

MONTLAKE ELEMENTARY SCHOOL

SEATTLE PUBLIC SCHOOLS

**BRIEFING PACKET FOR SEATTLE LANDMARKS PRESERVATION
BOARD - ARCHITECTURAL REVIEW COMMITTEE
JANUARY 27, 2023**



2405 22ND AVE E, SEATTLE, WA 98112

PROJECT DESCRIPTION

Modernization of and addition to the existing landmarked Montlake Elementary School on the same site, removal of all out-buildings and a reconfiguration of the school grounds.

OWNER

Seattle Public Schools
2445 3rd Ave S
Seattle, WA 98134
Ph: (206) 252-0648
Contact: Paul Wight
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ARCHITECT

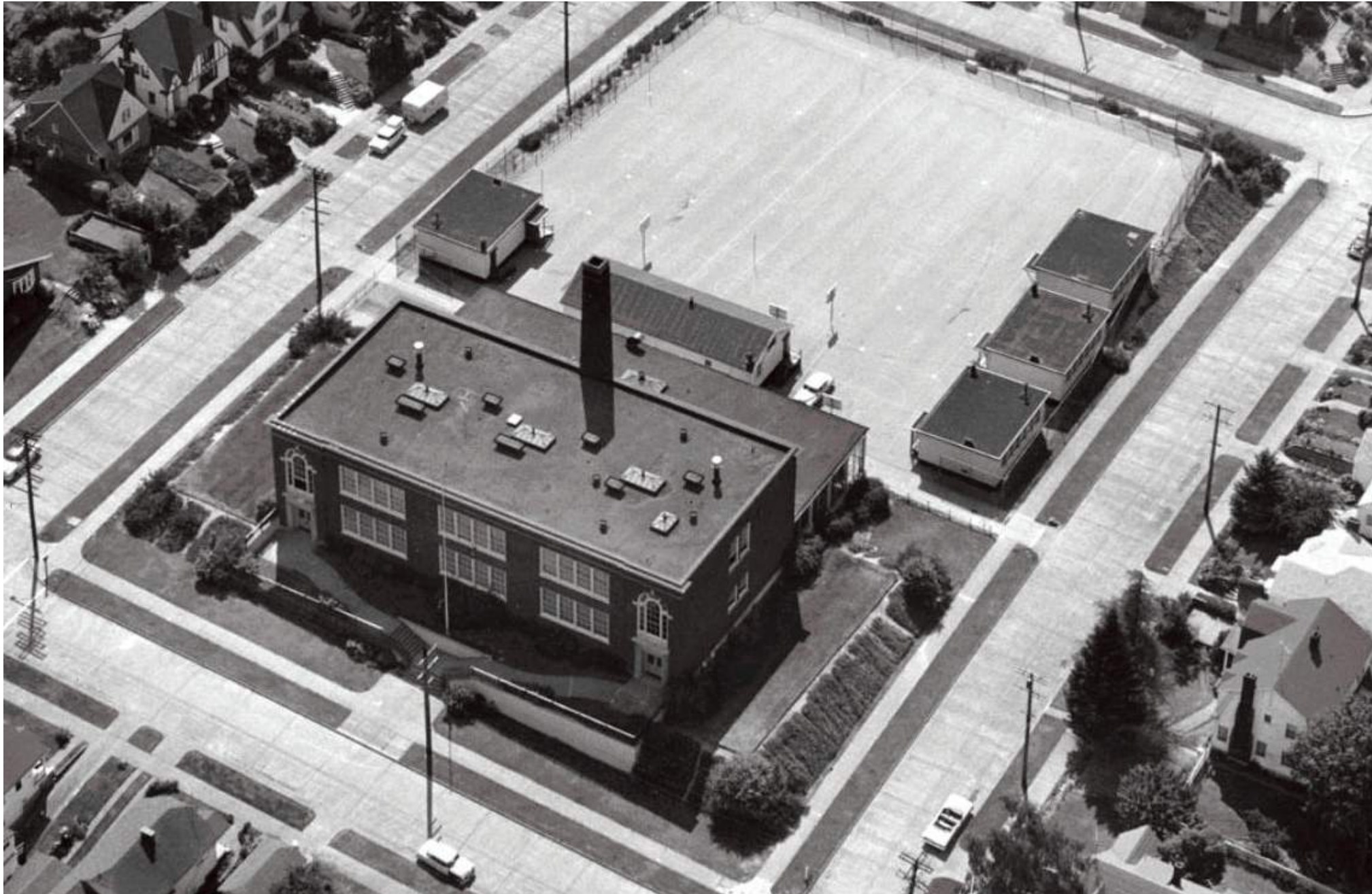
DLR Group
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NEIGHBORHOOD CONTEXT



Montlake Elementary School - 2405 22nd Ave. E, Seattle, WA

HISTORICAL ANALYSIS



Montlake Elementary School - Aerial view circa 1960 (Courtesy Seattle Public Schools)

SUMMARY OF SCHOOL HISTORY

Montlake elementary school is located on a single block site central to the Montlake neighborhood. Built in 1924, it is surrounded by single family residences which also date from the 1920's.

The Montlake School was built in a period of major growth for Seattle schools and was designed by Floyd A. Naramore who served as the district's architect from 1919 -1932. The school opened in September 1924 and grew rapidly to a peak enrollment of 478 students in 1935. Portable classroom buildings were brought to the site soon after its completion to add much needed educational space.

The building itself is a rectangular two-story brick volume set up on a terraced area with Georgian details accenting the main entry door locations. These features are hallmarks of Naramore's school designs. Although Montlake is unique in that it has two equal main entries at each side of the facade and the main staircase splits towards each door. Originally the plans called for wings to be attached to the north and south facades, but those areas were never built due to budgetary constraints. Because of this, the north and south faces are devoid of ornamentation and have limited window openings.

Montlake elementary was designated a landmark by the City of Seattle in 2015.

HISTORICAL ANALYSIS



DESCRIPTION OF ARCHITECTURAL FEATURES

- Overall modest two-story, red brick building with the majority of the distinctive architectural detailing concentrated on the east facade
- Separate main entry doors (appear to have been originally separate entries for female and male students)
- Each entry door is accentuated with cast stone pilasters and an entablature with the school name carved within and flanked with rosettes
- Distinctive arched windows above each entry door that fronts the two primary interior stairwells
- North and south facades are largely devoid of ornamentation and have limited window openings
- Upper floor of the west facade has a similar window arrangement and spacing to east facade
- A wood framed single story structure is connected at the first floor of the west facade and contains a covered play area, the boiler room and the gymnasium
- An engaged chimney runs up the center of the west facade and extends about 20' above the parapet line

LIST OF KNOWN EXTERIOR MODIFICATIONS

1920/30s - Added portables and Cafeteria

1979 - Original cornice was removed from east and west facades and replaced with band of flat stucco. Chimney height was decreased.

2006 - Reroof, mechanical upgrades

2008 - Waterline replacement

HISTORICAL ANALYSIS

CITY OF SEATTLE ORDAINANCE #124778:

A. Legal Description: The Montlake School is located on the property legally described as: Block 22 of Pike's 2nd Addition to Union City as recorded in Volume 1 of Plats, Page 65A, Records of King County, Seattle, Washington

B. Specific Features of Characteristics Designated. Pursuant to SMC 25.12.660.A.2, the following specific features or characteristics of the Montlake School are designated:

1. The Exterior of the Main School building.
2. The following features or characteristics within the interior of the Main School Building classrooms: original wood entry doors, built-in wardrobes, built-in storage, chalkboards, wood trim, and wood floors.
3. The site consisting of the property described in subsection 1.A on which the Main School Building is located.

C. Basis of Designation: The designation was made because the Montlake School is more than 25 years old, has significant character, interest or value as a part of the development, heritage or cultural characters of the City, state or nation, has integrity or the ability to convey its significance, and satisfied the following from SMC 25.12.350:

1. It is associated in a significant way with a significant aspect of the cultural, political or economic heritage of the community, City, state or nation (SMC 25.12.350.C).
2. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction (SMC 25.12.350.D)
3. Because of its prominence of spatial location, contrasts of sitting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the City. (SMC 25.12.350.F).

PROJECT OVERVIEW



Montlake Elementary School - Date Unknown (Courtesy Seattle Public Schools)

PROJECT OVERVIEW:

BEX V Levy Project: Modernize Existing Building And Build Addition

- Proposed modernization and addition allows for expansion of educational program offerings, improved accessibility, and increased student capacity to better align with Seattle Public School educational specifications
- Current Enrollment 182 Students / Proposed 500 Students
- Existing Building = 22,447 Sf
- Historic Building + Addition = 85,000 Sf
- Demolition Of Existing Portables And Cafeteria Building
- Demolition Of Existing Single Story Covered Play Area And Gymnasium

MONTLAKE ELEMENTARY EDUCATION PROGRAM ELEMENTS

CURRENT PROGRAM ELEMENTS:

14 CLASSROOMS

0 SELF CONTAINED SPECIAL EDUCATION
(SPED) CLASSROOMS

2,000 SF GYM

1,383 SF DINING AREA

680 SF ART CLASSROOM

750 SF LIBRARY

0 SF MUSIC CLASSROOM

0 SF DEDICATED TO CHILDCARE / AFTERCARE

PROPOSED PROGRAM ELEMENTS:

24 CLASSROOMS

2 SELF CONTAINED SPECIAL EDUCATION (SPED)
CLASSROOMS

6,100 SF GYM

4,880 SF DINING AREA + DEDICATED KITCHEN

1,245 SF ART / PROJECT LAB

2,285 LIBRARY / MEDIA CENTER

1,000 SF MUSIC / STAGE CLASSROOM

1,100 SF DEDICATED TO CHILDCARE / AFTERCARE
CLASSROOM

SUMMARY OF PREVIOUS BRIEFINGS

BRIEFING #1 - ARCHITECTURAL REVIEW COMMITTEE 4/15/22:

Areas of Focus:

Proposed site layout and placement of the addition

Proposed areas of demolition

Proposed massing and height of addition

What we heard from the ARC:

The committee understood the accessibility issues and the need for demolition at the areas proposed.

The committee appreciated the height approach for the addition and thought that the massing made a lot of sense given the site constraints.

The committee encourages the team to continue to think about the new proposed entry and how that plaza is treated.

The committee was anxious to see more detail on material, fenestration patterns and facade articulation and character as design develops.

BRIEFING #2 - LANDMARKS REVIEW BOARD 6/1/22:

Areas of Focus:

Provide overall project design progress update:

Review preliminary proposed material character, fenestration patterns and facade articulation

What we heard from the Board:

The board understood the accessibility and space issues and supported the demolition of the original wood framed gym / play portion.

The board supported the height approach and decision to go below grade given the space constraints.

The board supported the extensive usage of brick in the addition and thought the variegated color added depth.

The board supported the general direction of the design and appreciated the design solutions to maximize outdoor play and meet the programmatic needs of the school.

AREAS OF FOCUS FOR BRIEFING #3 - ARCHITECTURAL REVIEW COMMITTEE 9/30/22:

Areas of Focus:

Provide overall project design progress update

Review proposed window replacement strategy

What we heard from the ARC:

The committee appreciated the thoughtful accommodation of urban density and noted that the design is going in a good direction. They agreed that using lighter brick at the new NW entry connection is a good change - it helps distinguish things better and seems like a lighter touch with the current development. The committee also appreciated the comparative images showing the design progress.

Window Replacement - The committee was happy to hear that the large arched windows are planned for full repair and restoration. They agreed that the rest of the double hung windows are in need of replacement. The committee appreciated the approach of adding the double pane windows while still maintaining the wood surround detailing. The committee noted the removal of the hopper windows on the west side over the existing gym is perfectly acceptable and also make sense.



EXISTING SITE

Legal Description: Block 22 of Pike's 2nd Addition to Union City as recorded in Volume 1 of Plats, Page 65A, Records of King County, Seattle, Washington

Existing Site Area = 1.65 Acres
(72,000 Sf)

Zone = SF 5000



-  Landmarked Building
-  Non-Contributing Structures

EXISTING CONDITIONS



NE View - Corner of 22nd Ave. E and E Calhoun St.

EXISTING CONDITIONS



NW Corner View - Covered Play Area



SW Corner View - Gymnasium Exterior

EXISTING CONDITIONS



W View of Portables and Cafeteria - From play area

EXISTING CONDITIONS

SITE CONDITIONS

The Montlake Elementary School site slopes dramatically in two directions adding site accessibility challenges to the existing building accessibility challenges.

1. The corner of 22nd Ave E and E Calhoun is raised considerably from the adjacent sidewalk with the raised base placing the ground floor level of the school well above the sidewalk level.
2. The site slopes upwards along 22nd Ave E towards E McGraw to be more closely aligned with the building ground floor level.
3. The site continues to slope downward along E Calhoun placing the site level above the sidewalk level and creating a berm along the site edge
4. The site slopes upwards along 20th Ave E and along E McGraw. The sidewalk and site levels meet each other along E McGraw near the southwest corner of the historic building



