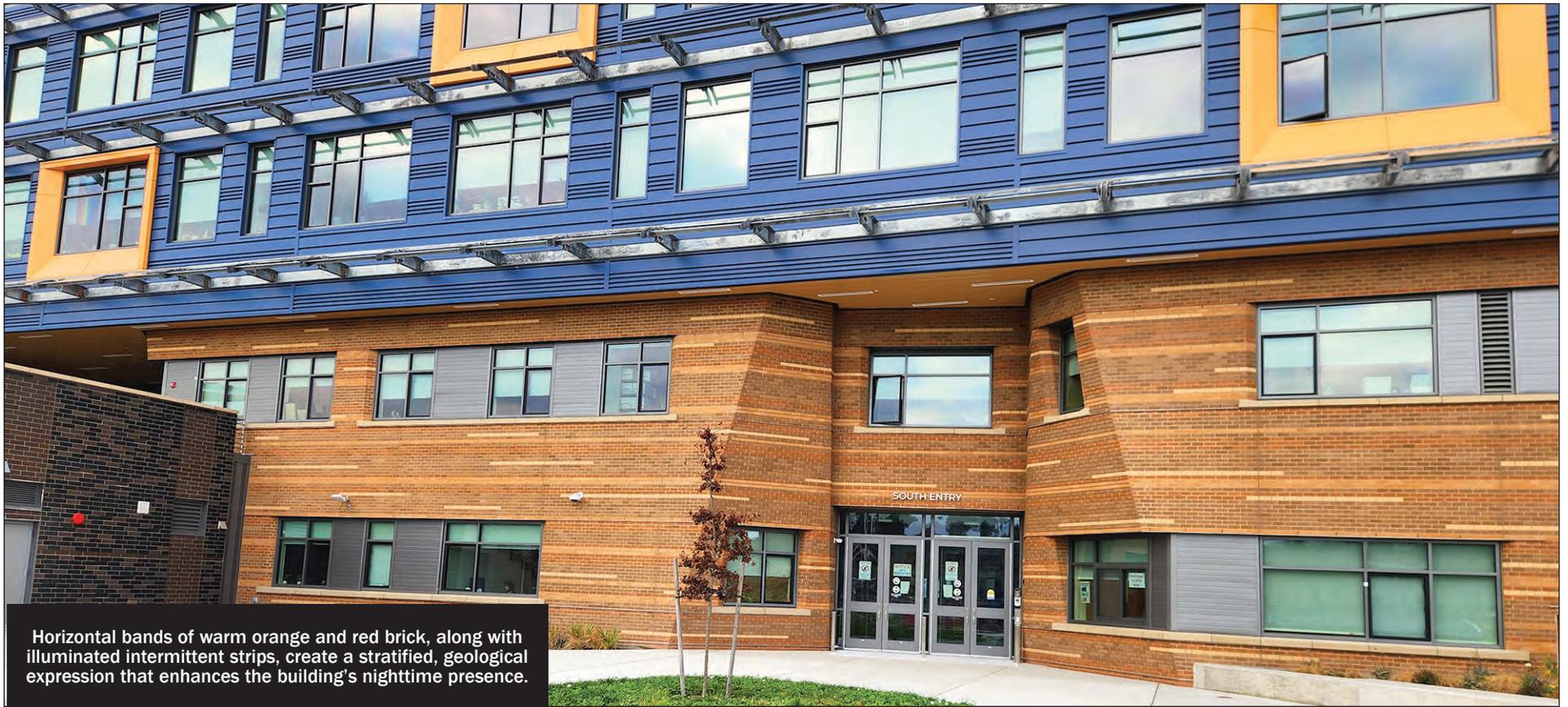


Seattle Daily Journal of Commerce

NORTHWEST MASONRY INSTITUTE EXCELLENCE IN MASONRY AWARDS 2026

March 20, 2026

GOLD WINNER— K-12 EDUCATION RAINIER BEACH HIGH SCHOOL - PHASE III, SEATTLE



Horizontal bands of warm orange and red brick, along with illuminated intermittent strips, create a stratified, geological expression that enhances the building's nighttime presence.

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Mason contractor: Keystone Masonry
Architect: Bassetti Architects
General contractor: Lydig Construction
Masonry supplier: Mutual Materials

Rainier Beach High School was designed as a 100-year building — an enduring civic landmark that combines durability, performance and bold architectural character. Masonry was selected as the primary exterior material for its timeless quality, resilience, and ability to bring the design vision to life.

