

INTERNATIONAL SPECIAL REVIEW DISTRICT BOARD (ISRD)
APPLICATION FOR CERTIFICATE OF APPROVAL
FEBRUARY 2024

Eng Family Homestead 伍氏家族房產

WING LUKE
MUSEUM

SUNDBERG
KENNEDY
LY-AU YOUNG
ARCHITECTS



Project Description

In Fall 2021, the Wing Luke Museum acquired the 1937 Eng Family Home (aka the Homestead) in the Chinatown-International District (CID) from its original owners. We propose to preserve and restore the largely intact house for the purpose of conducting guided immersion tours and exhibits with historical context. A 160 square foot second story addition is proposed at the house's existing garage to provide space for a lift/stair as an accessible route up to the main level of the house and down to the basement. The project will also restore the exterior rockery, fence, and plantings at the front (8th Ave S), and introduce new garden landscaping at the back of the house. The existing loquat (Chinese fruit) trees will be saved. There will be a change of use from R-3 to B.

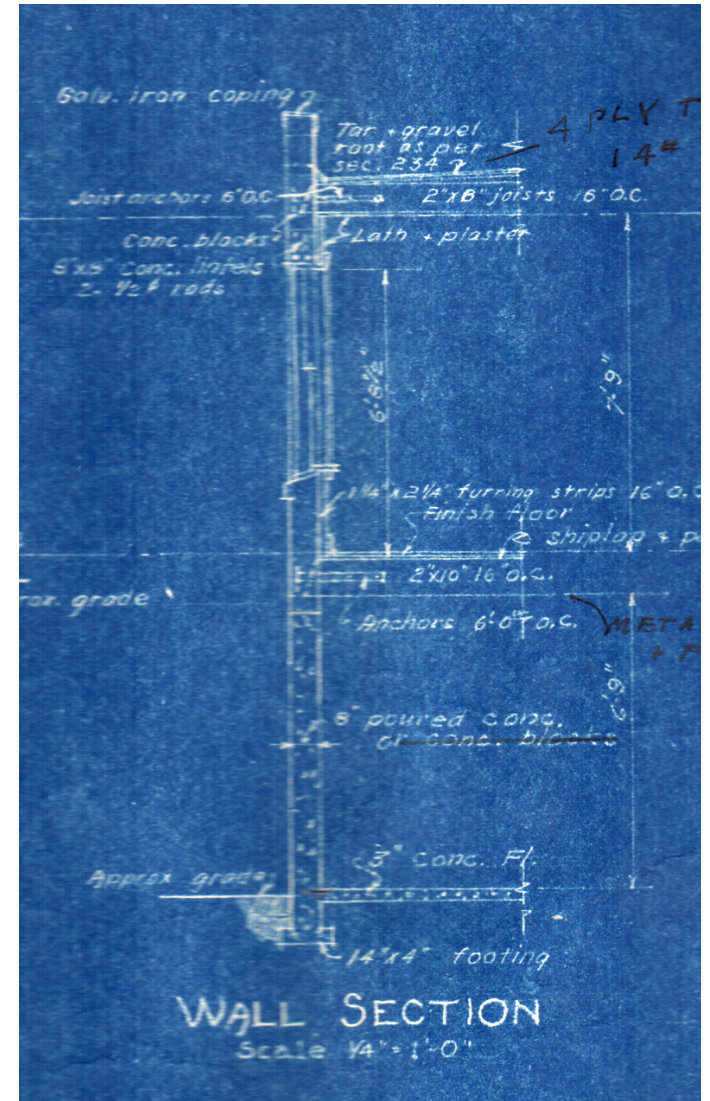
The Homestead, just one block south of the Museum, is one of the last remaining single-family homes in the CID, constructed despite the Chinese Exclusion Act, which disallowed citizenship and therefore property ownership for Chinese immigrants. Housing discrimination in Seattle also restricted residence for Asian Americans, Native Hawaiians, and Pacific Islanders (AANHPIs) in many neighborhoods and disallowed single-family homes in the commercially zoned Chinatown. Second-generation siblings, now in their 80s and 90s, entrusted it to the Museum to preserve its legacy, a pioneering Chinese American family's modest house with a basement bean sprout business. The home's interior remains largely intact; it also includes a garden with original fishpond and loquat trees. We intend to restore the period home, while upgrading the electrical and security systems and adding audiovisual capacity. The immersion setting, similar to those already in operation at the Museum's East Kong Yick Building, is intended to be as close to the "look and feel" of the original place as possible, while at the same time making reasonable accommodations for modern safety and ADA access logistics.

2021 年秋，陸榮昌亞洲博物館(Wing Luke Asian Museum) 從原業主手中收購位於華埠國際區 (Chinatown-International District, CID) 建於 1937 年的伍氏家族房產。我們建議保留和修復這座基本完好的房屋，以便進行在具有歷史背景下的展覽中，讓參觀者體驗近乎其真實的情境，能完全投入，產生連結與共鳴(即所謂的沉浸式參觀)。我們建議在房屋現有車庫上加建 160 平方英尺的二層建築，為電梯/樓梯提供空間，作為通往主層和地下室的無障礙通道。該項目還將修復屋前(第 8 大道南, 8th Ave S) 外的假山、圍欄和植物，並在屋後引入新的花園景觀。現有的枇杷樹(中國果樹) 將被保留。用途將從 R-3 更改為 B。

該房產位於博物館南一個街區處，是華埠國際區僅存的單戶住宅之一。儘管《排華法案》(Chinese Exclusion Act) 不允許華人移民獲得公民身份，因此也不允許他們擁有房產，但該房屋還是建成了。西雅圖的住房歧視也限制了亞裔美國人、夏威夷原住民和太平洋島民(AANHPI) 在許多社區居住，並禁止在商業區的唐人街建造單戶住宅。現年 80 多歲和 90 多歲的第二代兄弟姐妹將其委託給陸榮昌亞洲博物館，以保存這棟華裔美國家庭的樸實住宅及地下室是經營豆芽生意的遺產。房屋內部基本保持完好，它還包括一個花園，花園裡有早期的觀景魚池和種植的枇杷樹。我們打算修復這座老房子，同時升級電氣和安全系統並增加視聽功能。沉浸式環境與陸榮昌亞洲博物館的東公益大廈 (East Kong Yick Building) 已經投入使用的環境類似，旨在盡可能接近原址的「外觀和感覺」，同時為現代安全和 ADA 殘疾人使用通道提供合理的調整。

Building Information

Address	611 8th Ave South, Seattle, WA 98104
APN	524780-2655
Construction Type	V-B. Originally constructed in 1937. 1-2 story CMU walls over concrete foundation. Wood floor and roof joists.
Current Use	R-3 Single-family house with basement and attached garage.
Proposed Use	B Occupancy (Function for occupant load factor would be considered Exhibit Gallery and Museum) Historic house for guided immersion tours
Sprinklered	Not sprinklered
Fire Alarm	Not required
Stories	2 story with attached garage (existing)
Building Footprint	1,315 sq ft Building Footprint
Gross Floor Area	1,830 Sq Ft Total Building Basement/Garage Level: 810 sq ft Main Level: 920 sq ft
Site	Currently undergoing Two Lot Short Plat Subdivision (Associated project numbers: 3040417-LU, 3040418-LU, 3040419-LU) Existing Lot is 8,311 sq ft Remaining Lot will be 2,811 sq ft
Zoning	International District Mixed IDM 85/85-170
Historic District	International Special Review District Map B for 23.66.326 indicates the site is in the Retail Core, Asian Design Character District
Street-level Use (23.66.326)	Museum use is identified as a preferred street-level use



From original permit drawings

Summary of Work at Building Exterior and Site

General

- Replacement of aluminum (non-original) windows with painted wood windows
- New exterior lighting and security cameras
- Paint exterior

Front Exterior Work

- Existing rockery and concrete cap to remain, except at new lift/stair
- Removal of current wood fence and reinstallation of wrought-iron fence with new steel structural supports at code-compliant height
- New inclined platform lift and concrete stair at north-east corner for tour access
- New railing and security gate at north-east corner at new lift/stair
- New metal security gates at south pathway (both ends)
- Removal of non-original porch structure, over south stair landing at south wall

Back Exterior Work

- Enclosure for code-compliant stair access and ADA accessibility via platform lift. Enclosure is located in a less-significant historical zone of the house, and is designed in a modern format to clearly distinguish new from historical.
- Removal of shed structure on exterior of garage
- Replace door to Garage/Garden
- New window at existing garage door opening
- Demolish and reconstruct the garage chimney to meet seismic standards
- Demolish current chain-link fence, and install wood fence and gate.
- New planting areas, planter boxes, trellis structure
- Replace asphalt paving



Location



Primary tour route to the Homestead

Canton Alley access to Backyard Garden (community gatherings)

Historic Photos



Construction photo from 1937 looking towards the west facade, before the garage was constructed



The southeast corner of the house with the original framed window openings. At the south facade, the kitchen door opened directly outside.

