



LANDMARKS PRESERVATION BOARD BRIEFING

THE GARDEN HOUSE RENOVATION

2024/06/06

Presented by Mia Ho/Matt Purvis

CONTENTS:

BACKGROUND

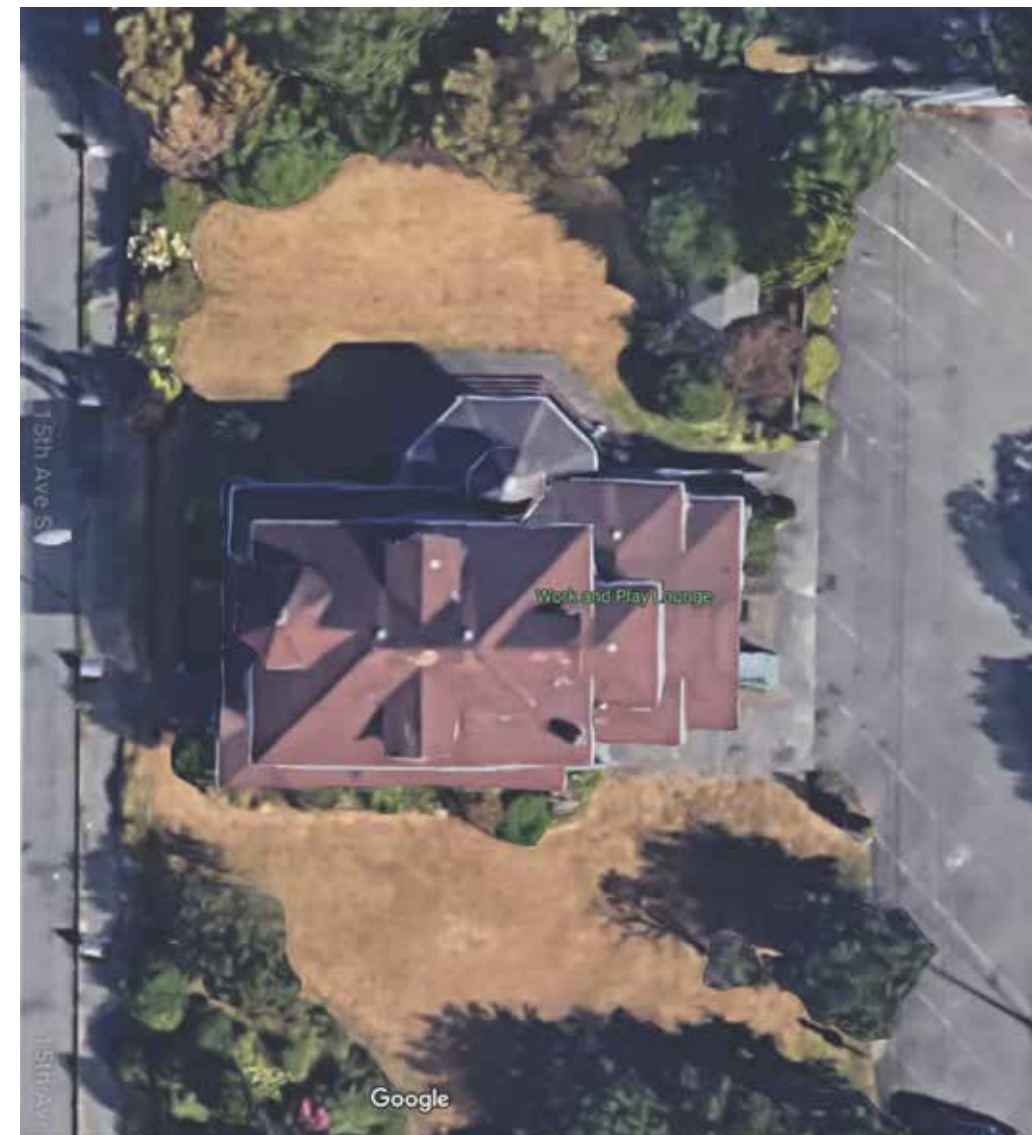
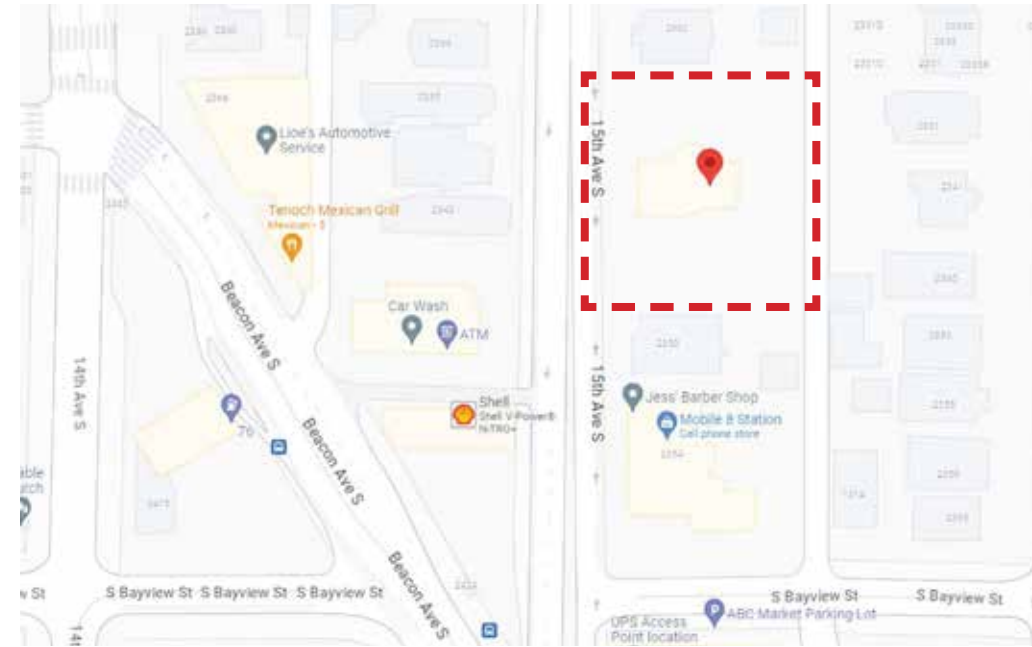
SCOPE OF WORK

