



GELOTTE HOMMAS DRIVDAHL  
ARCHITECTURE

February 28, 2024

Seattle Department of Neighborhoods  
Architectural Review Committee

RE: Admiral's House Turnaround

The owners of the Admiral's House propose to add a turnaround at the uphill end of the existing driveway, near the north corner of the Admiral's House. The venue experiences heavy traffic during events, including passenger vans which ferry guests to and from the site as well as delivery and catering trucks. A turnaround will greatly ease traffic flow and congestion at the drop-off location, improve guest safety, and allow better access for emergency vehicles. It will also provide an attractive forecourt to the residence.

The intervention proposed is the minimum needed to create a useable turnaround and perimeter sidewalk, along with planting areas for beautification. It will not directly impact the landmark structure. The existing hedge and retaining wall on the uphill side of the house will be modified and will include raising the height of the retaining wall for better catchment protection from any future slides. The landmarks designation report mentions a landslide which occurred in 1964, and other landslides have occurred in more recent history as well, even causing some damage to the Admiral's House itself within the last few years.

The existing hedge (*Thuja occidentalis* "Pyramidalis") along the retaining wall is mentioned in the landmarks designation report. Where removed or reconfigured it will be replaced in kind in order to provide the same functions of protection and visual screening. Additional landscape beds are proposed for further aesthetic improvement. Existing access to the rear of the house and the water-facing lawn will be maintained via curb cuts. This access is required for servicing events.

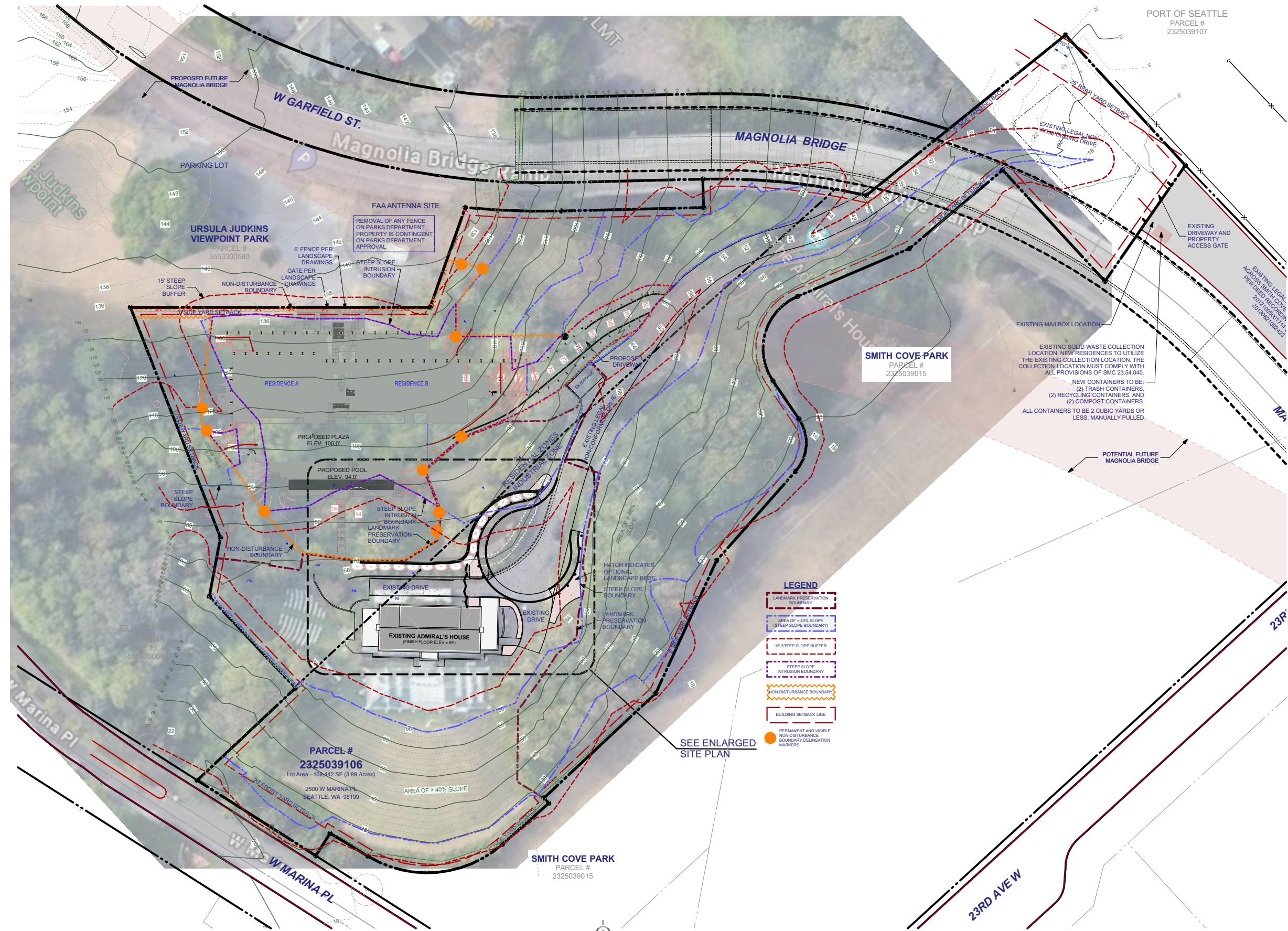
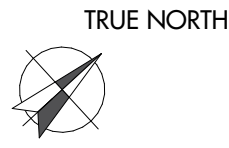
The attached plans demonstrate the preliminary concept for the location and configuration of the proposal.

