



# 3613 Evanston Ave. N

Streamlined Design Review

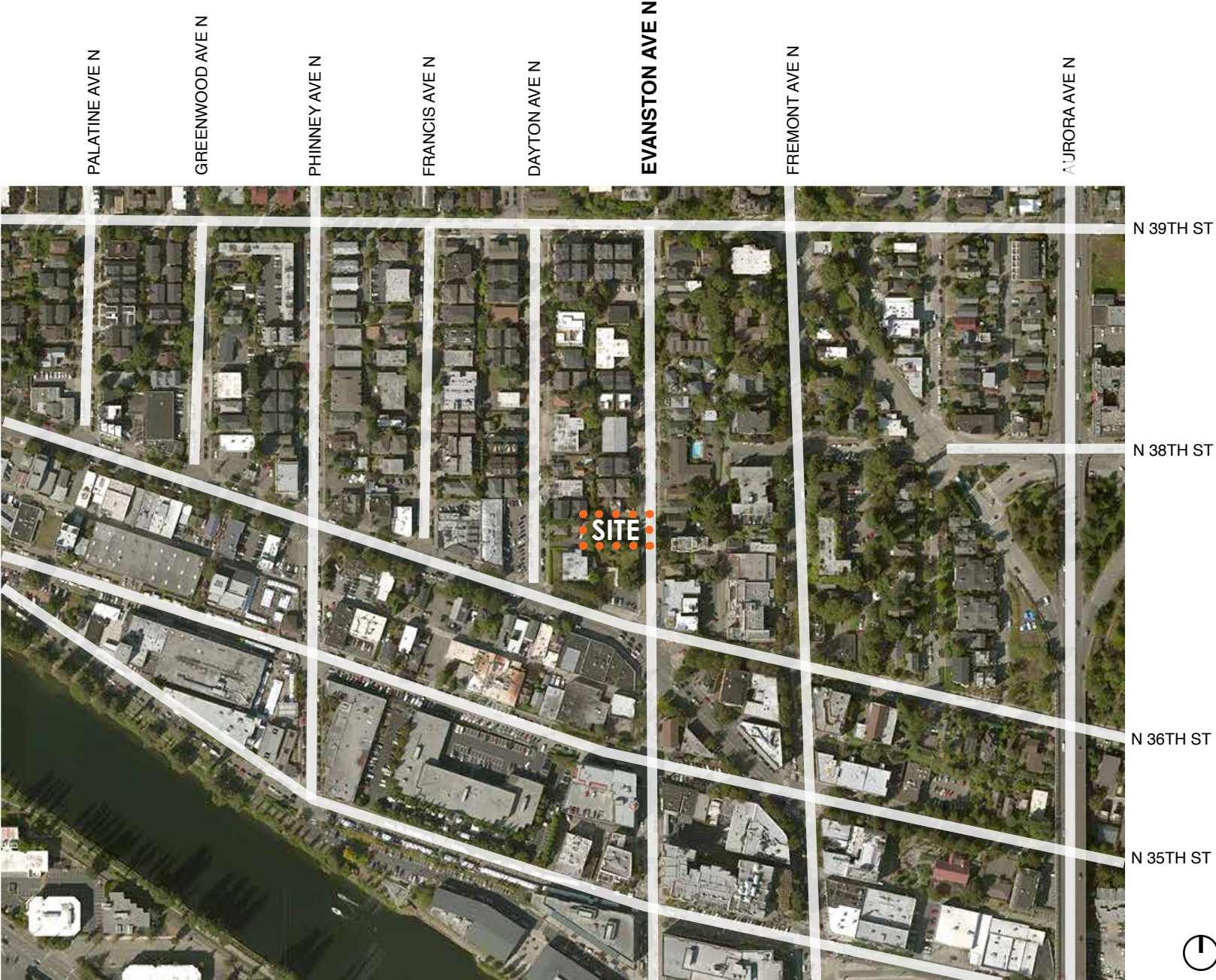
b9 architects





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OBJECTIVES

Design and construct two townhouse structures, a duplex at the front of the site and a triplex at the rear of the site. Five parking stalls will be provided in a partially below grade garage, below a shared central courtyard. The parking is proposed to be accessible via existing curb cut at Evanston Avenue North at the south east corner of the site.

Number of Residential Units	5
Structure Height	30'
Number of Parking Stalls	5

**Sustainability**  
Achieve a 4-Star Built Green certification.

**Community**  
The proposal will be designed around a central courtyard oriented north - south and walkway that connects the site from east to west.

TEAM

ARCHITECT	b9 architects
DEVELOPMENT	Evanston Ave. N LLC
STRUCTURAL	Malsam Tsang Structural Engineering
GEOTECHNICAL	Pangeo
LANDSCAPE	Root of Design



CITY of SEATTLE

Application for Streamlined Design Review

PART I: CONTACT INFORMATION

1. Property Address	3613 Evanston Ave N	
2. Project number	3019435	
3. Additional related project number(s):	n/a	
4. Owner/Lessee Name	Evanston Ave N LLC	
5. Contact Person Name	Bradley Khouri	
Firm	b9 architects	
Mailing Address	610 2nd Avenue	
City State Zip	Seattle, WA 98104	
Phone	206.297.1284	
Email address	bgk@b9architects.com	
6. Applicant's Name	Bradley Khouri	
Relationship to Project	Architect	
7. Design Professional's Name	Bradley Khouri	
Address	610 2nd Avenue	
Phone	206.297.1284	
Email address	bgk@b9architects.com	
8. Design Team	Name	Caroline Davis
	Address	610 2nd Avenue
	Phone	206.297.1284
	Email address	caroline@b9architects.com



PROJECT SITE

View of project site from Evanston Avenue N looking north west, existing structure to be deconstructed

ZONING ANALYSIS

SITE OPPORTUNITIES & CONSTRAINTS

Address  
3613 Evanston Ave N  
Seattle WA

Lot Size  
5000 square feet

Zoning  
LR3



The building site is located in an LR3 zone, adjacent to C1-40 and NC3-40 zones.

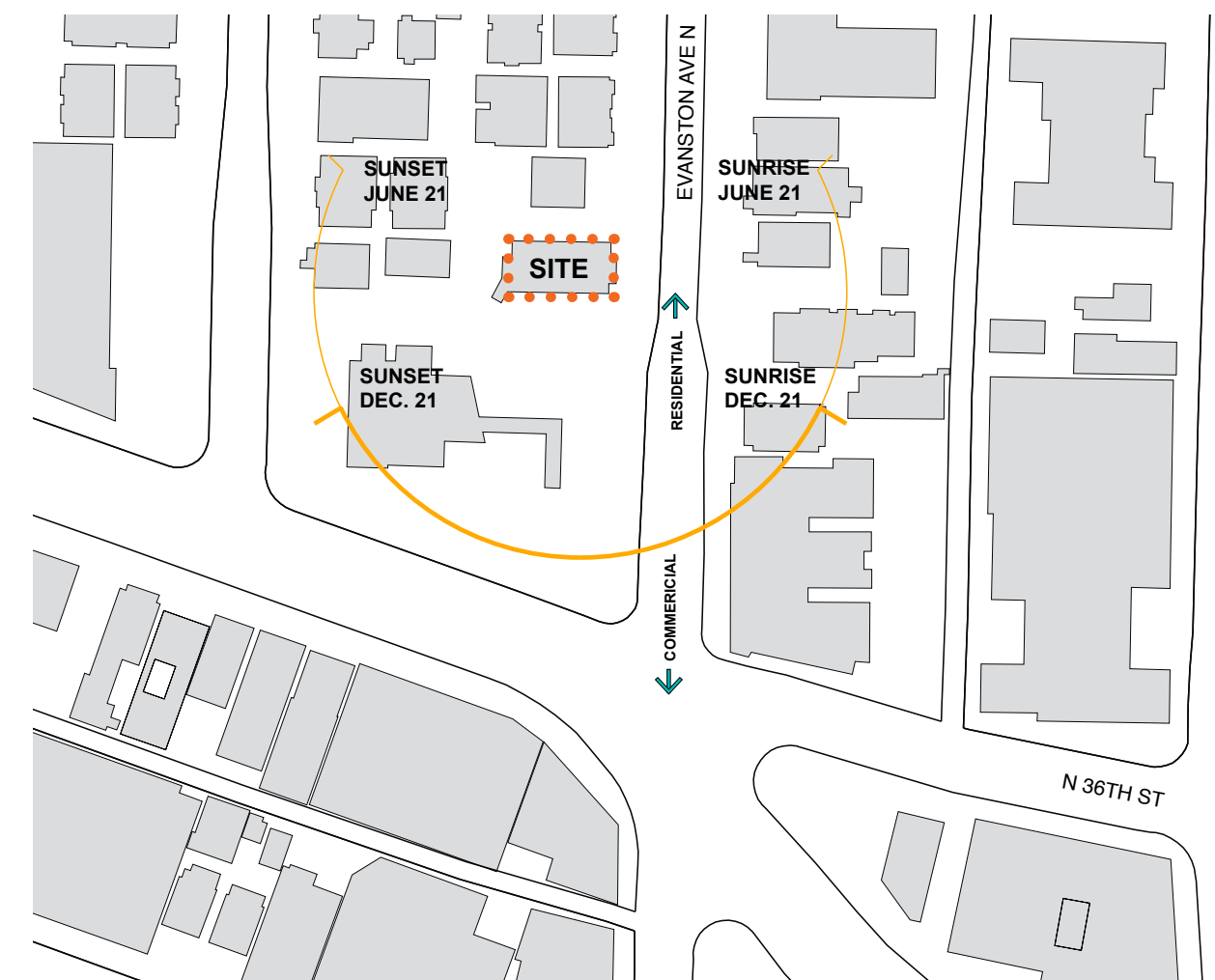
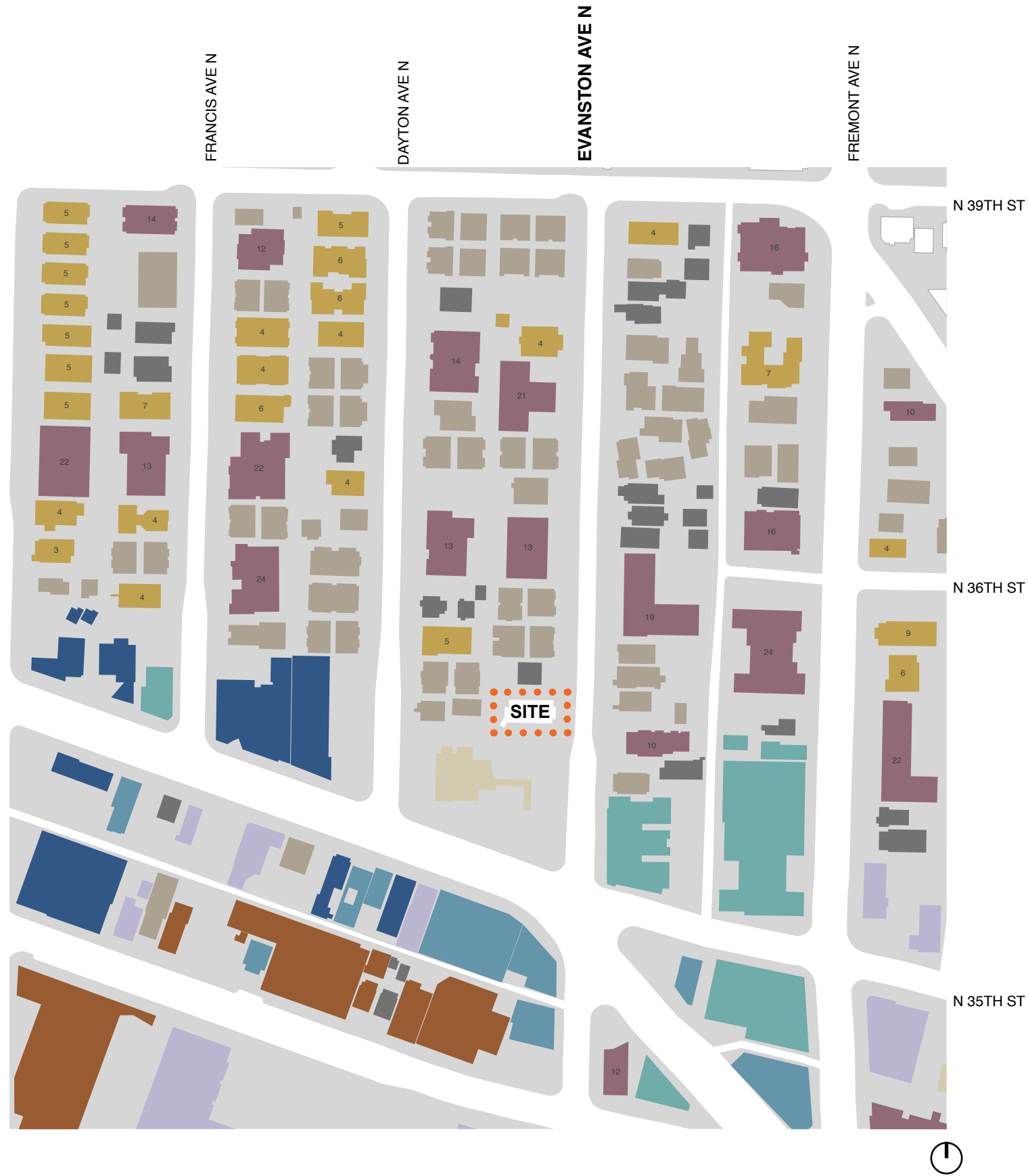


Diagram showing sun exposure, neighborhood fabric, and location relative to residential neighborhood to the north, and commercial corridor to the south.



