

Eng Family Homestead

WING LUKE MUSEUM

SUNDBERG
KENNEDY
LY-AU YOUNG
ARCHITECTS



Project Description

In Fall 2021, the Wing Luke Museum acquisition of the 1937 Eng Family Home in the 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.

We intend to start the building permit process this month, with a formal Certificate of Approval application following feedback from the Board.

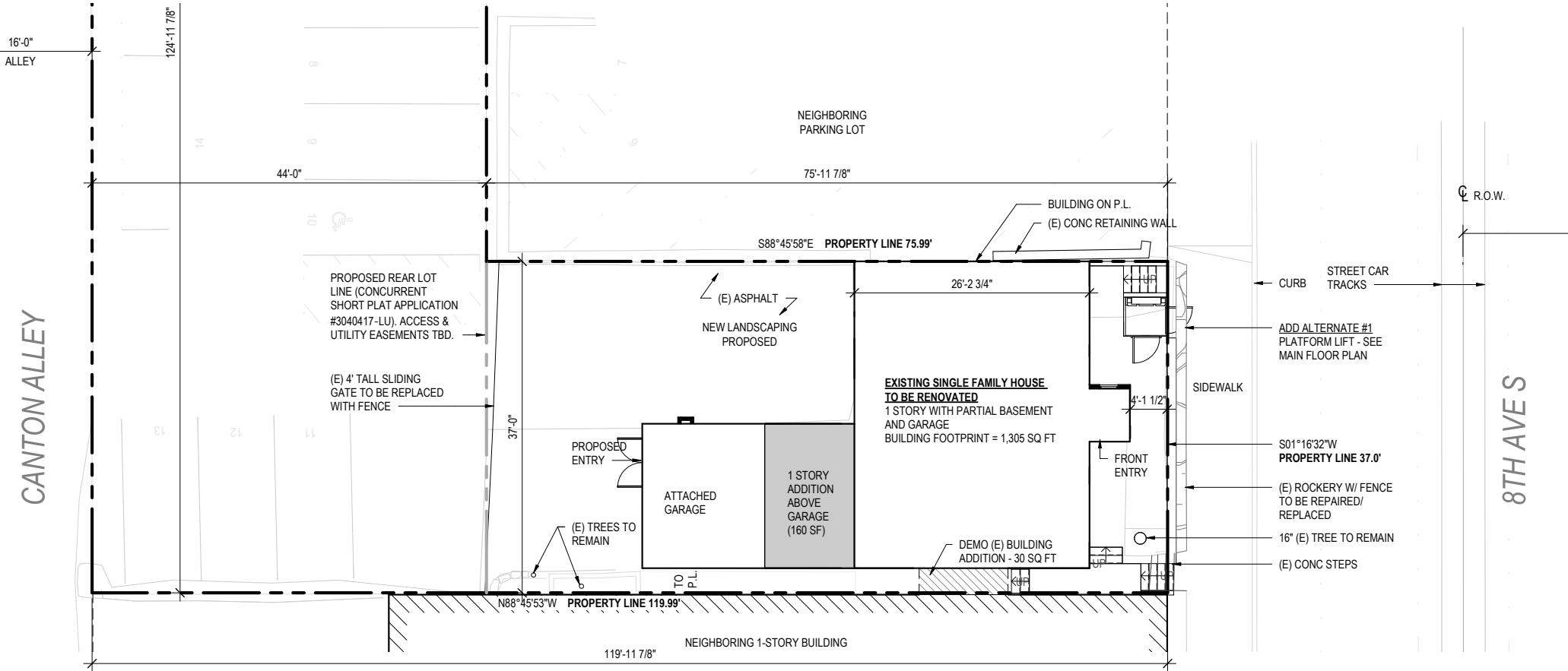
Building Information

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 (Existing, with no addition proposed) 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

