

MONTLAKE ELEMENTARY SCHOOL

SEATTLE PUBLIC SCHOOLS

**CERTIFICATE OF APPROVAL PACKET FOR SEATTLE LANDMARKS
PRESERVATION BOARD
SUBMITTED MARCH 10, 2023**



PROJECT ADDRESS

2405 22ND AVE E, SEATTLE, WA 98112

PROJECT DESCRIPTION

Modernization of and addition to the existing landmarked Montlake Elementary School on the same site, removal of all out-buildings and a reconfiguration of the school grounds.

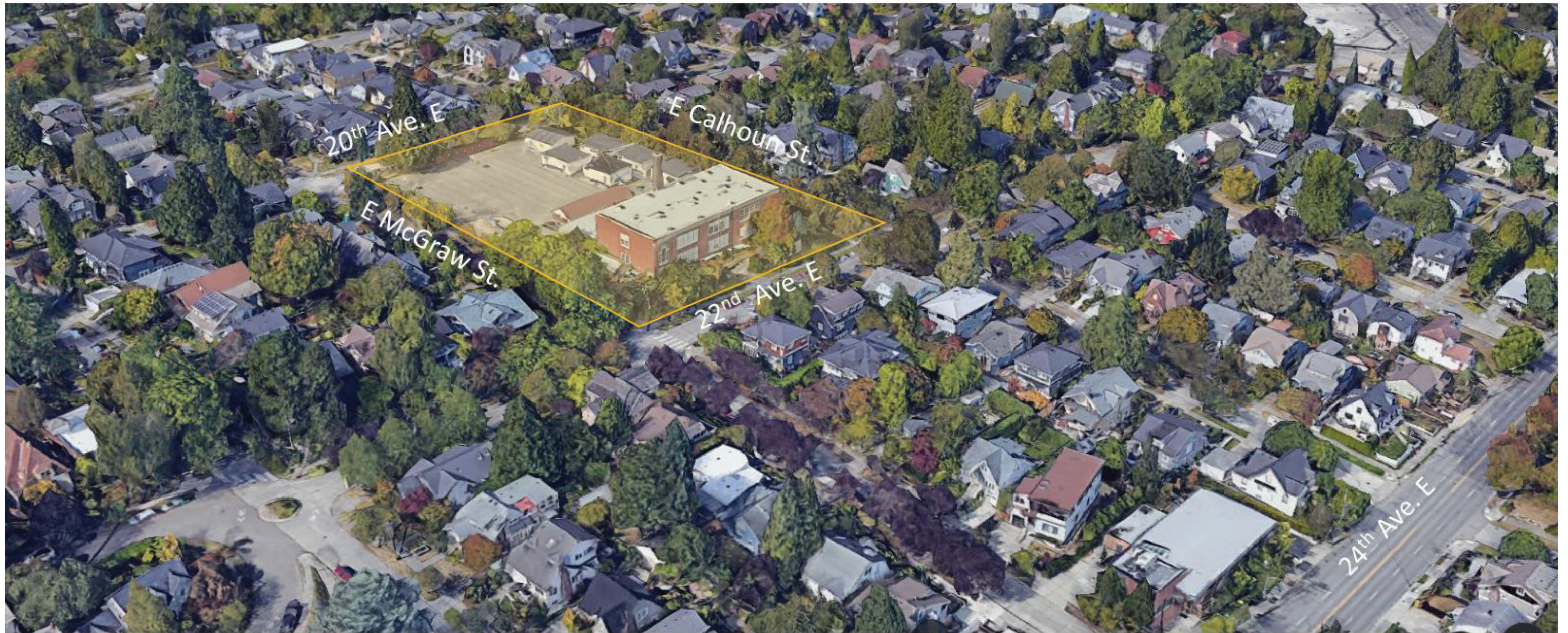
OWNER

**Seattle Public Schools
2445 3rd Ave S
Seattle, WA 98134
Ph: (206) 252-0648
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pdwight@seattleschools.org**

ARCHITECT

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NEIGHBORHOOD CONTEXT



Montlake Elementary School - 2405 22nd Ave. E, Seattle, WA

HISTORICAL ANALYSIS

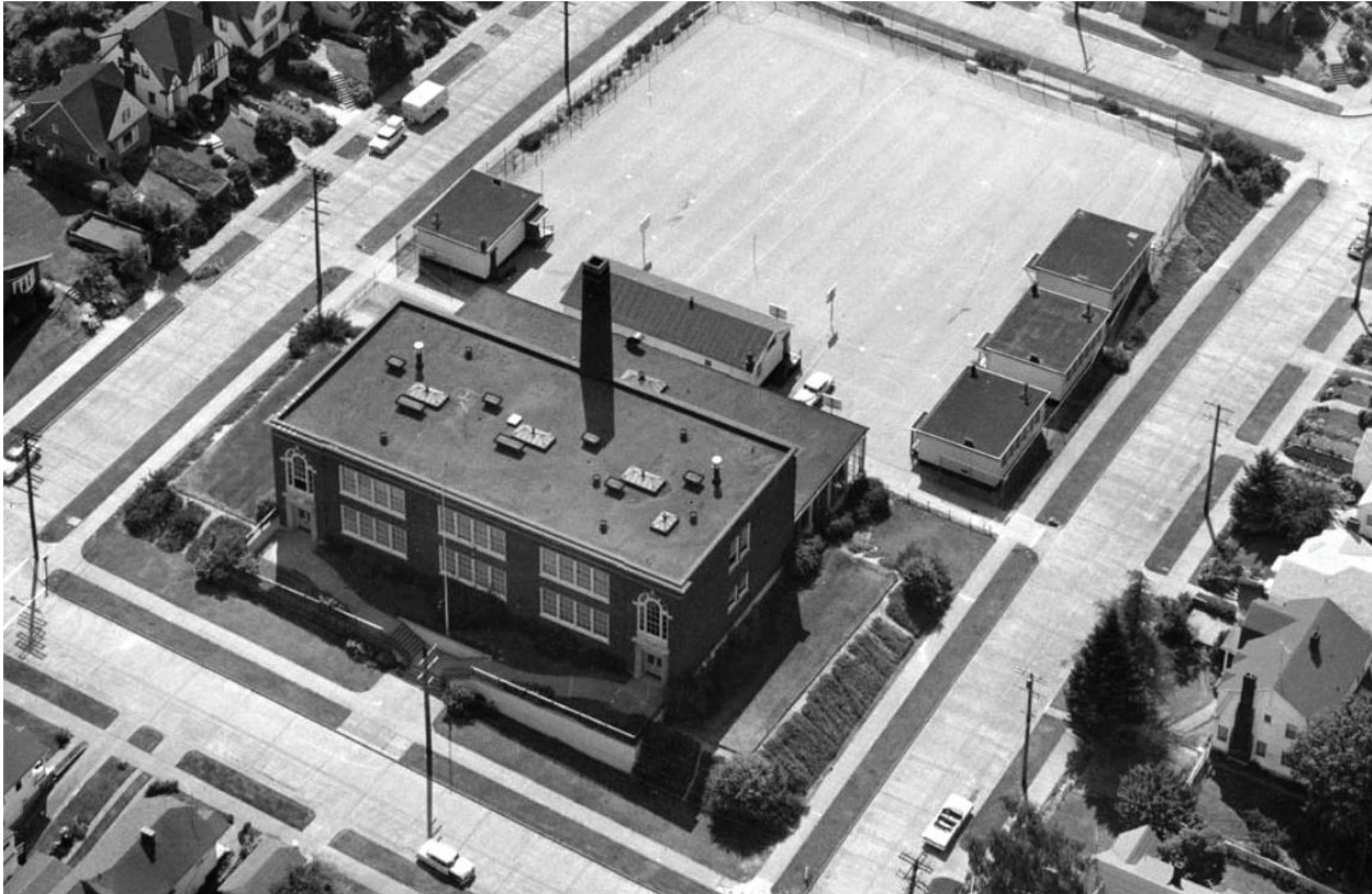
SUMMARY OF SCHOOL HISTORY

Montlake elementary school is located on a single block site central to the Montlake neighborhood. Built in 1924, it is surrounded by single family residences which also date from the 1920's.

The Montlake School was built in a period of major growth for Seattle schools and was designed by Floyd A. Naramore who served as the district's architect from 1919 -1932. The school opened in September 1924 and grew rapidly to a peak enrollment of 478 students in 1935. Portable classroom buildings were brought to the site soon after its completion to add much needed educational space.

The building itself is a rectangular two-story brick volume set up on a terraced area with Georgian details accenting the main entry door locations. These features are hallmarks of Naramore's school designs. Although Montlake is unique in that it has two equal main entries at each side of the facade and the main staircase splits towards each door. Originally the plans called for wings to be attached to the north and south facades, but those areas were never built due to budgetary constraints. Because of this, the north and south faces are devoid of ornamentation and have limited window openings.

Montlake elementary was designated a landmark by the City of Seattle in 2015.



Montlake Elementary School - Aerial view circa 1960 (Courtesy Seattle Public Schools)

HISTORICAL ANALYSIS



DESCRIPTION OF ARCHITECTURAL FEATURES

- Overall modest two-story, red brick building with the majority of the distinctive architectural detailing concentrated on the east facade
- Separate main entry doors (appear to have been originally separate entries for female and male students)
- Each entry door is accentuated with cast stone pilasters and an entablature with the school name carved within and flanked with rosettes
- Distinctive arched windows above each entry door that fronts the two primary interior stairwells
- North and south facades are largely devoid of ornamentation and have limited window openings
- Upper floor of the west facade has a similar window arrangement and spacing to east facade
- A wood framed single story structure is connected at the first floor of the west facade and contains a covered play area, the boiler room and the gymnasium
- An engaged chimney runs up the center of the west facade and extends about 20' above the parapet line



LIST OF KNOWN EXTERIOR MODIFICATIONS

1920/30s - Added portables and Cafeteria

1979 - Original cornice was removed from east and west facades and replaced with band of flat stucco. Chimney height was decreased.

2006 - Reroof, mechanical upgrades

2008 - Waterline replacement

HISTORICAL ANALYSIS

CITY OF SEATTLE ORDINANCE #124778:

A. Legal Description: The Montlake School is located on the property legally described as: Block 22 of Pike's 2nd Addition to Union City as recorded in Volume 1 of Plats, Page 65A, Records of King County, Seattle, Washington

B. Specific Features of Characteristics Designated. Pursuant to SMC 25.12.660.A.2, the following specific features or characteristics of the Montlake School are designated:

1. The Exterior of the Main School building.
2. The following features or characteristics within the interior of the Main School Building classrooms: original wood entry doors, built-in wardrobes, built-in storage, chalkboards, wood trim, and wood floors.
3. The site consisting of the property described in subsection 1.A on which the Main School Building is located.

C. Basis of Designation: The designation was made because the Montlake School is more than 25 years old, has significant character, interest or value as a part of the development, heritage or cultural characters of the City, state or nation, has integrity or the ability to convey its significance, and satisfied the following from SMC 25.12.350:

1. It is associated in a significant way with a significant aspect of the cultural, political or economic heritage of the community, City, state or nation (SMC 25.12.350.C).
2. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction (SMC 25.12.350.D)
3. Because of its prominence of spatial location, contrasts of sitting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the City. (SMC 25.12.350.F).

PROJECT OVERVIEW



Montlake Elementary School - Date Unknown (Courtesy Seattle Public Schools)

PROJECT OVERVIEW:

BEX V Levy Project: Modernize Existing Building And Build Addition

- Proposed modernization and addition allows for expansion of educational program offerings, improved accessibility, and increased student capacity to better align with Seattle Public School educational specifications
- Current Enrollment 182 Students / Proposed Enrollment Capacity 500 Students
- Existing Building = 22,447 Sf
- Historic Building + Addition = 85,000 Sf
- Demolition Of Existing Portables And Cafeteria Building
- Demolition Of Existing Single Story Covered Play Area, Boiler Room, and Gymnasium

MONTLAKE ELEMENTARY EDUCATION PROGRAM ELEMENTS

CURRENT PROGRAM ELEMENTS:

14 CLASSROOMS

0 SELF CONTAINED SPECIAL EDUCATION (SPED) CLASSROOMS

2,000 SF GYM

1,383 SF DINING AREA

680 SF ART CLASSROOM

750 SF LIBRARY

0 SF MUSIC CLASSROOM

0 SF DEDICATED TO CHILDCARE / AFTERCARE

PROPOSED PROGRAM ELEMENTS:

24 CLASSROOMS

2 SELF CONTAINED SPECIAL EDUCATION (SPED) CLASSROOMS

6,100 SF GYM

4,880 SF DINING AREA + DEDICATED KITCHEN

1,245 SF ART / PROJECT LAB

2,285 LIBRARY / MEDIA CENTER

1,000 SF MUSIC / STAGE CLASSROOM

1,100 SF DEDICATED TO CHILDCARE / AFTERCARE CLASSROOM

SUMMARY OF PREVIOUS BRIEFINGS

BRIEFING #1 - ARCHITECTURAL REVIEW COMMITTEE **4/15/22:**

Areas of Focus:

Proposed site layout and placement of the addition
Proposed areas of demolition
Proposed massing and height of addition

What we heard from the ARC:

The committee understood the accessibility issues and the need for demolition at the areas proposed.

The committee appreciated the height approach for the addition and thought that the massing made a lot of sense given the site constraints.

The committee encourages the team to continue to think about the new proposed entry and how that plaza is treated.

The committee was anxious to see more detail on material, fenestration patterns and facade articulation and character as design develops.

BRIEFING #2 - LANDMARKS REVIEW BOARD 6/1/22:

Areas of Focus:

Provide overall project design progress update:
Review preliminary proposed material character, fenestration patterns and facade articulation

What we heard from the Board:

The board understood the accessibility and space issues and supported the demolition of the original wood framed gym / play portion.

The board supported the height approach and decision to go below grade given the space constraints.

The board supported the extensive usage of brick in the addition and thought the variegated color added depth.

The board supported the general direction of the design and appreciated the design solutions to maximize outdoor play and meet the programmatic needs of the school.

BRIEFING #3 - ARCHITECTURAL REVIEW COMMITTEE **9/30/22:**

Areas of Focus:

Provide overall project design progress update
Review proposed window replacement strategy

What we heard from the ARC:

The committee appreciated the thoughtful accommodation of urban density and noted that the design is going in a good direction. They agreed that using lighter brick at the new NW entry connection is a good change - it helps distinguish things better and seems like a lighter touch with the current development. The committee also appreciated the comparative images showing the design progress.

Window Replacement - The committee was happy to hear that the large arched windows are planned for full repair and restoration. They agreed that the rest of the double hung windows are in need of replacement. The committee appreciated the approach of adding the double pane windows while still maintaining the wood surround detailing. The committee noted the removal of the hopper windows on the west side over the existing gym is perfectly acceptable and also make sense.

SUMMARY OF PREVIOUS BRIEFINGS

BRIEFING #4 - ARCHITECTURAL REVIEW COMMITTEE 1/27/23:

Areas of Focus:

Review of comprehensive design and presentation of Preliminary C of A Presentation Packet

What we heard from the ARC:

The committee noted appreciation for the design team's overall approach to the design and preservation of the important features of the original historic building. The committee gave positive feedback on the development of the forecourt as an outdoor teaching space.

The committee was also very supportive of the proposal to include rooftop play and was hopeful that element could be included in the final scope.

The committee was supportive of the strategy of replacing the wood windows with insulated wood replacement sashes and appreciated the plan to restore the distinctive arched windows and historic wood trim. They also provided positive feedback on the proposed restoration of the cast stone door shrouds at the main entries.

The committee felt that more consideration was needed for the integrated building signage directly adjacent to the main entry. The committee felt that the letters were too large and detracted from the architecture.

The committee also discussed public testimony voicing concerns about the following items: the mechanical penthouse size, the reduced chimney height, and the proposed electronic message board.

Mechanical Penthouse

Public testimony indicated concerns that the mechanical penthouse is too large and detracts from the historic character of the original Montlake school building. The committee understood that the penthouse is required to house the mechanical equipment necessary to heat and provide fresh air to the building. It was also noted that the size, location and visibility of the penthouse appear to be carefully considered. The committee agreed that the size of the penthouse appears to be what is needed in order to be functional and that it does not adversely affect the historic character. It was further noted that the penthouse protects the equipment, but also provides visual and acoustic screening. The committee encouraged the design team to include information in the final C of A presentation that shows the equipment layout and explains how that layout drives the penthouse size and location.

Chimney

Public testimony indicated concerns that the reduction in height of the chimney was diminishing a character defining feature of the building. The committee agreed that they would like to see the chimney remain taller, but also understood the

complexity of providing structural reinforcement and the cost involved. The team explained some of the logistical challenges of reinforcing such a small space where getting access to the inside is very difficult. The committee requested that the design team study options to keep more of the chimney height if reasonably achievable. Ultimately, the committee agreed that they would be supportive of the most height that could be achieved while still providing the necessary seismic reinforcement, but encouraged the team to add some language describing the rationale to the final C of A presentation.

Electronic Message Board:

Public testimony indicated concerns about the proposal to include an electronic message board and the potential adverse impacts on neighboring houses. The design team noted that the original briefing packet showed a full color sign, but the packet was updated to reflect Seattle Public Schools current direction for the sign. The sign shown in the updated proposal is a black background with amber lettering. The committee noted that the location for that sign seems appropriate and they did not find the sign to be intrusive. They encouraged the design team to include information on hours of operation in the final C of A presentation.



EXISTING SITE

Legal Description: Block 22 of Pike's 2nd Addition to Union City as recorded in Volume 1 of Plats, Page 65A, Records of King County, Seattle, Washington

Existing Site Area = 1.65 Acres
(72,000 Sf)

Zone = SF 5000



-  Landmarked Building
-  Non-Contributing Structures

EXISTING CONDITIONS



NE View - Corner of 22nd Ave. E and E Calhoun St.

EXISTING CONDITIONS



NW Corner View - Covered Play Area



SW Corner View - Gymnasium Exterior

EXISTING CONDITIONS



Portables

Cafeteria

W View of Portables and Cafeteria - From play area

EXISTING CONDITIONS

SITE CONDITIONS

The Montlake Elementary School site slopes dramatically in two directions adding site accessibility challenges to the existing building accessibility challenges.

1. The corner of 22nd Ave E and E Calhoun is raised considerably from the adjacent sidewalk with the raised base placing the ground floor level of the school well above the sidewalk level.
2. The site slopes upwards along 22nd Ave E towards E McGraw to be more closely aligned with the building ground floor level.
3. The site continues to slope downward along E Calhoun placing the site level above the sidewalk level and creating a berm along the site edge
4. The site slopes upwards along 20th Ave E and along E McGraw. The sidewalk and site levels meet each other along E McGraw near the southwest corner of the historic building



1. View of northeast corner at 22nd Ave E and E Calhoun



2. View of southeast corner at 22nd Ave E and E McGraw



3. View of northwest corner at 20th Ave E and E Calhoun

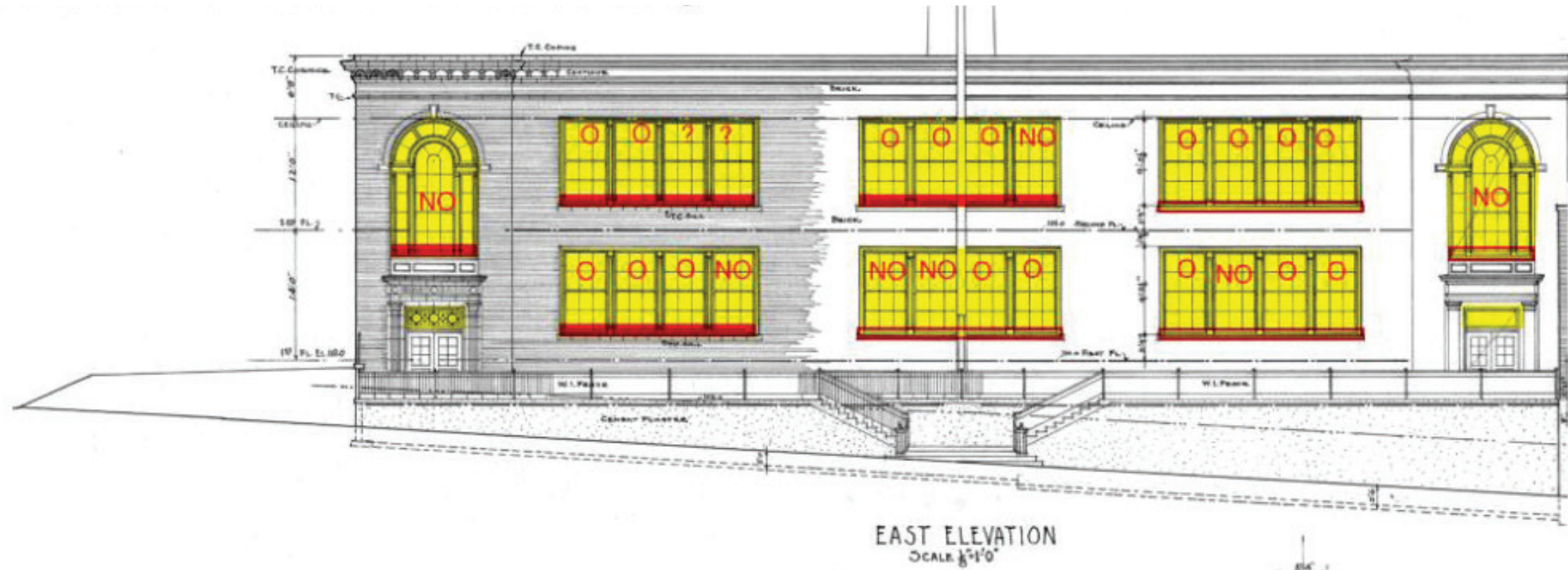


4. View of southwest corner at 20th Ave E and E McGraw

EXISTING WINDOW CONDITIONS

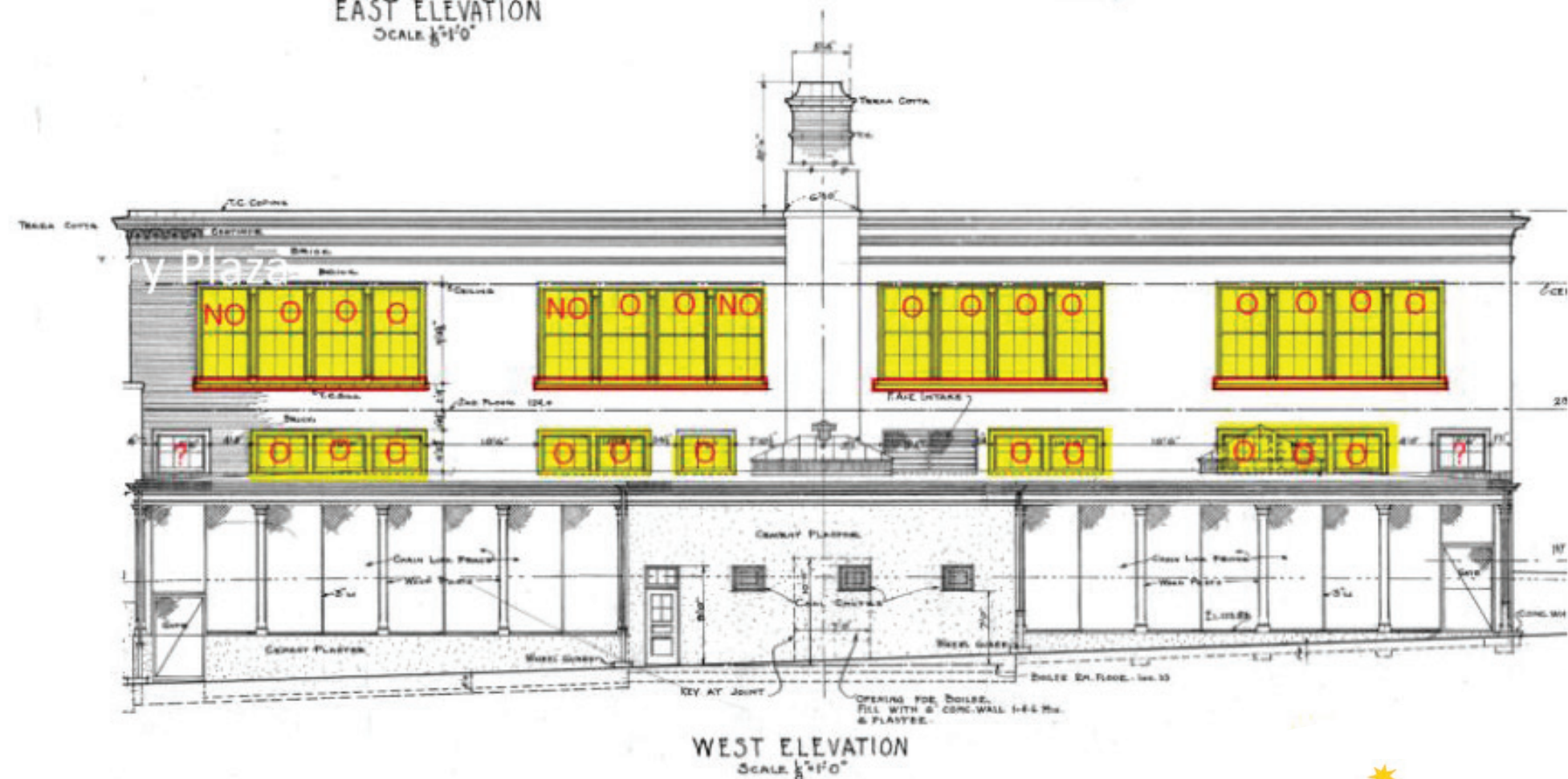
WINDOW CONDITION SURVEY

Existing wood windows show a fair amount of deterioration. These windows are single-glazed and represent significant energy and heat loss in the classroom areas. They also have developed multiple seal failures and gaps that create a significant amount of air infiltration. Paired with poor acoustic performance, they contribute to an uncomfortable classroom environment especially in the colder months.



