

**SHKS** ARCHITECTS

City of Woodinville  
**Old Woodinville School House  
Feasibility/Renovation Study**

**Council Report**  
January 27, 2011

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## **I. Executive Summary**

The goal of this study is to present financially feasible development options for reuse of the Old Woodinville Schoolhouse. The City of Woodinville, as owner of the building, is interested in turning the empty facility into a productive economic venture that will have a rent structure that recovers the capital cost of rehabilitation, in addition to ongoing maintenance and operational costs.

SHKS Architects and its subconsultant team observed the building in its existing condition, analyzed relevant codes and developed a basic scope of required repairs and upgrades to the structure, electrical and mechanical systems, and vertical circulation system. The team recommended renovations to interior finishes and to exterior enclosure components. SHKS studied and summarized several comparable projects in the region as successful examples of historic school-to-commercial conversions and adaptations (see Precedents and Comparable Facilities.)

Community input on potential uses and general issues was gathered through on-line and hard-copy questionnaires prepared and collected by the City of Woodinville. The precedents study and preliminary information was presented by SHKS and City of Woodinville staff at a Community Meeting held at the Carol Edwards Center in October of 2009, with informal discussion with interested members of the community.

A real estate rental market study was undertaken to compare current market rates for various commercial uses in the Woodinville and surrounding areas and to project potential Rental Rates for the renovated Woodinville School. Because individual automobiles are the primary means of transportation, the availability of parking is very important to the success of commercial facilities in general. Limited parking adjacent to the Schoolhouse will challenge the viability for most higher traffic tenants (restaurant, retail) and the ability to realize market-rate rents.

Four potential rehabilitation/renovation options have been developed, with associated construction cost estimates ranging from \$2.4 million to \$3.6 million, not including "soft costs". The intention of the most "basic," Option A is to reduce the initial development investment to the least possible cost necessary to achieve the stated goals. Other higher cost options include increased budgets for framing upgrades to the second floor structure to allow more potential uses, more extensive interior and exterior finish renovations and for restoration and/or replacement of non-original features (ie: doors, casework and trim), primarily at common spaces.

Option D includes a full replacement of all interior structural elements with a new steel frame, with concrete floors and new interior walls and basic finishes at common areas. In this option, the exterior brick envelope is tied into a new steel frame for floors and roof, with new windows, and insulated perimeter and corridor walls, as required to meet current code for new buildings. This option improves the seismic performance of the building to a level beyond what is required by code for existing building with retail, restaurant, classroom or office uses. With this option, the costs for tenant improvements will be higher than that for other options that are more complete. Costs will vary depending on individual tenant needs, but would likely be in the range of \$20-50/sf. Depending on lease rates and market conditions, these increased costs may be partially or fully landlord-funded and are not included in the project budget for Option D.

A fifth development scenario, Option E, involves the demolition of the existing Schoolhouse, filling the basement area after demolition and paving the area with asphalt for additional parking for the civic complex, until some other future development proposal, is determined. Demolition of the Schoolhouse will require approval by King County Landmarks, which would likely require satisfactory evidence that renovation of the existing building is not economically viable.

**Summary of Old Woodinville School Reuse Options**

Option	Building/Demolition Costs		Parking Lot Expansion (110 spaces)	Total Estimated Project Costs	Annual Operating Costs @ \$1/sf*
	Construction Costs	Soft Costs			
A: Base Rehab	\$ 2,422,775	\$ 969,110	\$ 568,125	\$ 3,960,010	\$ 18,435
B: Base Rehab Plus	\$ 2,709,716	\$ 1,083,886	\$ 568,125	\$ 4,361,727	\$ 18,435
C: Base Rehab Plus + New Windows (Energy Code compliance)	\$ 3,004,701	\$ 1,201,880	\$ 568,125	\$ 4,774,706	\$ 18,435
D: Steel Frame Structure + Basic Int + Ext Restoration	\$ 3,561,316	\$ 1,424,527	\$ 568,125	\$ 5,553,968	\$ 18,435
E: Demolish Building - Replace with Parking (20+/- spaces)				\$ 208,600	

Notes:

1. Soft Costs include design, engineering, permits sales tax testing and project management.
2. Parking Expansion costs assume no major excavation or fill, and no hazard materials removal with building demolition (south half of existing Carol Edwards Center.)
3. Annual Operating costs do not include leasing/management fees paid by landlord or direct utility charges and other typical NNN costs that are paid by tenants as part of lease rates.
4. Estimated Gross Achievable Annual Rental Income for options A-D is approximately \$190,000.
5. Option D Tenant improvement/buildout costs will be greater than buildout costs for Options A-C.

## II. Study Components Summary

### A. Existing Building Conditions Assessment (see Appendix A for detailed report)

The Building Conditions assessment includes analysis and discussion of architectural, seismic/structural, electrical systems (including power, lighting, and fire alarm systems); and mechanical systems, (including plumbing, heating/ventilation, fire sprinkler systems.)

### B. Code and Title Review:

#### 1. Zoning

**ZONE:** CBD (Central Business District) – same as comprehensive land use plan.  
Not in flood plain.

#### **Parcel # 1026059024**

#### **AREA CALCULATIONS**

	<u>GROSS</u>	<u>LEASABLE</u>	<u>NET (for parking calcs)</u>
Basement:	4,834 sf	2,712 sf	2,712 sf
1 <sup>st</sup> :	6,796 sf	5,740 sf	4,116 sf
2 <sup>nd</sup> :	<u>6,805 sf</u>	<u>5,851 sf</u>	<u>4,592 sf</u>
Total SF:	18,435 sf	14,303 sf	

#### **PROPERTY TITLE: Alcohol restrictions:**

Various original deed documents state that certain uses are restricted on portions of the property and specifically forbid the sale and/or consumption of any distilled or malt liquor. Documents provided by the City of Woodinville indicate that this deed restriction applies only to the eastern classrooms on the first and second floors, with a total floor are of roughly 3200 sf. Use of these particular spaces for restaurants serving alcohol or for a wine tasting room would therefore be prohibited. (See Appendix B for site plan with restriction overlay.)

#### **MUNICIPAL CODE:**

##### Permitted Uses Include:

Conference Center, Theater, Church, Library, Museum, Art Gallery,  
Secondary or High School, Vocational School, Specialized Instruction School allowed  
(*pertaining to: art, dance, music, cooking, driving & pet obedience training*)  
Gymnastics School allowed, provided drop off area does not interfere w/ traffic  
Public agency/utility office and archives  
Police Facility, Fire Facility (uses subject to more stringent seismic design requirements)  
Professional Office  
Research, Development & Testing  
Building, Hardware & Garden Materials, Department & Variety Stores  
Food Stores, Drug Stores, Liquor Stores  
Eating & Drinking Places (subject to the City's adopted Design Principles)

##### Conditional Uses Include:

Elementary & Jr. High School  
Food & Kindred Products  
Winery/Brewery (*also limited by deed restrictions to certain portions of the building*)

Uses **Not** Allowed:

Civic Center  
Community Center (*although similar uses could be defined as a "conference center"\**);  
(*specific community center uses would require an amendment to zoning code*)  
Sports & Recreational instruction & schools (*could disallow use for exercise/yoga/martial  
arts and related activities, without an amendment to zoning code.*)  
Photocopying & Duplication Service  
Farm Product Warehousing, Refrigeration & Storage  
Agricultural Crop Sales  
Growing & Harvesting Crops

*\*Conference Center: an establishment developed primarily as a meeting facility;  
including facilities for recreation and related activities provided for conference  
participants*

**2. Parking**

Required Per Zoning Code:

General service uses, institution/business, retail: 1 per 300 sf  
Daycare I: 2 per facility  
Daycare II: 2 per facility + 1/20 children  
Churches, other group assemblies (ie: theater): 1 per 5 fixed seats + 1 per 50 sf gross  
floor area w/o fixed seats  
Outpatient/Veterinary: 1 per 300 sf  
Elementary: 1 per classroom + 1 per 50 students  
(currently 10 classrooms)  
Vocational: 1 per classroom + 1 per 5 students  
Specialized Instruction: 1 per 2 students  
Police facility: Per Development Services Director  
Fire facility: Per Development Services Director  
Food stores < 15,000 sf: 3 + 1 per 350 sf  
Restaurants: 1 per 75 sf of dining area  
Winery/brewery: .9 per 1000 sf + 1 per 50 sf of tasting area  
Sports field: not listed

Bicycle facilities required for any development requiring 6 or more spaces, 1 bike space  
per 12 parking spaces; located within 100' of bldg entrance.

Parking reduction: (requires covenant)

Parking quantities may be reduced when shared with two or more uses if all of the following:

Total parking area exceeds 5000 square feet  
Developed as single on-site facilities  
Connected w/ pedestrian facilities  
Bldg is less than 800 feet from most remote shared facility.  
Amount of reduction shall not exceed 10% for each use unless hours of operation for  
each use separated by (1) hour

Total number of spaces is not less than minimum required for any single use

Parking requirements may also be reduced if transit route is located within 660 feet of site  
By 4% for each transit run for Business Services up to 40%; by 2%, up to 20% for each  
transit run for:

Recreation/Culture  
General Services (Daycare, Elementary/Jr High, High School, Outpatient Clinic,  
Vocational School, Specialized Instruction, Preschool etc.)  
Retail Wholesale

ADA Parking:

Per Section 7503 pursuant to RCW 19.27 State International Building Code & RCW 70.92 Public Buildings – provisions for Aged & Handicapped

Loading:

10,000 – 16,000 sf in retail space requires a minimum of (1) 10'x30' loading space

Existing Parking Research:

ARC Architects drawings for the 2007 Carol Edwards Center (CEC) remodel indicate 283 spaces provided on the civic campus, with 207 required for City Hall and 76 spaces available for CEC; this did not take into account projected parking for sports facilities.

Phone conversation with Emily Wheeler, ARC Architects Project Manager for 2009 Playfield project: *ARC negotiated with City for parking modifications made as part of the recent playfield expansion. Ideally, 30 spaces per field would be provided but they could not provide this amount (given peak uses @ CEC). They added 150 spaces and removed 62, for a total net of 283-62 = 221 (note: permit Drawings indicate 224 required). **The Schoolhouse was allocated 17 spaces of this total, considering its use as a school.***

Based on recent observations and a recently completed parking study, Civic Complex parking is often filled to capacity for playfields and CEC during peak use periods (ie: summer weekends). Some additional overflow parking is available at the adjacent park southwest of the Civic Complex across 131<sup>st</sup> Avenue NE, but park and trail users often fill these spaces during peak periods.

Potential Parking Needs:

Development of the Old Schoolhouse will increase parking needs for the Civic Complex. Parking availability will likely be the primary limiting factor for marketability of the Schoolhouse; the provision of more than code-minimum parking will likely translate into higher rent potential.

Assuming **only** retail or office uses on both main and upper levels (at 1 space/300 sf useable space) minimum parking required by code would be 30-40 spaces total. Higher occupancy uses like restaurants, "specialized instruction" facilities or winery tasting rooms will require additional parking. From a restaurant or retail tenant point of view, the more parking available, the better. A restaurant use requires 1 space for each 75 sf of dining room area; assuming the dining area could be approximately two thirds of the entire building area, 8000 sf of dining space would require a minimum of 107 spaces.

Examples of minimum parking needs per code, based on 3 tenant mix scenarios:

	Floor	Use	Flr Area (sf)	car:area ratio	req'd spaces	notes
TM1	B	Storage	2712	1:1000	3	Verify w/parking code
	1	Retail	4116	1:300	14	
	2	Office	4592	1:300	16	
Total spaces required:					<b>33</b>	
TM2	B	Studios	2712	1:300	9	
	1	Retail	4116	1:300	14	
	2	Classrooms	4592	1:300	16	
Total spaces required:					<b>39</b>	

TM3	B	Brewery/Bar	2712	1:50	33	assumes 1500 sf tasting area at east wing only assumes 800 sf dining room assumes 800 sf tastingroom
	1	Retail/Office	2000	1:300	22	
	1	Restaurant	1116	1:75	12	
	1	Winery	1000	1:50	17	
	2	Office	4592	1:300	16	
<b>Total spaces required:</b>					<b>100</b>	

Given the current allocation of 17 parking spaces in the lot to the east of the Old Schoolhouse, a minimum of 16 more spaces would be required to accommodate the lowest projected parking needs (TM1), without factoring in any code-allowed parking reductions. More intensive tenant mixes (TM2, TM3) will require either the reallocation of spaces on the existing lot (with a corresponding reduction in uses and parking by other current uses such as the Carol Edwards Center) and/or the construction of additional parking areas elsewhere on the Civic Complex. Space for new parking could be provided by demolishing the former Public Works facility at the SW corner and/or demolishing some or all of the south half of the former middle school, south of CEC. Refer to Appendix F for parking expansion plan diagrams.

### **3. Building Code**

**Occupancy:** The building was designated B and A-3 occupancy in the 1990's. A B Occupancy would allow retail, office and general business uses. If the building were to revert to B Occupancy only, the occupant load for the building would be 168, based on gross floor area. The Occupancy Load for an A-3 Occupancy depends on the total square footage of the assembly space(s) and whether the space has fixed seating or not. Conversion of any portion of the basement for an E or I Occupancy, such as daycare centers or school age education uses, will require construction of a second exit path, most easily accomplished by installing a door at the west elevation and providing a new areaway and stairs to grade.

**Fire:** The current Building Code requires buildings with mixed B and A-3 occupancies to have a 1-hour fire separation between uses if the building is sprinklered and a 2-hour fire separation if it is not sprinklered. For both B and A occupancies, corridors are not required to be sprinklered if they have a 1-hour fire resistance rating; B occupancies are not required to have sprinklers in other locations. Because the building is not in compliance with requirements for minimum separation of existing exits (see #3, below), however, with a B Occupancy the entire building will be required to be sprinklered.

**Exiting/Egress:** The building is in compliance with current code requirements for stairway and egress width, common path of egress travel, dead ends, maximum travel distance, minimum number of exits, and exit discharge locations. The building is not in compliance with requirements for minimum separation of existing exits. The requirement is for 75' min. between exits for unsprinklered buildings but the existing distance is roughly 69'. The building would be in compliance if it is sprinklered.

**Toilet and Lavatory Facilities:** Assuming a type B Occupancy throughout, the resulting occupant load for the building would require a minimum of 3 water closets and 2 lavatories per gender. The percentage of fixtures on each floor is determined by the percentage of occupant load per floor. The requirements for a partial or full Assembly occupancy will be greater and will depend on the Occupancy Load for spaces with an A-3 use.

#### **4. Energy Code**

Full compliance with current Energy Code can be accomplished with the construction of insulated furring walls at selected exterior wall locations, insulation of existing framed wall cavities, installation of additional insulation in the attic and installation of new insulated windows. Given that the building is an historic landmark, the Energy Code allows for relief from full compliance, subject to the approval of City of Woodinville Building Officials. Any design proposal with less than full Code compliance would be less costly to build, but would likely require a detailed energy analysis considering component trade-offs, such as over-insulation of the attic and the use of storm windows in lieu of installing new windows and insulated furring walls. Options A and B assume that less-than-full compliance with Energy Code would be allowed by Code Officials. Options C and D construction budgets factor in full compliance.

#### **5. ADA/Accessibility Code**

The existing building is not in compliance with ADA requirements for building access and would therefore need to be retrofitted with an elevator to serve all floors and 60% of the public entries. A new ramp will be required and is proposed for the main/north entry, which is currently accessible only by an exterior stairway.

The building does not currently meet ADA code with respect to providing accessible toilet facilities; at least one of each type of fixture, element, control or dispenser in each accessible toilet room shall be accessible.

### **C. Market Study**

#### **1. Precedents and Comparable Facilities** (see Appendix C)

- a. Wallingford Center (Seattle): commercial, retail, restaurant, office, housing
- b. Phinney Neighborhood Association (Seattle) community center, classrooms, daycare/preschool
- c. Youngstown Cultural Arts Center (Seattle/Delridge) music/art studios, offices, theater, live/work artist housing
- d. Good Shepherd Center (Seattle/Wallingford) community center, offices, medical, school, senior center, theater, live/work studios
- e. University Heights Center (Seattle/University district) community center, classrooms, offices, senior center

#### **2. Summary of Potential Tenants/Uses/Issues:**

- a. primary uses preferable/likely on main level: retail, restaurant/cafe, wine education/promotion/sales, culinary school, art gallery, offices, tourist information center
- b. primary uses preferable/likely on upper level: offices; alternative medical facilities, (chiropractic, massage, acupuncture, naturopathic); studios for arts and crafts, theater, dance, yoga, Pilates, conditioning/exercise facilities, etc; historic gallery/classroom/education;
- c. primary uses likely on basement level: storage, daycare (with additional exits), very basic office space (i.e., for non-profit organizations)
- d. parking availability is the primary limiting factor for marketability of the Schoolhouse; assuming **only** retail or office uses on both main and upper levels (at 1 space/300 sf useable space) the minimum parking required by Zoning would be 35-40 spaces. Higher occupancy uses like restaurants, "specialized instruction" facilities or winery tasting rooms will require additional parking spaces. From a restaurant or retail tenant point of view, if more parking is available, the space becomes more attractive and potentially more profitable.

**3. Rent Study:** summary for renovation of Schoolhouse (see Appendix D for full report)

a. Market Rent projection (as of September 1, 2010)

- |                 |                     |                                    |
|-----------------|---------------------|------------------------------------|
| 1. Main Level:  | \$18/sf/year (+NNN) | (potential income of \$103,320/yr) |
| 2. Upper Level: | \$12/sf/year (+NNN) | (potential income of \$ 70,212/yr) |
| 3. Basement:    | \$ 6/sf/year (+NNN) | (potential income of \$ 16,272/yr) |

Note: NNN = Triple Net: defined generally as costs incurred by Landlord but typically paid by tenants, in addition to base rent. These vary depending on specific lease arrangements and negotiations with individual tenants, but typically include most operational and maintenance costs, property taxes, insurance, utilities, waste removal/recycling, cleaning of interior and exterior common spaces and the like. Triple Net costs vary between facilities but in the recent past, have averaged between \$5-6/sf/year. Given the current economic environment and more competition for a limited pool of prospective tenants, some of these operational costs may NOT be fully chargeable to tenants until economic conditions are more favorable to landlords.

Landlord costs **not** typically back-charged to tenants as part of NNN include property management fees (typically 3%), leasing agents commissions, and a reserve account for long term funds allocated for replacement of major building systems and components (i.e., mechanical, electrical, roofing.)

Note that the implementation of the Option D renovation plan requires that additional money be spent on tenant improvement construction of interior walls, doors and finishes, compared with Options A, B or C. These additional construction costs are sometimes financed by landlords and factored into lease rates.

**D. Community Involvement Activities to date**

1. Community Survey: administered by City of Woodinville
2. Open House #1/October 13, 2009: SHKS Presentation and Information Gathering

A follow up Open House to share report findings, relevant issues and renovations options with the community is anticipated but not yet scheduled.

### **III. Reuse/Rehabilitation Options**

#### **A. Assumptions and Qualifications**

The current economic climate is a formidable challenge to the success of any new commercial venture. Private development of new leasable retail and office space has ground to a virtual standstill, due in part to oversupply and also due to very limited sources of capital (i.e., traditional bank loans made to developers for construction or by private investors or investment trusts, which typically purchase and hold already-developed properties.)

Many existing available lease spaces in the greater Woodinville area have remained empty for lack of new or expanding business enterprises. Rental rates have declined for most all types of space in the central business district, particularly for retail and office uses. Rental and vacancy rates are included in other sections of this report. The retail climate is unlikely to materially improve until unemployment (or the threat of unemployment) recedes, and consumer confidence once again turns optimistic. One exception to the downward trend is warehouse-type spaces that are being rented to small boutique wine production and distribution facilities, many with retail outlet/tasting rooms and plentiful parking.

Accurate prediction of future market demand for various types of space is difficult to determine even in good economic times. The current economic climate makes accurate prediction very challenging, if not impossible.

#### **B. Redevelopment Goals:**

The redevelopment scenarios shown (A, B, C and D) were developed with these general goals:

1. Sustain a valued civic structure.
2. Make the building habitable and safe by replacing or upgrading critical functions to meet current Codes, including seismic/structural systems, ADA/accessibility (new elevator and restrooms), and electrical systems including lighting, fire detection and alarms.
3. Create flexible, functional spaces that will appeal to a variety of potential tenants, with low initial development costs
4. Improve occupant comfort, increase efficiency and lower operating costs by providing new insulation at walls and ceilings, upgrading thermal performance of windows, and providing new HVAC systems and controls.
5. Improve visual appeal by refurbishing or replacing selected interior and exterior finishes.

These first three renovation scenarios range in scope of work from "basic" (Option A) to "better" (Option C). These scenarios achieve the first four goals noted above, with varying degrees of achievement for goal five, with increasing associated costs for each scenario depending on scope of work. Option D is a full replacement of all interior structural elements with a new steel frame, including concrete floors and all new perimeter and corridor walls and finishes and will improve the seismic performance of the building to a level beyond what is required by code for existing building, to allow any potential uses.

A fifth development scenario, Option E, involves the demolition of the existing Schoolhouse, filling the basement area after demolition and paving the area with asphalt for additional parking for the civic complex, or for some other future development proposal, as yet undetermined.

The following Scope of work narratives for each option and the following comparison chart summarize the differences for each option. Refer to Appendix E for plan diagrams and notes.

### **C. Renovation Options:**

**1. Scope of Work Narratives:** the following items are included in the estimated scope of work

#### **Option A**

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##### **Exterior**

The steel canopy at the SW corner of the building will be removed and damaged areas will be tuckpointed. At windows, existing air conditioning units will be removed; windows with missing, cracked or broken glass will be reglazed; missing and/or deficient glazing putty will be replaced at a portion of the total area; all rotted sills and sash will be repaired with epoxy filler; most of the originally operable sash will be restored to operational with new weather-stripping installed; all windows will be prepped and painted. New interior storm window panels will be installed.

At the north entry, a new concrete ramp from the sidewalk level to the main floor level will be built, with decorative metal railings. The existing front doors and frame will be repainted and provided with new hardware. Existing light sconces at the entry will be salvaged and refurbished. New wall sconces will be installed for pathway and security lighting around the building. Landscaping is limited to repair of disturbed areas at the new ramp at the north entry and at the new elevator lobby entry at the south side.

The existing roof membrane will be removed to allow installation of new wood sheathing (shear diaphragm). The building will be reroofed with a torch-down membrane. The existing parapet cap will be salvaged and reinstalled. Scuppers and downspouts will be cleaned and repainted, or replaced where missing or damaged beyond repair.

##### **Interior**

Non-original and non-structural walls and ceilings will be removed. Existing restrooms will be demolished. Existing carpet and sheet goods flooring will be removed throughout the building. Water-damaged wood floors and underlayment will be removed and replaced with new. New carpet and sheet linoleum will be installed at other locations on the main and upper floors. The existing stairs will be refinished and a new tread facing applied. 12"x12" ceiling tiles will be removed and a new layer of ½" gypsum board will be installed at main and upper floor ceilings.

Walls and ceilings will be patched and repaired following installation of new structural, mechanical and electrical work. All new and existing walls, ceilings, doors, casing and woodwork will be prepped and painted. Basement finishes will be cleaned up and painted and this space will be suitable for storage uses.

New ADA-accessible restrooms will be provided at both main and upper levels. All finishes and materials will be new, and of moderate quality. A new four stop elevator and shaft will be installed, including an elevator lobby at each floor and a new entry lobby at grade level on the south side of the building.

Structural work includes adding beams, columns and footings to upgrade the existing main floor structure for greater gravity load capacity, which will provide flexibility and potentially attract more potential tenants and uses. New framing anchors and steel drag strut angles will be installed to connect walls to the roof and floor diaphragms. Selected existing walls will be

reinforced with plywood or concrete to meet code-required lateral/shear loads. Steel moment frames and associated concrete foundations will be installed at east and west classrooms. These frames will run from new concrete foundations to the underside of the roof and will be exposed at the interior.

The existing attic will be super insulated to R80. Subject to confirmation through further study of potential dew point issues, existing wood frame walls will be insulated to their full thickness with blown-in insulation. The ceiling cavity over the basement and crawlspace will be insulated with R30 blown-in insulation. Selected frame walls on the main and upper levels will be furred out and insulated to improve overall energy performance. Note: implementation of this option (with storm windows) is dependant upon some relief from full compliance with the current Energy Code.

Mechanical work includes replacement of all plumbing waste, vent and supply lines to serve the new restrooms. A new fire sprinkler system will be provided at all spaces. A new 6" water main will be installed to provide adequate water for the sprinkler system. The existing boiler and radiator system will be removed and replaced with up to 12 individual electric heat pump split-system heating/air conditioning units, with new supply/return ducting and thermostat controls. Note: reuse of existing boiler, piping and radiator system is possible with minor upgrades and modifications and could reduce initial construction costs by approximately \$330,000, although will be more costly in terms of energy use and ongoing maintenance.

Electrical work includes replacement of all electrical systems including new underground service to the building, main and subpanels, all power distribution, energy-efficient lighting, outlets, switches, fire alarm and basic conduit runs for tenant-installed phone/data cabling. New lighting fixtures at lobbies and corridors will complement the historic character.

**Option B** *(includes all work called for under option A, with additions or changes as noted.)*

**Exterior**

All brick masonry and concrete sills and base will be chemically cleaned and sealed. In lieu of reusing/repainting the existing doors, the front entry doors will be replaced with new wood doors, similar in style and detail to the original doors. Parking and drive areas to the south and east of the building will be restriped. New building signage will be installed.

**Interior**

Selected interior walls will be furred out and insulated, to improve performance. All existing wood flooring will be refinished, in lieu of carpet or sheet goods overlay. Existing doors will be replaced with new wood frame and panel doors and hardware in keeping with the historic character of the building, in lieu of repainting the existing non-original flush wood doors. Woodwork and finishes at lobbies and hallways will be restored and refinished.

**Option C** *(includes all work called for under options A and B, with additions/changes as noted.)*

**Exterior**

New wood windows similar to the existing will be installed at all openings, in lieu of repair/repainting of existing windows with new storm windows. Some reduction in insulated furring walls is also possible with window replacement. Existing guardrails at areaways and basement entry stairs will be removed and replaced with new painted steel guardrails.

**Interior**

Structural work includes adding beams and columns to upgrade the existing upper floor structure for greater gravity load capacity, which will allow more potential uses on this level.

Two new bathrooms will be provided at the basement level, to allow tenant uses such as office. New carpet and new gypsum board ceilings will be installed at the basement level. This option includes more extensive patching/repair and refinishing of interior surfaces and finishes, primarily at entry/lobby, stair and corridor areas.

**Option D** *(includes all work called for under option C exterior, with complete replacement of interior floor, wall and roof structural elements with new steel framing and concrete floors, and selected interior finishes and systems)*

**Interior**

All interior wood framing of walls, floors, ceiling and roof would be removed and replaced with a new steel frame, with corrugated steel pan and concrete floors, and light gauge interior and exterior metal wall framing. All finishes would be new, but are assumed to be completed only to a standard commercial space finish level, with limited demising walls, basic HVAC, and electrical systems. Interior plan layout for this option would have columns in lieu of bearing walls and finished spaces would be limited to common areas such as bathrooms, lobbies, stairways and corridors. This more open plan layout would allow greater flexibility in terms of leasable space and individual tenant options, but would require tenants to provide full build-outs, which also may be partially or fully landlord-funded. The increase in construction costs for tenant improvements would vary depending on individual tenant needs, but would likely be in the range of \$20-50/sf.

This option improves the level of seismic performance for the renovated building to meet code requirements for new buildings, in lieu of meeting code requirements for upgrading existing buildings. For Option D, the performance of the structure in the event of a seismic event will be better than that for Options A, B or C, resulting primarily in a reduced potential for damage to building finishes.

**Option E: Building Demolition and Site Reuse**

The building and foundation would be razed, basement cavities filled and compacted and the site area graded, compacted and paved with asphaltic concrete for an expansion of adjacent parking facilities. Allowances for lighting, extruded concrete curbs, striping and landscaping of non-paved areas are included in the estimated scope of work. Storm water drainage allowance cost assumes connection to existing on-site storm drainage systems only.

Demolition of the Schoolhouse will require approval by King County Landmarks, which will require satisfactory evidence that renovation of the existing building is not economically viable.

## 2. Comparison Chart

<b>Scope of Work</b>	Option A	Option B	Option C	Option D
<b>Systems</b>				
Electrical:				
New service/distribution/panels/devices	X	X	X	X
New lighting	X	X	X	X
New fire alarm	X	X	X	X
Mechanical				
Plumbing:				
New waste/vent/supply	X	X	X	X
New ADA restrooms at main/upper	X	X	X	X
New ADA restroom at basement			X	X
HVAC: New split systems w/ducting & controls	X	X	X	X
Fire sprinkler: all new throughout	X	X	X	X
New water service	X	X	X	X
Structural, per plan				
Seismic/lateral upgrades	X	X	X	X
Reinforce 1st floor framing	X	X	X	
Reinforce 2nd floor framing			X	
New steel framing for floors and roof				X
Circulation				
Add elevator and south entry lobby	X	X	X	X
Add wheelchair ramp at north entry	X	X	X	X
Refinish stairs and replace handrail		X	X	X
<b>Envelope</b>				
Windows:				
Repair/repaint existing sash	X	X		
Add interior storm panels	X	X		
Replace windows with new			X	X
Insulation:				
Foam at all framing cavities	X	X	X	
Super-insulate attic	X	X		
Furr out selected exterior walls and insulate			X	
New furring walls at exterior w/insulation				X
Exterior Finishes				
Clean and seal exterior		X	X	X
Install new roof	X	X	X	X
Repair/repaint entry doors; new hardware	X	X		
Replace exterior doors			X	X
Interior Finishes				
Replace damaged wood flooring	X	X	X	
Remove/replace carpet	X	X	X	
Remove/replace linoleum tiles	X	X	X	
Remove damaged ceiling tiles/patch	X	X	X	
Repaint all interior surfaces	X	X	X	
Replace interior doors			X	
Restore/upgrade finishes at common spaces			X	
New interior finishes for basic shell				X

**D. Construction Cost Projections**

**1. Bidding Process – Market Conditions**

The Construction Cost Projection is based on the measurement and pricing of quantities wherever information is provided and reasonable assumptions for other work not indicated in the drawings or specifications, as stated within this document. Unit rates have been obtained from historical records and/or discussion with subcontractors.

The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractor’s overhead and profit unless otherwise stated. The mark-ups cover the costs of field overhead, home office overhead and profit and range from 15% to 25% of the cost for a particular item of work.

Market conditions are currently in a state of flux. Material prices are likely to go up due to manufacturers reducing production. Labor prices are likely to hold steady for the next two years. Contractors and subcontractors are continuing to bid projects at or below costs. This practice will result in subcontractor and contractor failures. At this time, escalation is excluded. Once a firm development schedule is established and the project scope is more well-defined, escalation to the period of actual construction should be accounted for in the final budget plan.

**2. Exclusions** (costs NOT included in Construction Cost Projection figures)

- Washington State Sales Tax
- Owner or tenant supplied and installed furniture, fixtures and equipment
- Audio visual and security equipment and devices
- Hazardous material handling, disposal and abatement
- Compression of schedule, shift work, and restrictions on the contractor's working hours
- Testing, inspection or construction management fees
- Architectural, engineering and other design fees
- Scope change and post-contract contingencies
- Assessments, taxes, finance, legal and development charges
- Environmental impact mitigation
- Builder's risk, project close-out and other owner-provided insurance programs

**3. Construction Cost Comparison** (see Appendix H for Detailed Estimate Spreadsheets)

	<b><u>Scheme A</u></b>	<b><u>Scheme B</u></b>	<b><u>Scheme C</u></b>	<b><u>Scheme D</u></b>
Base Costs	\$1,764,842	\$ 1,973,861	\$ 2,188,739	\$ 2,594,198
General Conditions @ 10%	\$ 176,484	\$ 197,386	\$ 218,874	\$ 259,420
Contractor Fee @ 4%	\$ 77,653	\$ 86,850	\$ 96,305	\$ 114,145
Design Contingency @ 20%	\$ 403,796	\$ 451,619	\$ 500,783	\$ 593,553
<b>Total Construction Costs</b>	<b>\$2,422,775</b>	<b>\$ 2,709,716</b>	<b>\$ 3,004,701</b>	<b>\$ 3,561,316</b>

**HVAC Deduct Option for System 1a vs System 3: \$332,143 deduct for Schemes A, B, C:**

System 1a, as described in Mechanical Scope is to refurbish the existing boiler and radiators for a hot water heating system, including new valves. Selection of this option will **not** provide for air conditioning and will result in higher maintenance and operating costs, estimated to be 10-15% higher than with installation of a new HVAC system.

**4. Additional Project Costs:** Soft Costs (ie: Design/Engineering fees, Permits, WSST, Testing/Inspections, Project Management) are **not** included in Construction Costs noted above and will likely range between 35-45% of the Construction Costs. Based on the range of Construction Costs noted above, the Overall Project Budget could range between \$3.3 million at the lower end, to over \$5.5 million at the upper end, depending on the final scope.

#### **IV. Historic Preservation and Landmark Status Issues**

The Woodinville School was designated a City of Woodinville Landmark by the Woodinville Landmarks Commission on December 20, 2001, filed and transmitted on December 31, 2001, under the letterhead of the King County Office of Cultural Resources. According to the Designation Document (see Appendix H for complete text), the findings included the following statement:

*"The school is historically significant under Criterion A1 for its association with the growth and development of the community of Woodinville, and as a well-preserved example of a Works Progress Administration (WPA) project. The school is significant under Criterion A3 as a distinctive example of the WPA Moderne style. The school is significant under Criterion A5 as the work of a notable Washington architect, Frederick Bennett Stephen of Seattle;"*

**Designated Features of Significance:** *The entire land area of the tax parcel (#1026059024) and the **entire exterior** of the building.*

**Protection Measures and Controls:**

*"No significant feature may be altered; whether or not a building permit is required, without first obtaining a Certificate of Appropriateness from the King County Landmarks and Heritage Commission pursuant to the provisions of KCC 20.62.080 and City of Woodinville Ordinance No. 249 (City of Woodinville Municipal Code 21.31 – Landmark Protection and Preservation).*

*The following exclusion is allowed: In-kind maintenance and repair.*

*No new structure, building road, intensive landscaping or fence construction may take place within the boundaries of the designated parcel, whether or not a building permit is required, without first obtaining a Certificate of Appropriateness from the King County Landmarks and Heritage Commission pursuant to the provisions of KCC 20.62.080 and City of Woodinville Ordinance No. 249 (City of Woodinville Municipal Code 21.31 – Landmark Protection and Preservation). "*

Regarding potential impacts of compliance with historic preservation requirements, the following text is excerpted from King County Historic Preservation Program, Technical Paper #21:

*"Any major restoration work or projects involving alterations to a significant feature of a designated King County Landmark property require a Certificate of Appropriateness (COA), which is obtained through an established design review process."*

*"A King County Landmark must exhibit physical "integrity." This means that the property retains physical features and design characteristics that contribute to and reflect its historic significance. These features, which are called the "character-defining features," are unique to each property and may include the overall scale and massing of the building, design elements such as front porches or windows, or even planting materials and open space on the building site. The purpose of design review is to ensure that any project involving a Landmark property is carefully planned to maximize and protect the integrity--or historic character--of the property.*

*"The King County Landmarks Commission uses The Secretary of Interior's Standards for the Treatment of Historic Properties and companion guidelines to guide the COA design review process."*

*“Every project involving an historic property is unique, so the Standards distinguish between four basic approaches (preservation, restoration, rehabilitation, and reconstruction) and the accompanying guidelines provide further specific guidance. Recommended general guidance is summarized below:*

*1. Identify, Retain and Preserve*

*Identify historic building materials and design features that define the character of the property and should be retained in the process of rehabilitation work. These character-defining features are usually noted in the final designation report.*

*2. Protect and Maintain*

*Extending the life of the historic building materials through timely and appropriate maintenance is always a priority. Protecting the historic materials typically helps reduce the need for more extensive repairs in the future. It is also important to consider the protection of historic features during a rehabilitation project.*

*3. Repair*

*When character-defining features and materials are deteriorated, repair is the first option to consider. Repair also includes the limited replacement of deteriorated or missing parts when there are surviving prototypes.*

*4. Replacement*

*When a character-defining feature is too deteriorated or damaged to repair, "in-kind" replacement (using the same design and materials) is the preferred option. If replacement in-kind is not technically or **economically feasible**, use of a compatible substitute material may be considered.”*

**Considerations in the Design Review Process**

*While retaining or restoring a Landmark's historic appearance is always a priority, the design review process acknowledges that changes are often needed to extend the life of the property. In evaluating proposed alterations to historic properties, the Landmarks Commission also considers a number of factors. These include:*

- the extent of impact on the historic property;*
- the reasonableness of the alteration in light of other alternatives available;*
- the extent alteration is necessary to meet the requirements of law; and*
- the extent alteration is necessary to achieve a reasonable economic return*

## **City of Woodinville Historic Ordinance**

On April 17, 2000, prior to the designation of the Woodinville School, The City of Woodinville filed Ordinance 249; the purpose of this ordinance is stated in the following excerpts from Section 1:

*A. Designate, preserve, protect, enhance and perpetuate those sites, buildings, districts, structures and objects which reflect significant elements of the city's, county's, state's and nation's cultural, aesthetic, social, economic, political, architectural, ethnic, archaeological, engineering, historic and other heritage;*

*B. Redesignate two sites in the City of Woodinville, previously designated as historic landmarks by the King County Landmarks and Heritage Commission, as City of Woodinville Landmarks, thereby entitling them to the same advantages, responsibilities and opportunities under the City of Woodinville Ordinance as were available under the King County Landmarks Ordinance and program. These two sites are the Hollywood Farm, 14111 NE 145<sup>th</sup> Street, and the Hollywood School, 14810 NE 145<sup>th</sup> Street;”*

*D. Stabilize and improve the economic values and vitality of landmarks;*

*E. Protect and enhance the Woodinville tourist industry by promoting heritage-related tourism;*

*F. Promote the continued use, exhibition and interpretation of significant sites, districts, buildings, structure, and objects for the education, inspiration and welfare of the people of Woodinville;*

*G. Promote and continue incentives for ownership and utilization of landmarks;*

*H. Assist, encourage and provide incentives to public and private owners for preservation, restoration, rehabilitation and use of landmark buildings, sites, districts, structure and objects; and*

*I. Work cooperatively with other jurisdictions to identify, evaluate, and protect historic resources in furtherance of the purposes of this chapter.*

### **Section 2. Landmarks and Heritage Commission**

*A. The King County Landmarks and Heritage Commission established pursuant to King County Code, Chapter 20.62 is hereby designated and empowered to act as the Landmarks Commission for the City of Woodinville pursuant to the provisions of this ordinance.”*

**Section 4. Review of building and related permits.** *The official responsible for the issuance of building and related permits shall promptly refer applications for permits which “affect” historic buildings, structure, objects, sites, districts, or archaeological sites to the King County Historic Preservation Officer (HPO) for review and comment. For the purposes of this Section, “affect” shall be defined as an application for change to the actual structure, on a property with a landmark structure or designated as a landmark property, or on an adjacent property sharing a common boundary line. The responsible official shall seek and take into consideration the comments of the HPO regarding mitigation of any adverse effects affecting historic buildings, structures, objects, sites or districts.”*

## V. Project Ownership Structure and Management Options

A number of options might be considered for the renovation and subsequent operation and management of the Old Woodinville Schoolhouse. Each option has strengths and shortcomings, costs and risks, depending on the long and short term goals and objectives of the City. Given the current economic climate, it will likely prove difficult to attract private entities without providing substantial financial or other incentives, including providing additional parking on the Civic Complex that would be dedicated to Schoolhouse tenants.

- A. City of Woodinville renovates the structure
  - 1. City manages in-house
  - 2. City hires a real estate management company to secure tenants and operate the facility on a day-to-day basis.
  
- B. City sells or leases the structure (as-is) to a private entity;
  - 1. For-profit/limited partnership
  - 2. Non-profit/tax-exempt

Subject to controls established under a lease agreement, this private entity then renovates, manages and operates the facility for an extended period. This option would permit leasing entities to take advantage of grants, tax incentives/credits and other financial benefits not available to public entities. Refer to Appendix for a listing of potential alternative funding sources.

### Notes:

"in many instances, tax exempt entities are involved in rehabilitation projects by forming a limited partnership and maintaining a minority ownership interest as a general partner. In these situations, the limited partners would be entitled to the rehabilitation tax credit and the tax exempt entity is able to ensure that their organizational goals are being met."  
(taken from IRS; <http://www.irs.gov/pub/irs-utl/faqrehab.pdf>)

A lessee may be allowed to take the tax credit provided the lessee incurs the expense of rehabilitation, and provided "substantial" rehabilitation occurs. To be a qualifying lease, it must extend for a term of 39 years or longer (27.5 years for residential property). Shorter leases can receive credit at a prorated scale.