1. View of northeast corner at 22nd Ave E and E Calhoun



2. View of southeast corner at 22nd Ave E and E McGraw



3. View of northwest corner at 20th Ave E and E Calhoun

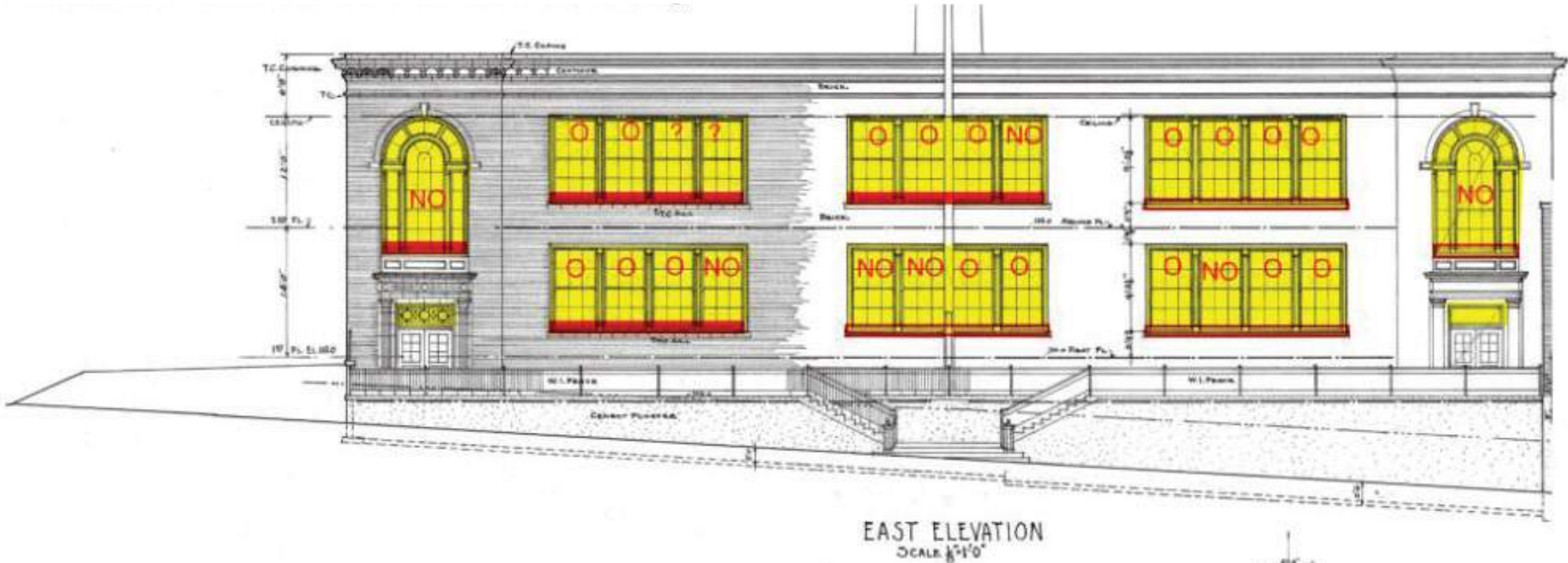


4. View of southwest corner at 20th Ave E and E McGraw



EXISTING WINDOW CONDITIONS

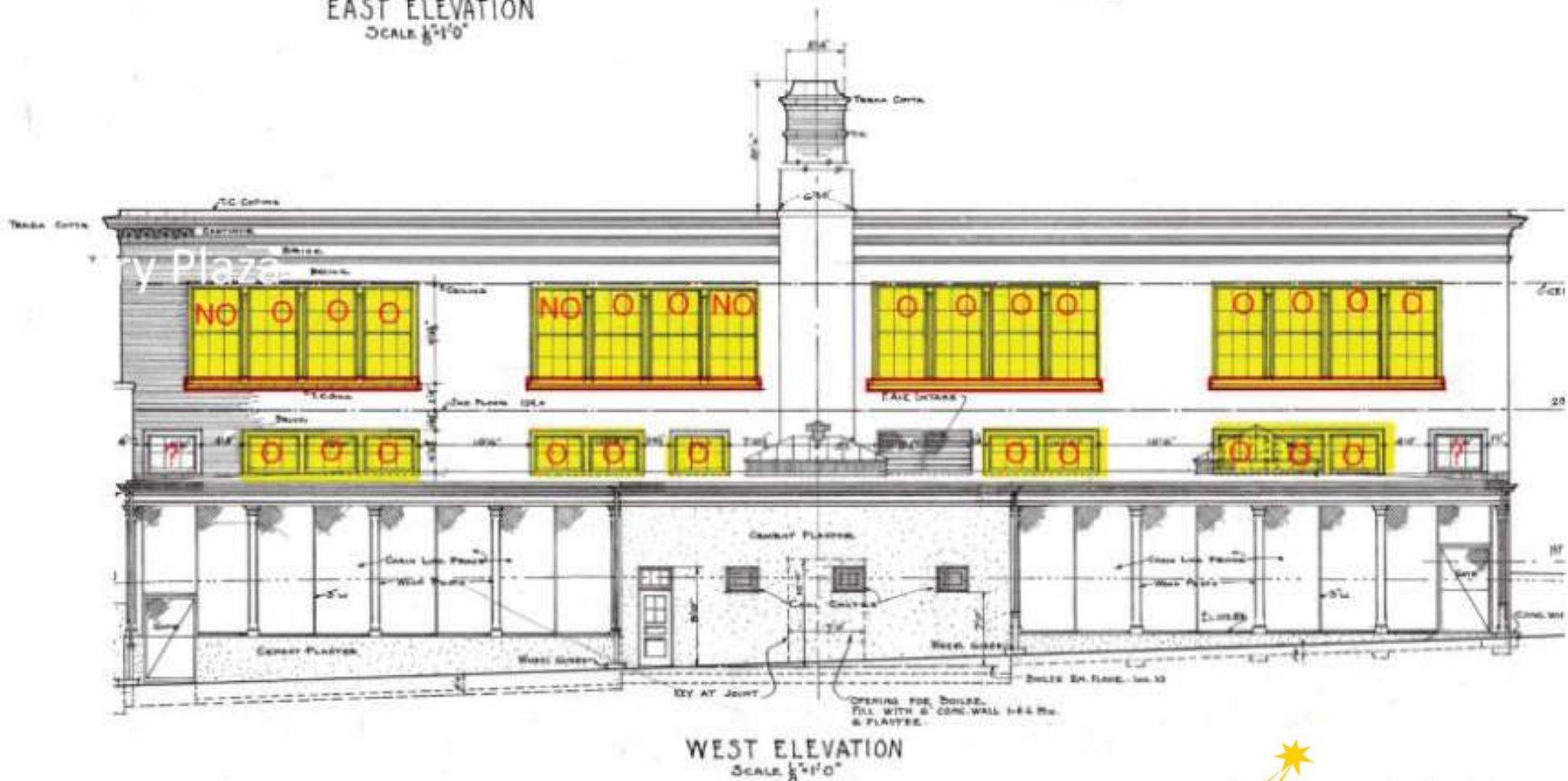
WINDOW CONDITION SURVEY

Existing wood windows show a fair amount of deterioration. These windows are single-glazed and represent significant energy and heat loss in the classroom areas. They also have developed multiple seal failures and gaps that create a significant amount of air infiltration. Paired with poor acoustic performance, they contribute to an uncomfortable classroom environment especially in the colder months.



Sash Operation Condition
O = Operable Condition
NO = Condition makes sash Non- Operable

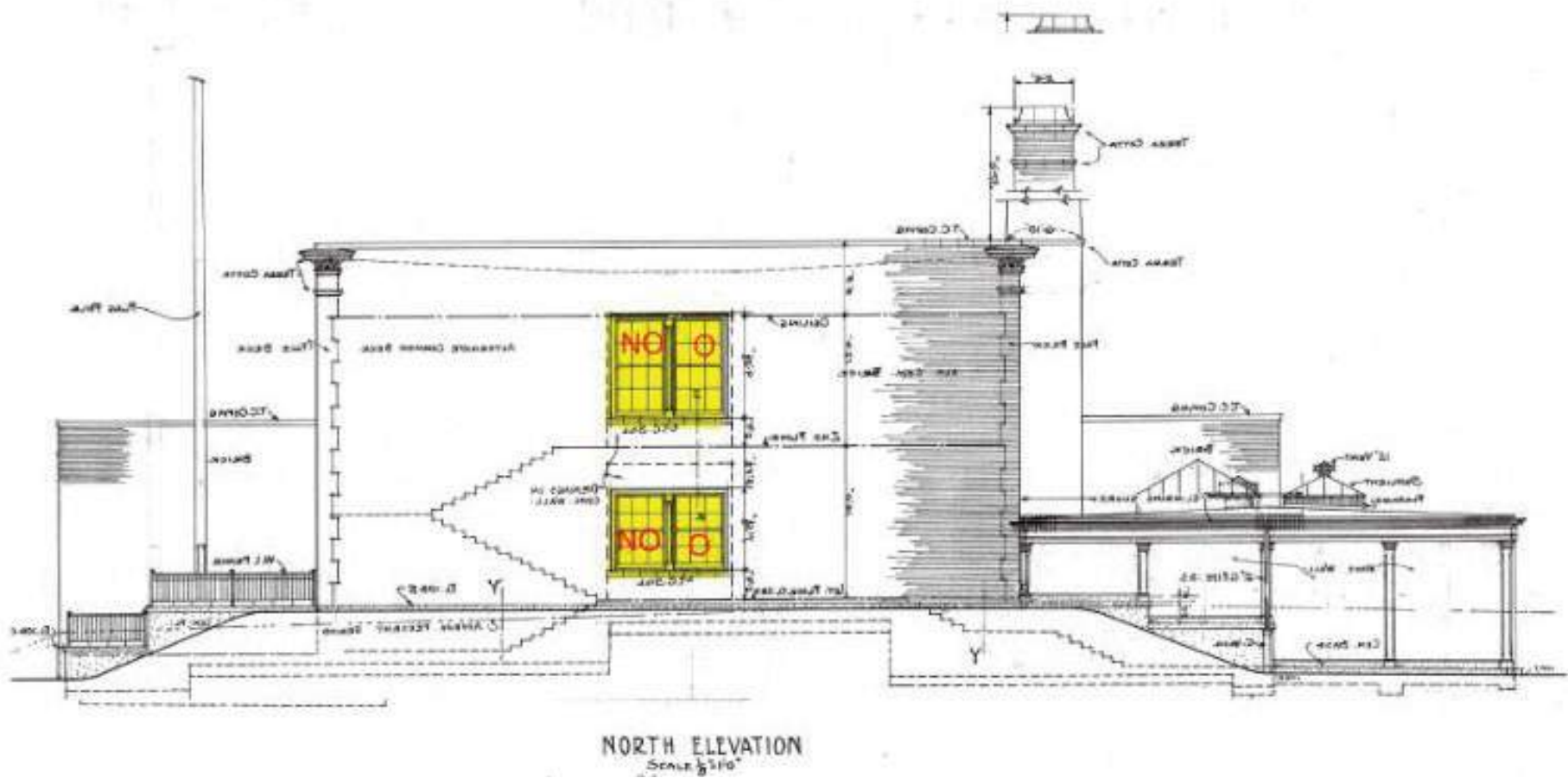
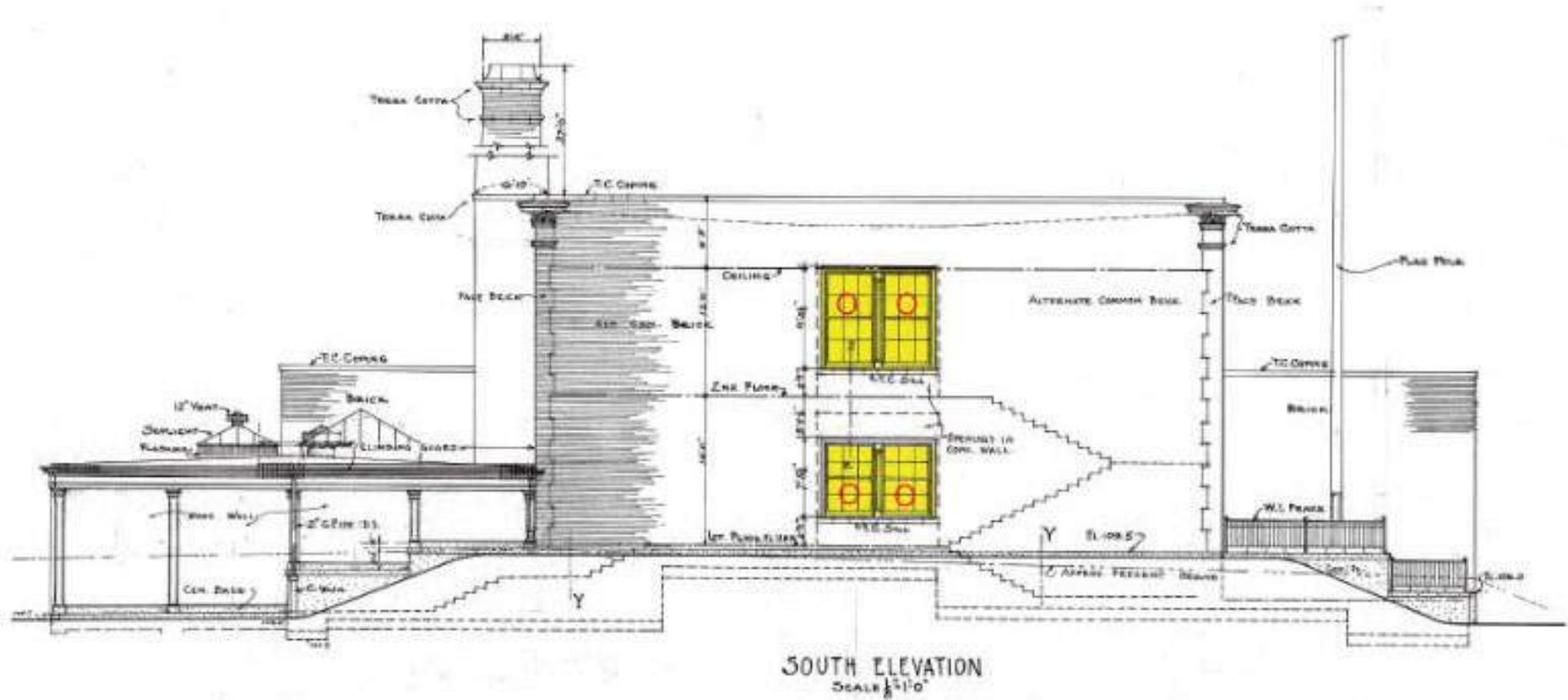
-  Good Condition - Some minor repair required, but overall sound
-  Fair/Poor Condition - Major repair required to be functional/safe
-  Very Poor Condition - Elements are beyond repair and require full replacement



EXISTING WINDOW CONDITIONS

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EXISTING WINDOW CONDITIONS



WINDOW CONDITION SURVEY

Typical deficiencies noted at windows:

- Dry rot at sills and lower jambs
- Separation at corner joints where bottom rails and stiles meet
- Failed glazing seals
- Water staining and raised grain at glass corners
- Cracking and splitting in sills

EXISTING DOOR SURROUND CONDITIONS



CAST STONE DOOR SURROUNDS CONDITION SURVEY

Deficiencies noted at cast stone:

- Severe discoloration at the projecting cornice above the entablature and significant water damage (cracking, spalling, staining) at the underside of those units. Water stains streaked down the adjacent vertical elements
- Water damage at the underside of the soffit panels. Soffit panels at the southeast entry have been replaced by a galvanized steel sheet (likely due to water damage)
- Vertical units at the pilasters and jambs of the surround are in fair conditions, but are in need of pointing

PROPOSED DEMO

ITEMS PROPOSED FOR DEMOLITION AND RATIONALE:

1) Portables And Cafeteria Building - Portables and cafeteria building are not designated as landmark features. The portables were never intended as permanent site elements. Cafeteria and portables must be removed to accommodate educational program.

2) Covered Play/Boiler/Gym - This one story wood framed piece located at the rear of the existing building is part of the original construction and is included as a landmarked feature of the building, however, it is proposed for demolition as necessitated to accommodate educational program and to resolve accessibility issues with the original building. The Montlake site is one of the smallest in the district and removal of the single-story portion allows for more efficient use of the site to accommodate the required program elements. (Cont. Next page)



