



LANDMARKS PRESERVATION BOARD BRIEFING

THE GARDEN HOUSE RENOVATION

2024/02/15

Presented by Mia Ho/Matt Purvis

CONTENTS:

BACKGROUND

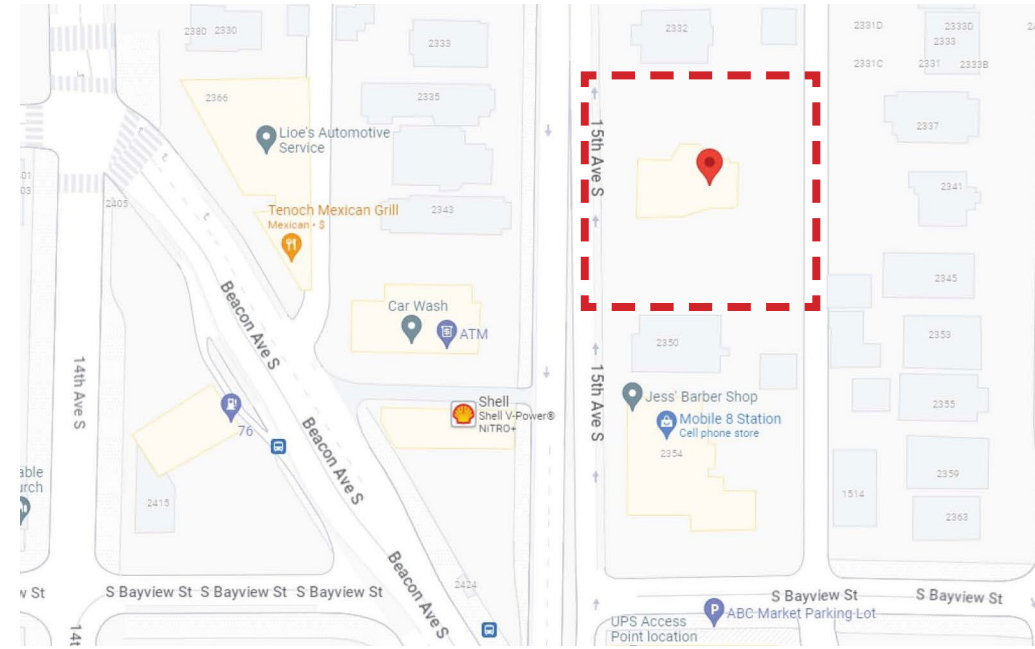
SCOPE OF WORK

- » LANDSCAPING IMPROVEMENT
- » ADA RAMP
- » ROOFING REPLACEMENT & EXTERIOR PAINT
- » WINDOW REPLACEMENTS
- » EXTERIOR LIGHTING FIXTURES & VENT
- » STAIR HANDRAIL & GUARDRAIL

BACKGROUND | SITE INFO

THE GARDEN HOUSE

- » ADDRESS: 2336 15TH AVE. S., SEATTLE
- » NAMES: TURNER-KOEPF HOUSE / JEFFERSON PARK LADIES' IMPROVEMENT CLUB / BEACON HILL GARDEN HOUSE
- » LOT AREA: 0.41 ACRES
- » FLOOR AREA: 4420 SQFT
- » STORIES: 2 STORIES & ATTIC
- » CONSTRUCTION DATE: 1886
- » BUILDER: J.D. DUNCAN
- » ARCHITECTURAL STYLE: ITALIANATE AND QUEEN ANNE
- » STATUS: SEATTLE LANDMARK
- » OWNER: HISTORIC SEATTLE