- » LANDSCAPING IMPROVEMENT
- » ADA RAMP
- » EXTERIOR LIGHTING FIXTURES
- » 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



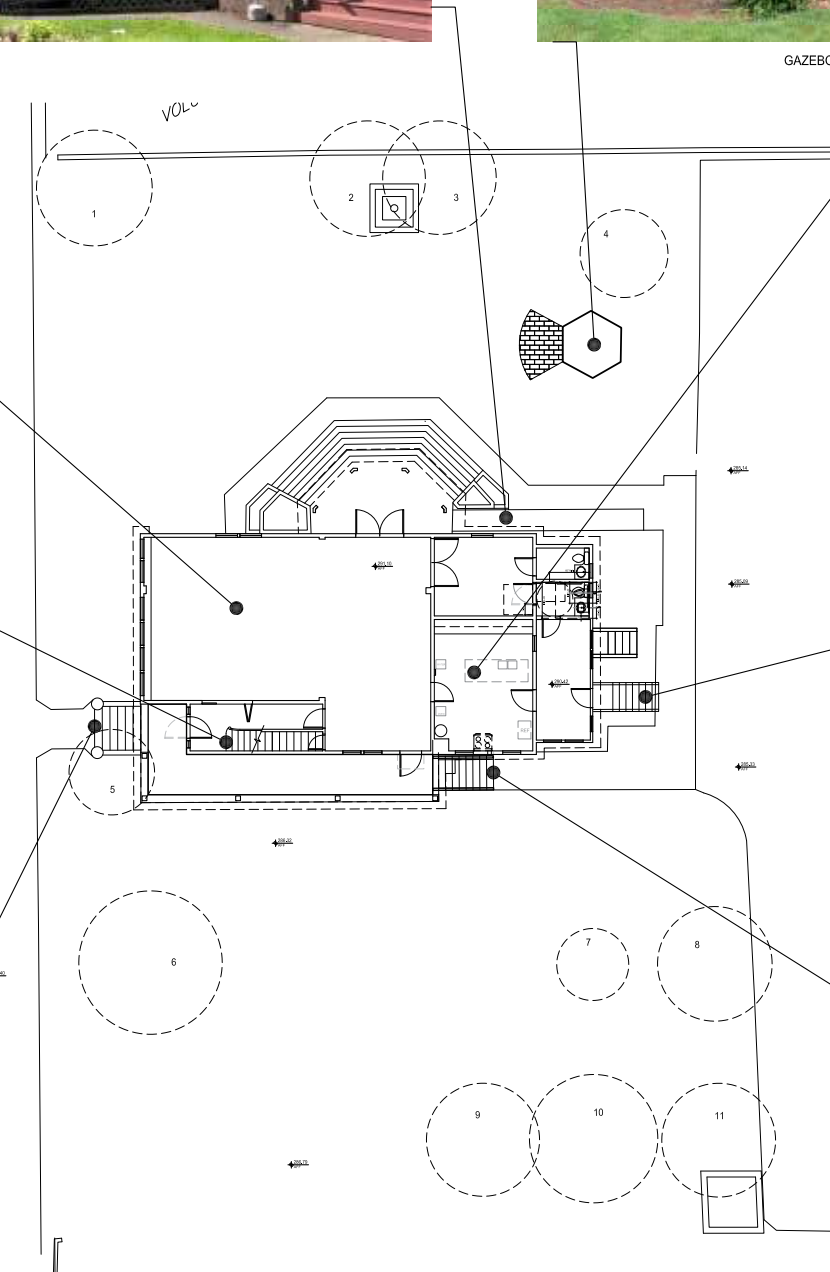
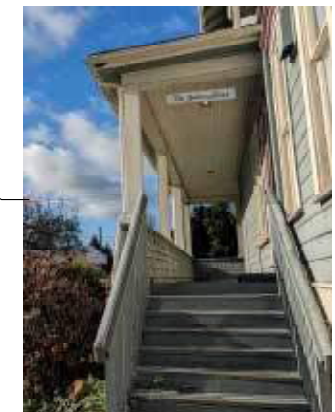
GAZEBO