Sash Operation Condition
 O = Operable Condition
 NO = Condition makes sash Non- Operable

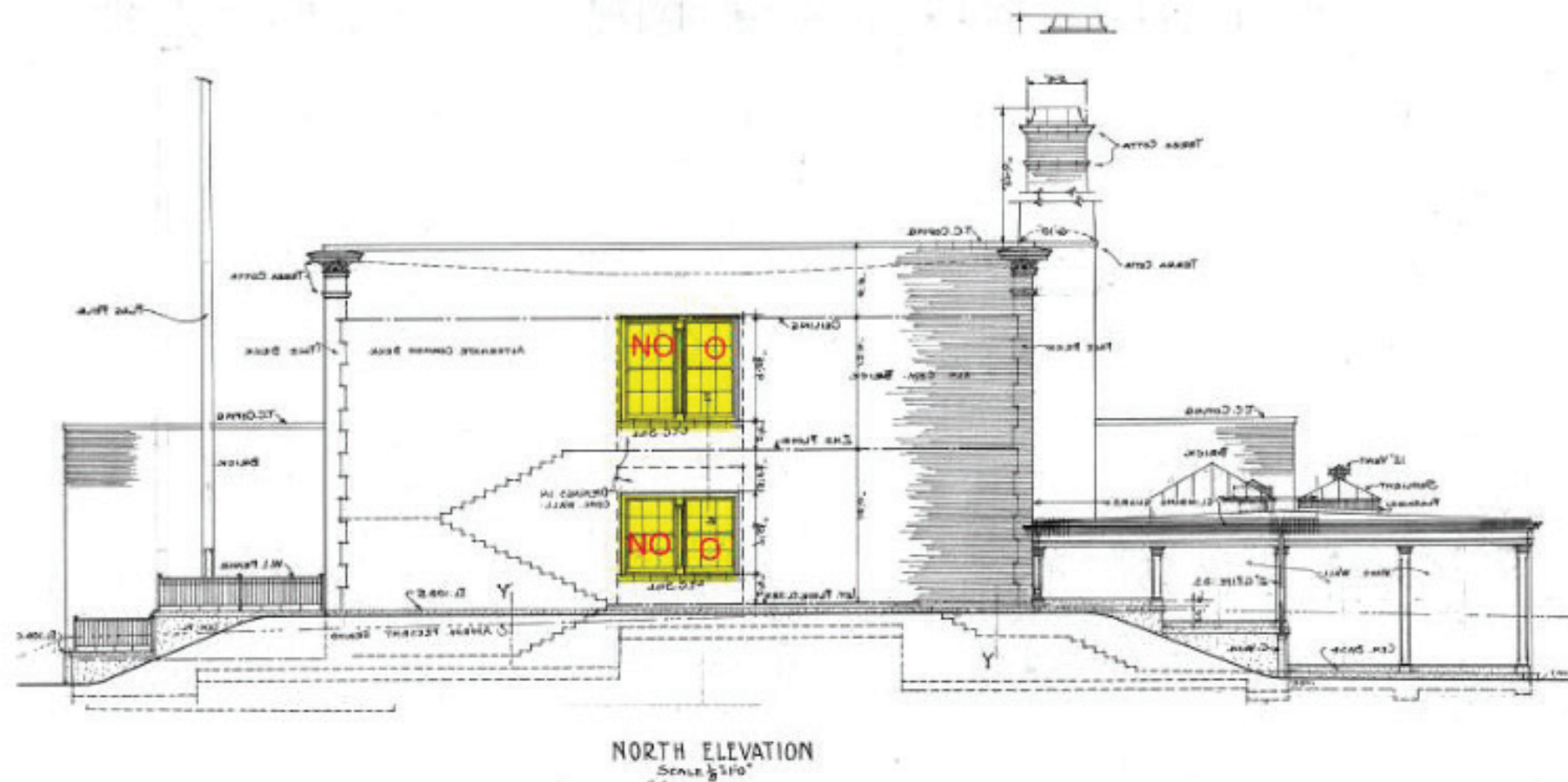
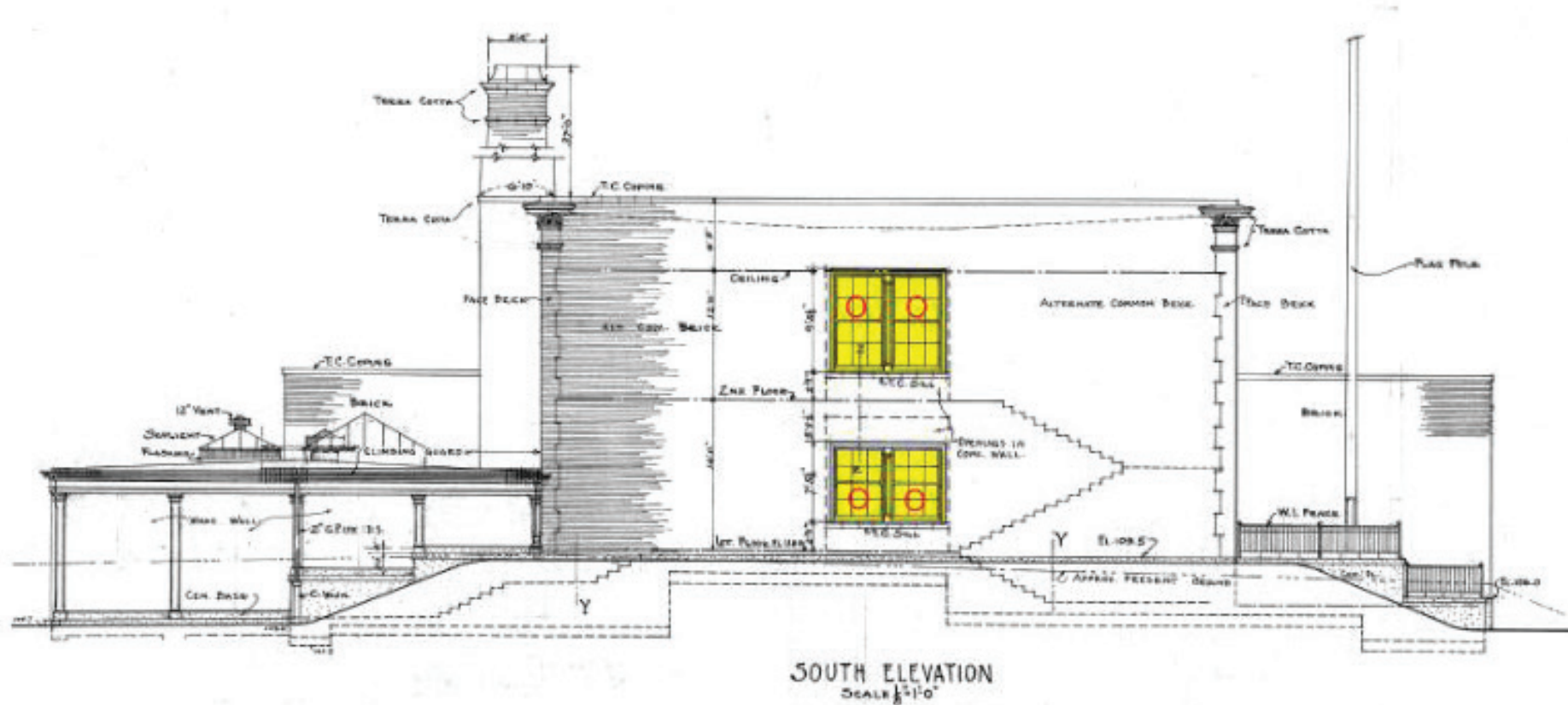
- Good Condition - Some minor repair required, but overall sound
- Fair/Poor Condition - Major repair required to be functional/safe
- Very Poor Condition - Elements are beyond repair and require full replacement



EXISTING WINDOW CONDITIONS

WINDOW CONDITION SURVEY

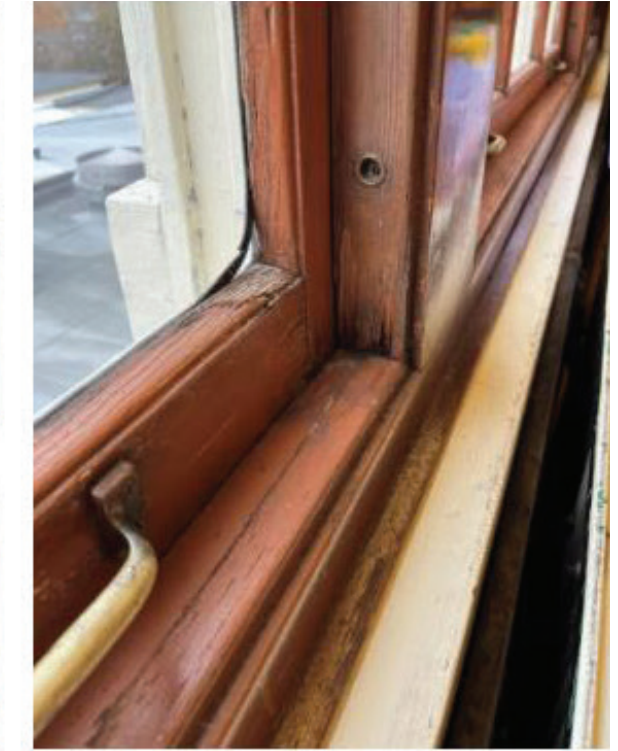
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EXISTING WINDOW CONDITIONS



WINDOW CONDITION SURVEY

Typical deficiencies noted at windows:

- Dry rot at sills and lower jambs
- Separation at corner joints where bottom rails and stiles meet
- Failed glazing seals
- Water staining and raised grain at glass corners
- Cracking and splitting in sills

EXISTING DOOR SURROUND CONDITIONS



CAST STONE DOOR SURROUNDS CONDITION SURVEY

Deficiencies noted at cast stone:

- Severe discoloration at the projecting cornice above the entablature and significant water damage (cracking, spalling, staining) at the underside of those units. Water stains streaked down the adjacent vertical elements
- Water damage at the underside of the soffit panels. Soffit panels at the southeast entry have been replaced by a galvanized steel sheet (likely due to water damage)
- Vertical units at the pilasters and jambs of the surround are in fair conditions, but are in need of pointing

PROPOSED DEMO

ITEMS PROPOSED FOR DEMOLITION AND RATIONALE:

1) Portables And Cafeteria Building - Portables and cafeteria building are not designated as landmark features. The portables were never intended as permanent site elements. Cafeteria and portables must be removed to accommodate educational program.

2) Covered Play/Boiler/Gym - This one story wood framed piece located at the rear of the existing building is part of the original construction and is included as a landmarked feature of the building, however, it is proposed for demolition as necessitated to accommodate educational program and to resolve accessibility issues with the original building. The Montlake site is one of the smallest in the district and removal of the single-story portion allows for more efficient use of the site to accommodate the required program elements. (Cont. Next page)



Landmarked Building To Remain



Proposed For Demo

PROPOSED DEMO



1. Interior view of existing gymnasium from top of stairs



2. Interior view of existing boiler room from bottom of stairs



3. Interior view of covered play area from bottom of stairs to building



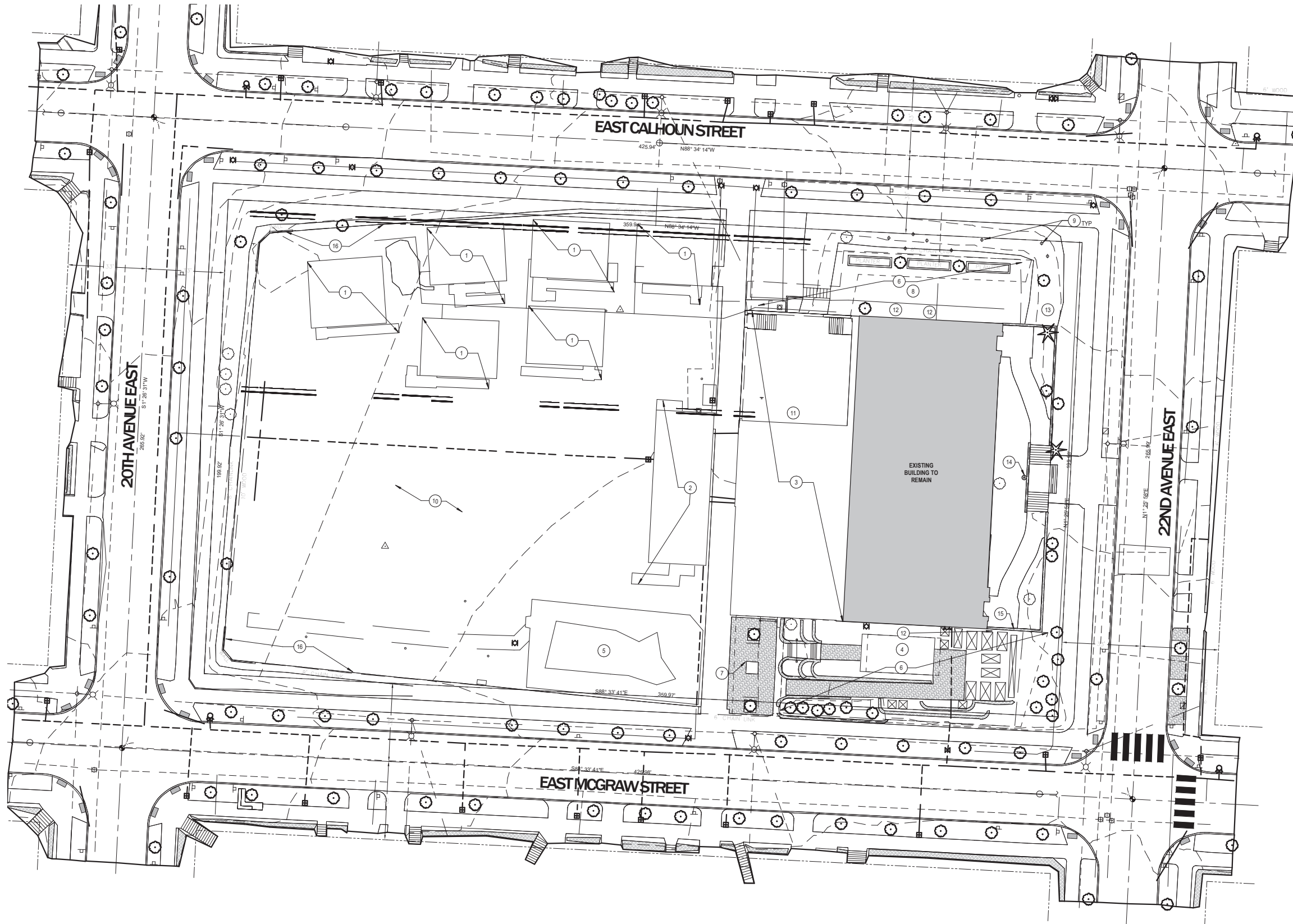
4. Interior view of covered play showing additional stairs down to site level

COVERED PLAY AREA/BOILER/GYMNASIUM DEMOLITION RATIONALE CONT.

Floor levels for the Covered Play, Boiler and Gymnasium do not align with the site nor the building floor levels making these spaces inaccessible to students or staff with disabilities.

1. Current gymnasium is approx 1/3 of the district standard size and is only accessible to the building via stairs
2. Boiler room is undersized for current equipment needs and does not have a door to the exterior to provide safe access for maintenance staff to move supplies or equipment
3. Covered play is only accessible from the building via stairs
4. Covered play area is only accessible to the adjacent site via stairs

ARCHITECTURE DEMOLITION SITE PLAN



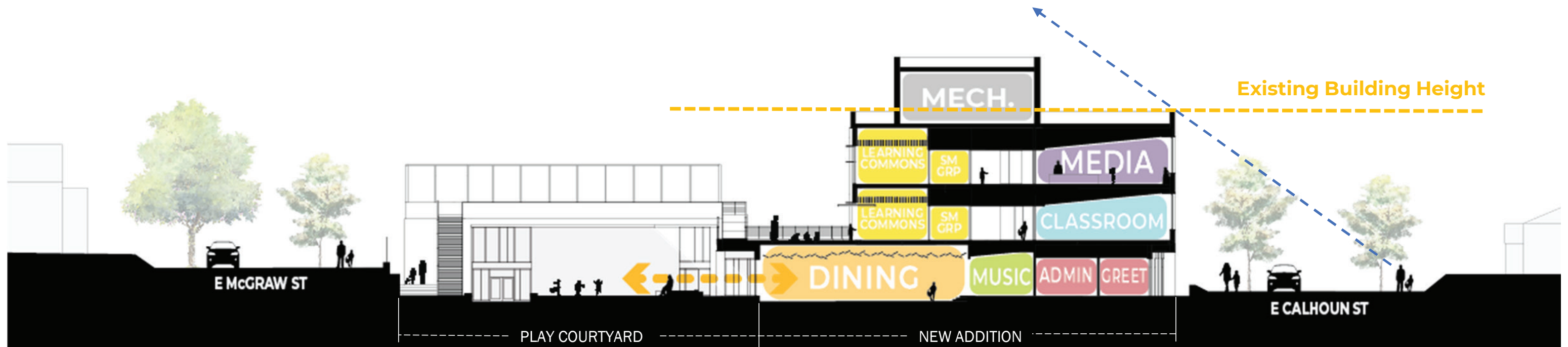
DEMO SITE PLAN SHEET NOTES

- 1 EXISTING PORTABLE STRUCTURE AND ASSOCIATED APPURTENANCES TO BE DEMOLISHED UNDER SEPARATE PERMIT
- 2 EXISTING CAFETERIA STRUCTURE AND ASSOCIATED APPURTENANCES TO BE DEMOLISHED UNDER SEPARATE PERMIT
- 3 ONE-STORY PORTION OF EXISTING BUILDING TO BE DEMOLISHED UNDER SEPARATE PERMIT
- 4 REMOVE AND SALVAGE EXISTING GREENHOUSE STRUCTURE
- 5 REMOVE AND REINSTALL EXISTING PLAYGROUND EQUIPMENT PER LANDSCAPE DRAWINGS
- 6 DEMOLISH EXISTING HARDSCAPE, SALVAGE EXISTING PLANTERS
- 7 REMOVE AND REINSTALL EXISTING DONOR BRICKS PER LANDSCAPE DRAWINGS
- 8 REMOVE LOG ROUNDS AND LOG BENCHES
- 9 REMOVE AND REINSTALL EXISTING BIRDHOUSES PER LANDSCAPE DRAWINGS
- 10 CLEAR AND GRUB BALANCE OF SITE WITHIN PROPERTY BOUNDARY TO ACCOMMODATE NEW WORK.
- 11 COORDINATE MUTUAL REMOVAL OR ARCHIVING OF "MONTLAKE" WALL MURAL WITH OWNER BEFORE DEMO BEGINS
- 12 REMOVE AND SALVAGE WOOD POST ART BOARDS
- 13 REMOVE AND REINSTALL EXISTING 'INSECT MOTEL' PER LANDSCAPE DRAWINGS
- 14 REMOVE EXISTING FLAGPOLE AND BASE
- 15 REMOVE PORTION OF EXISTING GUARDRAIL AND CONCRETE RETAINING WALL. REFER TO DEMO ELEVATIONS FOR MORE INFORMATION
- 16 REMOVE EXISTING CHAINLINK, METAL, AND WOOD SITE PERIMETER FENCING AND GATES, TYP UNO

PROPOSED DESIGN APPROACH



East to west site section

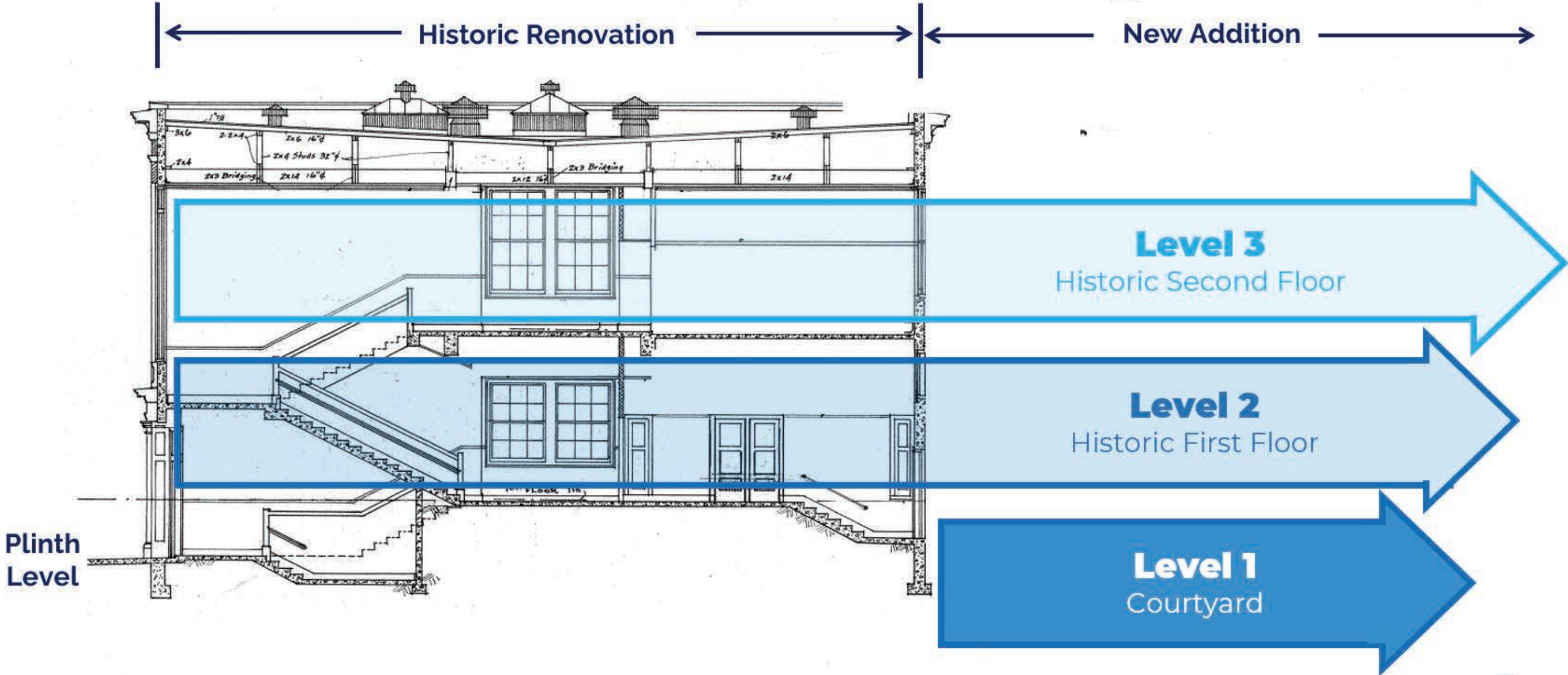


North to south site section

LIMITING BUILDING HEIGHT OF THE ADDITION

By working with the site slope, the design team is proposing to create a new courtyard level to the addition that sits below the level of the historic building ground floor. This courtyard level allows the team to limit the height of the new addition to align with the existing historic building parapet, while still being able to accommodate the necessary educational program elements. Placement of the mechanical penthouse is intentionally located to minimize visibility from the pedestrian right-of-way.

