

# **MONTLAKE ELEMENTARY SCHOOL**

## **SEATTLE PUBLIC SCHOOLS**

Certificate of Approval

Exterior Historic Stair Replacement and Revised Flag Pole Location

March 28, 2025



### **PROJECT ADDRESS**

2405 22ND AVE E, SEATTLE, WA 98112

### **HISTORIC DESIGNATION**

Landmark as described in City of Seattle ordinance #124778

### **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.

### **SCOPE**

Revisions to the approved C of A scope for in-kind replacement of original entry stairs and modification of the proposed flagpole location.

### **OWNER**

Seattle Public Schools  
2445 3rd Ave S  
Seattle, WA 98134  
Ph: (206) 252-0648  
Contact: Paul Wight  
pdwight@seattleschools.org

### **ARCHITECT**

DLR Group  
51 University St, Suite  
600  
Seattle, WA 98101  
Ph: (206) 461- 6000  
Contact: Ryan Luthman  
rluthman@dlrgroup.com

# HISTORIC STAIR SCOPE CHANGE



## CONCRETE STAIR CONDITION AND CHANGE IN SCOPE FROM ORIGINAL C OF A PACKAGE:

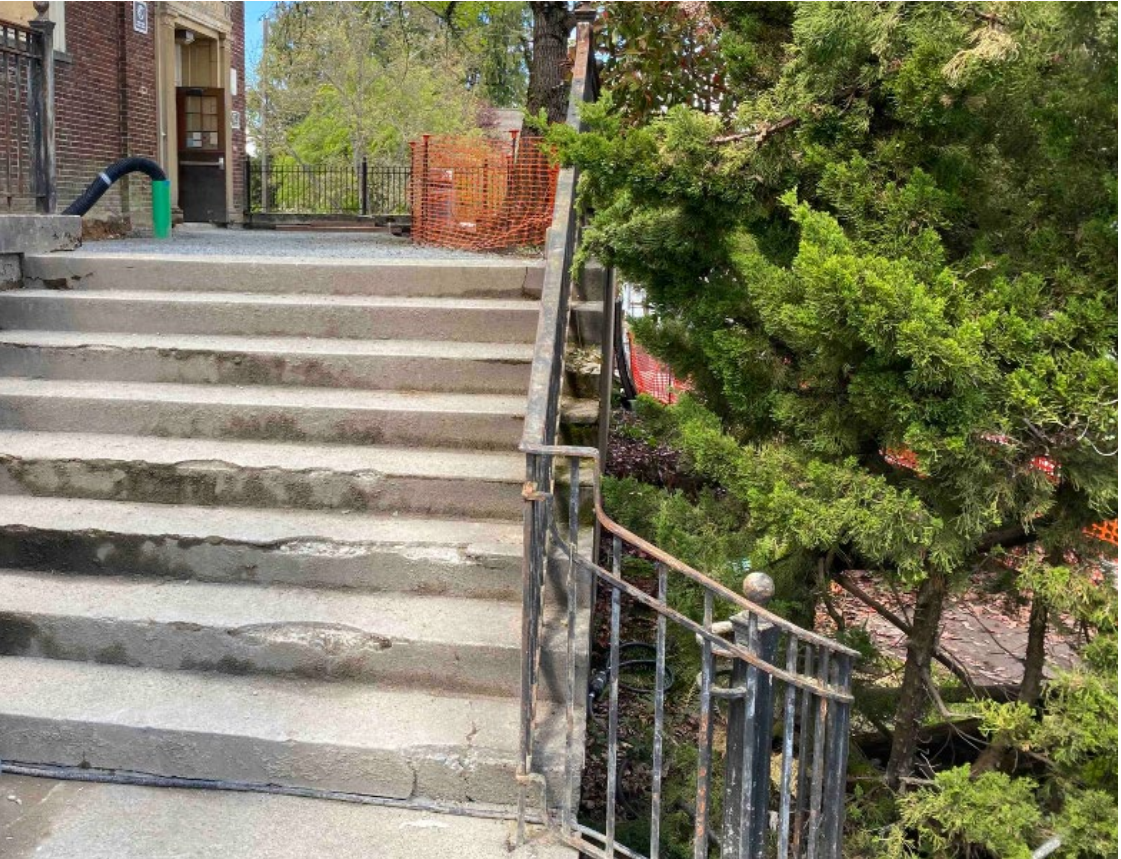
The concrete stairs were in fair condition prior to construction. Some areas of cracking and spalling were noted, but the preferred approach was to patch and repair the existing. DLR Group did note in their initial survey that these stairs had been re-surfaced in the past with a concrete topping over the original steps. The topping appeared to be holding in place for the most part with some areas of delamination noted at edges and nosings.

The existing wrought iron railings were in fair condition with the primary issues being weathered coatings in need of replacement. Some locations of localized oxidation were noted, but generally the railings appeared sound.

As construction progressed, regular foot traffic on the stairs exacerbated the delamination of the topping material. The decision was made to remove the existing stairs and replace them in-kind with new concrete steps. The existing railing was salvaged and re-installed per the details of this package and restored per the originally submitted "Metal Restoration" specifications.