MAIN KITCHEN



STAIR TO EAST PORCH

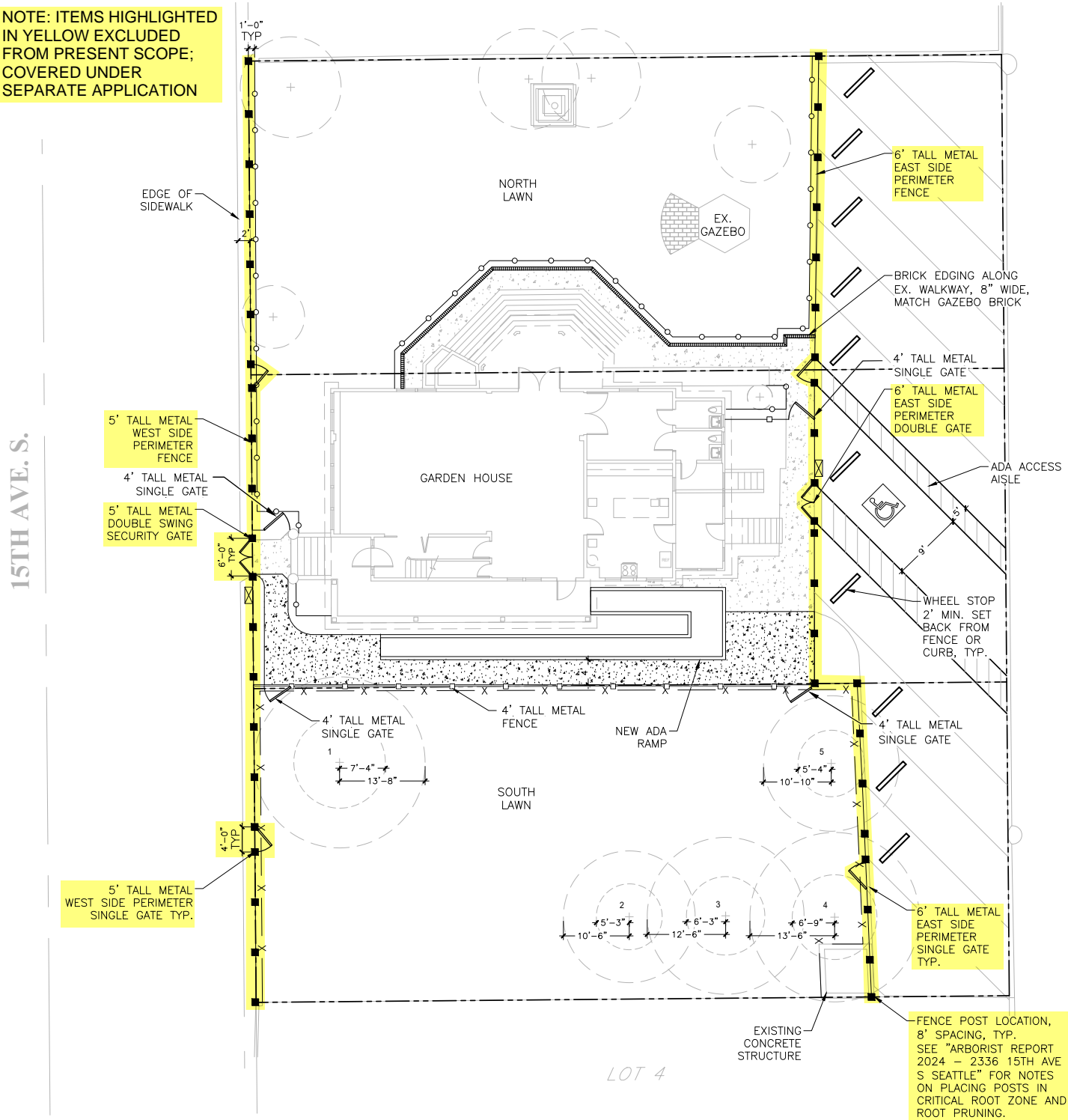


SOW | LANDSCAPING IMPROVEMENT

» PROPOSED HARDSCAPE/PAVING

» PROPOSED SITE PLAN/LANDSCAPING

NOTE: ITEMS HIGHLIGHTED IN YELLOW EXCLUDED FROM PRESENT SCOPE; COVERED UNDER SEPARATE APPLICATION



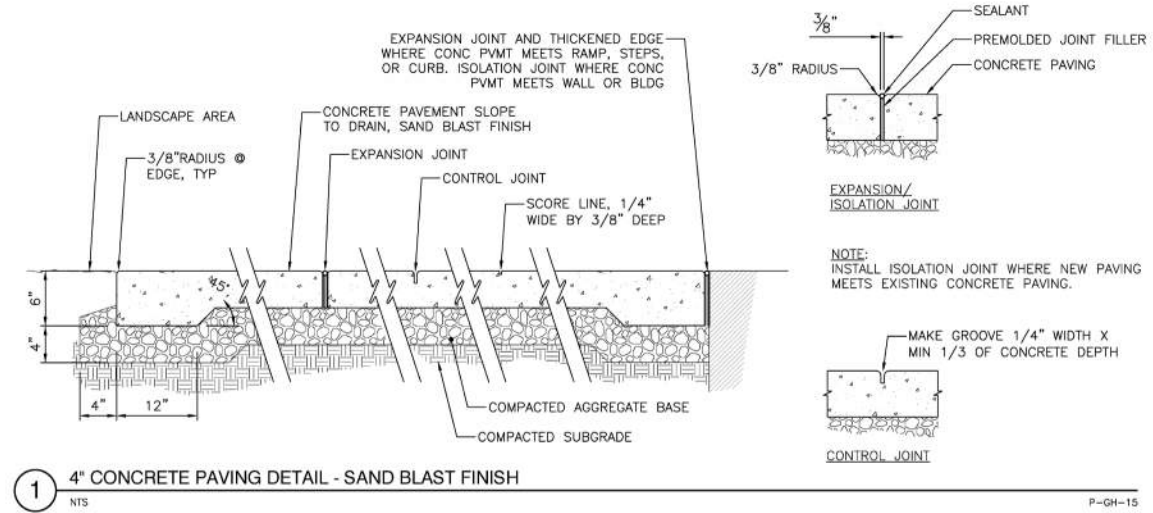
PROPOSED SITE/HARDSCAPE PLAN



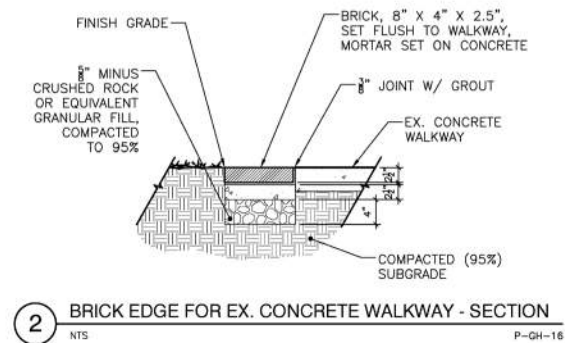
EXISTING HARDSCAPE & BRICK PAVING



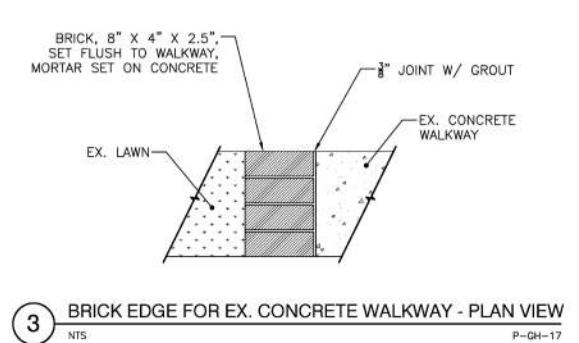