## CONTEXT & CURRENT USE

### Topography

The site's topography gradually slopes down from east to west. Evanston Ave N also has a gradual slope, descending from north to south from N 39th St towards N 36th St.

### Commercial Character

The commercial nexus of the Fremont neighborhood is less than 1 block away to the south. The lively corridor consists of diverse commercial and retail uses, arterial vehicular traffic, access to various forms of public transit, and the Burke Gilman Trail and Fremont Cut within walking distance further south.

### Residential Character

The site's immediate neighborhood consists of small residential buildings, predominantly duplexes and triplexes and apartment structures. The scale and character of the neighborhood is eclectic, consisting of smaller craftsman single family homes, more contemporary townhomes, and mid-century to contemporary apartment complexes, small to medium in size. A single family residence is located directly to the north of the site, a development site under a separate application, with duplex buildings to the west and Harvey Funeral Home parking lot and green space to the south. A 4-story mixed-use building is located diagonally from the site to the south east at 600 N 36th St. There is also significant and consistent new development in the area. ttt

### Design Approach

The design approach responds to the varied residential typology, scale and character of the neighborhood, described above, and seeks to create subtle points of connection to maintain and enrich the existing context.

RESIDENTIAL	MIXED USE	COMMERCIAL	PARK	EDUCATIONAL	OFFICE	RELIGIOUS	GOVERNMENT	INDUSTRIAL
<div>SMALL single family</div> <div>SMALL duplex/triplex</div> <div>MEDIUM 4-10 units</div> <div>LARGE 10+ units</div>	<div></div>	<div>RETAIL</div> <div>RESTAURANT</div> <div>GROCERY</div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>



# NEIGHBORHOOD ANALYSIS

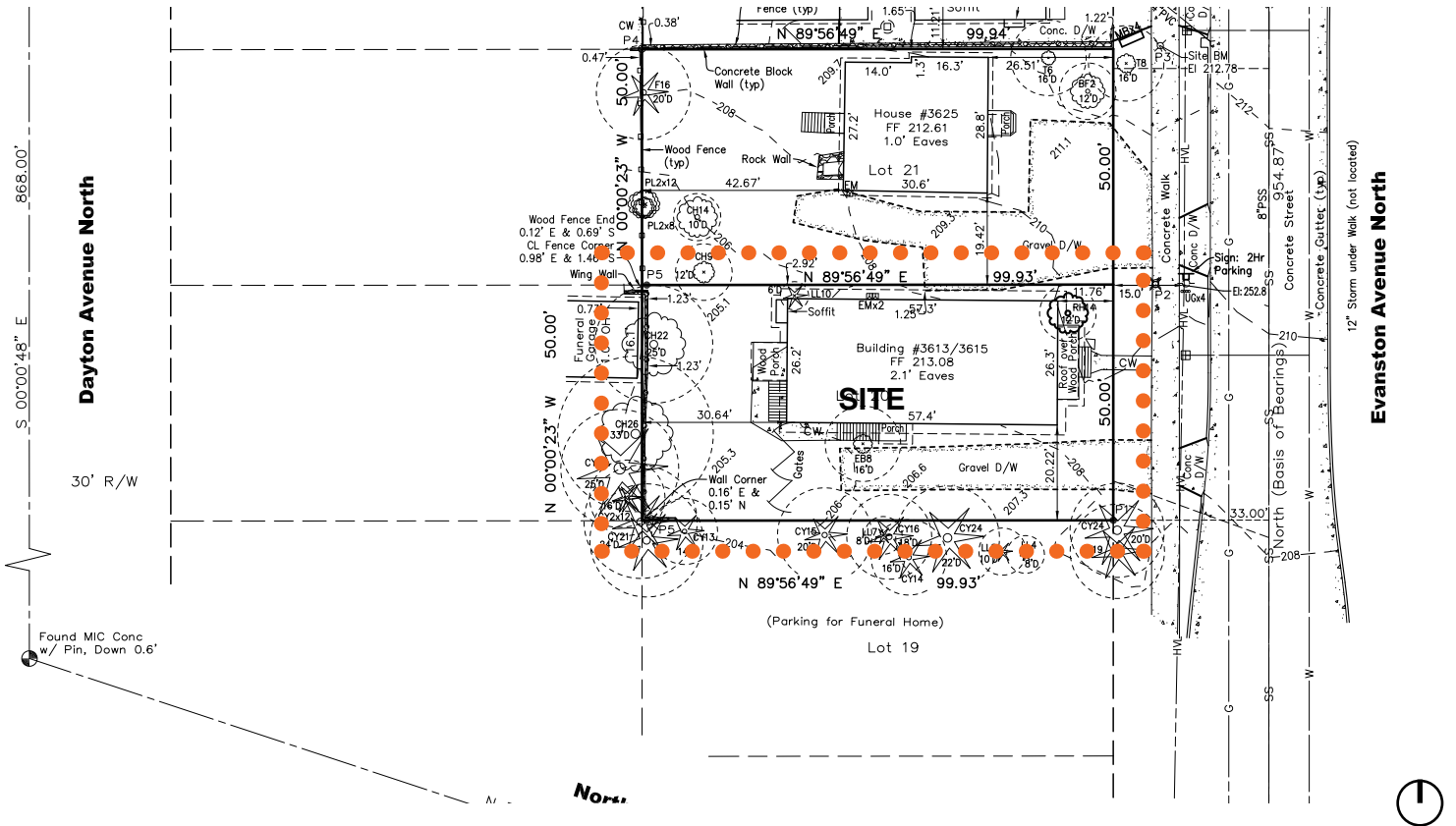
The Fremont neighborhood surrounding the site is predominantly residential to the north, with a mix of multifamily and single family homes. To the south, specifically between N 35th street and N Northlake Way, is a lively commercial corridor consisting of diverse uses, both commercial and mixed use residential.

Fremont is a destination for its commercial uses (restaurants, bars, cafes, boutiques, grocery stores) as well as an arterial to other popular neighborhoods, such as Ballard to the West, Green Lake to the North and Wallingford to the east. As such, the neighborhood is heavily populated and trafficked, with people young and old, bicycles, cars, and buses. The proposed project sits at the perimeter of this nexus.

Other significant characteristics of the neighborhood include the natural landscape and green spaces, and the proximity to the Burke Gilman Trail. Fremont is bound by Lake Union and the Fremont Cut to the South and is walkable to multiple parks, Ernst and Gas Works are examples. The Burke Gilman Trail is a highly used arterial, especially at the length paralleling Fremont. There are also several pieces of public art that define and identify the area.

The immediate neighborhood's topography is generally flat with the greater neighborhood's topography descending from north to south down to Lake Union. At it southern most point, Fremont is home to several large tech company's offices as well as industrial uses.

The neighborhood is growing and there are numerous development projects happening in the area.



1

2

3



# SITE ANALYSIS

The site measures 50 feet north-south by 100 feet east-west and fronts onto Evanston Avenue North. The lot contains an existing duplex house built in 1906, which will be deconstructed. North of the site is a single family home built in 1901. Just south is a funeral home's tree lined parking lot and green space. The neighborhood north of the site is residential with a mix of single and multifamily. To the south is a thriving commercial center.

The site is located in close proximity to bus transit as well as city arterials, including the Burke Gilman bike trail.

The site has a grade change of approximately 7 feet, sloping down from east to west over the 100 foot length of the site.

The proposed design seeks to address the following Design Guidelines:

- CS1 Natural Systems and Site Features
  - D. Plants and Habitat
- CS2 Urban Pattern and Form
  - C. Relationship to Block
  - D. Height, Bulk and Scale
- CS3 Architectural Context and Character
  - A. Emphasizing Positive Neighborhood Attributes
- PL2 Walkability
  - A. Accessibility
- PL3 Street Level Action
  - A. Entries
  - C. Residential Edges
- DC1 Project Uses and Activities
  - B. Vehicular Access and Circulation
  - C. Parking and Service Uses
- DC2 Architectural Concept
  - A. Massing
  - B. Architectural and Facade Composition
  - C. Secondary Architectural Features

- D. Scale and Texture
- E. Form and Function
- DC3 Open Space Concept
  - A. Building-Open Space Relationship
- DC4 Exterior Elements and Materials
  - A. Exterior Elements and Finishes
  - B. Signage
  - C. Lighting
  - D. Trees, Landscape, Hardscape