Note that restrictions apply for leases to tax-exempt entities, such as 501(c) groups. Generally, a "disqualified lease" is one in which the tax-exempt lessee has a greater than 50% ownership in the property, but other restrictions apply as well.

**VI. Appendix** *(source noted in italics)*

A. Existing Building Conditions Assessment and Appendices	50+ pages
B. Site Plan with Alcohol restriction overlay <i>(City of Woodinville)</i>	1 page
C. Precedents and Comparable Facilities	5 pages (11x17)
D. Market Rent Analysis Summary Report <i>(Integra)</i>	36 pages
E. Renovation Options: Plan Diagrams and Scope of Work	3 pages (11x17)
F. Parking Expansion Options	3 pages
G. Construction Cost Estimate Spreadsheet <i>(Haley Consulting)</i>	5 pages
H. Historic Preservation Documentation	
1. COW Ordinance #249	
2. Woodinville/King County Landmark Services Agreement	
3. Woodinville Landmarks Commission Landmark Nomination	
4. City of Woodinville Schoolhouse Landmark Registration Form	
5. KC Historic Preservation Program	
1. Certificate of Appropriateness Procedure	
2. KC Technical Paper #20: Certificates of Appropriateness	
3. KC Technical Paper #21: Preparing a Project for Design Review	
6. 10.14.09 Letter from Julie Koler, KC Historic Preservation Program	
I. Alternative Funding Incentives and Sources	5 pages

**Appendix A**  
Existing Conditions Assessment

**SHKS** ARCHITECTS

City of Woodinville  
Old Woodinville School House

Existing Conditions Assessment  
October 23, 2009

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### 1.0 Introduction & Description

The Old Woodinville School House is an historic two-story brick school building with a partial basement, designated a City of Woodinville landmark in 2001. The site was first developed in 1892 as a 2-room wood framed school house, which was destroyed by a fire in 1908. A new 2 room brick schoolhouse was constructed in 1909, and was the only one of its kind at the time in King County outside of Seattle. In 1936, the building was enlarged to create six classrooms, with most of the original building integrated into the new structure. In 1948, two additional classrooms were added on each of the first and second floors on the east side of the 1936 building to complete the building to its current form. In 1993, the City of Woodinville bought the building for use as a City Hall and made minor interior and exterior modifications. The building has been vacant for approximately eight years.

This scope of this report does not include any reevaluation of prior studies of the historic significance of the School House, but recognizes that the structure is an important landmark to many of the citizens of Woodinville, and is an officially designated Historic Landmark by the City of Woodinville.

This report does not include any review or examination for presence of hazardous materials in any locations.

### 2.0 Observations:

This Conditions Assessment Report is based on field observations made by SHKS Architects and its subconsultant team on September 2 and October 7, 2009, and on owner-provided drawings dated 1936 and June 25, 1948. Subconsultant reports are attached and include a Seismic Evaluation by Swenson Say Faget dated October 23, 2009, a Mechanical Systems Evaluation by Greenbusch Group dated October 22, 2009, and an Electrical Systems Report by Travis Fitzmaurice & Associates Electrical Engineers.

### 3.0 Exterior:

The exterior of the Old Woodinville School is in good condition for a building of its age, with some building components in need of maintenance, repair or possible replacement. Identified deficiencies are primarily the result of the building's age, exposure to weather over the years and deferred maintenance.

#### A. Brick Walls:

The building envelope consists primarily of brick from both the 1936 and 1948 additions. The majority of brick on the building is raked "face" brick, with an area of softer, "common" brick dating from the original 1909 building exposed on the western portion of the south façade. Small areas of this common brick have been tuckpointed in the recent past. The north elevation features decorative brickwork around the main entry and between the first and second story windows. The brick and mortar throughout shows some minor efflorescence and staining caused primarily by water runoff from windows sills and a missing downspout, but in general, the brick and mortar appear to be in good condition. Approximately 150 sf of mortar on the south and west walls are in need of tuckpointing. Chemical cleaning followed by application of water repellent sealant is recommended.

Sloped brick sills and other inclined brick ledges and surfaces were originally installed with a cement wash surfacing, which appears to be intact in most observed areas. This surface treatment has served to protect the brick below from water penetration.



Fig A) North Elevation of Old Woodinville School House (The ramp in the photo has been removed.)



Fig B) Decorative brick on north elevation



Fig C) Stain on brick at east downspout

### B. Roof and Coping:

The building has a low-slope torch-down roof that appears to be about 20 years old and in fair condition, with approximately 10-15 years of serviceable life remaining. The parapet has painted sheet metal coping with standing seam joints and is of fairly recent vintage. It appears to be in generally good condition with no visible damage or areas of failure. The coping was installed over single ply PVC membrane subflashing. The flashing at some roof-mounted equipment curbs and penetrations are deteriorated and potential leakage points and should be repaired. The east quarter of the roof drains to a single through-parapet scupper and downspout on the east elevation; the remaining three-fourths of the roof area also drains to a single through-parapet scupper and downspout on the south elevation. There are currently no overflow scuppers that would permit drainage should one of the drains become blocked. Lower steel canopies on the south

elevation (added after 1948) are somewhat deteriorated with areas of chipped paint and rust. Remnants of a steel canopy currently exist on the south east corner of the building and should be removed, with missing bricks replaced and/or patched.

### C. Windows and Exterior Doors:

The original windows are wood-framed, single-glazed with true-divided lites and a unique double awning/hopper ventilating sash system. Windows in the basement on the south, north and west elevations are partially below-grade, opening onto lightwells. Some basement windows on the north elevation have been boarded over. Stairwell windows and the main/north entry doors include a fixed transom window above. Window-style air conditioning units were installed in the upper sashes of some of the windows on each elevation in the 1990's. The wood sash are in fair to average condition, with aged and some missing glazing putty and peeling paint. There are some areas of rot evident at the lower sash corners, especially on the south and west elevations. Reinforcing angle braces have been installed on the interior face of many lower sash units to hold the deteriorated corners together. The original wood subsills are currently exposed; few sills have any paint remaining and there is some surface rot evident, particularly on the south and west elevations. Original glazing is generally in good condition and mostly intact, although there are a few cracked glass units that have been sealed with tape. The glazing putty is generally in poor condition (to nonexistent) and should be repaired and/or replaced, if windows are preserved rather than replaced with new. Operable sash hardware appeared to be intact and potentially restorable at most windows, although not all are in working condition.

The main entry on the north elevation is approximately 4' above the adjacent sidewalk, accessed by concrete steps that are in fair condition. The original double doors are wood and likely glazed with standard/non-safety glass. The doors and hardware appear to be in operable condition. The double doors at the two on-grade south entries are flush, solid wood units with a single vision lite and do not appear to be original; these doors and

hardware are in fair condition. A third door on the south enters the boiler room via a concrete stairway.



Fig D) Roof looking east



Fig E) Parapet/coping at south/west corner



Fig F) Typical hopper/awning windows

**E. Exterior Light Fixtures:**

Two light fixtures flanking the north/main entry and appear to be of historic vintage from 1936. It was not ascertained if they are in working condition. Newer security/flood lights have been installed on the east, west and south elevations at the parapet level.

**4.0 Interior:**

**A. Basement:**

The basement consists of a boiler and storage rooms, along with several rooms along the north side that reportedly were repurposed as City Hall offices. The boiler room contains the original oil-fired boiler which has been decommissioned. It appears that asbestos insulation on boilers and heating piping has been removed. The newer boiler was functional when the building was used as City Hall. Plumbing and heating pipes penetrate the floors and walls with some amount of firesafing. A small storage room is adjacent to the boiler room.

**1) Walls, Doors and Finishes:**

The rooms on the north side of the basement have 2x4 wood framed interior walls with plaster or gypsum wallboard finish. Exterior walls are primarily painted concrete. Plumbing pipes and electrical conduit are exposed below the plaster ceiling. 1990's City Hall modifications include wood frame walls with some areas of gypsum board fire-taped only. The south side Boiler room and adjacent storage room are enclosed by concrete and brick walls and ceiling structure. The room on the northeast corner includes a storage area enclosed by a wood stud wall with 4" wire mesh fencing and several boarded up windows. Newer doors are flush, solid core wood, with a metal clad door at the boiler room. Trim is painted wood. Hardware appears to be light commercial-grade, of recent vintage and is in fair condition.

**2) Floors:**

Floor finishes in the basement include linoleum, wood on 2" sleepers and direct-glue carpet. The linoleum floors and carpet are in very poor condition, with evidence of water staining. The raised wood floor is in fair condition, with some bowing visible.

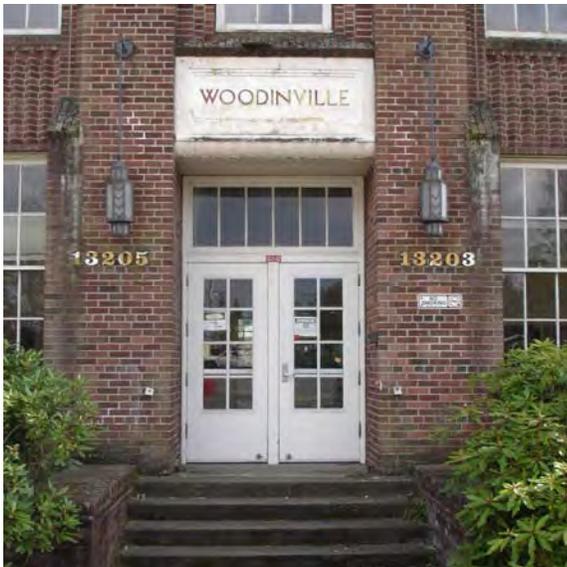


Fig G) Formal (north) entry with historic light fixtures



Fig H) Boiler in Basement



Fig H) Basement classroom with wood flooring

### 3) Ceilings & Light Fixtures:

The basement ceilings are painted textured plaster or gwb and show some evidence of water staining. Light fixtures are fluorescent strip tubes of recent vintage, and appear to be in working condition.

### 4) Stairways:

The concrete stairs to the basement are 56" wide with 6" risers and 11.25" treads, which comply with current code requirements. Stair treads and risers from the entry levels up are wood. The handrails are the original round wood grips and are in fair condition, although bracket attachments are not entirely secure throughout. The originally open stairwells have been enclosed with wood stud and gwb walls and hollow metal fire doors and closers at each floor level and appear to be code compliant with 1 hour rated exit enclosures.

## B. 1<sup>ST</sup> & 2<sup>ND</sup> Floors:

### 1) Floors:

Floors are maple strip hardwood in general, some overlaid with carpet and some with linoleum. The carpet is in generally poor condition, with water staining in some areas. The wood floors range in condition from very poor to fair; floors in the classrooms on the east side of the building are buckling several inches in multiple places along the longitudinal axis due to a recent water leak and are not salvageable.

### 2) Walls:

Interior walls (1909/1936/1948 vintage) are wood framed with lath and plaster finishes and with gwb finish on the newer (1990's) walls. Interior surfaces of exterior brick walls are lath and plaster finish on 2x wood furring at most areas. Exterior walls at the 1948 addition (the east wing of the building) are constructed with uninsulated 2x6 framing with lath and plaster finish. Some plaster cracking is apparent, but in general the walls are in good condition. Surface-mounted electrical conduit added over the last 60 years as various systems were added and updated is exposed across the walls and ceilings in various locations.

### 3) Ceilings:

The original lath and plaster ceilings are overlaid with adhesive-applied acoustic tiles and are in poor

condition, with a number of tiles having fallen or in the process of falling off. Tiles in several spaces have been resecured with a single screw to keep them from falling. The ceilings will likely need to be replaced. There is extensive water staining on the ceilings in the east wing classrooms and at several smaller accessory rooms on the south side.

**4) Light Fixtures:**

Light fixtures are a mix of incandescent, possibly original "schoolhouse" style pendants as well as ceiling mounted and suspended fluorescent strip lighting added in the 1990's. The incandescent light fixtures appear to be in fair condition but were not tested for operation. Some of the fluorescent light fixtures diffusers have fallen off.



Fig I) Basement modified with GWB and wire mesh storage area



Fig J) Typical stairwell



Fig K) Classroom with buckling wood floor

**5) Trim:**

Door and window casing and base is original wood trim (fir) and in fair condition. Original wood trim, chair rails, wainscot and other classroom casework and appurtenances are generally intact, although most of the original clear finished trim wood has been painted, with the exception of trim at the west classrooms.

**6) Doors:**

The original wood panel doors at corridors have been replaced with flush, solid core wood doors with a single glazed vision panel. Stairway doors and frames are painted hollow metal. The hardware in these newer doors include self-closers and stock knob or lever door handles and are in fair condition. Interior classroom and other non-corridors doors are the original wood (fir) frame and flush-panel doors. Most are in fair to good condition with what appear to be original hardware, also in fair to good condition.

**7) Windows:**

The window sashes and stools are painted wood and in fair condition, however a number of the windows have angle braces at the corners indicating separation of sash members due to exterior deterioration. Some of the windows have non-original drapes and blinds that are in poor condition.

**8) Classroom Appurtenances:**

Some of the original slate blackboards remain but in many classrooms, these have been replaced or overlaid with newer (green) chalkboards and/or whiteboards. Cast iron radiators line the walls

beneath the windows; in some of the rooms they have been covered with painted plywood to limit human contact. Some of the classrooms have original built-in wood cabinets that appear to be in operable and fair condition. Original coat closet doors in the 1936 classrooms retracted vertically into wall areas above openings with counter-balanced weights in wall pockets; some of these doors remain in operable condition, some have been secured in an open/retracted position and some have been removed.

**9) Bathrooms:**

The bathrooms have original wood stall partitions and doors, with wall-hung porcelain sinks and toilets and urinals. The layout and dimensions of the bathrooms do not meet current code standards for ADA accessibility. Floors appear to be linoleum or some type of waterproof liquid-applied coating and are in fair condition. There are several classrooms and accessory rooms with sinks. Hallway drinking fountains have been removed.



Fig M) Typical classroom



Fig L) Classroom with damaged ceiling tiles



Fig N) Typical bathroom

**5.0 Seismic Analysis Summary:**

**A. Existing Conditions:**

The building is comprised of structural systems from each successive stage of construction (1909, 1936, and 1948). The original 1909 school house was constructed of triple wythe, unreinforced brick masonry exterior walls and wood framed floors and roof. The 1936 portion of the building consists of an unreinforced masonry structure to the south and east of the original structure, with several of the original exterior masonry walls incorporated as interior bearing walls, new concrete foundations and a reinforced concrete boiler room, as well as new masonry veneer anchored to portions of the old north wall. The floors for both the original and 1936-era construction consist primarily of diagonal sheathed subflooring over 2x wood joists spanning

over interior wood stud bearing walls to the exterior unreinforced masonry walls at the perimeter. In 1948, the brick veneer was removed from the east wall and a new, four classroom wing was added to the east end of the building; interior structure at this wing consists of diagonal sheathed subflooring over 2x joists spanning between exterior 2x6 wood stud bearing walls, wood shiplap wall sheathing and 4" brick veneer. In general, the structural condition of the building appears to be very good relative to age, with no signs of decay where the structure is visible or significant deterioration of the brick or mortar.

### **B. Summary Seismic System Recommendations:**

Because the building has been unoccupied for several years, any re-use of the building would be considered a change of occupancy from a less hazardous occupancy (vacant) to a more hazardous occupancy, triggering the need for seismic upgrading per Chapter 34 of the IBC. For the 1909 and 1939 portions of the building, this would require the addition of drag struts to anchor the floors and roof to the existing masonry walls and, at the very least, a 6" concrete overly at the interior entry wall and the potential addition to anchors at the roof and second floor on the west wall. In addition, it will be necessary to review connections at the existing beams to determine if additional bolstering of connections is needed. At the 1948 portion of the building (east wing), the east wall and interior center wall should have plywood or braced frames added to create shear walls, with holddowns at the end of each wall. The roof in this area should also have 1/2" plywood which could be installed over the existing roof sheathing.

Refer to the attached Seismic Evaluation by Swenson Say Faget in the Appendix for more details and drawings.

### **6.0 Mechanical Systems Analysis Summary:**

#### **A. Existing Conditions:**

The building is naturally ventilated and heated by a steam boiler and radiator system. Window unit air conditioners were subsequently added in recent years. While the building is insulated to the standards in place when first built or modified, it is not insulated to current energy code standards. Piping consists of a combination of galvanized steel

and copper, most likely depending on the age of its installation. The existing water heater located in the boiler room is of fairly recent vintage and looks to be in good condition.

The basement is unheated except for a ceiling mounted steam radiator located in the north room of the building. The functioning boiler has a 1,010,000 btu/hr maximum firing rate, piped to perimeter radiators located in each classroom or office on the first and second floors. The building is not currently sprinklered.

### **B. Summary Mechanical Systems Recommendations:**

Due to years of disuse, it is recommended the plumbing fixtures and piping be removed and replaced. The size of the water service should be confirmed and, depending on future building needs, possibly enlarged. New copper plumbing and cast iron waste and vent piping should be installed, along with water-efficient ADA-compliant fixtures. A new water heater may also need to be installed to handle the building's future hot water demands.

If a fire sprinkler system is installed, a new 4-6" diameter water service will be required, with the riser located within conditioned space.

Several possibilities exist for upgrading the current boiler/heating system. At the very minimum, the heating systems (piping and radiators) should be upgraded to current code and standards. If the layout of the building remains essentially the same and upfront costs are a primary concern, the existing boiler may be reused if it is recommissioned. However, it should be noted the existing boiler is nearing its service life and if the building is insulated to the current energy code it is likely to short cycle, which will add to operating costs. Refer to the Mechanical Systems Evaluation by Greenbusch Group dated October 1, 2009 for more details and other additional alternatives.

### **7.0 Electrical Systems Analysis Summary:**

#### **A. Existing Conditions:**

The existing 200 amp power service originates from a flush, in-grade vault to the west of the building. The service equipment is relatively new and in good

condition, although 200 amps will likely be inadequate for any foreseeable uses of the building. The building has several panels located on each floor and, with the exception of two panels on the first floor (A & B, which are load center style intended for residential applications), are in good condition and salvageable for reuse. Receptacles are very limited throughout the building; most appear to have been added over time and are served by surface mounted conduit. These are not salvageable due to age and condition. Knob and tube wiring was observed in the attic. There are a variety of fixtures throughout the building, from historic-appearing incandescent "schoolhouse" pendants to concentric ring pendants to basic wraparound T12 fixtures. The schoolhouse pendants appear to be in satisfactory condition, but the concentric ring and T-12 fixtures are in marginal to poor condition. Exterior lighting consists of original incandescent wall-mounted fixtures at the north/main entry and recently added building-mounted floodlights. Emergency lighting and exit signs are in marginal condition. Existing Category-5 data cabling and telephone systems are limited. The existing fire alarm and smoke detector systems are in satisfactory condition, although wired through surface-mounted raceway and conduit.

**B. Summary Electrical Systems Recommendations:**

Power Service: provide new service feeder for new building uses, for 400-600 amps and conduits running from the existing vault to the building to accommodate the new service, which will likely require multiple meters if there are separate tenants in the building.

Panels: A and B on the first floor should not be reused.

Receptacles: New receptacles and circuitry should be provided throughout the building per the programmatic requirements of the tenants.

Knob and tube wiring: This does not meet code and should be removed.

Fixtures: The existing "schoolhouse" type could be reused and retrofitted with fluorescent lamps. Apart from these fixtures, it is recommended to provide new lighting throughout the building,

depending on space types and needs. Fixtures should have at minimum, T-8 lamps and electronic ballasts. The exterior floodlights are sources of glare and not recommended for re-use. New building-mounted fixtures should be installed for wayfinding and security. The existing battery units of the emergency lighting should be replaced, and new exit signs with battery backup should replace existing. Occupancy sensors and automatic shutoffs are required by the Energy Code.

Data/Telephone: Provide new data cabling throughout as required by programmatic needs using Category 5E or 6 cabling. A new telephone service should be brought in for the future users of the building, most likely requiring underground conduits routed into the building.

Fire alarm/Smoke detectors: The systems generally meet current code requirements, although the manual fire alarm stations do not and should be replaced. The fire alarm control panel may be reused but replacement is recommended, as it is almost 10 years old and the technology for fire alarm systems has improved.

For more information refer to the attached Electrical Report by Travis Fitzmaurice dated xxx.

**8.0 Building Code Analysis Summary:**

**A. Historic Landmark Designation Impact**

The school house was designated a City of Woodinville Historic Landmark in 2001 and is under the jurisdiction of the King County Landmarks Review Board for changes to historic buildings. Any project that alters a designated feature of a King County Landmark must be approved through a formal design review process. The features of significance for the building are the "entire exterior of the building" and the entire land area of the tax parcel.

**B. Building Code:**

Building Area:

The first and second floors each are approximately 6800 sf and the basement is approximately 4800 sf.

**1) Occupancy:**

The building was designated B and A-3 occupancy in the 1990's. If the building were to revert to B Occupancy alone, the occupant load for the building would be 168 which, for B occupancy, is based on gross floor area. The Occupant Load for A-3 Occupancy depends on the square footage of the assembly space(s) and whether the space has fixed seating or not.

**2) Fire:**

The current Building Code requires buildings with mixed B and A-3 occupancies to have a 1-hour fire separation between uses if the building is sprinklered and a 2-hour fire separation if it is not sprinklered. For both B and A occupancies, corridors are not required to be sprinklered if they have a 1-hour fire resistance rating; B occupancies are not required to have sprinklers in other locations. Because the building is not in compliance with requirements for minimum separation of existing exits (see #3, below), however, to achieve a B Occupancy, full sprinklering of the building will be required.

**3) Exiting/Egress:**

The building is in compliance with current code requirements for stairway and egress width, common path of egress travel, dead ends, maximum travel distance, minimum number of exits, and exit discharge locations. The building is not in compliance with requirements for minimum separation of existing exits. The requirement is for 75' min. between exits for unsprinklered buildings but the existing distance is roughly 69'. The building will be in compliance when fully sprinklered.

**4) ADA Accessibility:**

The existing building is not in compliance with ADA requirements for building access and would need to be retrofitted with an elevator to serve all floors and 60% of the public entries. A new ramp will be required at the main/north entry, which is currently accessible only by an exterior stairway. The new elevator could be configured with a new entry lobby at grade that incorporates one of the existing south entries.

The building does not currently meet ADA code with respect to providing accessible toilet facilities; at least one of each type of fixture, element, control or dispenser in each accessible toilet room shall be accessible.

**5) Toilet and Lavatory Facilities:**

Assuming a type B Occupancy throughout, the resulting occupant load for the building would require a minimum of 3 water closets and 2 lavatories per gender. The percentage of fixtures on each floor is determined by the percentage of occupant load per floor. The requirements for a partial or full Assembly occupancy will be greater and will depend on the Occupancy Load for spaces with an A-3 use.

**6) Energy Code:**

The impact of the Energy Code on the building, particularly with respect to insulating exterior walls that are 3-wythe brick bearing walls with no wood framing cavity, is addressed in the final report. At issue is whether the building would need to be insulated to current standards and/or whether any relief is due to buildings with an historic landmark designation, which is subject to review by local code officials.

**B. Land Use and Parking Limitations:**

The building and parking area to the east is located in the CBD (Central Business District) zone of Woodinville. Permitted uses include theater, church, library, museum and art gallery, school, police and fire facility, public agency, offices, food stores, and restaurant, among many other uses. The deed to the property has a valid restriction that forbids the selling, storing, serving and manufacturing of alcoholic beverages and affects the east wing of the building.

Potential uses of the building will also be constrained by the limited availability of parking adjacent to the building; the number of spaces required will be dictated by the uses and the floor area of spaces allocated to various uses.

**C. Cost:**

The cost of renovating the building for future use(s) is analyzed and discussed in the Final Report.

**ECA Appendix A**  
Seismic Evaluation

# **Old Woodinville School**

**13203 NE 175<sup>th</sup> Street**

**Woodinville, Washington**



## **Seismic Evaluation**

For: SHKS Architects

1050 N 38<sup>th</sup> St.

Seattle, WA 98103

**Swenson Say Fagét**

2124 3<sup>rd</sup> Avenue Seattle, Washington 98121

*Executive Summary:*

Swenson Say Faget completed a seismic evaluation and general structural assessment of the Old Woodinville School for SHKS Architects. The evaluation was complete as part of a development study for the City of Woodinville. Our evaluation was based on our visual observations of the building as-well-as our review of the drawings made available to us by the owner, the City of Woodinville. Our evaluation was based on ASCE Standard 31-03 "*Seismic Evaluation of Existing Buildings*" A ASCE 31 Tier 1 checklists were completed for the unreinforced masonry section and the wood framed east wing.

### *Purpose and Scope:*

Swenson Say Faget completed a seismic evaluation and general structural assessment of the Old Woodinville School for SHKS Architects in connection with the development study for the City of Woodinville. Our evaluation was based on our visual observations of the buildings as-well-as our review of the drawings made available to us by the City of Woodinville through SHKS Architects, and engineering reports prepared by Fossatti Associates, in 1995 and by Shapton & Partners, Inc, in 2001. Our seismic evaluation of the School was based on ASCE Standard 31-03 "*Seismic Evaluation of Existing Buildings*" which is a nationally recognized standard for seismic rehabilitation of existing buildings. The building was evaluated for a Life-Safety level of performance using the Tier 1 checklists procedure in ASCE-31 including all checklist items except the Geologic Hazard and the Non-Structural checklist. All non-conforming conditions flagged in the checklist were evaluated per ASCE-31's Tier 2 procedures. The older 1906 and 1936 section of the school was evaluated using the ASCE 31-03's Special Procedure for Unreinforced Masonry Buildings, while the somewhat newer 1948 east wing was evaluated using ASCE 31-03 Tier 2 procedure for wood structures.

Original architectural drawings were available for both the 1936 renovation and the 1948 addition, but were not available for the original 1906 building. However, we found sufficient information describing the 1906 building during our site visit and in the 1936 drawings. Our observations verify that the structure substantially conforms to the drawings.

### *General Description and Condition:*

The Old Woodinville School is a two story structure with a full basement, which was built in stages over the first half of the last century. The building is generally rectangular in plan with the north, east, and west walls featuring a regular array of windows on each floor. The original school house was built in the early 1900's and is constructed of three wythe, unreinforced brick masonry exterior walls and wood framed floors and roof. The original building underwent a major renovation in 1936. A new unreinforced masonry structure was constructed to the south and east effectively doubling the footprint of the school. Several of the 1906 exterior masonry walls were incorporated as interior bearing walls.. The old 1906 foundations were removed and new concrete foundations were installed as well as a new concrete foundation for the new structure and reinforced concrete boiler room. New masonry veneer was anchored to portions of the old north wall. Like the original building, the 1936 structure consisted primarily of diagonal sheathed flooring over 2x wood joists spanning over interior wood stud bearing walls to the exterior unreinforced masonry walls at the perimeter. Construction type varied only at the east wall, which was constructed of diagonally sheathed wood studs with brick veneer, perhaps in preparation for the future addition. In 1948, the brick veneer was removed from the east wall and a new four classroom wing was added to the east end of the building. The addition's construction consists of diagonal sheathed floors over 2x joists spanning between a new exterior wood stud bearing wall to the east and to the older 1936 east wall. The exterior walls are all clad in a 4" brick veneer. Finishes are wood lathe and plaster throughout the interior of the building. Lateral capacity is provided by the perimeter masonry and wood sheathed walls.

The structural condition of the building appears to be very good relative to age. In several locations, the interior walls, ceiling, and floor were open exposing wood framing and masonry for observation. We observed no signs of decay in the wood structural members and the brick units and masonry joints were in good condition. From the exterior, the masonry appeared in excellent quality and condition with no

significant deterioration of the brick or mortar. Mortar joints were scraped with a metallic object and were found hard indicating a relatively high cement content and good shear strength.

*Existing and Planned Use:*

The building is currently unoccupied. The most recent use was in 2001 as office occupancy when the building housed the City of Woodinville's City Hall. According to Chapter 34 of the International Building Code, any re-use of the building would be considered a change of occupancy from a less hazardous occupancy (vacant) to a more hazardous occupancy. Thus any change of occupancy would generally trigger a seismic rehabilitation in accordance with Chapter 34 of the IBC.

## Findings and Recommendations 1906 – 1936 Building:

### Tier 1:

The Tier 1 checklist deficiencies included masonry shear overstresses, insufficient wall and floor anchors, and diaphragm irregularities. Other deficiencies a possible lack of beam column ties, and lack of secondary support for beams bearing on the masonry walls. See appendix A for the completed checklist.

### Tier 2:

*Shear Wall Connection Findings:* As a result of the staged construction of the building, and the location of the stairs, we found that the masonry walls that could provide lateral support for the building, had insufficient contact with, and attachment to the floors and roof. We performed the bulk of our evaluation with the assumption that a series of steel drag struts would be added to anchor floor to the existing masonry walls.

*Recommendations:* We recommend adding drag struts at the roof and second floor level at the location shown on Figures 1 and 2. Drag struts are required to provide a complete load path for earthquake forces.

*Shear Wall Findings:* At the second floor, the exterior masonry walls were generally found compliant as illustrated in Figure 1. The exception is the masonry wall that forms the west wall of the main entry. According to our calculations, this wall is overstressed by approximately 15%. This same wall at the first floor is significantly overstressed at 35%. In addition, the west wall of the building was found 100% overstressed and moderate overstresses ranging from 6% to 17% were found in the north and south walls.

*Recommendations:* A moderate amount of overstress is generally considered acceptable in seismic rehabilitation. The structure has several interior wood framed walls that are not robust enough to act as shear walls, but will carry some lateral load, and will relieve some of the overstress. Finally, it is historic practice to accept slightly lower performance criteria, and higher risk of damage, when evaluating existing buildings as compared to designing a new building. We would generally recommend not rehabilitating walls with moderate overstress unless the building owner is particularly risk averse or a major design goal is to limit building damage. We recommend rehabilitating the interior entry wall with a 6" concrete overlay. The wall would overlay the existing wall from the second floor level to basement slab. Based on the 1936 drawings a wall footing would not be required. If the decision is made to not accept a moderate overstress, then we also recommend rehabilitating those walls with a concrete overlay. The west wall may be rehabilitated with a concrete overlay, braced frame, or by infilling one of the end windows with 8" reinforced masonry. The reinforcing bars from the masonry units are epoxied into the brick on each side and the masonry could be surfaced with an exterior standard 4" brick veneer. This option would be last priority if maintaining the historical character of the building were a priority, but first if cost were a priority.

*Diaphragms Findings:* The floor and roof diaphragms were found acceptable based on our analysis with drag struts installed.

*Recommendations:* Provide drag struts.

*Anchorage Findings:* Exterior masonry wall are dependent on the diaphragm for support and must be anchored for out-of-plane forces. According to the 1936 drawings the masonry walls are anchored to the floor framing with anchors at 8' on-center. The drawings indicate two anchors at the roof level, one into the ceiling joists, and one into the rafters. There is no indication in the drawings that anchors were installed or present in the original 1906 building. However, we did find wall anchors spaced at about 4' on-center penetrating through the south-west wall at the roof level. These anchors appeared to be a relatively recent addition. There is no evidence of similar anchors at other locations including the second floor level of south-west wall.

*Recommendations:* We recommend investigating the location and capacity of the existing anchors. Typically anchors are only installed at bearing walls and only one anchor would be installed at the roof level. Based on our experience we anticipate that a single anchor will be required between each existing anchor at north and south exterior walls at the roof and second floors. The addition of new anchors at 8' on-center will result in an anchors spacing of 4' on-center. We anticipate that new anchors will be required at 4' on-center at the roof and second floor, west wall.

*Column Connection Findings:* A basement level beam and column line supports wood bearing walls above. The beams and columns were finished, and we were not able to observe the presence of positive connections. The drawings do not detail a connection, which is typical for drawings of this vintage.

*Recommendations:* We recommend investigating and verifying the presence and capacity of the existing connections. This may be accomplished by removing the beam finishes. If a positive connection is not found we recommend adding 3/16" steel side plates with lag screws at each connection point.

*Secondary support for beams supported by URM walls:* Wood 8x12 beams support floor and roof framing at the head of each stair well. The beams were finished and we were not able to observe the presence of positive connection. The drawings do not detail a connection, which is typical for drawings of this vintage.

*Recommendations:* We recommend installing the drag strut as described above to the face of the beam to provide positive connection between masonry wall and beam.

### Findings and Recommendations - 1948 Addition:

#### *Tier 1:*

The Tier 1 checklist deficiencies included significant overstress the east wood shear wall and through floor connection deficiencies (holdowns and shear transfer) for all walls. Other deficiencies include a lack of roof chords and excessive diaphragm spans. See appendix A for the completed checklist.

#### *Tier 2:*

*Shear Wall Findings:* The east wall and the interior center wall of the addition were found not compliant as illustrated in Figure 1. The east wall piers were found to be overstressed by 150% and 68% at the first and second floors respectively. In addition, the piers were found too narrow to function effectively as shear walls. The center wall is lathe and plaster and has limited ability

to resist seismic loads. Accordingly, it is overstressed by 130% at the second floor and 240% at the first floor.

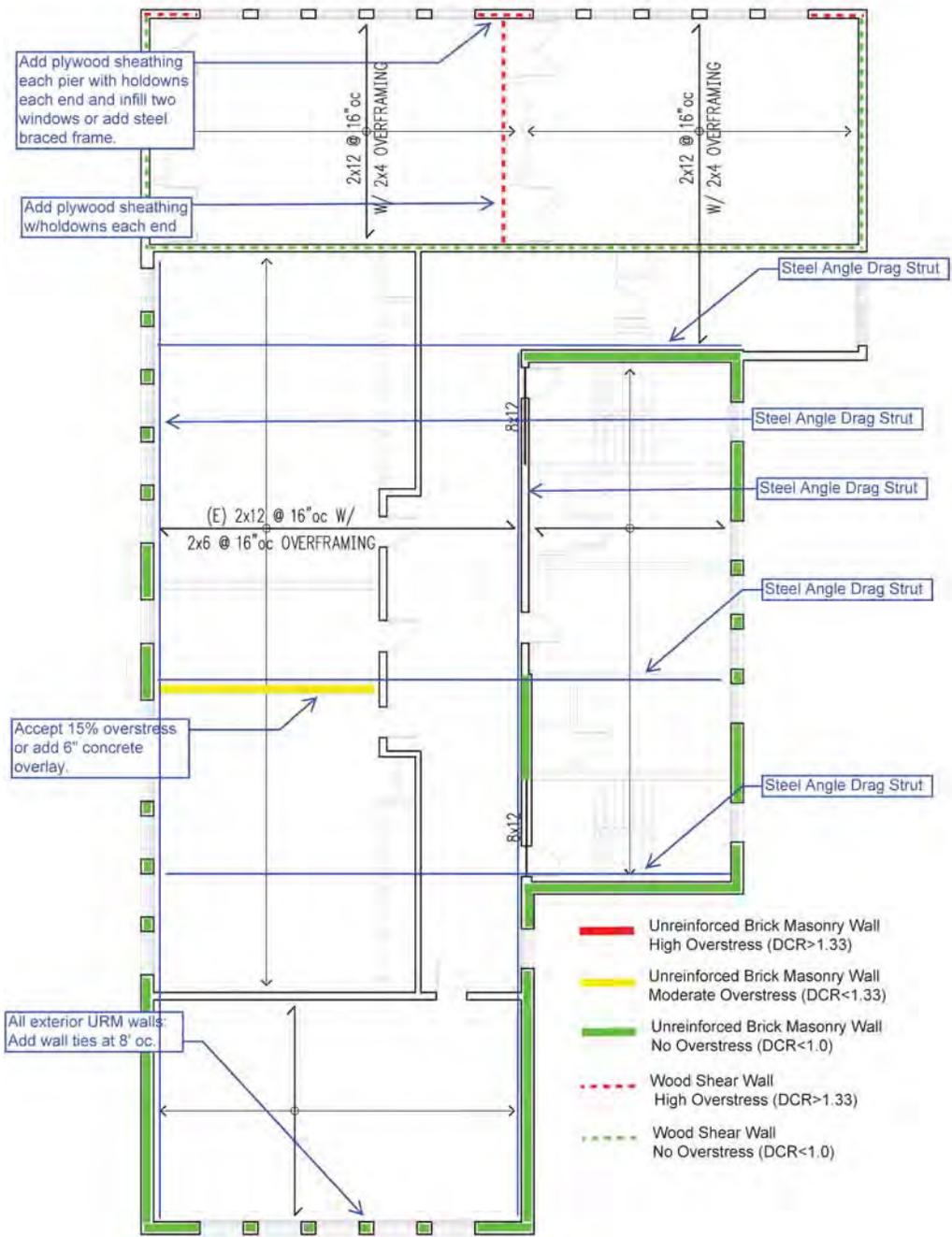
*Recommendations:* The center wall may be rehabilitated by replacing the one side's lathe plaster finish with new plywood sheathing on the first and second floor. The east wall may be rehabilitated by installing a new three story braced frame from the basement level to the roof. Beams and columns would typically consists of 6" square tube, with 4" diameter braces. Alternatively, the two center windows on the east wall could be infilled and the wall rehabilitated by replacing the interior lathe plaster finish at each pier, including the two windows, with new plywood sheathing on each level. This option would be last priority if maintaining the historical character of the building were a priority, but fist if cost were a priority.

*Shear Wall Connection Findings:* The existing walls lack holdowns. The drawings indicate adequate through floor connectivity at the exterior walls of the addition, but do not show the connectivity at the 1936 wall. No through floor connectivity is indicated for the center wall.

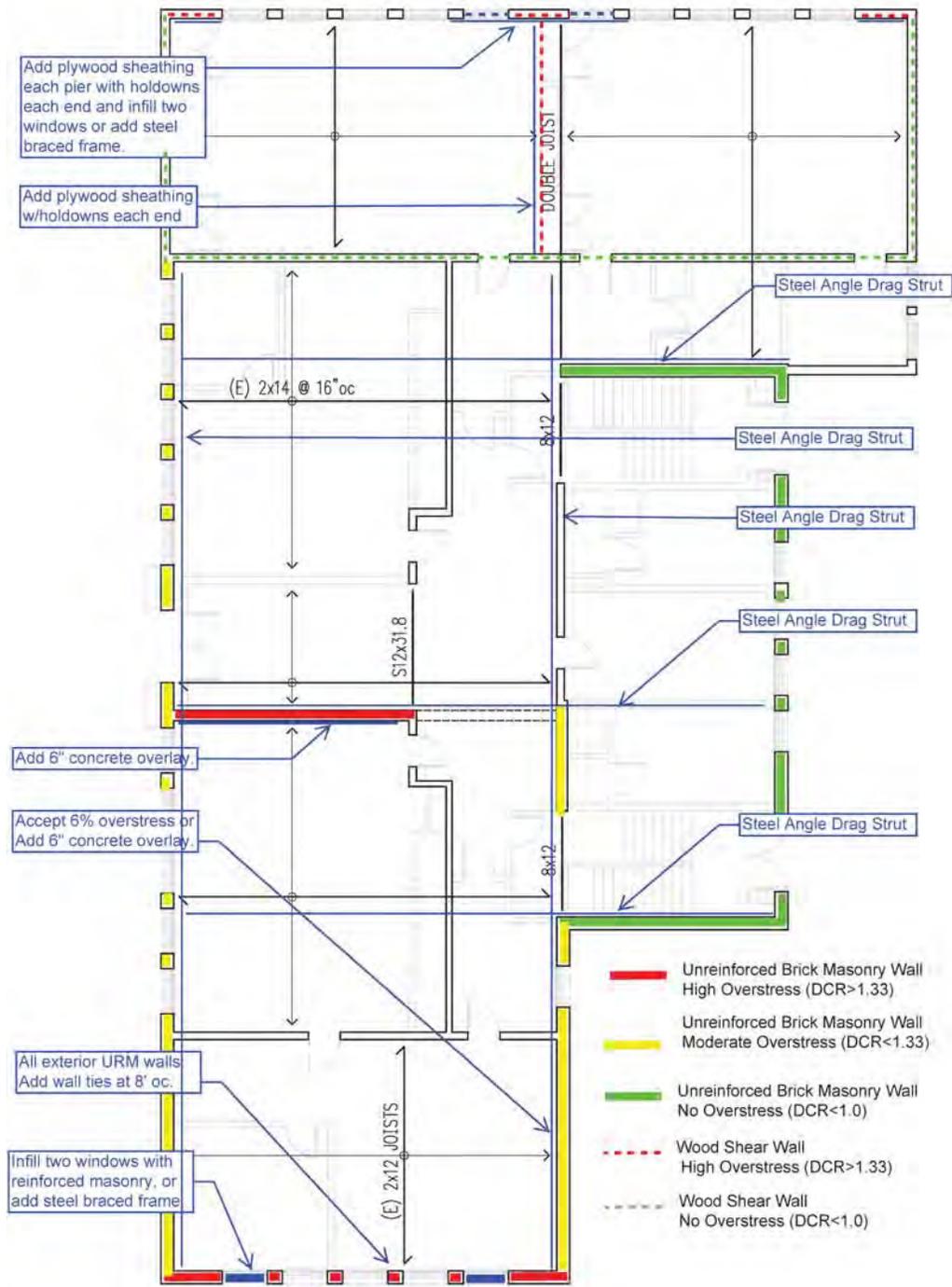
*Recommendations:* We recommend adding holdowns at each end of each wall or wall pier. Holdowns would be typical for light framed construction such as a Simpson HDU. We also recommend adding a framed and sheathed pony wall between roof and top plate of the center wall, blocking between the first and second floor center wall, and adding a beam under the wall at the first floor level/basement ceiling. Wall to blocking connections could consist of framing clips such as Simpson LPT4's.