PROPOSED HARDSCAPE/PAVING



1 4" CONCRETE PAVING DETAIL - SAND BLAST FINISH



2 BRICK EDGE FOR EX. CONCRETE WALKWAY - SECTION

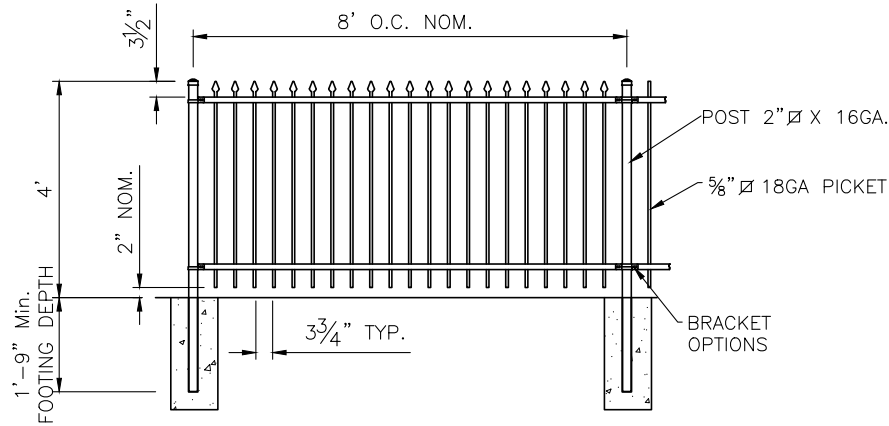


3 BRICK EDGE FOR EX. CONCRETE WALKWAY - PLAN VIEW

PROPOSED HARDSCAPE DETAILS

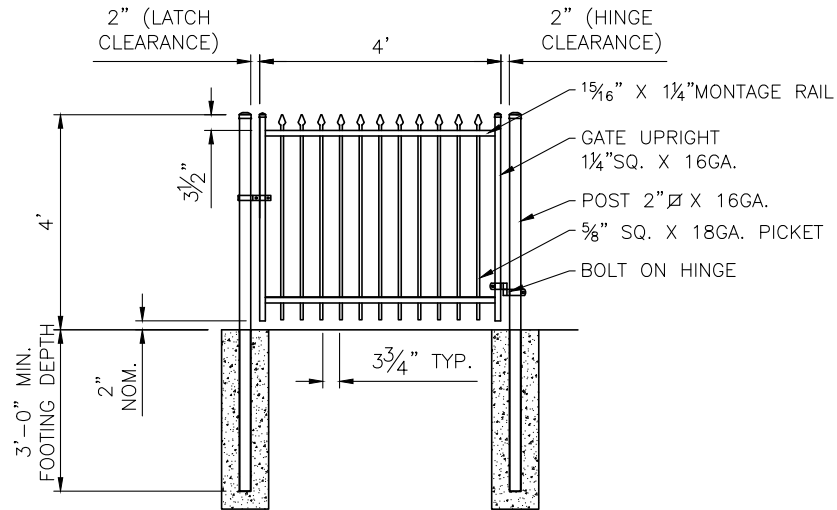
Site | LANDSCAPING IMPROVEMENT

» PROPOSED FENCES & GATES



1 4' TALL FENCE
1/2" = 1'-0"

P-GH-07



2 4' TALL SINGLE GATE
1/2" = 1'-0"