Historic Photos



The house, ca. 1939



Ca. 1940 with the addition of the concrete curb and decorative railing, and enclosed porch

Historic Photos



Photo from the 1950's, showing the porch windows & entry doors, window canopies, decorative light fixture, flags, and decorative railings



Photo of the family at the Canton Alley side of the house

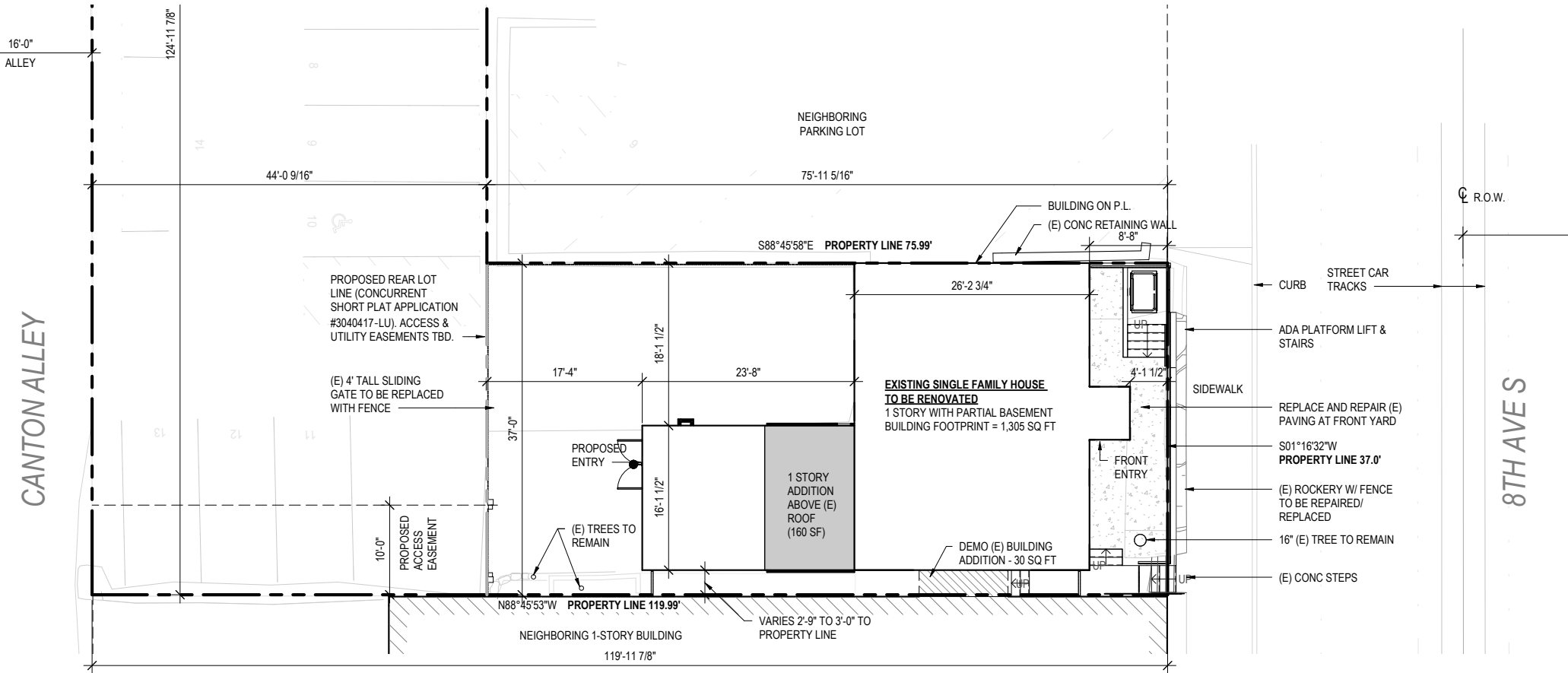
Historic Photos - Interior



Historic details



Site Plan



Existing Conditions - 8th Ave S



Wood fence is non-original and obscures views of the front yard and house

Original wood windows were replaced with aluminum frame windows

Exterior paint colors are non-original

Deterioration at stone retaining wall, concrete block

Non-original porch cover over south stair landing (bottom left image)

Loquat tree to remain



Existing Conditions - Canton Alley

Partner loquat tree to be protected and remain

Non-original shed structure

Chain-link fence is non-original



Existing Conditions - Windows



East Facade

Non-original aluminum windows to be replaced



West Facade

Non-original aluminum windows to be replaced

Existing Conditions - Windows



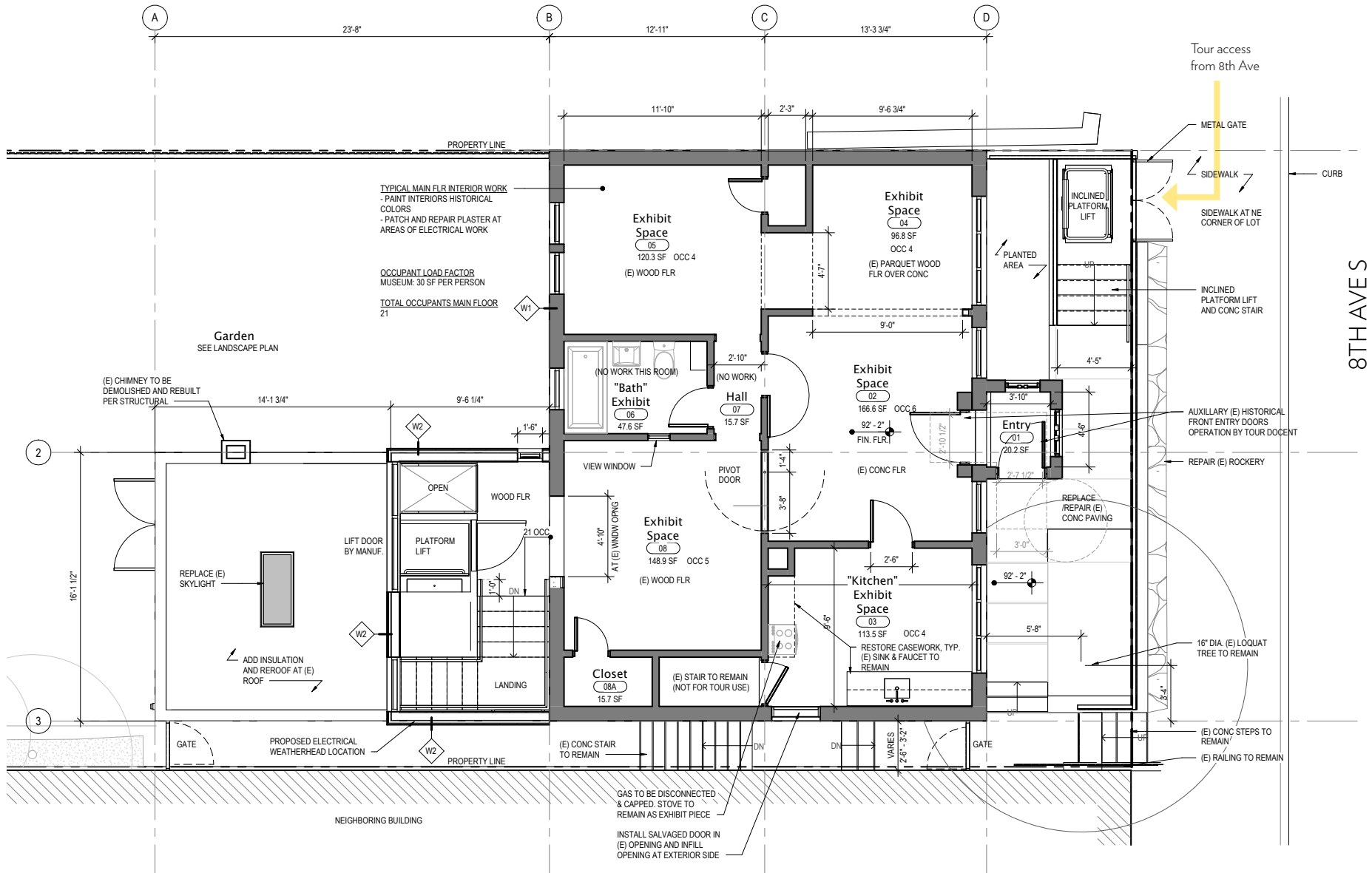
Window N01
Original window to be restored