BACKGROUND | EXISTING CONDITIONS

» EXISTING BUILDING EXTERIOR



1 NORTH ELEVATION
N.T.S.



2 WEST ELEVATION
N.T.S.



3 SOUTH ELEVATION
N.T.S.



4 EAST ELEVATION
N.T.S.

BACKGROUND | EXISTING CONDITIONS

» EXISTING CONDITIONS



MAIN ROOM



MAIN STAIR



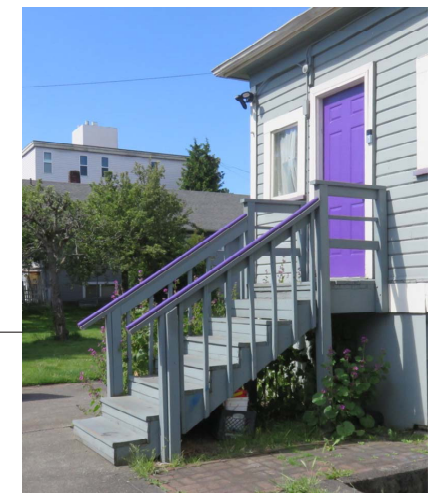
RAMP



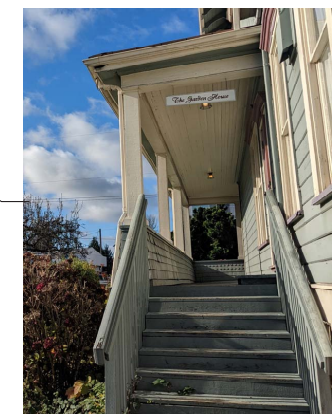
GAZEBO



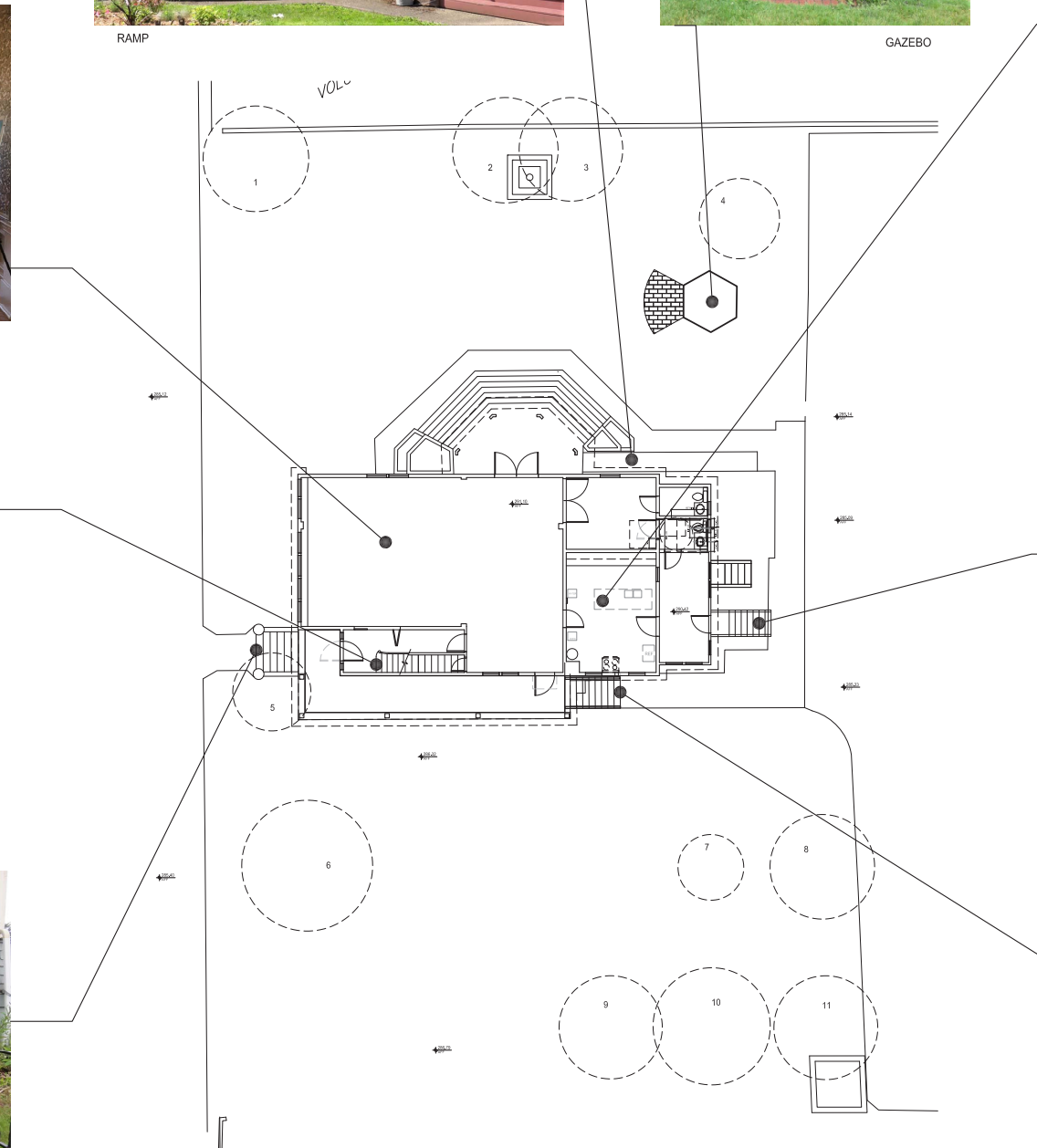
MAIN KITCHEN



STAIR TO EAST PORCH

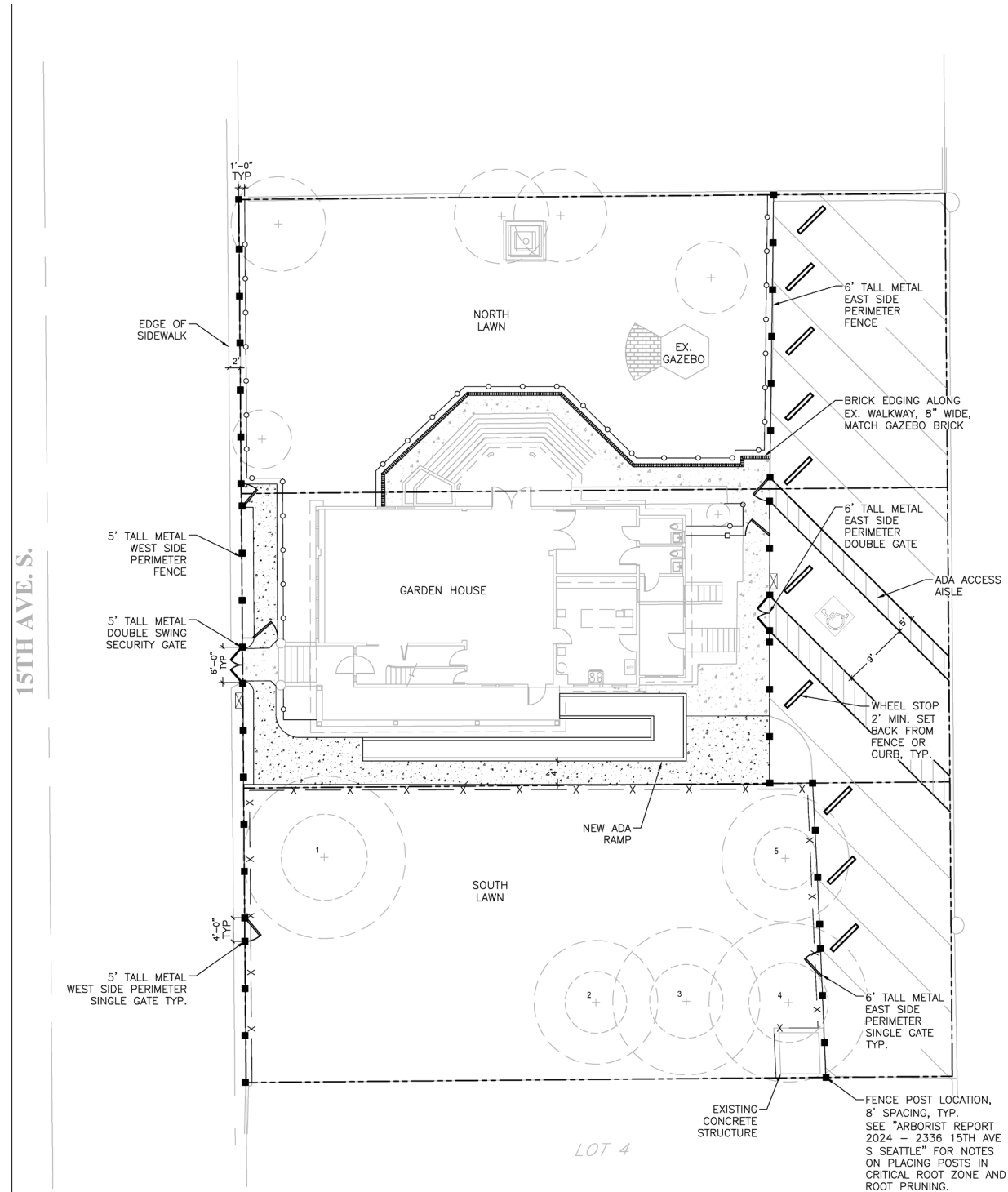


STAIR TO EAST PORCH



SOW | LANDSCAPING IMPROVEMENT

» PROPOSED SITE PLAN/LANDSCAPING



PROPOSED SITE/HARDSCAPE PLAN

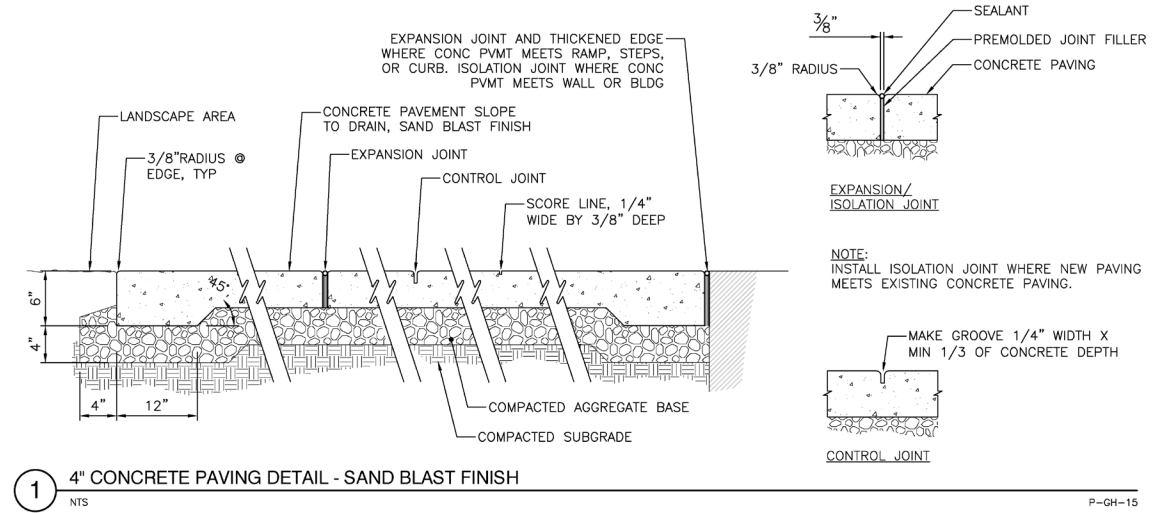
» PROPOSED HARDSCAPE/PAVING



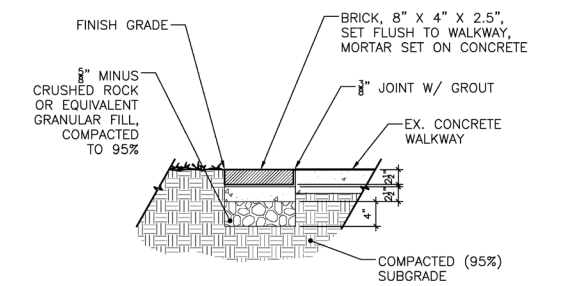
EXISTING HARDSCAPE & BRICK PAVING



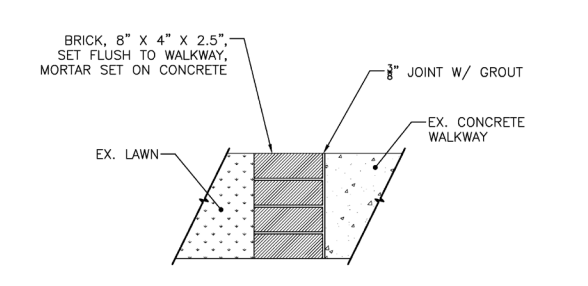
PROPOSED HARDSCAPE/PAVING



1 4" CONCRETE PAVING DETAIL - SAND BLAST FINISH



2 BRICK EDGE FOR EX. CONCRETE WALKWAY - SECTION



3 BRICK EDGE FOR EX. CONCRETE WALKWAY - PLAN VIEW

PROPOSED HARDSCAPE DETAILS

Site | LANDSCAPING IMPROVEMENT

» EXISTING FENCES

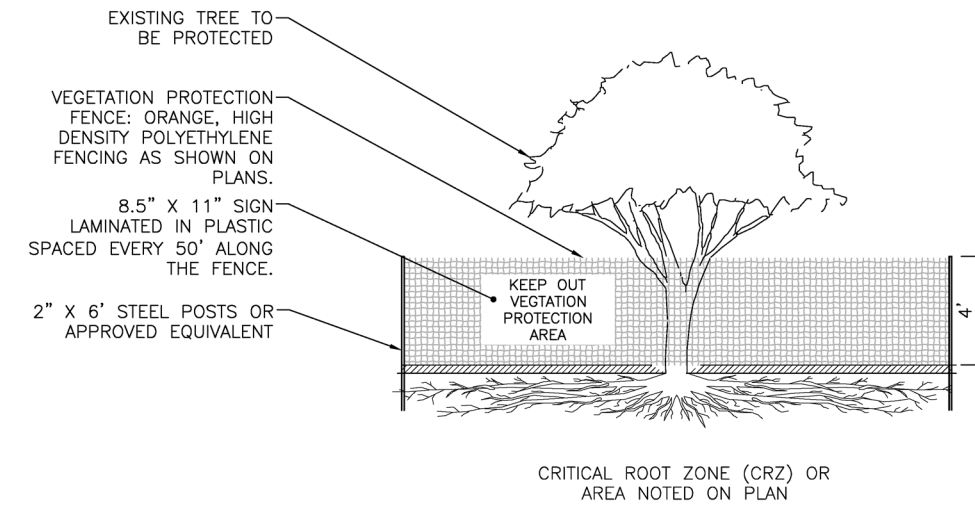


EXISTING FENCE @ SW (15TH AVE)



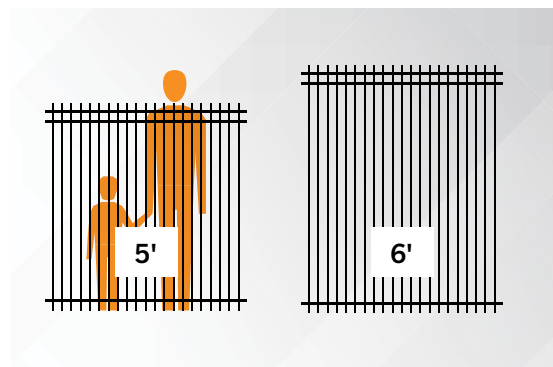
EXISTING FENCE @ SE (NO FENCE)

