

SEATTLE FIRE DEPARTMENT  
ENGINE 37

# FIRESTATION 37

## Overview

Nighborhood Description

Fire Station Description

Reuse Analysis

Reuse Concept

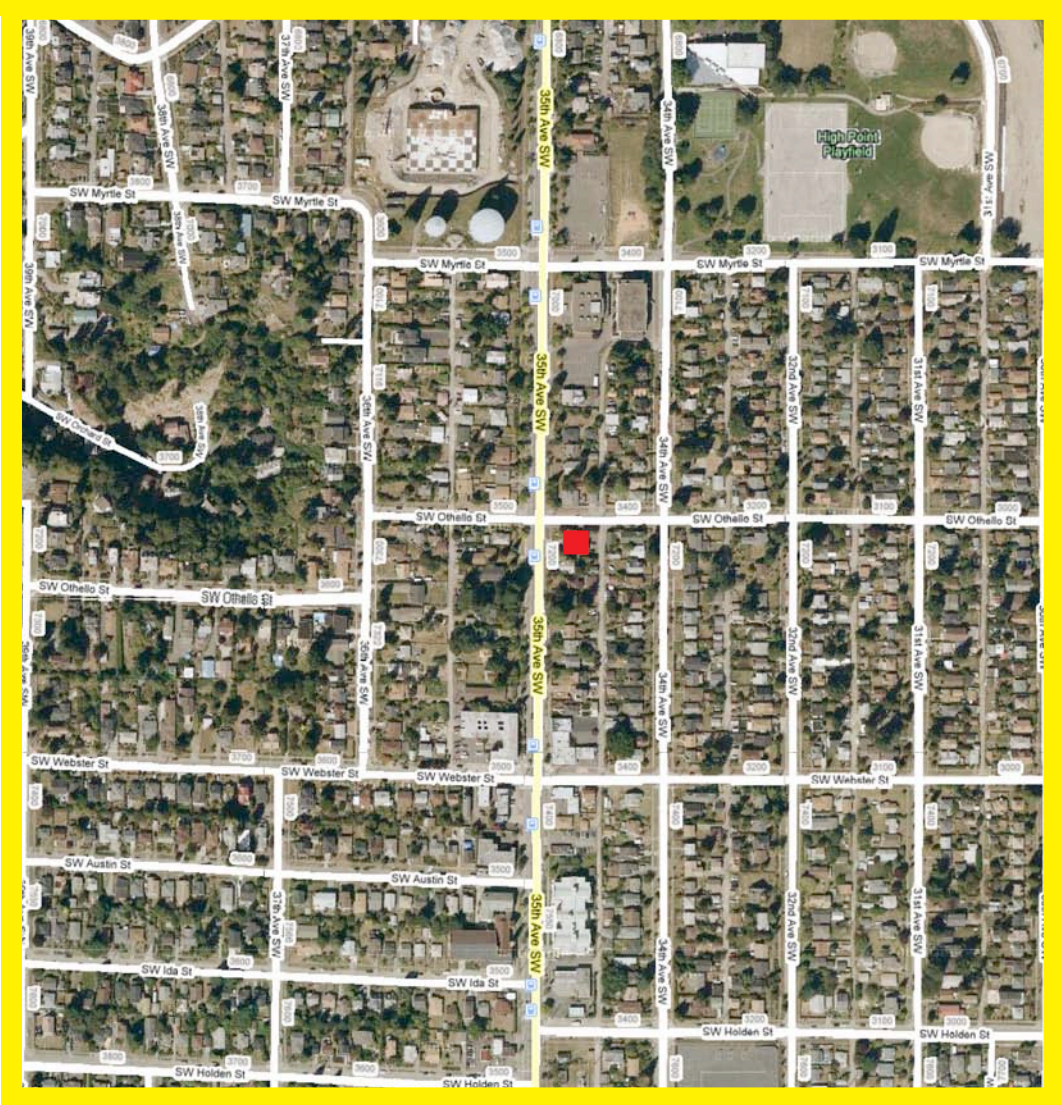
# FIRESTATION 37

**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)

# FIRESTATION 37



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

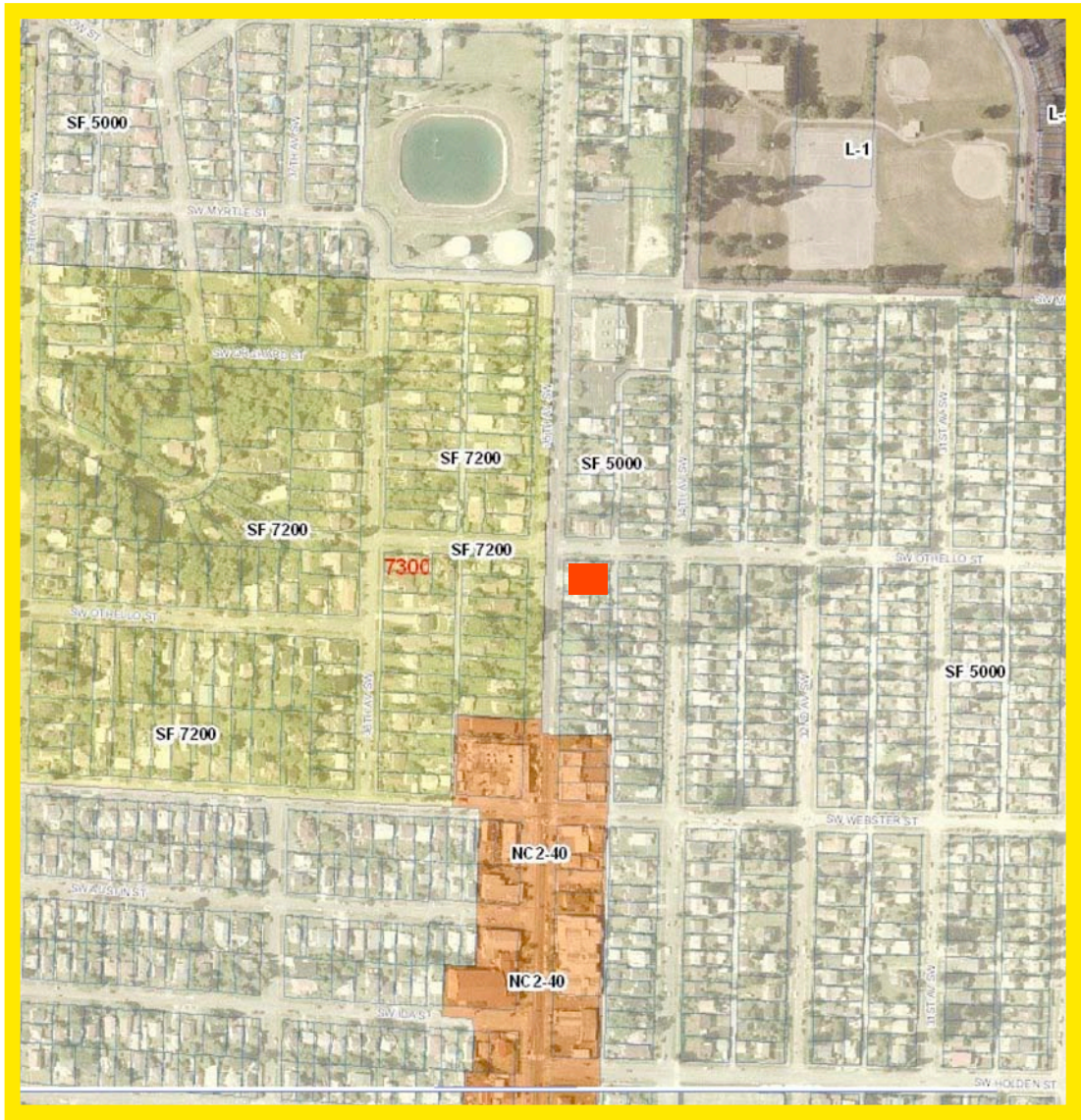
Single Family Dwelling Units

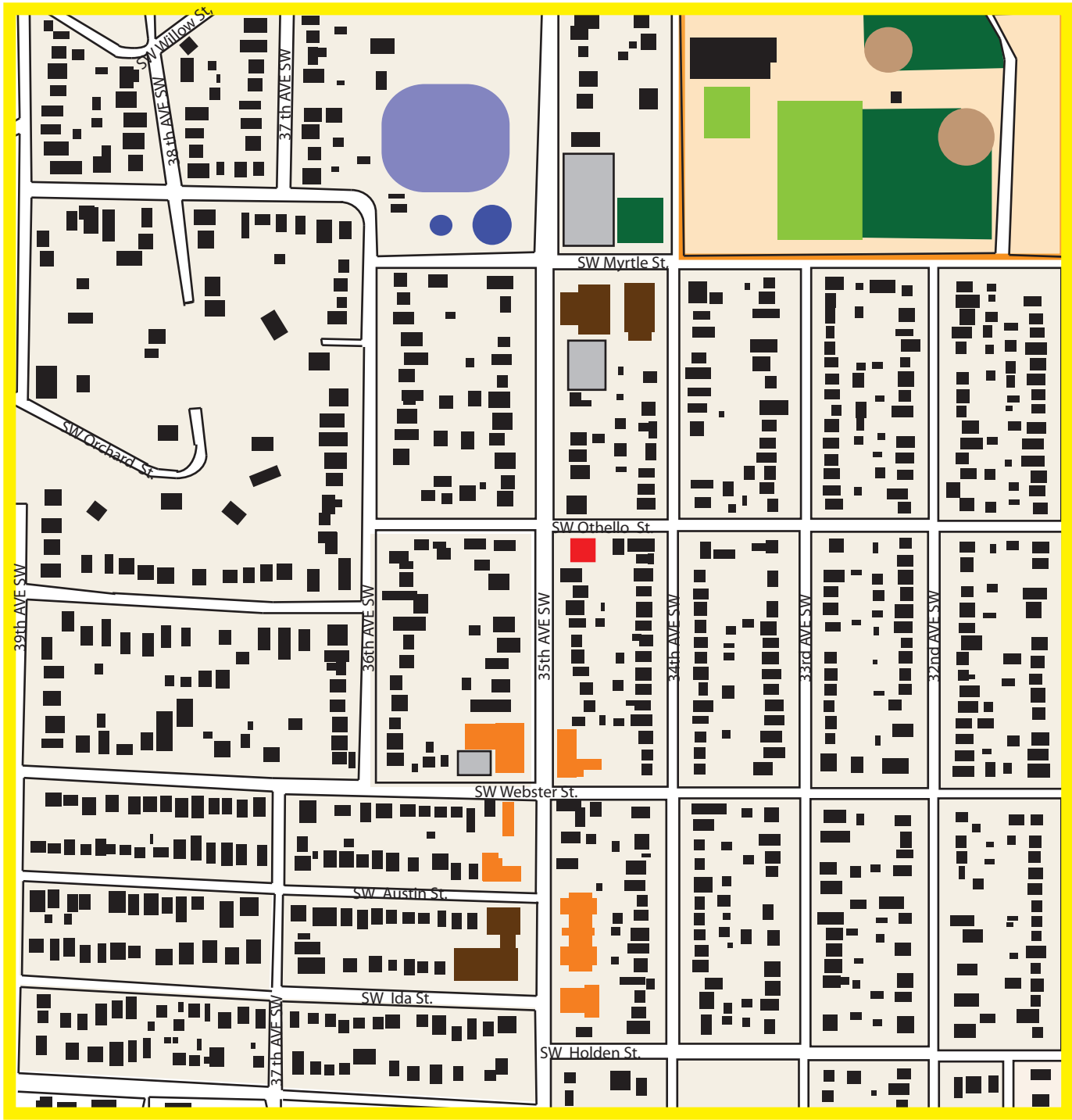
Setbacks: 5’ min. side yard;  
10’ min. front and back yard

Lot Coverage: Max. of 35%

Max Height: 30’

Parking: 1/dwelling unit



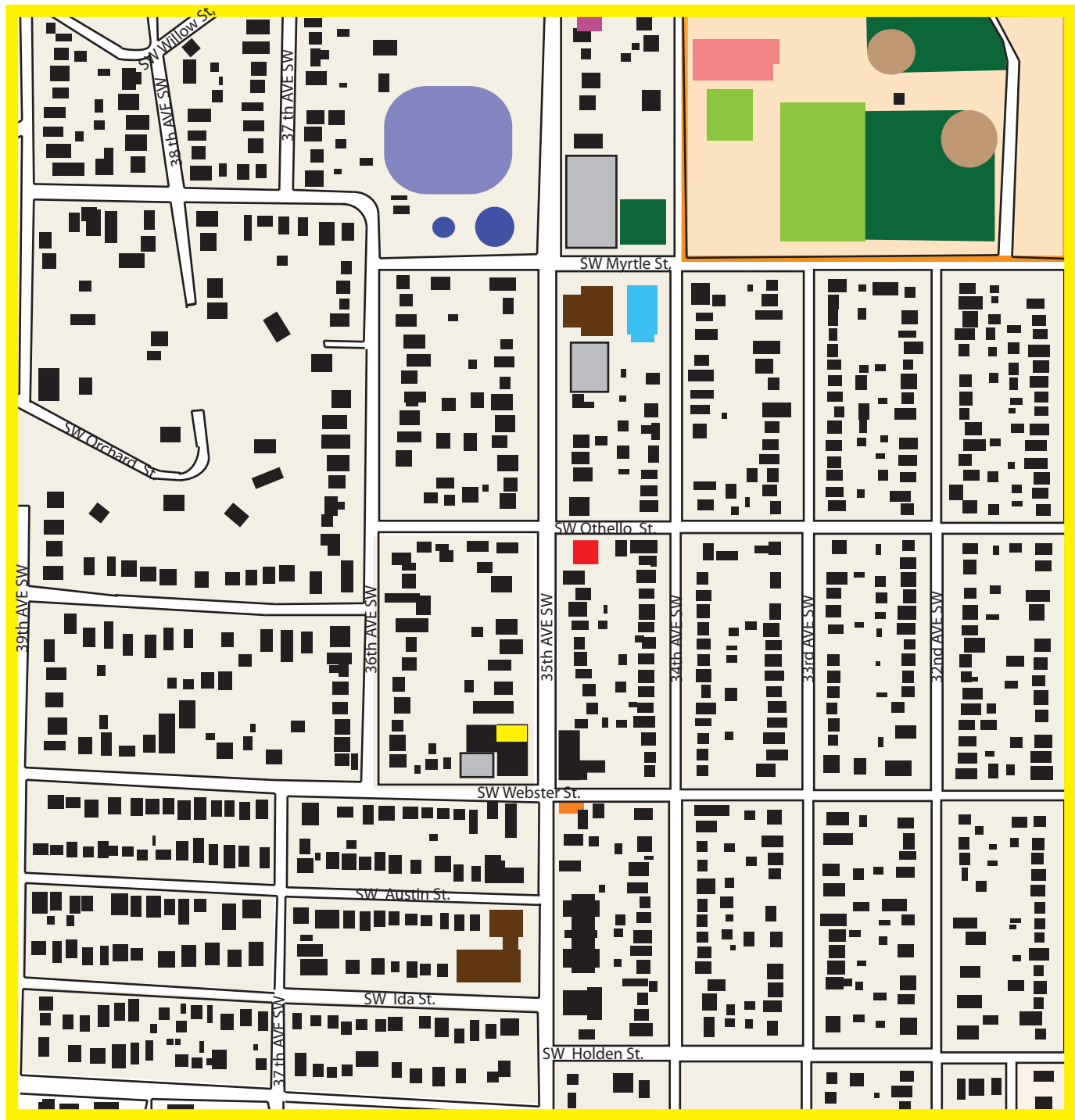


- Fire Station #37
- Residential Buildings
- Commercial Buildings
- Public Assembly Buildings
- High Point Development Area
- Playing Field
- Tennis/Basketball Court
- Parking
- Water Tower
- Water



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



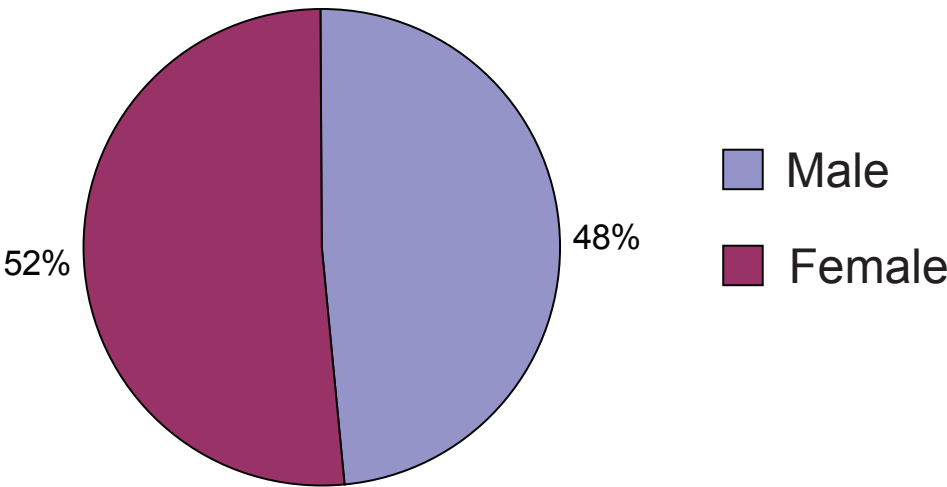
study area**construction materials**



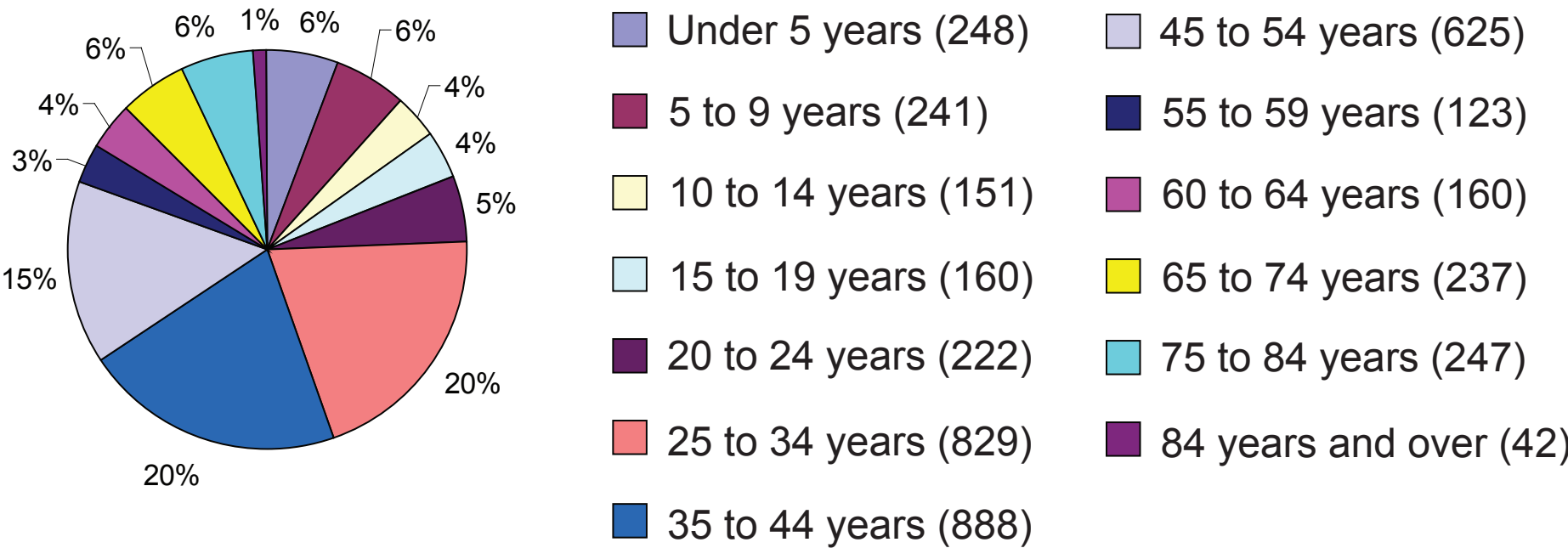
- Fire Station #37
- Wood Frame
- Masonry
- Steel or Reinforced Concrete



