

SOUTH PARK NEIGHBORHOOD CENTER: PRESERVING OUR LEGACY – PRESENTATION PACKAGE

Project Summary Narrative

Rehabilitate the South Park Neighborhood Center, maintaining its historic character and role to serve community well-being, while reducing our carbon footprint.

Project Narrative

*For over 100 years, the South Park Neighborhood Center (Seattle Fire Station 26) has served as a neighborhood and cultural anchor for Duwamish Valley communities. Seattle designated it a Landmark (**Ordinance 127083**) in 2024. Our goal is to stabilize and rehabilitate the South Park Neighborhood Center, reducing operating costs and improving usability and comfort, and ensuring this landmark can continue its mission to serve Duwamish Valley communities.*

We hope that this Presentation Package grants us the certificate of approval and supports the SPNC's tenants' objective to deliver services to BIPOC, immigrant, low-income, youth, and senior communities. It enables windows replacement that will: maintain historic building character; reduce greenhouse gas emissions; reduce operating costs for the community serving nonprofits; enable the building to provide a refuge for vulnerable communities during heat and smoke events; and increase comfort for clients and staff.

The certificate meets the Secretary's Standards for rehabilitation in the following ways.

- *Historic Use. The rehabilitation will continue the building's historic use of supporting the health and safety of South Park communities.*
- *Historic Character. The window replacement, will maintain the historic building's character while reducing greenhouse gas emissions, lowering operating costs, and enhancing comfort during heat and smoke events. The windows will meet City approvals.*
- *Historic Significance. The building has protected and supported South Park communities for over 100 years. The proposed work will retain the building's form, which reflects its historic origins as a fire station, and enable it to continue supporting community well-being.*
- *Distinctive Materials, Features, Finishes, and Construction. The project will replace deteriorated windows with aluminum-clad wood, double-hung, divided light, insulating windows that have the same look as originals. Villa's consultants contacted window contractors, who determined it is not possible to add insulating glass to the existing windows.*

This would greatly compromise the efforts to reduce greenhouse emissions for heating and cooling and protect from increased heat and smoke events during the summer months, which impacts seniors and others served by the building tenants.

- *Preserve Building Character. The replacement of deteriorated windows, with aluminum-clad wood, double-hung, divided light, insulating windows will have the same character as the originals and meet City of Seattle approvals.*

Public Benefit

Villa Comunitaria and partners provide programs and services in the Center, and it's used by many community groups and the City of Seattle for meetings and events that attract diverse families, including: Latine, Khmer, Vietnamese, indigenous from North and South America, and African American. The building hosts the Chinese New Year, Posada's celebration, Small Businesses Fair that connects art and craft, and Theater and Circles of conversations.

The Certificate will ensure this landmark can continue its historic mission to serve Duwamish Valley communities, by stabilizing the building, reducing operating costs and improving usability and comfort and ensuring safety for community nonprofits and their clients. They provide benefits including:

- *Villa Comunitaria evolved since 2005 to provide programs designed by its participants. Many former participants and volunteers are now active leaders. The culmination of this work is due to a cadre of Promotoras Comunitarias that have put their work into action. Leadership development in the Latinx population started in 2013 and it's successful because people that serve the community are part of the community. Villa Comunitaria empowers families in ways that are culturally relevant. Programs helping Latine immigrants navigate the complexities of immigration, housing, health, education, and the legal system so they can thrive.*
- *South Park Senior Center serves those over 55 as they explore healthy, active lives. Programming includes dinners, fitness classes, Karaoke, dancing, Bingo, book clubs, and field trips. SPSC also provides social services (in Spanish, Khmer, and Vietnamese), assisting with housing, food resources, government benefits, medical support, transportation, and translation/interpretation.*
- *Providence-Regina House operates a food and clothing bank and provides referral information. They provide free flu shots, health and nutrition information, seeds and plant starts, food stamp education, and blood pressure screenings. Regina House also sponsors seasonal holiday programs.*
- *Duwamish Valley Youth Corps is a youth engagement program focusing on environmental justice and job skills. Most of the Valley's youth are children of color, most are members of low-income households, and many are immigrants and/or non-native English speakers. DVYC believes that providing thoughtful, curriculum-based, and hands-on activities will give youth the arena they need to grow and achieve.*
- *Seattle Neighborhood Group is a crime prevention and community building nonprofit since 1989. They educate, organize, and collaborate with residents, businesses, government and*

organizations to create safe communities through equitable engagement, with a focus on underserved populations.