PROPOSED DESIGN APPROACH



ALIGNMENT BETWEEN HISTORIC AND NEW
Aligning the floors of the addition with the floor levels of the existing historic building simplifies the connection between the two buildings and allows for a lighter touch in the historic. New elevator is located in the new construction, but is able to provide accessible route to both new and historic building while minimizing the need to cut into existing historic fabric.

PROPOSED SITE PLAN



PROPOSED NE ENTRY PLAZA



Perspective view from corner of E Calhoun St and 22nd Ave S

PROPOSED EAST FACADE



Perspective view from across 22nd Ave S

PROPOSED ENTRY FORECOURT



Aerial view from northeast corner of site

PROPOSED SOUTH AND EAST FACADES



Perspective view from corner of E McGraw St and 22nd Ave S

PROPOSED GYMNASIUM



Perspective view from corner of E McGraw St and 20th Ave S showing fencing for proposed rooftop play area

PROPOSED NORTH ELEVATION



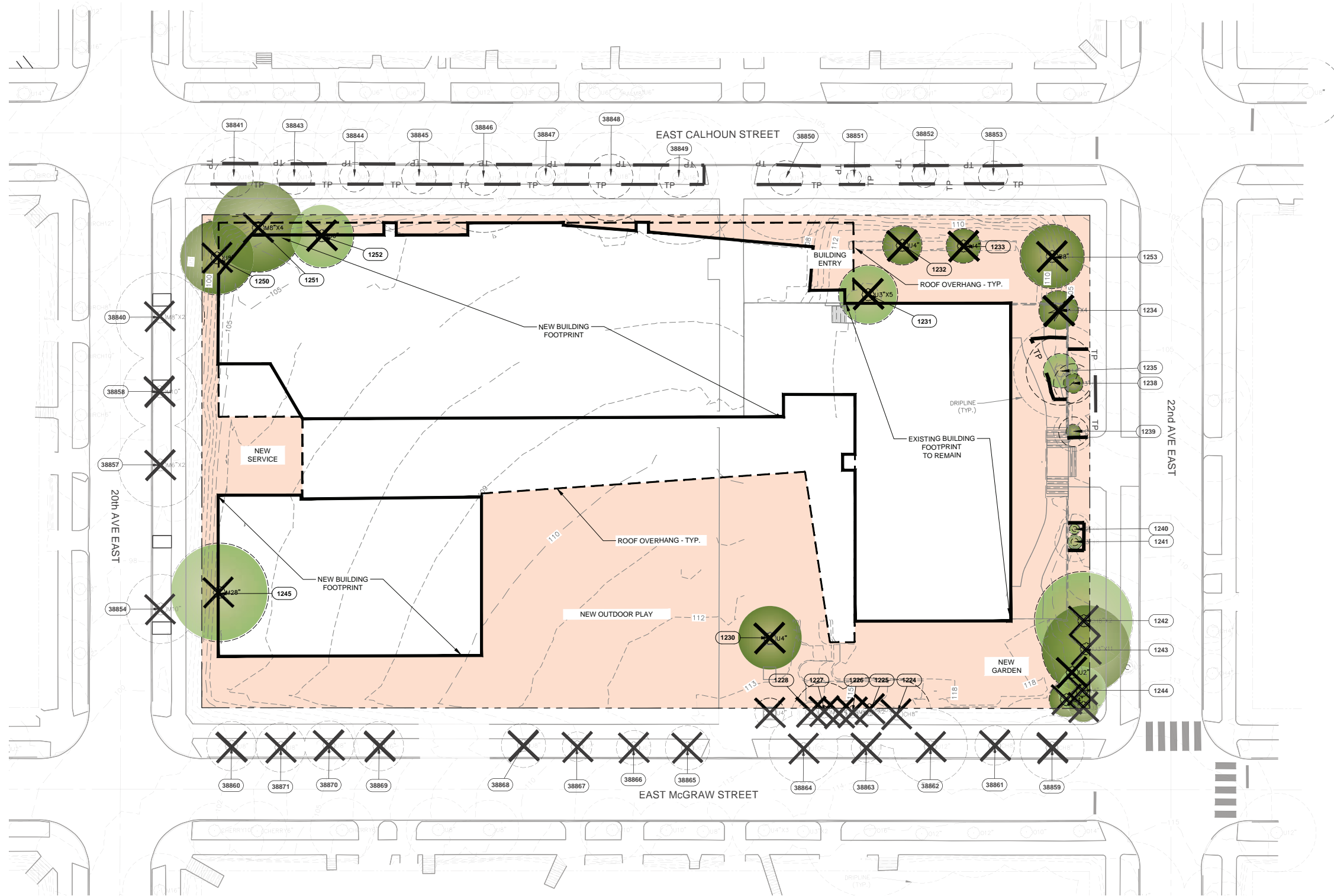
Perspective view from across E Calhoun St and 20th Ave S showing existing historic school and addition

PROPOSED COURTYARD PLAY AREA



Aerial view from corner of E McGraw St looking towards 22nd Ave S

DEMO LANDSCAPE PLAN



TREE PROTECTION LEGEND

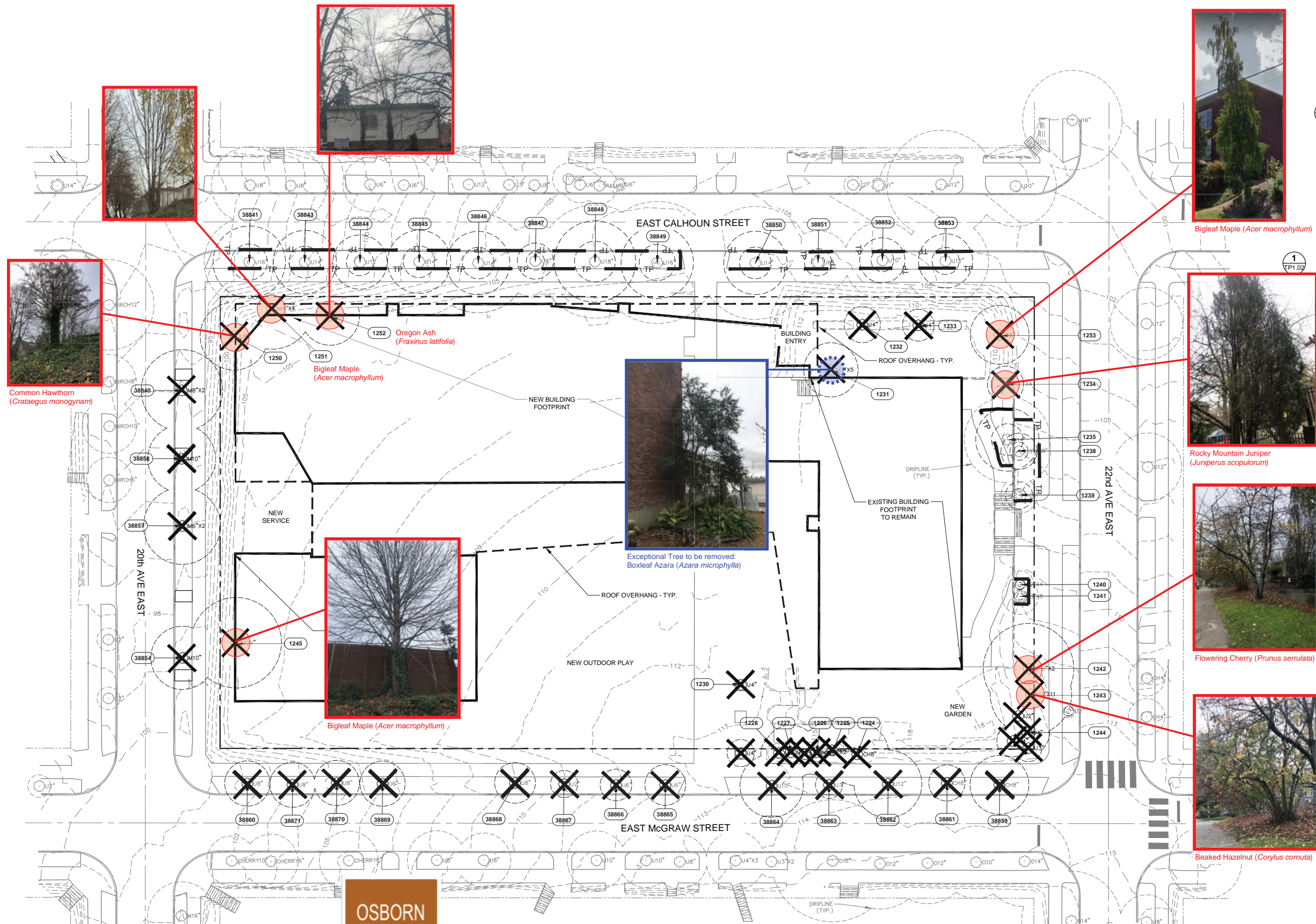
- PROPERTY LINE
- TP TREE PROTECTION FENCE
- LIMIT OF WORK LINE
- CONTOURS - EXISTING
- EXISTING TREE TO BE REMOVED (SEE TREE INVENTORY FOR TREES TO BE SALVAGED AND/OR TRANSPLANTED ON SITE)
- EXISTING TREE NUMBER
- EXISTING TREE OUTER CRITICAL ROOT ZONE (DRIPLINE)
- EXISTING TREE INNER CRITICAL ROOT ZONE (1/2 DRIPLINE)
- 6" DEPTH ARBORIST CHIPS OR SITE GENERATED WOOD CHIPS FROM TREE REMOVAL OVER CRITICAL ROOT ZONE
- SPECIAL CONSTRUCTION REQUIREMENTS SEE NOTES CERTIFIED ARBORIST SHALL OBSERVE WORK WITHIN DRIPLINE OUTSIDE OF TREE PROTECTION FENCING

TREE PROTECTION FENCING SHALL BE IN PLACE AND VISIBLE PRIOR TO THE START OF CONSTRUCTION ACTIVITY, INCLUDING MATERIAL DELIVERIES AND DEMOLITION. DO NOT RELOCATE FENCING AT ANY TIME WITHOUT WRITTEN APPROVAL FROM THE OWNER.

TREE PROTECTION NOTES

1. NO CONSTRUCTION ACTIVITY IS ALLOWED UNTIL TREE PROTECTION FENCING AND ARBORIST CHIP MULCH HAVE BEEN INSTALLED AND ACCEPTED.
2. SEE SPECIFICATION SECTION 01 56 39.
3. SEE SHEET TP1.03 FOR INVENTORY OF EXISTING TREES.
4. REMOVAL AND REPLACEMENT OF TREES WITHIN RIGHT-OF-WAY ACCORDING TO CITY OF SEATTLE REQUIREMENTS - PART OF THE STREET IMPROVEMENT PERMIT (SIP) REF: SUSIP 486.
5. PROVIDE PROTECTION OF EXISTING TREES TO REMAIN INCLUDING, BUT NOT LIMITED TO, ARBORIST OVERSIGHT, PROTECTION FENCING AT OUTER CRITICAL ROOT ZONE, ARBORIST CHIP MULCH OVER ALL ROOT ZONES, AND SPECIAL PROTECTION MEASURES WITHIN ROOT ZONES THROUGHOUT PROJECT.
6. PROVIDE PROTECTION OF EXISTING TREES TO REMAIN IN THE RIGHT-OF-WAY PER CITY OF SEATTLE REQUIREMENTS.
7. SEE TP1.02 FOR TREE PROTECTION DETAILS.
8. WHERE TREE PROTECTION FENCING AND CONSTRUCTION FENCING COINCIDE, USE ONLY ONE FENCE, WHICHEVER IS MORE STABLE AND PERMANENT.
9. SEE SPECIFICATION SECTION 01 56 39 FOR TREE TRUNK HARVESTING/SALVAGE REQUIREMENTS.
10. CLEAR ALL UNDERSTORY VEGETATION WITHIN TREE PROTECTION AREAS PRIOR TO INSTALLATION OF TREE PROTECTION MULCH. REMOVE ALL INVASIVE SHRUBS AND VINES INCLUDING BUT NOT LIMITED TO BLACKBERRY, HOLLY, AND IVY. REMOVAL SHALL BE BY HAND WITHIN ROOT PROTECTION AREAS. REMOVE ALL ROOTS OF INVASIVE PLANTS.

DEMO LANDSCAPE PLAN - TREES OF SIGNIFICANCE



TREES OF SIGNIFICANCE (RED)

(8) Significant trees removed (trees with DBH greater than 6").

- Type: Beaked Hazelnut (*Corylus cornuta*), Flowering Cherry (*Prunus serrulata*), Rocky Mountain Juniper (*Juniperus scopulorum*), (2) Bigleaf Maple (*Acer macrophyllum*), Oregon Ash (*Fraxinus latifolia*), Common Hawthorn (*Crataegus monogynam*)
- Removal Reason: Tree proximity to the new building and shoring/retaining walls on site.

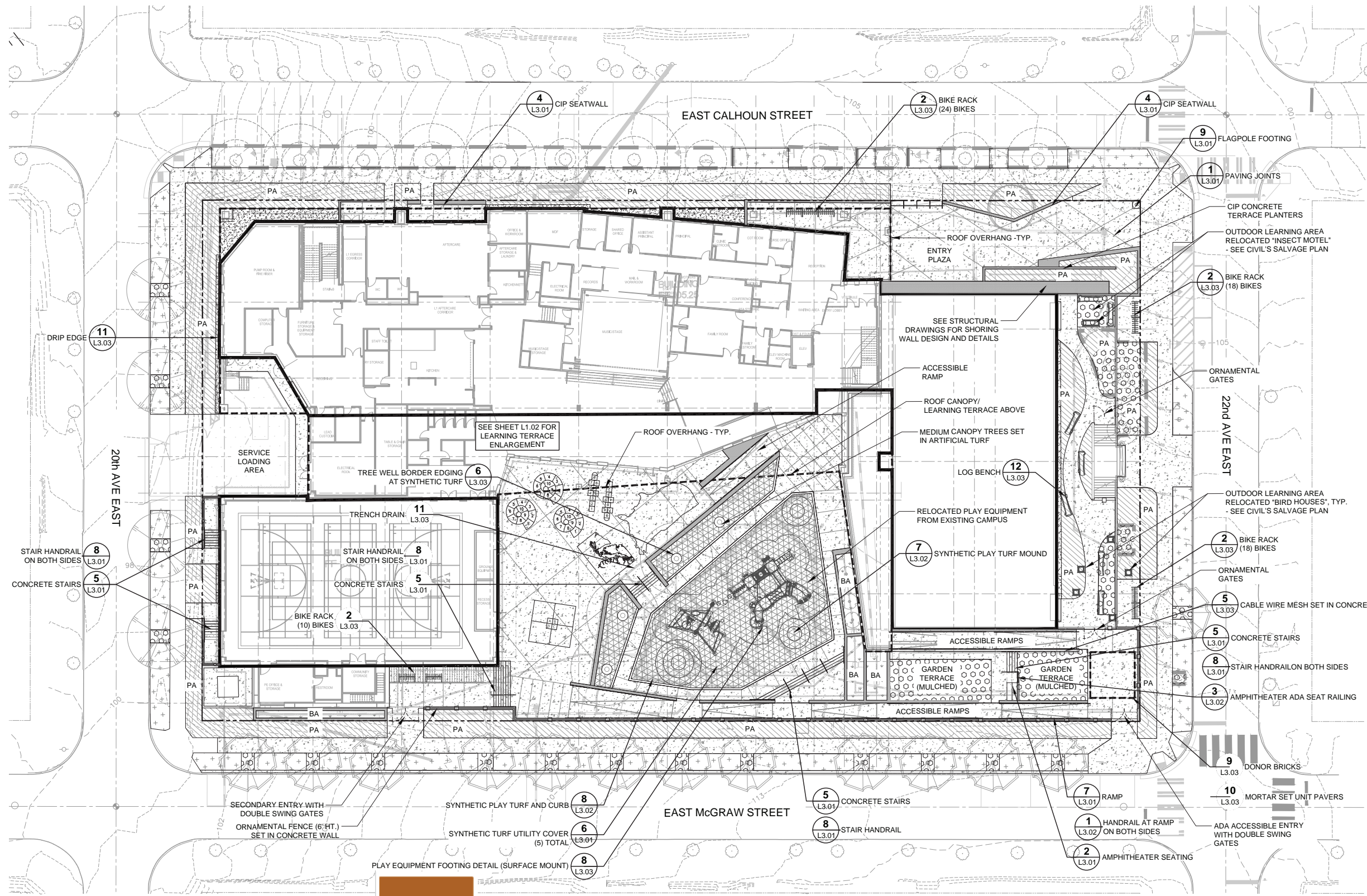
EXCEPTIONAL TREES (BLUE)

(1) Exception Tree removed

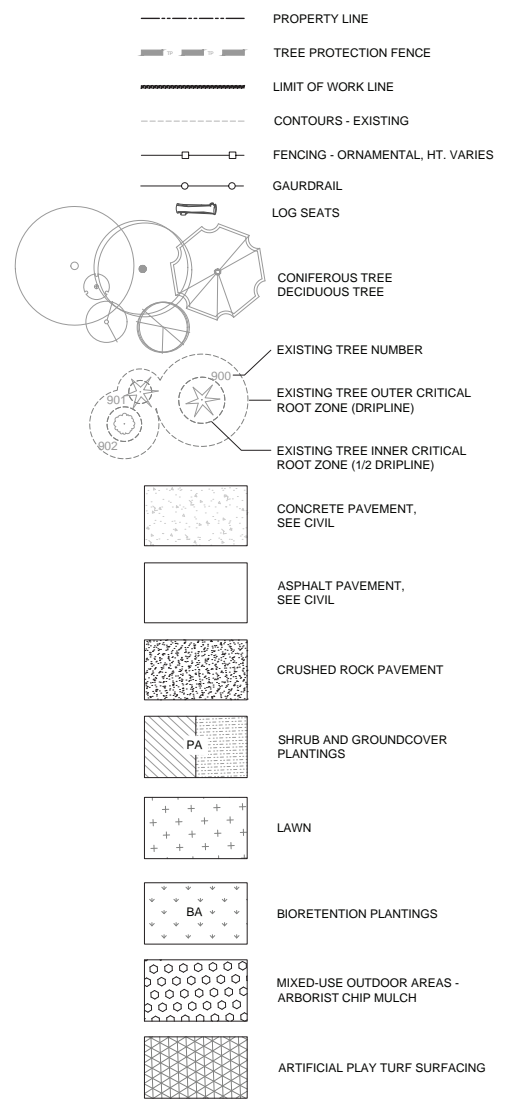
- Type: Boxleaf Azara (*Azara Microphylla*)
- Removal Reason: The exceptional tree needs to be removed due to its close proximity to the existing building and will need to be removed to provide for the new shoring wall north of the existing building.

(18) New trees are proposed to be planted on site as replacements for the (8) significant trees and (1) exceptional tree proposed to be removed.