Stair photos taken before construction by DLR Group. November 2021



Stair photos taken during construction by DLR Group, April 2024

# HISTORIC FORECOURT/STAIR CONDITIONS



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



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

# PREVIOUSLY APPROVED ENTRY FORECOURT SCOPE



NEW SWING GATE IN SIMILAR  
STYLE OF EXISTING RAILINGS

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STYLE OF EXISTING RAILINGS

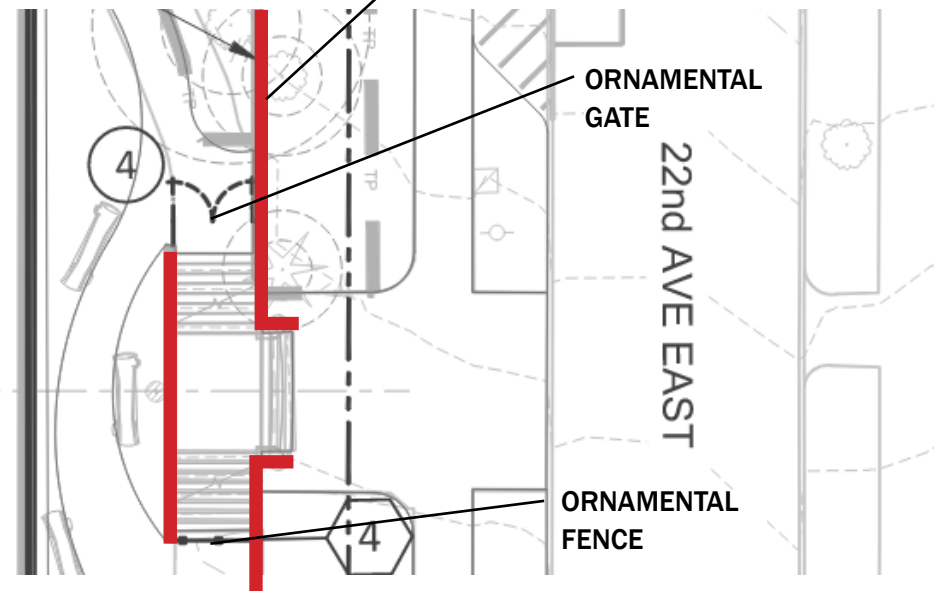
EXISTING RAILING TO BE  
CLEANED AND RE-PAINTED PER  
SUBMITTED METAL RESTORATION  
SPEC

EXISTING STAIRS TO REMAIN.  
PATCH AND REPAIR CRACKS  
PER SUBMITTED CONCRETE  
RESTORATION SPEC

*Aerial view from northeast corner of site*

# REVISED ORNAMENTAL RAILING AND GATE

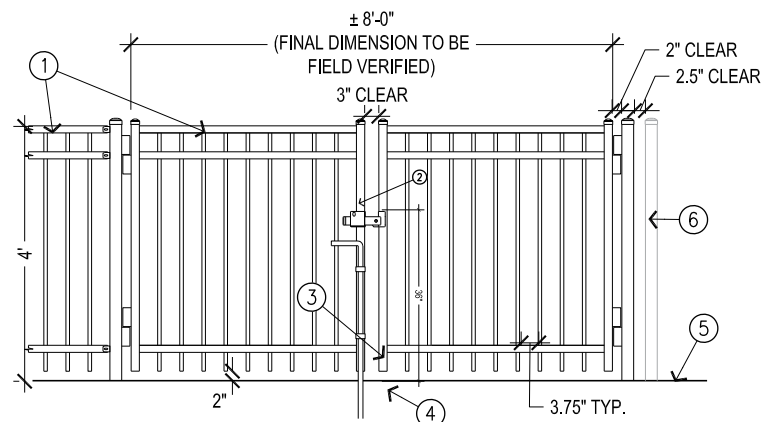
LINE OF EXISTING HISTORIC RAILING. CLEAN TO REMOVE LOOSE PAINT AND RUST. PAINT WITH RUST INHIBITIVE COATING



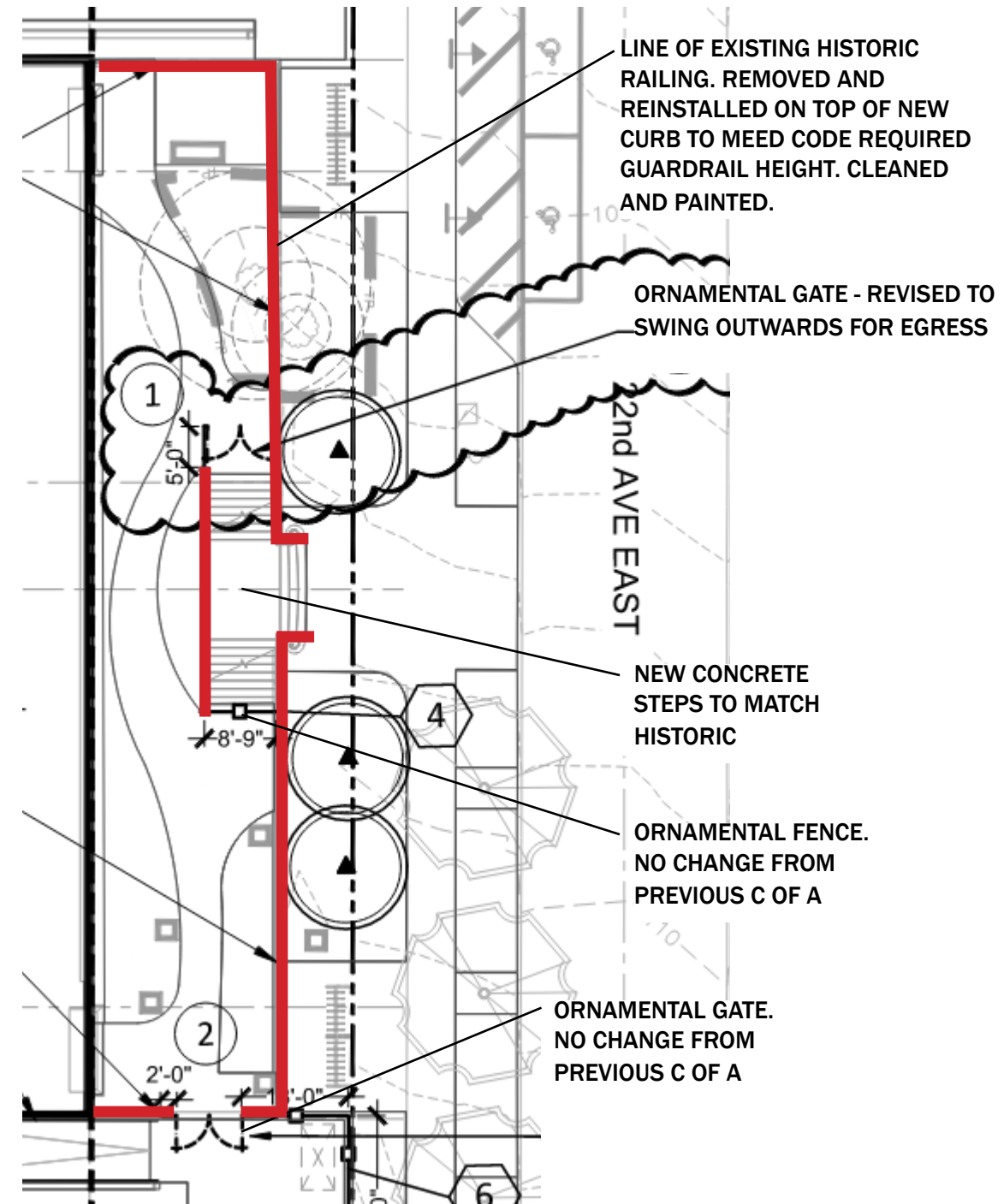
Previously approved C of A configuration - for reference

