

STABLE BUILDING: AN ADAPTIVE REUSE
HEATHER SEALY & JEREMY SMITH



STABLE BUILDING



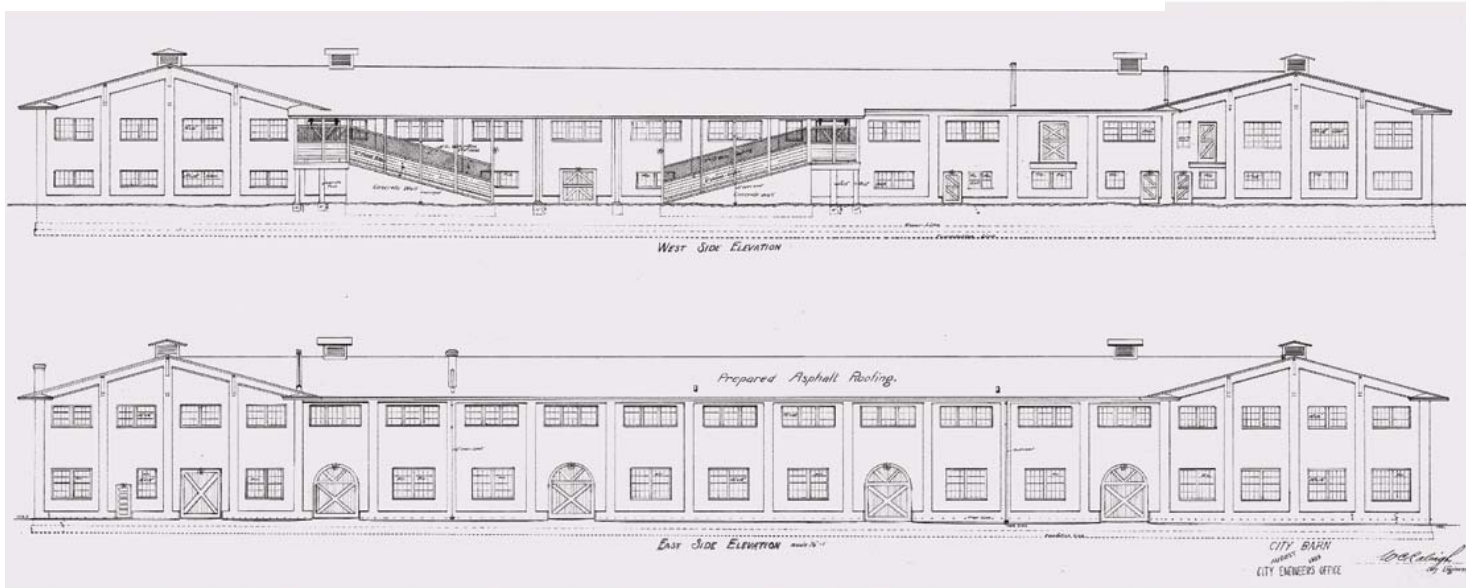
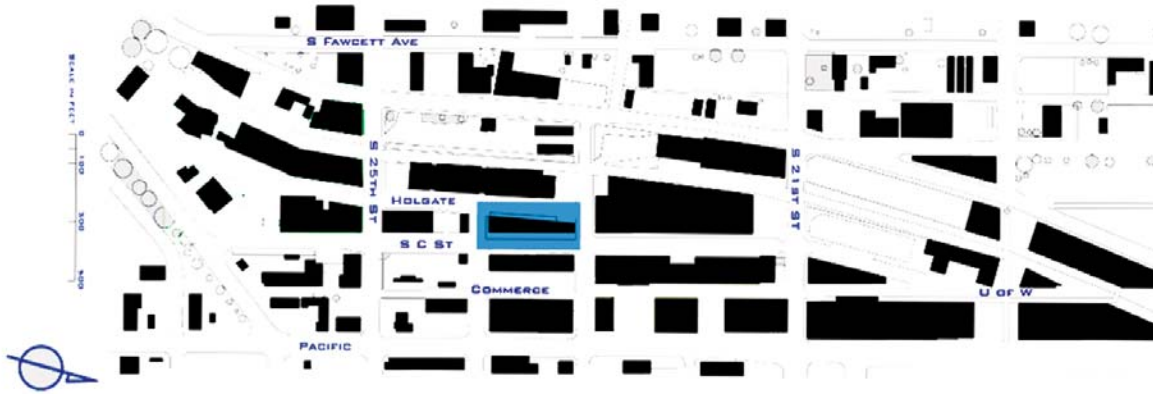
EXISTING CONDITIONS:

- Footprint of building: 300' x 50' x 32'
- Current Use: City Garage
- Construction: Reinforced Concrete with Heavy Timber Framing
- One existing 1910 Barn Door



LOCATED IN THE **BREWERY DISTRICT**
ON THE CORNER OF
23RD AND C STREET

STABLE BUILDING



GOALS:

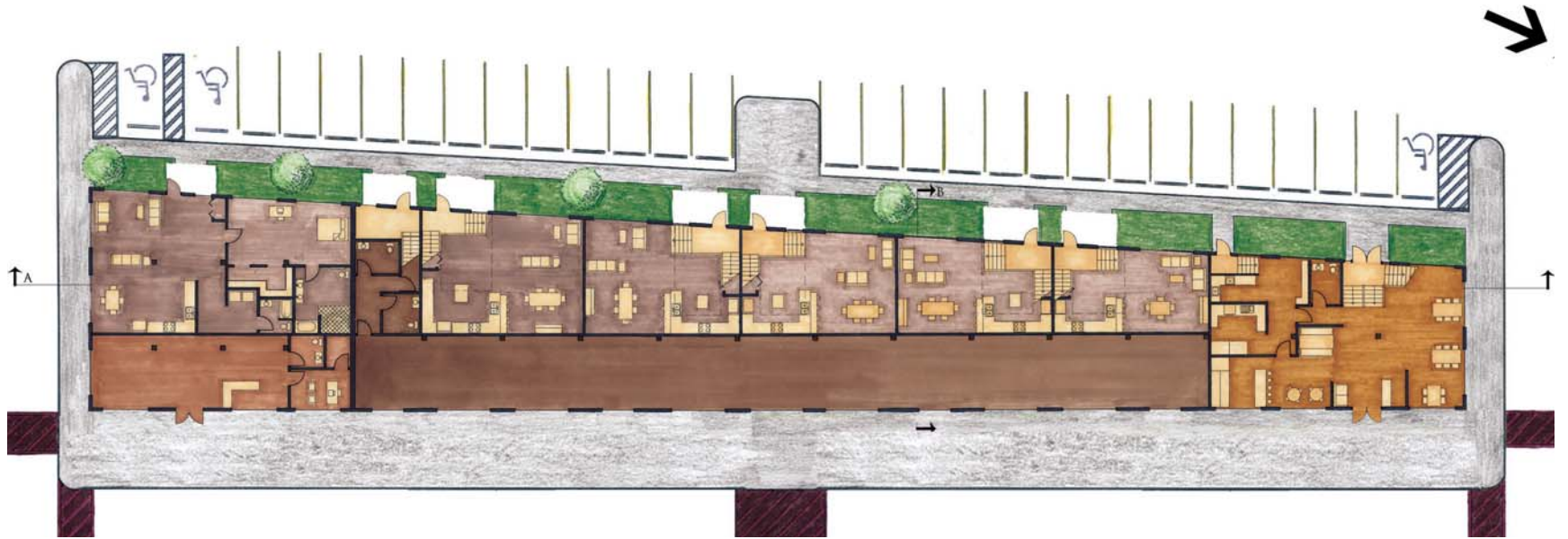
Focus on restoring the original appearance of the City Stables:

- Grand Windows
- Barn Doors
- Structure

Create new opportunities for both occupants and citizens of Tacoma as a whole

- Students of the University
- Residential
- Landmarks

STABLE BUILDING

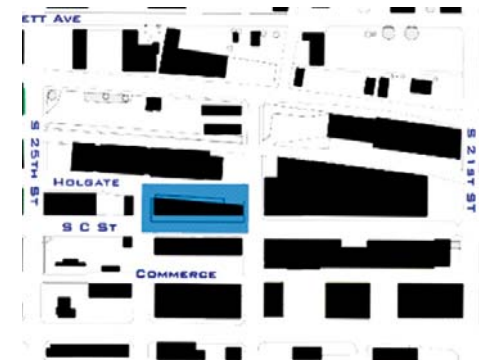


SITE PLAN:

In the site plan we designed the sidewalk in the front of the building to allow the open air farmers market to extend out on to the street scape.