PROPOSED LANDSCAPE PLAN



SITE PLAN LEGEND



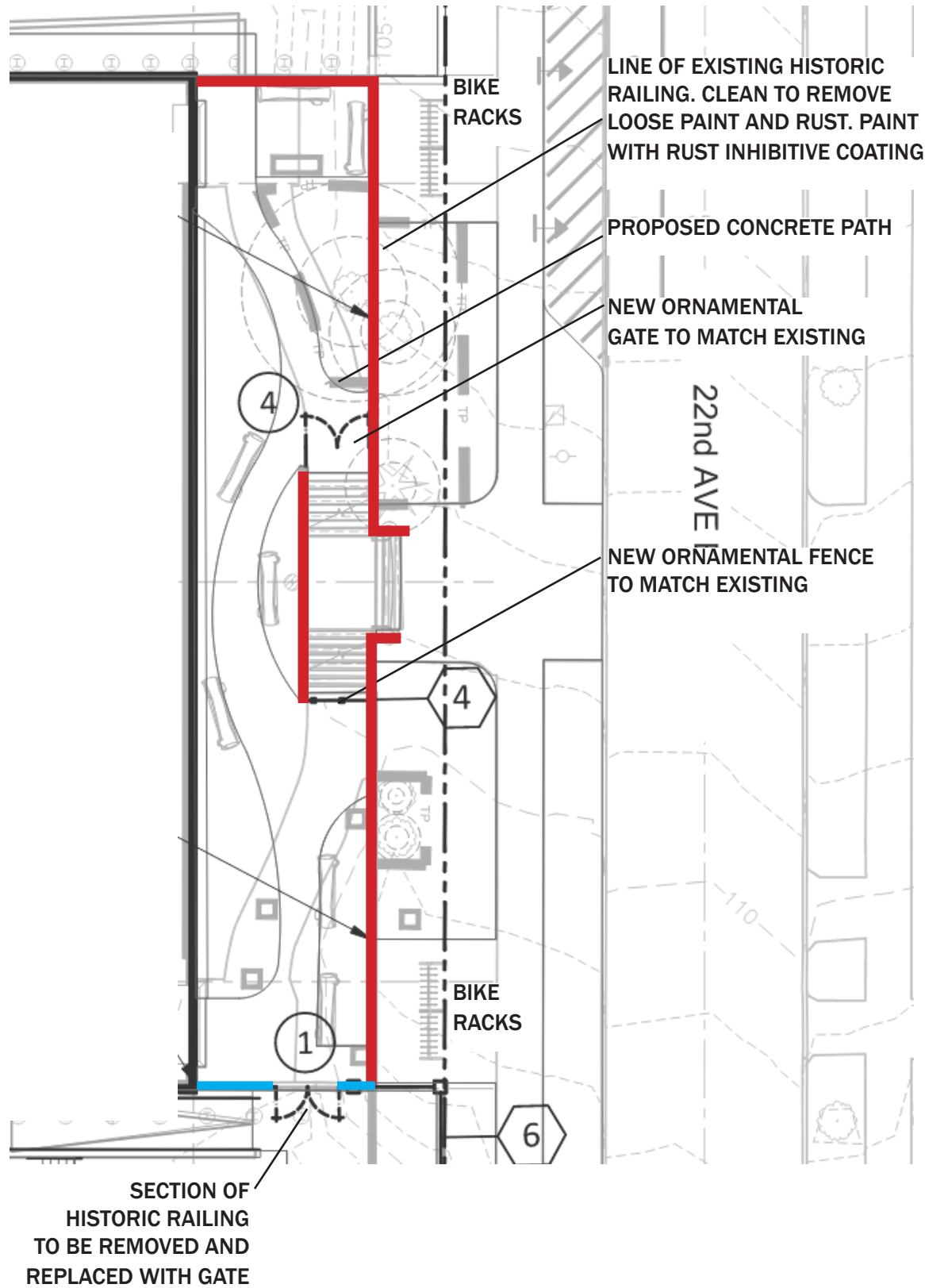
NOTES

- SEE CIVIL FOR GRADING AND UTILITY PLANS.
- CONCRETE JOINTS TO BE AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED (UON).
- ALIGN CONCRETE JOINTS WITH FACE OF WALLS, CURBS, BENCHES, UON.
- ADDITIONAL CONSTRUCTION OR CONTRACTION JOINTS REQUIRED TO MAINTAIN A MAXIMUM OF 15' DISTANCE BETWEEN JOINTS. CONTRACTOR TO PROVIDE SHOP DRAWINGS.
- ALL SHRUB BEDS ABUTTING BUILDING SHALL HAVE 12" CRUSHED GRAVEL MAINTENANCE STRIP.

ABBREVIATIONS

- PA PLANTING AREA
- BA BIORETENTION AREA

ENLARGED PROPOSED FORECOURT PLAN



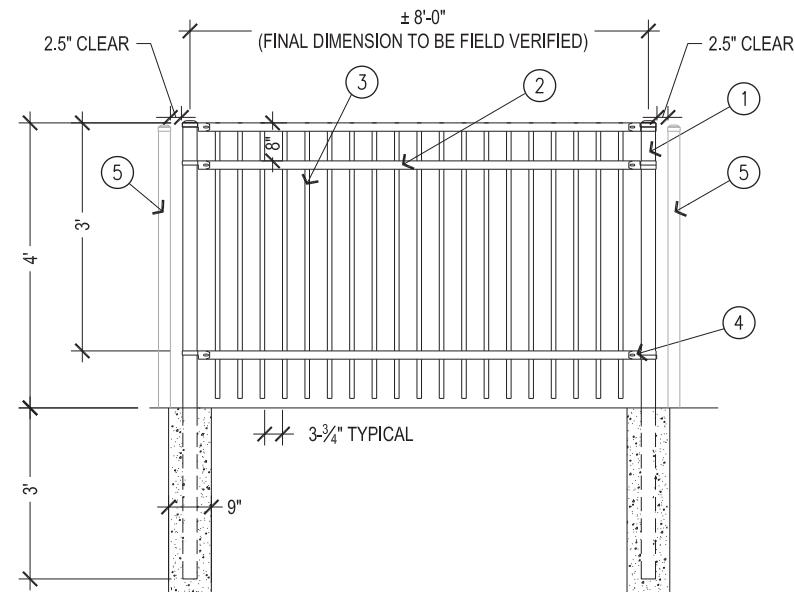
Aerial view of proposed east facade entry forecourt



View of existing historic railing at east facade entry

1. 3" SQUARE POST
2. 1-3/4" CHANNEL RAIL
3. 1" SQUARE PICKET
4. BRACKETS
5. EXISTING ORNAMENTAL FENCE TO REMAIN AND TO BE PROTECTED.

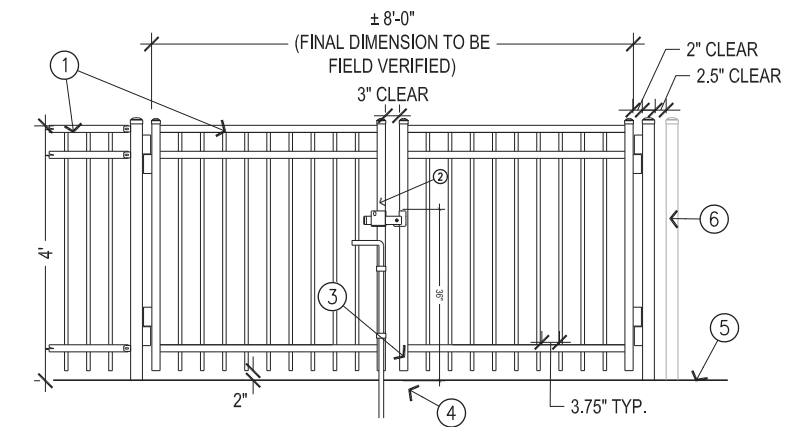
NOTE:
ALL PARTS TO BE SHOP POWDERCOATED PER SPECIFICATIONS, WITH NO BURRS OR SHARP EDGES. COLOR BLACK.
WELD TO BE TYPE II QUALITY PER NAAMM



Proposed Ornamental fencing at areas noted: Ameristar Montage II

1. PICKET FENCE AND GATE, SEE SEC 323119
2. GATE LATCH, ATTACH PER MANUF RECOMMENDATION
3. 1" DIA. CANE BOLT MOUNTED ON ORN. FENCE.
4. 1 1/2" I.D. STEEL PIPE CAST INTO CONC. PAVING.
5. FINISHED GRADE
6. EXISTING ORNAMENTAL FENCE TO REMAIN AND TO BE PROTECTED.

NOTE:
ALL PARTS TO BE HOT-DIPPED GALVANIZED PRIMED AND PAINTED, WITH NO BURRS OR SHARP EDGES.
WELD TO BE TYPE II QUALITY PER NAAMM

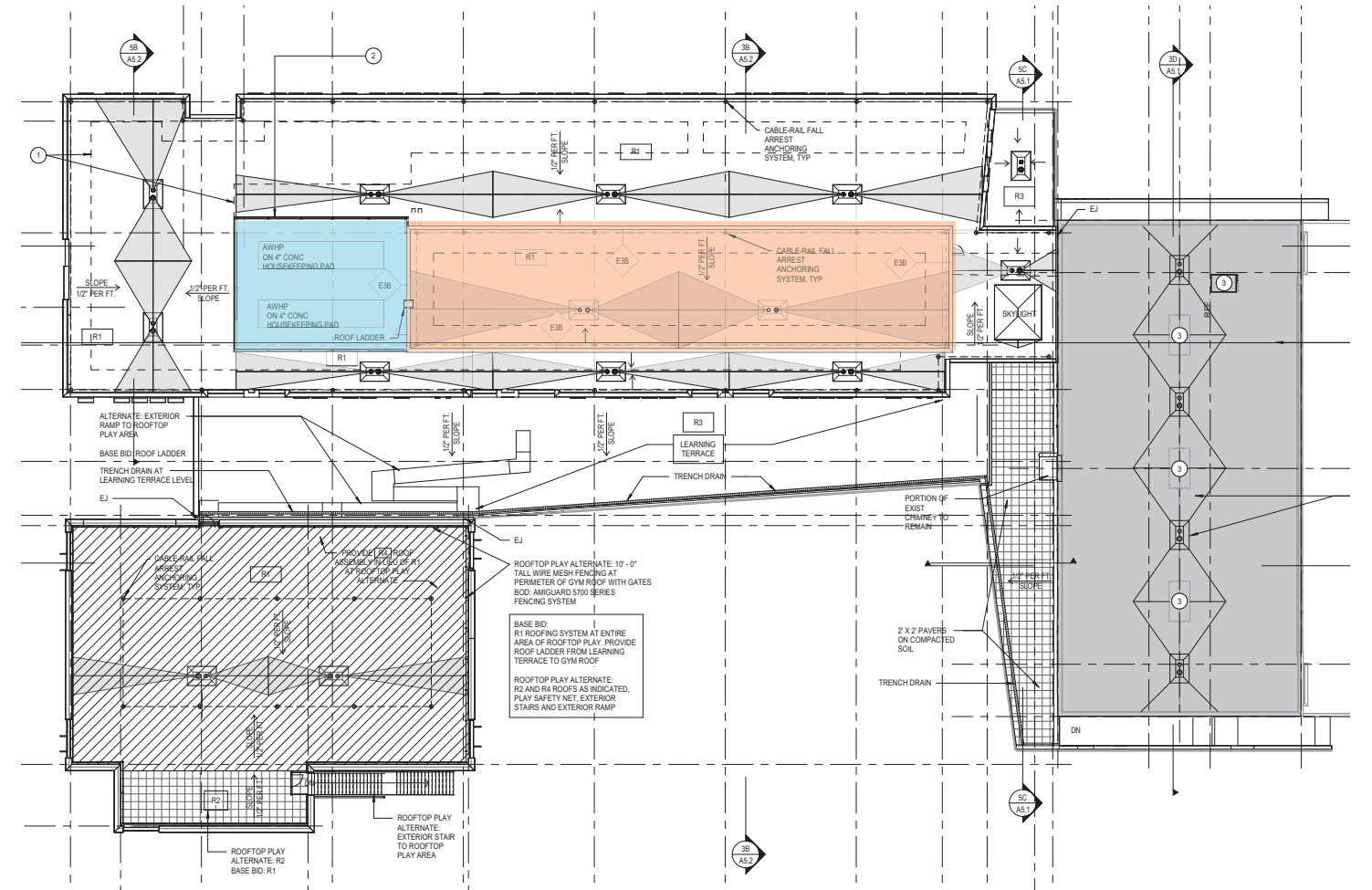


Proposed Ornamental gate at areas noted: Ameristar Montage II

PROPOSED MECHANICAL PENTHOUSE



Aerial View of Site from the South



Overall Roof Plan

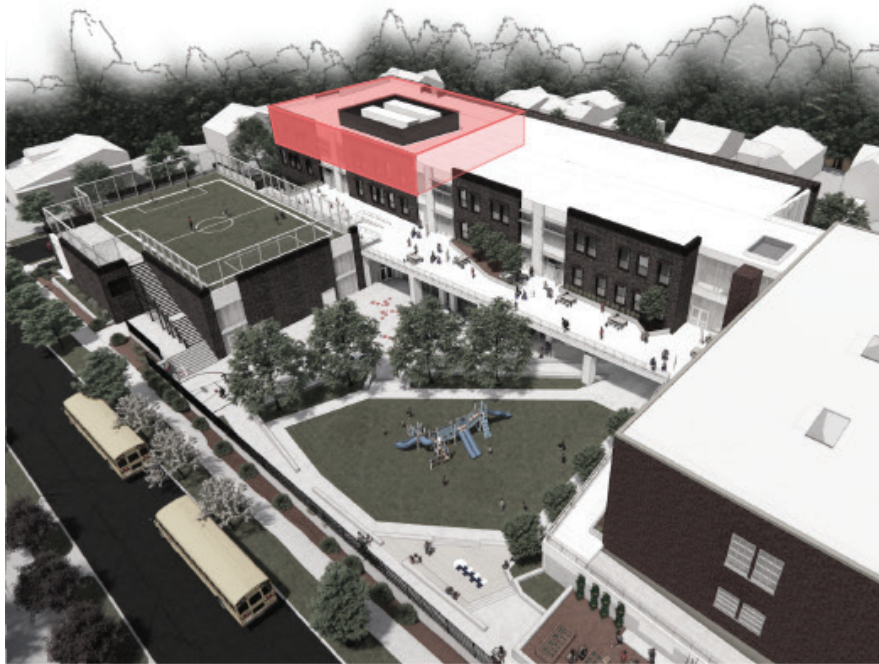
- Enclosed Penthouse Area
- Screened Air to Water Heat Pump Area

PENTHOUSE LOCATION RATIONALE

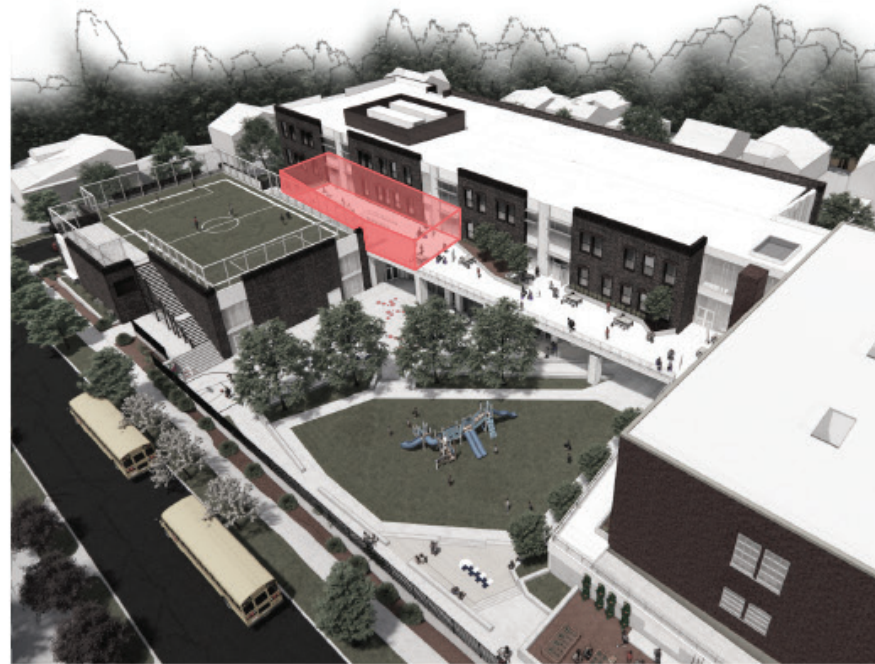
The proposed Penthouse is located on the roof of the new building addition. The decision was made early on to avoid placement of major equipment on the roof of the historic Montlake school building not only because of the aesthetic impact that would have, but also because it would require major structural improvements to support that equipment on the existing building roof. It was also determined that locating this equipment inside the building would take away from the available educational and play space on the small site.

To mitigate potential impacts on the neighborhood, the proposed penthouse was intentionally sited on the south side of the addition roof. This location reduces how visible the penthouse is from the residential area to the north where the setbacks are closest to the property line, and also minimizes the potential for shadows to be cast onto the neighboring properties. This location also reduces the amount of interior space occupied by ductwork and allows the equipment to operate efficiently with direct access to fresh outside air for distribution throughout the building.

PROPOSED MECHANICAL PENTHOUSE



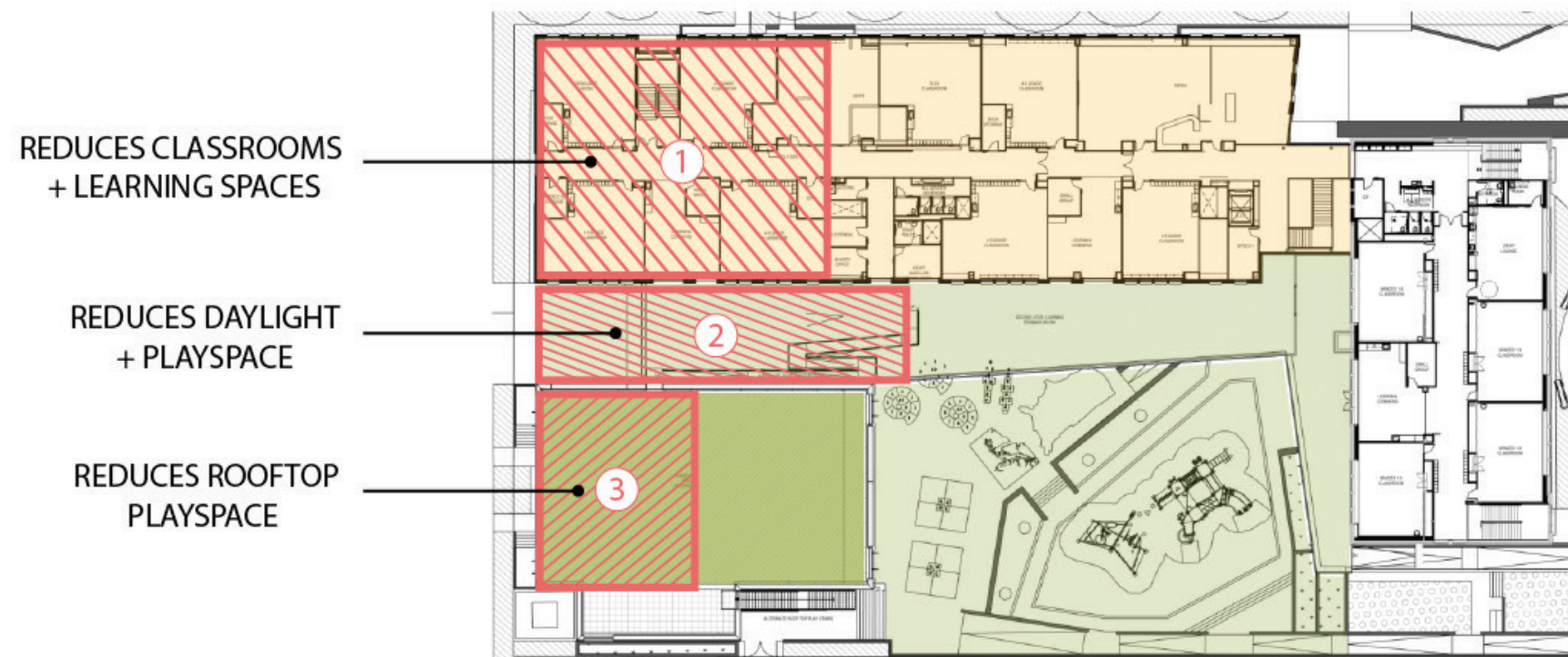
① PENTHOUSE LOCATED ON THIRD FLOOR



② PENTHOUSE LOCATED IN COURTYARD



③ PENTHOUSE LOCATED ON GYM ROOFTOP



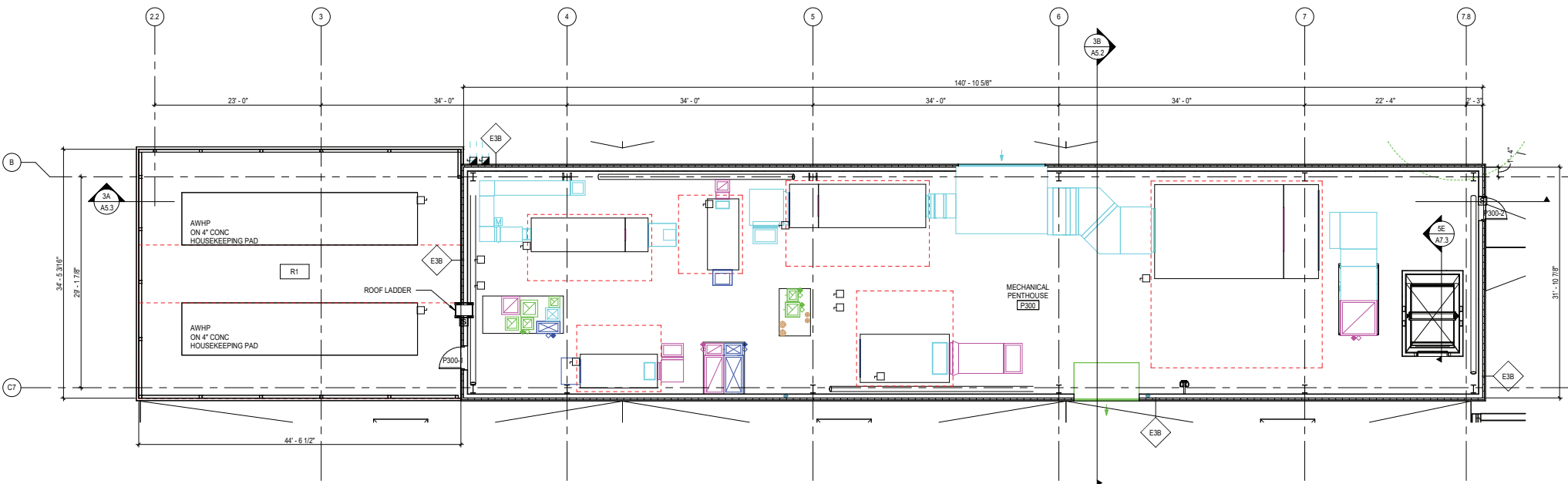
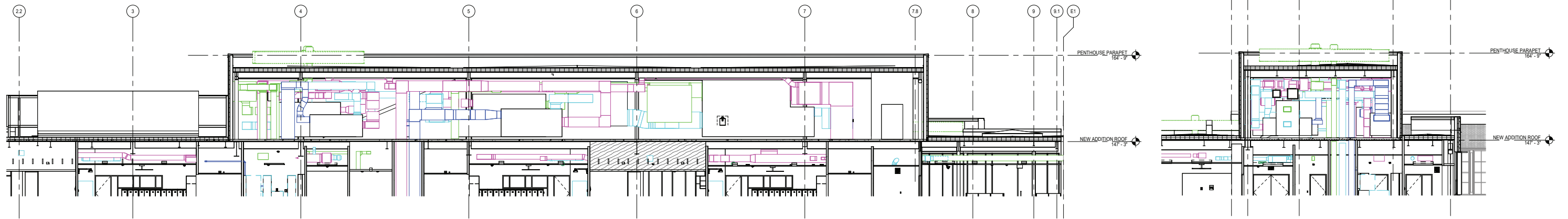
ALTERNATE PENTHOUSE LOCATION STUDIES

As part of the design process, the team studies alternate locations for the penthouse.

1) To maximize the outdoor play area and provided all programmatic school requirements, the penthouse and air to water heat pump equipment is proposed to sit on the south side of the new building addition classroom block roof.

The above diagrams demonstrate the reduction of outdoor play area and indoor program, and daylight reductions that would be sacrificed if the penthouse equipment were placed within the main building footprint or on the ground level.