Sincerely,

Tom Brown  
Senior Project Manager

enc.



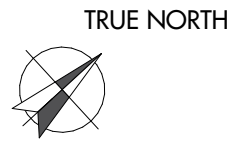


ADMIRAL'S HOUSE

SITE AERIAL VIEW

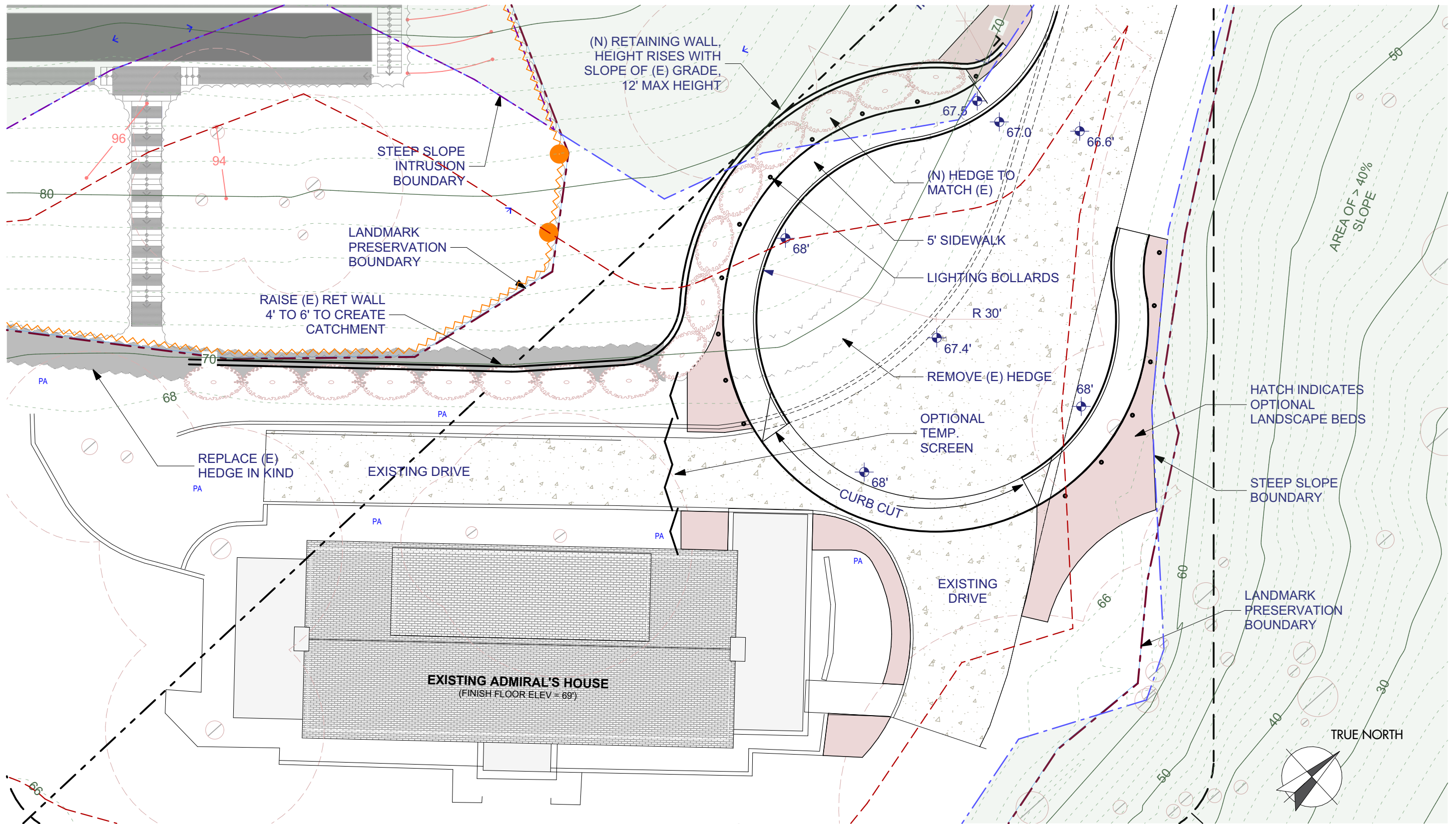
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PAGE 2 OF 9