1. PICKET FENCE AND GATE, SEE SEC 323119
2. GATE LATCH, ATTACH PER MANUF RECOMMENDATION
3. 1" DIA. CANE BOLT MOUNTED ON ORN. FENCE.
4. 1½" I.D. STEEL PIPE CAST INTO CONC. PAVING.
5. FINISHED GRADE
6. EXISTING ORNAMENTAL FENCE TO REMAIN AND TO BE PROTECTED.

NOTE:  
ALL PARTS TO BE HOT-DIPPED GALVANIZED PRIMED AND PAINTED, WITH NO BURRS OR SHARP EDGES.  
WELD TO BE TYPE II QUALITY PER NAAMM

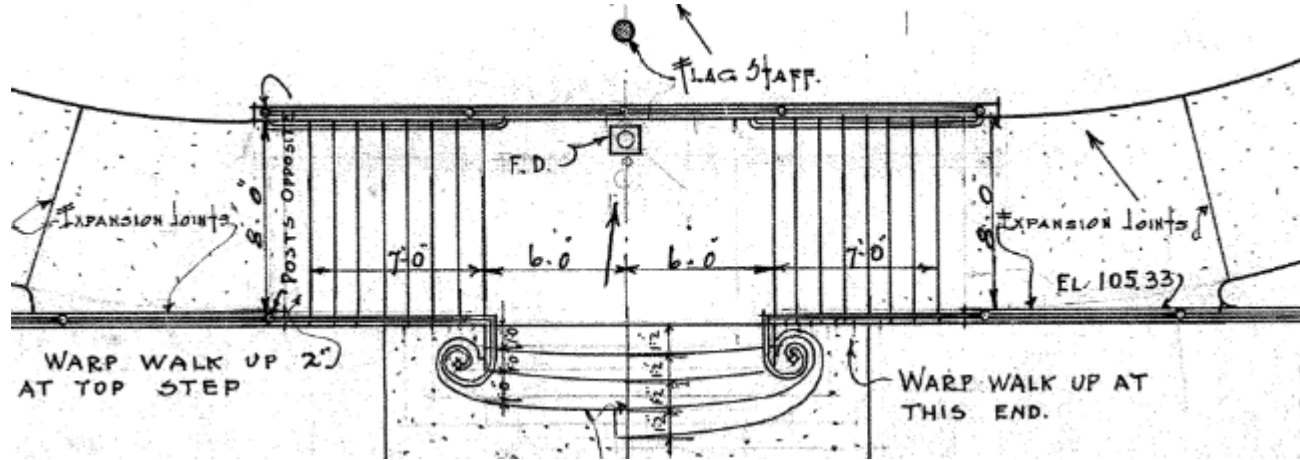


Proposed Ornamental gate at areas noted: Ameristar Montage II  
No change from previous C of A.