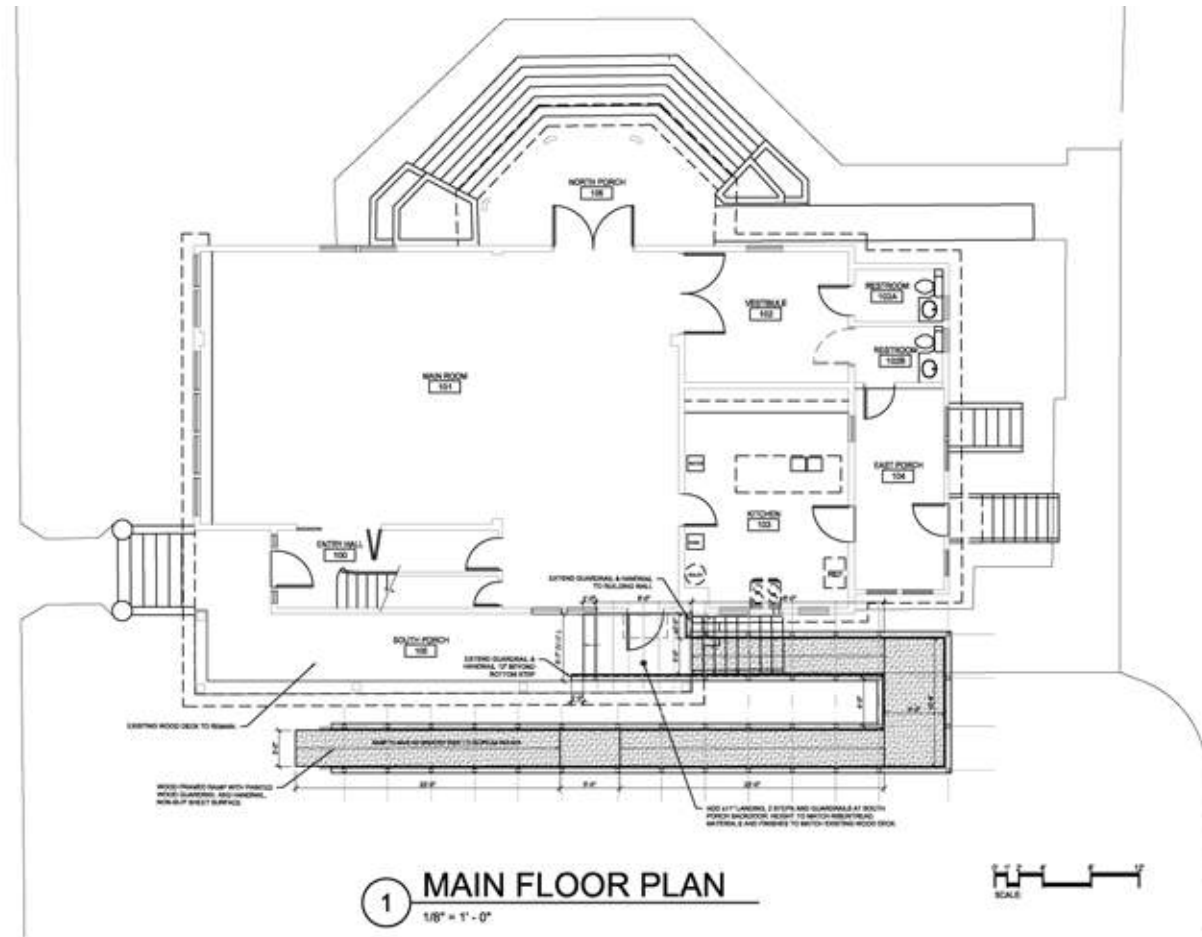
P-GH-08

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



SOW | ADA RAMP

» PROPOSED ADA RAMP



1 MAIN FLOOR PLAN
1/8" = 1'-0"

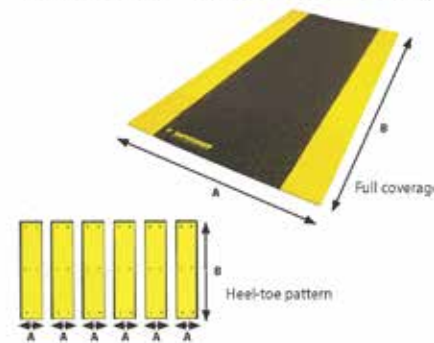


PROPOSED RAMP @ SOUTH ELEVATION

» 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 paths (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)

