

Seattle Daily Journal of Commerce

MASONRY INSTITUTE OF WASHINGTON EXCELLENCE IN MASONRY AWARDS 2019



November 8, 2019

PETER KIRK ELEMENTARY SCHOOL

Location: Kirkland

Mason contractor: J&S Masonry

Architect: Studio Meng Strazarra

Owner: Kirkland School District

General contractor: Lease Crutcher Lewis

Masonry supplier: Mutual Materials

Peter Kirk Elementary School is in an established residential neighborhood and replaced the existing school on the same site.

Preservation of existing trees buffering the site was a key goal reinforcing

ing the natural character of the setting. The two-story building steps with the

existing grades to minimize material export and allow the building to fit into the site. The learning areas have direct views of the natural environment.

Masonry was selected as the primary exterior finish to meet cost targets and provide long-term durability for a more than 50-year-old educational facility.

Overall, cladding the building with concrete masonry units (CMUs) provided a 30% cost savings over other cladding materials.

Masonry was selected as the primary exterior finish to meet cost targets and provide long-term durability.



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FIRST PLACE BLOCK

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Iron spot brick is both a primary material and an accent at Kirkland Urban.

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KIRKLAND URBAN

Location: Kirkland
Mason contractor: Fairweather Masonry
Architect: CollinsWoerman
General contractor: Ryan Cos.
Masonry supplier: Mutual Materials

Kirkland Urban is a redevelopment of the site historically known as Kirkland Park Place, located in the central business district, adjacent to Peter Kirk Park.

The project was designed to address Kirkland's shortage of office space suitable for innovative users who require larger floor plates and enough space within one or more buildings to accommodate their needs. The retail and residential components were designed to complement the office use and provide an attractive place to work, live, shop and play.

The scale and design of the exterior retail spaces provide a boutique experience that complements the downtown Kirkland core.

Brick, stone and concrete masonry units were chosen to add texture, color and human scale to the retail levels. Iron spot brick is used as both a primary material and as an accent on the residential and office buildings as well as cladding on planters at grade, providing a unifying element throughout the project.

Two varieties of limestone cladding are used at the retail base of each office tower. Concrete masonry units, including ground face and ribbed texture, were used at several locations as wall cladding and as screen walls for exposed areas needing a durable, low maintenance material.

Concrete and stone pavers are used extensively throughout the plazas for appearance, durability and maintenance. Granite pavers at the fountains provide an attractive nonslip surface, demonstrating the value that masonry provides to the development.

FIRST PLACE

TILE, STONE AND MARBLE

AWARD WINNERS

Block

First place: Peter Kirk Elementary School

Second place: North Pines Middle School

Tile, stone and marble

First place: Kirkland Urban

Commercial

First place: WSECU

Second place: 450 Alaskan

Education

First place: Lakewood High School

Second place: Seattle Academy of Arts and Sciences

Third place: South Seattle College Integrated Education Center

Fourth place: Global Innovation Exchange (GIX)

Government and public

First place: Oak Harbor Clean Water Facility

Multifamily

First place: Broadstone Lexington

Second place: 101 Broadway

Third place: Zella Apartments

Medical

First place: Seattle Children's Hospital North Clinic

Second place: WhidbeyHealth Medical Center

Modernization/renovation

First place: UTC Building

Second place: Henry's Tavern

UNIQUE USE

First place: Bothell City Hall

Allied craft recognition

First place: 255 S. King St. Sodo Towers

2019 EXCELLENCE IN MASONRY AWARDS

The Masonry Institute of Washington celebrated 19 projects on Thursday at its Excellence in Masonry Design Awards banquet at Block 41 in Seattle.

The MIW awards honors the best in masonry design and construction in Washington state. Masonry materials include brick, CMU, stone, tile, marble and terrazzo. These projects represent the finest standards in masonry design, innovation, structural performance, and overall masonry integration for the client and the surrounding community.

The California-based judges were Anthony Herrera of Williams + Paddon, Brie Gargano of BCA Architects, Michele Gargano of BCA Architects, Craig Horton of the International Masonry Institute, Cameron Glass of CGL Cos., and Gary Peife of BAC Local 3.

The MIW was established in 1972 to promote masonry construction throughout Western Washington. Along with its national partner the International Masonry Institute, the MIW the leader in technical and educational resources in the Northwest.