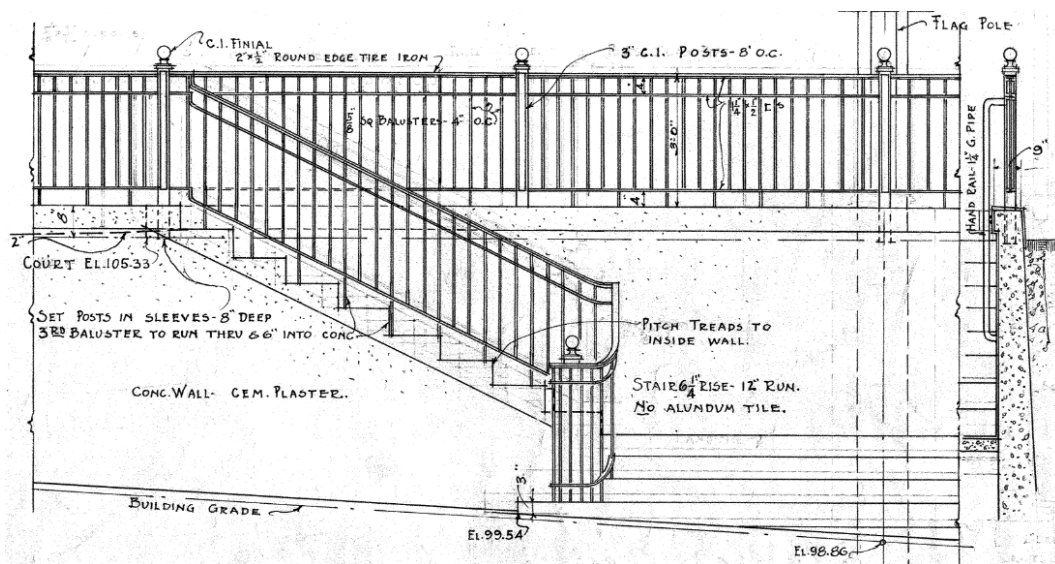


Revised gate configuration and railing scope

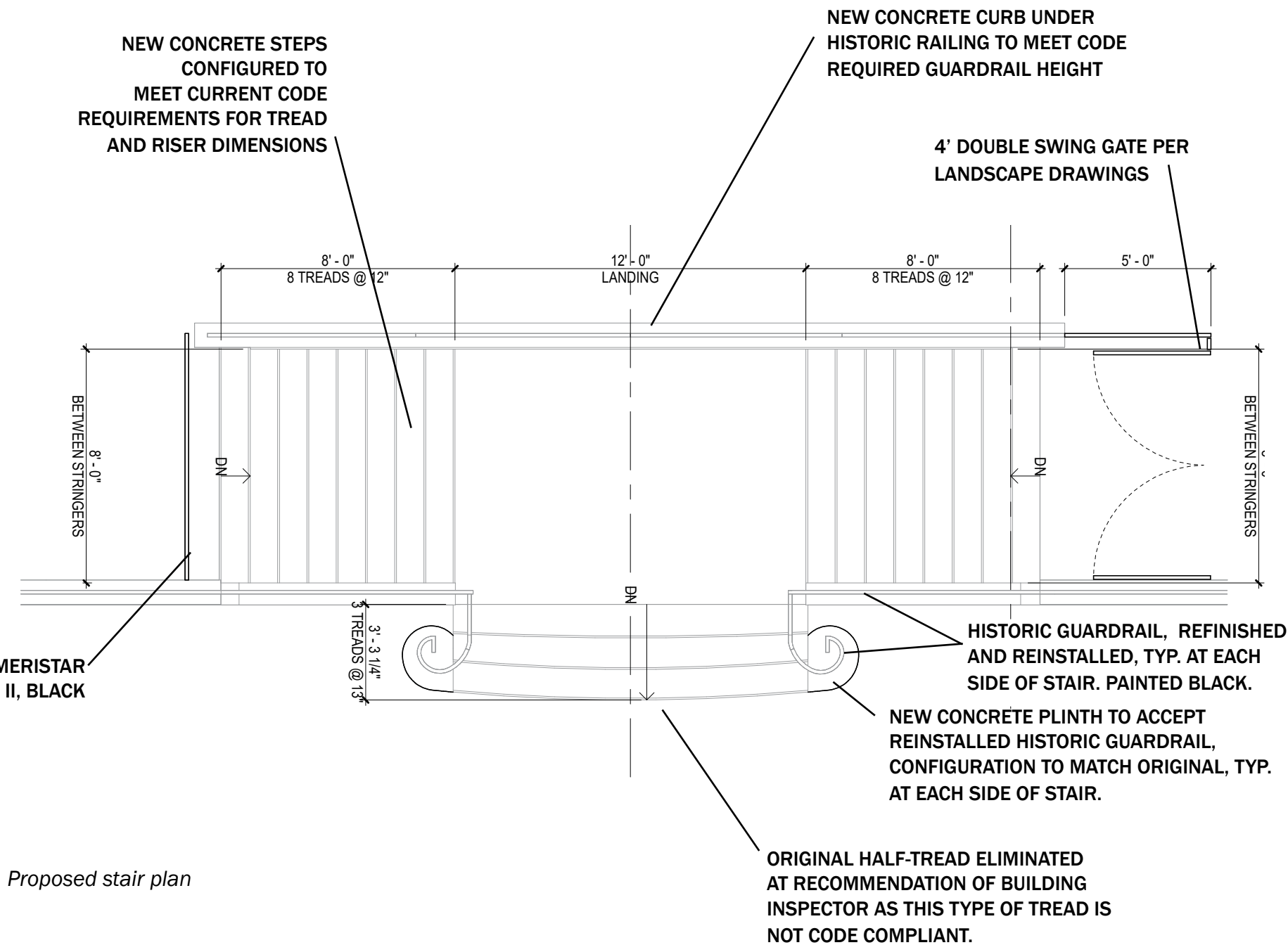
# REPLACEMENT STAIR DRAWINGS



Original stair plan from 1924 drawings

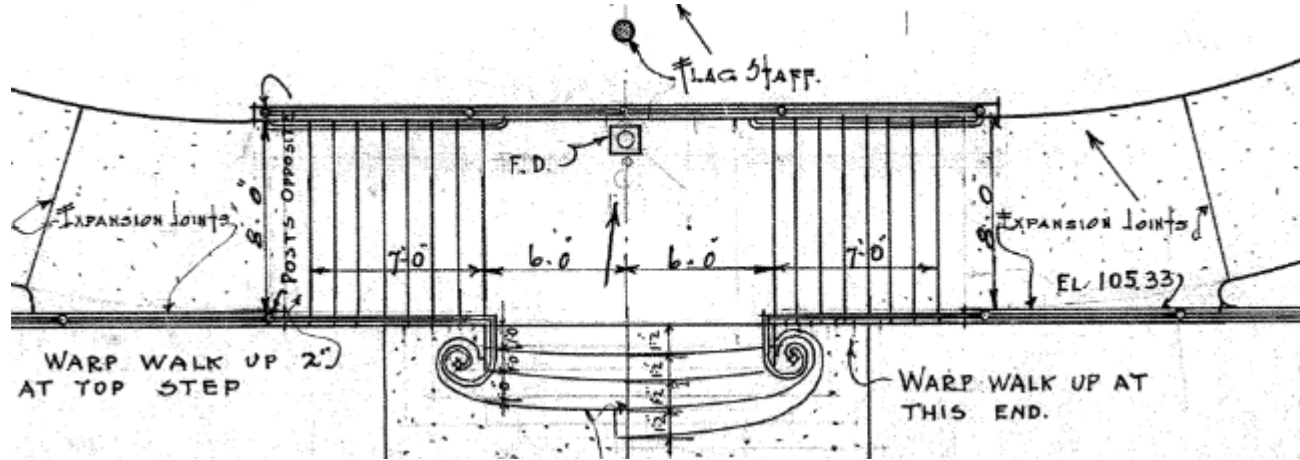