- *Amigos De Seattle Radio is a nonprofit whose mission is to help the community with information on education, folklore, art, health, the environment, and communication.*
- *Danza Azteca is an organization that hosts presentations, historical workshops, artistic projects, and community engagement events. They host the Yankuik Xihuitl New Year ceremony in March with the belief that we have the power to change ourselves and come together collectively to empower our community for self-determination through their rich history and traditions.*
- *Puget Sound Clean Air Agency has operated since 2002 a particulate matter, middle-scale, air monitoring site. Installation, operation, maintenance, repair, removal, or replacement relating to the monitoring site was also facilitated by the Agency.*

Comparison – Restoration vs. Replacement

Total – Cherry Creek: **\$33,181.96**



Cherry Creek Windows &
Doors
2420 N 45th St, Seattle WA
98103
206.547.4162
www.cherrycreekwindows.com

QUOTE: 25-6149-01
DATE: 6/9/2025

BILL TO:

South Park Community Center
8201 10th Ave S
Seattle WA 98101

SHIP TO:

South Park Community Center
8201 10th Ave S
Seattle WA 98101

COMMENTS OR SPECIAL INSTRUCTIONS:

Estimated timeframe is 14-20 weeks from time of order release or final measurements.

Disclaimer: This information represents a projected target date but does not guarantee shipment times.

Charges for additional services such as storage and/or multiple deliveries (if applicable) are not included in the totals.

If multiple deliveries are requested, each extra delivery will be billed for at the following rate: n/a

Storage will be billed for at the following daily rate (see Terms and Conditions): n/a

REP	CUSTOMER JOB NAME / PO	SHIP VIA	TERMS
Holly Constantine	South Park Community Center [HCC]	Our Truck By Installers	75% At Time Of Order, 25% At Install

QTY	DESCRIPTION	UNIT PRICE	TOTAL SELL
1	Marvin - Ultimate - Qty: (13) Windows	\$22,394.04	\$22,394.04
1	Cherry Creek Installation - Installation of windows (see notes in quote)	\$7,475.00	\$7,475.00
1	Cherry Creek Delivery - Delivery to jobsite on day of installation.	\$200.70	\$200.70

IF PAYING BY CREDIT CARD:
GRAND TOTAL: \$34,177.42
DUE AT ORDER: \$25,633.06
REMAINING BALANCE: \$8,544.35

TAX RATE 10.350%

SUB TOTAL	\$30,069.74
SALES TAX	\$3,112.22
GRAND TOTAL	\$33,181.96
DUE AT ORDER	\$24,886.47
REMAINING BALANCE	\$8,295.49

Please make all checks payable to Cherry Creek and mail to:
2420 N 45th St, Seattle WA 98103
Please be sure to include the order number 25-6149 - 01 in the memo
line of check

Thank you for your business!

Cherry Creek was pursued at the city's recommendation. Cherry Creek is a well-established vendor and has played a key part in the Leona Condominium's renovation project. The owners of the condos have been presented with a stewardship award by the Queen Anne Historical Society. This played a significant role in our decision-making process. This approach will also set the groundwork for ensuring that the SPNC eventually transforms into a resilience hub for vulnerable communities in times of environmental distress. As past years have demonstrated, residents of South Park and South Seattle are particularly susceptible to Duwamish River floods, summer heat, and summer wildfires.