The exterior is primarily brick veneer, with CMU-backed masonry at the Skills Center Yard for added durability in high-use areas. These systems provide a low-maintenance, robust envelope suited to a large urban campus.

Two major programmatic volumes anchor the building: the athletics wing to the west and the art and theater wing to the east. Dark brick masonry forms a strong, monolithic presence, punctuated by vertical bands of recessed brick that add depth and rhythm, evoking the basalt cliffs of eastern Washington.

Lower academic and community volumes connect these wings and draw inspiration from red rock slot canyons of the American Southwest. Horizontal bands of warm orange and red brick, along with illuminated intermittent strips, create a stratified, geological expression that enhances the building's nighttime presence. Custom-angled brick at window and door jambs references eroded sandstone patterns.

The most striking feature is a series of masonry walls that tilt outward and shift in plan, creating a sculptural, dynamic façade. Achieving this geometry required custom masonry corner units and close coordination among the structural engineer, contractor, and anchor manufacturer to ensure structural integrity and weather performance.

Through expressive brick veneer, CMU-backed masonry, custom detailing, and innovative wall geometry, Rainier Beach High School demonstrates how traditional masonry can deliver contemporary architecture that is both visually compelling and built to last. The project celebrates material versatility, craftsmanship, and a grounded presence in the Rainier Beach community.

The masonry design centers on clean, uninterrupted surfaces, constructed with no brick cuts except at mitered corners where the structure changes direction.



PHOTO COURTESY OF UNIVERSITY OF WA

GOLD WINNER — HIGHER EDUCATION

UNIVERSITY OF WASHINGTON INTERDISCIPLINARY ENGINEERING BUILDING, SEATTLE

Mason contractor: Cascade Construction
Architect: Kieran Timberlake
General contractor: Hensel Phelps
Masonry supplier: Mutual Materials

The University of Washington Interdisciplinary Engineering Building is a student-centered academic facility supporting undergraduate engineering education through hands-on, project-based learning. Serving over 950 students, it integrates flexible teaching environments, research areas, and collaborative innovation spaces that encourage interdisciplinary interaction across ten departments, preparing students to meet evolving industry demands.

The building replaced four smaller structures, requiring careful coordination and phased planning within an active campus. Despite tight working conditions, the masonry scope was executed with precision and consistency across the entire exterior.

Masonry serves as the primary wall system, with brick veneer and smooth natural CMU forming nearly 100 percent of the exterior cladding. The brick palette combines Forest Blend Rug Modular (85 percent) with Coal Creek and Mission Modular blends (15 percent), paired with smooth natural CMU. Thoughtful brick and mortar color selection ensured material continuity while achieving the architect's design intent.

A defining feature of the masonry design is clean, uninterrupted surfaces, constructed with no brick cuts except at mitered corners where the structure changes direction. This required extensive preconstruction coordination and field craftsmanship. All brick is supported by angle iron, providing structural reliability and visual consistency.

Delivered under a progressive design-build approach, the project involved early masonry contractor engagement, detailed modeling, and preconstruction planning to resolve complex geometry, sequencing and support conditions.

The University of Washington Interdisciplinary Engineering Building exemplifies how masonry can support modern academic architecture through durability, precision, and aesthetic refinement, even within challenging site constraints and an active campus environment.

2026 EXCELLENCE IN MASONRY AWARDS

The Northwest Masonry Institute celebrated 17 projects on March 19 at its Excellence in Masonry Awards banquet at the Golf Club at Newcastle.

The NWMI Western Washington awards program 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 NWMI was established to promote masonry construction throughout the Northwest and is the leader in technical and educational resources.

ON THE COVER

Brick, glass, and tile play a central role in the U.S. Bank Center's Cedar Hall lobby and entry space redesign, filtering light and registering movement through the reimagined three-level space.

PHOTO COURTESY OF NWMI

DJC TEAM

SECTION EDITOR: SHAWNA GAMACHE • SECTION DESIGN: JEFFREY MILLER
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AWARD WINNERS

K-12 Education

Gold Winner
 Rainier Beach High School - Phase III
 Keystone Masonry

Silver Winner
 Asa Mercer Middle School
 Keystone Masonry

Bronze Winner
 Evergreen High School
 The Henson Company

Higher Education

Gold Winner
 University of Washington Interdisciplinary Engineering Building
 Cascade Construction

Silver Winner
 University of Washington Bothell & Cascadia College Innovation Hall
 J&S Masonry

