
Project: K3 22 W Highlands Drive – Ballard Mansion
Subject: Certificate of Approval application for
Windows N-1-4 and N-1-3
To: Erin Doherty – Landmarks Coordinator
Erin.Doherty@seattle.gov
From: Ralph Allen / Grace Architects /
AOR for the Ballard Mansion Interior Improvements

Erin;

We have been asked to address the window conditions at openings N-1-3 & N-1-4 on the north elevation of the building. These two windows flank the existing fireplace in this location, with N-1-3 being a larger double hung window that was installed in the Apartment kitchen at some point in time, and N-1-4 being the original leaded glass, French casement opening.

These two openings are symmetrical about the existing fireplace in their current locations, and it is believed that the double hung window at N-1-3 was retrofit to serve the apartment kitchen associated with the multi-family conversions that took place in the middle of the last century.

Symmetry about a focal axis is a primary guiding principle for the original design of the Ballard Mansion. We see it everywhere, from the main entry doors to many of the window placements at decks, porches, and other fireplaces...This principle is pervasive throughout the Ballard Mansion.

The current interior plan anticipates removal of the intervening wall and the apartment kitchen restoring the original symmetry of these two windows around their focal fireplace element. We are requesting that these windows match the original condition and that we are approved to modify opening N-1-3 back to its original French Casement/leaded glass configuration matching the original in size, operation, fit, and finish.

We expect the cost for this work to be approximately 2.5k – 3k including restoration of the existing siding conditions at the modified opening.

We appreciate your consideration. The following images illustrate the relevant conditions at the Ballard Mansion.

Best
Ralph Allen



Cc: Karen Koehler; Cristina Simmers; Wes Cully



SUPPORTING IMAGES

OPENINGS N-1-3 & N-1-4 EXTERIOR VIEW



The original exterior chimney is gone, but the symmetrical layout of the two openings is obvious, with the larger, double hung window at N-1-3 having been modified to fit the interim kitchen use.

OPENINGS N-1-3 & N-1-4 INTERIOR VIEW



The current interior view at N-1-4, the existing fireplace, and N-1-3 visible through the opening to the existing kitchen. Note: this picture is taken while the exterior restorations are underway, and the existing openings are infilled with temporary sheathing.



SYMMETRY / TREATMENT



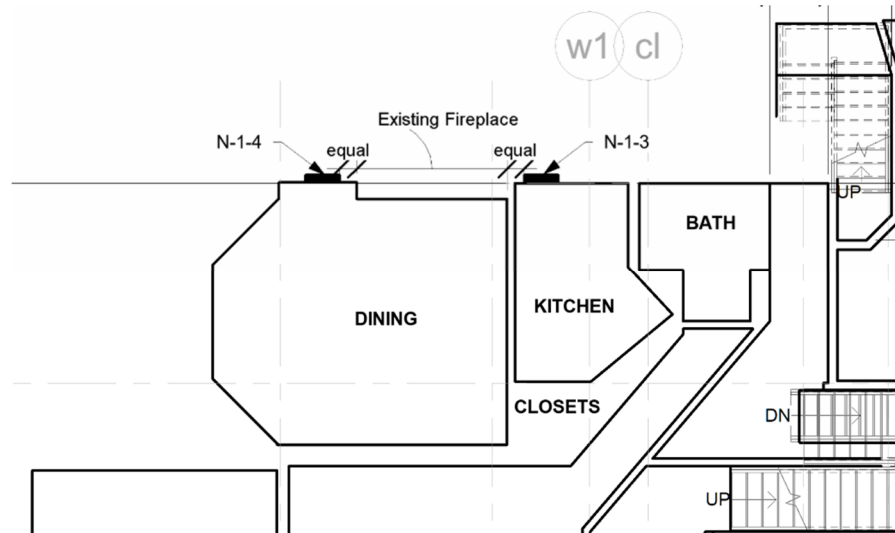
Another example of not only symmetry, but of a similar leaded glass treatment. The sidelights at the entry porch opening on the second floor of the Ballard Mansion recall the similar treatment in the original window at N-1-4.

SYMMETRY / MODIFICATIONS TO ORIGINAL



This view is of the “main” fireplace in the parlor just off the main entry showing both the original double hung window to the left and a modified opening to the right in the same location refashioned as the entry door into the bedroom addition.

PLAN VIEW



This diagram is the line drawing from our interior as-built measuring work that is currently ongoing at the Ballard Mansion. Though currently interrupted by the intervening kitchen wall, the original symmetry of these openings about the existing fireplace is clear.