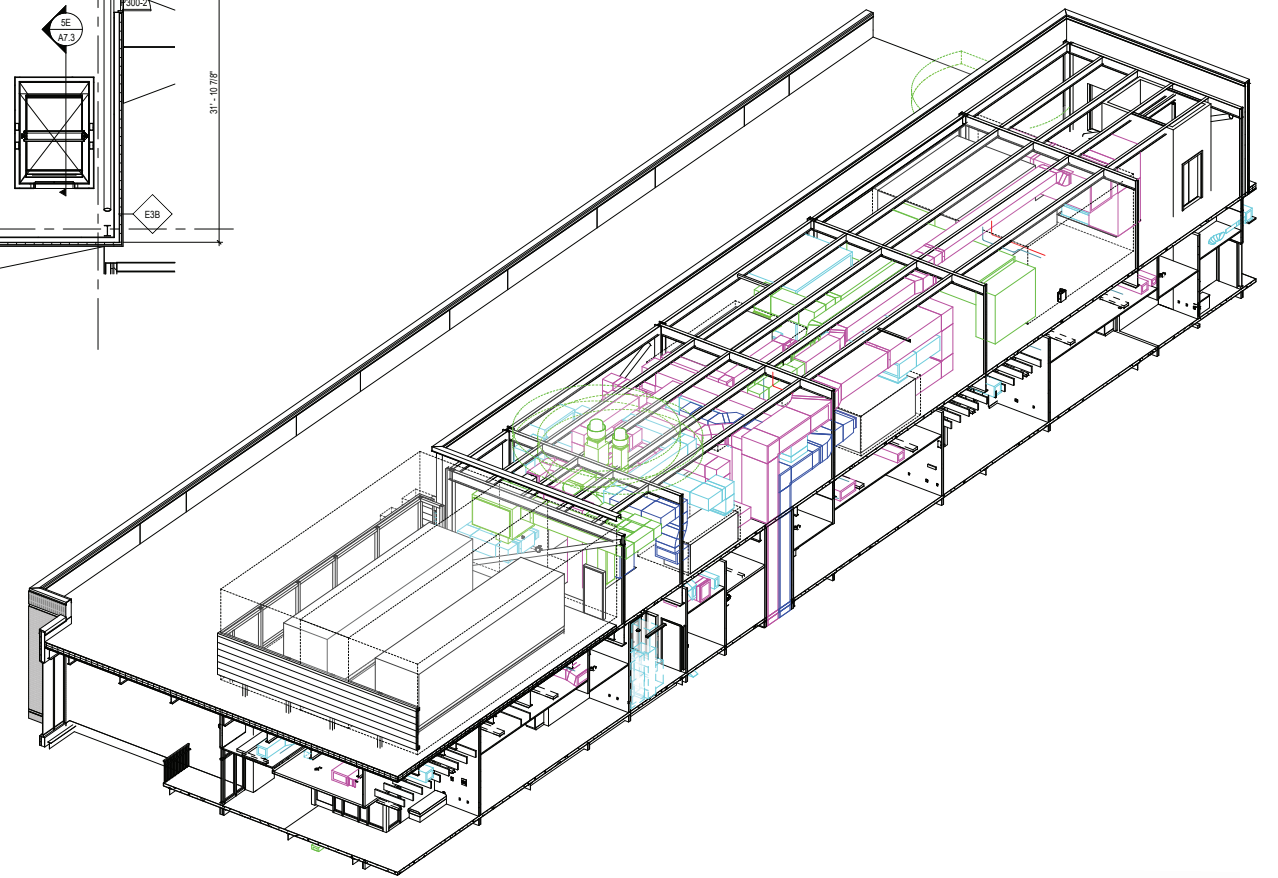
PROPOSED MECHANICAL PENTHOUSE



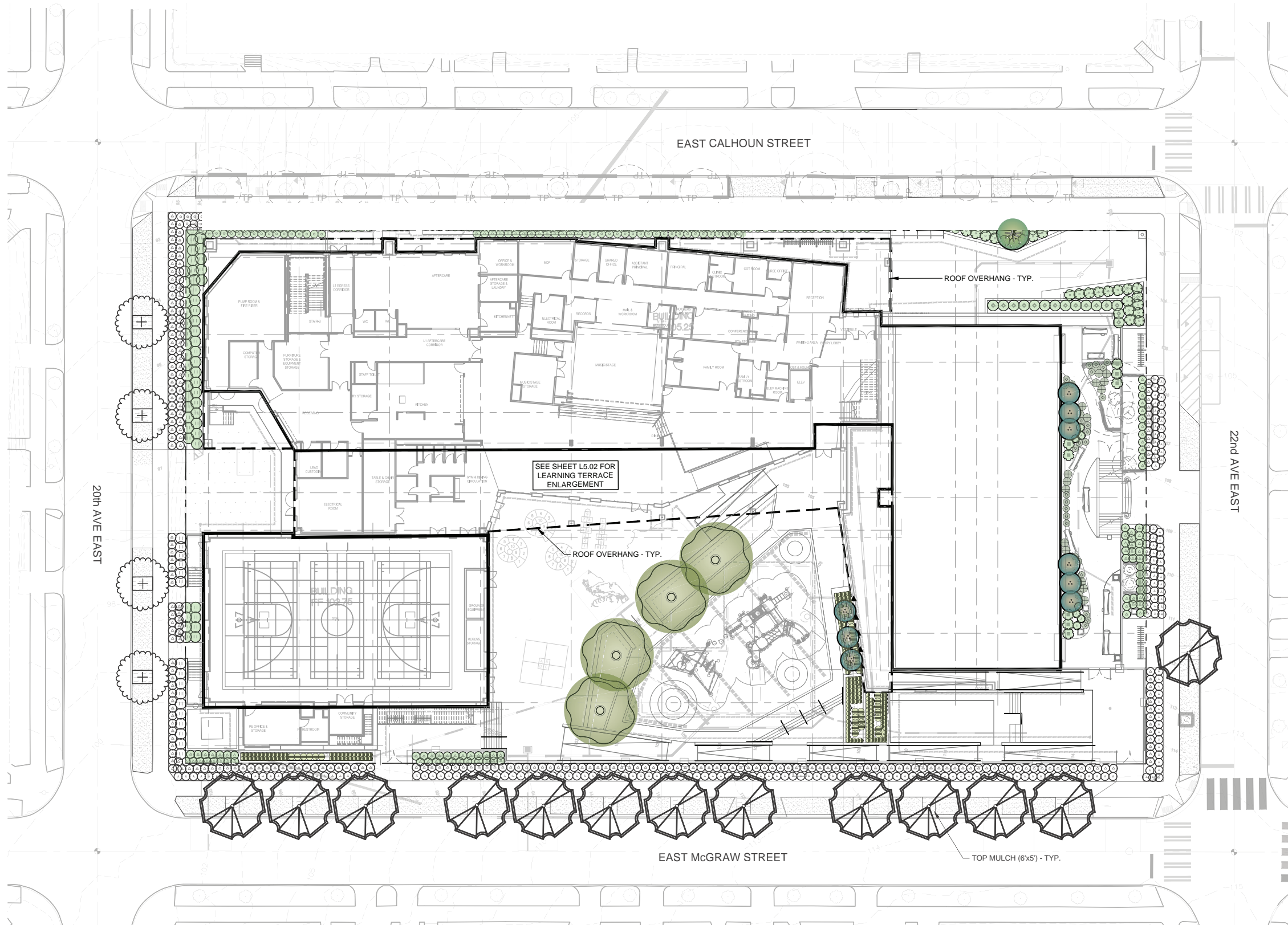
PENTHOUSE AREA AND HEIGHT & WITH AIR TO WATER HEAT PUMP SCREENING

The penthouse area is sized to accommodate the smallest footprint that support the appropriate equipment clearances and maintenance walking areas within the space. The penthouse height, is as low as possible to accommodate the minimum required overhead clearance for the building's elevator.

The air to water heat pumps must be open to air to function properly. These units sit outside the enclosed penthouse area and are shielded from view with a metal panel screen that matches the color and texture of the penthouse siding.



PROPOSED PLANTING PLAN



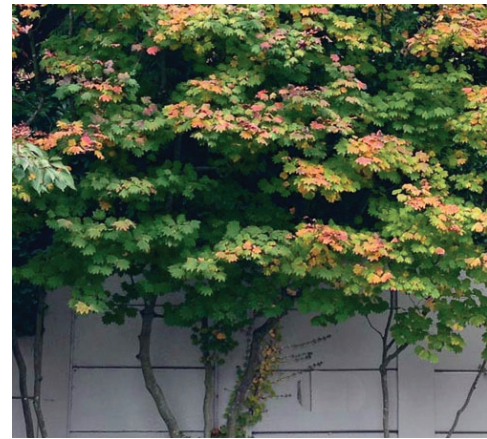
PLANT SCHEDULE

CONFERS	BOTANICAL NAME	COMMON NAME
	METASEQUOIA GLYPTOSTROBODES Z1 Z2 Z3	DAWN REDWOOD
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME
	ACER CIRCINATUM Z3	VINE MAPLE
	ACER RUBRUM 'BOWHALL' Z1 Z2 Z3	BOWHALL MAPLE
	CARPINUS CAROLINIANA Z1 Z2 Z3	AMERICAN HORNBEAM
	NYSSA SYLVATICA 'WILDFIRE' Z1 Z2 Z3 DT	BLACK GUM
SHRUBS	BOTANICAL NAME	COMMON NAME
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
	CORNUS SERICEA	RED TWIG DOGWOOD
	LONICERA PILEATA	PRIVET HONEYSUCKLE (DT)
	MAHONIA REPENS Z3 Z4 DT N	CREEPING MAHONIA
	PRUNUS LAUROCERASUS 'MOUNT VERNON'	MOUNT VERNON ENGLISH LAUREL
	RIBES SANGUINEUM 'KING EDWARD VII'	RED FLOWERING CURRANT
	SARCOCOCCA HOOKERIANA HUMILIS	SWEET BOX
	VIBURNUM DAVIDII	DAVID VIBURNUM
FERNS	BOTANICAL NAME	COMMON NAME
	ADIANTUM PEDATUM	NORTHERN MAIDENHAIR FERN
	POLYSTICHUM MUNTUM Z3 DR N	SWORDFERN
	POLYSTICHUM POLYBLEPHARUM	JAPANESE TASSEL FERN
GRASSES	BOTANICAL NAME	COMMON NAME
	CAREX ELATA 'BOWLES GOLDEN' Z1 Z2	BOWLES GOLDEN SEDGE
	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS
VINES	BOTANICAL NAME	COMMON NAME
	PARTHENOCISSUS TRICUSPIDATA 'VEITCHII'	BOSTON IVY
TURF	BOTANICAL NAME	COMMON NAME
	ECOTURF	SEE SPECS FOR SEED MIXES

PROPOSED PLANTINGS



Nyssa sylvatica 'Wildfire'
Black Gum



Acer circinatum
Vine Maple



Acer palmatum 'Emperor I'
Japanese Maple



Cercidiphyllum japonicum
Katsura Tree



Carex elata 'Bowles Golden'
Bowles Golden Sedge



Polystichum polyblepharum
Japanese Tassel Fern



Prunus laurocerasus 'Mount Vernon'
Mount Vernon English Laurel



Polystichum munitum
Swordfern



Sarcococca hookeriana humilis
Sweet Box



Lonicera pileata
Privet Honeysuckle



Viburnum davidii
David Viburnum



Ribes sanguineum 'King Edward VII'
Red Flowering Currant



Cornus sericea
Red Twig Dogwood



Cornus sericea
Red Twig Dogwood (winter)



Mahonia repens
Creeping Mahonia



Helictotrichon sempervirens
Blue Oat Grass



Calamagrostis x acutiflora 'Karl Foster'
Feather Reed Grass



Adiantum pedatum
Northern Maidenhair Fern

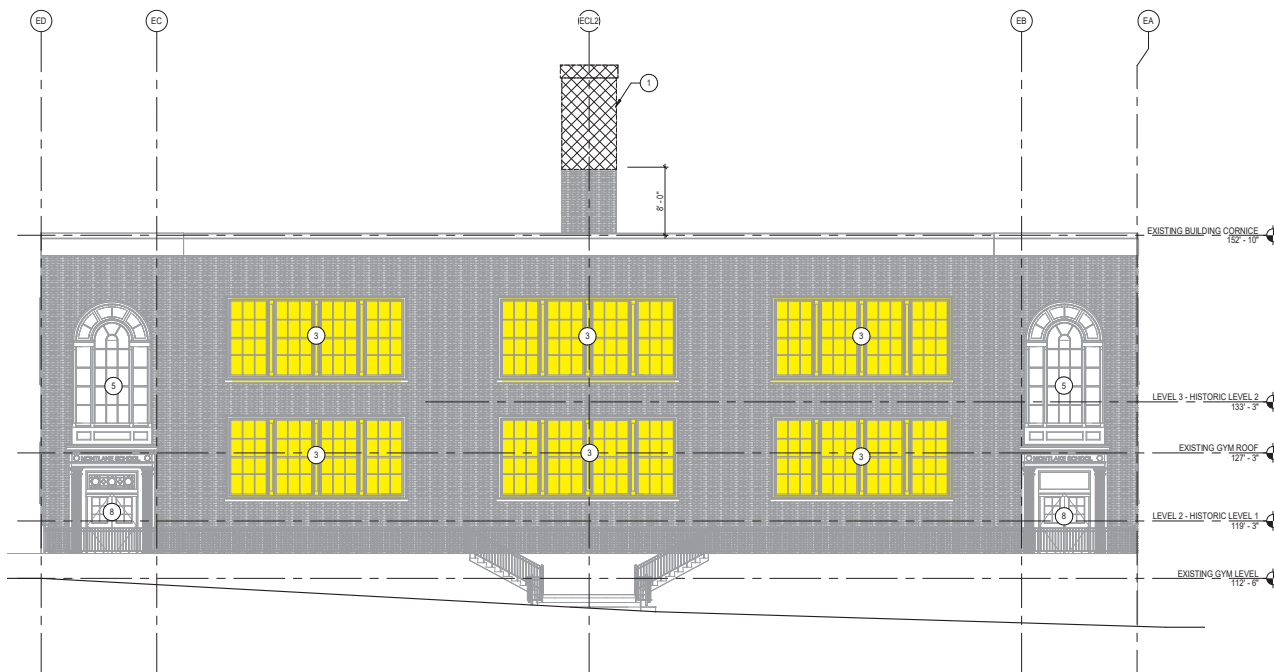


Parthenocissus tricuspidata 'Veitchii'
Boston Ivy

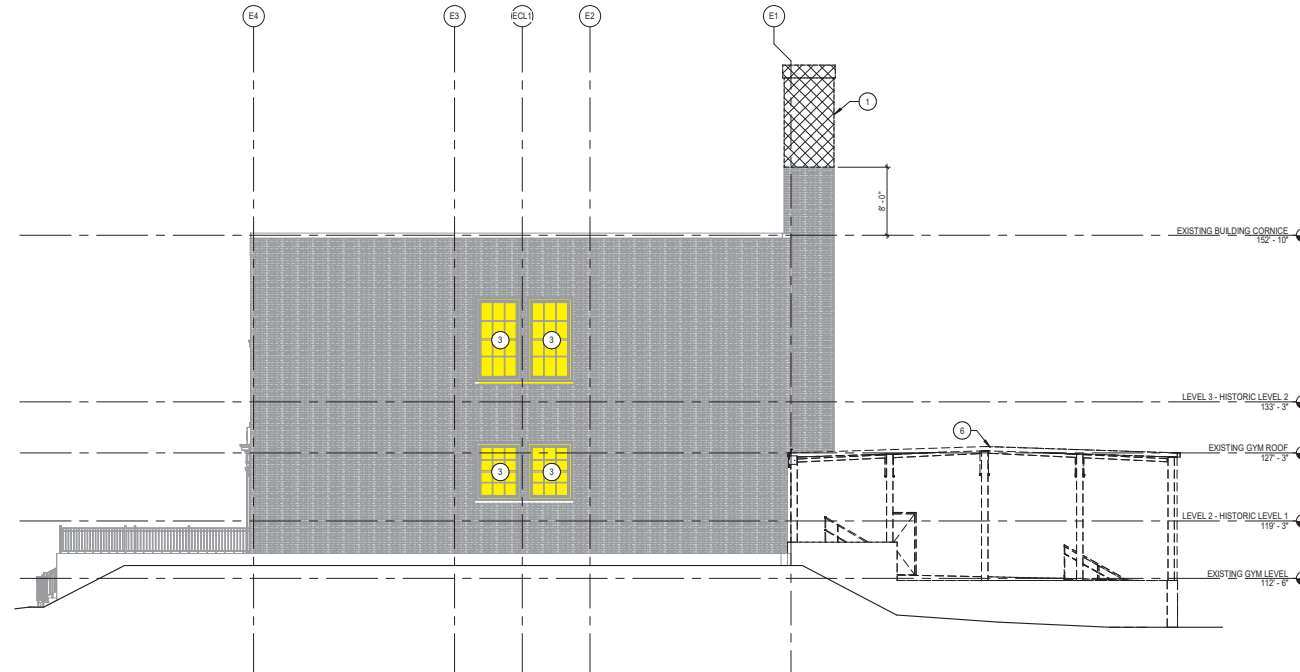
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	LONICERA PILEATA	PRIVET HONEYSUCKLE (DT)
	MAHOMA REPENS Z3 Z4 DT N	CREEPING MAHONIA
	PRUNUS LAUROCERASUS 'MOUNT VERNON'	MOUNT VERNON ENGLISH LAUREL
	RIBES SANGUINEUM 'KING EDWARD VII'	RED FLOWERING CURRANT
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TURF	BOTANICAL NAME	COMMON NAME
	ECOTURF	SEE SPECS FOR SEED MIXES

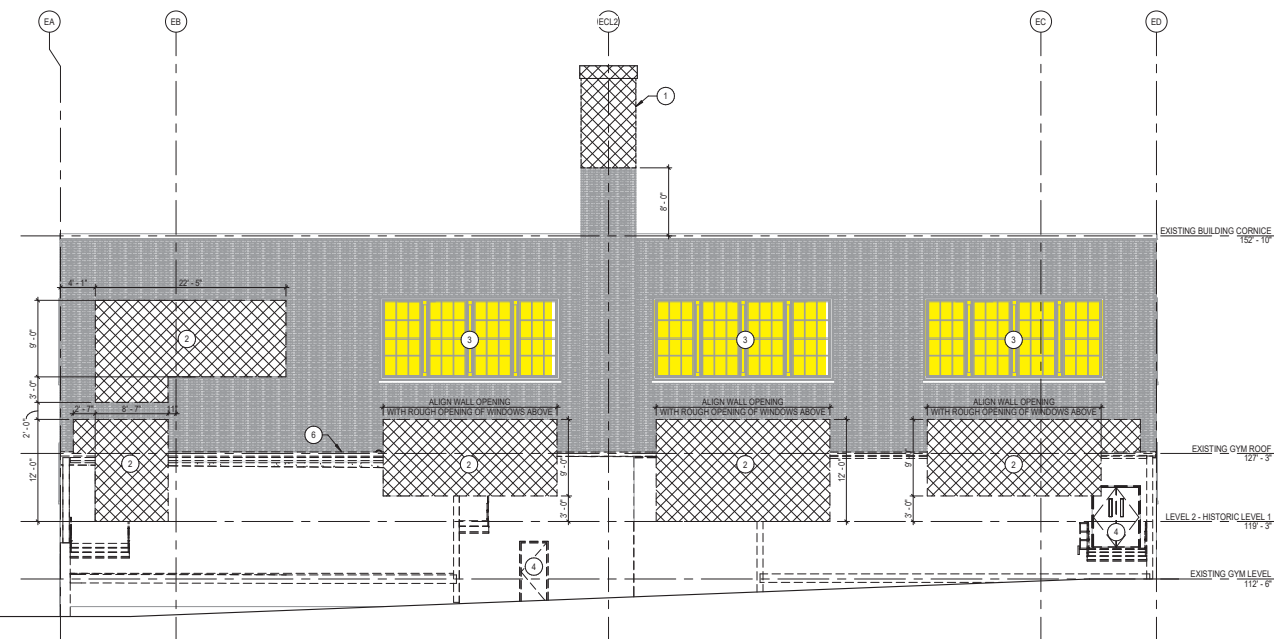
DEMO ELEVATIONS HISTORIC FACADES



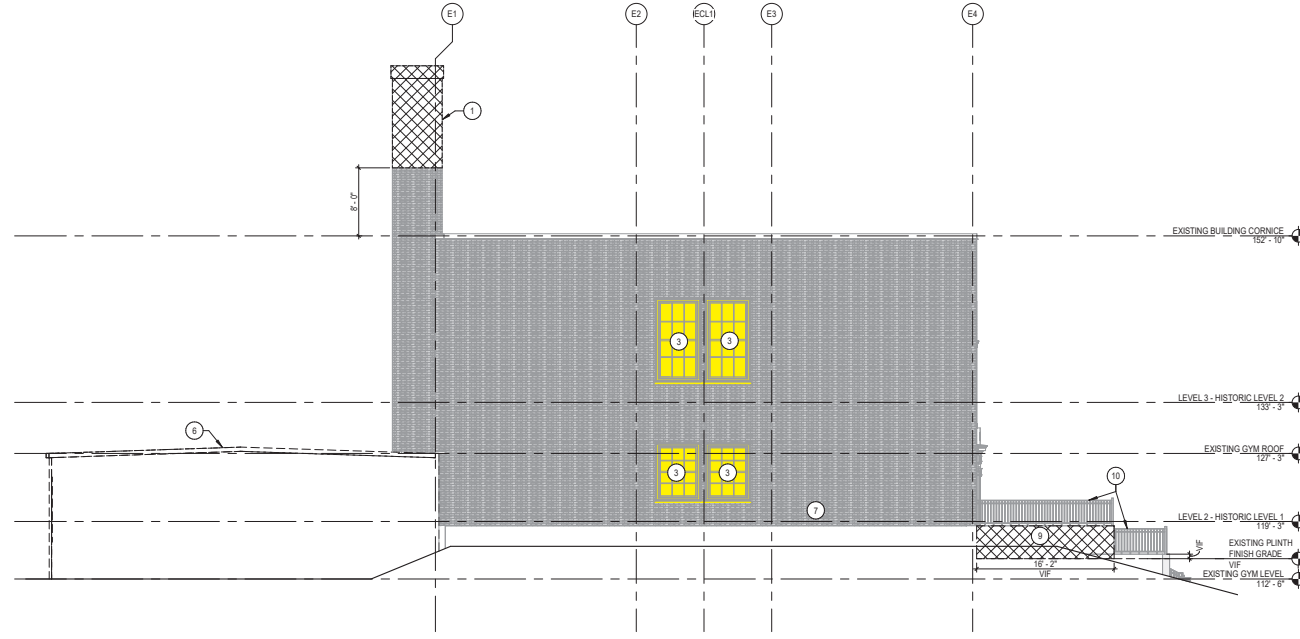
East Demo Elevation



North Demo Elevation



West Demo Elevation



South Demo Elevation

DEMO ELEVATION SHEET

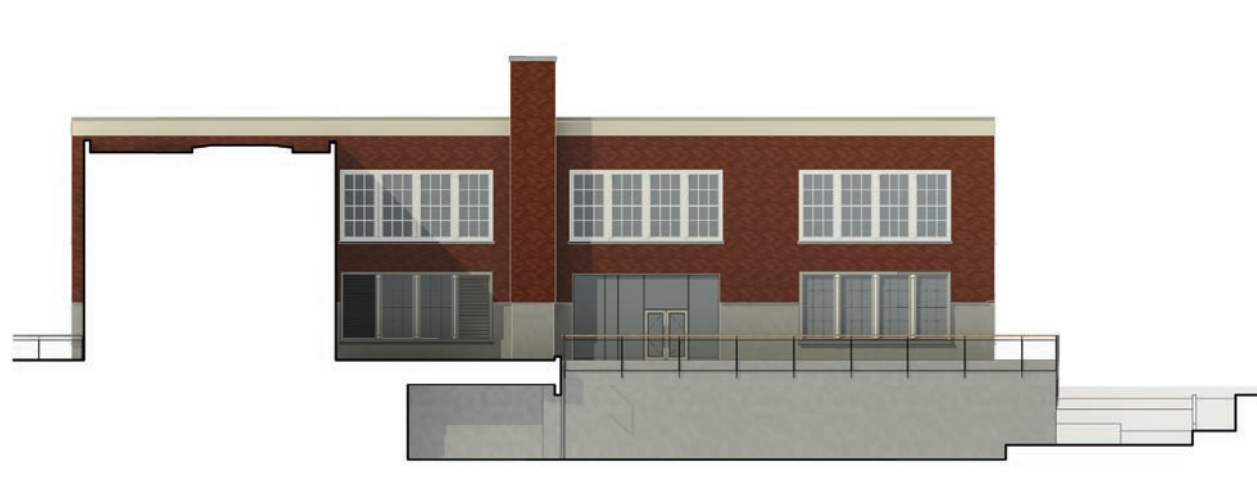
NOTES:

- 1 REMOVE PORTION OF EXISTING CHIMNEY. SALVAGE AND RETAIN EXISTING BRICK FOR REUSE - SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 2 REMOVE EXISTING WINDOWS, ASSOCIATED CONCRETE SILL, AND DECORATIVE WOOD WINDOW TRIM. REMOVE BRICK AND SAW CUT CONCRETE IN EXISTING WALL TO EXTENTS SHOWN. SALVAGE AND RETAIN EXISTING WALL BRICK FOR REUSE.
- 3 REMOVE EXISTING WINDOW SASH. PROTECT AND RETAIN EXISTING FRAME, SILL AND DECORATIVE WOOD WINDOW TRIM IN THEIR ENTIRETY.
- 4 DEMOLISH EXISTING DOOR FRAME AND PANEL IN ITS ENTIRETY.
- 5 PROTECT AND RETAIN EXISTING ARCHED WINDOW AND DECORATIVE WOOD WINDOW TRIM AND STONWORK IN THEIR ENTIRETY.
- 6 DEMOLITION OF ONE-STORY PORTION OF EXISTING BUILDING UNDER SEPARATE PERMIT.
- 7 REMOVE FDC CONNECTION, SIGN AND PIPING IN THEIR ENTIRETY.
- 8 RETAIN AND PROTECT EXISTING WOOD DOOR AND FRAME IN ITS ENTIRETY.
- 9 SAW CUT AND REMOVE PORTION OF EXISTING RETAINING WALL TO FINISH GRADE OF EXISTING EAST PLINTH.
- 10 REMOVE PORTION OF EXISTING GUARDRAIL.