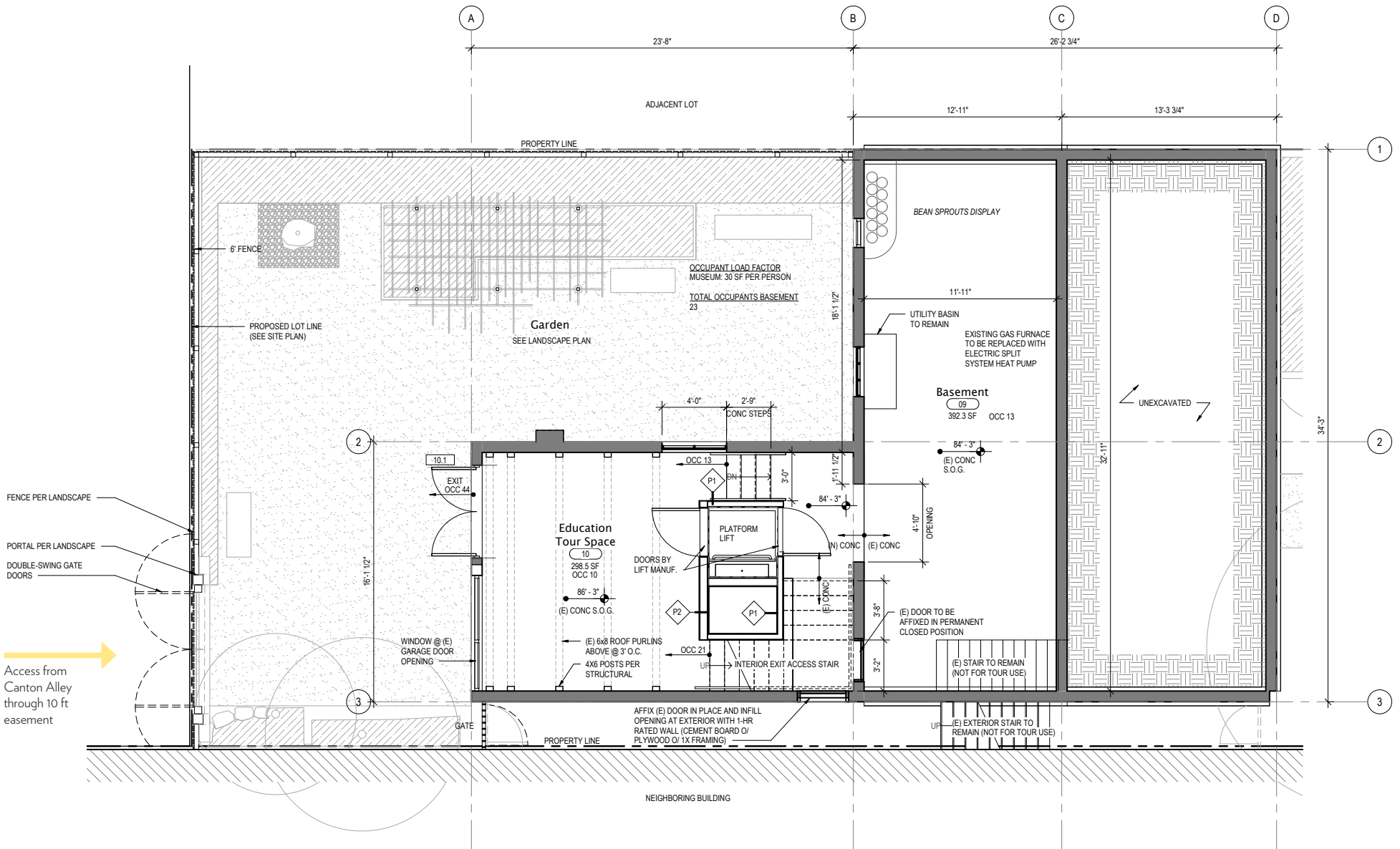
Window E03
Original window to be restored



Main Level Floorplan



Lower Level (Basement) Floorplan



8th Ave S



Conceptual View



8th Ave S - Proposed Work

Existing rockery and concrete cap to remain, except at new lift/stair

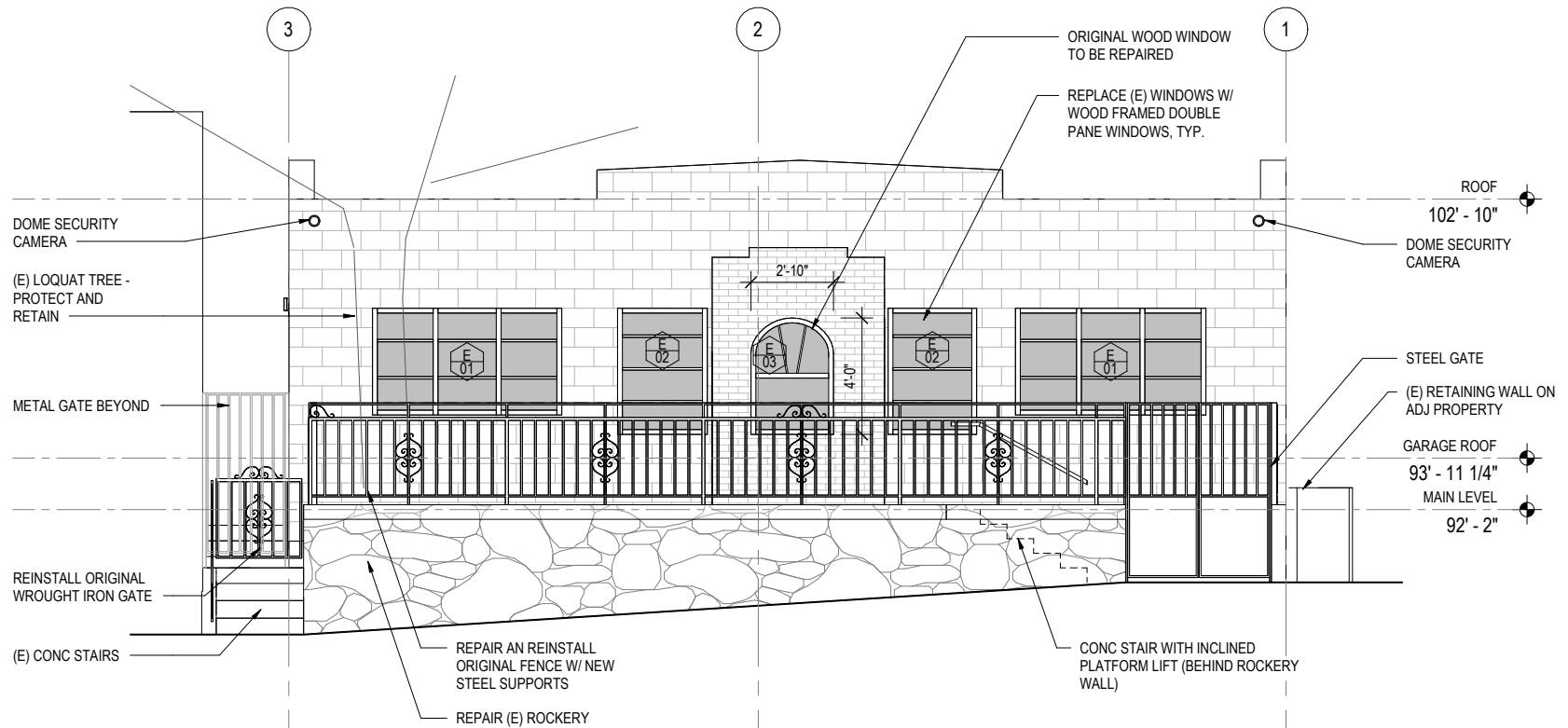
Removal of current wood fence and reinstallation of wrought-iron fence with new steel structural supports at code-compliant height

New inclined platform lift and concrete stair at north-east corner for tour access

New railing and security gate at north-east corner at new lift/stair

New metal security gates at south pathway (both ends)

Removal of non-original porch structure, over south stair landing at south wall



Inclined Platform Lift

An inclined platform lift is proposed at the northeast corner of the site to allow tours to enter the front of the house in a way that is accessible to everyone. This was important to the Eng family, advisory committee, and museum tour leaders. An additional lift is provided at the interior of the house to provide access to all levels of the house and garden, and to allow access to and from historic Canton Alley.

