



Loyal Heights Neighborhood - NW Seattle - Typical Low Density SFR Zone



Test Site for DADU 300 Implementation - 4000 sf non conforming lot

### **Project Description:**

This project represents our firm's effort at participating in the City of Seattle's design competition intended to facilitate the construction of smaller scale, more affordable housing choices for those in need. Specifically, Seattle is hoping to encourage the construction of accessory dwelling units, both attached (ADU) and detached (DADU) as a means of densifying the otherwise low density SFR zones found throughout the city.

In this particular submission, we focus on two of the five categories created by the city: small footprint DADU's and low cost DADU's.

We set out to design a 300 sf structure that could be implemented on any size property, including smaller, non-conforming sites typically found throughout our test neighborhood: Loyal Heights in NW Seattle.

Our base price for this structure is \$1,000.00. Any work required to implement the design onto a specific site will be performed at an hourly rate of \$125.00.

### **Proposed Base Model Materials:**

Concrete foundation  
TJI floor framing  
2x6 stud walls  
Pre-man'f roof trusses

Cement fiber siding (panel and/or lap)  
Cement fiber trim  
Composition shingle roofing w/ridge vents  
Vinyl Windows  
Galvanized gutters and downspouts

Engineered wood flooring  
Porcelain Tile in bathroom  
Pre-man'f cabinets - Canyon Creek or sim  
Solid surface counters  
Euro-style appliances  
Painted gwb  
Fiberglass shower pan with subway wall tile  
Paint grade solid core interior doors

Electric wall heaters  
On-demand electric water heater

### **Submitting Firm:**

Soundesign Group, PLLC  
1326 5th Avenue, Suite 427  
Seattle, WA 98101  
Contact: Dan Malone



# MENCH PLANS MAJOR HOME BUILDING PROGRAM

**Rent-Like Terms**  
Rent-like monthly payments which include taxes and insurance as well as interest and amortization of the principal are available to purchasers of the Earl F. Mench homes. Payments on homes completed in 1939 ranged as low as \$31.20 monthly, homes at even lower payments will be built this year, Mench said today.

**'Extra' Costs Reduced**  
Purchasers of Mench homes are assured virtual elimination of "extra" costs by the builder's policy of building in or supplying numerous convenience features such as towel racks, shaving, soap dishes and special-purpose cabinets. These features are included to bring about lasting customer satisfaction.

## EXAMPLES OF MODERN HOME CONSTRUCTION



This row of new homes, part of those built by Earl F. Mench during 1939, will be duplicated several times in 1940 as the prominent builder speeds his production of low and moderate-cost residences. Starting with a preliminary group of twenty properties, Mench expects to build fifty new homes. Homes shown here range in price from \$2,000 upward, but this year's production will include properties priced as low as \$2,800.

**Maintenance Costs Cut**  
Maintenance expense for purchasers of the Earl F. Mench homes will be reduced to a minimum because of extra precautions taken in finishing the homes inside and out, the builder pointed out today. Three coats of paint or enamel are used on all exterior surfaces, exterior trimmings, he said.

**Housing Need Met**  
Planning of the Earl F. Mench homes is designed to provide protection to meet the individual needs of any family, and several of this year's homes will include four bedrooms in accordance with the policy. An automobile top. Ample closet space is provided in all the homes. American beauty parlor furnishings may be introduced into parts.

**SALMON BAY SAND AND GRAVEL COMPANY**  
BUILDING MATERIAL

Sand	Gravel	Cement
Stucco	Plaster	
Lath	Drain Tile	Flue Lining
Sewer Pipe	Lime - Putty	

5228 Shilshole Ave. SU. 1234

**LINOLEUM DRAINBOARDS**  
Will Make Your Kitchen MODERN!

- ✓ Beauty
- ✓ Color
- ✓ Cleanliness
- ✓ Distinction

CHOICE OF 22 SOLID COLORS

Individuality is obtained by the use of patterns, feature stripes, combinations of plain colors and marbled linoleums with varieties of chrome, stainless steel or aluminum edging. Our experts will bring samples to your home for your leisurely selection.

