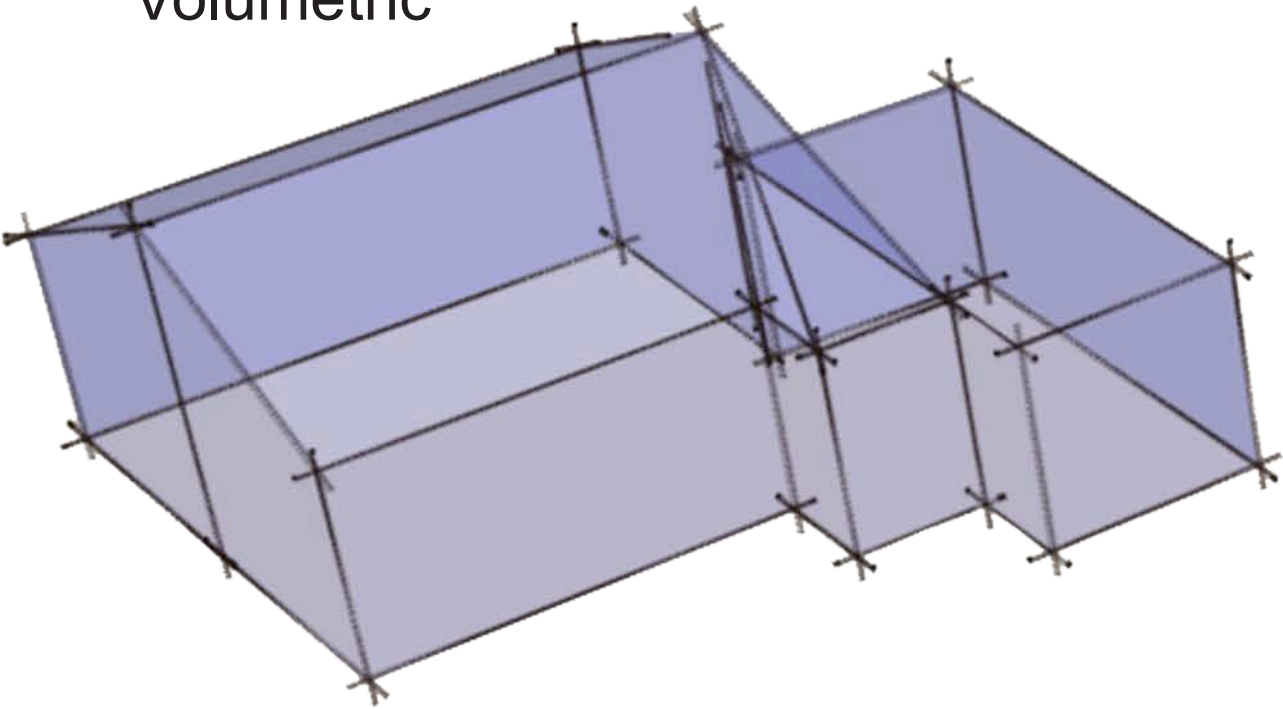
Second Floor Plan