Original stair elevation from 1924 drawings

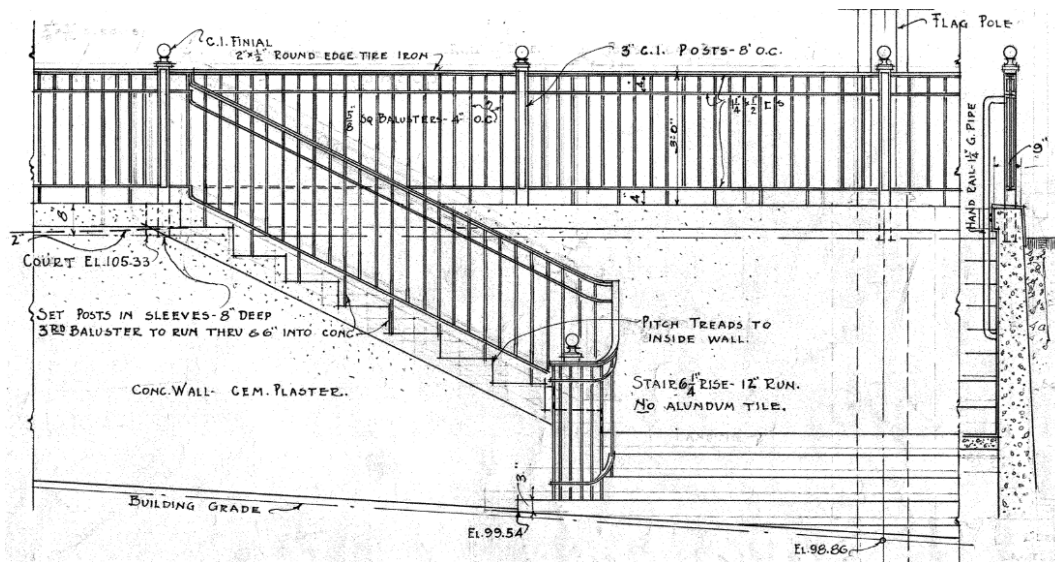


Proposed stair plan

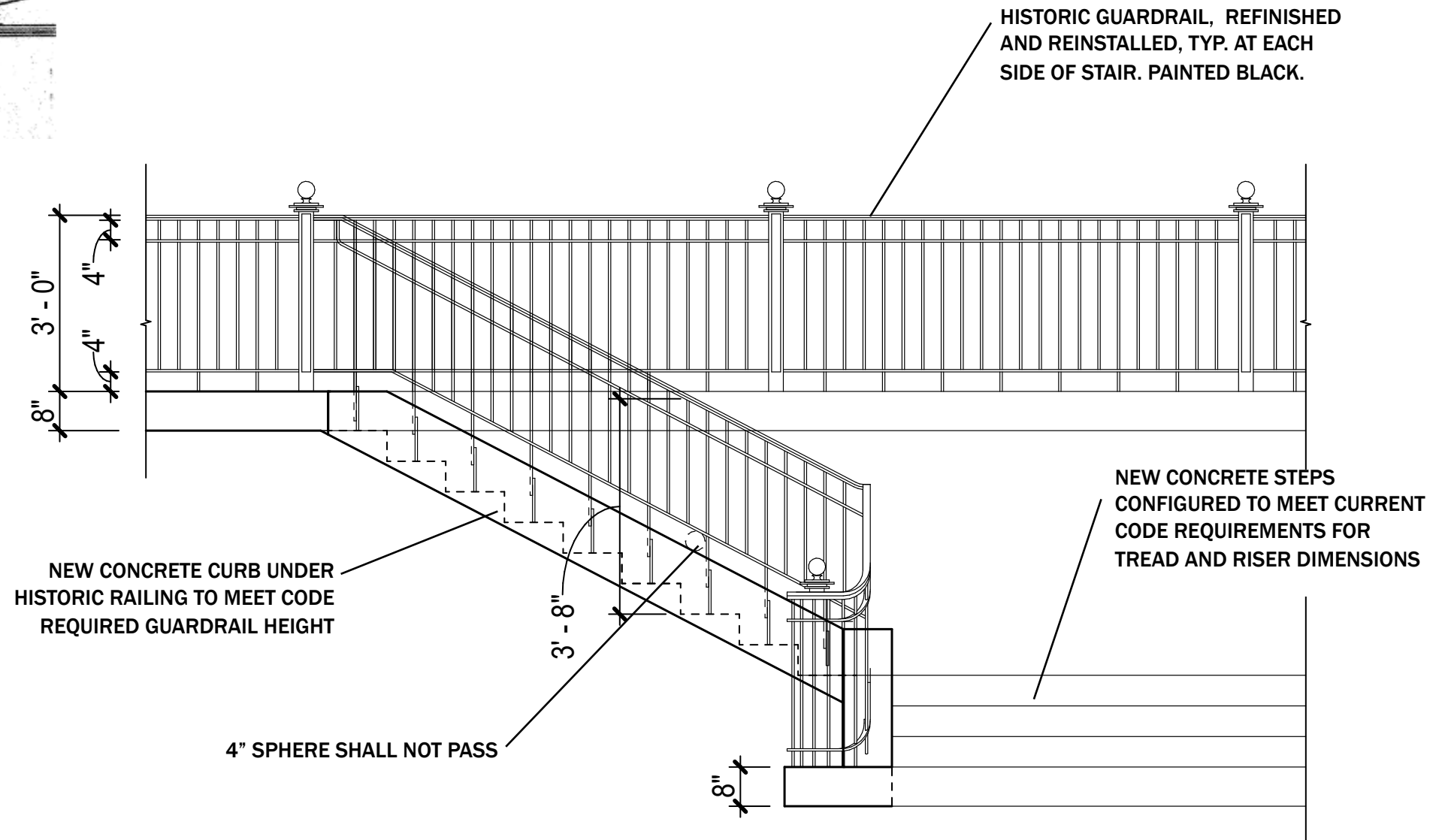
# REPLACEMENT STAIR DRAWINGS



Original stair plan from 1924 drawings