Gender

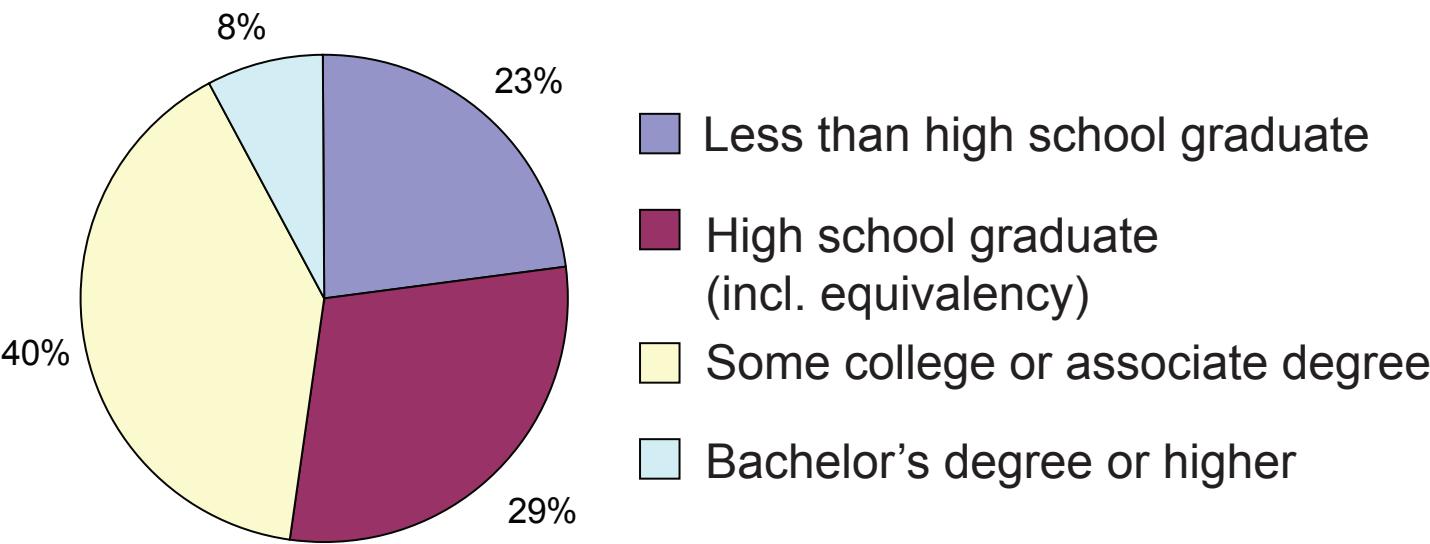


Age



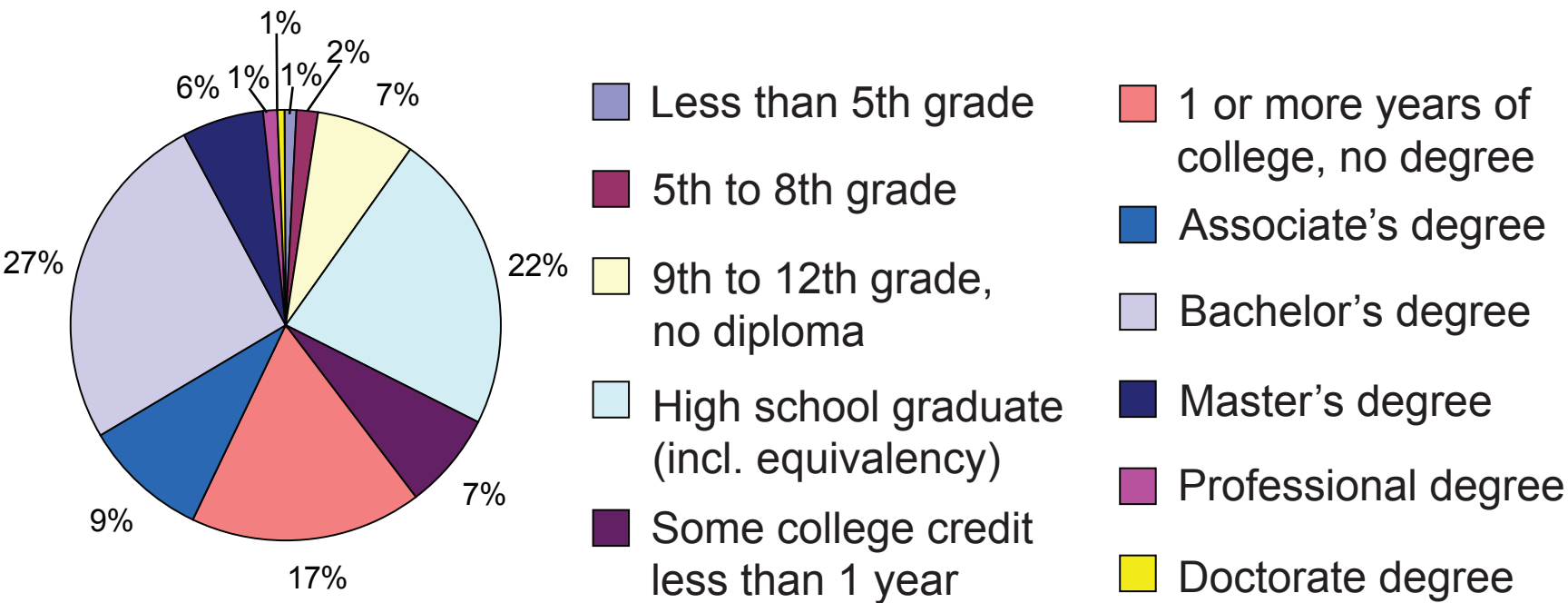
Education

Population 18 to 24 years



Education

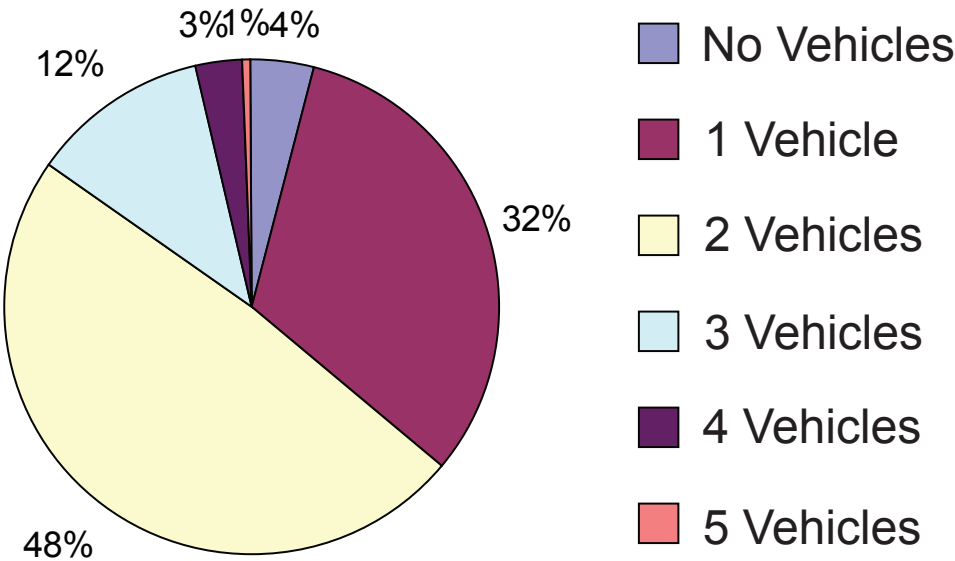
Population 25 years and Over



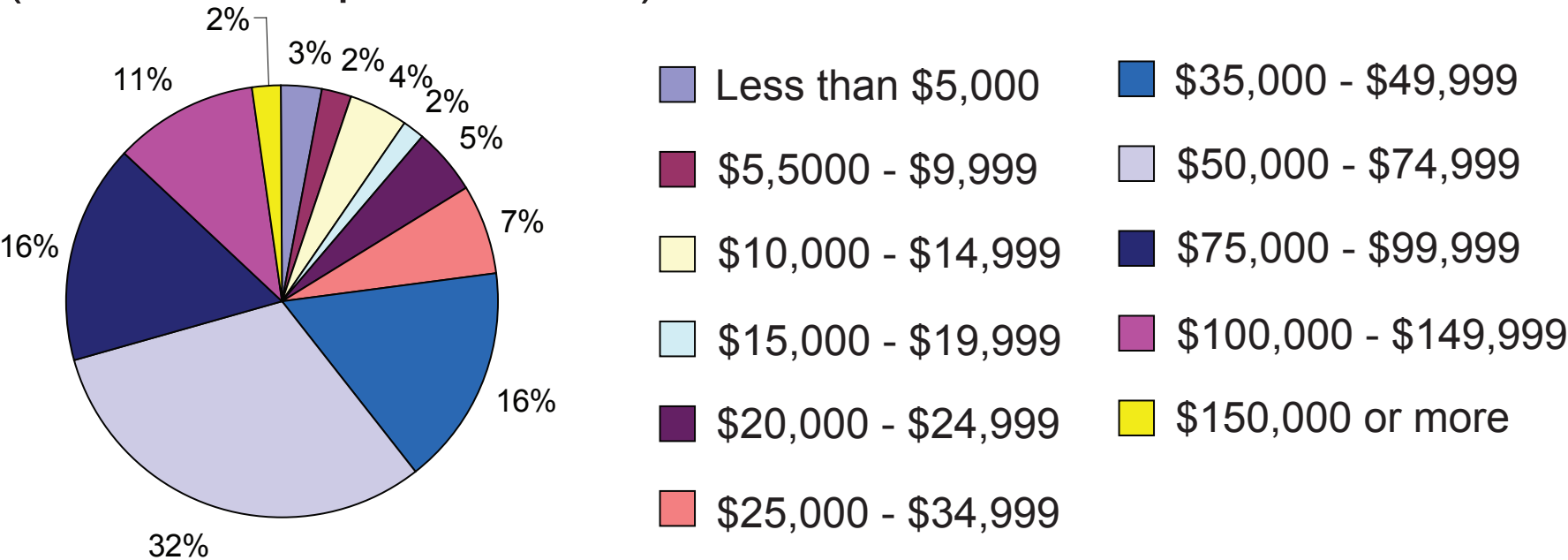


Owner Occupied Homes: 72%  
Renter Occupied Homes: 28%

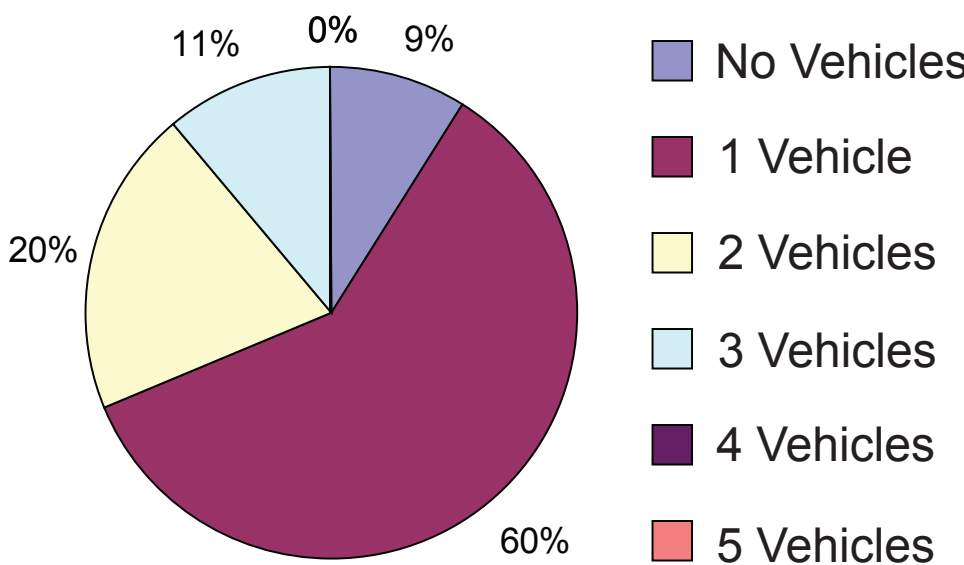
Car Ownership  
(Owner Occupied Homes)



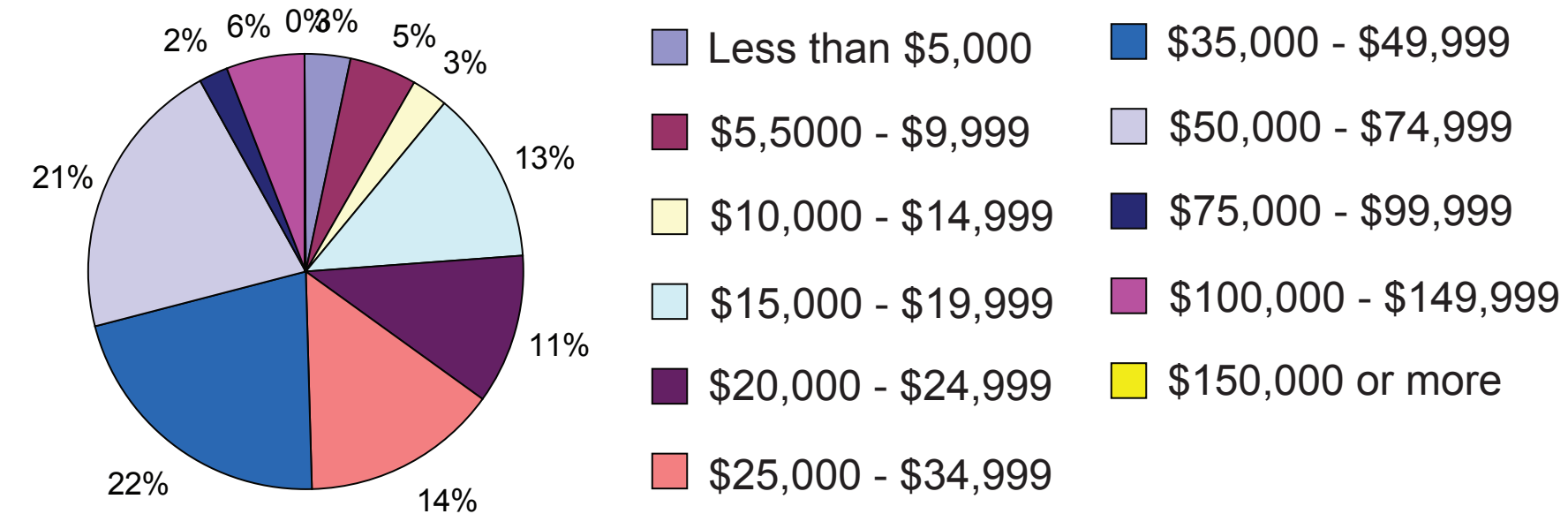
Income  
(Owner Occupied Homes)



Car Ownership  
(Renter Occupied Homes)

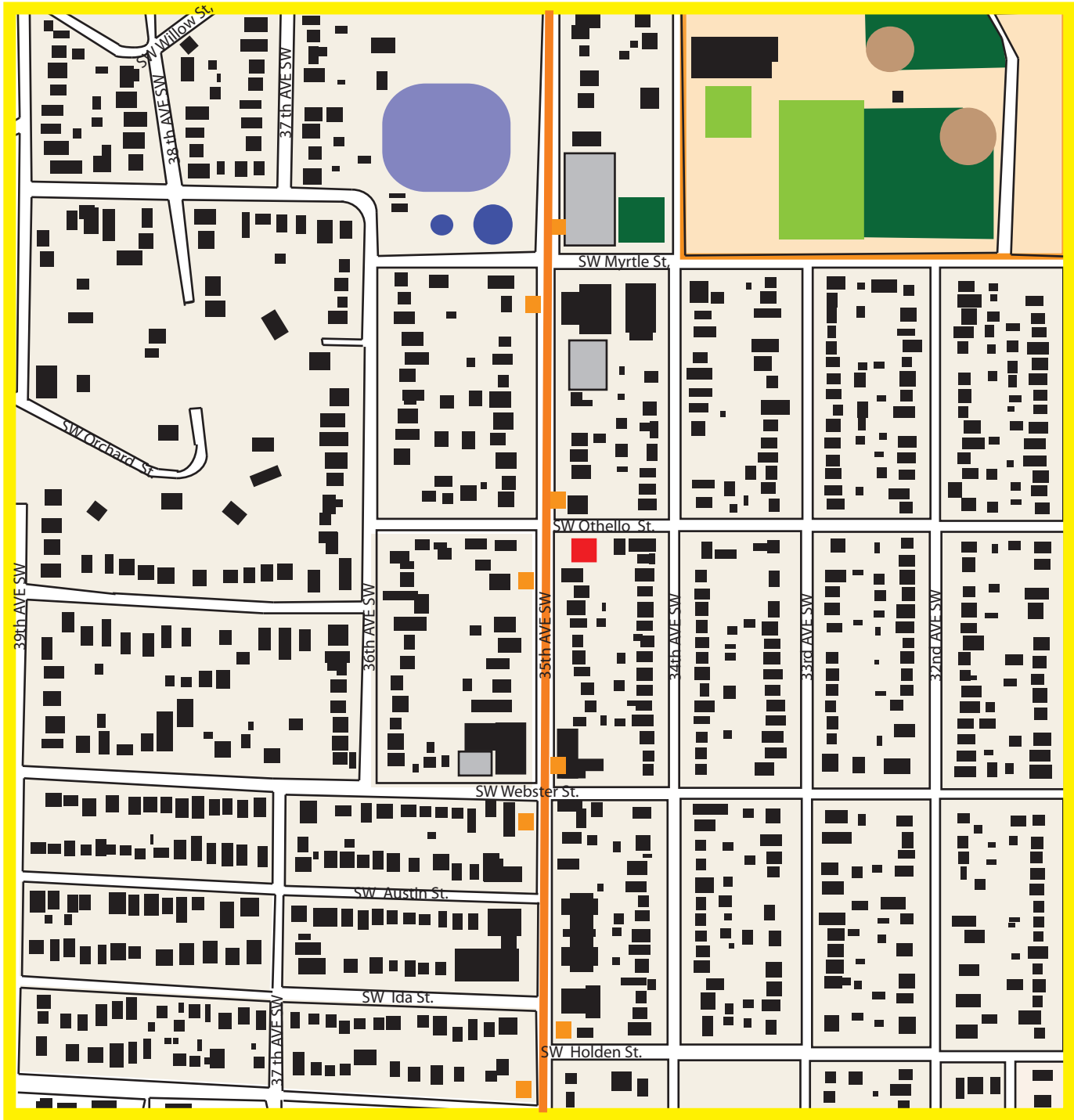


Income  
(Renter Occupied Homes)