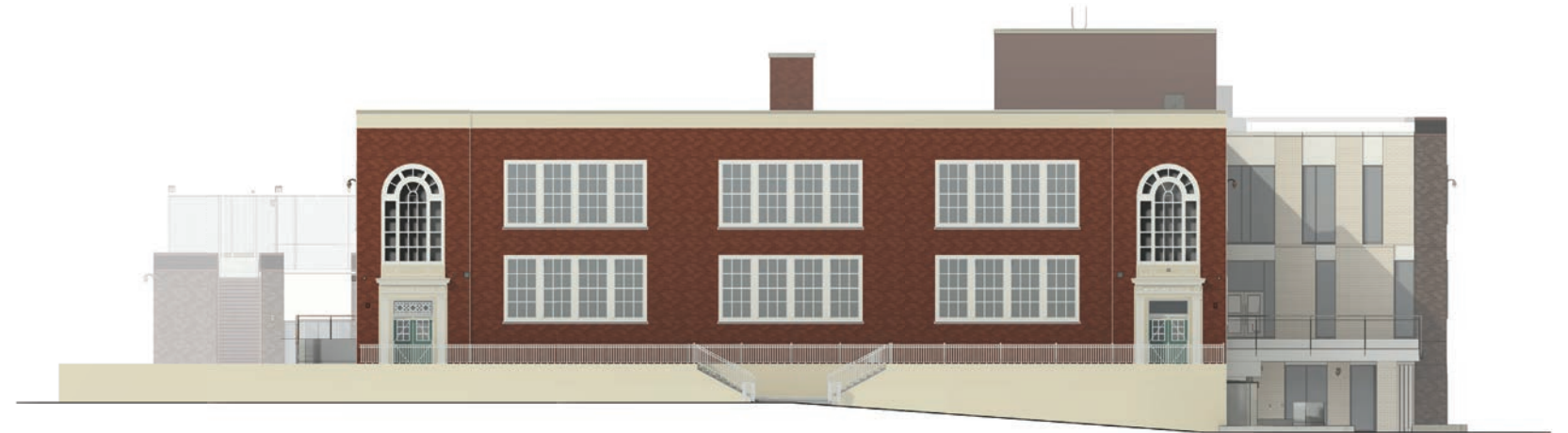
BUILDING ELEVATIONS - MATERIAL CHARACTER



Proposed Overall North Elevation



Proposed West Courtyard Elevation - See enlarged view page 39



Proposed Overall East Elevation - See enlarged view page 38

BUILDING ELEVATIONS - MATERIAL CHARACTER



Proposed Overall South Elevation



Proposed Overall West Elevation



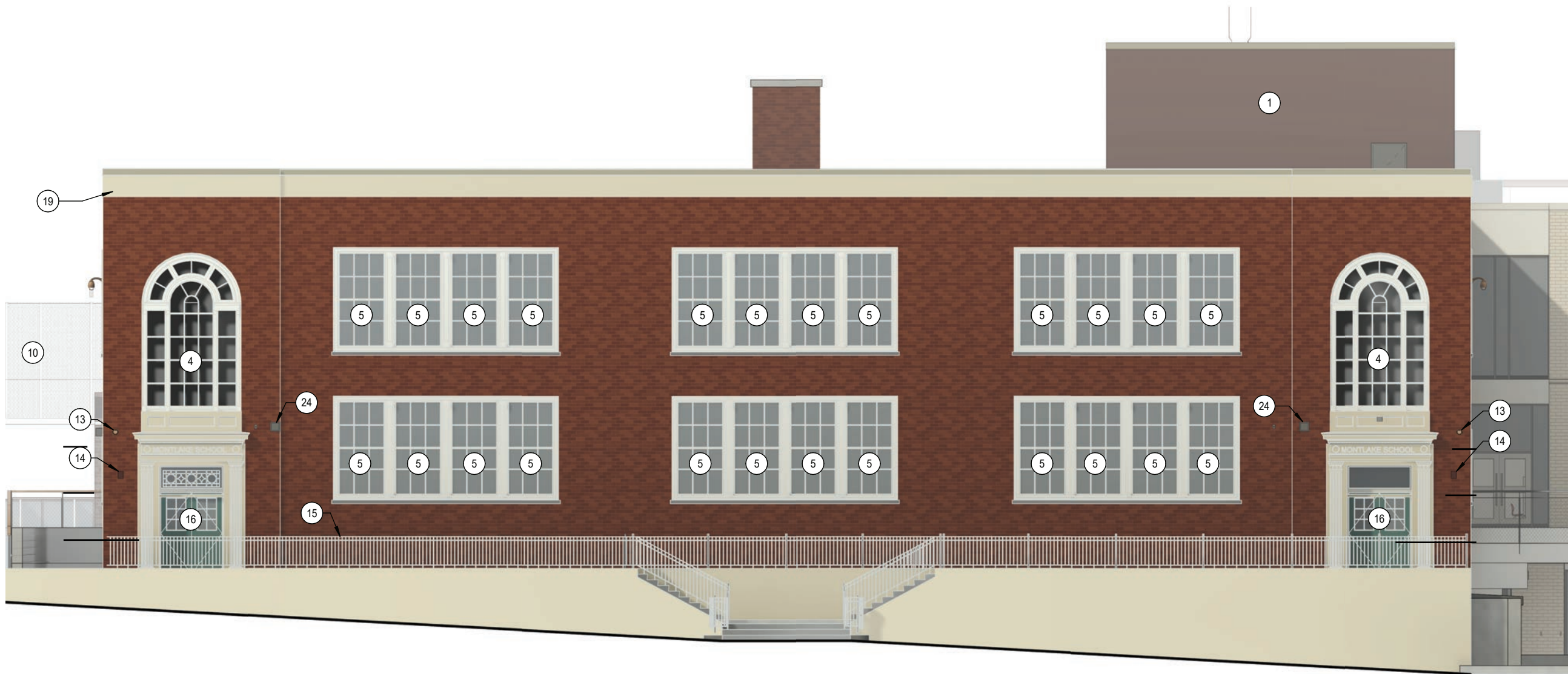
Proposed East Courtyard

ENLARGED PROPOSED BUILDING ELEVATION

PROPOSED ELEVATION

SHEET NOTES:

- 1 MECHANICAL PENTHOUSE BEYOND. REFER TO 5A/A1.5
- 2 VERTICAL SUN SHADES, ATTACHED TO ADJACENT EXTERIOR WALL SURFACE
- 3 HORIZONTAL SUN SHADES, ATTACHED TO ADJACENT EXTERIOR WALL SURFACE
- 4 WINDOW RESTORATION
- 5 SASH REPLACEMENT
- 6 FIBERGLASS WINDOW
- 7 CUT BENT PLATE
- 8 VERTICAL WINDOW SHADE
- 9 METAL MESH GUARDRAIL SYSTEM
- 10 CHAINLINK FENCE POSTS AND NETTING
- 11 TRELLIS
- 12 GYM ROOF PLAY AREA ADD ALTERNATE
- 13 WALL MOUNTED SECURITY CAMERA
- 14 WALL MOUNTED LIGHT FIXTURE
- 15 EXISTING GUARDRAIL. CLEAN AND REPAINT
- 16 REPAIR AND REPAINT EXISTING WOOD DOOR AND FRAME
- 17 MOBIL GARDEN SINK
- 18 EXISTING FACADE TO REMAIN. REFER TO PLANS FOR AREA OF WORK
- 19 EXISTING CORNICE TO REMAIN
- 20 HORIZONTAL MASONRY JOINT. REFER TO DETAIL 1E/A9.50
- 21 INFILL EXISTING CONCRETE WALL WITH CONCRETE
- 22 DRYER VENT - PAINT X-XX
- 23 EXHAUST VENT - PAINT X-XX
- 24 INTERCOM SPEAKER
- 25 ELECTRONIC READER BOARD



Enlarged Historic East Elevation View

ENLARGED PROPOSED BUILDING ELEVATION

PROPOSED ELEVATION

SHEET NOTES:

- 1 MECHANICAL PENTHOUSE BEYOND. REFER TO 5A/A1.5
- 2 VERTICAL SUN SHADES, ATTACHED TO ADJACENT EXTERIOR WALL SURFACE
- 3 HORIZONTAL SUN SHADES, ATTACHED TO ADJACENT EXTERIOR WALL SURFACE
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- 19 EXISTING CORNICE TO REMAIN
- 20 HORIZONTAL MASONRY JOINT. REFER TO DETAIL 1E/A9.50
- 21 INFILL EXISTING CONCRETE WALL WITH CONCRETE
- 22 DRYER VENT - PAINT X-XX
- 23 EXHAUST VENT - PAINT X-XX
- 24 INTERCOM SPEAKER
- 25 ELECTRONIC READER BOARD



Enlarged Historic West Elevation View

HISTORIC ENTRY TREATMENT

TREATMENT OF CAST STONE ELEMENTS:

While the original drawings specified terra cotta, the original building was constructed using cast stone components for the ornamental pieces surrounding the main entries. Per the Landmark nomination, this was done to save cost. Because of the more porous nature of cast stone some of these pieces have not performed well. The design team is proposing the following treatments:

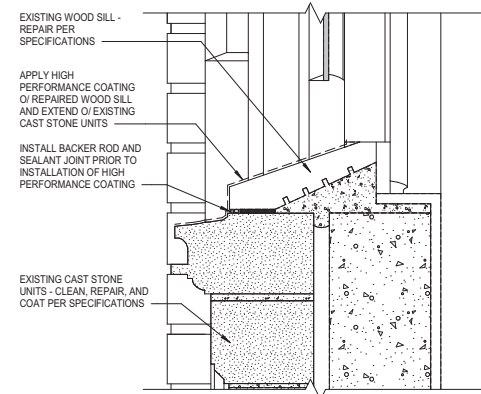
1. Cleaning - Warm water rinse, followed by a mild detergent wash with a nylon bristle brush and another warm water rinse.
2. Replacement - Custom cast concrete replica units at severely deteriorated units
3. Repair - Patching mortar (Cathedral Stone) to repair minor cracks and spalls
4. Cover - Recommend adding a standing seam copper cap at the top of the projecting cornice piece to assist in shedding water
5. Coating - Recommend painting all of the cast stone with a breathable coating to decrease the porosity of the cast stone and prevent further deterioration



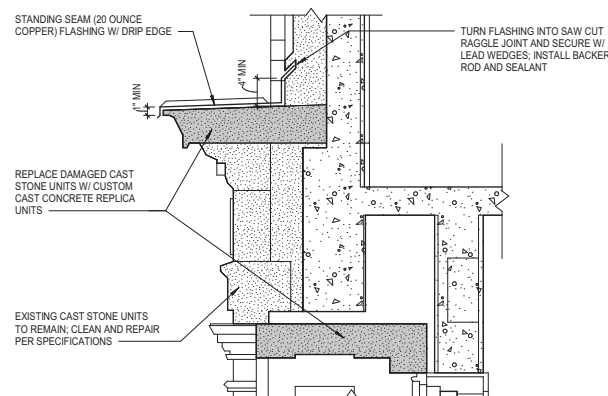
Southeast Entry Door

WOOD SASH AND FRAME REPAIR:

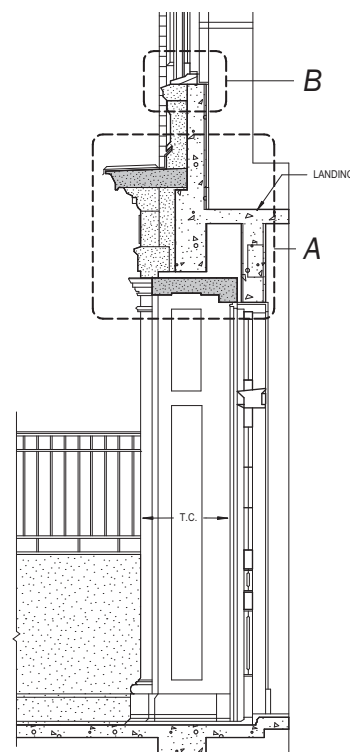
Existing arched wood windows and all wood frames will be repaired using a combination of two-part epoxy and dutchman repair methods. Where wood elements are beyond repair, they will be replaced to match existing sizes and profiles. All wood will be painted to protect it.