Lift model: Garaventa Lift Xpress II

Compatible for outdoor applications, with an outdoor platform cover to protect from the weather.

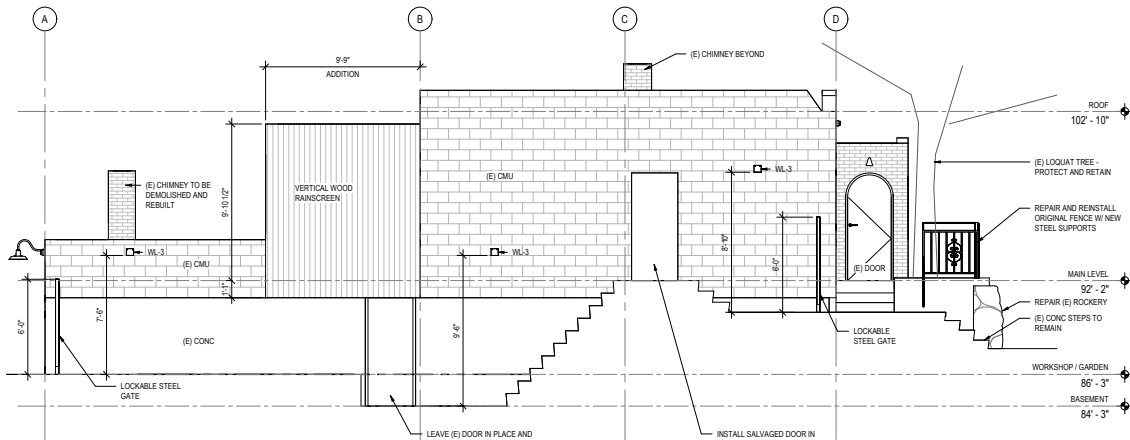
Platform travels along the stairway



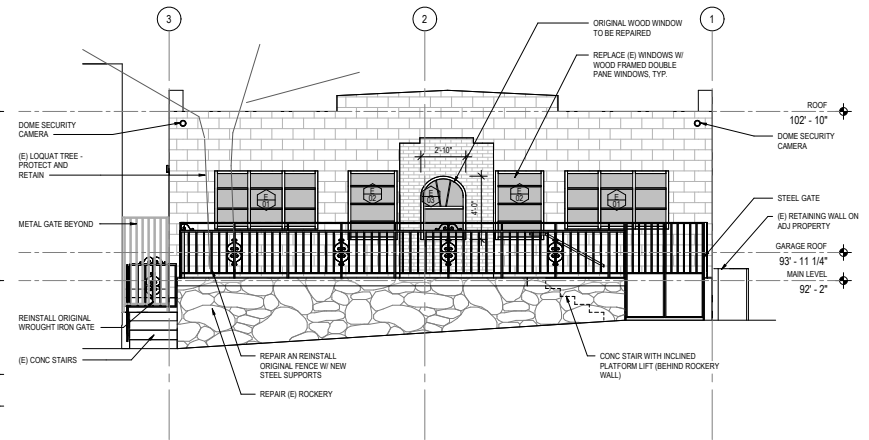
Folded when not in use



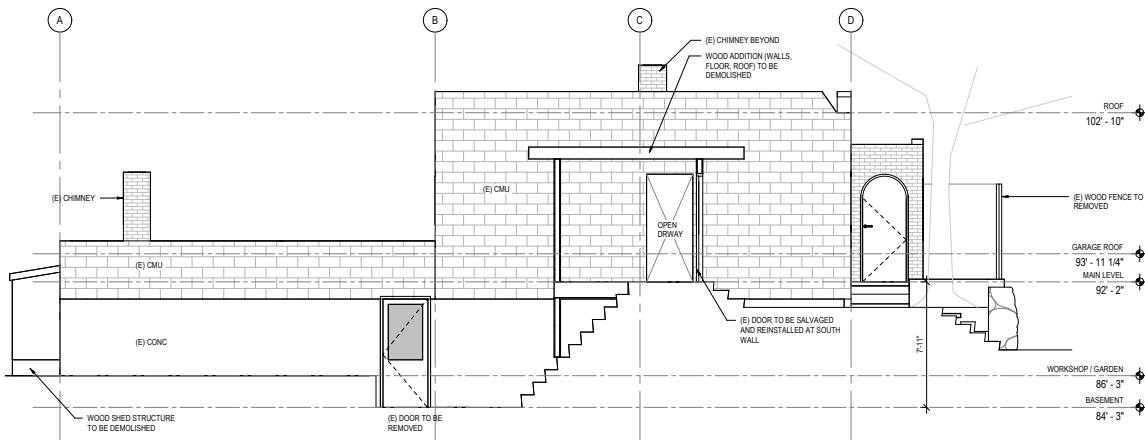
East & South Elevations - Proposed & Existing



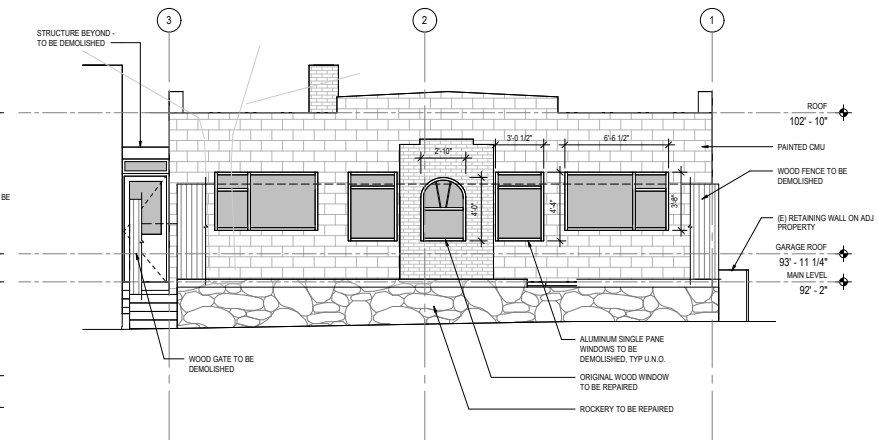
2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION - EXISTING CONDITION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION - EXISTING CONDITION
SCALE: 1/4" = 1'-0"

Proposed Addition at Existing Garage Workshop



Conceptual View



Proposed Addition at Existing Garage Workshop

Enclosure for code-compliant stair access and ADA accessibility via platform lift. Enclosure is located in a less-significant historical zone of the house, and is designed in a modern format to clearly distinguish new from historical.