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

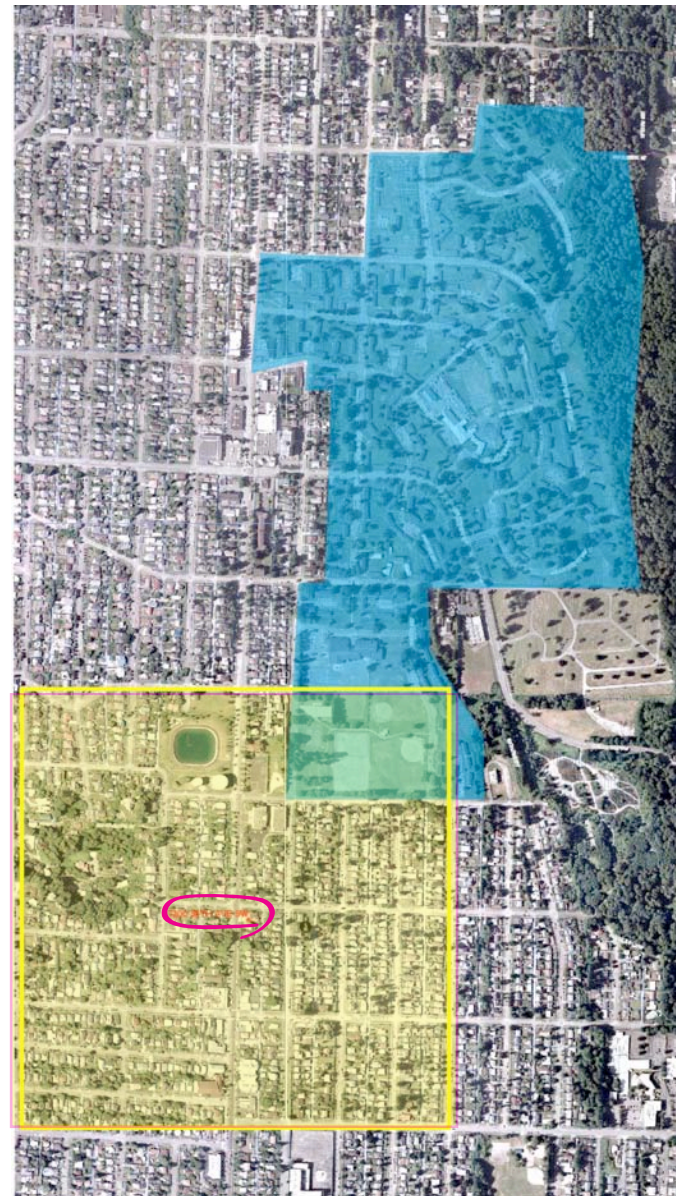
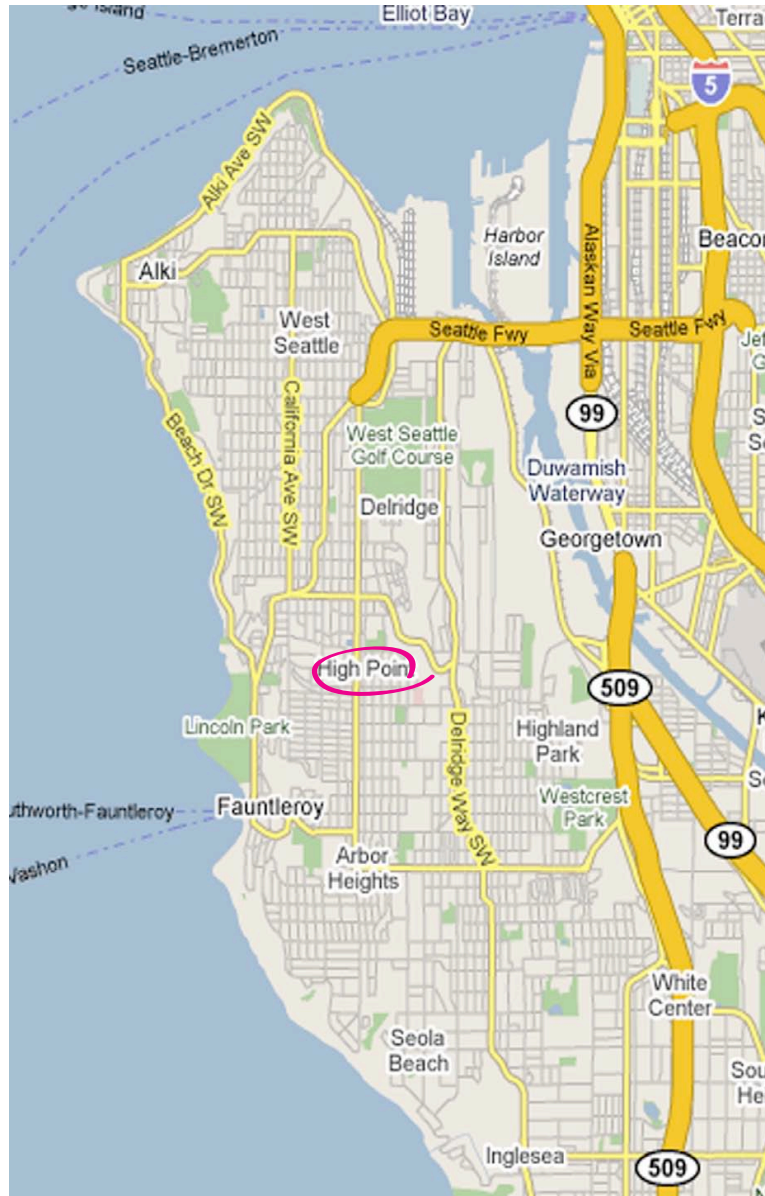
Fauntleroy

-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**

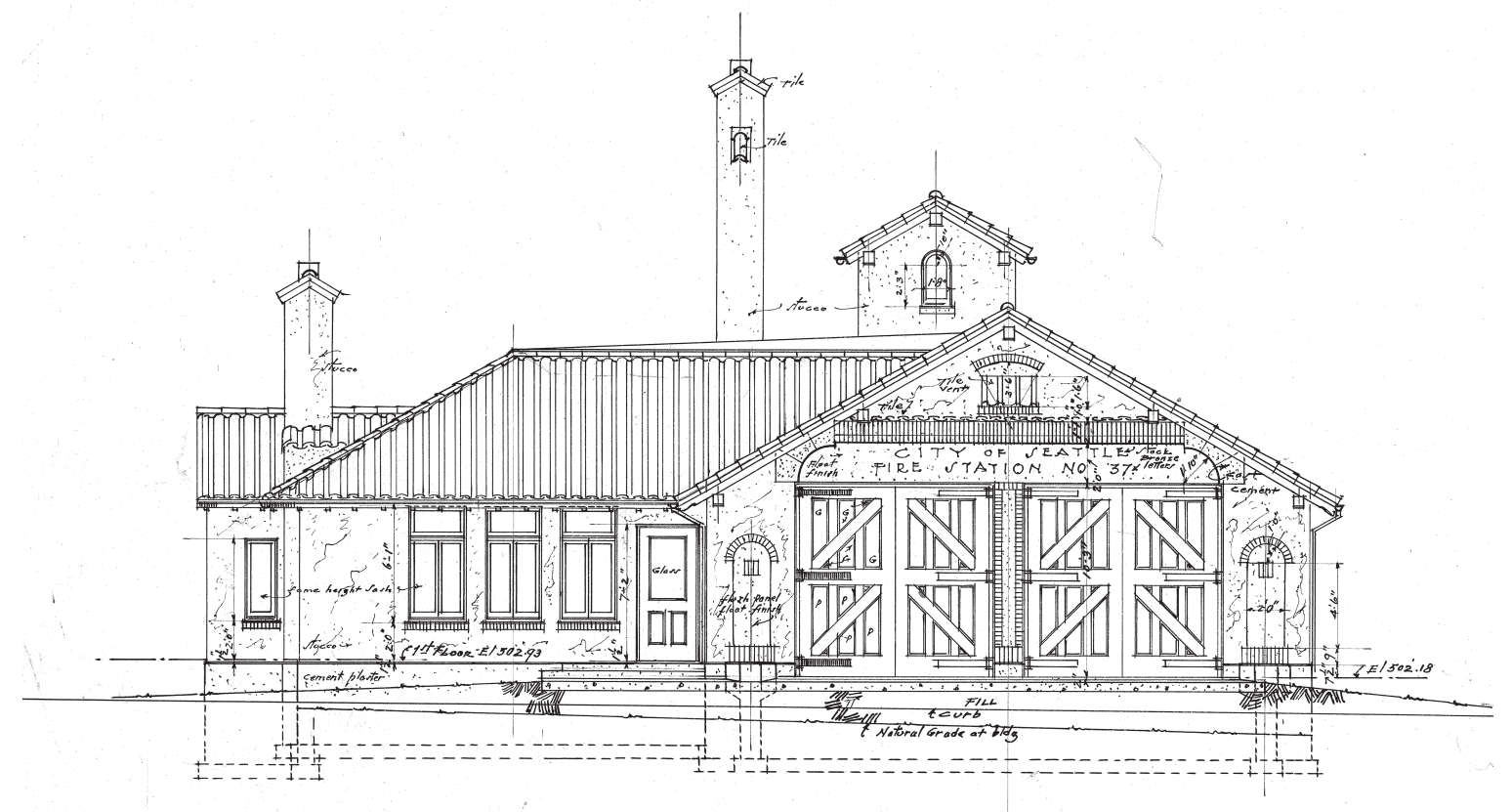
Located on Lot 14 and 15 in the Sunrise Heights addition to the city of Seattle.

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

University of Washington Department of Architecture 23 January 2009

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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

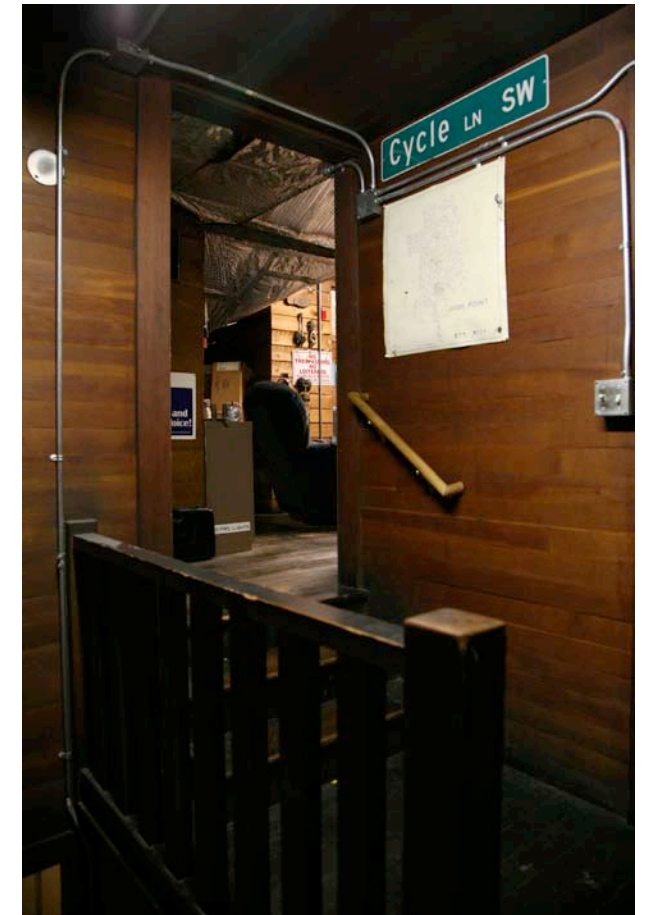
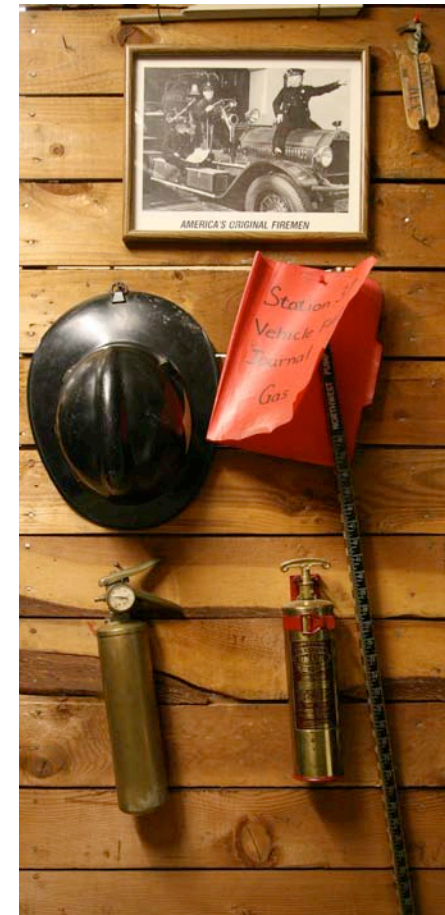
- An architectural movement that began in the late 19th century.
- Began in California.
- Took its character from Spanish Franciscan mission churches of the Southwest.
- Same style as San Gabriel Mission Playhouse in San Gabriel, California.





## 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.



# FIRESTATION 37

## FIRE STATION DESCRIPTION

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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.



# FIRESTATION 37

## **FIRE STATION DESCRIPTION**

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West Elevation (Main Entrance)



North Elevation



35th Ave

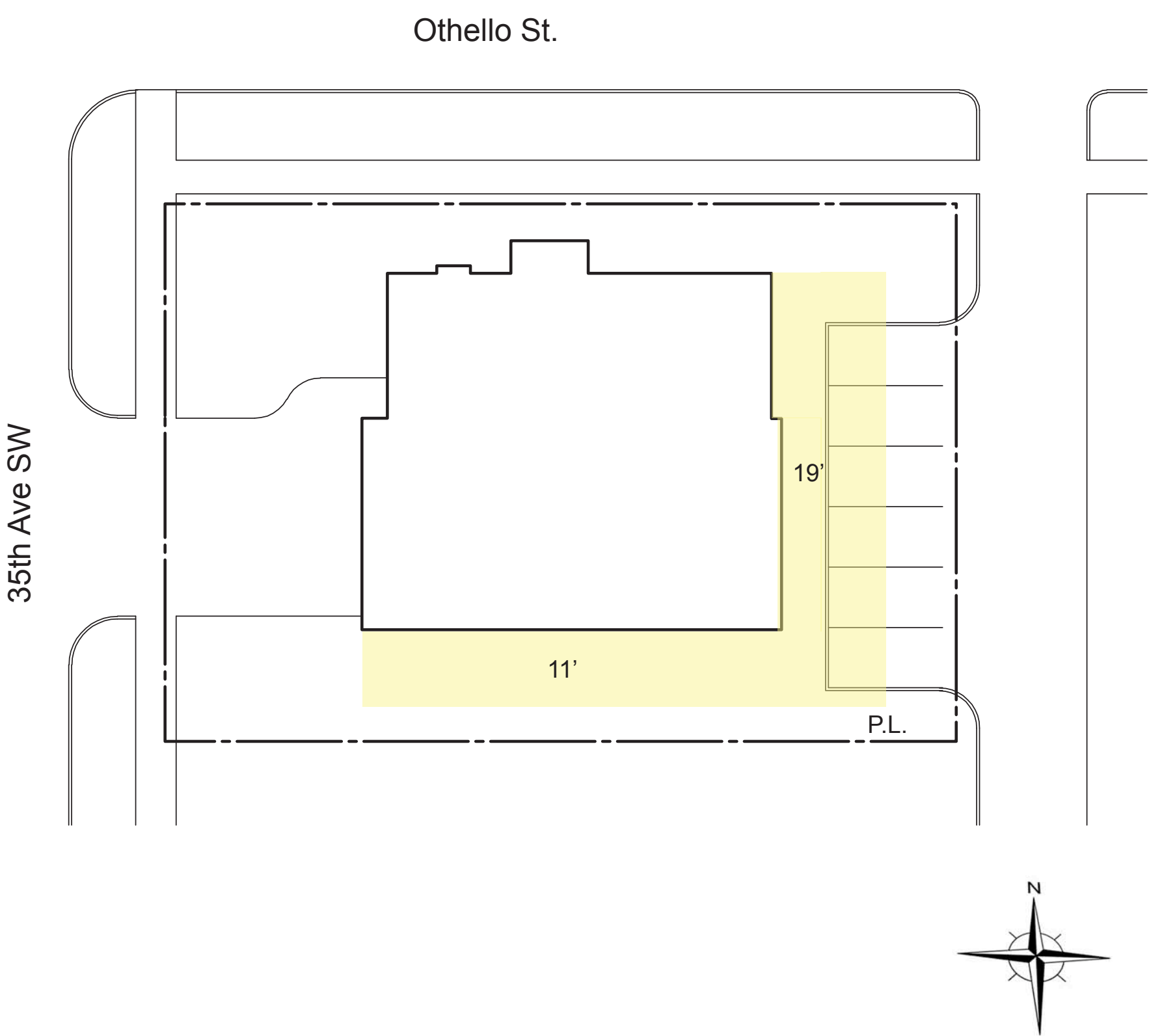


East Elevation



South Elevation





- 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.

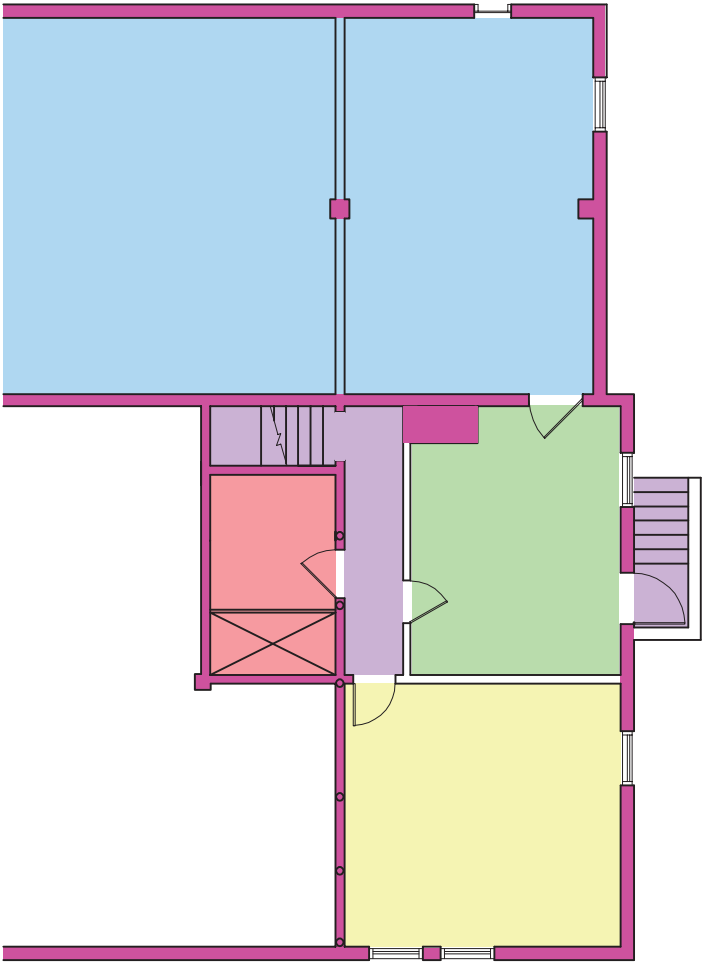
-Building property line: 29’ from front yard, 26.5’ from back yard, 16’ from south side yard, and 10’ from north side yard.