4



5

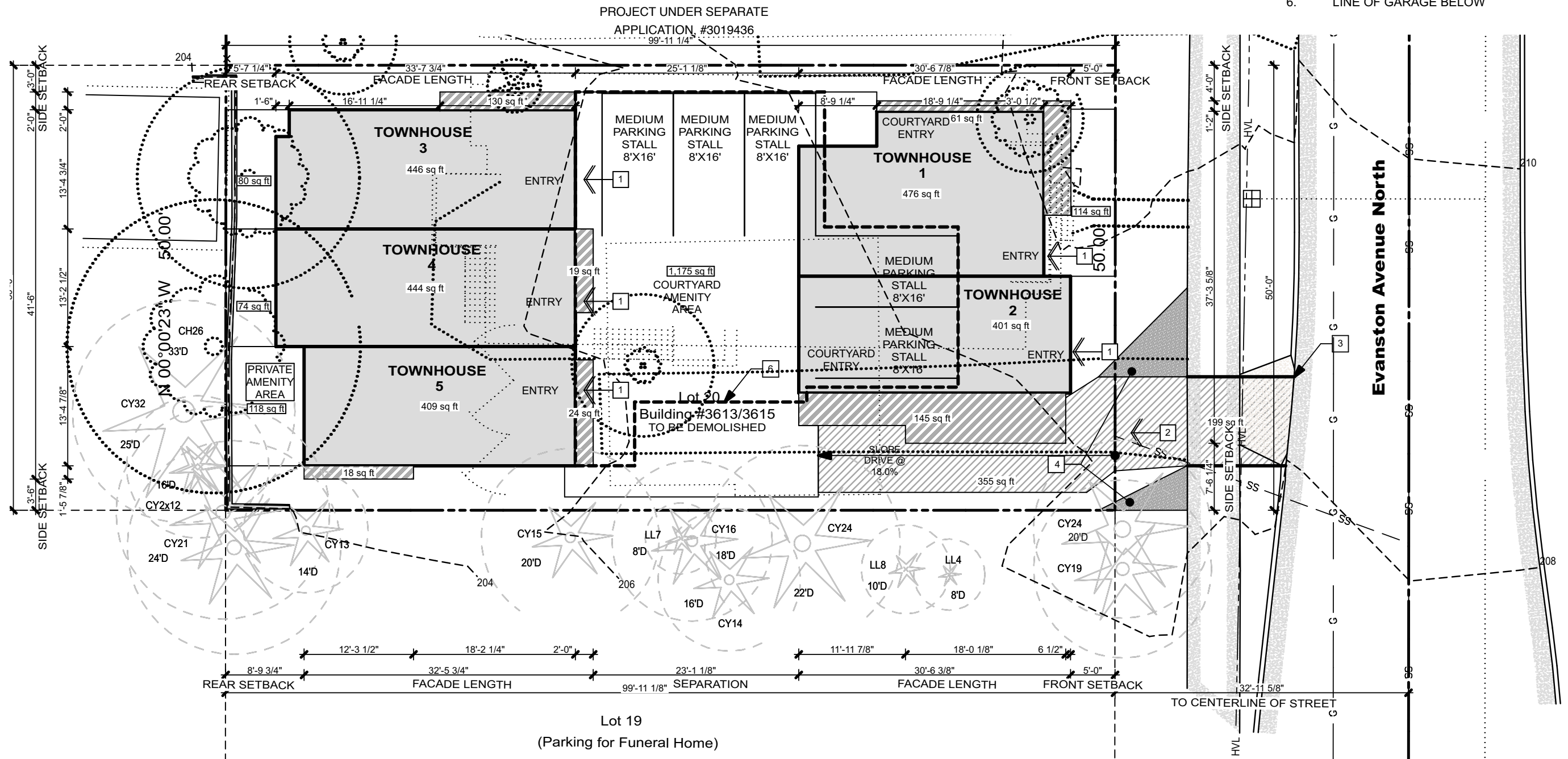


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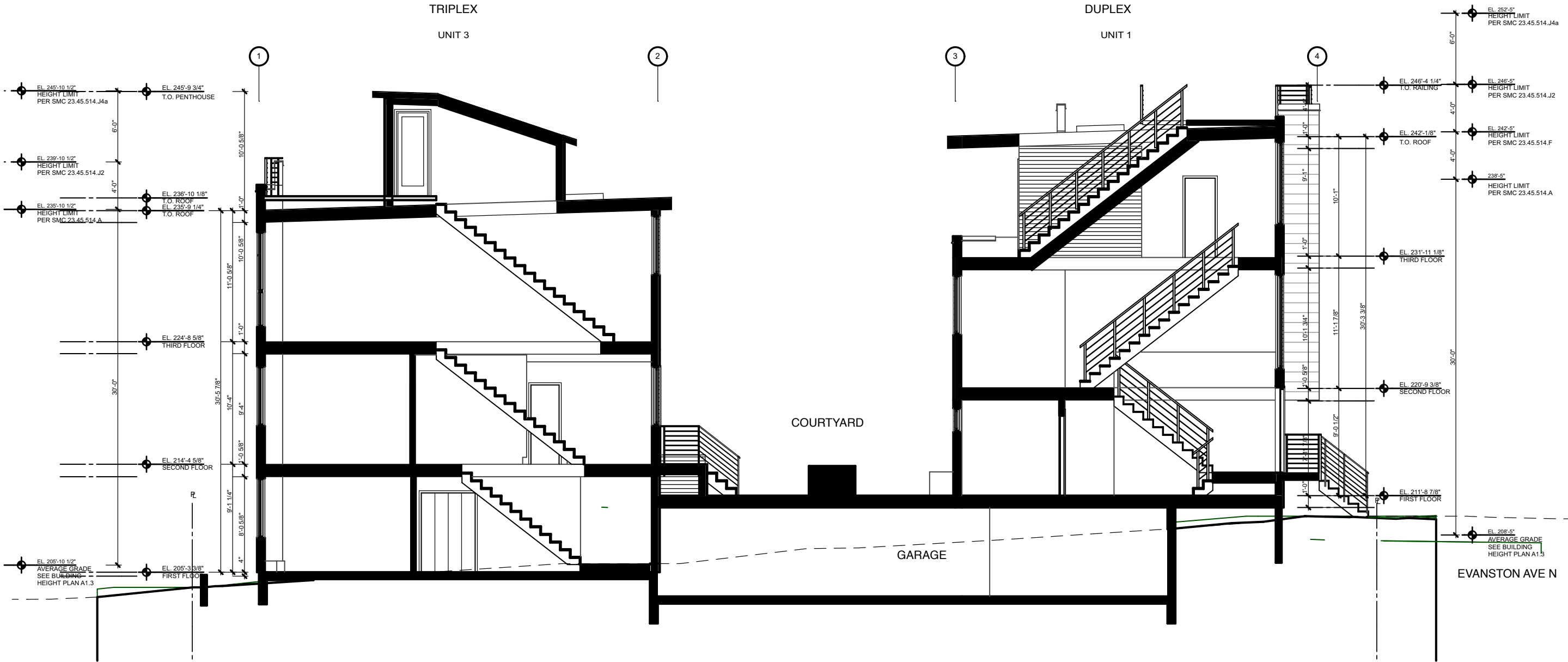
### PLOT PLAN NOTES

1. PEDESTRIAN ACCESS
2. VEHICULAR ACCESS
3. PROVIDE NEW 10- FOOT CURB CUT PER SDOT STANDARDS
4. PROVIDE SITE TRIANGLE PER SMC 23.54.030.G EXHIBIT F
5. PROVIDE TRASH ENCLOSURE FOR EACH DWELLING PER SMC 23.54.040.A.1, TYP.
6. LINE OF GARAGE BELOW





## SITE SECTION



# CONTEXT & SITE

CS1

NATURAL SYSTEMS AND SITE FEATURES

D. PLANTS AND HABITAT

*GUIDANCE*  
A number of large mature trees existing near the south property line. With an arborist report determine if trees are located on site or off site and whether they are exceptional. If exceptional the tree protection area will need to be identified and maintained.

CS2

URBAN PATTERN AND FORM

C. RELATIONSHIP TO BLOCK

D. HEIGHT, BULK AND SCALE

*GUIDANCE*  
Use massing to identify individual units. Locate windows and amenity space to minimize privacy impacts to adjacent residential structure.

CS3

ARCHITECTURAL CONTEXT AND CHARACTER

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

*GUIDANCE*  
Neighborhood has an evolving architectural context. Building massing, modulation, fenestration and materials should set a good example for future development.

**RESPONSE**  
Regarding the guidance on existing site trees, an arborist reviewed the site and identified 17 trees and two shrubs. Of these, 3 trees and both shrubs are located on the property. Although a grove was identified in the south west corner of the site and along the west property line, the arborist has recommended two of the trees due to poor health. We will apply for a ‘hazard tree removal’ at the time of permit.

An old rhododendron was identified at the northwest corner of the existing house. While the shrub is not exceptional, the arborist has recommended to transplant the shrub. Our landscape architect has relocated the rhododendron and incorporated it into the new landscape plan.

As for Design Guidelines CS2 and 3, the proposed project seeks to establish an informed and innovative architecture. The proposal looks to the existing neighborhood as a point of reference, taking cues and integrating various elements into the design (such as scale of building volumes, patterns of fenestration, rhythms of building modulation and open space). It also synthesizes that information and creates something new, promoting a thoughtful, enhancing design that sets a positive precedent for future residential and neighborhood development.

More specifically, the composition of buildings and their constituent volumes intends to identify and differentiate the five individual units as well as minimize overall mass. Pushing in and pulling out uniquely and carefully sized building volumes creates points of connection with other similarly sized volumes in the neighborhood. That process also creates nuanced, dynamic and interesting facades. Size and placement of windows is a result of a similar approach with additional attention paid to privacy and windows of neighboring buildings to the north. Additionally, all buildings situate around a generous courtyard amenity space. The central location affords privacy from neighbors, maximizes opportunity for meaningful and valuable interaction and helps to cultivate a sense of community.

Lastly, as the corner of Evanston Ave N and N 36th street is the neighboring funeral home parking and green space, the site is the first residence on the west side of the street. This provides an opportunity to create a ‘corner’ and a threshold into the residential neighborhood to the north that is both distinctive and representative.

# PUBLIC LIFE

PL2

WALKABILITY

A. ACCESSIBILITY

*GUIDANCE*  
Consider how building meets street, how pedestrian will identify units from the street and access units.

PL3

STREET LEVEL INTERACTION

A. ENTRIES

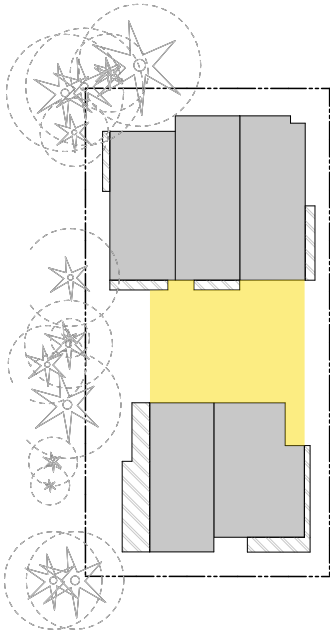
C. RESIDENTIAL EDGES

*GUIDANCE*  
Provide a front setback that is consistent with adjacent properties. Utilize the front setback to provide a semi-private buffer to the street.

**RESPONSE**  
The proposed design carefully considers how all buildings meet and relate to the street, and provides thoughtful architectural gestures related to this point. Buildings touch the ground lightly as a result of most street level walls pulling in and expressing only one story of height. This results in an inviting experience upon entry, affords privacy and remove from the street and reduces mass at street level.

Another layer of remove from the street is the use of small porches at townhomes 1 and 2. Entries are slightly above grade and result in a short stair and porch; this adds security and privacy as well as creates a significant identifier for the respective units. Townhomes 3, 4 and 5 access entries off of the central courtyard and are clearly identifiable for each unit.

Additionally, the pulling in of single story walls and the use of identifiable entries with overhangs and porches are both points of connection with the architecture in the neighborhood, in terms of scale as well as creating a buffer from the street with a definitive entry threshold.





DESIGN CONCEPT

- DC1PROJECT USES AND ACTIVITIES
- B. VEHICULAR ACCESS AND CIRCULATION
- C. PARKING AND SERVICE USES

GUIDANCE

Minimize presence of parking and access. Use hardscape and landscape to break up large expanses of concrete.

RESPONSE

Presence of parking and access are minimal, as all parking is located in a partially below grade garage at the center of the site. Access is via the existing curb cut at Evanston Ave. N at the south east corner of the site. Utilizing the existing curb cut provides clear and visually unobtrusive access to garage parking. A courtyard is located on top of the parking structure, open to the north and south.

- DC2ARCHITECTURAL CONCEPT
- A. MASSING
- B. ARCHITECTURAL AND FACADE COMPOSITION
- C. SECONDARY ARCHITECTURAL FEATURES
- D. SCALE AND TEXTURE
- E. FORM AND FUNCTION

RESPONSE

The proposed project looks to the established neighborhood context and constituent architectural elements to inform and enhance its design and use. Below is a list of specific responses to the five components of the Architectural Concept Design Guideline:

• Massing: The proposed design manipulates and reduces mass using several strategies. First, the project is separated into two distinct buildings, reducing overall mass and presence on the site. Second, within each building (and unit), volumes and voids are expressed and modulated, some pulling in and some pushing out, all in various proportions. This variation helps encourage connection and dialogue between the proposed building and those in the surrounding neighborhood. Lastly, many upper floor masses are capped with sloped shed roofs. This speaks to the more traditional craftsman/bungalow typology in the neighborhood and is a contemporary connection to that architectural language.

• Architectural Facade and Composition: All building facades are thoughtfully curated, with rhythm and pattern of volume modulation, windows, doors, materials, and other architectural elements intentional in their conception and placement. Privacy and minimizing impact on neighbors views; maximizing light and views from within units; identifying, dynamic and neighborhood enhancing facades, all drove decisions made in the composition of the project’s exterior surfaces.