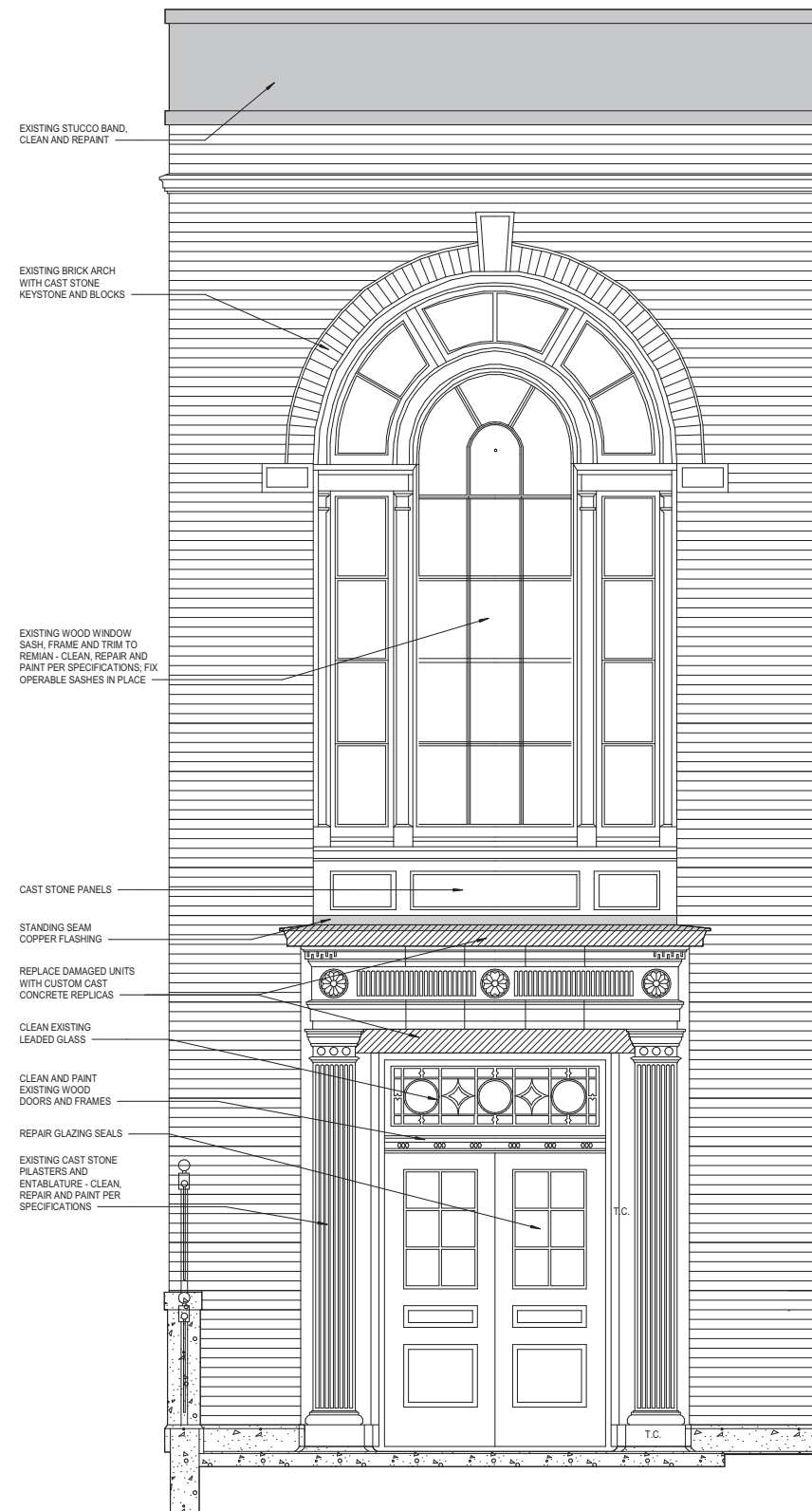
B. Detail at Arched Window Sill



A. Detail at Existing Door Shroud

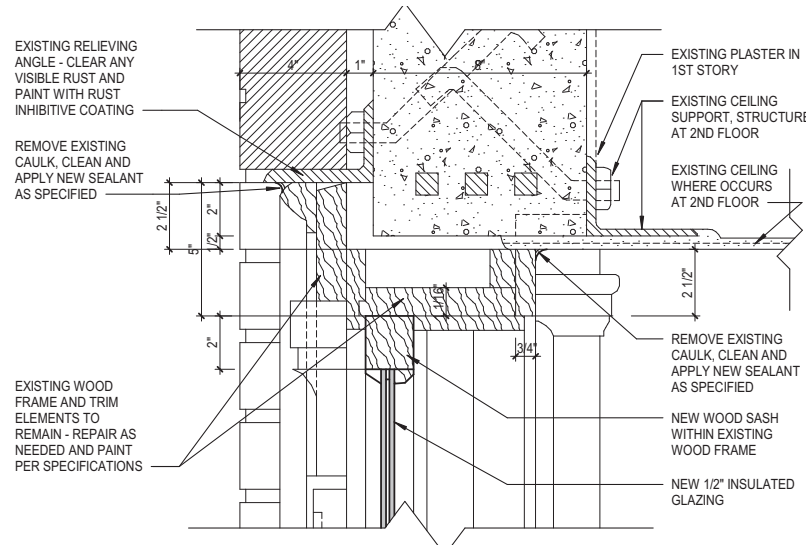


Section through Entry Door

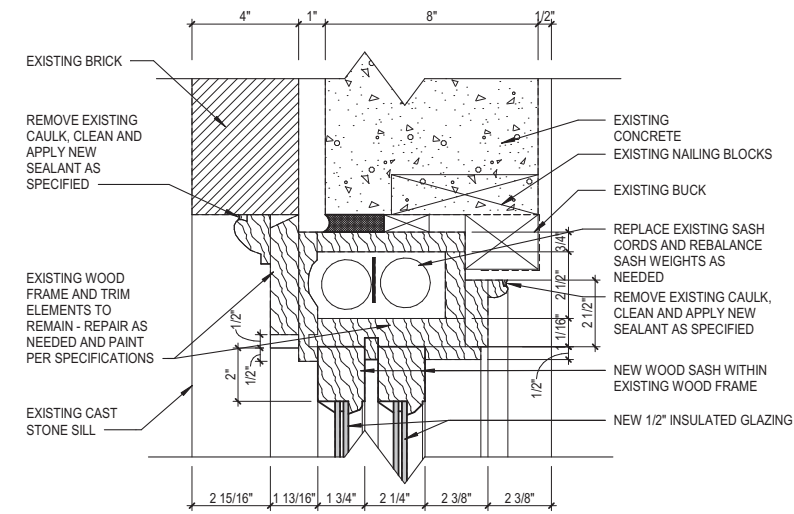


Elevation at Entry Door

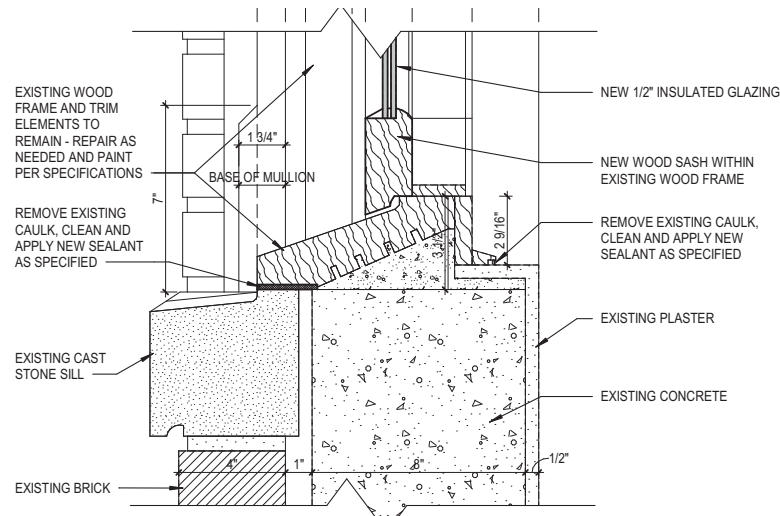
HISTORIC WINDOW REPLACEMENT DETAILS



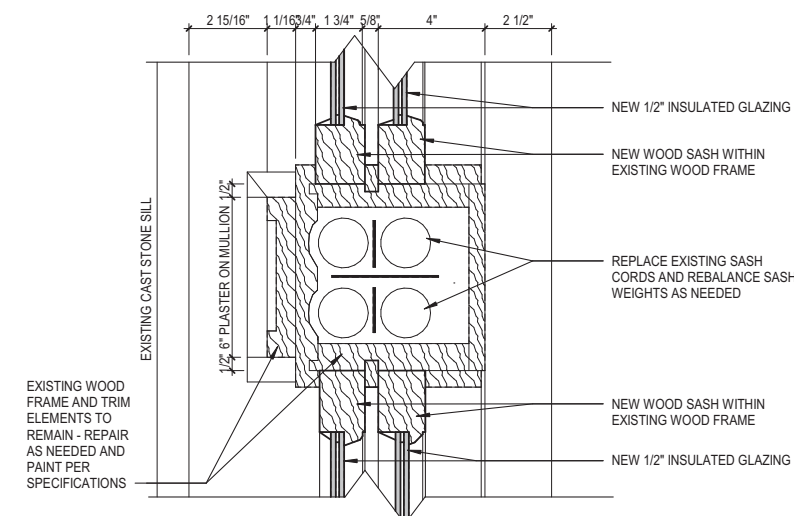
1. Detail through Window Head



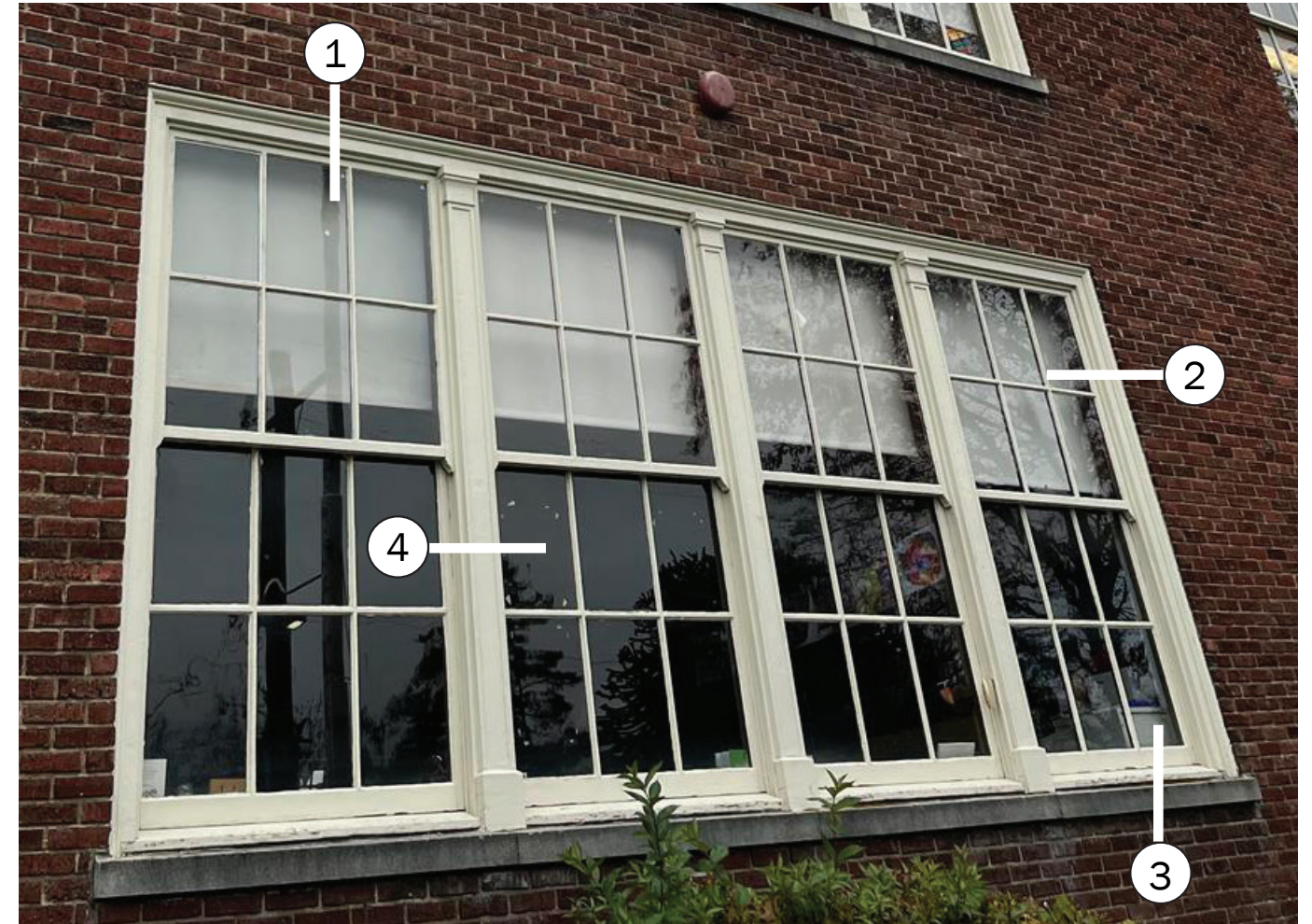
2. Detail through Window Jamb



3. Detail through Window Sill



4. Detail through Wood Window Jamb



Typical Historic Wood Window Replacement Configuration

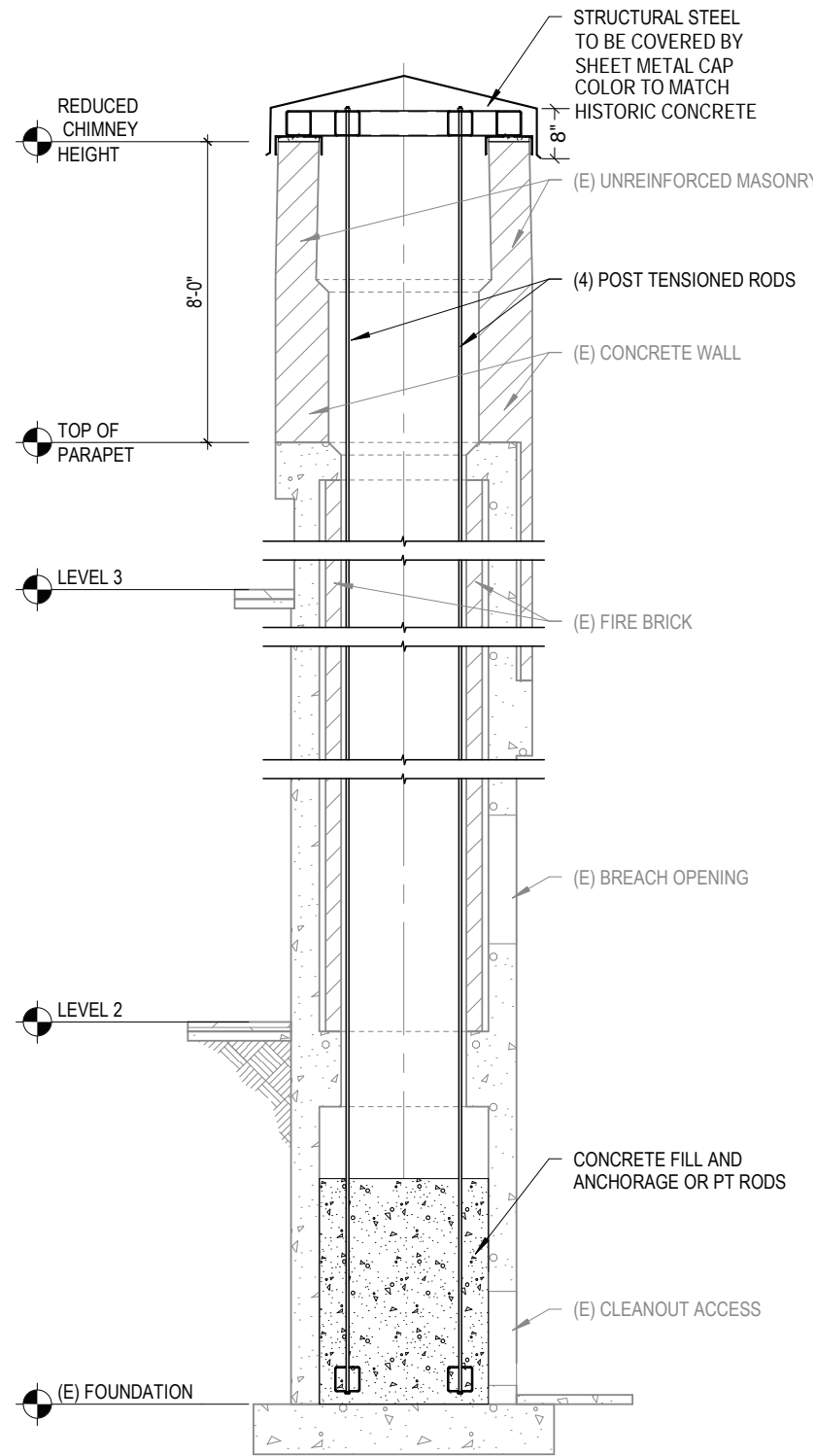
SASH REPLACEMENT DESCRIPTION:

Vertical grain Douglas fir stiles, rails and muntins to match existing profiles and sizes. Glass panels are to be a true divided lite with muntin bars that fully separate the individual panes of glass. New glass is to be a 1/2" insulated glass unit. Cardinal Low-e 270 is basis of design.

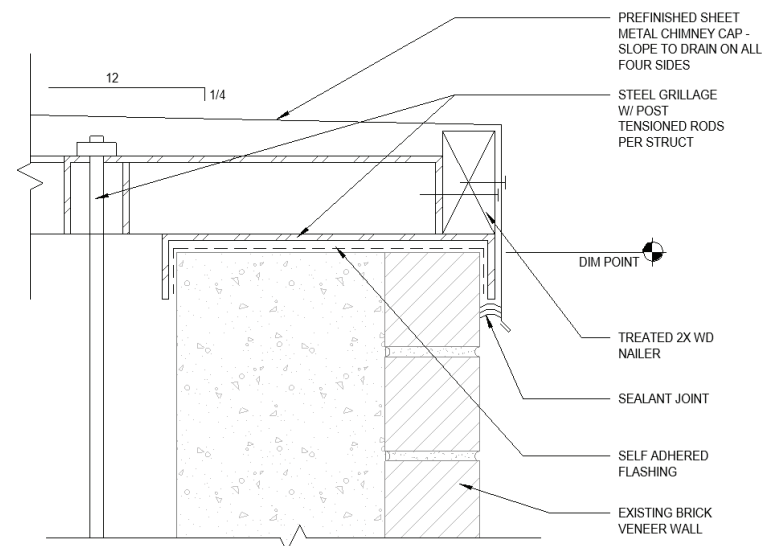
HISTORIC CHIMNEY STABILIZATION

HISTORIC CHIMNEY STRUCTURAL STABILIZATION:

The existing historic chimney is required to be structurally stabilized in conjunction with the seismic improvements being made to the historic Montlake school building. While the primary school building is a concrete structure with brick applied to the face, the chimney component above the parapet is unreinforced masonry (i.e. solid brick with no internal steel reinforcement). As such, this portion of the chimney is extremely vulnerable to collapse in an earthquake. In general stabilization of chimneys is challenging and costly. The slender and tall shape does not offer much seismic resistance meaning that it takes a relatively large amount of strengthening to make these elements safe. The narrow interior openings also make installation more costly as there is no way to access the chimney from the inside to make connections to new structural elements. The design team has developed an effective strategy to stabilize the chimney, however, it requires the height of the chimney to be reduced. Structural analysis has confirmed that a chimney height of 8'-0" above the existing parapet allows the brick to function at the compressive loads that it was originally designed to take. The analysis also showed that heights above 8'-0" started to diminish the safety factor and increased the risk of shear failure in the brick. While the chimney is a notable historic feature for many schools of this era, the chimney is not currently visible from the front of the school. The chimney is primarily visible from the east side of the existing building. The proposed rendering shows that the chimney will still have a presence from this perspective and will continue to contribute to the overall building character. The design team believes that the proposed reduction in height provides a solution that increases student safety in a cost effective way that allows more funds to support educational programs, while still protecting an important historic feature.



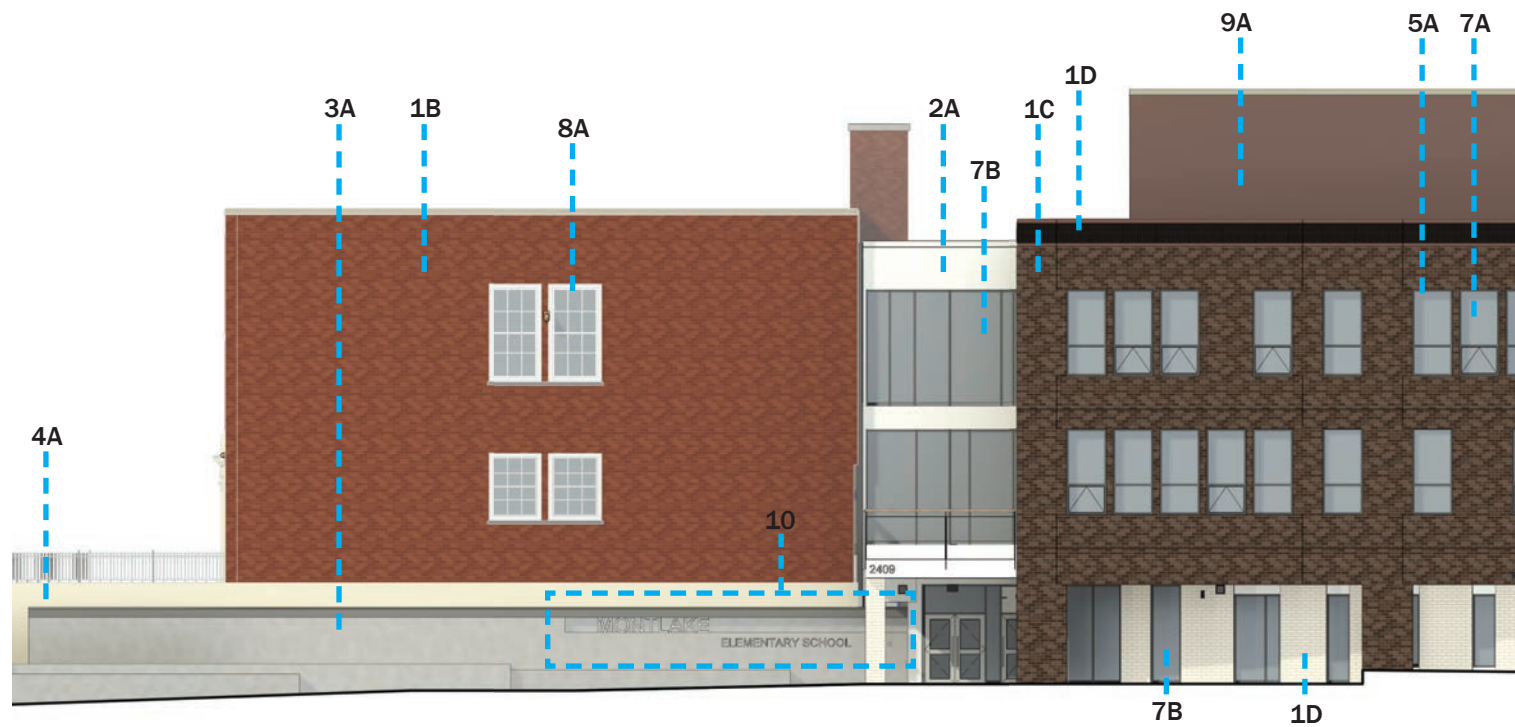
Structural Section through Historic Chimney



Detail at Chimney Cap



View from southwest towards historic building



DIGITAL MATERIALS BOARD FOR EXTERIOR

Material Legend

1. Brick

- A) Utility Brick Size & Standard Brick Size
- B) Existing Historic Brick
 - Standard Brick Size
- C) Custom Blend in Economy Brick, Running Bond
 - Utility Brick Size
 - i. 50% Ebony in mission texture
 - ii. 20% Coal Creek
 - iii. 30% Mauna Loa in smooth texture
- D) Coal Creek in Economy Brick, Soldier Coursing
 - Utility Brick Size
- E) Limestone in smooth texture
 - Utility Brick Size

2. Fiber Cement Panel Siding

- A) Color: Swiss Pearl CARAT Onyx 7090
 - Vertical Panel

3. Cast-in-Place Concrete

- A) Board Formed

4. Parge Coat

- A) Color SW Dove Wing OC-18

5. Metal Flashings & Sunshades

- A) CW-180 Bucktrout Brown
- B) Color SW Dove Wing OC-18

6. Glass

- A) Clear Insulated Glazing

7. Aluminum Frames

- A) Medium Bronze Windows
- B) Clear Anodized Storefront

8. Historic Windows

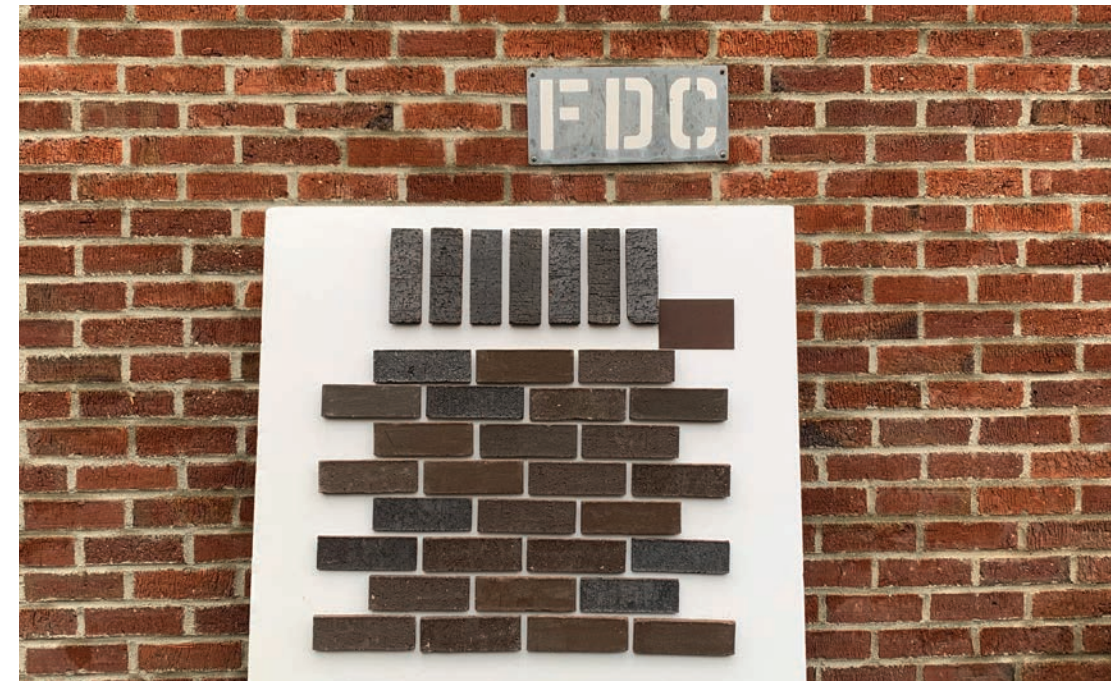
- A) Color Match Existing surrounds

9. Metal Wall Panel

- A) CW-180 Bucktrout Brown
 - Horizontal Flush Metal Panel

10. Exterior Sign

- Refer to page 49



Brick Color Palette In Context - View of Historic Building South Facade Brick

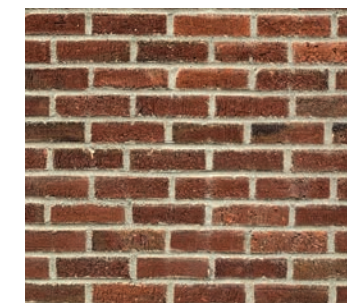


a)



b)

1A. Brick
a) Standard size b) Utility size



1B. Brick
Existing Historic Brick



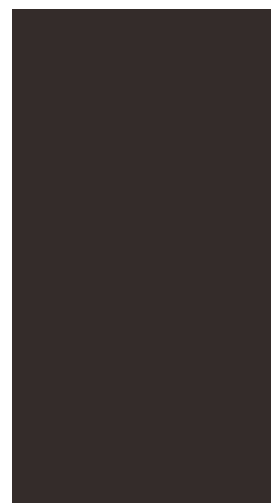
1D. Brick
Coal Creek



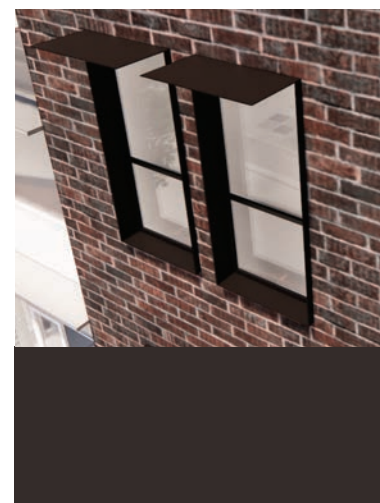
1C. Brick
Custom Brick Blend



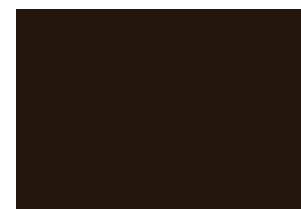
1E. Brick
Limestone in Smooth Texture



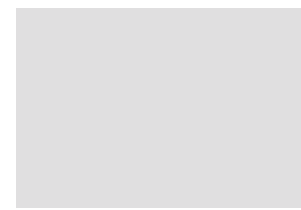
10A. Metal Wall Panel
CW-180 Bucktrout Brown