-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



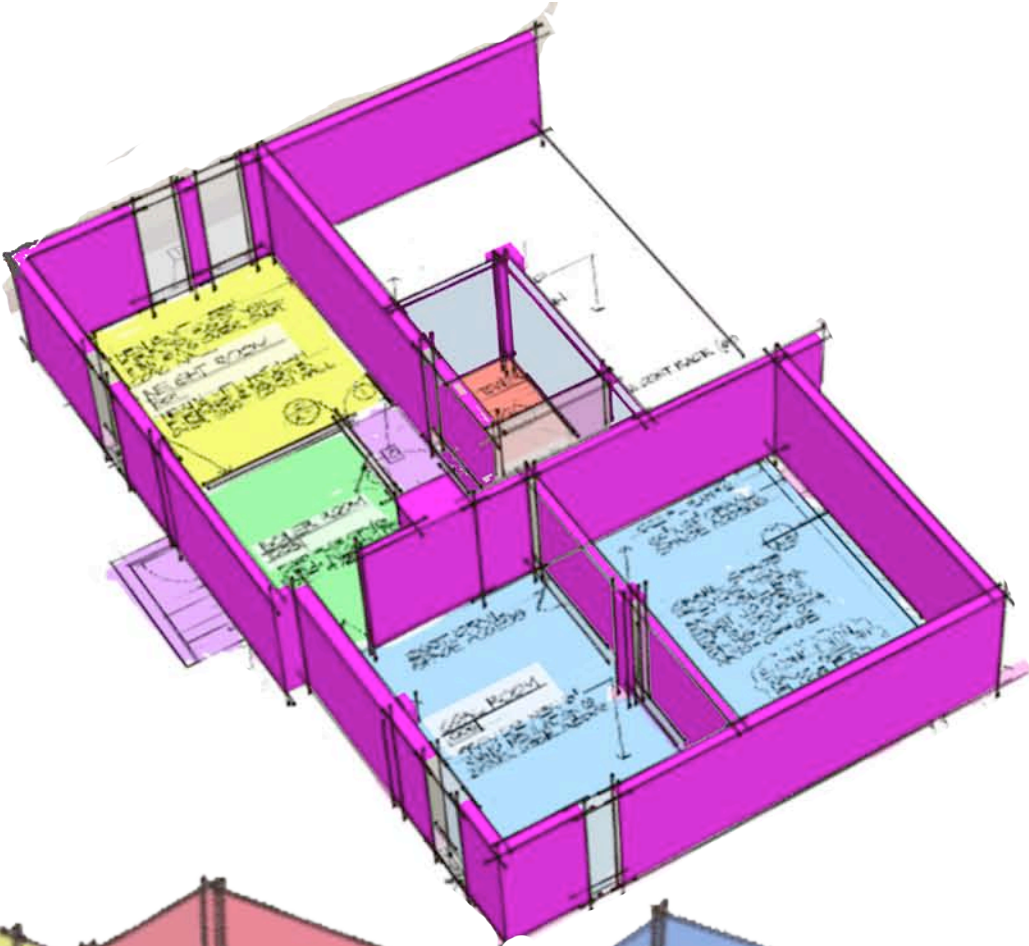


Basement Floor Plan

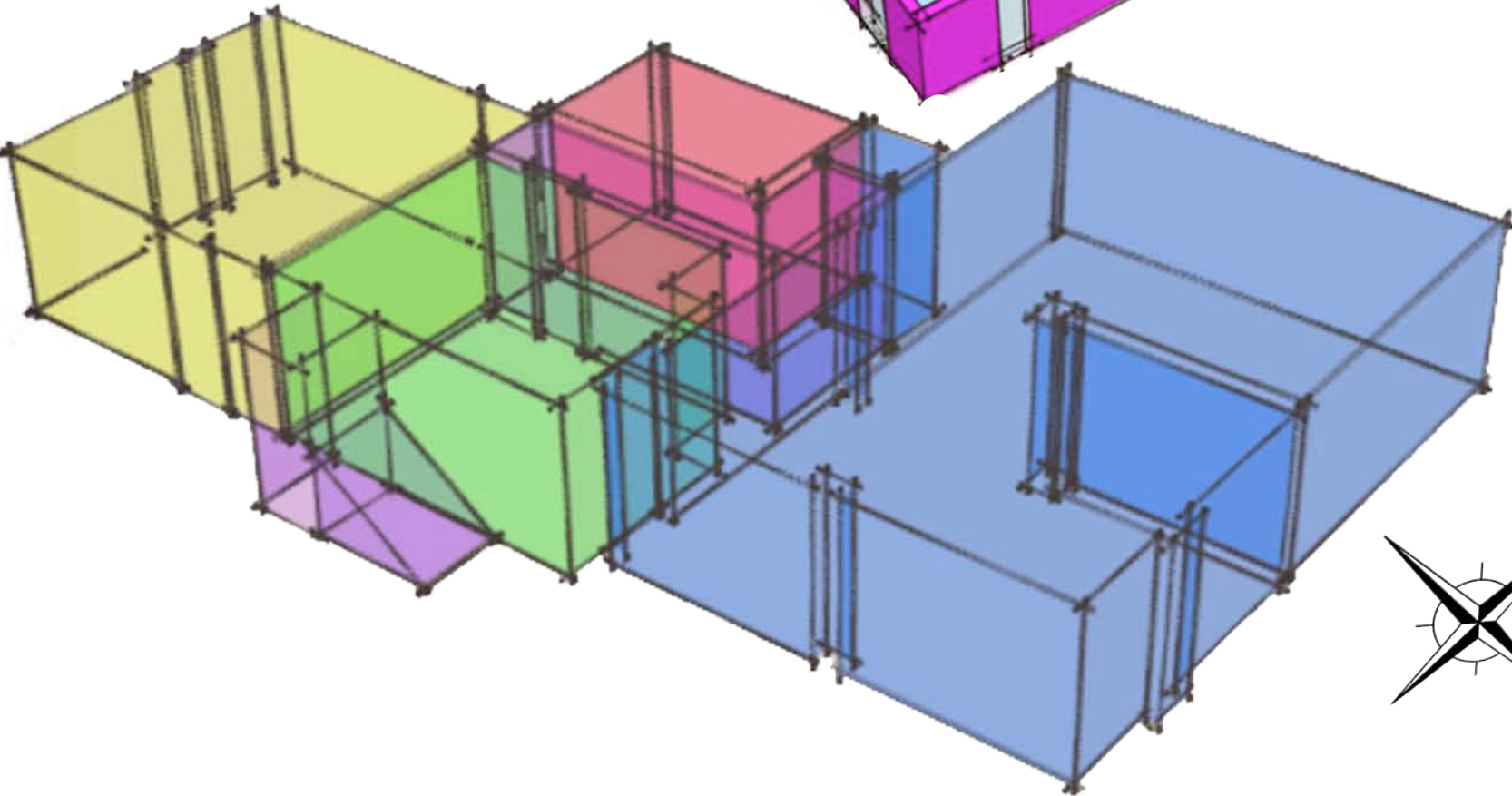
- Weight Room
- Boiler Room
- Hose Tower/Drying Room
- Hallway/Stairs
- Coal Room