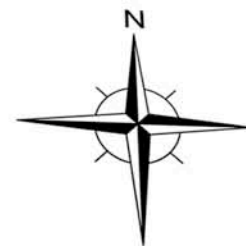
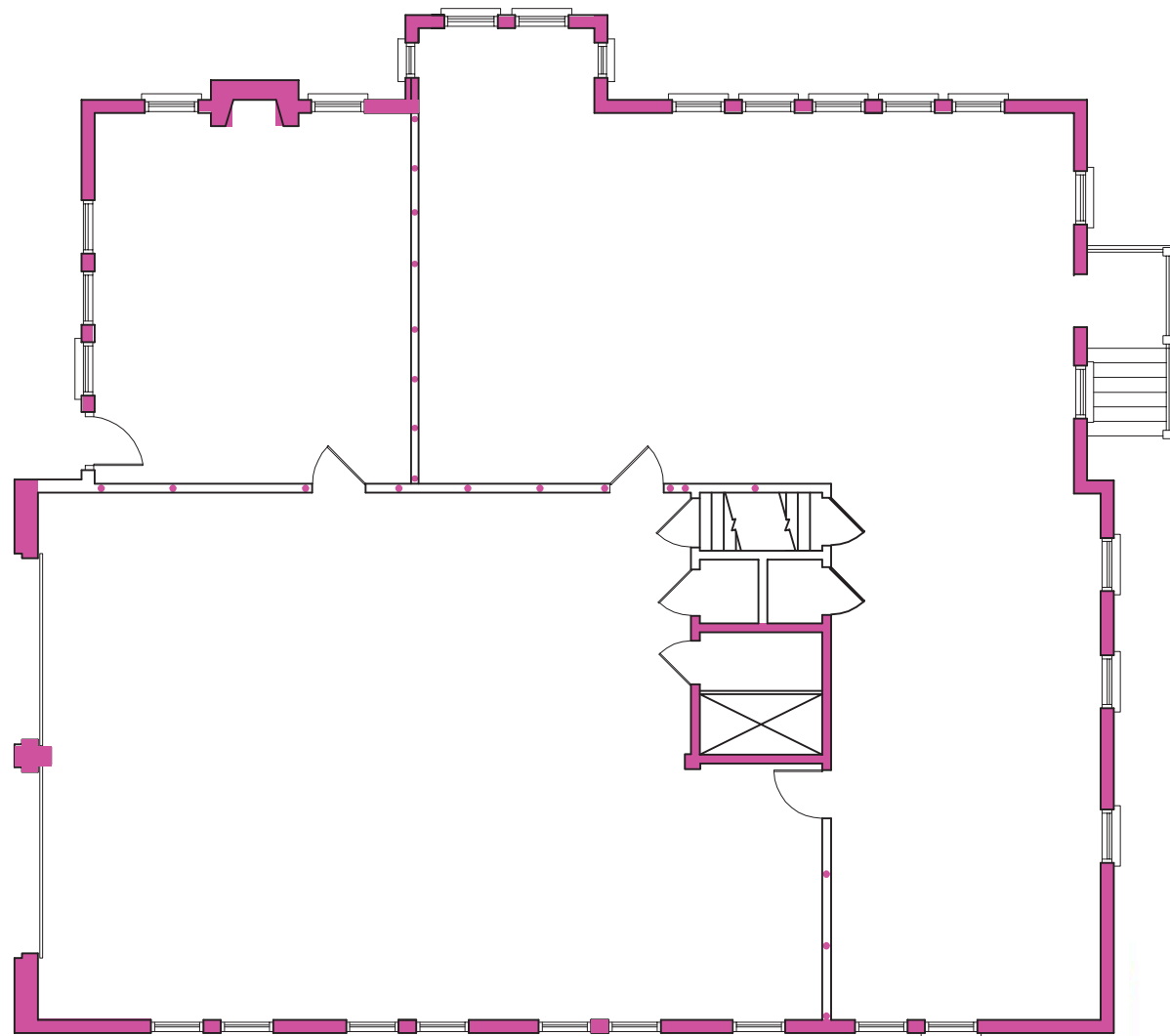
■ Attic Loft