PROPOSED TURNAROUND





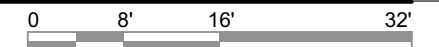
**ADMIRAL'S HOUSE**

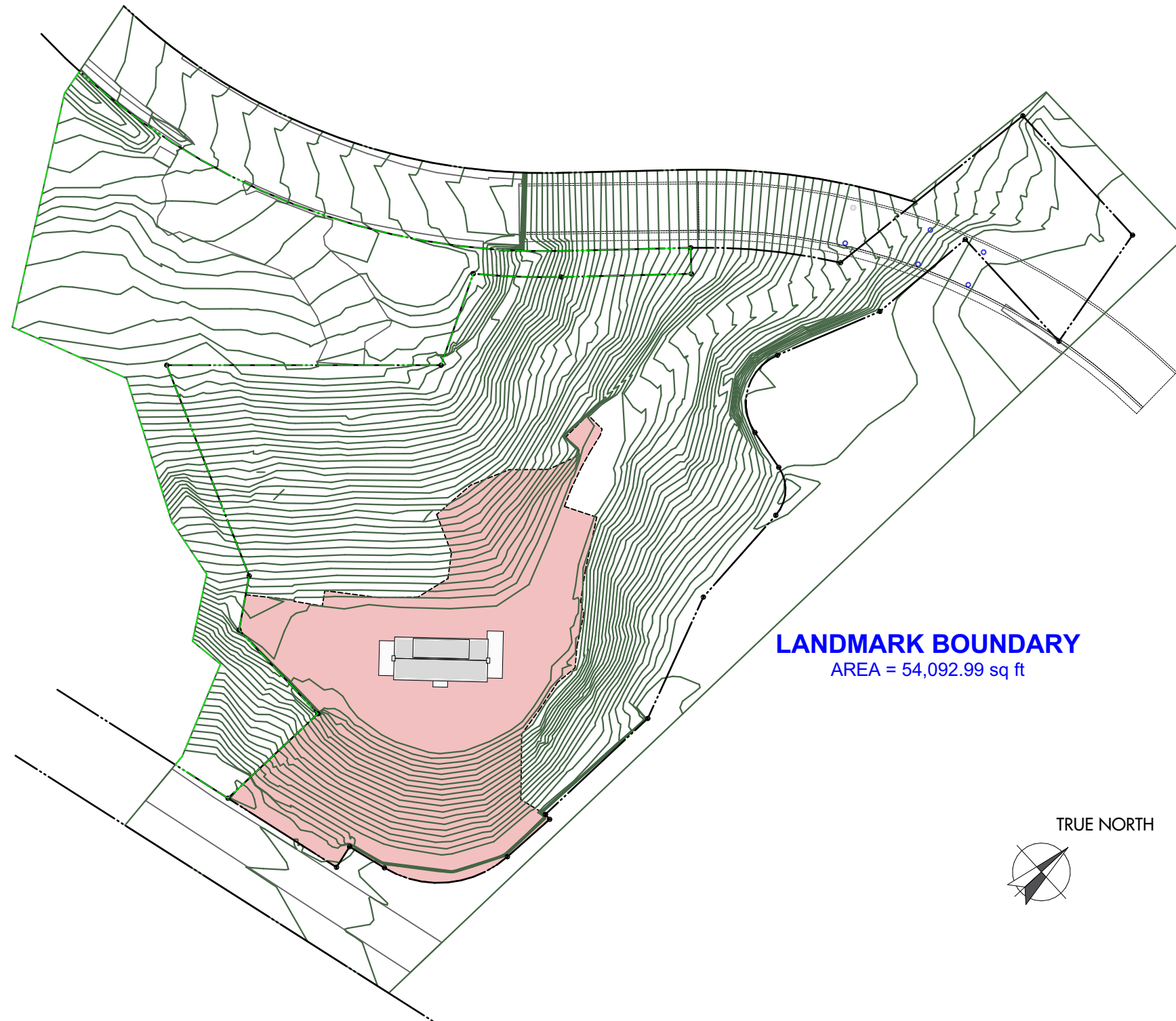
SCALE: 1/16" = 1'-0"



