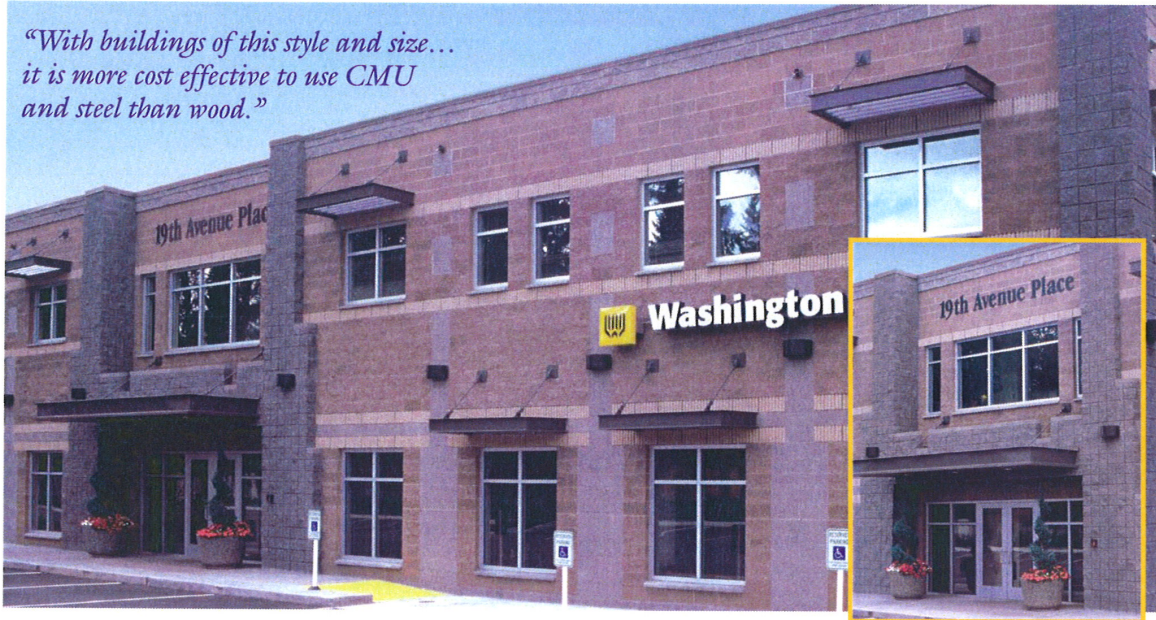


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19th Ave Place

EVERETT, WA

19th Avenue Place in busy south Everett is home to businesses that, to survive and thrive, need to project an image of stability, safety, and trustworthiness – an image that long-lasting, fireproof, and durable concrete masonry conveys. The core tenant, Washington Mutual Bank, shares the first floor with an ophthalmologist while a dentist and orthodontist take up the second floor.

Everett dentist Dr. Shuichi Yamaguchi had grown frustrated with the lack of easily accessible parking available to his patients – his downtown practice had outgrown its urban core location. In early 2004, Yamaguchi partnered with two other doctors, found the “perfect” lot south of the downtown core, and planning for 19th Avenue Place began. Yamaguchi chose architects Botesch, Nash & Hall, P.S. to design the two-story building and wanted concrete masonry as the main construction material. “Concrete masonry was primarily used because the owners liked the look of a previous concrete masonry building that we designed,” said project architect Chris Thome, AIA, an associate with Botesch, Nash & Hall. “The cost and durability of concrete masonry were added benefits that were appreciated.”

The relatively short construction schedule was also a factor in choosing to build with CMU. “The design process took about two months, and once construction began in July of 2004 Gaffney was able to complete the job by December,” said Yamaguchi.

The total square footage of 19th Avenue Place is 13,640. According to Joe Gaffney, Project Manager for Gaffney Construction, general contractors for the project, “with buildings of this style and size – larger than 10,000 square feet – it is more cost effective to use CMU and steel than wood.” Not including tenant



improvements to individual spaces, the project budget was \$3.5 million.

The architecturally interesting details of 19th Avenue Place are highlighted with steel canopies over the many windows and a dramatic recessed entrance, as well as the various shades and types of CMU utilized in the design that was implemented by mason contractor Sterling Construction. Bearing walls of seven-score and split-face block are accented with smooth- and ground-face block in natural and khaki. Simulated, graduated columns in single-score, split-face charcoal block appear to “pop out” of the building at the corners and entryways. Each unit is accessed by attractive aggregate concrete walkways.

“The combination of different concrete masonry colors, textures, and styles gives the owners a distinctive building to market themselves to their clients,” said Thome.

CREDITS

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