Structural

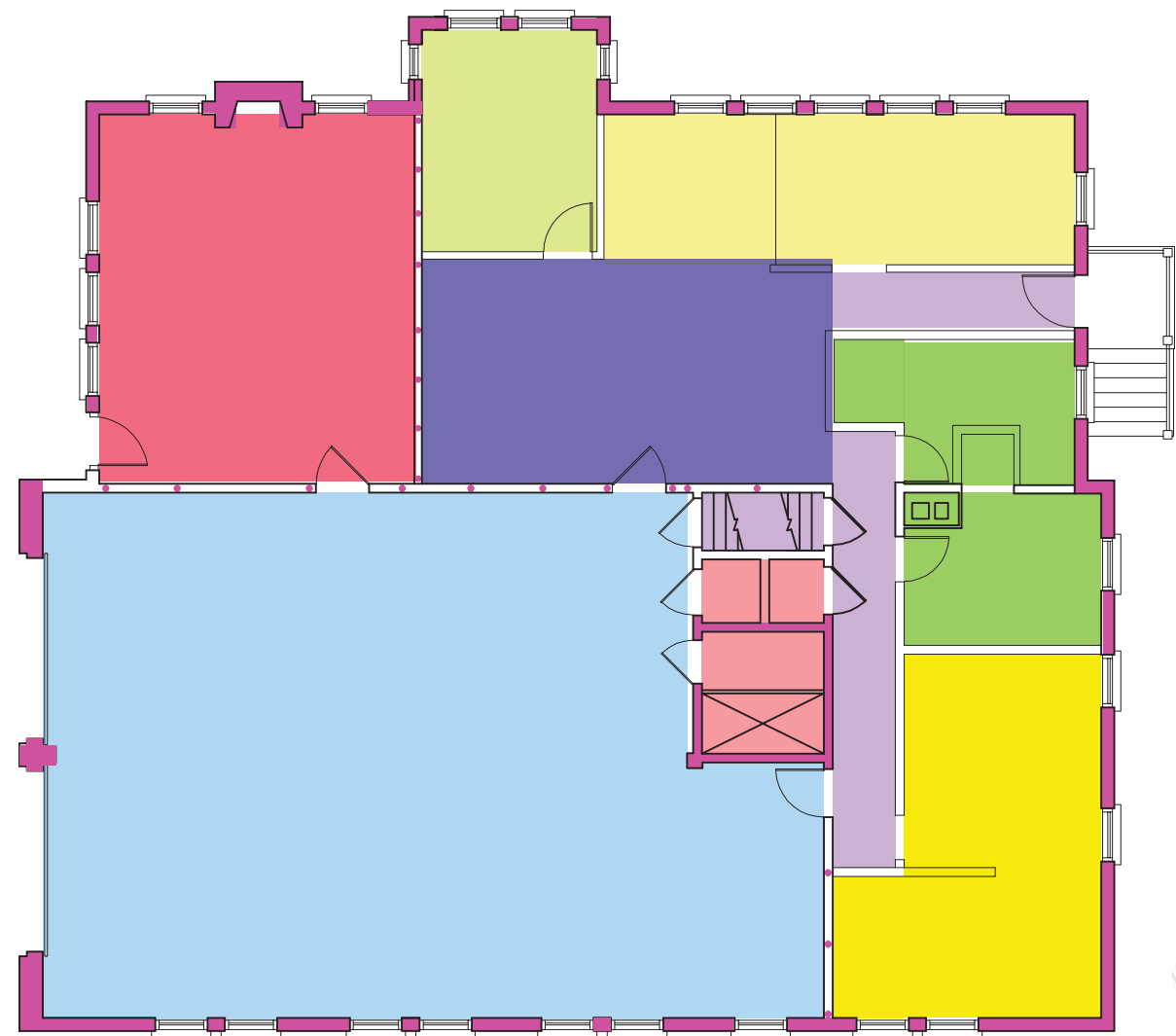


Volumetric





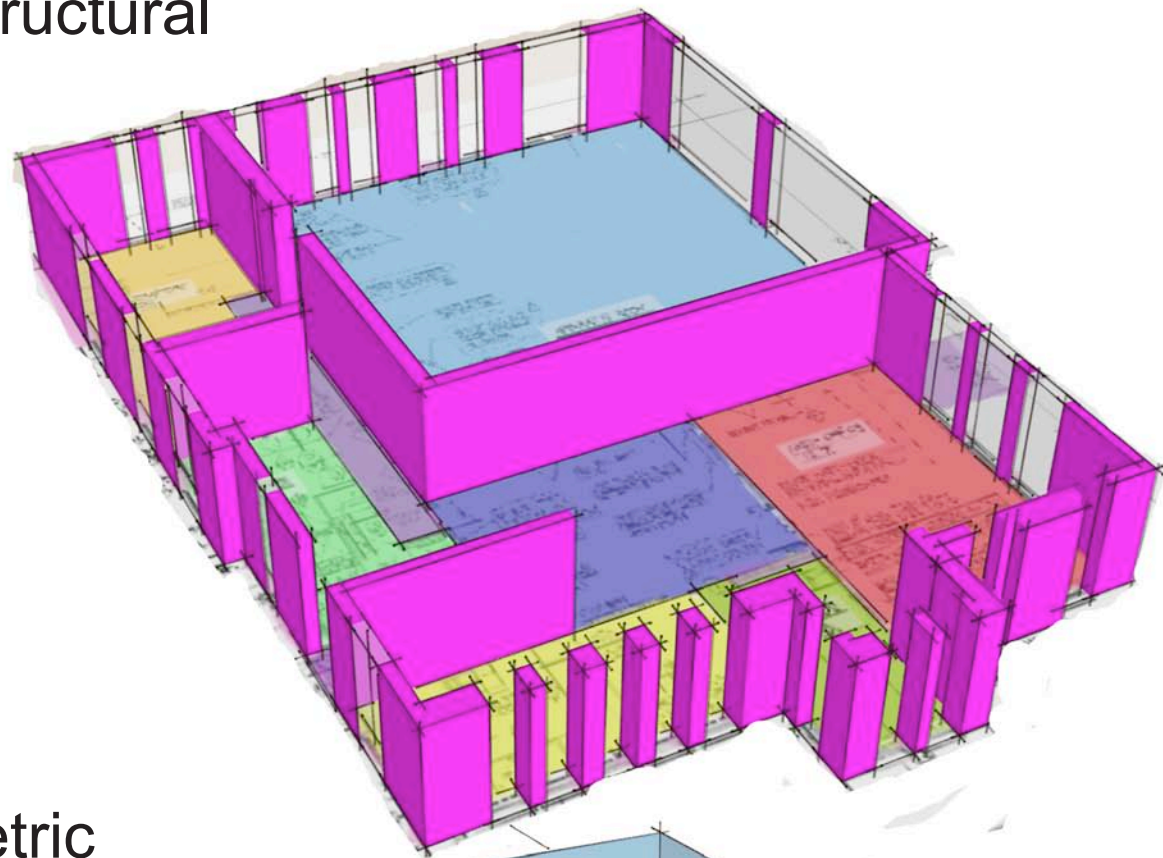
level oneanalysis



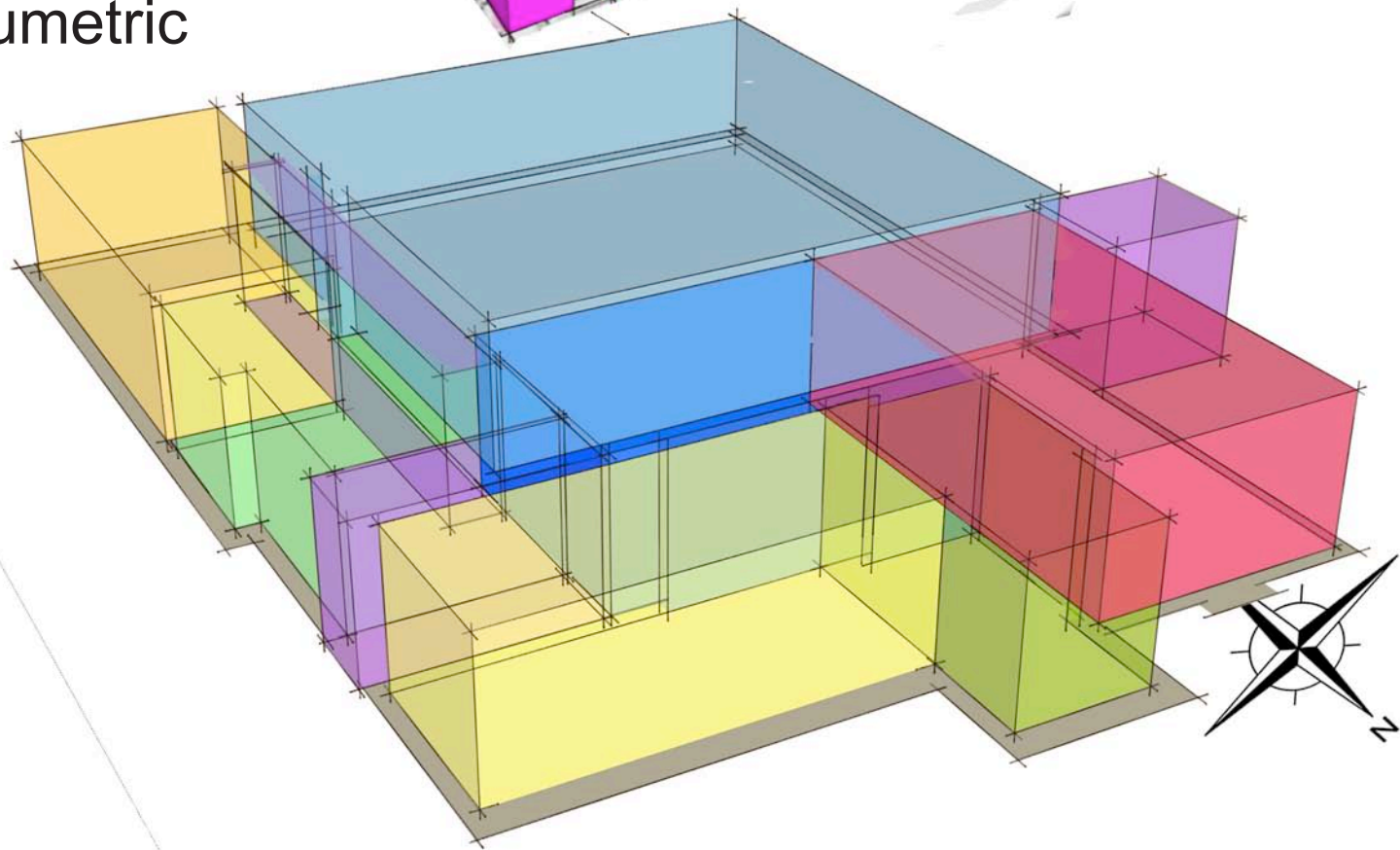
First Floor Plan

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

Structural

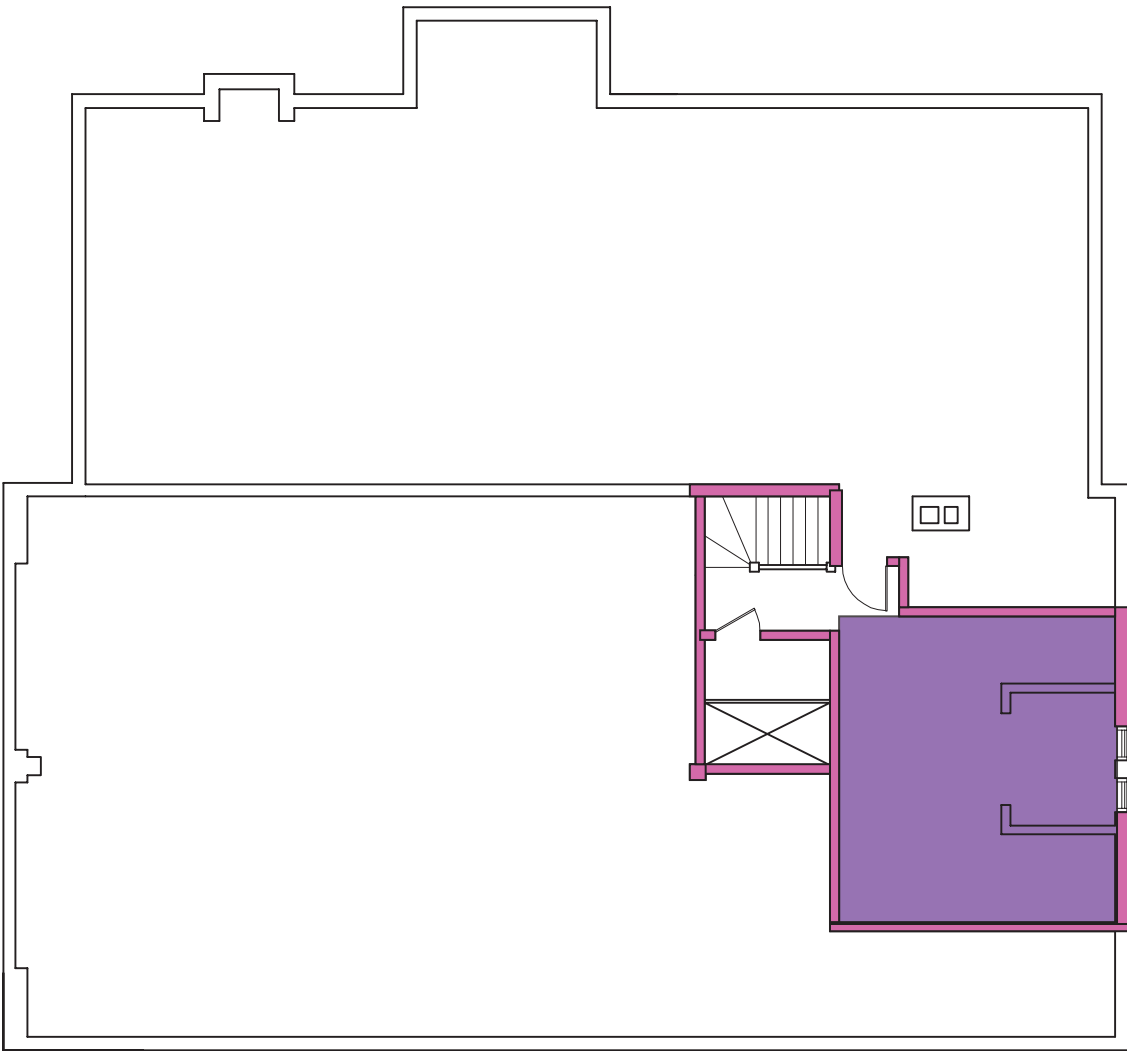


Volumetric





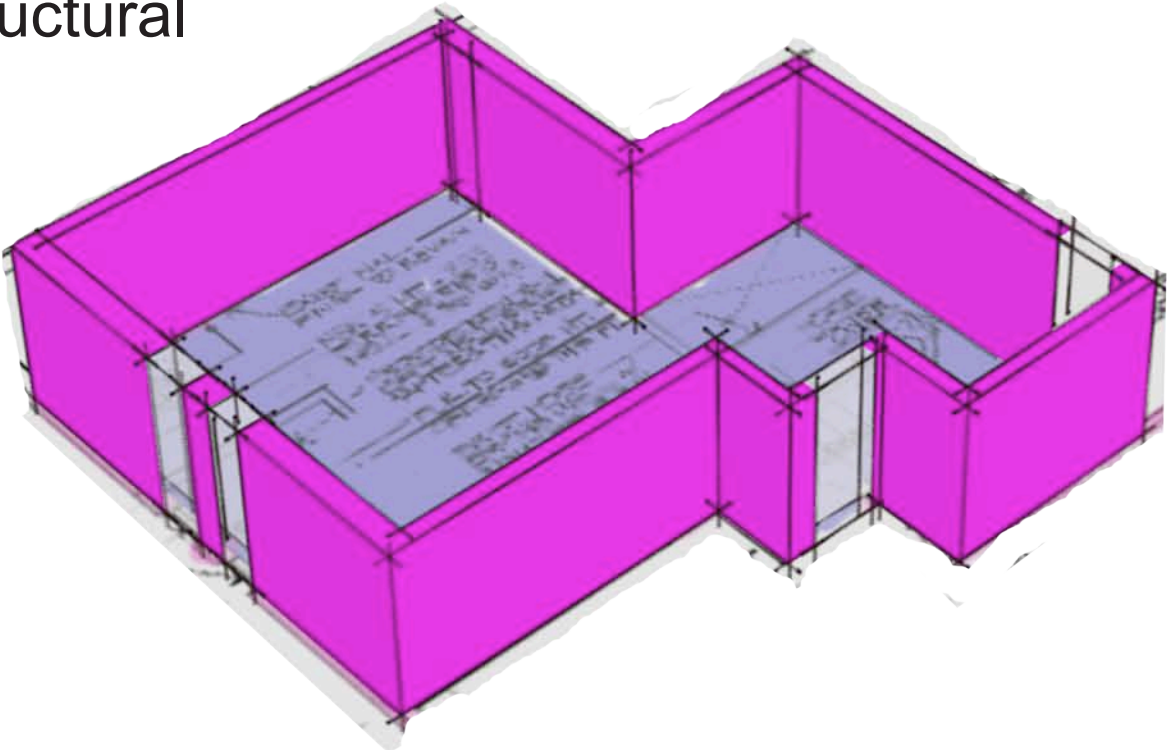
level twoanalysis



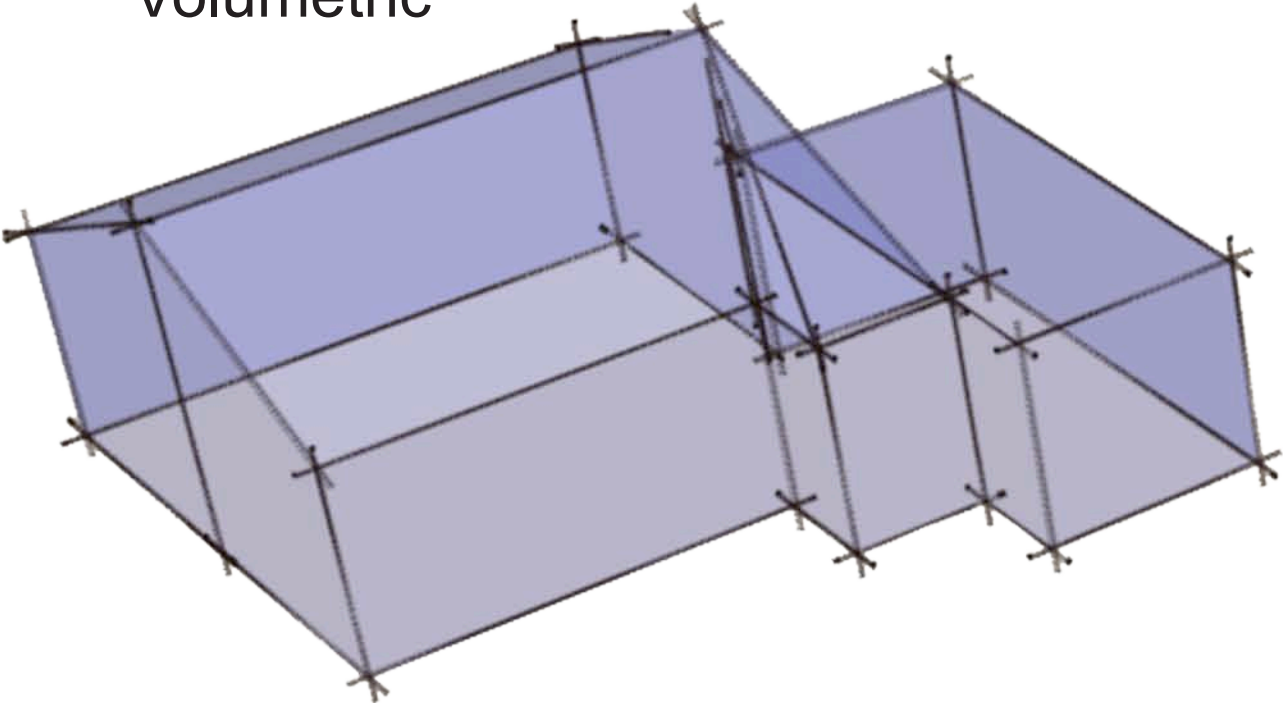
Second Floor Plan

■ Attic Loft

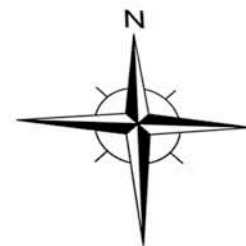
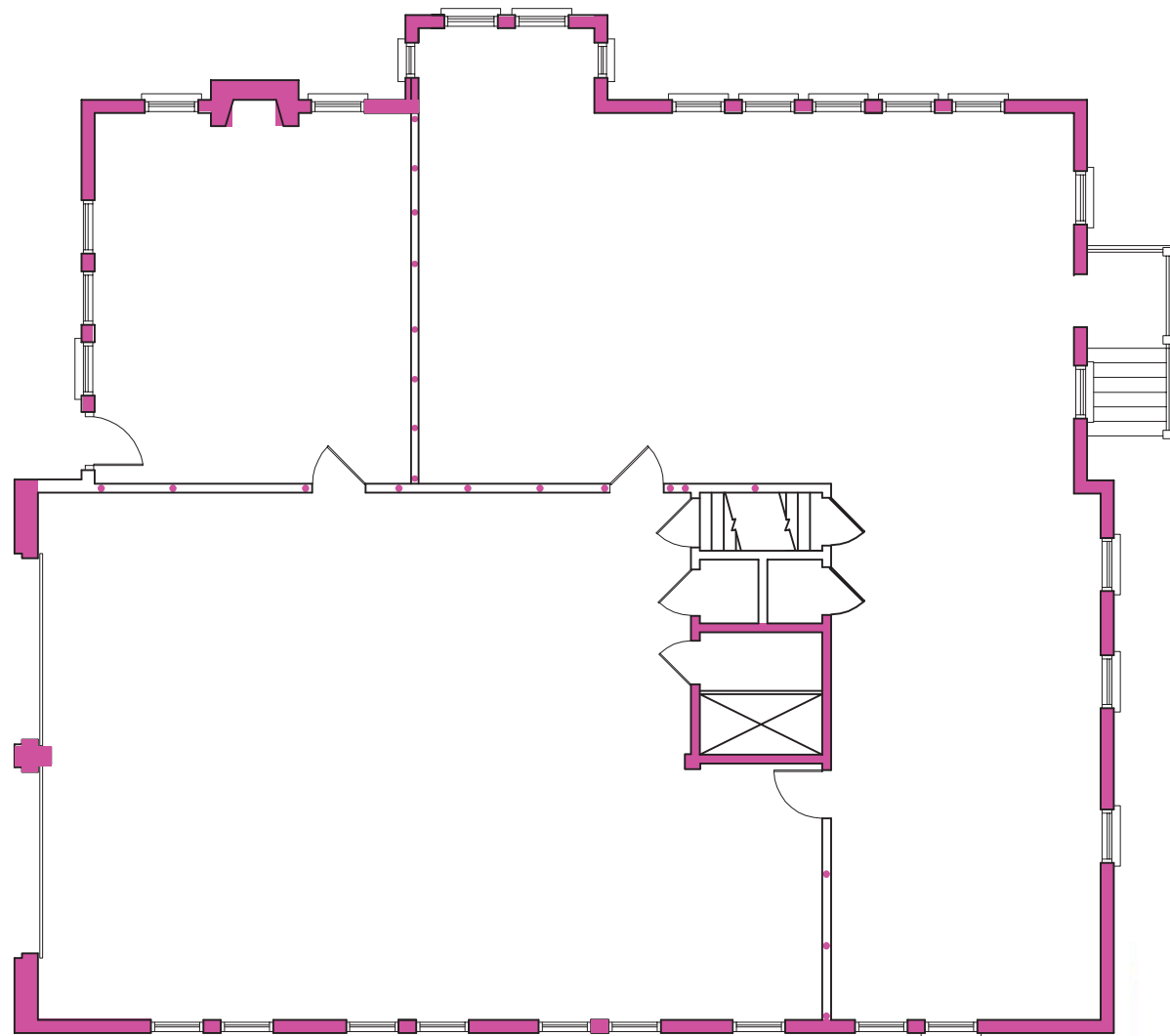
Structural



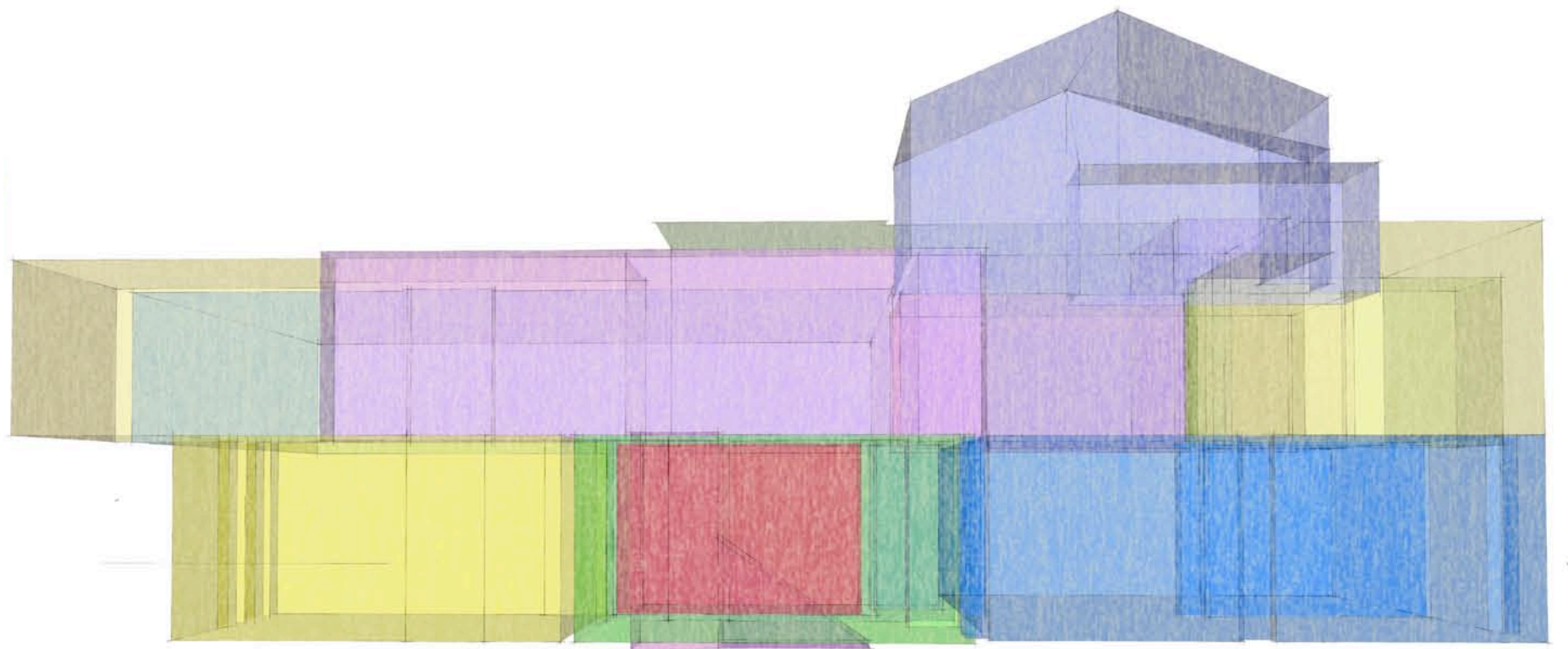
Volumetric



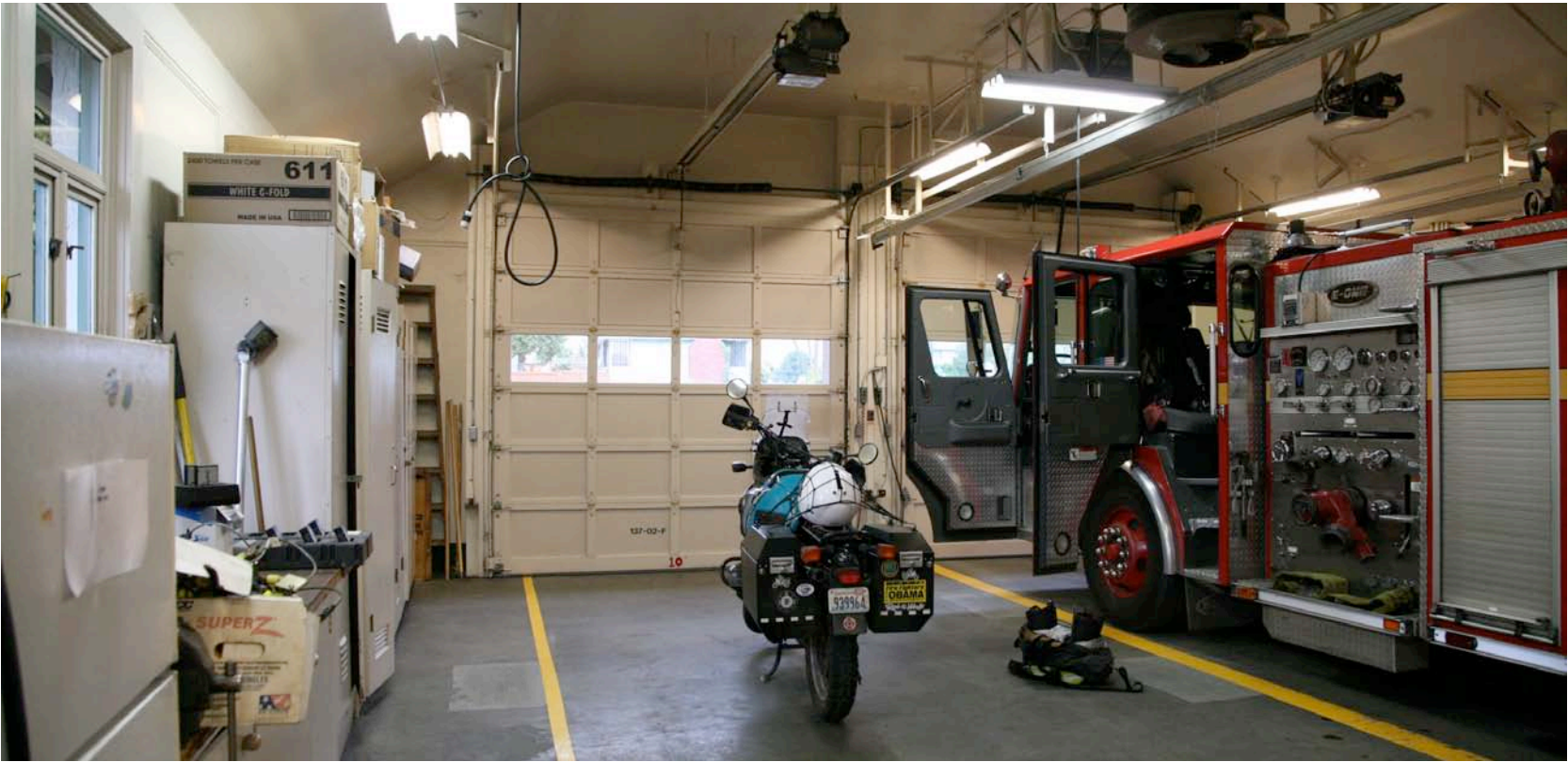




- Loosely Defined Structural Grid
- Basement at grade, height: 8'-0"
- Attic height: 6'-7"
- Core Elements: Hose Tower and Fire Place







# FIRESTATION 37





# FIRESTATION 37

**REUSE ANALYSIS**



## 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**

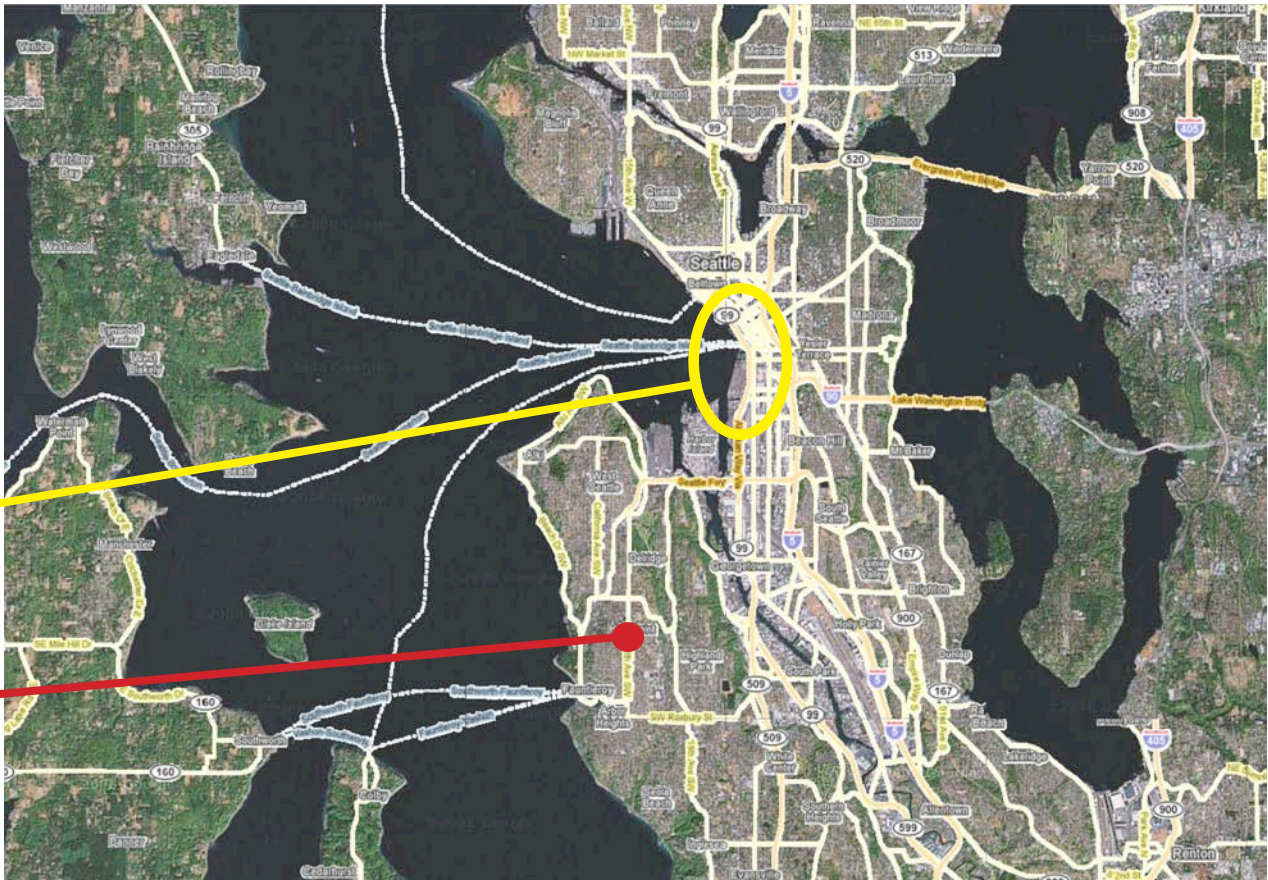


**Neighborhood**

- 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**

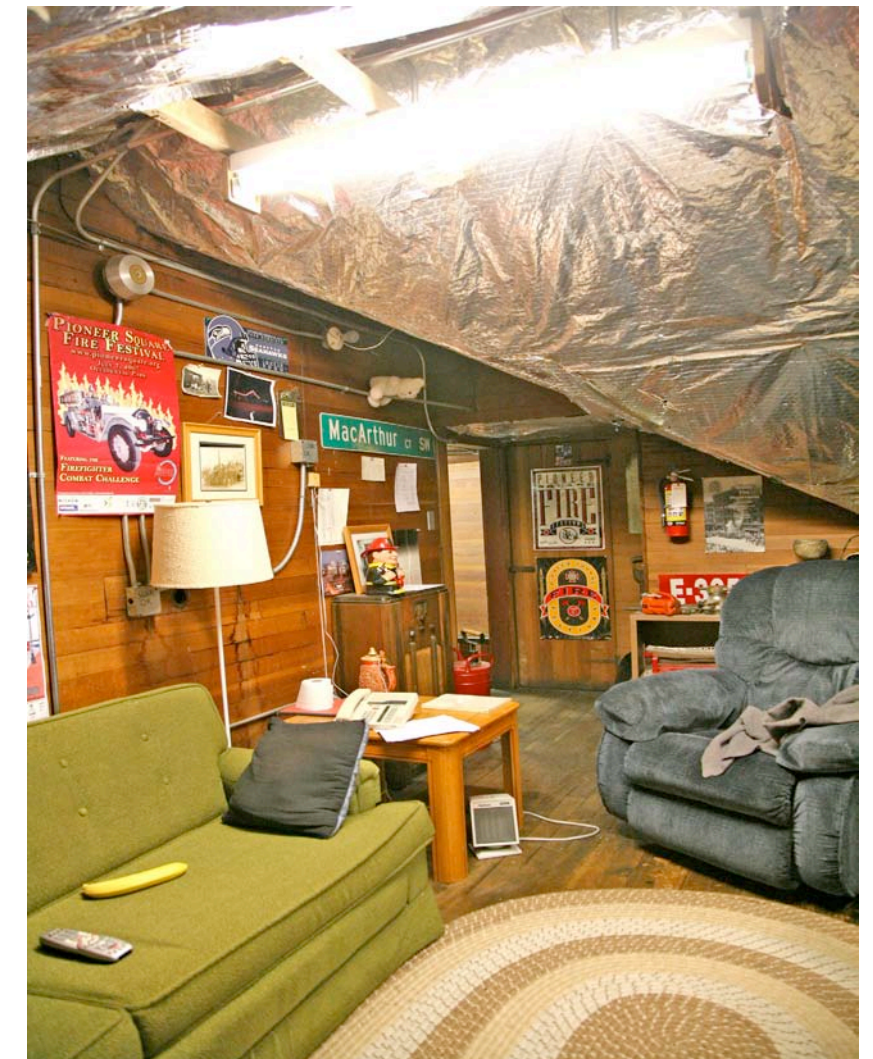
- Is surrounded by a diverse residential community (low income, middle-income, renters, homeowners).
- Is nearby a green conscious community (High Point).
- Has an abundance of social services in comparison to retail or office.
- At the edge of High Point can bridge the disjointed connection between 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 retail, shared retail, and exhibition gallery that is based on building community relationships, supporting family dinner time, and empowering the community through a sense of identity and pride.