Location



Site Plan



Existing Conditions - 8th Ave S



Existing Conditions - Canton Alley



Historic Photos



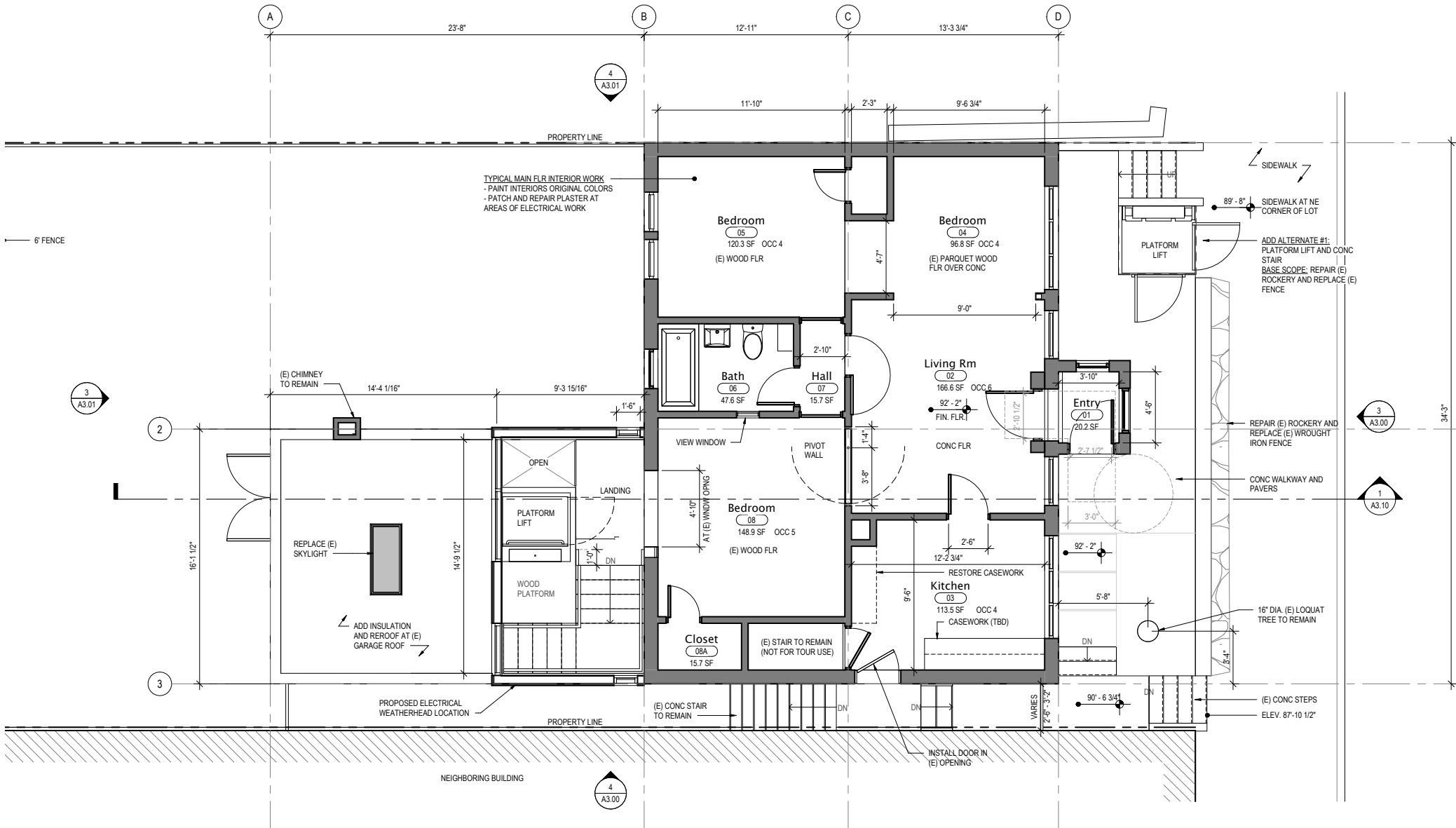
Historic Photos - Interior



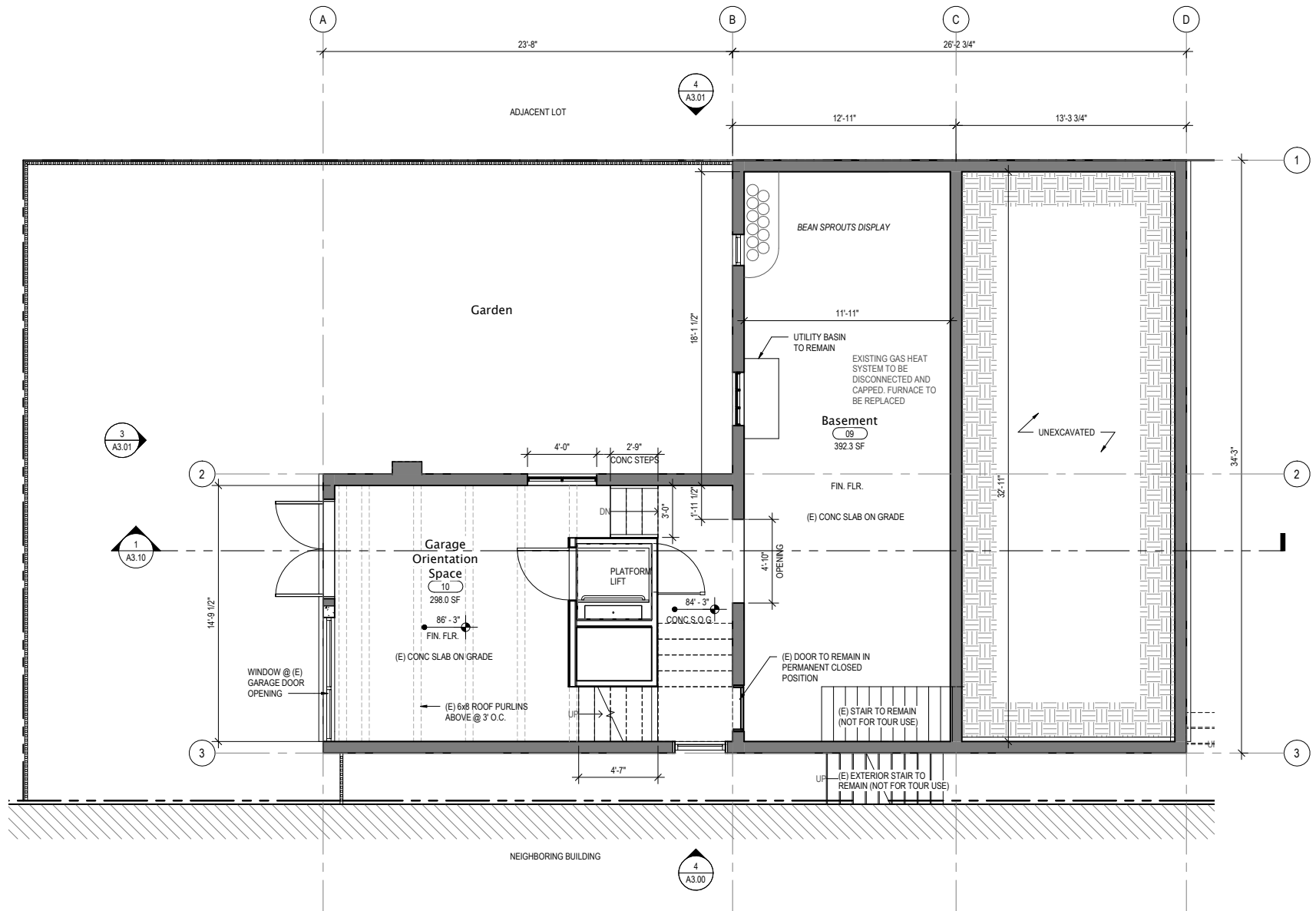
Historic details



Main Level Floorplan



Lower Level (Garage/Basement) Floorplan



Historic Features for Restoration



1937, Assessor's Record Photo

Painted CMU walls to be restored with original colors (cream white with green trim)