Original stair elevation from 1924 drawings



Proposed stair and railing elevation

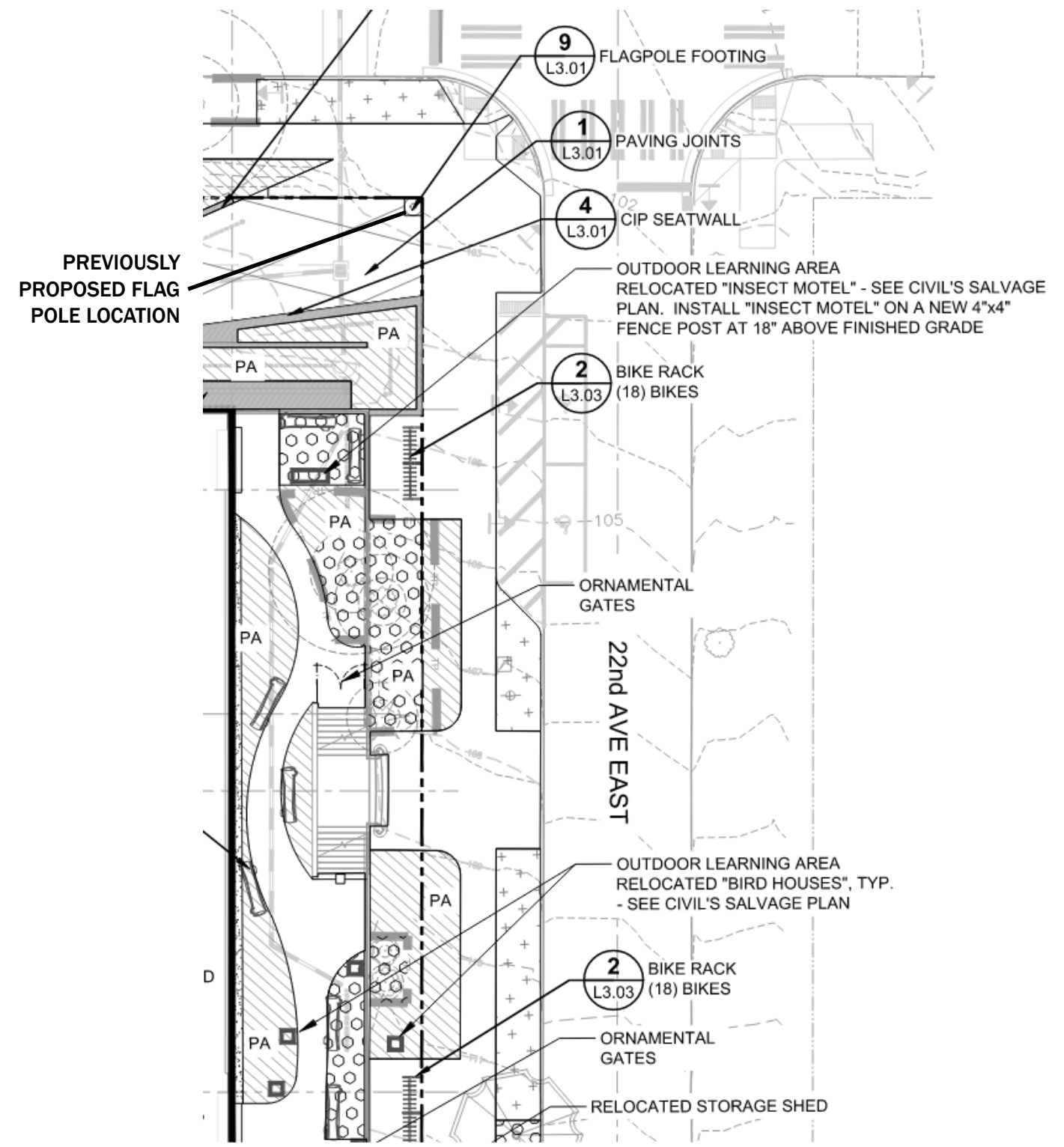
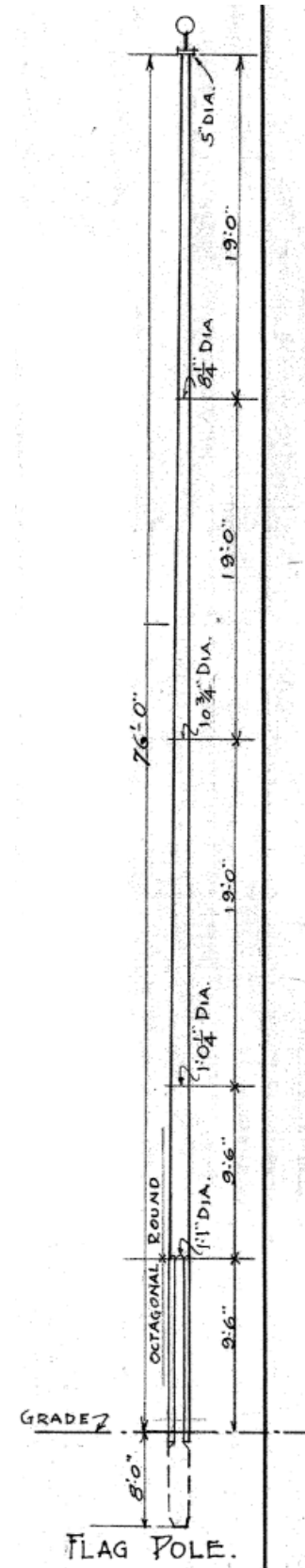
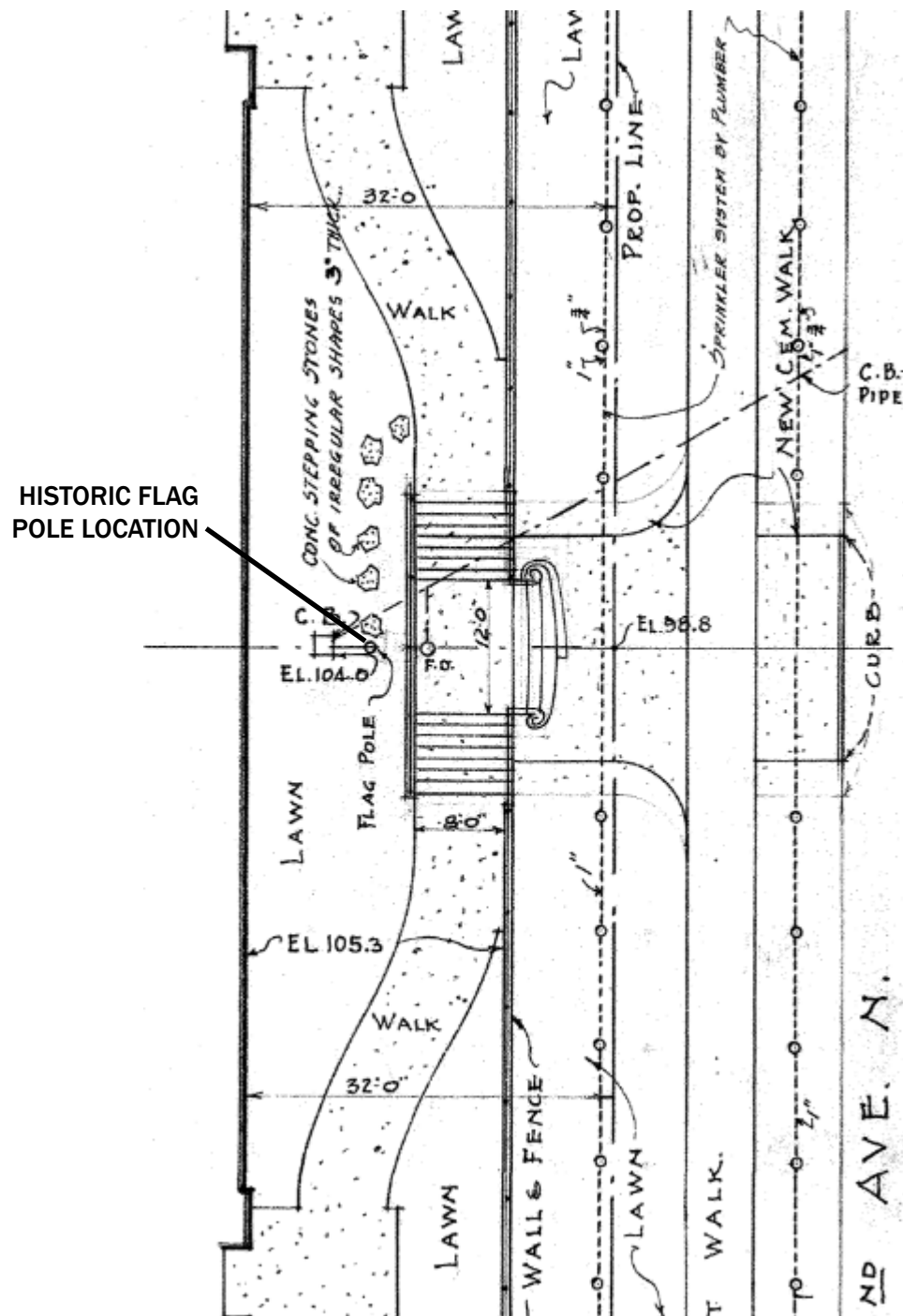
# STAIR REPLACEMENT PROGRESS PHOTOS