Residential

Gold Winner
 Medina Residence
 Warfield Masonry

Multi-family

Gold Winner
 The Confidential
 J&S Masonry

Silver Winner
 The Hemlock
 R&D Masonry

Bronze Winner
 Liza
 R&D Masonry

Creative Use

Gold Winner
 US Bank Center
 Fairweather Masonry

Public

Gold Winner
 Mount Vernon Library Commons
 Northbound Masonry

Commercial

Gold Winner
 Chapter Building I
 J&S Masonry

Silver Winner
 citizenM hotel
 J&S Masonry

Tile

Gold Winner
 citizenM hotel tile mosaic
 Fairweather Masonry

Restoration

Gold Winner
 The Metropole
 Finishing Touch Masonry

Silver Winner
 Admiralty Apartments
 Cascade Construction

Bronze Winner
 Hiawatha Community Center
 Rife Masonry

The custom masonry facade includes adhered Glacier Ledge stone veneer, custom-fabricated Marenakos basalt caps and sills, architectural cedar, and architect-designed metal flashings



PHOTO COURTESY OF NWM

GOLD WINNER — RESIDENTIAL MEDINA RESIDENCE, MEDINA

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Mason contractor: Warfield Masonry
Architect: Baylis Architects
General contractor: Gayteway Construction Company
Masonry supplier: Marenakos Rock Center

Perched along the Medina waterfront, this custom residence reflects the highest level of Pacific Northwest craftsmanship. The entry sequence blends architectural cedar siding, Glacier Ledge stone, and integrated koi ponds to create an immediate sense of natural luxury. Thoughtfully framed sightlines capture sweeping views of the Seattle skyline, connecting masonry, landscape and architecture.

Located within one of the nation's most secure, access-controlled residential communities, the project required exceptional coordination. Daily deliveries, workforce movement and staging were tightly managed under strict security protocols. The narrow waterfront lot and environmentally sensitive shoreline buffer added further complexity, demanding careful planning to protect the site while maintaining schedule.

Approximately 30% of the exterior envelope features adhered Glacier Ledge stone veneer, complemented by custom-fabricated Marenakos basalt caps and sills, architectural cedar, and architect-designed metal flashings. The result is a custom masonry facade that enhances the home's modern aesthetic.

The wall assembly began with a wood-framed structure wrapped in Frogskin WRB and custom metal flashings. A 6mm Keen Drain Mat created a dedicated drainage cavity, followed by galvanized metal lath and SpecMix polymer-modified mortar before installation of the stone veneer. The finished residence stands as a testament to precision, coordination and timeless masonry design.

GOLD WINNER — MULTI-FAMILY THE CONFIDENTIAL, SEATTLE

Mason contractor: J&S Masonry
Architect: Perkins Eastman
General contractor: Exxel Pacific
Masonry supplier: Mutual Materials

The Confidential, a 29-story mixed-use residential tower in Seattle’s Belltown neighborhood, reinforces the area’s rich architectural legacy of masonry while contributing a contemporary high-rise form to the evolving urban fabric.

The building is anchored by a multi-story brick-clad podium that responds to the scale, texture, and material language of surrounding historic structures. At street level, masonry establishes a durable, pedestrian-focused base along Bell Street Park, supporting retail, restaurants, and outdoor café seating. Carefully detailed brick openings and private residential balconies create depth, shadow, and visual interest while conveying permanence and human scale.

Above the podium, the tower steps back into a lighter, contemporary expression, allowing the masonry base to clearly ground the building within its context. This material transition supports the project’s mixed-use character, balancing residential, commercial, and public functions within a cohesive architectural framework.

Site constraints posed logistical challenges, restricting material hoisting over adjacent streets while keeping traffic and bike lanes open. A custom on-site loading solution enabled masonry materials to be efficiently staged and installed without disrupting urban circulation.

Masonry plays a critical role in The Confidential’s success, providing durability, scale, and visual continuity in a high-traffic environment. Through thoughtful placement, refined detailing, and careful execution under constrained urban conditions, the project demonstrates how masonry can anchor modern mixed-use development and elevate the quality of the public realm.