*Diaphragms Findings:* We found that the roof diaphragm adjacent to the north, south, and center walls were overstressed by 90%. Diaphragm chords consist of double top plate and were found adequate.

*Recommendations:* Overlay the existing roof sheathing with ½ plywood nailed at 6" on-center a distance of 8' from each wall indicated above.



*Figure 1 – Roof Evaluation and Rehabilitation*



*Figure 2 –Second Floor Evaluation and Rehabilitation*

### Methodology:

The buildings were analyzed with the methods outlined in ASCE-31-03 "Seismic Evaluation of Existing Buildings". ASCE-31 provides a method for visual screening using checklists to identify structural deficiencies related to seismic safety, combined with an analytic evaluation methodology for those elements identified as deficient during visual screening. When deficiencies are found, additional evaluation is required

#### Demands:

Demands are based on peak earthquake ground motions as determined from the 2003 United States Geologic Service (USGS) National Earthquake Hazard Reduction Program maps. The USGS hazard maps account for the local earthquake sources and their probability of occurring and take into account the Performance Objective and return period for the design seismic event. Ground motions are based on a 2/3 fraction of the Maximum Considered Earthquake (MCE). This earthquake design methodology was developed by USGS and others to provide uniform design hazard across the county and is standard in all current building codes and retrofit guidelines. The forces described by the hazard map are distributed vertically and horizontally to walls, frames, and wood diaphragms. The resulting seismic force in an element is referred to as the elements seismic demand. The evaluation generally consists of comparing this demand force to an elements calculated capacity as described in the ASCE document.

#### Capacities:

Capacities were determined using the approaches outlined in ASCE-31, and our experience with buildings of similar construction in this area. Values used are as follows:

- Concrete compressive strength:  $f_c = 3000$  psi
- Unreinforced masonry shear strength:  $v_m = 45$  psi
- The default values for wood diaphragms were used for the roofs and floors.

#### Demand Capacity Ration (DCR):

The demands are compared to capacities to develop acceptance criteria. The acceptance criteria are the tools used to determine if the performance objective is met. For this study a Demand Capacity Ratio (DCR) approach was used where the  $DCR = Demand / m \times Capacity$ . The term "m" refers to the elements ductility, which is a measure of its ability to deform past its elastic limit. Ductility factors were chosen from the tables in ASCE-31. Elements with DCR's less than 1.0 are considered to meet the specified performance objective while those with DCR's greater than 1.0 are generally considered not to meet the performance objective. The following ductility factors were used in our evaluation.

- Wood Diaphragms:  $m = 3.0$
- Wood Structural Panel Shear Walls:  $m = 3.0$

### Background: Performance Objective:

The performance objective is described in terms of a building's post-earthquake damage level for a particular size earthquake. The damage state can range from extreme damage (Collapse-Prevention Performance) to light damage (Operational Performance). Collapse-Prevention is normally reserved for historic structures with mitigating circumstances such as the need to maintain historic integrity. The post earthquake damage state is such that the building is on the verge of collapse with significant portions of the non-structural components damaged beyond repair. Operational Performance on the other hand is normally reserved for critical facilities such as 911 Centers and Hospital Emergency rooms that must remain open and functional immediately after an earthquake. It requires that not only the structural system remain undamaged but that all the non-structural components also remain operational. An intermediate level of performance, suitable for schools and daycares may be derived by scaling between Life-Safety and Immediate Occupancy performance. The standard for seismic evaluation using ASCE-31 is Life-Safety Performance Objective for the MCE earthquake which corresponds to the hazard required in new building construction. The damage state for a building designed to a Life-Safety level can be described as follows:

*“Post-earthquake damage state in which significant damage to the structure has occurred, but some margin against either partial or total structural collapse remains. Some structural elements and components are severely damaged, but this has not resulted in large falling debris hazards, either within or outside the building. Injuries may occur during the earthquake; however, it is expected that the overall risk of life-threatening injury as a result of structural damage is low. It should be possible to repair the structure; however for economic reasons this may not be practical. While the damaged structure is not an imminent collapse risk, it would be prudent to implement structural repairs or install temporary bracing prior to re-occupancy.”*

The Life-Safety Performance Objective is the standard for seismic retrofit in this area and has been used as the basis of this study.

### Seismic Hazard:

Western Washington is seismically active with the most recent major events being the 2001, Nisqually Earthquake (Magnitude 6.8), the 1965 SeaTac Earthquake (Magnitude 6.5), and the 1949 Olympia Earthquake (Magnitude 7.1). Research indicates that there are three sources of strong ground motion in the Puget Sound region. The first is an interplate event off of the coast of Washington where the Juan de Fuca plate drives under (subducts) the North American plate. Earthquakes up to a Magnitude 9.0 and strong ground motion lasting several minutes are predicted from this source once every 500 years. The 1964 Alaska earthquake was caused by a similar mechanism. The second source is an intraplate event deep in the Juan de Fuca plate directly beneath Puget Sound. This event is thought to be capable of producing a Magnitude 7.5 earthquake once every 500 years. The 1949, 1965, and 2001 earthquakes are examples of this type of event. Strong ground motions are expected to last 20 seconds. The third source is a crustal event occurring close to the surface, which may occur along known or unknown fault lines. The 1996 Duvall earthquake (Magnitude 5.7) is an example of this type of event. Recent research has uncovered faults such as the Seattle fault, which may be capable of producing a Magnitude 7+ event with 20 second of strong ground motion. Since these shallow earthquakes are much closer to the surface the ground motions are expected to be very intense. We are not aware of damage to the building due to past seismic events.

### Limitations:

This study represents our opinions based on our site observations and our review of the original construction documents. Material properties have been assumed based on the construction documents, our observations, and our experience with similar buildings. No material tests were made available or

were performed. Our scope of work was limited to a seismic evaluation of the primary lateral force resisting system. We did not investigate the vertical (gravity) load carrying capability of the structure, or non-structural elements, other than those specifically mentioned in the body of this report..

We evaluated the building for the Life-Safety Performance Objective as defined by the *Seismic Evaluation of Existing Buildings* (ASCE 31-03). The Life-Safety level of performance is generally equivalent to the performance expected in new construction and is the standard performance objective for seismic retrofit in this area. It is important to note that even when a building meets this objective, a design level earthquake may still cause injuries, and may still cause severe damaged to some or all of a building's structural elements. It is possible that the damage may be economically impractical to repair.

This report is intended for the sole use of SHKS Architects and their consultants. The scope of services performed in the execution on this investigation may not be appropriate to satisfy the needs of other users, and any use or re-use of this document or the findings and recommendations presented herein is at the sole risk of the said user.

This evaluation does not represent a warranty or guarantee on the part of Swenson Say Fagét, Inc. that other problems do not exist. Swenson Say Fagét's professional services are performed using the degree of skill and care ordinarily exercised under similar circumstances by reputable structural engineers practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions included in this report.

## Screening Phase (Tier 1)

### 3.7.15 Basic Structural Checklist for Building Type URM: Unreinforced Masonry Bearing Walls with Flexible Diaphragms

This Basic Structural Checklist shall be completed where required by Table 3-2.

Each of the evaluation statements on this checklist shall be marked Compliant (C), Non-compliant (NC), or Not Applicable (N/A) for a Tier 1 Evaluation. Compliant statements identify issues that are acceptable according to the criteria of this standard, while non-compliant statements identify issues that require further investigation. Certain statements may not apply to the buildings being evaluated. For non-compliant evaluation statements, the design professional may choose to conduct further investigation using the Tier 2 Special Procedure for Unreinforced Masonry or the Tier 3 Evaluation Procedure.

#### C3.7.15 Basic Structural Checklist for Building Type URM

These buildings have bearing walls that consist of unreinforced (or lightly reinforced) brick, stone, or concrete block masonry. Wood floor and roof framing consists of wood joists, glulam beams, and wood posts or small steel columns. Steel floor and roof framing consists of steel beams or open web joists, steel girders, and steel columns. Lateral forces are resisted by the brick or concrete block masonry shear walls. Diaphragms consist of straight or diagonal lumber sheathing, structural wood panels, or untopped metal deck, and are flexible relative to the walls. Foundations consist of brick or concrete spread footings or deep foundations.

#### Building System

- |   |    |     |   |
|---|----|-----|---|
| C | NC | N/A | LOAD PATH: The structure shall contain a minimum of one complete load path for Life Safety and Immediate Occupancy for seismic force effects from any horizontal direction that serves to transfer the inertial forces from the mass to the foundation. (Tier 2: Sec. 4.3.1.1)  |
| C | NC | N/A | ADJACENT BUILDINGS: The clear distance between the building being evaluated and any adjacent building shall be greater than 4 percent of the height of the shorter building for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.3.1.2)   |
| C | NC | N/A | MEZZANINES: Interior mezzanine levels shall be braced independently from the main structure, or shall be anchored to the lateral-force-resisting elements of the main structure. (Tier 2: Sec. 4.3.1.3)   |
| C | NC | N/A | WEAK STORY: The strength of the lateral-force-resisting system in any story shall not be less than 80 percent of the strength in an adjacent story, above or below, for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.3.2.1)   |
| C | NC | N/A | SOFT STORY: The stiffness of the lateral-force-resisting system in any story shall not be less than 70 percent of the lateral-force-resisting system stiffness in an adjacent story above or below, or less than 80 percent of the average lateral-force-resisting system stiffness of the three stories above or below for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.3.2.2) |
| C | NC | N/A | GEOMETRY: There shall be no changes in horizontal dimension of the lateral-force-resisting system of more than 30 percent in a story relative to adjacent stories for Life Safety and Immediate Occupancy, excluding one-story penthouses and mezzanines. (Tier 2: Sec. 4.3.2.3)  |
| C | NC | N/A | VERTICAL DISCONTINUITIES: All vertical elements in the lateral-force-resisting system shall be continuous to the foundation. (Tier 2: Sec. 4.3.2.4)   |

## Screening Phase (Tier 1)

- C NC N/A MASS: There shall be no change in effective mass more than 50 percent from one story to the next for Life Safety and Immediate Occupancy. Light roofs, penthouses, and mezzanines need not be considered. (Tier 2: Sec. 4.3.2.5)
- C NC N/A DETERIORATION OF WOOD: There shall be no signs of decay, shrinkage, splitting, fire damage, or sagging in any of the wood members, and none of the metal connection hardware shall be deteriorated, broken, or loose. (Tier 2: Sec. 4.3.3.1)
- C NC N/A MASONRY UNITS: There shall be no visible deterioration of masonry units. (Tier 2: Sec. 4.3.3.7)
- C NC N/A MASONRY JOINTS: The mortar shall not be easily scraped away from the joints by hand with a metal tool, and there shall be no areas of eroded mortar. (Tier 2: Sec. 4.3.3.8)
- C NC N/A UNREINFORCED MASONRY WALL CRACKS: There shall be no existing diagonal cracks in the wall elements greater than 1/8 inch for Life Safety and 1/16 inch for Immediate Occupancy, or out-of-plane offsets in the bed joint greater than 1/8 inch for Life Safety and 1/16 inch for Immediate Occupancy, and shall not form an X pattern. (Tier 2: Sec. 4.3.3.11)

### Lateral-Force-Resisting System

- C NC N/A REDUNDANCY: The number of lines of shear walls in each principal direction shall be greater than or equal to 2 for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.4.2.1.1)
- C NC N/A SHEAR STRESS CHECK: The shear stress in the unreinforced masonry shear walls, calculated using the Quick Check procedure of Section 3.5.3.3, shall be less than 30 psi for clay units and 70 psi for concrete units for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.4.2.5.1)

### Connections

- C NC N/A WALL ANCHORAGE: Exterior concrete or masonry walls that are dependent on the diaphragm for lateral support shall be anchored for out-of-plane forces at each diaphragm level with steel anchors, reinforcing dowels, or straps that are developed into the diaphragm. Connections shall have adequate strength to resist the connection force calculated in the Quick Check procedure of Section 3.5.3.7. (Tier 2: Sec. 4.6.1.1)
- C NC N/A WOOD LEDGERS: The connection between the wall panels and the diaphragm shall not induce cross-grain bending or tension in the wood ledgers. (Tier 2: Sec. 4.6.1.2)
- C NC N/A TRANSFER TO SHEAR WALLS: Diaphragms shall be connected for transfer of loads to the shear walls for Life Safety and the connections shall be able to develop the lesser of the shear strength of the walls or diaphragms for Immediate Occupancy. (Tier 2 Sec. 4.6.2.1)
- C NC N/A GIRDER/COLUMN CONNECTION: There shall be a positive connection utilizing plates, connection hardware, or straps between the girder and the column support. (Tier 2: Sec. 4.6.4.1)

## Screening Phase (Tier 1)

### 3.7.15S Supplemental Structural Checklist for Building Type URM: Unreinforced Masonry Bearing Walls with Flexible Diaphragms

This Supplemental Structural Checklist shall be completed where required by Table 3-2. The Basic Structural Checklist shall be completed prior to completing this Supplemental Structural Checklist.

#### Lateral-Force-Resisting System

- C NC N/A PROPORTIONS: The height-to-thickness ratio of the shear walls at each story shall be less than the following for Life Safety and Immediate Occupancy (Tier 2: Sec. 4.4.2.5.2):
- |                                     |    |
|-------------------------------------|----|
| Top story of multi-story building   | 9  |
| First story of multi-story building | 15 |
| All other conditions                | 13 |
- C NC N/A MASONRY LAY-UP: Filled collar joints of multi-wythe masonry walls shall have negligible voids. (Tier 2: Sec. 4.4.2.5.3)

#### Diaphragms

- C NC N/A CROSS TIES: There shall be continuous cross ties between diaphragm chords. (Tier 2: Sec. 4.5.1.2)
- C NC N/A OPENINGS AT SHEAR WALLS: Diaphragm openings immediately adjacent to the shear walls shall be less than 25 percent of the wall length for Life Safety and 15 percent of the wall length for Immediate Occupancy. (Tier 2: Sec. 4.5.1.4)
- C NC N/A OPENINGS AT EXTERIOR MASONRY SHEAR WALLS: Diaphragm openings immediately adjacent to exterior masonry shear walls shall not be greater than 8 feet long for Life Safety and 4 feet long for Immediate Occupancy. (Tier 2: Sec. 4.5.1.6)
- C NC N/A PLAN IRREGULARITIES: There shall be tensile capacity to develop the strength of the diaphragm at re-entrant corners or other locations of plan irregularities. This statement shall apply to the Immediate Occupancy Performance Level only. (Tier 2: Sec. 4.5.1.7)
- C NC N/A DIAPHRAGM REINFORCEMENT AT OPENINGS: There shall be reinforcing around all diaphragm openings larger than 50 percent of the building width in either major plan dimension. This statement shall apply to the Immediate Occupancy Performance Level only. (Tier 2: Sec. 4.5.1.8)
- C NC N/A STRAIGHT SHEATHING: All straight sheathed diaphragms shall have aspect ratios less than 2-to-1 for Life Safety and 1-to-1 for Immediate Occupancy in the direction being considered. (Tier 2: Sec. 4.5.2.1)
- C NC N/A SPANS: All wood diaphragms with spans greater than 24 feet for Life Safety and 12 feet for Immediate Occupancy shall consist of wood structural panels or diagonal sheathing (Tier 2: Sec. 4.5.2.2)
- C NC N/A UNBLOCKED DIAPHRAGMS: All diagonally sheathed or unblocked wood structural panel diaphragms shall have horizontal spans less than 40 feet for Life Safety and 30 feet for Immediate Occupancy and shall have aspect ratios less than or equal to 4-to-1 for Life Safety and 3-to-1 for Immediate Occupancy. (Tier 2: Sec. 4.5.2.3)
- C NC N/A NON-CONCRETE FILLED DIAPHRAGMS: Untopped metal deck diaphragms or metal deck diaphragms with fill other than concrete shall consist of horizontal spans of less than 40 feet and shall have span/depth ratios less than 4-to-1. This statement shall apply to the Immediate Occupancy Performance Level only. (Tier 2: Sec. 4.5.3.1)

## Screening Phase (Tier 1)

C NC N/A OTHER DIAPHRAGMS: The diaphragm shall not consist of a system other than wood, metal deck, concrete, or horizontal bracing. (Tier 2: Sec. 4.5.7.1)

### Connections

C NC N/A STIFFNESS OF WALL ANCHORS: Anchors of concrete or masonry walls to wood structural elements shall be installed taut and shall be stiff enough to limit the relative movement between the wall and the diaphragm to no greater than 1/8 inch prior to engagement of the anchors. (Tier 2: Sec. 4.6.1.4)

C NC N/A BEAM, GIRDER, AND TRUSS SUPPORTS: Beams, girders, and trusses supported by unreinforced masonry walls or pilasters shall have independent secondary columns for support of vertical loads. (Tier 2: Sec. 4.6.4.5)

**3.7.1 Basic Structural Checklist for Building Type W1: Wood Light Frames**

This Basic Structural Checklist shall be completed where required by Table 3-2.

Each of the evaluation statements on this checklist shall be marked Compliant (C), Non-compliant (NC), or Not Applicable (N/A) for a Tier 1 Evaluation. Compliant statements identify issues that are acceptable according to the criteria of this standard, while non-compliant statements identify issues that require further investigation. Certain statements may not apply to the buildings being evaluated. For non-compliant evaluation statements, the design professional may choose to conduct further investigation using the corresponding Tier 2 Evaluation procedure; corresponding section numbers are in parentheses following each evaluation statement.

**C3.7.1 Basic Structural Checklist for Building Type W1**

These buildings are single- or multiple-family dwellings of one or more stories in height. Building loads are light and the framing spans are short. Floor and roof framing consists of wood joists or rafters on wood studs spaced no more than 24 inches apart. The first floor framing is supported directly on the foundation, or is raised up on cripple studs and post-and-beam supports. The foundation consists of spread footings constructed on concrete, concrete masonry block, or brick masonry or even wood in older construction. Chimneys, where present, consist of solid brick masonry, masonry veneer, or wood frame with internal metal flues. Lateral forces are resisted by wood frame diaphragms and shear walls. Floor and roof diaphragms consist of straight or diagonal lumber sheathing, tongue-and-groove planks, oriented strand board, or plywood. Shear walls consist of straight or diagonal lumber sheathing, plank siding, plywood, oriented strand board, stucco, gypsum board, particle board, or fiberboard. Interior partitions are sheathed with plaster or gypsum board.

**Building System**

- C NC N/A LOAD PATH: The structure shall contain a minimum of one complete load path for Life Safety and Immediate Occupancy for seismic force effects from any horizontal direction that serves to transfer the inertial forces from the mass to the foundation. (Tier 2: Sec. 4.3.1.1)
- C NC N/A VERTICAL DISCONTINUITIES: All vertical elements in the lateral-force-resisting system shall be continuous to the foundation. (Tier 2: Sec. 4.3.2.4)
- C NC N/A DETERIORATION OF WOOD: There shall be no signs of decay, shrinkage, splitting, fire damage, or sagging in any of the wood members, and none of the metal connection hardware shall be deteriorated, broken, or loose. (Tier 2: Sec. 4.3.3.1)
- C NC N/A WOOD STRUCTURAL PANEL SHEAR WALL FASTENERS: There shall be no more than 15 percent of inadequate fastening such as overdriven fasteners, omitted blocking, excessive fastening spacing, or inadequate edge distance. This statement shall apply to the Immediate Occupancy Performance Level only. (Tier 2: Sec. 4.3.3.2)

**Lateral-Force-Resisting System**

- C NC N/A REDUNDANCY: The number of lines of shear walls in each principal direction shall be greater than or equal to 2 for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.4.2.1.1)

### Screening Phase (Tier 1)

- |                            |           |     |   |                            |           |                    |         |                    |         |                      |         |
|----------------------------|-----------|-----|---|----------------------------|-----------|--------------------|---------|--------------------|---------|----------------------|---------|
| C                          | NC        | N/A | <p>SHEAR STRESS CHECK: The shear stress in the shear walls, calculated using the Quick Check procedure of Section 3.5.3.3, shall be less than the following values for Life Safety and Immediate Occupancy (Tier 2: Sec. 4.4.2.7.1):</p> <table border="0" style="margin-left: 40px;"> <tr> <td>Structural panel sheathing</td> <td style="text-align: right;">1,000 plf</td> </tr> <tr> <td>Diagonal sheathing</td> <td style="text-align: right;">700 plf</td> </tr> <tr> <td>Straight sheathing</td> <td style="text-align: right;">100 plf</td> </tr> <tr> <td>All other conditions</td> <td style="text-align: right;">100 plf</td> </tr> </table> | Structural panel sheathing | 1,000 plf | Diagonal sheathing | 700 plf | Straight sheathing | 100 plf | All other conditions | 100 plf |
| Structural panel sheathing | 1,000 plf |     |   |                            |           |                    |         |                    |         |                      |         |
| Diagonal sheathing         | 700 plf   |     |   |                            |           |                    |         |                    |         |                      |         |
| Straight sheathing         | 100 plf   |     |   |                            |           |                    |         |                    |         |                      |         |
| All other conditions       | 100 plf   |     |   |                            |           |                    |         |                    |         |                      |         |
| C                          | NC        | N/A | <p>STUCCO (EXTERIOR PLASTER) SHEAR WALLS: Multi-story buildings shall not rely on exterior stucco walls as the primary lateral-force-resisting system. (Tier 2: Sec. 4.4.2.7.2)</p>   |                            |           |                    |         |                    |         |                      |         |
| C                          | NC        | N/A | <p>GYPSUM WALLBOARD OR PLASTER SHEAR WALLS: Interior plaster or gypsum wallboard shall not be used as shear walls on buildings over one story in height with the exception of the uppermost level of a multi-story building. (Tier 2: Sec. 4.4.2.7.3)</p>   |                            |           |                    |         |                    |         |                      |         |
| C                          | NC        | N/A | <p>NARROW WOOD SHEAR WALLS: Narrow wood shear walls with an aspect ratio greater than 2-to-1 for Life Safety and 1.5-to-1 for Immediate Occupancy shall not be used to resist lateral forces developed in the building in levels of moderate and high seismicity. Narrow wood shear walls with an aspect ratio greater than 2-to-1 for Immediate Occupancy shall not be used to resist lateral forces developed in the building in levels of low seismicity. (Tier 2: Sec. 4.4.2.7.4)</p>   |                            |           |                    |         |                    |         |                      |         |
| C                          | NC        | N/A | <p>WALLS CONNECTED THROUGH FLOORS: Shear walls shall have interconnection between stories to transfer overturning and shear forces through the floor. (Tier 2: Sec. 4.4.2.7.5)</p>  |                            |           |                    |         |                    |         |                      |         |
| C                          | NC        | N/A | <p>HILLSIDE SITE: For structures that are taller on at least one side by more than one-half story due to a sloping site, all shear walls on the downhill slope shall have an aspect ratio less than 1-to-1 for Life Safety and 1 to 2 for Immediate Occupancy. (Tier 2: Sec. 4.4.2.7.6)</p>   |                            |           |                    |         |                    |         |                      |         |
| C                          | NC        | N/A | <p>CRIPPLE WALLS: Cripple walls below first-floor-level shear walls shall be braced to the foundation with wood structural panels. (Tier 2: Sec. 4.4.2.7.7)</p>   |                            |           |                    |         |                    |         |                      |         |
| C                          | NC        | N/A | <p>OPENINGS: Walls with openings greater than 80 percent of the length shall be braced with wood structural panel shear walls with aspect ratios of not more than 1.5-to-1 or shall be supported by adjacent construction through positive ties capable of transferring the lateral forces. (Tier 2: Sec. 4.4.2.7.8)</p>  |                            |           |                    |         |                    |         |                      |         |

#### Connections

- |   |    |     |  |
|---|----|-----|--|
| C | NC | N/A | <p>WOOD POSTS: There shall be a positive connection of wood posts to the foundation. (Tier 2: Sec. 4.6.3.3)</p>  |
| C | NC | N/A | <p>WOOD SILLS: All wood sills shall be bolted to the foundation. (Tier 2: Sec. 4.6.3.4)</p>  |
| C | NC | N/A | <p>GIRDER/COLUMN CONNECTION: There shall be a positive connection utilizing plates, connection hardware, or straps between the girder and the column support. (Tier 2: Sec. 4.6.4.1)</p> |

**3.7.1S Supplemental Structural Checklist for Building Type W1: Wood Light Frames**

This Supplemental Structural Checklist shall be completed where required by Table 3-2. The Basic Structural Checklist shall be completed prior to completing this Supplemental Structural Checklist.

**Lateral-Force-Resisting System**

- C NC N/A HOLD-DOWN ANCHORS: All shear walls shall have hold-down anchors constructed per acceptable construction practices, attached to the end studs. This statement shall apply to the Immediate Occupancy Performance Level only. (Tier 2: Sec. 4.4.2.7.9)

**Diaphragms**

- C NC N/A DIAPHRAGM CONTINUITY: The diaphragms shall not be composed of split-level floors and shall not have expansion joints. (Tier 2: Sec. 4.5.1.1)
- C NC N/A ROOF CHORD CONTINUITY: All chord elements shall be continuous, regardless of changes in roof elevation. (Tier 2: Sec. 4.5.1.3)
- C NC N/A PLAN IRREGULARITIES: There shall be tensile capacity to develop the strength of the diaphragm at re-entrant corners or other locations of plan irregularities. This statement shall apply to the Immediate Occupancy Performance Level only. (Tier 2: Sec. 4.5.1.7)
- C NC N/A DIAPHRAGM REINFORCEMENT AT OPENINGS: There shall be reinforcing around all diaphragm openings larger than 50 percent of the building width in either major plan dimension. This statement shall apply to the Immediate Occupancy Performance Level only. (Tier 2: Sec. 4.5.1.8)
- C NC N/A STRAIGHT SHEATHING: All straight sheathed diaphragms shall have aspect ratios less than 2-to-1 for Life Safety and 1-to-1 for Immediate Occupancy in the direction being considered. (Tier 2: Sec. 4.5.2.1)
- C NC N/A SPANS: All wood diaphragms with spans greater than 24 feet for Life Safety and 12 feet for Immediate Occupancy shall consist of wood structural panels or diagonal sheathing. (Tier 2: Sec. 4.5.2.2)
- C NC N/A UNBLOCKED DIAPHRAGMS: All diagonally sheathed or unblocked wood structural panel diaphragms shall have horizontal spans less than 40 feet for Life Safety and 30 feet for Immediate Occupancy and shall have aspect ratios less than or equal to 4-to-1 for Life Safety and 3-to-1 for Immediate Occupancy. (Tier 2: Sec. 4.5.2.3)
- C NC N/A OTHER DIAPHRAGMS: The diaphragm shall not consist of a system other than wood, metal deck, concrete, or horizontal bracing. (Tier 2: Sec. 4.5.7.1)

**Connections**

- C NC N/A WOOD SILL BOLTS: Sill bolts shall be spaced at 6 feet or less for Life Safety and 4 feet or less for Immediate Occupancy, with proper edge and end distance provided for wood and concrete. (Tier 2: Sec. 4.6.3.9)

**ECA Appendix B**  
Mechanical System Narrative

October 22, 2009



Susan Tillack  
Snyder Hartung Kane and Strauss  
1050 North 38<sup>th</sup> Street  
Seattle, Washington 98103

Re: Old Woodinville School House, Conceptual Mechanical Design Narrative

Dear Susan;

The following letter documents the conceptual design mechanical narrative for the 18,435 square foot Old Woodinville School House project.

## **Existing Conditions**

### **General**

The existing 18,435 sf building was first built in the early 20<sup>th</sup> century and has been added on to and remodeled a few times. The building is naturally ventilated and heated by a steam boiler and radiator system. Window unit air conditioning units were added recently. The building has single pane windows and is generally insulated to the standards of when it was first built or modified. The building is not insulated to current energy code standards and therefore has a much larger heating system than would be required under current building and energy codes.

### **Plumbing**

The domestic water service is approximately 1-1/2" diameter and enters the building through the south side of the building, through a partially sealed tunnel (hole in the wall with a 24" cavity behind it). The piping in the building is a mix of galvanized steel and copper, with the newer piping being copper and the older piping being galvanized steel. There are existing restrooms and sinks located on each floor that have had their water service turned off for a long time. It is likely that this extended period of inactivity has allowed the faucets and valves to rust. Some of the sinks have painted copper domestic water piping visible but it is assumed that the older bathrooms have a mix of copper and galvanized steel located behind the walls.

The existing 4" waste service is located in the Boiler Room and is routed to serve the fixtures from there.

There is an existing water heater located in the boiler room that looks to be in good condition but was probably installed in the 1993 when the building was last occupied.

### **Heating, Ventilation and Air Conditioning**

The basement is unheated except for a ceiling mounted steam unit radiator located in the northern most room where some electrical panels are. Cast iron radiators serve the first and second floors, are heated by a steam boiler system. There are two boilers located in the basement boiler room, a Wiel McClain 488 with a 1,010,000 btu/hr maximum firing rate and a decommissioned Cleaver Brooks converted coal boiler with a 1,255,000 btu/hr maximum firing rate. These boilers are piped to perimeter radiators located in each classroom, office



or other spaces. The radiators appear to be recently modified with particleboard to protect the building occupants from touching the old hot radiators.

Each space has at least one operable window providing ventilation. Most first and second floor spaces are provided with passive air vents ducted to roof ventilators to allow the hot air to rise out of the space while the windows pull in fresh air, or in other words the original natural “air conditioning” system.

Some spaces have been retrofitted with window unit air conditioners. These air conditioners were installed by taking out a section of window, filling that section with plywood and mounting the air conditioners to the plywood. These air conditioners are not sized to provide full conditioning to each space served but are sized to provide a little relief on a hot summer day.

### **Fire Sprinkler**

The building is presently not fitted with a fire sprinkler riser or system.

### **Recommendations**

#### **Plumbing**

It is recommended that all of the plumbing fixtures and piping be removed and not reused. The fixtures are stained with a decade or more of inactivity. The piping probably has accumulated considerable rust deposits from water or air being stagnant for so long. The existing water supply could be reused but it is not in the most convenient location and the new arrangement of space may require this to be relocated to the current boiler room. The size of the water service will need to be checked and possibly increased based on current water consumption standards and future building use. The existing location of the waste service will have to be reviewed to make sure it fits with the future fixture arrangement.

Copper piping is recommended for all domestic water installed in the future. Cast Iron is recommended for future waste and vent piping. Modern water efficient, ADA and other code compliant fixtures are recommended to replace the existing fixtures.

A new water heater should be provided to handle the future building's hot water demand.

#### **Heating, Ventilation and Air Conditioning**

It is probable that a change of use and a substantial renovation would require that the building's insulation would be brought up to today's energy code standards. Given the insulation upgrade, the existing heating system is currently sized at least twice as big as it needs to be. (Existing boiler(s) ~1,000,000 btu/hr, insulated building requires 25btu/sf x ~18,000sf = 450,000 btu/hr or less than half of the existing size). It is recommended that all of the heating system, boilers, piping, radiators and unit radiators be removed and a properly sized heating system be installed to fully heat the new building's use. See the Potential Systems below.

The existing operable windows could be made to work with the new use of the building as long as all spaces were designed to comply with the IBC section 1203. In configurations where it is not feasible to ventilate interior spaces that don't have exterior windows, mechanical ventilation will need to be provided. The existing roof ventilators could be



removed and new roof ventilators provided if needed to accommodate the new arrangement of space.

It is recommended that the existing window units be removed. According to ASHRAE, Window Unit Air Conditioners have a 10-year life expectancy and these were probably installed in the 1980s when the building was last occupied and therefore these units would be long past their expected service life.

### **Fire Sprinkler**

If a fire sprinkler system is required for future use of this building, a 4" or 6" service will be required. The fire sprinkler riser should be located within conditioned space, most likely in the Boiler Room.

### **Controls**

The controls can be individual thermostats or DDC (Direct Digital Control) for almost any system selected.

### **Potential Systems**

#### **General:**

Each system below would be provided with a plumbing system and fixtures as shown on the Architectural documents. Depending of future use the building could be provided with a fire sprinkler system to provide full protection to each conditioned and unconditioned space.

#### **System 1A: Repair and Reuse the Steam Boiler and Radiator System**

The existing system could be reused if very minimal changes are made to the building. The existing boiler looks to be in good shape and could be recommissioned. Reusing the existing steam piping would require that the leaks that have developed over the years be patched or have some length of piping replaced. The existing roof ventilators and operable windows would be reused in place. No AC would be provided under this system. This system would repair and reuse the existing controls.

This is not a recommended solution as most of the components of this system are past their recommended ASHRAE services life, except for the boiler which has a 35 year recommended services life. This would be a temporary solution to operate this system for another 3-5 years while the rest of the components use up their remaining service life. At the end of mechanical systems service lives the system can expect to have an increasing number of service calls required to keep the system operating.

#### **Pros:**

Lowest first cost  
Common system type

#### **Cons:**

Very little to no system reconfigure flexibility  
Requires boiler room  
Higher operating cost due to little building insulation  
Higher maintenance cost due to system age  
No separate metering  
Least perceived comfort  
(No AC, No forced air)

Cost: \$345,045 or \$18.72 per square foot.



**System 1B: Natural Vent, Boiler Fired Perimeter Finned-Tube Radiators, No AC**

The building would be provided with a system similar to what it already has; a natural gas fired boiler circulating hot water (not steam) to perimeter finned-tube radiators. If the operating cost is not a concern then the existing boiler can be modified and reused. It is anticipated that with a change of use and a substantial renovation that the envelope would need to be brought up to today's energy code.

roof ventilators would be provided to serve each space. No AC would be provided under this system. This system could be controlled with local thermostats and boiler controls or a DDC system.

Pros:  
Most similar to original  
Low first cost  
Simple to maintain

Cons:  
Requires boiler room  
No separate metering  
Least perceived comfort  
(No AC, No forced air)

Cost: \$540,842 or \$29.34 per square foot.

**System 2: Water Source Heat Pumps**

The building would be provided with a water source heat pump (WSHP) system. A boiler would provide the heating energy and would be located in the existing boiler room. A cooling tower would provide the cooling energy and would be located on the roof or another near by outdoor location. One water source heat pump would be provided for every 1200 to 2000 square feet and would be located above a lowered ceiling or in a dedicated mechanical closet. The units would be provided with 100% economizer as required by Washington State Energy Code (WSEC). Each WSHP would have simple ductwork to provide supply and return air to each space with in a zone. Condenser water piping would be routed to the WSHP from the boilers and cooling towers in a two (2) pipe arrangement. This system could be controlled with a WSHP control system or a DDC system.

Pros:  
Better than code efficiency  
More perceived comfort than System 1  
Easily metered for separate tenants

Cons:  
Requires boiler room  
Requires outdoor cooling tower  
Requires more maintenance (cooling tower)  
Economizer ductwork  
Requires mechanical closets or chases  
Highest first cost

Cost: \$672,765 or \$36.49 per square foot.

**System 3: Split System Heat Pumps**

The building would be provided with ducted split system heat pumps to provide HVAC to all spaces. The outdoor condensing units would be located on the roof or on an exterior wall or adjacent concrete pad. One split system would be provided for every 1200 to 2000 square feet and the indoor fan coil would be located in an adjacent mechanical closet or above a ceiling. A relatively small set of refrigerant piping (less than 2"ID) will be routed between each indoor and outdoor unit. Simple ductwork would route supply and return air to each



space within a zone. The fan coils would be provided with 100% economizer as required by the WSEC. This system could be controlled with local thermostats or a DDC system.

- |                                      |                                       |
|--------------------------------------|---------------------------------------|
| Pros:                                | Cons:                                 |
| Better than code can efficiency      | Requires mechanical closets or chases |
| No boiler room required              | Economizer ductwork                   |
| More perceived comfort than System 1 | Not flexible with sub-metering        |

Cost: \$588,165 or \$31.90 per square foot.

#### **System 4: Gas, DX Roof Top Air Handling Units**

The building would be provided with three (3) natural gas heating, DX cooling, roof top air handlers to provide conditioning to all spaces. The units would be ordered with 100% economizer and this would not have to be ducted separately as in systems 2 and 3. There are countless ways to zone the building but at this point the building would be divided into thirds, one unit would serve the newer east addition, one unit would serve the middle and the last unit would serve the west third of the building. Each unit would be approximately 15 tons in size and would serve 6,000 square feet. Each unit would have ductwork routed down a central shaft where it would branch out to serve each space within the zone. This system could be controlled with local thermostats or a DDC system.

- |                                      |                                |
|--------------------------------------|--------------------------------|
| Pros:                                | Cons:                          |
| No boiler or mechanical room         | Not flexible with sub-metering |
| More perceived comfort than System 1 | Only 3 zones of control        |
| Simple to maintain                   | Duct shafts are required       |
| 2 <sup>nd</sup> lowest first cost    |                                |

Cost: \$546,165 or \$29.63 per square foot.

Thank you for the opportunity to contribute to this project. Please let us know if you have any questions or comments or if we can be of any further assistance.

Sincerely;  
**The Greenbusch Group, Inc.**

Derek Orkney

Attached - Cost Estimate

Old Woodinville School House  
 Pre - Design Study  
 Evaluation of Option for Mechanical Systems

10/22/2009

18435 Square Feet

System 1a		System 1b					
Category	Count	Unit Price	Product	Category	Count	Unit Price	Product
Reuse existing steam boiler and radiator system, No AC							
Mobilization	1	\$10,000	\$10,000	Mobilization	1	\$10,000	\$10,000
Fire Sprinkler (SF)	18,435	\$4.00	\$73,740	Fire Sprinkler (SF)	18,435	\$4.00	\$73,740
Plumbing (SF)	18,435	\$8.00	\$147,480	Plumbing (SF)	18,435	\$8.00	\$147,480
Insulation (SF)	18,435	\$1.00	\$18,435	Insulation (SF)	18,435	\$1.00	\$18,435
HVAC							
Roof Vents (4x)	0	\$2,000	\$0	Roof Vents (4x)	4	\$2,000	\$8,000
Finned-Tube Radiators (LF)	0	\$43.50	\$0	Finned-Tube Radiators (LF)	421	\$43.50	\$18,314
Repair piping (LF) (20%)	500	\$45.00	\$22,500	Heat piping (LF)	2,500	\$45.00	\$112,500
Boiler Recommissioned	1	\$5,000	\$5,000	Boiler (1 x 500mbh)	1	\$20,000	\$20,000
Gas piping (LS)	0	\$2,500	\$0	Gas piping (LS)	1	\$2,500	\$2,500
Replace Pumps	2	\$3,500	\$7,000	Pumps (2x 100%)	2	\$3,500	\$7,000
Reuse Tanks, misc equip (LS)	0	\$15,000	\$0	Tanks, misc equip (LS)	1	\$15,000	\$15,000
Reuse Control Valves	0	\$250	\$0	Control Valves	35	\$250	\$8,750
Replace Some Local Thermostats	7	\$200	\$1,400	Local Thermostats	35	\$200	\$7,000
Balancing (SF)	18,435	\$0.65	\$11,983	Balancing (SF)	18,435	\$0.65	\$11,983
OH&P (20%)			\$57,508	OH&P (20%)			\$90,140
Alternate - mod (e) boiler, \$2k							
Sum		\$/SF	\$	Sum		\$/SF	\$
			\$18.72				\$29.34
			\$345,045				\$540,842

Alternate - mod (e) boiler, \$2k





**ECA Appendix C**  
Electrical Report

Woodinville School

Electrical Report

10/23/09

**I. Power Systems Analysis**

**A. Power Service**

1. Existing service originates from a flush in grade vault to the west of the building. The service is 480Y/277V, 3 phase, 4 wire, 200 amps. It enters the building at the SW corner via a disconnect and meter and terminates at a wire gutter within the building at the basement level. At the wire gutter, the service splits into two feeders. One feeds Panel P1 via a 50 KVA 480V:208Y/120V transformer and the other feeds Panel P2 via a 112.5 KVA 480V:208Y/120V transformer.
2. The service equipment is relatively new and in good condition. 200 amps is probably not adequate, though, for the potential uses of the building. A new service feeder will be designed as building uses are determined. It will likely originate from the existing vault and it is anticipated to be 400-600 amps at 480Y/277V. Conduits will be run from the existing vault to the building to accommodate the service. The service could have multiple meters as dictated by the number of separate tenants in the building.

