



LANDMARKS PRESERVATION BOARD BRIEFING

LEONA CONDOMINIUMS WINDOW REPLACEMENT

916 QUEEN ANNE AVE N, SEATTLE, WA

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AGENDA:

- BACKGROUND INFO**
- PROJECT INTENT FOR WINDOW REPLACEMENT**
- RATIONALE FOR REPLACEMENT WINDOWS**
- EXISTING AND PROPOSED WINDOW COMPARISON**
- QUESTIONS**

Background Info:

The Leona Condominiums a historic multi-story building constructed in 1909 and it is in the Queen Anne neighborhood of Seattle





North Elevation



West Elevation



South Elevation



East Elevation

Project Intent:

The window replacement is being proposed as part of a larger exterior remedial project. Although not fully discussed within this presentation, the project intent consists of targeted repairs and related finishes at the 1909 portion of the building as follows:

- structural repairs to the multi-wythe masonry wall with helical anchors
- repairs to the stone arch lintels
- repairs of the EIFS cornice
- repairs to the existing Juliette balconies
- replacement of the existing doors and windows

Window replacement is being undertaken in response to:

- Need for removal of existing windows to perform structural repairs
- Operational and maintenance concerns
- Water intrusion concerns
- Acoustical concerns
- Energy concerns

Rationale For Replacement Windows

WINDOW REPLACEMENT:

- Thermal, air-leakage, water intrusion, and acoustical concerns would all be mitigated.
- Severe weather exposure issues could be fully addressed for south and west facing windows and doors.
- Window replacement could be implemented in significantly less time and cost impositions to the homeowners.
- Long term maintenance would be far simpler. Maintenance of modern windows are well understood by homeowners.
- Operation of modern windows are much easier for homeowners to operate.

WINDOW REFURBISHMENT (Contemplated):

- The window rough openings are deformed, racking the existing windows. It will be challenging to reinstall the refurbished windows back into the deformed openings without modifying overall size of the windows.
- Refurbishment would not address the poor thermal and acoustical performances.
- Window refurbishment would take far longer to complete, leaving homeowners in windowless units for an extended period of time.
- Operable hardware function cannot be maintained, possible failure on most if not all windows.
- Remediation of lead paint could pose a health concern if abatement is done on-site.

Rationale For Replacement Windows



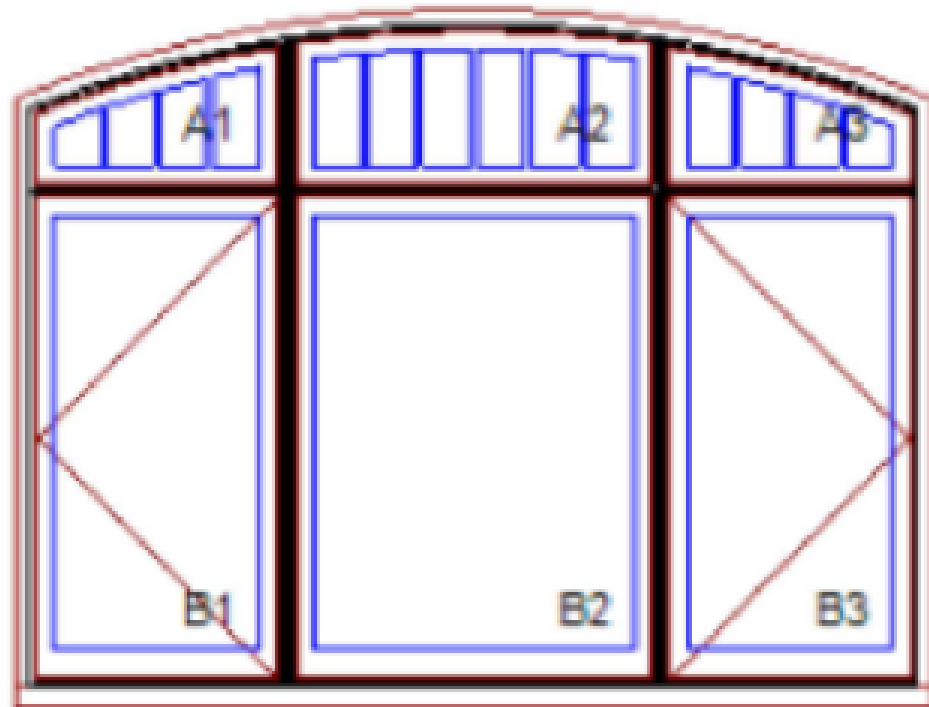
Reference attached "Window Replacement Proposal for additional details.