Structural

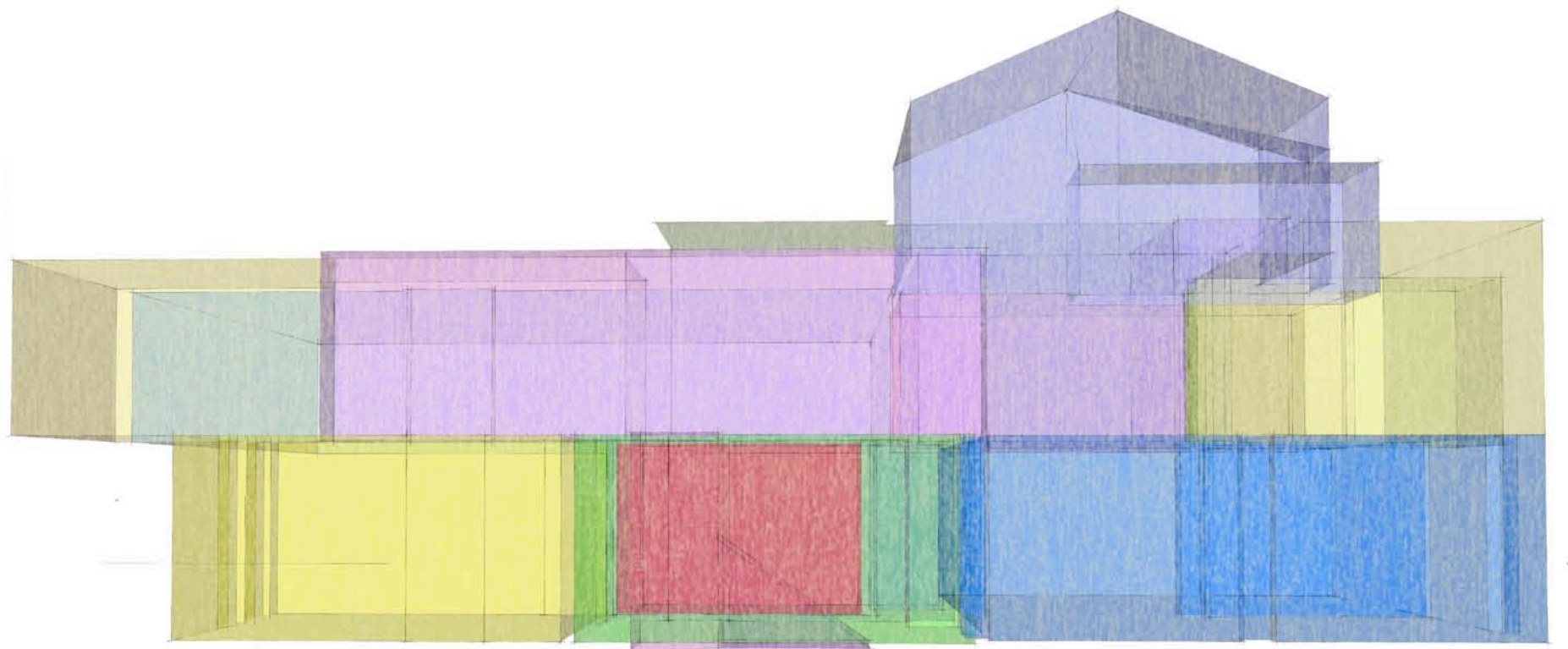


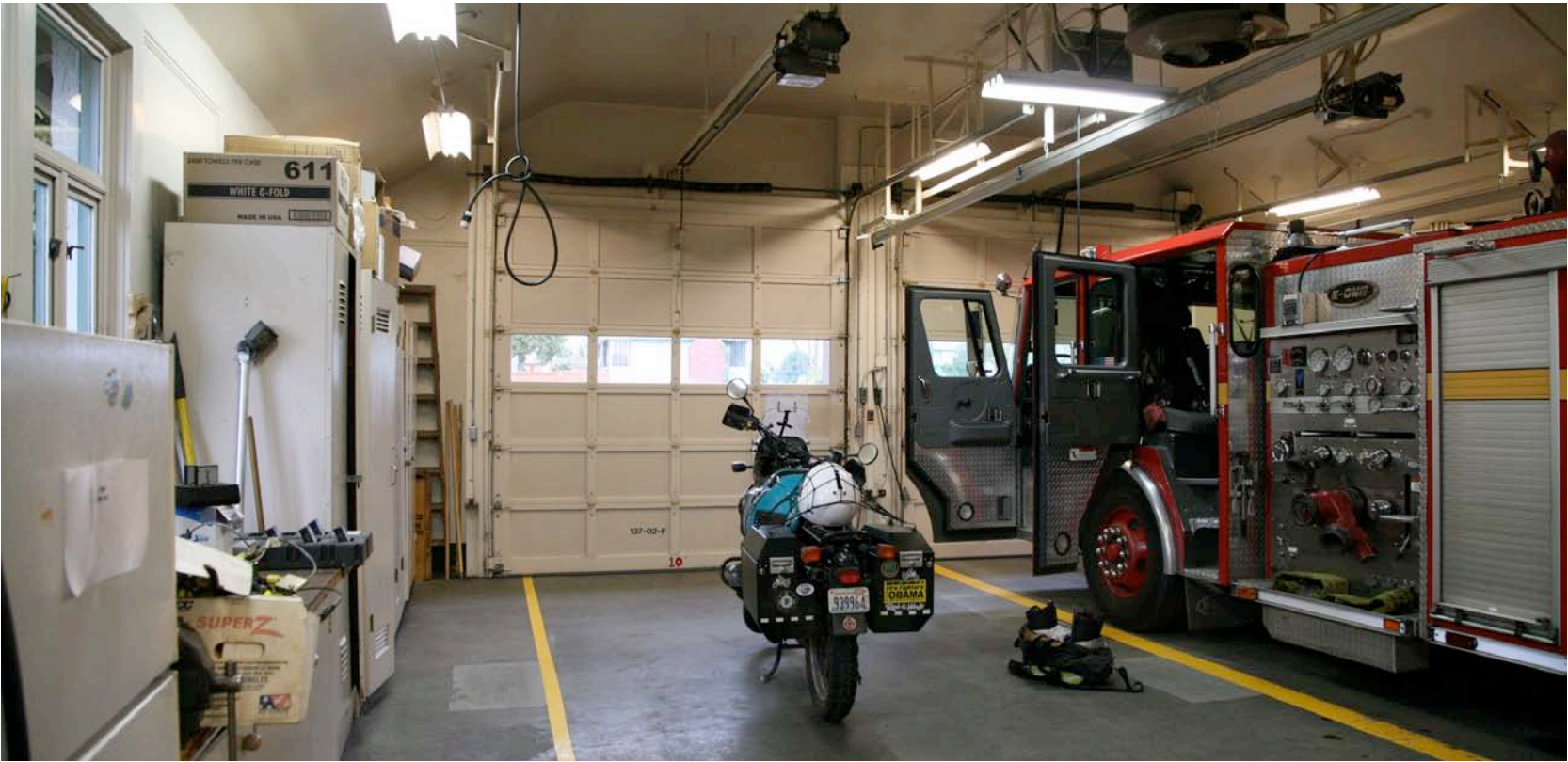
Volumetric





- Loosely Defined Structural Grid
- Basement at grade, height: 8'-0"
- Attic height: 6'-7"
- Core Elements: Hose Tower and Fire Place





FIRESTATION 37



FIRESTATION 37

REUSE ANALYSIS

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neighborhood**strengths**



Neighborhood

- Quiet residential area.
- Public amenities (hospital, school, parks, shopping center) located within driving distance
- Bus # 21 (local and express) connects to downtown Seattle.
- Reasonable amount of pedestrian activity
- Lincoln Park is 1 mile to the west on the waterfront.

Fire Station

- Three story building with basement and attic
- Five stall parking lot in back.
- On corner lot (easily seen with parking potential).
- Lot size (9,465 sf) is large for the area.