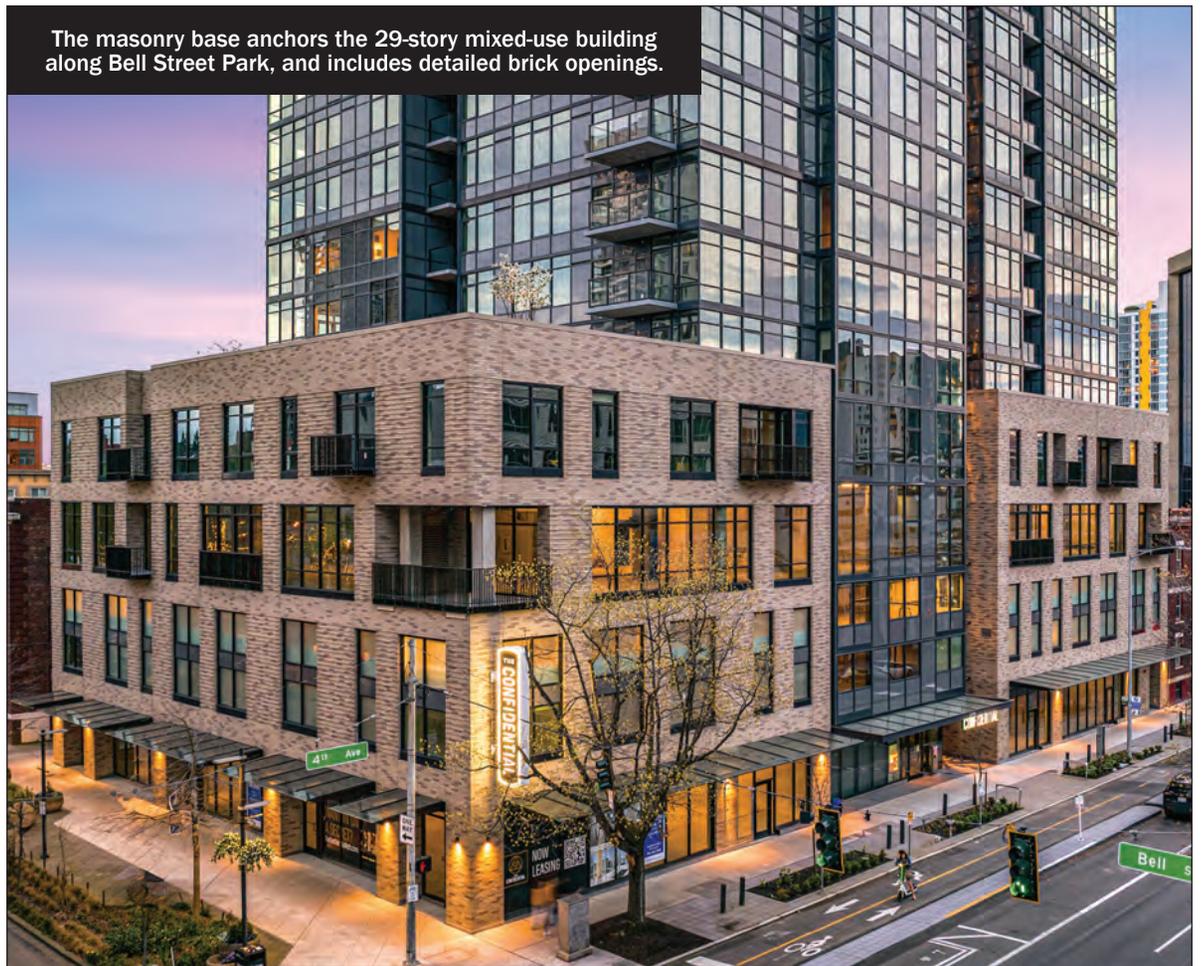


PHOTO COURTESY OF EXXEL PACIFIC



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Runstad and Shorestein Properties, who have sold other buildings there in the past.

Last week, Broderick Group said in its fourth-quarter Eastside office report that Block 6 has sold for \$270 million. King County hasn't yet recorded any such deal at 1646 123rd Ave. N.E. (That's on the east side of the campus.)

Says Broderick, "The project garnered strong interest, numerous tours, and multi-

The apartments opened in phases, beginning in 2009, then first sold in 2010. Photo via [unreadable]

319 Redmond [unreadable] trade for \$147 [unreadable]

By BRIAN MILLER

Giovanni Napoli, Phil.

The most useful resource for Northwest businesses

Locally-owned, the DJC has been serving the construction community for over 100 years. Publishing Six days a week, the DJC covers areas of construction, architecture, engineering, consulting, commercial real estate, government, urban planning and law.