Site: Front yard space, Stone retaining wall, Concrete curb and ornamental metal fence

Original windows (wood frame, manufactured and site-built)

Missing decorative elements (such as rod-supported light fixture, flags – to be restored)

Landscaping, especially the Loquat trees (and potential planting of roses, camilla, dwarf rhododendron)



Ca 1940 with concrete curb/metal railing, and enclosed porch

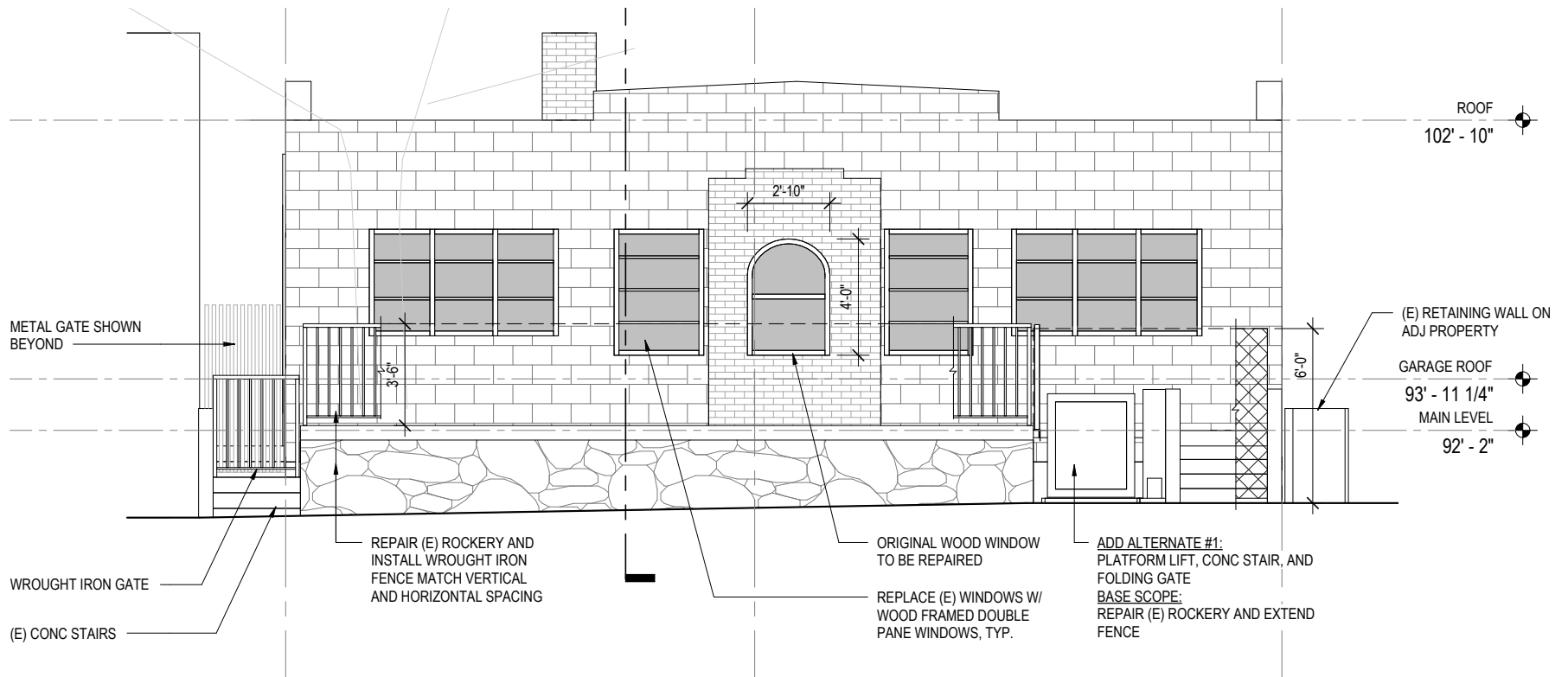
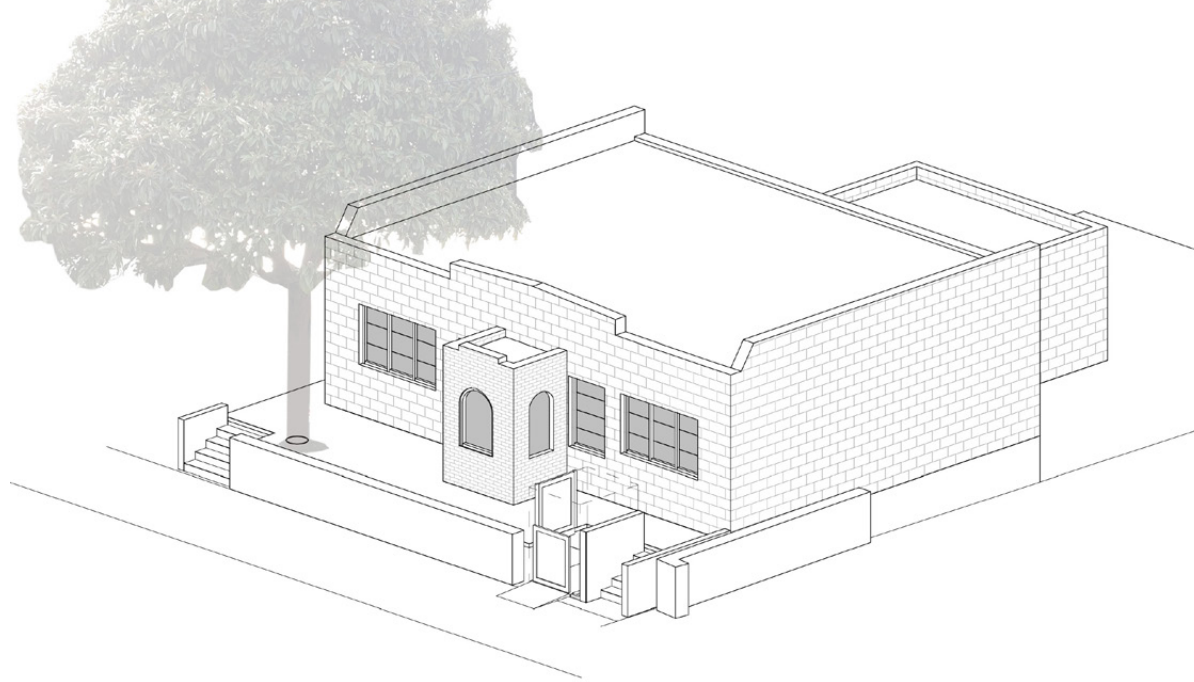