• Secondary Architectural Features: An additional layer of texture and depth is achieved through the utilization of secondary architectural features, such as railings, roof overhangs, planters, material selections and color palette. All of these elements have been integrated into the proposed project to achieve a complementary neighborhood scale and character; an artistic and innovative presence; and, through small details, the encouragement of community.

• Scale and Texture: The project achieves a human scale through modulation of smaller volumes and voids; minimizing building volume height to one or two stories; creation of distinct entries and porches; and the use of finer grain architectural details such as railings and planters.

• Form and Function: The proposed design is legible and flexible. Entries, pathways and primary functions are clear, accessible and visually appealing through use of materials and landscaping. Flexibility is most celebrated at the shared courtyard, an outdoor space enhanced by trees and plantings that can serve numerous uses over time.

- DC3OPEN SPACE CONCEPT
- A. BUILDING-OPEN SPACE RELATIONSHIP

GUIDANCE

Locate ground level open space to enhance overall site development.

RESPONSE

A primary goal and generator of the holistic project design, is the creation of a shared, central courtyard. This outdoor amenity space is above the below grade garage and between townhomes 1 and 2 fronting Evanston Ave. N and the three units to the rear of the site. The courtyard will enhance the project by providing a flexible outdoor space for activity, interaction and encouragement of community. It will have a robust landscape design which will contribute color, texture and warmth while in the space as well as from interior views. The space will also take advantage of the mature trees and hedges on the adjacent, funeral home site to the south, providing an incredible, natural south ‘enclosure’ the courtyard. Lastly, the outdoor space sets an innovative precedent in the neighborhood for development and strategies to grow community.

- DC4EXTERIOR ELEMENTS AND MATERIALS
- A. BUILDING MATERIALS
- B. SIGNAGE
- C. LIGHTING
- D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

RESPONSE

Architectural elements listed in items A through D above were carefully studied and deliberately selected and integrated in the proposed project.

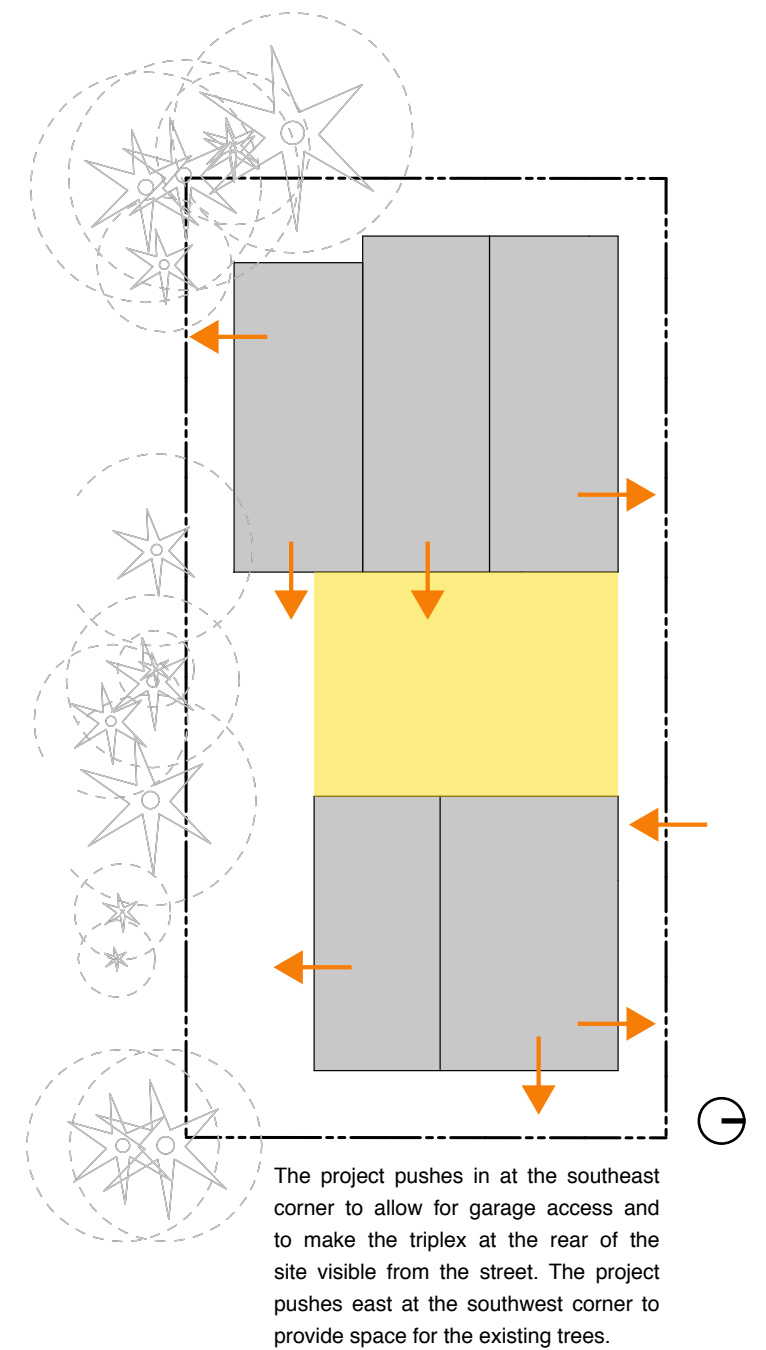
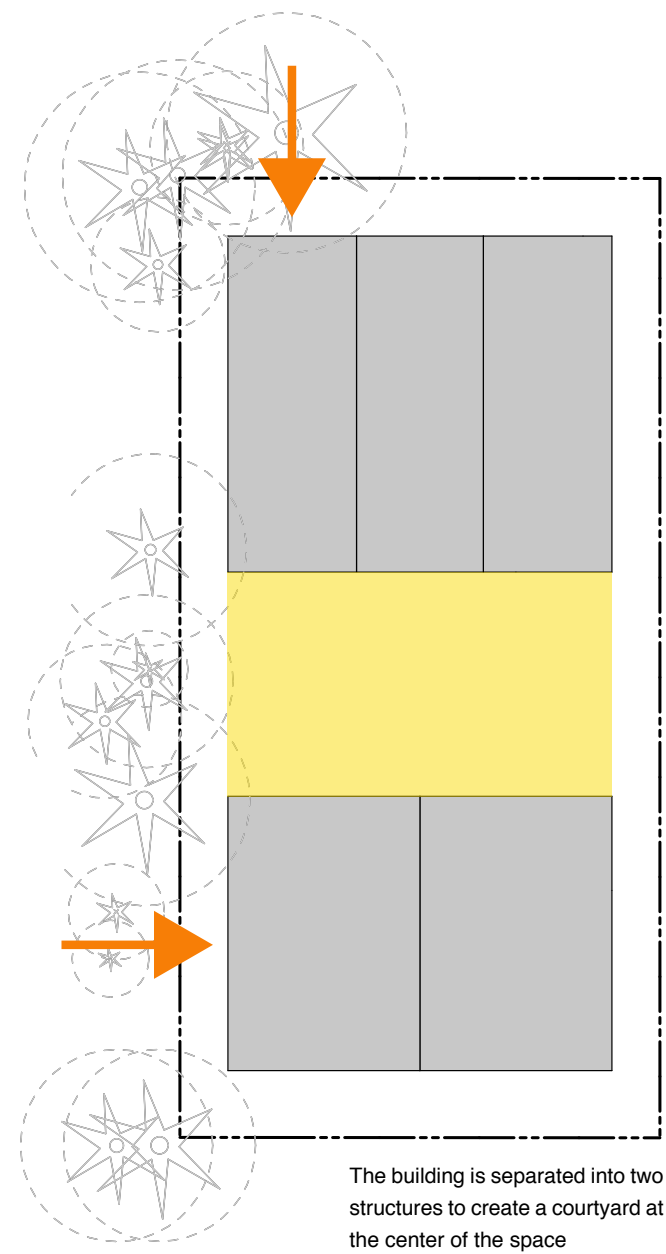
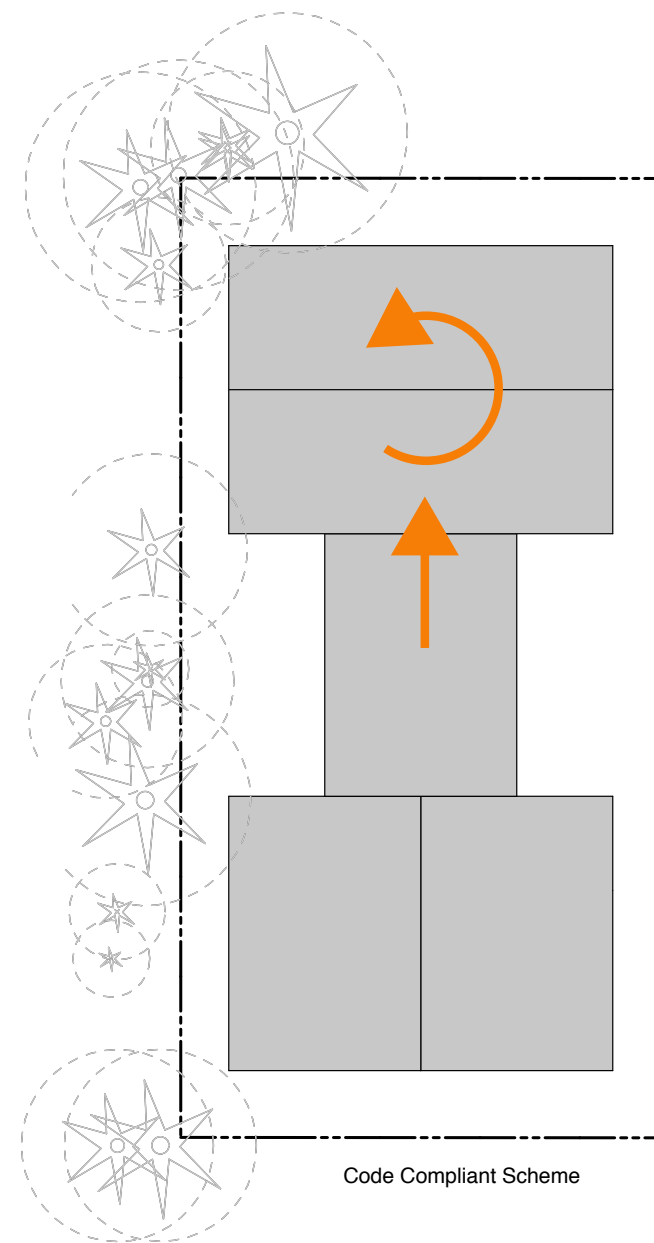
• Building Materials: Various building materials were chosen that serve several purposes: tying into the existing neighborhood and its material character; conversely, using some materials and colors that are not significantly present in the neighborhood and exhibiting an appropriately unique architectural character; and lastly using materials with diverse colors, textures and sizes, to create compelling facade for the streetscape. Select building materials also designate different program areas on the site.

• Signage: All building signage will serve to be legible, informative, identifiable and minimal. It will be to an appropriate scale with the surrounding residential neighborhood as well as consistent in material and color with the project as a whole.