Removal of shed structure on exterior of garage

Replace door to Garage/Garden

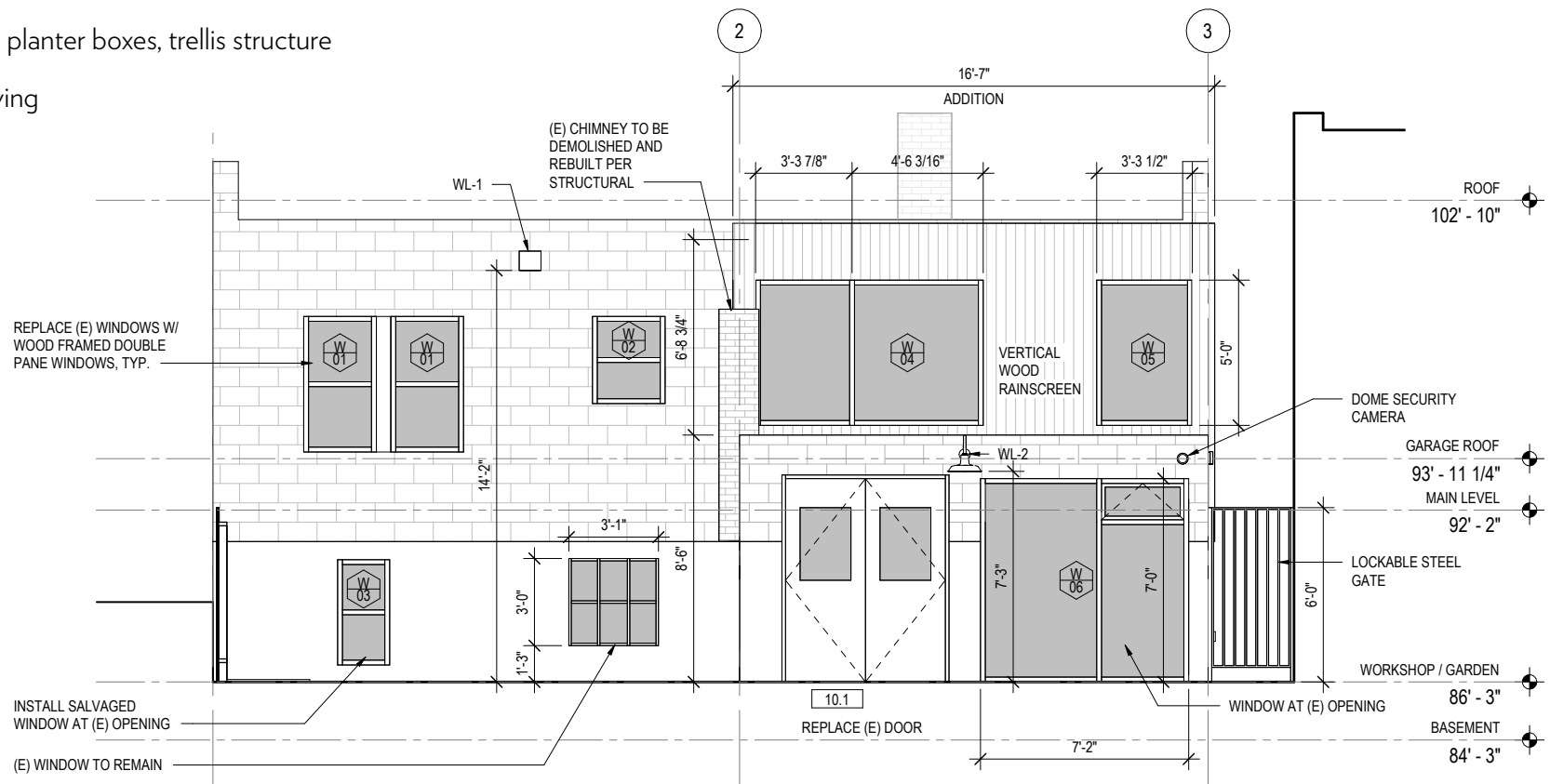
New window at existing garage door opening

Demolish and reconstruct the garage chimney to meet seismic standards

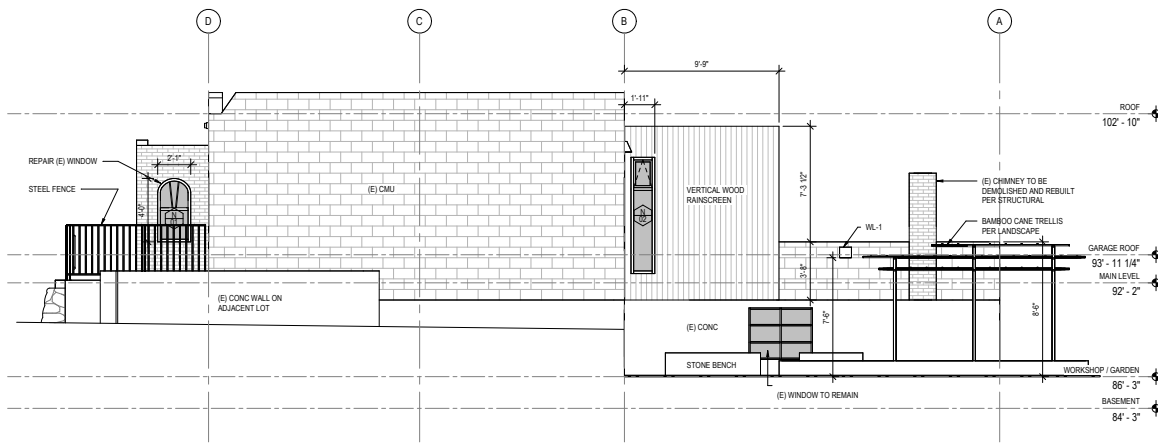
Demolish current chain-link fence, and install wood fence and gate.

New planting areas, planter boxes, trellis structure

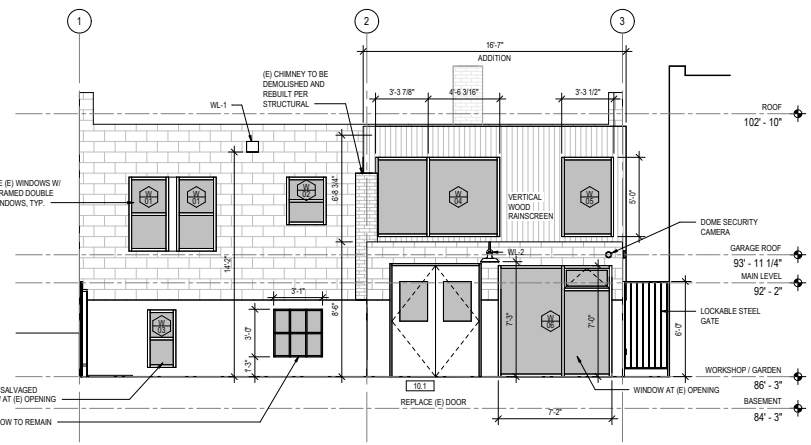
Replace asphalt paving



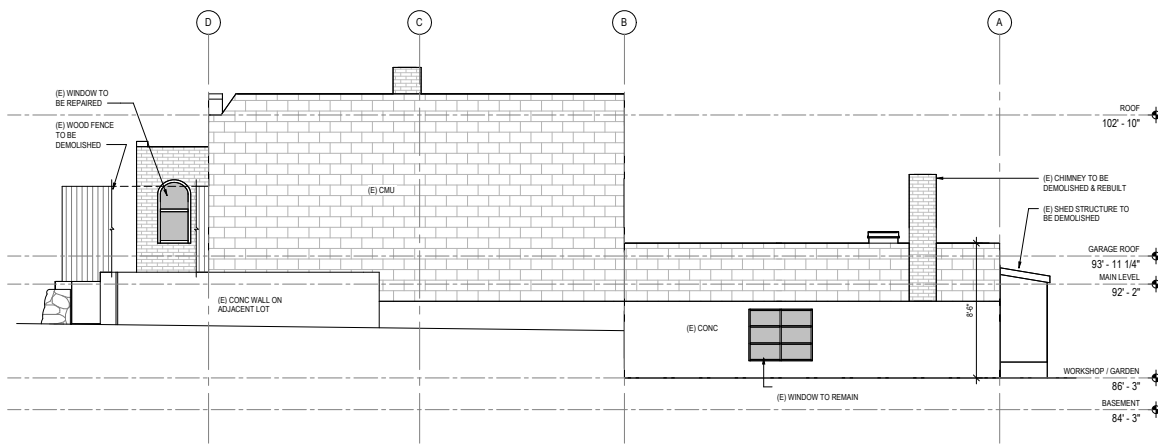
West & North Elevations - Proposed & Existing