» PROPOSED TREE PROTECTION

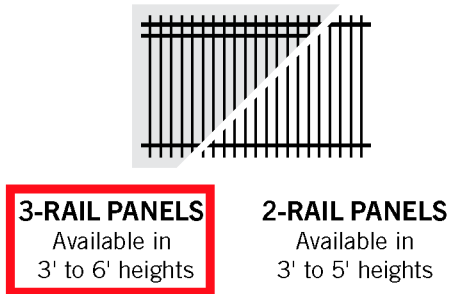


VEGETATION PROTECTION FENCING

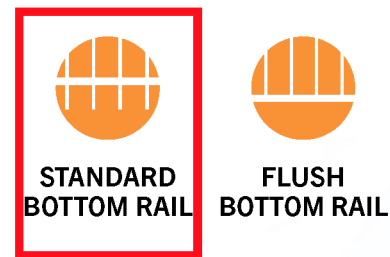
» PROPOSED FENCES



PANELS



BOTTOM OPTION

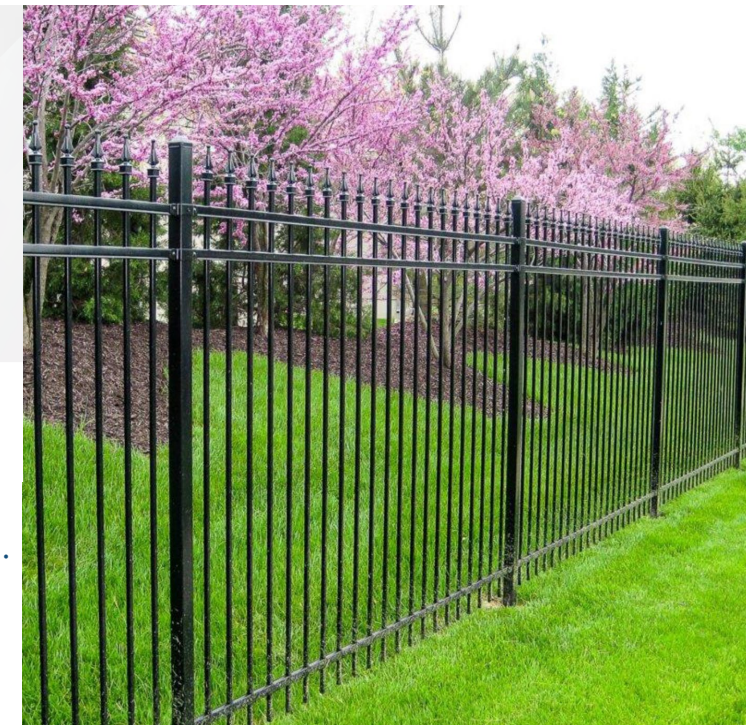


PICKET SPACING



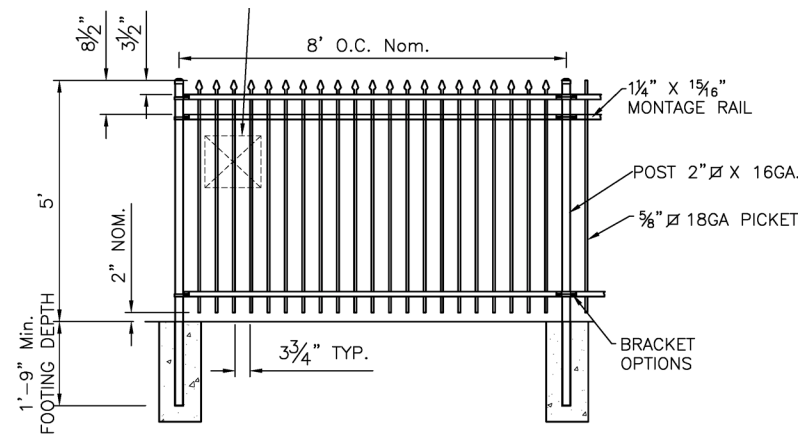
MONTAGE GENESIS 11

PROPOSED FENCE:
Montage Genesis, 3-Rail Panels, Standard Bottom Rail, 4" gap, black fences.
5' at west side, 6' at east side.

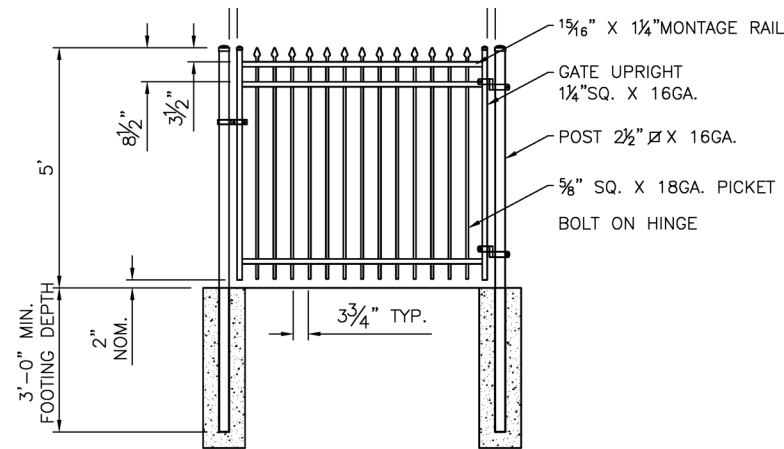


Site | LANDSCAPING IMPROVEMENT

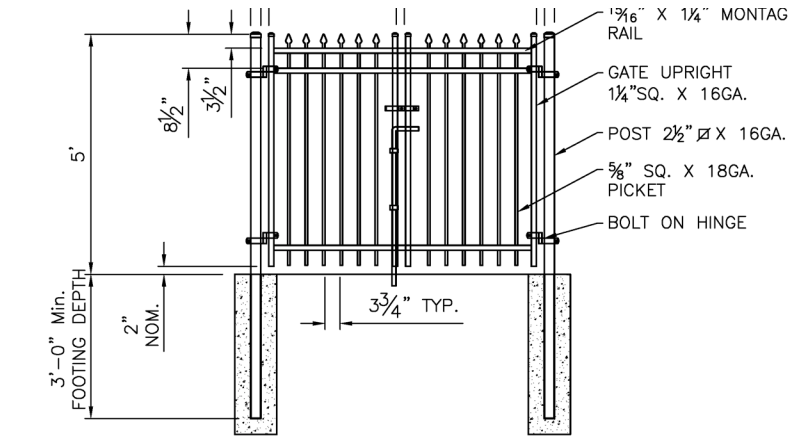
» PROPOSED FENCES & GATES



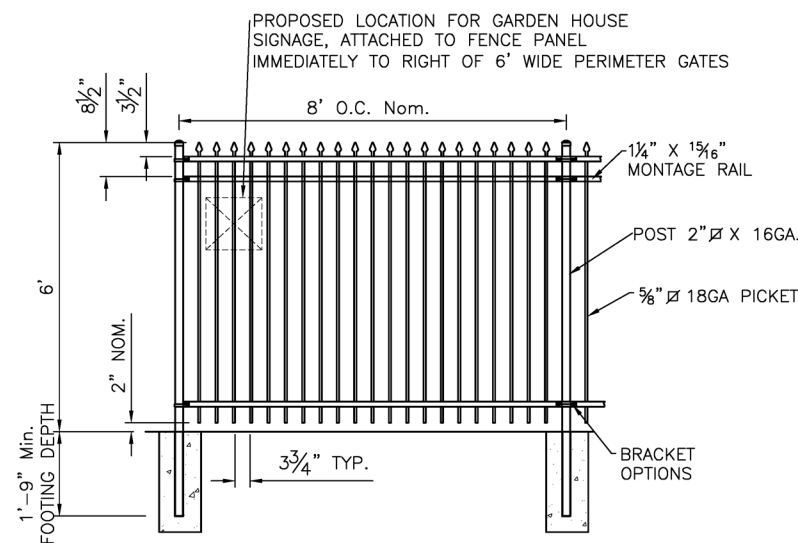
1 5' TALL PERIMETER FENCE
1/2" = 1'-0" P-GH-14



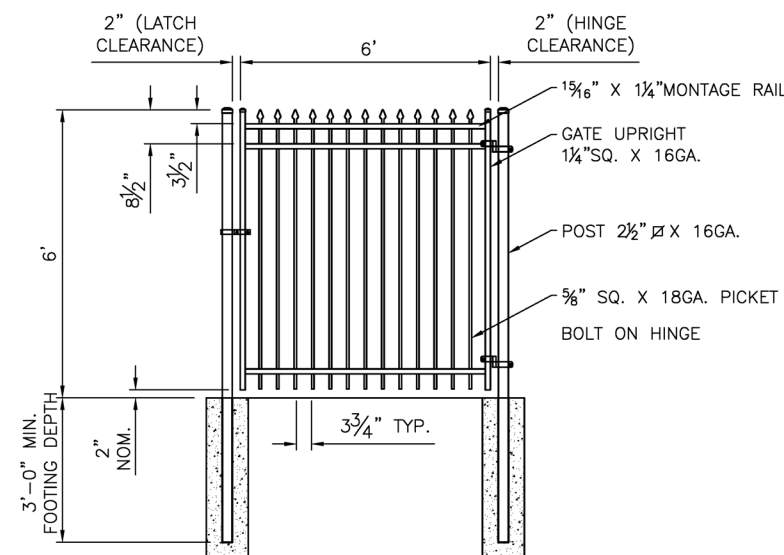
2 5' TALL PERIMETER SINGLE GATE
1/2" = 1'-0" P-GH-13



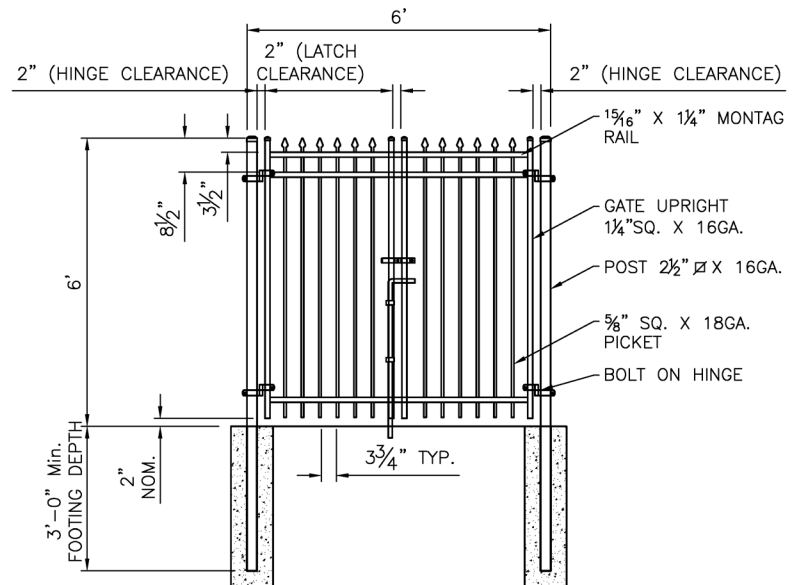
3 5' TALL PERIMETER DOUBLE GATE
1/2" = 1'-0" P-GH-12