Stair photos taken by DLR Group. November 2024

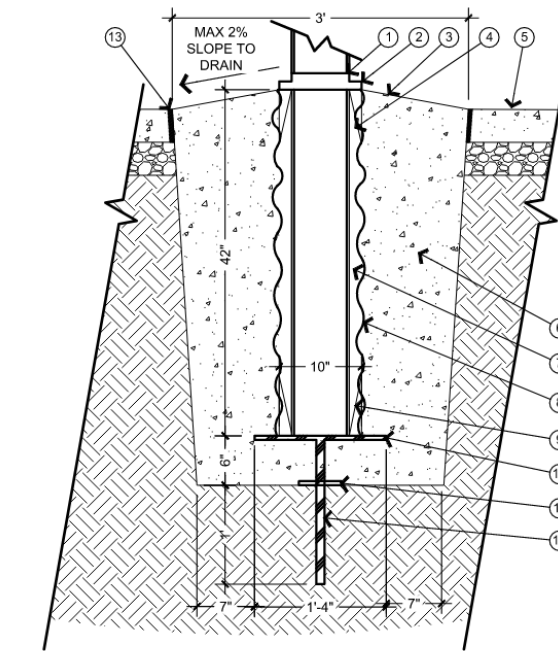
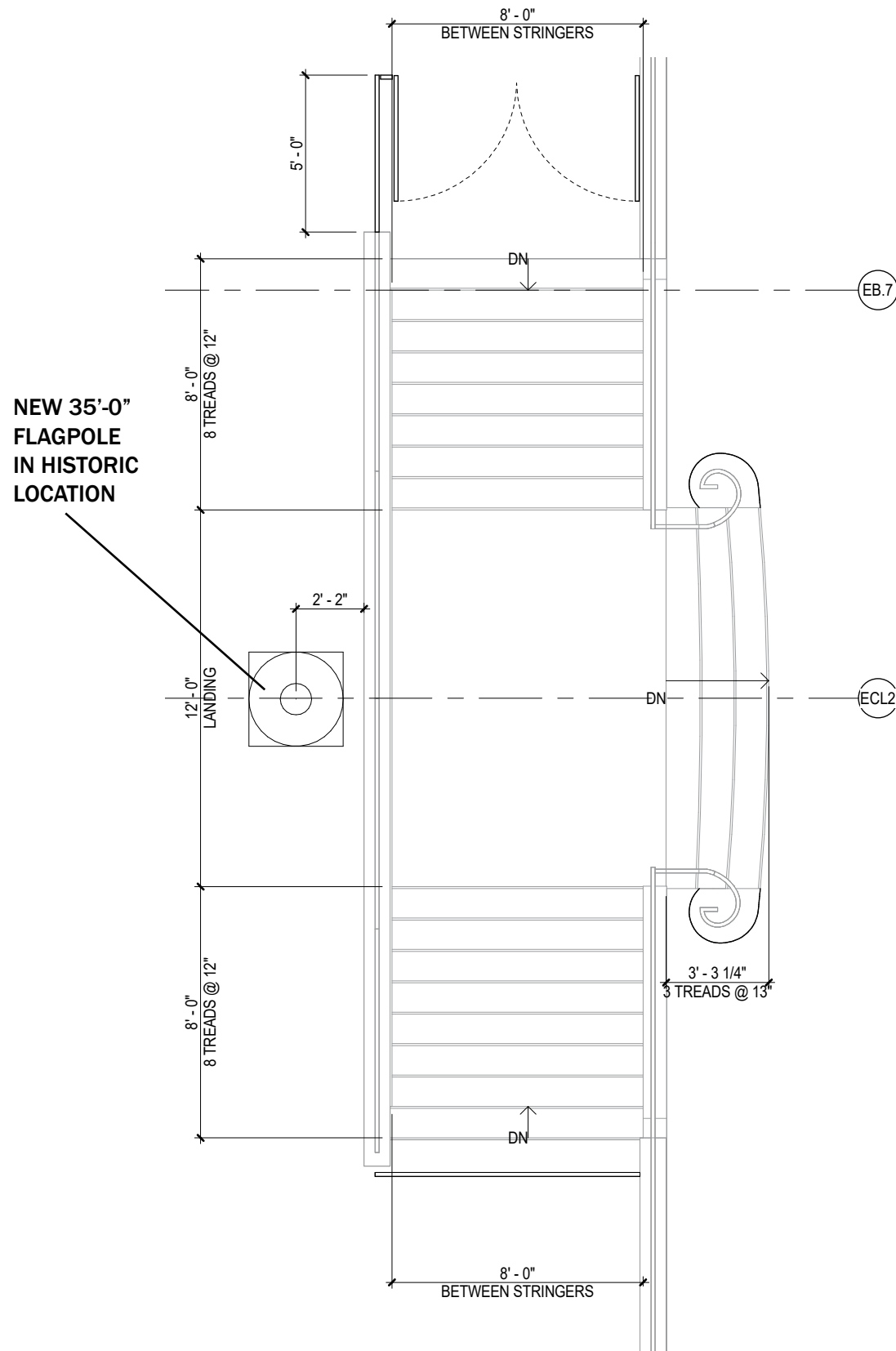