ON THE COVER

The WSECU office building in Seattle's University District won first place for commercial projects at the 2019 Masonry Institute of Washington Excellence in Masonry Awards. It was designed by SKB Architects.

PHOTO PROVIDED BY MASONRY INSTITUTE OF WASHINGTON

DJC TEAM

SECTION EDITOR: SAM BENNETT • SECTION DESIGN: JEFFREY MILLER
 WEB DESIGN: LISA LANNIGAN • ADVERTISING: MATT BROWN

WSECU

Location: Seattle
Mason contractor: J&S Masonry
Architect: SkB Architects
Owner: WSECU
General contractor: Howard S. Wright
Masonry supplier: Mutual Materials

WSECU emphasized to the design team the desire for an iconic building to create a statement within the University District and as a pledge to the community of their long-term commitment to the area. Further, it was key to create a project that would resonate with the neighborhood.

Brick was the perfect material choice on many levels. Clinker bricks, used for their unique shapes and colors, were used in a 30/70 general field blend with a Coal Creek-colored 12-inch Norman-style brick placed in a 1/3 running bond pattern to provide increased visual interest and tactility.

Window surrounds are done in a slightly contrasting Forest Blend.

**FIRST PLACE
COMMERCIAL**



The WSECU building features clinker bricks and contrasting window surrounds.

PHOTO PROVIDED BY MASONRY INSTITUTE OF WASHINGTON

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Build better communities one block at a time.

Lakewood High School uses simple building forms articulated with planes of brick.



PHOTO PROVIDED BY MASONRY INSTITUTE OF WASHINGTON

LAKWOOD HIGH SCHOOL

Location: Arlington
Mason contractor: R&D Masonry
Architect: McGranahan Architects
Owner: Lakewood School District
General contractor: Allied Construction Associates
Masonry supply: Mutual Materials

The new Lakewood High School is a symbol of community, reflective of contemporary values, mindful of local heritage and its place in the geography.

Traversing the gentle surrounding hills, the distant experience around the high school site is one of horizontal motion. Simple building forms are articulated with planes of brick, metal siding and regular modules of fenestration.

The striated horizontal brick pattern wraps and unifies the building. It is a representation of our digital age, like beams of fiber optic light. From a distance or up close, the lines give a sense of movement that draws people into and through the building.

**FIRST PLACE
EDUCATION**

Gray tile and dark brick give the building a modern, simple look.



PHOTO PROVIDED BY MASONRY INSTITUTE OF WASHINGTON

OAK HARBOR CLEAN WATER FACILITY

Location: Oak Harbor
Mason contractor: R&D Masonry
Architect: MWA Architects
Owner: City of Oak Harbor
General contractor: Hoffman Construction
Masonry supplier: Mutual Materials

The Oak Harbor Clean Water Facility design is inviting and texturally pleasing to the eye. Features include dark brick, a light gray tile pattern adjacent wall, and light wood accents.

Combining shades of gray and darker brick gives the building a modern, simple look.

Offsetting the brick and color pattern creates stronger depth, keeping the building from looking two-dimensional. Masonry details and

crooked rooftop lines add an interesting appeal to the building as you look from a distance.

**FIRST PLACE
GOVERNMENT
AND PUBLIC**

When building our communities,
MATERIALS MATTER!



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BROADSTONE LEXINGTON

Location: Seattle

Mason contractor: J&S Masonry

Architect: Encore Architects

General contractor: Alliance Residential Co.

Masonry supplier: Mutual Materials

Broadstone Lexington is a 75-unit apartment building located in Seattle's First Hill neighborhood. By working through the design evolution with neighbors and community groups, designers and J&S Masonry created a building that responds to its nuanced context without compromising its own identity — using masonry as a primary facade material was integral to its success.

The project utilized sand-colored modular brick in a running bond pattern and punctuated the facade with precast concrete window headers, sills and cornices. These elements, plus full brick returns at window openings, create the impression of a legacy masonry building that maintains a unique, modern presence.

PHOTO PROVIDED BY MASONRY INSTITUTE OF WASHINGTON

Using masonry as a primary facade material was integral to the success of the building.