The crosswalks are also more defined to create a safer crossing for pedestrians.

In the back of the building each townhouse has it's own covered patio space and a small garden space as well.



STABLE BUILDING



SECOND FLOOR PLANS



FIRST FLOOR PLANS



FLOOR PLANS:

TOWNHOUSES-

The townhouses are 2-3 bedroom houses that are 1.5 stories. The kitchen, living/dinning room are on the first floor and the baths and bedrooms are on the second floor. There is one ADA townhouse located on the first floor on the south end of the building.

RETAIL-

This space is designed for a cafe, bakery or even a gift shop from the musuems in downtown.

RESTAURANT-

We place the restaurant on both stories of the North end of the building to allow for the best views of the city.

OPEN AIR MARKET-

The open air Market is designed to allow the venders to expand in to the sidewalks.

KEY

-  RESTAURANT
-  OPEN AIR MARKET
-  TOWNHOUSES
-  RETAIL

STABLE BUILDING



FRONT ELEVATION (C ST.)



BACK ELEVATION (HOLGATE ST.)

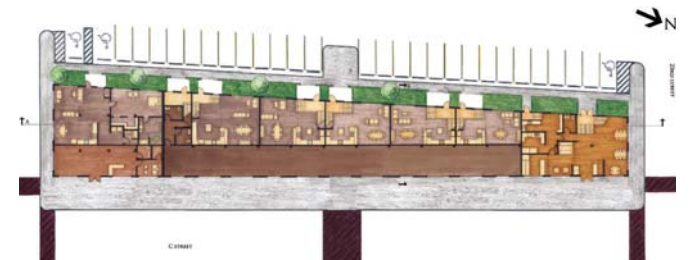
ELEVATIONS:

FRONT ELEVATION (C ST.)-

The open air market is designed so that there are no doors or windows to allow free circulation throughout the space. The Restaurant and retail space both have large barn doors and awnings to create a different facade for the different functions within the building.

BACK ELEVATION (HOLGATE ST.)-

Each of the townhouses has its own covered patio space along with a small garden space. The restaurant has a rear entry for patrons and also a service delivery entrance in the rear as well.



STABLE BUILDING



SECTION A

SECTIONS:

SECTION A-

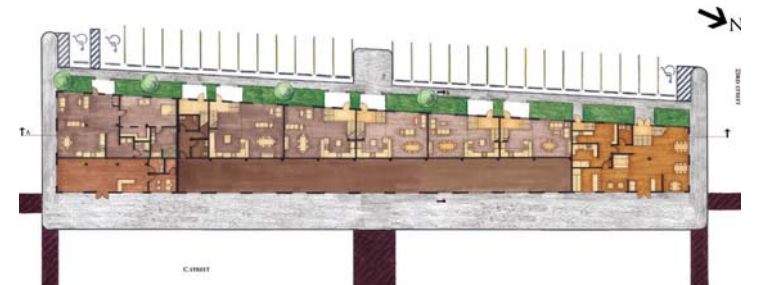
The long section shows how each townhouse allows an abundant amount of daylighting to enter into the spaces through the grand windows. The ADA townhouse floor is raised 4 feet to allow easy access into the townhouse, without the need of an elevator or lift.

SECTION B -

The smaller section is cut through one of the townhouses to show how you enter the space. As you come in from Holgate St. you enter to a landing, you then have the choice of going down to the lower floor where the kitchen and living room are or you can go up stairs to the bathroom and bedrooms. There is a 4' difference in grade from the front of the building (C st.) and the back of the building (Holgate st.).



SECTION B



STABLE BUILDING



Here is a glimpse of what the second floor of the restaurant could look like.