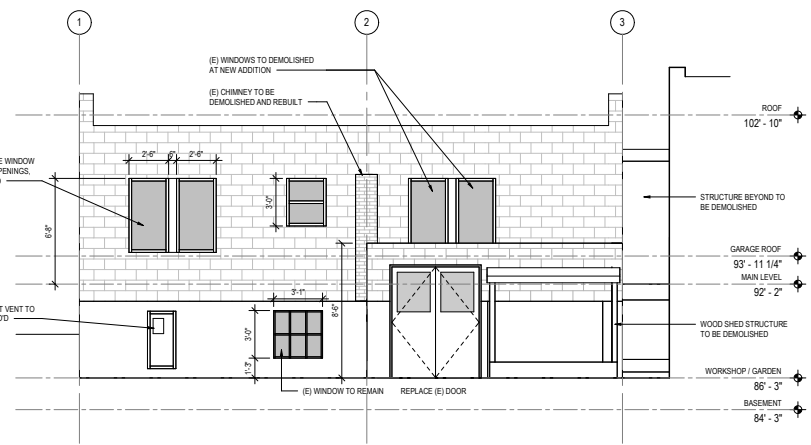
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



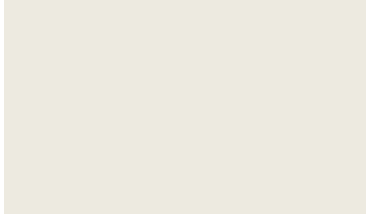
4 NORTH ELEVATION - EXISTING CONDITION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION - EXISTING CONDITION
SCALE: 1/4" = 1'-0"

Proposed Materials & Colors

Exterior Paint Colors



Masonry, concrete

Addition



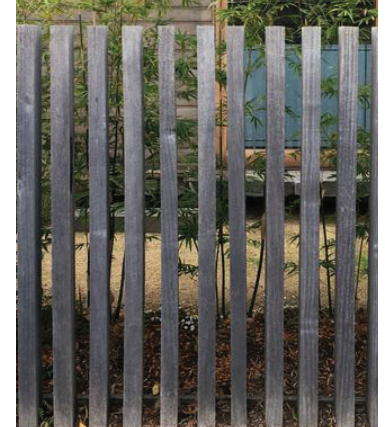
Vertical cedar siding

8th Ave S/ Front fencing



Window trim, flashing,
vent covers, wrought iron
railing

Back Yard Fencing



Vertical cedar picket fence -
spaced for visibility

Paint colors are based on historical photos and recollections and will be refined by a seriation test to reveal the original paint colors.

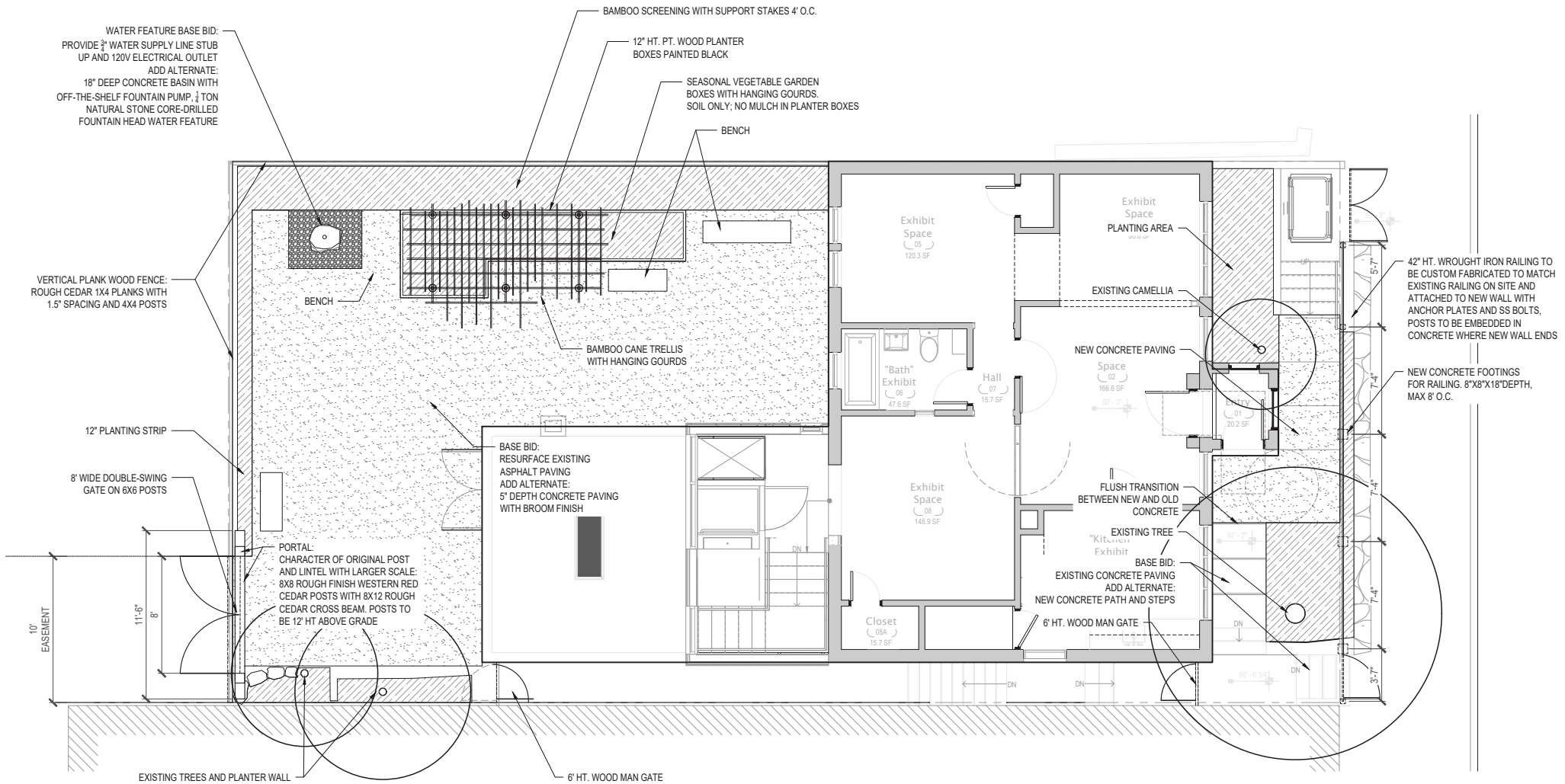
"The house was completed in 1937, painted white with a water-based white paint made special for cinder blocks. Roof flashing was painted green..." (Uncle Tuck)