SEATTLE CHILDREN'S HOSPITAL NORTH CLINIC

Location: Seattle

Mason contractor: Keystone Masonry

Architect: ZGF Architects

General contractor: Aldrich & Associates

Masonry supplier: Interstate Brick

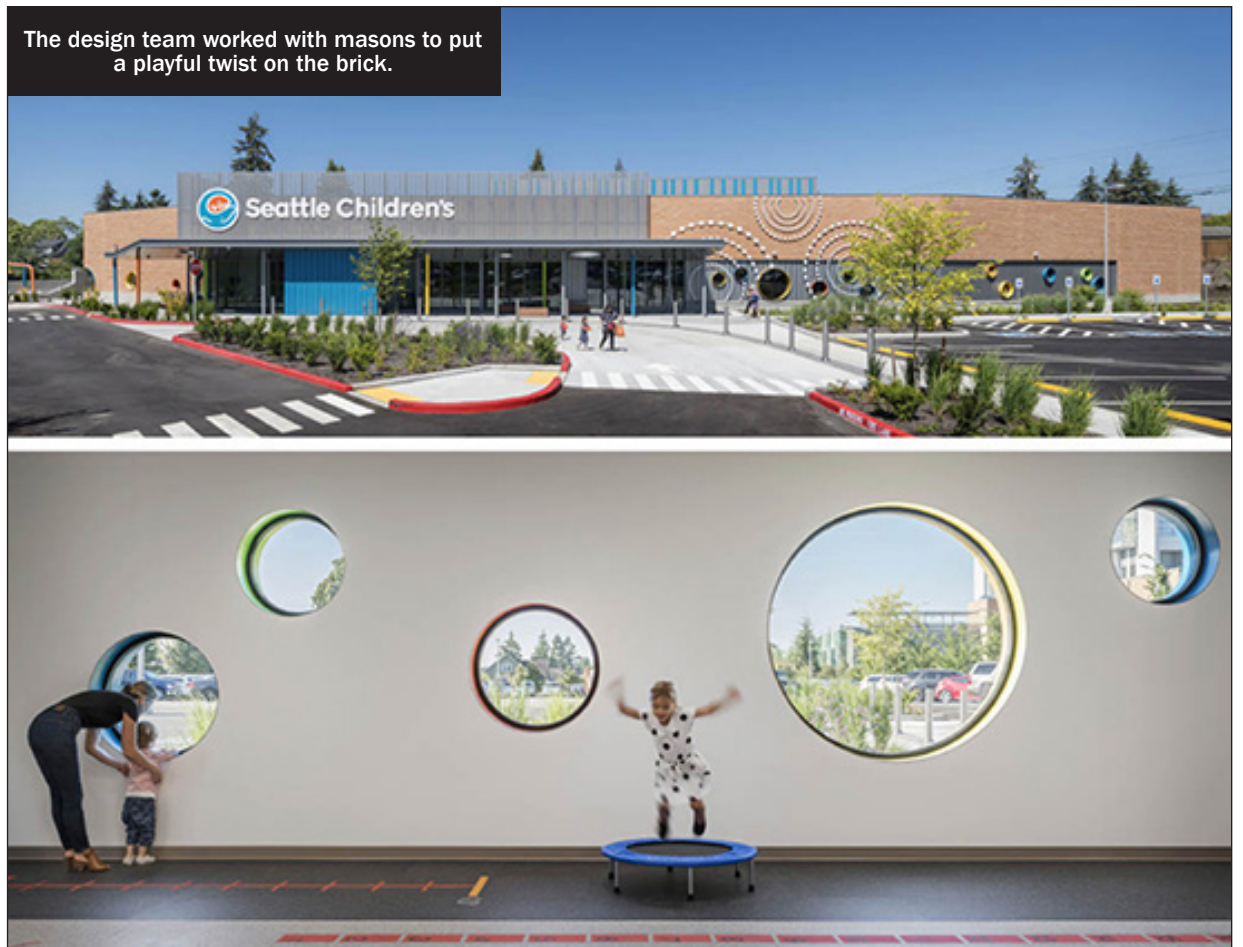
Seattle Children's is recalibrating how it delivers care by establishing outpatient clinics in underserved communities across the Puget Sound region to decentralize care.