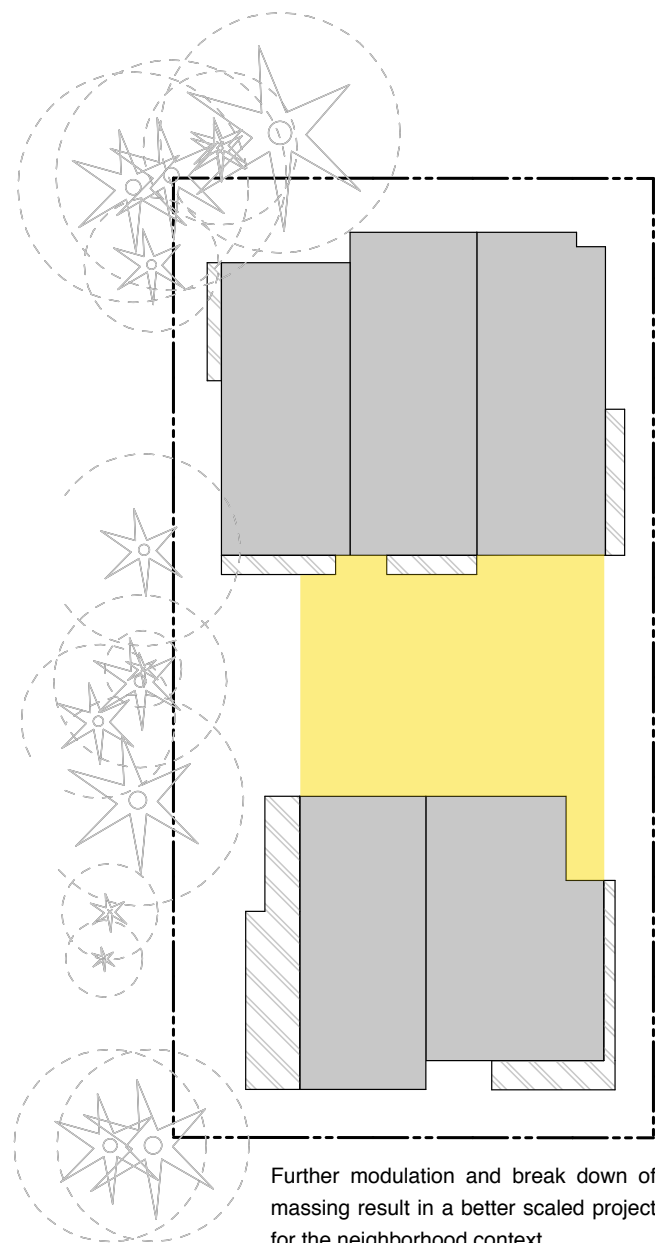
• Lighting: Lighting will serve to promote safety on the site as well as enhance the experience of exterior spaces. The lighting design will consider neighboring buildings carefully and locate lighting to reduce residual glare.

• Trees, Landscape and Hardscape Materials: All landscape elements were designed and developed with the intent of enhancing experience for inhabitants and neighbors. Plantings and materials are diverse to create a textured rich architectural layer over that of the buildings themselves. Trees, landscape and hardscape are all used as tools to seamlessly transition from building scale to a more human scale on the exterior of the project.

PROJECT EVOLUTION



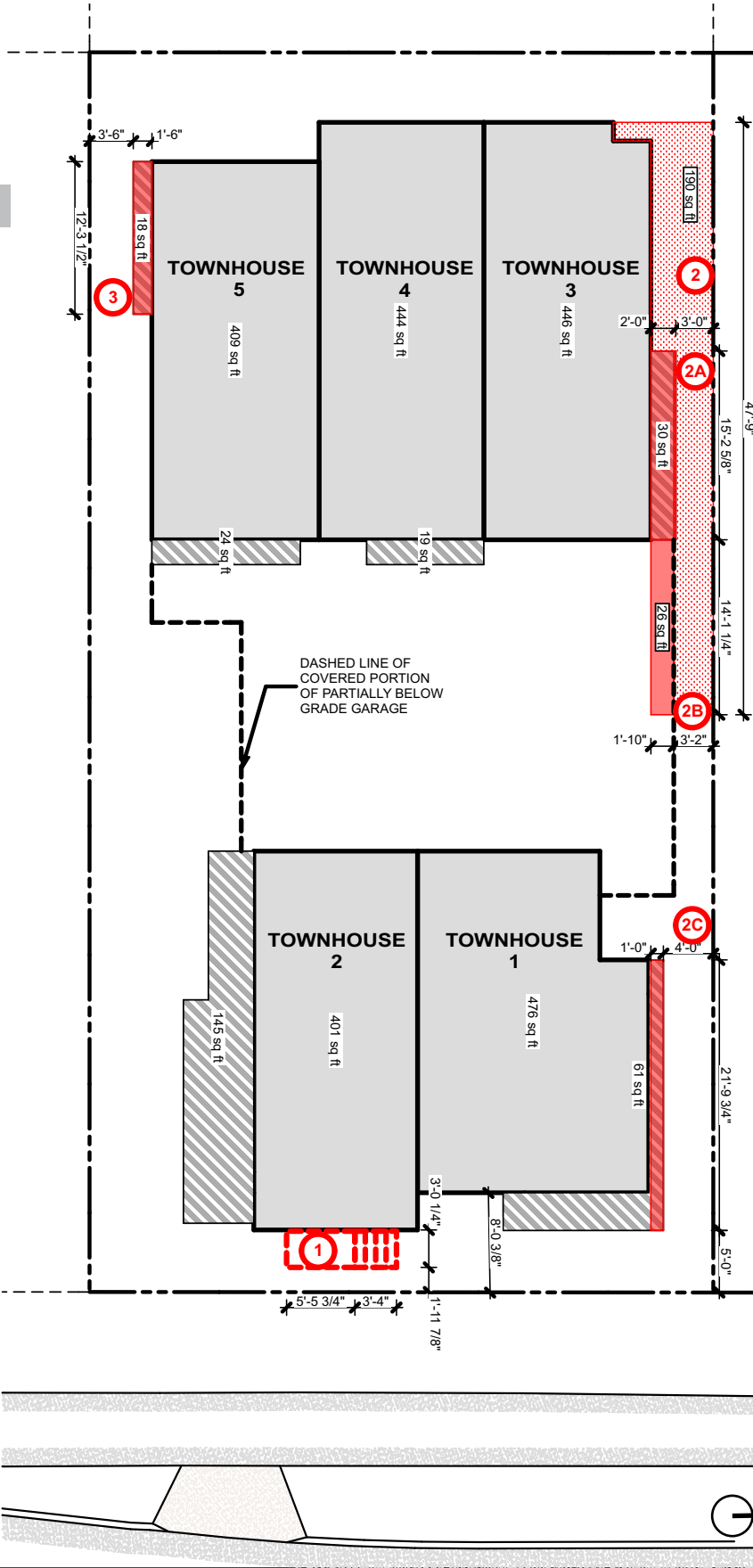




ADJUSTMENT TABLE

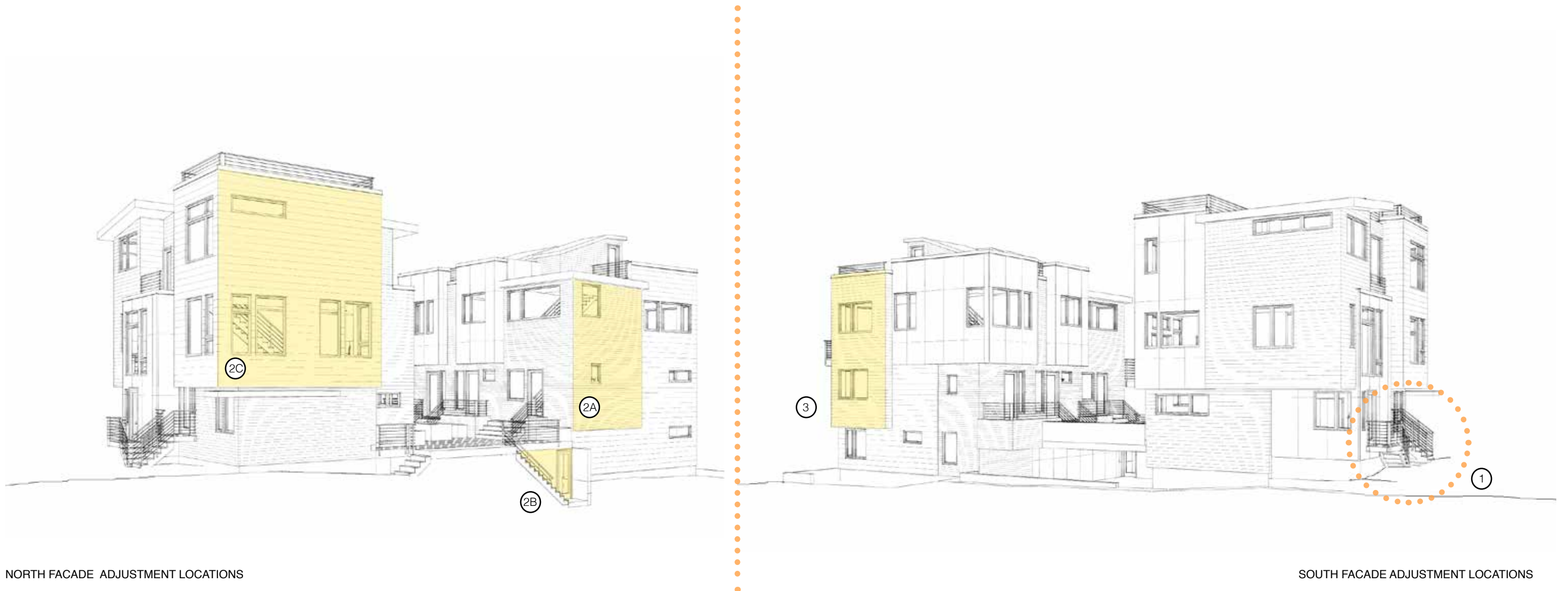
The modification to the code compliant scheme requires the following adjustments, each of which are allowed under the SDR Process:

ITEM	CODE SECTION & REQUIREMENT NAME	REQUIRED	PROVIDED	AMOUNT OF ADJUSTMENT	JUSTIFICATION
1	FRONT SETBACK AT ENTRY PORCHES SMC 23.45.518.H5	30" MAX HEIGHT WITHIN 4'-0" OF PROPERTY LINE, 4'-0" MAX. HEIGHT IN SETBACK (5'-0" OF PROPERTY LINE	3'-8" MAX HEIGHT FOR A LENGTH OF 8'-9 3/4" WITHIN 4'-0" OF PROPERTY LINE	1'-2" INCREASE OF HEIGHT WITHIN 4'-0"" OF PROPERTY LINE	<p>THE HEIGHT OF THE PORCH IS GENERATED BY A SECTIONAL RESPONSE TO THE SLOPING TOPOGRAPHY IN ORDER TO MINIMIZE THE IMPACT OF OFF-STREET PARKING. RAISING THE FLOOR POSITIONS THE PARKING BENEATH THE STRUCTURES AND ESTABLISHES A POSITIVE URBAN RELATIONSHIP BETWEEN THE HOMES AND THE STREET AND SIDEWALK.</p> <p>CS1-C TOPOGRAPHY, CS1-D-2 OFF SITE FEATURES, PL1.A. 1 AND 2 NETWORK OF OPEN SPACES, PL2.B SAFETY AND SECURITY, PL3-A/B ENTRIES AND RESIDENTIAL EDGES</p>
2	SIDE SETBACK AT NORTH PROPERTY LINE SMC 23.45.518.I	5'-0" AVERAGE AT DUPLEX  7'-0" AVERAGE AT TRIPLEX  5'-0" MINIMUM	5'-5 1/2" AVERAGE AT DUPLEX  3'-11 3/4" AVERAGE AT TRIPLEX  A) 3'-0" MIN. SETBACK FOR A LENGTH OF 15'-2 5/8"  B) 3'-0" MIN. SETBACK FOR A LENGTH OF 28'-5 3/4"  C) 4'-0" MIN. SETBACK FOR A LENGTH OF 21'-9 3/4"	NO ADJUSTMENT REQUIRED  3'-0 1/4" REDUCTION FOR AVERAGE  A) 2'-0" REDUCTION  B) 2'-0" REDUCTION  C) 1'-0" REDUCTION	<p>A REDUCED SETBACK AT A AND C PROVIDES FACADE MODULATION AND ALLOWS FOR A LARGER CENTRALIZED SHARED COURTYARD AT THE CENTER OF THE SITE.</p> <p>A REDUCED SETBACK AT B ALLOWS FOR PARTIALLY BELOW GRADE PARKING BELOW THE SHARED/RAISED COURTYARD STRUCTURE .</p> <p>DC2-B ARCHITECTURAL AND FACADE COMPOSITION, PL1.A. 1 AND 2 NETWORK OF OPEN SPACES, DC1-C PARKING AND SERVICE USES</p>
3	SIDE SETBACK AT SOUTH PROPERTY LINE SMC 23.45.518.I	7'-0" AVERAGE  5'-0" MINIMUM	7'-10 7/8" AVERAGE  3'-6" MIN FOR A LENGTH OF 12'3 1/2"	NO ADJUSTMENT REQUIRED  1'-6" REDUCTION FOR MIN. SETBACK	<p>AN AREA OF TREES ON AN ADJACANT SITE CREATE THE NEED FOR A LARGER REAR SETBACK. PUSHING OUT A PORTION OF THE BUILDING ON THE SOUTH FACADE ALLOWS THE BUILDING TO PUSH EAST, CREATING MORE SPACE FOR THE EXISTING TREES.</p> <p>DC2-B ARCHITECTURAL AND FACADE COMPOSITION, DC3-C3 SUPPORT NATURAL AREAS, CS1-D PLANTS AND HABITAT</p>





