

300 WARD

ICONIC SEATTLE VIEWS
LOCK & LEAVE LIVING

Construction •

Shultz Miller completed in 2002. Architect: Brad Sturman of Sturman Architects

Location •

Asa Mercer (June 6, 1839 to August 10, 1917) chose this site to build a home in the early 1900s for one of his daughters. Mercer was the first president of the Territorial University of Washington and a member of the Washington State Senate. He is remembered primarily for his role in three milestones of the old America West: the founding of the University of Washington, the Mercer Girls, and the Johnson County War. Seattle Public Schools operates Asa Mercer International Middle School in Seattle's Beacon Hill neighborhood.

Architecture Themes •

Entertaining/Fundraising Events

The main floor was designed with entertaining in mind. From holding a New Year's Eve party to watch the fireworks on the Space Needle, to holding fundraising events for local nonprofits, like Children's Hospital, Seattle Rep, and The Pacific Northwest Ballet, to name a few. The owner's wish they'd kept a running total for all the fundraising they did in this home, but it was significant. With entertainment in mind there is a space for hosting dinner parties with twelve guests seated around the oval dining room table. There are 12 MR16 spots in the football shaped ceiling, one per place setting. The Art Wall, which backs the dining room, was commissioned, designed and produced by Seattle based glass artist Gerry Newcomb, (his work is in The Hyatt, The Bellevue Athletic Club and used in other buildings or architectural note). This is the first project where he added color to glass. It provides a playful and fun backdrop and is edge lit from above to maximize its the surface texture. The colors really pop at night. The design has flowing arcs of glass that transcend the columns.

Hosting a large party, a fundraiser or even a large family event can require a caterer.

300 WARD

ICONIC SEATTLE VIEWS
LOCK & LEAVE LIVING

300 Ward was designed with this in mind. There is a parking space just off the kitchen for caterers and florists to deliver or unload their fine food and flowers into the culinary kitchen. This kitchen is designed for professionals and amateurs alike to work on producing delicious meals, equipped with a large SubZero fridge and two drawer freezers. The six burner Wolf stove top puts out a lot of BTUs with a professional variable speed hood that can take away the heat cooking smells to the roof above. The hood is also equipped with plenty of light so you can see clearly as you create your culinary masterpiece and the room also has plenty of light. There is a large built-in pantry, and plenty of space for pots and pan. There are two options for ovens, gas and electric—both have convection fans built in. There is also a warming draw and a microwave.

During or after your event there is plenty of washing up to do, so the work kitchen is equipped with two dishwashers and a two deep kitchen sinks.

When catering a party, it's great to have the back kitchen away from mingling guests to keep noises and smells at a distance. With that in mind, there is a hidden wall door that closes off the work kitchen from the formal kitchen and another door at the other end of the kitchen to close the space to the back of the house.

Everybody knows that people gather in the kitchen when there is an event or dinner party. But when you are making your masterpiece or catering, you'd really like them to gather in a tidy area of the home. The solution to this is the formal kitchen and breakfast nook.

Entertainment requires a lot of plates and glassware. The formal kitchen has innovative upper cabinets that lift upwards to provide easy access to plates and glassware without the annoyance of cabinet doors that sick out into the room. The warm and inviting formal kitchen island and cabinets are made from exotic African lacewood. The formal kitchen features an infrared cooktop with discrete popup extraction fan, an innovative toaster garage and microwave garage. This area makes a great bar when entertaining with the water and sink, bottles of drinks above the sink and an array of glasses can champagne at the ready. The copious granite surfaces make for a great buffet serving area.

300 WARD

ICONIC SEATTLE VIEWS
LOCK & LEAVE LIVING

Of course, entertaining is all about theatre and creating a mood, and plenty of design work and innovation went into this goal. With lighting the entryway Gobo theatre light which projects leaf patterns on the entry floor. The house push button lighting control can set moods with the touch of a button. Bright setup and cleanup lighting for before or after the party. Blue soffit lights in the main level and music/media room create a very special effect. The ceiling is covered with small lights that create warm glows.

No party is complete without great music. The main floor has a sub-woofer, and many, many tiny in-ceiling speakers to create an ambiance statement. The kitchens and breakfast area, and Art Shelf in the atrium have larger in-ceiling speakers.