4 6' TALL PERIMETER FENCE
1/2" = 1'-0" P-GH-04



5 6' TALL PERIMETER SINGLE GATE
1/2" = 1'-0" P-GH-19

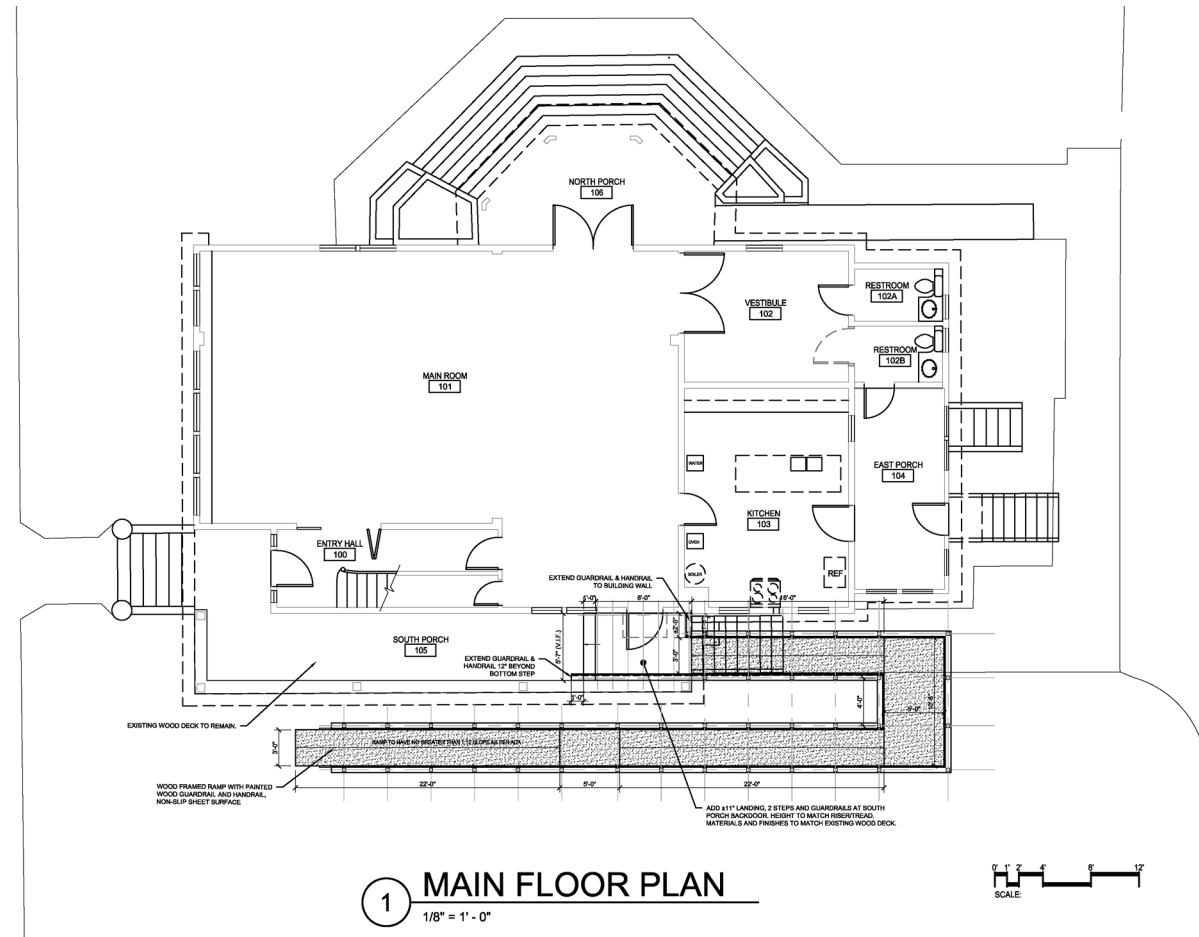


6 6' TALL PERIMETER DOUBLE GATE
1/2" = 1'-0" P-GH-18

PROPOSED FENCE DETAILS

SOW | ADA RAMP

» PROPOSED ADA RAMP

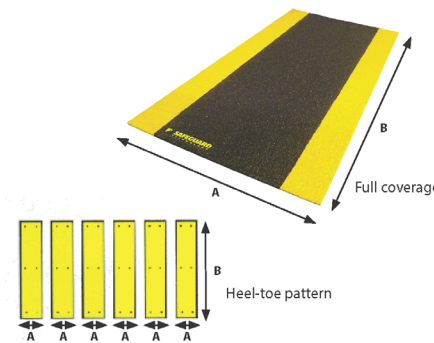


PROPOSED RAMP @ SOUTH ELEVATION

» PROPOSED ANTI-SLIP COVER



Hi-Traction® Anti-Slip Walkway Covers



Safeguard® Hi-Traction® Anti-Slip Walkway Covers are not load-bearing but are installed over existing path (or any flat surface). They are sized to meet your specifications with Width (A) and Length (B) made to order. Covers can be configured to fit around non-movable elements. Large areas can be covered with multiple pieces or in a heel-toe pattern to create a designated safe walking path. Custom sizes and styles are available. Walkway Covers are generally up to 2" (50 mm) smaller than the area to be covered to allow for seasonal expansion and any irregularities in the floors and walls.

BASE MATERIALS	THICKNESS	MAX SIZE (A x B)
1/8" Pultruded Fiberglass (FRP)	0.125" (3 mm)	48" x 96" (1.2 m x 2.4 m)
1 mm Molded Fiberglass (FRP)	0.04" (1 mm)	48" x 96" (1.2 m x 2.4 m)
Vinyl (Flexible PVC)	0.015" (0.5 mm)	48" x 48" (1.2 m x 1.2 m)
G90 Galvanized Steel, 18 g	0.05" (1.2 mm)	48" x 96" (1.2 m x 2.4 m)
#316 Stainless Steel, 18 g	0.05" (1.2 mm)	48" x 96" (1.2 m x 2.4 m)
Heavy Duty Aluminum, Marine Grade	0.28" (7 mm) <i>other sizes available</i>	48" x 96" (1.2 m x 2.4 m)
Flexible Geomembrane Roll-Traction®, 60 mil	0.068" (1.72 mm)	58" x 600" (1.5 m x 15 m)

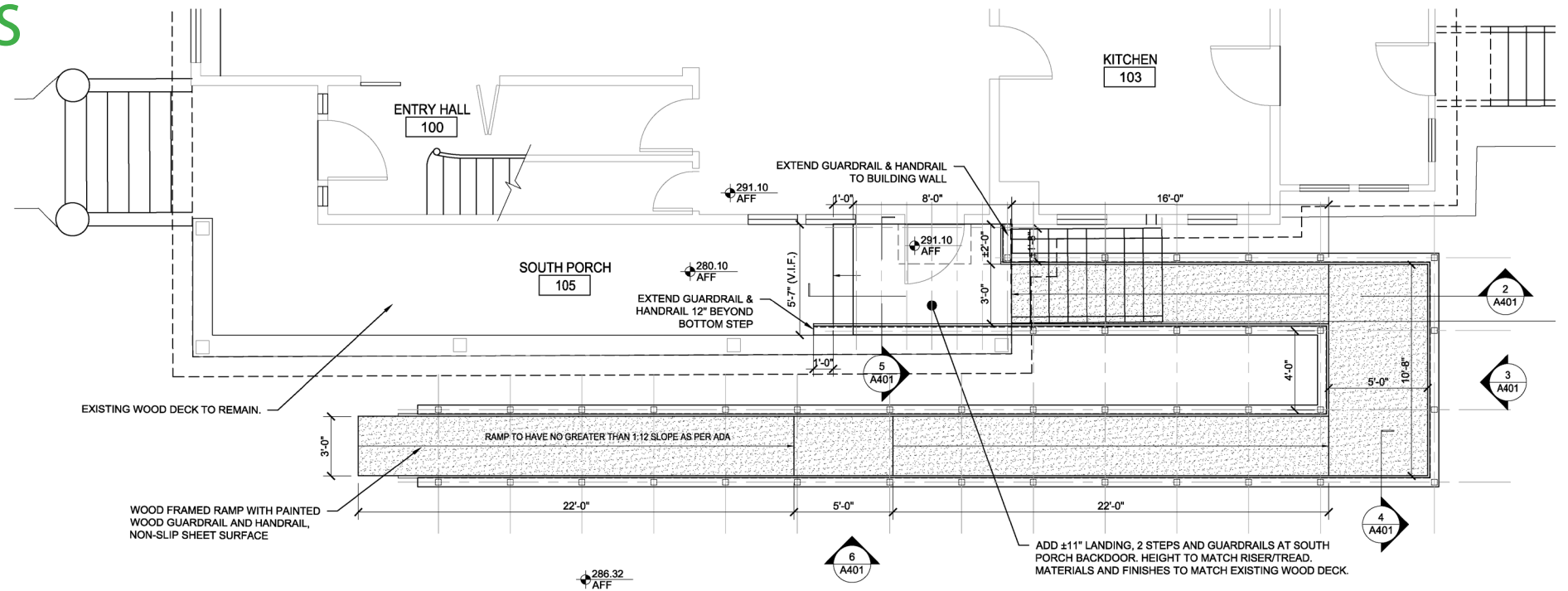
PROPOSED ANTI-SLIP WALKWAY COVER:
SAFEGUARD Hi-Traction, 1/8" Pultruded Fiberglass, Gray color.

