

November 27, 2023

Monaco Villa Condominiums
c/o Best Management Co.
3805 108th Ave NE, Suite 210
Bellevue, WA 98004

RE: Monaco Villa Condominiums – Project Narrative
Property Addresses: 2929 76th Ave SE, Mercer Island, WA 98040

The Monaco Villa Condominiums repair and remediation project will restore the envelope to watertight condition and enhance the aesthetics of the current building. The scope calls for removal of all damaged and failing existing siding at the north, east, and south elevations. We will replace the siding with a new durable fiber cement siding in two formats, lap and panel, and with a phenolic resin shiplap siding used as an accent. This diversity of materials and colors will greatly enhance the horizontal, vertical, foreground, and background pieces of the building creating a more pleasing texture and street appeal.

As part of this repair, we also took the opportunity to improve the architectural massing. We removed the non-structural ‘columns’ that were in the middle of the balconies. These blocked views and provided additional entry points for water penetration. The width to height arched opening was also at a skewed proportion. In the proposed design we removed the center ‘columns’ greatly enhancing the outward views and making the proportion of the arched openings more gracious and in line with classical ratios.

The building will receive all new windows, sliding glass doors, exterior doors, and railings within the area of work. Openings will remain the same size and the windows and doors will match their existing operation and swing direction. The frames will be dark bronze and complement the surrounding colors nicely.

Currently the building is monochromatic, and the Board is considering two colorways. Both make use of two warm grey tones—one light and other slate/charcoal—and then an accent wood tone that either coordinates or contrasts. The two options presented here have been approved by the Board, though the final selection has not been made by the entire ownership. And lastly, the balcony area will be in a brighter warm white to allow light to bounce around the space.

The primary reason for this project is to repair the water damage accumulated over many years. This requires removing the façade almost entirely. This allowed homeowners to capitalize on necessary repairs with a tasteful update of the building’s aesthetics and presence within its surrounding context. Rather than replacing it in like kind with beige stucco and some not-quite-right proportions, the new design is a significant improvement and adheres to the codes and standards set forth by the City of Mercer Island.

Thank you for your insight and time on this important repair and remediation project and we look forward to our study session with you.



James Ramil, RA
Evolution Architecture