5A. Metal Flashings & Sunshades
CW-180 Bucktrout Brown



7A. Aluminum Frames
Dark Bronze Windows



7B. Aluminum Frames
Clear Anodized Storefront



5B. Metal Flashings & Sunshades
SW Dove Wing OC-18



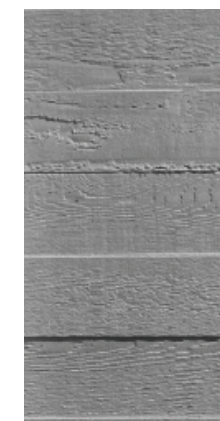
6A. Glass
Clear Insulated Glazing



2A. Fiber Cement Panel
Swiss Pearl CARAT Onyx 7090



8A. Historic Windows
Color Match Existing



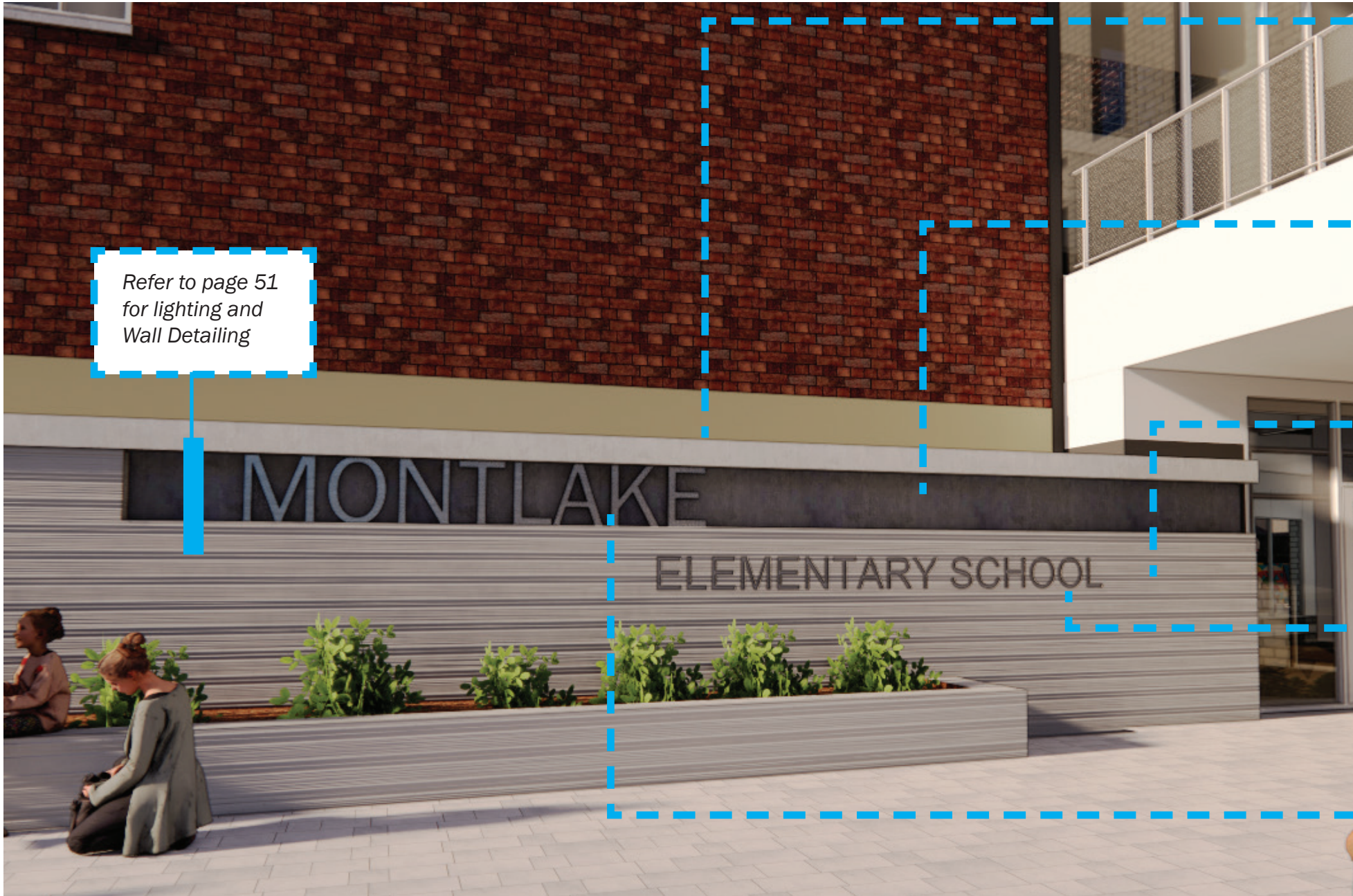
3A. Concrete
Board Formed



4A. Parge Coat Painting
SW Dove Wing OC-18



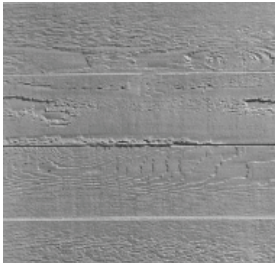
EXTERIOR BUILDING SIGN



Pre-cast Concrete Lid
1:20 Slope for Drainage



Acid Stained Concrete Indent
Color: Charcoal



Board Formed Concrete
4" Cedar Plank Form-liner



Stamped Concrete Lettering
Color: Acid Stained Concrete in dark grey
Type Face: Ariel
Height: 10"
Depth: 1" depression in wall



Fabricated Aluminum Lettering
Color: Clear Anodized Aluminum
Type Face: Ariel
Height: 18" (1' - 6")
Depth: 2" thick wall mounted lettering

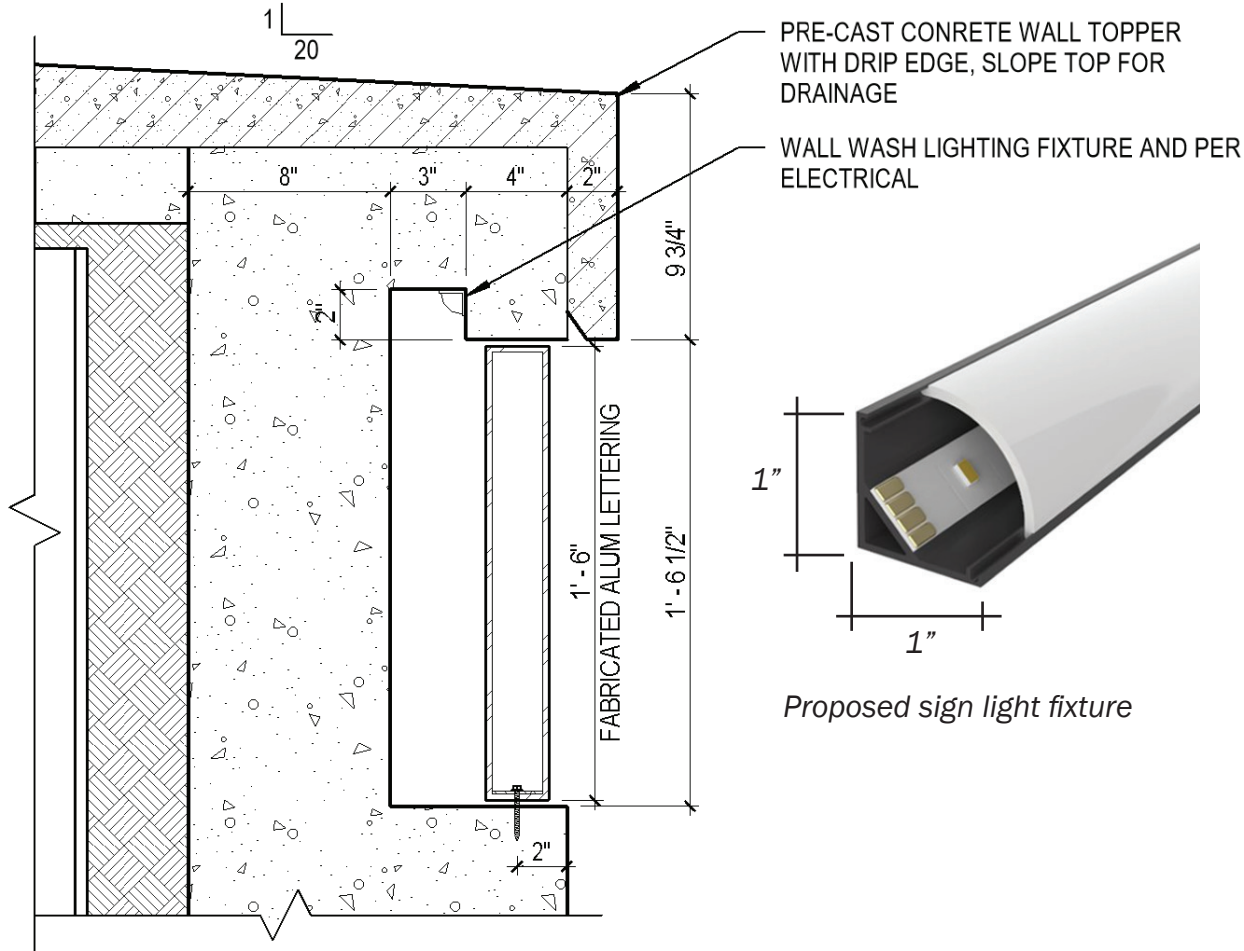
Perspective of NE Entry Plaza Exterior School Sign

EXTERIOR BUILDING SIGN



Perspective of NE Entry Plaza Exterior School Sign Lighting

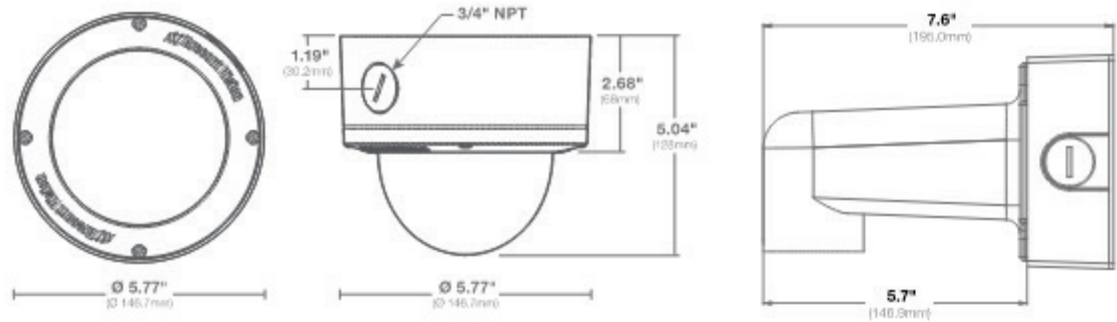
The proposed exterior building sign has been refined per feedback from the ARC to reduce the height of the letters and integrate more with the architecture. The metal letters are set in front of a carved out channel in the concrete retaining wall adjacent to the entry. This allows for subtle back lighting that provides a glow without any direct view of the light source. This ensures that glare is not an issue for neighboring properties.



Detail AA: Section through Exterior Sign and Shoring Wall

EXTERIOR SECURITY CAMERAS AND LIGHT FIXTURES

Dimensions



Proposed Security Camera and Mounting Arm (Arecont Vision - MegaDome G3)

SECURITY CAMERAS:

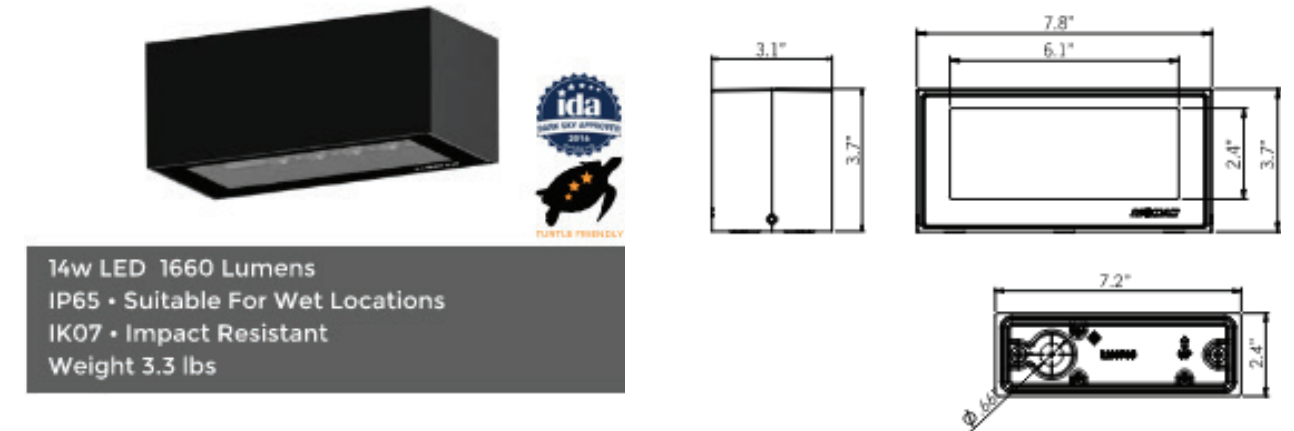
Security Camera locations have been selected to balance functional needs for security coverage with aesthetic concerns related to the historic building architecture. The camera and mounting model selected has been used successfully at multiple historic schools within the district. See exterior elevations for proposed camera locations.



Installation of proposed security camera at Lincoln HS in Seattle

EXTERIOR LIGHTING:

Exterior light fixtures have been selected to provide the necessary exterior lighting for safety and security while also being unobtrusive and not detracting from the historic architecture. A similar fixture type has been used at other historic schools within the district. See exterior elevations for proposed light fixture locations.



Proposed Exterior Light Fixture (Ligman ULEE-30011)



Similar light fixture installation at E.C. Hughes Elementary in Seattle

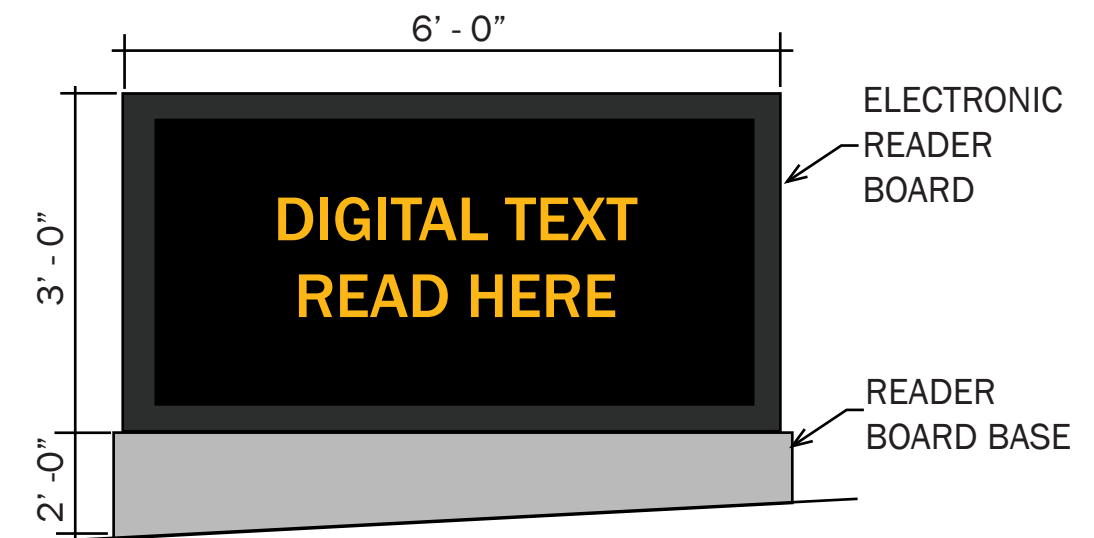
PROPOSED ELECTRONIC SIGN



Proposed Electronic Reader Board Location (View from the 22nd and E Calhoun St.)

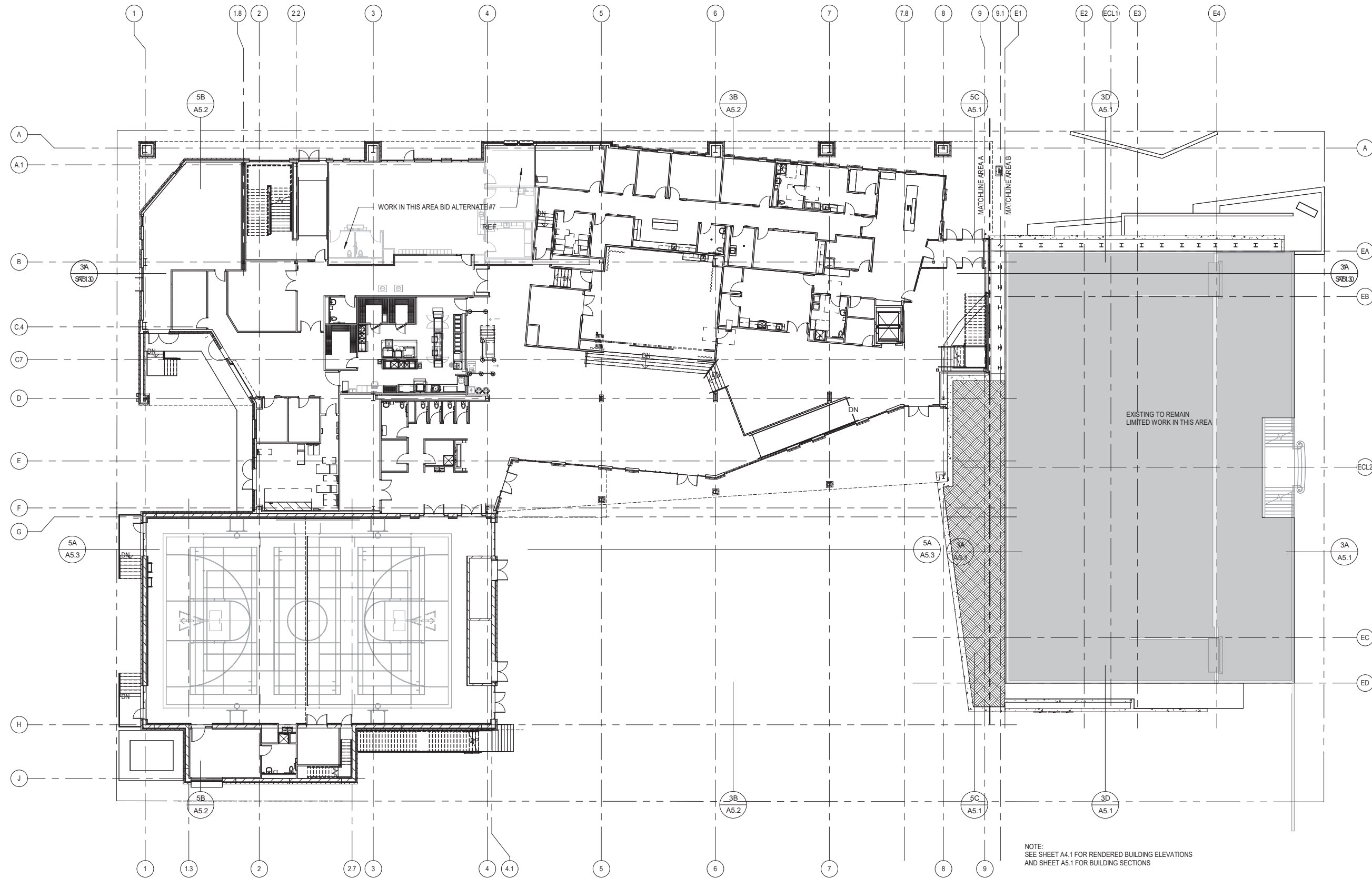
ELECTRONIC READER BOARD SIGN:

Seattle Public Schools is currently seeking a departure to include an electronic reader board sign outside of the school. The intent of this sign is to inform the school and larger community of events and notices. The sign will be programmable and the displayed information would change, but will not include video, flashing, scrolling, or moving images. The operating hours for the sign will be limited to 7am - 9pm. The digital format will keep the community informed of events at the school and will allow messages to be displayed in multiple languages to increase equity in school communications.



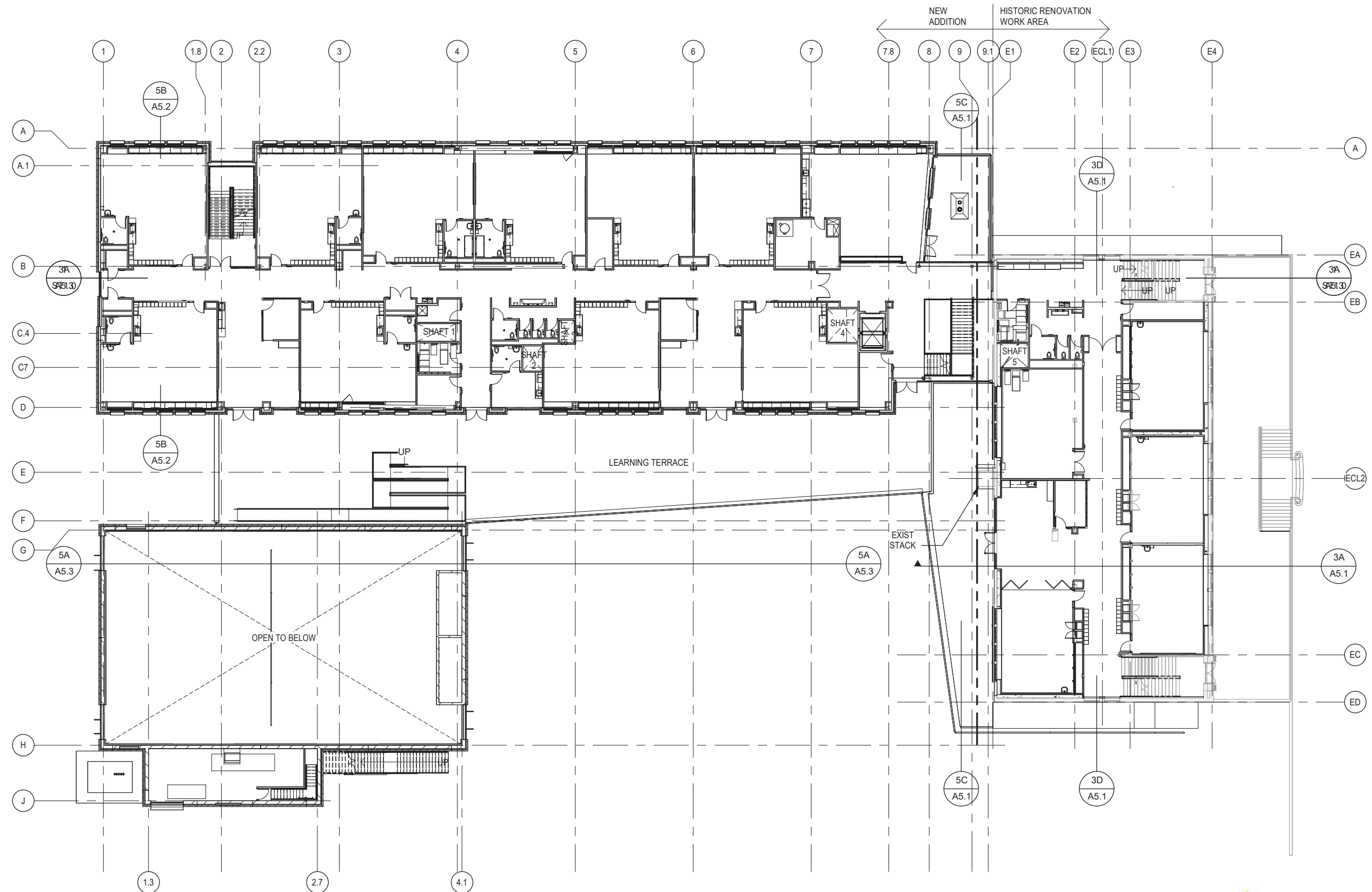
Electronic Reader Board Elevation Diagram
Drawing not to scale

PROPOSED BUILDING - 1ST FLOOR OVERALL



NOTE:
SEE SHEET A4.1 FOR RENDERED BUILDING ELEVATIONS
AND SHEET A5.1 FOR BUILDING SECTIONS

PROPOSED BUILDING - 2ND FLOOR OVERALL



PROPOSED BUILDING - 3RD FLOOR OVERALL