**B. Power Distribution**

1. Panel P1 is 208Y/120V, 3 phase, 4 wire, 150 amps. It is located on the second floor in the area designated as Book Room on the record drawings. The panel is in good condition and is salvageable for reuse.
2. Panel P2 is 208Y/120V, 3 phase, 4 wire, 350 amps. It is located on the basement floor near the service entrance. The panel is in good condition and is salvageable for reuse.
3. Panel P2 feeds Panel P3, Panel A, and Panel B. Panel P3 is 208Y/120V, 3 phase, 4 wire, 100 amps and is located on the first floor. It is in good condition and is salvageable for reuse. Panels A and B are load center style intended for residential applications. It is recommended to not reuse these panels.
4. Quantity of receptacles in the building is limited. Most appear to have been added over time and are surface mounted and served by

Woodinville School

Electrical Report  
10/23/09

surface mounted raceways. Salvageable items are minimal due to age and condition. New receptacles and circuitry should be provided throughout the building per the programmatic requirements of the tenants.

5. Knob and tube wiring was observed in the attic. This does not meet code and should be removed.

## **II. Lighting Analysis**

### **A. General Lighting**

1. There are a variety of fixtures throughout the building.
2. Some areas have classic "Schoolhouse" style pendants with incandescent lamps. Most are in satisfactory condition and could be reused if retrofitted with fluorescent lamps. About 16 fixtures appear to be in suitable condition for reuse.
3. The east addition area has concentric ring pendants with incandescent lamps. These are in marginal condition. Reuse is not recommended due to condition of the fixtures and difficulties in retrofitting them with fluorescent.
4. Basic inexpensive fluorescent fixtures with T12 lamps are found in selected areas throughout the building. Condition of these fixtures ranges from poor to adequate. It is recommended to provide new fixtures where wraparounds are needed rather than reusing existing.
5. It is recommended to provide new lighting throughout the building. Fixture types will be selected per space types, ceiling conditions and architectural considerations. Fixtures will typically have T8 lamps and electronic ballasts. Existing original "Schoolhouse" fixtures can be retrofitted and reused if there are suitable locations.
6. Occupancy sensors and automatic shutoff will be installed as required by the Energy Code. Watts per square foot for each area type will be in compliance with Energy Code levels.
7. Exterior lighting is limited and consists of building mounted floodlights. The fixtures are glare sources and consequently are not

Woodinville School

**Electrical Report**

10/23/09

recommended for reuse. Exterior lighting required for security and wayfinding can be accomplished with new building mounted fixtures with sharp cutoff optics to reduce glare and light pollution. Pathway and landscape lighting may be provided if dictated by landscape plans for the site.

**B. Emergency Lighting**

1. Emergency lighting is currently accomplished with "bug eye" style battery units. They are functional but in marginal condition due to age. It is recommended to install new battery units for emergency lighting or to use battery ballasts within fixtures.
2. Existing exit signs are in marginal condition and most do not meet code as they do not have battery backup. New exit signs with battery backup will be provided as required by code.

**III. Communications Systems Analysis**

**A. Data**

1. Existing cabling is limited. It typically consists of exposed Category 5 cabling. It is recommended to provide new data cabling throughout as required by programmatic needs using Category 5E or Category 6 cabling.

**B. Telephone**

1. Utility service is to a demarcation point in the basement. Service is underground from a vault to the north of the building. Service is not adequate for the anticipate uses of the building. A new telephone service should be brought in which will require underground conduits routed into the building.
2. There is an existing Meridian Tel phone switch in the building. It is in satisfactory condition and could be reused though it may be too limited in features to support the needs of the future tenants. Future tenant needs will be evaluated to determine if the existing switch is viable for one or more of them.

Woodinville School

**Electrical Report**  
**10/23/09**

3. Existing cabling is limited. It typically consists of exposed Category 5 cabling. It is recommended to provide new telephone cabling throughout as required by programmatic needs using Category 5E or Category 6 cabling.

**C. Television**

1. There is no television service to the building.
2. If television service is required by building tenants delivery of service details will need to be determined with the CATV utility in the area. This will likely require an underground conduit for delivery of service to the building. Satellite is another option for consideration.
3. Coax cabling could be used to distribute TV throughout the building to required locations, if desirable.

**D. Intercom**

1. There is an old Dukane intercom system in the building. It does not appear functional and most speakers are in marginal condition. It looks like much of the system has been removed already.
2. Recommendation is to demolish what is left of the system.

**E. Clocks**

1. There are old GE clocks in some rooms. The clock headend appears to have been removed and clocks have been removed from several rooms.
2. Recommendation is to demolish what is left of the system.

**F. Fire Alarm System Analysis**

1. Existing system is a Gamewell IF610 installed circa 2001. It is in satisfactory condition.
2. Fire alarm system circuitry is installed exposed throughout the building.
3. Smoke detectors are installed throughout the building.

Woodinville School

Electrical Report  
10/23/09

4. Horn/strobe devices are installed throughout the building.
5. Manual pull stations are installed at exit doors.
6. The system generally meets current code requirements. The manual stations are an older style which does not meet code so cannot be reused. Smoke detectors and horn/strobes can be reused. The existing fire alarm control panel can be reused.
7. Devices and circuits may need to be relocated based on architectural renovations to the building. Consequently, it is anticipated that while devices can be relocated as necessary, it will be difficult to reuse much of the circuitry.
8. The fire alarm control panel can be reused but replacement is recommended. The panel is almost 10 years old and technology for fire alarm systems has evolved. It is recommended to put in a new fire alarm control panel but possibly reuse existing smoke detectors and horn/strobes where appropriate.

**ECA Appendix D**  
Code Analysis Spreadsheet

# Old Woodinville School House - CODE ANALYSIS

<b>Date</b>	9.29.2009
<b>Project</b>	Old-Woodinville School House Feasibility Study
<b>Building Official Consulted</b>	NA

## GENERAL

<b>Project Description</b>	Feasibility Study
<b>Building Address</b>	13203 NE 175th ST 98072
<b>Applicable Building Code</b>	Woodinville Municipal Code 2006 International Building Code – Chapter 51-50 WAC 2006 International Existing Building Code – Chapter 51-50 WAC 2006 International Mechanical Code – Chapter 51-52 WAC 2006 Uniform Plumbing Code – Chapters 51-56 and 51-57 WAC 2006 Washington State Energy Code – Chapter 51-11 WAC 2006 Washington State Ventilation and Indoor Air Quality Code – Chapter 51-13 WAC
<b>Zoning Jurisdiction</b>	City of Woodinville
<b>Other Regulatory Agencies</b>	NA

## ZONING ANALYSIS

<b>Parcel #</b>	102605-9024 - Annex Building
<b>Legal Description</b>	PCL B WOODINVILLE BLA # BLA 2002-0071 REC # 2003101490005 SD BLA BEING POR NE 1/4 OF NE 1/4 OF SE 1/4 & POR NW 1/4 OF NW 1/4 OF SW 1/4 STR 10-26-5 LESS POR FOR R/W PER REC #20090602001055

<b>Deed Restrictions/Easements</b>	Refer to Title; restricts use to school
<b>Allowed or Conditional Use</b>	Central Business District-CBD or Public Institutional-PII <a href="http://www.ci.woodinville.wa.us/Documents/Work/Zoning%20Code/ZC04.pdf">http://www.ci.woodinville.wa.us/Documents/Work/Zoning%20Code/ZC04.pdf</a>
<b>Year Built</b>	1938
<b>City Landmark Status</b>	Yes
<b>Site Area</b>	138,096 SqFt
<b>Building Area</b>	15,176 SqFt
<b>Setback Standards</b>	Minimum Street Setback 10 ft Minimum Interior Setback 20 ft —Twenty (20) foot setback only required along property lines adjoining residential zones, otherwise no specific interior setback requirement. —(PII Only) Fifty (50)-foot setback required along property lines abutting agriculturally zoned parcels. Does not apply to signage. For applicable sign setbacks, see WMC 21.2

<b>Building Height</b>	Existing 31'-4" ft Maximum Allowed 35 ft for CBD & 45 ft for P/I Height limits may be increased when portions of the structure or building which exceed the base height limit provide one (1) additional foot of street and interior setback beyond the required setback for each foot above the base height limit, provided the maximum height may not exceed forty-five (45) feet.
<b>Lot Coverage</b>	Maximum Floor/Lot Ratio (SqFt): 2.5/1 for CBD & 4/1 for P/I Maximum Impervious Surface: 90% for CBD & 85% for P/I

## Parking

<http://www.ci.woodinville.wa.us/Documents/Work/Zoning%20Code/ZC18.pdf>  
ARC's dwgs indicate 283 spaces provided, with 207 required for City Hall and CEC = 76 spaces available. This does not take into account spaces removed or parking for sports facilities. Conversation w/Emily Wheeler, Project Mgr. of CEC project at ARC: they negotiated with city for parking at the playfields. Ideally, 30 spaces per field would be provided but they could not provide this amount (given peak uses @ community ctr). They added 150 spots, removed 62. Total provided: 283-62 = 221. (Drawings indicate 224 required). School was allotted 17 spaces. Parking study would likely mean spending money to determine there isn't enough parking for all the uses involved. As it is, ARC did not provide enough parking for playfields and CEC during peak use periods and did not provide for the school.

## BUILDING CODE ANALYSIS

**Bold responses indicate existing building meets code 2006 IBC requirements**

<b>Occupancy Group</b>	310.1	<b>B</b>	<b>E</b>															
<b>Construction Type</b>	602.5 & Table 601	V-B	III-A or V-A Refer section 602.5 pg. 104, Table 601 (refer a. and b.) Pg. 107															
<b>State Energy Code-Method</b>		TBD	TBD															
<b>Fire Sprinklers</b>	Table 503 and 601 Footnote D	An automatic sprinkler system shall be provided for Group E occupancies 903.3.3																
<b>Allowable Building Height and Area</b>	Table 503 & 601	<table border="1"> <tr> <td>Stories Allowed:</td> <td>2</td> <td>1</td> </tr> <tr> <td>Existing Stories:</td> <td>2</td> <td>2</td> </tr> <tr> <td>Fire Sprinklers Required</td> <td>No</td> <td>Yes</td> </tr> <tr> <td>Fire Sprinkler Increase</td> <td>NA</td> <td>1</td> </tr> <tr> <td><b>Total Stories Allowed</b></td> <td><b>2</b></td> <td><b>2</b></td> </tr> </table>	Stories Allowed:	2	1	Existing Stories:	2	2	Fire Sprinklers Required	No	Yes	Fire Sprinkler Increase	NA	1	<b>Total Stories Allowed</b>	<b>2</b>	<b>2</b>	Section 506 may allow additional area and stories.
Stories Allowed:	2	1																
Existing Stories:	2	2																
Fire Sprinklers Required	No	Yes																
Fire Sprinkler Increase	NA	1																
<b>Total Stories Allowed</b>	<b>2</b>	<b>2</b>																

<b>Occupancy Load factor</b>	Existing	<b>Total Allowed Area:</b> TBD	
IBC table 1004.1.2	<b>Total Number of Occupants</b>		<b>Total Number of Occupants</b>
	Area	Factor	Area
	Business 16516	100 Gross 165	Classrooms 9863
	Mechanical 768	300 Gross 3	Business 931
<b>Total Occupants:</b>		168	505

**Egress Requirements**

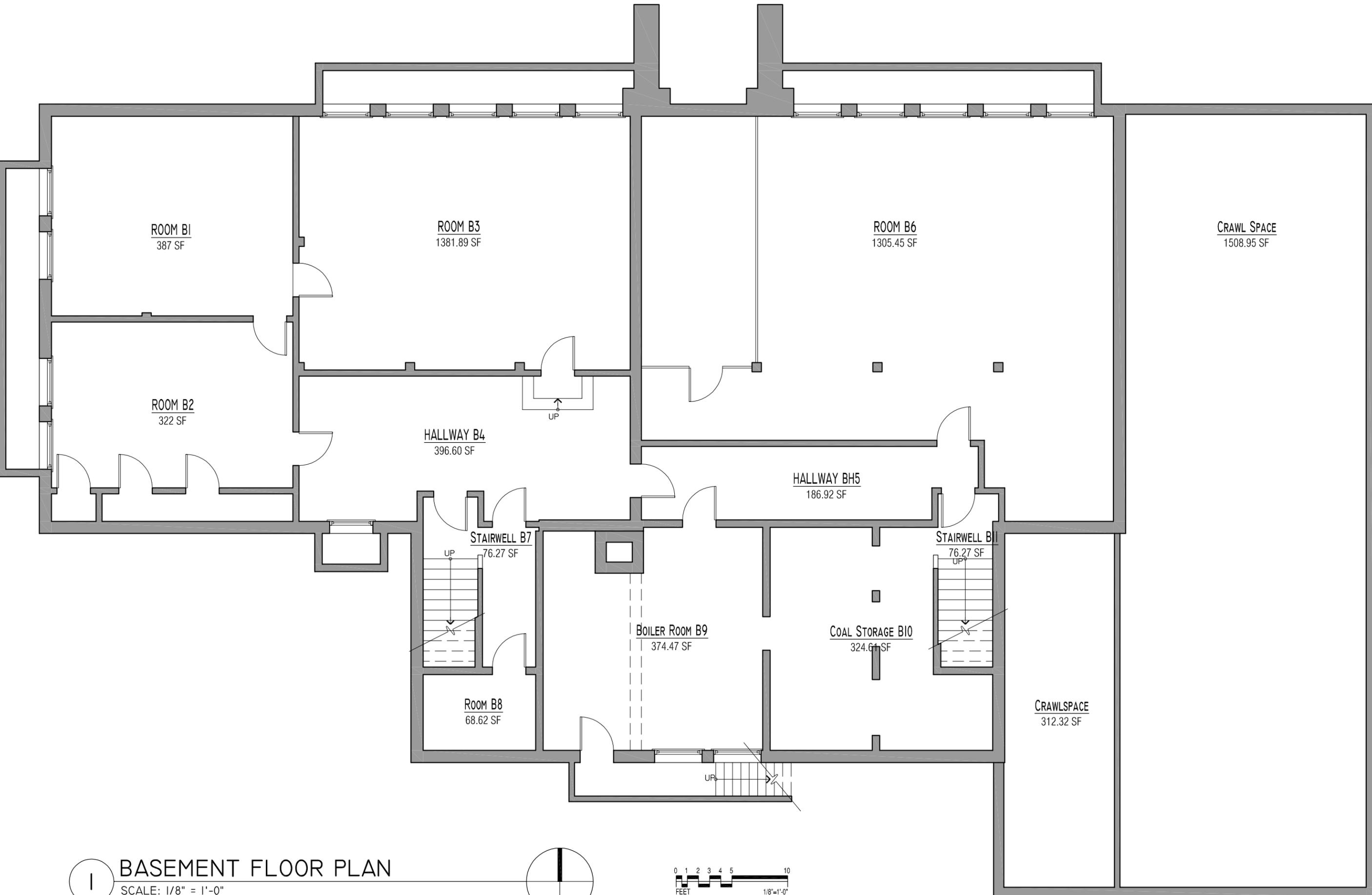
Table 1005.1	Minimum Egress Width:	50" (168 x .3) •Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity to less than 50 percent of the required capacity.	101" (505 x 2)
1007.1, 1015.1 & Table 1019.1	Accessible Means of Egress:	2 per story	
1007.6	Areas of Refuge:	Size: 30'x48" for every 200 occupants	2 Areas of Refuge will be required
1008.1.1	Minimum Width of Egress Door:	32" Cr, Code Min	
1008.1.5	Landings at Doors:	Width = door width or width of stairway, whichever is greater Length = 44" min.	
1010.2	Ramp Slope:	1:12	
1010.5.1 & 1017.2	Ramp Width:	72"	
1010.6	Ramp Landings:	Length = 60" min. Width = 72"	
1014.2	Egress through adjoining or intervening spaces:	Not allowed unless room is accessory to area being served and provides discernible path of egress	
1014.3	Common Path of Egress Travel:	75' Max	
1015.1	Exit & Exit Access Doorways Required:	2	2
Table 1016.1	Maximum Travel Distance:	250 ft. w/ sprinkler; 200' w/o sprinkler; Exits include ext. ramps; Exits measured from most remote pt in bldg to the entrance to an exit	
Table 1017.1	Corridors:	Not req'd to be protected if sprinklered	Required to be sprinklered or have a fire-resistance rating of 1 hr
1017.2.4	Min. Hallway/Corridor Width:	< 25' long	Exit access shall be arranged so dead ends in corridors are no more than 25' long
1017.3	Dead Ends:	2	2
1019.1	Minimum # of Exits:	2	2
1023.3; 1023.6.1; 1023.6.2	Ext. Exit Ramps & Stairways:	Open on one side; No required separation for exterior ramps & stairways in 2 story bldgs	
1024.3	Ext. Discharge Location:	Ext. balconies, stairways & ramps shall be located at least 10' from adjacent lot	
1104.5	Location:	Accessible route b/t stories shall be located in same area as a general circulation path.	
1105.1	Public Entrances:	Provide at least one accessible building entrance.	
1109.2	Toilet & Bathing Facilities:	Accessible spaces shall have accessible bathrooms	
1203.4.1	Natural Ventilation:	Min. 4% floor area	
1205.2	Natural Light:	Min. .8% flr area net glazing	
1208.1	Minimum Rm. Width:	7'	

**Interior Environment**

Existing	Total Occupants:	86.42	116
table 2902.1	Water Closets:	Men: 3 Women: 3	Men: 4 Women: 4
	Lavatories:	Men: 2 Women: 2	Men: 2 Women: 2
	Drinking Fountains:	2	2
2902.1.3	Equal M&F occupant Load		
2902.1.4	Additional fixture requirement possible for food prep dictated by Health Codes		
2902.2.1	Located in each bldg or conveniently located adj. bldg.		
2902.2.3	Max. one story for travel to fixtures		
2902.3.1	Separate facilities required for each sex Exception: In occupancies serving 15 or less, 1 single for the toilet room - unisex allowed (1 staff fixture = unisex)		
2903.1	WC min. 30" w/ min. 24" in front of stool		
2903.4.2	Drinking fountain required on each floor, not located in toilet rooms		

**Plumbing Fixture Requirements**

**ECA Appendix E**  
Floor plans + Elevations

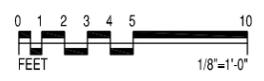
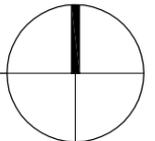


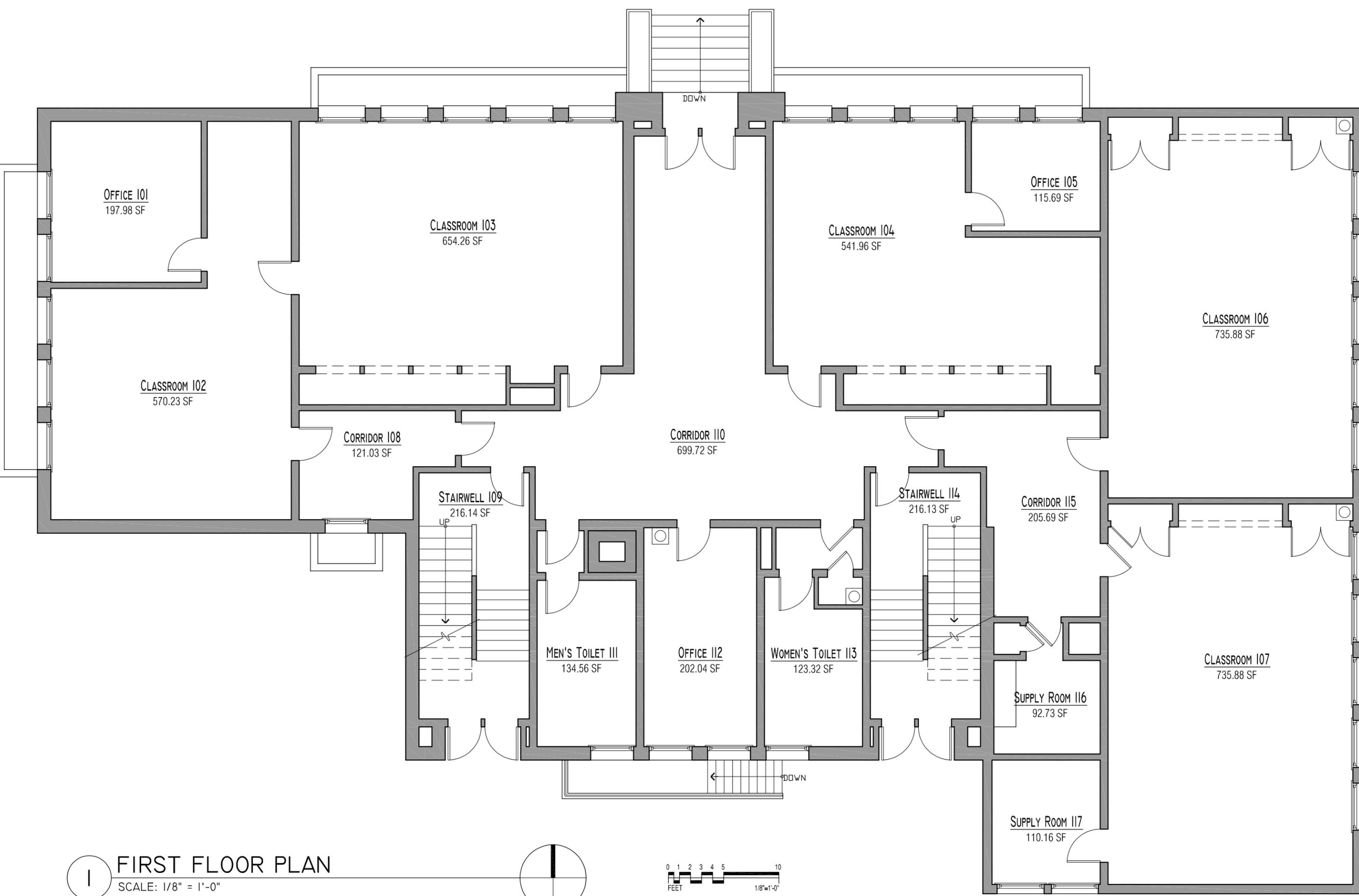
Old Woodinville  
 School House  
 Existing  
 Conditions  
 DRAFT Report

13203 NE 175th  
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 98072

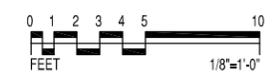
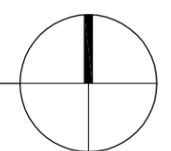
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 DATE October 23, 2009  
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**BASEMENT FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"





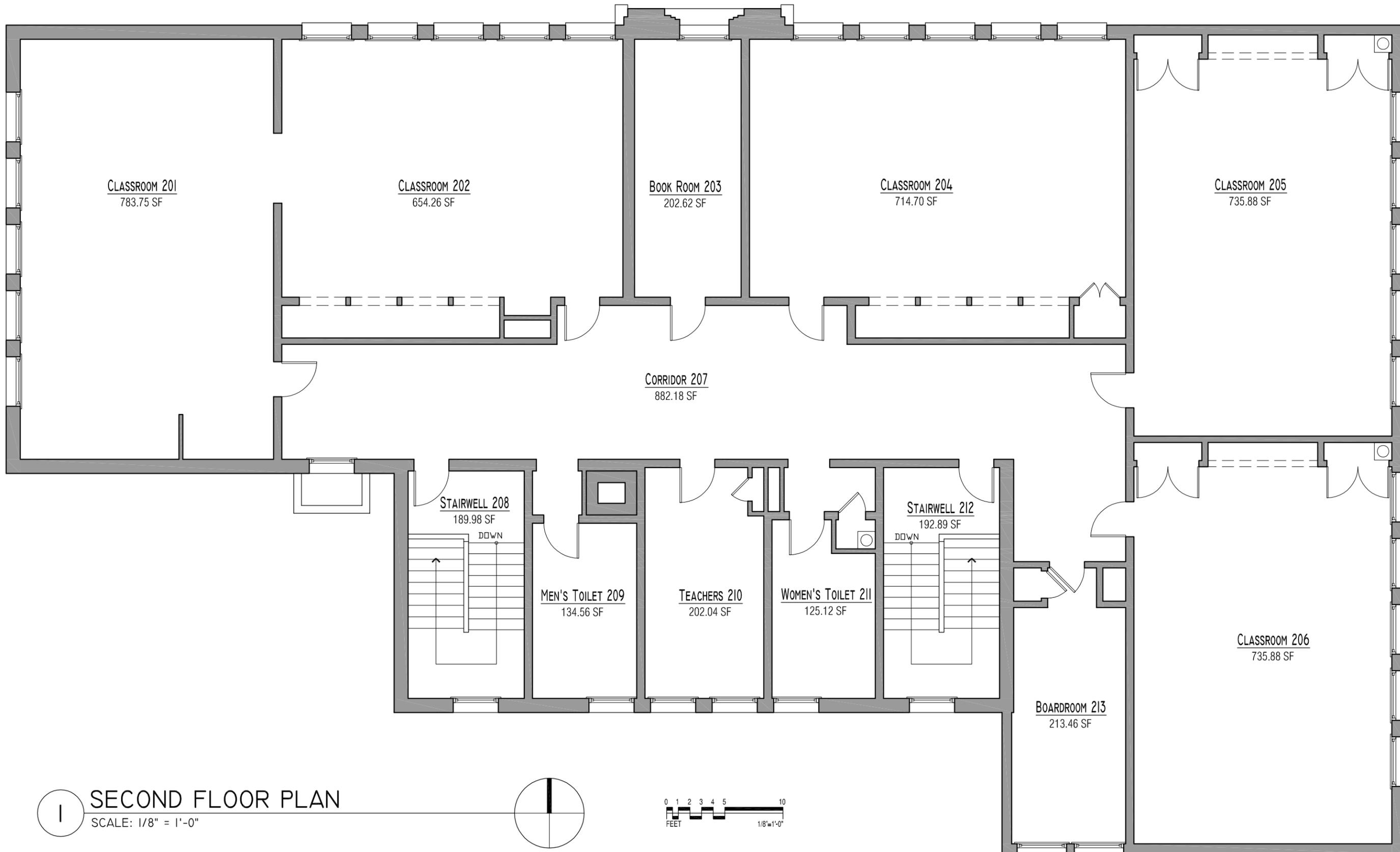
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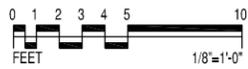
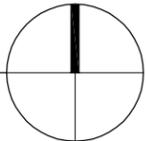
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**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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Telephone 206.675.9151  
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www.shksarchitects.com

SNYDER | HARTUNG | KANE | STRAUSS  
ARCHITECTS

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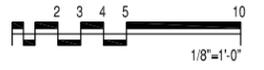
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**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

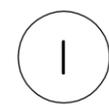
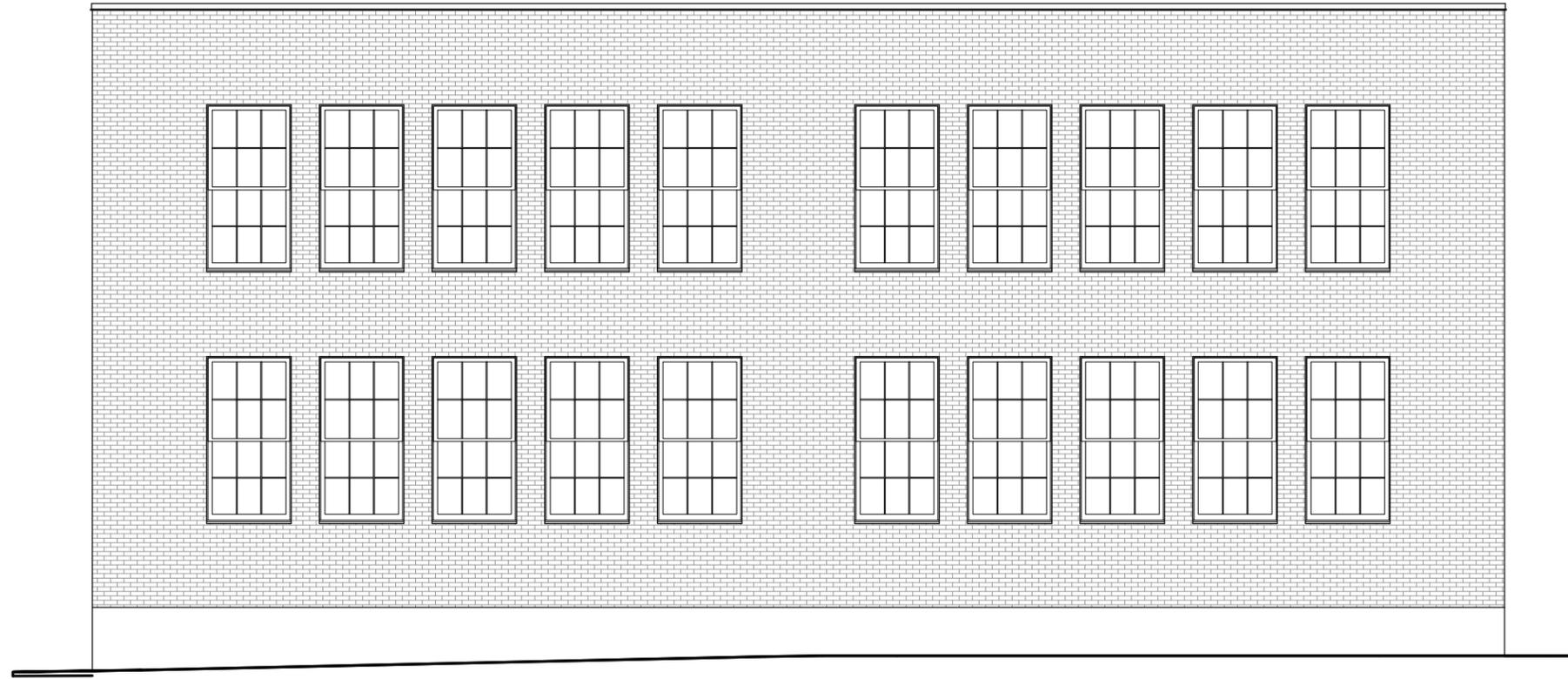


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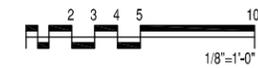
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North  
Elevation  
**A3.0**



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



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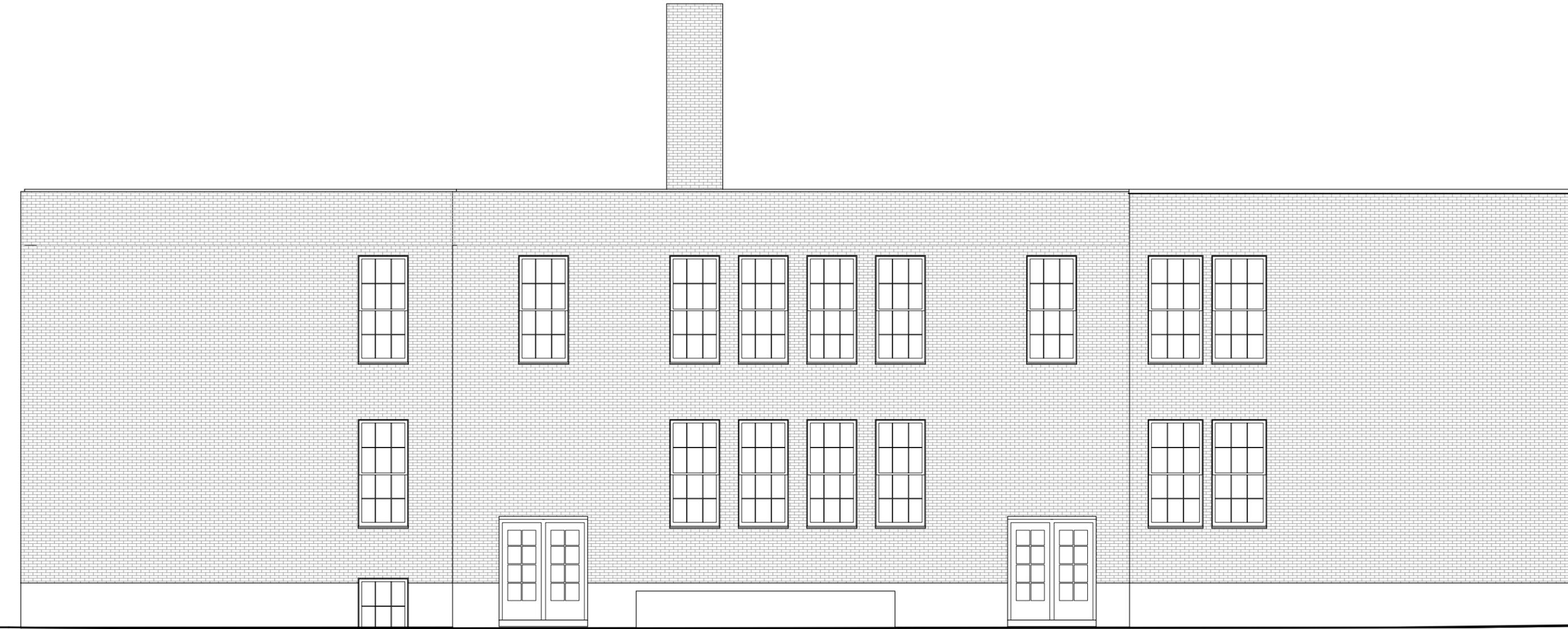
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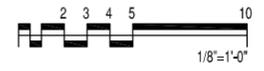

East  
 Elevation  
**A3.1**

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1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

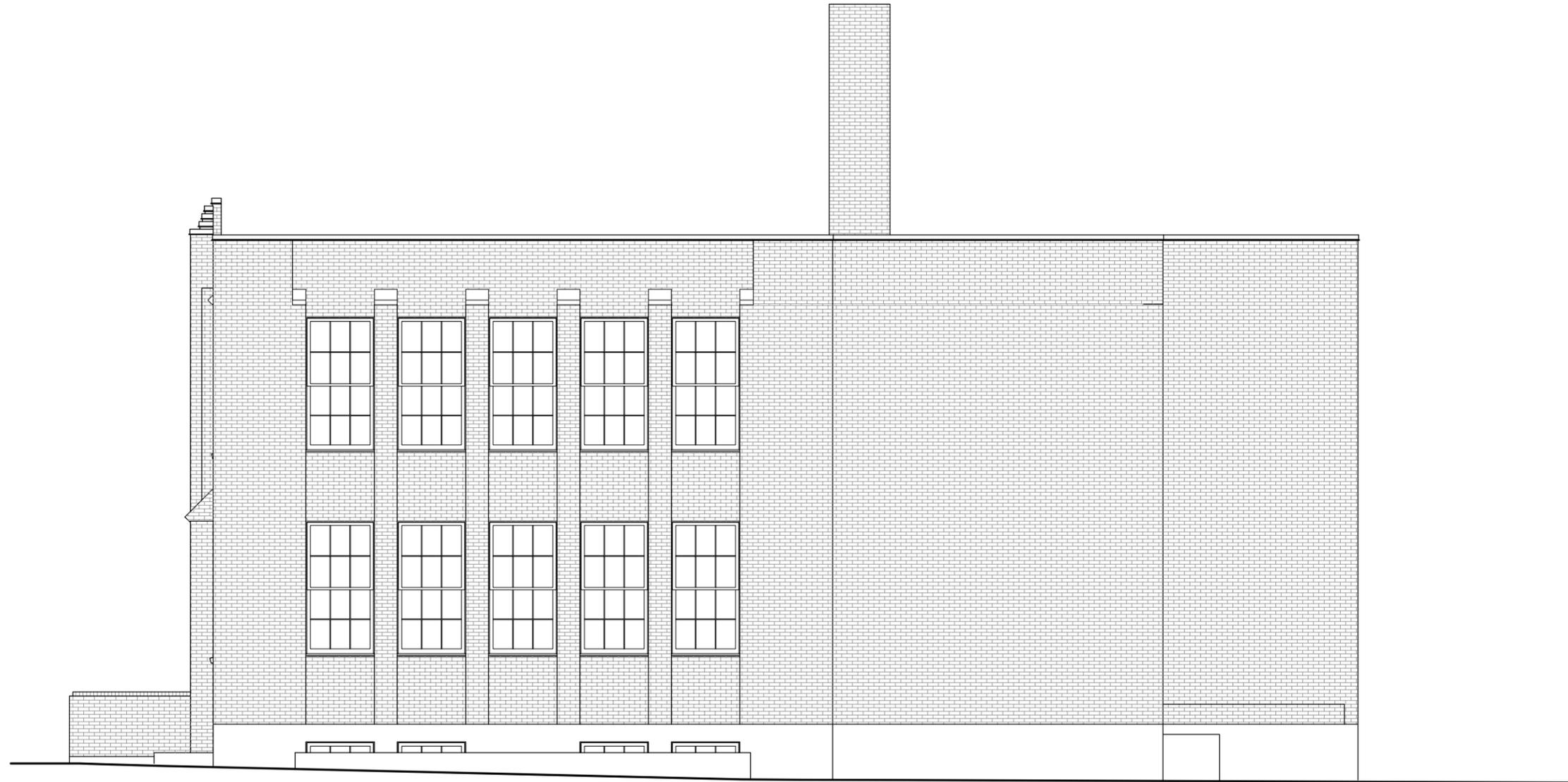


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Existing  
Conditions  
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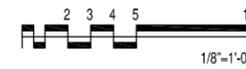
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South  
Elevation  
A3.2



1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



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Conditions  
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DRAWN BY dc  
CHECKED BY ms/st  
DATE October 23, 2009  
REVISION


West  
Elevation  
A3.3

**Appendix B**  
Deed Restriction Parcel Map



**Appendix C**  
Precedents

# GOOD SHEPHERD CENTER

## PRECEDENT STUDY

**AGE**  
103 years

**SIZE**  
87,262 gross square feet

**PARKING**  
125 stalls

1.43 stalls per 1,000 GSF

**RENTS**  
\$15 - \$27 per SF

**VACANCY**  
0%

**MANAGEMENT**  
Historic Seattle  
(Development Authority)

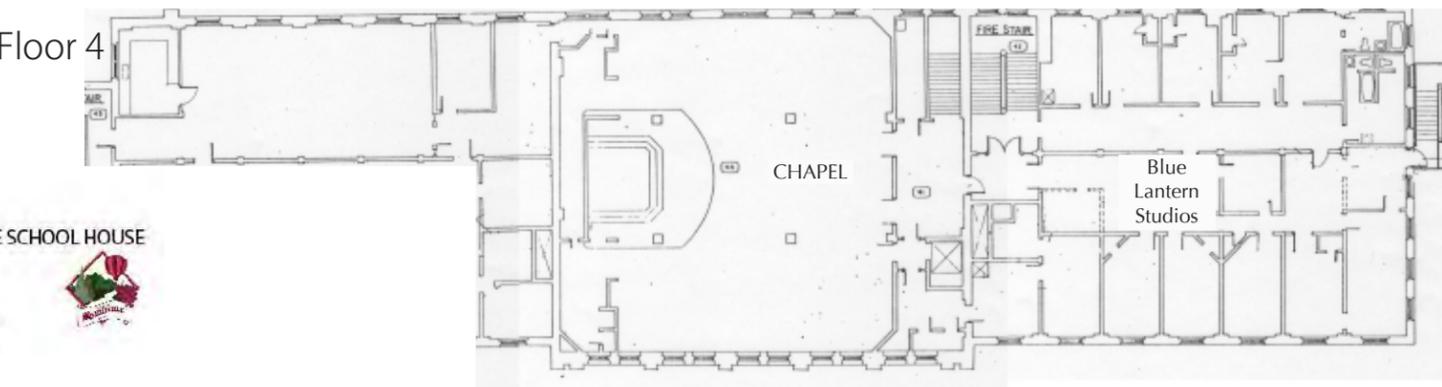
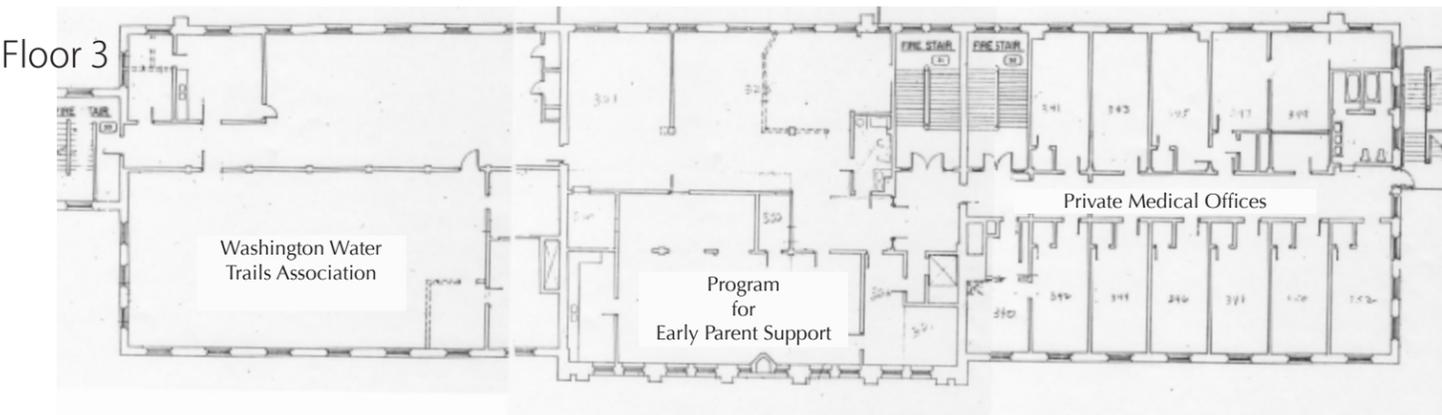
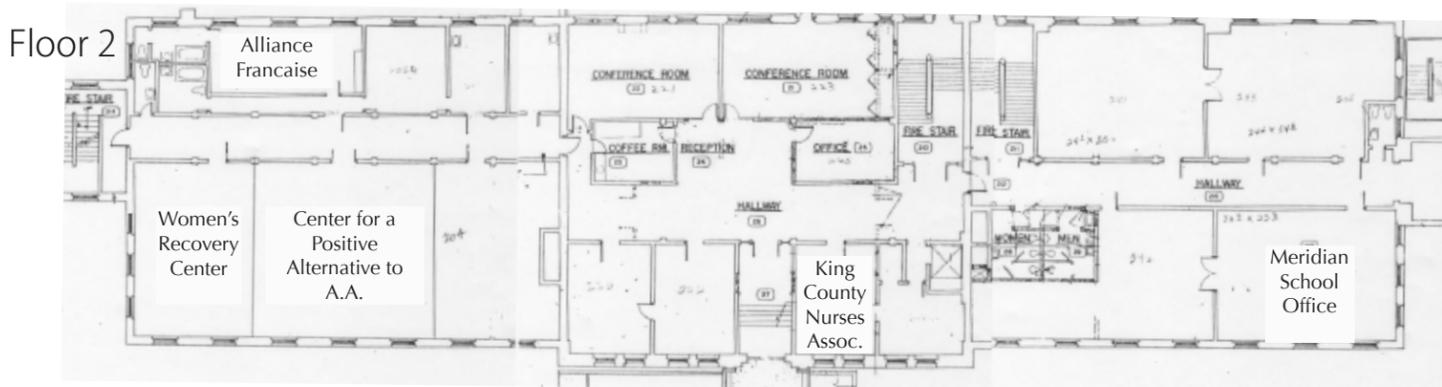
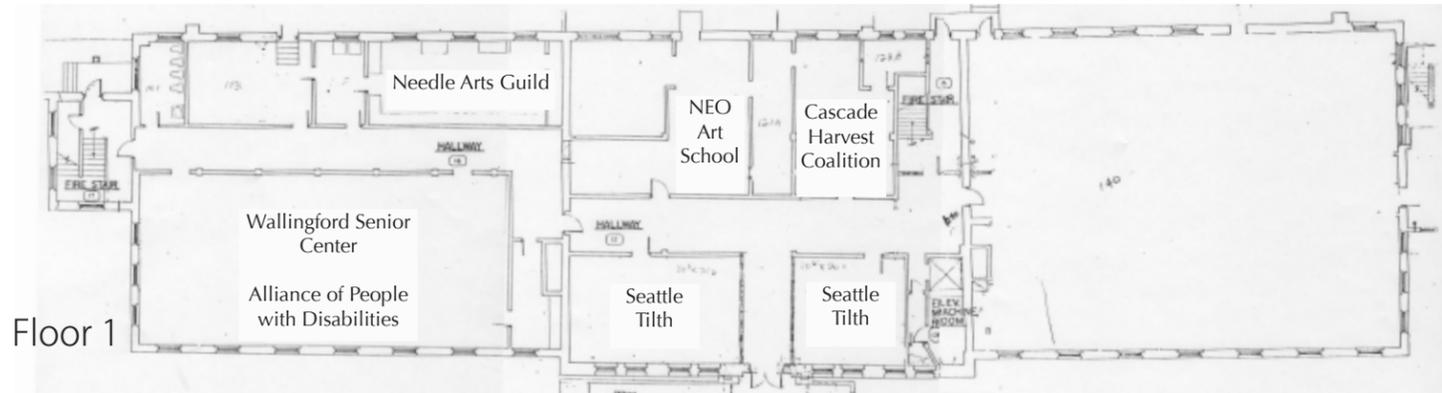
Mark Willson, Mgr.