Late 1940s/early 1950s w/new porch windows & entry doors, window canopies, decorative light fixture, flags

8th Ave S

ADA Platform Lift with adjacent concrete stair

Restoring historic windows, paint colors, fencing and rockery



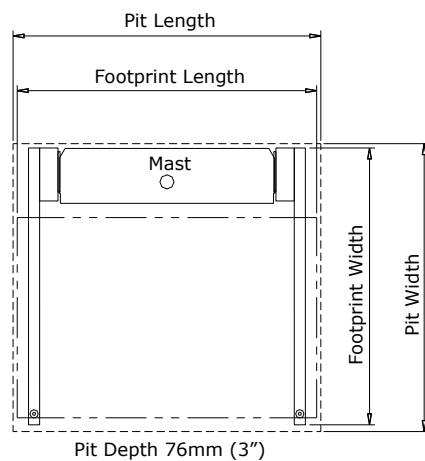
Genesis Opal

Unenclosed Vertical Platform Lift



Dimensions

Footprint / Clearance



If a pit is used, recommended depth is 76mm (3").
Pit width and length include running clearances.

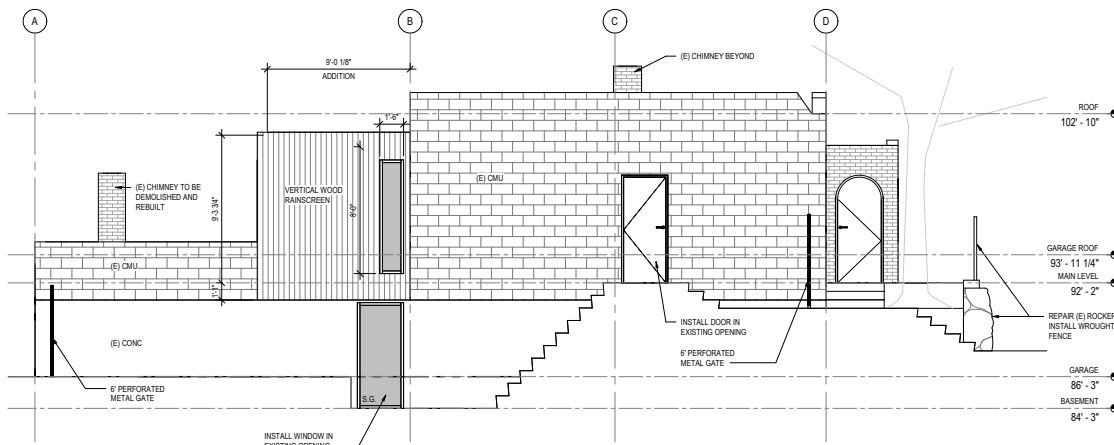
Straight Through Entry / Exit

Platform Size	Footprint Width		Footprint Length		Pit Width		Pit Length	
	mm	in	mm	in	mm	in	mm	in
Standard	1258	49 1/2	1296	51	1319	52	1334	52 1/2
Mid-Size	1258	49 1/2	1448	57	1319	52	1493	58 1/2
Large *	1445	56 7/8	1600	63	1508	59 3/8		64 1/2
90° Entry / Exit								
42 x 60 - 90° Entry / Exit	1386	54 5/8	1606	63 1/4	1405	55 3/8	1689	66 1/2
Large	1445	56 7/8	1600	63	1464	57 5/8	1683	66 1/4