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**ENLARGED SITE PLAN**



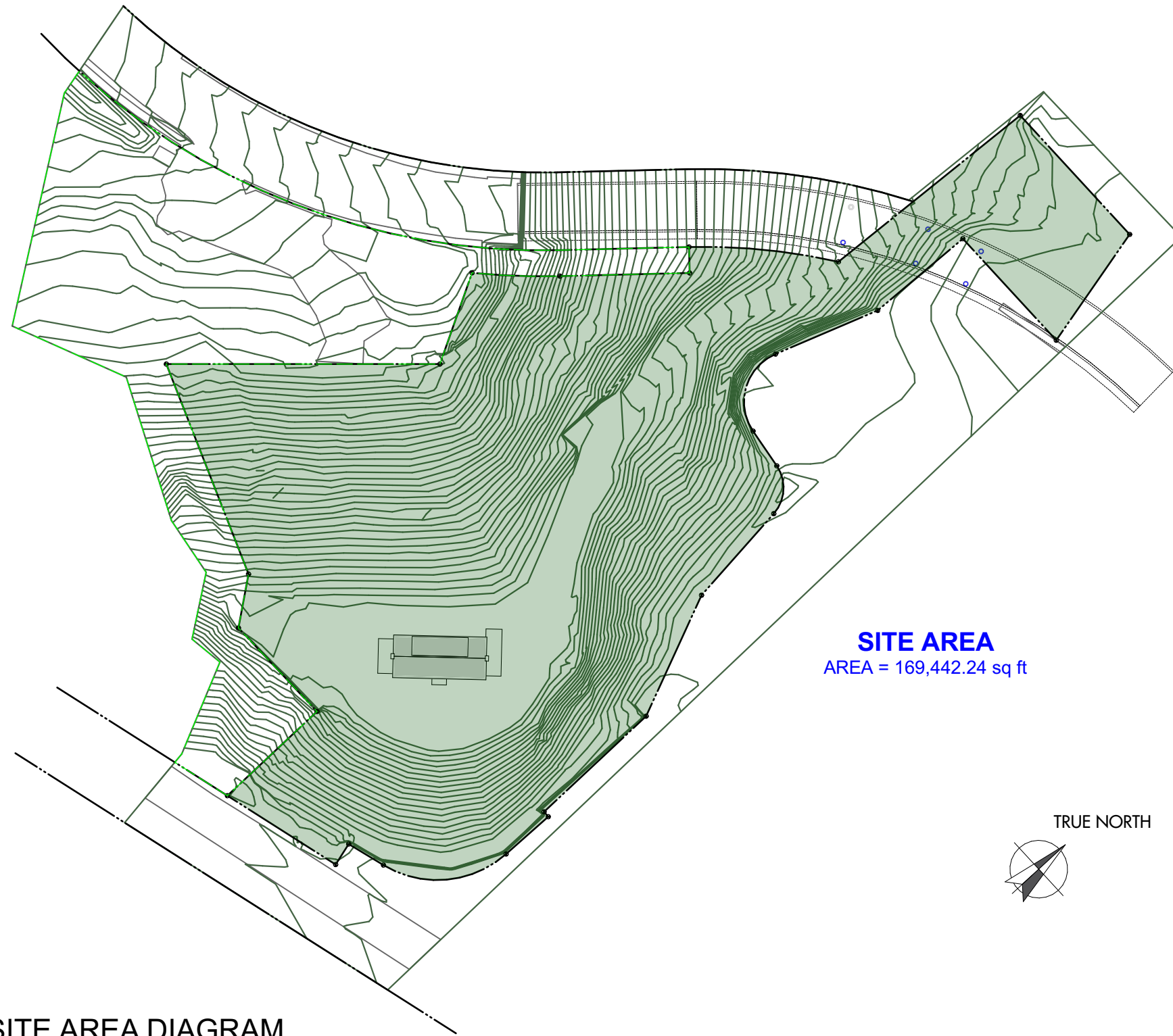


**LANDMARK BOUNDARY**  
AREA = 54,092.99 sq ft