SOW | ADA RAMP

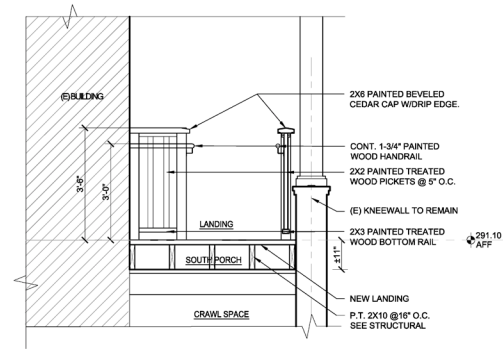
» PROPOSED RAMP MATERIALS & DETAILS



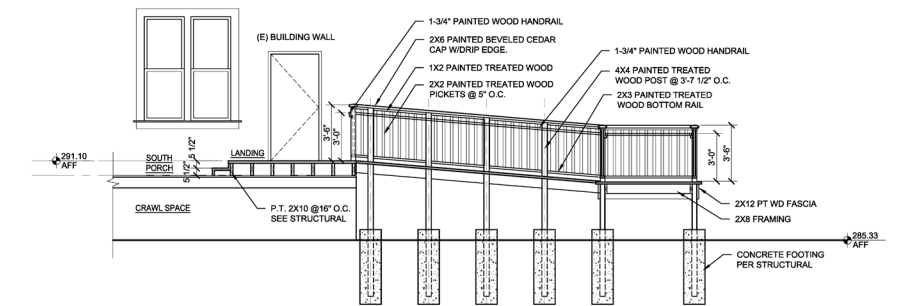
EXISTING & PROPOSED RAMP MATERIAL



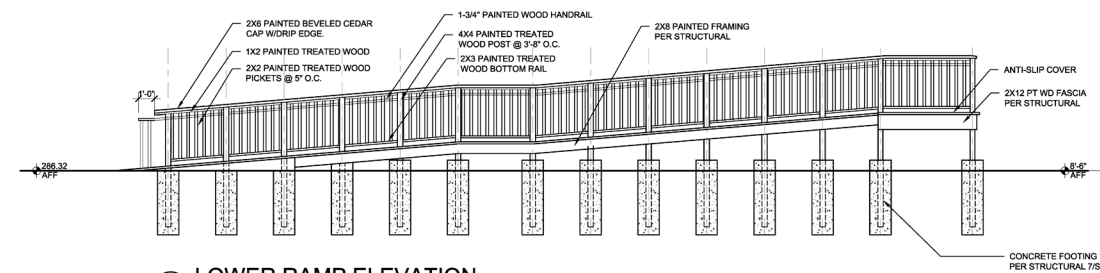
1 ENLARGED PLAN - ENTRY AND SOUTH PORCH
SCALE: 1/4" = 1'-0"



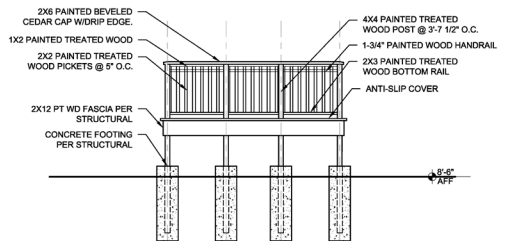
5 LANDING SECTION
SCALE: 1/2" = 1'-0"



2 RAMP ELEVATION - UPPER SECTION
SCALE: 1/4" = 1'-0"



6 LOWER RAMP ELEVATION
SCALE: 1/4" = 1'-0"



3 PLATFORM ELEVATION
SCALE: 1/4" = 1'-0"

SOW | ROOF REPLACEMENT & EXTERIOR PAINT

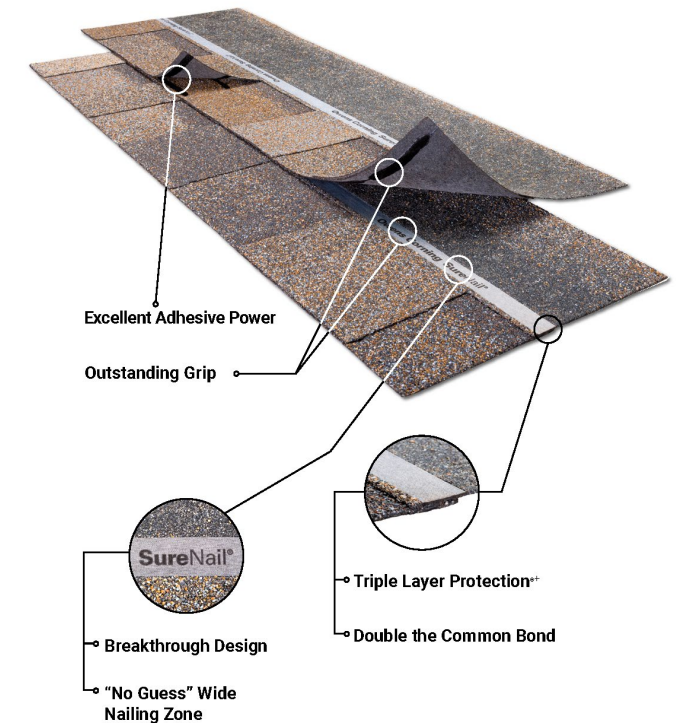


EXISTING BUILDING EXTERIOR

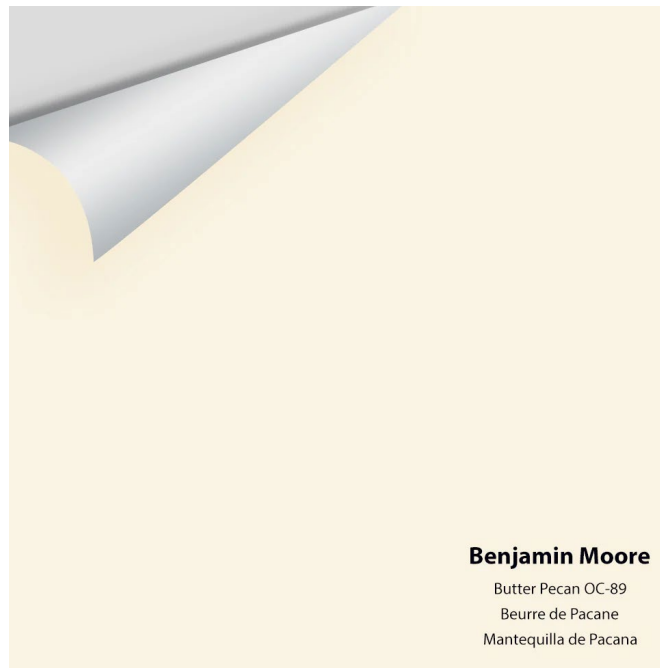
» ROOF REPLACEMENT



EXISTING ROOFING



» EXTERIOR PAINT



PROPOSED TRIM COLOR:
Benjamin Moore OC-89



PROPOSED EXTERIOR WALL COLOR:
Benjamin Moore AF-545



PROPOSED ASPHALT SHINGLE ROOFING
Pubco Duration Premium Shingles
Color Brownwood

Product Specifications

Size	13 $\frac{1}{4}$ " x 39 $\frac{3}{8}$ "
Application Exposure	5 $\frac{5}{8}$ "
Shingles per Bundle	16
Shingle Count per 4 Bundles	64
Coverage per 4 Bundles	98.4 sq. ft.

Applicable Standards and Codes

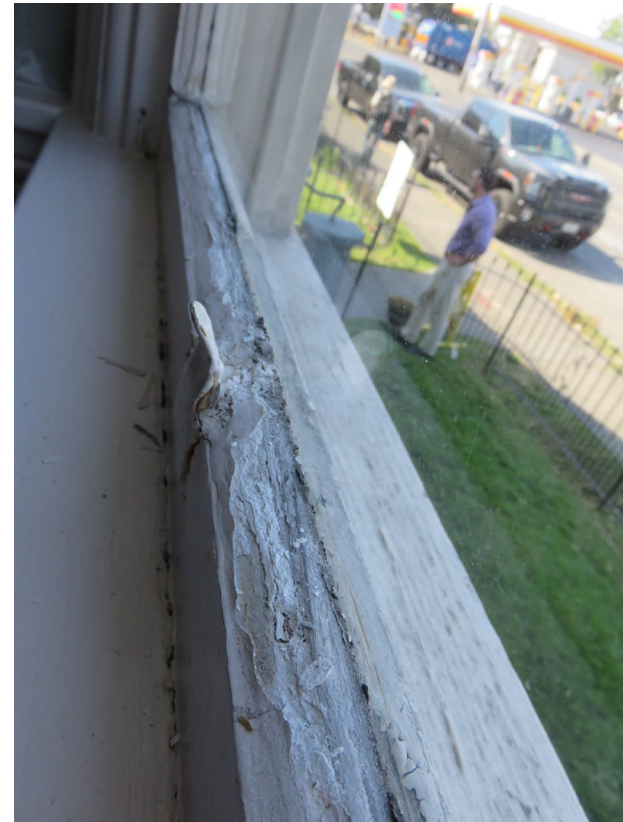
ASTM D3462
CSA A123.5++
ASTM D228
ASTM D3018 (Type 1)
ICC-ES AC438#
ASTM D3161 (Class F Wind Resistance)
ASTM D7158 (Class H Wind Resistance)
ASTM E108/UL 790 (Class A Fire Resistance)
PRI ER 1378E01

SOW | WINDOW REPLACEMENTS

» EXISTING CONDITIONS & SURVEY



MISSING ROPES & WEIGHTS



DETERIORATED/PEELING PAINT



HOLE IN GLAZING



MISSING PUTTY, DAMAGE SILL COVER

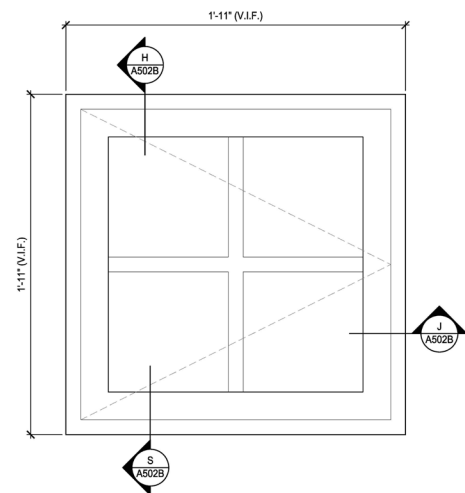
*TYPES: CM = Casement; DH = Double-Hung; FX = Fixed; SL = SLIDER
*MATERIAL: AL = Alum.; W = Wood; O = other *STATUS: H = Historic; NH = Non-historic