### **RATIONALE:**

- Supports the neighborhood through start up, community owned businesses.
- Focused on empowering the community by giving them a place to sell goods made or grown at home.
- Encourages the strengthening of community identity by providing a place where relationships can form and grow.
- Purpose of the cooperative market like that of a fire station:  
**serve the community.**
- Market goods will revolve around the theme of “Family Dinner” and what supports dinnertime.

### **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 cooperative market**

## **INDEPENDENT RETAIL: 1100 sf**

Independent Rental Space Might House:

Cafe (high priority)

Catering Services

Game Store

Kitchen Supply Store

## **SERVICES: 1000 sf**

Offices

Restrooms

Storage



## **POTENTIAL SHARED RETAIL: 1400 sf**

Individual Stalls for Such Goods as:

Fresh Produce

Bread

Baked Goods

Flowers

Honey and Jams

Candles and Incense

Coffee Beans

Table Linens

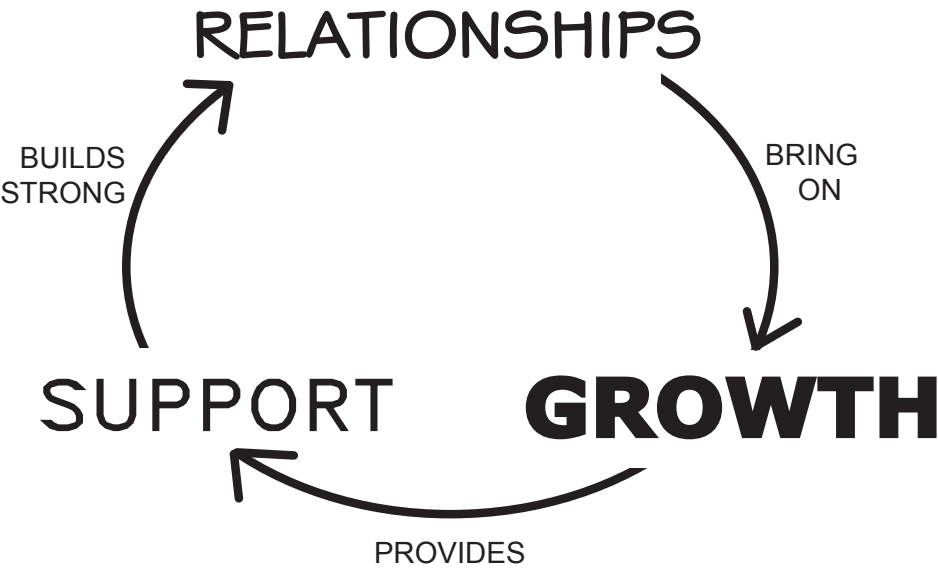
Herbs and Spices

## **EXHIBITION GALLERY: 700 sf**

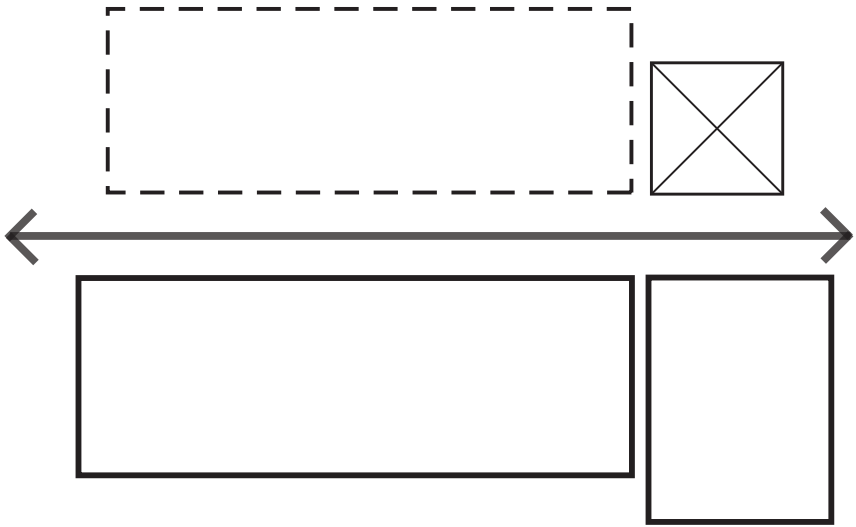
Monthly Rental space for goods sold in market.



design**concept + precedent**



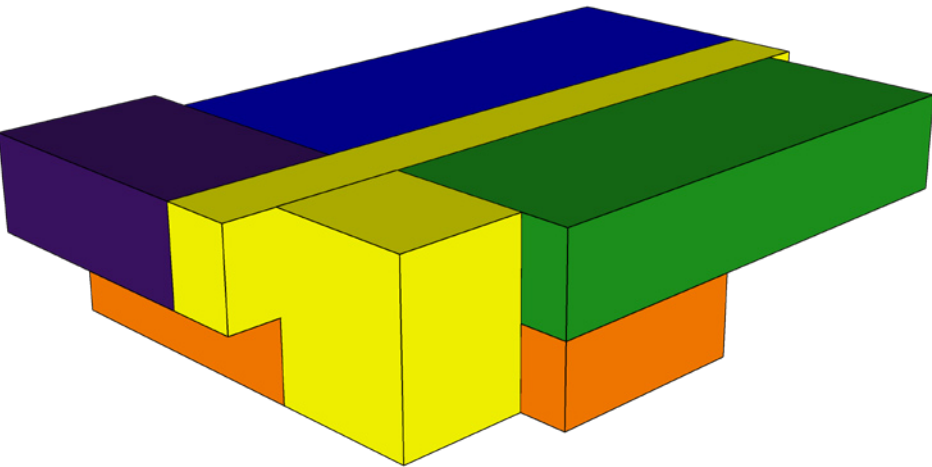
Concept Diagram



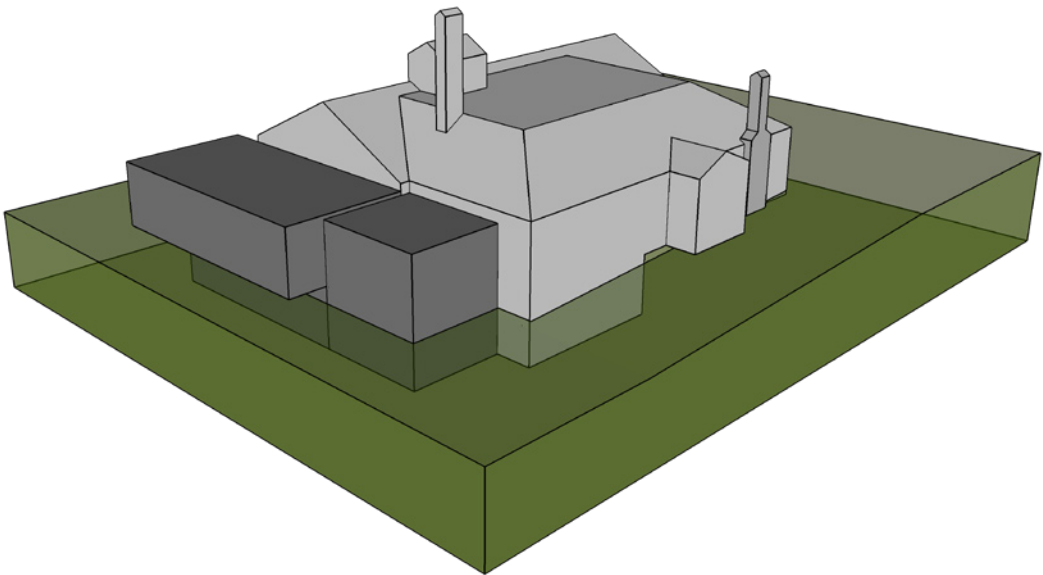
Parti Diagram



Glass Box:  
Floating, transparent structure adjacent to existing grounded, solid structure.



Programmatic 3D Diagram

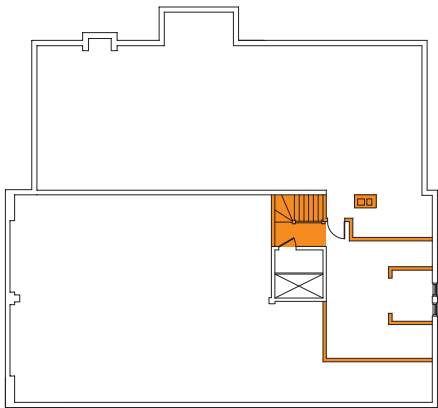


Old vs. New Diagram

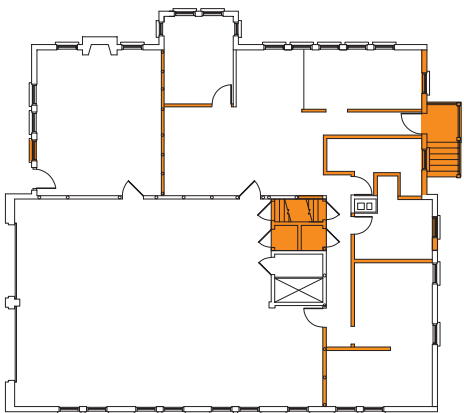


Solid vs. Void:  
Solid wall on south facade of addition.  
Glazing wall on east facade of addition.

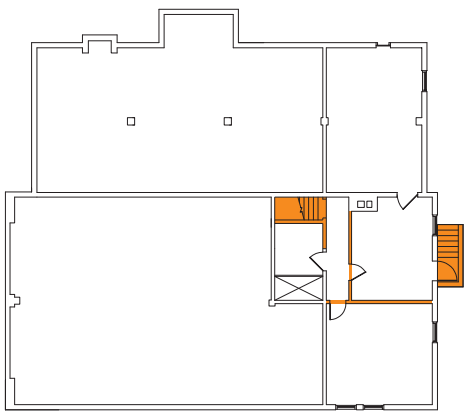




Attic

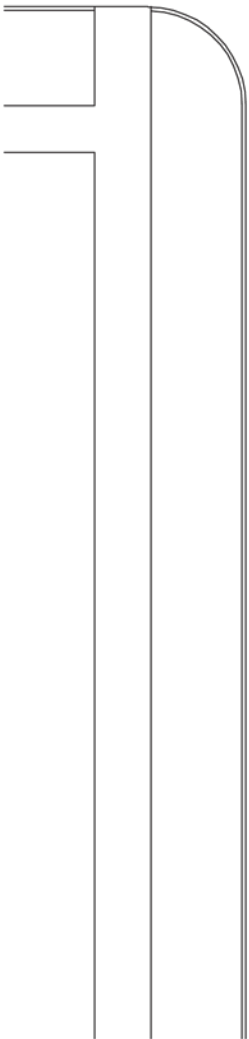


Ground



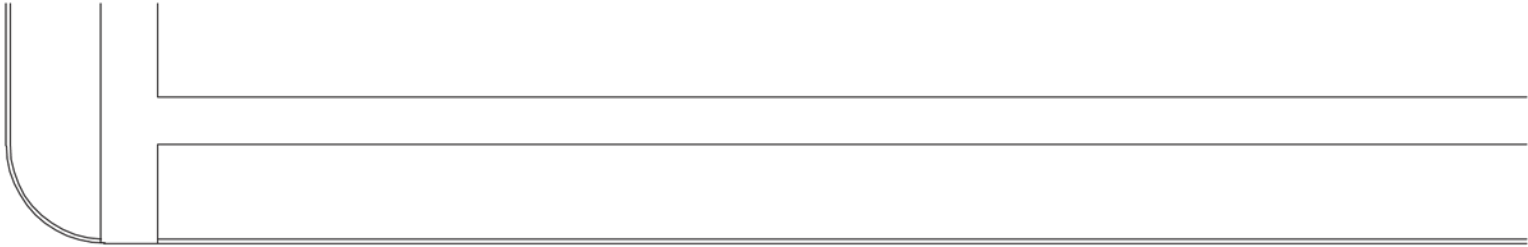
Basement

Demo Plans

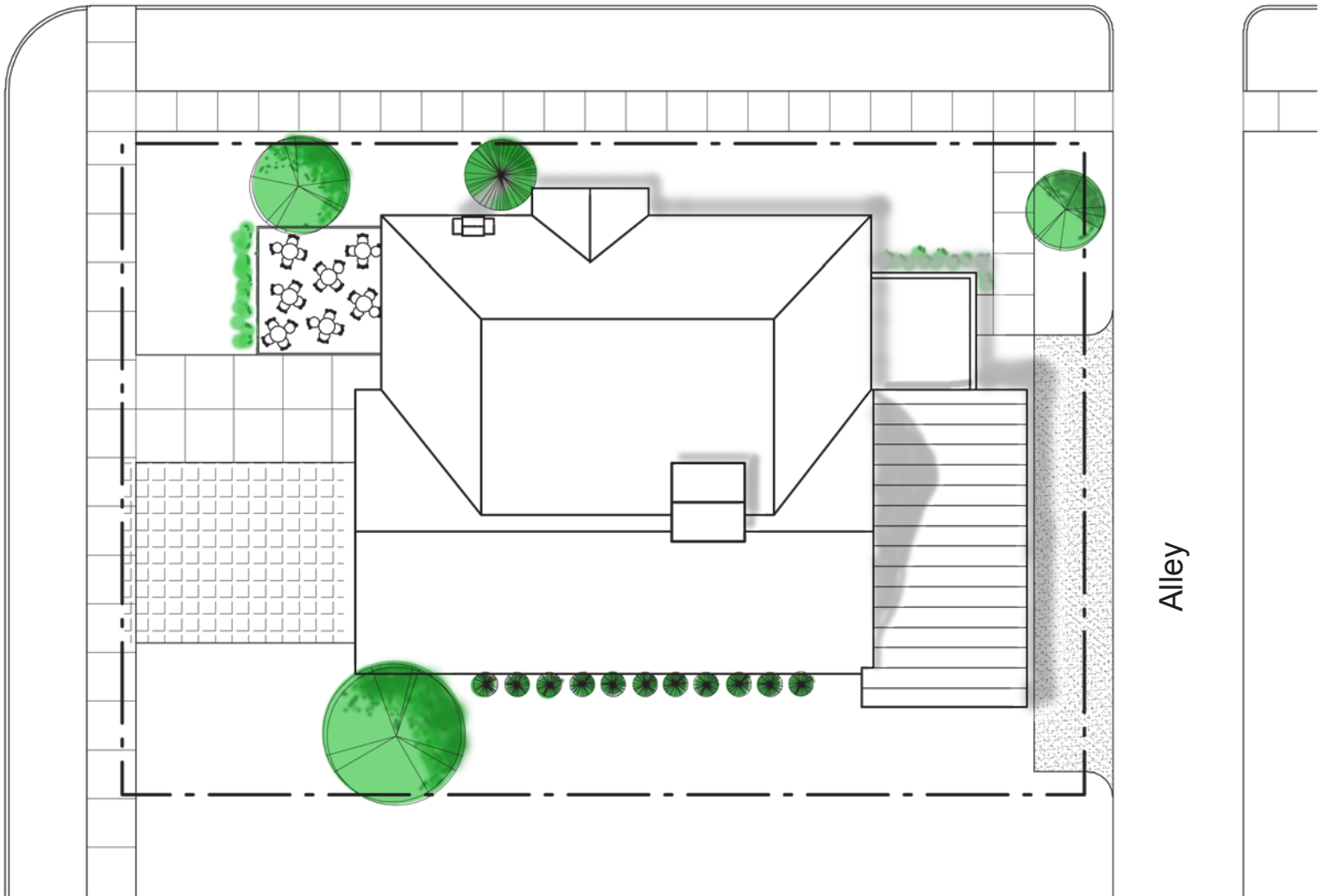


Site Plan

35th Ave SW



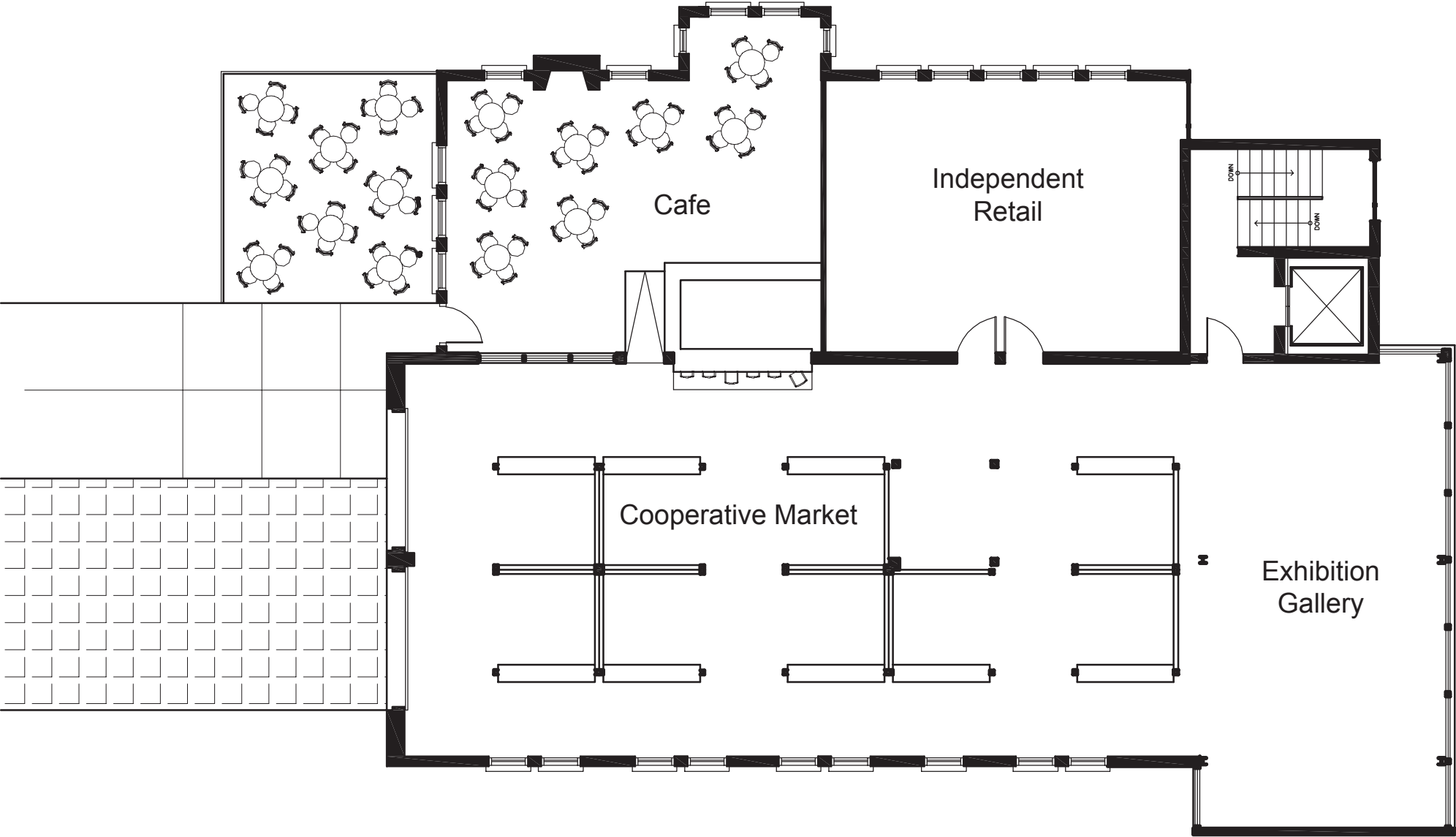
Othello St.