# HISTORICAL/PREVIOUSLY PROPOSED FLAG POLE LOCATION



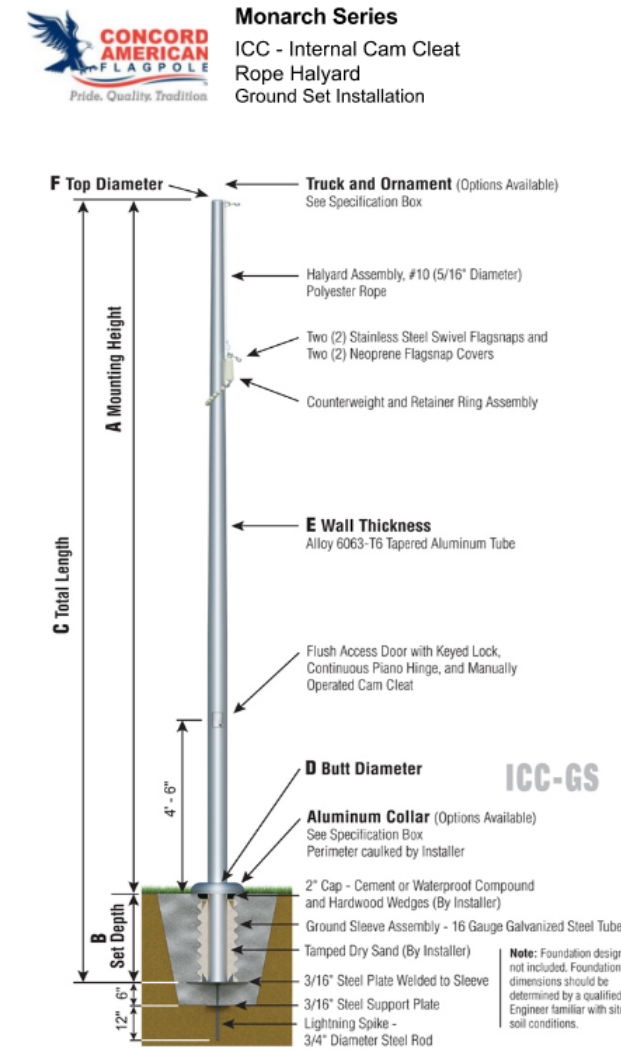
Previous proposed flag pole location per landscape drawings

# RE-LOCATION OF FLAG POLE TO HISTORICAL LOCATION



1. SPUN ALUMINUM FLASH COLLAR
2. SEALANT
3. TOP OF CONCRETE TO SLOPE AWAY FROM PIPE
4. FOUR (4) HARDWOOD SPIKES
5. FINISH SURFACE
6. CONCRETE FOOTING, PER MANUFACTURER'S RECOMMENDATION
7. DRY SAND TAMPED IN PLACE AFTER PLUMBING
8. GALV. FOUNDATION SLEEVE
9. FOUR (4) STEEL WEDGES WELDED TO SLEEVE @ 90° INTERVALS
10. STEEL BASE PLATE
11. STEEL SUPPORT PLATE-WELDED TO SPIKE
12. STEEL GROUND SPIKE
13. ISOLATION JOINT @ ADJACENT CONCRETE PAVING

**9 FLAGPOLE FOOTING**  
SCALE: 1" = 1'-0"



Customer Name: Skanska USA Building Inc.  
 Dealer: American Flagpole & Flag Co. Qty: 1  
 Project: Montlake ES Location:  
 Notes:  
 American Flagpole & Flag Co.  
 1(800) 426-6235  
 info@aflag.com

ICC35D71G-T0Y-02P-C1G-ACL

Flag pole product specification

## ICC35D71 - ACL



NOTE: Flagpole Components on Anodized and Powder Coat flagpoles (excluding specified Ornaments and Ball Trucks) will match flagpole color specified.

Specifications	
A. Mounting Height:	35'
B. Set Depth:	3'-6"
C. Total Length:	38'-6"
D. Butt Diameter:	7"
E. Wall Thickness:	.188"
F. Top Diameter:	3.5"
Flagpole Sections:	1
Shaft Weight:	212 lbs.
Hardware Weight:	18 lbs.
Ground Sleeve Weight:	39 lbs.
* Max Flag Size:	6' x 10'
* Max Wind Speed w/Nylon Flag:	107 mph
* Max Wind Speed No Flag:	167 mph
* Wind Speed Specifications from ANSI/NAAMM FP 1001-07	