TRUE NORTH

LANDMARK PRESERVATION BOUNDARY



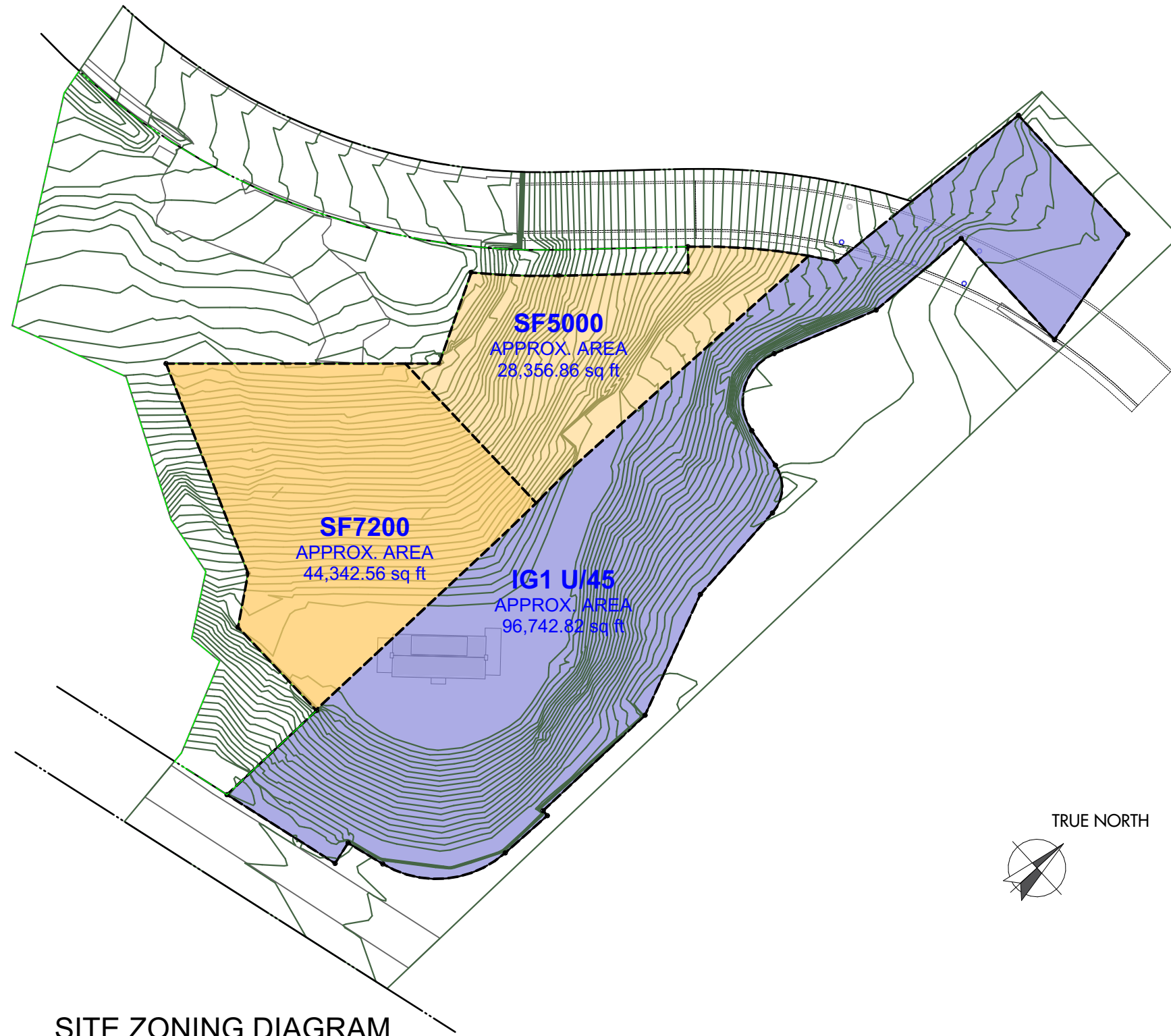


**SITE AREA**  
AREA = 169,442.24 sq ft

TRUE NORTH