Existing and Proposed Window Comparison



Proposed Window

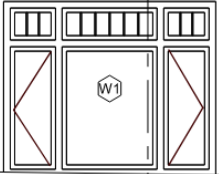
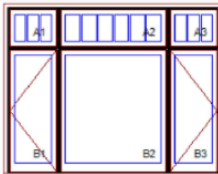
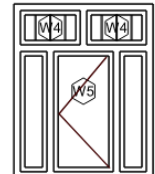
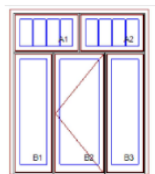
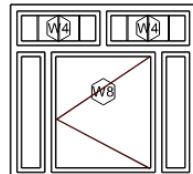
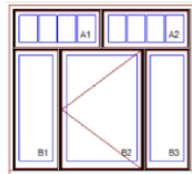
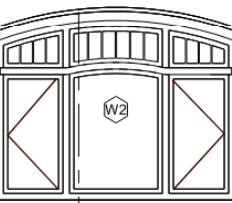
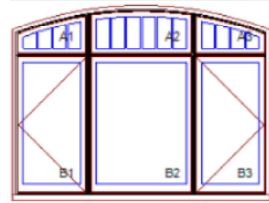
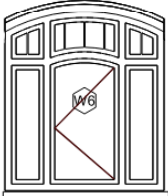
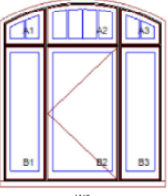

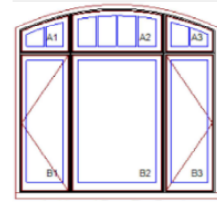
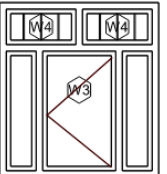
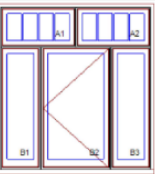
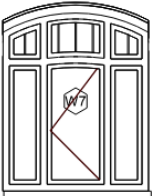
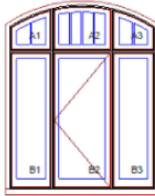
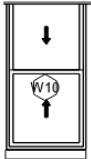
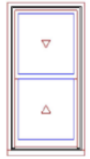