WND #	Unit#	ELEV	TYPE *	SIZE WxH	MATERIAL *	STATUS *	OPERABLE	REMARKS
001	001	N	SWING	35 X 39	W	?	Yes	
002	002	S	FX	36.5 X 42	W	H	No	infilled old window, need new
003	003	S	CM	35 X 40	W	H	No	
004	004	S	CM	34 X 40	W	H	Yes	
101	101a	N	DH	33 X 57	W	H	No	
	101b	N	DH	33 X 57	W	H	No	
102	102	N	DH	33 X 57	W	H	No	
103	103	E	SL	23 X 23	AL	NH	Yes	New, Incompatible feature
104	104	E	SL	23 X 23	AL	NH	Yes	New, Incompatible feature
105	105a	E	CM	34 X 35	W	H	No	
	105b	E	CM	34 X 35	W	H	No	
106	106	E	FX	24 X 35	W	NH	No	(1) hole in glass
107	107a	S	CM	34 X 35	W	H	?	blocked by furniture, conditions unknown
	107b	S	CM	34 X 35	W	H	?	blocked by furniture, conditions unknown
108	108	S	DH	33 X 78	W	H	No	(1) displaced weight box
109	109	S	DH	33 X 78	W	H	No	
110	110a	S	DH	33 X 76	W	H	No	
	110b	S	DH	33 X 76	W	H	No	
111	111a	W	DH	35 X 61	W	H	No	
	111b	W	DH	35 X 61	W	H	No	
	111c	W	DH	35 X 61	W	H	No	
	111d	W	DH	35 X 61	W	H	No	
112	112a	W	DH	31 X 61	W	H	No	
	112b	W	DH	31 X 61	W	H	No	
113	113	E-INT	DH	23 X 76	W	H	No	(1) missing lower glass pane; minor wood damage @sash
201	201a	N	DH	33 X 69	W	H	No	
	201b	N	DH	33 X 69	W	H	No	
202	202a	N	DH	34 X 69	W	H	Yes	
	202b	N	DH	34 X 69	W	H	Yes	minor wood damage @sash
203	203	E	DH	33 X 58	W	H	No	
204	204	N	DH	28 X 45	W	H	No	cracks @ wnd panes
205	205	S	DH	27 X 45	W	H	No	
206	206	E	DH	34 X 69	W	NH	Yes	(2) holes/cracks in glass @upper pane; loose frame; sash couldn't stay while open
207	207	S	FX	33 X 73	W+SG	H	No	hair cracks in st.glass @lower right
208	208	W	DH	33 X 69	W	H	No	
209 (Bay)	209a	W	DH	33 X 69	W	H	Yes	
	209b	W	DH	33 X 69	W	H	Yes	(1) hole in flashing @ sill
	209c	W	DH	33 X 69	W	H	Yes	
301 (Dormer)	301a	N	CM	27 X 23	O	NH	Yes	New, Incompatible feature
	301b	N	FX	27 X 23	O	NH	Yes	New, Incompatible feature
302 (Dormer)	302a	E	FX	27 X 23	O	NH	Yes	New, Incompatible feature
	302b	E	CM	27 X 23	O	NH	Yes	New, Incompatible feature
303 (Dormer)	303a	S	CM	27 X 23	O	NH	Yes	New, Incompatible feature
	303b	S	FX	27 X 23	O	NH	Yes	New, Incompatible feature
304* (Bay)	304a	W	FX	33 X 33	W+SG	H	No	exterior conditions unknown
	304b	W	FX	33 X 33	W+SG	H	No	exterior conditions unknown
	304c	W	FX	33 X 33	W+SG	H	No	exterior conditions unknown

SOW | WINDOW REPLACEMENTS

» MAIN RESTROOM - CASEMENT WINDOW

PROPOSED WINDOW: Casement
(PELLA, Reserve Traditional Wood)



B WINDOW REPLACEMENT (103, 104) DETAILS
SCALE: 3/4"=1'-0"



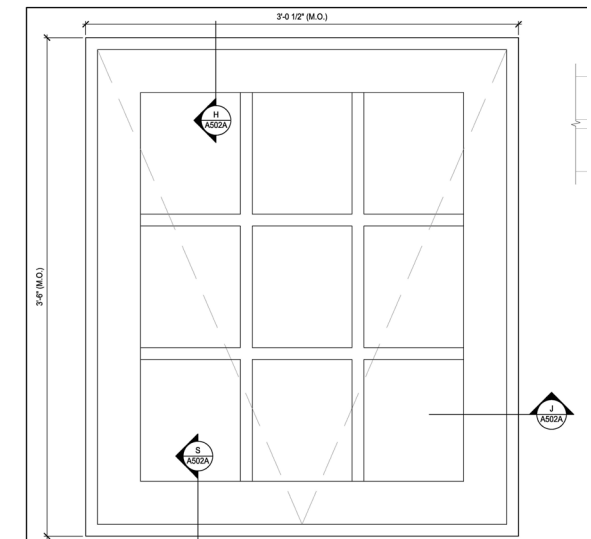
EXISTING RESTROOM WINDOWS
(#103 & #104)

» BASEMENT - HOPPER WINDOW

PROPOSED WINDOW: Hopper
(PELLA, Reserve Traditional Wood)



EXISTING BASEMENT WINDOW (#002)

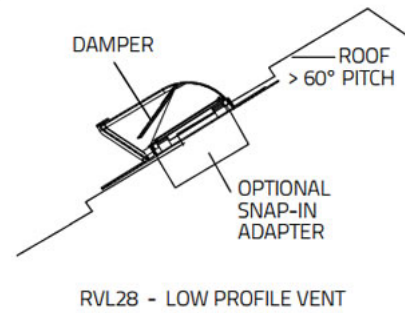


A WINDOW REPLACEMENT (002) DETAILS
SCALE: 3/4"=1'-0"

SOW | LIGHTING FIXTURES & VENT

» PROPOSED ROOF VENT

PROPOSED VENT:
Primex Low-Profile Roof Vent RVL 28
Color: Light Grey



EXISTING ROOF VENTS

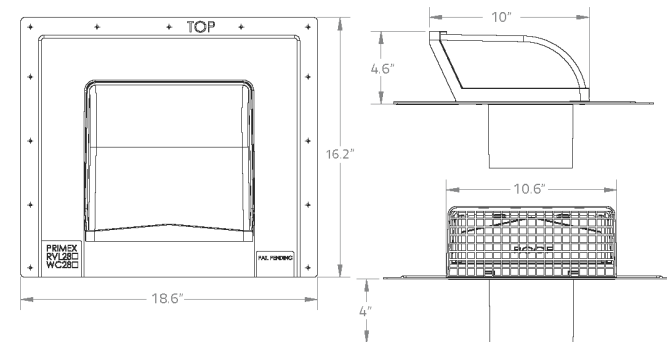
FEATURES & BENEFITS

- Enhances aesthetics with low profile that blends in with roof.
- Maximize inventory turns with single hood size and separate 4 to 8 inch easy snap-in adapters.
- Excellent for areas with high wind.
- Eliminates leaky joints and maximizes water protection with one-piece, molded hood.
- Oversized flange ensures watertight installation.
- Long lasting durability with UV-protected, impact resistant polymer resin.
- Intake/exhaust conversion via removable damper.
- * For dryer applications use 'no screen' (NS) model.

PRODUCT DIMENSIONS

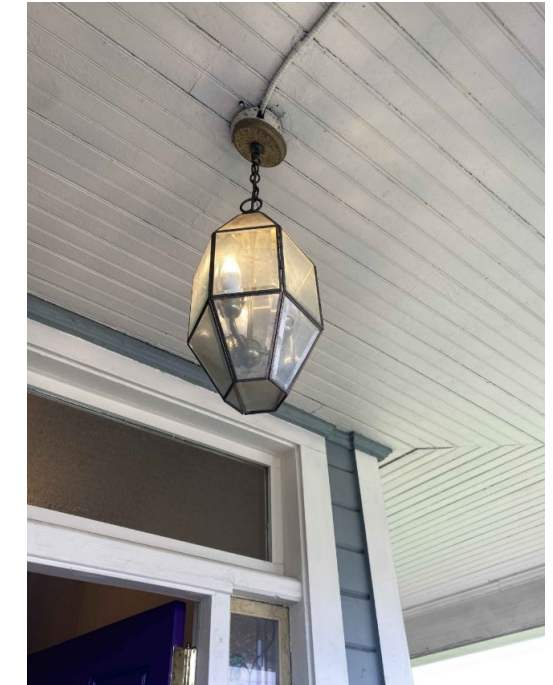
HOOD SIZE: H: 10" / W: 10.6" / D: 4.6"

TECHNICAL DRAWING



» PROPOSED EXTERIOR LIGHTING FIXTURE

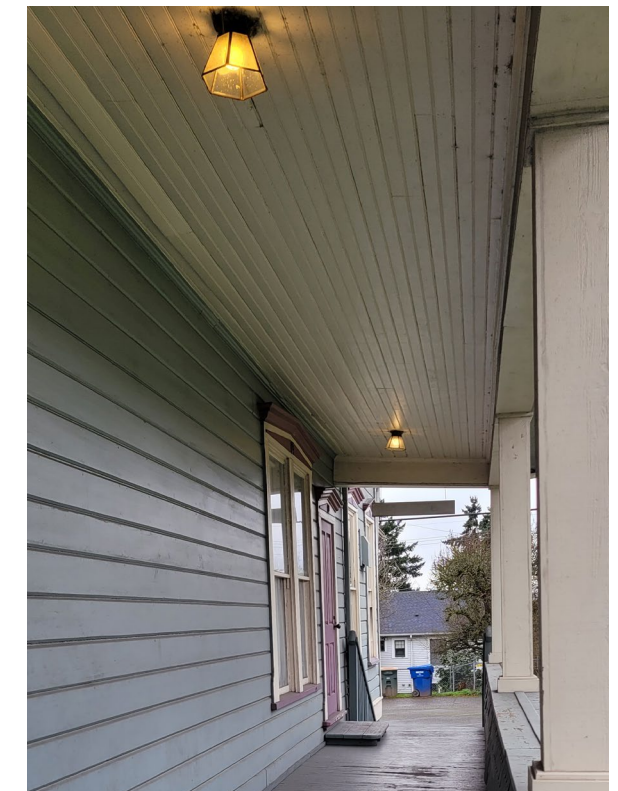
PROPOSED LIGHTING FIXTURE:
School House Semi-Flush Ceiling
ROY-SF-2A19-1211-SN
LED, 800 Lumens, 2700 CCT(K), 16 Watts