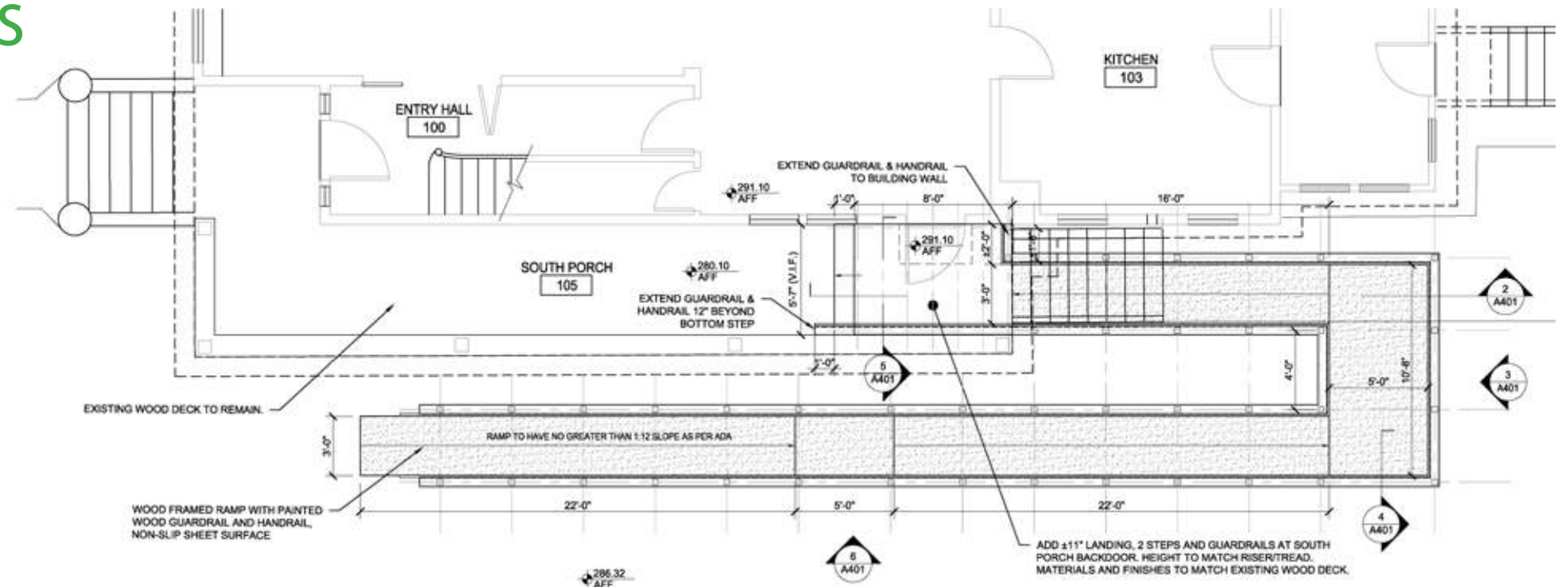
PROPOSED ANTI-SLIP WALKWAY COVER:
SAFEGUARD Hi-Traction, 1/8" Pultruded Fiberglass, Gray color.

SOW | ADA RAMP

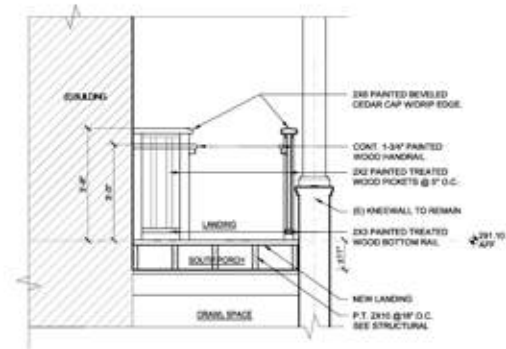
» PROPOSED RAMP MATERIALS & DETAILS



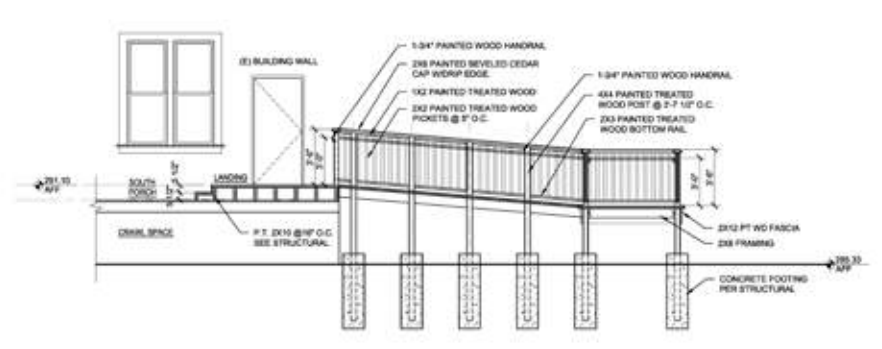
EXISTING & PROPOSED RAMP MATERIAL



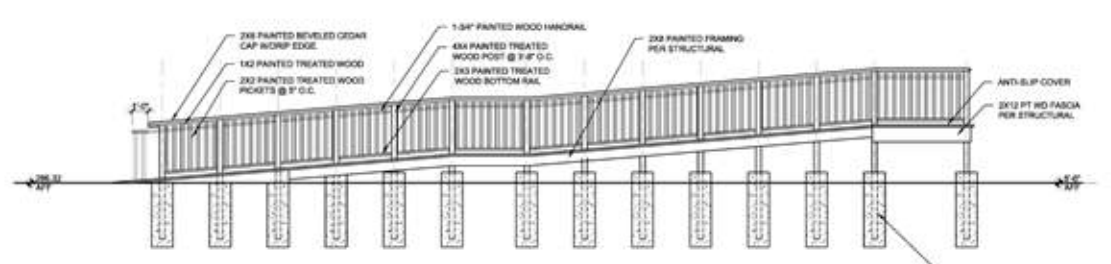
1 ENLARGED PLAN - ENTRY AND SOUTH PORCH
SCALE: 1/4" = 1'-0"



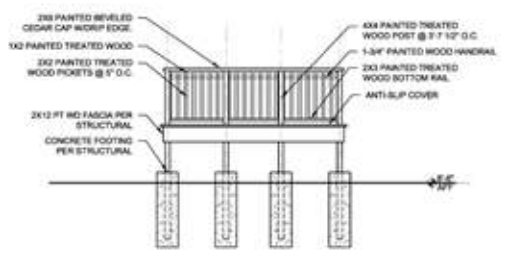
5 LANDING SECTION
SCALE: 1/2" = 1'-0"