**ERNST HARDWARE CO.**  
Elint 7260 . . 10 Convenient Stores . . Sixth and Pike

## Builder to Start Twenty Residences Year's Production May Reach Fifty

With his 1939 building total standing at thirty-seven new homes completed and thirty-two of them sold, Earl F. Mench, Seattle cooperative builder, today launched an even greater construction program for 1940 by taking the first twenty permits issued by the City of Seattle Building Department.

The twenty homes, involving \$90,000 in construction, will be built in the 8000 block on 23rd and 23rd Avenues Northwest, and will constitute the first part of a program expected by the builder to total more than fifty before the new year closes. Built to Federal Housing Administration specifications, the homes will include both five and six-room properties, and will range in price from \$2,800 to \$6,750, Mench announced.

Mench's operations in the North Ballard area since he undertook major construction activities there have played a major part in keeping the district in the forefront of Seattle home-building activities, both in number of homes completed and frequently in total valuation of the properties.

Seattle's acute post-depression need for new housing in the low and moderate-priced brackets caused Mench to plan systematic development of large vacant tracts. Such unaided development, he felt, would serve the two-fold purpose of reducing construction costs and thereby the prices of his homes, and would assure purchasers the benefits of uniform values and construction standards.

Today, with thirty-seven homes completed or sold during 1939, with nineteen more in various stages of progress and plans completed for the twenty to be started within the next few weeks, the builder ranks

A national costume for Irish peasants is being urged in Ireland.

## there is a good reason for SUCCESS in home-building

Earl Mench, like all successful, progressive builders of distinctive modern homes, experiences a ready demand for the homes he builds because he understands the needs of the home-buyer today—his preferences and his appreciation of quality products and materials which enjoy public acceptance—and the FEATURE VALUE such products add to the home . . .

**Earl F. Mench**  
BUILDER OF DISTINCTIVE HOMES IN SEATTLE

features →

**COLOTYLE**

THE HI-HEAT BAKED PLASTIC COATED PORCELAIN-LIKE WALL SHEET FOR ONE-PIECE BATHROOM WALLS

There can be no substitute for COLOTYLE at any cost!

**COLOTYLE CORPORATION**  
700 MERCER AT AURORA, SEATTLE, WASHINGTON

"Title Service" "That Protects"

**Absolute Title Protection**  
Purchasers of Homes From  
**EARL MENCH**

receive policies of title insurance issued by the largest and strongest title insurance company north of San Francisco and west of Chicago—

**WASHINGTON TITLE INSURANCE COMPANY**  
Capital \$1,550,000

Agents  
SEATTLE TITLE COMPANY  
OSBORNE, TREMPER & CO., INC.  
801 Second Avenue MAin 1514  
L. S. Booth, President Charles L. Hall, Manager  
"Demand the Best—It Costs No More"

high as a developer of residential properties.

The new homes planned for this spring's construction, as with those completed during 1939, will include scores of modern architectural, arrangement and convenience features characteristic only of today's building, the builder pointed out today.

Starting with the full bathrooms under the houses, Mench said, these homes will include features such as fruit cabinets, oil burners, air-conditioning heating equipment, electric water heating, first-grade clear red oak floors throughout, tile floors in bath and "Colotyle" walls around showers, chrome fixtures, bath and kitchen walls painted in the best-grade enamel, tile kitchen drainboards and newest designs in wallpaper.

Kitchens in the new homes will incorporate a wide range of cabinets including special provision for spices, dishes and cooking utensils. Combination leveling boards and tables will be found in the homes, along with electric ventilation fans, island banquets and special convenience fixtures to speed and simplify kitchen tasks.

Modernistic indirect lighting features in all rooms will also be featured in the homes, Mench said, as will be an ample supply of outlet switch plates, in ivory.

Four exterior finishes—brick, siding, shake and harborboard—will be available to purchasers. Front porches in all the homes will be equipped with Venetian blinds.

All yards will be graded with walks and steps in place, and the houses will be completely landscaped. Garages—either in rear or in the basement will be part of each home.

The lots on which the homes will be located are 45 and 50 feet in width and average 100 feet in depth. The streets are graded and sewers and sidewalks have already been installed. The area will be served by one of the new truckless trolley lines of the new transportation system in addition to cross-town service in the University district.