**HOURLY RENTALS**  
*Meeting Rooms (8A-6P)*

- 275 SF = \$10
- 432 SF = \$10
- 1,000 SF = \$20

*Meeting Rms. (6-9P + Saturdays)*

- 275 SF = \$10
- 432 SF = \$15
- 1,000 SF = \$25



**GOOD SHEPHERD**  
4649 Sunnyside Avenue, Seattle

Built in 1906  
Repurposed in 1975

- Funding sources
- Long-term leasing
  - Hourly rentals
  - Residential rentals (live/work)



HISTORIC SEATTLE

## AERIAL SITE PLAN



# PHINNEY NEIGHBORHOOD CENTER

## PRECEDENT STUDY

### AGE

105 years; 92 years

### SIZE

45,940 gross square feet

Building 1: 17,868 GSF

Building 2: 28,072 GSF

### PARKING

98 surface stalls

2.13 stalls per 1,000 GSF

### MANAGEMENT

Phinney Neighborhood Association  
(Non-profit organization)

Ed Medeiros, Exec. Dir.

### HOURLY RENTALS

Hardwood floor rooms

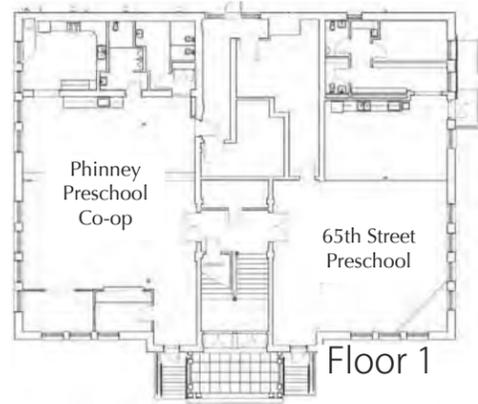
- 575 SF = \$15
- 470-800 SF = \$20
- 1600 SF = \$30

Meeting rooms

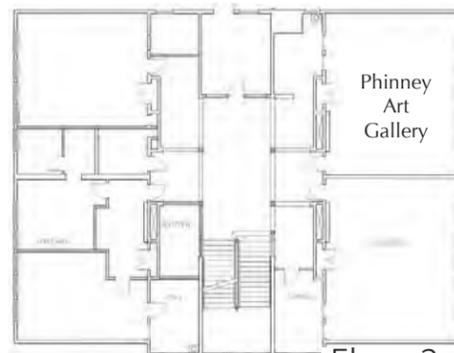
- 180 SF = \$15
- 575 SF = \$15
- 800 SF = \$20
- 2200 SF = \$30

Event room

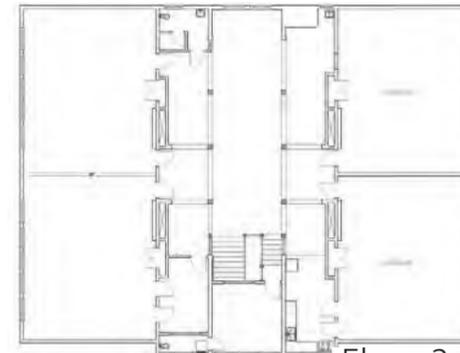
2200 SF = \$100



Floor 1



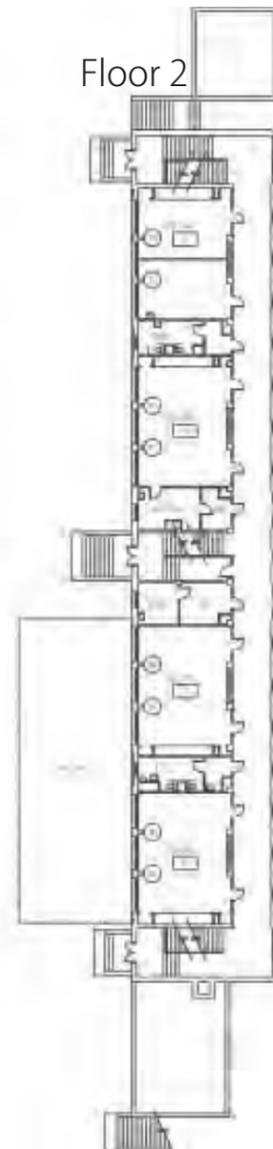
Floor 2



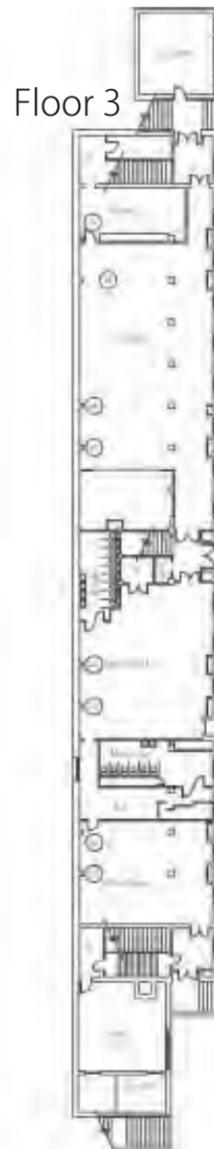
Floor 3



Floor 1



Floor 2



Floor 3



ALLEN SCHOOL  
6532 Phinney Avenue, Seattle

West building built in 1904  
East building built in 1917  
Repurposed in 1981

Funding sources

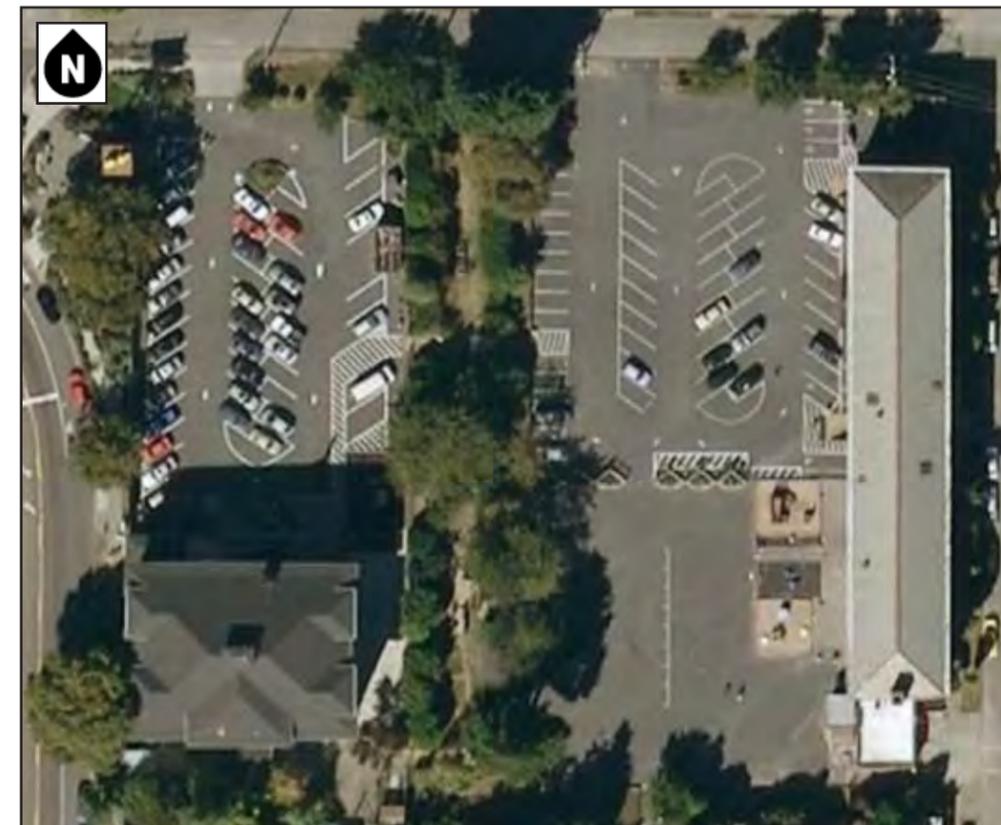
- Hourly classroom rental
- Program Fees
- Membership
- Fundraising



## PHINNEY EVENTS



## AERIAL SITE PLAN



# UNIVERSITY HEIGHTS CENTER

## PRECEDENT STUDY

### AGE

107 years

### SIZE

55,563 gross square feet

### PARKING

150+ stalls

2.70 stalls per 1,000 GSF

### RENTS

\$15 - \$22 per SF

### VACANCY

0%

### MANAGEMENT

Univ. Heights Ctr. for the Community Assoc. (Non-profit organization)

Dorothy Lengyel, Exec. Dir.

### HOURLY RENTALS

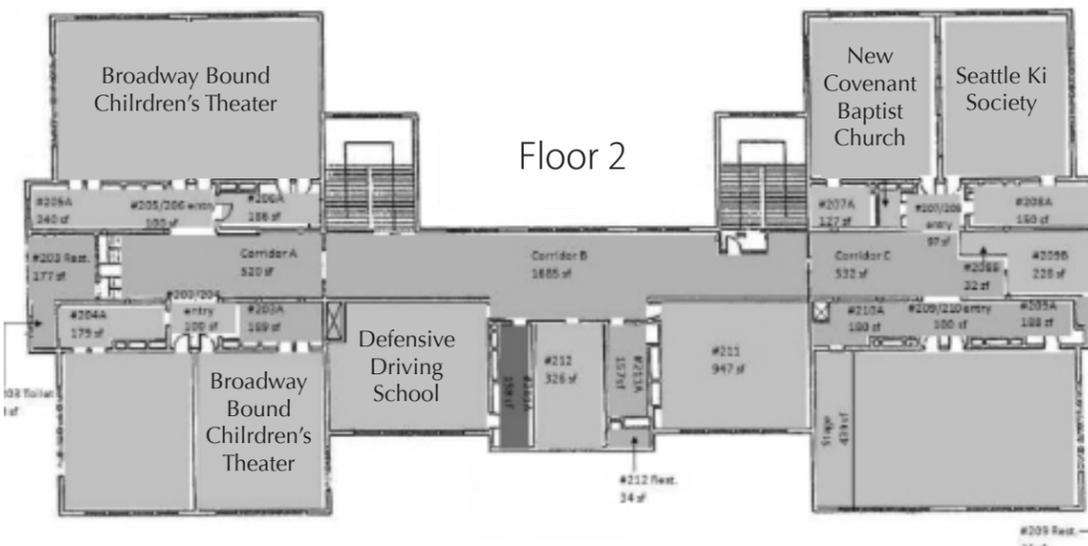
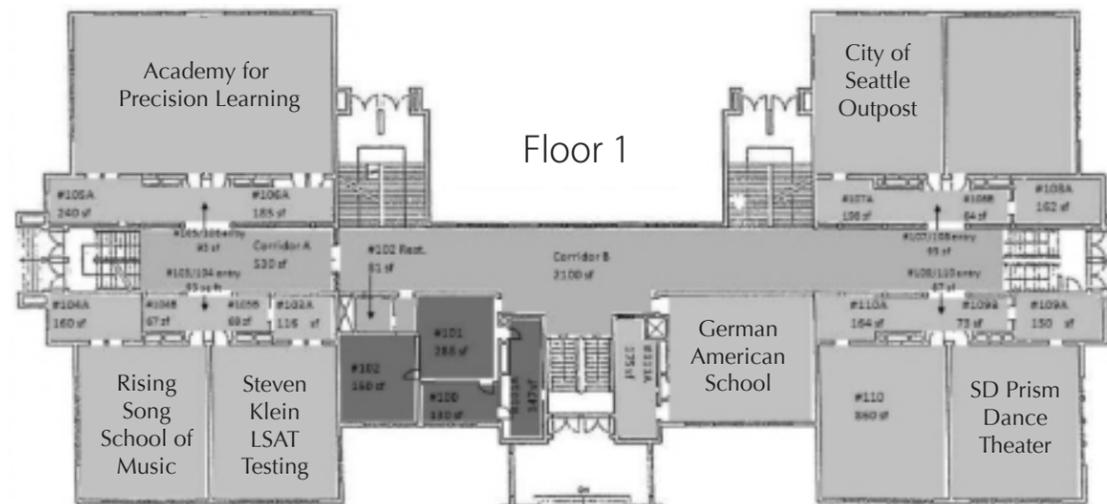
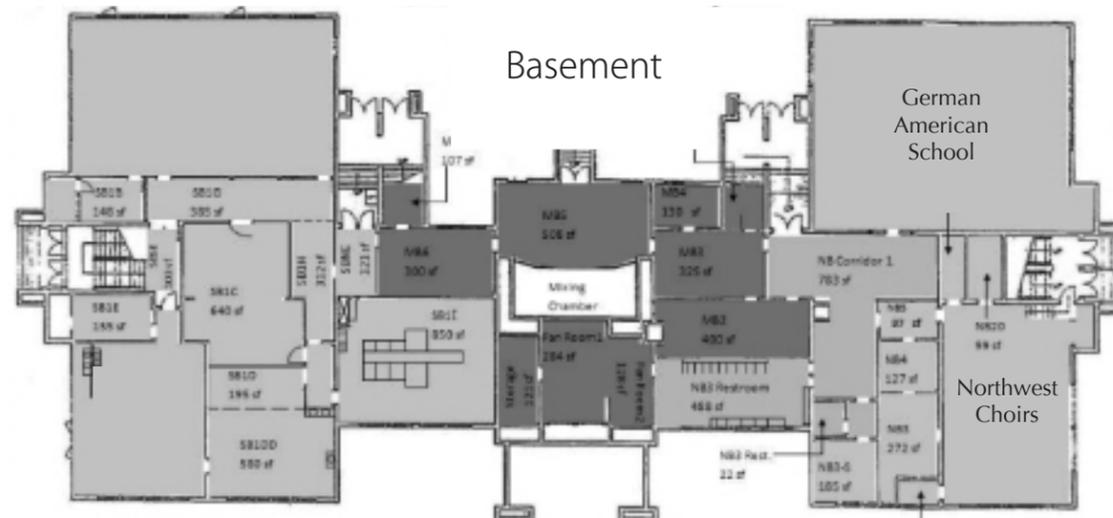
*Classrooms (Mon. -Fri., 8A-6P)*

- 220-312 SF = \$18
- 880 SF = \$20
- 1,353 SF = \$30

*Classrooms (Nights + Weekends)*

- 220-312 SF = \$23
- 880 SF = \$30
- 1,353 SF = \$40

*Auditorium* 1,353 SF = \$40      *Banquet Hall* 2,013 SF = \$130



### UNIVERSITY SCHOOL

5031 University Way, Seattle

Built in 1902  
Repurposed in 1990

Funding sources

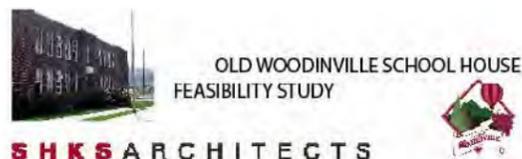
- Long-term leasing
- Hourly rentals
- Association membership



### AERIAL SITE PLAN



### UNIVERSITY HEIGHTS EVENTS



# WALLINGFORD CENTER

## PRECEDENT STUDY

### AGE

105 years

### SIZE

52,078 gross square feet

### PARKING

92 stalls

1.79 stalls per 1,000

### RENTS

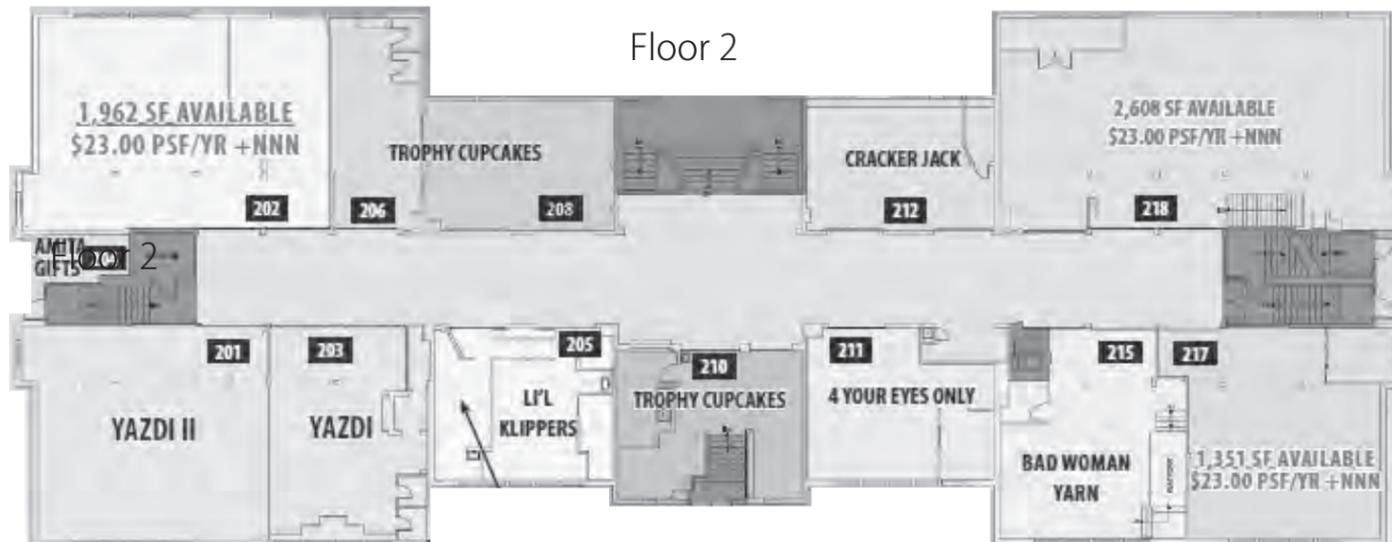
\$20 - \$23 per SF  
+ \$9.40 per SF NNN

### VACANCY

14% (7,097 SF)

### MANAGEMENT

Lorig Associates



**INTERLAKE SCHOOL**  
1815 North 45th Street, Seattle

Built in 1904  
Repurposed in 1982

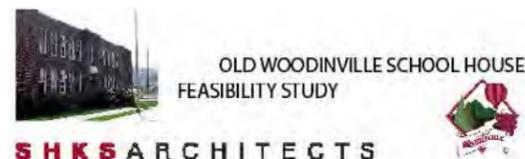
Funding source:  
• Market-rate retail leasing



## AERIAL SITE PLAN



## WALLINGFORD CENTER EVENTS



# YOUNGSTOWN CULTURAL ARTS CENTER

## PRECEDENT STUDY

### AGE

102 years

### SIZE

56,617 gross SF

### PARKING

70 stalls

1.53 stalls per 1,000 GSF

### MANAGEMENT

Delridge Neighborhoods Development Assoc.  
(Non-profit organization)

Randy Engstrom, Dir.

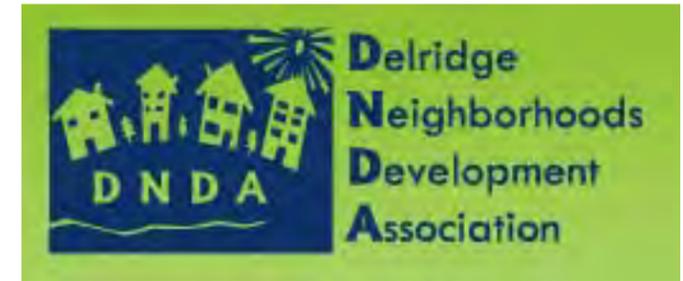
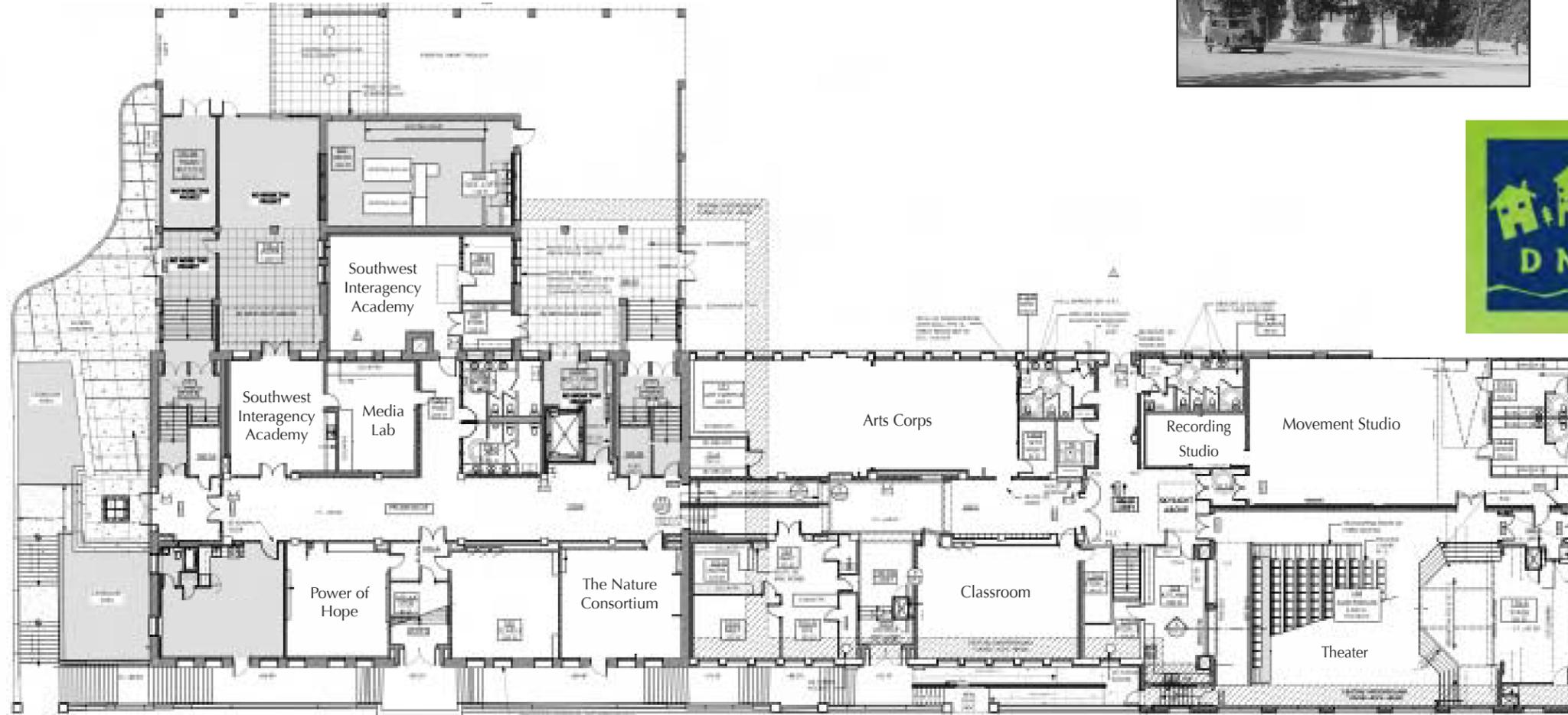
### HOURLY RENTALS

#### Non-profits

- Theater = \$55
- Studio = \$30
- Recording Lab = \$30
- Media Lab = \$30
- Classroom = \$25
- Kitchen = \$25
- Dressing Rms. = \$12

#### For profits

- Theater = \$90
- Studio = \$50
- Recording Lab = \$50
- Media Lab = \$50
- Classroom = \$35
- Kitchen = \$35
- Dressing Rms. = \$18



### COOPER SCHOOL

4408 Delridge Way, Seattle

Built in 1907  
Repurposed in 1999

#### Funding sources

- Long-term rentals
- Hourly rentals
- Residential rents\*

\* Cooper Artist Housing provides affordable live/work residences.

### AERIAL SITE PLAN

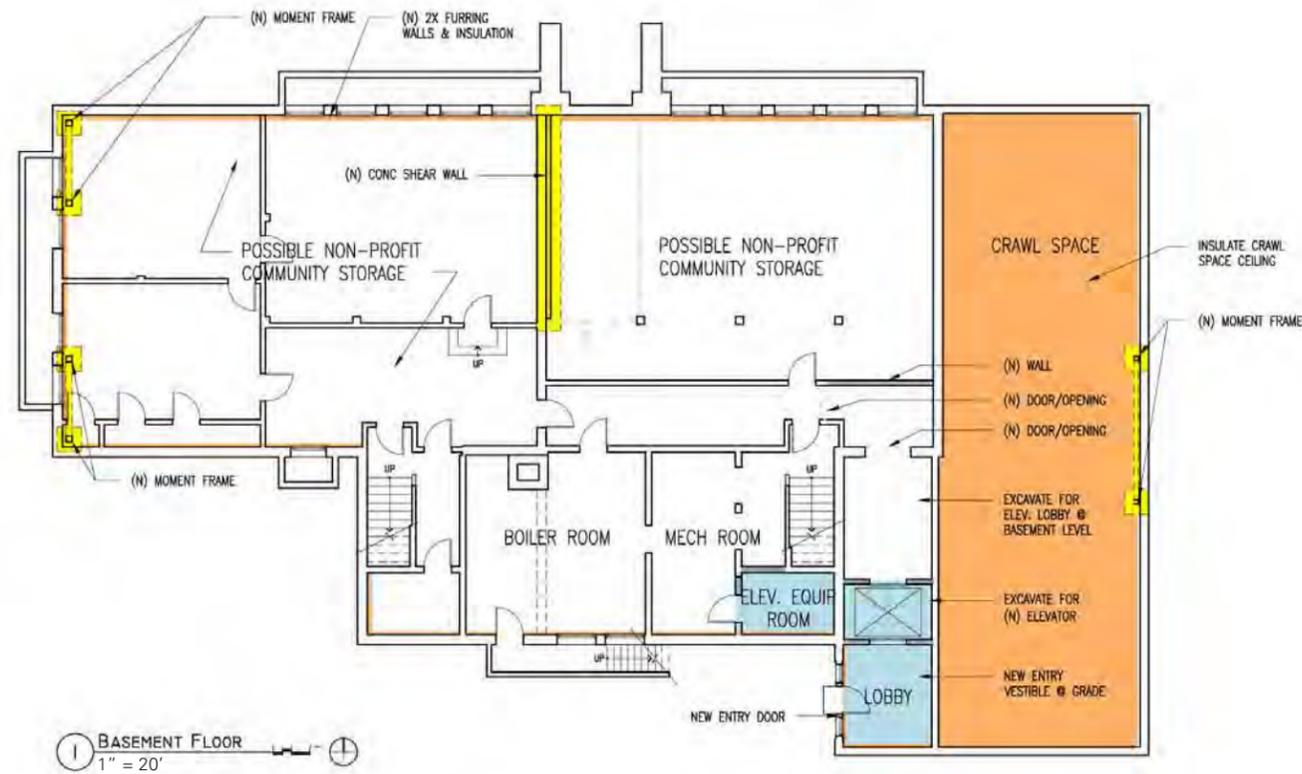
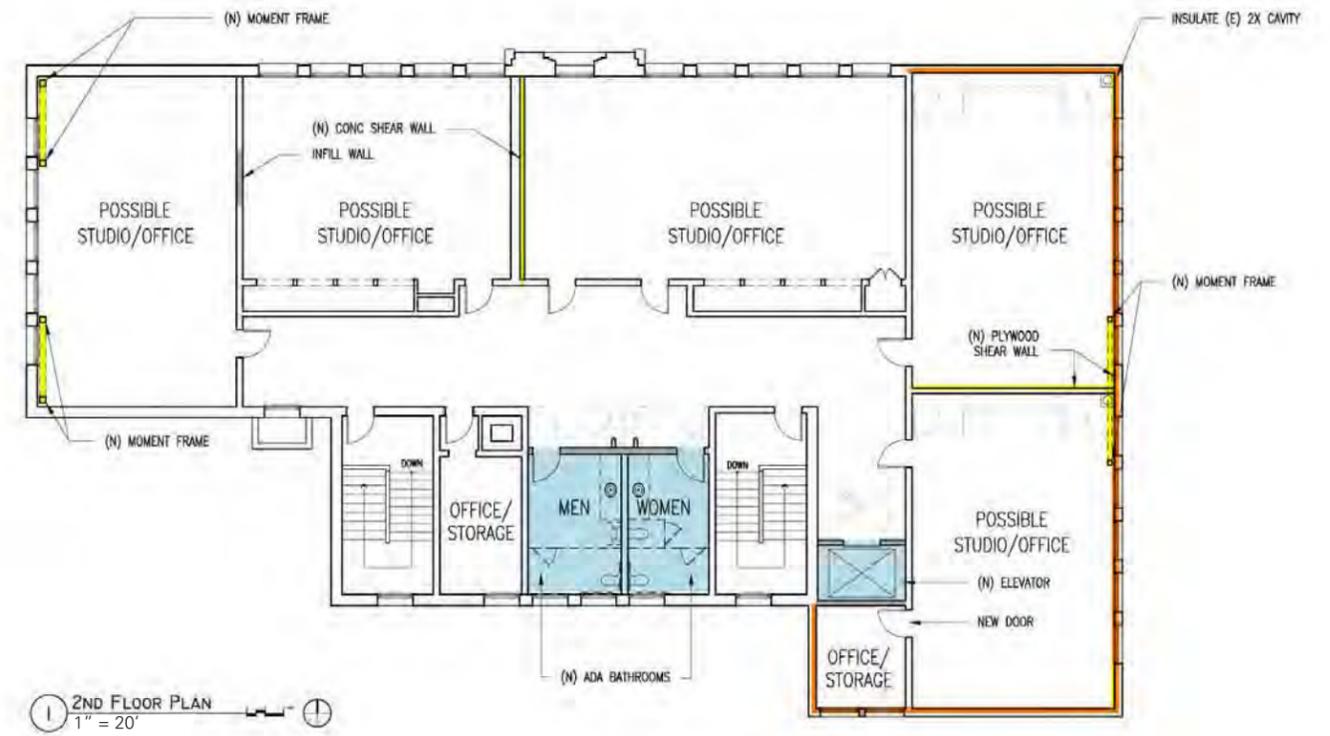
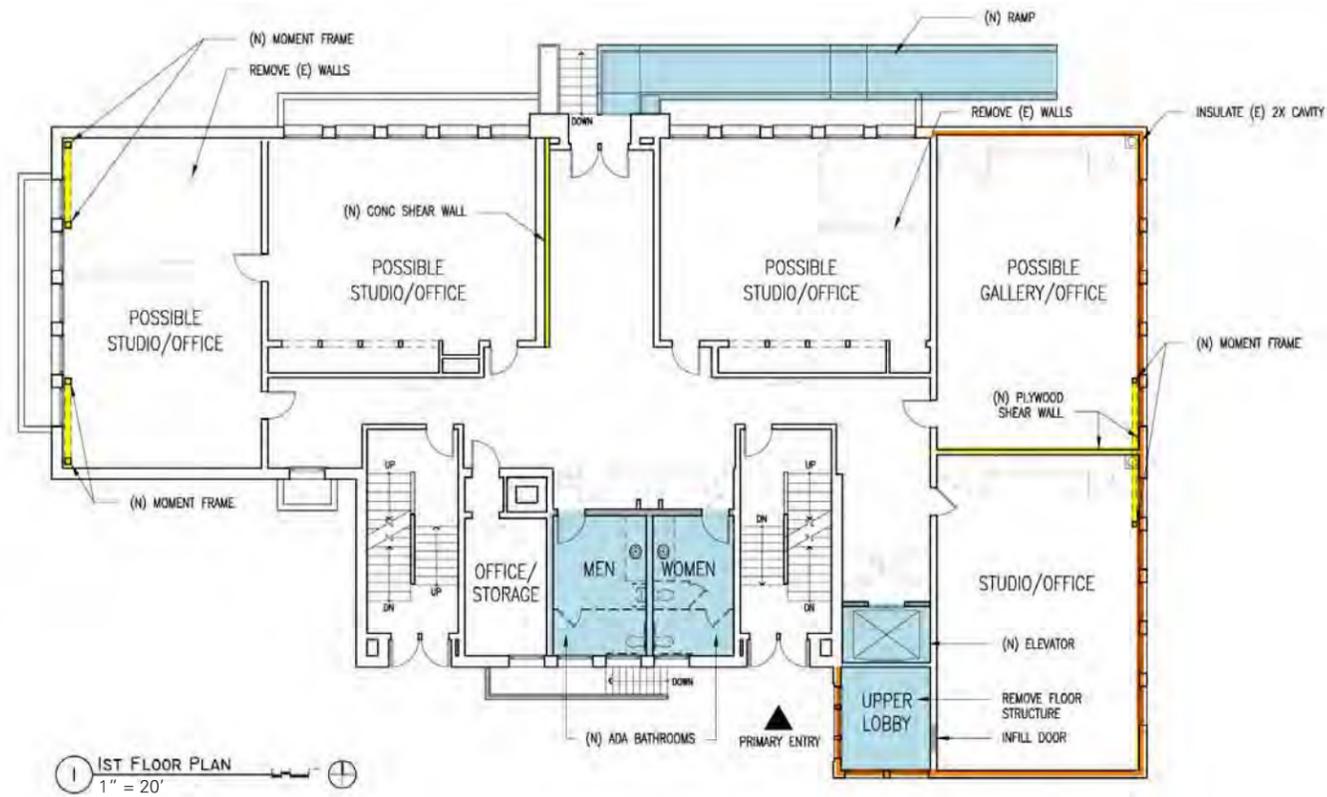