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GOLD WINNER — CREATIVE USE U.S. BANK CENTER, SEATTLE

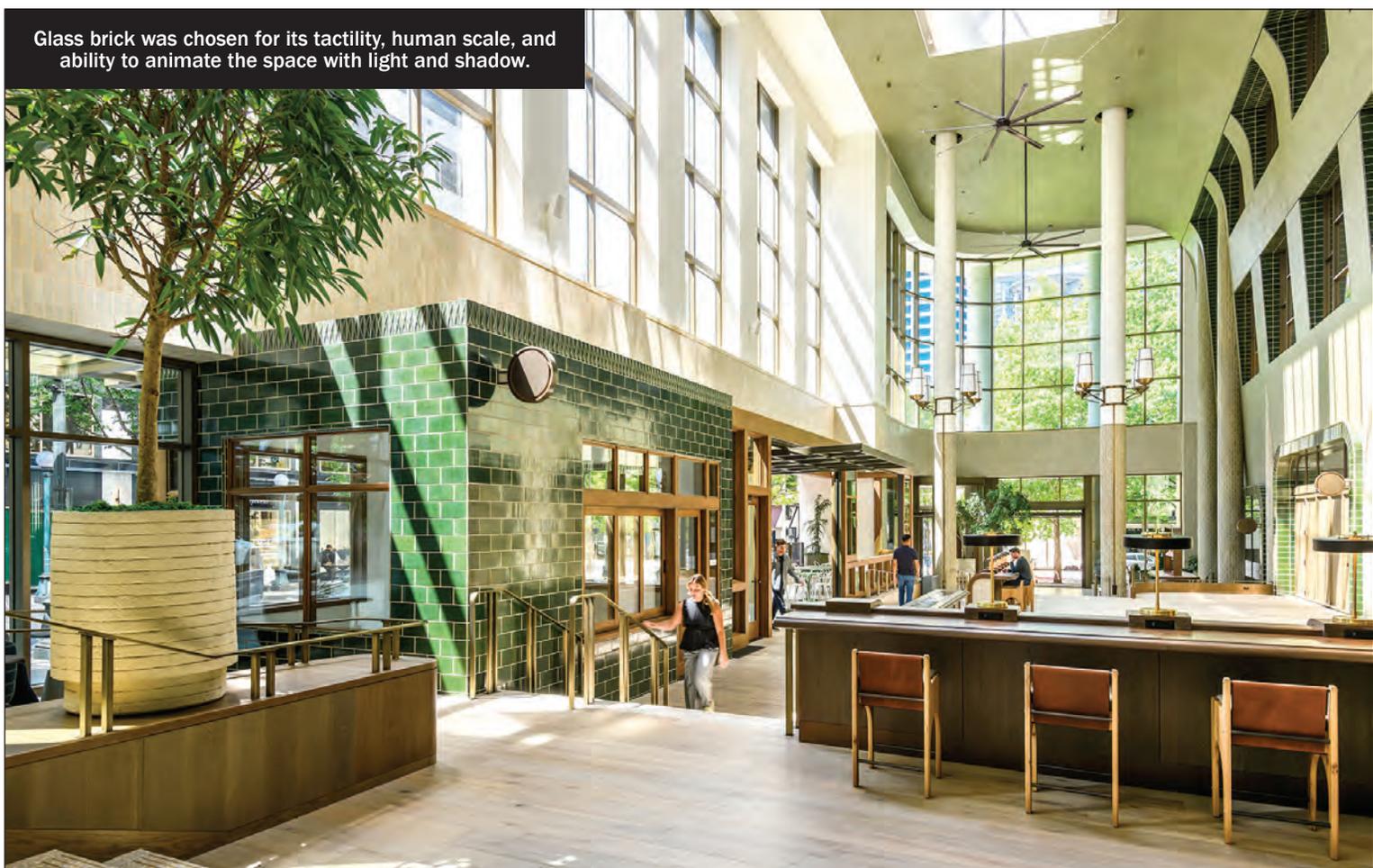
Mason contractor:
Fairweather Masonry
Architect: SkB Architects
General contractor:
Andersen Construction
Masonry supplier:
Ann Sacks Tile & Stone

At U.S. Bank Center, the ground plane experience was reimagined to remove the weight of 1980s Postmodern architecture, creating light, open spaces that encourage gathering, interaction and human comfort. The original three-floor retail podium, designed like a 70s-80s indoor mall, featured centrally placed escalators that blocked daylight and limited visual connections.

The design team repositioned the escalators to the perimeter and introduced a feature stair as a visual and spatial anchor connecting all three floors. A translucent glass brick wall screens the escalator while still indicating movement, striking a balance between functionality and spatial elegance. Glass brick was chosen for its tactility, human scale, and ability to animate the space with light and shadow.

Cedar Hall's repositioning transformed a transactional, inward-facing lobby into a civic space at one of downtown Seattle's busiest intersections. Large operable doors now open the hall to Fifth Avenue, and previously hidden ramps and barriers were replaced with gently sloping, continuous paths that allow all users to share the same route. Stairs and ramps are paired, emphasizing the feature stair as the primary vertical connector.