Both junior and senior high schools, in addition to the nearby grade school, provide ample educational advantages for the district.

**All Burner Oils**  
For  
**Earl Mench Homes**  
Furnished by  
**BURNER OILS, INC.**  
1045 West Spokane  
MAin 4321  
Distributors of Fletcher Oil Products

Earl F. Mench  
Seattle  
January 2, 1940

Seattle Corporation  
1000 Broadway  
Seattle, Washington

Dear Sirs:

During the year 1939, I have built all houses in Seattle.

In building complete plans, I have been able to provide the purchaser with every possible convenience and the most modern equipment available.

In line with this policy, I have found that the use of Colotyle on the bath walls has provided the most reliable and the best protection and the most efficient drainage system, as well as durability and permanency. I feel that Colotyle walls are in keeping with the most modern plumbing fixtures and bathroom accessories.

One of the responsibilities of Colotyle is to see that it has reached the hands of those who have inspected these homes and who are satisfied with the product's value and quality.

I shall be glad to see you in 1940 and expect to see Colotyle in all of them.

Thanking you for the splendid cooperation you have given me in the past and wishing you every success, I remain,

Very truly yours,  
Earl F. Mench

### Project Narrative:

In the following pages you will see documentation of both our base DADU design as well as a representation of how the base design could be integrated into a test site with topographic change.

The importance of the test application lies in giving assurance to any homeowner that these pre-approved plans will work on their specific property. In fact, it will be the unique site conditions and context of each potential client that informs that final design. In our test case, we took a modern twist on the massing of the many Earl Mench homes found in the area.

From a low cost perspective, the mere size of the structure lends itself to affordability. With the rising cost of construction across our region, controlling the size of a structure remains the most effective way to keep costs down. Also, from a constructability perspective, the use of roof trusses offer speed of construction and predictability.

Some sustainable methods employed include solar panel generated electric heat and hot water systems and, depending on the site, there exists the potential for smart storm water management by integrating downspout locations with rain gardens adjacent to the structure.

Privacy, as a design criteria, must be dealt with in a site specific manner. However, with the ability to mirror the plan in either direction, relocate or resize windows as needed, we believe this plan has the potential to achieve any level of desired privacy for any site.

From a cultural perspective, with the large influx of Asians moving into the region, the flexibility of our base design can afford client specific modifications reflecting standard feng shui beliefs commonly held by people from this region. Secondly, merely having the ability to build a DADU allows for multi-generational living on a single lot.

Seattle Times full page article/advertisement from 1940 documenting the efforts of Earl Mench in Ballard

In many ways, this early developer/builder's approach to providing low and moderate cost housing is reminiscent of the city's efforts with ADU's today, thus making a Mench site the perfect test study for our base design.