neighborhood**weaknesses**

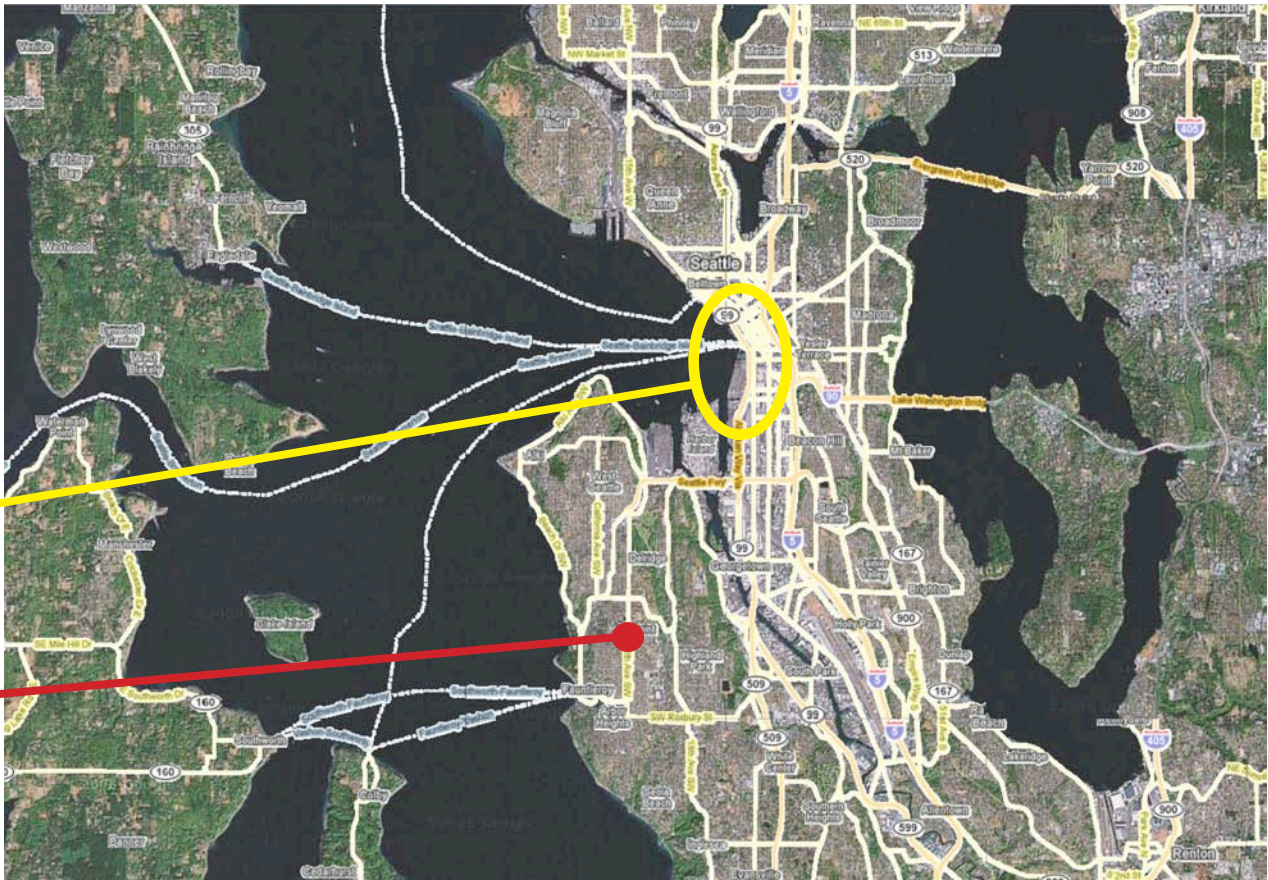


Neighborhood

- West Seattle is a long commute for residents to the downtown or other areas of interest.
- Access to public amenities requires a bus ride, 30-minute walk, or 15-minute bike ride.
- Views are land locked.