Material continuity — brick, glass, and tile — plays a central role, filtering light, registering movement, and estab-



Glass brick was chosen for its tactility, human scale, and ability to animate the space with light and shadow.

PHOTO COURTESY OF NWM

lishing rhythm at a human scale. The glass brick wall softens infrastructure while signaling motion, helping to dissolve the boundary between public and private.

Completed amid the COVID-19 pandemic, the redesign draws people back into the city, activating the space as a place to pause, gather and belong. Cedar Hall now exemplifies how thoughtful materiality, spatial clarity, and human-centered design can transform a hidden, transactional podium into a vibrant civic destination.



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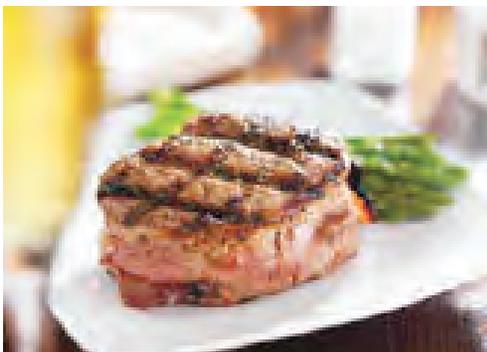
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Mission-textured Norman face brick wraps the ground level of the Mount Vernon Library Commons.



PHOTO BY DPRONES

GOLD WINNER — PUBLIC MOUNT VERNON LIBRARY COMMONS, MOUNT VERNON

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SAMMAMISH HIGH SCHOOL

Mason contractor:

Northbound Masonry

Architect: HKP Architects

General contractor:

Lydig Construction

Masonry supplier:

Mutual Materials

Mount Vernon Library Commons is the largest public project ever undertaken by the city of Mount Vernon and in Skagit County. Prominently located at the gateway to historic downtown and across the street from the Skagit County Courthouse, the building establishes a strong civic presence rooted in quality, beauty and durability.

The Commons houses a new public library, community center, commercial kitchen and three levels of structured parking. It is the first publicly bid Phius-certified passive building, and includes the largest public EV-charging station in the country. Active public spaces line the ground floor, where face brick masonry defines the pedestrian experience and meets Historic Design Requirements.

Mission textured Norman face brick wraps the ground level, offering human scale and tactile richness. Recessed entries create welcoming “eddies” along the

sidewalk, while brick-clad stair and elevator towers provide a consistent wayfinding and contrast against the concrete parking structure. Terracotta screening discreetly conceals the garage, blending with the historic context while allowing daylight and ventilation.

Additional masonry elements reinforce both sustainability and durability. Pervious concrete pavers manage stormwater at the sidewalks, and floating concrete masonry pavers activate the east roof terrace. These regionally manufactured materials were selected for low embodied carbon, longevity, and recyclability. In fact, all masonry components, including terracotta cladding, account for just 3 percent of the project’s total Whole Building Life Cycle Assessment carbon footprint.

Through thoughtful material selection and innovative design, the Mount Vernon Library Commons delivers a climate-resilient, future-forward civic landmark that strengthens downtown designed to serve as an inclusive community hub for generations to come.

GOLD WINER — TILE CITIZENM HOTEL TILE MOSAIC, SEATTLE

Mason contractor: Fairweather Masonry
Architect: Gensler
General contractor: Mortenson
Masonry supplier: Winsor Fireform

Spanning the façade of the citizenM hotel in Pioneer Square, Schema is a monumental art memorial executed in 6-by-6 glazed ceramic tiles. The project incorporates approximately 2,200 square feet of porcelain enamel tile, representing 100% of the masonry-clad exterior surface and transforming the building envelope into a large-scale narrative canvas.

This one-of-a-kind installation is both picturesque and representative of early Puget Sound civilization. Through layered symbolism and bold geometry, the masonry design merges cultural storytelling with contemporary urban context, creating a lasting visual dialogue between past and present.

Designed by Tacoma-based artist RYAN! Feddersen, the mural spans a dramatic vertical plane, with portions rising nearly 120 feet above grade. Access and layout were the greatest challenges, requiring detailed coordination, specialized lifts, and exacting alignment of thousands of individual tiles to maintain the integrity of the artwork at significant height.

The mural's mosaic of symbols references Pioneer Square's historic street grid and the ladders once used to access storefronts after the neighborhood's 1890s regrade elevated the streets. Inspired by the aesthetic structure and vibrant color palette of traditional Native beadwork, the design reflects on the lasting impacts of colonization, industry, politics, city planning, and nature on present-day Pioneer Square.