Total – Window King: **\$17,645.51**

South Park Community Center
8319 8th Ave. S
Seattle, WA 98108

Attn: Jorge Solis-Munoz



Window King

Date: February 26, 2025

Per item based estimate

Window King
567 Wayne's Ridge Circle
Camano Island, WA
98282
(360) 387-6100
windowking@mail.com
windowkingseattle.com

Work to be performed:

I am proposing to remove specified window sashes from openings and do the following:
~Label asbestos containing glazing putty that needs to be removed by abatement company of your choosing and responsibility
~sashes will be picked up and taken to offsite shop
~remove existing hardware, clean, and replace
~prep for painting by use of steam machine, scraping, and/or sanding
~repair any damaged sash using dowels, stainless steel screws, and other appropriate fasteners
~rebuild damaged wood with epoxy to ensure reinforcement
~single coat oil based primer applied at previously painted surfaces
~painting, two coats finish paint applied on top of primer coats (owner provides finish paint)
~replace broken glass
~glass cleaned

At the window opening of double hung widow:

~new sash ropes installed as needed
~new left & right parting beads for double hung windows installed as needed
~sashes reinstalled in working order
~spring bronze rolled weatherstripping installed at left and right jambs of double hung
~sash weight pocket cover cut into jamb if none exists to gain access to sash weights
~1/4" plywood used for temporary weather protection while sashes are in shop

Exclusions:

~use of chemicals for paint removal
~restoration or painting of window opening (jamb, stool, interior stops, etc.)
~glass cleaning after installation
~new pulleys or sash weights or locking hardware to replace missing
~providing of swing stage or any scaffolding

Duration:

~excluding abatement work on putty, Window King work will be completed approximately 8 weeks after start date

Description	Quantity	Unit Price	Cost
restoration double hung sashes, 6 lights over 1	13	1,000.00	13,000.00
weatherstripping installed at double hung windows, left and right jamb	13	145.00	1,885.00
new glass to replace broken (quantity estimated not known at this time)	8	140.00	1,120.00
Sub Total			16,005.00
Tax (Seattle rate)		10.25%	1,640.51
Total			\$17,645.51

Villa Comunitaria, as the managing lease tenant, weighed out the options between restoration of the windows and replacement. A proposal from Window King detailed the option to restore the 13 windows at the SPNC; however, Window King did not have the means to restore the windows at a level necessary to meet the needs of the community. One prominent concern was Window King's inability to provide double-pane windows that reduce the building's environmental impact. The second concern was Window King's inability to perform asbestos abatement on existing putty.

South Park Neighborhood Center – Villa Comunitaria
Former Fire Station #26
8201 10th Avenue S