Maximizing the View with Privacy

When looking at the city from the street, downtown and the Space Needle are about 30 degrees angled compared to the east from the lot line. Brad Sturman created this unique look where the living room is pulled 30 degrees to the east, crating a direct view of the city, and at the same time, creating two wing walls that provide privacy. Another element that maximizes the view and privacy is the use of floor-to-ceiling windows. These large glass window frames are normally used in commercial storefronts and not seen in homes, but do provide a stunning view of downtown Seattle and Elliott Bay. To counteract the large heat gain you'd get from so much glass on the southern side of the house, high-E tinted, and partially silvered glass is used to keep the heat out. It also has the added benefit of additional privacy during the day where it is extremely hard to view the inside—just like seeing someone's eyes with dark glasses. You can see out, but it is hard to see in!

Serene City Living •

One of the features of the home is how quiet it is, even though it's so close to downtown Seattle. This required a lot of attention to detail to achieve:

- Waste-water pipes (showers and toilets) are heavy materials wrapped in sound absorbing materials, so you can't hear waste water or toilet sounds in the walls below.
- Solid core doors.

300 WARD

ICONIC SEATTLE VIEWS
LOCK & LEAVE LIVING

- Bedroom and bathroom doors have closures underneath that drop when the door is closed to give more privacy.
- Gyp-Crete® Floor Underlayment is one of the most efficient fire and sound control products available for multifamily construction. Standing the test of time since 1972, Gyp-Crete makes for safer, quieter living, and has become a standard in apartments, condominiums, townhouses, hotels and motels nationwide and abroad.
- Beneath the hardwood floors are sound absorbing Acoustic Matt underlayment. (The same that is used in apartment buildings to reduce walking sounds being transmitted to the floor below.)

Inspiration from City of Seattle •

Seattle is well known as an area for glass artists. The owners commissioned two glass artists to create functional art for the home. Gerry Newcomb's glass wall for the dining room, and George C. Scott, who created custom light fixtures inspired by the Space Needle. He produced the large blue aqua fade glass decorative light over the breakfast nook and the three pendants in the formal kitchen are inspired by the top of the Space Needle inverted.

Brad Sturman was inspired to create the two Wing Walls on the west of the home, edged with metal to echo the skyscrapers in downtown Seattle and to anchor the home to the city. The two wing walls are also brought down into the music/media room in the basement which are covered in birds eye maple and are functional to remove bass rumble from that room and architecturally tie the spaces. In the Master bedroom the wing walls provide privacy and headboard, and terminate the master bathroom. They also create interest and break up the facade of the home so it's more interesting than a large rectangle.

300 WARD

ICONIC SEATTLE VIEWS
LOCK & LEAVE LIVING

The Jewel Box •

On the south exterior of the building is a metal clad cube that is called The Jewel Box. Before becoming an architect, Brad Sturman was designing jewelry and has an amazing eye for detail. On the inside of the home, this creates a beautiful, cozy, warm sitting area in the master suite with a fireplace.

Technology •

Whole House Intercom & Phone System

- Panasonic Phone Exchange for two external lines, can be used as an intercom between rooms or the whole house, and act as front and rear doorbells with intercom to talk to delivery people.
- Panasonic Front Door webcam that is viewable via a mobile phone app.

Whole House Lighting Control

- Every dimmer on the house.
- Multiple scenes can be programmed (per room, floor, or whole house).
- Lightolier Control PLC lighting control system.

Discrete Speakers

- Art shelf atrium.
- Small diameter speakers ceiling-mounted.
- Sub woofer in living room wall.
- Four large speakers in breakfast nook / formal kitchen.
- Two speakers in kitchen.
- In-wall speakers in master bedroom and master bathroom.
- Two speakers in upstairs office.
- Surround sound in “kids” study room.
- Both kids rooms are wired and ready for speakers in ceiling.

300 WARD

ICONIC SEATTLE VIEWS
LOCK & LEAVE LIVING

The Network

- CenturyLink symmetrical Gigabit fiber optical connection to house. (Comcast internet is also available to the home, used prior to CenturyLink.)
- Whole house is wired with CAT5 cabling, multiple per room.
- Central gigabit switch.
- CAT5 patch panel.
- Central point in house for WiFi router (multiple other locations could be used.)

Electrical System

- Power 400 amps.
- Net metering power meter.
- Solar wiring ready for rooftop solar system. (Existing panel removal mid-July.)

Exterior Systems •

Wide Two-Car Garage

- Accessible from alley way.
- Wired for two electric vehicles (two NEMA 14-50 sockets), 40 amps each.
- California Closets for storage.
- Bicycle winch/bike storage.
- Epoxy sealed concrete floor.
- In-floor radiant heat.
- Magic closer automatically closes garage door after a set time period.
- Wireless garage door opener and external number pad to open garage door.
- Central vacuum motor.
- Work bench.
- LED lighting.
- Main garage door and man door access to outside.
- Rachio irrigation control "brain."
- Electrical panel wired for Solar PV.