# ADJUSTMENT DIAGRAM



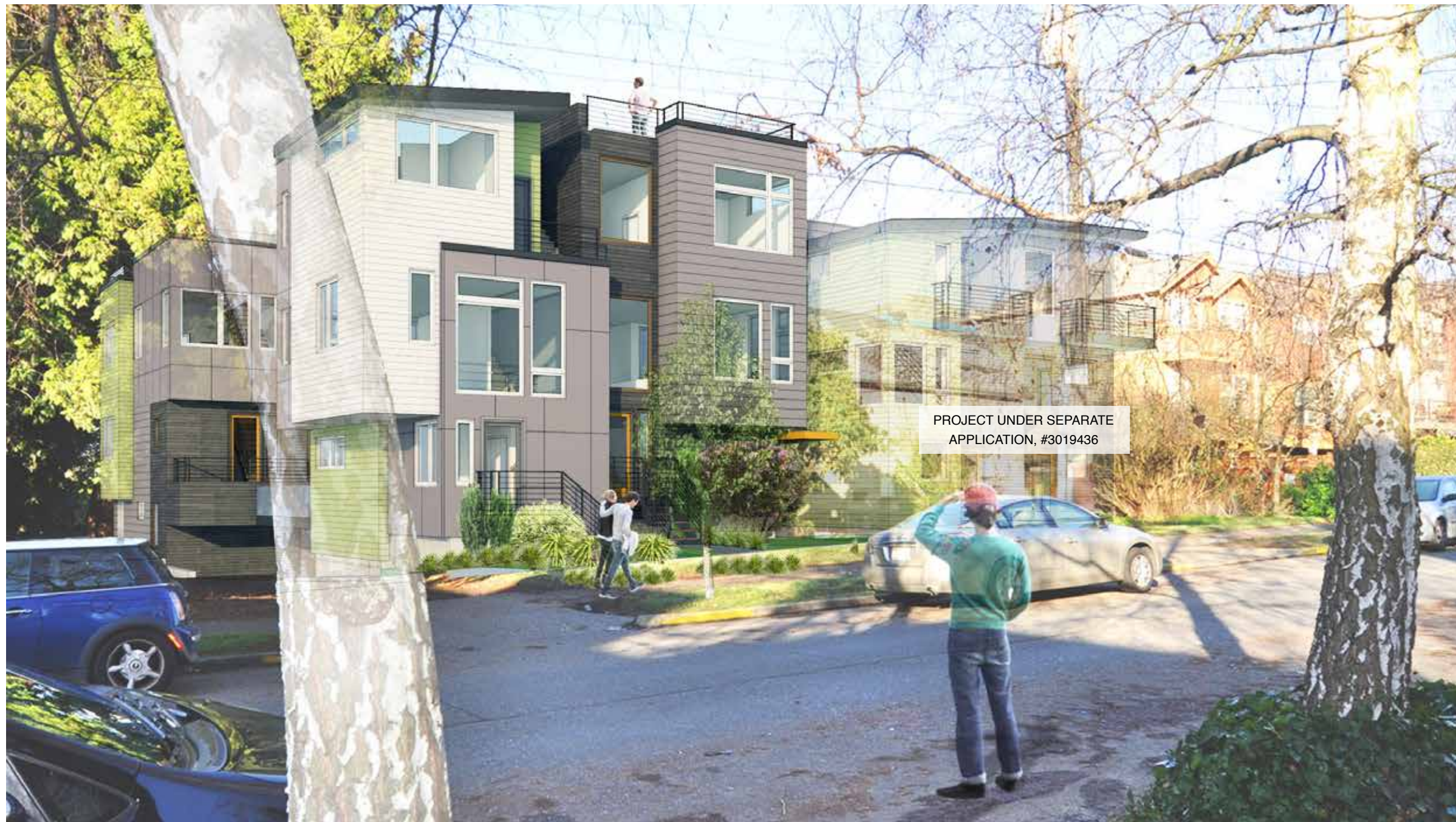


PROJECT UNDER SEPARATE  
APPLICATION, #3019436

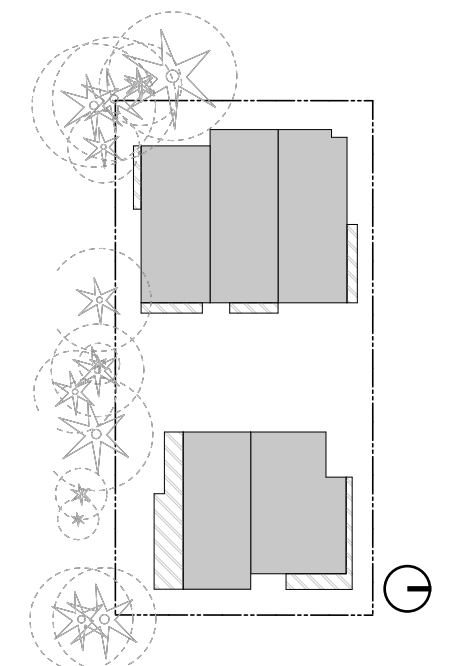
AERIAL VIEW FROM NORTHEAST CORNER



## RENDERINGS



STREET VIEW, EVANSTON AVE N





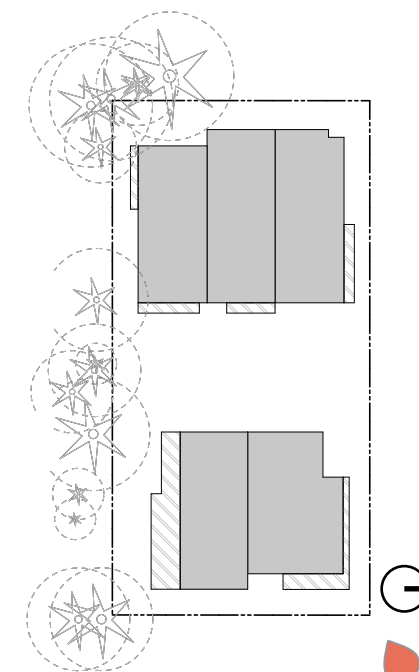


STREET VIEW, EVANSTON AVE N





STREET VIEW, EVANSTON AVE N

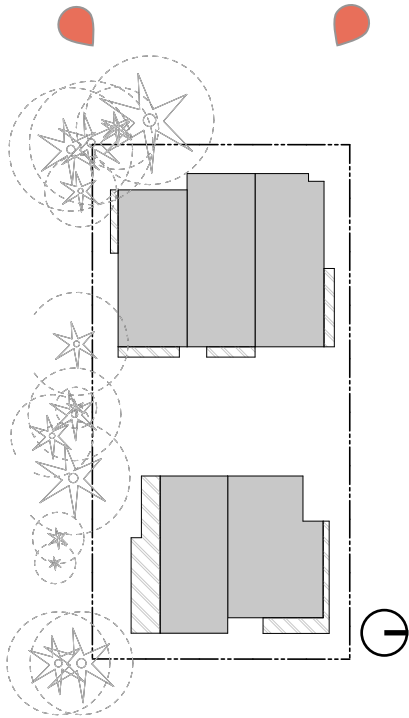






WEST FACADE





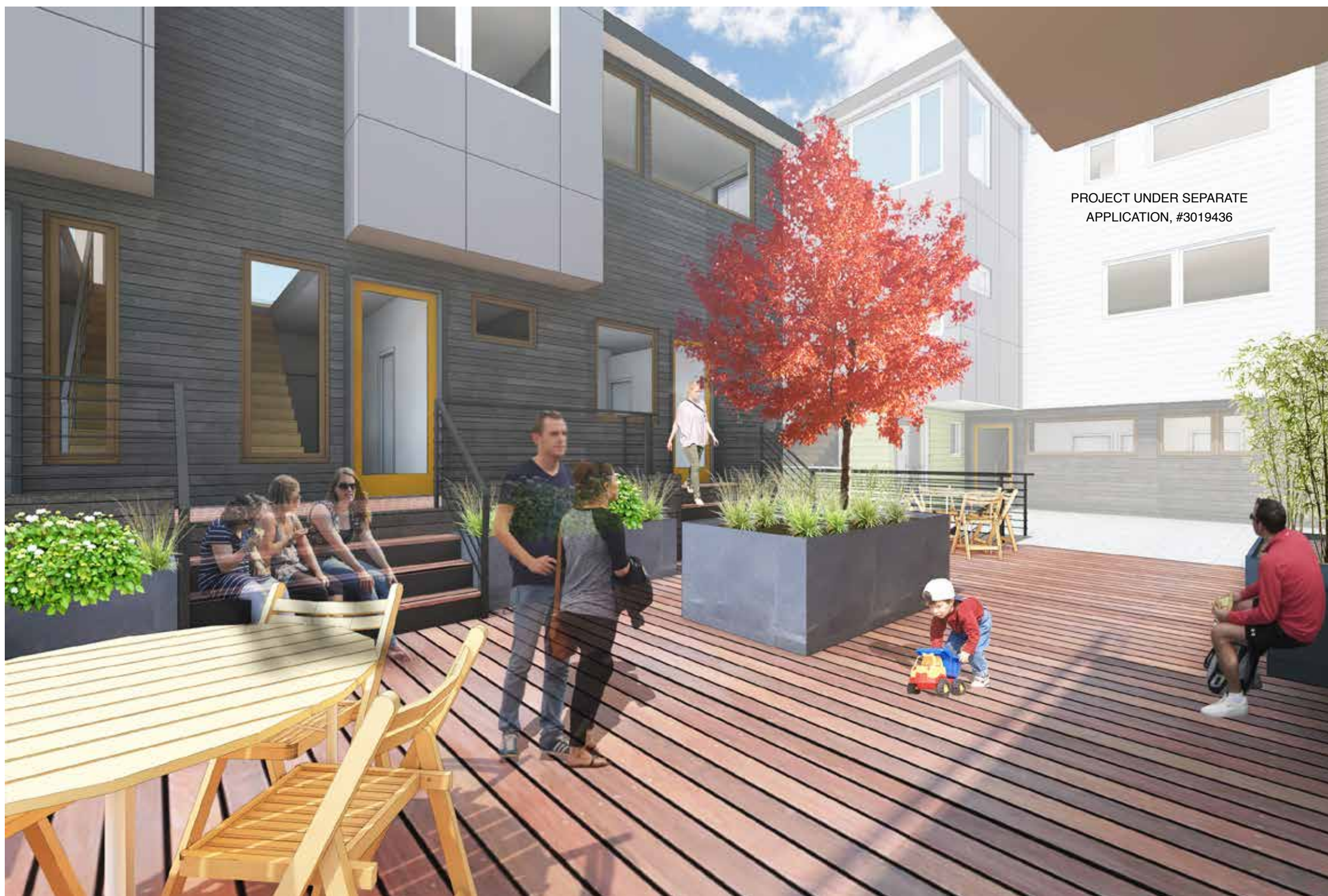
WEST FACADE





COURTYARD VIEW





COURTYARD VIEW





# LANDSCAPE PLAN

PROJECT UNDER SEPARATE  
APPLICATION, #3019436



TREES



BOTANICAL NAME / COMMON NAME

*Acer circinatum* / Vine Maple  
*Acer palmatum* 'Butterfly' / Butterfly Japanese Maple  
*Fagus sylvatica* 'Danyck' / Danyck Beech  
*Prunus serrulata* 'Amanogawa' / Japanese Flowering Cherry  
 Street Tree / TBD