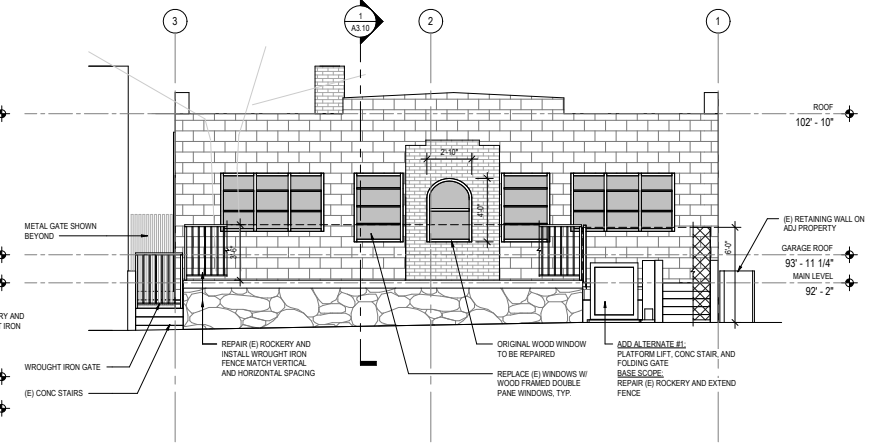


East & South Elevations

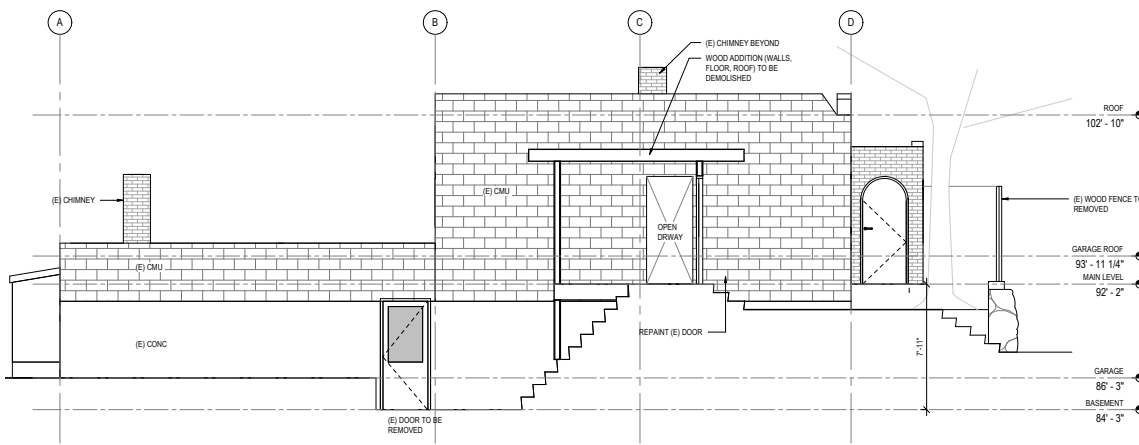
TYPICAL EXTERIOR WORK
 - PAINT BUILDING EXTERIOR WALLS, DOORS, AND TRIM (RESTORE ORIGINAL COLORS)
 - REPLACE (E) WINDOWS W/ WOOD FRAMED WINDOWS TO MATCH HISTORIC PHOTOS (I.N.O.)
 - RESTORE PARAPET COPING AND LOUVERED VENT OPENINGS
 - REFER TO STRUCTURAL NARRATIVE FOR MASONRY AND LINTEL REPAIR



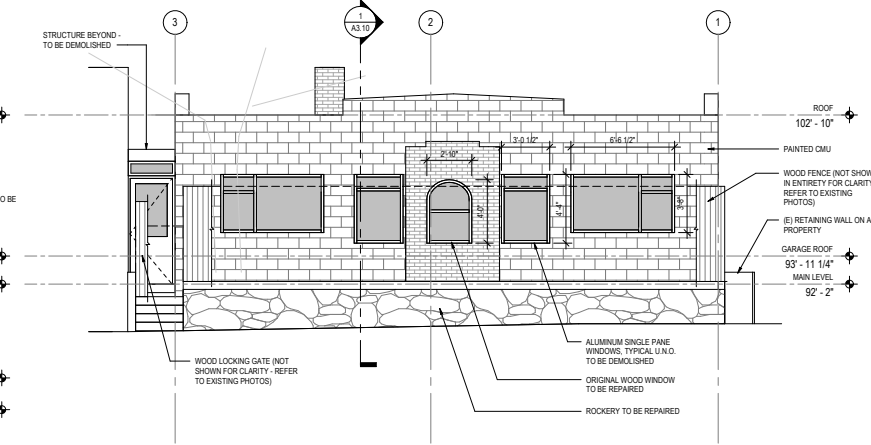
2 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



