



# THE HERITAGE ON BROADWAY

A Mountain Construction Urban Renovation Project

## Broadway Landmark Reborn

Formerly home to Ted Brown Music Company, the



*Broadway elevation prior to renovation*

New York and Ted Brown buildings in downtown Tacoma were purchased by investors as an income property. The buildings, constructed

separately and joined in a 1960s era remodel, were completely renovated by Mountain Construction.

Following asbestos abatement and removing layers of old construction, we installed steel beams and frames to reinforce the wood and masonry structure, and create the necessary clear-span area for a school theater. Shell work also included a new elevator, mezzanines and demising walls, exterior remodeling, and new mechanical / electrical systems.



*1976 photo of top floors of the New York building being demolished.*

Anchor tenant Tacoma School of the Arts (SOTA), is a by-choice public school. They occupy the bottom (Commerce) level and a portion of the second (Broadway) level.

The storefront portion of the Broadway level is retail and the 3rd floor is office.



*New structural steel and floor framing adjacent to original columns.*



*Exterior renovations tie the two buildings together. New York (left) and Ted Brown (right) Buildings from Broadway*

### Quick Facts:

*Phase I completed 2003*

**Use:** Mixed Retail, Office and Education

**Client:** Broadway Investors LLC

**Location:** 1117—1123 Broadway; Tacoma

**Contract type:** Team-Build, Cost plus Fee

**Gross floor area:** 40,000 sf

**Architect:** Ross Deckman Architects

### Summary:

- Hazardous material abatement
- Selective demolition
- Shell & core reconstruction:
  - Seismic upgrade and restructuring
  - Roof structure and roofing
  - Modernized mechanical and electrical systems
  - New elevator
  - Mezzanines and demising walls
  - Exterior renovation

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