Landmarked Building To Remain



Proposed For Demo

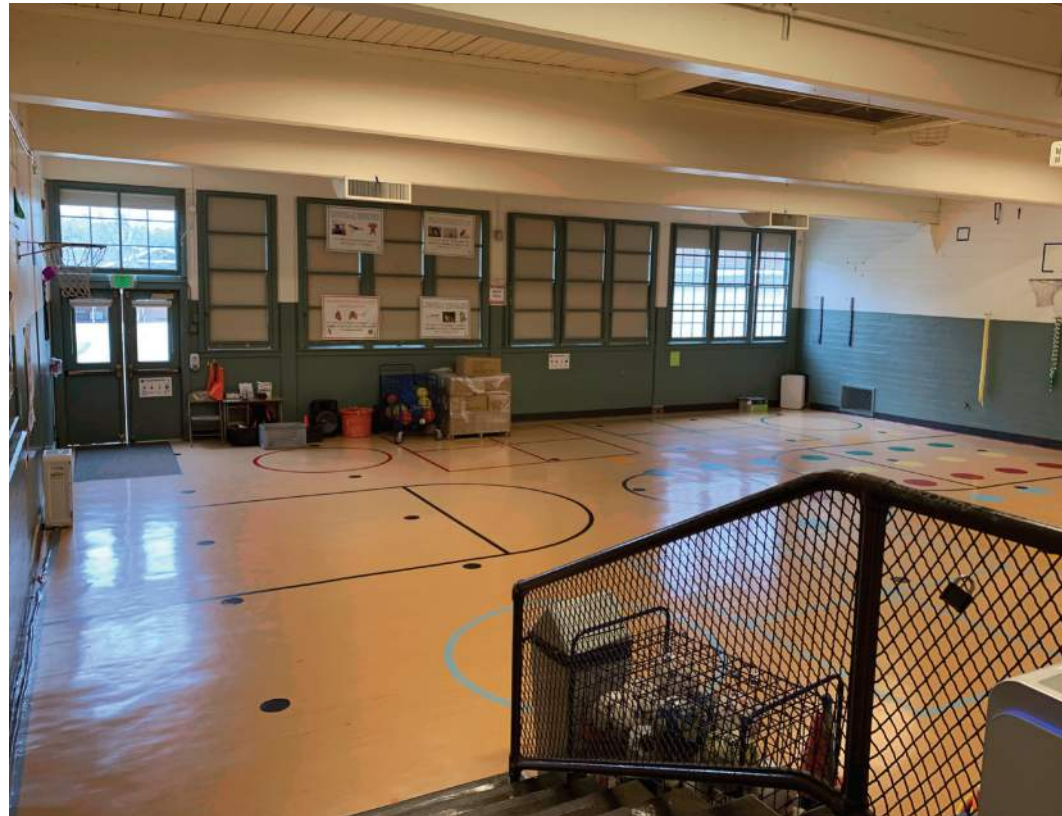


PROPOSED DEMO

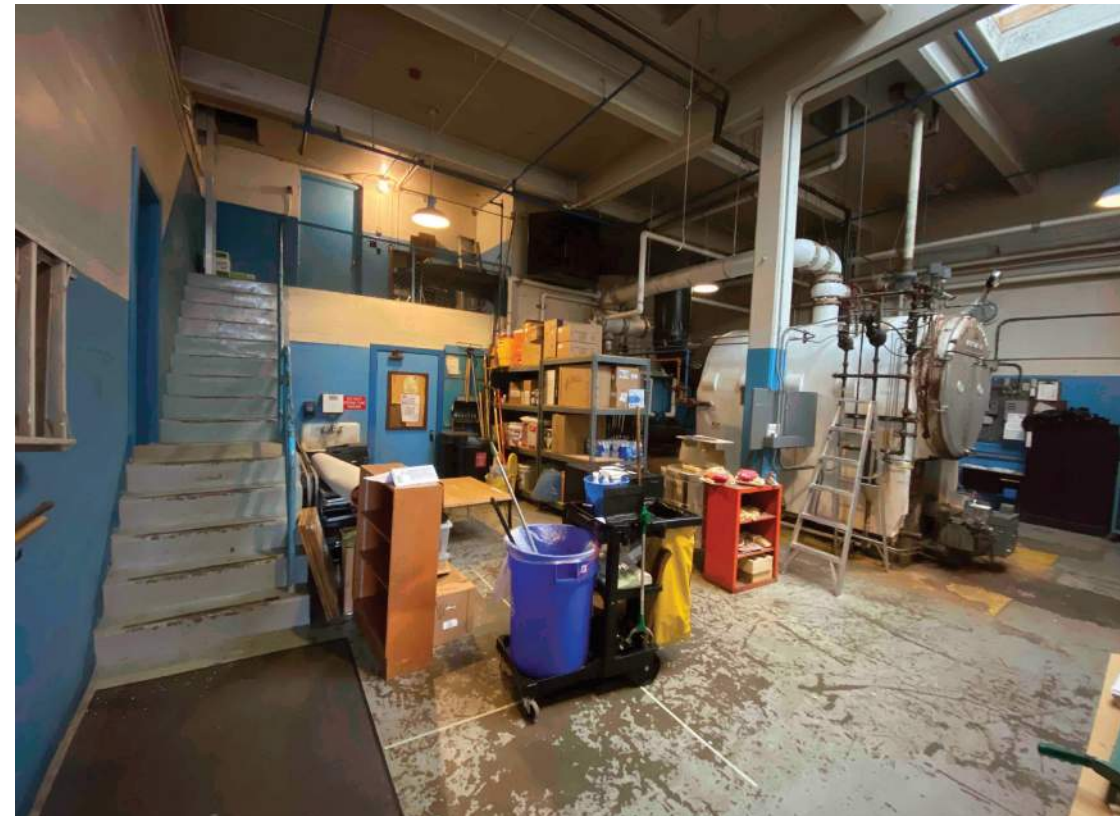
COVERED PLAY AREA/BOILER/GYMNASIUM DEMOLITION RATIONALE CONT.

Floor levels for the Covered Play, Boiler and Gymnasium do not align with the site nor the building floor levels making these spaces inaccessible to students or staff with disabilities.

1. Current gymnasium is approx 1/3 of the district standard size and is only accessible to the building via stairs
2. Boiler room is undersized for current equipment needs and does not have a door to the exterior to provide safe access for maintenance staff to move supplies or equipment
3. Covered play is only accessible from the building via stairs
4. Covered play area is only accessible to the adjacent site via stairs



1. Interior view of existing gymnasium from top of stairs



2. Interior view of existing boiler room from bottom of stairs

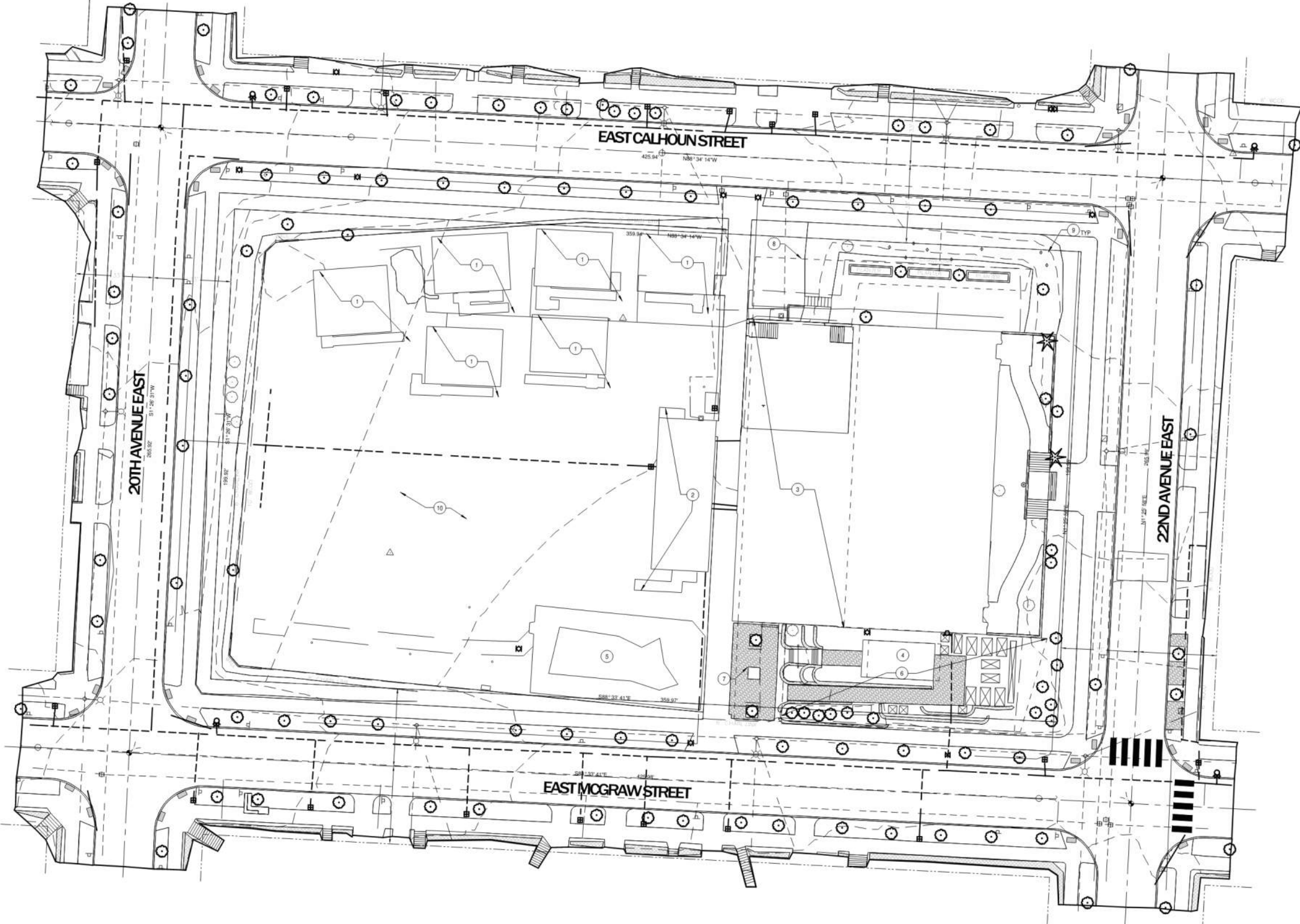


3. Interior view of covered play area from bottom of stairs to building



4. Interior view of covered play showing additional stairs down to site level

DEMO ARCH SITE PLAN



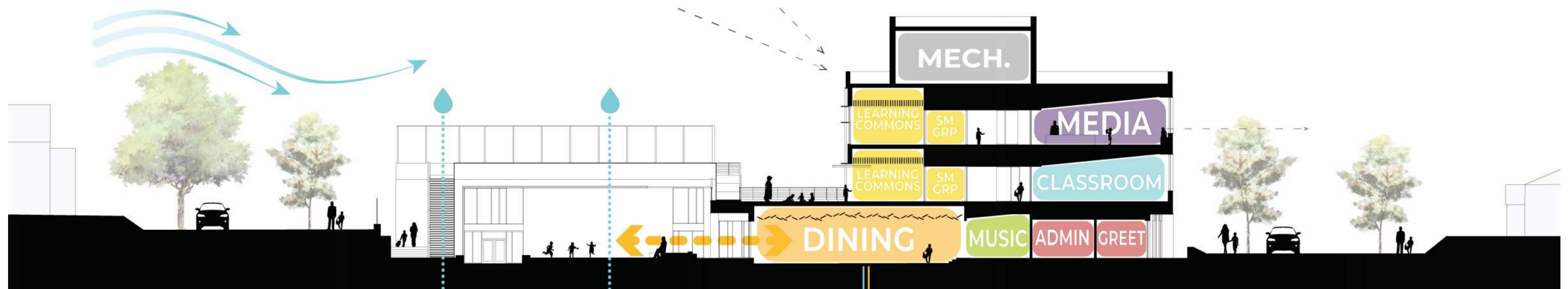
DEMO SITE PLAN SHEET NOTES

- 4 DEMOLISH EXISTING GREENHOUSE STRUCTURE
- 5 REMOVE EXISTING PLAYGROUND EQUIPMENT. SALVAGE FOR REINSTALLATION.
- 6 DEMOLISH EXISTING HARDSCAPE. SALVAGE EXISTING PLANTERS.
- 7 REMOVE AND SALVAGE EXISTING DONOR BRICKS.
- 8 DEMOLISH EXISTING HARDSCAPE. SALVAGE EXISTING PLANTER BOXES.
- 9 REMOVE EXISTING BIRDHOUSES. CONFIRM QUANTITY AND COORDINATE REINSTALLATION WITH OWNER.
- 10 CLEAR AND GRUB BALANCE OF SITE WITHIN PROPERTY BOUNDARY TO ACCOMMODATE NEW WORK.

PROPOSED DESIGN APPROACH



East to west site section

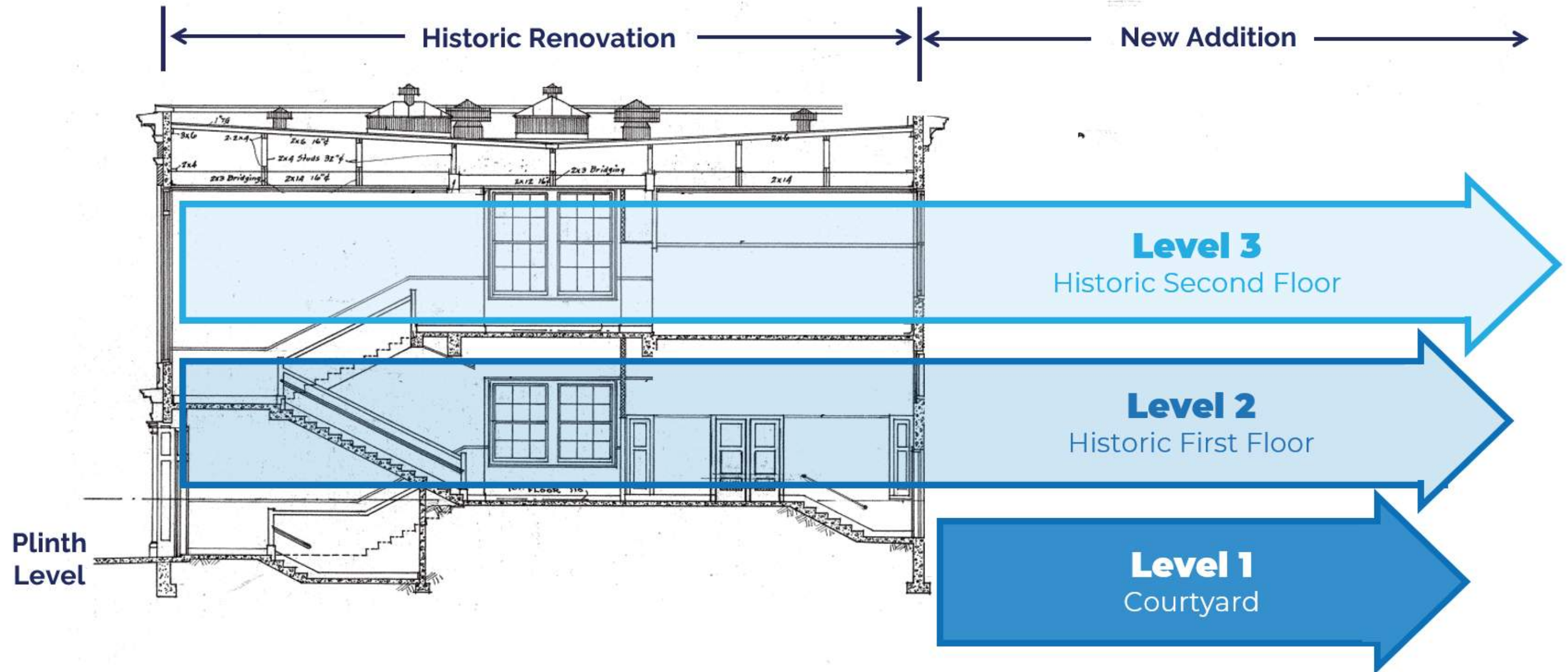


North to south site section

LIMITING BUILDING HEIGHT OF THE ADDITION

By working with the site slope, the design team is proposing to create a new courtyard level to the addition that sits below the level of the historic building ground floor. This courtyard level allows the team to limit the height of the new addition to align with the existing historic building parapet, while still being able to accommodate the necessary educational program elements.

PROPOSED DESIGN APPROACH



ALIGNMENT BETWEEN HISTORIC AND NEW

Aligning the floors of the addition with the floor levels of the existing historic building simplifies the connection between the two buildings and allows for a lighter touch in the historic. New elevator is located in the new construction, but is able to provide accessible route to both new and historic building while minimizing the need to cut into existing historic fabric.