EXISTING LIGHTING FIXTURE



EXISTING LIGHTING FIXTURE AT ENTRY



EXISTING LIGHTING AT S PORCH

SOW | STAIR HANDRAIL

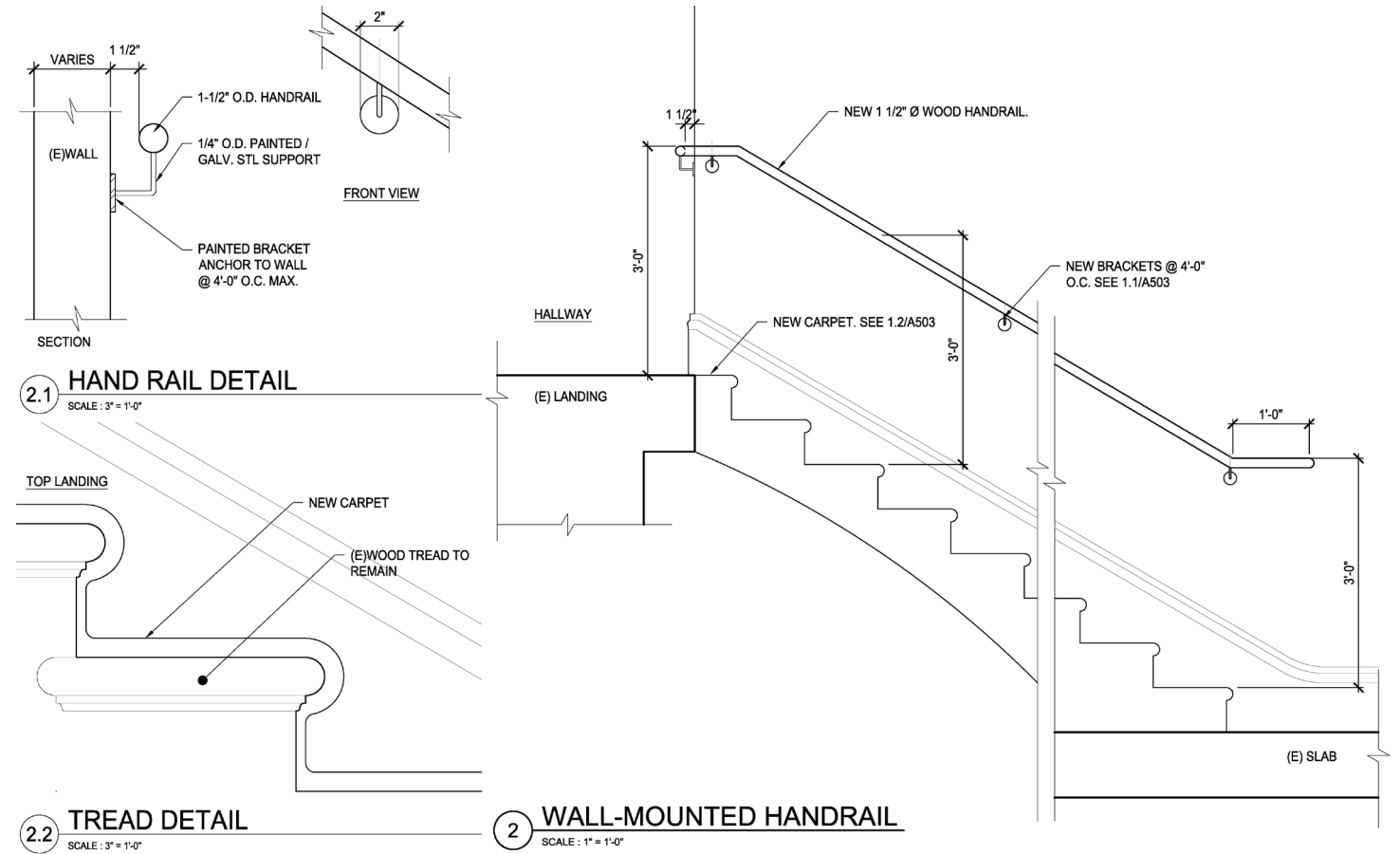
» PROPOSED WALL-MOUNTED HANDRAIL



EXISTING STAIR AT HALLWAY



PROPOSED PAINT ON HANDRAIL



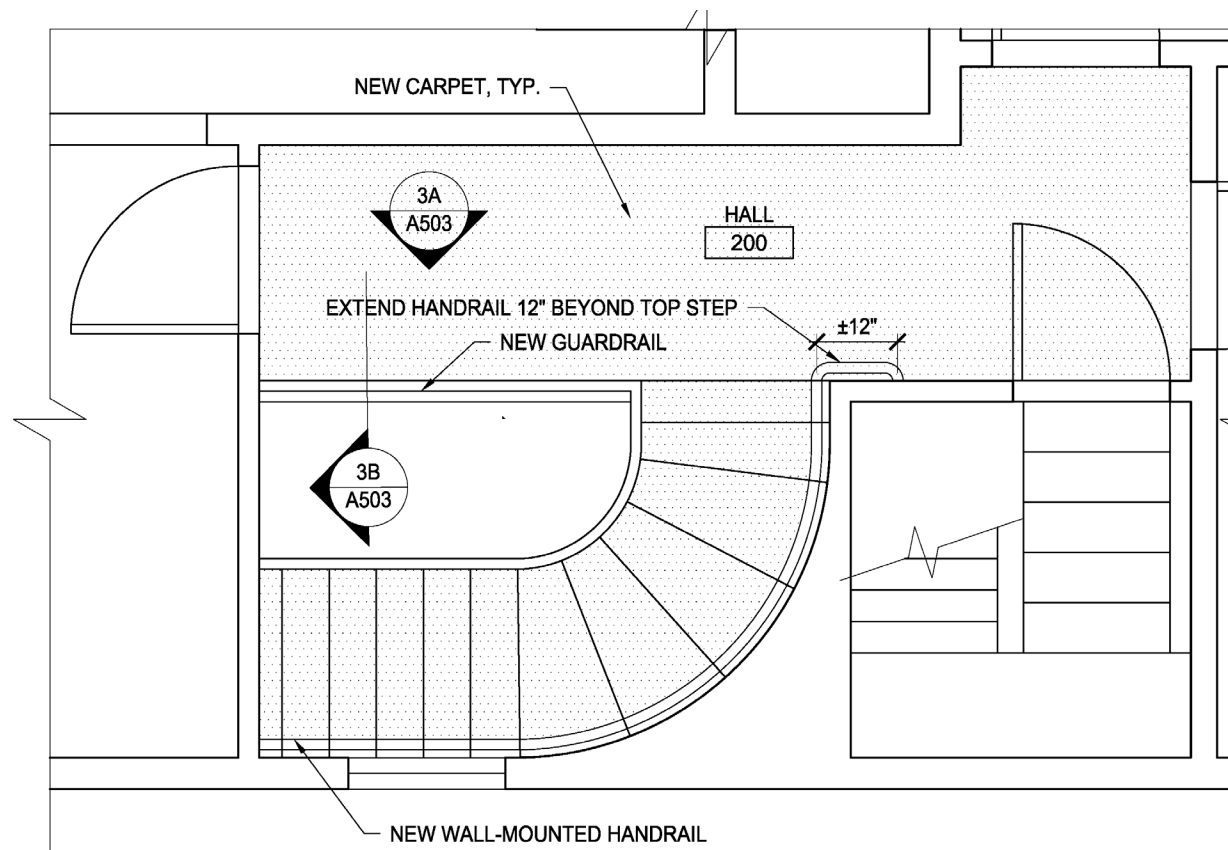
PROPOSED WALL-MOUNTED HANDRAIL



PROPOSED CARPET

SOW | GUARDRAIL PROPOSALS

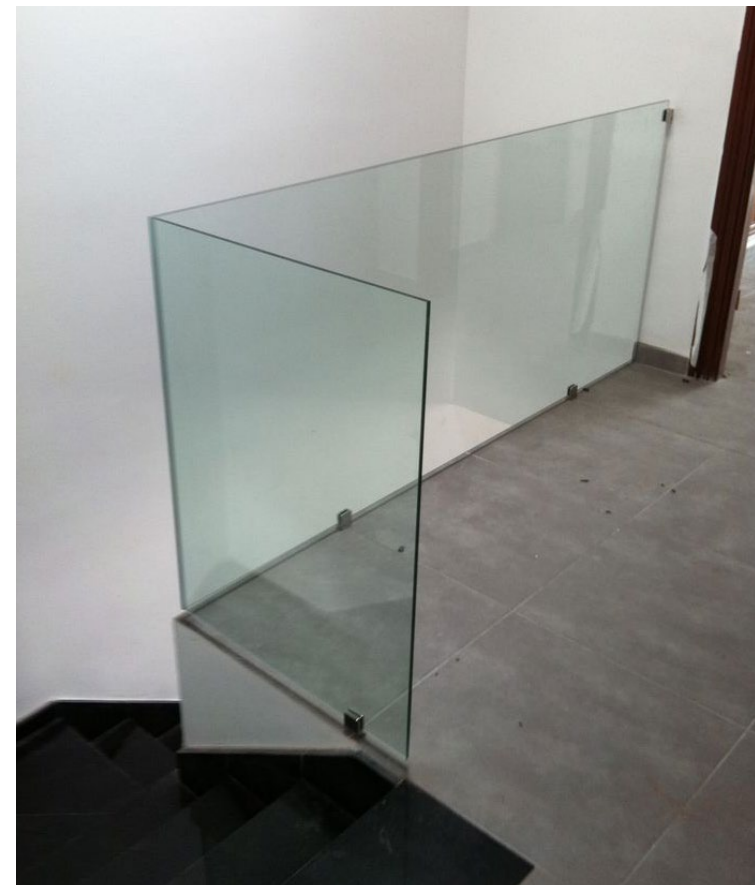
1. FASCIA GLASS GUARDRAIL



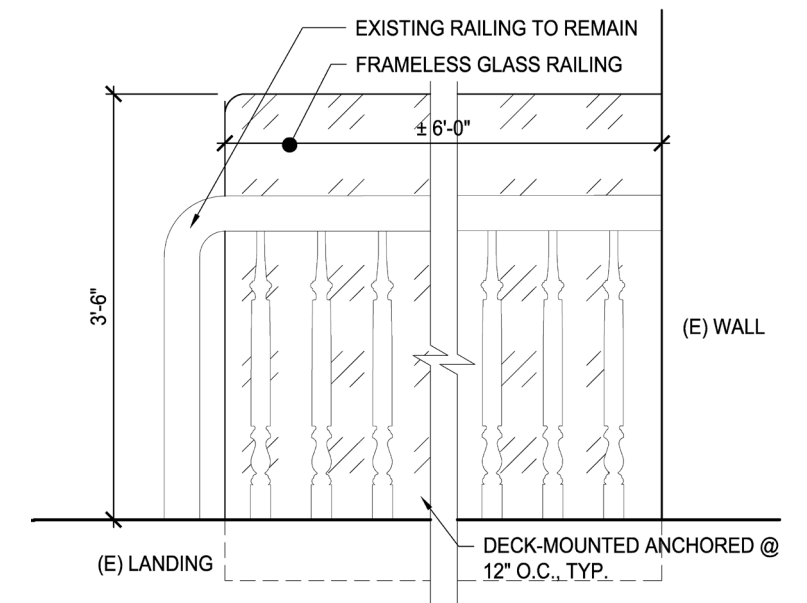
ENLARGED UPPER FLOOR PLAN - MAIN STAIR/HALL