1921 photo – East and North sides



Contemporary photo – East and North sides



Contemporary photo – East side with main entry



Contemporary photo – East side – historic dormer window



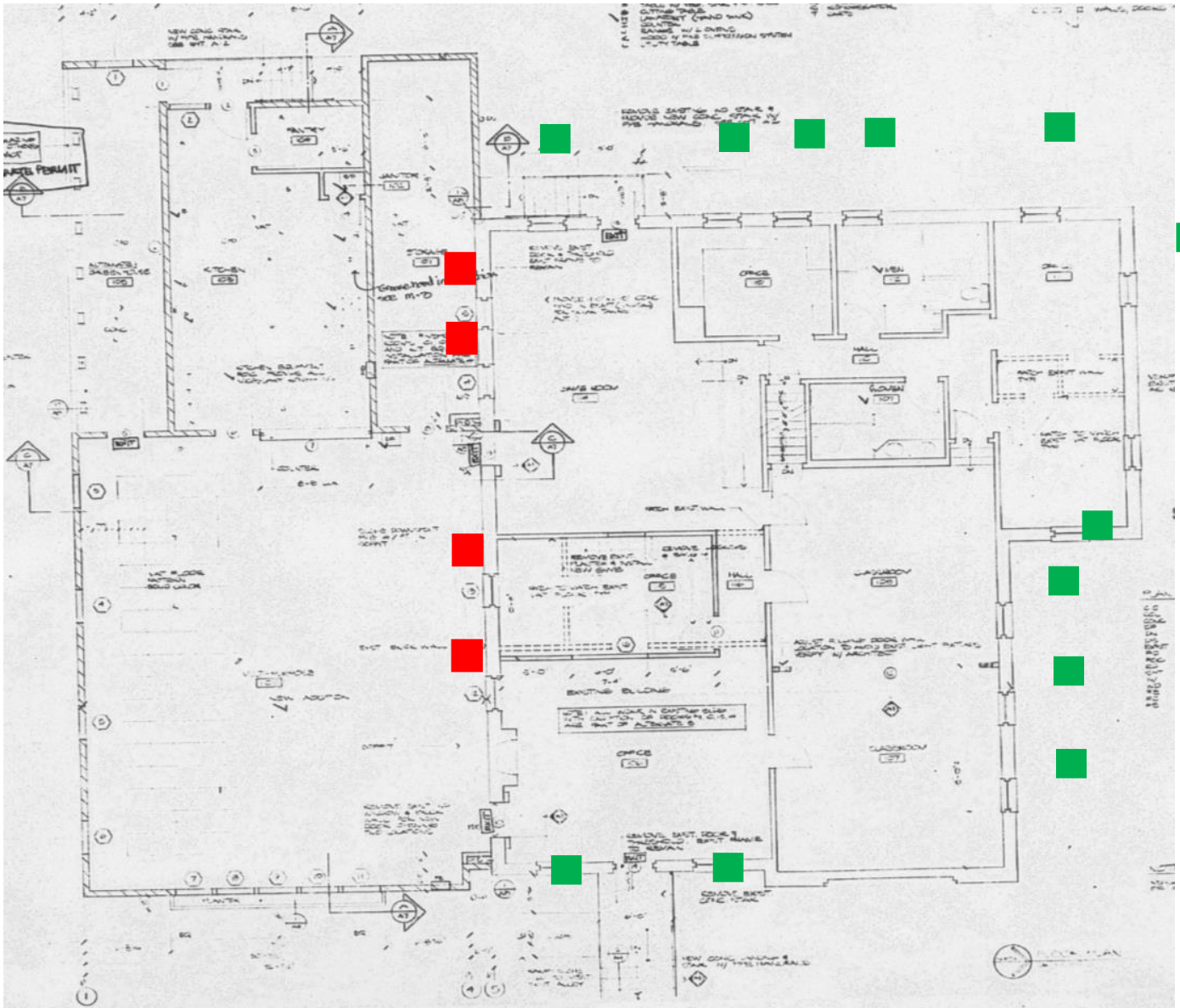
Contemporary photo –North side with historic dormer windows



Contemporary photo –North and West sides



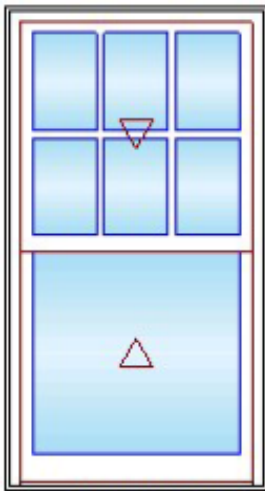
Existing - exterior window (left) and former exterior/now interior window (right)



Proposed replacement of 13 double-hung windows on the main floor (green tags)

4 original double-hung windows at building interior main floor to remain intact (red tags)

All dormer windows at roof to remain intact



As Viewed From The Exterior

Entered As: IO

FS 31 5/8" X 58 41/64"

IO 32" X 58"

Egress Information

Width: 27 15/16" Height: 24 17/64"