PROPOSED SITE PLAN



PROPOSED NE ENTRY PLAZA



Perspective view from corner of E Calhoun St and 22nd Ave S

PROPOSED EAST FACADE



Perspective view from across 22nd Ave S

PROPOSED ENTRY FORECOURT



Aerial view from northeast corner of site

PROPOSED SOUTH AND EAST FACADES



Perspective view from corner of E McGraw St and 22nd Ave S

PROPOSED GYMNASIUM



Perspective view from corner of E McGraw St and 20th Ave S showing fencing for proposed rooftop play area

PROPOSED NORTH ELEVATION



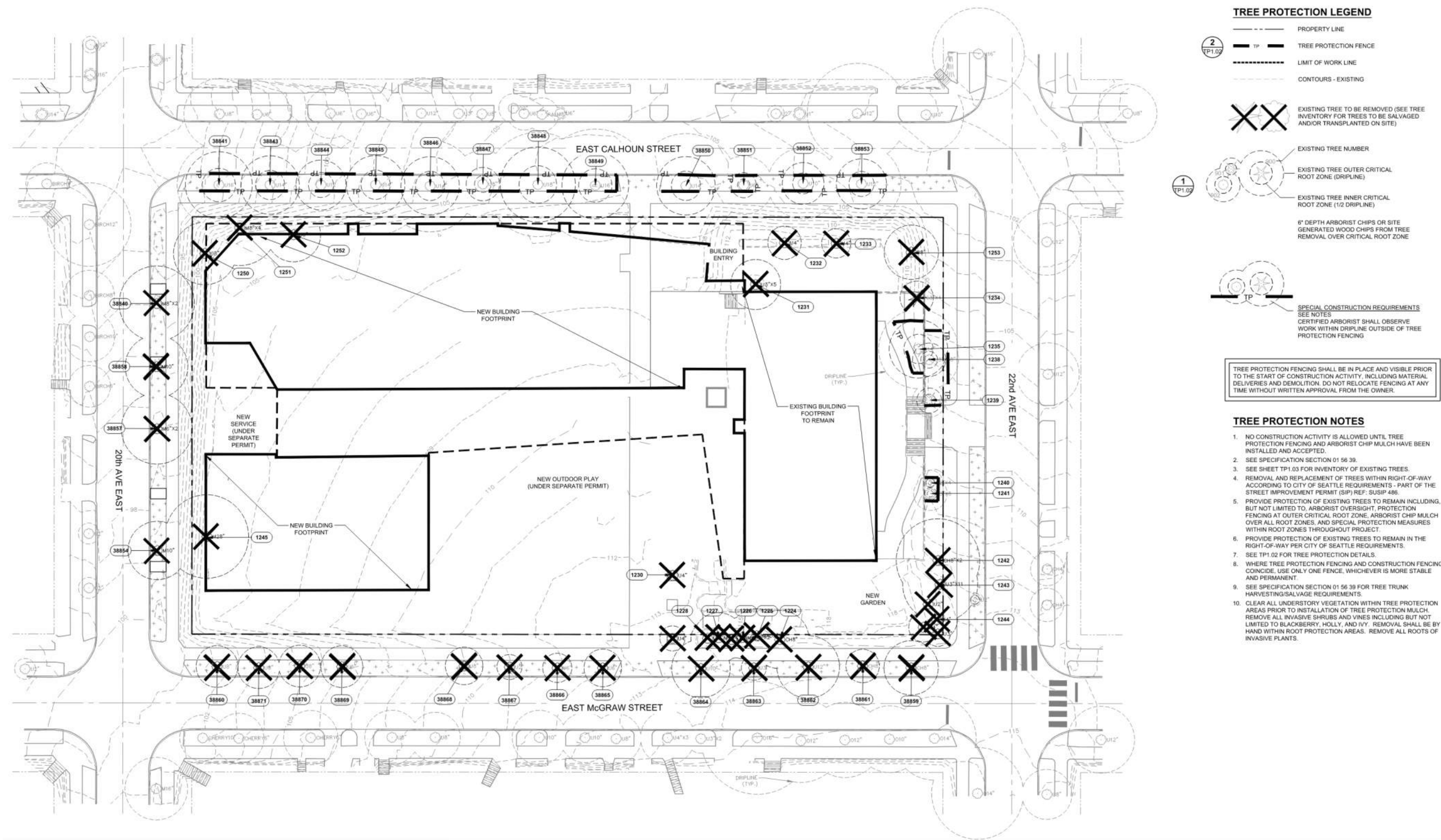
Perspective view from across E Calhoun St and 20th Ave S showing existing historic school and addition

PROPOSED COURTYARD PLAY AREA

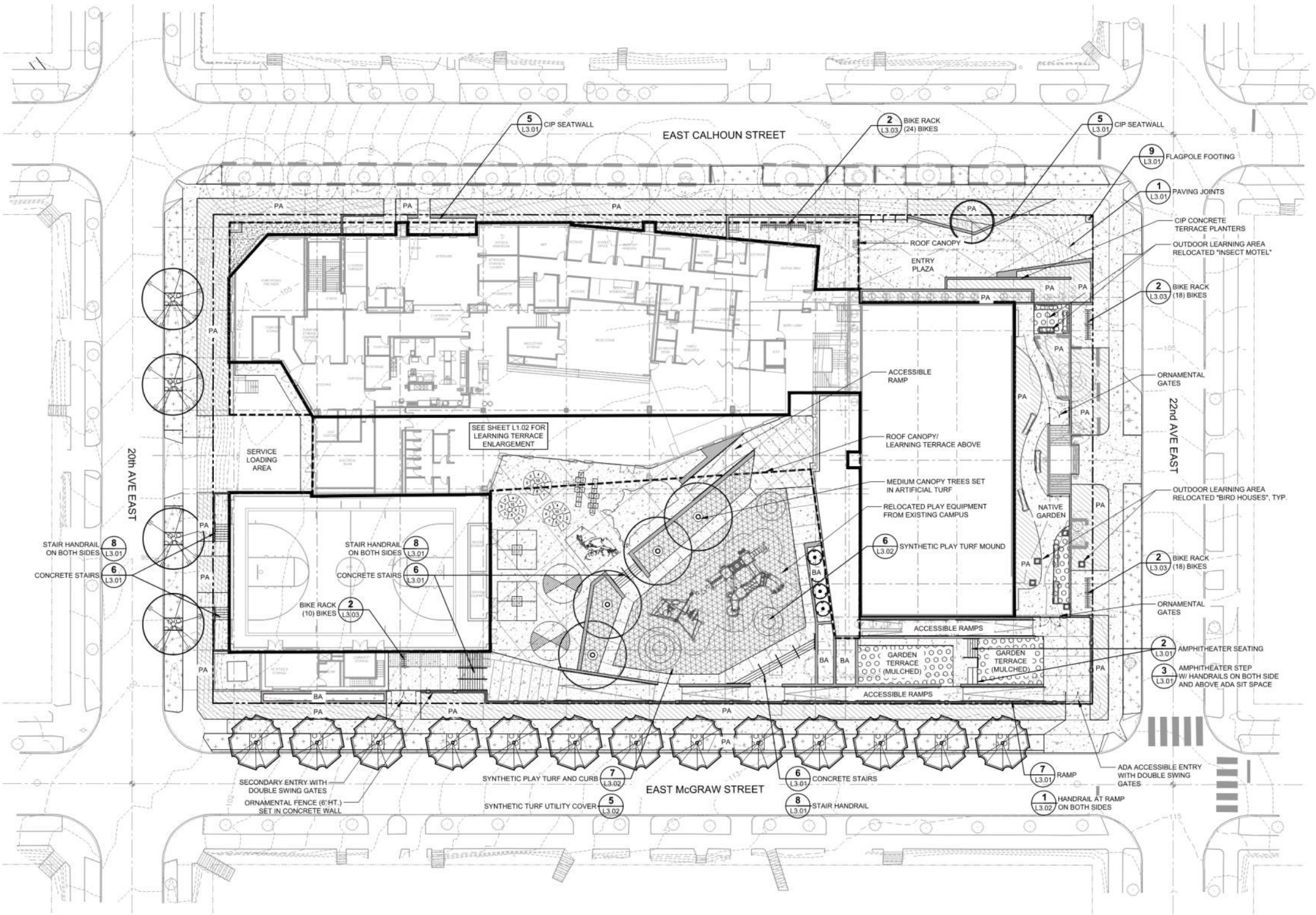


Aerial view from corner of E McGraw St looking towards 22nd Ave S

DEMO LANDSCAPE PLAN



PROPOSED LANDSCAPE PLAN



SITE PLAN LEGEND

PROPERTY LINE

TREE PROTECTION FENCE

LIMIT OF WORK LINE

CONTOURS - EXISTING

FENCING - ORNAMENTAL, HT. VARIES

GAURDRAIL

LOG SEATS

CONIFEROUS TREE

DECIDUOUS TREE

EXISTING TREE NUMBER

EXISTING TREE OUTER CRITICAL ROOT ZONE (DRIPLINE)

EXISTING TREE INNER CRITICAL ROOT ZONE (1/2 DRIPLINE)

CONCRETE PAVEMENT, SEE CIVIL

ASPHALT PAVEMENT, SEE CIVIL

CRUSHED ROCK PAVEMENT

SHRUB AND GROUND COVER PLANTINGS

BIORETENTION PLANTINGS - SUBGRADE PREP: 2.5" BIORETENTION SOIL TILLED INTO SUBGRADE, PLUS 18" BIORETENTION SOIL, 3" TOP MULCH

MIXED-USE OUTDOOR AREAS - ARBORIST CHIP MULCH

ARTIFICIAL PLAY TURF SURFACING

NOTES

1. SEE SURVEY FOR EXISTING CONDITIONS.

2. SEE CIVIL FOR GRADING AND UTILITY PLANS.

3. CONCRETE JOINTS TO BE AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED (UON).

4. ALIGN CONCRETE JOINTS WITH FACE OF WALLS, CURBS, BENCHES, UON.

5. ADDITIONAL CONSTRUCTION OR CONTRACTION JOINTS REQUIRED TO MAINTAIN A MAXIMUM OF 15' DISTANCE BETWEEN JOINTS. CONTRACTOR TO PROVIDE SHOP DRAWINGS.

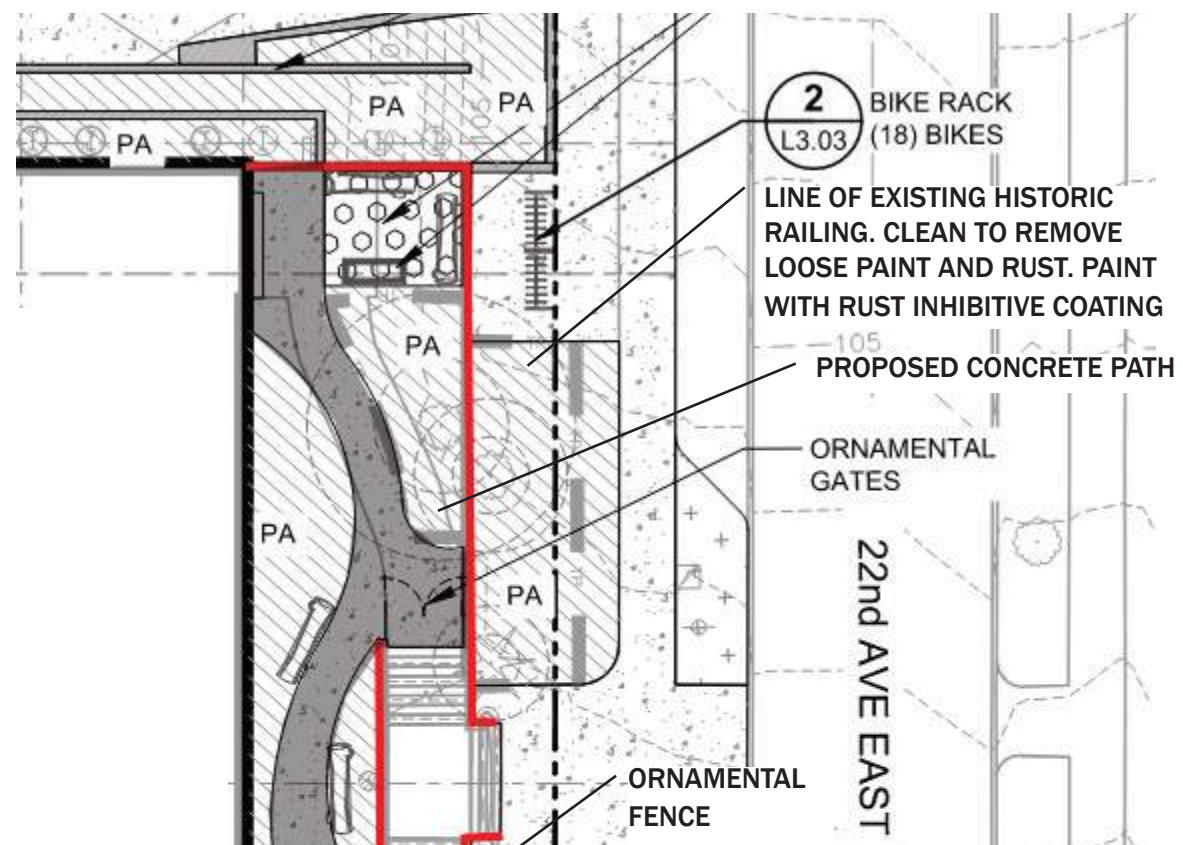
6. ALL SHRUB BEDS ABUTTING BUILDING SHALL HAVE 12" CRUSHED GRAVEL MAINTENANCE STRIP.

ABBREVIATIONS

PA PLANTING AREA

BA BIORETENTION AREA

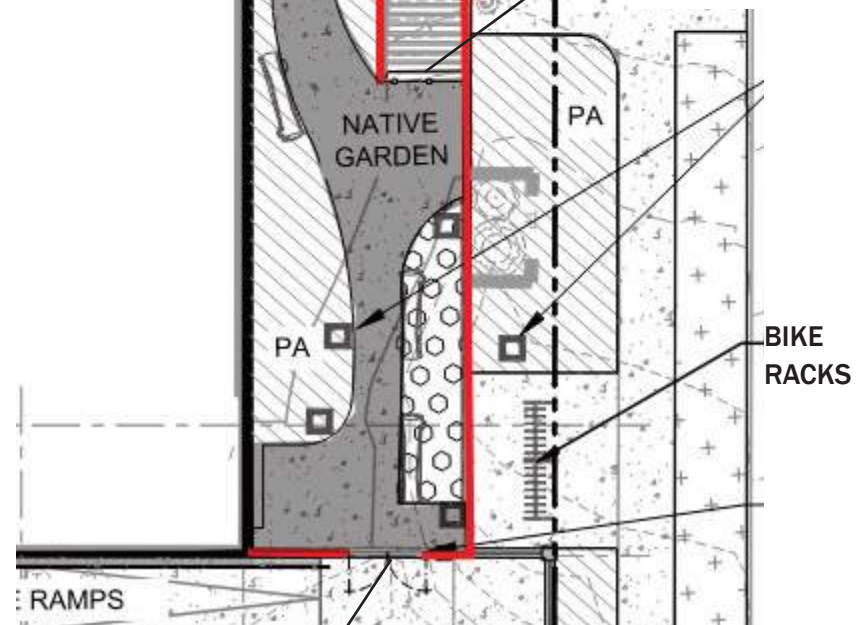
ENLARGED PROPOSED FORECOURT PLAN



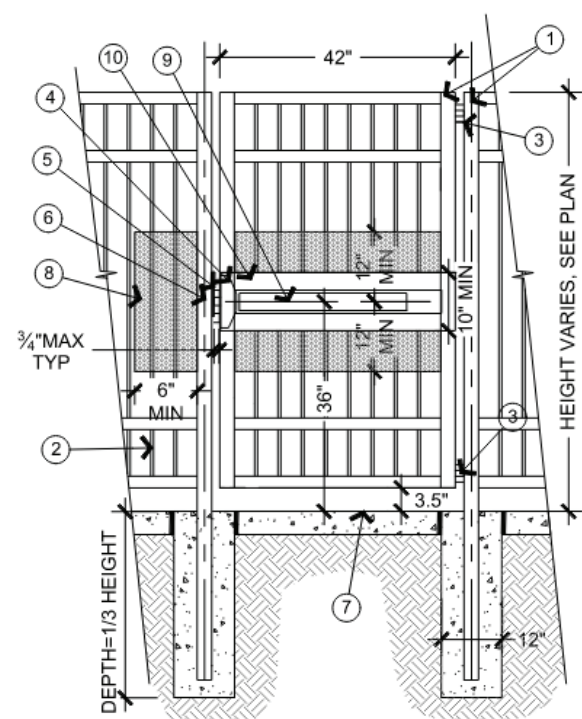
Ariel view of proposed east facade entry forecourt