SITE AREA DIAGRAM

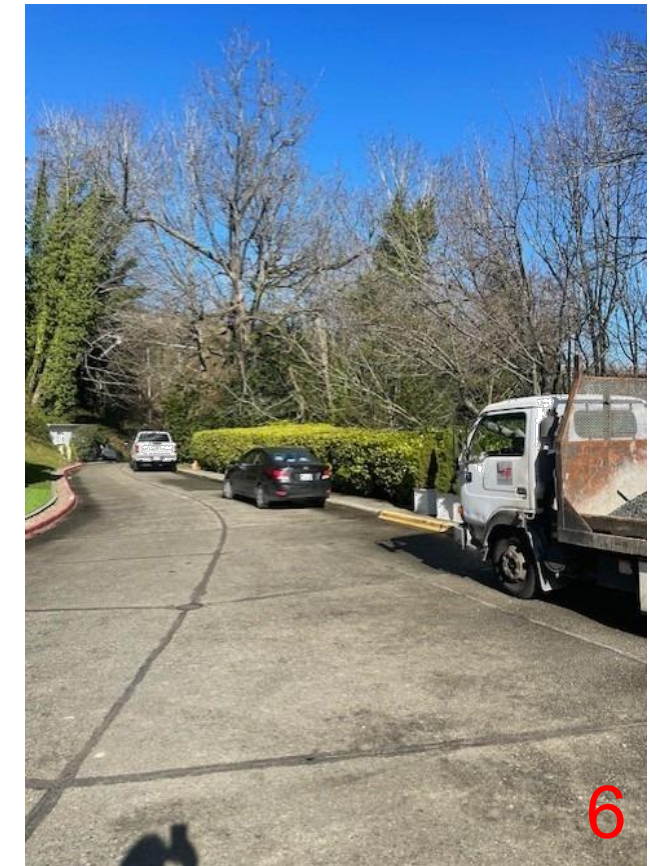
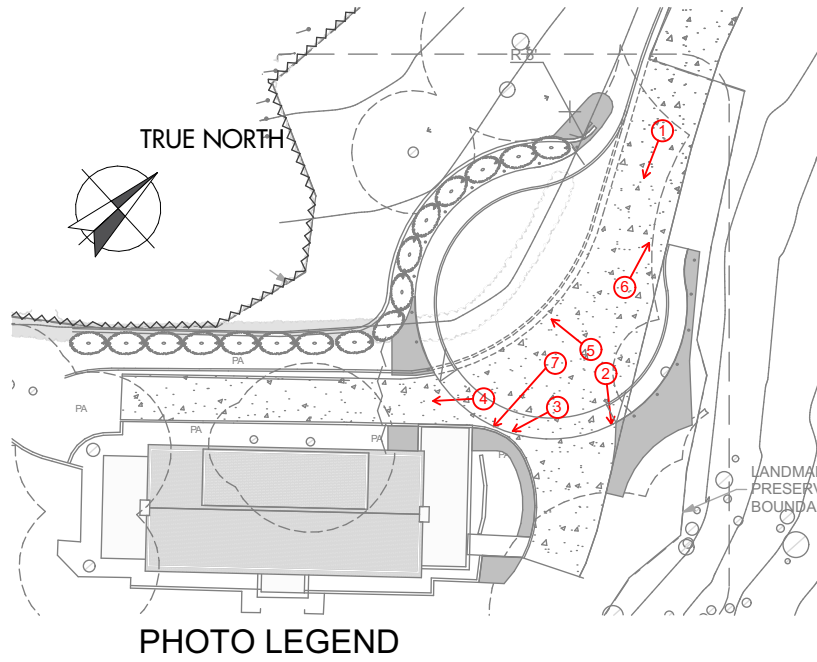




SITE ZONING DIAGRAM







ADMIRAL'S HOUSE