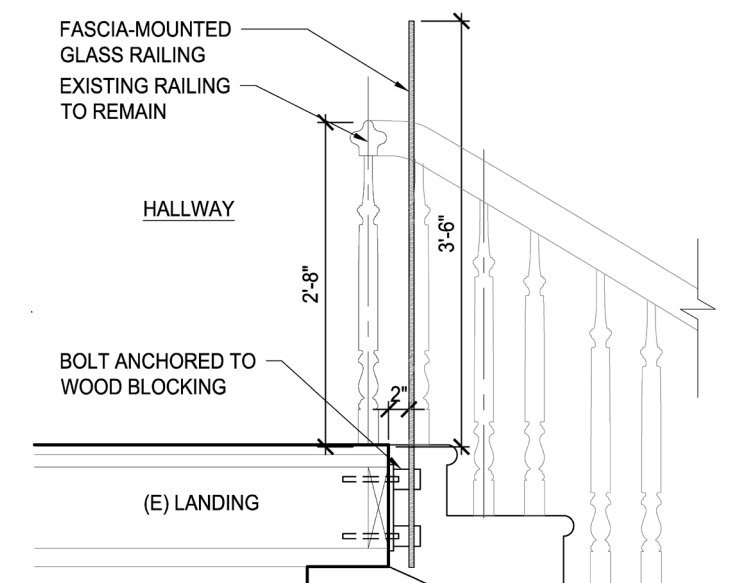
EXISTING RAILING



PROPOSED GUARDRAIL 1



3.1A GUARDRAIL ELEVATION
SCALE: 1" = 1'-0"



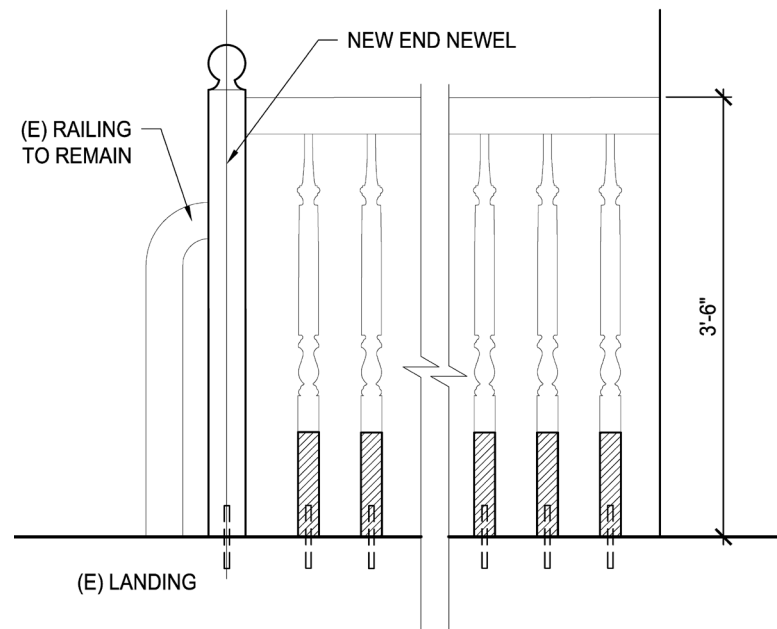
3.1B GUARDRAIL SECTION
SCALE: 1" = 1'-0"

SOW | GUARDRAIL PROPOSALS

2. CABLE GUARDRAIL



EXISTING RAILING

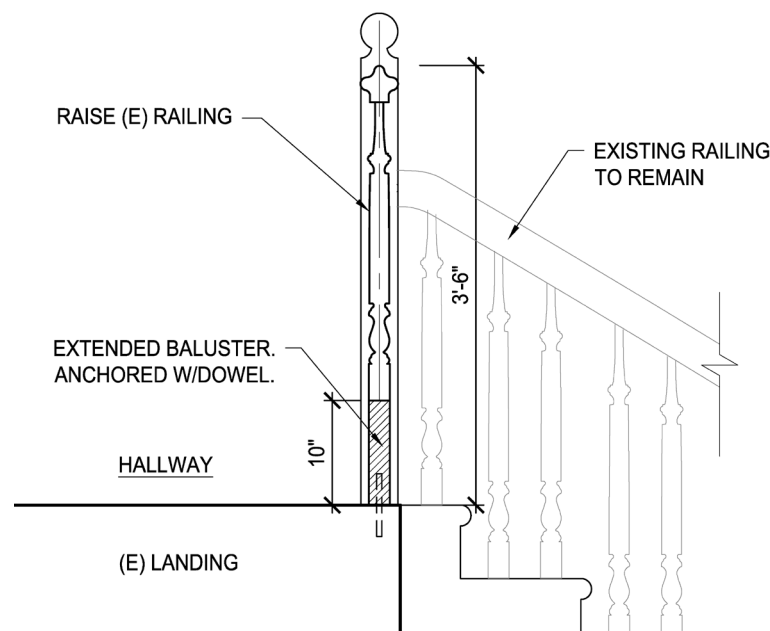


3.3A GUARDRAIL ELEVATION

SCALE: 1" = 1'-0"



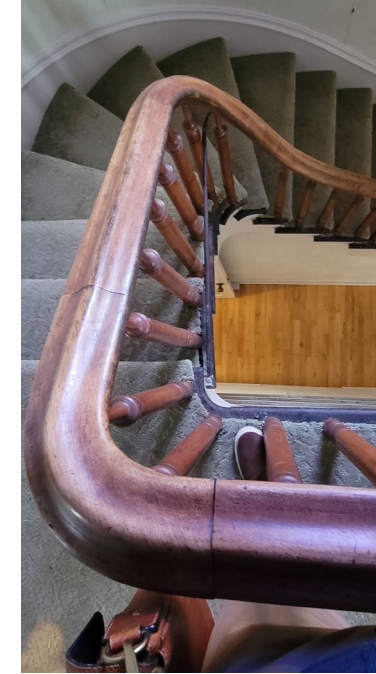
PROPOSED GUARDRAIL 2



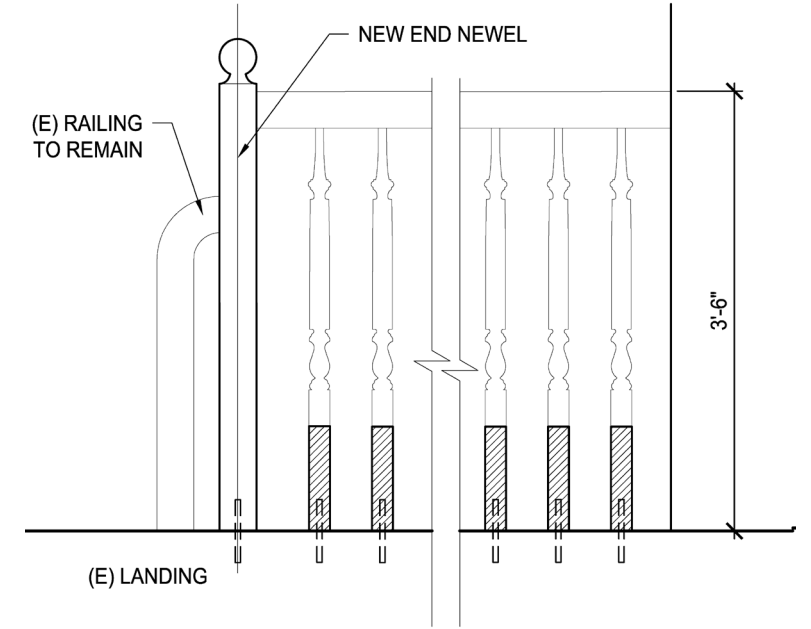
3.3B GUARDRAIL SECTION

SCALE: 1" = 1'-0"

3. WOOD EXTENSION GUARDRAIL



EXISTING RAILING

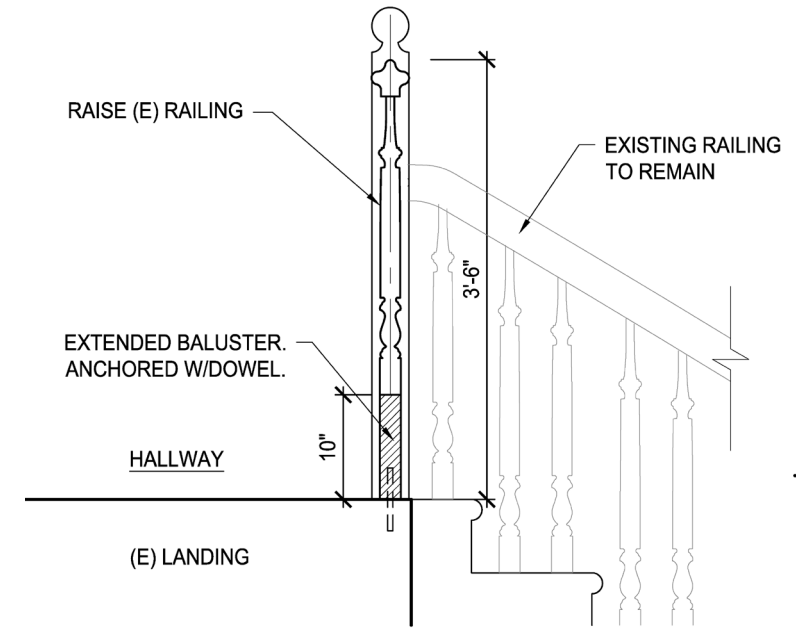


3.3A GUARDRAIL ELEVATION

SCALE: 1" = 1'-0"



PROPOSED GUARDRAIL 3 (SIM)



3.3B GUARDRAIL SECTION

SCALE: 1" = 1'-0"