300 WARD

ICONIC SEATTLE VIEWS
LOCK & LEAVE LIVING

- 30 amp electrical vehicle wall mounted charger with standard J1772 connector.

Irrigation

- Rachio smart controller can be remotely controlled from smartphone.
- Eight separate zones for watering with many drip zones.

Recycling & Trash Corral

- Outside on the alleyway is a wooden fenced area for recycling, trash, and yard waste. (Trash and recycling companies drive along alley to collect waste.)

Interior Systems •

Central Vacuum

- Whole house has pipes for central vacuum.
- Four hoses and cleaning equipment located in house (one per floor, one in garage).
- Three VacPans for sweeping dust to the wall and having it sucked away.
- Powerful pump and dust collection bin located in garage.

Heating/Hot Water/Cooling

The entire home has in floor silent radiant heat, with most rooms having a thermostat for temperature. The home has three air handlers for air conditioning. The cooling temperature thermostat is one per floor. The top two floors share a fresh air timer. The basement/music room has special low speed, low noise A/C air handling large vents, with large diameter underground ducting and a humidifier (important for wooden instruments). Dedicated timer for introducing outside air with bypass switch to run constant outside air if there are a lot of people for a small recital or party.

- Solar Hot Water preheats water so it burns less natural gas.
- Natural Gas is used to heat water and whole house in-floor radiant heating.
- Master suite heated towel rail.
- Natural gas earthquake shut-off valve.
- House bolted to foundations to help in earthquakes.

Construction

- Extensive underground drainage to divert any water away from the house.

300 WARD

ICONIC SEATTLE VIEWS
LOCK & LEAVE LIVING

- Waste-water retention tank dribbles waste water into city sewer.
- Extensive concrete foundations—basement is half underground.
- Wood frame construction (should do well in earthquake).
- Paul Lukes was building envelope consultant.

Lighting Control

- Whole house touch button lighting control allows for whole house on/off or each floor on/off.
- Five programmable scenes per room to create different lighting moods.
- Five programmable scenes for the entire house (e.g., party lighting).

Whole House Culligan Water Filter

- All water is filtered in mechanical room including drinking water, shower, etc.

Home Interior •

Entry

The entry on 3rd Street is via an electronically locked gate, which provides security and privacy, and leads to the double front doors which are painted in automobile metallic paint. Above the front doors is a sweeping curve of stainless steel. Outside the front door is honed granite with inset uprights. Either side of the doors are polished river pebbles. To the sides of the front door is frosted glass to provide privacy and daylight into the home. Outside the front door is a teak bench. To the left after entering is a space for a sculpture.

Atrium/Entry

- Automotive painting on solid front doors.
- Secure three point locking front door (bots got up, down and deadbolt, handle lifted).
- Double height grand entry with handmade custom stair railings by Matthew Tilton.
- Dark granite floor with iridescent blue flecks and stainless steel.
- Light stained oak floors.
- Gobo theatre projector with interchangeable masks projects leaf patterns onto floor.

300 WARD

ICONIC SEATTLE VIEWS
LOCK & LEAVE LIVING

- Plenty of space for large paintings or another flat artwork.
- Large Art Shelf for sculptures.
- Up facing speakers.
- Multiple forms of lighting to set mood.
- Small night light step lighting.
- Up lighting either side of front door and wall lights designed for art work.
- Frosted glass for light and privacy.

Powder Room

- Granite floor with blue flecks.
- Pear Wood wall—warmth.
- Large window to secret garden, inside outside feel.
- Glass is heavily tinted and partially slivered for privacy during the day.
- Roller blind privacy for night.
- Motion sensor water faucet stone carved wash basin.
- Under cabinet lights and lights behind mirrors with frosted glass.

Great Room

- Family Room, Living Room, and Dining Room all run into one large space for entertaining.

Living Room

- Living room shifted 30 degrees to have downtown view central and create privacy.
- Casual TV area—Apple TV for Content.
- Soffits contain A/C cool air vents and motorized blinds.
- Fireplace Natural Gas, viewable from three sides, build into internal wing wall, on off switch.
- Green Silk curtains.
- Window system on main view is a store front system with floor to ceiling glass.
- Glass is low-e, tinted to remove heat and light gain, so not dazzling.
- Blue and white cove lights, blue for mood lighting, white to work lighting.