Metal Gates

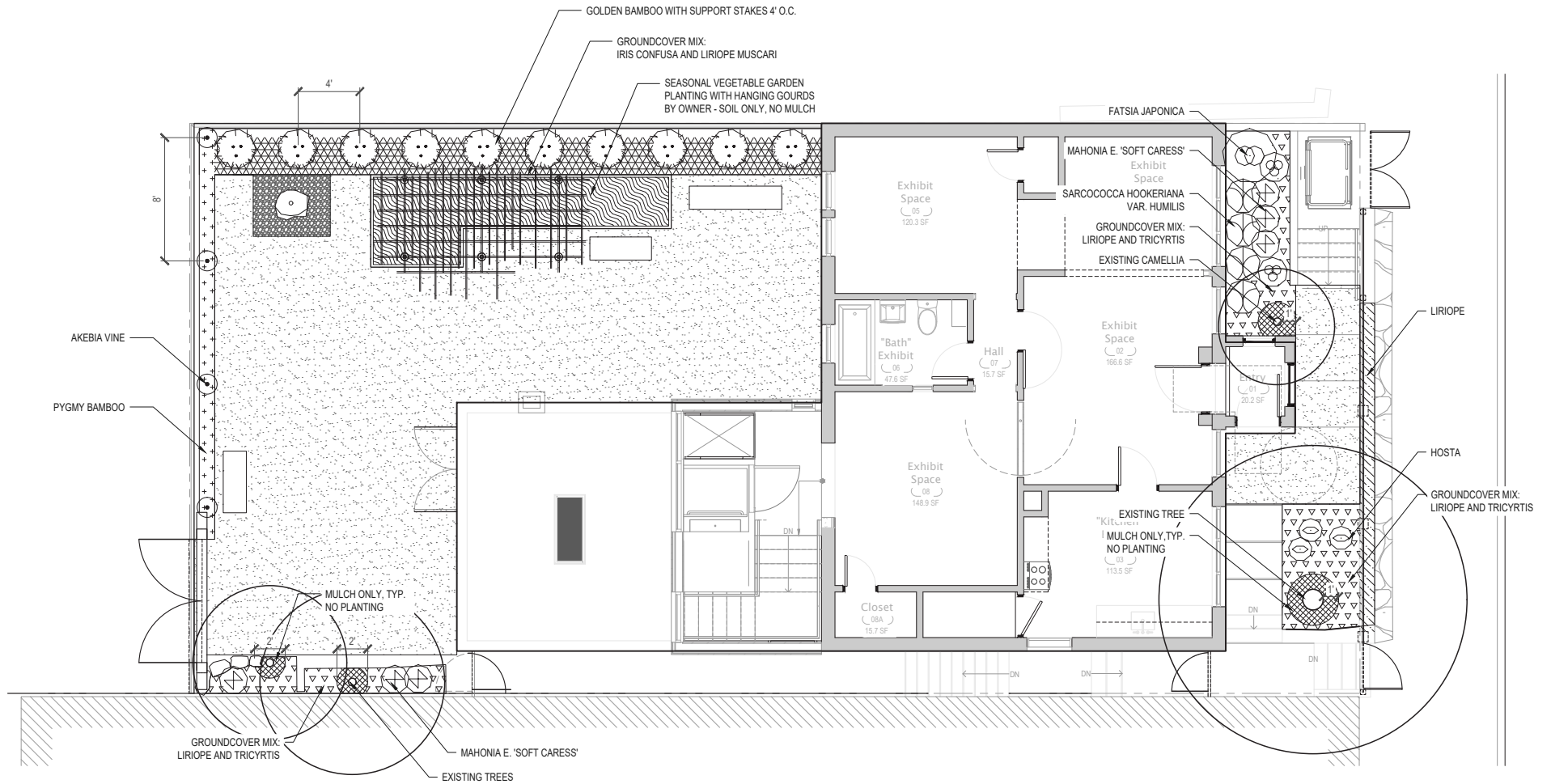


Steel flat bar, painted

Site: Landscape Design



Site: Landscape Planting Plan



Site: Landscape Design



Fatsia japonica - Japanese aralia



Sarcococca ruscifolia - Fragrant sweet box



Mahonia e. 'Soft Caress'



Paeonia lactiflora - Chinese peony



Iris confusa - Bamboo iris



Hosta 'Fragrant bouquet'



Tricyrtis hirta - Toad lily



Liriope muscari - Lily turf

ENG HOMESTEAD - PLANTING FRONT



Site: Landscape Design



Akebia quinata - Chocolate vine



Phyllostachys aurea - Golden bamboo



Pleiblastus pygmaeus - Pygmy bamboo



Mahonia e. 'Soft Caress'



Iris confusa - Bamboo iris



Hosta 'Fragrant bouquet'



Tricyrtis hirta - Toad lily



Liriope muscari - Lily turf

ENG HOMESTEAD - PLANTING BACK



Site: Landscape Design



ENG HOMESTEAD - SEASONAL VEGETABLE GARDEN



Site: Landscape Design



Staked bamboo - Screening



Vertical Cedar Picket Fence - Spaced for Visibility



Original Eng Family Backyard Gateway - New design will be larger scale to accommodate hanging a larger gate

ENG HOMESTEAD - CHARACTER IMAGES

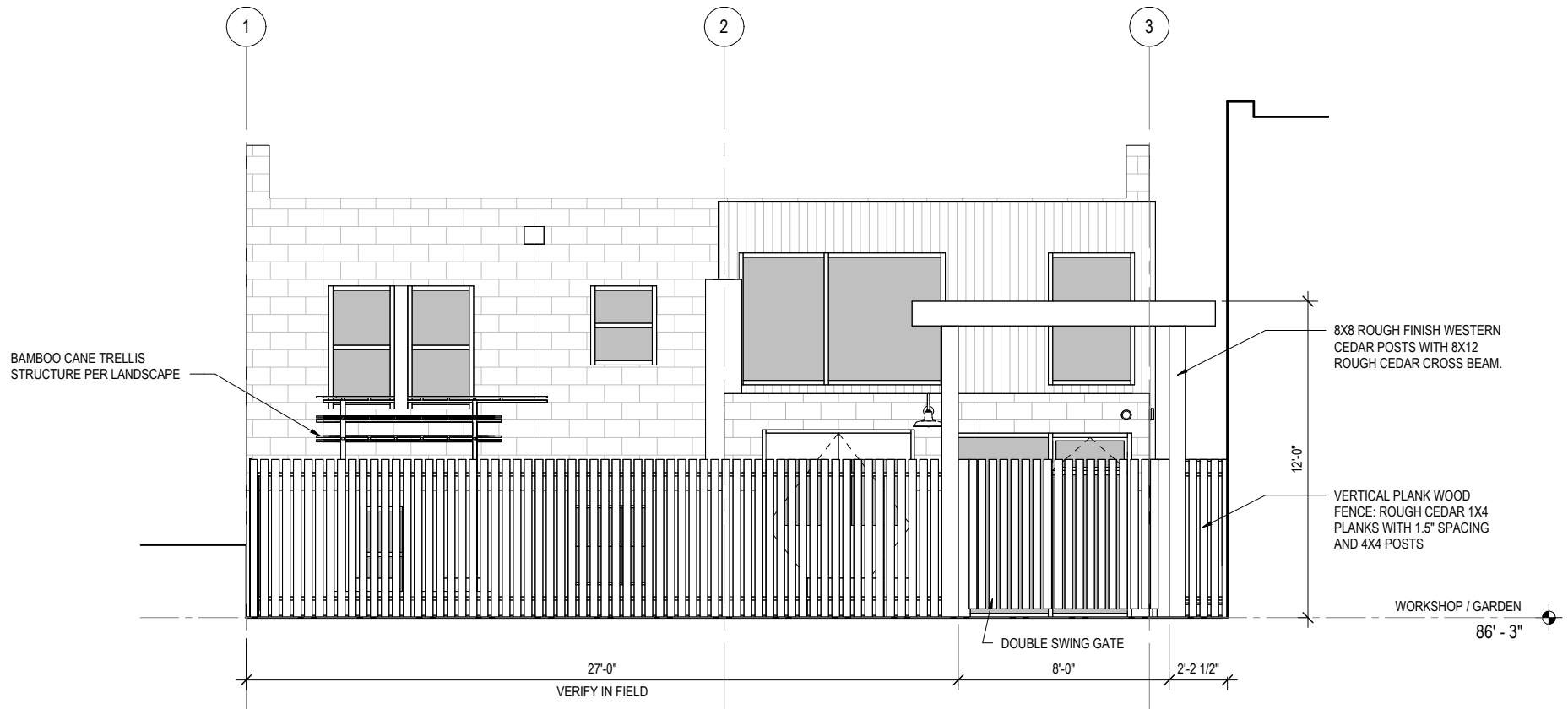


Proposed Fence at Canton Alley side

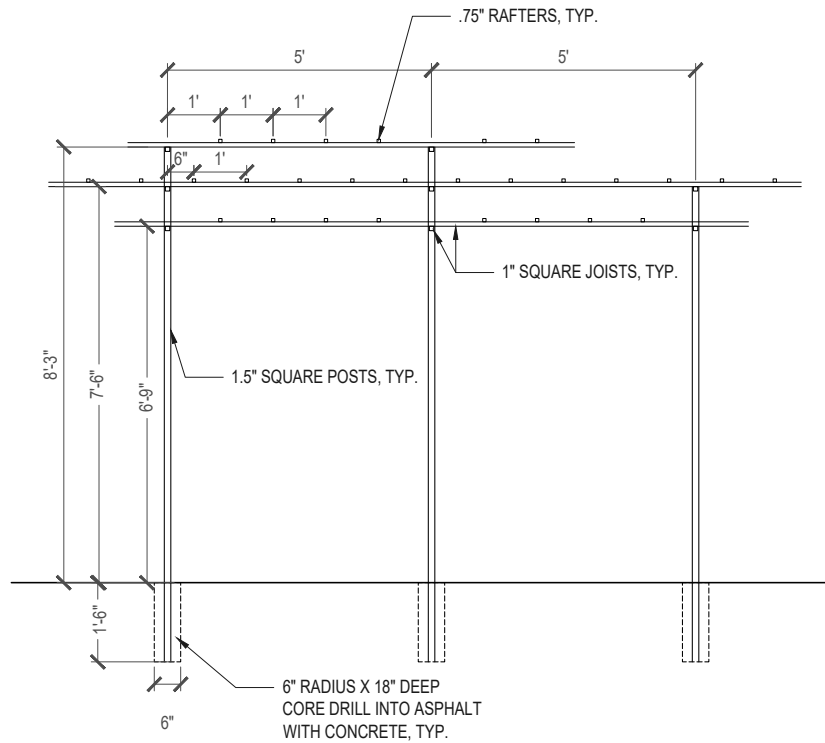
Cedar "Portal" garden entry from Canton Alley

Vertical plank wood fence

Note: The property to the west will likely be developed in the future, so the fence may or may not be incorporated into the new development. Canton Alley access will remain via a 10 foot wide access easement.