GROUND COVERS



BOTANICAL NAME / COMMON NAME

*Euonymus fortunei* 'Kewensis' / Dwarf Wintercreeper  
*Leptinella squalida* 'Platt's Black' / New Zealand Brass Buttons  
*Lysimachia nummularia* 'Aurea' / Golden Creeping Jenny  
*Pachysandra terminalis* / Japanese Spurge

SHRUBS



BOTANICAL NAME / COMMON NAME

*Acorus gramineus* 'Ogon' / Golden Variegated Sweetflag  
*Berberis thunbergii* 'Helmond Pillar' / Columnar Barberry  
*Blechnum spicant* / Deer Fern  
*Carex testacea* / Carex  
*Chamaecyparis obtusa* 'Filicoides' / Hinoki Fernspreading False Cypress  
*Cornus alba* 'Ballhalo' TM / Ivory Halo Dogwood  
*Euonymus japonicus* 'Greenspire' / Greenspire Upright Euonymus  
*Fargesia nitida* 'Juzhaigou' / Red Clumping Bamboo  
*Hakonechloa macra* 'All Gold' / Japanese Forest Grass  
*Helleborus x* 'Cinnamon Snow' TM / Hybrid Hellebore  
*Hydrangea quercifolia* 'Munchkin' / Oakleaf Hydrangea  
*Mahonia x media* 'Charity' / Mahonia  
*Nassella tenuissima* / Texas Needle Grass  
*Ophiopogon planiscapus* 'Nigrescens' / Black Mondo Grass  
*Pennisetum alopecuroides* 'Little Bunny' / Little Bunny Fountain Grass  
*Phormium tenax* / New Zealand Flax

VINES



BOTANICAL NAME / COMMON NAME

*Parthenocissus tricuspidata* / Boston Ivy





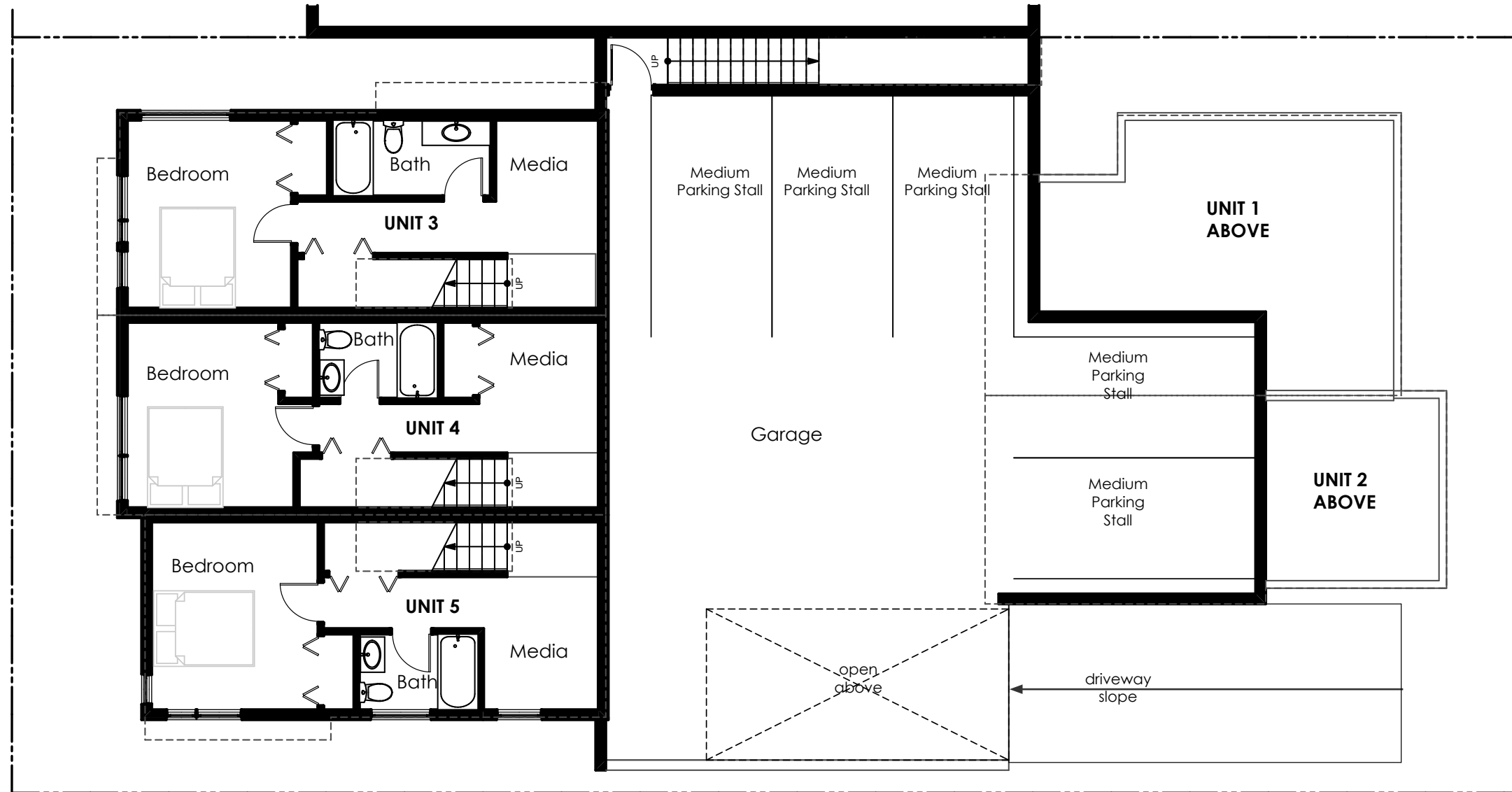
# PRIVACY ELEVATIONS



NORTH PRIVACY ELEVATION (THERE ARE NO BUILDINGS TO THE WEST AND SOUTH OF PROJECT SITE)  
BUILDING TO THE NORTH IS PROPOSED UNDER A SEPARATE BUILDING PERMIT, PERMIT # 3019436