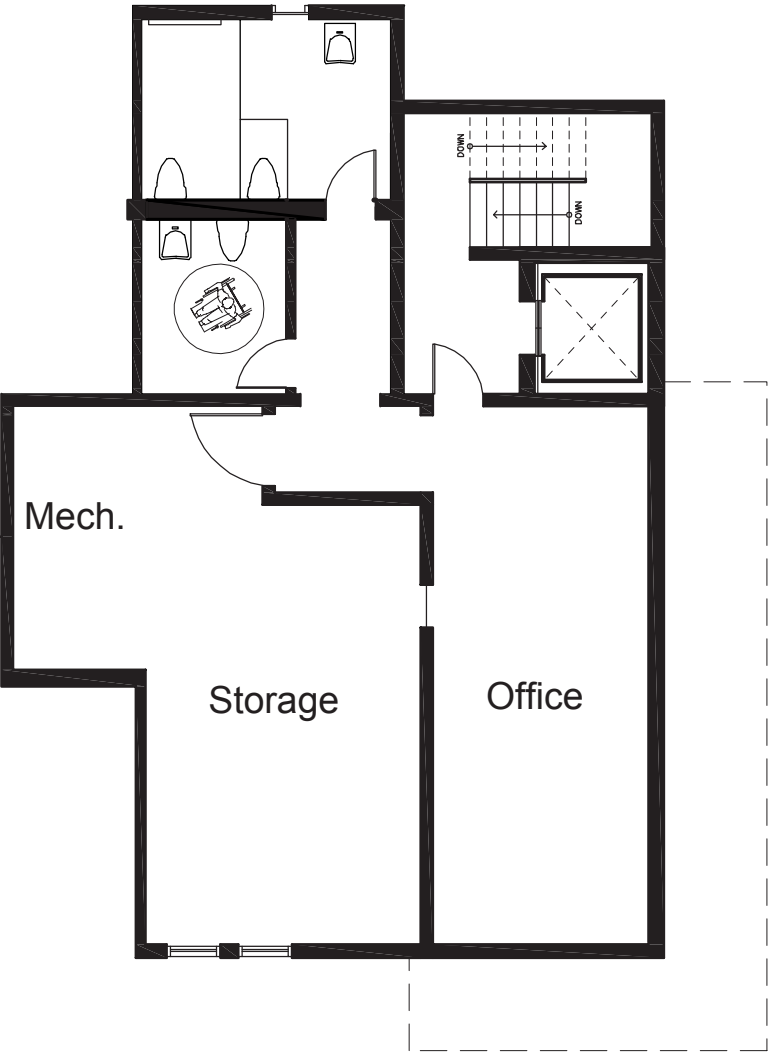
Alley





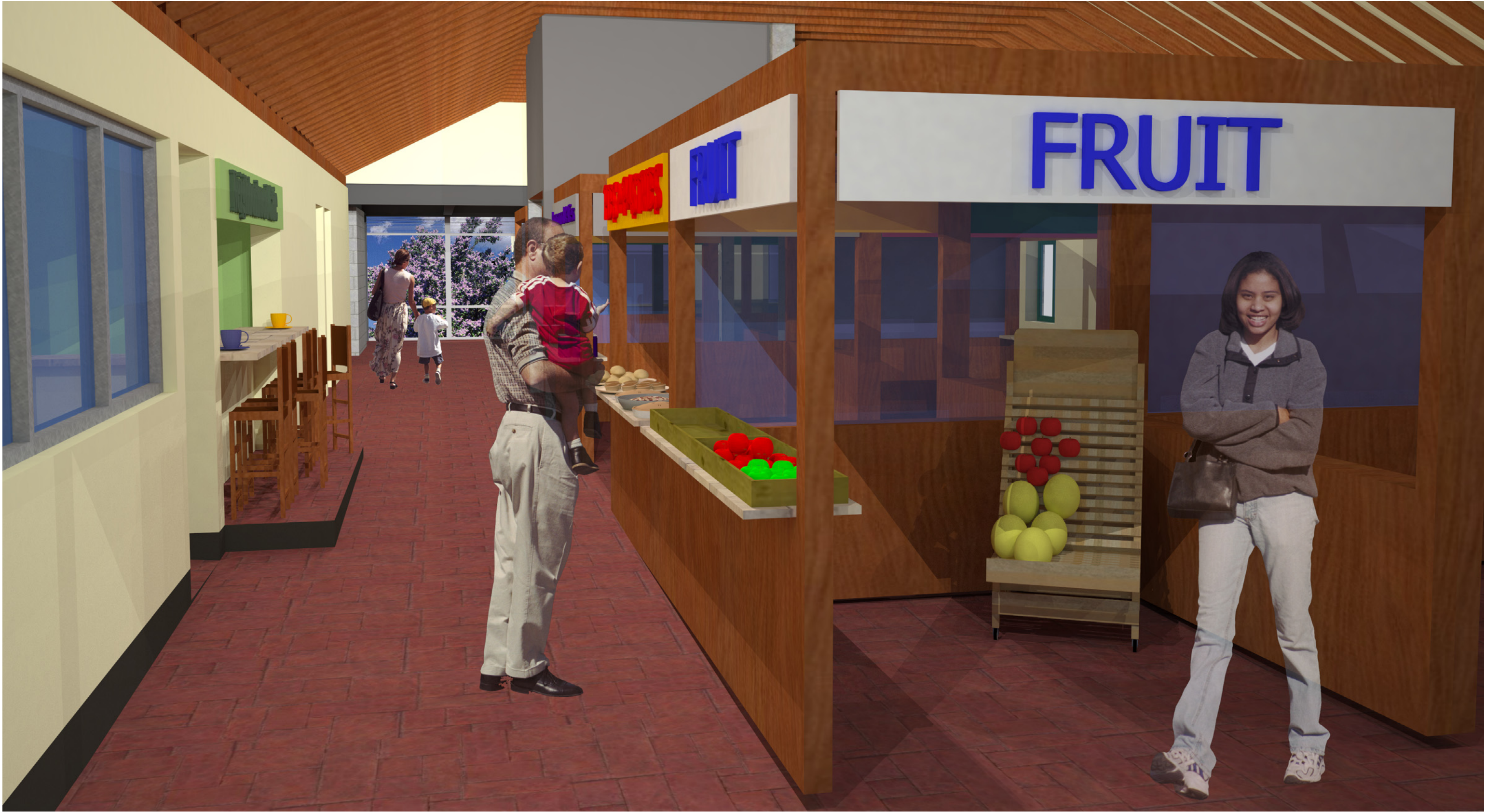


Ground Floor Plan

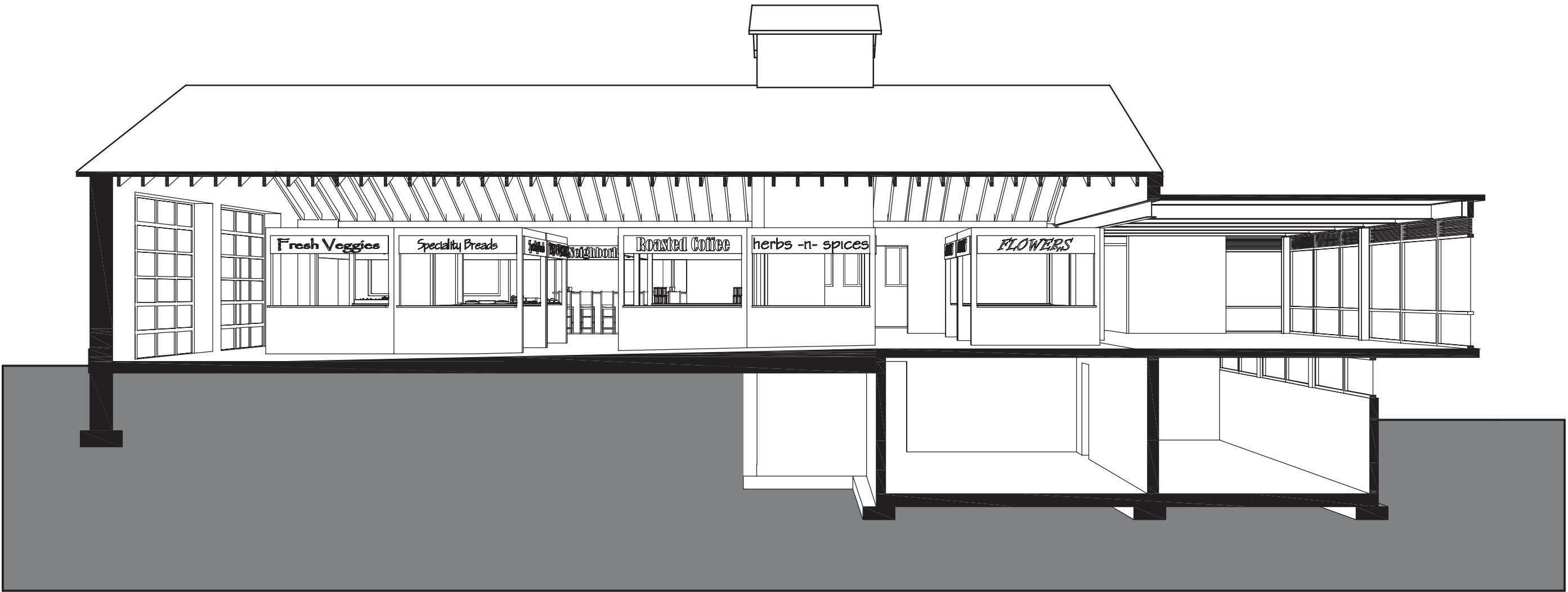


Basement Floor Plan











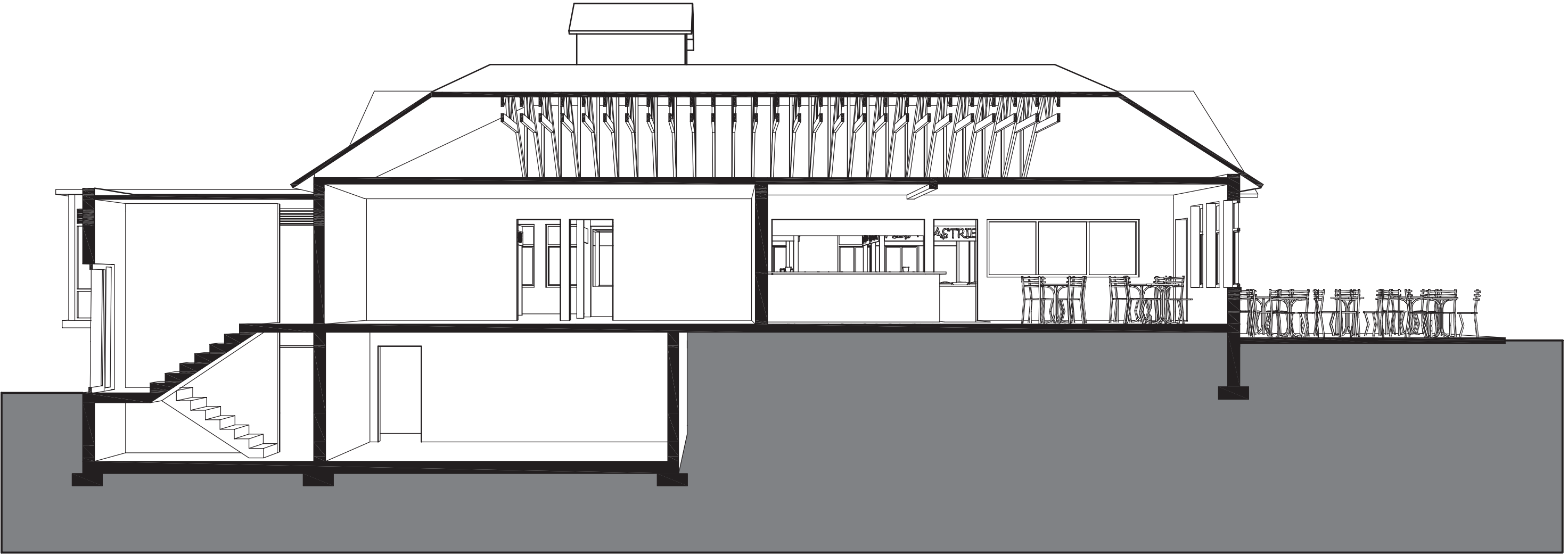


# FIRESTATION 37

## MIXED USE COOPERATIVE MARKET

University of Washington Department of Architecture 23 January 2009  
Conducted by Joanna Lacanlale









# FIRESTATION 37

**MIXED USE COOPERATIVE MARKET**  
University of Washington Department of Architecture 23 January 2009  
Conducted by Joanna Lacanlale





## Description:

A cupcake specialty bakery with, a community-based school(baking) provided

## Rationales:

The fire station is located at the center of a dense residential area served by a lot of community facilities. This specialty bakery delivers cupcakes and provides a place where community can gather. The culinary school brings people into the building to learn cooking in a fun and healthy environment.

## Program:

Specialty Bakery

-Specialty bakery: 1110sf

-Cafe: 638sf

-Office: 300sf

Community Based Culinary School

-Classroom: 490sf

-Reception and register office: 280sf

Service

-Restroom

-Building storage

-Mechanical room

Total Net:2818sf

Total Gross:3500sf



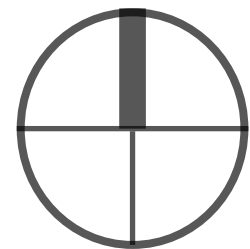
# FIRESTATION 37

**Specialty Bakery and Culinary Class**

University of Washington Department of Architecture 17 March 2009

Conducted by HyunJi Lee





35th Ave SW

SW Othello St

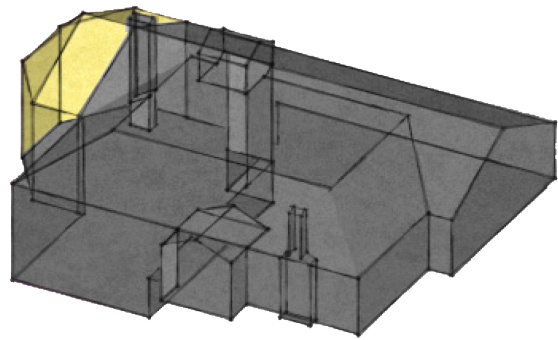


Site plan

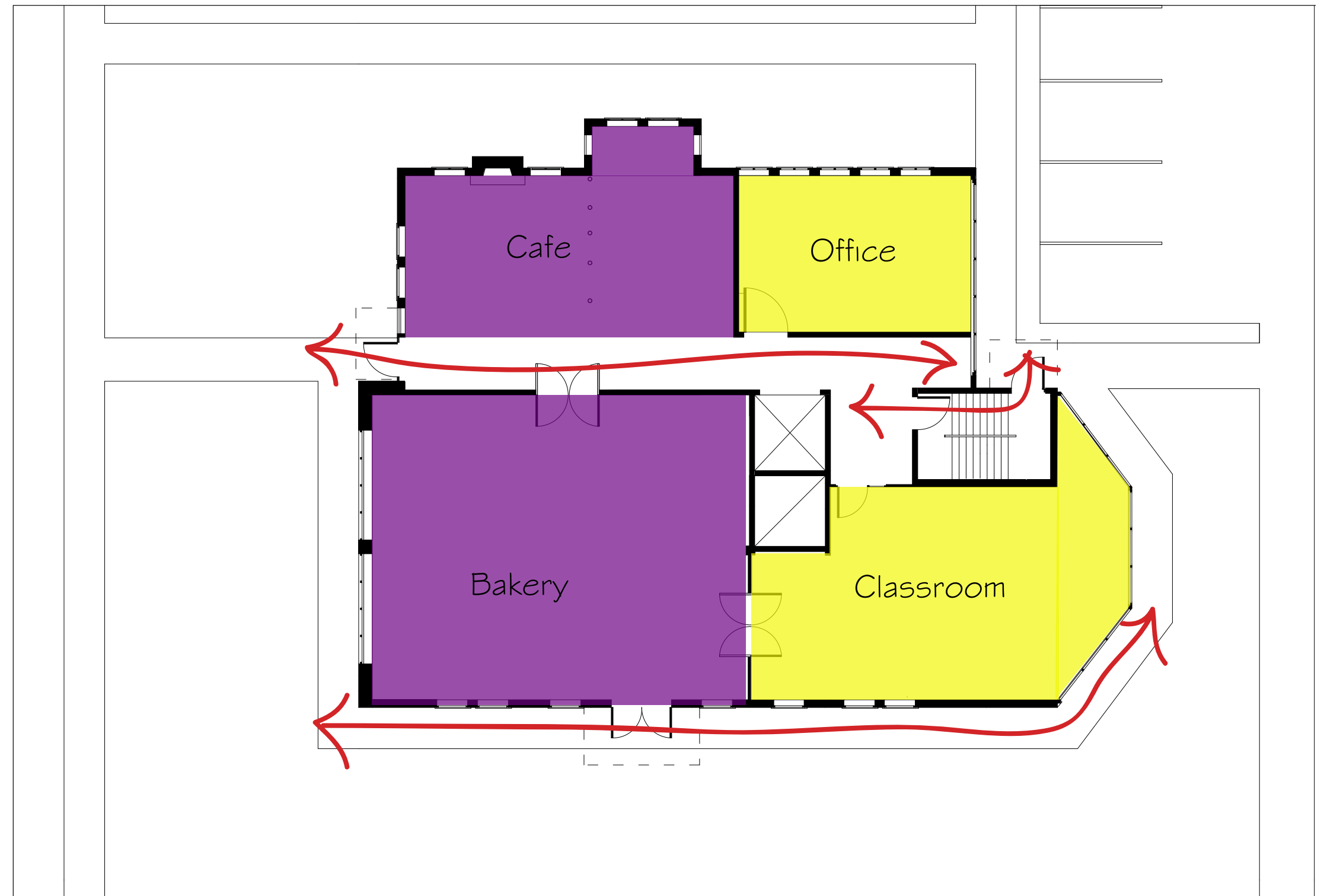
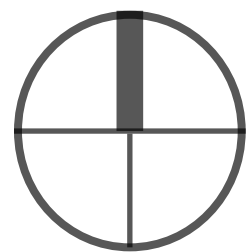
**FIRESTATION 37**

**Specialty Bakery and Culinary Class**  
University of Washington Department of Architecture 17 March 2009  
Conducted by HyunJi Lee