### YOUNGSTOWN EVENTS



**Appendix D**  
Market Rent Study

**Appendix E**  
Renovation Plan Options A, B, C

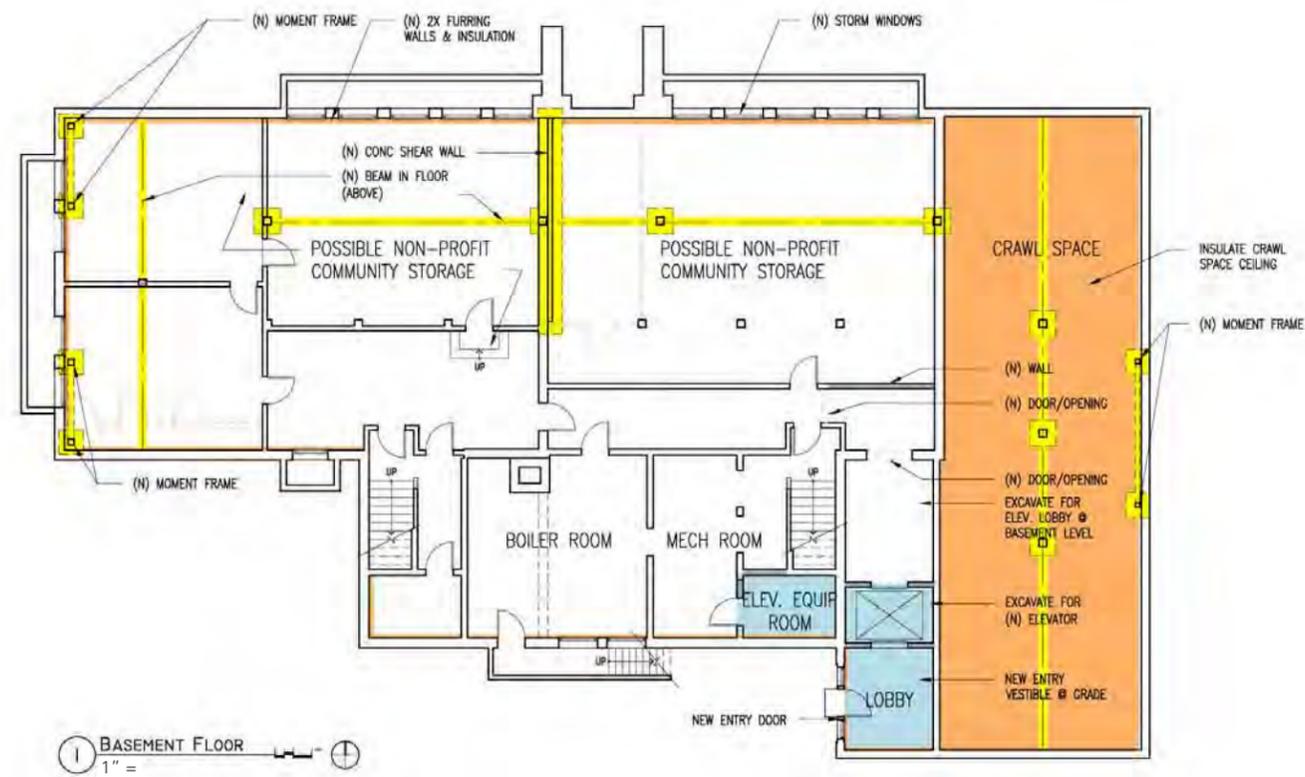
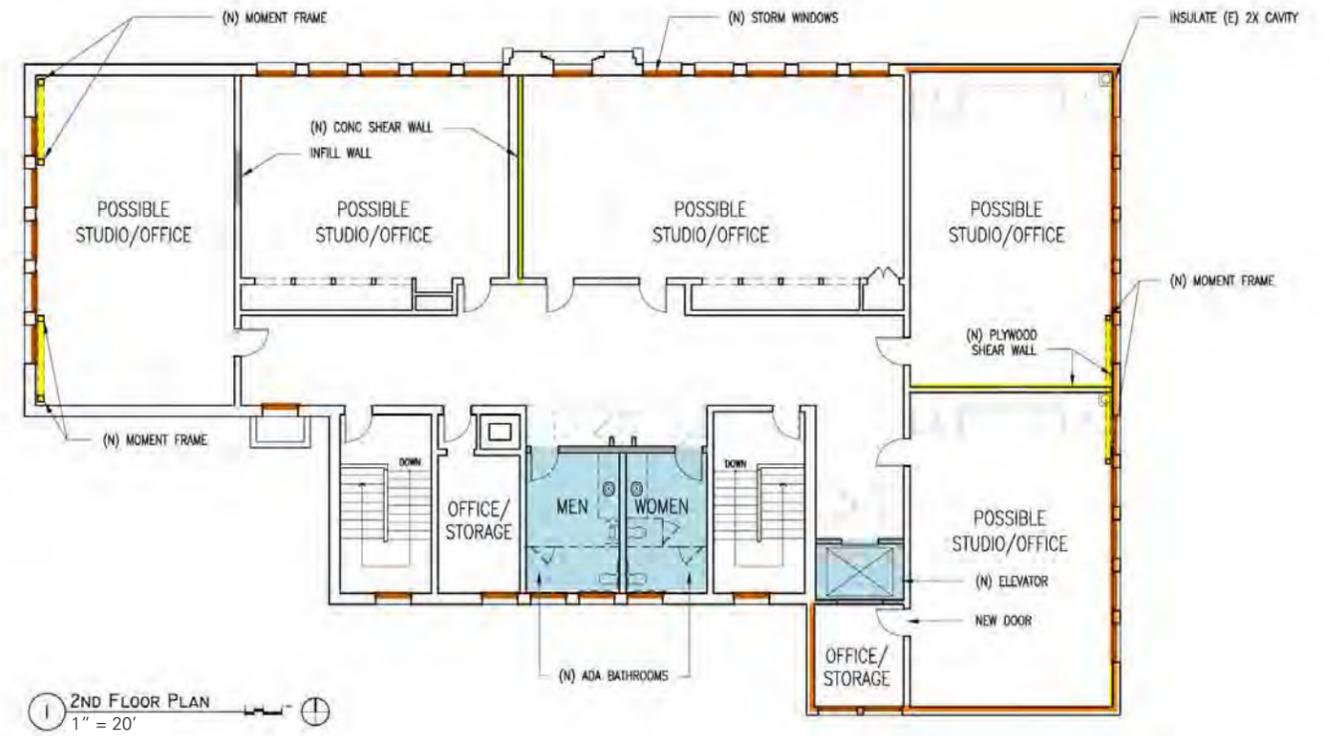
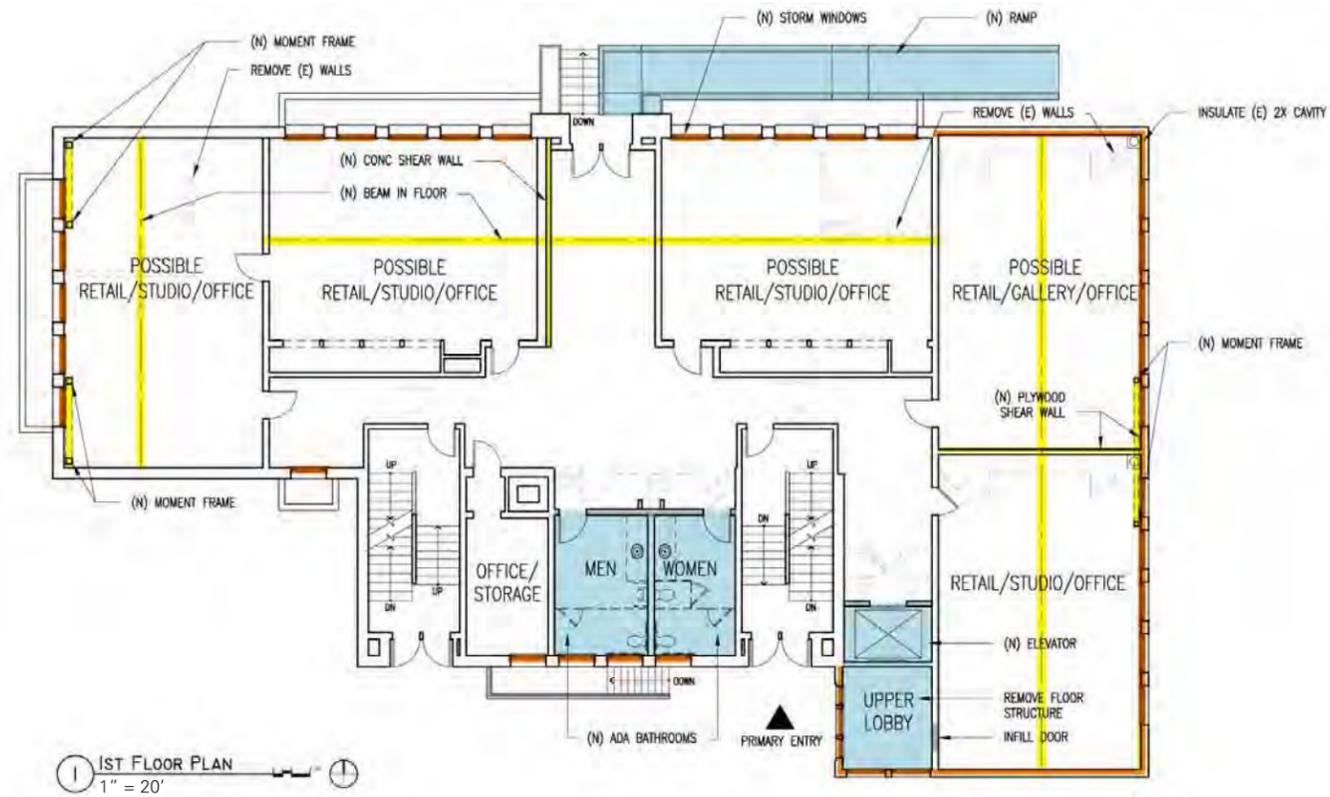


Scope of Work	Option A	Option B	Option C	Scope of Work	Option A	Option B	Option C
<b>Systems</b>				<b>Envelope</b>			
<b>Electrical:</b>				<b>Windows:</b>			
New service/distribution/panels/devices	X	X	X	Repair/repaint existing sash	X	X	
New lighting	X	X	X	Add interior storm panels	X	X	
New fire alarm	X	X	X	Replace windows with new sash			X
<b>Mechanical</b>				<b>Insulation:</b>			
<b>Plumbing:</b>				Foam at all framing cavities	X	X	X
New waste/vent/supply	X	X	X	Super-insulate attic	X	X	
New ADA restrooms at main/upper	X	X	X	Furr out selected exterior walls and insulate			X
New ADA restroom at basement			X	<b>Exterior Finishes</b>			
HVAC: New split systems w/ducting & controls	X	X	X	Clean and seal exterior		X	X
Fire sprinkler: all new throughout	X	X	X	Install new roof	X	X	X
New water service	X	X	X	Repair/repaint entry doors; new hardware	X	X	
<b>Structural, per plan</b>				Replace exterior doors		X	X
Seismic/lateral upgrades	X	X	X	<b>Interior Finishes</b>			
Reinforce 1st floor framing	X	X	X	Replace damaged wood flooring	X	X	X
Reinforce 2nd floor framing			X	Remove/replace carpet	X	X	X
<b>Circulation</b>				Remove/replace linoleum tiles	X	X	X
Add elevator and south entry lobby	X	X	X	Remove damaged ceiling tiles/patch gwb	X	X	X
Add wheelchair ramp at north entry	X	X	X	Repaint all interior surfaces	X	X	X
Refinish stairs and replace handrail		X	X	Replace interior doors			X
				Restore/upgrade finishes at common spaces			X

- STRUCTURAL UPGRADES
- ENVELOPE UPGRADES

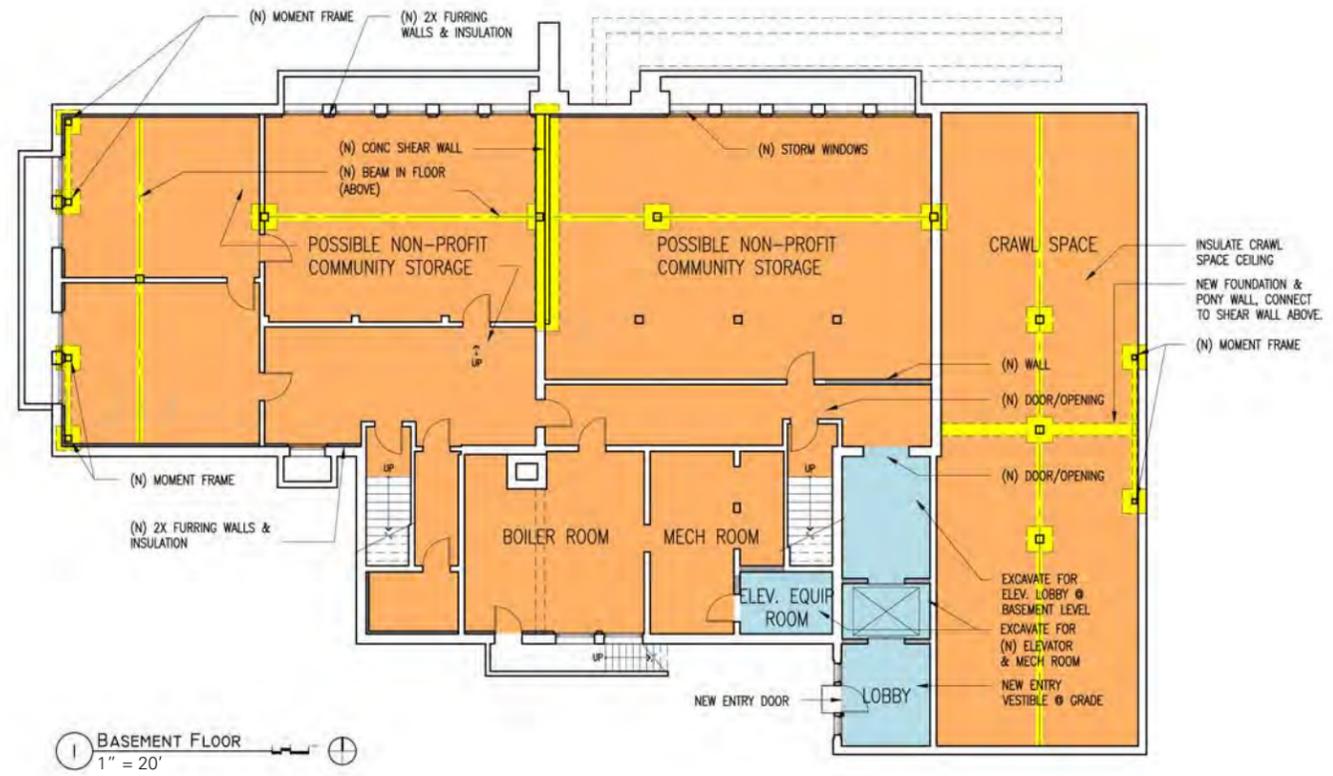
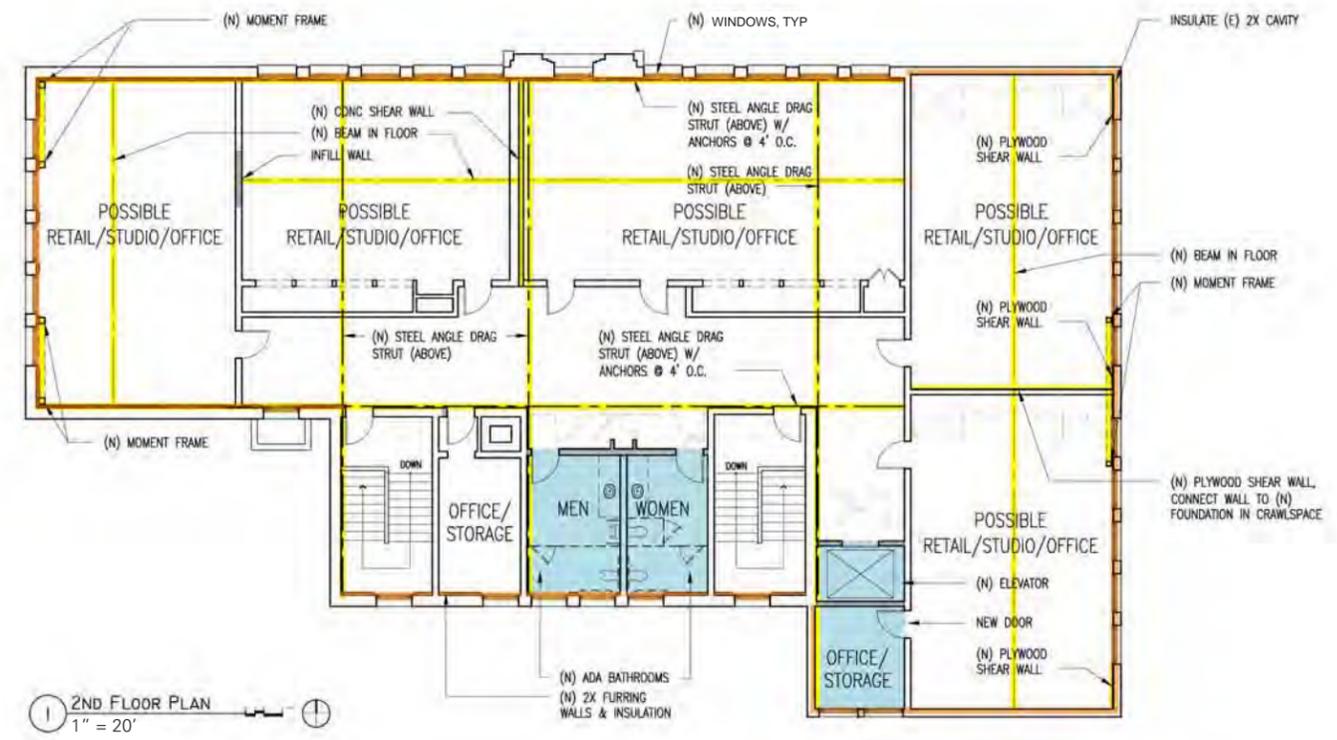
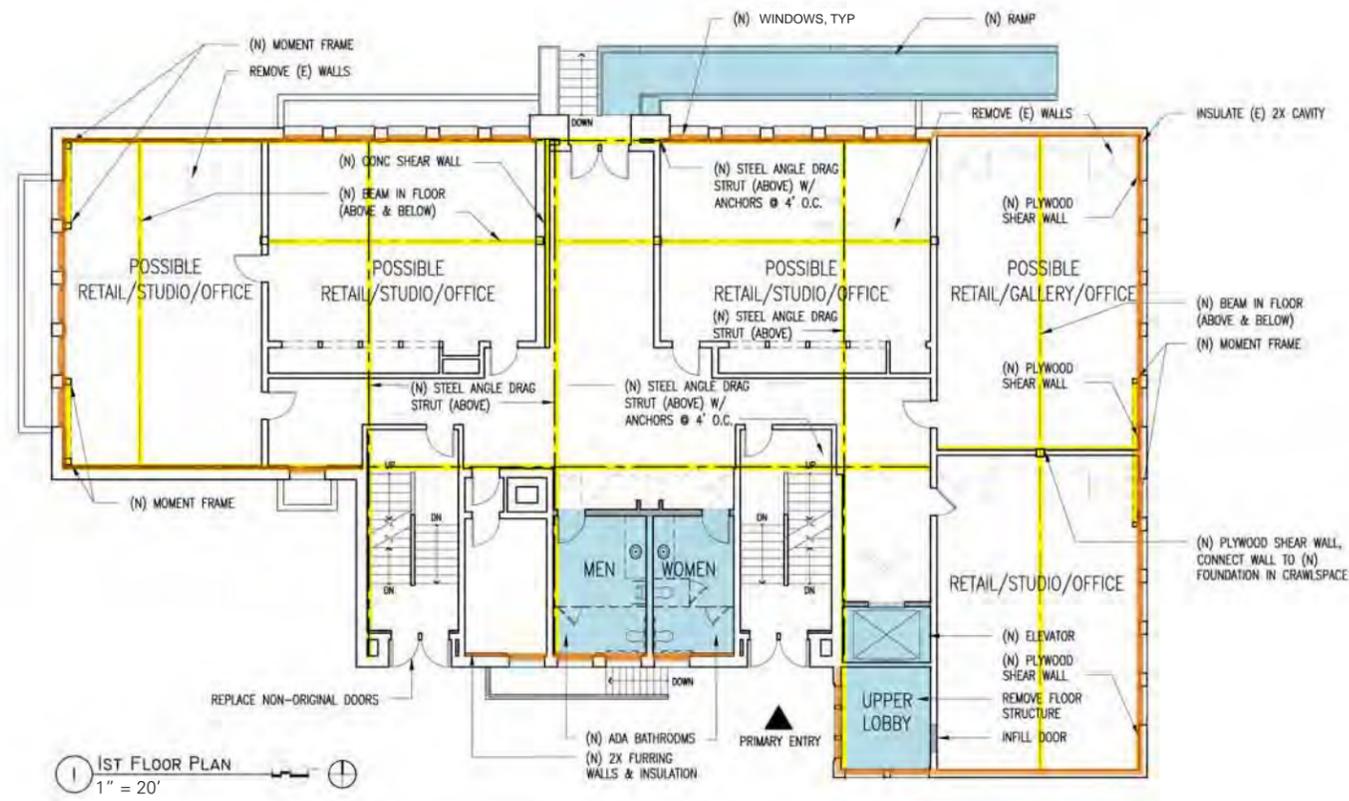
**OPTION "A"**  
**Old Woodinville Schoolhouse**  
 13203 NE 175th St Woodinville, WA 98072

**SHKS** ARCHITECTS



Scope of Work	Option A	Option B	Option C	Scope of Work	Option A	Option B	Option C
<b>Systems</b>				<b>Envelope</b>			
<b>Electrical:</b>				<b>Windows:</b>			
New service/distribution/panels/devices	X	X	X	Repair/repaint existing sash	X	X	
New lighting	X	X	X	Add interior storm panels	X	X	
New fire alarm	X	X	X	Replace windows with new sash			X
<b>Mechanical</b>				<b>Insulation:</b>			
<b>Plumbing:</b>				Foam at all framing cavities	X	X	X
New waste/vent/supply	X	X	X	Super-insulate attic	X	X	
New ADA restrooms at main/upper	X	X	X	Furr out selected exterior walls and insulate			X
New ADA restroom at basement			X	<b>Exterior Finishes</b>			
HVAC: New split systems w/ducting & controls	X	X	X	Clean and seal exterior		X	X
Fire sprinkler: all new throughout	X	X	X	Install new roof	X	X	X
New water service	X	X	X	Repair/repaint entry doors; new hardware	X	X	
<b>Structural, per plan</b>				Replace exterior doors		X	X
Seismic/lateral upgrades	X	X	X	<b>Interior Finishes</b>			
Reinforce 1st floor framing	X	X	X	Replace damaged wood flooring	X	X	X
Reinforce 2nd floor framing			X	Remove/replace carpet	X	X	X
<b>Circulation</b>				Remove/replace linoleum tiles	X	X	X
Add elevator and south entry lobby	X	X	X	Remove damaged ceiling tiles/patch gwb	X	X	X
Add wheelchair ramp at north entry	X	X	X	Repaint all interior surfaces	X	X	X
Refinish stairs and replace handrail		X	X	Replace interior doors			X
				Restore/upgrade finishes at common spaces			X

- STRUCTURAL UPGRADES
- ENVELOPE UPGRADES

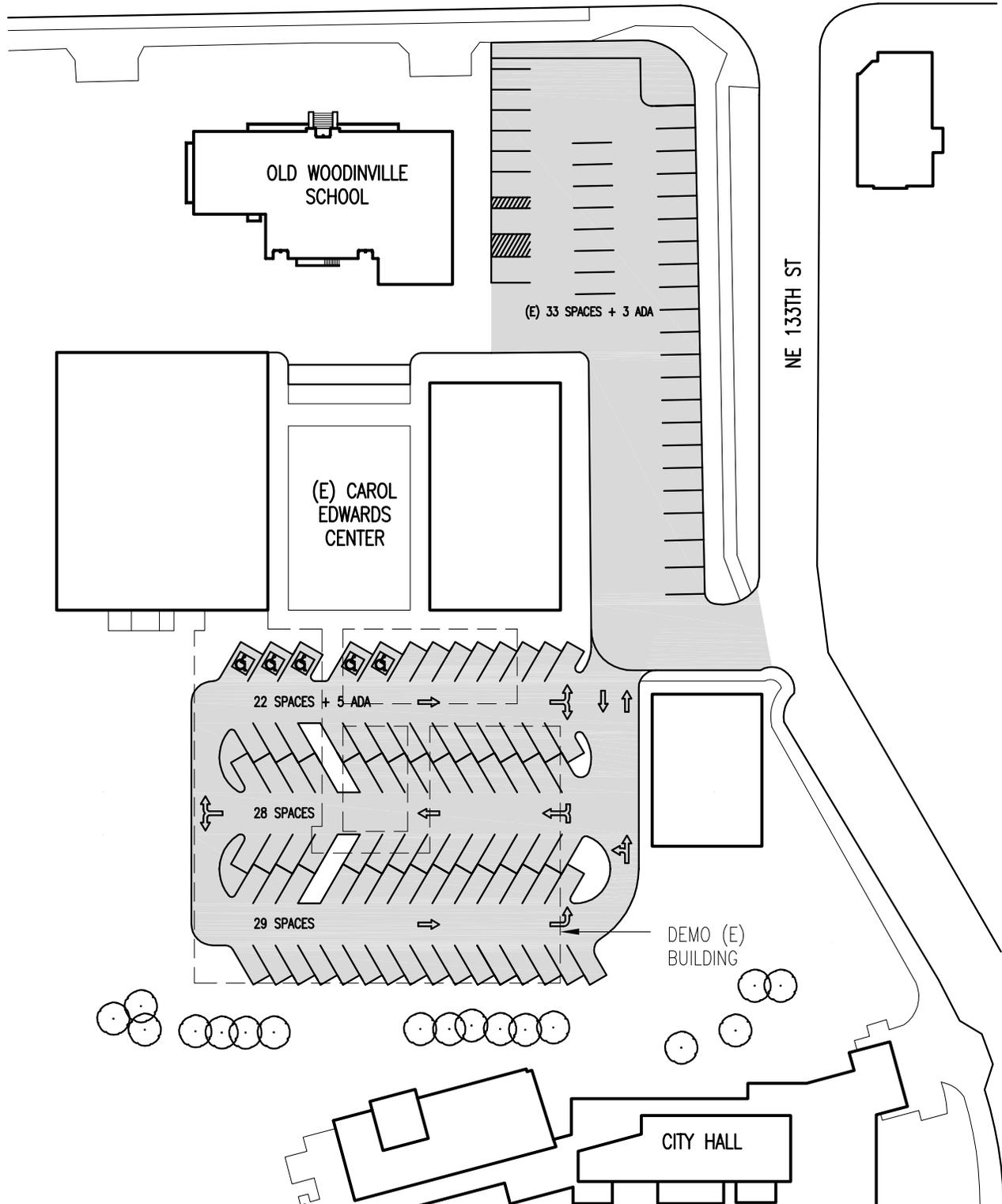


Scope of Work	Option A	Option B	Option C	Scope of Work	Option A	Option B	Option C
<b>Systems</b>				<b>Envelope</b>			
<b>Electrical:</b>				<b>Windows:</b>			
New service/distribution/panels/devices	X	X	X	Repair/repaint existing sash	X	X	
New lighting	X	X	X	Add interior storm panels	X	X	
New fire alarm	X	X	X	Replace windows with new sash			X
<b>Mechanical</b>				<b>Insulation:</b>			
<b>Plumbing:</b>				Foam at all framing cavities	X	X	X
New waste/vent/supply	X	X	X	Super-insulate attic	X	X	
New ADA restrooms at main/upper	X	X	X	Furr out selected exterior walls and insulate			X
New ADA restroom at basement			X	<b>Exterior Finishes</b>			
HVAC: New split systems w/ducting & controls	X	X	X	Clean and seal exterior		X	X
Fire sprinkler: all new throughout	X	X	X	Install new roof	X	X	X
New water service	X	X	X	Repair/repaint entry doors; new hardware	X	X	
<b>Structural, per plan</b>				Replace exterior doors		X	X
Seismic/lateral upgrades	X	X	X	<b>Interior Finishes</b>			
Reinforce 1st floor framing	X	X	X	Replace damaged wood flooring	X	X	X
Reinforce 2nd floor framing			X	Remove/replace carpet	X	X	X
<b>Circulation</b>				Remove/replace linoleum tiles	X	X	X
Add elevator and south entry lobby	X	X	X	Remove damaged ceiling tiles/patch gwb	X	X	X
Add wheelchair ramp at north entry	X	X	X	Repaint all interior surfaces	X	X	X
Refinish stairs and replace handrail		X	X	Replace interior doors			X
				Restore/upgrade finishes at common spaces			X

- STRUCTURAL UPGRADES
- ENVELOPE UPGRADES

**Appendix F**  
Parking Expansion Diagrams 1-3

NE 175TH ST



NE 133TH ST

OLD WOODINVILLE SCHOOL

(E) 33 SPACES + 3 ADA

(E) CAROL EDWARDS CENTER

22 SPACES + 5 ADA

28 SPACES

29 SPACES

DEMO (E) BUILDING

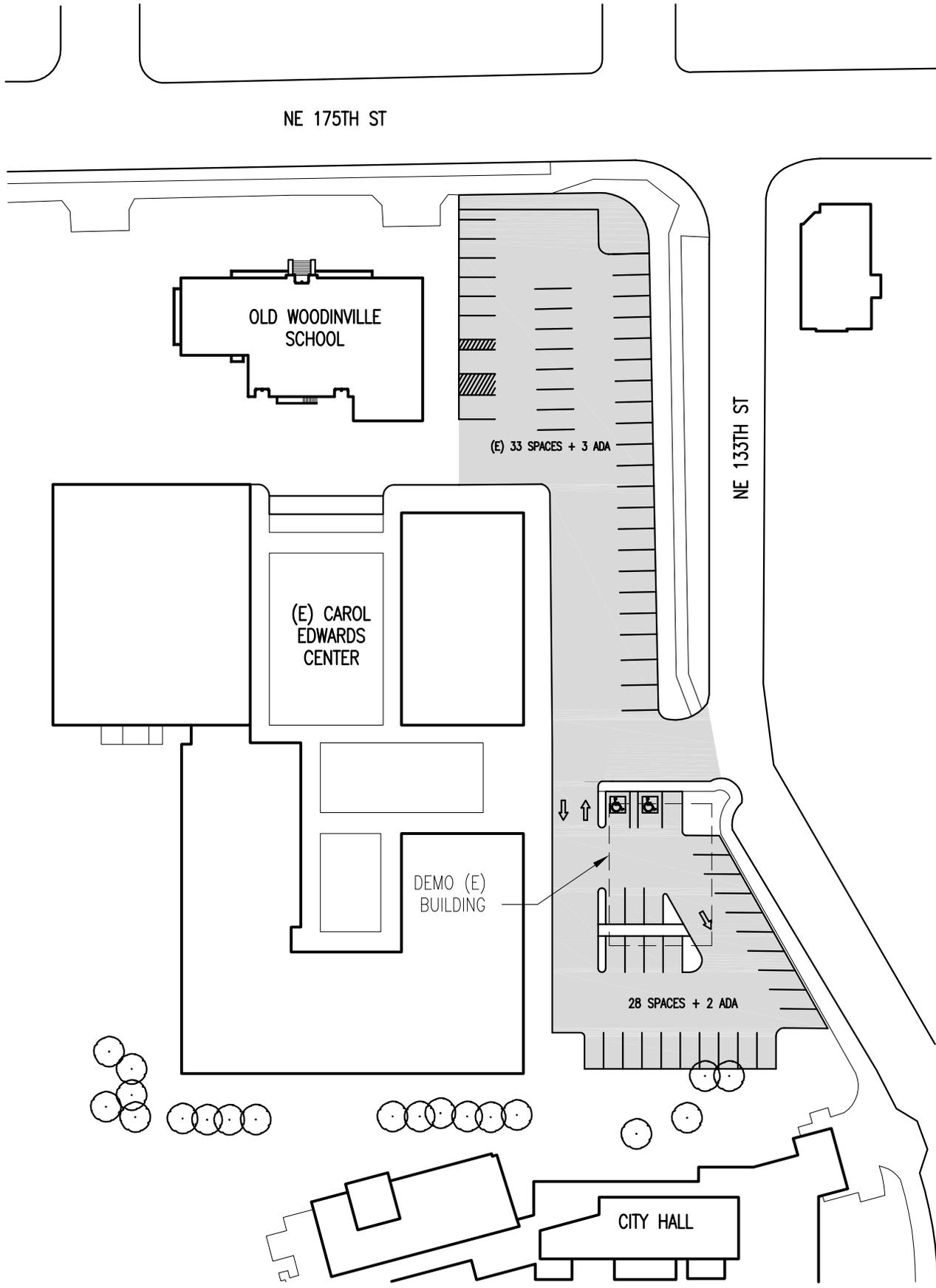
CITY HALL



# PARKING OPTION I

SCALE: 1"=70'



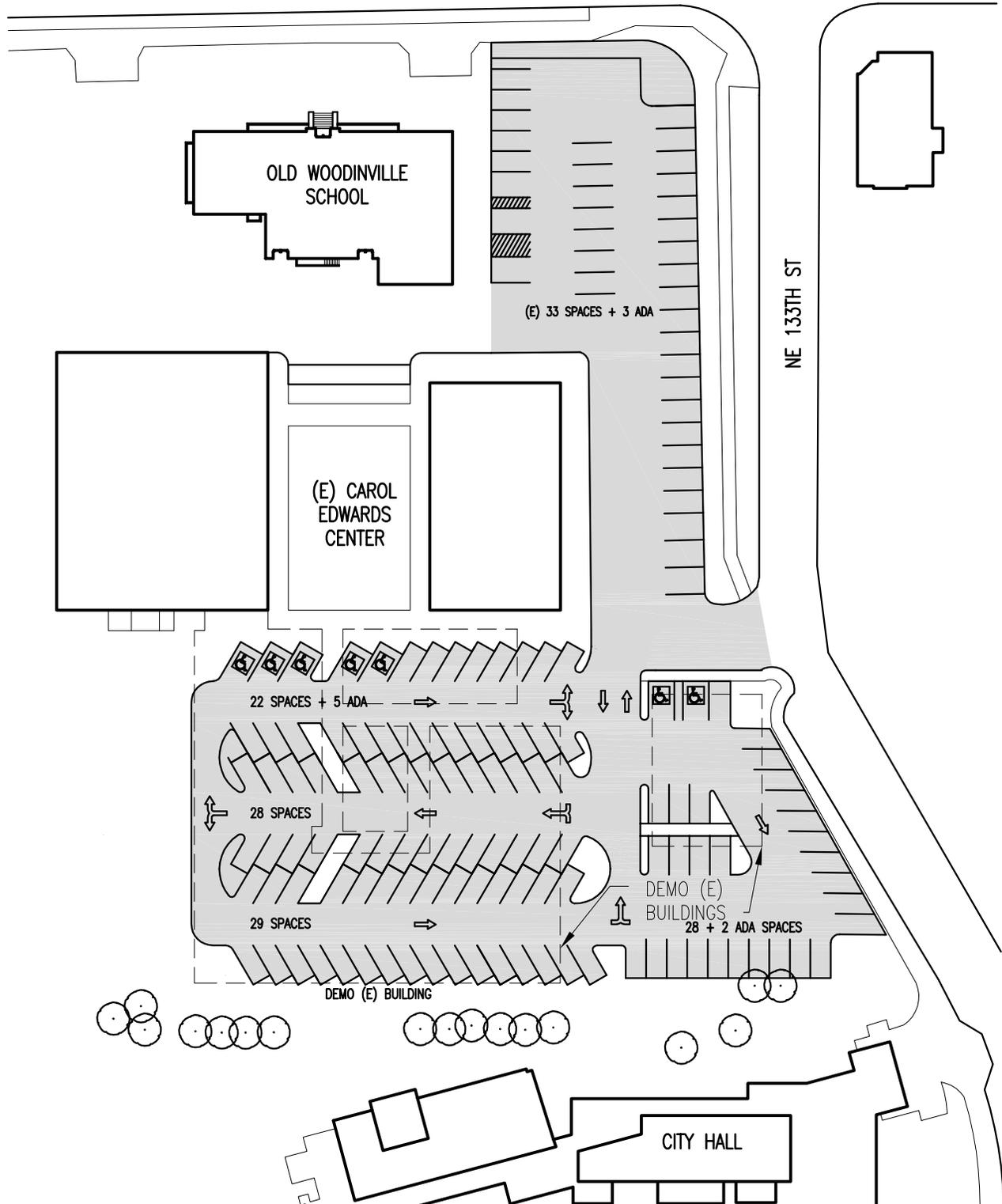


# PARKING OPTION 2

SCALE: 1"=70'



NE 175TH ST



NE 133TH ST

OLD WOODINVILLE SCHOOL

(E) 33 SPACES + 3 ADA

(E) CAROL EDWARDS CENTER

22 SPACES + 5 ADA

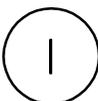
28 SPACES

29 SPACES

DEMO (E) BUILDING

DEMO (E) BUILDINGS  
28 + 2 ADA SPACES

CITY HALL



# PARKING OPTION 3

SCALE: 1"=70'



**Appendix G**  
Construction Budget Worksheets

**Old Woodinville School House Renovation**

Base for Scheme A - Good Option		\$1,764,842
General Conditions	10%	\$176,484
Fee	4%	\$77,653
Design Development Contingency	20%	\$403,796
<b>Total Recommended Construction Costs</b>		<b>\$2,422,775</b>

Base for Scheme B - Better Option		\$1,973,861
General Conditions	10%	\$197,386
Fee	4%	\$86,850
Design Development Contingency	20%	\$451,619
<b>Total Recommended Construction Costs</b>		<b>\$2,709,716</b>

Base for Scheme C - Best Option		\$2,188,739
General Conditions	10%	\$218,874
Fee	4%	\$96,305
Design Development Contingency	20%	\$500,783
<b>Total Recommended Construction Costs</b>		<b>\$3,004,701</b>

**HVAC Deduct Option for System 1a vs System 3 - \$332,143**

Baseline renovation scope of work

Exterior	option			area	unit	\$/unit	Total
	A	B	C				
<b>Brick</b>							
Chemical clean and seal veneer and concrete		B	C	12,319	SF	\$ 3.75	\$46,197
Remove metal canopy remnants on south & patch holes	A	B	C	1	LF	\$ 1,000.00	\$1,000
Tuckpoint damaged areas (10%)	A	B	C	1,232	SF	\$ 10.00	\$12,319
<b>Windows</b>							
Remove window AC units and reglaze (5%)	A	B		7	EA	\$ 150.00	\$1,020
Repair rotted sills and sash (10%)	A	B		17	EA	\$ 650.00	\$11,050
Reputty selected sash (30%)	A	B		51	EA	\$ 200.00	\$10,200
Tune up operation/install new weatherstripping	A	B		170	EA	\$ 175.00	\$29,750
Prep and paint all windows	A	B		170	EA	\$ 250.00	\$42,500
Install interior storm windows at all	A	B		2,772	SF	\$ 15.00	\$41,580
Replace existing windows with new dbl glazed wood			C	2,772	SF	\$ 85.00	\$235,620
<b>Doors</b>							
Prep and repaint front doors, with new hardware;	A			1	PR	\$ 750.00	\$750
New Exterior Door	A	B	C	2	EA	\$ 1,800.00	\$3,600
Replace exterior doors w/ new		B	C	1	PR	\$ 2,400.00	\$2,400
<b>Roof</b>							
Remove roofing; install new osb sheathing; reroof w/single-ply	A	B	C	6,396	SF	\$ 9.50	\$60,762
<b>Misc</b>							
Construct ramp at front entry: concrete w/nice metal railings	A	B	C	315	SF	\$ 10.00	\$3,150
Railing	A	B	C	105	LF	\$ 115.00	\$12,075
Repair/replace/repaint scuppers and downspouts	A	B	C	3	EA	\$ 750.00	\$2,250
Refurbish sconce lights at entry	A	B	C	2	EA	\$ 400.00	\$800
Replace metal guardrails at areaways and stairs to bsmnt		B	C	50	LF	\$ 115.00	\$5,750
<b>Sitework</b>							
Utilities: including trench/asphalt patch							
new 6" water main	A	B	C	150	LF	\$ 25.00	\$3,750
electrical service: 3 phase/480v	A	B	C	100	LF	\$ 65.00	\$6,500
Landscaping: at new south lobby entry and at north side	A	B	C	400	SF	\$ 5.00	\$2,000
Signage		B	C	1	LS	\$ 1,500.00	\$1,500
Lighting: surface mounted wall pak	A	B	C	8	EA	\$ 350.00	\$2,800
Parking: restripe 30 stalls		B	C	30	EA	\$ 10.00	\$300

**Interior**

<b>Demolition</b>							
Demo existing walls	A	B	C	455	LF	\$ 15.00	\$6,825
Misc Demo for structural	A	B	C	1	LS	\$ 7,500.00	\$7,500

**Structural**

Gravity/floor loading								
Spread Footings at Basement	A	B	C	5	CY	\$	345.00	\$1,610
Columns	A	B	C	14	EA	\$	750.00	\$10,500
Beams at First Floor	A	B	C	180	LF	\$	65.00	\$11,700
Beam/column upgrade for 2nd floor framing			C	180	LF	\$	65.00	\$11,700
Beam/column upgrade w/ Drag strut	A	B	C	375	LF	\$	80.00	\$30,000
Seismic/lateral upgrades								
Moment frame footings	A	B	C	4	CY	\$	345.00	\$1,380
Continuous Footing	A	B	C	11	CY	\$	375.00	\$4,167
Moment frames	A	B	C	27	TN	\$	3,500.00	\$94,500
Shear walls - Framed	A	B	C	1,680	SF	\$	12.00	\$20,160
Shotcrete at existing masonry walls	A	B	C	693	SF	\$	18.00	\$12,474
New bathrooms at main and 2nd floor								
Floor Finish - Tile	A	B	C	580	SF	\$	12.00	\$6,960
Vanity Top	A	B	C	28	LF	\$	75.00	\$2,100
Partitions	A	B	C	6	EA	\$	1,100.00	\$6,600
Doors	A	B	C	4	EA	\$	1,250.00	\$5,000
Accessories	A	B	C	4	EA	\$	450.00	\$1,800
Drywall partitions	A	B	C	4,800	SF	\$	7.50	\$36,000
Paint	A	B	C	4,800	SF	\$	0.75	\$3,600
New bathroom at basement								
Floor Finish - Tile			C	290	SF	\$	12.00	\$3,480
Vanity Top			C	14	LF	\$	75.00	\$1,050
Partitions			C	3	EA	\$	1,100.00	\$3,300
Doors			C	2	EA	\$	1,250.00	\$2,500
Accessories			C	2	EA	\$	450.00	\$900
Drywall partitions			C	2,400	SF	\$	7.50	\$18,000
Paint			C	2,400	SF	\$	0.75	\$1,800
Framing & Finish								
2x6 furring for selected walls for R21 insulation		B	C	3,312	SF	\$	6.50	\$21,528
Furring of walls at Shotcrete	A	B	C	2,700	SF	\$	7.50	\$20,250
New interior walls		B	C	2,055	SF	\$	9.00	\$18,495
Patch and repair allowance		B	C	16,930	SF	\$	0.75	\$12,698
Wainscot and trims allowance			C	16,930	SF	\$	2.25	\$38,093
Paint	A	B	C	16,930	SF	\$	0.95	\$16,084
Restoration of woodwork and finishes to public areas		B	C	1	LS	\$	8,000.00	\$8,000
Insulation								
blown-in R80 at roof/ceiling	A	B	C	6,396	SF	\$	3.50	\$22,386
blown-in R30 at basement ceiling/main floor joists	A	B	C	6,396	SF	\$	2.00	\$12,792
blow-in icynene in wall cavities		B	C	3,312	SF	\$	1.25	\$4,140
5.5" cavity		B	C	3,312	SF	\$	1.25	\$4,140
1.5" cavity	A	B		2,208	SF	\$	0.95	\$2,098
blow-in icynene in new wall cavities			C	8,100	SF	\$	1.00	\$8,100
Doors								
Paint existing	A			30	EA	\$	175.00	\$5,250
Replace existing with new doors, with new hardware		B	C	30	EA	\$	1,500.00	\$45,000
New Doors in new frames	A	B	C	2	EA	\$	1,750.00	\$3,500
Ceilings								
remove 12x12 ACT glued to plaster	A	B	C	16,930	SF	\$	1.75	\$29,628
demo/patch/repair for seismic work at perimeter	A	B	C	216	SF	\$	4.50	\$972
new 1/2" gwb 1st and 2nd Floors	A	B	C	12,034	SF	\$	1.75	\$21,060
new 1/2" gwb at Basement			C	4,896	SF	\$	1.75	\$8,568
Floors								
Remove damaged wood floors and install new	A	B	C	3,100	SF	\$	16.00	\$49,600
Remove carpet and refinish existing wood flooring		B	C	1,805	SF	\$	12.00	\$21,660
New carpet	A	B	C	2,535	SF	\$	3.85	\$9,760
New linoleum	A	B	C	2,790	SF	\$	4.50	\$12,555
New elevator								
New south entry vestibule	A	B	C	1	EA	\$	70,000.00	\$70,000
demo floor structure	A	B	C	110	SF	\$	6.50	\$715
cut new opening for elevator lobby, w/new entry doors	A	B	C	1	EA	\$	850.00	\$850
new concrete/CMU shaft foundation walls/pit at bsmt	A	B	C	1	EA	\$	10,000.00	\$10,000
Hand Excavate for New elevator	A	B	C	80	CY	\$	35.00	\$2,800
new interior shaft walls	A	B	C	600	SF	\$	10.75	\$6,450