Downtown

Site



neighborhood **opportunities**



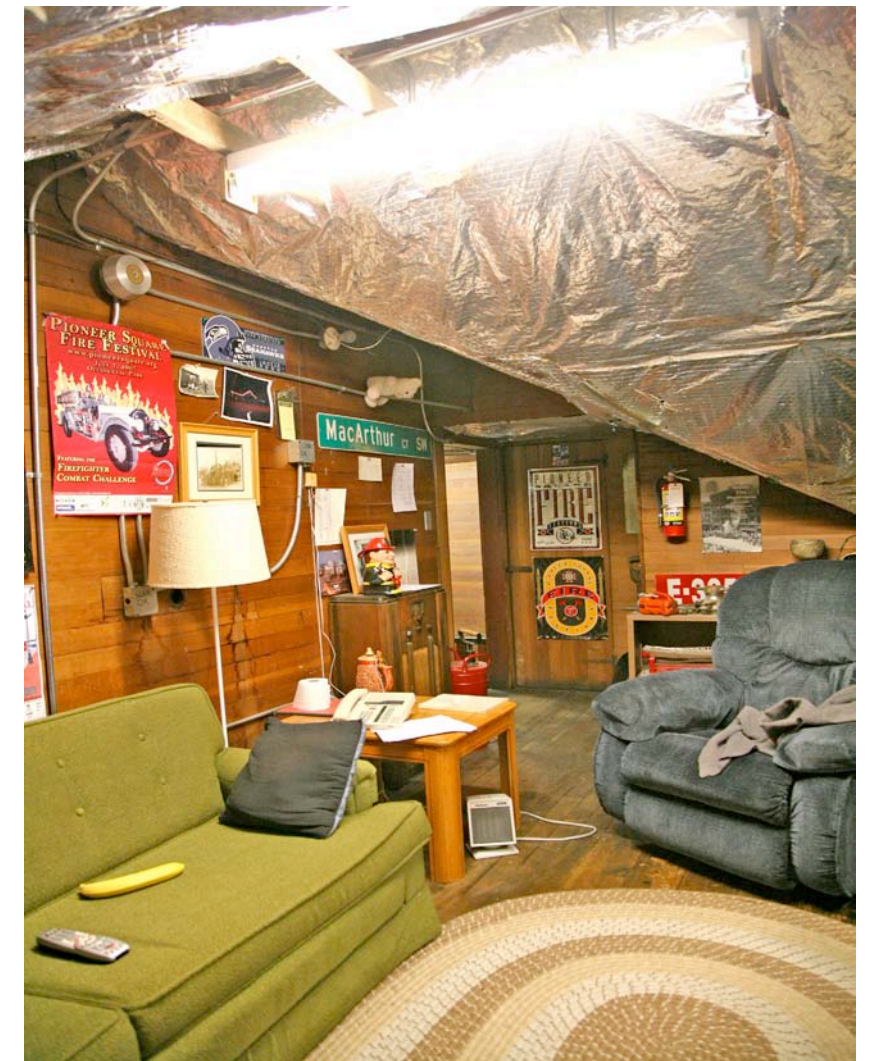
Neighborhood

- Is surrounded by a diverse residential community (low income, middle-income, renters, homeowners).
- Is nearby a green conscious community (High Point).
- Has an abundance of social services in comparison to retail or office.
- At the edge of High Point can bridge the disjointed connection between High Point neighborhood and surrounding neighborhoods.



Building

- Faces high traffic on 35th Avenue SW creates safety and pollution issues.
- Attic has very low ceiling.



Adaptive Reuse Advantages

Environmental

- Save 95% energy compared to rebuilding the entire structure.

Social

- It has long-term value. Our live style is enhanced from retention of heritage building and adaptation into accessible and unusable places.
- It can provide new housing or commercial property.

Economic

- Commercially viable investment assets for the owners.

Design

- Creative designs that retail retain heritage significance.



Old Fairhaven Fire Station No. 2

- built in 1927 to fit into the neighborhood.
- adaptive reuse as a performing arts center, cafe, and offices.
- it continues the tradition of neighborhood scale and character.





DESCRIPTION:

Consists of a mix of independent and shared retail space that is based on building community relationships and supporting family dinner time.

RATIONALE:

Supports the neighborhood by providing opportunities for community members to start their own business, encourages the building of stronger family relationships by providing items needed for dinner, and provides a place for community gatherings where relationships can form and grow.

The focus of the proposed use is in line with the purpose of a fire station: **serving the community**.

CHALLENGES:

Initial start up and support of shared business space for community members.

Noticeability of the building while driving on 35th Ave SW.

community oriented **mixed use incubator market**

POTENTIAL INDEPENDENT RETAIL: 1100 sf

Coffee Shop
Catering Services
Game Store
Kitchen Supply Store



POTENTIAL SHARED RETAIL: 1400 sf

Fresh Produce	Bread
Baked Goods	Flowers
Honey and Jams	Candles and Incense
Coffee Beans	Table Linens
Herbs and Spices	

specialty bakery **culinary class**



Description

-Its a cupcake specialty's bakery with culinary classes(baking) provided.

Rationale

-The fire station is located at the center of a desnse residential area where has a lot of community facilites. This specialty's bakery supports the community with delivered cupcakes and provides a place where community can gether. The culinary class will bring people into the building and provide a fun and healthy environment to the neighborhood.

Challenge

-Managing the attic and basement and placing the loading deck

specialty bakery**culinary class**



Programs

Cupcake Specialty's : 1400sf

- Bakery
- Counter
- Seating

Culinary Class: 700sf

- Reception and register office
- Demo classroom
- Student stations

Utilities: 400sf

