

January 24, 2024

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. Per the DRB comments we also changed the entry canopy to be clad in reused copper panels, which currently run along the east façade. They are in various degrees of quality so only the best will be reused. If it turns out that there are not enough feasible panels, the canopy will revert to be clad in the phenolic resin shiplap siding accent color. 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 ‘columns’ blocked views and provided additional entry points for water penetration. The width to height arched opening was also at a skewed proportion. Removing them brought the arches more in line with classical ratios and improved sightlines. Considering the DRB study session comments, we doubled the depth of the remaining columns giving them a more substantial presence and clarity. Also, per the DRB study session suggestions, we eliminated the super-graphic half arch on both the minor north and south facades. Instead, we have continued the column motif visually on both short elevations of the building. Because the north side is almost completely obscured and the south side is not a prime view, we used reveal lines and paint to mimic the arched rhythm along the primary front façade.

Currently the building is monochromatic and as part of this critical repair and restoration the Board chose to introduce a pleasing Pacific Northwest color palette of neutral beige (main body color), dark gray-green (primary accent color), walnut (balcony accent color), and weathered copper (entry canopy). This enhances the curb appeal of the building from all major visible angles while staying somewhat subdued.

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.

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