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

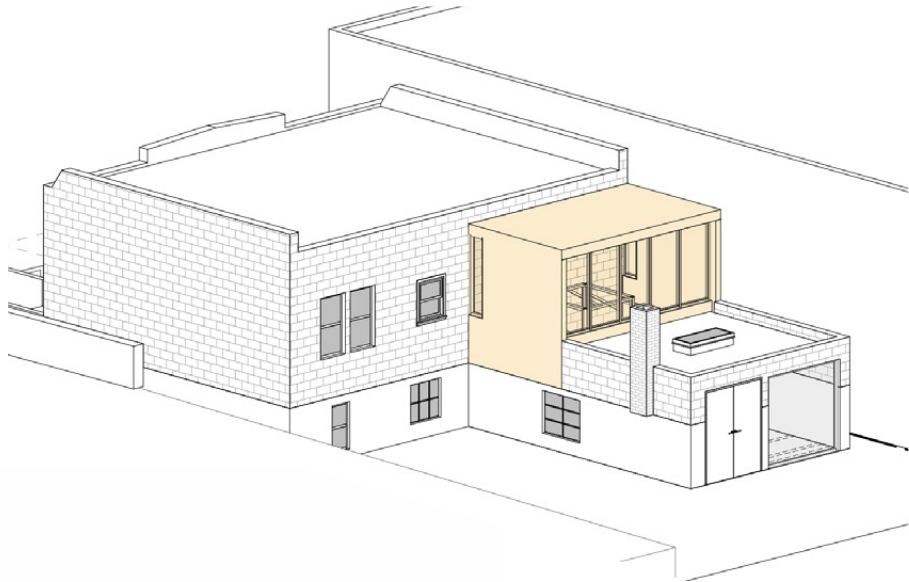


4 SOUTH ELEVATION - EXISTING CONDITION
 SCALE: 1/4" = 1'-0"



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

Addition at Existing Garage

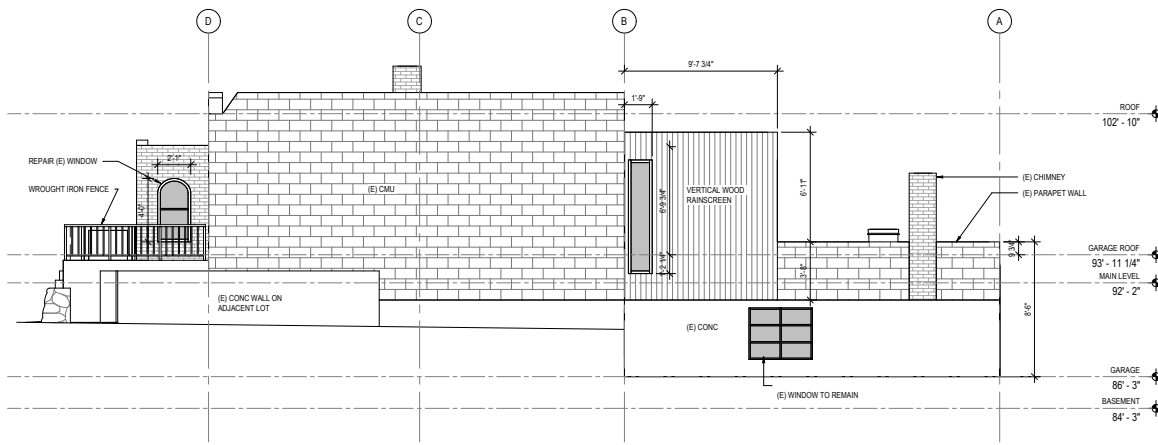


3D Wireframe View

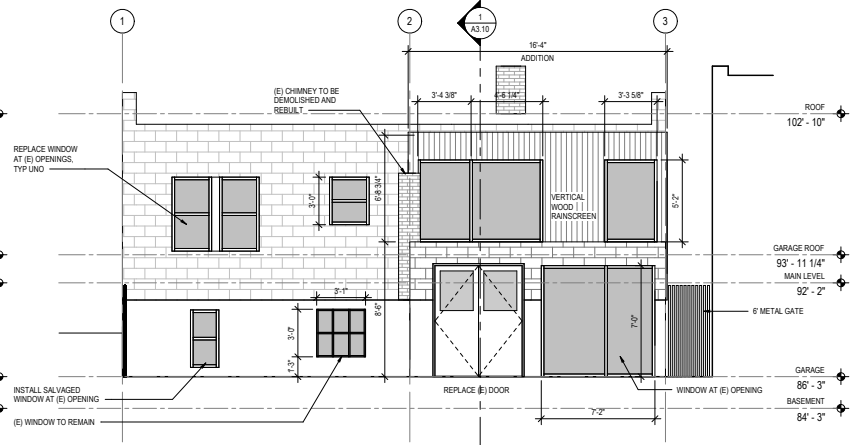


Addition at Existing Garage (West & North Elevations)

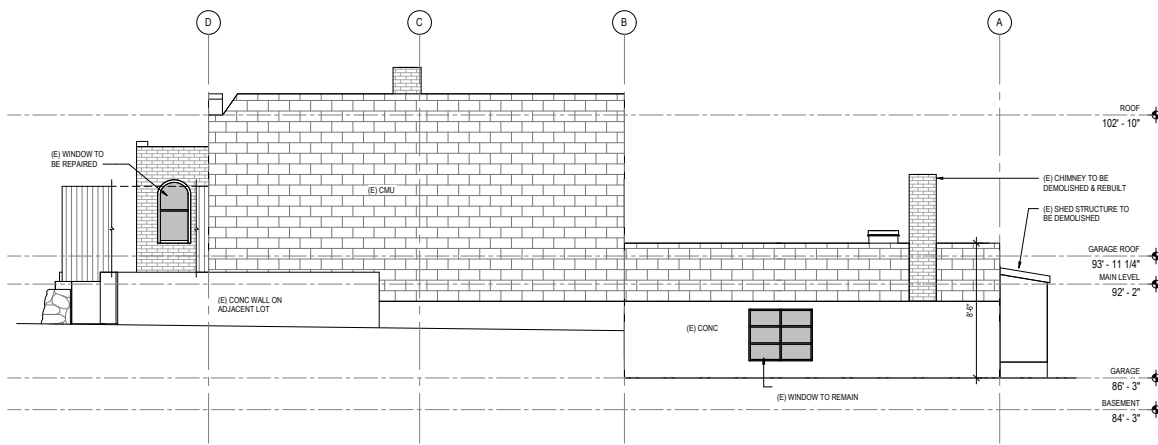
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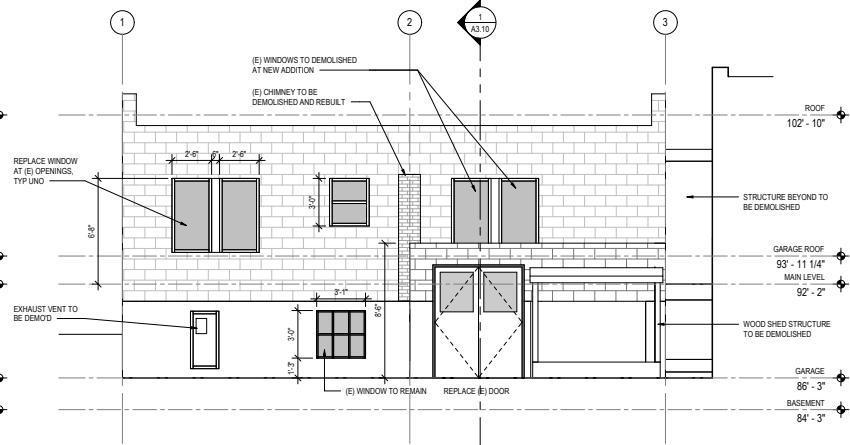
2 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