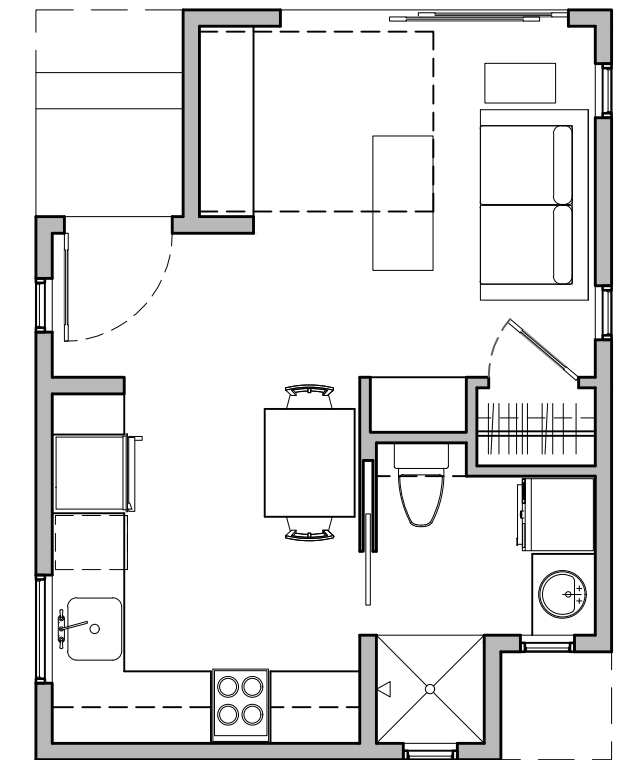
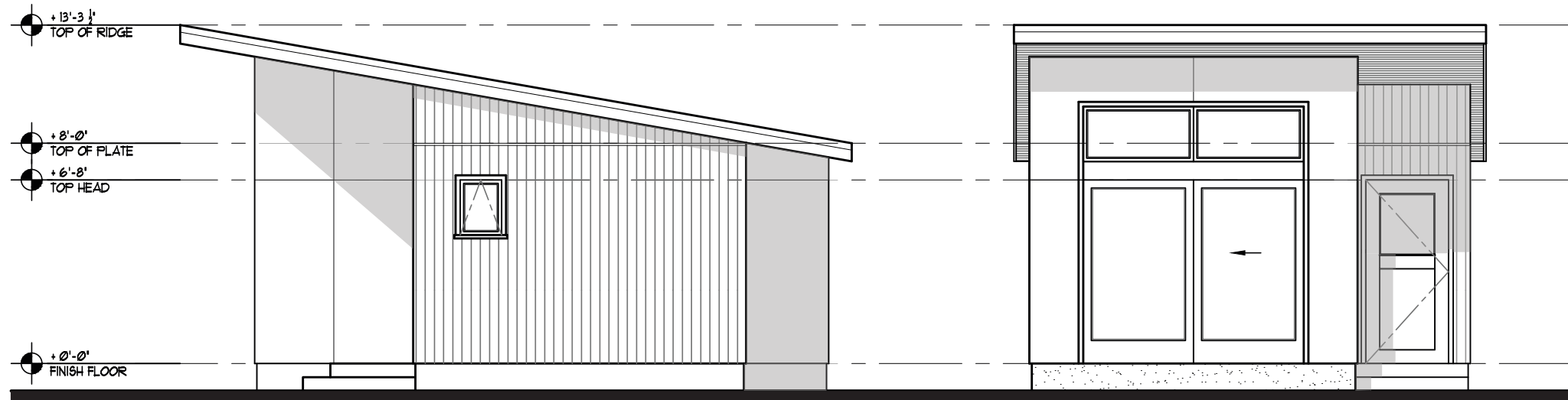
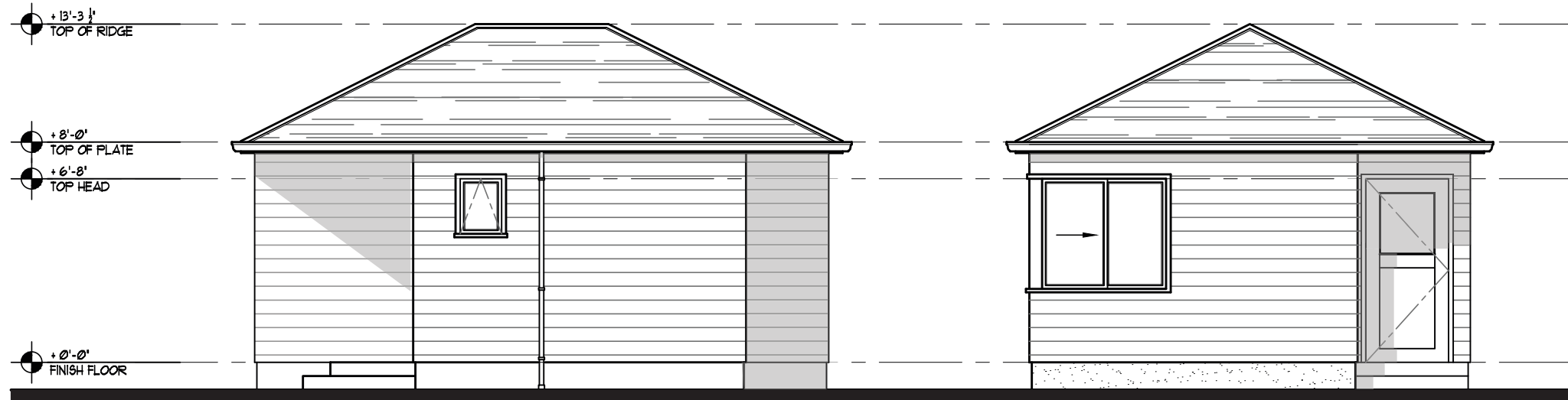