The result is a technically demanding and culturally significant masonry installation that elevates ceramic tile into a powerful medium for storytelling and place-making.



The masonry design merges cultural storytelling with the building's contemporary urban context, incorporating approximately 2,200 square feet of porcelain enamel tile.

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GOLD WINNER — COMMERCIAL CHAPTER BUILDING I, SEATTLE

Mason contractor: J&S Masonry
Architect: CollinsWoerman
General contractor: Lease Crutcher Lewis
Masonry supplier: Mutual Materials

Chapter Building I is a 320,000-square-foot life science development anchoring Seattle's growing University District research hub. Located near the University of Washington and the recently opened light rail station, the 12-story project delivers office and laboratory space, ground floor retail, and three levels of below grade parking, along with more than 10,000 square feet of open air gathering areas.

Designed to meet LEED v4 Gold and the city of Seattle's Living Building Pilot requirements, it incorporates bioretention planters, a rooftop terrace, and the Brooklyn Cut, an atrium like pedestrian passage connecting 12th and Brooklyn avenues.

Brick defines both the character and performance of the building. The façade features approximately 65,000 square feet of Norman brick in two custom gray tones, Coal Creek and Radondo, totaling roughly 280,000 bricks and more than 2.6 million pounds of hand-set material.

One tower is clad in the darker tone with lighter accent bands, while the adjacent mass inverts the palette, creating visual contrast and rhythm. Punched openings and varied proportions break down the scale and relate to the surrounding neighborhood.

A FERRO ledger bracket system was engineered to suspend the veneer from slab edges and align precisely with window heads located two feet

The life science building's façade features more than 2.6 million pounds of hand-set Norman brick in two custom gray tones.

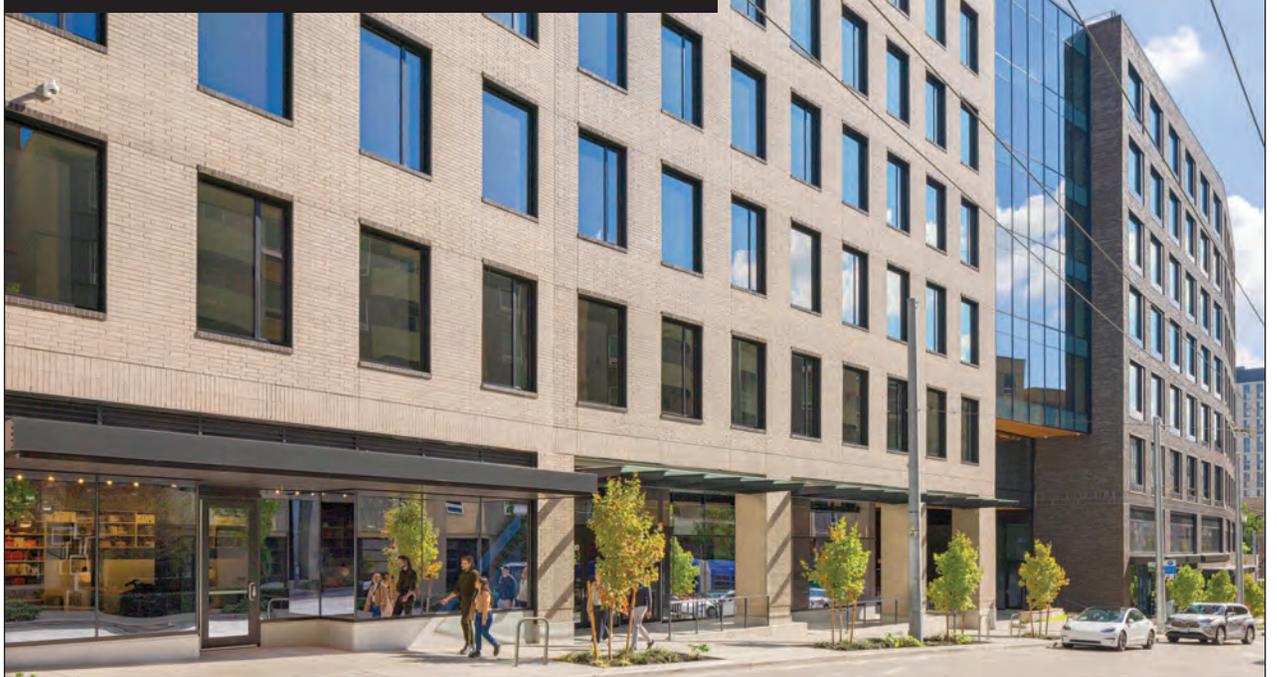


PHOTO BY ED SOZINHO

below. Nearly 6,000 linear feet of ledgers and flashing were carefully integrated at each floor line within post-tensioned slabs.