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

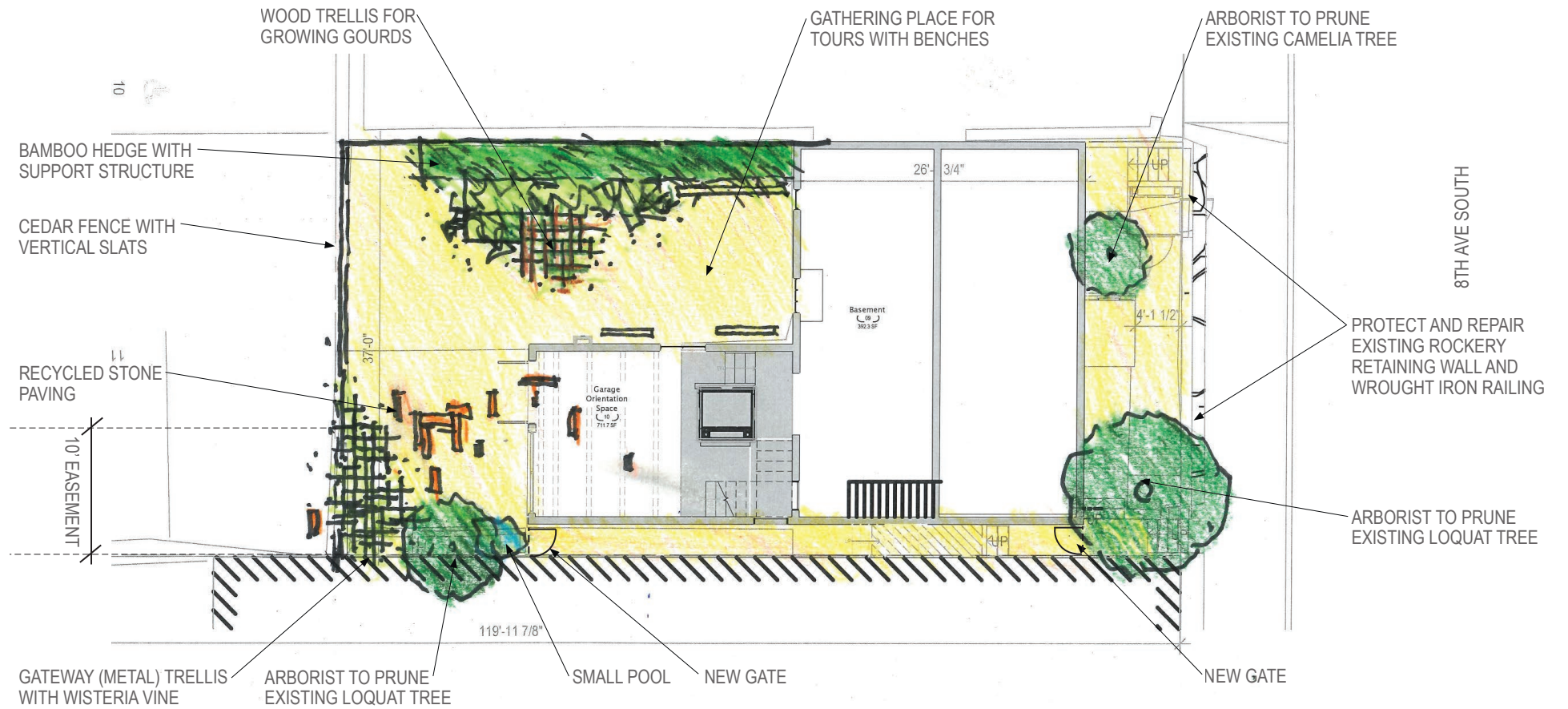


4 NORTH ELEVATION - EXISTING CONDITION
 SCALE: 1/4" = 1'-0"

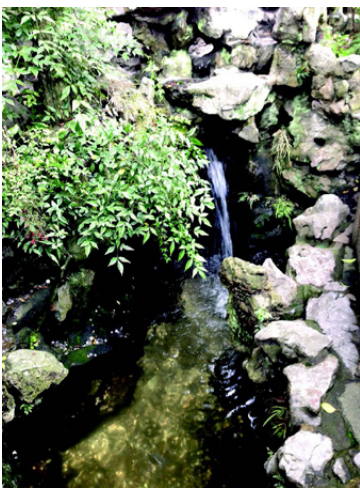


3 WEST ELEVATION - EXISTING CONDITION
 SCALE: 1/4" = 1'-0"

Site: Landscape Design



Site: Landscape Design



Site: Landscape Design



Akebia quinata - Chocolate vine



Wisteria sinensis - Chinese wisteria



Cornus kousa - Chinese dogwood



Hedychium coronarium - Ginger lily



Iris confusa - Bamboo iris



Paeonia lactiflora - Chinese peony

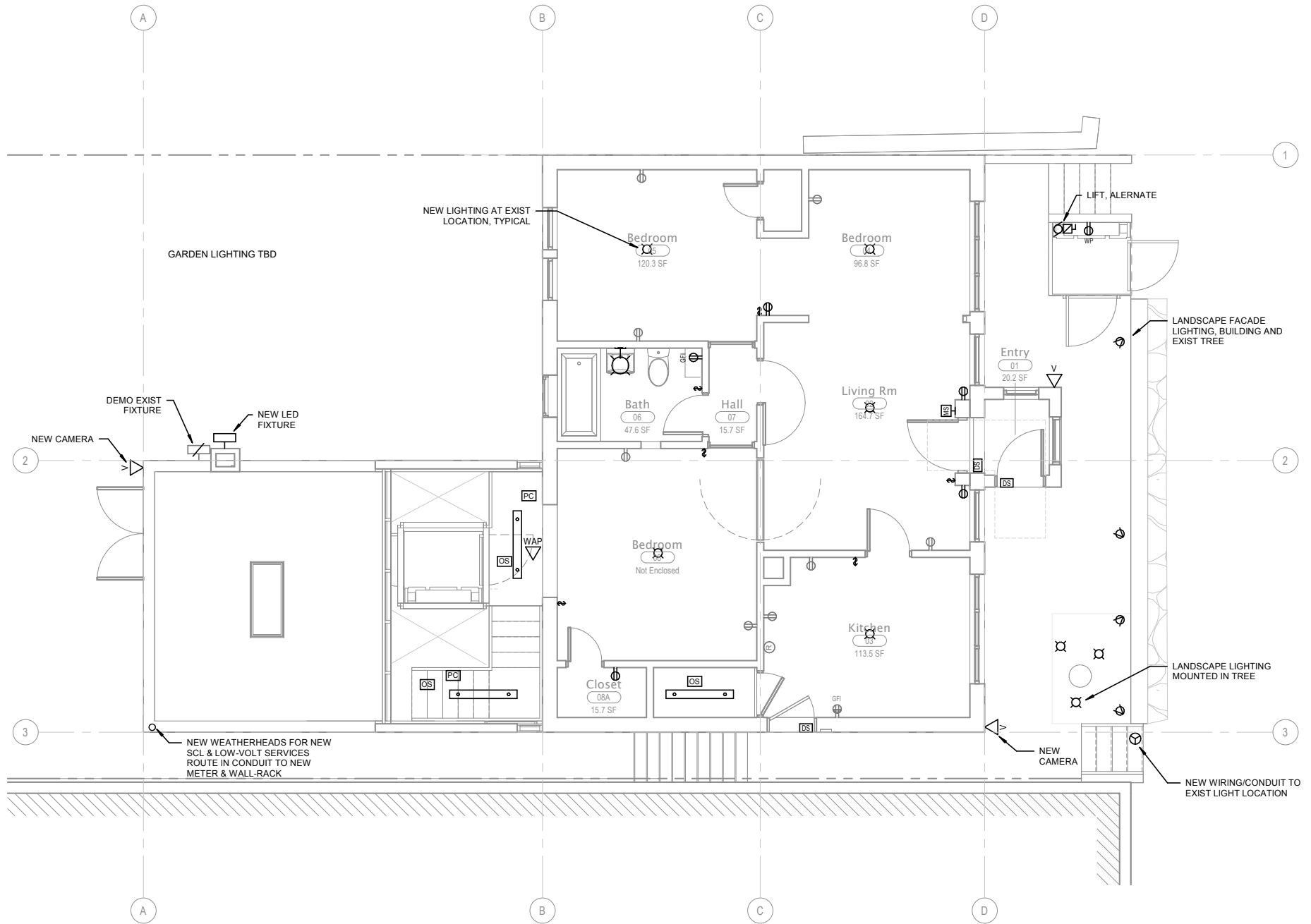


Trachelospermum asiaticum - Asian jasmine



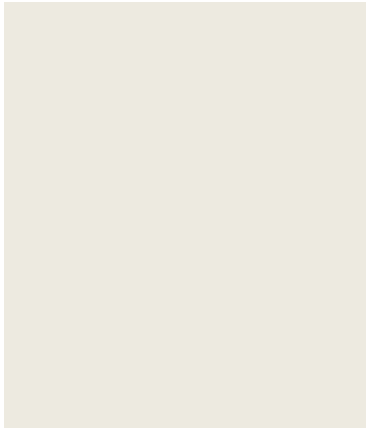
Goldfish pond

Site: Lighting



Materials & Colors

Exterior Paint Colors



Masonry, concrete
(matching historic color)