View of existing historic railing at east facade entry



SECTION OF HISTORIC RAILING TO BE REMOVED AND REPLACED WITH GATE



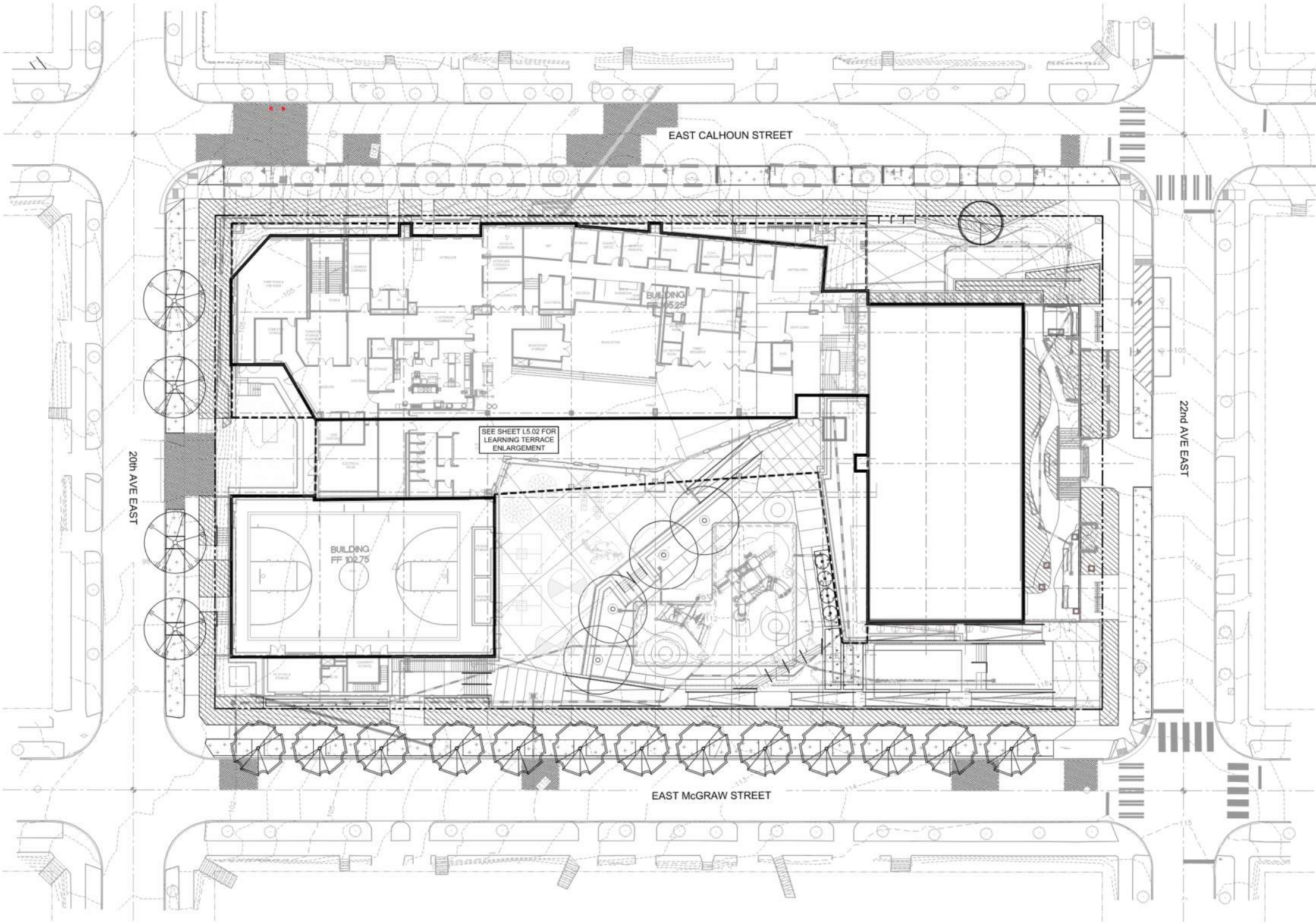
Proposed Ornamental railing/gate at areas noted: Ameristar Montage II

1. 2"x4" TUBE STEEL FRAME AND POST
 2. 3/8"x2" FLAT BAR STOCK PICKETS WELDED TO FRAME
 3. HINGE PER MANUFACTURER'S RECOMMENDATIONS
 4. ACCESSIBLE LEVEL LATCH HARDWARE, ATTACH PER MANUFACTURER'S RECOMMENDATIONS
 5. GATE STOP, 1/8" ANGLE, 3"H, WELD TO GATE FRAME, AT ALL EXIT HARDWARE LOCATIONS
 6. STRIKE PLATE 1/8" PLATE, 5"H X 3"W, WELDED TO FRAME, AT ALL EXIT HARDWARE LOCATIONS
 7. FINISHED SURFACE
 8. PERF METAL PANEL, 1/2" ROUND HOLE, 48% O/A, WELD TO GATE FRAME AT ALL EXIT HARDWARE LOCATIONS
 9. PANIC HARDWARE, ATTACH PER MANUFACTURER'S RECOMMENDATIONS.
 10. 1/8" PLATE WELDED TO GATE FRAME, AT ALL EXIT HARDWARE LOCATIONS.
- NOTE:
A. ALL PARTS TO BE POWDER-COATED, COLOR PER ARCHITECT'S SELECTION, WITH NO BURRS OR SHARP EDGES. WELD TO BE TYPE II QUALITY PER NAAMM



View of existing historic railing at east facade entry

PROPOSED PLANTING PLAN



CONCEPTUAL PLANT SCHEDULE

Botanical Name	Common Name	Cont.	Notes
Deciduous Trees			
Acer circinatum	Vine Maple	B&B	6' HT, 3 STEM MIN
Acer griseum	Paperbark Maple	B&B	2' CAL
Acer rubrum 'Bowhall'	Bowhall Maple	B&B	2' CAL
Cornus sp.	Dogwood	B&B	2' CAL
Stewartia monadelpha	Orangebark Stewartia	B&B	2' CAL
Ulmus parvifolia 'Emer II'	Allee Elm	B&B	2' CAL
Zelkova serrata 'Village Green'	Village Green Zelkova	B&B	2' CAL
Street Trees (Options)			
Carpinus caroliniana	American Hornbeam	B&B	2' CAL
Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	B&B	2' CAL
Lindodendron tulipifera	Tulip Tree	B&B	2' CAL
Stewartia pseudocamellia	Japanese Stewartia	B&B	2' CAL
Styrax japonica 'JFS-D Snowcone'	Japanese Snowbell	B&B	2' CAL

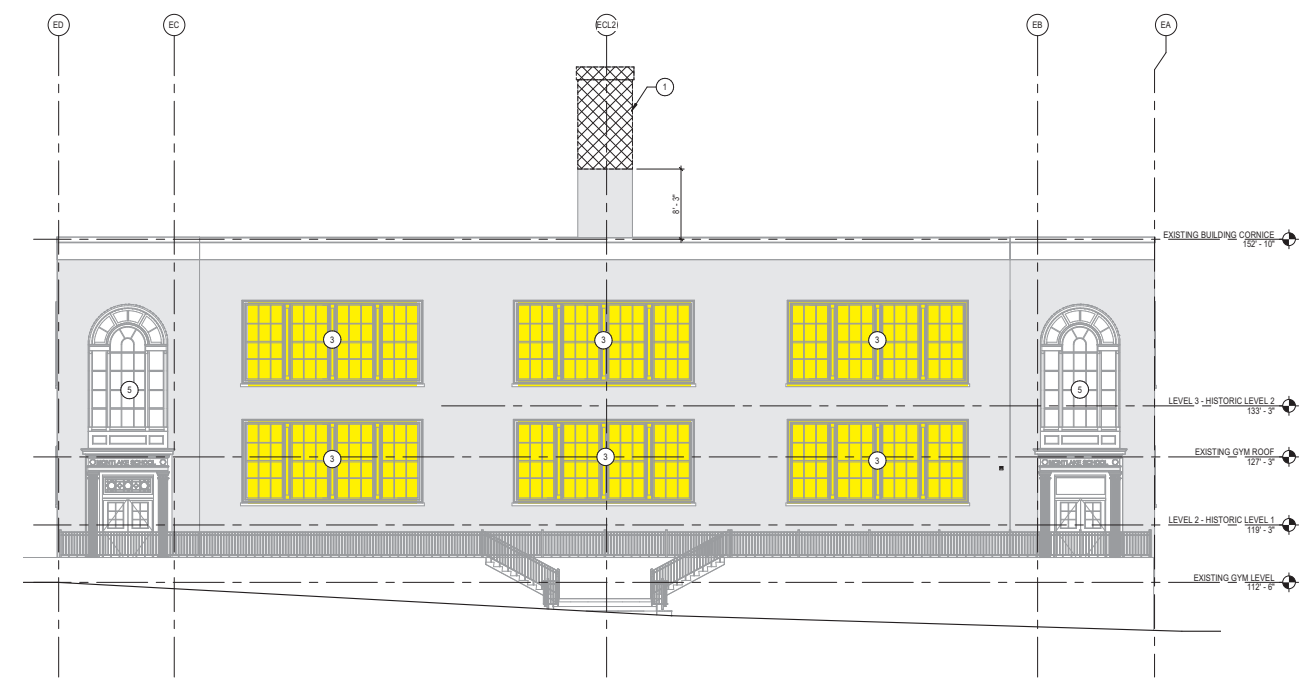
Shrubs			
Acanthus mollis	Bear's Breech	#2	
Cornus sericea 'Kelsey'	Kelsey's Red-Twig Dogwood	#2	
Lonicera pileata	Privet Honeysuckle	#2	
Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#1	
Ribes sanguineum 'King Edward II'	Red Flowering Currant	#5	
Salix purpurea 'Nana'	Dwarf Arctic Willow	#2	
Spiraea betulifolia	Birchleaf Spiraea	#2	
Spiraea x vanhouttei	Vanhoutte Spiraea	#2	

Ferns, Grasses and Groundcovers			
Carex elata 'Bowles Golden'	Bowles Golden Sedge	#1	
Carex Testacea	Orange Sedge	#1	
Fragaria chiloensis	Coast Strawberry	4' Pot	
Geranium macrorrhizum 'Album'	Bigroot Geranium	#1	
Iris tenax	Oregon Iris	#1	
Juncus patens 'Elks Blue'	Elks Blue Spreading Rush	#1	
Mahonia nervosa	Low Oregon Grape	#1	
Mahonia repens	Creeping Oregon Grape	#1	
Polystichum munitum	Sword Fern	#1	
Polystichum polyblepharum	Japanese Tassel Fern	#1	
Prunus laurocerasus 'Mt. Vernon'	Mt. Vernon Laurel	#1	

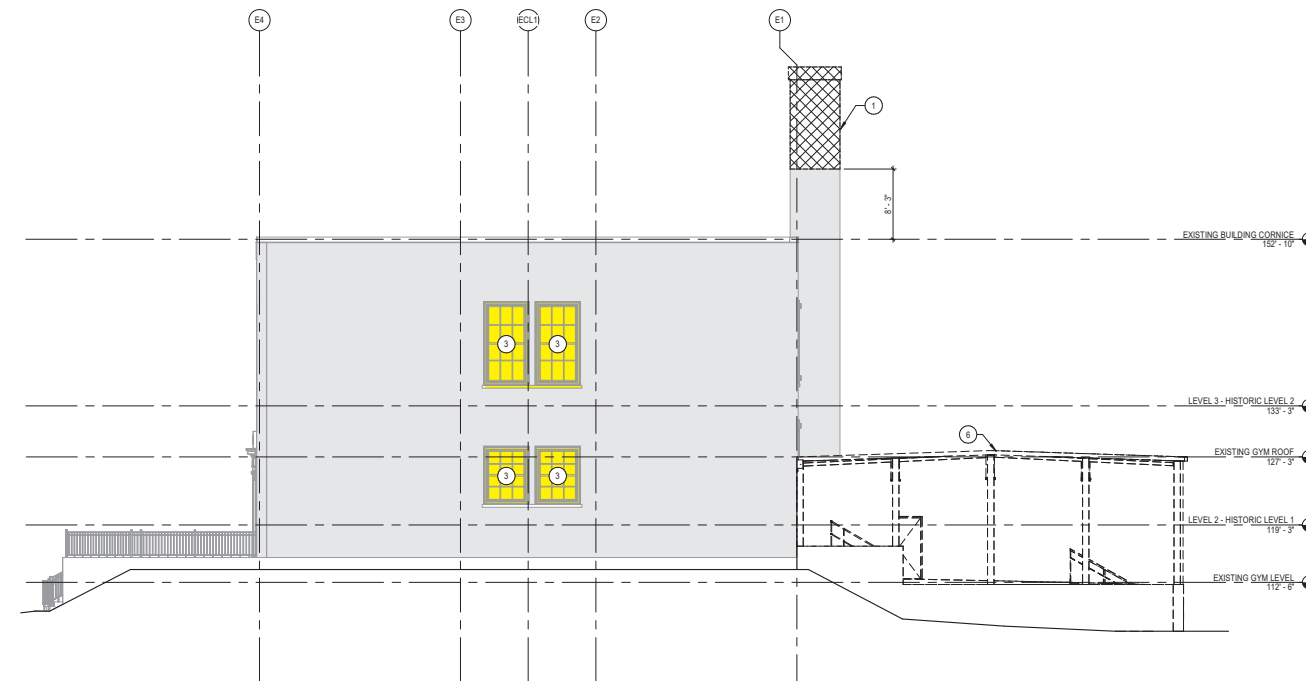
PLANTING PLAN NOTES

- SEE L5.03 FOR PLANT SCHEDULE, PLANTING DETAILS, AND GENERAL PLANTING NOTES.
- EROSION CONTROL MEASURES ARE REQUIRED FOR ALL SLOPES GREATER THAN 3:1. PROVIDE BIODEGRADABLE EROSION CONTROL BLANKET MADE OF NATURAL FIBERS AND BIODEGRADABLE NETTING PER WSDOT 9-14.5(2) AND 3" DEPTH COMPOST BLANKET PER WSDOT 9-14.4(8) WITH ORGANIC, NON-ASPHALTIC TACKIFIER.
- HYDROSEED MIX PER SPECIFICATIONS SECTION 32 91 00.