300 WARD

ICONIC SEATTLE VIEWS
LOCK & LEAVE LIVING

Dining Room

- Football shape in ceiling for lighting and to define the dining area.
- Art Glass wall by Gerry Newcomb, first piece he used color.
- 12 individual spotlights for each place setting.
- Curved cabinet in African lacewood, with granite countertop with blue flecks.
- Two art cubby holes on transition to formal kitchen, plus lighting curved tops.
- Sliding door to deck—great flow for party and indoor-outdoor living.

Breakfast Area

- Round table.
- George C Scott Aqua Fade Lighting fixture.
- Toaster and Microwave Garages.
- Sliding glass door to deck for in door outdoor living.
- African lacewood cabinets.

Deck

- Natural Gas Outlets for Barbecue.
- External Speakers.
- Sitting Area.
- Planted pots from Garden Revelry.
- Electric awning provides shade on deck.
- Electrical power outlet and faucet for external cold water.
- Privacy screening from neighbor to east.
- Stainless steel spiral staircase down to yard—great circulation flow for parties.

Formal Kitchen

- Kitchen Island drawers and cabinets.
- VacuPan dustpan.
- Infrared cooktop and pop-up extractor fan.
- Hot/cold water and kitchen sink.
- Lacewood cabinets, with upper cabinets doors that lift upwards and under cabinet mood lights.

300 WARD

ICONIC SEATTLE VIEWS
LOCK & LEAVE LIVING

- Desk for computer with pull-out drawer designed for a printer to be hidden when not in use.
- Sunshades.
- Frosted glass metallic backsplash and granite countertops with blue flecks.
- White cove lighting.

Catering/Work Kitchen

- Corridor has flush door so can be closed when caterers are working.
- SubZero fridge and two drawer freezers with ice maker.
- Pot filler above stove top (easy to fill large pots with cold water).
- Wolf natural gas six-burner stove top and natural gas oven with convection fan.
- Dacor convection oven and microwave.
- Warming drawer.
- Powerful professional cooker hood extractor fan with vents on the rooftop.
- VacuPan at floor level under main sinks.
- Twin Franke sinks.
- Large walk-in pantry.
- Spice cabinet and drawers.
- Glass fronted up lifting cabinets.
- Mail delivery slot in back door (leave for vacation a lot of mail can pile up unseen).
- Back door to alley way, and parking for catering and flower delivery.
- Back door has 3-point locking (bolts go up and deadbolt for security).

Mud Room

- Pear wood lower cabinets.
- Mirror.
- Coat closet with automatic light.
- Storage for main floor central vacuum hose.

Landing & Guest Coat Closet

- African Art Stone Angle, a gift from Paul and Debbi Brainerd.
- Coat Closet and nook and power for WiFi hub central to the house.

300 WARD

ICONIC SEATTLE VIEWS
LOCK & LEAVE LIVING

- Panel for in floor radiant heat balancing and transformers for low voltage lighting.

Master Suite

- Double pear wood doors and wood wall panel.
- Sitting area with natural gas fireplace.
- Picture window frames downtown city view.
- Speakers.
- Electric blackout shades.
- Large walk-in closet with pull down rails which doubles clothing storage.
- Alarm panel.
- A/C air return and heating control for top floor.

Master Bathroom

- Marble tiles and marble slab around tub.
- Grohe fixtures.
- Steam shower—double steam generators make it faster (convenient controls inside & out) with three shower heads (handheld, rain shower, fixed), thermostatically controlled temperature, and bench seat.
- Heated towel rail.
- Extractor fan.
- Privacy blind.
- Two wash basins.
- Behind mirror lighting.
- Vanity desk and mirrors plus drawer with built in power for hair dryer.
- Toto Neorest toilet, built in bidet, cleaning and drying, self-opening closing etc.
- Pear wood custom cabinets
- Sunken tub for two.
- The tub and the steam shower have the in-floor heat wrapped around them, so they are not cold.
- Panasonic phone.
- Speakers.

300 WARD

ICONIC SEATTLE VIEWS
LOCK & LEAVE LIVING

Linen Closet

- Off the top floor hall.
- Storage for linens and central vacuum top floor hose.
- VacuPan next to linen closet.

Bedrooms One & Two

- Great views.
- Bench seat and storage beneath bench seat, figured maple.
- Sliding door closet with light inside.
- Wired for sound (no speakers installed).

Bathroom

- Two washbasins.
- Warm tone granite countertop.
- Mirror and sconces.
- Below counter cabinets and drawers, figured maple.
- Bathtub with shower (hand-held).
- Grohe fixtures.

Study Room

- Surround Sound.
- Panasonic Phone / intercom.
- Flat screen HDTV.
- Custom figured maple desks, drawers, uppers.
- White board.
- Plenty of CAT 5 and power amp.
- Pin board.
- Bookshelf.
- Metallic Venetian blinds.