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 | LIGHTING FIXTURES

» 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

SOW | STAIR HANDRAIL

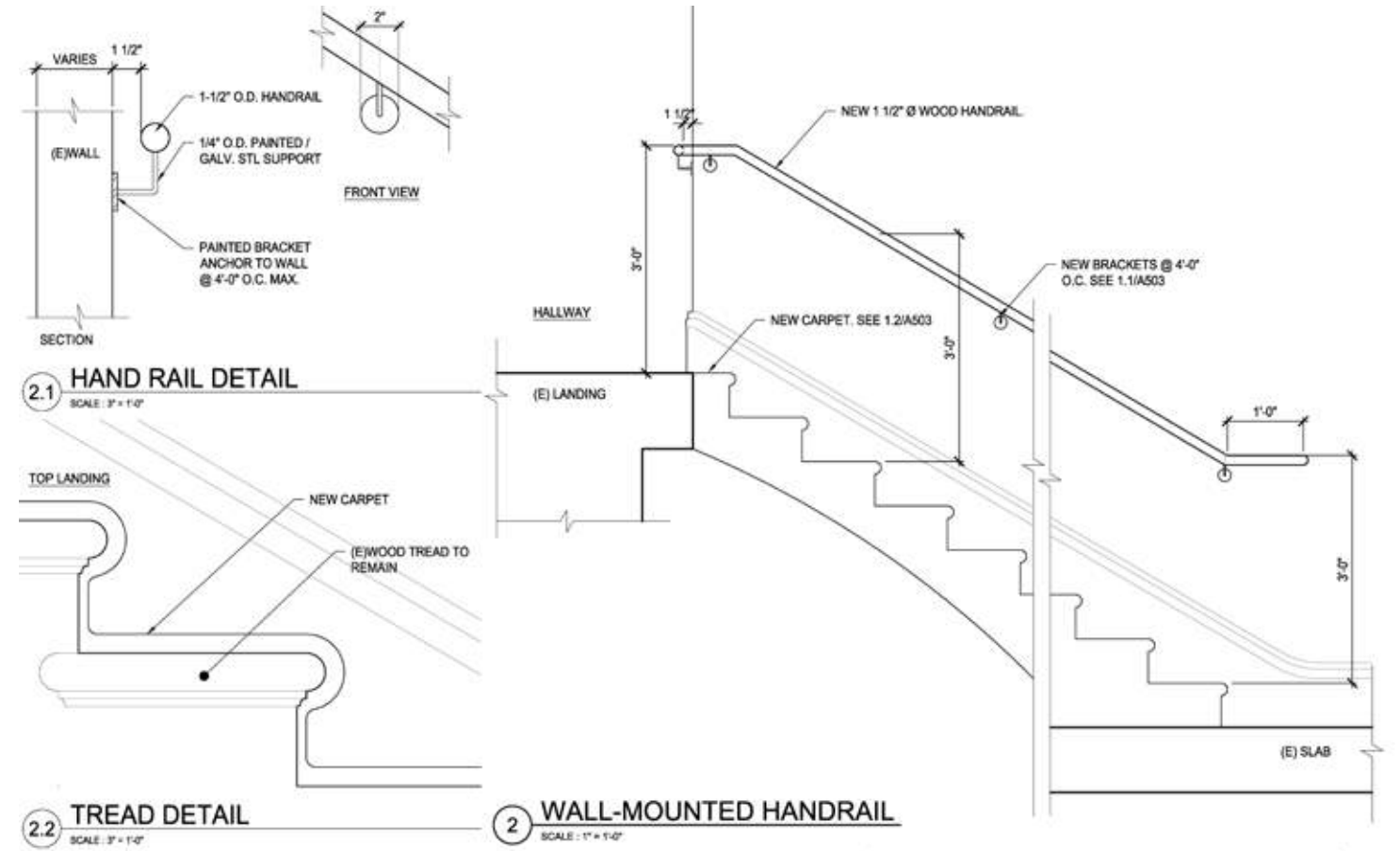
» PROPOSED WALL-MOUNTED HANDRAIL



EXISTING STAIR AT HALLWAY



PROPOSED PAINT ON HANDRAIL



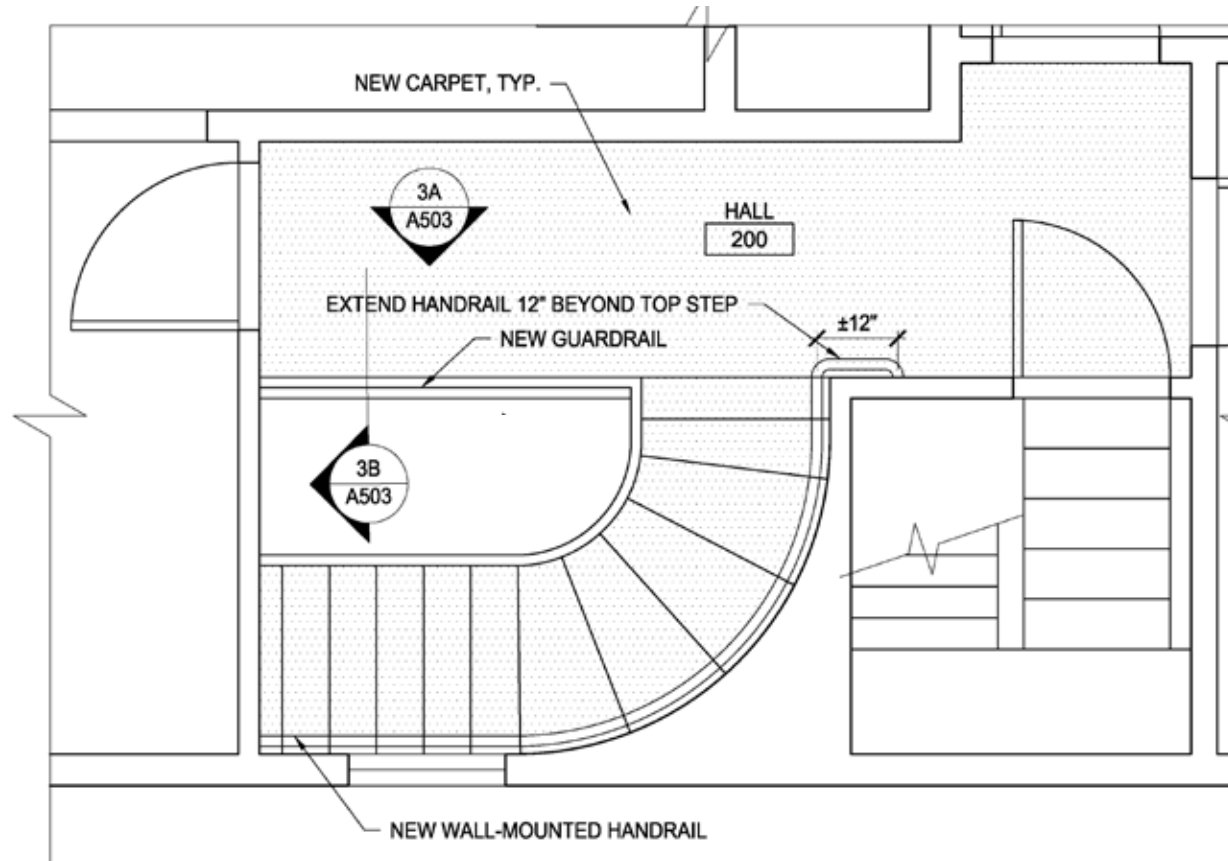
PROPOSED WALL-MOUNTED HANDRAIL



PROPOSED CARPET

SOW | GUARDRAIL PROPOSALS