Addition



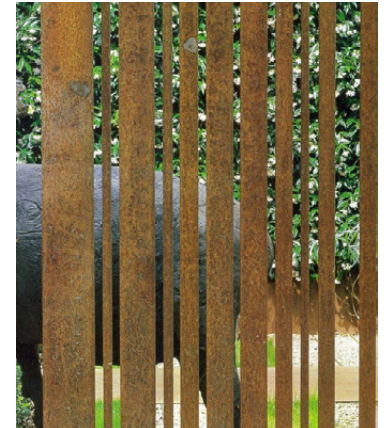
Vertical cedar siding,
stain (TBD)

8th Ave S/Front fencing



Wrought iron - repaired
or reconstructed to match
historic images

Back Yard Fencing - Options



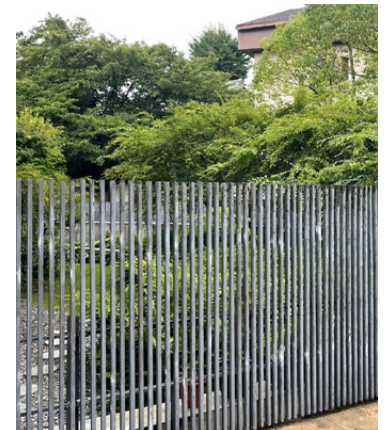
Perforated metal - simplified
abstract motif pattern relating
to the house



Window trim, flashing,
vent covers
(matching historic color)



Painted
(matching historic color)



Metal or wood pickets

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.

The CAC will continue to guide upcoming landscape design, which also will include a briefing with the CAC (under project management with the Wing Luke Museum and SCIDpda) currently guiding creation of a Master Design Plan for Canton Alley, which is adjacent to the Eng Family Homestead.