Net Clear Opening: 4.71 SqFt

Performance Information

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.18

Visible Light Transmittance: 0.41

Condensation Resistance: 55

CPD Number: MAR-N-441-01617-00001

ENERGY STAR: S

Performance Grade

Licensee #1149

AAMA/WDMA/CSA/101/I.S.2/A440-11

LC-PG50 1153X2215 mm (45.38X87.19 in)

Water Resistance: 7.52 psf

LC-PG50 DP +50/-50

FL28134

Paint Specification

Clad Exterior Color: AAMA 2605

Ebony Clad Exterior

Painted Interior Finish - White - Pine Interior

Ultimate Double Hung Insert G2

Inside Opening 32" X 58"

14° Degree Frame Bevel

Top Sash

Ebony Clad Sash Exterior

Painted Interior Finish - White - Pine Sash Interior

IG

Low E3 w/Argon

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 3W2H

Ebony Clad Ext - Painted Interior Finish - White - Pine Int

Ogee Interior Glazing Profile

Bottom Sash

Ebony Clad Sash Exterior

Painted Interior Finish - White - Pine Sash Interior

IG - 1 Lite

Low E3 w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile

White Interior Weather Strip Package

Black Exterior Weather Strip Package

Oil Rubbed Bronze Sash Lock

Oil Rubbed Bronze Top Sash Strike Plate Assembly Color

1 Per Unit Oil Rubbed Bronze Sash Lift

Extruded Aluminum Half Screen

Ebony Surround

Bright View Mesh

3 1/4" Jambs

***Note: Unit Availability and Price is Subject to Change

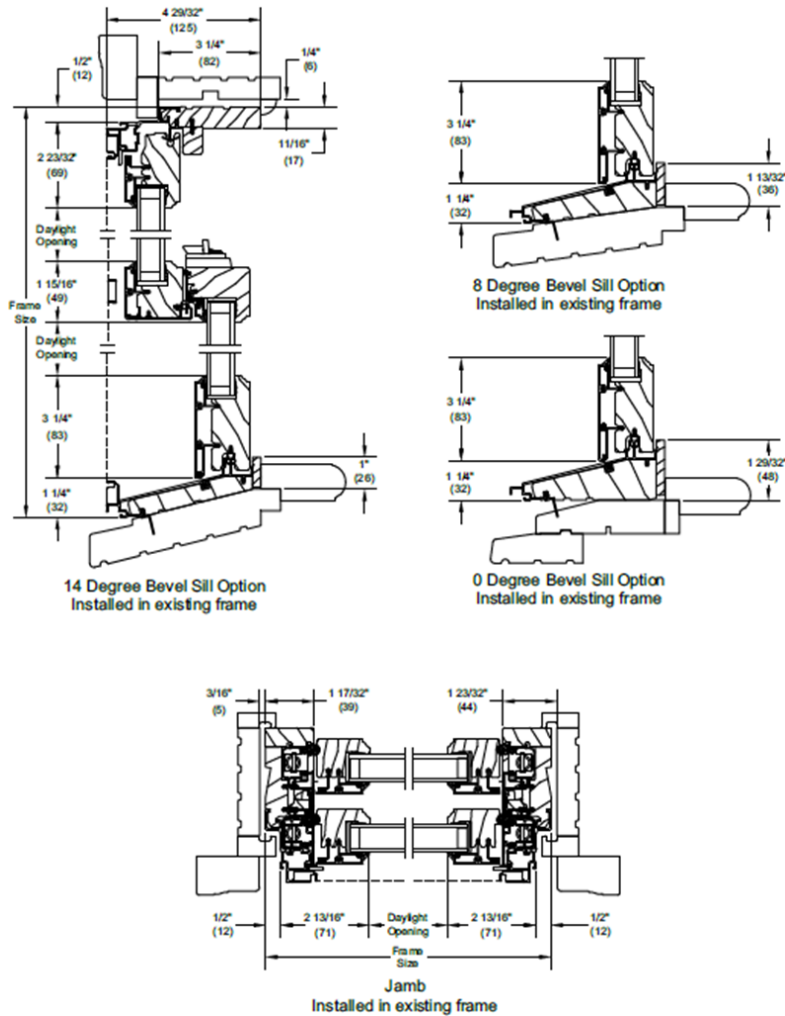
Example of proposed window replacment unit