Clad in textured brick, the North Clinic shares its design vernacular with the brick facades of the adjacent Providence buildings and central utility plant. Every detail down to the color of the brick was coordinated with Seattle Children's and Providence in mind, resulting in a building that reflects both organizations and cultures coming together on a shared campus while maintaining Seattle Children's brand.

The design-build team worked with the masons to put a playful twist on the brick, resulting in skittled brickwork that provides value and visual interest to the project without added costs.

PHOTO PROVIDED BY MASONRY INSTITUTE OF WASHINGTON

The design team worked with masons to put a playful twist on the brick.





Masonry was used in a modern way to create a new visual identity for the state Utilities and Transportation Commission headquarters.

PHOTO PROVIDED BY MASONRY INSTITUTE OF WASHINGTON

UTC BUILDING

Location: Lacey
Mason contractor: J&S Masonry
Architect: Weber Thompson
General contractor: MJR Development
Masonry supplier: Mutual Materials

In the center of rapidly growing Lacey, an empty office building presented a huge opportunity for renovation. The 1980s tile-covered structure was stylistically left behind and unwanted by modern office workers.

FIRST PLACE
**MODERNIZATION/
 RENOVATION**

In order to attract a new tenant, adaptive reuse was a compelling sustainability draw.

A key design element for the new building became the use of masonry in a modern way to create a new visual identity. The concrete masonry refers to the surrounding buildings brick masonry but rendered in a color and scale that differentiates it.

Design, connection to the neighborhood, and cost all played a role in the decision to use CMU on the project.



A multi-tiered waterfall and stone pedestal serve to create a welcoming community gathering space.

PHOTO PROVIDED BY MASONRY INSTITUTE OF WASHINGTON

BOTHELL CITY HALL

Location: Bothell
Mason contractor: DFL Masonry
Architect: Miller Hull
Owner: City of Bothell
General contractor: GLY
Masonry supplier: Basalite Concrete Products

The new Bothell City Hall replaces a building that was built in 1938. Located in the heart of Bothell's downtown, it consolidates departments previously spread across the city in makeshift facilities.

FIRST PLACE
UNIQUE USE

The project includes a three-story, 251-car parking structure beneath a 53,000-square-foot office building and town hall/community meeting rooms. It was constructed with a target of LEED Gold.

Multiple stonework enhancements, including a multi-tiered waterfall and stone pedestal, serve to create a welcoming community gathering space.

United Professionals Caulking & Restoration provided sealant for keeping out moisture and driving rain.



PHOTO PROVIDED BY MASONRY INSTITUTE OF WASHINGTON

255 S. KING ST. SODO TOWERS

Location: Seattle
Mason contractor: United Professionals Caulking & Restoration
Owner: Sodo Builders
General contractor: Sodo Builders
Masonry Supplier: Atlas Supply

United Professional Caulking & Restoration was the sole-source sealant installer for the Sodo Towers, located on the southern edge of the Pioneer Square Historic District, immediately north and adjacent to CenturyLink Field.

FIRST PLACE
ALLIED CRAFT
RECOGNITION

The project included a new Embassy Suites Hotel composed of a 23-story tower and an interconnected eight-story atrium. Installations covered 485,672 square feet of built area.

The much-overlooked sealant provides a barrier against the elements such as moisture, driving rain, standing or pressurized water, drafts, sand and dust.

The owner required all interior trim and carpentry of the towers to be sealed so that all gaps and seams appeared integrated as one. This required sealant work that is rarely seen due to time and expense, and requires exceptional attention to detail, and superior aesthetics and performance.

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The masonry industry recognizes that the world of construction has changed dramatically over the past decade. New products, techniques, codes and regulations have changed the competitive landscape. This Masonry SYSTEMS Guide, a first ever of its kind, masonry system print guide and companion website, provide a standardized systems guide of best practices for masonry wall systems design and construction.

As you click through this website, you will find concise system guidelines addressing the key elements of the masonry envelope including 2D and 3D details, installation processes, specifications, product resources, and energy modeling. Each Chapter contains information that will create a more educated design and construction process with more efficient schedules, and a standardized bidding approach for the installers. The systems guide includes recommendations, details, in downloadable format for both Revit and CAD, for air and water barriers, tie systems,

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The Masonry SYSTEMS Guide and this website is produced with support from the Northwest Masonry Institute, an umbrella organization including the masonry industry, general contractor representatives, and national suppliers and organizations.