Laundry Room

- Figured maple custom cabinets.
- Miele washer and dryer.

300 WARD

ICONIC SEATTLE VIEWS
LOCK & LEAVE LIVING

- Warm tone granite countertop.
- Grohe faucet.
- Small clothes drying line.
- Built-in fold down ironing board.
- Extractor fan.

Top Floor Office

- Pear wood custom cabinets.
- Bookshelves.
- Special printer location with pull-out.
- Three large drawers of lockable file cabinets.
- Secret storage room located behind sliding bookshelf can be used to store art, luggage, etc.
- Has air vent so air doesn't become stale.

Security

- Magnetic Locked front gate.
- Alarm System with motion control.
- Multi point locking front door and back door.

Custom Cabinets

- All house cabinets designed by Sturman Architects and built by Interior Environments.
- African lacewood, birds eye maple, figured maple, and pear wood.

Hidden Wine Cellar

- Track lighting and invisible track art hanging system.
- Storage for 697 bottles and approximately 40 large format bottles.
- Thick concrete walls, all sides underground naturally at a constant temperature.
- Lockable door.
- Hidden door behind figured maple paneling to wine cellar.

Media/Music/Recreation Room

- Basement landing has hidden track for art.

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ICONIC SEATTLE VIEWS
LOCK & LEAVE LIVING

- Designed to look like sitting area in rec room.
- Sony VPL-VW350ES 4K video projector hidden inside in wall cabinet to reduce noise.
- Retractable Stewart Screen.
- 5.1 built in surround sound.
- Main source for media is via Apple TV connected via CAT 5.
- Birdseye maple wood panel and cabinets.
- Two rack towers for media equipment and media storage.
- Integrated wireless remote plus apple TV remote.
- Meta track and art hanging system on three walls.
- Custom soundproofing hidden behind fabric walls.
- Speakers hidden behind screen and in ceiling.
- Electric sunshades and blackout blinds—for movie watching.
- Sound door to stairs and exterior yard.

Basement Office

- Super quiet workspace with built-in Birdseye maple desk.
- Sound proofing allows for privacy on Zoom calls or listening to music whilst working.
- Interior blinds provide privacy whilst working and separates space from media room.
- CAT 5 cabling.
- Lockable door.

Equipment Room

- Storage room attached to basement office.
- Slat walls for wall hanging and flexible storage.
- Panasonic Phone Exchange.
- Hub for all CAT 5 wiring and CAT 5 patch panel.
- Two equipment racks.
- 20 port gigabit switches.
- Whole house audio amplifiers.
- Alarm system panel.

300 WARD

ICONIC SEATTLE VIEWS
LOCK & LEAVE LIVING

- Phone terminal and Vonage two-line VOIP hardware.
- Optical fiber internet and Comcast cable.
- Underground conduits to exterior house (e.g., door phone, cable TV, Fiber).

Guest Bedroom/Multi-Purpose Room

- Murphy Wall bed with mirror on surface when bed is closed, could use for exercise room or art room.
- Birdseye maple custom cabinets and custom corner media TV cabinet with art display shelf.
- Roman shades.
- With Guest accommodation in basement, there is a lot of privacy to the rest of the house for guests.
- Door to rest of the house is lockable—could have very high end AirBnB or mother-in-law suite (no kitchen).

Guest Bathroom

- Thermostatically controlled shower with glass door.
- Radiant heat zone.
- Warm color granite countertop with wash basin.
- Built in cabinet for towels etc.
- Built in bench for changing.
- Large mirror.
- Wall sconces.
- Extractor fan.

Basement Storage Room

- Large storage room in basement.
- California closets storage on both walls.
- Additional half height storage area accessible via step ladder.
- Lockable door.

Basement Mechanical Room

- Additional storage.

300 WARD

ICONIC SEATTLE VIEWS
LOCK & LEAVE LIVING

- Solar Hot Water system and tank.
- High efficiency natural gas hot water heater.
- In floor radiant pumps and plumbing.
- Three air handlers for A/C.
- Fresh air control and April Air humidifier basement.
- Fresh air timers for upper two floors.
- Culligan whole house water purifier.

Home Exterior •

Yard Tools Storage

- Exterior door to yard tools storage shed.
- Features water faucet.
- Lockable door.
- Peg board wall for organizing and hanging tools.

Garden & Yard

- Artichoke; grape vines; roses; strawberries, raspberries and blackberries; lemon verbena; rosemary; cherry tree, fig tree, and pear tree (near front door).
- Fire pit area.
- Water feature.
- Japanese maple.