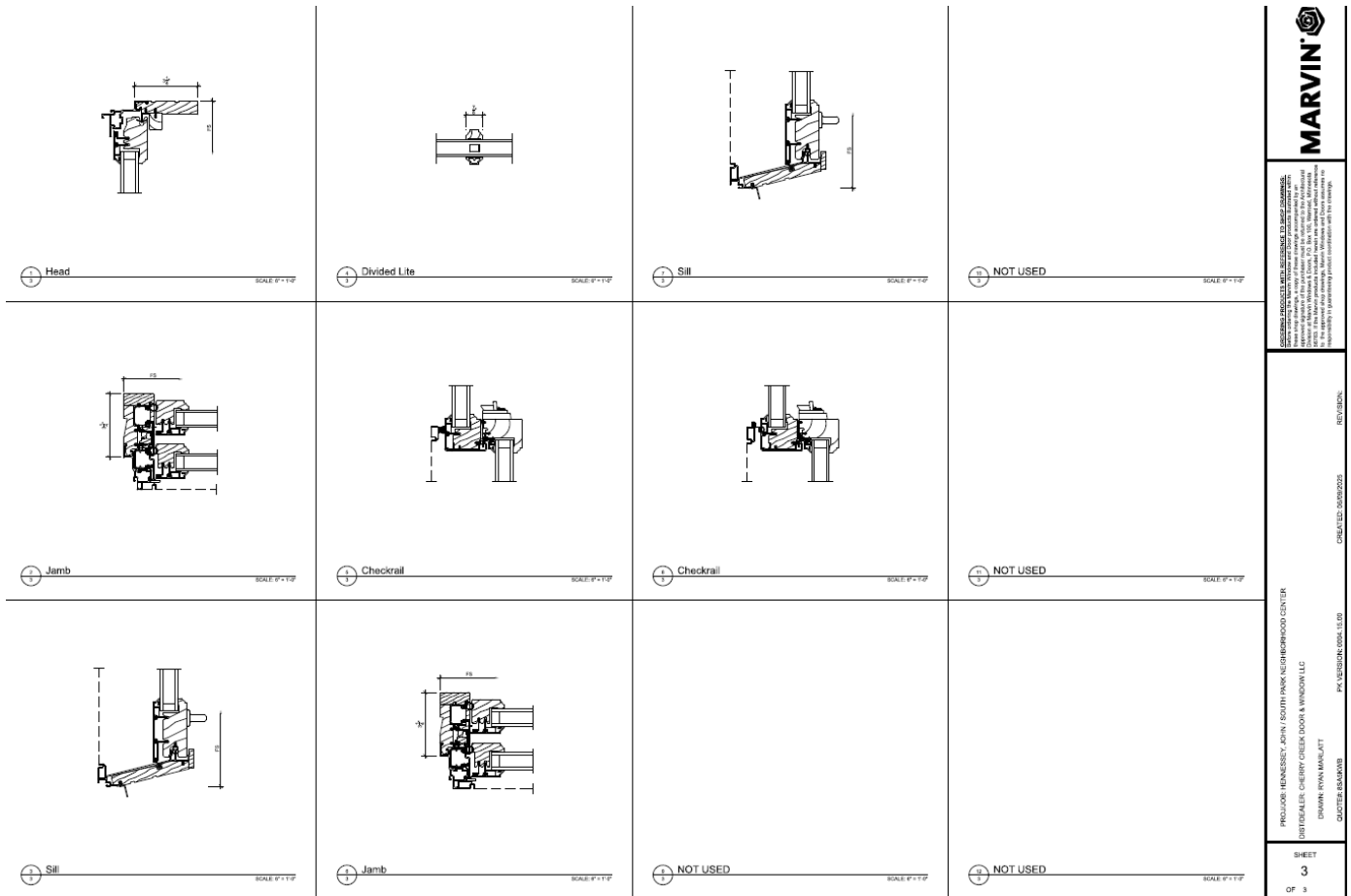
Ultimate Double Hung Insert G2

Section Details: Operating

Scale: 3" = 1' 0"