HVAC							
Demo for Mechanical	A	B	C	1	LS	\$ 15,000.00	\$15,000
Heat Pumps	A	B	C	12	EA	\$ 7,200.00	\$86,400
RS/RL Piping	A	B	C	2,400	LF	\$ 18.00	\$43,200
Ductwork	A	B	C	15,000	LB	\$ 9.00	\$135,000
Air Terminals	A	B	C	96	EA	\$ 150.00	\$14,400
Local Thermostats	A	B	C	12	EA	\$ 600.00	\$7,200
Balancing	A	B	C	16,930	SF	\$ 0.78	\$13,205
Sprinklers							
Install new fire sprinkler system throughout	A	B	C	16,930	SF	\$ 4.80	\$81,264
Plumbing							
New water supply, waste and vent throughout	A	B	C	16,930	SF	\$ 9.60	\$162,528
Mechanical Insulation	A	B	C	16,930	SF	\$ 1.20	\$20,316
Electrical							
Startup, Mobilization	A	B	C	1	LS	\$ 15,000.00	\$15,000
Demolition	A	B	C	1	LS	\$ 5,000.00	\$5,000
Power Service							
Secondary Feeder - Good Option	A			200	LF	\$ 115.00	\$23,000
Secondary Feeder - Better Option		B		200	LF	\$ 180.00	\$36,000
Secondary Feeder - Best Option			C	200	LF	\$ 225.00	\$45,000
Meter Center - Good Option	A			1	EA	\$ 10,000.00	\$10,000
Meter Center - Better Option		B		1	EA	\$ 12,500.00	\$12,500
Meter Center - Best Option			C	1	EA	\$ 15,000.00	\$15,000
Utility Charge Allowance	A	B	C	1	LS	\$ 15,000.00	\$15,000
Miscellaneous	A	B	C	1	LS	\$ 2,500.00	\$2,500
Comm Services							
Telephone Conduit	A	B	C	200	LF	\$ 30.00	\$6,000
Television Conduit	A	B	C	200	LF	\$ 20.00	\$4,000
Miscellaneous	A	B	C	1	LS	\$ 500.00	\$500
Power Distribution							
Main Dist Panel	A	B	C	1	EA	\$ 12,500.00	\$12,500
480V House Panels	A	B	C	3	EA	\$ 2,250.00	\$6,750
480V Panel Feeders	A	B	C	3	EA	\$ 1,500.00	\$4,500
Dry Type Transformers	A	B	C	3	EA	\$ 3,000.00	\$9,000
208V House Panels	A	B	C	3	EA	\$ 2,000.00	\$6,000
208V Panel Feeders	A	B	C	3	EA	\$ 1,000.00	\$3,000
Miscellaneous	A	B	C	1	LS	\$ 1,500.00	\$1,500
Lighting	A	B	C	16,930	SF	\$ 6.00	\$101,580
Exterior Lighting	A	B	C	1	LS	\$ 5,000.00	\$5,000
Lighting Controls	A	B	C	16,930	SF	\$ 0.75	\$12,698
Basic Materials	A	B	C	16,930	SF	\$ 4.00	\$67,720
Devices	A	B	C	16,930	SF	\$ 0.75	\$12,698
Mech Equipment Connections - Good Option	A			16,930	SF	\$ 0.30	\$5,079
Mech Equipment Connections - Better Option		B		16,930	SF	\$ 1.00	\$16,930
Mech Equipment Connections - Best Option			C	16,930	SF	\$ 1.50	\$25,395
Data/Voice Cabling	A	B	C	16,930	SF	\$ 1.00	\$16,930
Fire Alarm System	A	B	C	16,930	EA	\$ 1.50	\$25,395
Project Close-Out	A	B	C	1	LS	\$ 7,500.00	\$7,500

**FULL SEISMIC UPGRADE COMPONENT SUMMARY**

	Gross Area:	18,435 SF		
			\$/SF	\$x1,000
1. Foundations			2.23	41
2. Vertical Structure			18.91	349
3. Floor & Roof Structures			13.78	254
4. Exterior Cladding			0.00	0
5. Roofing, Waterproofing & Skylights			0.00	0
<i>Shell (1-5)</i>			34.92	644
6. Interior Partitions, Doors & Glazing			0.00	0
7. Floor, Wall & Ceiling Finishes			0.00	0
<i>Interiors (6-7)</i>			0.00	0
8. Function Equipment & Specialties			0.00	0
9. Stairs & Vertical Transportation			0.00	0
<i>Equipment &amp; Vertical Transportation (8-9)</i>			0.00	0
10. Plumbing Systems			0.00	0
11. Heating, Ventilating & Air Conditioning			0.00	0
12. Electric Lighting, Power & Communications			0.00	0
13. Fire Protection Systems			0.00	0
<i>Mechanical &amp; Electrical (10-13)</i>			0.00	0
<b>Total Building Construction (1-13)</b>			<b>34.92</b>	<b>644</b>
14. Site Preparation & Demolition			4.50	83
15. Site Paving, Structures & Landscaping			0.00	0
16. Utilities on Site			0.00	0
<b>Total Site Construction (14-16)</b>			<b>4.50</b>	<b>83</b>
<b>TOTAL BUILDING &amp; SITE (1-16)</b>			<b>39.42</b>	<b>727</b>
General Conditions	10.00%		3.96	73
Contractor's Overhead & Profit or Fee	4.00%		1.74	32
<b>PLANNED CONSTRUCTION COST</b>			<b>45.12</b>	<b>832</b>
Contingency for Development of Design	20.00%		9.00	166
Escalation is excluded	0.00%		0.00	0
<b>RECOMMENDED BUDGET</b>			<b>54.12</b>	<b>998</b>

## Old Woodinville Schoolhouse Renovation Study

### Option D Budget Summary

Haley estimate 1.21.11

Foundations	\$	41,000	
Vertical structure	\$	349,000	
Floor and roof structure	\$	254,000	
Demolition	\$	83,000	
Haley estimate 7.13.10	\$	1,817,199	excerpted from Option C
Perimeter and corridor walls	\$	50,000	allowance per SHKS
Total Building Construction:	\$	<u>2,594,199</u>	

General conditions	10%	\$	259,420	
Contractor OH&P	4%	\$	114,145	
Contingency	20%	\$	<u>593,553</u>	
<b>Recommended Budget:</b>		\$	<b>3,561,316</b>	not incl soft costs

**Appendix H 1-6**  
Historic Preservation Documentation



ORDINANCE NO. 249

AN ORDINANCE OF THE CITY OF WOODINVILLE, WASHINGTON, RELATING TO THE PROTECTION AND PRESERVATION OF LANDMARKS IN WOODINVILLE, ESTABLISHING PROCEDURES FOR DESIGNATION AND PRESERVATION OF LANDMARKS, PROVIDING FOR ENFORCEMENT, PRESCRIBING PENALTIES FOR VIOLATION, AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Woodinville City Council finds that the protection, enhancement, perpetuation, and use of buildings, sites, districts, structures, and objects of historical, cultural, architectural, engineering, geographic, ethnic and archaeological significance located in Woodinville is necessary in the interest of the prosperity, civic pride and general welfare of the people of Woodinville; and

**WHEREAS**, such cultural and historic resources are a significant part of the heritage, education and economic base of Woodinville; and

**WHEREAS**, the economic, cultural and aesthetic well-being of Woodinville cannot be maintained or enhanced by disregarding its heritage and by allowing the unnecessary destruction or defacement of such resources; and

**WHEREAS**, present preservation programs and activities are inadequate for insuring present and future generations of Woodinville residents and visitors a genuine opportunity to appreciate and enjoy our heritage; and

**WHEREAS**, pursuant to RCW 39.34, the Interlocal Cooperation Act, the parties are each authorized to enter into an agreement for cooperative action.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODINVILLE, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1. Purpose.** The purposes of this ordinance are to:

A. Designate, preserve, protect, enhance, and perpetuate those sites, buildings, districts, structures and objects which reflect significant elements of the city's, county's, state's and nation's cultural, aesthetic, social, economic, political, architectural, ethnic, archaeological, engineering, historic and other heritage;

B. Redesignate two sites in the City of Woodinville, previously designated as historic landmarks by the ~~King County Landmarks and Heritage Commission~~, as City of Woodinville Landmarks, thereby entitling them to the same advantages, responsibilities and opportunities under the City of Woodinville Ordinance as were available under the

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King County Landmarks Ordinance and program. These two sites are the Hollywood Farm, 14111 NE 145<sup>th</sup> Street, and the Hollywood School, 14810 NE 145<sup>th</sup> Street ;

- C. Foster civic pride in the beauty and accomplishments of the past;
- D. Stabilize and improve the economic values and vitality of landmarks;
- E. Protect and enhance the Woodinville tourist industry by promoting heritage-related tourism;
- F. Promote the continued use, exhibition and interpretation of significant sites, districts, buildings, structures, and objects for the education, inspiration and welfare of the people of Woodinville;
- G. Promote and continue incentives for ownership and utilization of landmarks;
- H. Assist, encourage and provide incentives to public and private owners for preservation, restoration, rehabilitation and use of landmark buildings, sites, districts, structures and objects; and
- I. Work cooperatively with other jurisdictions to identify, evaluate, and protect historic resources in furtherance of the purposes of this chapter.

## Section 2. Landmarks and Heritage Commission

- A. The King County Landmarks and Heritage Commission established pursuant to King County Code, Chapter 20.62 is hereby designated and empowered to act as the Landmarks Commission for the City of Woodinville pursuant to the provisions of this ordinance.
- B. The Special Member of the King County Landmarks and Heritage Commission provided for in Section 20.60.030 of the King County Code shall be appointed by the Mayor subject to confirmation of the Council. Such special member shall have a demonstrated interest and competence in historic preservation. Such appointment shall be made for a three year term. Such special member shall serve until his or her successor is duly appointed and confirmed. In the event of a vacancy, an appointment shall be made to fill the vacancy in the same manner and with the same qualifications as if at the beginning of the term, and the person appointed to fill the vacancy shall hold the position for the remainder of the unexpired term. Such special member may be reappointed, but may not serve more than two consecutive three-year terms. Such special member shall be deemed to have served one full term if such special member resigns at any time after appointment or if such special member serves more than two years of an unexpired term. The special member shall serve without compensation except for out-of-pocket expenses incurred in connection with commission meetings or programs. The City of Woodinville shall reimburse such expenses incurred by the special member.

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C. The Commission shall not conduct any public hearings required under this ordinance with respect to properties located within the City of Woodinville until its rules and regulations, including procedures consistent with this ordinance, have been filed with the Woodinville City Clerk.

**Section 3. King County Code Sections Adopted.** The City Council hereby adopts the following sections of King County Code Chapter 20.62, which are incorporated by reference herein and made a part of this ordinance:

- A. K.C.C. 20.62.020 - Definitions, except as follows:
  - 1. Paragraph F is changed to read "Council' is the Woodinville City Council."
  - 2. Paragraph I is changed to read "Director' is the City of Woodinville Building Official or his or her designee."
  
- B. K.C.C. 20.62.040 - Designation Criteria, except all references to "King County" are changed to read Woodinville.
  
- C. K.C.C. 20.62.050 - Nomination Procedure.
  
- D. K.C.C. 20.62.070 - Designation Procedure, except all references to "King County" are changed to read Woodinville.
  
- E. K.C.C. 20.62.080 - Certificate of Appropriateness Procedure, except the last sentence of paragraph A thereof.
  
- F. K.C.C. 20.62.100 - Evaluation of Economic Impact.
  
- G. K.C.C. 20.62.110 - Appeal Procedure.
  
- H. K.C.C. 20.62.130 - Penalty for Violation of Section 20.62.080 (Paragraph E. above).
  
- I. K.C.C. 20.62.140 - Special Valuation for Historic Properties.
  
- J. K.C.C. 20.62.150 - Historic Resources - review process, except all sections but the final sentence of paragraph B 4 and the entirety of paragraph C thereof.

**Section 4. Review of building and related permits.** The official responsible for the issuance of building and related permits shall promptly refer applications for permits which "affect" historic buildings, structures, objects, sites, districts, or archaeological sites to the King County Historic Preservation Officer (HPO) for review and comment. For the purposes of this Section, "affect" shall be defined as an application for change to the actual structure, on a property with a landmark structure or designated as a landmark property, or on an adjacent property sharing a common boundary line. The responsible official shall seek and take into consideration the comments of the HPO regarding mitigation of any adverse effects affecting historic buildings, structures, objects, sites, or districts.

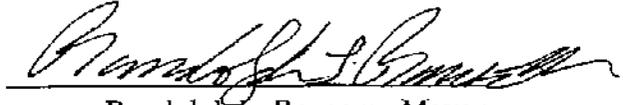
**Section 5. Direction to City Clerk.** Pursuant to RCW 35A.12.140, the City Clerk is directed to keep on file a copy of the King County Code sections adopted by this ordinance for the use and examination by the public.

**Section 6. Severability.** If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

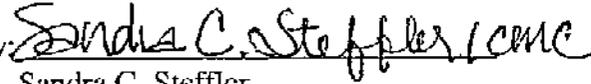
**Section 7. Effective date.** This ordinance shall be effective five (5) days after publication of an approved summary consisting of the title of this ordinance.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE  
10<sup>th</sup> DAY OF April, 2000.

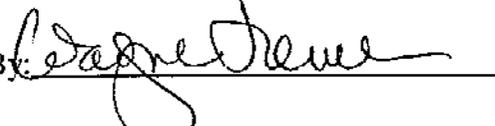
APPROVED:

  
Randolph L. Ransom, Mayor

ATTEST/AUTHENTICATED:

By:   
Sandra C. Steffler  
City Clerk/CMC

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By: 

FILED WITH THE CITY CLERK:	4.11.00
PASSED BY THE CITY COUNCIL:	4.10.00
PUBLISHED:	4.17.00
EFFECTIVE DATE:	4.23.00
ORDINANCE NO. 249	

**Appendix H.2**  
C.O.W. and K.C. Landmarks Agreement

*Signed on 7/2/01*

**Interlocal Agreement for Landmark Services**

**AN AGREEMENT BETWEEN KING COUNTY AND THE CITY OF WOODINVILLE RELATING TO LANDMARK DESIGNATION AND PROTECTION SERVICES**

THIS IS AN AGREEMENT between King County, a home rule charter county and a political subdivision of the State of Washington, hereinafter referred to as the "County," and the City of Woodinville a municipal corporation of the State of Washington, hereinafter referred to as the "City".

WHEREAS, the City is incorporated; and

WHEREAS, local governmental authority and jurisdiction with respect to the designation and protection of landmarks within the city limits resides with the City; and

WHEREAS, the City desires to protect and preserve the historic buildings, structures, districts, sites, objects, and archaeological sites within the City for the benefit of present and future generations; and

WHEREAS, the City does not have the organization and personnel to do so; and

WHEREAS, the County is able to provide landmark designation and protection services for the City; and

WHEREAS, it is in the public interest that the jurisdictions cooperate to provide efficient and cost effective landmark designation and protection; and

WHEREAS, pursuant to R.C.W. 39.34, the Interlocal Cooperation Act, the parties are each authorized to enter into an agreement for cooperative action;

NOW THEREFORE, the County and the City hereby agree:

1. Services. The County shall provide landmark designation and protection services using the criteria and procedures adopted in King County Ordinance 10474, K.C.C. 20.62 within the City limits.

2. City's Responsibilities. In support of the County in the designation and protection of landmarks the City shall:

A. Adopt an ordinance establishing regulations and procedures for the designation of historic buildings, structures, objects, districts, sites, objects, and archaeological sites as landmarks and for the protection of landmarks. Regulations and procedures shall be substantially the same as the regulations and procedures set forth in King County Ordinance 10474, KCC 20.62. The ordinance shall provide that the King County Landmarks and Heritage Commission

shall have the authority to designate and protect landmarks within the City limits in accordance with the City ordinance. The ordinance shall include:

1. A provision for the appointment of a special member to the King County Landmarks and Heritage Commission as contemplated by K.C.C. 20.62.030.
2. A provision that appeals from decisions of the King County Landmarks and Heritage Commission pertaining to real property within the city limits shall be taken to the City Council.
3. Provisions for penalties for violation of the certificate of appropriateness procedures.
4. A provision that the official responsible for the issuance of building and related permits shall promptly refer applications for permits which "affect" historic buildings, structures, objects, sites, districts, or archaeological sites to the King County Historic Preservation Officer (HPO) for review and comment. For the purposes of this Section, "affect" shall be defined as an application for change to the actual structure, on a property with a landmark structure or designated as a landmark property, or an adjacent property sharing a common boundary line. The responsible official shall seek and take into consideration the comments of the HPO regarding mitigation of any adverse effects affecting historic buildings, structures, objects, sites or districts.

B. Appoint a Special Member to the King County Landmarks and Heritage Commission in accordance with the ordinance adopted by the City. Pursuant to K.C.C. 20.62 such Special Member shall be a voting member of the King County Landmarks and Heritage Commission on all matters relating to or affecting landmarks within the City.

C. Except as to Section 5, the services provided by the County pursuant to this agreement do not include legal services.

D. Appoint a Design Review Board to review proposals to make changes to landmarks and to issue Certificates of Appropriateness for such changes in accordance with the procedures and criteria set forth in the City's landmark ordinance adopted under Section 2. A. above. If the City does not appoint its own Design Review Board, the King County Landmarks and Heritage Commission shall serve as the local Design Review Board.

### 3. County Responsibilities.

A. Process all nominations for designation as a landmark or community landmark made on properties within the City.

B. Conduct design review, planning, training, and public information activities necessary to support landmarking activities. Design review, planning, training, and public information tasks shall be defined by mutual agreement of both parties. If the City does not appoint its own Design Review Board to review proposals to make changes to landmarks and to issue Certificates of Appropriateness for such changes in accordance with the procedures and criteria set forth in the city's landmark ordinance adopted under Section 2. A. above, the King County Landmarks and Heritage Commission shall serve as the local Design Review Board.

C. A copy of the Commission's designation report or decision rejecting a nomination shall be delivered to the City in addition to the parties specified in K.C.C. 20.62 within five (5) working days after it is issued.

D. A copy of the designation report shall be filed with the County Recorder by the HPO together with a legal description of the designated property and the notification that the provisions of the City ordinance apply.

E. Process applications for Certificates of Appropriateness to demolish, move, or make alterations in any significant feature of a landmark within the City limits as provided for by compensation.

F. The King County Landmarks and Heritage Commission shall act as the "Local Review Board" for the purposes related to Chapter 221, 1986 Laws of Washington, (R.C.W. 84.26 and WAC 254.20) for the special valuation of historic properties within the City limits.

G. The HPO shall review and comment on applications for permits which affect historic buildings, structures, objects, sites, districts, and archaeological sites. Comments shall be forwarded to the city official responsible for the issuance of building and related permits.

### 4. Compensation.

A. Costs. The City shall reimburse the County fully for all costs incurred in providing services under this contract, including overhead and indirect administrative costs, provided, however, that such reimbursement shall not exceed the maximum expenditure identified on Addenda A and B. Costs charged to the City may be reduced by special appropriations, grants, or other supplemental funds, by mutual agreement of both parties. The rate of reimbursement for labor costs to the County costs shall be revised annually. **Addendum A** contains 2000 labor costs. Maximum total cost to the City shall be revised annually. **Addendum B** contains the year 2000 maximum cost to the City for reimbursable services. Maximum total cost to the City shall be revised annually.

B. Billing. The cost of services shall be billed quarterly. The quarterly bill shall reflect actual costs plus the annual administrative overhead rate. Payments are due within 30 days of the City's receipt of the County's invoices.

5. Indemnification.

A. The County shall indemnify and hold harmless the City and its officers, agents and employees or any of them from any and all claims, actions, suits, liability, loss, costs, expenses, and damages of any nature whatsoever, by reason or arising out of any negligent act or omission of the County, its officers, agents, and employees, or any of them, in providing services pursuant to this agreement. In the event that any suit based upon such a claim, action, loss, or damage is brought against the City, the County shall defend the same at its sole cost and expense; provided, that the City retains the right to participate in said suit if any principle of governmental or public law is involved; and if final judgment be rendered against the City and its officers, agents, employees, or any of them, or jointly against the City and the County and their respective officers, agents and employees, or any of them, the County shall satisfy the same.

B. In executing this agreement, the County does not assume liability or responsibility for or in any way release the City from any liability or responsibility which arises in whole or in part from the existence or effect of City ordinances, rules or regulations, policies or procedures. If any cause, claim, suit, actions or administrative proceeding is commenced in the enforceability and/or validity of any City ordinance, rule or regulation is at issue, the City shall defend the same at its sole expense and if judgment is entered or damages are awarded against the City, the County, or both, the City shall satisfy the same, including all chargeable costs and attorneys' fees.

C. The City shall indemnify and hold harmless the County and its officers, agents, and employees, or any of them from any and all claims, actions, suits, liability, loss, costs, expenses and damages of any nature whatsoever, by reason of or arising out of any negligent act or omission of the City, its officers, agents, and employees, or any of them. In the event that any suit based upon such a claim, action, loss or damage is brought against the County, the City shall defend the same at its sole cost and expense; provided that the County retains the right to participate in said suit if any principle of governmental or public laws is involved; and if final judgment be rendered against the County, and its officers, agents, and employees, or any of them, the City shall satisfy the same.

D. In executing this agreement, the City does not assume liability or responsibility for or in any way release the County from any liability or responsibility which arises in whole or in part from the existence or effect of County ordinances, rules or regulations, policies, or procedures. If any cause, claim, suit, actions or administrative proceeding is commenced in the enforceability and/or validity of any County ordinance, rule or regulation is at issue, the county shall defend the same at its sole expense and if judgment is entered or damages are awarded against the County, the City, or both, the County shall satisfy the same, including all chargeable costs and attorney's fees.

E. The City and the County acknowledge and agree that if such claims, actions, suits, liability, loss, costs, expenses and damages are caused by or result from the concurrent negligence of the City, its agents, employees, and/or officers and the County, its agents, employees, and/or officers, this Article shall be valid and enforceable only to the extent of the negligence of each party, its agents, employees and/or officers.

F. This Section shall survive the termination and expiration of this agreement.

6. Duration. This agreement is effective beginning upon execution, and shall continue automatically from year to year until it is terminated by forty-five days written notice from either party to the other.

7. Administration. This agreement shall be administered for the County by the Manager of the Cultural Resources Division, or the manager's designee, and for the City by the City Manager or the Manager's designee.

8. Amendments. This Agreement may be amended at any time by mutual agreement of the parties.

IN WITNESS WHEREOF, the parties have executed this agreement this 10th day of April, 2000.

CITY OF WOODINVILLE

By: *Donald A. Rose*  
City Manager

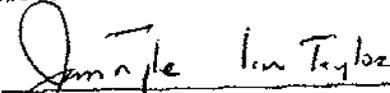
Approved as to form:

By: *[Signature]*  
City Attorney

KING COUNTY

By:   
King County Executive

Approved as to form:

By:   
King County Prosecutor  
WS&D 2486

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**Appendix H.3**  
Woodinville Landmarks Commission  
Landmark Nomination



King County  
Office of Cultural Resources

Landmarks and Heritage Commission  
Public Art Commission  
Arts Commission

506 Second Avenue, Suite 200  
Seattle, WA 98104-2307  
Phone (206) 296-7580 V/TTY  
Fax (206) 296-8629

## WOODINVILLE LANDMARKS COMMISSION

### FINDINGS OF FACT AND DECISION WOODINVILLE SCHOOL LANDMARK NOMINATION

#### SUMMARY

The Woodinville Landmarks Commission designates the Woodinville School, located at 13203/13205 NE 175<sup>th</sup> Street, Woodinville, Washington, a City of Woodinville Landmark. The building is owned by the City of Woodinville.

*Property Description:* All of the land area described as Tax Parcel #1026059024 [PCL B WOODINVILLE BLA# BLA 99-0201 REC #19991206900007 SD BLA BEING POR NE ¼ OF NE ¼ OF SE ¼ OF SEC 9 & POR NW ¼ OF NW ¼ OF SW ¼ SEC 10 T-R 26-5].

The Commission heard testimony from six individuals testifying in support of the designation, no one testified in opposition to the designation. In making its decision the Commission made the following findings:

#### FINDINGS

1. The school is historically significant under *Criterion A1* for its association with the growth and development of the community of Woodinville, and as a well-preserved example of a Works Progress Administration (WPA) project. The school is significant under *Criterion A3* as a distinctive example of the WPA Moderne style. The school is significant under *Criterion A5* as the work of a notable Washington architect, Frederick Bennett Stephen of Seattle; and:

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2. As an intact school building, the Woodinville School reflects the historic growth of this community and is an important reminder of federal involvement in rural school construction during the Great Depression era.
3. In 1881, Woodinville's first school was established in the home of Ira and Susan Woodin. In 1892, the Calkins family donated the land on which the school is sited, with the stipulation that it be used for school purposes only. A two-room, wood frame school building was constructed on the site and served until 1908 when it was destroyed by fire. It was replaced by a brick masonry building. Built in 1909, the new two-story, four-room school is believed to have been the only brick schoolhouse in King County outside of Seattle.
4. As the community grew during the 1920s and 1930s, a larger grammar school became necessary. With the Great Depression underway, funding for a remodeled school was provided through the Works Progress Administration (WPA). A stipulation attached to the WPA funds required that it be used for remodeling or expansion of an existing structure. Thus, the old 1909 building was technically "enlarged" in 1936 with a building designed by Fred B. Stephen. A small portion of the original 1909 brick school was retained, although the majority of the old building was entirely integrated into the 1936 construction. A remnant of the original building remains visible at the east end of the south elevation.
5. Following the Second World War, more classroom space was needed. In 1948, the east wing was constructed, providing four additional classrooms. The design work was again undertaken by Fred B. Stephen. The 1948 addition essentially balanced the asymmetrical façade design of the 1936 building.
6. Today, Woodinville is characterized by modern retail centers, housing developments and commercial or manufacturing facilities interspersed with open space and agricultural areas. The Woodinville School remains as a highly visible local landmark, indicative of the early 20<sup>th</sup> century history of the community.
7. The distinctive façade and west elevation exhibit original historic building fabric and architectural features representative of an important stylistic trend in American architecture. It is a notable example of WPA Moderne design mode, combining the symmetry and formality of Beaux-Arts classicism with sparseness and careful architectural detailing drawn from European modernism. This design mode is also referred to as "stripped classicism." The architectural form and features are drawn from traditional, classically derived designs but stripped down to simplified or "starved" architectural details.

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8. As the son and longtime partner of Seattle school architect James Stephen, Fred Stephen made a significant contribution to the design of local schools from 1909 until the 1960s. The design of the Woodinville School closely follows the progressive model school plan developed by the firm for brick schools built in Seattle after 1908. The quality of the WPA Moderne design may indicate Fred Stephen's personal and professional association with Paul Phillip Cret. Cret, who was a young architecture professor at the University of Pennsylvania while Stephen was a student there, became a particularly influential proponent of "stripped classicism."

The Woodinville Landmark Registration Form provides additional contextual information in support of the above findings.

#### FINAL DECISION

At its December 20, 2001 meeting, the Woodinville Landmarks Commission unanimously approved a motion to designate the Woodinville School as a City Landmark.

Boundaries: All of the land area within the boundaries of Parcel #1026059024

Features of Significance: The entire land area of the tax parcel identified above and the entire exterior of the building according to the attached site plan.

#### PROTECTION MEASURES

##### Controls

No significant feature (as described above) may be altered, whether or not a building permit is required, without first obtaining a Certificate of Appropriateness from the King County Landmarks and Heritage Commission pursuant to the provisions of KCC 20.62.080 and City of Woodinville Ordinance No. 249 [City of Woodinville Municipal Code 21.31 - Landmark Protection and Preservation]. The following exclusion is allowed:

In-kind maintenance and repair

No new structure, building, road, intensive landscaping or fence construction may take place within the boundaries of the designated parcel, whether or not a building permit is required, without first obtaining a Certificate of Appropriateness from the King County Landmarks and Heritage Commission pursuant to the provisions of KCC 20.62.080 and City of Woodinville

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Ordinance No. 249 [City of Woodinville Municipal Code 21.31 - Landmark Protection and Preservation].

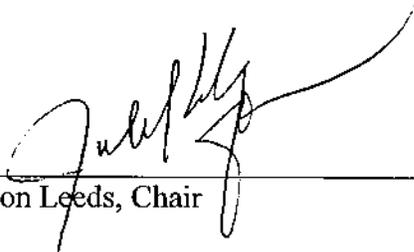
Incentives

The following incentives are available to the property owner:

1. Eligibility for grant funds for building rehabilitation or stabilization through the King County Landmarks and Heritage Program Office.
2. Eligibility for technical assistance from the King County Landmarks and Heritage Commission and staff.
3. Eligibility for historic site marker.

Decision made December 20, 2001.  
Findings of Fact and Decision filed December 31, 2001.

**WOODINVILLE LANDMARKS COMMISSION**

  
\_\_\_\_\_  
Leon Leeds, Chair

\_\_\_\_\_  
Date

12/31/01

2001 123 1001624

TRANSMITTED this 31 day of December, 2001 to the following parties and interested persons:

Pete Rose, City Manager, City of Woodinville  
Carl Smith, City Planner, City of Woodinville  
The Honorable Kathy Lambert, King County Council  
The Honorable Louise Miller, King County Council  
Lynn McNally, Chair, Woodinville Planning Commission  
Gladys Berry, Woodinville Historical Society  
Donna Calkins, Bellevue, WA  
Jacque Calkins, Bellevue, WA  
David Chapman, Woodinville, WA  
Lila Chapman, Woodinville, WA  
Suzi Freeman, Woodinville, WA  
Katherine Jarman, Woodinville, WA  
Mary D. Jarman, Woodinville, WA

NOTICE OF RIGHT TO APPEAL OR RECONSIDER

Appeal. Any person aggrieved by a decision of the Woodinville Landmarks Commission designating or rejecting a nomination of a landmark may, within 35 calendar days of mailing of notice of the action, appeal the decision to the City Council. Written notice of appeal shall be filed with the Historic Preservation Officer and the Woodinville City Clerk and shall be accompanied by a statement setting forth the grounds of the appeal, supporting documents and argument. (KCC 20.62.110 A, as adopted by reference in City of Woodinville Municipal Code 21.31 - Landmark Protection and Preservation.

Reconsideration. Any person aggrieved by a decision of the Woodinville Landmarks Commission designating or rejecting a nomination for designation of a landmark may, within 20 calendar days of mailing of notice of the decision, petition the Commission for reconsideration on the grounds the decision was based on 1) errors or omissions of fact; or, 2) that new information bearing on the decision, and not reasonably available to the Commission at the time of the decision, is available.

The written petition must be filed with the Historic Preservation Officer and must be accompanied by 1) a statement setting forth the grounds for the petition; and, 2) any supporting documents.

Within 70 calendar days of a petition for reconsideration, the Commission shall review the record, and may, at its discretion, render a revised decision. The Commission may, at its discretion, hold another public hearing on the landmark nomination.

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**Appendix H.4**  
Schoolhouse Landmark  
Registration form

# CITY OF WOODINVILLE LANDMARKS COMMISSION

King County Office of Cultural Resources  
Landmarks and Heritage Program  
506 Second Avenue, Room 200, Seattle, Washington, 98104

## CITY OF WOODINVILLE LANDMARK REGISTRATION FORM

### 1. NAME OF PROPERTY

historic name: **WOODINVILLE SCHOOL**

other names/site number: Woodinville Community Center [HRI# 0184]

### 2. LOCATION

street & number: 13203 - 13205 NE 175<sup>th</sup> Street \_\_\_\_\_ not for publication

city, town: Woodinville WA \_\_\_\_\_ vicinity

state: WA code: WA county: King code: 033 zip code: 98072

### 3. CLASSIFICATION

Ownership of Property:	Category of Property:	Number of Resources within Property:	
		Contributing	Non-Contributing
<input type="checkbox"/> private	<input type="checkbox"/> building(s)		
<input checked="" type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	_____ Total

Name of related multiple property listing:  
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously  
designated as King County Landmarks:

### 4. OWNER OF PROPERTY

name: City of Woodinville

street & number 17301 133<sup>rd</sup> Avenue NE

city, town: Woodinville state: WA zip: 98072

### 5. FORM PREPARED BY

name/title: Phillip Seven Esser [edited by King County HPO]

organization: Historic Preservation Services

date: 9/13/01

street & number: 318 Terry Avenue North, Suite B

telephone: 206 322 4948

city, town: Seattle state: WA zip: 98109

**CITY OF WOODINVILLE LANDMARK REGISTRATION FORM**

Page 2 of 3

**6. FUNCTION OR USE**

Historic Functions (enter from instructions)

EDUCATION: School

Current Functions (enter from instructions)

GOVERNMENT: Community Center

**7. DESCRIPTION**

Architectural Classification (enter from instructions)

MODERN MOVEMENT: WPA Moderne

Materials (enter categories from instructions)

foundation: Concrete

walls: Brick

roof: Asphalt/gravel

other:

*Describe the present and historic physical appearance of the property:*

**SEE CONTINUATION SHEETS**

**8. STATEMENT OF SIGNIFICANCE**

**Applicable Designation Criteria:**

(Mark "X" in all the boxes that apply.)

A1 Property is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.

A2 Property is associated with the lives of persons significant in national, state, or local history.

A3 Property embodies the distinctive characteristics of a type, period, style, or method of design or construction or represents a significant and distinguishable entity whose components lack individual distinction.

A4 Property has yielded, or is likely to yield, information important in prehistory or history

A5 Property is an outstanding work of a designer or builder who has made a substantial contribution to the art.

**Criteria Considerations:**

(Mark "x" in all the boxes that apply.)

Property is:

a cemetery, birthplace, or grave owned by a religious institution/used for religious purposes

moved from its original location.

a reconstructed historic building

a commemorative property

less than 40 years old or achieving significance within the last 40 years

**CITY OF WOODINVILLE LANDMARK REGISTRATION FORM**

Page 3 of 3

**Areas of Significance:**

(Enter categories from instructions)

EDUCATION

POLITICS/GOVERNMENT

ARCHITECTURE

**Period of Significance:**

1936-1993

**Significant Dates:**

1936, 1948

1936

1936

**Significant Person:**

(Complete if Criterion A2 is marked above)

**Cultural Affiliation:**

**Architect/Builder:**

Frederick Bennett Stephen

**State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above: SEE CONTINUATION SHEET**

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets) **SEE CONTINUATION SHEET**

**Previous documentation on file:**

- included in King County Historic Resource Inventory #:0185
- previously designated a King County Landmark
- previously designated a Community Landmark
- listed in Washington State Register of Historic Places
- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings, Survey #:
- recorded by Historic American Engineering, Rec. #:

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other (specify repository)  
King County Office of Cultural Resources
- 506 2<sup>nd</sup> Avenue, Room 200
- Seattle, WA 98104

**10. GEOGRAPHICAL DATA**

**Acreage of Property:** 1.20

**Quadrangle Name:** Bothell

**Quadrangle Scale:** 1:24000

**Verbal Boundary Description**

Parcel #1026059024 [PCL B WOODINVILLE BLA# BLA 99-0201 REC #19991206900007 SD BLA BEING POR NE ¼ OF NE ¼ OF SE ¼ OF SEC 9 & POR NW ¼ OF NW ¼ OF SW ¼ SEC 10 T-R 26-5]

**Boundary Justification**

The nominated property includes the subject school building, associated parking lot and frontage area along NE 175<sup>th</sup> street.

# City of Woodinville Landmark Registration Form Continuation Sheet

Section number 7

Page 1 of 3

**WOODINVILLE SCHOOL**

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## **PHYSICAL DESCRIPTION**

The Woodinville School is centrally located in the City of Woodinville, suburban community in northern King County. Woodinville is approximately 10 miles NE of downtown Seattle, but due to the highway route across and around Lake Washington it is significantly further in travel distance. The city is situated along the Sammamish River in the immediate vicinity of the convergence of Interstate 405, State Route 522, and the Burlington Northern Railroad.

### **Setting**

The school building is located along the linear modern commercial district of the city on an irregular, rectangular 1.2-acre site on the southern edge of NE 175<sup>th</sup> Street. The primary façade faces north toward NE 175<sup>th</sup> Street, a major thoroughfare. The building is set back further from the street than other buildings to the east and west. Within the front setback area are shrubs, a lawn space, concrete walkways and street trees. A handicapped accessible ramp leads up to the main building entrance and is connected by a concrete walkway to a driveway and parking lot on the east side of the building. A small commercial building is directly west of the building and a large open playfield is located to the southwest. The southern portion of the property is bordered by C.O. Sorensen Elementary School and to the east there is a large parking area bordered by commercial buildings.

### **School Building**

The original Woodinville School, a two story, four-room, brick masonry building built in 1909, underwent a major remodel and addition in 1936. The original 1909 building, a portion of which is part of the current building, was designed by Seattle architect, Henry Burton (Photo #21). In 1936, architect Fred B. Stephen was hired to design a modern six-room, two-story school building. Executed in the WPA Moderne style (Photo #22) with a modified rectangular plan and flat roof, it basically engulfed the original 1909 structure. In 1948, an east wing, also designed by Fred B. Stephen, was constructed which provided four additional classrooms and created the current symmetrical front elevation.

The subject school building is a two-story, brick veneer structure with a partial daylight basement level and a poured concrete foundation. The wire-cut red brick walls are primarily laid in a common bond. Windows located at the first and second floor levels include large, six-over-six "Austral" awning-type wooden sash. Windows at the daylight portions of the basement level include three-over-three, double-hung wooden sash members. The roof is flat with a simple parapet around the entire perimeter that is capped with an unadorned, protective metal coping.

The primary façade is distinguished by stylistic elements including rectilinear and geometric patterns and prominent vertical forms, most of which are executed with wire-cut brick masonry. The façade (north elevation) is entirely symmetrical with a projecting central entrance block flanked by two 30' bays of five windows each. The façade is terminated at each end by a 22' long projecting windowless bay. The stylized central block has at its base

# City of Woodinville Landmark Registration Form Continuation Sheet

Section number 7

Page 2 of 3

**WOODINVILLE SCHOOL**

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a recessed entry with double, eight-pane wooden doors with a six-pane fixed transom above. Directly above the entry door is a cast-stone, stylized egg and dart lintel molding supporting an integrated, framed cast-stone plaque inscribed with the name "Woodinville." Above the plaque is a single six-over-six sash window surrounded by ornamental brickwork. Originally a highly distinctive stepped parapet feature, executed in brick and cast stone, and a flagpole accentuated the central entrance block.

The central entrance block is framed by two full-height brick piers flanked by receding, two-step, buttress-like piers with brick moldings. Mounted to the piers and flanking the entrance are a pair of three-part octagonal, drop pendant Art Deco influenced light fixtures. Executed in steel and translucent glass, these distinctive fixtures feature elongated stems and chevron patterned metal work. The window bays consist of five evenly spaced windows at the basement, first and second floor levels. The basement windows are partially below grade protected by concrete window-wells. The windows are each separated by a projecting brick pier, laid in a simple header-only courses with a simple brick drip cap. The brick spandrels between the first and second floor windows are laid in dogtooth courses. This method of ornamentation is also used to highlight the cap of the central entrance block. The outermost brick bays of the façade are block-massed and undecorated.

The west elevation is similar in design to the window bay portions of the primary façade described above. The only differences are one less window at the basement level and the spandrels on this elevation are laid in a common bond rather than dogtooth. The window bay is enframed at the north and south end by vertical, projecting brick piers.