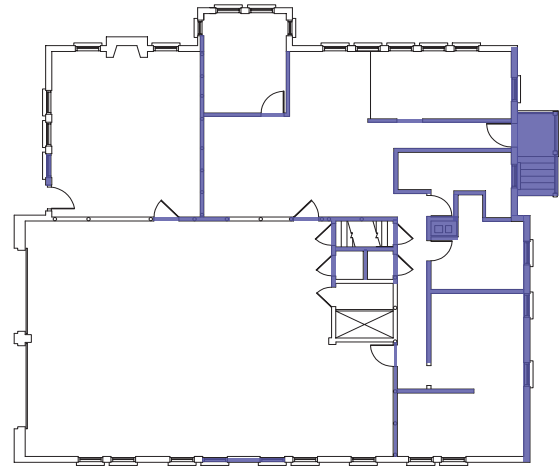


Volumetric Diagram

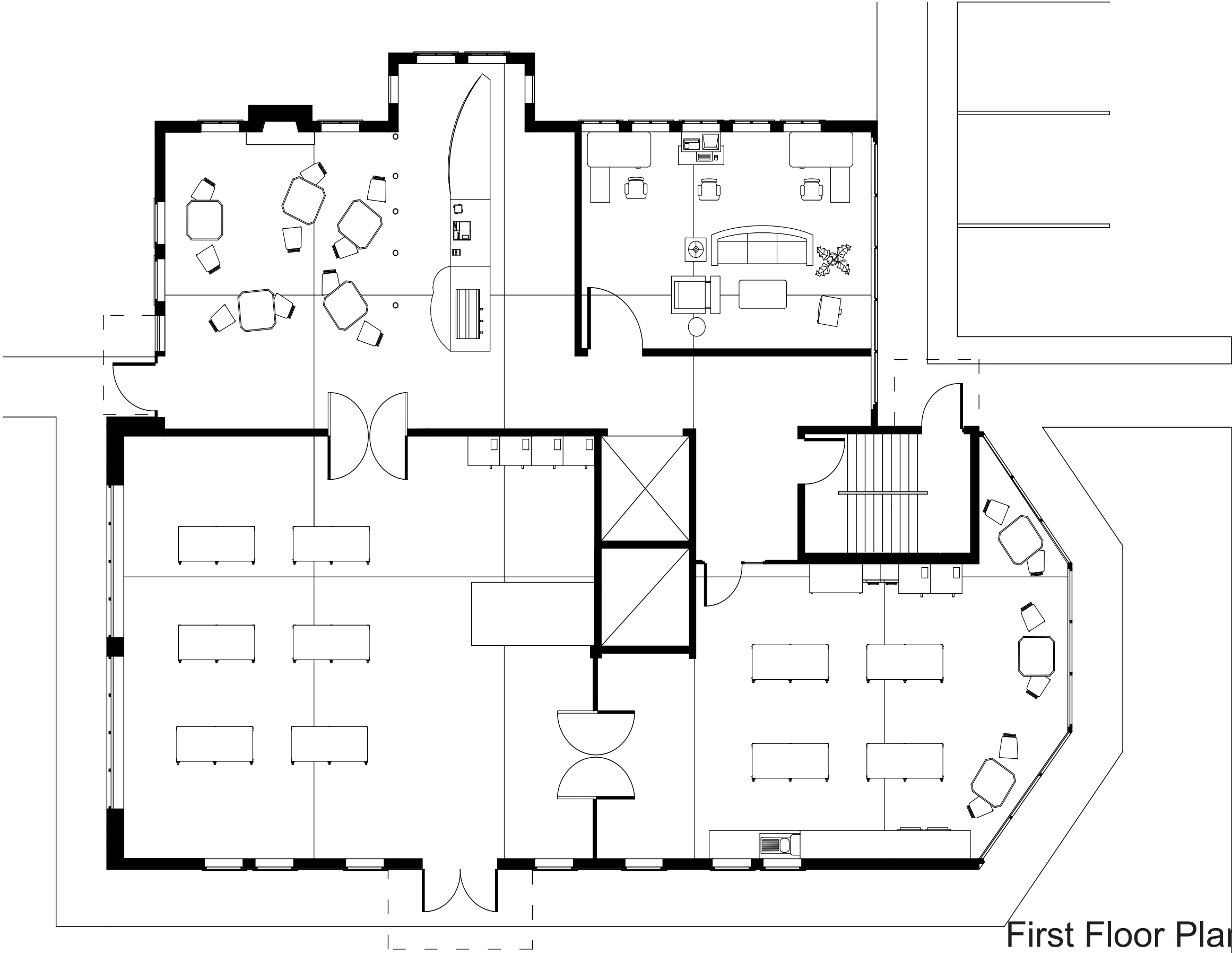
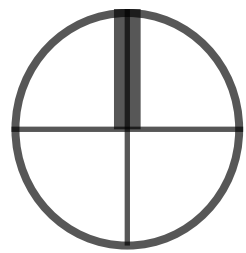


Diagram



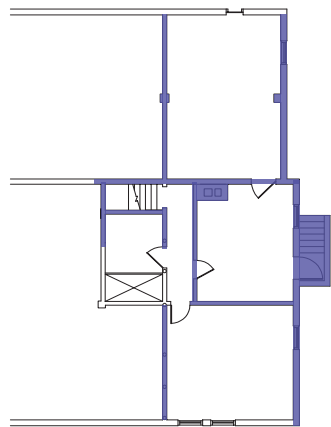


Demolition Plan

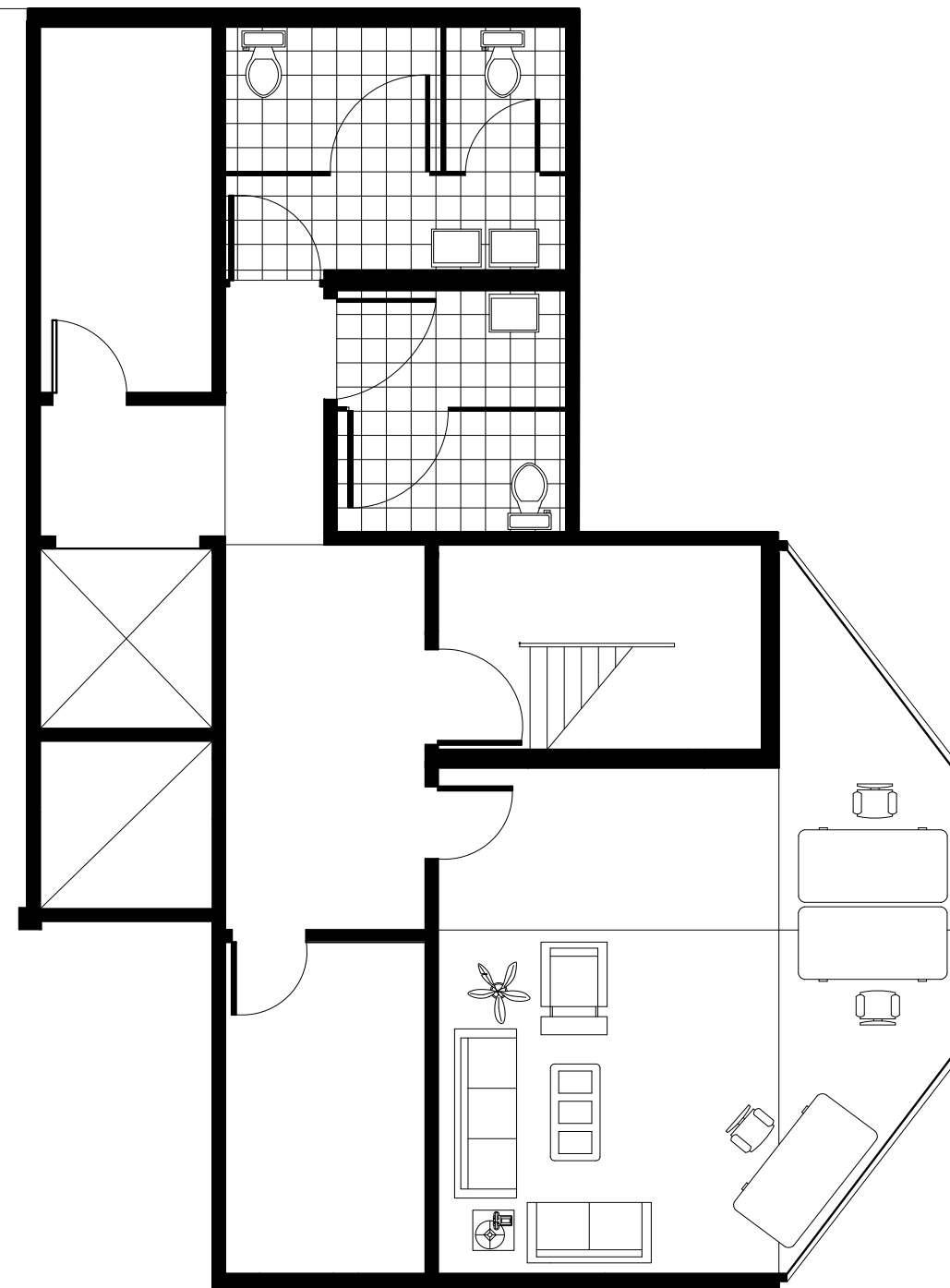
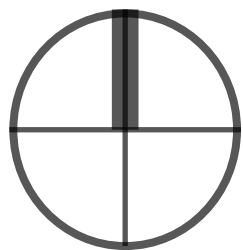


First Floor Plan



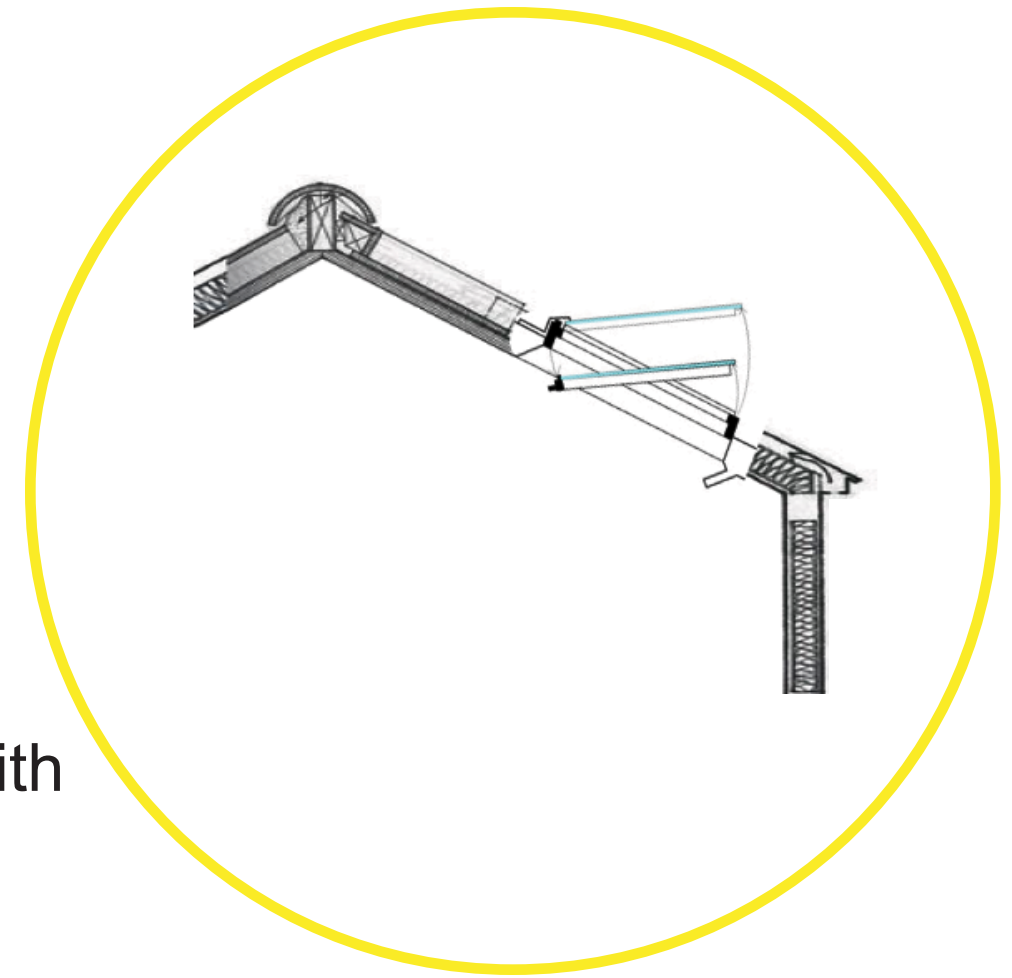


Demolition Plan

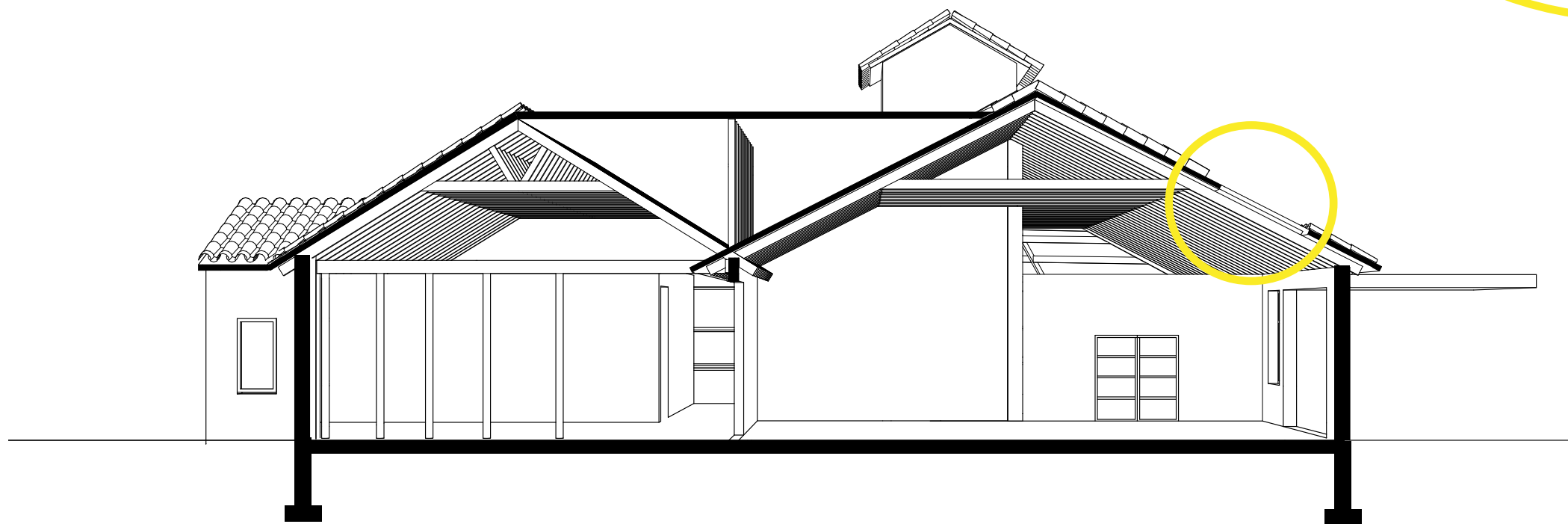


Second Floor Plan



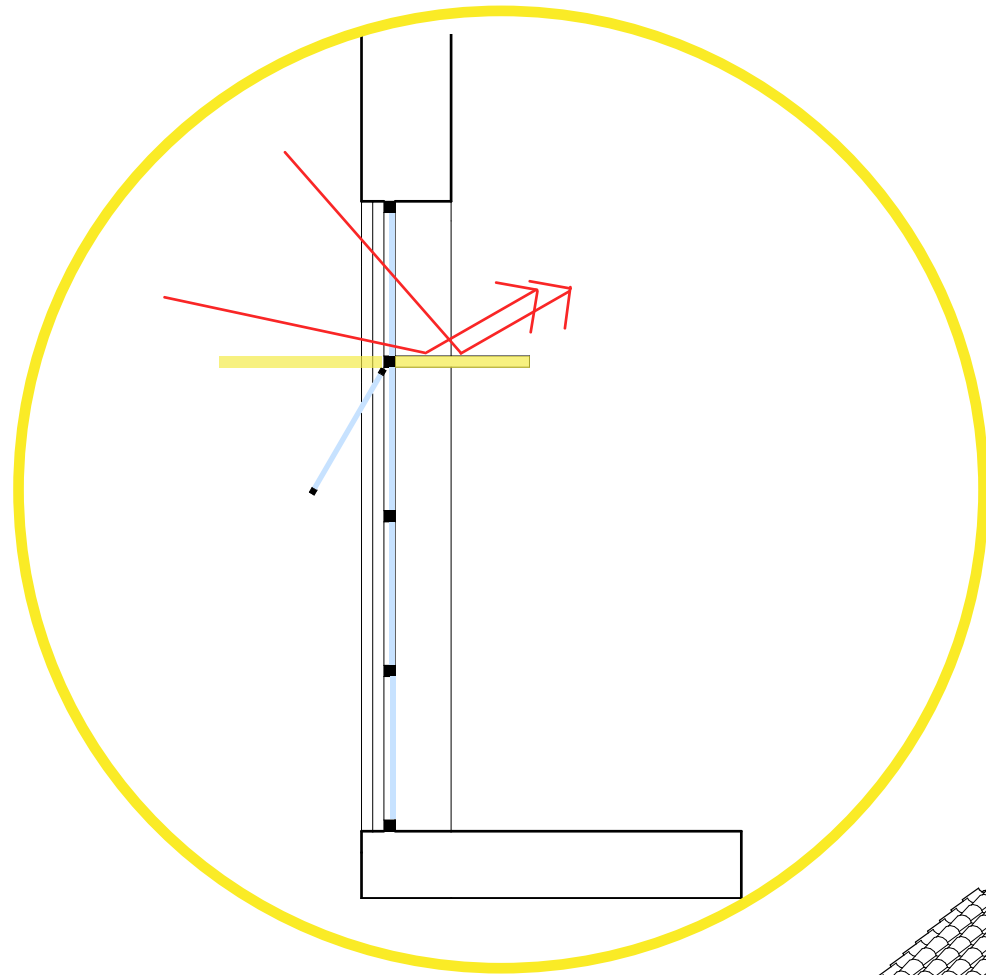


South skylight with  
new Insulation

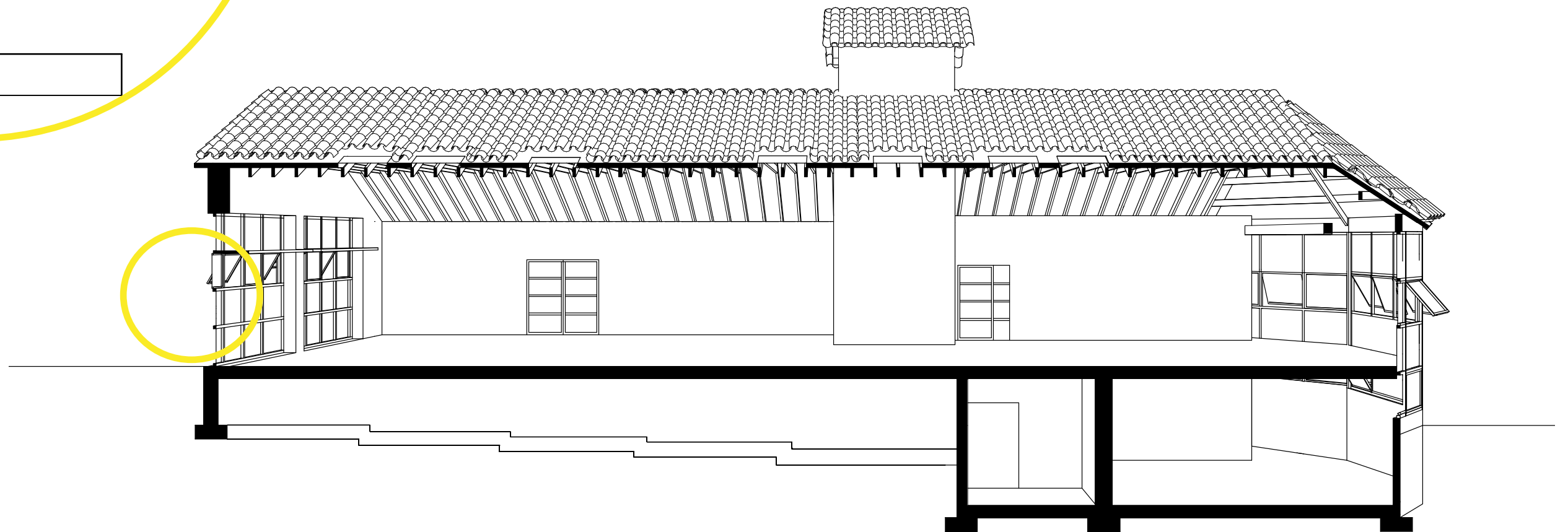


Transverse Section





West Side Window



Longitudinal Section





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