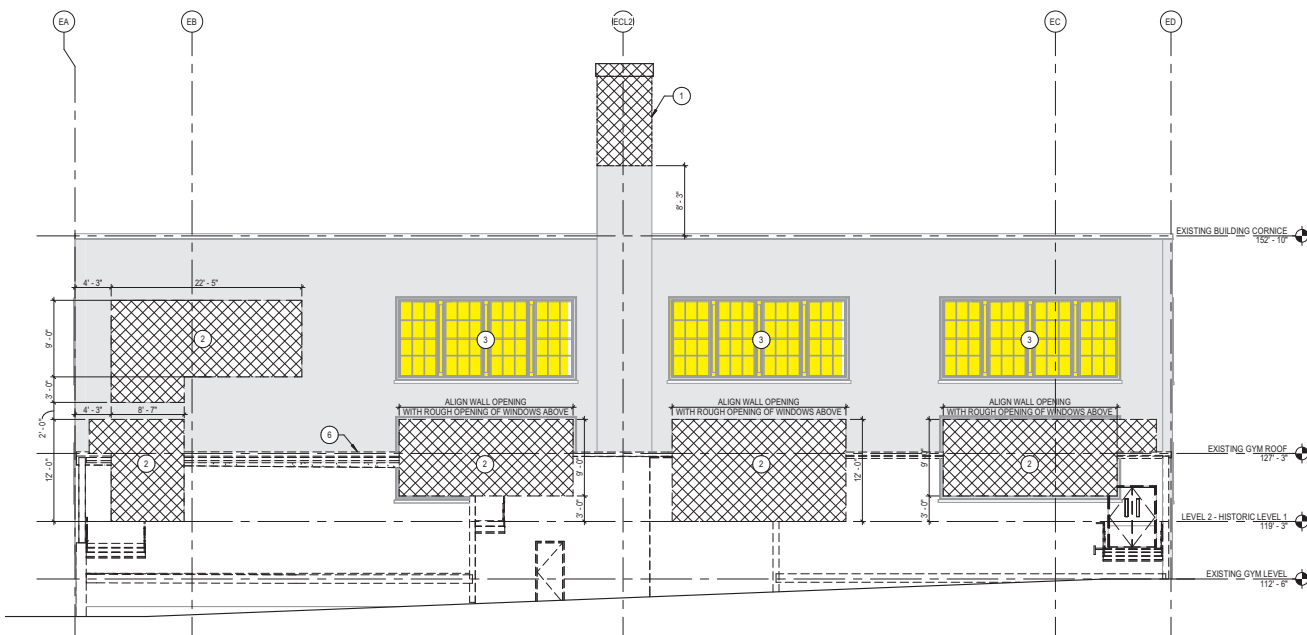
DEMO ELEVATIONS HISTORIC FACADES



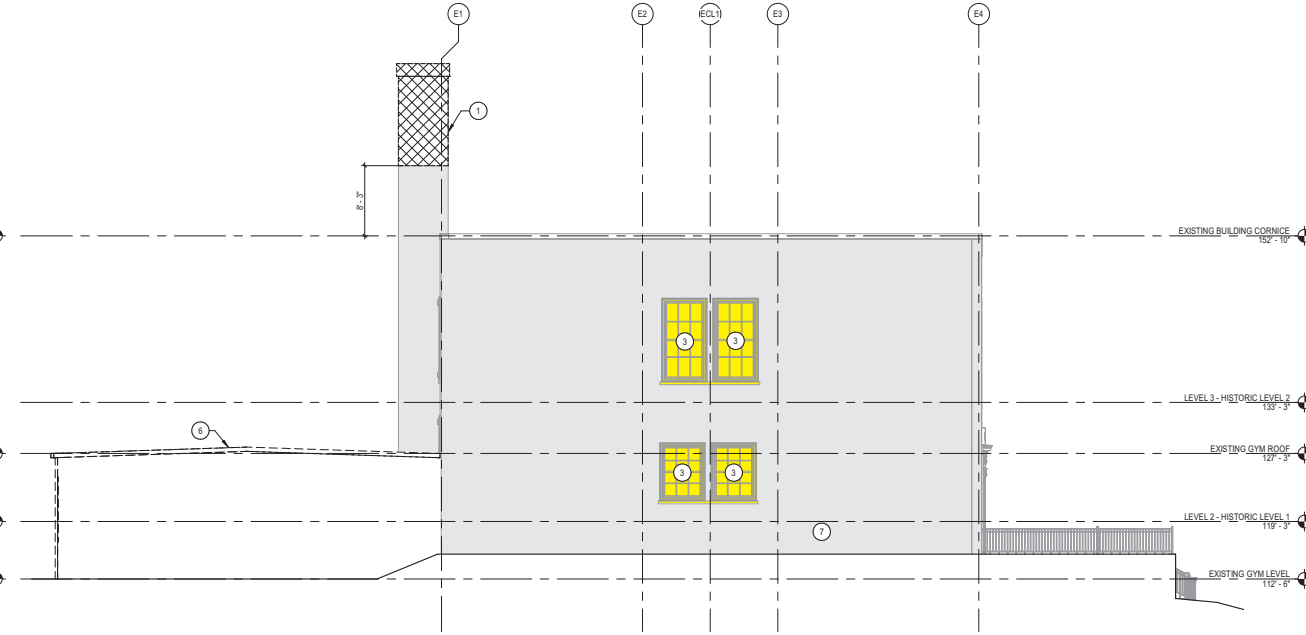
East Demo Elevation



North Demo Elevation



West Demo Elevation



South Demo Elevation

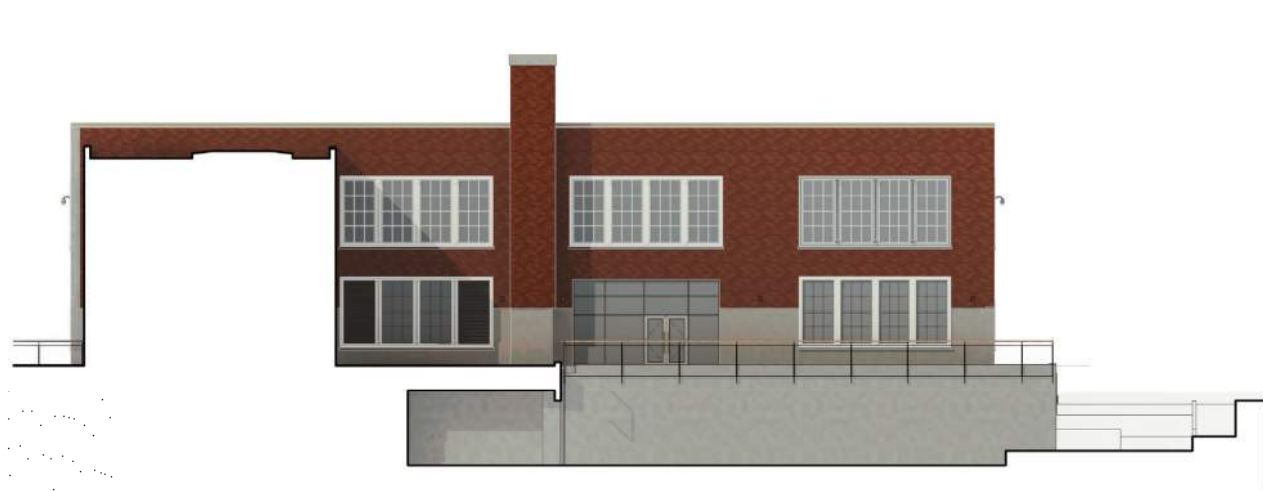
DEMO ELEVATION SHEET NOTES:

1. REMOVE PORTION OF EXISTING CHIMNEY
2. REMOVE EXISTING WINDOW AND SAWCUT OPENING TO EXTENTS SHOWN
3. REMOVE EXISTING WINDOW SASH. RETAIN EXISTING FRAME, SILL AND TRIM.
4. DEMO EXISTING DOOR FRAME AND PANEL IN ITS ENTIRETY
5. PROTECT AND RETAIN EXISTING WINDOW IN ITS ENTIRETY
6. DEMOLISH ONE-STORY PORTION OF EXISTING BUILDING
7. REMOVE FDC CONNECTION

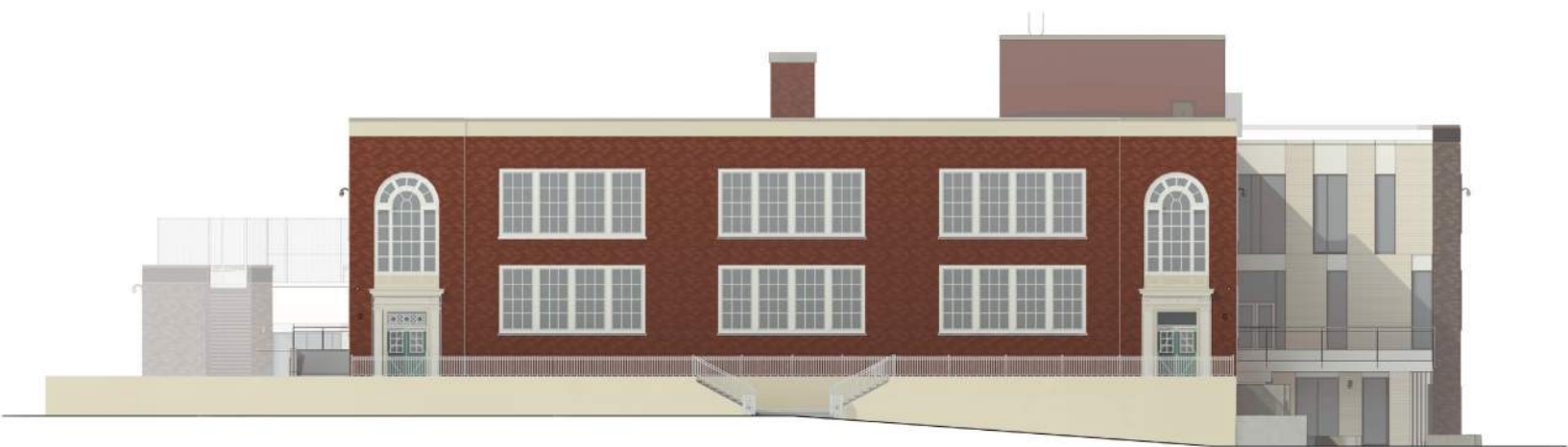
BUILDING ELEVATIONS - MATERIAL CHARACTER



Proposed Overall North Elevation



Proposed West Courtyard Elevation - See enlarged view page 39



Proposed Overall East Elevation - See enlarged view page 38

BUILDING ELEVATIONS - MATERIAL CHARACTER



Proposed Overall South Elevation



Proposed Overall West Elevation

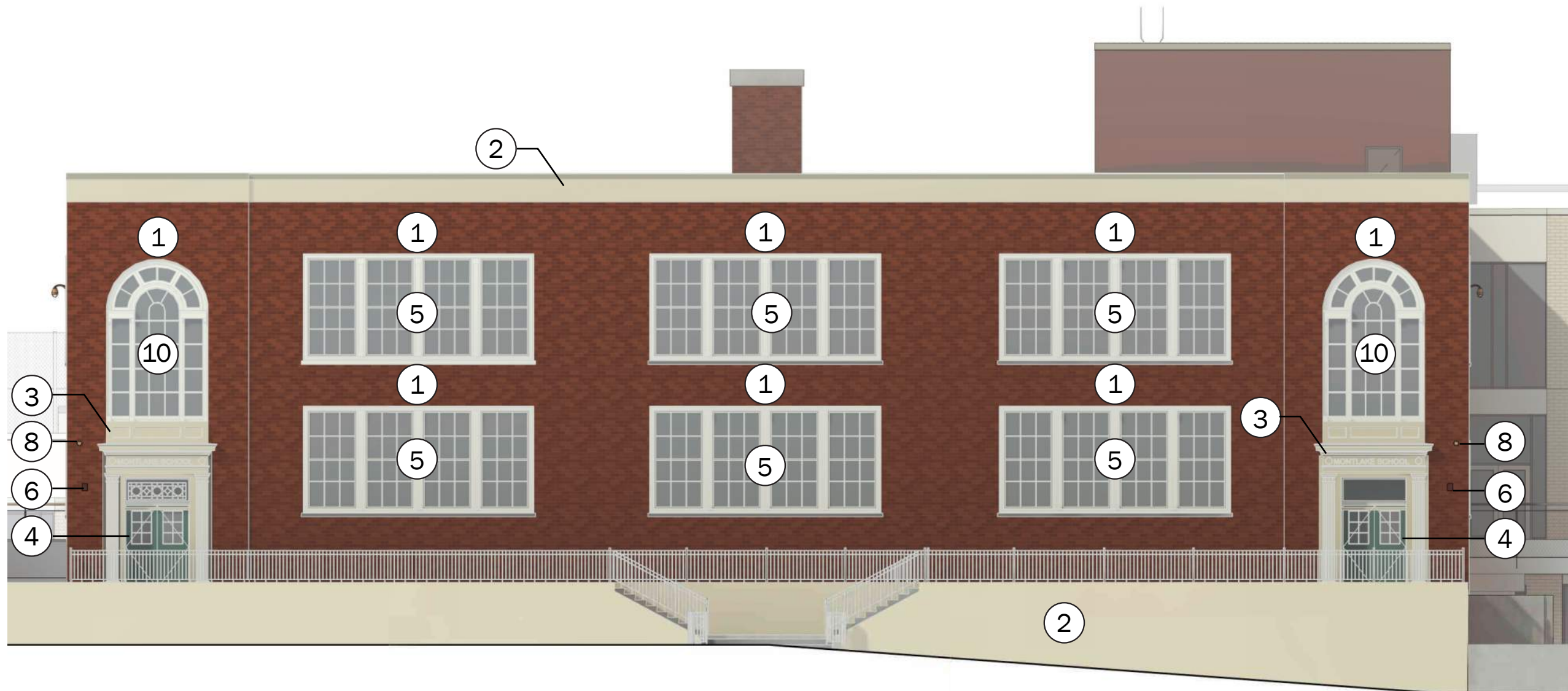


Proposed East Courtyard

ENLARGED PROPOSED BUILDING ELEVATION

PROPOSED ELEVATION
SHEET NOTES:

1. CLEAN, REPAIR, AND PAINT EXISTING WINDOW SURROUNDS. PAINT TO MATCH EXISTING COLOR
2. CLEAN, REPAIR, AND PAINT EXISTING STUCCO
3. CLEAN EXISTING STONE WORK. SEE SHEET 40
4. CLEAN, REPAIR, AND PAINT EXISTING DOORS. PAINT TO MATCH EXISTING COLOR.
5. NEW WINDOW SASH IN EXISTING FRAME
6. WALL MOUNTED LIGHT FIXTURE
7. NEW WINDOW AND WINDOW SURROUND. PAINT WINDOW SURROUND TO COLOR MATCH EXISTING WINDOWS
8. WALL MOUNTED SECURITY CAMERA
9. NEW DOOR AND FRAME
10. RESTORE EXISTING WINDOW SASH AND FRAMES.

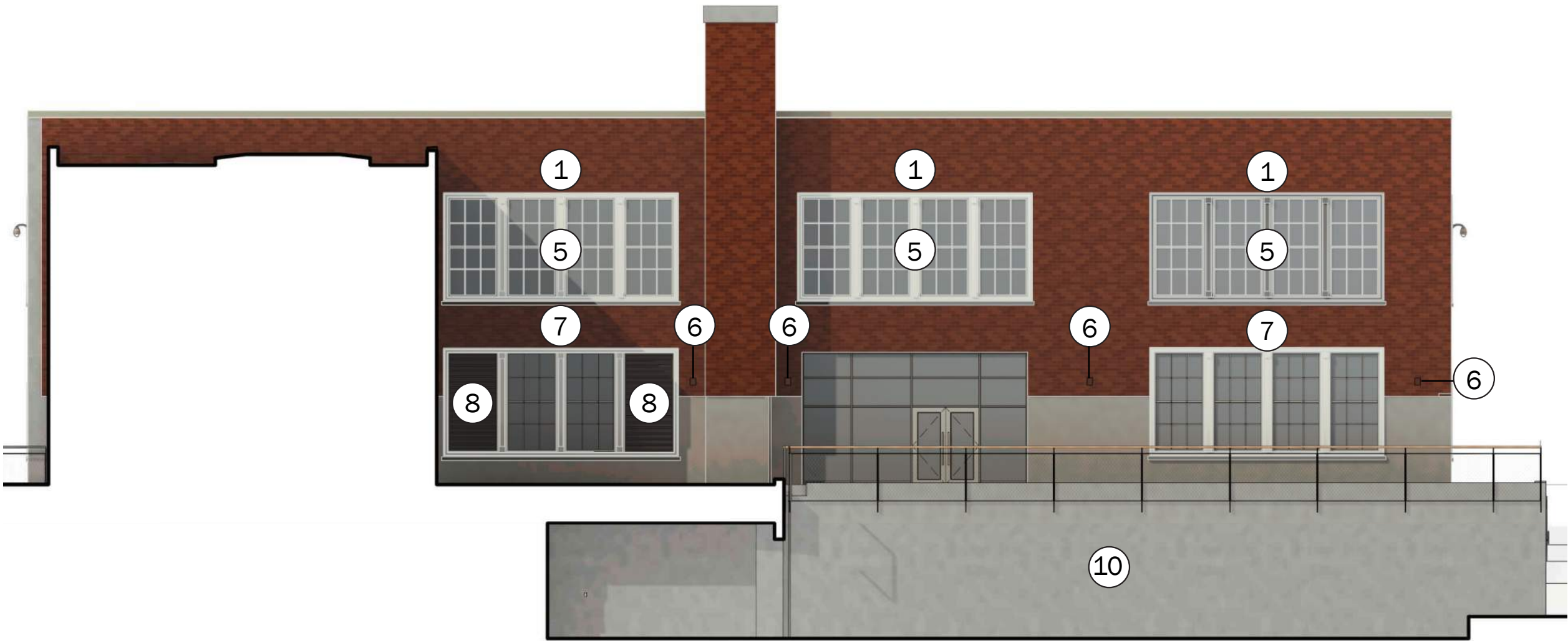


Enlarged Historic East Elevation View

ENLARGED PROPOSED BUILDING ELEVATION

**PROPOSED ELEVATION
SHEET NOTES:**

- 1. CLEAN, REPAIR AND PAINT EXISTING WINDOW SURROUNDS. PAINT TO MATCH EXISTING COLOR
- 2. CLEAN, REPAIR, AND PAINT EXISTING STUCCO
- 3. CLEAN EXISTING STONE WORK. SEE SHEET 40
- 4. CLEAN, REPAIR, AND PAINT EXISTING DOORS. PAINT TO MATCH EXISTING COLOR.
- 5. NEW WINDOW SASH IN EXISTING FRAME
- 6. WALL MOUNTED LIGHT FIXTURE
- 7. NEW WINDOW AND WINDOW SURROUND. PAINT WINDOW SURROUND TO COLOR MATCH EXISTING WINDOWS
- 8. ALUMINUM LOUVERS
- 9. NEW DOOR AND FRAME
- 10. NEW CONCRETE RETAINING WALL