The south (rear) elevation consists of three sections indicative of the three separate periods of construction. From west to east, the 1936 addition projects from the remaining 1909 wall and the 1948 addition projects from the 1936 building. The westernmost portion of the elevation exhibits original brickwork from the 1909 building (Photo #6). The variation in brick color and two slightly projecting belt courses clearly differentiate this section from the other two. Typical sash windows, one at each floor are located at the easternmost corner of this section. The middle section, the 1936 addition, is symmetrical with a center portion that closely matches the west elevation. To either side of the window bay are matching, slightly projecting wall sections with covered entry doors. These doors are similar in design to the front entrance doors. Centrally located above the entrances are single, three-section, nine-light windows opening onto the interior stair halls. The third section, the 1948 addition, is a plain brick wall with a set of typical windows at the first and second floor levels near the westernmost corner. A covered carport with steel supports and flat roof projects at the first floor level within the ell between the three sections.

The east elevation was constructed as part of the 1948 east wing addition. It is symmetrical, planar and includes no ornament. It is distinguished by two sets of five evenly spaced windows at the first and second floor levels. The windows are the large, six-over-six "Austral" awning-type wooden sash used throughout the design.

# City of Woodinville Landmark Registration Form

## Continuation Sheet

Section number 7

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**WOODINVILLE SCHOOL**

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### **Interior**

The interior finishes of the school have been altered over the years; however, the overall floor plan and some interior fixtures remain. The most obvious alterations to the interior are changes that include the installation of acoustical ceiling tiles, carpet, modern doors, and paint colors. Remnants of 1936 era cabinetry, chalkboards and wood trim molding remain. The classrooms, particularly in the 1948 addition are intact, including period light fixtures. One of the classrooms has had carpet removed; original refinished maple floors are visible.

### **Evolution**

Although built in three separate stages, the Woodinville School presents a unified architectural appearance. The original 1909 building was structurally integrated into the 1936 construction and only a portion of the south brick wall remains visible. The 1936 architectural plans specified that the original north and east walls were to be face-veneered with new brick. Additionally the window openings of the east elevation were retained and the old brickwork integrated into the new design.

Until 1948, the building façade was asymmetrical. Fred B. Stephen, the architect of the 1936 remodel, also designed the 1948 addition. The 1948 addition, most notably the east end of the primary façade (north elevation) is indistinguishable from the 1936 design. The addition of the east wing provided four additional classrooms and a balanced façade, however the complete lack of ornamentation on the east elevation clearly distinguishes it from the 1936 design.

In 1976, interior fire doors and partitions were added to the building, according to plans prepared by architect Robert A. Bezzo of Seattle. In 1985 seismic structural improvements were made to the building. The only significant exterior alteration made since 1948 was the removal of the highly distinctive stepped parapet feature at the central entrance block. This alteration appears to have occurred as part of the seismic work. The cast-stone plaque inscribed with the name "Woodinville" was slightly altered by the addition and removal of a "City Hall" sign. The only other alterations of note are the installation of the front handicapped accessible ramp and the rear carport cover.

# City of Woodinville Landmark Registration Form Continuation Sheet

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**WOODINVILLE SCHOOL**

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## **STATEMENT OF SIGNIFICANCE**

The Woodinville School is historically significant under *Criterion A1* for its association with the development and evolution of the community of Woodinville and as a well-preserved example of a Works Progress Administration (WPA) project. As an intact school building, it reflects the growth of the school community and is an important reminder of federal involvement in rural school construction during the Great Depression era.

The school is also significant under *Criterion A3* as a notable example of the WPA Moderne style. The distinctive façade and west elevation exhibit original historic building fabric and architectural features and are representative of an important stylistic trend in American architecture.

Additionally, the school is also significant under *Criterion A5* as the work of notable Washington architect, Frederick Bennett Stephen of Seattle. As the son and longtime partner of Seattle school architect James Stephen, whose body of work has been well documented, Fred Stephen made a significant contribution to the design of local schools from 1909 until the 1960s.

## **Community and School History**

George Rutter Wilson and Columbus Greenleaf staked the earliest land claims in the Woodinville area in 1870. The vicinity of Woodinville was first settled in 1871 by Ira and Susan Woodin, the first Euro-Americans to settle in the area. During this era, the Sammamish River was the most accessible route to isolated enclaves like Woodinville; it served as a river highway and was a vital transportation and trading link to Lake Washington and Seattle.

The next settlers came in 1876; by the 1880s more homesteaders and loggers had settled in the area. Initially, Woodinville's settlers depended on the timber industry or work connected to logging activity. As the land was cleared, the rich Sammamish Valley soil attracted settlement and dairy farming and small specialized farms serving the growing Seattle market were established.

In 1881, Woodinville's first school was established in the home of Ira and Susan Woodin. It also served as the Sunday school. In 1892, the Calkins family donated the land on which the current Woodinville School is sited, with the stipulation that it be only used for school purposes. A two-room, wood frame school building was constructed on the site and served until 1908 when the chimney caught fire and the building was destroyed. It was replaced in 1909 by a new brick masonry building, designed by Seattle architect Henry Burton. When constructed, this two-story, four-room school is reported to have been the only brick schoolhouse in King County outside of Seattle. The design of the extant Hollywood School, constructed in 1912 and also located in Woodinville, is very similar to that of the original Woodinville School building.

# City of Woodinville Landmark Registration Form Continuation Sheet

Section number **8**

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**WOODINVILLE SCHOOL**

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As the Woodinville community grew during the 1920s and 1930s, a larger grammar school became necessary. With the Great Depression underway, funding for a remodeled school was provided through the Works Progress Administration (WPA). A stipulation attached to the WPA funds required that it be used for remodeling or expansion of an existing structure. Thus, the old 1909 building was technically enlarged in 1936 with WPA funding. A portion of the original 1909 brick school was retained, although the majority of the old building was integrated into the 1936 construction. The only surviving visible remnant of the original building is a portion of brick wall at the east end of the south elevation. The 1936 design was prepared by Fred B. Stephen, a Seattle architect who specialized, like his father, in school design. Apparently, retaining one original exterior wall fulfilled the "remodeling" requirement and allowed for a new fully developed modern school design.

Following the Second World War, more classroom space was needed as the birth rate increased dramatically. In 1948, the east wing was constructed, providing four additional classrooms. The design work was once again undertaken by Fred B. Stephen. The 1936 design must have anticipated the eventual need for additional classrooms. The 1948 addition essentially balanced the asymmetrical façade design of the 1936 building.

The Woodinville School served initially as a grammar school and then as an elementary school. In 1955, Woodinville became consolidated into the Northshore School District, which is now the tenth-largest school district in Washington State. The Northshore School District is located east of Lake Washington and encompasses the cities of Bothell, Kenmore and Woodinville. The area covered by the three cities is referred to as "Northshore."

As the community grew in the post-war decades and particularly after 1980, the need for larger and more modern educational facilities rendered the school obsolete. It was sold to the City of Woodinville in 1993 and was used as the Woodinville City Hall. In 2001, the City constructed a new city hall; since then the school building has been in use as the Woodinville Community Center.

Today, Woodinville is characterized by modern retail centers, restaurants, business services, and housing development. Industrial and manufacturing companies flank Woodinville's north and south corridors. The Woodinville School remains as a highly visible local landmark, a reflection of the early 20<sup>th</sup> century history of the community.

## **Works Progress Administration (WPA) and WPA Moderne style**

The Works Progress Administration (WPA) was created to coordinate the programs of various federal agencies in order to provide work for the unemployed due to the great Depression. Created under the Emergency Relief Appropriation Act of 1935, the principle guiding the WPA was that gainful employment on public projects was preferable to outright federal doles; workers gained self-respect, learned trades and skills and the general public was the beneficiary. The WPA created a vast army of workers and a sprawling operation that from 1935 until 1943 employed over eight million people. Projects undertaken by the WPA were as diverse as sewing and play writing to road and bridge construction. The WPA not

# City of Woodinville Landmark Registration Form Continuation Sheet

Section number **8**

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**WOODINVILLE SCHOOL**

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only financed up to 80% of project costs, but also hired, fired and supervised projects. The accomplishments of the WPA and other New Deal employment programs, like the Civilian Conservation Corps, provided not only enduring public facilities but a cultural legacy that is a testimony to the value of government and the spirit of communities overcoming adversity.

The Woodinville School was executed in a design mode commonly known as WPA Moderne style, also referred to as "stripped classicism." The new six-room school constructed in 1936 by WPA funded construction workers featured modern facilities and equipment including proper restrooms, fire safety provisions and a central heating plant in addition to a library/book room, teachers' room and separate boys' and girls' indoor play areas. The exterior was distinguished by an architectural form and features drawn from traditional, classically derived designs but stripped down to simplified or "starved" architectural details. Attuned to the growing modern movement, Paul Philippe Cret (1876-1945) one of the foremost practitioners of the Beaux-Arts style began to experiment with this radically stripped-down design mode in the 1920s. Exemplified by his Folger Shakespeare Library (1930-37) in Washington D.C., the style bridged the rise of modernism and found wide popularity for two decades. Depression and WWII era designs for libraries, government and community buildings, and military facilities were often executed in this style, which was favored particularly by government architects employed by federal agencies in Washington D.C. and elsewhere. The Woodinville School is a notable example of WPA Moderne design mode, combining the symmetry and formality of Beaux-Arts classicism with sparseness and careful architectural detailing drawn from European modernism.

## **Frederick Bennett Stephen, Architect (1883-1972)**

Seattle architect Fred Bennett Stephen is best known for his relationship and collaboration with his father, James Stephen. James Stephen is highly regarded today as a major contributor to Seattle school architecture in the early twentieth century. James Stephen was chosen as Official School Architect for the Seattle School District and held the position from 1901 to 1909 based on his "Model School Plan," adopted for use in virtually all school designs of the period.

While his father was self-trained in the 19<sup>th</sup> century tradition, Fred Stephen graduated in 1907 from the University of Pennsylvania, one of the most highly regarded architecture degree programs of the era. In 1908, he returned to Seattle to join in practice with his father, who had been stricken with typhoid fever after a trip to Mexico. Together, the firm of Stephen & Stephen continued to specialize in school design throughout the State of Washington. It is likely that Fred Stephen played an important role in the modern and progressive school designs attributed to the partnership, given his formal Beaux-Arts based architectural training. The firm is known to have designed numerous schools for school districts throughout the state including Wenatchee, Cashmere, Richmond Beach, Vancouver, Ellensburg, Kirkland, Cle Elum, Chehalis, Fall City, and Port Townsend.

In 1917, the firm was joined by William G. Brust, a University of Pennsylvania classmate of Fred Stephen. The partnership of Stephen, Stephen & Brust lasted until James Stephen's

# City of Woodinville Landmark Registration Form Continuation Sheet

Section number **8**

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**WOODINVILLE SCHOOL**

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retirement in 1928. It is known that Fred B. Stephen continued to practice in Seattle with offices in the Smith Tower, designing schools and a variety of other buildings until his retirement in 1960. The design of the Woodinville School closely follows the model school plan developed by the firm for brick schools built in Seattle after 1908, a progressive plan that addressed modern sanitary, heating and safety needs. The quality of the WPA Moderne design may also indicate Fred Stephen's personal and professional association with Paul Phillip Cret. Cret was a young architecture professor at the University of Pennsylvania while Stephen was there and became a particularly influential proponent of "stripped classicism."

The Woodinville School is a multi-faceted local landmark. Despite minor alterations to the façade, its association with the growth and development of the community of Woodinville, its direct connection to the Depression Era period of American history, and its unique architectural character argue for the continued preservation of this landmark.

# CITY OF WOODINVILLE LANDMARK REGISTRATION FORM CONTINUATION SHEET

Section number

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**WOODINVILLE SCHOOL**

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## **ADDITIONAL DOCUMENTATION**

### **PHOTOGRAPHS**

Photographs 1-20 listed below were taken by Phillip S. Esser on September 7, 2001. A 35mm camera was used and the negatives are located at King County Landmarks & Heritage Program, Office of Cultural Resources, Seattle.

Historic photograph #21 was taken ca. 1910 and was provided by the Woodinville Historical Society, courtesy of Gladys Berry.

Historic photograph #22 was taken in 1939 and was provided by Puget Sound Regional Archives, Bellevue, Washington.

- 1) Context with primary elevation. View from east.
- 2) North elevation. View from northeast.
- 3) North elevation. View from northeast.
- 4) North & west elevations. View from northwest.
- 5) West elevation. View from west.
- 6) Original wall on west section of south elevation. View from south.
- 7) South & east elevations. View from southeast.
- 8) East elevation. View from southeast.
- 9) East & north elevations. View from northeast.
- 10) Entrance façade- north elevation. View from north.
- 11) Detail of entrance façade- north elevation. View from north.
- 12) Detail of fixture and brickwork- north elevation. View from north.
- 13) Construction plaque at entrance – north elevation. View from north.
- 14) View of playfields from south elevation. View from southwest.
- 15) Interior entrance hall. View to north.
- 16) School office. View to south.
- 17) School clock & bell control, school office. View of west wall.
- 18) Southeast classroom (1948 addition). View to southeast.
- 19) Northeast classroom (1948 addition). View to northeast.
- 20) Light fixture detail, northeast classroom (1948 addition).
- 21) North & west elevations, 1909 School. View from northwest.
- 22) North elevation, 1939. View from north.



**Appendix H.5**  
KC Historic Preservation Program

5.1: Certificate of Appropriateness Procedure

5.2 : Technical Paper #20 Certificate of Appropriateness

5.3: Technical Paper #21 Design Review

**KING COUNTY CODE 20.62 080; ORDINANCE NO. 10474: Section 8**

**CERTIFICATE OF APPROPRIATENESS PROCEDURE**

A. At any time after a designation report and notice has been filed with the manager and for a period of six months after notice of preliminary determination of significance has been mailed to the owner and filed with the manager, a Certificate of Appropriateness must be obtained from the Commission before any alterations may be made to the significant features of the landmark identified in the preliminary determination report or thereafter in the designation report. The designation report shall supersede the preliminary determination report. This requirement shall apply whether or not the proposed alteration also requires a building or other permit. The requirements of this section shall not apply to any historic resource located within incorporated cities or towns in King County, except as provided by applicable Interlocal Agreement.

B. Ordinary repairs and maintenance, which do not alter the appearance of a significant feature and do not utilize substitute materials, do not require a Certificate of Appropriateness. Repairs to or replacement of utility systems do not require a Certificate of Appropriateness provided that such work does not alter an exterior significant feature.

C. There shall be three types of Certificates of Appropriateness, as follows:

1. Type I, for restorations and major repairs which utilize in-kind materials.
2. Type II, for alterations in appearance, replacement of historic materials and new construction.
3. Type III, for demolition, moving and excavation of archaeological sites.

In addition, the Commission shall establish and adopt an appeals process concerning Type I decisions made by the Historic Preservation Officer with respect to the applications for Certificates of Appropriateness.

The Historic Preservation Officer may approve Type I Certificates of Appropriateness administratively without public hearing, subject to procedures adopted by the Commission. Alternatively, the Historic Preservation Officer may refer applications for Type I Certificates of Appropriateness to the Commission for decision. The Commission shall adopt an appeals procedure concerning Type I decisions made by the Historic Preservation Officer.

Type II and III Certificates of Appropriateness shall be decided by the Commission and the following general procedures shall apply to such Commission actions:

1. Application for a Certificate of Appropriateness shall be made by filing an application for such Certificate with the Historic Preservation Officer on forms provided by the Commission.

2. If an application is made to the manager for a permit for any action which affects a landmark, the manager shall promptly refer such application to the Historic Preservation Officer and such application shall be deemed an application for a Certificate of Appropriateness. The manager may continue to process such permit application, but shall not issue any such permit until the time has expired for filing with the manger the notice of denial of a Certificate of Appropriateness or a Certificate of Appropriateness has been issued pursuant to this chapter.

3. After the Commission has commenced proceedings for the consideration of any application for a Certificate of Appropriateness by giving notice of a hearing pursuant to Subsection 3 of this section, no other application for the same or a similar alteration may be made until such proceedings and all administrative appeals therefrom pursuant to this chapter have been concluded.

4. Within forty-five calendar days after the filing of an application for a Certificate of Appropriateness with the Commission or referral of an application to the Commission by the manger, except those decided administratively by the Historic Preservation Officer pursuant to Subsection 2 of this section, the Commission shall hold a public hearing thereon. The Historic Preservation Officer shall mail notice of the hearing to the owner, the applicant, if the applicant is not the owner, and parties of record at the designation proceedings, not less than ten calendar days before the date of the hearing. No hearing shall be required if the Commission, the owner and the applicant, if the applicant is not the owner, agree in writing to a stipulated Certificate approving the required alterations thereof. This agreement shall be ratified by the Commission in a public meeting and reflected in the Commission meeting minutes. If the Commission grants a Certificate of Appropriateness, such Certificate shall be issued forthwith and the Historic Preservation Officer shall promptly file a copy of such Certificate with the manger.

5. If the Commission denies the application for a Certificate of Appropriateness, in whole or in part, it shall so notify the owner, the person submitting the application and interested persons of record setting forth the reasons why approval of the application is not warranted.

D. The Commission shall adopt such other supplementary procedures consistent with K.C.C. 2.98 as it determines are required to carry out the intent of this Section.

###

# CERTIFICATES OF APPROPRIATENESS

*Technical Paper No. 20*



**King County**

Historic Preservation Program, Business Relations and Economic Development  
400 Yesler Way, Suite 510 [MS: YES-EX-0510], Seattle, WA 98104 (206) 205-0700  
TTY Relay: 711

## **Introduction**

Any project that alters a designated feature of a King County Landmark must be approved through a formal design review process. This paper provides information about the review process for Certificate of Appropriateness (COA) applications. *Technical Paper No. 21* provides additional information on preparing a project for design review.

The King County Landmarks Ordinance establishes the COA review process and defines the types of projects requiring review. Generally, alterations other than general in-kind maintenance and minor repairs require a COA. Depending on the type of project proposed, an application for a COA is reviewed by either the Historic Preservation Officer or the Design Review Committee of the Landmarks Commission. Upon formal review and approval of a project, the applicant will receive a certificate from the Historic Preservation Officer and/or the Landmarks Commission that clarifies the scope of the approved work and allowing construction to begin.

The Certificate of Appropriateness process is separate from the building permit process. COAs must be obtained before building permits can be issued. However, projects that may not require a building permit must still have a COA in order to proceed. A COA is not required for routine maintenance and repairs, or changes to utility systems such as plumbing and wiring which do not disturb any significant historic features of the building. Examples of typical projects that do not require a COA include reglazing a broken window or replacing missing shingles on a shingle roof.

The Landmarks Ordinance establishes three types of Certificates of Appropriateness: *Type I*, *Type II*, and *Type III*. Each type is described in more detail below.

## **Type I**

Projects that involve restoration of historic features and major repairs using the same type of materials originally found on the building require a Type I COA. An example of a project that requires a Type I COA is replacing a deteriorated shingle roof with a new shingle roof.

Type I COAs are reviewed by the Historic Preservation Officer and applications are approved, denied, or forwarded to the Landmarks Commission within ten days.

## **Type II**

Projects that involve alterations in the appearance of the property require a Type II COA. Examples of projects requiring a Type II COA are constructing an addition to a landmark building, or adding a new building within the boundary of a landmark property or district.

The Design Review Committee reviews Type II COA applications at a monthly meeting generally held on the second Thursday of each month. The committee may either (a) enter into a written agreement with the applicant/owner that specifies the approved work which is then ratified by the Commission at a public meeting or (b) make a recommendation to the Landmarks Commission, which after full public notice will hold a public hearing to act on the application. In either case, the Landmarks Ordinance requires that an action be taken within forty-five day time period.

### **Type III**

Projects that propose the demolition or relocation of landmark properties or the excavation of archaeological sites require a Type III COA. These types of projects have an irreversible effect on a landmark property, and therefore require the most stringent review. Consult the Landmarks Ordinance for more information about the Type III COA review process.

### **Some answers to questions about the COA process:**

#### **How can I expedite the review process?**

Consult with the Landmarks Coordinator prior to preparing an application to learn the schedule for upcoming meetings and deadlines for applications, discuss the applicable guidelines, and obtain resources materials to plan your project. The Landmarks Coordinator will also review your completed application to make sure it provides the information the Design Review Committee will need to evaluate and recommend action on the proposed project.

#### **When do I apply for a COA?**

It is best to initiate the design review process prior to applying for any required permits from the Department of Development and Environmental Services (DDES). If you submit an application for a building or development permit to DDES without obtaining a COA, they will refer the project back to the Landmarks Commission for its review and approval. More importantly, design review may result in changes to the project design or specifications, apply for a COA prior to finalizing your plans. Even if your project does not require a building permit, you should still apply for a COA as early as possible in your planning/design process.

#### **How do I know what changes are acceptable?**

Alterations to King County Landmarks are evaluated using *The Secretary of Interior's Standards for Rehabilitation*. These standards include specific guidelines that are used throughout the country to plan and guide the appropriate rehabilitation of historic properties. A copy of these standards and guidelines can be obtained from the Historic Preservation Program. They are also available via the Internet at: <http://www2.cr.nps.gov/tps/standguide/index.htm>. *Technical Paper 13* also includes useful information about the design guidelines and process.

#### **What if I do not agree with the decision to approve or deny a COA?**

Decisions of the Historic Preservation Officer (Type I COAs) can be appealed to the Landmarks Commission within fifteen days after being issued. Decisions of the Landmarks Commission can be appealed to the Metro-King County Council within thirty days of the decision. For more

information about the appeal process, consult with the Historic Preservation Officer or refer to the Landmarks Ordinance.

**When does a COA expire?**

While a COA does not have an expiration date, keep in mind that work must be completed *exactly* as specified in the COA document issued to you. If the scope or nature of the work changes after the COA is approved and issued, you will need to apply to have the initial COA amended.

To request a COA application form and instructions or to obtain more information about the design review process, please contact the King County Historic Preservation Program at (206) 296-8636.

**This information is available upon request in alternative formats for persons with disabilities at (206) 296-7580 TTY.**

Revised 09/08

# PREPARING A PROJECT FOR DESIGN REVIEW

*Technical Paper No. 21*



**King County**

Historic Preservation Program, Business Relations and Economic Development  
400 Yesler Way, Suite 510 [MS: YES-EX-0510], Seattle, WA 98104, (206) 205-0700  
TTY Relay: 711

Any major restoration work or projects involving alterations to a significant feature of a designated King County Landmark property require a Certificate of Appropriateness (COA), which is obtained through an established design review process. This paper explains the purpose of design review and offers suggestions for planning a restoration or rehabilitation project. Contact Historic Preservation Program staff early in project planning, since they can help identify resources and provide technical information.

## **Purpose of Design Review**

A King County Landmark must exhibit physical “integrity.” This means that the property retains physical features and design characteristics that contribute to and reflect its historic significance. These features, which are called the "character-defining features," are unique to each property and may include the overall scale and massing of the building, design elements such as front porches or windows, or even planting materials and open space on the building site. The purpose of design review is to ensure that any project involving a Landmark property is carefully planned to maximize and protect the integrity--or historic character--of the property.

## **Design Guidelines**

The King County Landmarks Commission uses *The Secretary of Interior's Standards for the Treatment of Historic Properties* and companion guidelines to guide the COA design review process. Because these *Standards* are used to review a project, it is best to consult them well before you begin to seriously plan a project. Copies are easily available via the Internet or can be obtained from the King County Historic Preservation Program. Every project involving an historic property is unique, so the *Standards* distinguish between four basic approaches (preservation, restoration, rehabilitation, and reconstruction) and the accompanying guidelines provide further specific guidance. Recommended general guidance is summarized below:

### *1. Identify, Retain and Preserve*

Identify historic building materials and design features that define the character of the property and should be retained in the process of rehabilitation work. These character-defining features are usually noted in the final designation report.

### *2. Protect and Maintain*

Extending the life of the historic building materials through timely and appropriate maintenance is always a priority. Protecting the historic materials typically helps reduce the need for more extensive repairs in the future. It is also important to consider the protection of historic features during a rehabilitation project. For example, if your project

involves cleaning a roof, choose a gentle cleaning method that does not damage the historic roofing material or adjacent siding and roof details.

### 3. *Repair*

When character-defining features and materials are deteriorated, repair is the first option to consider. Repair also includes the limited replacement of deteriorated or missing parts when there are surviving prototypes. For example, if shingles are missing from a roof, new shingles that match the originals should be installed to fill the gaps.

### 4. *Replacement*

When a character-defining feature is too deteriorated or damaged to repair, "in-kind" replacement (using the same design and materials) is the preferred option. If replacement in-kind is not technically or economically feasible, use of a compatible substitute material may be considered. For example, a roof originally clad with large cedar shingles might be re-roofed with a product of similar appearance since high quality cedar products are no longer readily available.

### 5. *Design for Missing Historic Features*

When an important architectural feature is missing, reconstruction of the element (based on sound documentation of the original design) is preferred. However, if documentation is unavailable, a second option for the replacement feature is a new design, which is compatible with the remaining historic features of the property.

### 6. *Alterations/Additions to Historic Buildings*

Construction of a new addition to a landmark building or within the boundaries of a landmark site should be undertaken only after carefully considering how best to accommodate the need for additional space. If an addition or new construction adjacent to an historic building is required, it should be designed to minimize alterations and/or visual impacts to the primary elevations and features of significance.

## **Preparing a Project for Design Review**

To prepare an application for design review, the applicant must clearly describe and explain the scope of the project, the present condition of the feature(s) involved, the original appearance of the feature(s), and the design standards and guidelines which apply to the project. The following section outlines questions the applicant should consider and information the applicant should gather when preparing a project for design review.

### 1. *Define the Scope of the Project*

What parts of the building or site does the project involve? How do those elements relate to the other parts of the landmark property? For example, will the project involve features of the Landmark that are visible from the roadway? Current photographs or design drawings (including a site plan) are usually essential to illustrate the scope of most projects.

2. *Document the Present Condition*

What is the present condition of the part of the property that will be affected by the proposed project? Are the building features in good repair, deteriorated, or missing? Photographs of the features and/or inspection reports serve to clearly document the present condition.

3. *Describe the Historic Appearance*

What did the property (building and site) look like historically? What changes have been made? Use historic photographs or archival materials to understand the historic appearance of the property and any alterations that may have occurred over time.

The Landmark Registration Form, prepared prior to the designation of the property, may describe the property's historic appearance. Also, consult the King County Historic Preservation Program to find out if there are historic photographs of your property on file or where photographs might be located. Plans, maps, and interviews may also help document the original appearance.

Close physical examination of the historic property can also yield useful important information. Take a good look at other local buildings of a similar construction date, function, building materials or architectural style. They may provide insight about the original appearance of the subject building. Architectural style guides and/or historic architectural plan books may be another useful source of information.

4. *Evaluate Alternatives and Determine Most Appropriate Action*

Once the above steps are completed; the applicant should use the information to evaluate alternatives recommended in the *Standards*. For example, if the goal is to restore a porch that had been previously removed, the applicant will be deciding how to replace a missing feature (See Note #5 above). So, the applicant will need to use a combination of sources (historic photographs, original plans - if they exist – and physical examination) to determine the original appearance of the porch and obtain sufficient information to design the replacement porch. If historic documentation is not available, the design of the new porch should not be based on conjecture but should be compatible with the historic character of the building.

### **Considerations in the Design Review Process**

While retaining or restoring a Landmark's historic appearance is always a priority, the design review process acknowledges that changes are often needed to extend the life of the property. In evaluating proposed alterations to historic properties, the Landmarks Commission also considers a number of factors. These include:

- the extent of impact on the historic property;
- the reasonableness of the alteration in light of other alternatives available;
- the extent alteration is necessary to meet the requirements of law; and
- the extent alteration is necessary to achieve a reasonable economic return.

Gathering information that helps answer these questions will enable the applicant to work expeditiously with the Design Review Committee to develop a restoration or rehabilitation strategy which preserves the historic character of the property while allowing for its continued use.

For more information about preparing a project for design review or obtaining a Certificate of Appropriateness, please contact the Design Review Coordinator at (206) 296-8636.

**This information is available upon request in alternative formats for persons with disabilities at (206) 296-7580 TTY.**

Revised 09/08

**Appendix H.6**  
Letter from Julie Kohler 10-14-09



# King County

Office of Business Relations and Economic Development

**Historic Preservation Program**

400 Yesler Way, Suite 510 [MS: YES-EX-0510]

Seattle, WA 98104

206.205.0700 (v) 206.205.0719 (f)

[www.kingcounty.gov/exec/bred/hpp/](http://www.kingcounty.gov/exec/bred/hpp/)

October 14, 2009

Lucy DeYoung, President  
Woodinville Heritage Society  
P.O. Box 216  
Woodinville, WA 98072

Dear Ms. DeYoung:

Thank you for your inquiry regarding the City of Woodinville's rules and procedures for deciding requests for alterations or demolition of landmark properties. As you know, the King County Landmarks Commission is designated to serve as the Woodinville Landmarks Commission pursuant to Woodinville Municipal Code (WMC) 21.31.020. Issuance of building permits is the responsibility of the city; however, applications for permits (certificates of appropriateness - COA) which affect landmark properties such as the Woodinville School, must be reviewed and approved by the Landmarks Commission before any alterations may be made to significant features of the property (WMC 21.31.040).

Type III COA's are used for demolition and moving of landmark properties. These may only be approved under certain circumstances summarized here:

When the requested action is required to alleviate a threat to public health and safety; and/or when the requested action is required to rectify a condition of unreasonable economic return.

To prove threats to public health and safety, (1) an independent analysis must support the threat, (2) all available alternatives to rectify it have been demonstrated, and (3) costs associated with rectifying the threat would create a condition incapable of earning a reasonable economic return.

To prove the existence of a condition of unreasonable economic return, (1) the landmark must be incapable of earning a reasonable economic return without making the alterations or significant changes proposed, (2) the landmark must not be marketable or able to be sold or leased when listed, and (3) alternative uses which could earn a reasonable economic return must be infeasible. (Section 21.31.030(6))

Any person aggrieved by a decision of the commission may appeal the decision to the Woodinville City Council. The Council can determine that an error exists in the public record and remand it

back to the commission. The Council can determine that the commission's decision is based on an error in judgment or conclusion and consequently reverse the decision.

Please let me know if you require any additional information.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie M. Koler", with a long horizontal flourish extending to the right.

Julie M. Koler  
Preservation Officer

**Appendix I**  
Alternative Funding Incentives and Sources

## Appendix I. Alternative Funding Incentives and Sources

### 1. 4Culture [www.4culture.org](http://www.4culture.org)

→ *Cultural facilities* are eligible to apply for purchase or improvement of the facility they own or operate for arts or heritage purposes. Historic structures, whether designated or not, are often funded.

<http://www.4culture.org/heritage/funding/facilities/index.htm>

→ *Land mark Rehabilitation* grants for the stabilization and rehabilitation of designated King County landmarks, or landmarks in KCHPP cities. Preservation planning, design, and construction costs are funded.

<http://www.4culture.org/preservation/funding/landmark/index.htm>

→ *Landmark Challenge Grants* grants for strategic assistance for bricks and mortar projects involving significant historic properties. Funds quality projects that

–face a high degree of imminent threat

–have strong project proponent(s)

–offer long range public benefit

...

–requires a one-to-one cash match

–minimum grant award of \$10,000 (with minimum project budget \$20,000)

–will be reimbursed at 50% of documented expenditure

<http://www.4culture.org/preservation/funding/challenge/index.htm>

### 2. Heritage Capital Projects Fund

→ Minimum total budget of \$25k and less than \$1m in grant money

Property must be held for a minimum of 13 years

Provide a \$2 to match each \$1 of HCPF grant funds

Comply with high performance or “green” building standards

Demonstrate significant heritage interpretive/preservation activities will occur through project

Deadline for 2011-2013 Biennium round was May 12, 2010

<http://www.wshs.org/heritageservices/grants.aspx>

### 3. Line Item Appropriations

Direct appropriations to constituents, usually awarded to highly visible, solid projects sponsored by nonprofit organizations by contacting your councilmember, legislator, or Congressional delegation

<http://www.ci.woodinville.wa.us/cityhall/Council.asp>

<http://www.kingcounty.gov/council.aspx>

<http://apps.leg.wa.gov/DistrictFinder/>

[http://www.house.gov/house/MemberWWW\\_by\\_State.shtml](http://www.house.gov/house/MemberWWW_by_State.shtml)

### 4. Valerie Sivinski Washington Preserves Fund

→ provides up to \$2,000 to organizations involved in historic preservation around WA.

Eligible projects include costs attributable to the purchase of materials or services for

“bricks and mortar” projects for the preservation of a specific property or to produce publications and/or interpretive elements that promote historic preservation of a specific resource. Highest priority is given to projects that are urgent, contribute significantly to the development of community preservation organizations, and/or are included in our Most Endangered Historic Properties list.

Bricks and mortar rehabilitation projects are also given priority.

<http://www.wa-trust.org/preservesfund.htm>

#### **5. National Trust Preservation Funds**

→provides two types of assistance to nonprofit orgs and public agencies: 1) matching grants from \$500 to \$5,000 for preservation planning and education efforts and 2) intervention funds for preservation emergencies. Matching grant funds may be used to obtain professional expertise in areas such as architecture, archaeology, engineering, preservation planning, land-use planning, fundraising, organizational development and law as well as to provide preservation education activities to educate the public.

<http://www.preservationnation.org/resources/find-funding/grants/>

#### **6. Lowe’s Charitable and Educational Foundation Preservation Fund**

→partnership between National Trust for Historic Preservation and the Lowe’s Charitable and Educational Foundation. Aims to support preservation of significant public properties in the communities it serves. The National Trust, through LCEF preservation fund grant program, will use the funds to support historic preservation projects

2010 pilot program focuses on historic school buildings that are being stabilized or restored and that upon completion will be open to the public and serve the community. The maximum grant will be \$50,000.

<http://www.preservationnation.org/resources/find-funding/nonprofit-public-funding.html>

#### **7. National Trust Community Investment Corporation**

→NTCIC is the for-profit subsidiary of the National Trust for Historic Preservation. NTCIC’s primary business is investing in certified rehabilitation projects that qualify for federal and state historic tax credits and the New Markets Tax Credit, where applicable. By providing equity to the rehabilitation of landmark commercial properties, NTCIC helps revitalize downtowns and business districts nationwide. NTCIC’s guiding principle is that the rehabilitation of historic properties can stimulate economic development and protect a community’s unique sense of place.

<http://www.preservationnation.org/resources/find-funding/tax-credits/national-trust-community.html>

#### **8. Federal Rehabilitation Tax Credit**

→Federal law provides a federal income tax credit equal to 20% of the cost of rehabilitating a historic building for commercial use. To qualify for the credit, the property must be a certified historic structure—that is, on the National Register of Historic Places or contributing to a registered historic district. (Non-historic buildings built before 1936 qualify for a 10% tax credit.) A substantial rehabilitation is necessary, and the work must

meet the [Secretary of the Interior's Standards for Rehabilitation](#). Applications for the credit are available through your [state historic preservation office](#), and the final decisions are made by the National Park Service. For more information, take a look at our [Rehabilitation Tax Credit Guide](#), prepared by our for-profit subsidiary, NTCIC. In addition, the [National Park Service's website](#) offers helpful information on this tax credit. <http://www.preservationnation.org/resources/find-funding/nonprofit-public-funding.html>

## 9. Tax Incentives

Source:

[http://www.4culture.org/preservation/initiatives/preservation\\_incentives.pdf](http://www.4culture.org/preservation/initiatives/preservation_incentives.pdf)

under "Tax Incentives" on page 5

Hyperlinks to more information from the above source to webpage is broken...may have to inquire through King County offices

Contact for info about the Tax Credit Program in WA:

Department of Archaeology & Historic Preservation

Stephen Mathison, Restoration Designer (360) 586-3079

### *Current Use Taxation for Open Space*

→ Incentive program to preserve open space on private property designated as a King County Landmark. Program establishes a "current use taxation" assessment for the open space that is lower than the "highest and best use" assessment usually applied on land in the country. Designated landmarks qualify for a 50% reduction in taxable value for the land portion of their assessment.

### *Special Valuation for Historic Properties*

→ Available to cities and counties in WA. During 10 year special valuation period, costs of rehabilitation are subtracted from assessed value of property. Property taxes do not reflect substantial improvements made to historic property during that time. To be eligible, property must have undergone an approved rehabilitation within two years prior to applying, and rehabilitation must be equal in cost to at least 25% of assessed value of improvement (excluding land value).

## 10. Loans

### *National Trust Loan Fund*

→ mission of providing financial and technical resources to organizations that use historic preservation to support the revitalization of underserved and distressed communities. NTLF specializes in predevelopment, acquisition, mini-permanent, bridge and rehabilitation loans for residential, commercial and public use projects. Eligible borrowers include not-for-profit organizations, revitalization organizations or real estate developers working in designated Main Street communities, local, state or regional governments, and for profit developers of older and/or historic buildings.

<http://www.preservationnation.org/resources/find-funding/loans/national-trust-loan-fund/>

### *Landmark Loan Program*

→ Low-interest loans are available through two programs administered jointly between the Historic Preservation Program and Washington Mutual Bank, Frontier Bank in Duvall, and Issaquah Bank. The Landmarks Commission reviews proposed loan-funded projects for compliance with restoration and rehabilitation standards, while the banks focus on

the financial eligibility of the borrower. Loans are available for restoration and rehabilitation of commercial and privately owned residential properties.

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## **DEPENDING ON USE OF SCHOOL HOUSE**

### **11. We the People: Interpreting America's Historic Places Grants**

→ *Available primarily for planning aspects*

Supports public humanities projects that exploit the evocative power of historic places to explore stories, ideas, and beliefs that deepen our understanding of our lives and our world. May interpret a single historic site or house, a series of sites, an entire neighborhood, a town or community, or a larger geographical region.

Should encourage dialogue, discussion, and civic engagement, and should foster learning among people of all ages.

TWO CATEGORIES OF GRANTS: Planning (projects that need more plan/design time which may include: refinement of project's main humanities ideas and questions, consultation with scholars in order to strengthen humanities content, prelim audience evaluation, prelim design of the proposed interpretive formats, beta testing of digital formats, development of complementary programming, research at archives or sites whose resources might be used, or drafting of interpretive materials, and Implementation (projects that need to be prepared for presentation to the public, applicants must submit a full walkthrough for an exhibition, or a storyboard for a digital project, that demonstrates solid command of the humanities ideas and scholarship that relate to the subject.

[http://www.neh.gov/grants/guidelines/IAHP\\_Planning.html](http://www.neh.gov/grants/guidelines/IAHP_Planning.html)

### **12. Community Development Block Grants—Non-Entitlement Communities**

→ *Projects must principally benefit low-and moderate-income persons.(defined as 80% of county median income.*

Eligible applicants:

--WA State cities and towns with less than 50,000 in population

--Counties with less than 200,000 in population that are non-entitlement jurisdictions or are not participants in an HUD Urban County Entitlement Consortium

Potential sub-recipients can include:

Nonprofits, Indian tribes, special purpose orgs such as public housing authorities, port districts, Community action agencies, and economic development councils.

General Purpose Grant or Planning Only Grant

<http://www.commerce.wa.gov/site/806/default.aspx>

### **13. National Endowment for the Arts – Grants for Design**

→ *Most involve some combination of providing spaces for art, youth, and/or underserved populations*

Historic preservation organizations that focus on architecture, landscape architecture, or designed objects should apply under this category.

List of grants on the link below,

<http://www.nea.gov/grants/apply/Design.html#>

14. **WA Department of Commerce Capital Programs**

→ Must be awarded to a nonprofit, community-based organization and used for either

- ✚ Youth Recreational Facility
- ✚ Community Building serving low income persons
- ✚ Arts building

[http://www.commerce.wa.gov/portal/alias\\_CTED/lang\\_en/tabID\\_307/DesktopDefault.aspx](http://www.commerce.wa.gov/portal/alias_CTED/lang_en/tabID_307/DesktopDefault.aspx)

15. **Preservation Services Fund – Eldridge Campbell Stockton Memorial Preserves Fun**

→ Mostly for planning and architectural consultation costs

The Preservation Services Fund provides nonprofit organizations and public agencies matching grants from \$500 to \$5,000 (typically from \$1,000 to \$1,500) for preservation planning and education efforts. Funds may be used to obtain professional expertise in areas such as architecture, archaeology, engineering, preservation planning, land-use planning, fund raising, organizational development and law. (Despite the California info address below this Fund was established specifically for projects in the State of WA).

Source: <http://www.dahp.wa.gov/pages/HistoricSites/Grants.htm>

For more info contact: National Trust for Historic Preservation

Western Regional Office

8 California Street, Suite 400

San Francisco, CA 94111-4828

(415) 956-0610

[wro@nthp.org](mailto:wro@nthp.org)

16. **WA State Dept. of Archaeology and Preservation**

→ Do not at this time fund construction projects but do consider a number of special projects

Program priorities for funding: survey/inventory, nomination, planning, education, and SPECIAL PROJECTS:

...activities that make a direct impact on a historic structure or district. At this time, DAHP will not make grants available specifically for construction projects; however the following types of projects will be considered for funding:

- a. Create historic structure reports on locally listed historic properties.
- b. Use Historic Preservation Fund monies to seed façade improvement programs involving locally listed historic properties.
- c. Conduct feasibility studies for adaptive re-use of locally listed historic structures.

<http://www.dahp.wa.gov/pages/LocalGovernment/Grants.htm>