1. FASCIA GLASS GUARDRAIL



ENLARGED UPPER FLOOR PLAN - MAIN STAIR/HALL



PROPOSED GUARDRAIL



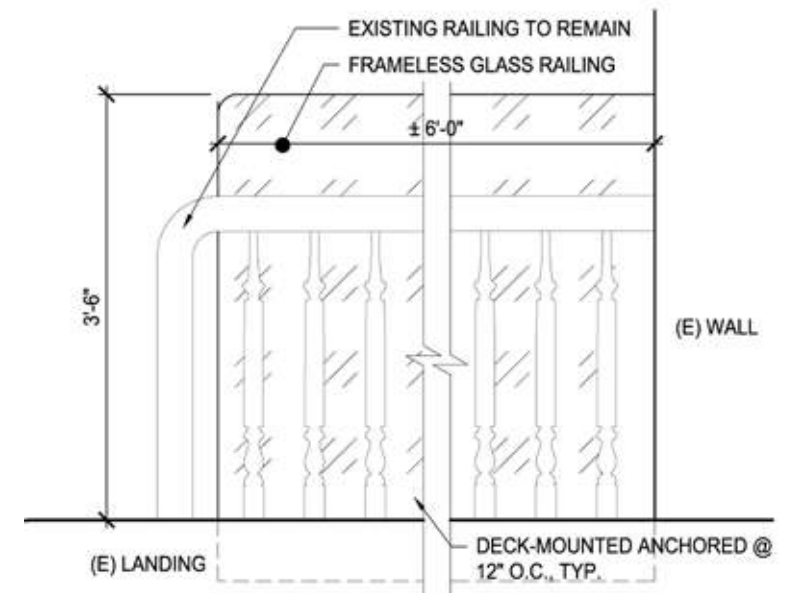
PROPOSED GUARDRAIL 1



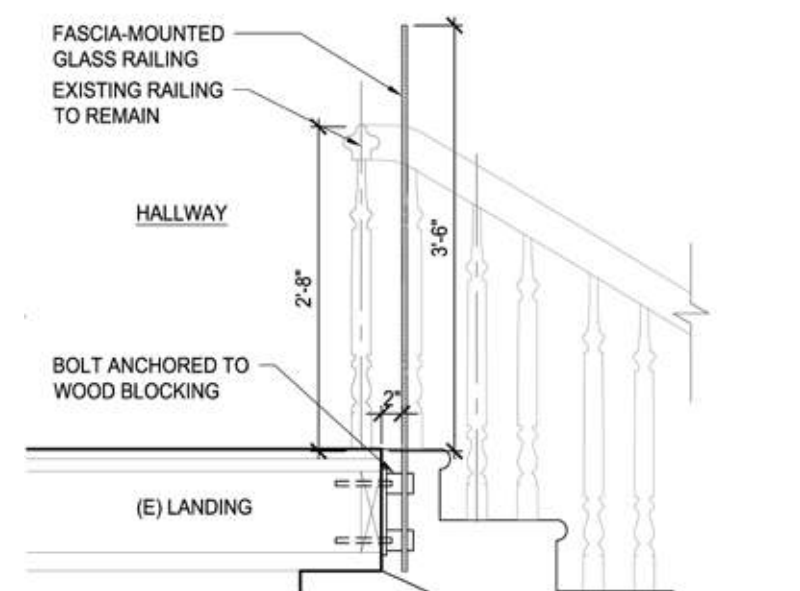
BRASS STANDOFF PINS

PROPOSED FRAMELESS GLASS GUARDRAIL

EXISTING RAILING TO REMAIN



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



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

Thank you