Enlarged Historic West Elevation View

HISTORIC ENTRY TREATMENT

TREATMENT OF CAST STONE ELEMENTS:

While the original drawings specified terra cotta, the original building was constructed using cast stone components for the ornamental pieces surrounding the main entries. Per the Landmark nomination, this was done to save cost. Because of the more porous nature of cast stone some of these pieces have not performed well. The design team is proposing the following treatments:

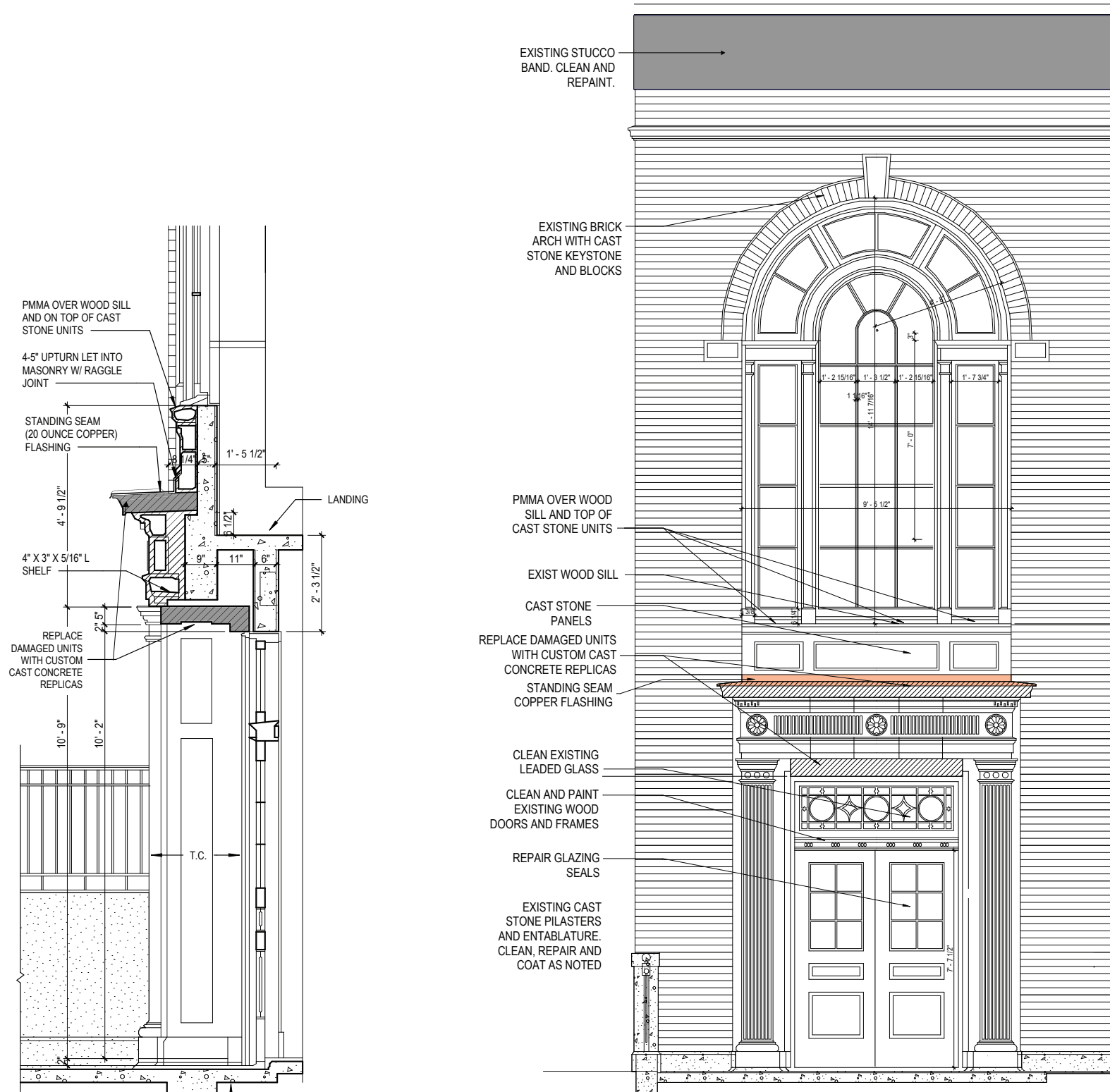
1. Cleaning - Warm water rinse, followed by a mild detergent wash with a nylon bristle brush and another warm water rinse.
2. Replacement - Custom cast concrete replica units at severely deteriorated units
3. Repair - Patching mortar (Cathedral Stone) to repair minor cracks and spalls
4. Cover - Recommend adding a standing seam copper cap at the top of the projecting cornice piece to assist in shedding water
5. Coating - Recommend painting all of the cast stone with a breathable coating to decrease the porosity of the cast stone and prevent further deterioration



Southeast Entry Door

WOOD SASH AND FRAME REPAIR:

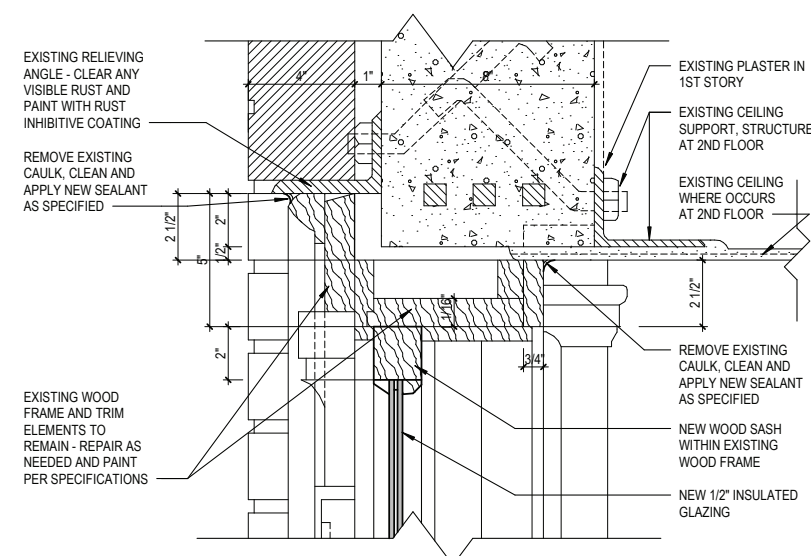
Existing arched wood windows and all wood frames will be repaired using a combination of two-part epoxy and dutchman repair methods. Where wood elements are beyond repair, they will be replaced to match existing sizes and profiles. All wood will be painted to protect it.



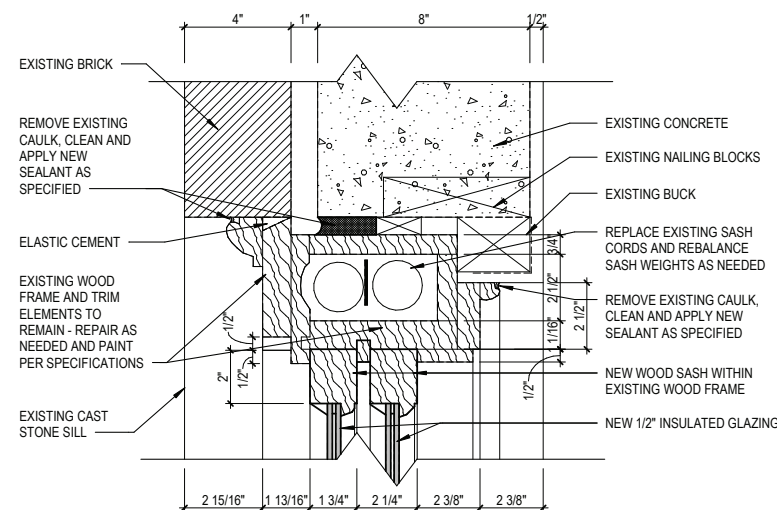
Section through Entry Door

Elevation at Entry Door

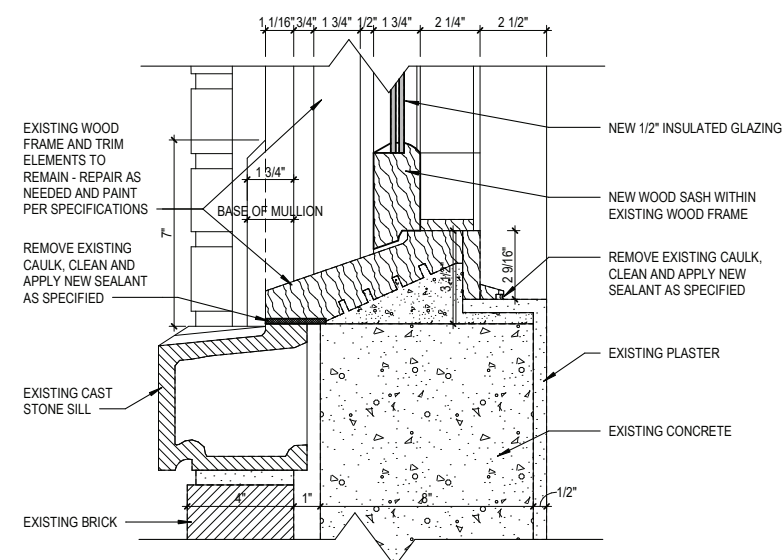
HISTORIC WINDOW REPLACEMENT DETAILS



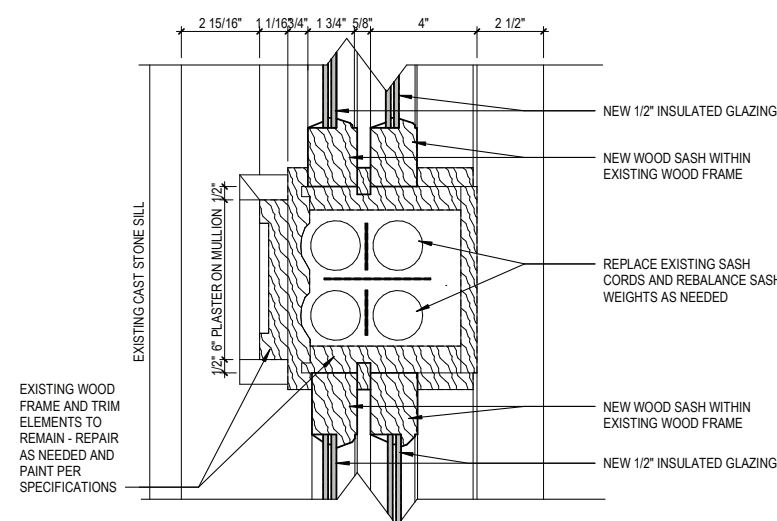
1. Detail through Window Head



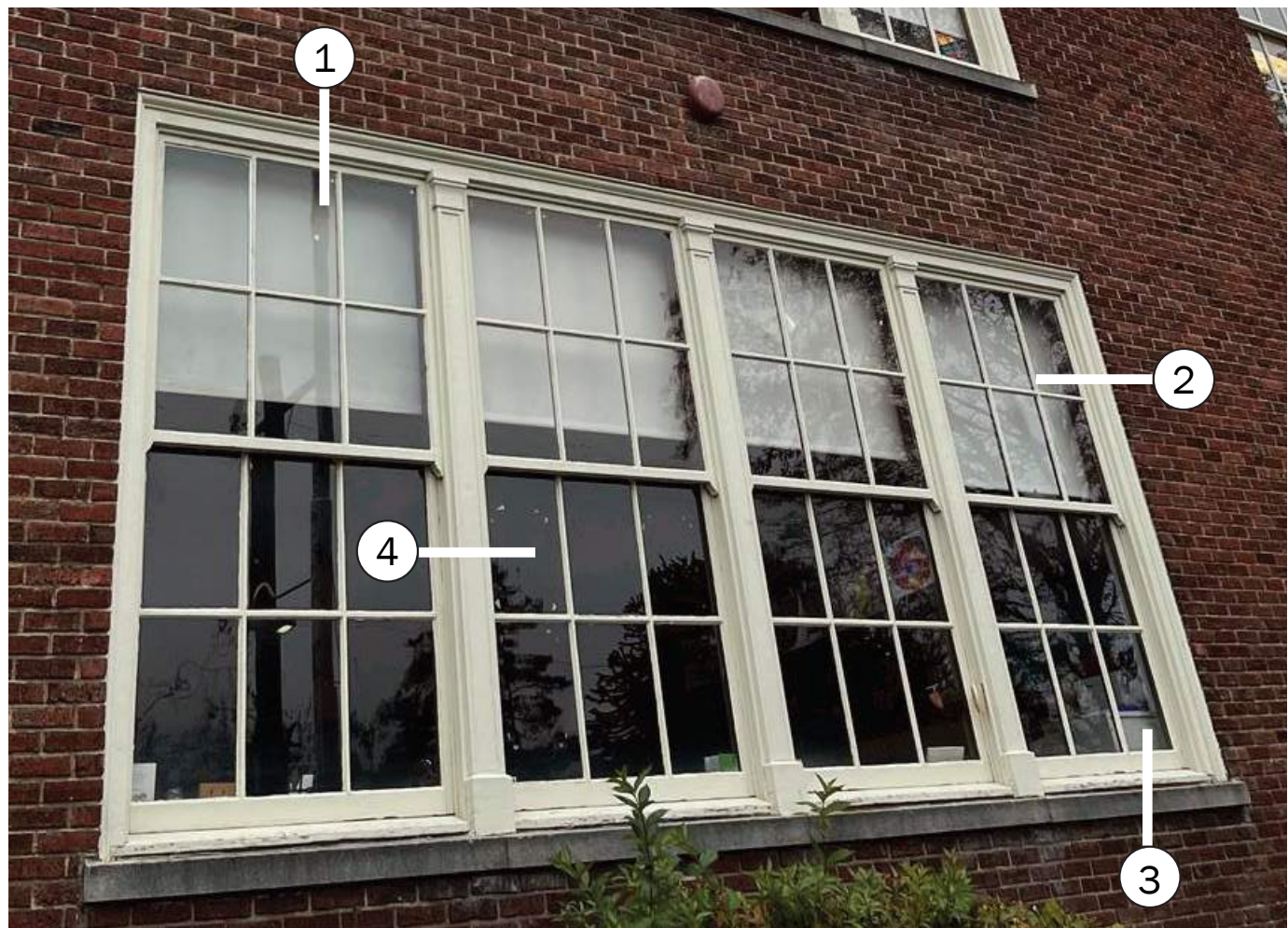
2. Detail through Window Jamb



3. Detail through Window Sill



4. Detail through Wood Window Jamb

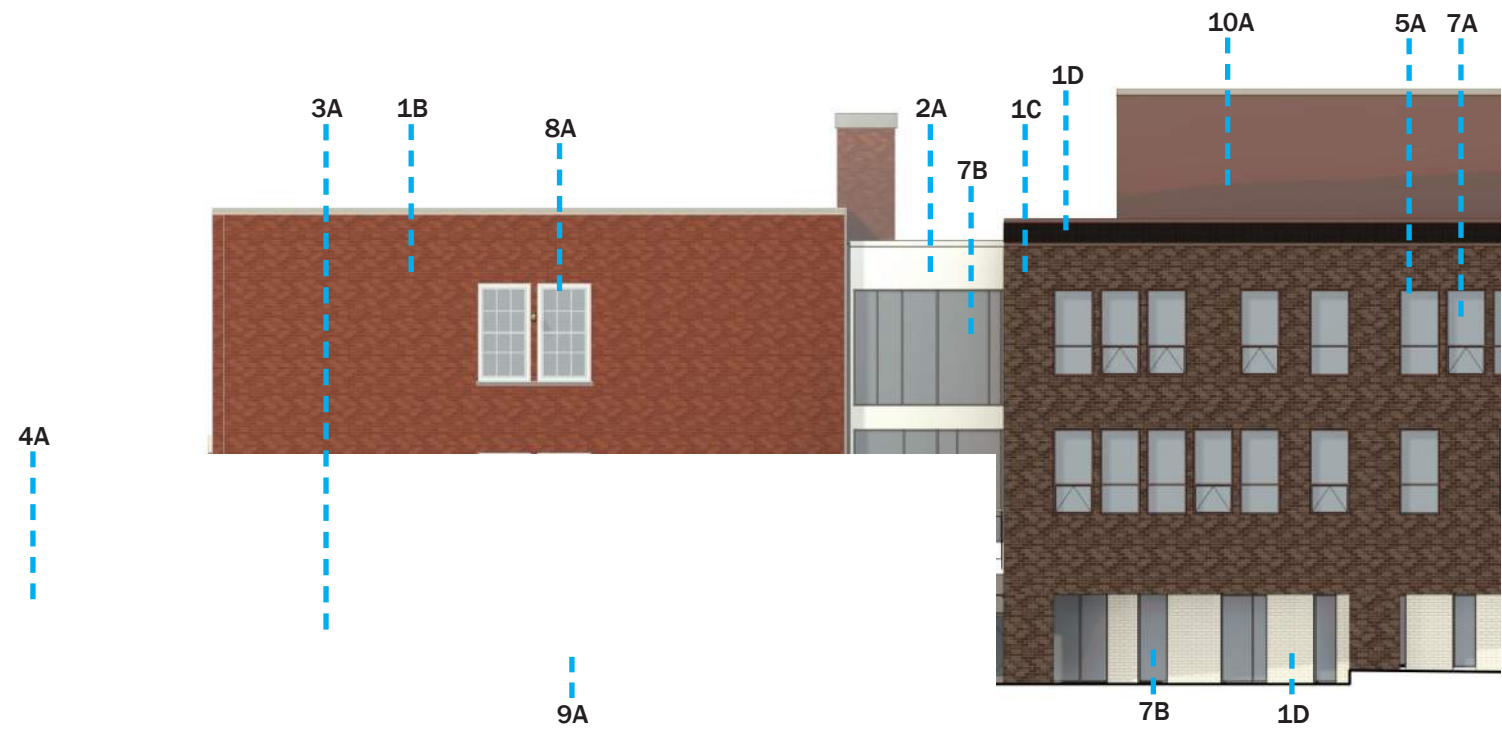


Typical Historic Wood Window Replacement Configuration

SASH REPLACEMENT DESCRIPTION:

Vertical grain Douglas fir stiles, rails and muntins to match existing profiles and sizes. Glass panels are to be a true divided lite with muntin bars that fully separate the individual panes of glass. New glass is to be a 1/2" insulated glass unit. Cardinal Low-e 270 is basis of design.

DIGITAL MATERIALS BOARD FOR EXTERIOR



Material Legend

1. Brick

- A) Utility Brick Size & Standard Brick Size
- B) Existing Historic Brick
Standard Brick Size
- C) Custom Blend in Economy Brick, Running Bond
Utility Brick Size
 - i. Ebony in mission texture
 - ii. Coal Creek
 - iii. Mauna Loa in smooth texture
- D) Coal Creek in Economy Brick, Soldier Coursing
Utility Brick Size
- E) Limestone in smooth texture
Utility Brick Size

2. Fiber Cement Panel Siding

- A) Color: Swiss Pearl CARAT Onyx 7090
Vertical Panel

3. Cast-in-Place Concrete

- A) Natural

4. Parge Coat

- A) Color SW Dove Wing OC-18

5. Metal Flashings & Sunshades

- A) Color SW Wenge AF-180
- B) Color SW Dove Wing OC-18

6. Glass

- A) Clear Insulated Glazing

7. Aluminum Frames

- A) Medium Bronze Windows
- B) Clear Anodized Storefront

8. Historic Windows

- A) Color Match Existing surrounds

9. Exterior Signage

- A) Clear Anodize Aluminum Lettering

10. Metal Wall Panel

- A) Color SW Wenge AF-180
Horizontal Flush Metal Panel

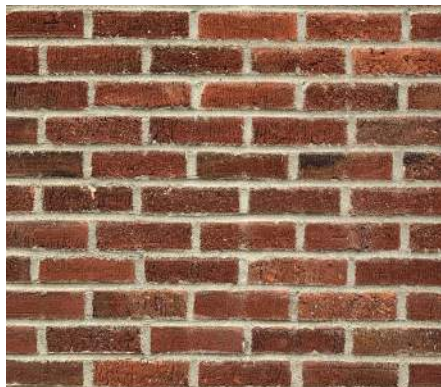


a)



b)

1A. Brick
a) Standard size b) Utility size



1B. Brick
Existing Historic Brick



1C. Brick
Custom Brick Blend



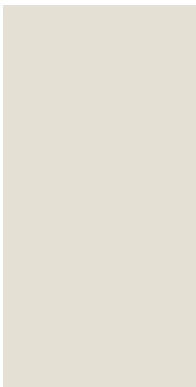
1D. Brick
Coal Creek



1E. Brick
Limestone in Smooth Texture



3A. Concrete
Natural



4A. Parge Coat Painting
SW Dove Wing OC-18



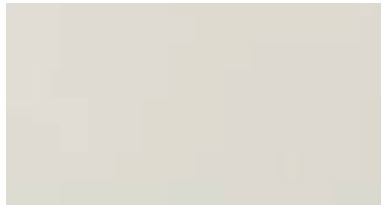
7A. Aluminum Frames
Medium Bronze Windows



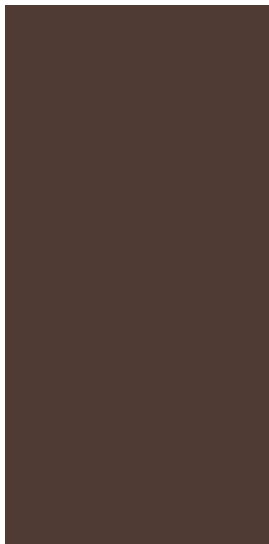
7B. Aluminum Frames
Clear Anodized Storefront



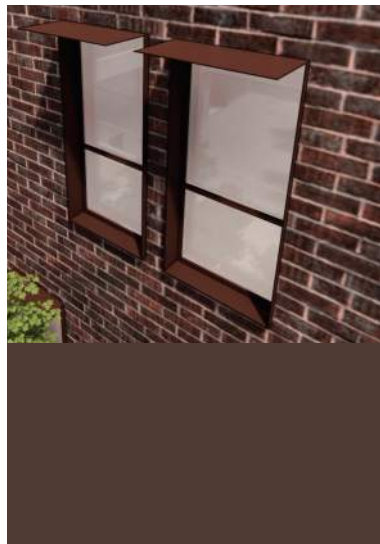
6A. Glass
Clear Insulated Glazing



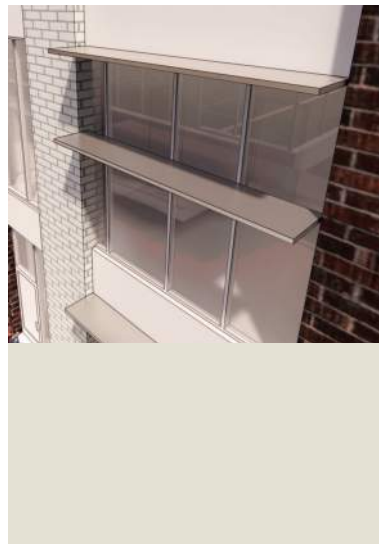
2A. Fiber Cement Panel
Swiss Pearl CARAT Onyx 7090



10A. Metal Wall Panel
SW Wenge AF-180



5A. Metal Flashings & Sunshades
SW Wenge AF-180



5B. Metal Flashings & Sunshades
SW Dove Wing OC-18



9A. Aluminum Frames
Clear Anodized Storefront



8A. Historic Windows
Color Match Existing

PROPOSED ELECTRONIC SIGN LOCATION

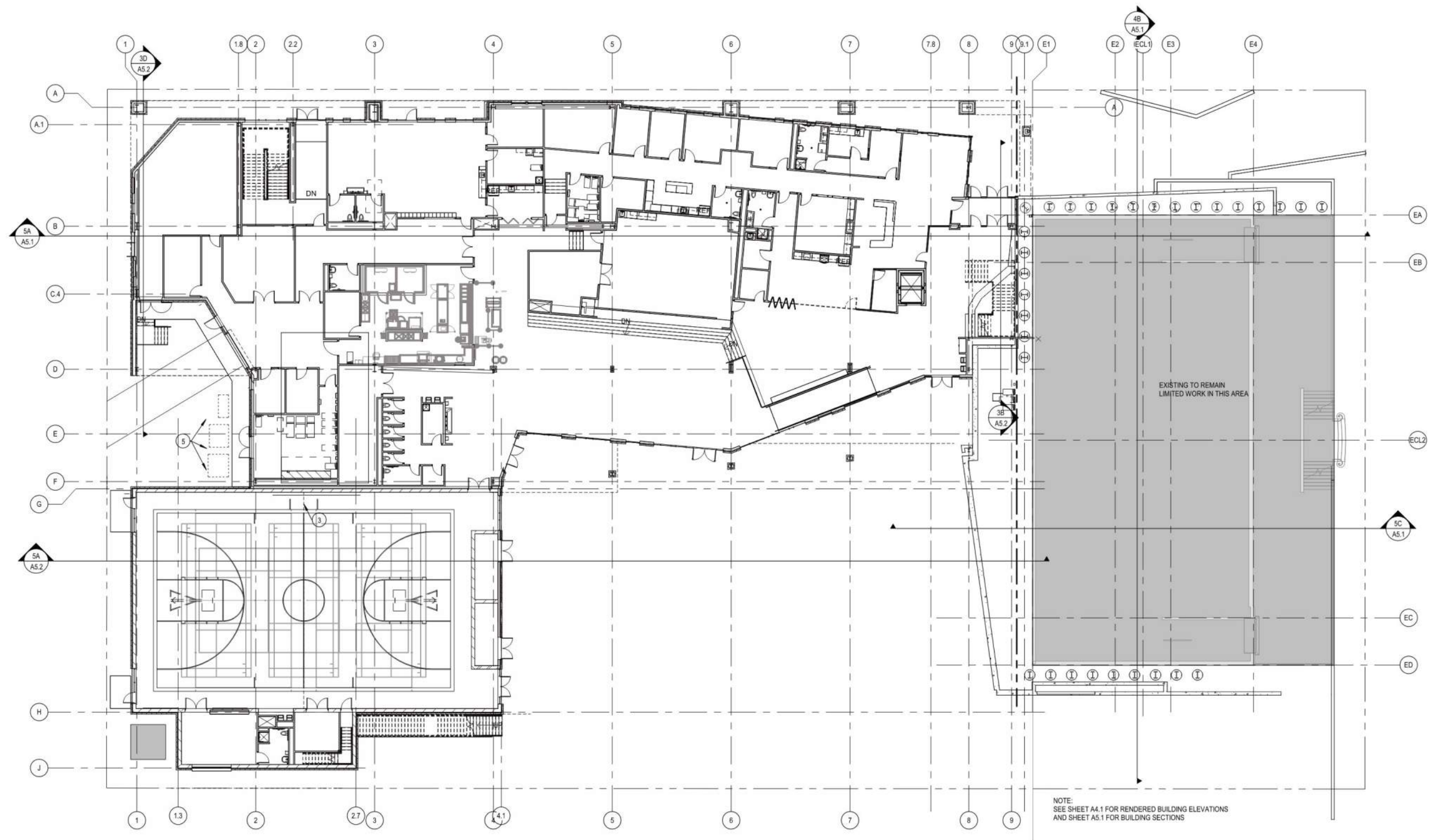
ELECTRONIC READER BOARD SIGN:

Seattle Public Schools is currently seeking a departure to include a digital reader board sign outside of the school. The intent of this sign is to inform the school and larger community of events and notices. The sign would be programmable and the displayed information would change, but it is not intended to display rapid changing or flashing animations or to operate in the late evening hours. The digital format would allow messages to be displayed in multiple languages to increase equity in school communications.

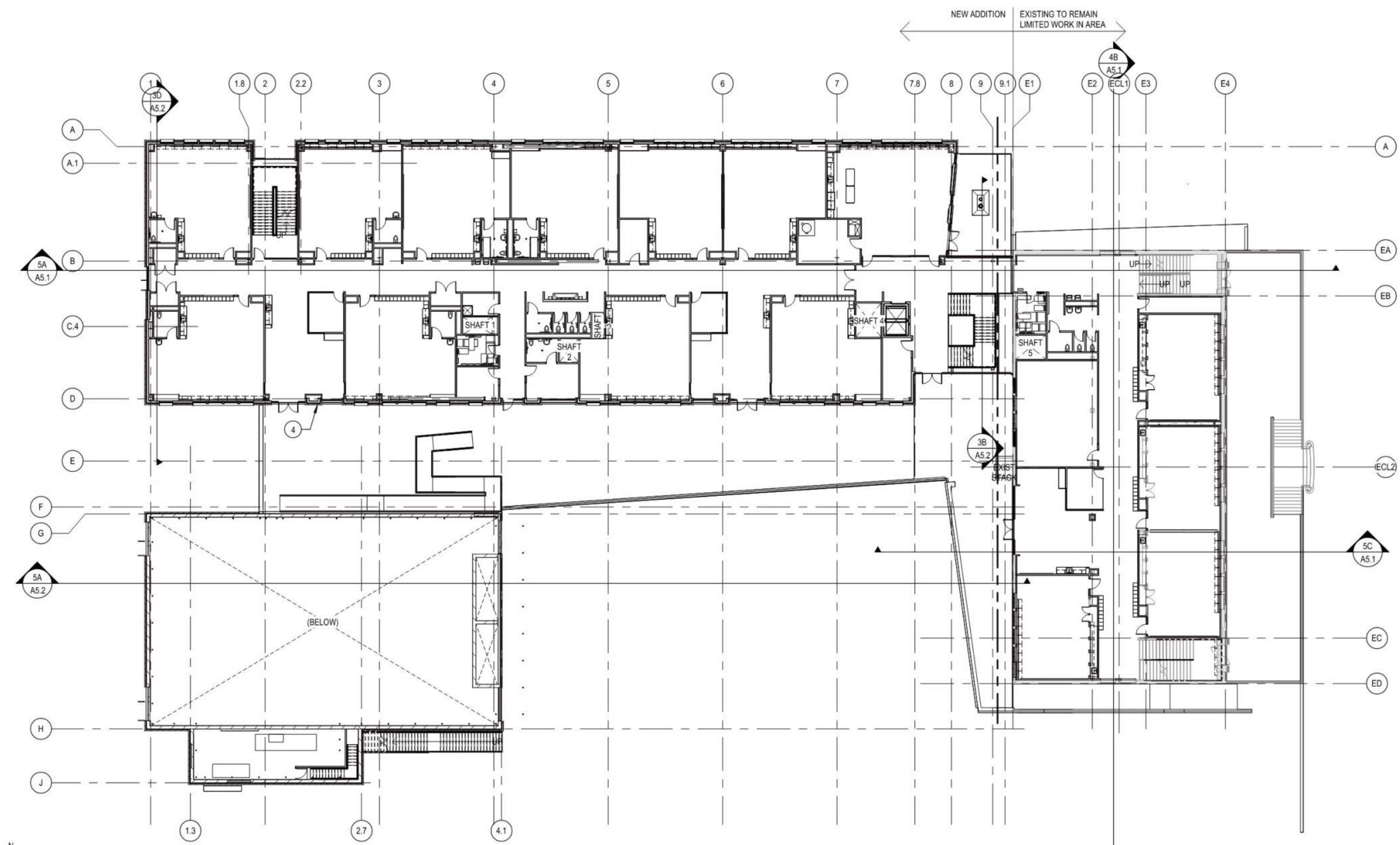


Proposed Electronic Reader Board Location (View from the 22nd and E Calhoun St.

PROPOSED BUILDING - 1ST FLOOR OVERALL



PROPOSED BUILDING - 2ND FLOOR OVERALL



PROPOSED BUILDING - 3RD FLOOR OVERALL