## FLOOR PLANS

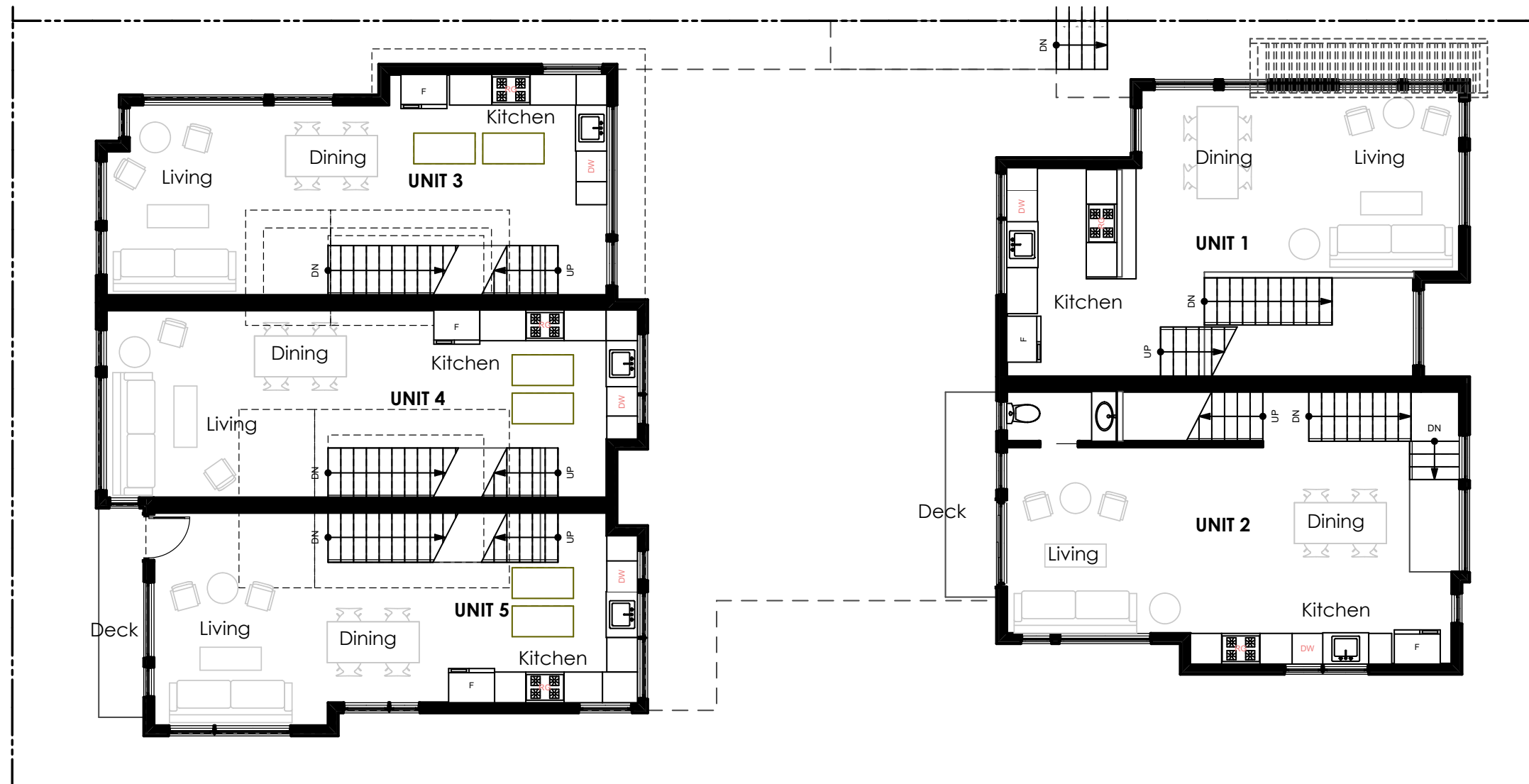


Garage/ Lower Floor Plan



First Floor Plan





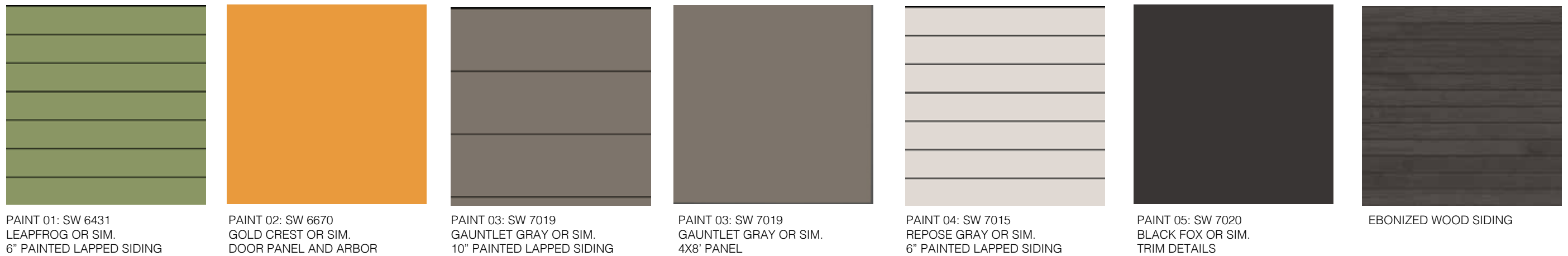
Second Floor Plan



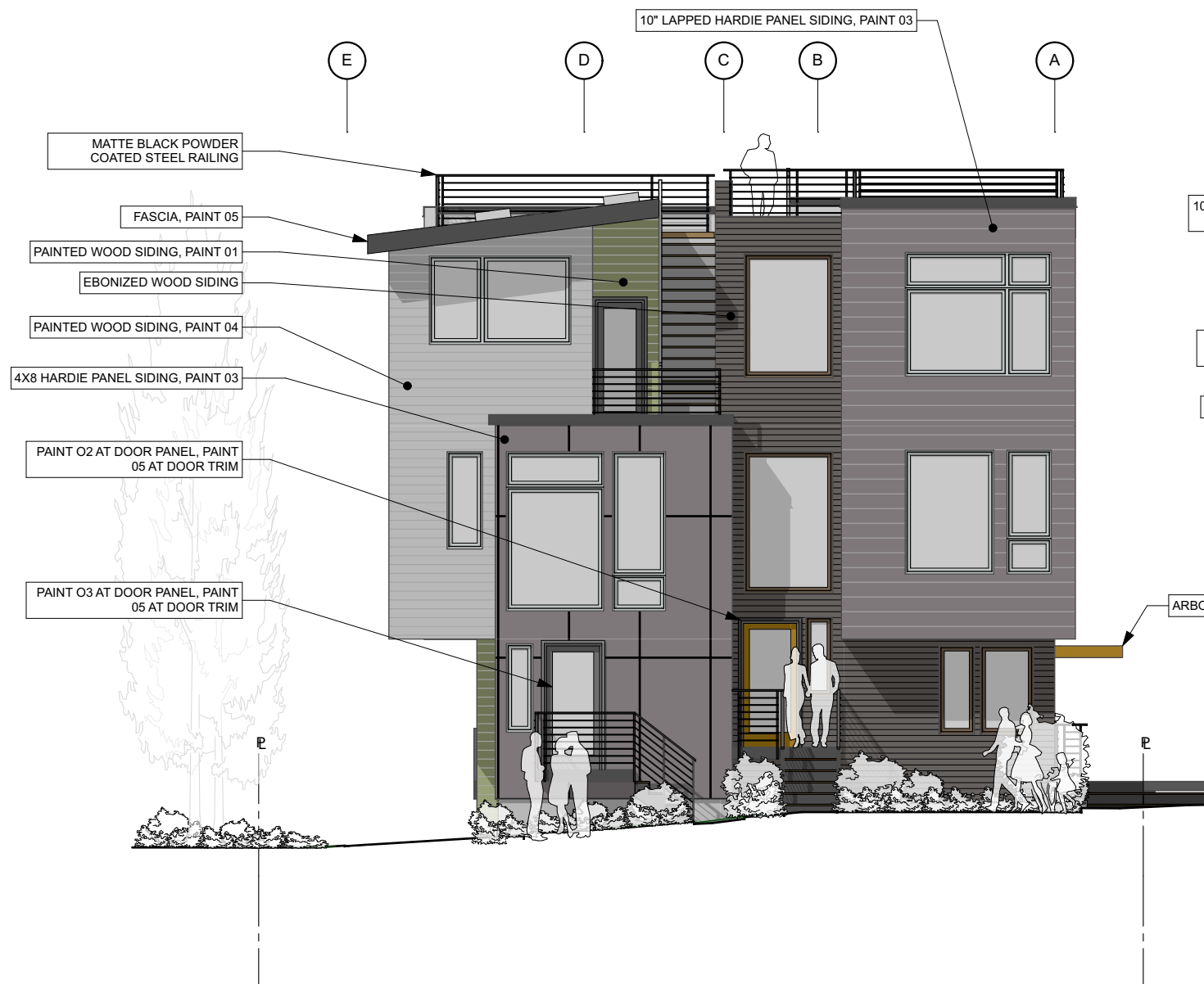


# RENDERED ELEVATIONS

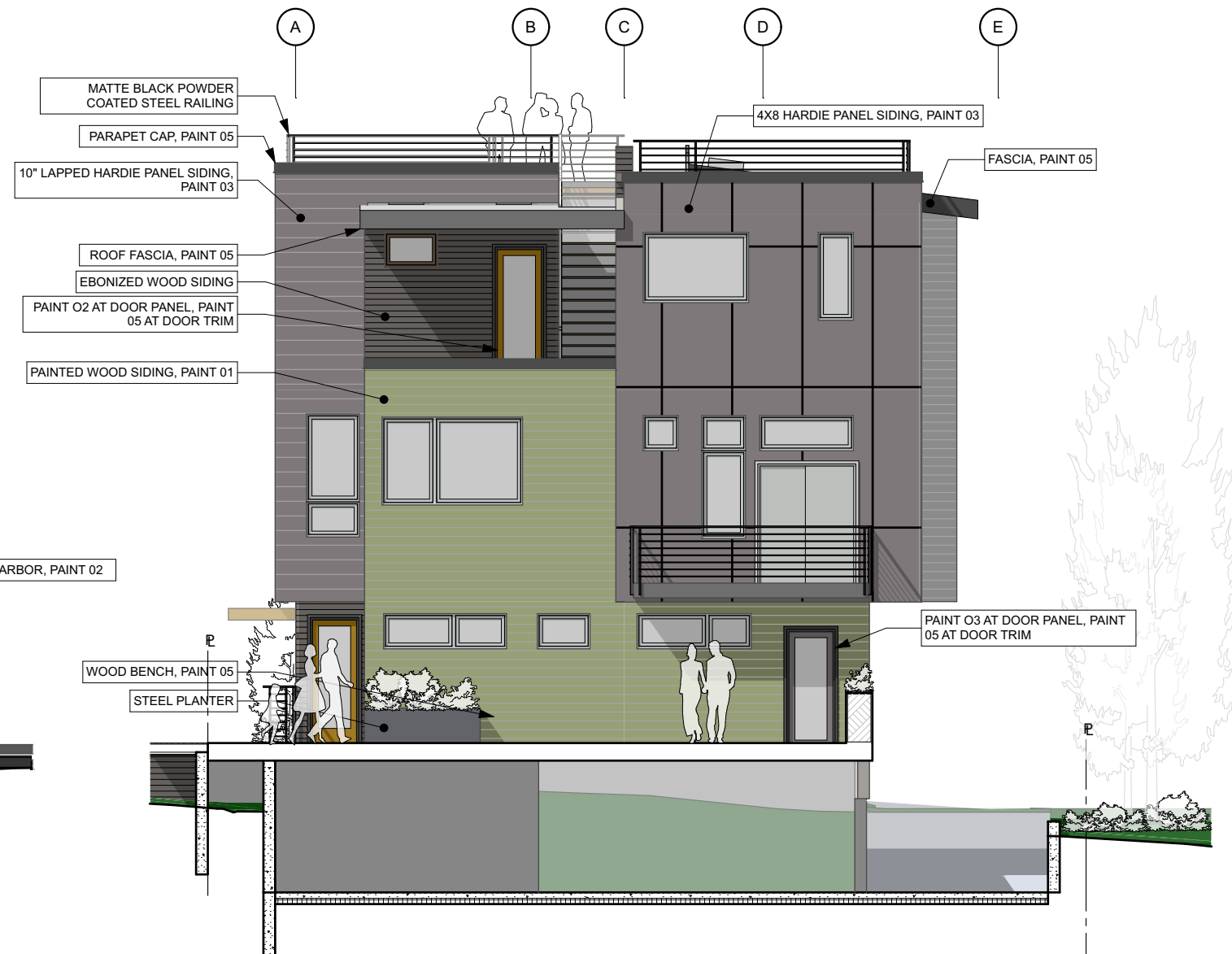




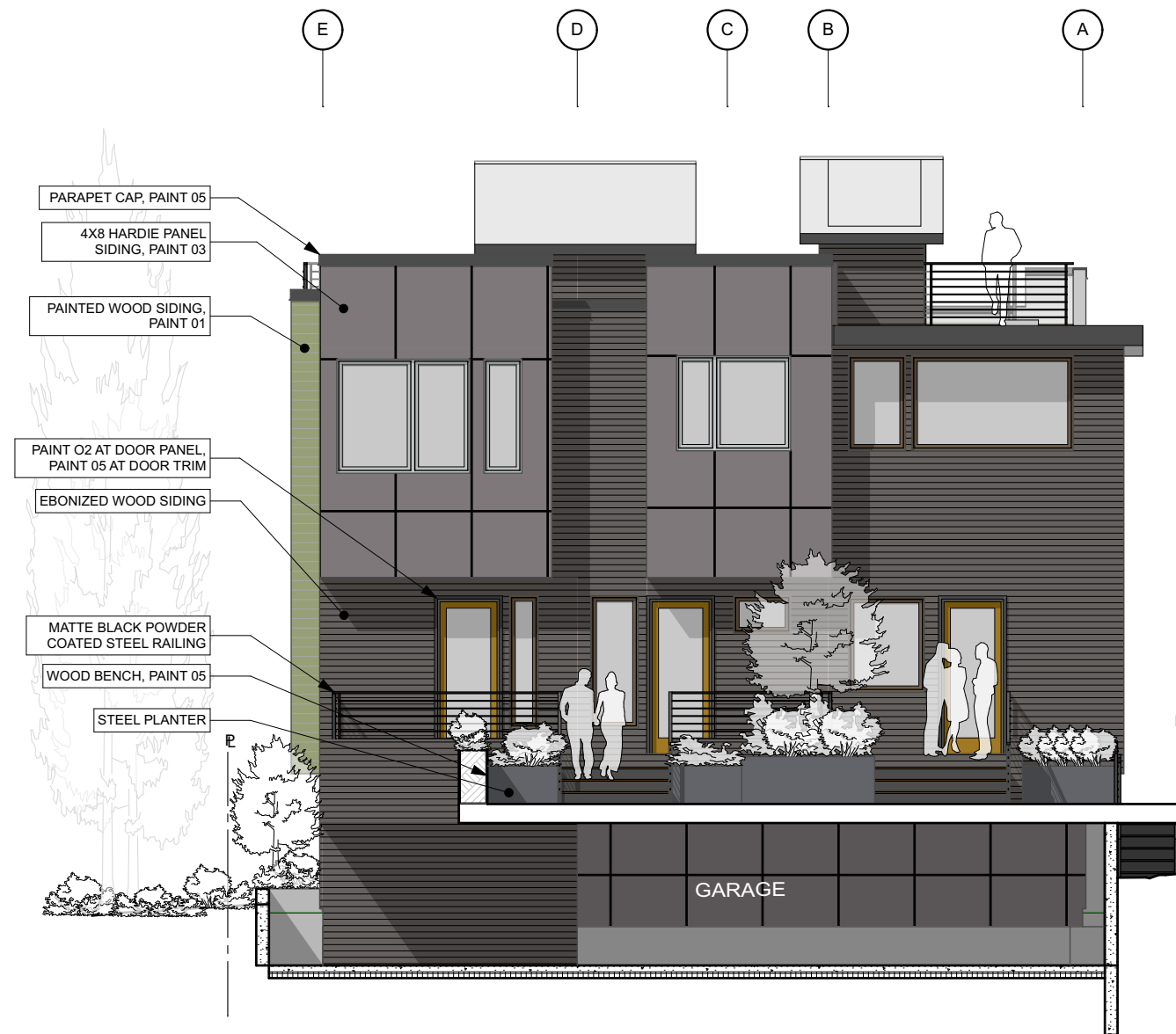




Building 1 East Elevation



Building 1 Courtyard Elevation



Building 2 East Courtyard Elevation



Building 2 West Elevation







# COMPLETED WORKS



① 1530 15th Ave. E (View from sidewalk)



② 3515-19 Wallingford Ave. N



③ 90 E Newton St.



④ 1530 15th Ave. E. (View from street)



⑤ 1411 E. Fir St. (View from street)



⑥ 1411 E. Fir St. (View of interior boardwalk)



⑦ 1911 E Pine St. (View of interior of canyon)



⑧ 1911 E. Pine St. (View from street)