SITE PHOTOS



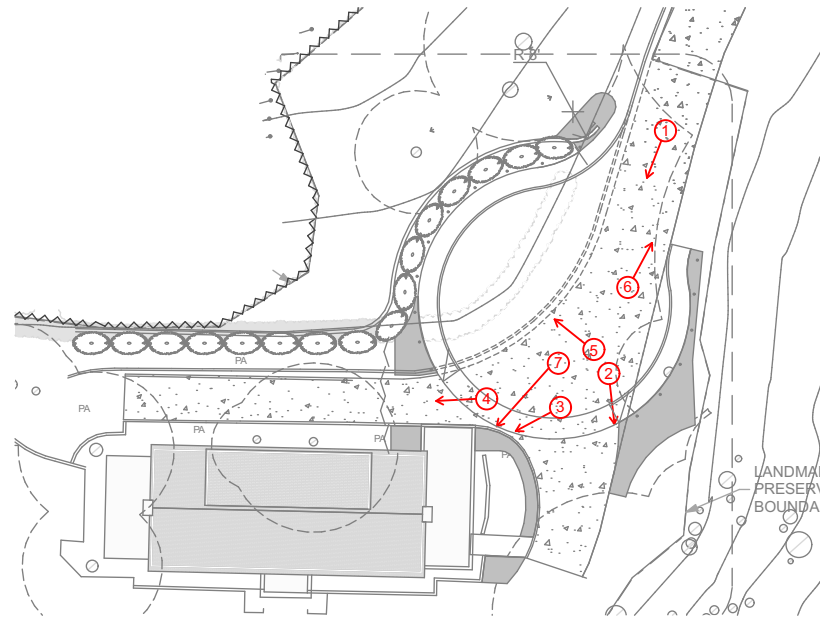


PHOTO LEGEND



ADMIRAL'S HOUSE



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PAGE 9 OF 9