Trellis Structure



ALUMINUM MEMBERS
 1.5" X 1.5" SQUARE POSTS
 1" X 1" SQUARE JOISTS
 .75" X .75" RAFTERS

1 TRELLIS ELEVATION

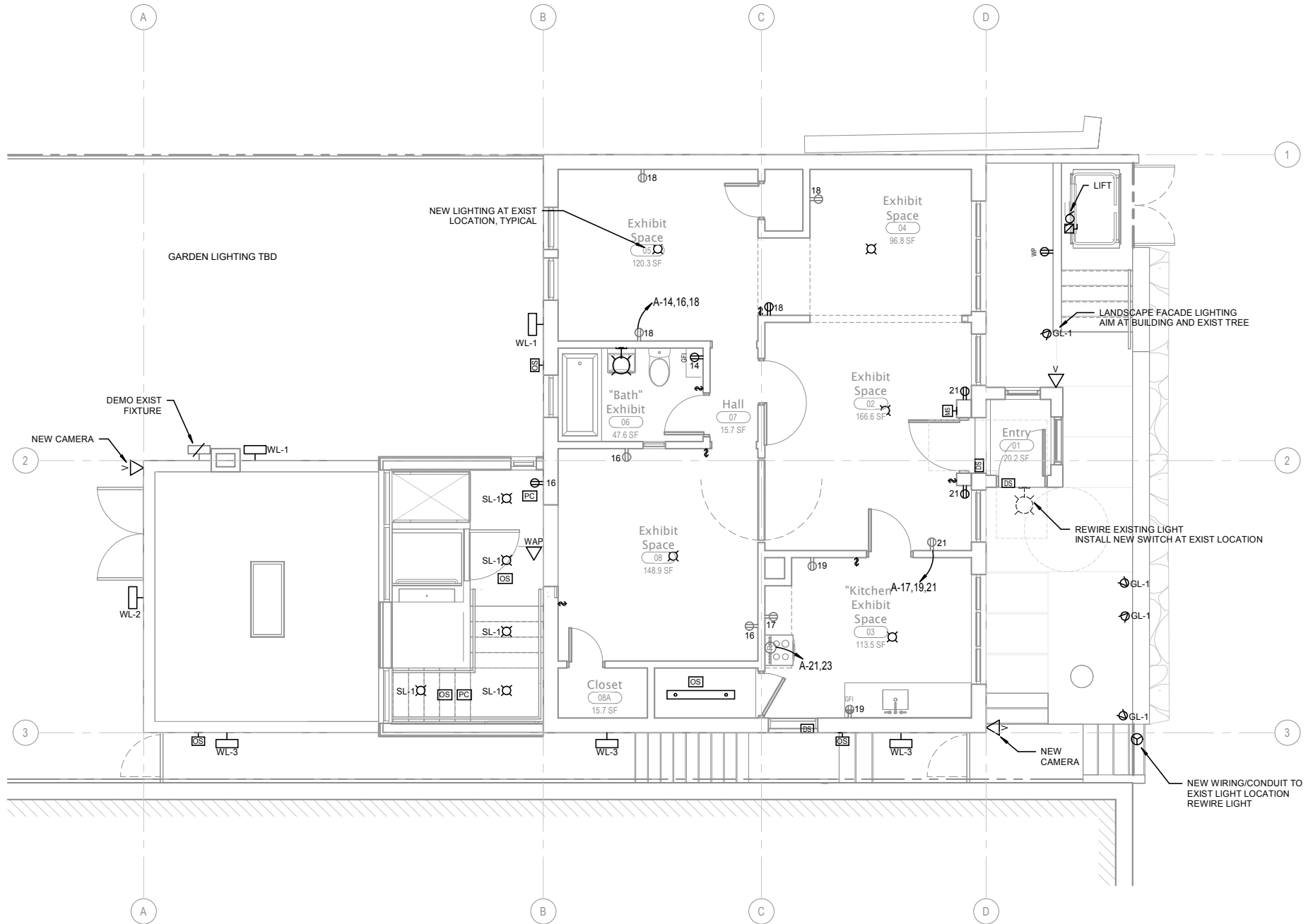
SCALE: 1/2"=1'-0"



MURASE ASSOCIATES

LANDSCAPE ARCHITECTURE
 4338 4th Ave NE, Seattle, WA 98105
 P 206 322 4937 www.murase.com

Site: Lighting



Site: Lighting

GL-1: Front Facade lighting

Hydrel Aspen LED
Finish: Bronze Smooth



WL-1: Garden

Architectural Wall Sconce
WDGE1 LED
Finish: White



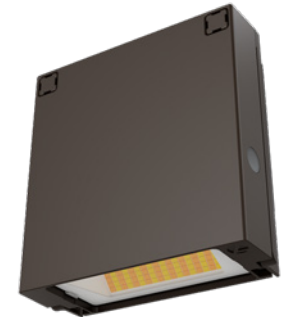
WL-2: At Garage Exterior Door

Barn Light Electric Co.
Original Gooseneck
Finish: Galvanized



WL-3: South Walkway

WPX0 LED
Finish: Dark Bronze



Security Camera

AXIS P3268-LVE Dome Camera (or similar)
Finish: White



Community Outreach



The Eng Family Homestead is stewarded by a task force comprised of Wing Luke Museum Board, executive staff, and community stakeholders, including: Board members Casey Bui, Sai Chaleunphonh, Gloria Lung Wakayama, Paul Mar, and Diane Sugimura, staff Cassie Chinn and Joel Barraquiel Tan, and community stakeholders Beth Takekawa and Tony To. Design for the Eng Family Homestead is guided by a 20-member Community Advisory Committee (CAC), including three generations of the Eng Family and comprised of: task force members, along with Eng Family members Uncle Tuck Eng, children Mary Anne Eng, Sue-May Eng, Ginny Eng, grandson Martin Ho, and cousin Jeannette U, educators Alice Ikeda and Megan Regalado, and Wing Luke Museum staff Heather Chan (museum services), Rahul Gupta (education tours), and Jessica Rubenacker (exhibitions).

The CAC has been meeting iteratively through design with five meetings to date, starting in December 2022 and continuing until completion. The January 25, 2023 meeting was expanded to include additional Wing Luke Museum Board and staff and Eng Family members. Additional project outreach took place on January 28, 2023 at the Wing Luke Museum Lunar New Year Fair with 1,000+ in attendance.

伍氏家族房產由陸榮昌亞洲博物館董事會、行政人員和社區利益相關者組成的工作小組負責管理，其中包括：董事會成員Casey Bui, Sai Chaleunphonh, Gloria Lung Wakayama, Paul Mar 和 Diane Sugimura、工作人員Cassie Chinn和Joel Barraquiel Tan、社區利益相關者 Beth Takekawa 和 Tony To。伍氏家族房產的設計由 20 名成員組成的社區諮詢委員會 (Community Advisory Committee, CAC) 指導，其中包括伍氏家族的三代人。成員包括：工作小組成員、伍氏家族成員：叔叔Tuck Eng、子女 Mary Anne Eng、Sue -May Eng、Ginny Eng、孫子Martin Ho 和表姐妹Jeannette U、教育家 Alice Ikeda 和 Megan Regalado，以及陸榮昌亞洲博物館工作人員 Heather Chan (博物館服務)、Rahul Gupta (教育導覽) 和 Jessica Rubenacker (展覽)。

社區諮詢委員會從 2022 年 12 月開始一直在反複設計過程中召開七次會議直至完成。2023 年 1 月 25 日的會議擴大到陸榮昌亞洲博物館董事會、工作人員以及伍氏家族成員。2023 年 1 月 28 日在陸榮昌亞洲博物館農曆新年博覽會上舉行額外的項目外展活動中，吸引 1,000 多人共襄盛舉。