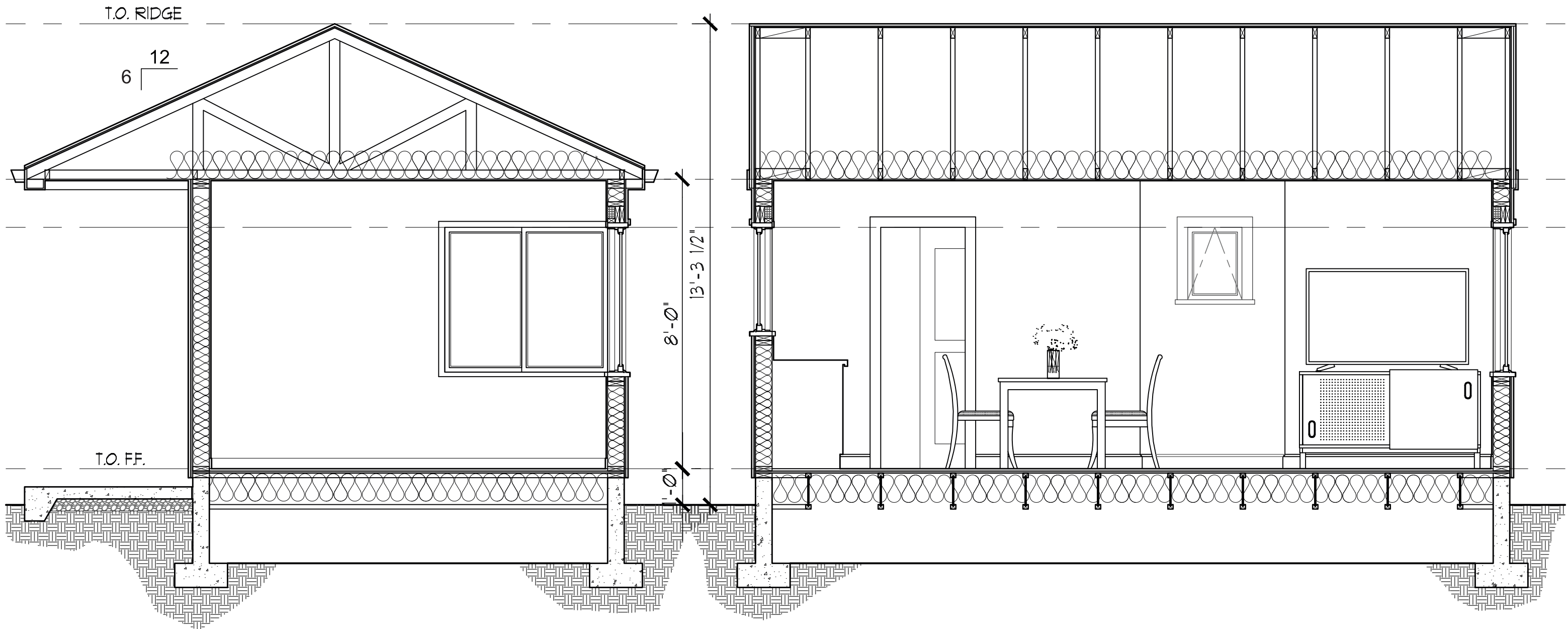


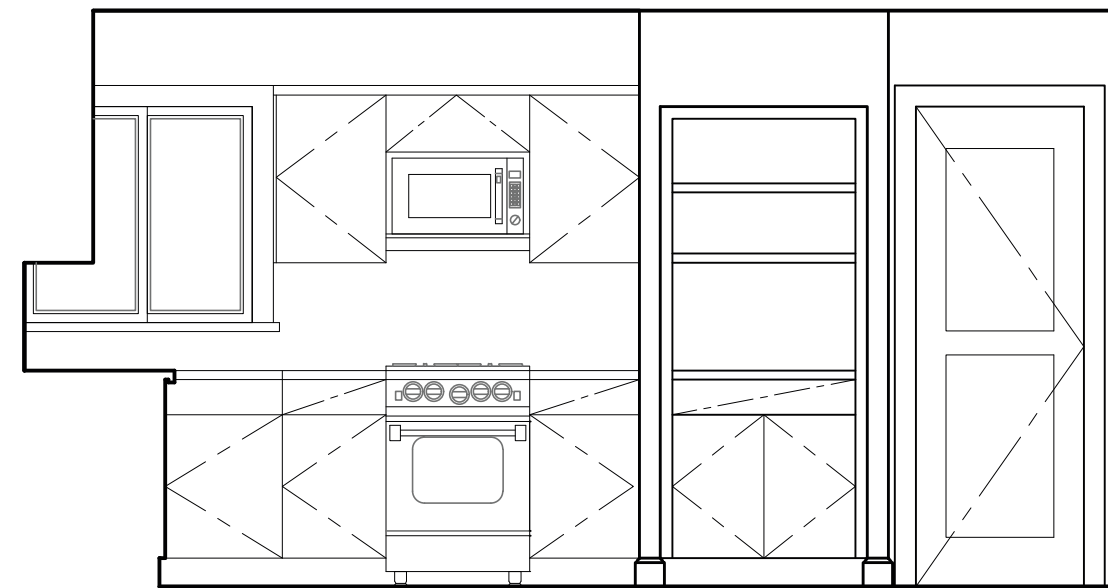
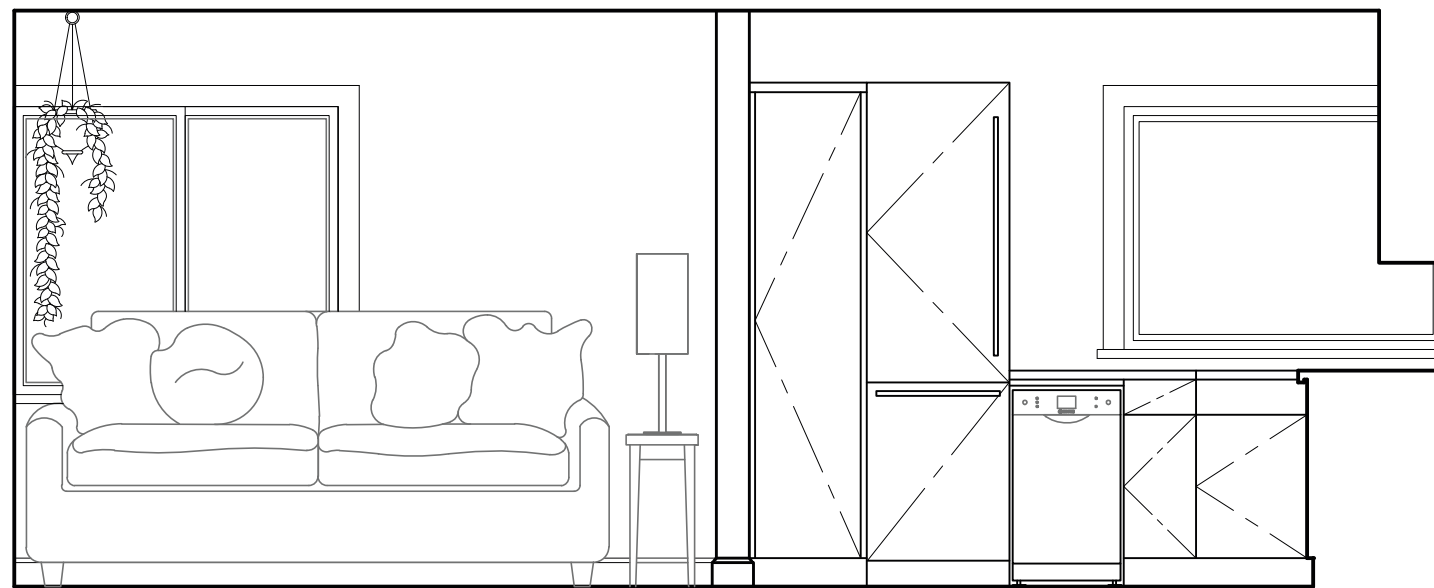


View from Northwest on Test Site













View from Southwest on Test Site



View from Southeast on Test Site