Tight site conditions along adjacent structures required custom engineered scaffold systems

supported from decks and shoring. At peak production, crews installed up to 30,000 pounds of masonry per day, demonstrating the craftsmanship and technical precision that define Chapter Building I.

GOLD WINNER — RESTORATION THE METROPOLE, SEATTLE

Mason contractor: Finishing Touch Masonry
Architect: BuildingWork
General contractor: W.G. Clark Construction

The Metropole Building restoration revitalized the long vacant Busy Bee and Metropole buildings, two connected 1892 structures in Seattle's Pioneer Square Historic District. After decades of earthquake damage and a devastating 2007 fire, the masonry landmark sat boarded and deteriorating. In 2019, the Satterberg Foundation acquired the property to create affordable, energy-efficient office and community space for organizations led by and serving communities of color, aligning preservation with equity and long-term sustainability.

The six-year adaptive reuse earned LEED Platinum certification and achieved an exceptionally low Energy Use Index of 18, placing the Metropole among the lowest-energy-use buildings of its kind.

At the heart of the project was preservation of the hand-carved sandstone façade and historic red clay brick walls, some exceeding two feet thick. Layers of old paint had trapped moisture, accelerating sandstone delamination and joint failure. The team conducted extensive 3-by-3-foot test panels to evaluate safe paint removal methods before completing full façade restoration.

Conservation guided every decision. Exterior brick and sandstone façades underwent 100 percent repointing with Type O mortar. Joints were carefully raked to 2.5 times their width, pre-soaked, and rebuilt in controlled lifts to ensure durability and bond. Sandstone cracks were repaired with hydrated lime injection, while severely deteriorated areas received precise Dutchman stone repairs with joints no greater than 1/16 inch.

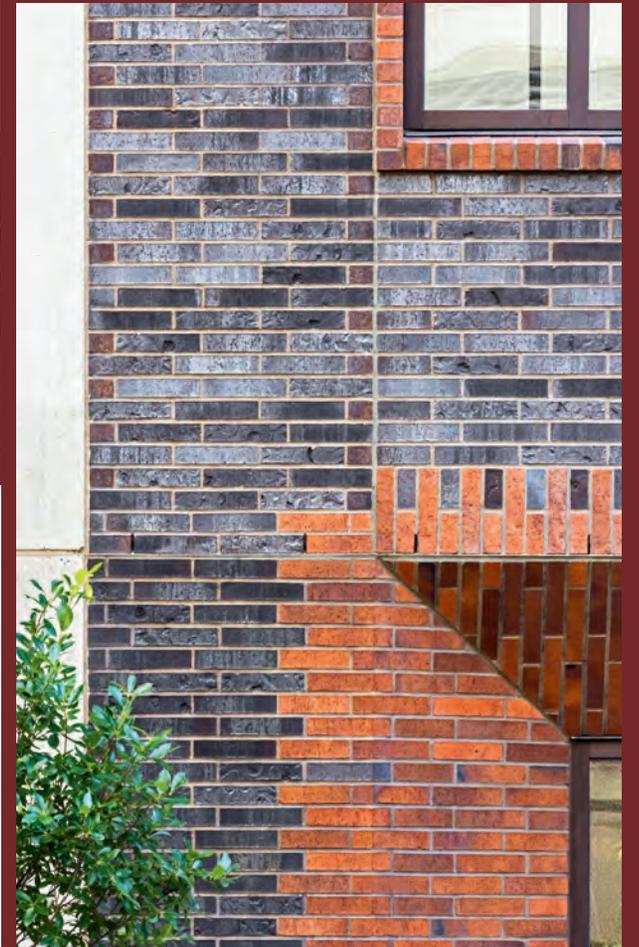
The team also reclaimed the historic underground areaway, converting it into 2,000 square feet of usable space while reinforcing original masonry with discreet structural and seismic upgrades.

The Metropole stands as a model of masonry excellence, blending disciplined restoration, material compatibility, and modern performance within a 134-year-old historic structure.

The team carefully restored the historic buildings' hand-carved sandstone façade and historic red clay brick walls, where layers of old paint had trapped moisture, accelerating sandstone delamination and joint failure.



PHOTO BY CHRIS ROBERTS



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