W2

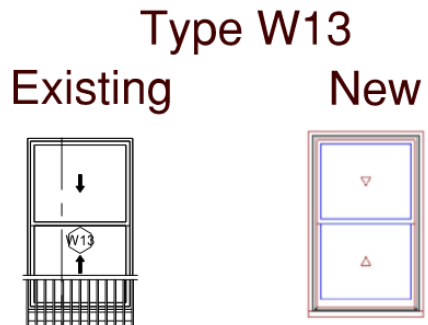
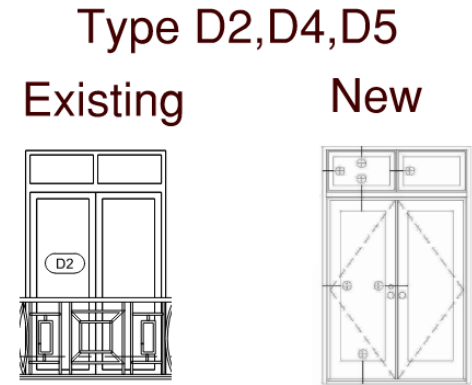
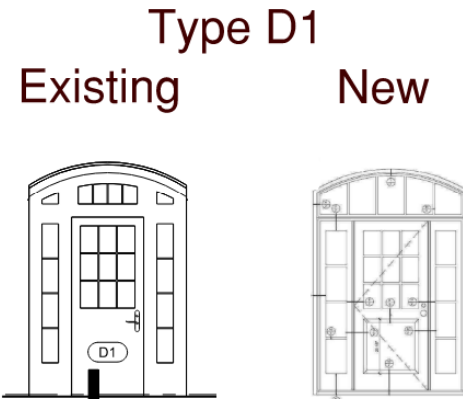
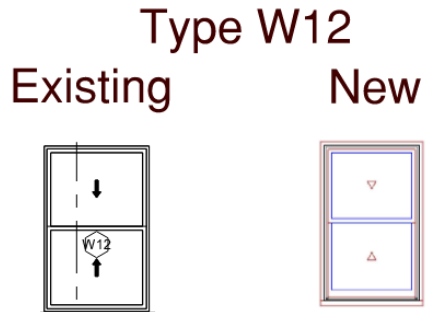
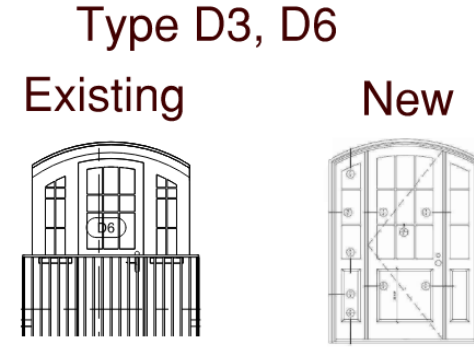
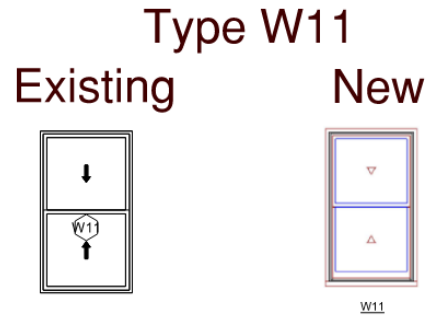
Existing



Existing v. New Windows/Doors Comparison

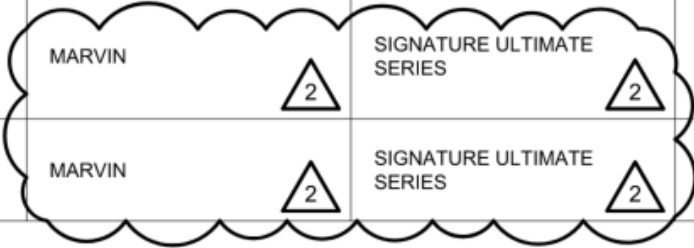
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<p>Type W3</p> <p>Existing New</p>   <p style="text-align: center;">W3/W4</p>		<p>Type W7</p> <p>Existing New</p>   <p style="text-align: center;">W7</p>		<p>Type W10</p> <p>Existing New</p>   <p style="text-align: center;">W10</p>	

Existing v. New Comparison



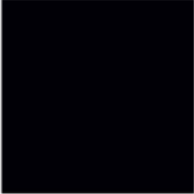
Proposed Window

FINISH SCHEDULE					
	TYPE	MANUFACTURER	STYLE	COLOR / FINISH	NOTES
PT1	EIFS COATING	STO CORP.	STOCOLOR LOTUSAN	37100 (BLACK)	USED AT THE EIFS CORNICE FILED
PT2	EIFS COATING	STO CORP.	STOCOLOR LOTUSAN	31307 (CREAM)	USED AT THE EIFS CORNICE ACCENTS
WD1	EXTERIOR WINDOW FINISH	MARVIN	SIGNATURE ULTIMATE SERIES	EBONY / ALUMINUM	USED AT REPLACEMENT WINDOW AND DOOR LOCATIONS
WD2	INTERIOR WINDOW FINISH	MARVIN	SIGNATURE ULTIMATE SERIES	PRE-PRIMED / WOOD	USED AT REPLACEMENT WINDOW AND DOOR LOCATIONS - FINAL COLORS BY UNIT OWNER



NOTE: FINISHES AND COLORS SHOWN ARE APPROXIMATE AND MAY NOT REPRESENT FINAL APPEARANCE.

BASIS OF DESIGN



Ebony

WD1 EXTERIOR WINDOW FINISH

BASIS OF DESIGN



Primed White

WD2 INTERIOR WINDOW FINISH

OAC

THANK YOU