Typical details for proposed replacement window – Aluminum-clad wood, double-hung window with full screen; existing wood frame and brick mould to remain intact



Exterior Finish

A high-quality window deserves a dependable finish. Our low maintenance clad-wood products feature an extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking. Our palette of 19 color options spans from muted, earthy tones to bold, rich colors and three pearlescent finishes. Custom color matching is also available to meet any design vision.

Custom Colors

Any color. Any window or door. You name it. No matter what your inspiration for a custom window or door color, Marvin will match it. You get any color your heart desires, with your own personal custom color name and a 20-year warranty. See your Marvin dealer for details and ask about special pricing.



Interior Finish

Painted Wood

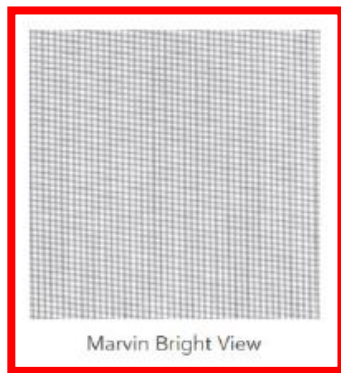
Painting on the job site or scheduling off-site finishing is an extra step that takes time and coordination. Choose our primed white or white painted interior finish option on any Marvin pine windows and doors with a wood exterior, or an additional designer black paint option for products with an aluminum-clad exterior. Your windows and doors will arrive factory-painted and ready to install.

You can count on consistency with our process, as every piece of wood receives a coat of prime and is sanded before being painted. The paint is baked twice in an oven before your window or door is built to create a consistent, durable and high-quality painted finish that performs to the industry standard.

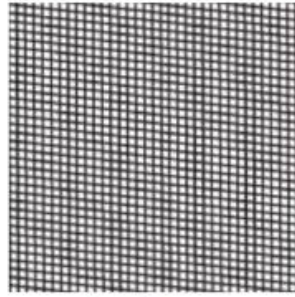
Finish samples are approximate and colors on screen can vary. Visit your local dealer to see actual color samples.



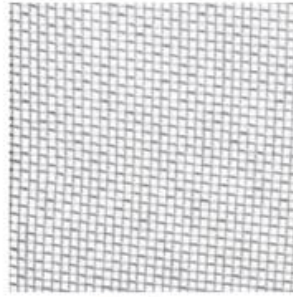
Screens



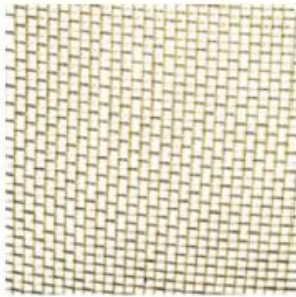
Marvin Bright View



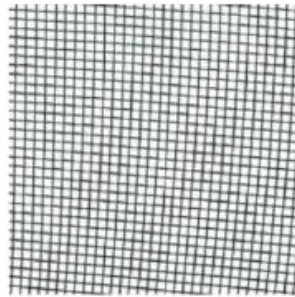
Black Aluminum



Bright Aluminum



Bright Bronze



Charcoal Aluminum



Screen configuration examples – full height – ignore window colors shown

Image of the Leona Condominiums (Seattle Landmark) with original white windows



Circa 1920 image of the Leona advertising apartments for rent. (source: Queen Anne Historical Society)

Image of the Leona Condominiums with replaced black windows (window replacement approved by the Landmarks Board in 2023):



Image of the Leona Condominiums with replaced black windows:



Image of the Leona Condominiums with replaced black windows:

