

WOODSTOCK FARM NATIONAL HISTORIC DISTRICT
City of Bellingham, Washington



CYRUS AND MABEL GATES HOUSE
HISTORIC STRUCTURE REPORT

August 29, 2022

OWNER City of Bellingham
Contact: Kathryn Franks, Project Manager
kfranks@cob.org
(360) 778-8388

Parks and Recreation Department
Nicole Oliver, Director
noliver@cob.org
(360) 778-7000

ARCHITECT SHKS Architects
Contact: Matt Hamel
matth@shksarchitects.com
(206) 224-3328

STRUCTURAL Swenson Say Faget
Contact: Francesca Renouard
frenouard@ssfengineers.com
(206) 443-6212

MECHANICAL FSi Consulting Engineers
Contact: Ola Jarvegren
Olaj@fsi-engineers.com
(206) 622-3321

ELECTRICAL K Engineers
Contact: Bill Diephuis
BillDiephuis@k-engineers.com
(360) 354-4757

1	INTRODUCTION AND EXECUTIVE SUMMARY	3
	Introduction	3
	Executive Summary	4
	Acknowledgements	5
2	HISTORICAL OVERVIEW	6
	Building History	6
	Period of Significance	15
	Historic Photos	16
3	SETTING / ENVIRONMENTAL / FUNCTION CONTEXT	26
	The Farm Site	26
4	ARCHITECTURAL AND LANDSCAPE OVERVIEW	30
	Site Description	30
	Architectural Description	31
	Changes Over Time	34
	Character-Defining Features	36
5	EXISTING CONDITIONS ASSESSMENT	38
	Site	38
	Building Exterior	38
	Building Interior	41
	Building Systems	46
	Structural Report	47
	Mechanical Report	49
	Electrical Report	55
6	REGULATORY REQUIREMENTS	58
	Zoning	58
	Landmark Status	59
	Building Codes	60
	Building Code Issues	62
	Accessibility Code Issues	62
7	RECOMMENDATIONS	63
	Preservation Priorities	63
	Previous Visioning and Studies	68
	Program Recommendations	73
	Phased Work Recommendations	77
	Recommended Additional Services	80
8	EXISTING CONDITIONS RECORD INFORMATION	81
	Measured Drawings & Site Survey	81
	Room Data Sheets	93
9	SUPPLEMENTAL INFORMATION	164
	Bibliography, Sources, and References	164



INTRODUCTION AND EXECUTIVE SUMMARY

INTRODUCTION

In 2004, the City of Bellingham Parks and Recreation Department (the City) purchased the 16-acre subject property known as the Woodstock Farm from a trust established by prior owners and residents Raymond and Gladyce Lee. The goal of the acquisition was to preserve the history and integrity of the buildings and site, which was developed as a “gentleman’s farm” between 1905 and 1944 by local parks advocate and civic leader Cyrus Gates.

The site is located at 1200 Chuckanut Drive North in Bellingham, on Whatcom County Tax Assessor’s Parcel #370213-2684090000 (Property ID 19700). The site is accessed along a curve of the historic Chuckanut Drive autoroad, adjacent to a prominent overlook known as Inspiration Point which overlooks Chuckanut Bay, as does the farm. In 2021 the property was nominated and included in the National Register of Historic Places as the Woodstock Farm National Historic District, also known as the Cyrus & Mabel Gates Farm. Constructed between 1912-1915 and expanded in 1923, the Gates House is a primary structure within the Historic District, along with six other contributing buildings, and multiple site structures. The property is currently operated as a public park, where the Gates House and several outbuildings are used for meetings and can be rented for gatherings and weddings within the historic landscape. The City is pursuing expanded uses and programming occur at the site.

Since 2004, the City has undertaken life-safety, access, maintenance and infrastructure improvements aligned with expanded and adaptive reuse of the historic resources on the site. In 2008, the City and the Woodstock Farm Conservancy (<https://www.woodstock.farm/>) sponsored a site planning charette, titled “Adapting Woodstock” to define preferred visions and policies for opening and adapting the farm for public use as part of the City’s greenway system. As an extension of that visioning, the purpose of this Historic Structures Report (HSR) for the Gates House is to:

1. Document the history and architectural features of the Gates House;
2. Provide an assessment of the building’s structural, mechanical, electric and plumbing condition;
3. Provide recommendations for appropriate adaptive uses of the Gates House; and
4. Provide recommendations for the restoration, rehabilitation and maintenance of the building.

EXECUTIVE SUMMARY

The primary goal of a Historic Structure Report is to identify and evaluate the history, conditions and character-defining features of an historic resource, and provide a path forward for preservation, adaptation, and continued use of the structure through sensitive and thoughtful intervention of the spaces and materials to retain their integrity and durability for generations to come.

In April 2022, the City of Bellingham contracted with SHKS Architects to develop a Historic Structure Report for the Gates House at Woodstock Farm. The City's extensive published efforts for the site include the 2021 National Register of Historic Places nomination, prior site photography, historic photos, prior building assessments and diagrams, historic drawings, various illustrations of site history, and a wide-reaching site planning charrette document, completed in 2008. These documents were provided by the City and reviewed for relevance as source material for development of the historic context in this report.

In April and May of 2022, SHKS Architects and its sub-consultants visited Woodstock Farm and the Gates House to observe visible existing conditions. Building envelope and interiors, site relationships, and structural, mechanical and electrical systems were evaluated. Parks administrative and maintenance staff were present for the visits and provided a history of the building and its maintenance. Through this process, SHKS Architects prepared measured drawings using Building Information Modeling (BIM), recorded and photographed existing conditions, documented materials, details and deficiencies. Further meetings with Parks staff provided input on programming desires, known constraints, and prior improvements to help inform the recommendations prepared herein.

The recommendations developed in this report address issues related to life-safety, occupant health and comfort, general repair and deferred maintenance, accessibility, and improved programmatic functions. It is unlikely that a single phase of construction to upgrade the building to contemporary building, energy and accessibility codes is either desirable or possible while retaining the historic character and features, so a series of options is provided to aid in decision making, programming, and design development in subsequent projects. It should also be noted that this particular project is focused on the Gates House, while the other buildings and site features will necessarily have to be considered in design of common assets, such as septic system, power distribution, accessibility, parking, and fire protection access and systems.

This Historic Structure Report has been financed in part with Federal funds from the National Park Service, Department of the Interior administered by the Department of Archaeology and Historic Preservation (DAHP) and the City of Bellingham. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, DAHP, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or DAHP.

ACKNOWLEDGEMENTS

The project team is grateful for the assistance offered by the following individuals for their contributions to the development of this report.

From the City of Bellingham:

Planning and Community Development Department

Katie Franks, Project Manager, Development Specialist II

Parks and Recreation Department

Steven Janiszewski, Park Operations Manager

Jonathan Schilk, Landscape Architect

Richard Griffith, Park Facilities Manager

Trevor Hamro, Park Specialist - Structures

John Harris, Park Technician - Buildings

Adam Porter, Park Specialist - Electrical

Sean Hall, Park Specialist - Water

Melissa Bianconi, Recreation Manager

Nicole Oliver, Director

Public Works Department

Russell Islay, Facilities Project Manager

The consultant team:

David Strauss, Principal, SHKS Architects

Matt Hamel, Preservation Architect, SHKS Architects

Negar Amini, Architectural Staff, SHKS Architects

Francesca Renouard, Structural Engineer, Swenson Say Faget

Ola Jarvegren, Mechanical Engineer, FSi Consulting Engineers

Bill Diephuis, Electrical Engineer, K Engineers, Inc.





Figure 1. ca. 1920s photograph, showing a bird's eye view of Woodstock Farm, looking northeast from over Chuckanut Bay. The Gates House is at center, showing the original house and the 1923 addition. (Courtesy Tim Wahl collection, citations available.)

HISTORICAL OVERVIEW

BUILDING HISTORY

The Gates House was constructed between 1912 and 1915, with a substantial addition made in 1923. It was a wood framed two-story structure with a daylight basement of concrete foundation walls. Original drawings have not been discovered, but review of the National Register Historic District nomination, interpretation from the subsequent 1922 addition drawings by architect Frederick Stanely Piper, historic photos, onsite observations, and house pattern books have helped to determine the likely original configuration and space uses.

The original footprint was rectangular, 28' x 32, with a recessed entry porch on the primary east facade under a side gabled roof with shed dormers on each slope. Two brick chimneys are visible in historic photographs, one serving the kitchen stove and basement boiler, the other for the first floor Entry Hall fireplace on the original north wall. On the west facade, historic photos show an enclosed porch at the First Floor with an exterior stair to grade, framed with lattice panels below, and a hipped roof dormer at the second floor, prior to construction of the major addition to the north.

In 1923, a 28'x40' addition was constructed, extending the north facade and more than doubling the size of the house to a footprint of 2,158 sf, and approximately 6,345 sf. The roof dormers were

extended as well. In total, this expanded the living space to include 7 bedrooms, and 4 bathrooms on the Second Floor (the Gates' had three children), added a gracious Living Room, Dining Room and Pantry at the First Floor, and added a Hall, Den (Office), Laundry Room and billiard/game room (Northeast Room) to the Basement. It appears only minor alterations have occurred since then - replacement of some operable ganged windows with larger multi-lite fixed sash, and remodelling of the First Floor Kitchen, and the Basement Apartment.

A partial set of drawings for the "Addition to Residence for Mr. Cyrus Gates, City" by architect F. Stanley Piper, dated March 3, 1922 are included on the following pages. Note that the drawings are dated 1922, but construction was reportedly completed in 1923. In the First Floor Plan drawing below, the new / former room names help interpret the old (shaded, left side) from the new configuration of the addition (right side).

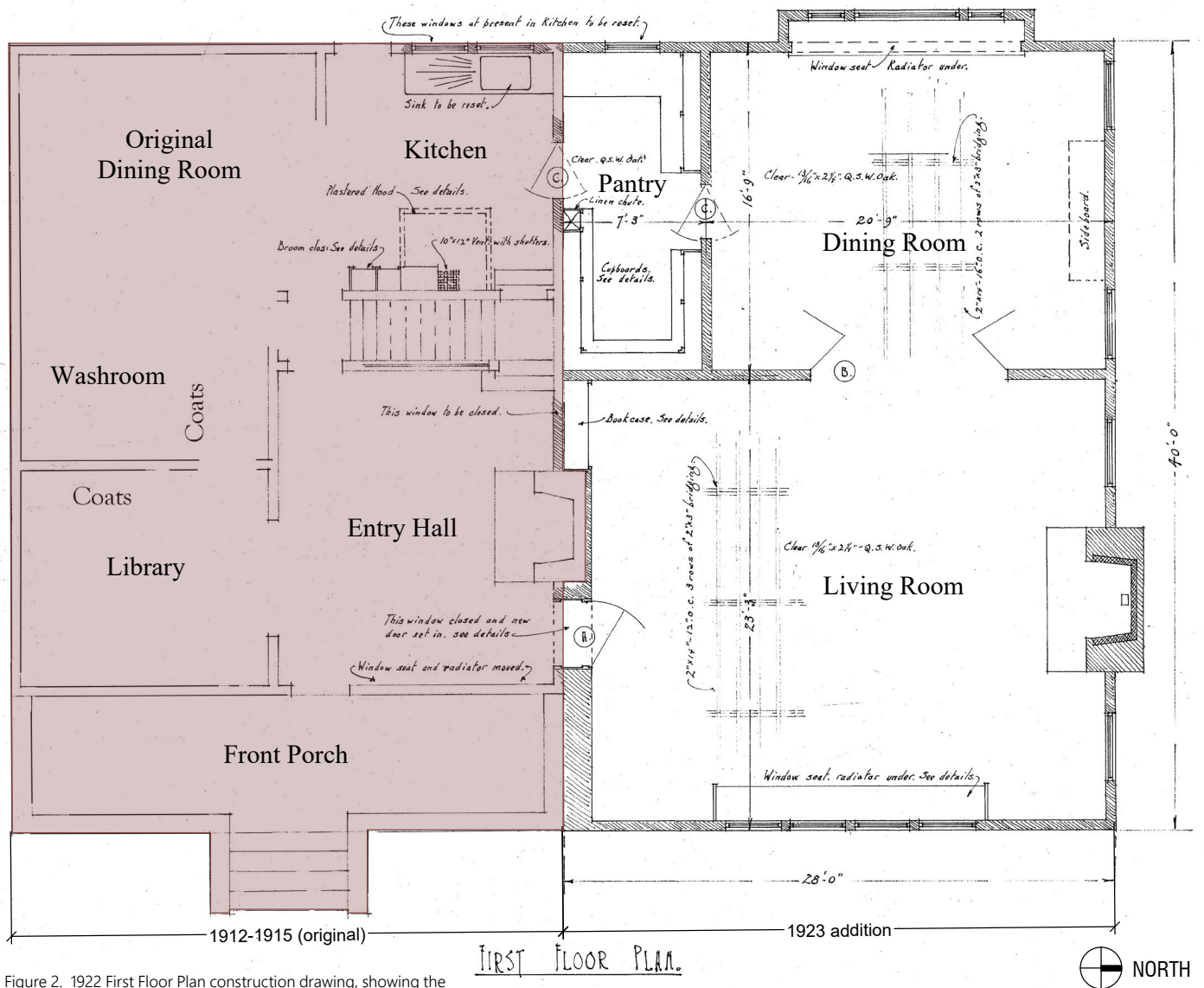
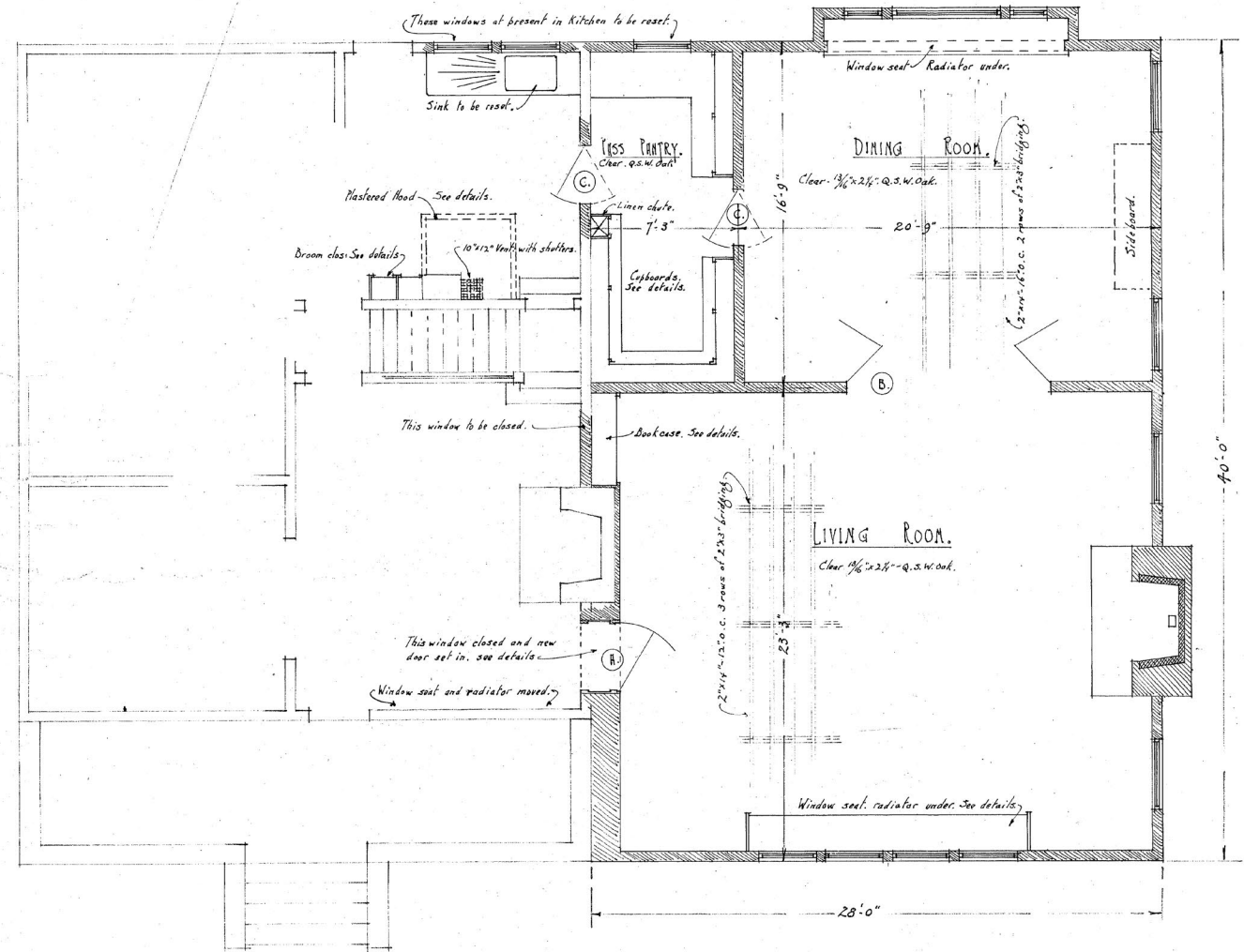


Figure 2. 1922 First Floor Plan construction drawing, showing the original house (shaded, left) and the north addition, right. Room name annotations have been added to clarify old and new space uses. (Courtesy Tim Wahl collection, citations available, with shading and room name clarifications by SHKS Architects.)

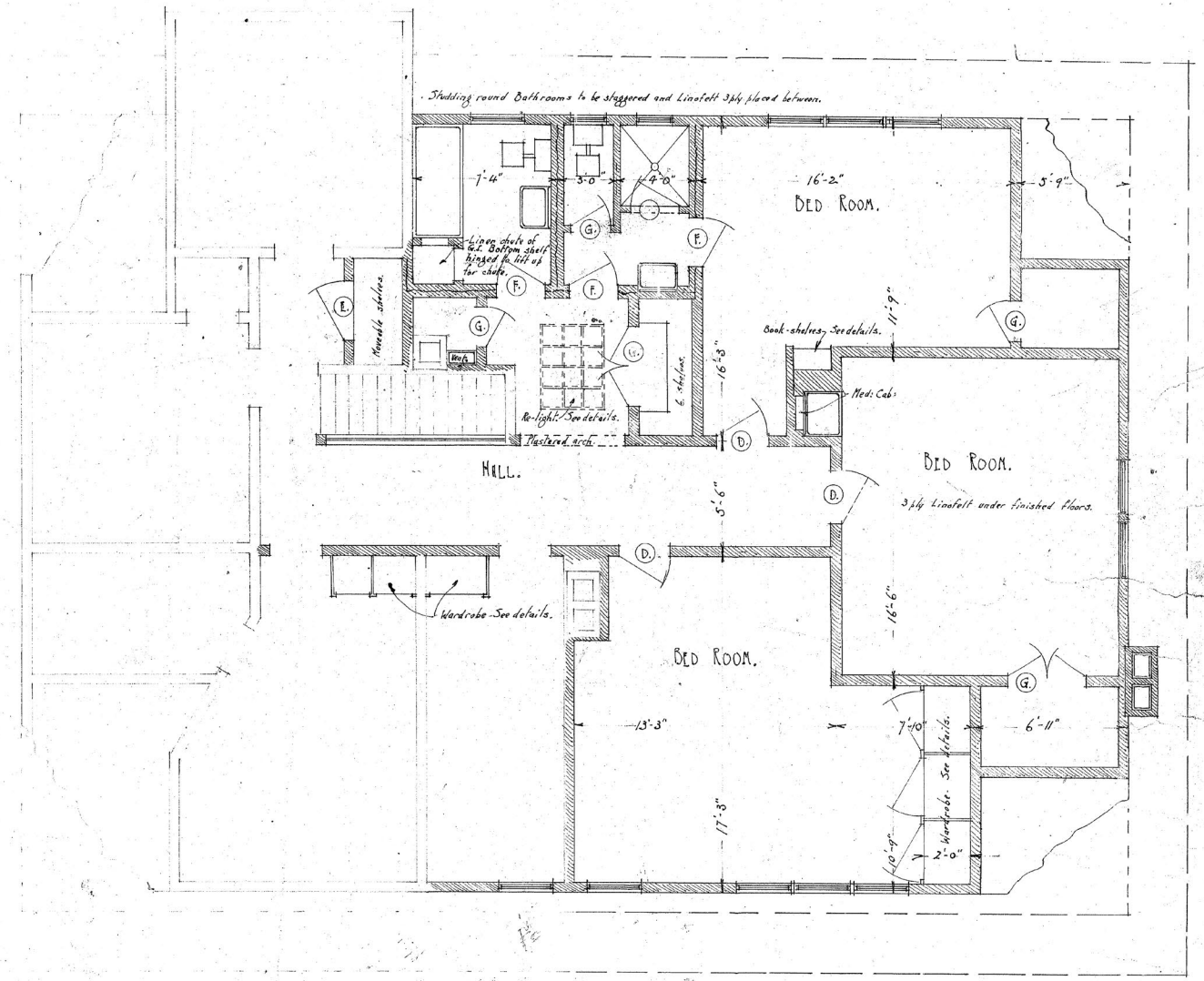
LIST OF DOORS.

A	5'-5 1/2" x 7'-0" x 1 3/4"	See details.
B	2'-6" x 7'-0" x 1 3/8"	"
C	2'-10" x 7'-0" x 1 3/8"	"
D	2'-8" x 6'-8" x 1 3/8"	"
E	3'-0" x 6'-8" x 1 3/8"	"
F	2'-6" x 6'-8" x 1 3/8"	"
G	2'-0" x 6'-8" x 1 3/8"	"



FIRST FLOOR PLAN.

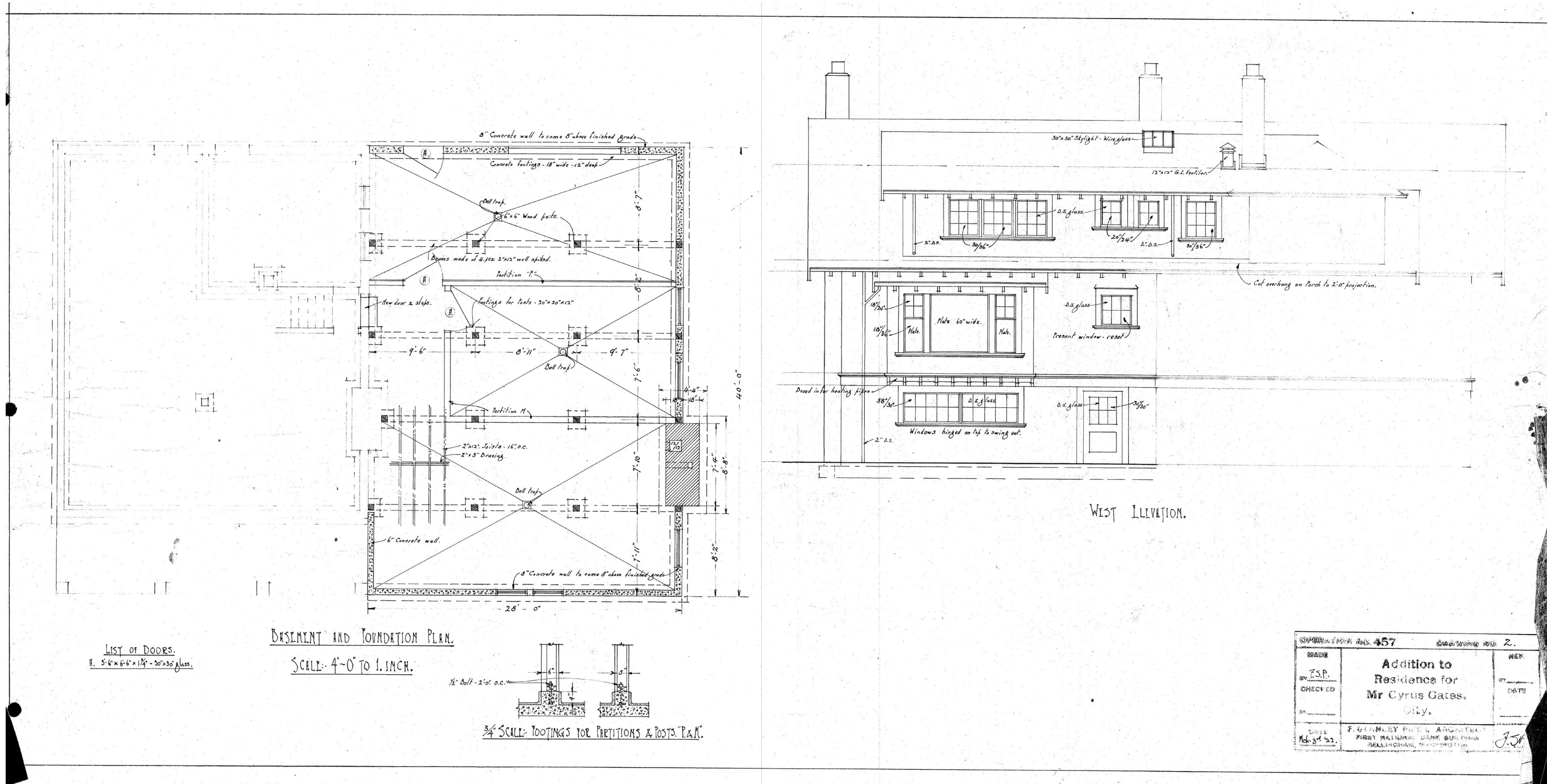
SCALE: 4'-0" TO 1 INCH.



SECOND FLOOR PLAN.

OPERATION NO. 457	DRAWING NO. 1.
MADE BY F.S.P.	Addition to Residence for Mr. Cyrus Gates, City.
CHECKED BY	
DATE Mak 31 '22	F. CHARLES NILES, ARCHT. CO. FIRST NATIONAL BANK BUILDING, BELLEVUE, WASHINGTON.

Figure 3. Drawing No. 1: First Floor Plan (left) and Second Floor Plan (right), dated 3/3/1922. (Courtesy Tim Wahl collection, citations available.)



SUPERIOR PLAN NO. 457		DRAWING NO. 2.
MADE BY J.S.P.	Addition to Residence for Mr. Cyrus Gates, City.	REV.
CHECKED BY		DATE
SCALE 1/8" = 1'-0"	F. G. M. BY P. H. & A. G. S. P. L. T. FIRST PUBLISHED 1912. REPRINTED 1922.	J.S.P.

Figure 4. Drawing No. 2: Basement and Foundation Plan (left) and West [Exterior] Elevation (right), dated 3/3/1922. (Courtesy Tim Wahl collection, citations available.)

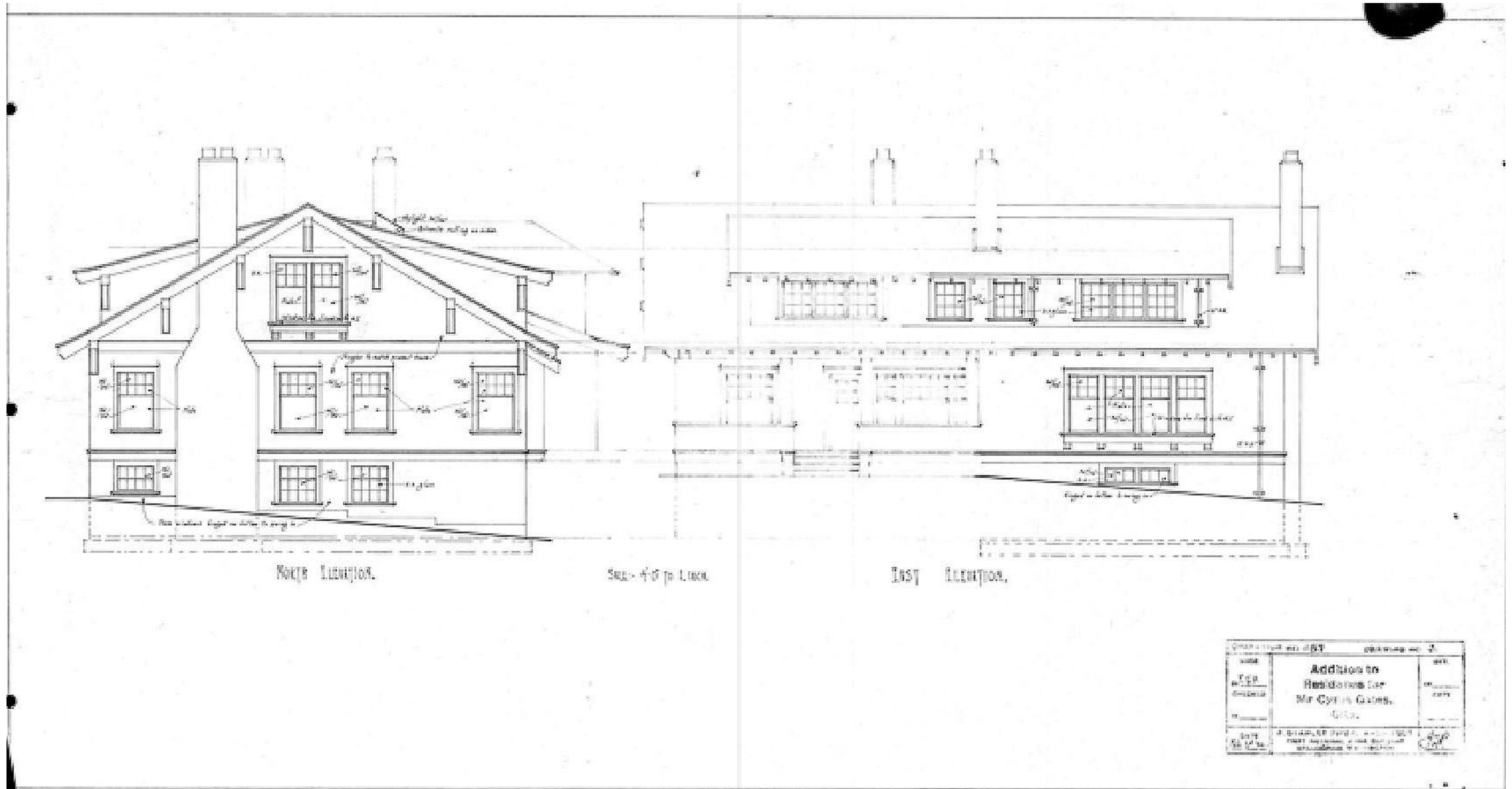


Figure 5. Drawing No. 3: North [Exterior] Elevation (left) and East [Exterior] Elevation (right), dated 3/3/1922. (Courtesy Tim Wahl collection, citations available.)

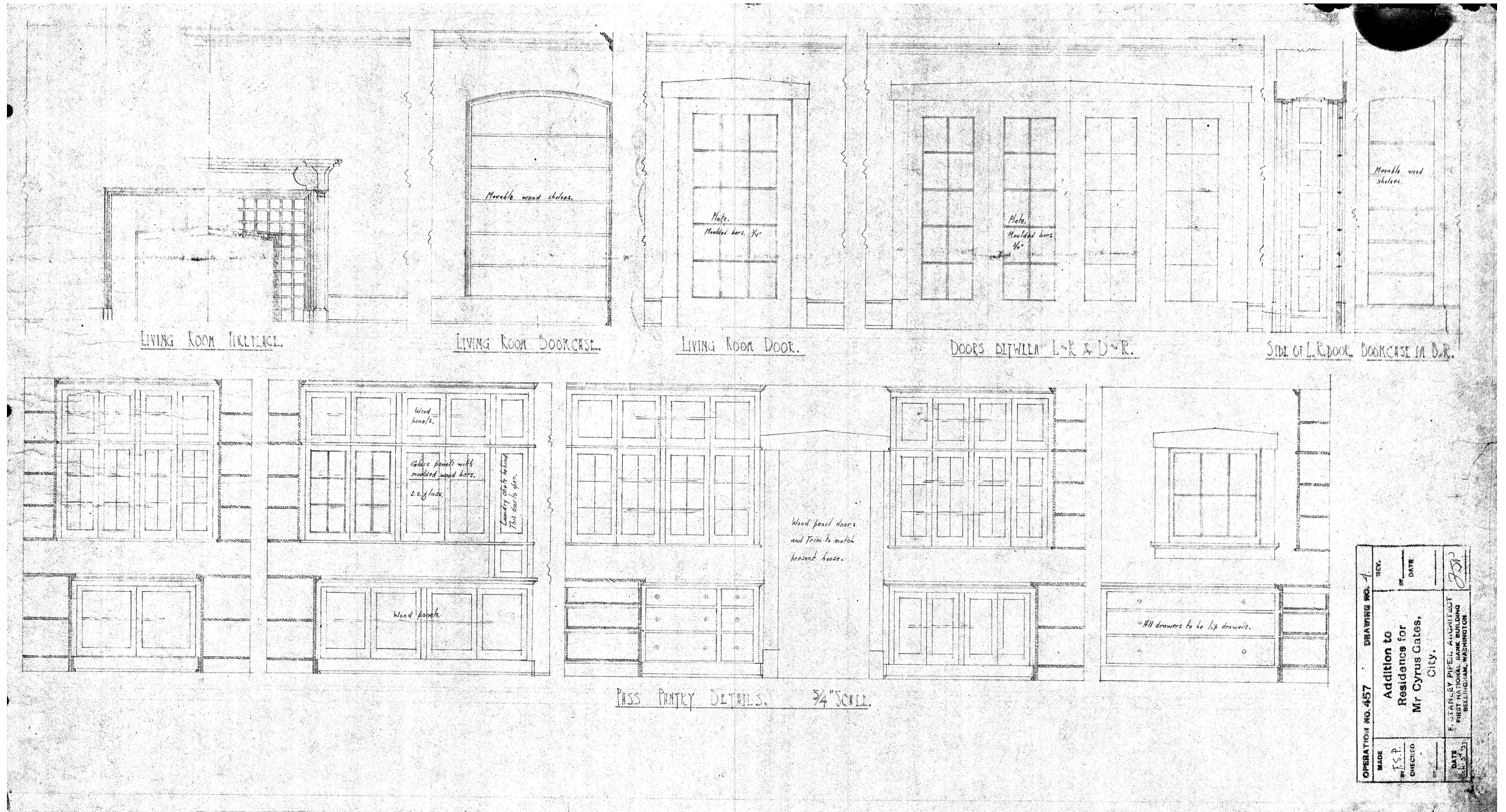
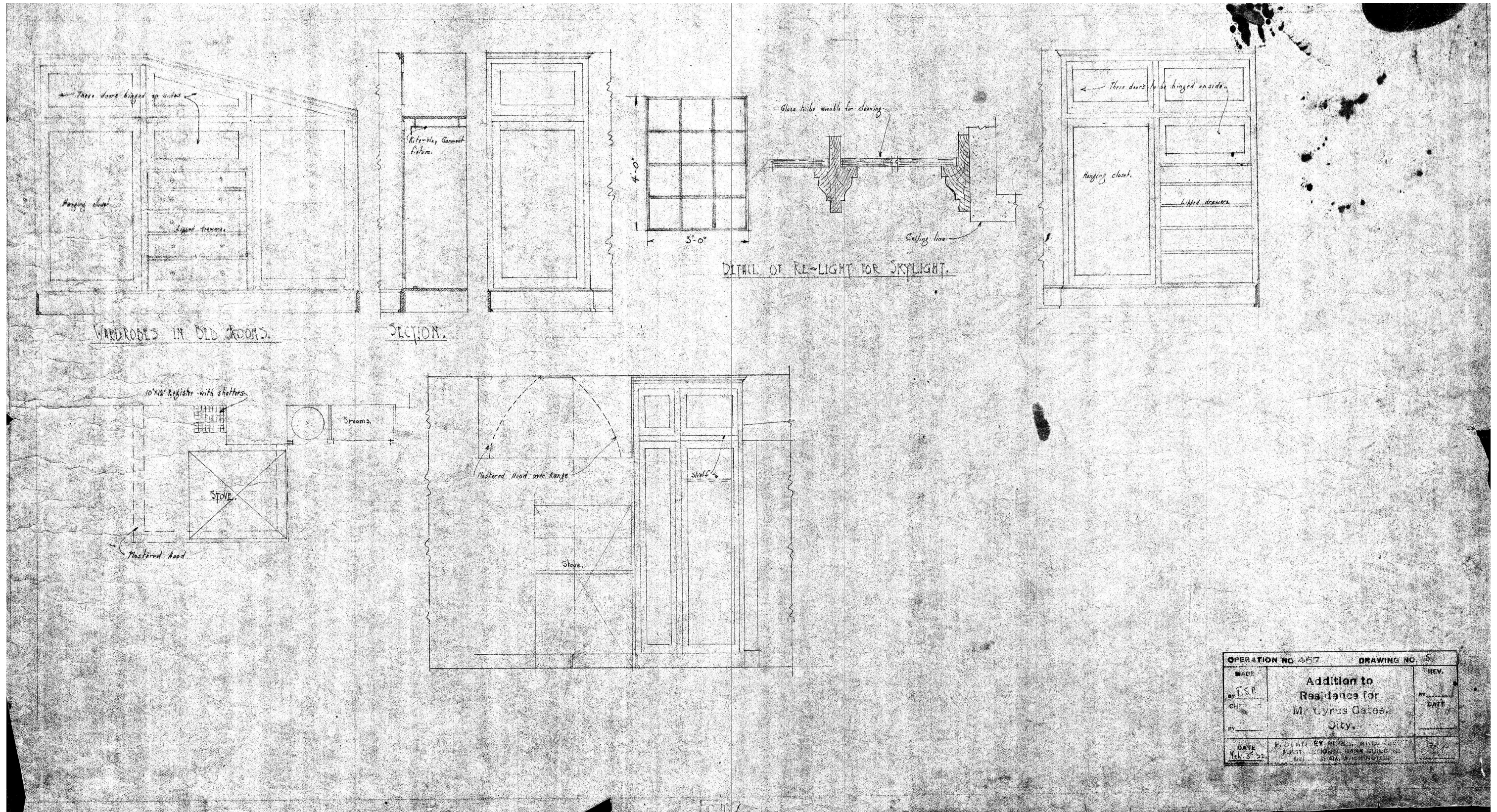


Figure 6. Drawing No. 4: Details of Living Room and Pass Pantry, dated 3/3/1922. (Courtesy Tim Wahl collection, citations available.)



OPERATION NO. 457		DRAWING NO. 5	
MADE	Addition to Residence for Mr. Cyrus Gates, City.	REV.	
BY F.S.P.		BY	
CHK		DATE	
DATE Nov. 23 '22		DATE	
DESIGNED BY F.S.P. AND J.C.P. FIRST NATIONAL BANK BUILDING WASHINGTON, D.C.			

Figure 7. Drawing No. 5: Details of Second Floor Bedroom Built-In Wardrobes, Second Floor Hallway Skylight Re-Light, and Kitchen Hood and Cabinetry, date 3/3/1922.. (Courtesy Tim Wahl collection, citations available.)

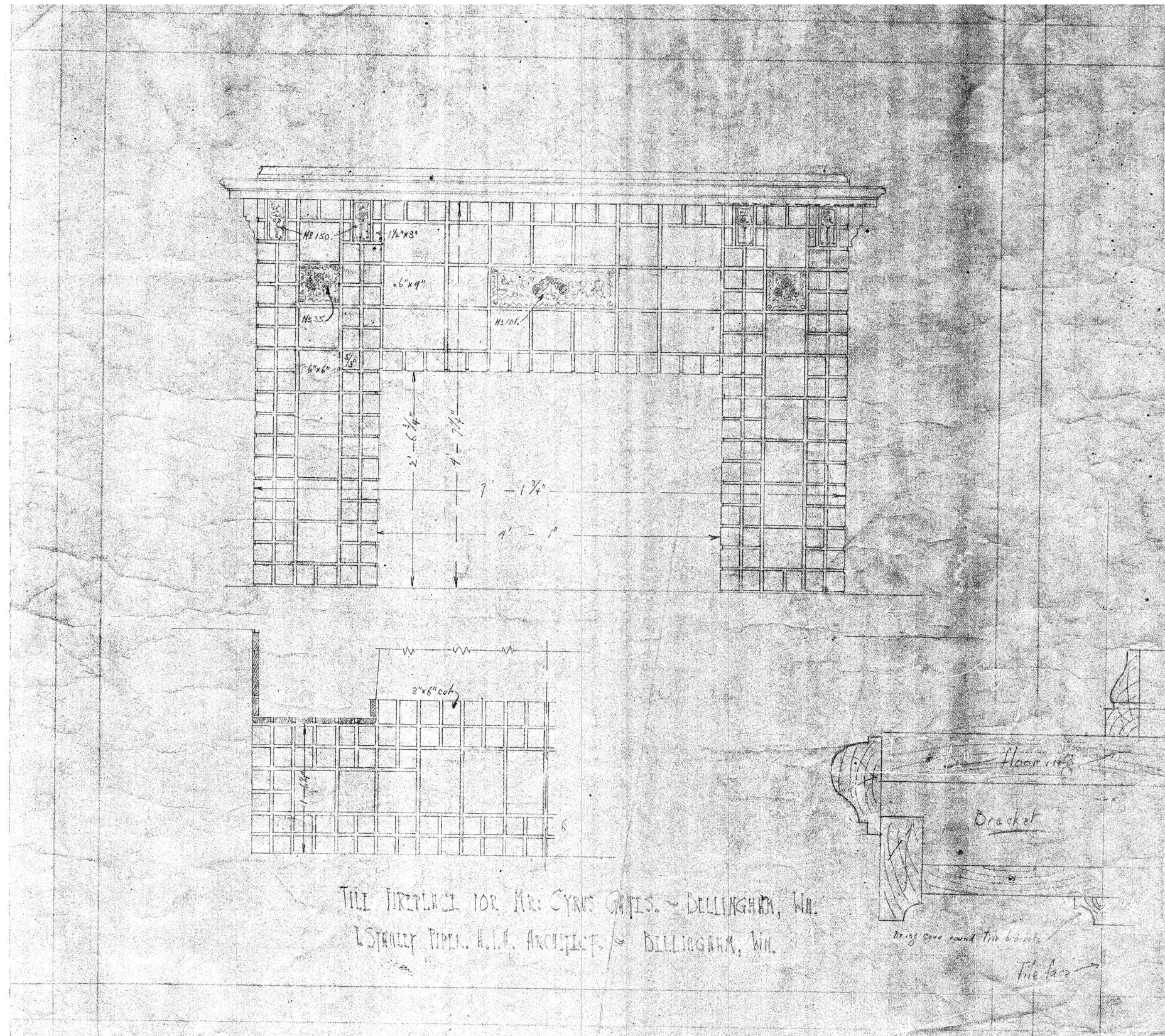


Figure 8. Details of Tile Fireplace for Mr. Cyrus Gates, for the Living Room, no date. (Courtesy Tim Wahl collection, citations available.)

This page intentionally left blank.

PERIOD OF SIGNIFICANCE

Determination of a period of significance can give guidance and authenticity for restoration and interpretation of a particular time in a building or site's history, provided adequate historic documentation is available to aid in the design for reconstruction or elimination of missing, added, or altered elements. The National Register of Historic Places nomination for Woodstock Farm Historic District identifies a period of significance from 1915 - 1944, when the construction of the first buildings and structures at the farm are believed to have been completed, to the year the property was transferred to second owners, Raymond and Gladyce z.



Figure 9. 2022 aerial photograph. (Courtesy Google Maps)

HISTORIC PHOTOS

Figure 10. ca. 1915 exterior, looking west at primary east facade (Courtesy Center for Pacific Northwest Studies [CPNWS], Gates Family Papers)



Figure 11. ca. 1920 photo looking southwest from the driveway, through the orchard and garden at the northeast corner of the Gates House (far left of the photograph). The Cook's House is at right. (Courtesy CPNWS, Gates Family Papers)





Figure 12. ca. 1915-20 exterior, looking northwest at the east facade of the Gates House (left), and south facade of the Barn (right). (Courtesy CPNWS, Gates Family Papers)



Figure 13. ca. 1915-1920 exterior, looking south at the northeast corner of the Gates House, with concrete paths, stone wall, and sunken garden (without plantings) visible in the foreground. (Courtesy CPNWS, Gates Family Papers)

2 HISTORICAL OVERVIEW

Figure 14. ca. 1915-1920 exterior, looking west at the south and east facades. (Courtesy CPNWS, Gates Family Papers)



Figure 15. ca. 1920 exterior, looking west from the east end of the sunken garden at the northeast corner of the Gates House. (Courtesy CPNWS, Gates Family Papers)





Figure 16. ca. 1915 exterior, looking southwest across the sunken garden at the east and original north facades of the Gates House. (Courtesy CPNWS, Gates Family Papers)



Figure 17. ca. 1920 exterior, looking northwest at the northeast of the original house, with children reading in the lawn. (Courtesy CPNWS, Gates Family Papers)

2 HISTORICAL OVERVIEW

Figure 18. ca. 1920 exterior colorized photo, looking southwest at the east and original north facades. The green roof was wood shingled, so was either painted at one time, or inaccurately rendered. (Courtesy CPNWS, Gates Family Papers)



Figure 19. ca. 1920 exterior, looking north along the east facade, showing concrete walkway leading to the front porch, and stone wall defining the front yard. (Courtesy CPNWS, Gates Family Papers)





Figure 20. ca. 1920s exterior, looking northwest at the east facade of the Gates House (left), and south facade of the Barn (right). (Courtesy CPNWS, Gates Family Papers)



Figure 21. ca. 1920 exterior, looking south at the original north facade and partial west facade of the house. Note the back porch at the kitchen is enclosed, and hipped roof room at the second floor. (Courtesy CPNWS, Jim Macy Diary)

2 HISTORICAL OVERVIEW

Figure 22. ca. 1923 exterior, looking southwest at the east and new north facade during construction of the addition. The wood framing and diagonal wood wall sheathing are visible on the addition (Courtesy CPNWS, Gates Family Papers)



Figure 23. ca. 1923 exterior, looking west, at the east facade during construction of the addition. (Courtesy CPNWS, Gates Family Papers)





Figure 24. ca. 1923 exterior, looking southwest at the east and north facade during construction of the addition. Wood shingle combing is visible at the ridge. (Courtesy CPNWS, Gates Family Papers)



Figure 25. ca. 1923 exterior, looking west at the east facade recently after construction of the addition. (Courtesy CPNWS, Gates Family Papers)

2 HISTORICAL OVERVIEW

Figure 27. ca. 1923 exterior, looking north along the east facade. (Courtesy CPNWS, Gates Family Papers)



Figure 28. ca. 1923 exterior, looking west, at the north addition on the east facade. (Courtesy CPNWS, Gates Family Papers)





Figure 29. ca. 1923 exterior, looking southwest at the Gates family in front of the east facade, with the original porch at left, and addition with 4-gang double-hung windows and window box at center right. (Courtesy CPNWS, Gates Family Papers)



Figure 30. ca. 1923 exterior, with the Gates family on the east front porch with decorative entry door. (Courtesy CPNWS, Gates Family Papers)

SETTING / ENVIRONMENTAL / FUNCTION CONTEXT

THE FARM SITE

The property was originally platted into small lots and street ends in 1892 (see Blocks 32, 33, 34, 35, 40, 41 & 42 in the map below) prior to Cyrus Gates' purchase in 1906. According to the National Register nomination, little documentary evidence has been found regarding uses prior to the Gates development as a gentleman's farm on the shore of Chuckanut Bay.

The 16 acre site occupies an irregular shape, bounded by Chuckanut Drive on the east, steep bluffs down to the Great Northern Railroad right-of-way on the south and west side, and tideflats to the north. The site generally slopes down from east to west, with the high east side along Chuckanut Drive, and a steep concrete access drive down to a slight bench with the cluster of original buildings in the heart of the site. A network of trails provide access to various points of interest throughout the site, from Inspiration Point at the southernmost end, to the non-contributing Boathouse at the northern shore of the tideflats.

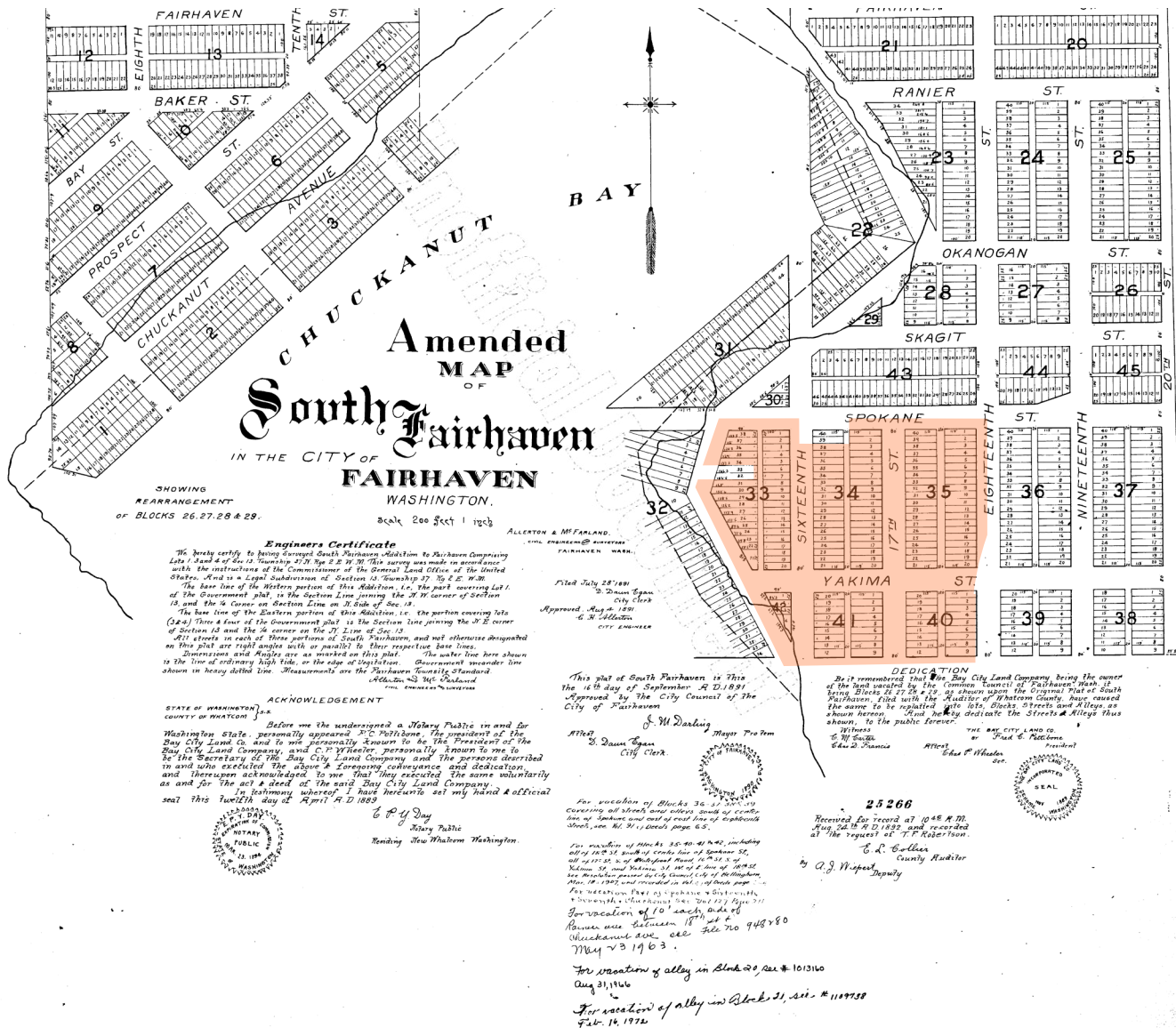


Figure 31. 1892 Bay City Land Company's Plat Map of South Fairhaven, with the Woodstock Farm property shaded. (Courtesy Whatcom County Tax Assessors Parcel Viewer)

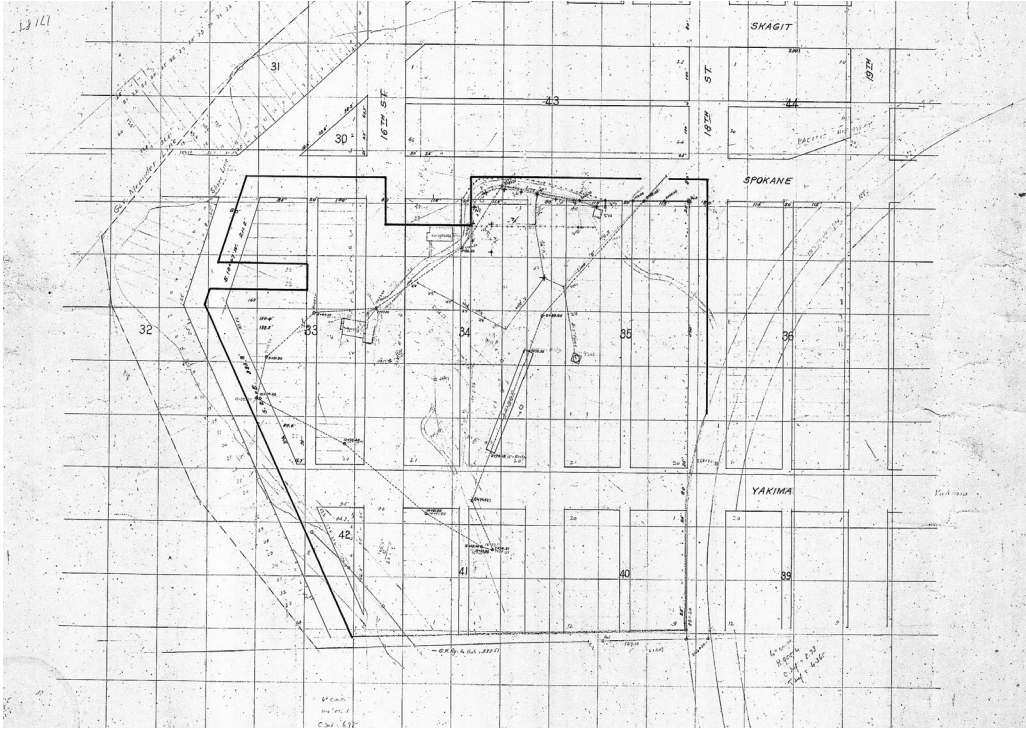


Figure 32. 1916 Plat Map with the boundary of Woodstock Farm.

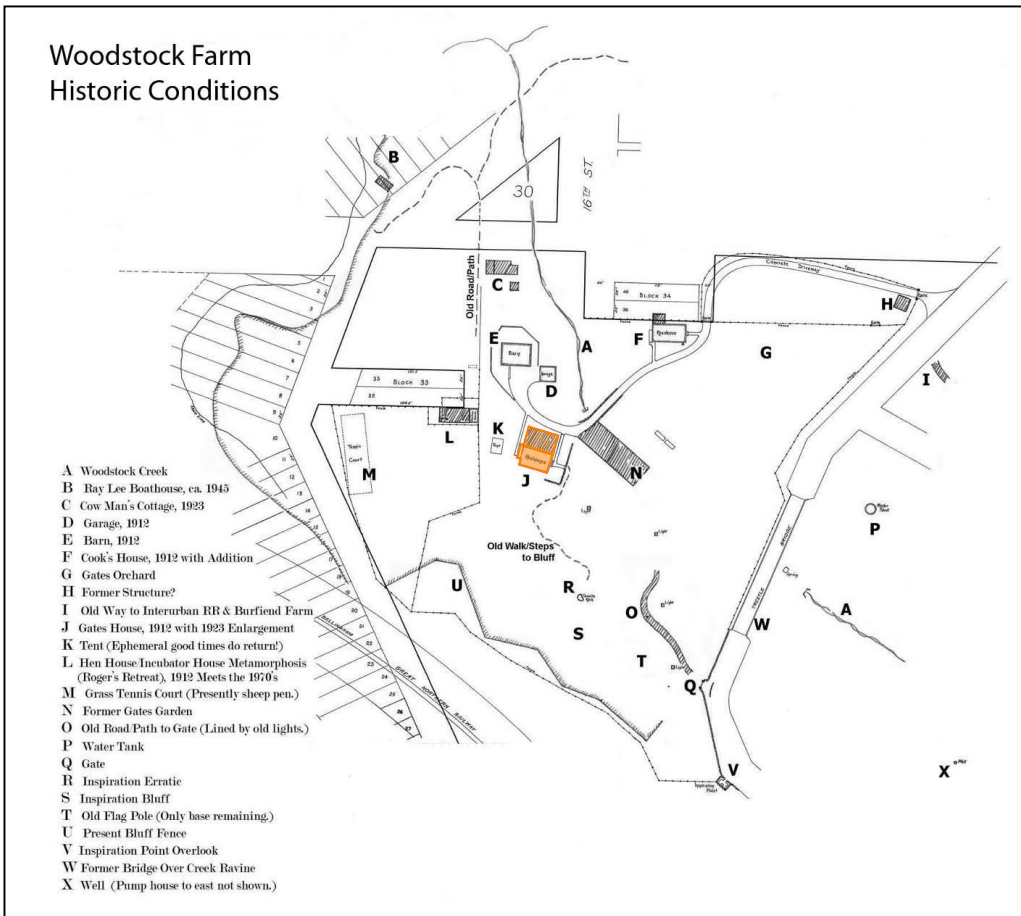


Figure 33. Map of Woodstock Farm showing the historical elements and evolution of the site, with later additions marked with hashed lines (map created by Tim Wahl using a boundary survey and as-built from c. 1915). The Gates House with 1923 addition is highlighted in orange. (Excerpt from NR Nomination)

The National Historic District boundary and contributing / non-contributing elements of the property were identified and developed with the National Register nomination in 2021, and serve as a graphic guide to preservation and rehabilitation strategies and planning across the site (Figure 34).

Elements of historic site improvements and landscaping are found throughout the property, and have been mapped for interpretation as part of the City’s efforts to vitalize the site. Many of the access routes and paths converge around the centrally located Gates House, labeled “1” on the map below. In addition, the City has contracted and developed multiple concept site plans to address overall site access and site safety (fire) which should be consulted in concert with any future developments.

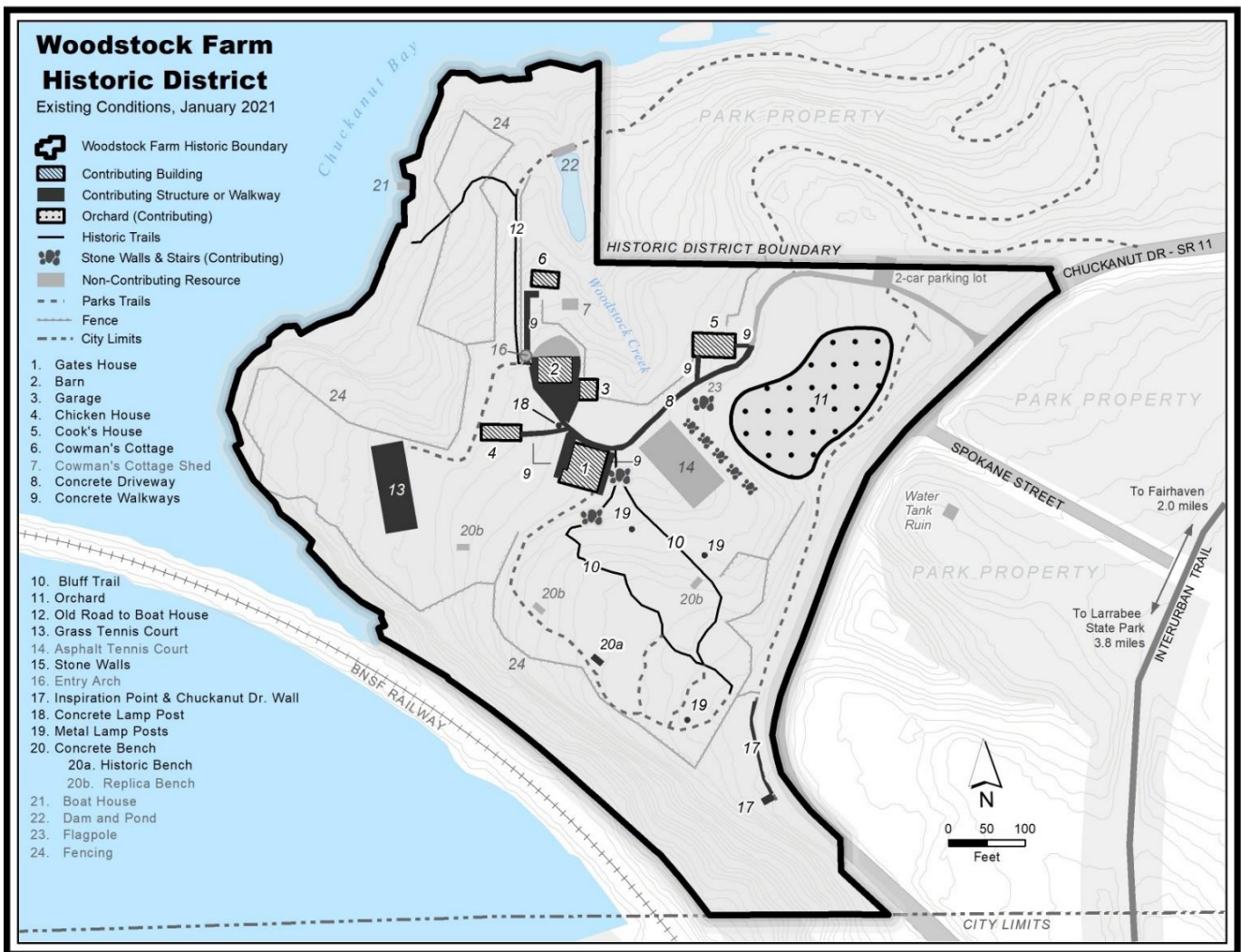


Figure 34. Woodstock Farm Historic District Boundary Map, 2021. (Excerpt from National Register Nomination)

The below map represents the current property boundary with the inholding area shown as shaded. This area is not encumbered by deed of right or grant requirements. This area includes the Gates House, Barn, Garage, Cowman’s Cottage, Chicken Coop, and Cook’s House, and surrounding grounds.

- Grant funds weren’t used to purchase the shaded area.
- Commercial activities can occur in the shaded area.

The areas outside of the encumbered area must only be used for recreational purposes as prescribed by the terms of the Recreation and Conservation Office (RCO) grant, which contributed to the purchase of the property.

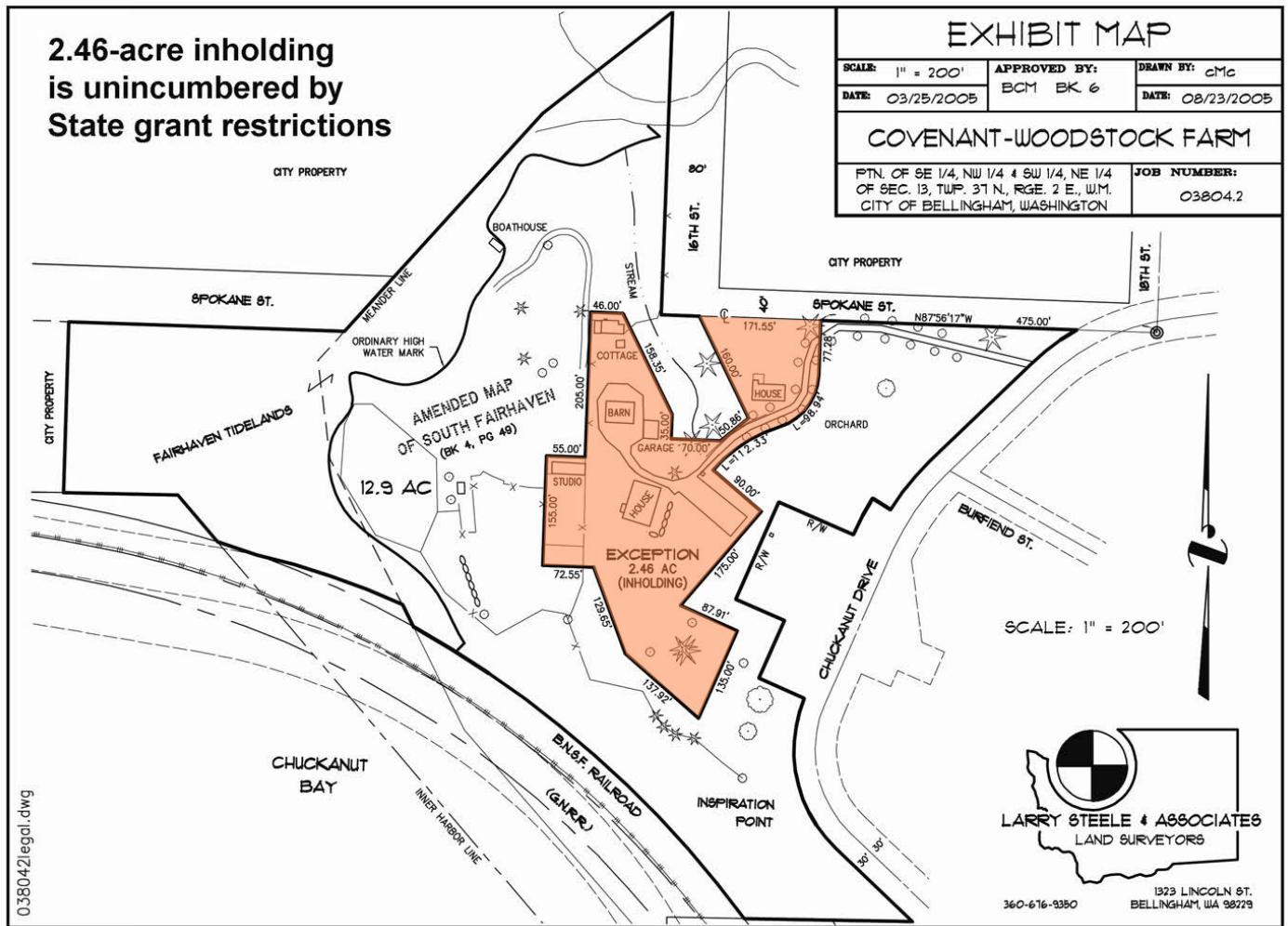


Figure 35. 2005 Boundary Survey of inholdings around the central cluster of buildings within the park property. The unencumbered portion is shaded. (Larry Steele & Associates)

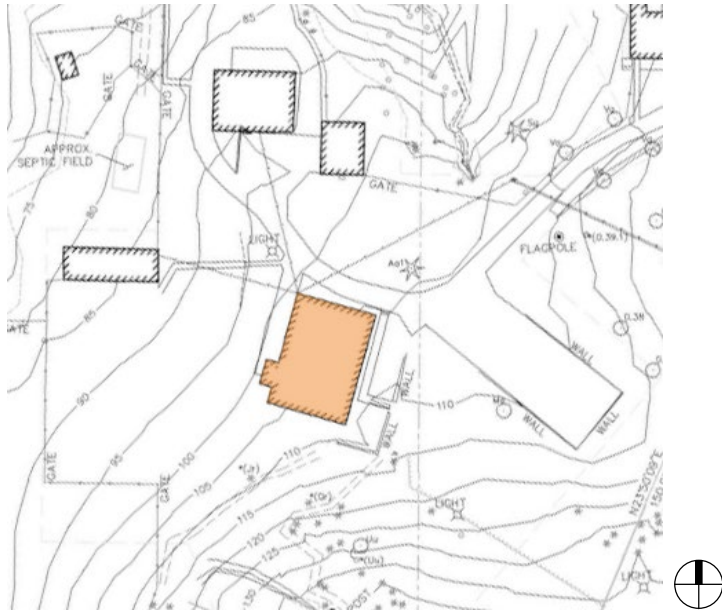


Figure 40. Excerpt from 2008 Site Survey, with the Gates House shown as shaded. (Larry Steele & Associates)

ARCHITECTURAL AND LANDSCAPE OVERVIEW

The following descriptions contain an overview of the existing site and building features. Detailed observations of existing conditions from site visits during April and May 2022 can be found in Section 5 of this report. Contemporary photos were taken by SHKS Architects in April and May 2022 unless noted otherwise.

SITE DESCRIPTION

SITE OVERVIEW

The topography and site features immediately around the house are quite similar to what is visible in historic records. While the grade slopes down to the northwest to allow for a daylight basement, it is slightly leveled immediately around the east and west sides of the building. Original concrete walkways and a small front yard are carved in with low stone retaining walls, both of which are contributing structures within the Historic District. The former sunken garden to the east, converted to a tennis court by the Lee family, is now paved with asphalt, and serves as impromptu parking and staging area for portable toilets. Open lawn slopes down from the west facade to the Chicken Coop, former grass tennis court area currently used for outdoor gatherings, and walking trails near the bluff. The Gates House siting is advantaged by proximity to the bluff which deflects the prevailing southerly winds.



Figure 36. Looking southwest at the primary east and north facades and concrete walkway from the concrete driveway.



Figure 37. Looking east at the west and south facades.



Figure 38. Original dry stacked stone walls and concrete walkways in the east front yard.



Figure 39. Asphalt paving and concrete retaining walls of the Lee tennis court, in the location of the former sunken garden east of the house.



Figure 41. Primary east facade, looking west...



Figure 42. North facade, looking south.



Figure 43. West facade, looking east.



Figure 44. South facade, looking north.

ARCHITECTURAL DESCRIPTION

BUILDING EXTERIOR OVERVIEW

The Gates House is a rectangular wood framed, two-story structure with board-formed concrete foundations, and a daylight basement opening to the west. Stylistically, the house is a Craftsman bungalow, exhibiting many characteristic features. A raised, recessed porch on the east facade provides the primary entry, and originally ran the full width of the house, with siding-wrapped square columns supporting the roof above, and a wood front door with characteristically high-styled hardware and half screen door with decorative grillework. On the west facade, an at-grade door accesses the central Hallway, and a second door under the enclosed back porch accesses the Basement Apartment, originally the maid's quarters. An exterior wood stair on the west facade leads up to an enclosed Back Porch, leading to the Kitchen. The base of the stair and First Floor Back Porch is enclosed in lattice panels. The primary roof form is a side gable with deep eaves, exposed rafter tails, and knee brackets framing the gable ends. The roof has shed dormers on the east and west slopes, and the west has an additional hipped roof projection at the south end. A single skylight with a laylight was added in 1923 on the west slope above the central hall on the Second Floor. The original cedar shingle roof has been replaced with architectural grade asphalt composition shingles. Gutters are K-shape copper with ribbed rectangular downspouts. There are three red brick chimneys, one serving the Kitchen and boiler, one serving the Entry Hall fireplace, and the third serving the Living Room fireplace, and exposed on the exterior of the north wall. It is clad in painted, coursed cedar shingle siding, with an added detail of half-covered coursing at the original south end gable pediment. The wood windows are a combination of single unit and ganged, multi-lite single-glazed types, in a mix of double hung, casement, and fixed operations. Particular features on the Gates House exterior include flared bargeboards at the roof edges, a flared drip edge above the water table band, and flared shingle drips over the windows and doors.

BUILDING INTERIOR OVERVIEW

The interior of the Gates House exhibits craftsmanship and detailing consistent with the exterior. The expansion of the floor plan in 1923 allowed the house to evolve from being a functional and modest family dwelling to one suitable for entertaining guests. The addition included a large Living Room, Dining Room, and a dedicated Pantry on the First Floor. It added several bedrooms and bathrooms at the Second Floor, and a Hall, Den (Office), Laundry Room and Game Room (Northeast Room) in the Basement.

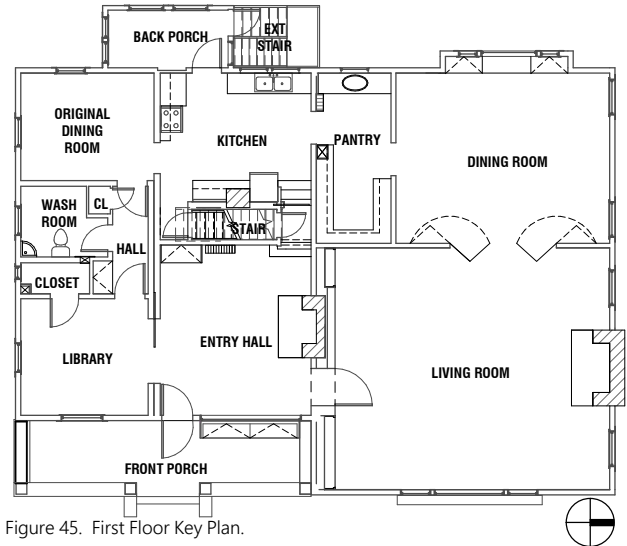


Figure 45. First Floor Key Plan.

FIRST FLOOR OVERVIEW

The First Floor is a showpiece for entertaining, with oak strip flooring, smooth plaster walls and ceilings, and painted trim. The door and window trim is flat stock, but with a special shaped pedimented head detail out of slightly thicker stock. Base trim is typically 8" tall 3-piece, and there is picture rail doubling as crown molding. The Entry Hall and Library have box beam ceiling details. The Original Dining Room is finished with painted wood panel wainscot, and wallpaper. The Washroom also has wallpaper on walls and ceiling, with a thin tile or faux scored plaster wainscot. The Entry Hall retains its original brick fireplace with inset brick hearth, and painted wood mantelpiece. Another fireplace is located in the Living Room, faced with Batchelder-type tile and inset hearth. Steam radiators are visible in some rooms beneath windows, while others are tucked away in vented built-in benches. There are several clever built-in storage and service chutes well-fitted into the casework, including a reported hydraulic dumbwaiter disguised in a bench to bring firewood up from the basement. Doors are a combination of multi-lite glazed and solid panel hinged doors, with several pocket doors and a large four-panel bi-fold French door between the Living and Dining Rooms. The double-swinging service doors between the kitchen/pantry and public spaces have been removed, but are stored in the basement. Hardware includes crystal, white glass, brass and pewter knobs with a variety of decorative and plain escutcheons to suit the space. Original light fixtures and push-button switches are in many rooms.



Figure 46. First Floor Entry Hall, looking north at the fireplace, cascading stair, and Living Room beyond.



Figure 47. First Floor Living Room, looking northeast at the fireplace, and Dining Room beyond.



Figure 48. The Original Dining Room, looking southeast.

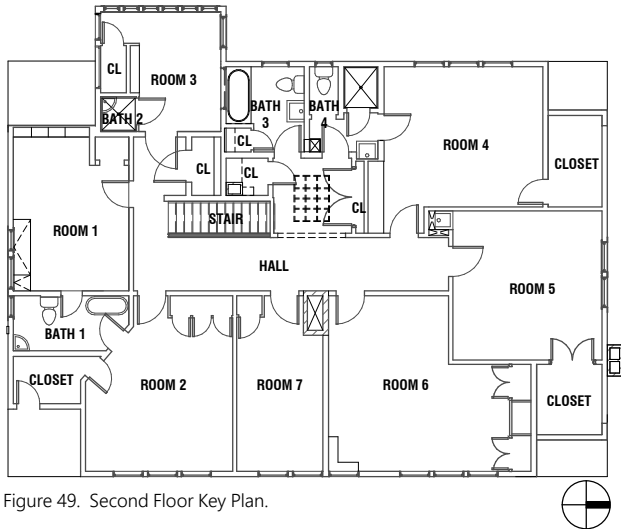


Figure 49. Second Floor Key Plan.



Figure 50. Room 1 looking west with sloped plaster ceiling and built-in wardrobe in the knee wall. This original bedroom also has an operable glass transom to the hall.



Figure 51. Room 6 looking east with casement windows, sloped plaster ceiling, and built-in wardrobe.



Figure 52. Second Floor Hall, looking northwest. Skylight is above..

SECOND FLOOR OVERVIEW

The Second Floor contains 7 bedrooms and 4 baths, with fir floors, plaster walls and ceilings throughout. The sloped ceilings transition to built-in wardrobe cabinetry, or partial height closets to maximize usable space. The central hallway is punctuated with a skylight in the middle of the house. With few exceptions, doors are solid paneled for privacy, with similar hardware to the first floor. The restrooms are finished with a hard enamel paint on the plaster, and have suffered from the excessive humidity. Showers are tiled, and some share space with the rest of the bathroom fixtures. Most original plumbing fixtures remain, but have been decommissioned and disconnected to minimize waste water loads. Most spaces have exposed cast iron radiators for heating.

4 ARCHITECTURAL AND LANDSCAPE OVERVIEW

BASEMENT FLOOR OVERVIEW

The Basement is accessed from a stair down from the kitchen, or from the exterior on the west facade. The spaces remain less finished than the rest of the house, with a mix of wall finishes - plaster, concrete, shiplap and beadboard. Floors are typically concrete, with areas of carpet, linoleum, and raised floors in the Apartment Bedroom and Northeast Room. The Northeast Room also a fireplace, stacked below the Living Room, and evidence of water intrusion on the west wall. Ceilings are also a mix of rough plaster, shiplap, and gypsum wall board. Unoccupied rooms have exposed insulated radiator piping, while occupied rooms have a variety of boxed soffits to conceal the runs. Most spaces have surface mounted electrical, and a mix of new and original wiring and light fixtures. The Apartment was reportedly remodeled by the City between 2004 and 2010 while a caretaker / tenant was still living on site.

Individual Room Data Sheets and photos describing particular materials and features can be found in Section 8 of this report.

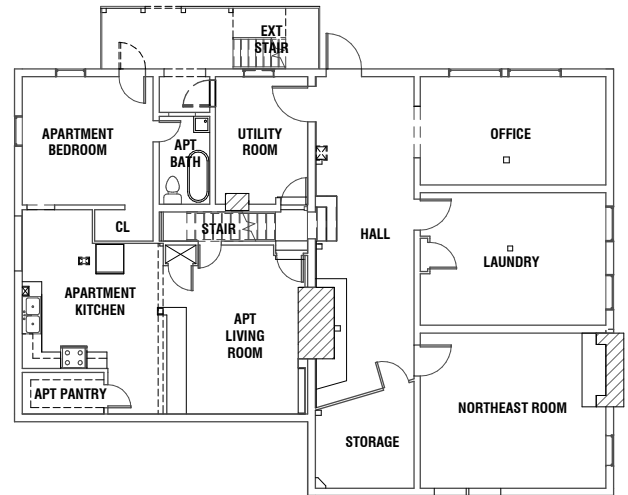


Figure 53. Basement Key Plan.



Figure 54. Basement Apartment Living Room looking south to the Pantry and Kitchen beyond.



Figure 55. Basement Northeast Room, looking north at the brick fireplace, raised fir floor, and soffited ceiling.

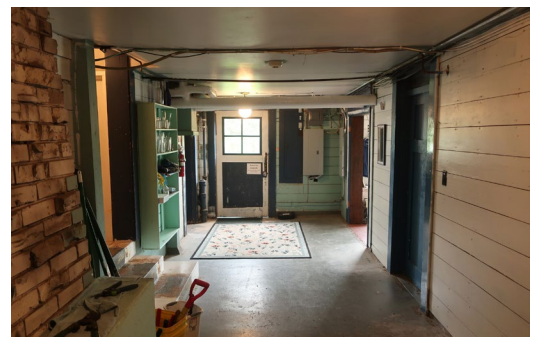


Figure 56. Basement Hall, looking west.

CHANGES OVER TIME

The most significant stages of construction, modification and ownership occurred during the following periods:

- 1912-1915 Original Construction for Cyrus and Mabel Gates
- 1923 North Addition, designed by F. Stanley Piper
- 1944 Woodstock Farm sold to the Lee family

After 1944, various changes to the site were made, including removal of flower gardens for tennis courts northeast of the house. The buildings were also modified and rented out for residences where farm hand and domestic workers had lived. Parts of the Chicken Coop and Barn were also converted to living spaces and rented out.

As provided in the document "Exhibit D: Projects Completed at Woodstock Farm by the City of Bellingham Parks and Recreation Department," and supplemented by City input, the following list of projects have been undertaken since the City's purchase in 2004. These projects extend to various buildings and site features beyond the Gates House, but show the City's investment to maintain and improve the property. Projects impacting the Gates House are in bold.

2005, 2007, 2009	Archaeological Study: Western Washington University
ca. 2005	Basement Apartment – counter / room separator in main apartment space
2008	Cook's House: Roof Replacement
2008	Gates/Lee House: Skylight Replacement
2008	Gates/Lee House: Roof Replacement
2008	Gates/Lee House: Painting
2008	Gates/Lee House: Refurbish Chimneys
2008	Gates/Lee House: Rot repair and painting of house
2008	Gates/Lee House: Electric services and distribution repairs
2008	Garage: Replace Roof
2009	Rock Chopper Trail
2010	Inspiration Point overlook, trail and driveway improvements construction
2010	Lock swap-out throughout property
2011	Trash area screening
2012	Chicken Coop: New Deck
2012	New Lower Trail
2014	New On-site Septic System
2014	Gates/Lee House: Floor drains plugged at Basement, Maid's Quarters
2015	Chicken Coop: Roof Repair
2015-2016	Plumbing Fixture swap-outs
2015-2016	Trail Construction: Barn to Deck
2017	Chicken Coop: New Flooring
2017	Cook's House: New foundation brackets
ca. 2017	Gates/Lee House: Refinished oak floors at First Floor
2018	Hand railings at steps to Chicken Coop
2018	Boiler Replacement
2019	Commissioned Asset Overview Report

Other modest changes have been made to the Gates House at unknown times based on review of historic photographs::

- Replacement of chimney pots with screened and lidded chimney tops
- Original 3-gang double hung windows at Entry Hall east façade had a larger 8:1 center sash flanked by narrower 4:1 sash. These have been replaced with a large 50-pane fixed picture window
- Original 4-gang double hung window at the Living Room east façade had 4 equal sized 6:1 sash, and have been replaced with a 3-gang assembly, with a large 35-panel fixed sash, flanked by narrower 15-pane fixed sash
- Windows at the Basement Office west façade appear to have been replaced during the Lee's ownership, reportedly prior to the City's purchase.

CHARACTER-DEFINING FEATURES

The following are character defining features, materials and finishes of the Gates House and its immediate surroundings. Consideration should be given to treatment, repair, and modification in planning for the preservation and rehabilitation of the Gates House.

EXTERIOR

- Low-pitch side gable roof form with shed dormers, deep eaves, and exposed rafter tails
- Gable ends with wood knee braces, and barge boards with shaped flare at roof eave
- Hip-roofed "tower" on west, with operable strip windows
- Copper gutters and downspouts
- Painted, coursed cedar shingle siding with flared drip edge at water table band. Half-cove shingle at south wall gable
- Flared drip edge detail over windows and doors
- Multi-lite wood sash windows, various operations
- Red brick chimneys
- Board formed concrete foundation
- Covered East Entry Porch, including built-in bench
- Wood entry door with unique Arts and Crafts hardware
- Exterior light fixtures at East Entry Porch and east wall
- Concrete walkways and driveway
- Stone walls on east



Figure 57. Detail of east entry door, with decorative hardware and grillework screen door. (Courtesy City of Bellingham, Michelle _____)



Figure 59. Detail of south facade half-cove shingled gable, knee brackets, and exposed rafters.



Figure 60. Detail of west facade dormer, with copper gutter and downspout.



Figure 58. West facade, with hip-roofed "tower," and operable strip windows.



Figure 61. Detail of Living Room fire place and hearth with tile surround.



Figure 62. Detail of crystal door knob with decorative escutcheon hardware.



Figure 63. Detail of push button light switch.



Figure 64. Detail of cast iron radiator. Many are exposed, while some are concealed in wood cabinetry.

INTERIOR

- Large, open First Floor rooms for entertaining
- Flat plaster walls and ceilings
- Wood box beams at First Floor Entry Hall and Library ceilings
- Wall paper at Original Dining Room, Washroom, and Second Floor Room 1
- Fireplaces in Entry Hall, Living Room, and Basement Northeast Room
- Oak and maple floors (First Floor)
- Fir floors (Second Floor)
- Painted wood trim: 3-part base, picture rail crown, flat stock door and window trim with pedimented head detail
- Painted wood panel doors, swing & pocket, some with transoms
- Door and window hardware, various finishes and styles
- Built-ins / access hatches for utility and storage (benches, linen chutes, radiator covers)
- Built in wardrobes at Second Floor
- Cast iron radiators
- Light fixtures
- Push button electric switches and round brass receptacles
- Original plumbing fixtures - sinks, toilets, clawfoot tub
- Restroom accessories



Figure 65. Spacious Dining Room open to Living Room beyond.

EXISTING CONDITIONS ASSESSMENT

SITE

The site immediately surrounding the building is primarily lawn, generally sloping down from the southeast to the northwest. A small level area on the east is bordered by a low dry-stacked stone retaining wall. Original concrete walkways lead from the original concrete entry drive on the north to the front porch entry on the east, and along the west side to the basement entries. On the east side, there are two steps up from the driveway. The concrete is worn and broken in places, with evidence of repairs with incompatible materials.

BUILDING EXTERIOR

ROOFING

The asphalt shingle roofing was replaced in 2008 with a thick profile architectural grade product. It appears in good condition, and plywood sheathing appears to have been added during the last reroofing. City staff reports it is difficult to access to blow leaf debris off, and it is not possible to safely access all areas of the roof using the ridge fall protection anchors.

Copper K-shape gutters are hung from the wood fascia, with ribbed rectangular downspouts. The copper has a warm brown patina. The leading edge has been damaged in places, likely from leaning ladders, and sections of the downspouts have been cut and are discontinuous, and should be spliced to provide positive drainage. City staff reports gutter leaks, which were observed on the west side from the back porch.

WOOD SIDING AND TRIM

The exterior cedar shingle siding and flat-stock trim were repaired and repainted in 2008, and are generally in good condition. The built-in details providing for rain-shedding, such as the flared wall base drip at the water table band and flared drip edge above the windows and doors, in addition to the deep eave overhangs, have helped to preserve the wood from deterioration. Local instances of deterioration were observed at the west exterior stair, and paint failure at western exposures.



Figure 66. Concrete steps and walkway along the east side, looking south from the driveway. Repairs can be seen particularly along the west (right) edge.



Figure 67. Concrete walkway along the west side, looking south. Exposed electrical conduit, disconnects, and other appurtenances are surface-mounted along the west wall, and extend up the northwest corner, creating visual clutter on a prominent corner.



Figure 68. West side of the house, looking north at the Barn (left) and Garage (right) in the distance. The stair in the lawn is original, with recently added handrails.



Figure 69. Detail of the northeast corner, showing the typical cedar shingle siding with flared wall base at the water table, flared drip edge cap above a 8:1 double hung wood window, flared barge board at the roof eave, exposed rafters and beadboard soffit/sheathing, and non-structural gable end knee braces.



Figure 70. Detail of the north chimney. Prior crack repair was observed at the lower east corner, near the cleanout.

WOOD WINDOWS

The wood windows are a mix of fixed, double-hung and casement types, with single glazing and multi-pane true divided lites. The majority appear to be original. Repairs and reglazing was observed in places, with exposed glazing putty, and non-matching muntin profiles. The original hardware on casement windows is in variable condition and disposition, with some missing. There is remnant evidence of former interior insect screens or storm sash, on some windows, with hinge hardware and receiver plates.

BRICK CHIMNEYS

The red brick chimneys appear to be in good condition overall, as observed from the ground. Review of owner provided photos show cement wash caps in lieu of original chimney pots prior to reroofing in 2008, and, it appears the chimneys were cleaned and possibly repointed with a smooth, hard mortar. and all three were fitted with metal screened caps. Some crack repairs can be seen on the base of the north chimney. There are minor discolorations in the mortar and brick which may indicate water migration. Water damage on the west wall in the Northeast Room in the Basement appears to have its source at the chimney, and should be further inspected. The structural engineer has noted that the chimneys exceed the unsupported height ratio, and should be braced.



Figure 71. Detail of large east window in the Living Room. This window replaced the original 4-ganged double-hung assembly, and has been recently repaired after damage from an impact broke several panes and muntins. The flower box with brackets and exterior light fixture appear to be original.

EAST ENTRY PORCH

The east porch originally extended across the whole facade of the house, but is now sheltered on the north by the 1923 addition. The ceiling is painted beadboard, and the deck is painted wood. The columns are square, wrapped in shingle with thick partial wall railings surrounding. An original built-in wooden bench with a hinged lid for storage remains under the Entry Hall window. The two steps up to the deck, and additional step into the house make it an inaccessible entry.

WEST EXTERIOR STAIR

The west exterior stair is framed with wood, and enclosed with lattice panels at the Basement level. It has evidence of wood rot and settlement, and is not well supported on its foundation. It is also narrow, and steep, with railings that do not meet code requirements for height and opening size.



Figure 72. View of the East Entry Porch.



Figure 73. Detail of the East Entry Porch looking south, with original ceiling light fixture, bench, and front door and screen.



Figure 74. Detail of the west exterior stair, looking south. Paint failure and rotted wood on the decking and railings are evident.



Figure 75. Detail of the west exterior stair, looking northeast. It is currently signed for no access.



Figure 76. Detail of East Entry Porch original bench and door. The window has been replaced, but still has hardware from the earlier exterior screens. (Courtesy City of Bellingham)



Figure 77. Oak and maple flooring in the Dining Room (left) and Pantry (right) with 6-strip border banding visible near the threshold.



Figure 78. Fir flooring at the Second Floor Hall, with missing base shoe molding, presumably preparing for refinishing the floors.



Figure 79. Sheet linoleum flooring at the Second Floor Bath 3, peeling up and heavily soiled. It is likely that most of the sheet flooring products at the restrooms are not original.



Figure 80. Bare, smooth concrete floor at Basement Hall. Note the remnant of a stair carpet runner on the concrete steps leading through the original north wall at right.

BUILDING INTERIOR

The three floors are generally broken up into three categories of use - the First Floor is public, the Second Floor is residential, and the Basement is domestic, primarily occupied by domestic help, at least until the 1923 addition expanded family use of the Basement. The size of rooms, level, and extent of finishes vary accordingly. The following descriptions document the conditions of materials and elements found throughout the house. Please see the Room Data Sheets in Section 8 for the particular features of each room.

FLOORING

Hardwood oak and maple floors with banded borders are found exclusively at the First Floor, except in the Kitchen, Pantry, Back Porch, and Washroom. The Pantry appears to have maple flooring rather than the prevalent oak. The wood floors were reportedly refinished in ca. 2017 and are in good condition.

The Kitchen has a vinyl composition tile and rubber base, which was likely replaced with the room was remodelled, possibly in the 1950s based on the counters and cabinetry finishes and hardware. The Washroom has sheet linoleum flooring of unknown vintage.

The Second Floor and stairs have fir flooring. The softer wood has seen more wear, and more stains are evident. It is not discernible from the flooring where the original house and addition joined in the Hall, so some portion must have been removed and relaid to splice it in.

The Second Floor Bathrooms generally have sheet vinyl or linoleum in various conditions, and shower rooms are raised on a cementitious base with tile floors and wainscot.

Utility spaces in the Basement are bare or painted concrete floors, with flaking and worn finishes. The Apartment Living Room and Bedroom have non-original carpet, and the Apartment Kitchen has vinyl composition tile. The Apartment Bedroom is raised on wood sleepers, as is the fir flooring in the Northeast Room, which shows the likely wear marks of a former billiard table.

WALLS AND CEILINGS

The First and Second Floor walls and ceilings are typically finished with flat plaster on wood lath. Hairline cracks are typical for the age of the building, and there are areas where crack repair has been completed in the past. Paint debonding on the plaster is most notable at the Second Floor restrooms, where it is delaminating in sheets from the substrate. The Original Dining Room in the southwest corner has a high painted wood panel wainscot with a plate rail, and wall paper over the plaster on the upper walls. The wall paper is generally well bonded, and has telegraphed plaster cracks through in places. The Washroom also has wallpaper at both the upper walls and ceiling, with a painted tile or tile-scored plaster wainscot. In the First Floor Entry Hall and Library, the ceilings have decorative painted wood box beams framing the ceilings.

The Basement has a variety of wall finishes, from bare and painted concrete, to shiplap and furred beadboard. Some of the family spaces have plaster walls. The Basement ceilings are a mix of plaster, beadboard, shiplap, and gypsum board. There are also a number of soffits, typically clad in stained plywood, formed around the insulated piping for the radiators serving the First and Second Floors. Service spaces simply have exposed insulated piping and no soffits. Exposed wiring is also notable throughout the Basement at the ceiling plane.



Figure 81. Wall paper in the Original Dining Room, with horizontal wear marks at the plate rail, and telegraphing cracks at the underlying plaster substrate.



Figure 82. Paint peeling at plaster wall and ceiling in Bath 4. This is a fairly extreme example, not typical, but more prevalent in the humid restrooms where the hard enamel paint has debonded in sheets.



Figure 83. Plaster ceiling damage at the Basement Laundry Room, south wall, either due to water damage, movement, or intentional removal to install or access concealed utilities. Note the opening has both metal and wood lath.



Figure 84. Plaster ceiling crack at Second Floor Room 2, likely telegraphing movement in the structure at some time.



Figure 85. Typical painted wood window trim, with flatstock stool, apron, and pedimented header piece.

WOOD TRIM

Wood trim is typically painted, and composed of flat stock or built-up sections, such as the 3-part base molding found throughout the First Floor. The shoe molding has been removed at a number of spaces on the second floor, perhaps from a plan to refinish the fir floors. The door and window trim has a special detail at the header piece, where the stock is slightly thicker, 1 1/4" vs. 1", and has a tapered top, creating a subtle pediment out of the flat stock. Crown molding is typically a 2" picture rail profile, set nearly to the top of the wall, but sometimes lower.

PAINTED WOOD DOORS

Wood doors are typically panel types, either solid or with glass in upper small panes. There are several pocket doors, including a large/wide one between the Library and Entry Hall. A large 4-panel bi-fold French door separates the Dining and Living Rooms. A series of double-swinging service doors in a line between the Dining Room, Pantry, Kitchen and Original Dining Room have been removed and stored in the Basement. Some of the doors in the Basement and Second Floor have operable glass or solid panel transoms, as does the First Floor Washroom. The door hardware is a bit of an eclectic mix of finishes and styles, with some highly decorative escutcheons and crystal knobs, and others with simple flat or beveled plate components and brass round knobs. The east front door is a true exception with highly stylized Arts and Crafts strap hinges, knocker and latch hardware. Recent security improvements have added oil rubbed bronze deadbolts on the exterior and several interior doors.



Figure 86. Typical painted wood 4-panel door. This one is at Second Floor Room 1 (in the original part of the house), and has an operable glazed transom.



Figure 87. Typical 8 inch tall painted 3-part wall base trim, with ogee cap, flat stock base, and quarterround shoe base. An original power outlet with brass cover plate is mounted into the base.

BUILT-IN CABINETRY / ACCESS HATCHES FOR UTILITY AND STORAGE

A variety of special built-ins reinforce the dual utility of hide-away furnishings that also provide benches, or heat protection from the steam radiators. Vertical shafts were carefully integrated into casework for linen chutes from First and Second Floor restrooms and the Pantry to the Basement, accessible plumbing chases, and even a bench in the Entry Hall which doubles as a dumbwaiter access to bring firewood from the Basement to the First Floor fireplaces. The hatches remain operable, except for the dumbwaiter which is secured shut.

Other built-ins include elaborately designed wardrobes of shelving, drawers and closet doors at the Second Floor, typically in the kneewall space or sloped ceilings of the dormer framing. These are painted, and sometimes have stained beadboard linings, with pulls and hardware consistent with the style of door hardware found throughout the house.

FIREPLACES

There are three fireplaces in the house, at the areas most likely to host guests - in the First Floor Entry Hall, the Living Room, and Basement Northeast Room, which appears to have served as a game or billiard room, based on the wear pattern on the raised fir flooring. The Entry Hall and Northeast Room have brick surrounds, while the Living Room is finished with a Batchelder-type tile on the surround and hearth. The 1922 detail drawing of the fireplace includes catalog numbers for the specialty pieces. It was not confirmed if the fireplaces are still functional, but water damage observed at the west demising wall of the Northeast Room adjacent to the fireplace, with damp hearthstones may indicate that the flue is a source of water ingress, and should be inspected.



Figure 88. Built-in bench with sculptural form, in the southwest corner of the Entry Hall. This reportedly is the top of the firewood dumbwaiter, and was apparently built as part of or after the 1923 addition work, because the 1922 drawing shows the wall behind as a door to the Basement Stair landing.



Figure 89. Built-in wardrobe, Second Floor Room 6, with painted cabinet doors, stained beadboard lining, and crystal pull hardware.



Figure 90. Detail of disused fireplace in the Northeast Room, with brick surround to the ceiling, and raised stone hearth on the raised wood floor. There is water damage on the adjacent wall to the left.



Figure 91. Pendant fixture in the center of the Entry Hall.



Figure 92. Pendant candelabra in the center of the Dining Room.



Figure 93. Ceiling mounted fixture with scalloped glass shade in Second Floor Room 1.

LIGHT FIXTURES, ELECTRIC SWITCHES AND RECEPTACLES

Several types of original light fixtures are found throughout the interior and exterior of the house, including wall sconces evoking candle lamps, ceiling pendants and more ornate chandeliers. Those in rooms that have been lightly modified are typically operated by original push-button switches with bronze cover plates. The fixtures provide a cohesion to the architectural character, although light quality and electrical safety do not meet current standards, requiring refurbishment or replication.

RADIATORS

Original cast iron steam radiators are located under window in most of the occupied rooms of the First and Second Floors. Most are painted and plain, but there are some decoratively cast types, and several smaller space-saving wall mounted units in restrooms, the Pantry, and similar rooms. The heat delivery system has been changed to hot water, making them less efficient than originally designed, and while they hearken to the original heating system, they also can present a hazard to the public if not shielded from the exposed radiant heating elements. Replacement with a contemporary heating system such as hydronic fin tube radiators may be necessary to achieve occupant comfort, energy



Figure 94. Wall sconce in Second Floor Room 5, missing its shade.



Figure 95. Wall sconce in the Living Room.

5 EXISTING CONDITIONS ASSESSMENT

efficiency, and occupant safety.

BUILDING SYSTEMS

STRUCTURAL

See the structural engineer's narrative report on the following pages.

MECHANICAL AND PLUMBING

See the mechanical engineer's narrative report on the following pages.

FIRE SUPPRESSION AND FIRE ALARM

There are currently no fire sprinkler or fire alarm systems except for two stand-alone smoke alarms, and no fire extinguishers were observed.

See the mechanical engineer's narrative report on the following pages.

ELECTRICAL / LIGHTING / DATA

See the electrical engineer's narrative report on the following pages.

SECURITY

The existing security system consists of deadbolted exterior and interior doors, padlocks on select interior doors, and a security system with video monitor at the Basement Hall.

SANITARY SEWER AND ON-SITE SEWAGE (OSS) SYSTEM

The City completed a project in 2012-2015 to design and install the existing septic system. The system utilizes a gravity feed sanitary waste conveyance to septic tanks and AdvanTex pre-treatment facilities north of the Chicken Coop, and is then pumped by force main to a drainfield on the knoll ledge to the south of the Gates House. The system was permitted for residential use, with calculated service for an equivalent of nine bedrooms for the site: the Gates House (noted as four bedrooms), the Cook's House (two bedrooms), Barn (two bedrooms), and the Cowman's Cottage (one bedroom). The Chicken Coop does not currently have waste water service. The limitations of the drainfield capacity required that many of the existing plumbing fixtures in the Gates House be decommissioned, and that those remaining on-line be of limited use and restricted flow (metered faucets, modern water closet fixtures with low flush volume, plugging floor drains in the basement laundry room) to mitigate overstressing the design loading criteria for the system. A combination of signage in the building, written Operational Parameters from the Health Department dated 2/20/2015, and conversations with Jonathan Schilk, the Project Manager for the OSS project indicate that the residential permit disallows rental use for groups larger than 125 individuals, limited frequency of events, use by caterers for food preparation, dishwashing, plate rinsing, or other high-intensity uses as may occur given the current use and rentals for weddings and events. A series of portable toilets are in place in the asphalt tennis court near the Gates House, and at the small parking area at the top of the driveway for use by guests. The limited capacity creates a significant constriction on increased use of the Park facilities. While the focus of this Historic Structure Report is specific to the Gates House, the combined infrastructure and utilities serving the whole site are noted here as they will require holistic consideration for any plans to expand use of the Gates House.



Swenson Say Fagét
STRUCTURAL ENGINEERING

206.443.6212
+ ssfengineers.com

STRUCTURAL REPORT

SEATTLE
2124 Third Avenue, Suite 100
Seattle, WA 98121

TACOMA
934 Broadway, Suite 100
Tacoma, WA 98402

CENTRAL WASHINGTON
414 N Pearl Street, Suite 8
Ellensburg, WA 98926

Memorandum

To: Matt Hamel
Address: SHKS Architects
1050 N 38th St
Seattle, WA 98103

Date: August 15, 2022
From: Francesca Renouard, PE, SE
frenouard@ssfengineers.com

Project: Bellingham Gates House
00099-2022-11

Bellingham Gates House Structural Assessment

Dear Matt,

We have completed a structural assessment of the historic Bellingham Gates House located at Woodstock Farm at 1200 Chuckanut Dr N in Bellingham, Washington. Our conclusions are based on our site visit on April 25, 2022, the provided architectural plans, historic information provided by the Bellingham Parks and Recreation Department, and our experience with other buildings of this age and construction.

The Bellingham Gates House is a wood-framed, two-story residential building with a 2,000 square foot footprint. The original house was constructed in 1912-1915 with an addition to the north added in 1923. Typical construction consists of wood rafters and joists supported by wood stud walls and beam and post lines. The basement construction consists of reinforced concrete slab on grade with interior post spread footings and perimeter concrete foundation walls and footings. The roof was replaced approximately five years ago, at which time new plywood sheathing was added over the existing rafters and decking.

The structure appears to be in generally good condition overall. Interior ceiling and floor finishes on the main and upper floors appeared worn, but not excessively so considering the age of construction. We did not observe evidence of excessive foundation settlement or significant earthquake damage. However, we did observe some deterioration due to water damage at the west exterior stair and door.

The following are our recommendations to address building deficiencies identified during our site visit:

- Chimneys: The unreinforced masonry chimneys extending above the roof are a known hazard during a seismic event. Chimneys should be braced when their height exceeds twice the smallest dimension. The chimneys at the

Gates House exceed the maximum recommended height-to-thickness ratio. We recommend bracing the chimneys at their mid-point with 3"x3"x1/4" angles to meet the recommended bracing criteria.

- Wood Sill Anchorage: Anchorage of the exterior wall sills to the foundation was not observed during our site visit. All wood sills are to be bolted to the foundation with sill bolts spaced no more than 4 feet apart, with proper end and edge distances. Proper sill plate connections are not detailed in the project drawings and could not be observed on site.
- Beam to Column Connections: Positive mechanical connections between beams and their supporting columns are required to prevent beams from becoming dislodged during an earthquake. There does not appear to be a connection between the basement wood posts and visible beam line. We recommend providing post to beam connections using Simpson AC caps or equivalent on each side of each column.
- West Stair: The exterior west stair appears to have been added on to the building after the original construction. The framing members appear to be rotted and do not have clear load paths. We recommend continuing to rope off access to the stair until a replacement stair is completed.

It is our understanding that a change of occupancy may be considered for the building. Should the occupancy change, the gravity support systems of the structure will need to be evaluated for any increase in loading and our recommendations for the lateral support system recommendations outlined above will remain the same.

We are available should you have any additional questions and would be happy to provide structural support if and when you choose to move forward with any of our recommendations.

Sincerely,

Francesca Renouard

Francesca Renouard, PE, SE
Project Manager
frenouard@ssfengineers.com



SEATTLE
TACOMA
CENTRAL WA

2124 Third Avenue, Suite 100, Seattle, WA 98121
934 Broadway, Suite 100, Tacoma, WA 98402
414 N Pearl Street, Suite 8, Ellensburg, WA 98926

206.443.6212
ssfengineers.com



City of Bellingham

Historic Structures Report (HSR) for the Gates House at Woodstock Farm

Final Report
August 17, 2022

FSi Project #22037



FSi Engineers

Seattle // Spokane // Baltimore



Seattle

1001 Alaskan Way Suite 200
Seattle, Washington 98104
206.622.3321

Baltimore

4709 Harford Road
Baltimore, Maryland 21214
410.929.6894

Spokane

505 West Riverside Avenue Suite 440
Spokane, Washington 99201
509.215.1500



Contents

Purpose.....	1
Applicable Codes.....	1
Observations	1
Mechanical Systems.....	1
Plumbing Systems	2
Fire Protection systems	2
Findings, Evaluation, and Recommendations	2
Mechanical Systems.....	2
Plumbing Systems	3
Fire Protection systems	3
Elevator Addition	3
Change of Building Occupancy or Use.....	3



Purpose

The City of Bellingham Parks and Recreation Department hired the consultant team to investigate existing conditions and assemble a historic structure report (HSR) of the Gates House at Woodstock Farm. This final report includes a broad overview of the existing mechanical, plumbing, and fire protection systems as well as recommendations for upgrades.

Applicable Codes

- 2018 International Building Code (IBC) with Washington State and Local Amendments
- 2018 International Residential Code (IRC) with Washington State and Local Amendments
- 2018 International Property Maintenance Code (IPMC) with Local Amendments
- 2018 International Existing Building Code (IEBC) with Washington State and Local Amendments
- 2018 International Mechanical Code (IMC) with Washington State Amendments
- 2018 Uniform Plumbing Code (UPC) with Washington State and Local Amendments
- 2018 International Fuel Gas Code (IFGC) with Washington State Amendments
- 2018 National Fuel Gas Code (NFPA 54)
- 2017 Liquefied Petroleum Gas Code (NFPA 58) with Washington State Amendments
- 2018 Washington State Energy Code (WSEC)
- 2018 Washington State Boiler and Unfired Pressure Vessel Laws (RCW §70.79 and WAC §296-104)
- 2018 International Fire Code (IFC) with Washington State and Local Amendments
- 2016 NFPA 13 "Standard for the Installation of Sprinkler Systems"

Observations

On April 25, 2022, FSi attended a site walk at the Gates House in Bellingham to evaluate the condition of the existing mechanical equipment. Below are our observations from that site visit.

Mechanical Systems

The Gates House is served by a small hydronic system comprised of propane boiler, pumps, expansion tank, heating hot water piping and appurtenances. Boilers, pumps, and expansion



Study and Report // 2

tank were installed by City of Bellingham Parks and Recreation Department staff between 2019 and 2021. The boiler supplies heating hot water to radiators located on both the first and second floor. Radiators and hydronic piping are original to the building.

The basement level is heated by electric fin tube heaters. These heaters are of varying age.

There is no mechanical ventilation in the Gates House. Operable windows provide natural ventilation to occupants.

Plumbing Systems

The Gates House plumbing system is mostly original to the building. Sanitary waste is limited due to site civil constraints, described in more detail in Section 5 of the report. Currently, the site is permitted as a 9-bedroom equivalent, encompassing partial use of four existing buildings including the Gates House. City of Bellingham Parks and Recreation Department is considering installing a supplemental septic system called a Glendon (or mound) system.

To maintain the current permit, some fixtures have been decommissioned, and active plumbing fixtures are provided with metered faucets. Almost all plumbing fixtures are original to the building and in general are in good working order.

All waste and vent piping is original to the building. There are two waste risers within the building, one of which is cracked, and all fixtures connected to this riser are behind locked doors to ensure building occupants don't use them. The other riser is in fair working order and all connected plumbing fixtures are usable.

Domestic cold and hot water piping is a mix of original galvanized piping and newer copper piping. Pressure for the domestic water system is acceptable. A newly installed electric hot water heater provides hot water for the building.

Fire Protection systems

There is no fire protection system in the Gates House.

Findings, Evaluation, and Recommendations

Mechanical Systems

The existing central boiler has ample capacity to heat the entire Gates House. Existing radiators are starting to fail. The radiators are not hydronic radiators and were originally designed as part of a steam system. This limits the ability of the radiators to heat spaces using the current hydronic system.



Study and Report // 3

We recommend replacing all existing hydronic piping and radiators with new copper piping and fin tube radiators designed for low temperature water matching existing boiler system.

Plumbing Systems

Due to age and condition of existing waste, vent, and domestic cold and hot water piping, it should be replaced with new. All existing plumbing fixtures are to remain.

Fire Protection systems

Any change of building occupancy or use may trigger requirements for a fire protection system. If this is the case, the building will be served by a wet sprinkler system. The wet system will be sized for Light Hazard Occupancy.

Elevator Addition

Adding an elevator to make the second floor accessible would require installing a mini split heat pump to heat and cool the new elevator machine room. A pump for the elevator sump may also be needed.

Change of Building Occupancy or Use

Any change of building occupancy or use may require the following:

- Confirming the existing operable windows meet current IMC ventilation criteria. If IMC requires additional ventilation, a small energy recovery ventilation with heat recovery should be provided.
- Bringing the building into full compliance with the 2018 WSEC. Specific requirements of the energy code for historic buildings can be modified by the Authority Having Jurisdiction per section C501.6 of the 2018 WSEC.
- Adding a sprinkler system



ENGINEERS INC.
ELECTRICAL ENGINEERING

208 THIRD STREET LYNDEN, WA 98264
TEL (360) 354-4757 FAX (360) 354-6794

GATES HOUSE ELECTRICAL FACILITY ASSESSMENT

DATE August 17, 2022

LOCATION Gates House, Bellingham, WA

Introduction

The electrical assessment of the Gates House was performed with a focus on the following goals:

- Provide an assessment of the condition of the existing facility,
- Identify safety related existing conditions that require immediate attention,
- Describe upgrades which would be required with a remodel of the facility.

Building General Description

The Gates House was originally constructed in approximately 1912-1915 as a single-family residence. An addition was built on the north side of the original structure in approximately 1923. A significant amount of the original wiring from the original construction and the subsequent addition remains in use, and many additions and upgrades have been installed in the years since the original construction. The end result is that current conditions are an eclectic mix of various wiring methods and electrical devices throughout the house.

Electrical Service

Power service is supplied to the house from a Puget Sound Energy (PSE) pole mounted transformer at 240 volt, 1 phase. The service is rated at 400 amps and is located on the exterior of the north side of the building. From the 400 amp CT enclosure, two separate 200 amp feeders run to two 200 amp panels in the ground level of the house. The service was installed in 2009 and is in good condition. When the new service was installed, the original fused panelboard with open bussing was disconnected and abandoned in place. There are no immediate safety concerns with the electrical service at this time.

Power Branch Circuits

Branch circuits extending out from the service panels are a mixture of original wiring and newer wiring that has been added at various times throughout the life of the house. Some of the newer branch circuits (septic system, boiler, shop receptacles, etc.) are installed



ENGINEERS INC.
ELECTRICAL ENGINEERING

208 THIRD STREET LYNDEN, WA 98264
TEL (360) 354-4757 FAX (360) 354-6794

using conduit and wire methods. The original wiring was installed using knob & tube wiring methods, some of which still remains in use. Some of the older added branch circuits were installed using NM-B (Romex) wiring methods.

There are a significant amount of safety issues and non-code compliant conditions associated with the branch circuits.

The following safety concerns are issues which should be corrected regardless of any proposed remodeling of the house.

- Many of the branch circuits are older 2-wire cables that do not have equipment grounding conductors. Some of the receptacles on these circuits are grounding type receptacles, but no ground conductor is available. This creates a shock hazard for personnel when anything is plugged into the receptacles. These circuits should be protected by a GFI device at the beginning of the circuit, and all devices downstream should be labeled with “No Equipment Ground” labels.
- Receptacles in kitchens, bathrooms and wet/damp locations should be replaced with GFI type receptacles, per code requirements.
- In the ground floor, Romex and MC cable wiring methods have been installed on the surface of the walls and ceilings and are considered exposed to physical damage. These circuits should be removed and replaced with either surface conduit wiring methods, or should be covered with chases to protect them.

The following non-code compliant conditions will need to be corrected if any remodel work is done in association with the branch circuits.

- None of the circuits in the house currently has arc fault protection. If the house is to remain a dwelling unit type occupancy, arc fault protection will need to be added to any modified circuits.
- Knob and tube wiring methods still exist in the houses, mostly in the main level and the second floor. remodel work in these spaces will likely require that the knob & tube wiring be removed and replaced with code compliant wiring methods. This work will require that the wall and ceiling cavities be opened up and the wiring concealed inside.
- There are two out buildings that are fed from the house with overhead triplex feeders which do not have an equipment grounding conductor. These overhead wires will need to be replaced with 4-wire feeders, and the equipment grounding conductor will need to be separated from the neutral conductor.
- Other miscellaneous code violations, including EMT in contact with earth, open electrical boxes, and conduits with inadequate support, will need to be corrected.

Lighting

The first and second floors of the house consists mostly of the original surface mounted wall sconces and ceiling lights. These lighting fixtures are mostly the vintage, original



ENGINEERS INC.
ELECTRICAL ENGINEERING

208 THIRD STREET LYNDEN, WA 98264
TEL (360) 354-4757 FAX (360) 354-6794

fixtures, with a handful having been replaced over the years. The ground floor is a mixture of old and some newer fixtures, depending on the space.

Current code requires that all metal parts of lighting fixtures be bonded to the equipment grounding conductor, and that the lighting fixtures be UL listed. Therefore it is likely not possible to re-install the vintage lighting fixtures in a remodel situation. The recommended code compliant approach is to install new vintage fixtures to match the appearance of the original lighting fixtures. A more difficult and more expensive approach could involve professional restoration of the existing fixtures by a manufacturer that is able to provide a UL listing on the restoration work.

Existing lighting switches are vintage push-button type on the first and second floor, with some toggle switches having been installed as replacements over the years. The vintage lighting switches do not meet current code requirements and should be replaced with new devices with any remodel work. New devices that have the vintage push-button appearance of the original switches are available. The original brass cover plates could be reused if desired.

Telecommunications (telephone and data)

Telephone service is run to the house in an overhead service drop from the utility pole. There are several telephone outlets throughout the house, but the extent is very limited. Telephone wiring is not original to the house, so all of the wiring is run on the surface of the walls and ceilings.

Fire Alarm System

There are two stand-alone, battery powered smoke detectors in the house.

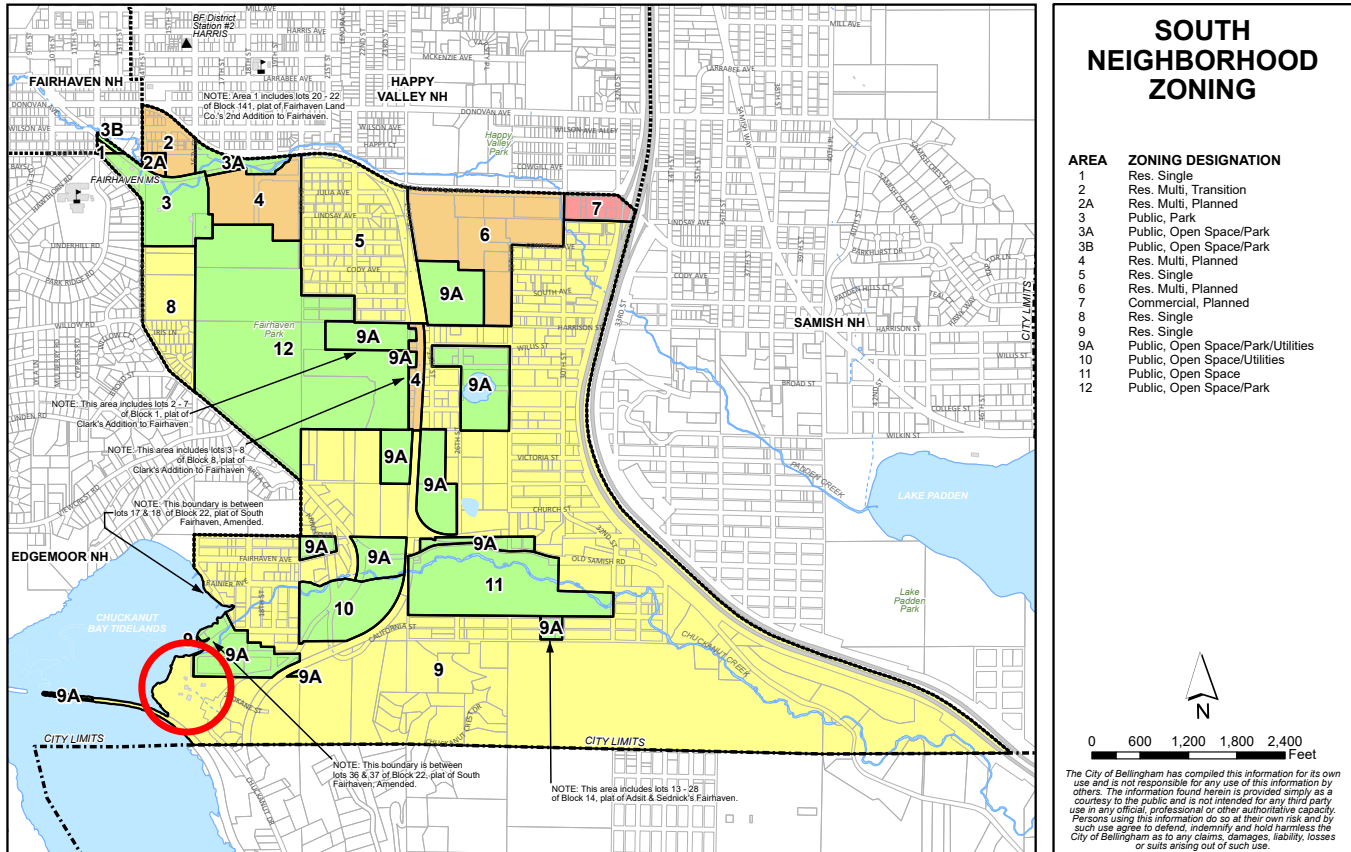
New fire alarm work will depend on classification of occupancy. If the house will remain a residential occupancy, interconnected smoke detectors would need to be installed as required by code. If the house would be converted to a business occupancy, a manual fire alarm system, with occupant notification (horn/strobes) would likely be required by code, depending on occupancy load.

Bill Diephuis, P.E.

REGULATORY REQUIREMENTS

ZONING

Woodstock Farm is located along the southern edge of the City of Bellingham city limits, and located in the South Neighborhood. The current zoning for the property is single family residential (Area 9), from the City of Bellingham Municipal Code Title 20.00.190. <https://bellingham.municipal.codes/BMC/20.00.190> In addition, the site has an overlay of inholding/incumbrance that allows for commercial development only on certain areas of the site (see Figure 35 in Section 3 of this report). A zoning variance or revision may be required for outright commercial use of the site.



AREA	ZONING	USE QUALIFIER	DENSITY	SPECIAL CONDITIONS	PREREQUISITE CONSIDERATIONS	SPECIAL REGULATIONS
9	Residential, Single	Detached, cluster	20,000 sq. ft minimum "detached" lot size. 1 lot/20,000 sq. ft. average overall cluster density	Clearing; wetlands; flood; upgrading of water service; shoreline.	Development of sanitary sewer service	None

Figure 96. South Neighborhood Zoning Map and Table of Zoning Regulations. Woodstock Farm site is in red circle. (Courtesy City of Bellingham website: <https://bellingham.municipal.codes/BMC/20.00.190>)

LANDMARK STATUS

In 2021 the property was included in the National Register of Historic Places as the Woodstock Farm Historic District, or the Cyrus & Mabel Gates Farm. It was included as a local level of significance, under Criteria A, B, and C. Under Criterion A, the property is associated with events that have made a significant contribution to the broad patterns of our history. Under Criterion B, the property is associated with the lives of persons significant in our past. Under Criterion C, the property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction. The nomination included six contributing buildings: The Gates House (ca. 1912-1915, enlarged 1923), Cook's House (ca. 1912-1915), Cowman's Cottage (1923, with later addition), the Barn (ca. 1912-1915), Garage (ca. 1912-1915) and Chicken House (ca. 1912-1915), and two non-contributing buildings: the Cowman's Cottage Shed (removed in 2022) and Boat House (ca. 1950).

The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties provides guidance on historically appropriate and sensitive ways to assess and manage changes. These can serve as a tool for the owner and design team to evaluate interventions. Depending on if Federal funding sources for capital improvements are pursued, the State Historic Preservation Officer may require review and approval of the proposed work, viewed against these Standards. Because Woodstock Farm is not listed in the Bellingham Local Historic Register, review by the Bellingham Historic Preservation Commission would not be required. However, the Standards can still provide an overarching advisory guide to retaining the integrity of the historic resources and character of the property.

BUILDING CODES

2018 INTERNATIONAL BUILDING CODE

Projects must comply with the International Building Code (IBC) as determined by the International Existing Building Code.

Preliminary code analysis anticipates that the existing building was permitted as a single family residence, and has not undergone a change of occupancy permit. The proposed range of uses may exceed the risk category allowances for the number and type of occupants, and require a change of occupancy for building permitting and associated upgrades. The particular requirements for upgrading an existing building are found in the International Existing Building Code.

2018 INTERNATIONAL EXISTING BUILDING CODE

The International Existing Building Code (IEBC) is used to determine which non-code compliant parts of an existing building are required to be upgraded to International Building Code (IBC) standards during a project. The determination is made by classifying the project scope into one of three alteration levels: Alteration Level 1, 2, or 3.

Level 1 alterations are limited to repair or replacement of existing materials or assemblies.

Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment. The total work area of Level 2 alterations must be no more than 50% of the total building area.

Level 3 alterations apply where the work area exceeds 50% of the building area. If the work area exceeds 50% and alterations are categorized as Level 3, the required code related upgrades will increase significantly. With Level 2 alterations, required IBC upgrades are generally limited to building elements within the work area. Level 3 alterations however, require some building elements to be brought up to current IBC provisions even if they are outside of the project work area. The most significant building wide upgrades triggered by Level 3 alterations are those related to building structure.

A change of occupancy triggers a number of code upgrades in order to bring the building or altered portions thereof into compliance. Particularly relevant sections of the IEBC include:

Section 305 – Accessibility for Existing Buildings

305.4 – Change of Occupancy

1. No fewer than one accessible building entrance
2. No fewer than 1 accessible route from accessible entrance to primary function areas
3. Signage
4. Accessible parking, where parking is provided
5. No fewer than 1 accessible passenger loading zones, when loading zones are provided
6. No fewer than 1 accessible route connecting accessible parking and loading zone to accessible entrance

Chapter 10 – Change of Occupancy

- Fire Protection (Section 1004)
- Means of Egress (Section 1005)
- Structural (Section 1006)
- Electrical (Section 1007)
- Mechanical (Section 1008)
- Plumbing (Section 1009)
- Light and Ventilation (Section 1010.1)
- Fire Protection Systems (Section 1011.2)
- Means of Egress (Section 1011.4)

Chapter 12 – Historic Buildings

The IEBC does provide latitude and relief to historic buildings from meeting the full compliance of the requirements for new construction, as outlined in Chapter 12, Historic Buildings. This gives the building official a means to approve elements and features that are part of the preservation of a historic building and do not meet current codes, but that will result in a reasonable degree of safety based on accepted life and fire safety practices, compared to the existing building.

2018 WASHINGTON STATE ENERGY CODE

It is assumed that no portion of the existing building envelope complies with Washington State Energy Code (WSEC). Any exterior openings, floor, wall, and roof assemblies, or mechanical systems modified within an alteration will be required to be upgraded to current WSEC standards. Level 2 and Level 3 alterations as described in the IEBC require the same level of energy conservation upgrades.

2009 ICC A117.1 - ACCESSIBLE AND USABLE BUILDING AND FACILITIES

The Gates House provides few accommodations for those with disabilities, most notably physical access to the majority of the building for mobility impaired individuals. Equal access must be provided to employees, volunteers, public visitors, and potential employees.

BUILDING CODE ISSUES

The following list is a preliminary evaluation of observed code deficiencies, anticipating the Gates House will be used at least in part for public occupancy. Code issues identified by others at the City are listed in Section 7 of this report under Previous Visioning and Studies. Those items are not reiterated here, but included in the Phased Work Recommendations as appropriate.

1. The permitted building occupancy is single family residential, but current uses do not fall into that occupancy. While agreements may be in place for conditional use, establishing an accurate permitted occupancy is recommended.
2. Depending on the preferred occupancy or occupancies, fire sprinklers and fire separations may be required, such as between Business and Residential occupancy areas.
3. Existing vertical chases and linen chutes may need to be fire blocked if fire separations are required.
4. Interior and exterior stairs do not have required landings on either side of doors. Some may fall into the "technical infeasibility" classification that would not require full mitigation due to space constraints.
5. West exterior stair rise and run are steeper and the width is narrower than code allows for egress. Additionally the guardrail does not meet code requirements. If this stair is rebuilt, it should meet current codes if possible.
6. Interior stairs only have handrails on one side.
7. The Second Floor stair guardrail is 34" high, and would need to be 42"
8. No handrails are provided at the east entry porch.
9. Ceiling heights at areas of the Basement level, particularly at soffits, are below levels allowed by code (80").
10. Exit signage and emergency lighting are not provided.

ACCESSIBILITY CODE ISSUES

A permitted change of occupancy to allow public use of the building would require addressing accessibility code deficiencies:

1. Dedicated accessible parking and an accessible route to the building are not provided.
2. Portions of the existing concrete paths leading to the building exceed ½" variance in level (trip hazard) and exceed allowable cross slopes, and stairs restrict access from the driveway to the east path.
3. Exterior doors have single step thresholds and are not accessible at east and west entry points.
4. The Basement has areas of raised floors which are not accessible.
5. The First Floor is not accessible due to the floor level elevation above grade.
6. The Second Floor is not accessible without an elevator or other means.
7. Door widths along accessible means of egress must be 32" clear when doors are open. The building official has previously agreed to the use of offset hinges as a partial solution, but these would need to be test fit for effectiveness.
8. Door hardware (round knobs) are not accessible for grasping.
9. Pocket doors are not fitted with accessible hardware.
10. There is no accessible restroom.
11. Accessible signage is not provided.

RECOMMENDATIONS

PRESERVATION PRIORITIES

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE REHABILITATION OF HISTORIC PROPERTIES

When considering repairs or modifications to historic structures, the guiding principles for retaining historic character and integrity are provided by The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties produced by the National Parks Service. These, or similar adaptations are the basis for evaluating appropriateness of interventions seeking federal or state funds or tax credits, or for local landmark reviews. The Woodstock Farm is not designated as a local landmark or district. These general standards are intended to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

PRESERVATION GUIDELINES

The following current definitions describe the proposed treatments to the Gates House. These definitions are taken from The Secretary of the Interior's Standards and Guidelines to the Treatment of Historic Buildings, as revised in 2017. These definitions can help bring clarity to aspects of proposed modifications to a diverse group of interested parties with potentially differing priorities.

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment. The Standards for Preservation require retention of the greatest amount of historic fabric along with the building's historic form.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. The Restoration Standards allow for the depiction of a building at a particular time in its history by preserving materials, features, finishes, and spaces from its period of significance and removing those from other periods.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. The Reconstruction Standards establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.

The program, preservation approach, and recommendations in this report for the site, site features, structures, and building are based on historic research, site investigation and documentation, condition and structural analysis, code review, and the defined treatment guidelines.

A Rehabilitation approach is recommended for the Gates House and immediate surroundings, with selective Preservation of significant features or materials.



Figure 97. Cedar siding detail.



Figure 98. Wood window detail.

MATERIAL PRESERVATION

The National Park Service provides a wealth of information in their Technical Preservation Briefs, relating to all manner of historic materials and processes. A list of relevant sections and weblinks can be found in the Supplemental Information, Section 9 of this report. Below are recommended treatments for several of the materials and elements that are most likely to need repair or restoration at the Gates House.

CAST IN PLACE CONCRETE

The existing board-formed concrete foundations are generally in good condition, and require little maintenance unless cracks, damage or settlement are observed. Original concrete walkways on the exterior that have suffered from settlement and breakage in addition to being insufficient accessible paths may be beyond their servicable life. Replacement with new concrete that retains the texture, color, and alignments of the original paths where feasible can be a way of recognizing historic access with new material while improving access.

WOOD SIDING AND TRIM

The durability and longevity of rot resistant cedar, particularly when painted, is evident on the Gates House. Where wood is particularly prone to weathering and deterioration, at grade and where exposed to the sky or prevailing weather, monitoring for rot and paint failure will allow for a regimen of minimal local repairs to the historic fabric, rather than wholesale replacement. Where wood trim is deteriorated, examine the extents of rot with a probe and moisture meter,, and determine if it is possible to repair with a Dutchman or epoxy patch repair, or if a full new section is required. The preferred preservation approach is to retain as much authentic historic material as possible. While the Gates House does not contain many specialized wood moulding profiles, it can be more efficient to sculpt a repair than to procure a matching profile for a small job.

WOOD WINDOWS

Windows provide one of the most identifiable character defining features of a historic building, and are often the most targeted for replacement due to leaky perimeters and single glazing energy inefficiency. Original old growth wood used in older windows is typically much more durable than contemporary available products, and the type of joinery and glazing used in their construction makes historic windows almost infinitely repairable, while contemporary windows must typically be replaced when seals or components fail. Replacing or improving weatherstripping can mitigate air infiltration. Monitoring and maintenance of joints and horizontal elements, particularly of sills, rails and muntins for paint failures and incipient rot can prevent degradation and premature replacement. Increased energy performance can also be achieved with the addition of interior or exterior storm sash in a profile compatible with the historic sash, although

7 RECOMMENDATIONS

operability of the windows may preclude the addition of storm sash. In some cases, an insulated glazing unit (IGU) can be fitted into existing sash, if the section is thick enough. A more recent technological development is vacuum insulated glass (VIG) which uses microspacers between two panes of glass which are fused together, rather than sealed, providing a long-lasting and thinner profile which can be more compatible with a historic sash. The sash would typically have to be removed from the frame, and routed out to receive the thicker glass. The additional weight of glass would require adjustments to the balancing hardware at double hung windows.

BRICK CHIMNEYS

Investigation of the west chimney should be undertaken to determine if water is entering the building and causing the damage in the Northeast Room. Repointing, sealing, or redesign of the chimney cap to prevent water ingress may be necessary. Use mortar with a strength, color, and texture to match the original. Always use gentlest means possible when cleaning masonry, and test products and methods first in an inconspicuous location.

Bracing the chimneys can be done in several ways - with visible metal collars and braces back to the roof structure,, by removing all or part of the chimney above the roof and reinforcing or rebuilding the shaft and re-cladding with salvaged brick, or infilling the chimney shaft with reinforced grout. The visibility of the fireplaces inside, and the possibility of retaining functionality will be a factor in design and implementation of an appropriate strategy.

COPPER GUTTERS

The gutters should be inspected and repaired to realign damaged leading edges, re-secure any loose hanger fasteners, and seal connections at downspout outlets. Downspouts should be repaired and made continuous with positive water-shedding laps to avoid splashing and leaks on the siding and exterior finishes. Use matching materials where splicing and repair is required, and pre-patina with chemical treatment to blend in with the historic material.

FLAT INTERIOR PLASTER

Hairline cracks in the plaster are generally cosmetic, and not a sign of a bigger issue, but growing cracks should be monitored with a crack monitor and regular recordings to confirm there is not further movement of the structure. Hairline cracks can often be painted over, but if larger cracks are discovered, routing out the crack to a sufficient width and depth to receive a proper plaster repair may be required. Seek a specialist in plaster restoration to perform repairs, as they will have the tools and techniques to blend in the texture and finish of a repair. If delamination is discovered, the plaster should be removed back to sound, bonded material before beginning a repair, particularly on a ceiling, where the risk of de-keying can result in falling materials.

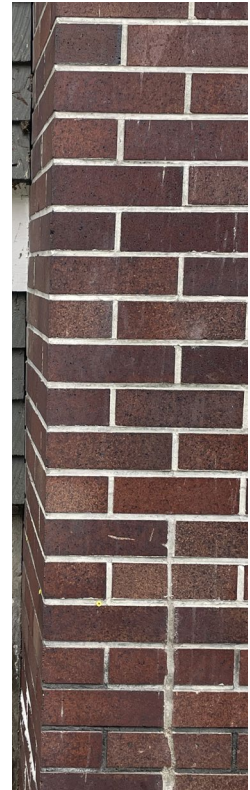


Figure 99. Brick chimney detail.

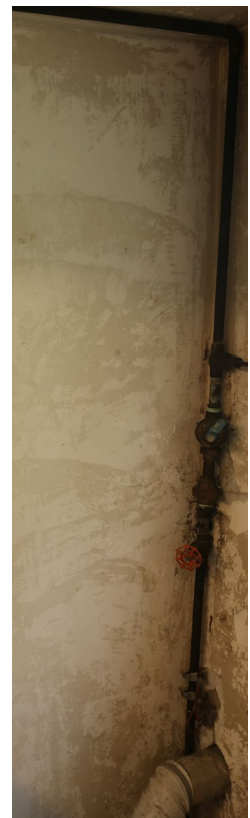


Figure 100. Interior plaster detail.



Figure 101. Wood flooring detail.



Figure 102. Original light fixture detail.

Where the surface coating has become damaged or debonded, removal of the loose coating is necessary for a new coating to bond. In humid rooms such as the bathrooms on the second floor, a hard enamel paint was used to restrict the moisture from getting to the plaster substrate, but when the paint fails, such as at a plaster crack, it provides a barrier in the other direction, and can lead to deterioration of the plaster. It can be beneficial to use a moisture meter before recoating.

In order to conceal upgraded or new building systems and avoid the continuation of surface mounting new systems such as power, data, plumbing, and security, larger openings in the plaster may be required. There is evidence of such prior repairs in the Gates House already, where gypsum wall board was used to cover a hole in lieu of traditional three-coat plaster. Depending on the scale of the work, this may be the most economical approach to re-covering the wall. It can be accomplished using a veneer coating of plaster on a specially designed gypsum board substrate so that the texture and warmth of a plaster finish can be achieved with less labor and cost. This approach may also be effective if the exterior walls were to be filled with blown-in cellulose insulation with interior side ports to access the stud cavities.

WOOD FLOORS

Wood floors are generally forgiving of refinishing, depending on the number of times it has occurred in the past. Hardwoods like the oak and maple found at the First Floor are more durable, and don't usually require as much sanding to remove dents, imperfections, and imbedded stains before refinishing. The fir floors at the second floor and stairs are softer, and surface wear of the top layer can get embedded more deeply, requiring more removal to achieve a "clean" appearance. The level of expectation is up to the owner, and signs of wear patterns, such as the location of the billiard table in the Northeast Room can remain as part of the interpretation of the house.

LIGHTING FIXTURES AND ELECTRICAL DEVICES

The historic light fixtures found throughout the house provide a character defining feature that is an operational tie to the past, by pressing the associated push button switch. The fixtures as they are do not meet current electrical codes. It may be possible to have a lighting restoration specialist modify the light fixtures to meet UL listing requirements, although such efforts are likely expensive. The push button switches are likely not reusable if wiring is upgraded, but replica versions are available, and the switchplate covers could be salvaged and reinstalled.

SURFACE APPLIED APPURTENANCES

One distinct challenge of existing structures with sensitive or difficult-to-repair finishes and assemblies is that the simplest solution to an immediate need is to surface mount conduit,

cabling, piping, waste plumbing etc. to the inside our outside face of a wall or ceiling. In the case of the Gates House, this appearance is in conflict with the carefully designed tidiness and calm of original elements, and creates visual clutter distracting from the historic character and materials. It is a balancing act of effort and impact to think long term about solutions to problems that may not yet have arisen. Any major rehabilitation effort should include plans to find means to conceal utilities and systems in wall or cavities, underground, or when necessary, use compatible materials and colors to obscure surface mounted elements than can not be tucked away. Where possible, anticipate future upgrades in such a way as to leave spare space or raceway for new cabling or the like.

PREVIOUS VISIONING AND STUDIES

The City has undertaken an extensive process of better understanding historic and pre-historic use and conditions of the site, and investigating best uses of the site and its structures. The intention is to both provide stewardship for the historic resources and character, as well as become a more intensely used venue to provide a triple bottom line with economic, social, and environmental benefit.

In 2008 an aspirational charette process entitled “Adapting Woodstock” was undertaken by the City together with the Woodstock Farm Conservancy, incorporating site and master planning with heavy focus on understanding the existing site, topographic, archaeological, natural history, historic, accessibility, building systems, and zoning characteristics and constraints. The process engaged both Washington State University (WSU) Extension and Western Washington University students and staff, as well as professional organizations and citizens to develop an array of perspectives and adaptive use concepts.

The guiding General Principles for Woodstock Farm that developed as part of the charette can be found on the City’s Woodstock Farm webiste: <https://cob.org/wp-content/uploads/charrette-guiding-principles.pdf>. While they are far reaching in scope, Items 6-9 are of particular relevance to the Gates House, and all principles should be considered in plans for its maintenance and rehabilitation.

1. Existing Landscape & Topography

The site’s isolation, views and terrain are assets. Isolation and terrain are also significant constraints in some adaptation scenarios.

2. Existing Habitat, Flora & Fauna

The combination of ecological diversity (both terrestrial and aquatic) and urban accessibility makes this site unique in Northwest Washington. Garry oak meadows, for instance, are an uncommon regional landscape feature whose remnants can be restored and interpreted at the site.

3. Managed Automobile Access & Alternative Vehicular Transportation to enhance & preserve the Experience of Place

A successful site operator will likely employ and improve a shuttle system, transit system linkages and off-site vehicle parking, particularly with respect to addressing item 7. below. On-site parking will likely be carefully managed to reduce impacts to the landscape and favor higher occupancy and prearranged vehicle use.

4. Connections to Public Trails, North & South; Integration of site with the Interurban Trail

Strengthen safe and convenient foot and bicycle trail movements at road crossings and also with and through nearby parklands and trails. Define and gradually proceed with development or mitigation of missing links in the Interurban Trail system, possibly bringing the Interurban along Chuckanut Drive and the Woodstock frontage to avoid the barrier created by the "California Street Hill".

5. Preservation of Prehistoric Cultural Features & Expression of Coast Salish Cultural Legacy

Protect and appropriately present archeological features. Monitor site modifications to retain the historic record. Collaborate with cultural stakeholders on presentation and learning activities involving Coast Salish history.

6. Preservation & Enhancement of Historic Cultural Features & History

Preservation of relationships between ALL existing buildings is desirable to preserve the sense of place. Carefully adapt buildings for contemporary uses as funding permits. New structures should complement the historic landscape and its motifs and themes.

7. Property Adapted as a Community Asset for All

Access for all age groups and a spectrum of users should be encouraged, taking into account their transportation needs and the impacts of different types of transportation.

8. Property Uses and Adaptations Should Reflect Principles of Low Environmental Impact Management and Design

Infrastructure improvements should meet or exceed minimum LEED certification guidelines.

9. Demonstrate a Triple Bottom Line of Sustainability

Development/adaptation of site must balance financial, social and environmental protection objectives. The economic need to generate income for building preservation will affect which social services and commercial uses are considered and which environmental values are protected and strengthened in which areas.

10. Support Land & Resource Stewardship

Manage active and passive human and wildlife areas as sustainable resources. Monitor and prevent overuse and damage to vegetation and aesthetic character. Demonstrate best and emerging sustainability practices.

7 RECOMMENDATIONS

As of 2022, the City is preparing a Request for Letters of Interest, to Program, Manage and/or Operate Woodstock Farm, as a means to solicit community input and interest in a public-private partnership for potential concessionaire partnering at the site.

Below is a distillation of the vision, uses, deficiencies, maintenance plans, code issues, and operational agreements with code officials regarding the Gates House from review of the various documents and studies previously completed by the City, in addition to discussions with the current project team. It sets the groundwork for the Historic Structure Report recommendations along with current code analysis and building condition evaluations. While the focus below is on the Gates House and immediate surroundings, some aspects extend beyond the immediate site around the Gates House, as larger scale projects and coordination will be necessary to complete the rehabilitation of the Gates House. Since many of the documents date from 2008, items that were completed or became irrelevant have not been included. Note also that code cycles have changed, and particular requirements discussed may be different in the current 2018 codes, or based on assumptions about occupancy group.

VISION FOR THE PROPERTY

- Low impact uses, minimize on-site vehicles, 30 max.
- Compatible Activities / Users
 - Repeat classes & enrichment
 - "Slow Highway" tourists for drop in, willing to walk .4 mi from the trailhead
 - "Stay put" users on site for several hours
 - Organizations and institutions with a culture of ridesharing / transit
 - Special events based on planned transit / shuttles from off-site parking
- Improve and promote non-motorized trail and trailhead use through the site
- Retain the tranquility and character of the site
- Protection and provision of basic access and utility services for the safety and support of caretaking, maintenance and security staff. This includes emergency and private vehicle access, water, septic systems, etc.
- The grounds and main buildings should be accessible and attractive to the public for walking and bike-in use and limited access based on managed ridesharing
- It is desired that a non-City entity will operate and improve the building compound

GATES HOUSE EXISTING USES* (2008 CHARETTE SECTION 0.13)

Main Floor (2200 sf): 30 max. occupants, only for sit-down uses involving city-sponsored meetings. Public walk-through and outdoor-event support would be allowed on a permit basis, with knowledgeable City staff or caretakers present.

Second Floor (2100 sf): No uses identified. Possible residence and office use.

Basement (2100 sf): Retain storage, laundry, caretaker's office, furnace room

Maid's Apartment: retain private caretaker's residence; basic safety upgrades as needed.

* The building is technically permitted as a single family residence.

SITE DEFICIENCIES / CONSTRAINTS (2008 CHARETTE SECTION 0.8)

- Septic system is not able to serve expanded use
- Driveway is not adequate for emergency vehicle access
- Shallow bedrock is challenging for drainage, groundwater and septic system design
- Accessibility to buildings and site elements due to topography, paving, and building elements

GATES HOUSE MAINTENANCE AND UPGRADES PROJECTS (2008 CHARETTE SECTION 11.1)

- Install perimeter drainage.
- Provide new electrical service and new subpanels but defer in-wall rewiring until adaptation/remodel plans are finalized.
- Paint exterior and repair all woodwork.
- Re-hang, replace historic copper gutters as necessary and with provision of new perimeter drainage.
- Provide cabinet for storage and display of Woodstock antiques. Probably a moveable fixture kept flexible for future adaptation plans. Possible volunteer project.
- Provide better heat source in Maid's Apartment in GatesHouse. The dwelling unit is damp.

NOTES FROM SITE MEETING BY FIRE MARSHAL DONALD SMITH (2008 CHARETTE SECTION 0.9)

- New 8" water supply main from Chuckanut Drive to the center of the building cluster
- New hydrant in center of building cluster, max 150' from back of Gates House
- Additional 4" standpipe
- Driveway widening and curve realignment for emergency vehicle access
- Can use the south side of the asphalt tennis court (striped red) as a fire lane. Fire truck can use this as a turn around.
- Maximum occupancy of the Gates House is 30. The need for sprinklers is relaxed if fire access and hydrant improvements are made. Sprinklers will be required if more than 99 people are present and food and drinks are served.

NOTES ON BUILDING CODE BY HEATHER MICHAEL (2008 CHARETTE SECTION 0.13)Interim Long Term Adaptation Measures:

- Double leaf and sliding doors must remain open at all times.
- Doorways with an opening within 2 inches of the 32" clear opening requirement will have offset hinges installed to increase the size of the door opening.
- Doorways will be re-hung to swing in direction of exit travel
- Thresholds that exceed ½" will be replaced and have a bevel installed to reduce height.
- Displays and written information will be located where they can be seen by a seated person
- A grab rail, handicap accessible paper towel dispenser, and full-length mirror will be installed in the Gates House restroom.
- Efforts will be made for construction of an accessible path of 5% grade, 8.3% max, on the lawn parallel to the sidewalk to the entrance for accessible means of entry
- A ramp not exceeding a slope of 8% with handrails and landing areas would be installed for public walkthrough. Present porch meets minimum 5'x5' landing requirement.

7 RECOMMENDATIONS

Long Term Adaptation Measures:

- Building door width(s) cannot exceed 48" without two standard exits.
- Doors must have panic hardware.
- Doors must swing in direction of exit travel.
- Doorways should be at least 32" wide.
- Thresholds must not exceed ½".
- Occupancies exceeding 50 require a second exit.
- An ADA-accessible restroom should be available on the ground floor level to service the barn and garage.
- Gates House Washroom needs to be ADA-accessible as well.
- Paved surface grades serving the buildings, for instance between the walkways of the Gates House and the Barn and Garage, should not exceed 8.3%. ADA-accessible pathways with a 5% slope should be provided between the entrances of the Gates House and the Barn and Garage.
- No hazardous materials shall be stored in the structures.
- A fire hydrant must be installed in center of building compound. It should be on an 8" line from Chuckanut Drive.
- A separate standpipe should be provided so that all structures are within 150 feet of either the hydrant or standpipe. It would be on a 4" line from the hydrant.
- Installation of building sprinklers could increase permit approvals for higher occupancy levels but are not an alternative to a hydrant and standpipe.

OPERATIONAL PARAMETERS FOR WOODSTOCK FARM ON-SITE SEPTIC SYSTEM, 2015

- Group rental events including weddings, birthdays, anniversaries, memorials, meetings, etc.
- Open, public events may include concerts, art shows and festivals and will be supervised by staff.
- Large event attendance will be limited to 125 individuals. This number is below the permitted system limit of 150 attendees to provide occasional flexibility, and to protect the system. Small event attendance will be limited to 50 individuals.
- If there are large event for two or more days during a week that exceed 750 gallons of use, there shall be two days during the subsequent five days of no events for the system to rest.
- If public event attendance is expected to exceed 150 individuals the City shall restrict access to on-site restrooms connected to the OSS. If restrooms are closed to event attendees, the City will required or provide portable toilet facilities and related hand washing stations.
- The City shall convert all toilets connected to the OSS to low flush volume, i.e. 1.6 gallons per flush.
- The City shall convert all publically accessible lavatories to push button activation.

PROGRAM RECOMMENDATIONS

The City is still considering options for how to best occupy the Gates House as part of the larger Woodstock Farm site. Its historic use as a single-family residence is not consistent with current goals of increasing public access and programming at the Farm. There are currently agreements in place with the fire marshal, building department and health department to allow conditional use as a rental facility for events and meetings, and to hold special programs sponsored by the Parks and Recreation Department, along with other buildings and areas of the unencumbered inholding portion of the property. It is beyond the scope of this report, but in developing plans for future use, the Gates House should be viewed within the larger site for coordination with infrastructure, access, and programming.

SITE CONSIDERATIONS

1. Parking
 - Current Parking Spaces

Public parking:	2 spaces, 1 ADA space
Gates House (tennis court) Parking:	up to 6 spaces
Cooks House Parking	up to 2 spaces
Barn Parking (around back?)	1 or two spaces
2. Access: Vehicular is limited; shuttle; bike; interurban pedestrian trail
 - Need space for emergency vehicles parking and turn-around
 - Need space for accessible parking proximate to facilities served
 - May need space for catering and services
3. Current On-Site Septic System (OSS) Capacity:
 - The OSS capacity is a limitation on the site use. Gates House use is factored into this capacity.
 - Other buildings that currently use / are planned to use septic in addition to the Gates House are the Barn (currently use), Cooks House, Cowman's Cottage, and the Chicken Coop
 - Capacity could be increased with the addition of another OSS system.
 - The current OSS capacity can be used in any number of ways so long as the OSS capacity isn't exceeded (per day and per dose) and that grease and other detrimental materials are avoided.
 - Potential enhancements to public toilet use to increase capacity
 - Restroom building top of driveway – Compost or vault - WSDOT Grant - Hand in hand with an enlarged parking area
 - Add other type of OSS below gates house, Glendon, etc.
 - How another OSS would function with existing OSS to be determined.
 - Add grease trap to OSS
4. Inholding and encumbered areas
 - Areas allowed to be used for commercial purposes are limited to the area around the cluster of buildings.

PHASING OPTIONS

The approach to the septic system appears to present three options or phases for the City to consider in developing and extending use of the site, and dovetails into recommendations for phased work on the Gates House:

1. Retain the current use and septic system
2. Develop additional or alternative program uses without increasing system loads, subject to health department review and retain the existing septic system
3. Develop additional or alternative programs with increased occupancy and septic system loads and upgrade the existing septic system. Drainage capacity may still dictate end use options.

- 1. As currently used** (*9-bedroom residential equivalent, including restrooms in other buildings*)
- The Gates House is available for rent for special events, meetings, special programs sponsored by Parks and Recreation Dept (P&R).
 - Weddings and private parties are limited to 100 participants. The Gates House, Barn, Garage and Chicken Coop are made available for rent, and the entire park is available to guests and the public, as is the former grass tennis court lawn (used for ceremonies)

Immediate Needs for Gates House under this use:

- ◇ Restore SW External Stairway, add ADA access
- ◇ Reference immediate needs in consultant summary reports

Occupancy Loads by Floor & Occupancy				
Floor	GSF	Occ Group	Occ Load (IBC 1004.5)	Max. Occ.
B	2,121	B	150 GSF	14
B	2,121	R-3	200 GSF	11
B	2,121	E - class	20 NSF	106
1	2,158	B	150 GSF	14
1	2,158	E - class	20 NSF	108
2	2,065	B	150 GSF	14
2	2,065	E - class	20 NSF	103
2	2,065	R-1	200 GSF	10
2	2,065	R-2	200 GSF	10

Figure 104. Table showing gross square footage per floor of the Gates House, with possible occupancy groups and their occupant loads, with maximum occupancy per floor.

Floor	Potential Use	Notes	Occ. Group (IBC)
ALL	Single Family Residence	EX.	SF Res
1	Rental for special events, meetings & special programs		B
1	Weddings and private parties limited to 100 participants		B
1	Meetings	1	B
1	Assemblies	1	B
1	Education		E
1	Special Events		B
1	P&R Programming		B
1	Wedding staging area		B
1	Small-scale art shows		B
1	K-12 educational programs		E
2	Office - City staff or Woodstock Farm Conservancy, or non-profit		B
2	Meeting Spaces	2	B
B	Residential for caretaker	3, 5, 6	R-3
B	Meetings	1	B
B	Kitchen for art and craft projects		B
B	Staff/visitor observation room, supplemented with outdoor terrace		B
B	Potential living space - staff or business use (not public)	5, 6	R-3
B	"Museum" displaying artifacts of the farm, native American use, etc.		B
B	Small-scale art shows		B
B	K-12 educational programs		E
2	Bed & Breakfast (under 10 occ)	4, 5, 6	R-2
2	Retreat facility (over 10 occ)	4, 5, 6	R-1

Notes

- 1 Assembly space less than 750 SF and accessory to another occupancy (303.1.2)
- 2 Assembly with occupant load under 50 persons (303.1.1)
- 3 Buildings that do not contain more than two dwelling units
- 4 Conditional on sewer improvement
- 5 Requires 1 HR separation
- 6 Requires sprinkler

Figure 103. Table showing possible uses and building code occupancy types.

2. Potential upgrades for expansion of uses

(with existing septic)

- Change of Occupancy to (2018 IEBC Ch 10)
- Keep within allowances of 9-bedroom equivalent (18 people) for entire site & house per Health Department Permit
- Shared / complementary uses in adjacent buildings for accessibility

Overall House uses

- Low-impact (passive recreation) activities
- Environmental learning
- Museum, historic and pre-settlement
- Hands on learning for students
- Farm history

Potential uses, floor by floor

First Floor

- Continue use for meetings, assemblies, education, special events, P&R programming, wedding staging area.
- Small-scale art shows, K-12 educational programs

BFD Notes 2008, Fire Marshal

- Gates house max occupancy was deemed to be 30 at the time, but subsequent OSS permit further limits occupancy
- Fire lane needed in tennis court area
- Sprinkler requirement can be relaxed if fire hydrant improvements are made; Sprinklers required if 99 or more people will be present

Needs for these new uses:

- ◇ Increase occupancy limits by improving egress via SW External Stairway
- ◇ Add grease trap to kitchen for use by caterers, etc.
- ◇ Reference intermediate needs in

consultant summary reports

Second Floor

- Upgrade for office use, meeting spaces
- Use for city staff, or rent to for- or non-profit organizations (offer a room or two to the Woodstock Farm Conservancy?)

Needs for these new uses:

- Occupancy limits? Egress / emergency plan
- ADA improvements
- Reference intermediate needs in Engineer summary reports

Basement / Apartment

- Residential for caretaker, meetings, use kitchen for art & craft projects / special classes that may get messy
- Staff/visitor observation room supplemented with outdoor terrace
- Potential living space – staff or business use (not public)
- “Museum” displaying artifacts of the farm, native American use, etc.
- Small-scale art shows, K-12 educational programs

Advantages: ADA accessible entry, full kitchen

Needs for these new uses:

- ◇ Occupancy limits? Egress / emergency plan
- ◇ ADA restroom, interior improvements
- ◇ Reference intermediate needs in consultant summary reports

3. Expanded uses (*additional septic capacity and coordination with other buildings*)

- Increase septic capacity to allow laundry, cooking, washing, grease generation or other water intensive uses, opening the possibility of overnight and hospitality services and more regular use of both small and large groups and events
- B & B, Retreat facility
- Continue use for meetings, assemblies, education, special events, P&R programming, wedding staging area.
- Coordinate / extend program activities and amenities with other buildings on site
- Potential impacts to historic site features to install mound septic system, high cost

Needs for these new uses:

- ◇ Upgraded septic system
- ◇ Sprinklers for R occupancies
- ◇ Limited Use Limited Access (LULA) Elevator, potentially at south end of west porch
- ◇ Reference long term needs in consultant summary reports

CHANGE OF OCCUPANCY - BUSINESS USE

Given the range of proposed uses, it appears that most fall under the umbrella of a B occupancy, except for a possible residential unit in the Basement, or long-term planning for use of the Second Floor as a B&B or a retreat facility with activities and meeting space on the First Floor and Basement. These occupancies could be separated using the existing floor, ceiling and plaster wall materials to qualify as a 1 hour rating in most cases. The residential uses may trigger the need for sprinklers.

With a B occupancy, sprinklers would not be required, and the occupant load would not trigger requirements for a second exit from the second floor, panic hardware on doors, or doors to swing in the direction of exit, relieving significant alterations and modifications to historic features and relationships.

PHASED WORK RECOMMENDATIONS

The following summary of Phased Work Recommendations is a starting point to frame discussions with design professionals, City maintenance staff and administrators, potential funders, code officials, and the public to determine the scale and areas of work best suited to available funds and goals. It is divided primarily into three priority levels, to assign immediate life safety and stabilization efforts as early in the process as practical, ideally with lower cost to gain traction toward larger projects. Any particular scope may be deferred or progressed as needs, coordination sequencing, or new information arises. Category Priority 4 covers cosmetic, or non-critical maintenance or freshening up, which can be done discretely at any time without much necessary integration with other work.

Engineering consultants recommendations are included within the prioritization as well. Sequencing of invasive work needs to be well considered and designed into the work flow of restoration and rehabilitation, to avoid unnecessary loss or damage to historic materials. Replacing existing systems such as water and waste piping, electrical wiring or installing a sprinkler system will require cutting into wall cavities to access existing and to conceal new systems. Minimize disruption and disturbance to historic materials by consolidating timing and extents to share cavities to the maximum extent feasible. If fully opening walls is required, insulating exterior wall cavities is required by the energy code.

It is beyond the scope of this report to interpret the fire marshal's phasing or timing requirements for the site and other buildings to install 8" water supply main, hydrant, 4" standpipe, driveway widening or fire lane and turn-around.

PRIORITY 1 - IMMEDIATE NEEDS, LIFE SAFETY & STABILIZATION

Site

1. Document, remove and replace concrete paths on the north and south sides to provide accessible pathways to the Basement and First Floors, or install new adjacent to old. The east ramp will meet the porch elevation, and extend to the first floor.
2. Provide designated accessible parking stalls and route
3. Install perimeter drainage. Coordinate with replacing exterior pathways for accessibility.

Architectural

1. Investigate source of water at Northeast Room and chimney above, repair as required
2. Repair and reattach leaking copper gutters to avoid further damage to wood siding and finishes. Coordinate with new perimeter drainage
3. Install temporary exit signage until lighting/electrical work
4. Install grab rail, handicap accessible paper towel dispenser, and full-length mirror in the Washroom
5. Insulate open cavities and refinish walls where structural foundation ties are installed
6. Commission a hazardous materials survey
7. Meet with the building official to discuss requirements for change of occupancy to create a roadmap (Consider primary Occupancy as B – Office, Meetings, Retreats, Small Receptions, discuss long-term possibility of B&B or Retreat facility - R-2 or R-1)

7 RECOMMENDATIONS

Structural

1. Brace unreinforced chimneys with steel angle braces
2. Wood Sill Anchorage: Inspect and supplement as required – max 4' apart, with proper end and edge distances (not observed)
3. Beam to Column Connections: Install post to beam connection hardware at Basement columns
4. West Exterior Stair: Limit access, shore / replace rotted wood & repaint

Electrical

1. Install GFI (ground fault interrupter) devices on older 2- wire cables with no grounding, and label downstream devices "No Equipment Ground."
2. Replace receptacles in kitchens, bathrooms and wet/damp locations with GFI type receptacles
3. Exposed/ surface mounted Romex and MC cable wiring to be installed in conduit or chases.
4. Install additional smoke detectors

PRIORITY 2 - CHANGE OF OCCUPANCY AND ACCESSIBILITY

Architectural

1. Retrofit First Floor to install accessible restroom at Washroom and adjacent Closet
2. Modify existing door hardware handles for accessibility
3. Modify existing doors along accessible routes to meet 32" width requirement. The building official has identified offset hinges as a possible solution, but would need to be test-fit
4. Document, remove and replace west exterior stair with code compliant rise/run, width, and railings to serve as second egress. Construct to provide level access to Kitchen floor.
5. Replace thresholds that exceed ½" with thresholds having a bevel to reduce height.
6. Occupancies exceeding 50 require a second exit.
7. Install insulation in exterior walls where opened for building systems replacement and improvements.

Structural

1. Change of Occupancy: Gravity support systems need to be evaluated for any increase in loading. Lateral recommendations remain the same.

Mechanical

1. Replace steam radiators and piping with new copper pipe and hydronic fin tube radiators
2. Replace existing waste, vent and domestic cold and hot water piping. Retain existing historic plumbing fixtures.
3. Sprinkler System: Any change of occupancy may trigger requirements for fire protection system. Install a wet sprinkler system.
4. Change of Occupancy:
 - Confirm existing windows meet ventilation requirements or add energy recovery ventilation with heat recovery.
 - Bring building into compliance with the 2018 WA State Energy Code

5. Upgrade heat source in Basement Apartment. The dwelling unit is damp.

Electrical

1. Circuits require arc fault protection if house is to remain a dwelling unit type occupancy
2. Knob and tube wiring at main and second floors to be replaced (in-wall work)
3. Replace overhead wires to outbuildings with 4-wire feeders and separate equipment grounding conductor from neutral conductor
4. Miscellaneous code violations, including EMT in contact with earth, open electrical boxes, and conduits with inadequate support to be corrected.
5. Lighting: current code requires all metal parts of lighting fixtures be bonded to the equipment grounding conductor, and be UL listed. Options include replacement with new replica fixtures, or to have a lighting restoration professional modify the original fixtures to provide a UL listing.
6. Replace non-compliant original push button lighting switches with new replica types. Salvage and reuse historic cover plates
7. Telephone service: conceal surface mounted, and upgrade as required
8. Fire alarm system depends on occupancy
 - Residential: requires interconnected smoke detectors
 - Business: manual fire alarm system, with occupant notification (horn/strobes likely required)

PRIORITY 3 - LONG-TERM REHABILITATION

Site

1. Install increased on-site septic system capacity

Architectural

1. Install Limited Use/Limited Access (LULA) Elevator. Consider space within the south end of the Back Porch. It may be most economical to include this element with the reconstruction of the west exterior stair.
2. Depending on occupancy, the west stair may need to extend to the Second Floor for a second egress.
3. Insulating the house with blown-in cellulose where walls were not opened and insulated for systems and structural upgrades
4. Modify accessible routes to ensure 32" clear width doors
5. Remodel Kitchen
6. Install accessible restroom at Basement level to serve the Barn and Garage

Structural

1. Elevator: Adding a 2-story elevator at the exterior of the house, would likely require upgrading the shear walls along that side and open up the roof and floor framing to tie in the new structure.

Mechanical

1. Elevator: Install a mini-split heat pump to condition the new elevator machine room. An elevator pit sump

7 RECOMMENDATIONS

pump may be required.

PRIORITY 4 - DISCRETIONARY - COSMETIC, RENTAL / USER BENEFIT

Architectural

1. Refinish fir floors at Second Floor and reinstall base shoe molding trim (assuming occupancy)
2. Exterior window washing (consider making a scheduled maintenance contract)
3. Plaster and paint repair throughout
4. Exterior trim paint touch up on all floors
5. Refinish First Floor Original Dining Room wood flooring (stains)
6. Provide cabinet for storage and display of Woodstock antiques. Probably a moveable fixture kept flexible for future adaptation plans. Possible volunteer project.

Electrical

1. Remove and conceal exposed exterior electrical and stormwater appurtenances, particularly at NW corner

RECOMMENDED ADDITIONAL SERVICES

HAZARDOUS MATERIALS SURVEY

Given the age of the building, it is likely that one or more materials may contain hazardous or regulated building materials. This very likely includes lead-containing paints, but may also include lead or asbestos in other materials such as window putty, plaster, brick mortar, composition flooring, mastics or slipsheets, pipe insulation and roofing felt. A survey of regulated building materials should be completed prior to further work on the building. This Good Faith survey can help guide remedial or removal work for hazardous materials, and where that is not practical, the report needs to be provided to both internal staff and contracted workers to inform them of existing hazardous materials so proper precautions can be taken to protect workers, the public and the environment when altering the building.

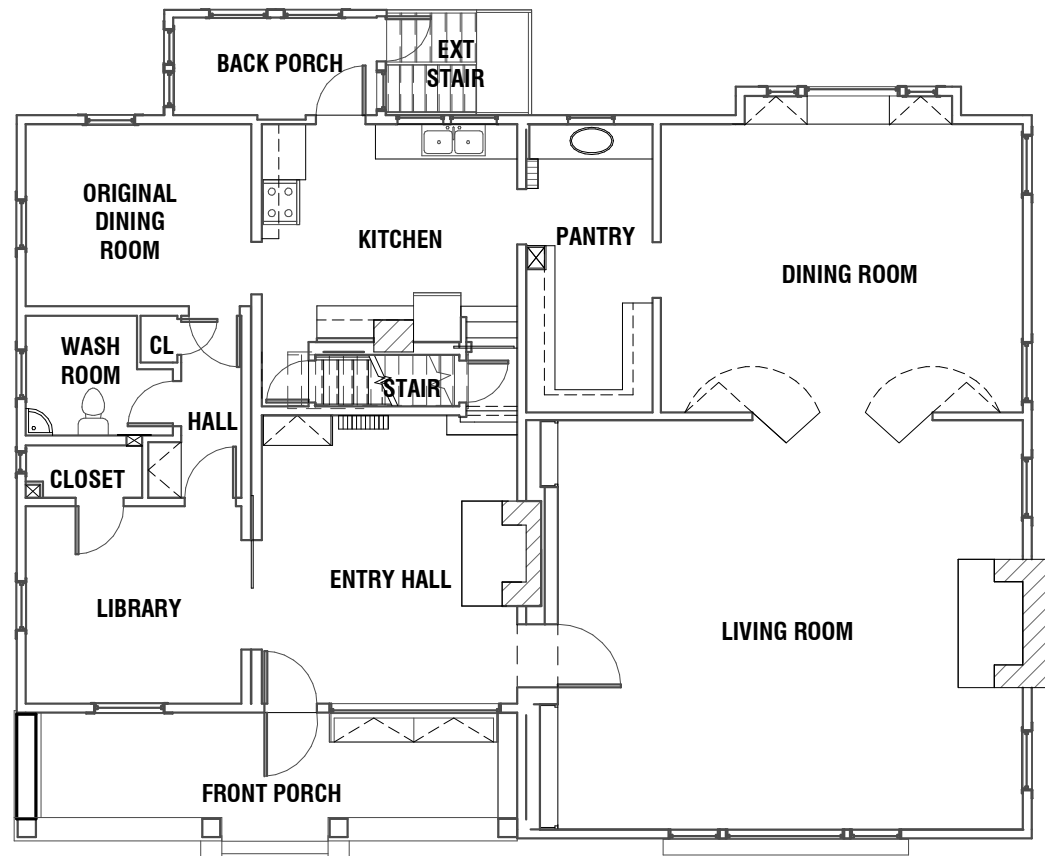
EXISTING CONDITIONS RECORD INFORMATION

MEASURED DRAWINGS & SITE SURVEY

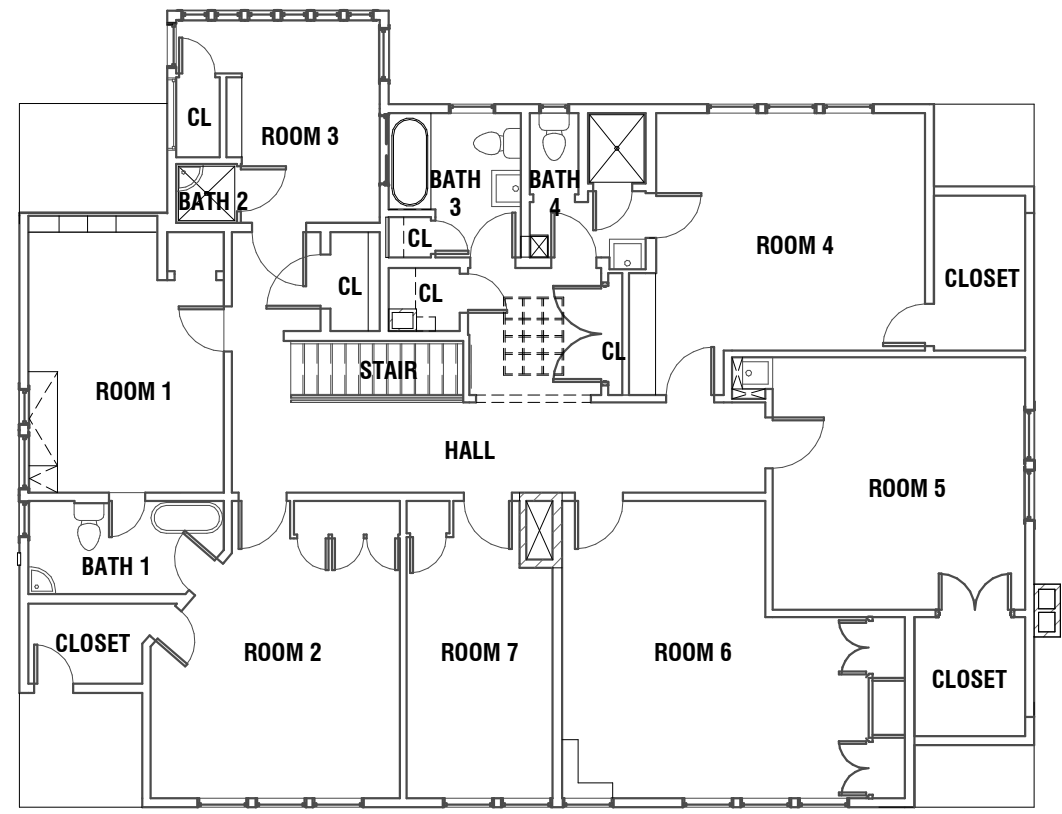
The following pages contain existing conditions floor plans and exterior elevations, developed by SHKS Architects during April - August 2022, and a 2008 boundary and topographic site survey by Larry Steele & Associates Land Surveyors, provided by the City of Bellingham.

Following the drawings are Room Data Sheets that catalog the materials, features and conditions with descriptions and photographs. During site visits, the team used 360 camera technology to document each room in addition to still photographs. The City completed similar camera imaging around the same time, and developed an integrated and interactive site tour of Woodstock Farm and its buildings. The link below goes to the virtual site tour.

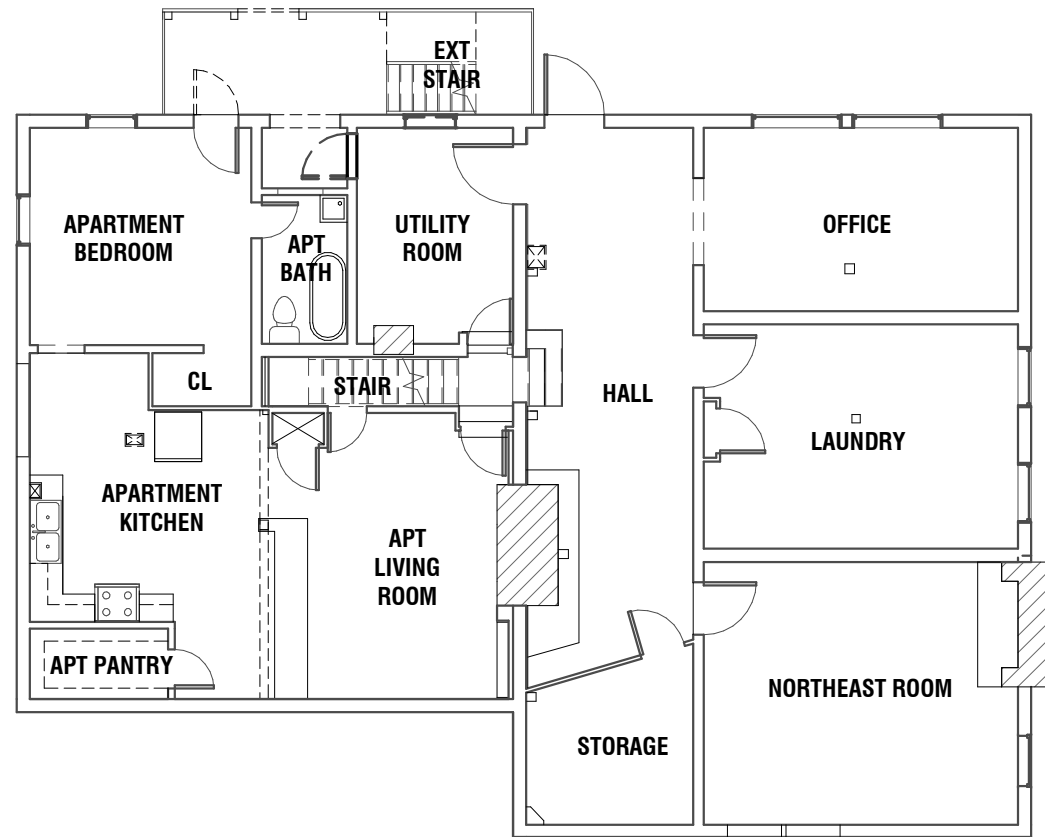
<https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



1 EXISTING FIRST FLOOR KEY PLAN
3/32" = 1'-0"

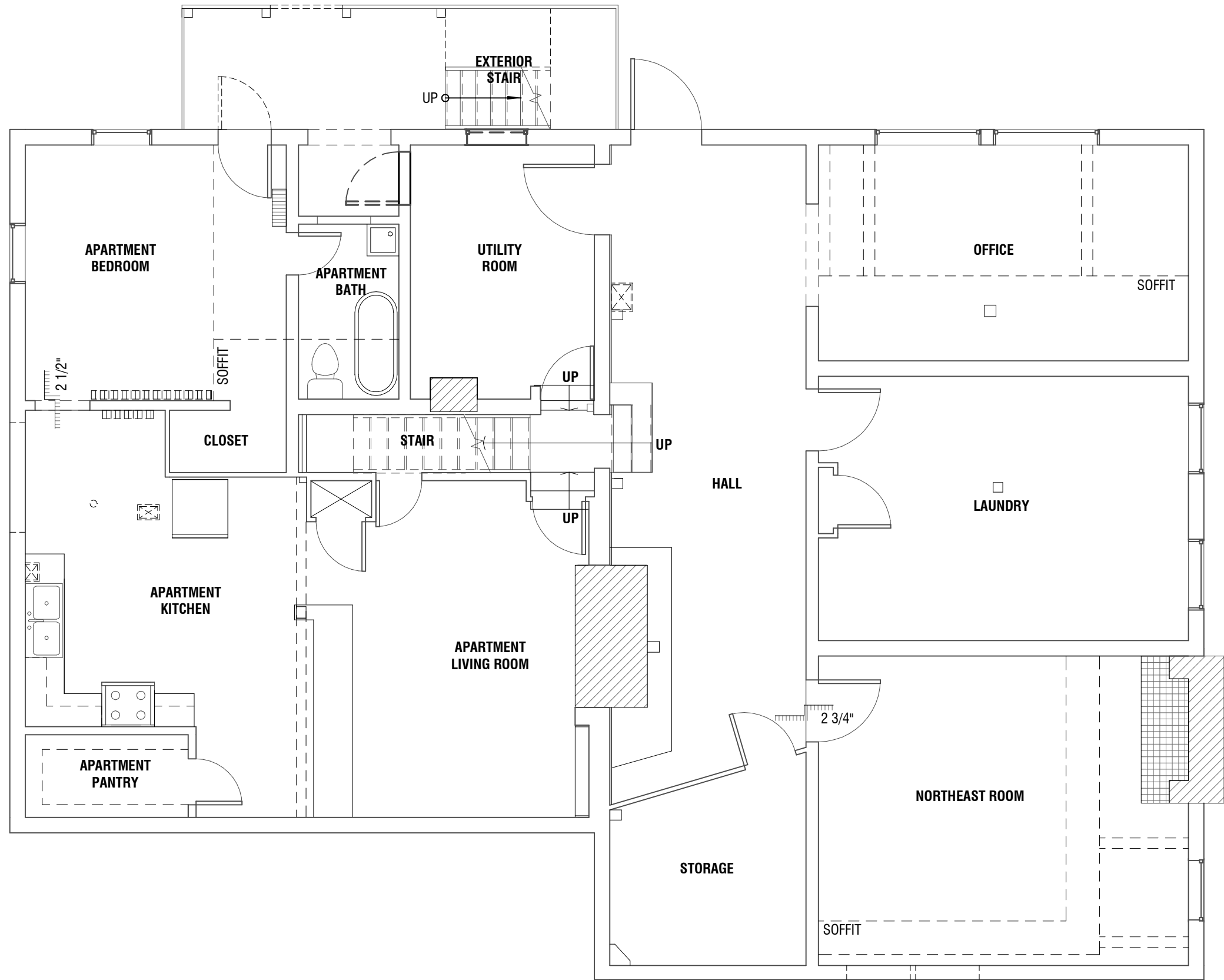


2 EXISTING SECOND FLOOR KEY PLAN
3/32" = 1'-0"



3 BASEMENT EXISTING KEY PLAN
3/32" = 1'-0"





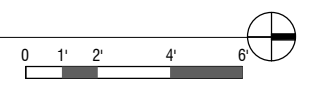
1
SD.5

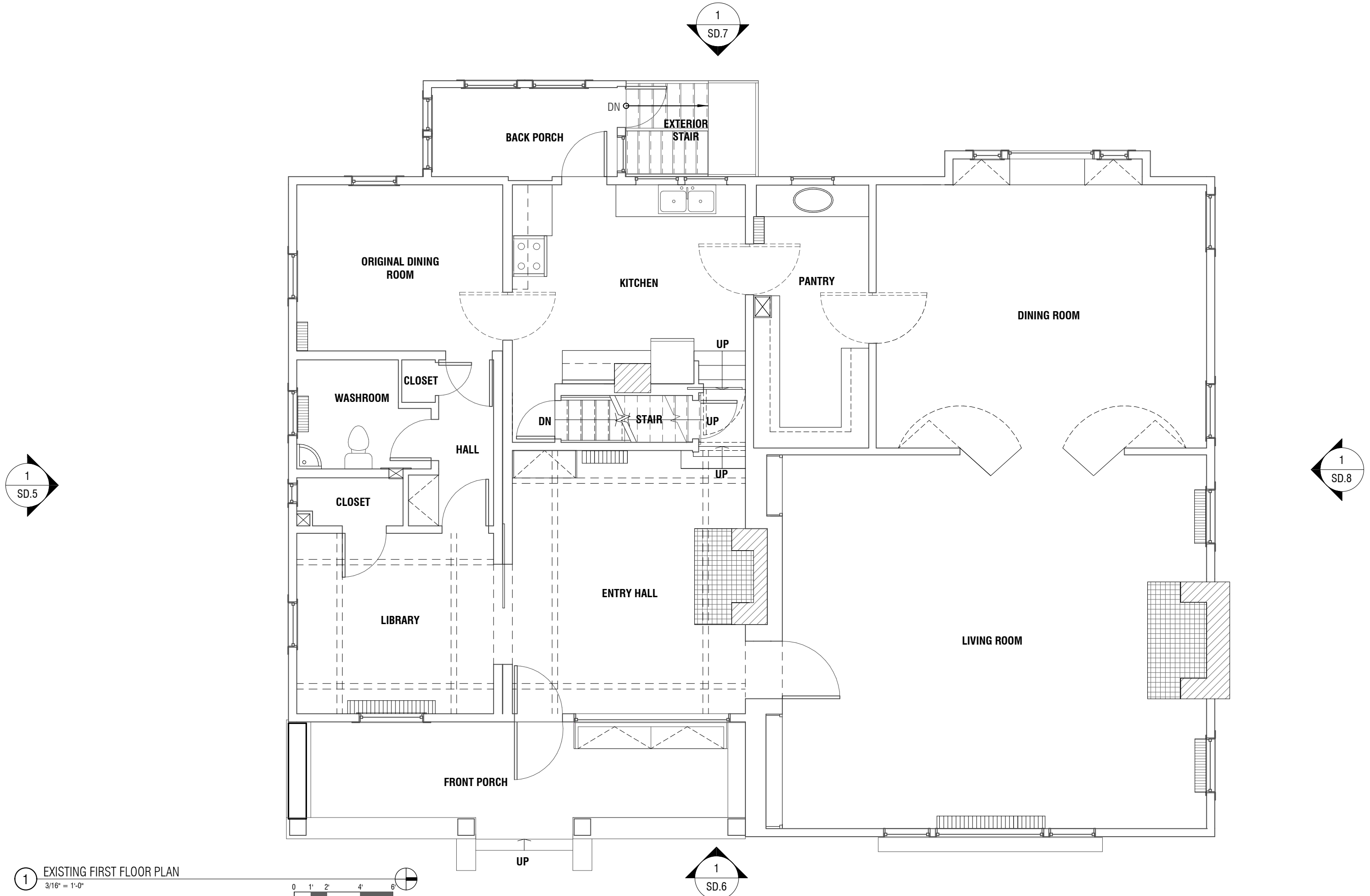
1
SD.7

1
SD.8

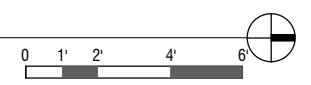
1
SD.6

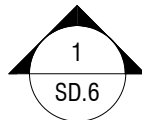
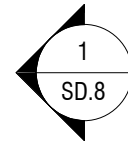
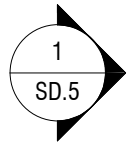
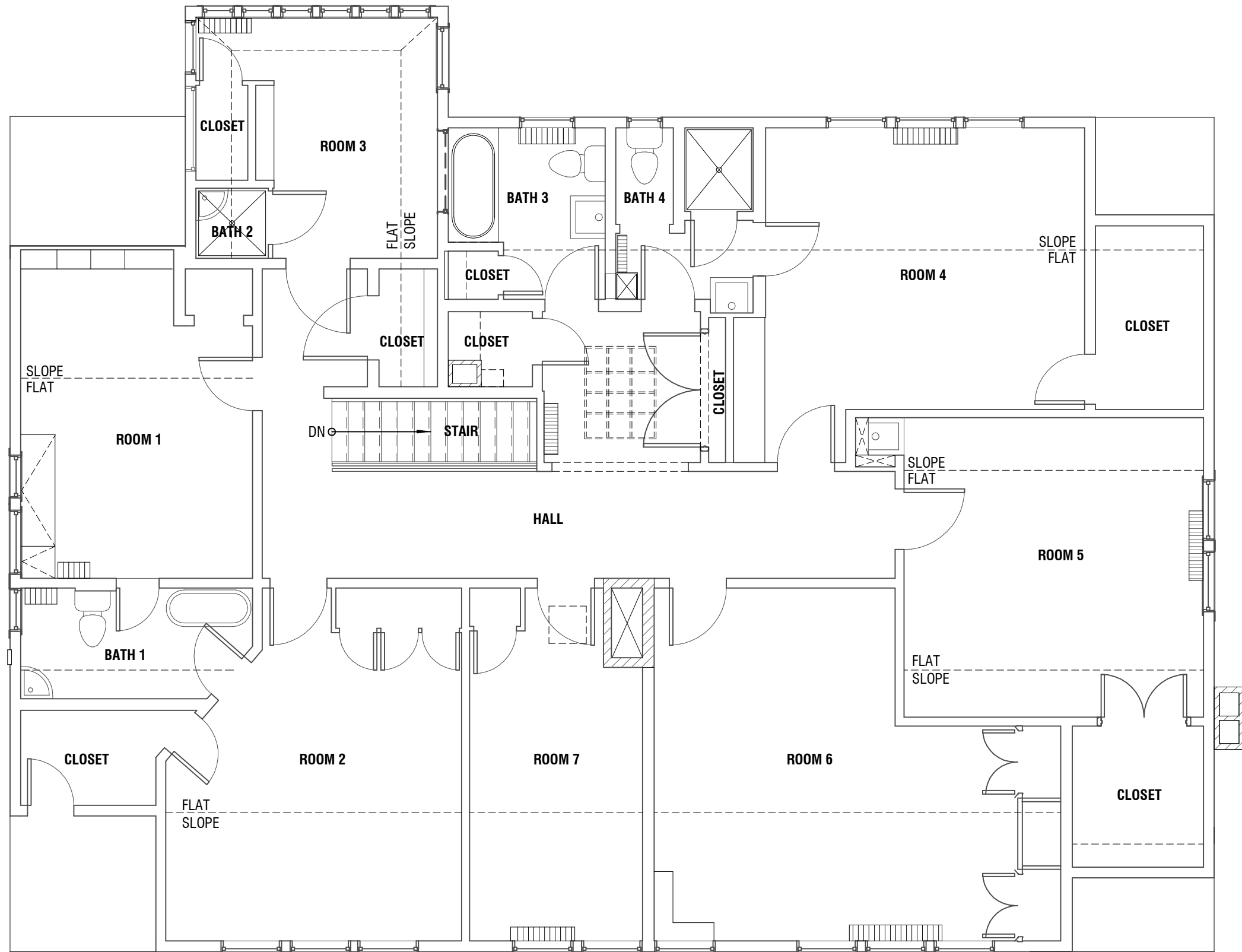
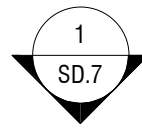
1 EXISTING BASEMENT PLAN
3/16" = 1'-0"



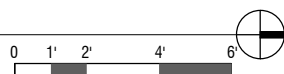


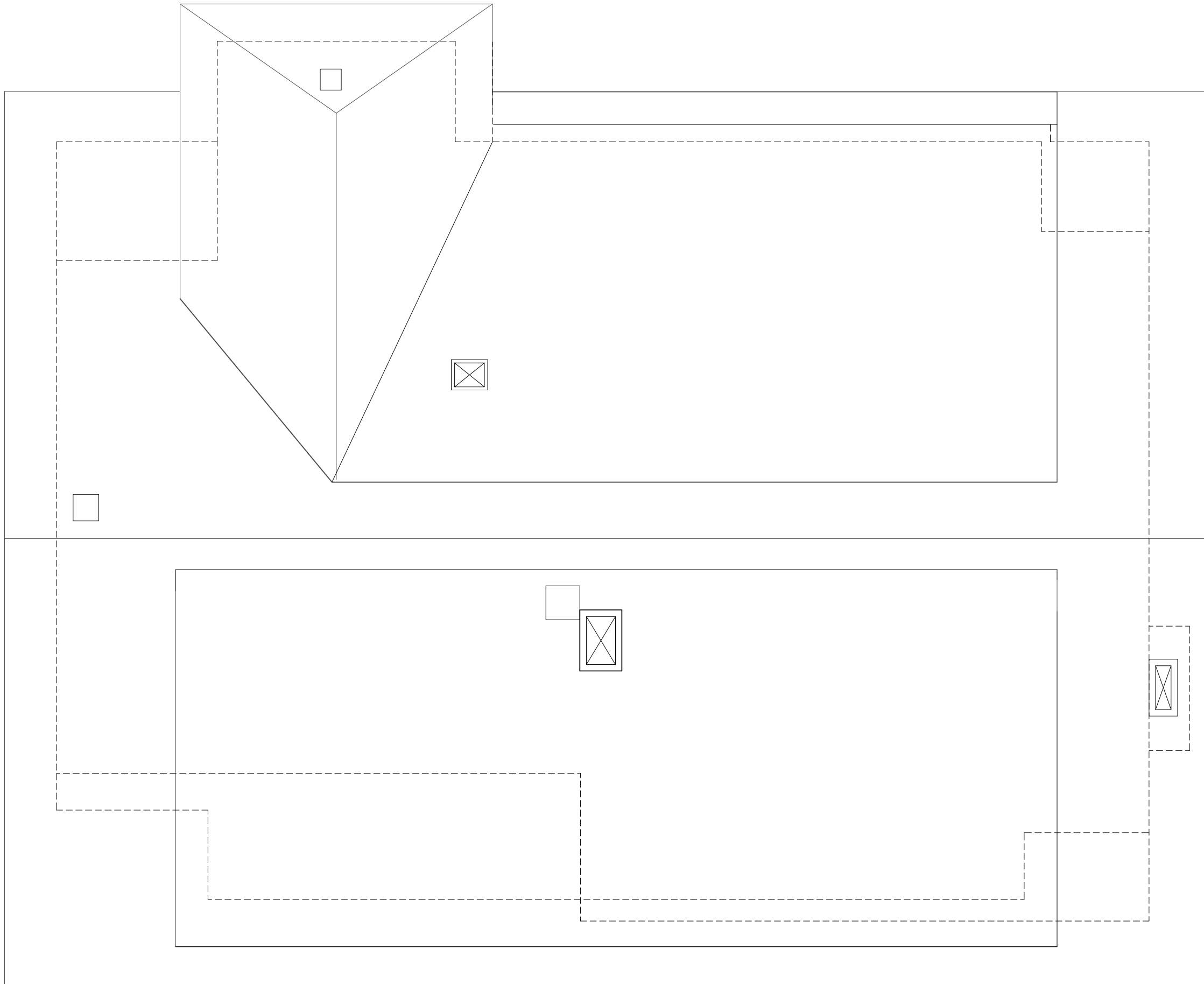
1 EXISTING FIRST FLOOR PLAN
3/16" = 1'-0"





1 EXISTING SECOND FLOOR PLAN
3/16" = 1'-0"





1 EXISTING ROOF PLAN
3/16" = 1'-0"



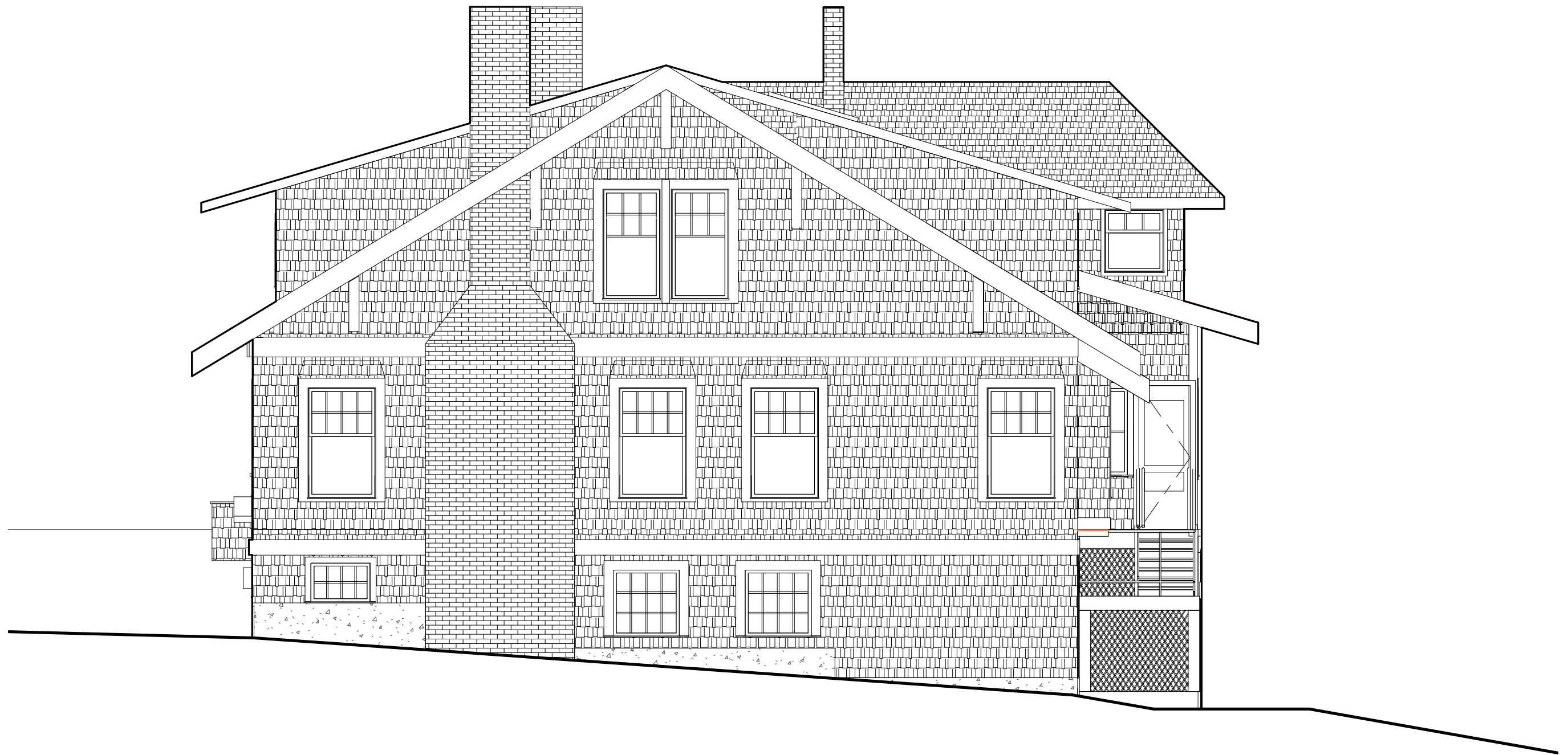
1 EXISTING SOUTH ELEVATION
3/16" = 1'-0"



1 EXISTING EAST ELEVATION
3/16" = 1'-0"



1 EXISTING WEST ELEVATION
3/16" = 1'-0"



1 EXISTING NORTH ELEVATION
3/16" = 1'-0"



BASIS OF BEARINGS
CITY OF BELLINGHAM COMPREHENSIVE MAPPING PROGRAM OF 1974

VERTICAL DATUM
CITY OF BELLINGHAM

- LEGEND**
- ⊙ FOUND WOOD CAGED BY MONUMENT
 - PREVIOUSLY SET IRON PIPE (STEEL #13130)
 - UTILITY POLE
 - ⊞ POWER VAULT
 - MAIL BOX
 - ⊞ SEN
 - ⊙ REFERENCE TREE (CONIFER)
 - REFERENCE TREE (DECIDUOUS)
 - REFERENCE TREE (ORCHARD)
 - ⊙ TREE SEAVED
 - ⊙ NON-REF. TREE (CONIFER)
 - NON-REF. TREE (DECIDUOUS)
 - FENCE, AS NOTED
 - POWER (BURIED)
 - POWER (AERIAL)

JULY 11, 2008
03804.4 WOODSTOCK FARMS

LARRY STEELE & ASSOCIATES
LAND SURVEYORS

803 LINCOLN ST.
BELLINGHAM, WA 98225
360-478-8800

Site Boundary and Topographic Survey, by Larry Steele & Associates

This page intentionally left blank.

ROOM DATA SHEETSBasement

Apartment Living Room
 Apartment Kitchen
 Apartment Pantry
 Apartment Bedroom
 Apartment Bath
 Stair
 Basement Hall
 Utility Room
 Office
 Laundry
 Northeast Room
 Storage

Still images using 360 camera software are included on the following photo pages. The photos require viewing software, and have been separately provided to the City for their use.

First Floor

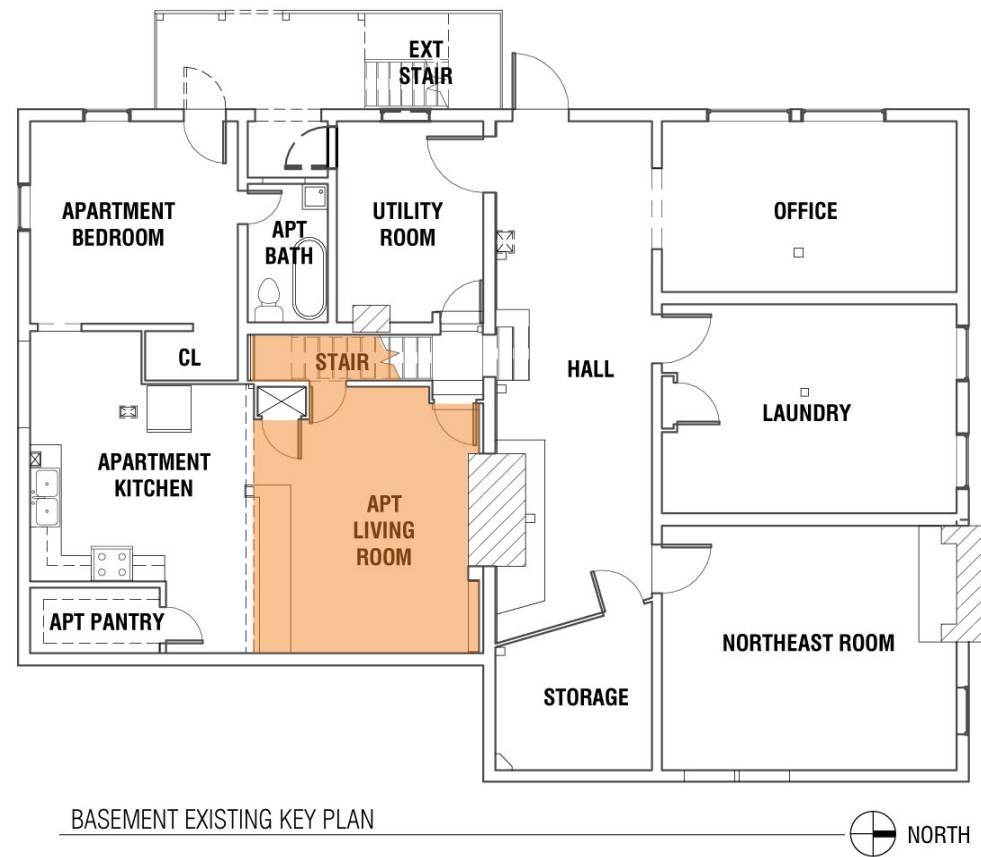
Entry Hall
 Original Dining Room
 First Floor Hall
 Washroom
 Library
 Kitchen
 Back Porch
 Pantry
 Dining Room
 Living Room
 Second Floor Stair

The City has also documented the building with 360 camera technology and produced an interactive virtual building tour, available at this website:

<https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>

Second Floor

Second Floor Hall
 Room 1
 Bath 1
 Room 2
 Bath 2
 Room 3
 Bath 3
 Room 4
 Bath 4
 Room 5
 Room 6
 Room 7



BASEMENT EXISTING KEY PLAN

Room Name: BASEMENT APARTMENT LIVING ROOM

Room Size: 15'-10 1/2" x 13'-5" (main space)
Regular/Irregular, Open to kitchen

Ceiling Height: 7'-5 3/4"

Floor Finish: Carpet over concrete

Floor Condition: Good to Fair

Wall Finish: North: Board-formed concrete at chimney, vertical shiplap at walls
East: Board-formed concrete
South: N/A
West: Horizontal shiplap
 *all wall surfaces painted, unless noted otherwise

Wall Condition: Good

Ceiling Finish: 3 1/4" T&G, painted
 Sloped/**Flat**

Ceiling Condition: Good

Trim size/profile: -1x door trim
 -No base trim
 -Mix of picture rail, 1x4 beveled 3/4" x 3/4" trim at ceiling
Painted/Stained

Built-Ins: Open shelving beside chimney

Character Features:

Door Hardware: Bronze knob, rectangular fancy escutcheon, new dead bolt, painted hinges

Electrical: Thumb turn switch, modern outlet

Lighting: (1) Nickel sconce with integral switch, (1) ceiling mounted round with ribbed globe, modern wiring & switch

Conditions / Other: -Black plastic laminate counter top / room separator at 42", built by Parks since 2004
 -Access door to under-stair storage, shiplap door
 -Shiplap-wrapped projection to house firewood dumbwaiter (fixed shut, hinges evident)

BASEMENT APARTMENT LIVING ROOM



Figure 105. View looking south. The dividing counter was constructed ca. 2004.



Figure 106. View looking southwest. The cabinet at right reportedly contains a dumbwaiter for firewood.



Figure 107. Entry door to apartment.

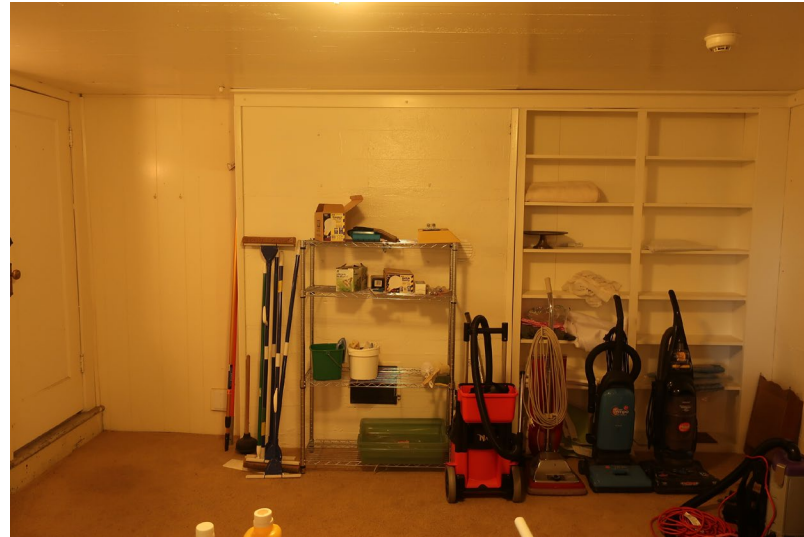


Figure 108. View looking north. The concrete chimney base is at center, and building shelving at right.



Figure 109. View looking southeast toward the Apartment Pantry.



Figure 110. Detail of chimney ash access.



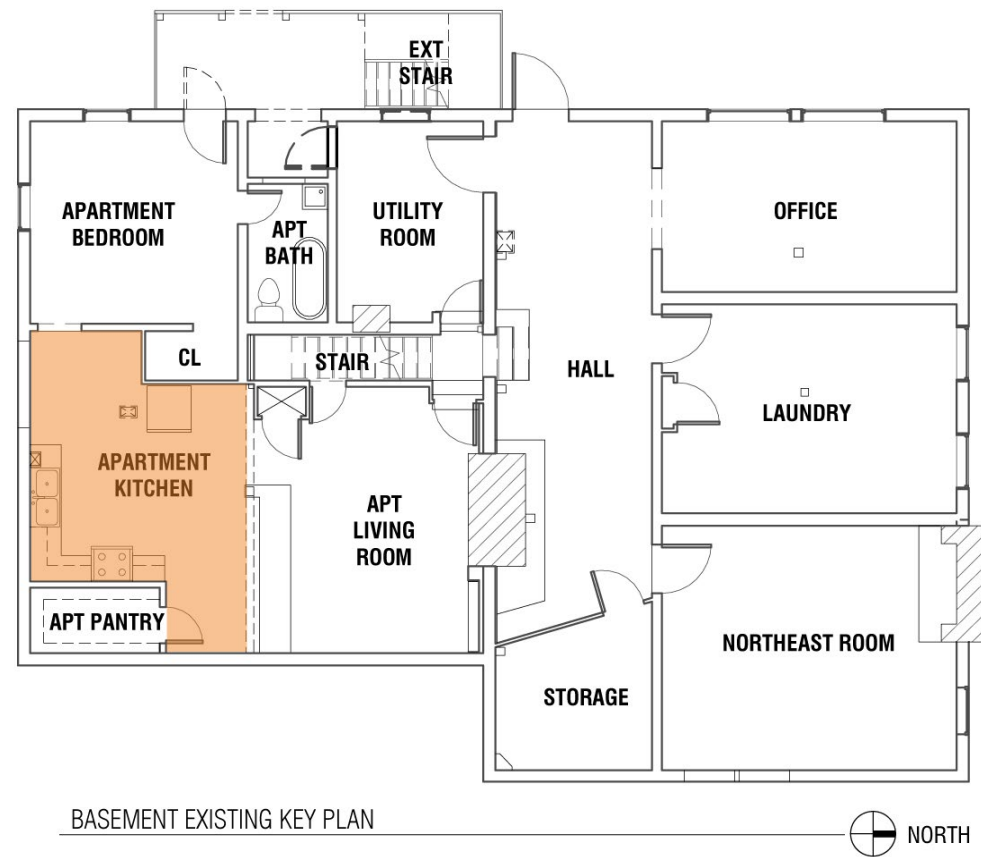
Figure 111. Detail of firewood dumbwaiter chase (secured shut).



Figure 112. Detail of original wall sconce light fixture.



Figure 113. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Room Name: BASEMENT APARTMENT KITCHEN

Room Size: 12'-9 1/4" x 19'-1 1/2"
Regular/**Irregular**, Open to Living Room

Ceiling Height: 7'-7 1/2"

Floor Finish: Vinyl Composition Tile

Floor Condition: Good to Fair

Wall Finish: North: N/A
East: Board-formed concrete
South: Board-formed concrete
West: Horizontal shiplap
*all wall surfaces painted, unless noted otherwise

Wall Condition: Good

Ceiling Finish: 3 1/4" T&G, painted
Sloped/**Flat**

Ceiling Condition: Good

Trim size/profile: -1"x5 1/2" flat door trim. Awning window is just bucked into concrete
-1x4 base trim in most places
-Mix of ogee and picture rail, crown at ceiling
Painted/Stained

Built-Ins: -Black plastic laminate kitchen counters, painted cabinets, with chrome handles, likely later construction
-2-basin stainless steel sink

Character Features: Door Hardware: Bronze knob, beveled rectangular escutcheon at Pantry, bright brass knob with beveled rectangular escutcheon at bedroom
Electrical: Modern switch, 4-plex outlet (no GFCI at wet counter)
Lighting: (1) ceiling mounted with non-original globe

Conditions / Other: -Exposed, insulated radiator piping at ceiling
-Laundry chute exit at ceiling
-Plumbing chase chute at south wall at ceiling
-Plumbing waste line in bedroom doorway
-Black plastic laminate counter top / room separator at 42", built by Parks since 2004
-Spray foam gap filler at ceiling to wall and concrete to wood wall joints

BASEMENT APARTMENT KITCHEN



Figure 114. View looking south from the Living Room.



Figure 115. View looking southeast at the counter and cabinetry, which is not original.



Figure 116. View looking south with a waste pipe stack (red) in the middle of the space, and a high-silled window. The Bedroom door is at right..



Figure 117. Detail of cabinetry.



Figure 118. Detail of VCT flooring with floor drain sealed shut.



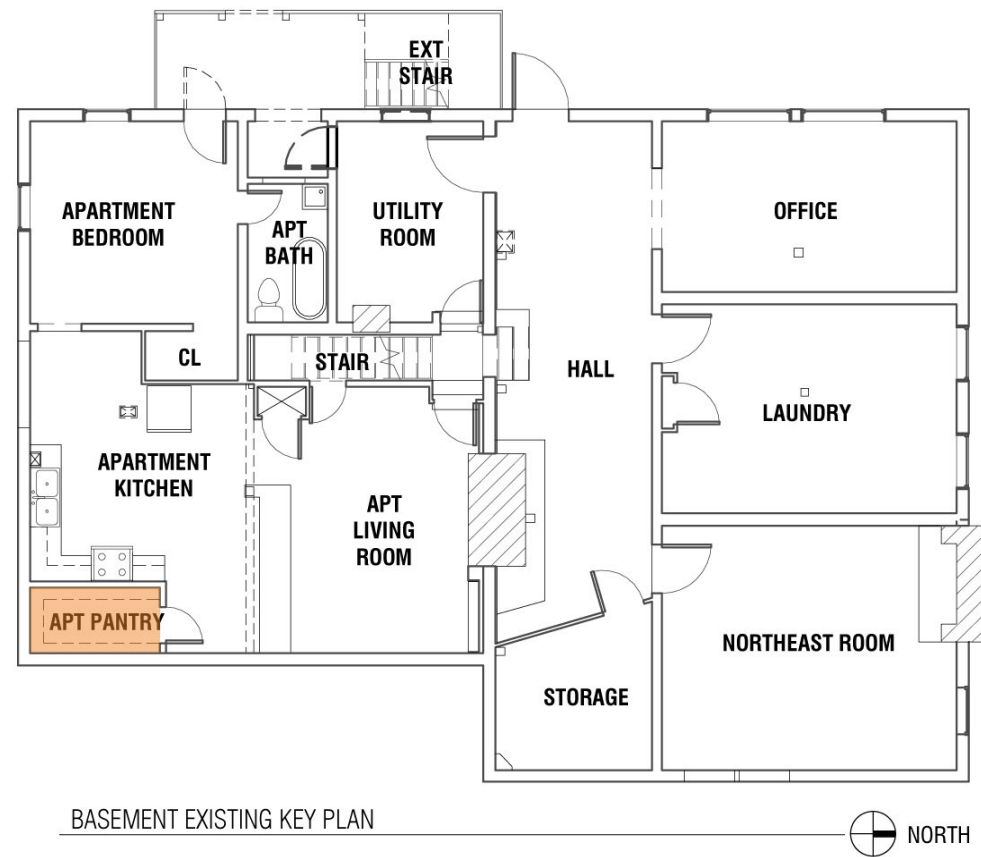
Figure 119. Detail of linen chute outlet.



Figure 120. View into the Apartment Pantry.



Figure 121. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Room Name: BASEMENT APARTMENT PANTRY

Room Size: 3'-9 3/4" x 7'-7 3/4"
Regular/Irregular

Ceiling Height: 7'-6 3/4"

Floor Finish: Painted concrete

Floor Condition: Good

Wall Finish: North: Horizontal shiplap
East: Horizontal shiplap
South: Board-formed concrete
West: Board-formed concrete
 *all wall surfaces painted, unless noted otherwise

Wall Condition: Good

Ceiling Finish: 3 1/4" T&G, painted
 Sloped/**Flat**

Ceiling Condition: Good, 1 loose board from repair/access

Trim size/profile: -1"x3" flat door trim
 -no base trim
 -crown at ceiling, south end only
Painted/Stained

Built-Ins: 9 1/2" wide open shelving, 3 sides

Character Features: Door Hardware: Bronze knob, beveled rectangular escutcheon, painted hinges. Dead bolt removed

Electrical: Thumb turn switch

Lighting: (1) ceiling mounted bare bulb

Conditions / Other: -screened transom above door

BASEMENT APARTMENT PANTRY



Figure 122. View looking south at the open shelving.



Figure 123. Detail of screened transom above door.



Figure 124. View looking north at the 4-panel door and transom..



Figure 125. Detail of T&G ceiling, insulated radiator piping, and bare bulb light fixture.



Figure 126. Detail of painted concrete floor and exterior wall base.



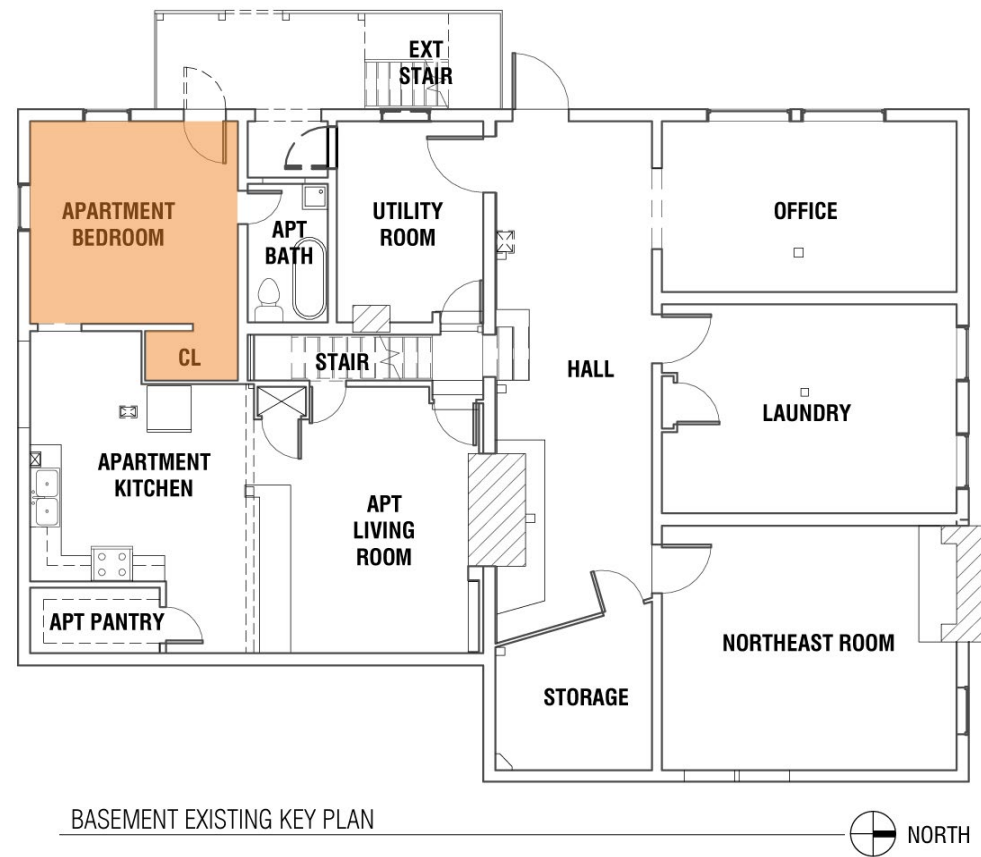
Figure 127. Pantry looking south.



Figure 128. Pantry looking north with Living Room beyond..



Figure 129. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Room Name: BASEMENT APARTMENT BEDROOM

Room Size: 12'-5" x 12'-1 3/4"
Regular/Irregular
 Closet: 3'-0" x 5'-6 1/2"

Ceiling Height: 7'-2 3/4" main
 6'-8 1/2" soffit
 5'-11 3/4" low soffit

Floor Finish: Carpet over raised floor (2 1/4" raised)

Floor Condition: Fair

Wall Finish: 3 1/2" double bead beadboard
 *all wall surfaces painted, unless noted otherwise

Wall Condition: Good

Ceiling Finish: 3 1/2" double bead beadboard
 Sloped/**Flat with soffits**

Ceiling Condition: Good, some gaps in paint

Trim size/profile: -1"x5 1/2" flat door and window trim
 -1"x7" flat base trim, some with cove cap, no base shoe
Painted/Stained

Built-Ins: N/A

Character Features: Door Hardware: Bright brass knob, (not original), exterior door brass knob with beveled rectangular escutcheon, newer dead bolt

Electrical: Modern outlets, no switch (in kitchen)

Lighting: (1) ceiling fixture (missing)

Conditions / Other: -exterior walls furred for insulation & finish
 -casement windows with deep sills, hinges for interior screens, louver blinds
 -fancy embossed radiator
 -wall radiator and electric unit heater on east wall
 -soffits with beadboard finish, conceal domestic and radiator plumbing
 -exterior door appears to have had dog/cat door in one panel, patched
 -4-pane glass exterior door
 -closet projects into kitchen space, beadboard walls and ceiling, carpet
 -low ceiling height, especially at soffits and doors

BASEMENT APARTMENT BEDROOM



Figure 130. View looking west at window and exterior door. Walls are furred and finished with beadboard.



Figure 131. View looking south.



Figure 132. View looking north at Bathroom door, and ornate radiator.



Figure 133. View looking north at the Bathroom door, and two levels of soffits. Ceiling heights are very low, especially with the raised floor..



Figure 134. View looking east. The opening to the closet is at left, and door to the Kitchen is on the right. Note the wall mounted cast iron radiator, and low wall unit heater.



Figure 135. Detail of wall mounted cast iron radiator.



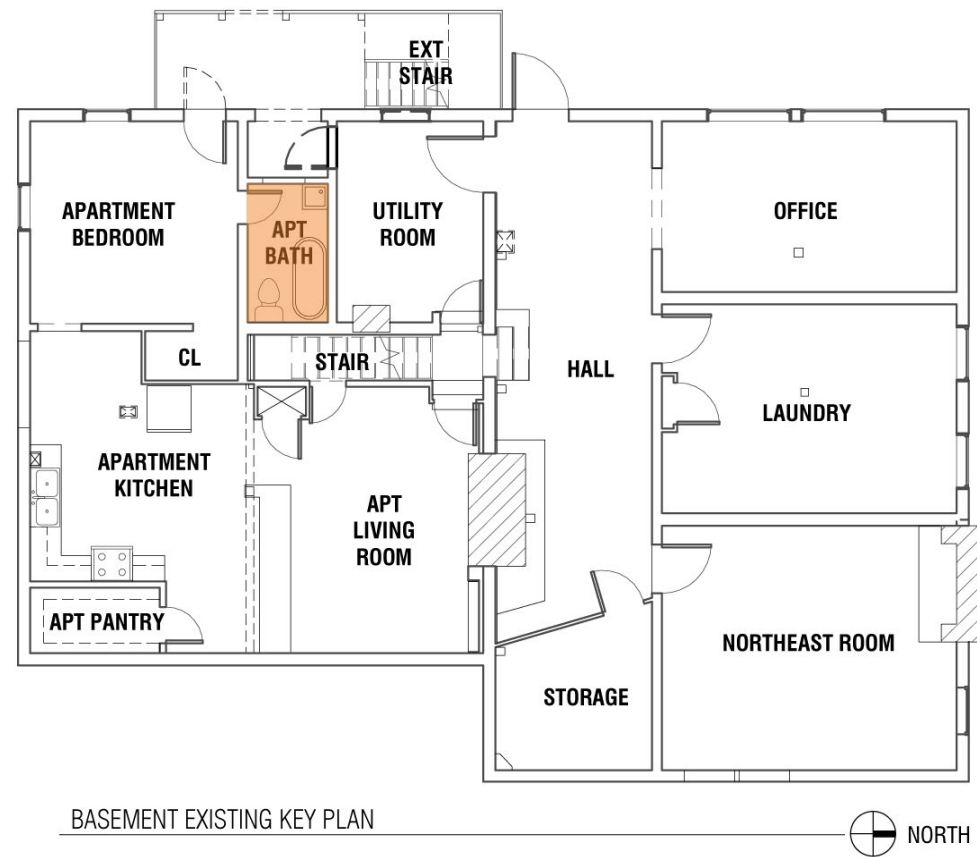
Figure 136. Detail of closet opening



Figure 137. Detail of newer bright brass door hardware..



Figure 138. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Room Name: BASEMENT APARTMENT BATH

Room Size: 4'-7 1/2" x 8'-3 1/4"
Regular/Irregular

Ceiling Height: 7'-5" main
 5'-10 3/4" soffit

Floor Finish: Vinyl Composition Tile over raised floor (+/- 2 1/4" raised)
 Floor Condition: Fair to Poor. Chips, ooze between joints, no base

Wall Finish: North: 3 1/2" double bead beadboard
East: Board-formed concrete
South: Board-formed concrete
West: 3 1/2" double bead beadboard
 *all wall surfaces painted, unless noted otherwise

Wall Condition: Good

Ceiling Finish: 3 1/2" double bead beadboard
 Sloped/**Flat with soffit**, FRP vertical face

Ceiling Condition: Good

Trim size/profile: -1"x5 1/2" flat door and window trim
 -no base
 -cove at ceiling
Painted/Stained

Built-Ins: N/A

Character Features: Door Hardware: Silver knob, rectangular raised bevel on bedroom side, rounded bevel on bath side
 Electrical: Pull cord on light
 Lighting: (1) ceiling fixture, not original

Conditions / Other: -hopper window, obscure glass
 -clawfoot tub with surface mounted shower plumbing
 -original/older corner sink
 -non-original toilet
 -exposed radiator piping and domestic plumbing at wall base
 -settlement crack in concrete at west side of door head with bolted timber repair

BASEMENT APARTMENT BATH



Figure 139. Detail of door head with framing repair, from Bedroom side.



Figure 140. Detail of door head with framing repair, and concrete crack visible at upper right corner.



Figure 141. View looking northeast at clawfoot tub, FRP-wrapped soffit, and exposed piping.

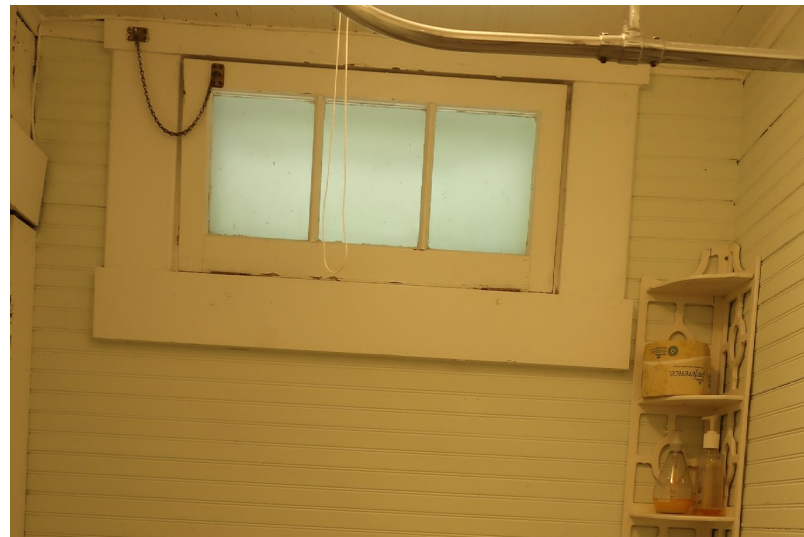


Figure 142. View looking west at the high hopper window.



Figure 143. Detail of VCT flooring, clawfoot tub, and surface mounted piping on the wall base.



Figure 144. Detail concrete crack above door head.



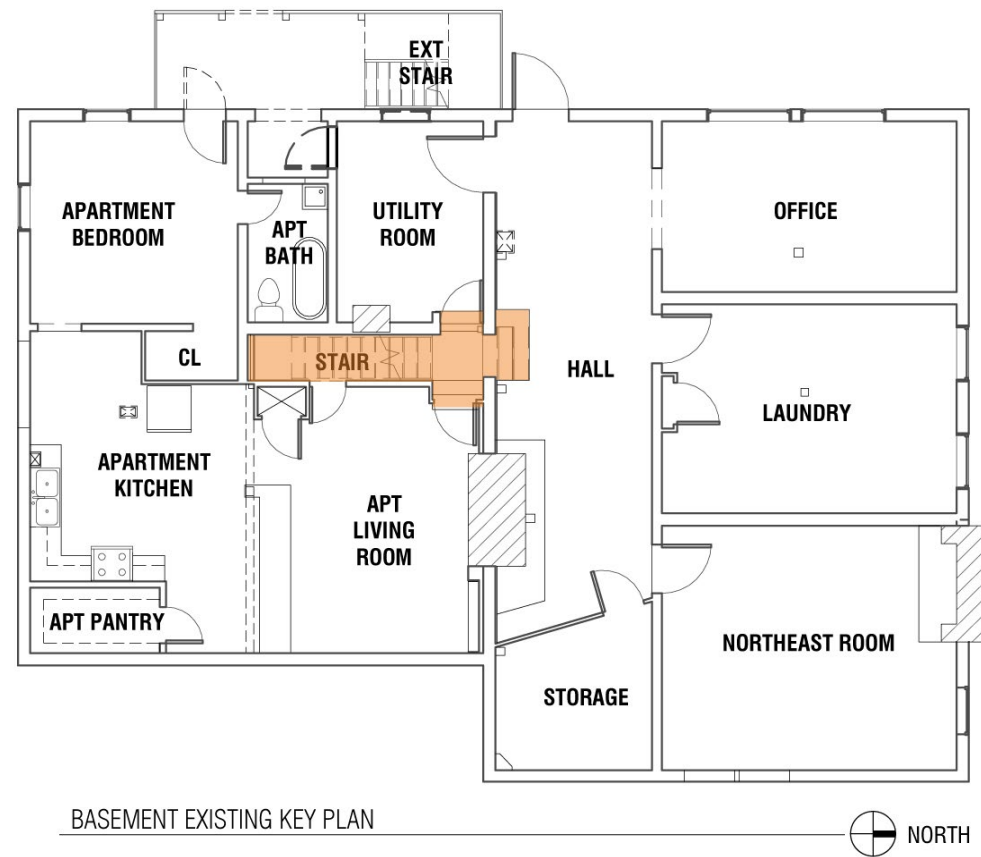
Figure 145. View looking east.



Figure 146. View looking north.



Figure 147. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Room Name: BASEMENT STAIR

Room Size: 2'-10 3/4"x11'-4"
Regular/**Irregular**, T-shape

Ceiling Height: Varies

Floor Finish: Painted fir, traces of runner

Floor Condition: Fair, worn
Concrete stairs at bottom of run into Hall,
wood above

Wall Finish: Plaster, Gypsum Wall Board
*all wall surfaces painted, unless noted otherwise

Wall Condition: Good, minor cracks. Crack at joint between concrete substrate and wood framing

Ceiling Finish: Plaster
Sloped/**Flat**

Ceiling Condition: Good, some cracking

Trim size/profile: 1x5 door trim
Painted/Stained

Built-Ins: N/A

Character Features: Door Hardware: Brass, knobs rectangular beveled escutcheons (utility) & fancy (apartment)
Electrical: Thumb turn and modern switches
Lighting: (1) Brass, simple ceiling mounted, no globe at bottom of stair

Conditions / Other:

BASEMENT STAIR



Figure 148. View looking south, door opening was cut through original exterior wall.



Figure 149. View looking north down the stair. There is one handrail, and the small landing splays in three directions.

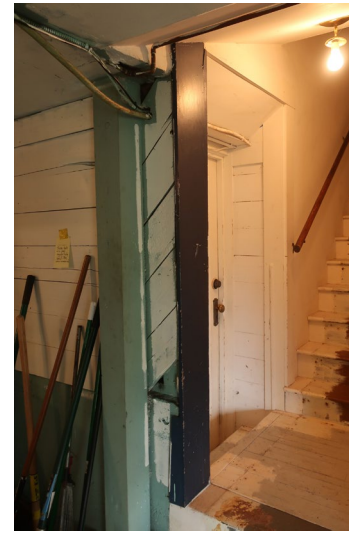


Figure 150. Detail of original diagonal wall sheathing beside door opening.



Figure 151. View looking west at the step down into the Utility Room.



Figure 152. Detail landing, with partial painting indicating an earlier runner was likely installed.



Figure 153. Detail looking east at the step down into the Basement Apartment Living Room.



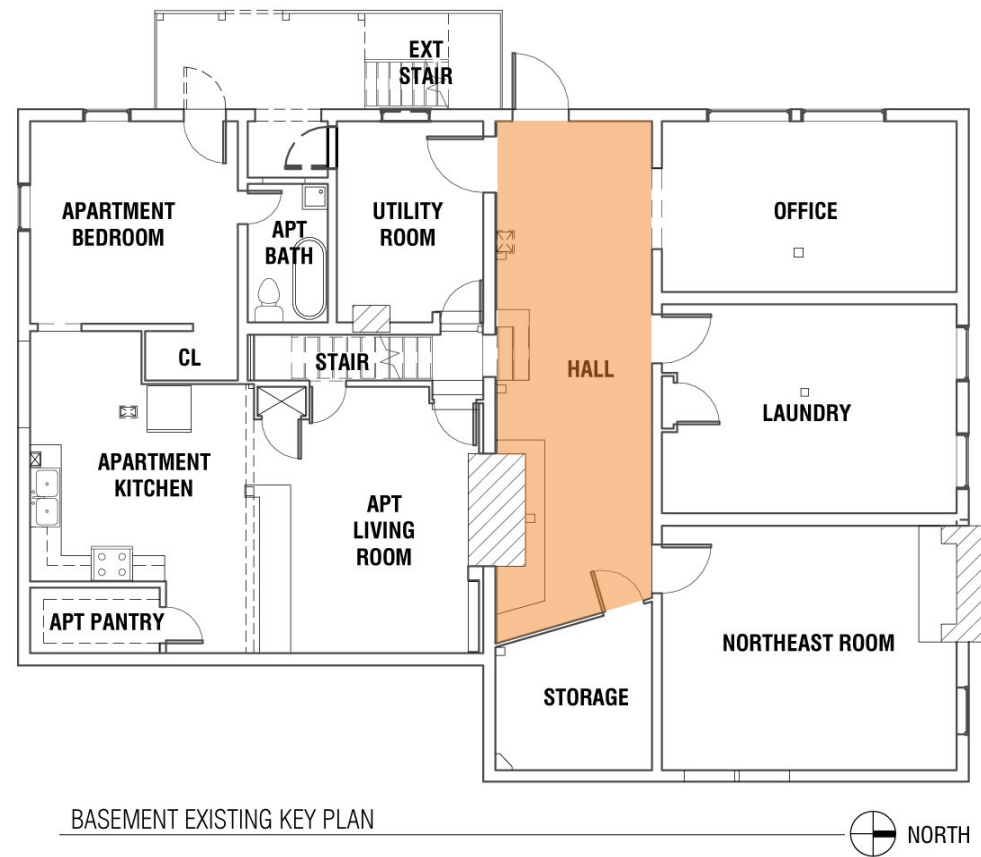
Figure 154. View looking northeast at the door to the Basement Apartment at right.



Figure 155. View looking south at the upper door to the Kitchen.



Figure 156. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Room Name: BASEMENT HALL

Room Size: 9'-1 3/4" x 28'-6 3/4"(short side)
Regular/**Irregular**

Ceiling Height: 7'-3 3/4"

Floor Finish: Painted concrete

Floor Condition: Good to Fair
-Worn / chipped paint, evidence of tack strip / carpet, sloping, cracks, settlement repair at west

Wall Finish: Horizontal ship lap
*all wall surfaces painted, unless noted otherwise

Wall Condition: Good

Ceiling Finish: Plaster
Sloped/**Flat**

Ceiling Condition: Good to fair. Some cracks and patches; primed for paint

Trim size/profile: -1"x5 1/2" flat door trim
-no base
-no crown at ceiling
Painted/Stained

Built-Ins: Open shelving on south wall

Character Features: Door Hardware: Chrome knob, rectangular raised bevel escutcheon at interior doors; brass knob with beveled rectangular escutcheon utility room; old raised panel escutcheon with knob removed & new chrome knob on exterior door
Electrical: Push button switches, old and new electrical panels, modern outlets
Lighting: (1) pendant with round globe, (1) ceiling mounted with no shade

Conditions / Other: -south wall was originally exterior house wall. Concrete steps extend down from original foundation wall. Evidence of original diagonal sheathing beside the stair door
-exposed conduit and piping on ceilings and walls throughout
-linen chute from pantry & 2nd floor bathroom at ceiling
-small solid panel operable transoms at laundry and Northeast room doors
-original electrical panel
-modern security system controls
-original exterior chimney with irregular bricks, battered form and tall concrete plinth

BASEMENT HALL



Figure 157. View looking east. Original exterior north wall is at right, with battered brick chimney.



Figure 158. Detail of original exterior brick chimney with tall concrete plinth. New framing supports the addition floor.



Figure 159. View looking north at the double door opening into the Office. Note exposed insulated radiator piping at the ceiling, which extends into plywood soffits in the Office.



Figure 160. View looking northeast at the shiplap wall, and doors to Office, Laundry and Northeast Room from left to right.



Figure 161. View looking west..



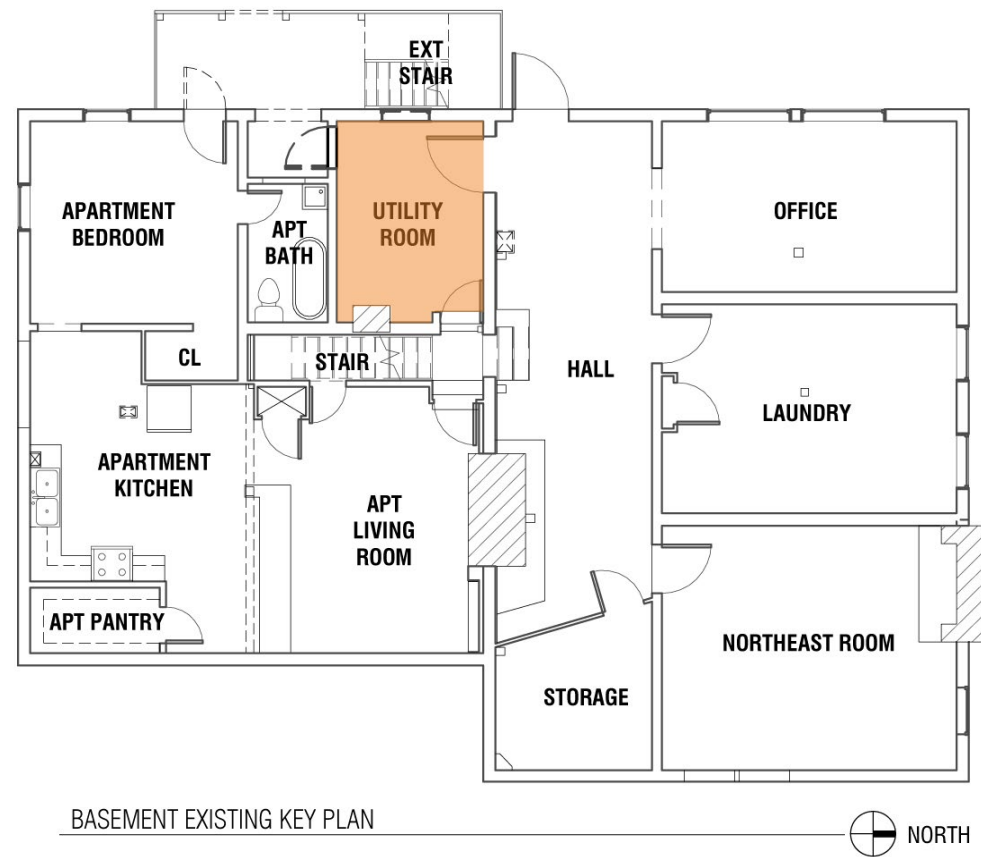
Figure 162. Detail of linen chute outlet.



Figure 163. View of exterior door at west, with waste stack, and extensive wiring at the ceiling..



Figure 164. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Room Name: BASEMENT UTILITY ROOM

Room Size: 8'-9 1/4" x 12'-0"
Regular/Irregular

Ceiling Height: 7'-5 3/4"

Floor Finish: Concrete
 Floor Condition: Good, rough

Wall Finish: North, West & South: horizontal shiplap with 11 1/2" concrete stem wall
East: Board-formed concrete
 *all wall surfaces painted, unless noted otherwise
 Wall Condition: Fair. Failing paint, chipped concrete, gaps in boards, unpainted at patches

Ceiling Finish: Plaster
 Sloped/**Flat**
 Ceiling Condition: Fair. Some cracks, several patches for access

Trim size/profile: -1"x5 1/2" flat door and window trim, some missing
 -no base
 -no crown at ceiling
Painted/Stained

Built-Ins: N/A

Character Features: Door Hardware: bronze knobs, painted beveled rectangular escutcheons
 Electrical: modern outlets; security controls
 Lighting: none observed

Conditions / Other: -blind / closed off window on east wall
 -blind / closed off door (original exterior access) on south wall
 -hot water heater on 2" insulated pad
 -propane boiler ~ 1 year old
 -board-formed concrete chimney base with metal flue liner and clean out. Original round stove pipe breach is disconnected and open. Chimney extends up to kitchen chimney

BASEMENT UTILITY ROOM



Figure 165. View looking south. Original exterior door at right has been closed up.



Figure 166. View looking north into the Hall. Walls are finished in shiplap.



Figure 167. Detail of Utility Room door.



Figure 168. View looking east, at door to the Basement stair at left, and the concrete chimney base that served the original boiler and the Kitchen stove above. Note the concrete spall at the wall base.



Figure 169. Detail of security system on north wall.



Figure 170. Detail of step and door leading to the Basement Stair.



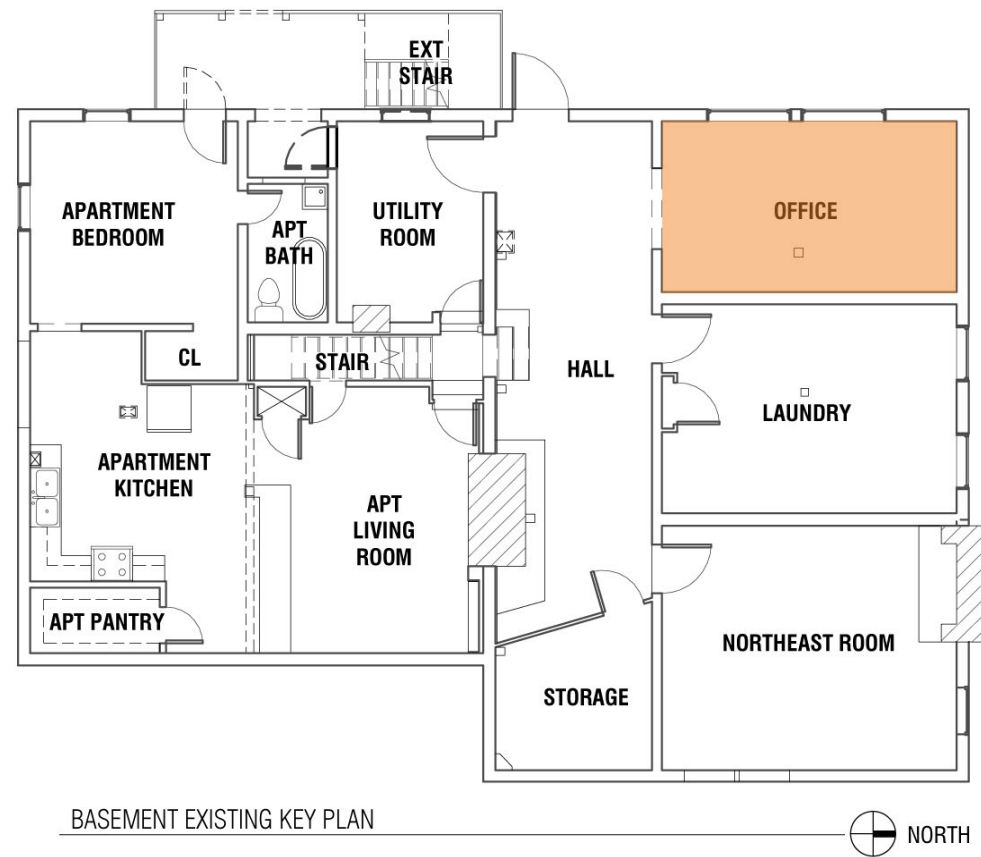
Figure 171. View looking southeast at the boiler and hot water heater.



Figure 172. Detail of the chimney with cleanout and breach..



Figure 173. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Room Name: BASEMENT OFFICE

Room Size: 17'-6 1/2" x 10'-2 3/4"
Regular/Irregular

Ceiling Height: 7'-6 1/2"

Floor Finish: Painted concrete

Floor Condition: Fair. Paint deteriorated, wear marks.
 Patching repairs from possible settlement at joint between slab and stem wall along west wall

Wall Finish: Fabric-covered acoustic wall paneling
 Small area of horizontal shiplap on west wall
 *all wall surfaces painted, unless noted otherwise

Wall Condition: Good

Ceiling Finish: Plaster
 Sloped/**Flat with stained plywood soffits**

Ceiling Condition: Good. Some cracks.

Trim size/profile: -no window or door trim. Door and windows are rough-framed openings
 -no base
 -dark stained cove at ceiling around soffits
Painted/Stained

Built-Ins: N/A

Character Features: Door Hardware: N/A
 Electrical: modern outlets and thermostat
 Lighting: (1) modern can light, (2) torchiere floor lamps

Conditions / Other: -4" high concrete curb on west exterior wall
 -stained wood windows are not original. Large 20-pane sash 5:4 pattern with stained interior, sun-weathered with raised grain. Photo from the Lee family collection shows windows with higher sill
 -dark stained plywood soffits to conceal radiator piping and post wrap
 -reframed door opening, with missing pair of doors, partial hinge hardware
 -baseboard radiator under windows, but may not be functional. Electric space heater also near work station
 -visible fiberglass batt insulation on west wall at electrical outlet indicates exterior wall may be partially insulated, extents unknown

BASEMENT OFFICE



Figure 174. View looking north through double door opening.



Figure 175. View looking southwest at large stained wood windows.



Figure 176. Detail of acoustic office furniture panelling typical of the wall surfacing.



Figure 177. View looking south. Dark stained plywood soffits conceal radiator piping. There is new rough framing for a double door, without leaves.



Figure 178. View looking northeast. Floor is painted concrete (ca. 2007, per Farm Records on City Website).



Figure 179. Detail of retained plywood soffits.



Figure 180. View looking northeast, with floor light fixture and furniture..

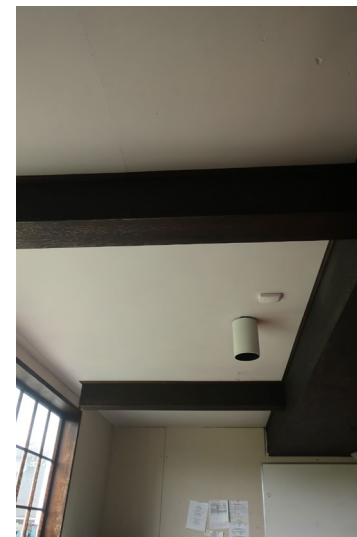
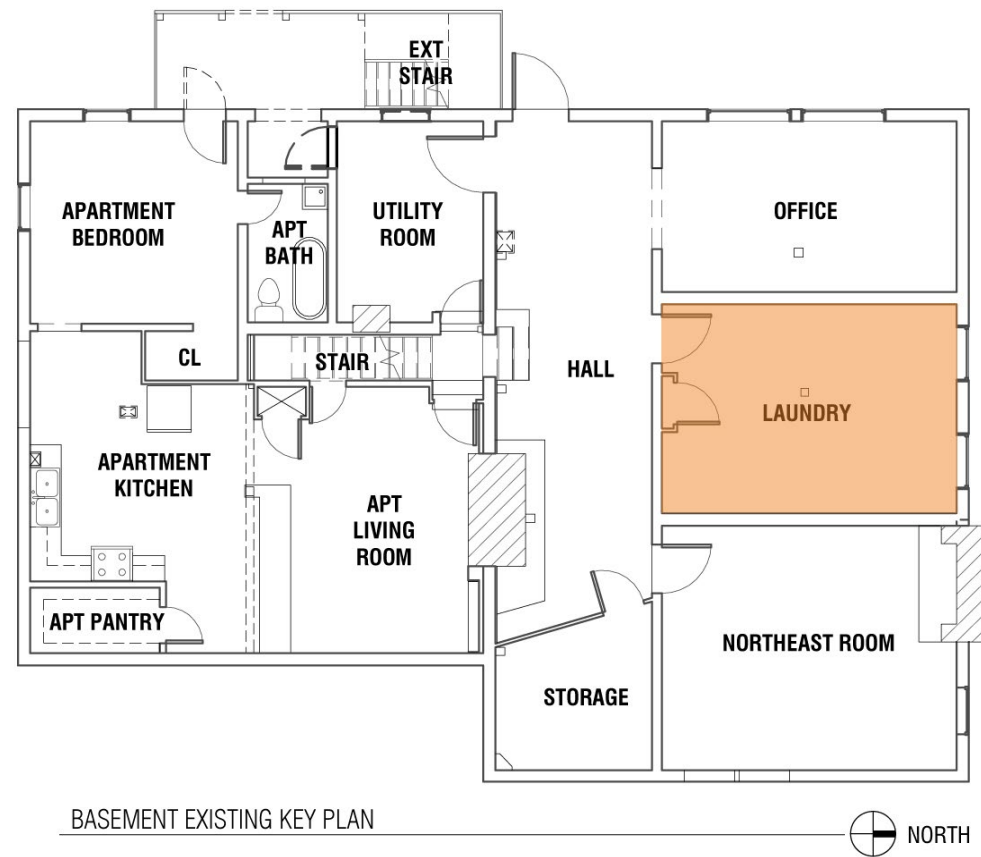


Figure 181. Detail of soffits and modern lighting..



Figure 182. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Room Name: BASEMENT LAUNDRY

Room Size: 17'-8" x 12'-5 3/8"
Regular/Irregular

Ceiling Height: 7'-5 3/4"

Floor Finish: Painted concrete with integral cove base
 Floor Condition: Worn finish, some cracks, shallow sump pit at SE corner.

Wall Finish: Plaster
 *all wall surfaces painted, unless noted otherwise
 Wall Condition: Fair. Heavily peeled and scaling paint. Damage at ceiling level on east wall with temporary cover. Plaster delamination / cracking at plumbing in northwest corner, maybe a substrate concrete crack at west side of window below sill. Paint deterioration may be caused by long-term high humidity.

Ceiling Finish: Plaster
 Sloped/**Flat**
 Ceiling Condition: Fair. Heavily peeled and scaling paint. Damage hole at south side of room, and several cracks

Trim size/profile: -3/4" x 2 3/4" door and window trim
 -no base trim (integral concrete cove)
 -no ceiling trim
Painted/Stained

Built-Ins: Raised-floor cabinet with door and shelving on south wall, with panel door Open shelving along east wall

Character Features: Door Hardware: Nickel knob (hall side) with raised panel rectangular escutcheon inside and out
 Electrical: push button switch, modern switches and outlets, with surface-mounted conduit
 Lighting: (2) fluorescent strip lights, (1) ceiling mounted base with no light

Conditions / Other: -exposed insulated radiator piping at ceiling
 -utility sink
 -modern washing machine and dryer
 -4-panel wood door with solid raised panel operable transom
 -(2) floor drains, both sealed closed
 -(2) hopper windows with exterior screens
 -high humidity

BASEMENT LAUNDRY



Figure 183. View looking north, with two operable windows.



Figure 184. View looking east at open shelving.



Figure 185. Detail of plaster damage, and possibly prior repair at a plumbing penetration, south end of ceiling.



Figure 186. View looking south. A built-in cabinet is at center, and the entry door with transom is at right. An original light fixture is visible adjacent to a contemporary fluorescent strip fixture.



Figure 187. Detail of operable solid-panel transom over the door. Note the paint condition on the plaster, which is typical heavy flaking, due to the high humidity of the space.



Figure 188. View looking west at north end of the wall.



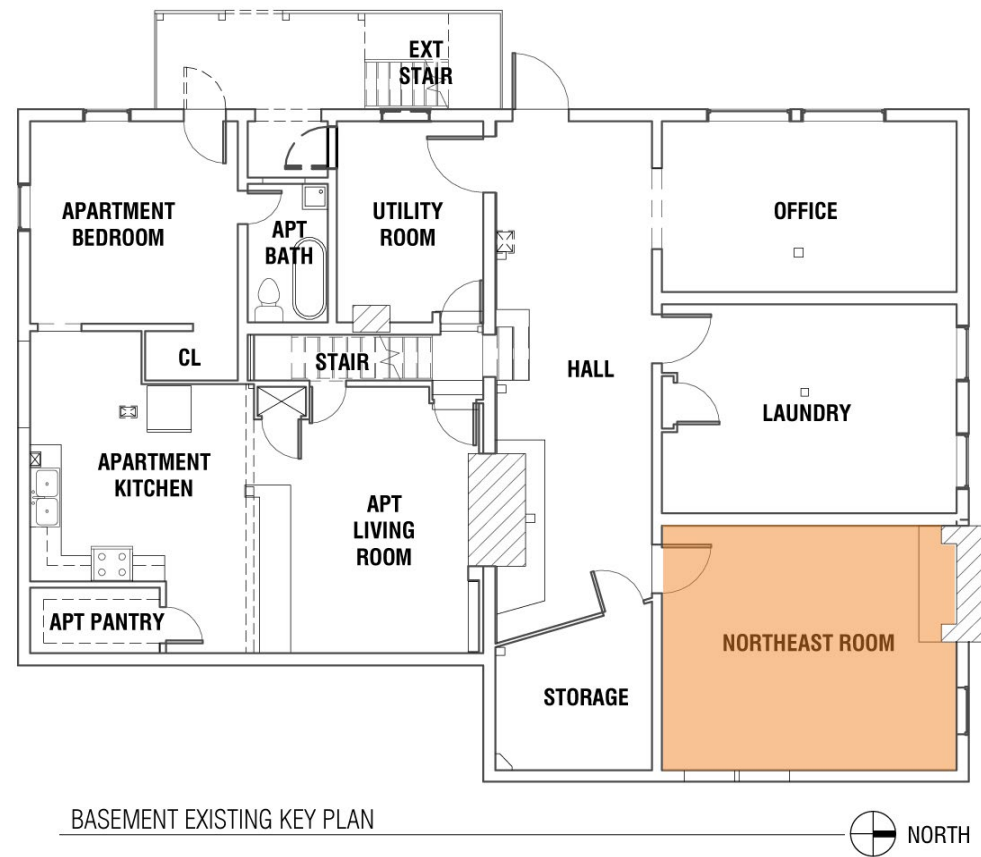
Figure 189. Detail of the built-in cabinet.



Figure 190. Detail of built-in cabinet with raised floor, and small circular vents in side wall.



Figure 191. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Room Name: BASEMENT NORTHEAST ROOM

Room Size: 17'-5 1/4" x 14'-8"
Regular/Irregular

Ceiling Height: 7'-0 3/4", 6'-2 1/2" at soffits

Floor Finish: 2 1/4" fir on raised floor (2 3/4" above concrete)

Floor Condition: Fair to good. Stains, paint, wear. Wear pattern may indicate a billiard table or similar furniture was in the middle of the room

Wall Finish: East & South: Gypsum wall board

West: Plaster

North: v-groove vertical T&G, 5 1/8" exposure

*all wall surfaces painted, unless noted otherwise

Wall Condition: Good, except water damage at north end of west wall plaster, potentially resulting from capillary wetting from chimney / hearth water intrusion (water observed on hearth)

Ceiling Finish: Gypsum wall board

Sloped/**Flat with whitewashed plywood soffits**

Ceiling Condition: Good to fair, with some joint cracks

Trim size/profile: -3/4" x 4" door and window trim

-no base trim

-picture rail crown trim at west wall only

Painted/Stained

Built-Ins: -dark brick fireplace, full height with laminated timber mantle in northwest corner

Character Features: Door Hardware: Nickel knob, raised panel rectangular escutcheon, thumb turn bolt lock, typical hinges

Electrical: (1) push button switch, modern switches and outlets, with surface-mounted conduit

Lighting: (2) fluorescent strip lights, (1) ceiling mounted round globe (works on push button)

Conditions / Other: -modern electrical subpanel on south wall

-4-panel wood door with solid raised panel operable transom

-hopper window on north wall

-(2) small hopper windows on east, concealed by soffit

-baseboard radiator on west wall

BASEMENT NORTHEAST ROOM



Figure 192. View looking north, with brick fireplace behind storage at left, and operable window at right.



Figure 193. View looking south. Lighting and power has been surface mounted to walls and ceilings.

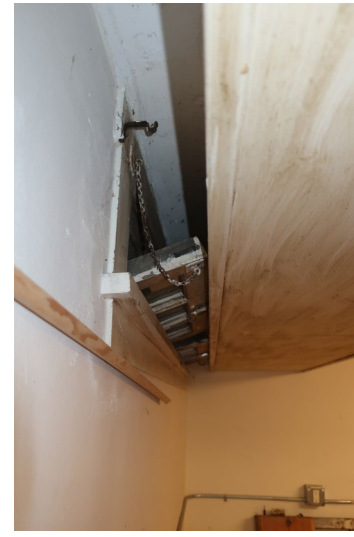


Figure 194. Detail of formerly operable panels under the large east window flower box in the Living Room above.



Figure 195. View looking east, with stained plywood soffits, and stored salvaged double-swinging doors from the First Floor Pantry and Kitchen.



Figure 196. View looking west, with baseboard radiator visible under the table.



Figure 197. Detail of operable window.



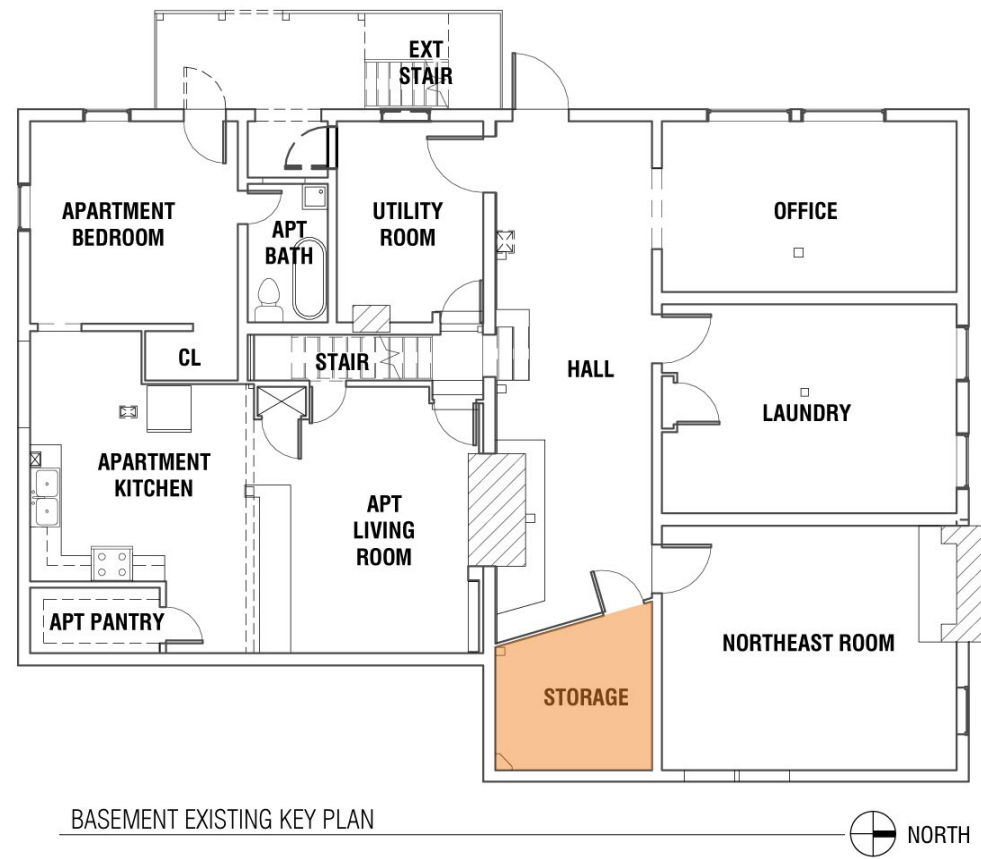
Figure 198. Detail of exterior side of door.



Figure 199. Detail of interior side of door, with operable solid panel transom.



Figure 200. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Room Name: BASEMENT vSTORAGE

Room Size: 9'-3" x 10'-2 1/2"
Regular/**Irregular**

Ceiling Height: 7'-3 1/2"

Floor Finish: Painted concrete

Floor Condition: Fair to good. Worn/chipped paint finish

Wall Finish: North: horizontal shiplap
East: board-formed concrete
South: board-formed concrete
West: open studs, painted shiplap
*all wall surfaces painted, unless noted otherwise

Wall Condition: Good to fair. Rough textures, paint marks

Ceiling Finish: Plaster, painted black
Sloped/**Flat**

Ceiling Condition: Good except at pipe access damage

Trim size/profile: N/A

Built-Ins: N/A

Character Features: Door Hardware: strap hinges and hasp lock on exterior, painted
Electrical: (1) push button switch in hall
Lighting: (1) keyless bare bulb on push button switch outside room

Conditions / Other: -partially insulated copper piping at ceiling
-chamfered concrete corner at southeast
-cold joint concrete line on south, indicating original and addition construction

BASEMENT STORAGE



Figure 201. View looking east at the concrete foundation / retaining wall. Partially insulated copper radiator piping is visible at the ceiling.



Figure 202. Detail of copper piping extending through plaster ceiling to radiator above.



Figure 203. Detail of door.



Figure 204. View west at door with solid panel transom (not operable).



Figure 205. View looking southwest at wall framing and shiplap siding.



Figure 206. Detail of art on the concrete foundation wall.



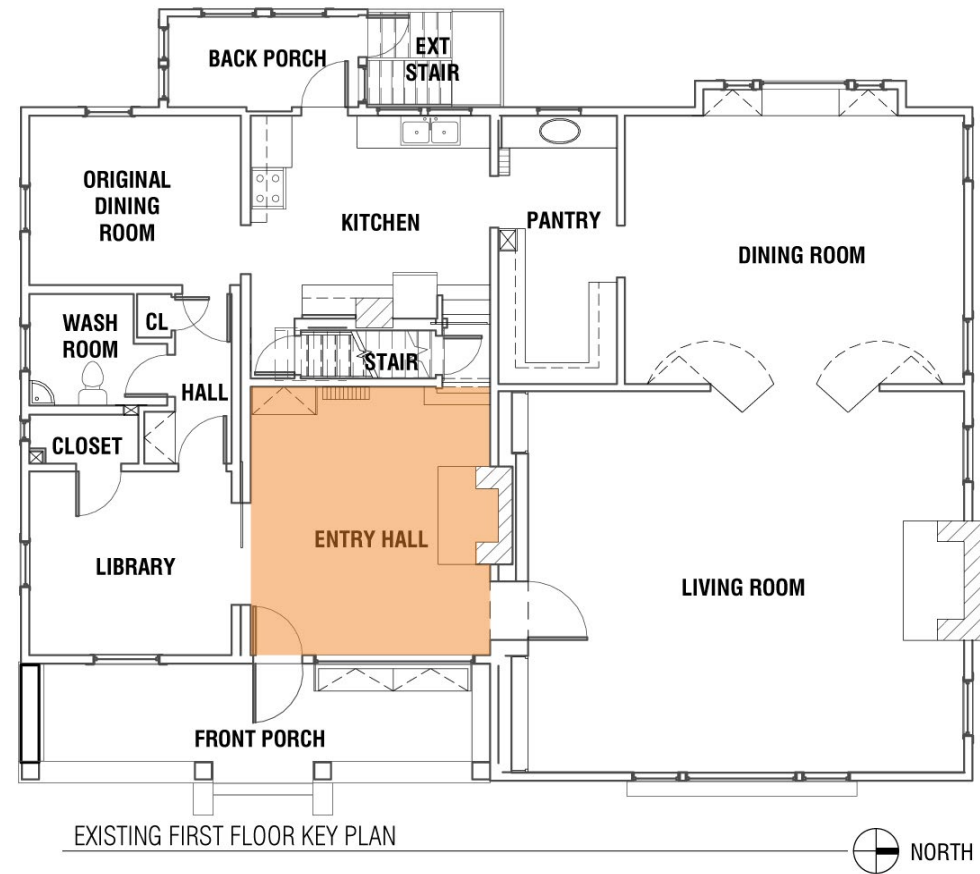
Figure 207. View looking southwest.



Figure 208. Detail of southeast corner projection that may have been the original porch corner foundation.



Figure 209. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Room Name: FIRST FLOOR ENTRY HALL

Room Size: 14'-2 1/2" x 16'-0 1/4"
Regular/Irregular

Ceiling Height: 8'-10 1/2"

Floor Finish: Oak
Floor Condition: Good

Wall Finish: Plaster
*all wall surfaces painted, unless noted otherwise
Wall Condition: Good to Fair. Minor cracks

Ceiling Finish: Plaster
Sloped/**Flat with dropped box beams**
Ceiling Condition: Good, minor cracks.

Trim size/profile: -1"x5 1/2" flat window and door trim, with 1 1/4" thick pedimented head trim.
-2" picture rail crown trim
-8" high 3-piece base trim
Painted/Stained

Built-Ins: Bench with operable cover to conceal pneumatic fire wood lift (hardware unfastened, inoperable)

Character Features: Door Hardware: crystal knobs with rectangular bronze escutcheon and fancy keyhole; new oi rubbed bronze dead bolt
Electrical: push button switches and contemporary switches and baseboard receptacles
Lighting: (1) round pendant; (3) candle sconces; (4) ceiling mounted fixtures at box beam intersections

Conditions / Other: -Brick fireplace with painted wood mantel and metal screen, inset brick hearth
-Stair to second floor appears to have infill panel behind ballusters
-Double swinging door hardware at top of landing, but door removed
-Radiator
-Thick panelized portal to Living Room
-Large multi-pane window on east (not original based on 3-part pattern in historic photos)
-Cascading wood stairs to second floor
-Large sliding panel door to SE Sitting Room

FIRST FLOOR ENTRY HALL



Figure 210. View looking south, with the second floor stair at left, fireplace at center, and passage to the Dining Room at right.



Figure 211. View looking west, showing the firewood dumbwaiter bench, radiator, and stair. The open door has been replaced, and former double-swinging door is missing. The wall behind the bench was originally an opening to the top of the basement stair.



Figure 212. Detail of firewood bench.



Figure 213. View looking south at the large pocket door and Library beyond.



Figure 214. View looking east at the main entry door at right, and the large non-original window. Note the box beams and integrated lighting.

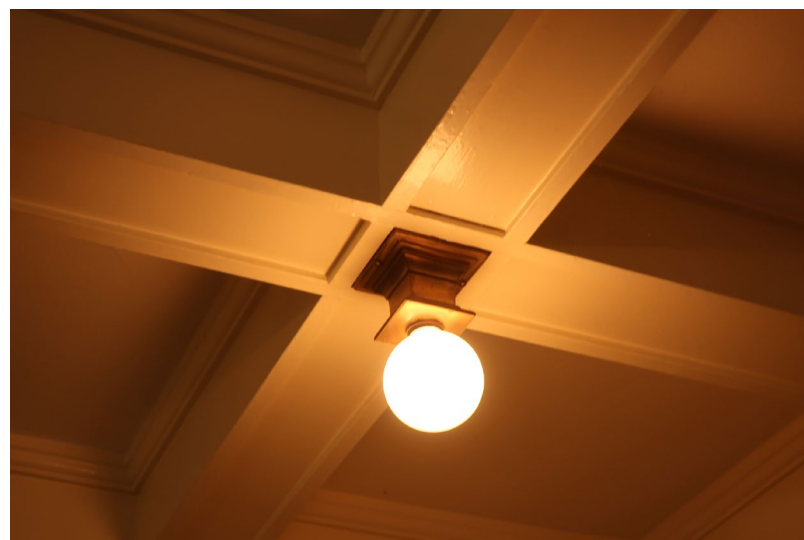


Figure 215. Detail of original light fixture and box beam.



Figure 216. Detail of brick fireplace and hearth, with painted wood mantel.

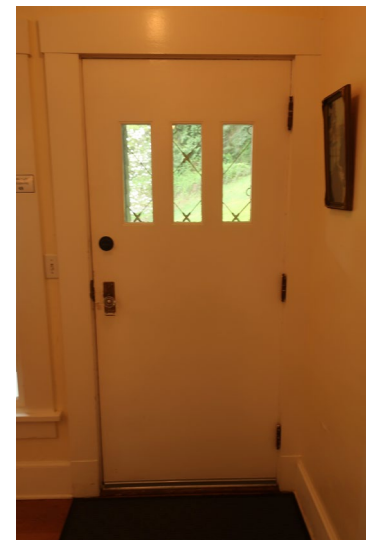
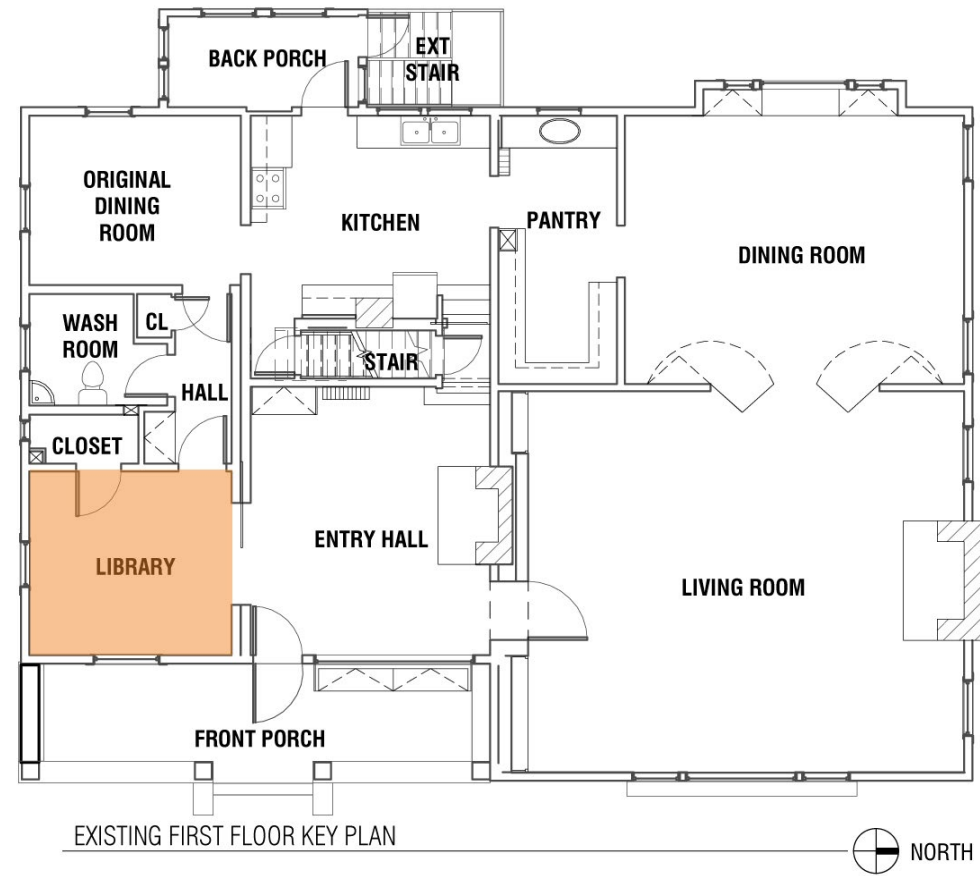


Figure 217. Detail of inside of main entry door.



Figure 218. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Room Name: FIRST FLOOR LIBRARY

Room Size: 2'-11 1/2" x 6'-5 1/2"
Regular/Irregular

Ceiling Height: 8'-11 1/2"

Floor Finish: Oak
 Floor Condition: Good

Wall Finish: Plaster
 *all wall surfaces painted, unless noted otherwise
 Wall Condition: Good. Minor cracks

Ceiling Finish: Plaster
 Sloped/**Flat with dropped box beams**
 Ceiling Condition: Fair; evidence of water damage at piping

Trim size/profile: -1"x5 1/2" flat window and door trim, with 1 1/4" thick pedimented head trim.
 -2" picture rail crown trim
 -8" high 3-piece base trim
Painted/Stained

Built-Ins: -Open painted wood shelving
 -Hook rail with metal hooks

Character Features:
 Door Hardware: crystal knobs with round bronze escutcheon and fancy keyhole
 Electrical: none except lighting
 Lighting: (1) keyless bare bulb pendant

Conditions / Other:

FIRST FLOOR LIBRARY



Figure 219. View looking south, with box beams and pendant light fixture.



Figure 220. View looking south.



Figure 221. Detail of vintage cabinet.



Figure 222. Detail of radiator cover bench under east window.



Figure 223. View looking south at the pocket door and Entry Hall beyond.



Figure 224. Detail of door hardware.



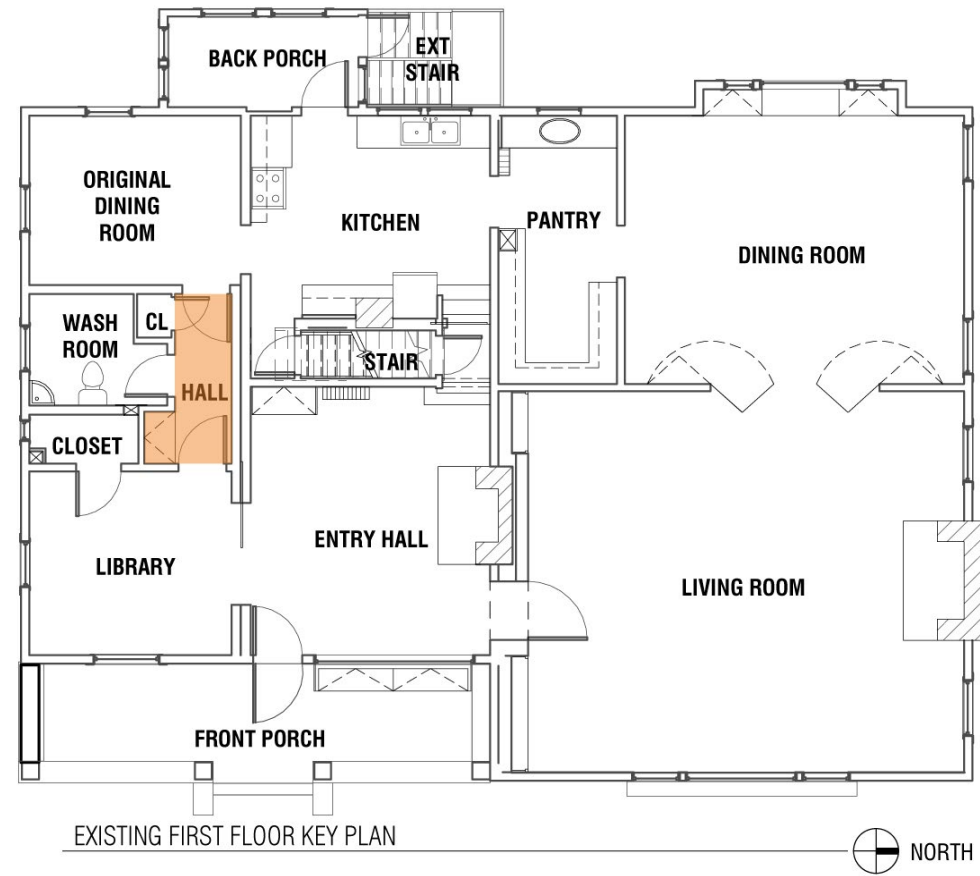
Figure 225. Detail of pendant light fixture.



Figure 226. Detail of sconce light fixture.



Figure 227. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Room Name: FIRST FLOOR HALL

Room Size: 10'-1 1/2" x 3'-5"
Regular/Irregular

Ceiling Height: 8'-10 1/2"

Floor Finish: 2 1/4" Oak strip

Floor Condition: Good

Wall Finish: Plaster

Wall Condition: *all wall surfaces painted, unless noted otherwise
 Fair; cracks and some bulges/delamination evident

Ceiling Finish: Plaster
 Sloped/**Flat**

Ceiling Condition: Fair to poor. Paint / plaster finish coat peeling in places

Trim size/profile: -1"x5 1/2" flat window and door trim, with 1 1/4" thick pedimented head trim.
 -2" picture rail crown trim
 -8" high 3-piece base trim
Painted/Stained

Built-Ins: Open recessed coat closet with bench, with operable lid for storage

Character Features: Door Hardware: crystal knobs with round bronze escutcheon and fancy keyhole
 Electrical: contemporary switch
 Lighting: (1) ceiling mounted with opaque shade

Conditions / Other: -Awning transom window to bathroom for borrowed light
 -Hall closet
 -4- panel privacy / service doors
 -4-pane beveled glass at door to Original Dining Room

FIRST FLOOR HALL



Figure 228. View looking east from Original Dining Room.



Figure 229. Detail of glass panel door between Hall and Original Dining Room..



Figure 230. Detail of Washroom door.



Figure 231. Detail of cleaning supply closet.



Figure 232. Detail of cleaning supply closet door with crystal door handle.



Figure 233. Detail of storage hatch in bench under coat closet niche.



Figure 234. Detail of storage hatch in bench under coat closet niche, closed.



Figure 235. Detail of Washroom door operable glass transom.



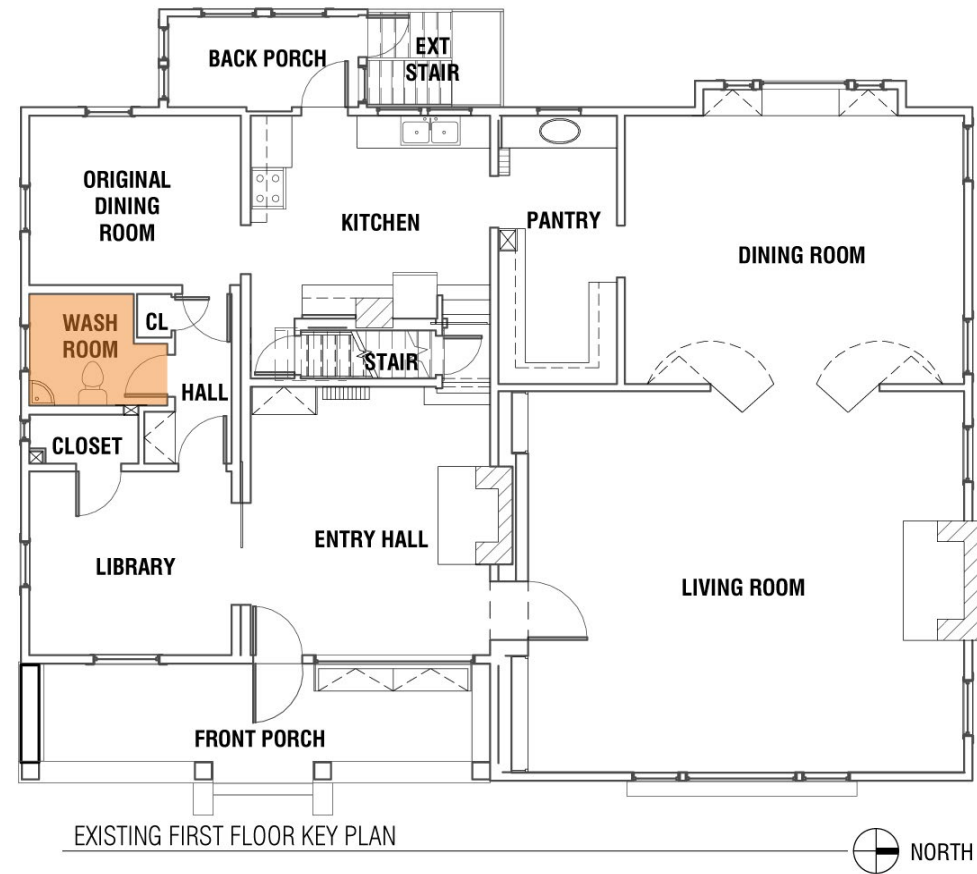
Figure 236. Detail of door hinge.



Figure 237. Detail of 3-part base in cleaning supply closet, with sea green paint.



Figure 238. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Room Name: FIRST FLOOR WASHROOM

Room Size: 6'-7 1/2" x 8'-2 1/2"

Regular/Irregular Regular/**Irregular**

Ceiling Height: 9'-0"

Floor Finish: Linoleum

Floor Condition: Good. Hall oak floor is ~1/2" above, with beveled transition strip

Wall Finish: Wall paper on plaster above, painted tile wainscot
*all wall surfaces painted, unless noted otherwise

Wall Condition: Good to fair. Chips on outside corner of painted tile

Ceiling Finish: Wall paper over plaster
Sloped/Flat

Ceiling Condition: Good

Trim size/profile: 1"x5 1/2" flat window and door trim, with 1 1/4" thick pedimented head trim.
3 1/2"x 1/2" chair rail above tile
6" grey rubber base

Painted/Stained

Built-Ins: Linen chute with access hatch on east wall

Character Features:

Door Hardware: crystal knob with round bronze escutcheon and fancy keyhole outside, white glass knob inside with rectangular nickel escutcheon; thumb lock; nickel hinges

Electrical: push button switch

Lighting: (1) ceiling mounted extruded, fluted cylinder shade

Conditions / Other: -louver blinds and lower curtain

-ceramic corner sink with metered faucets

-modern low-flow toilet

-medicine cabinet with mirror

-operable glazed transom over door

FIRST FLOOR WASHROOM



Figure 239. Detail of linen chute door on south wall behind the door.



Figure 240. View looking south, with original sink, and cast iron radiator under the window.



Figure 241. View looking northwest at wall paper and tile wainscot..



Figure 242. Detail of operable glass transom.



Figure 243. Detail of cast iron radiator and linoleum sheet flooring, with rubber wall base.



Figure 244. Detail of original sink.



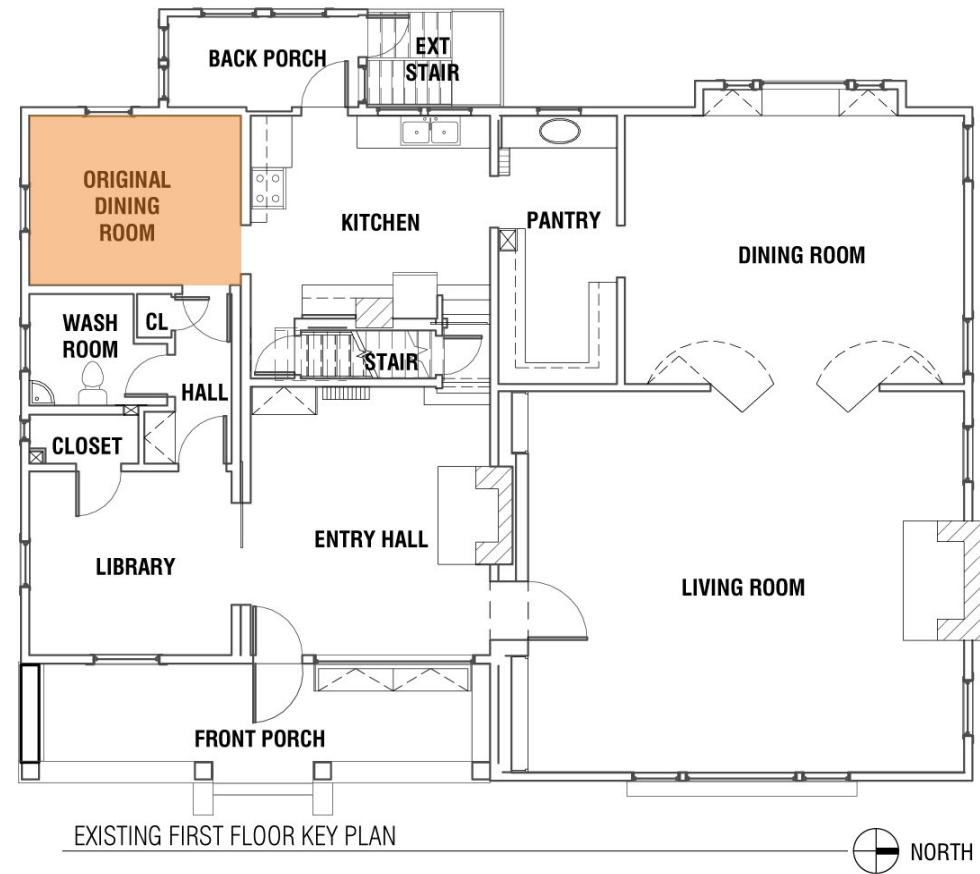
Figure 245. Detail of mirrored wood medicine cabinet.



Figure 246. Detail of interior side of door.



Figure 247. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Room Name: ORIGINAL DINING ROOM

Room Size: 12'-6 1/4" x 10'-1 1/2"
Regular/Irregular

Ceiling Height: 8'-10 1/4"

Floor Finish: 2 1/4" Oak Strip, with 6-band border
 Floor Condition: Good. 1/4" drop from kitchen linoleum with transition strip

Wall Finish: Wall paper over plaster at upper wall, wood panel wainscot
 *all wall surfaces painted, unless noted otherwise
 Wall Condition: Good to fair. Wear line on wall paper at 4" above the wainscot cap and visible plaster cracks telegraph through the wall paper

Ceiling Finish: Plaster
 Sloped/**Flat**
 Ceiling Condition: Good to fair; minor cracks and peeling paint

Trim size/profile: 1"x5 1/2" flat window and door trim, with 1 1/4" thick pedimented head trim. 5 3/4" wide x 3/4" thick vertical with shaped trim at wainscot. 4 1/4" plate rail cap with two grooves
 2" picture rail crown trim
 6 3/4" high 2-piece base trim
Painted/Stained

Built-Ins:

Character Features:
 Door Hardware: crystal knobs with round bronze escutcheon and fancy keyhole; dark bronze hinges
 Electrical: push button switch; (1) older duplex receptacle in base trim; silver cover plate; cable jack, phone jack,
 Lighting: (1) 6-lamp chandelier with glass blobs and brass stems

Conditions / Other: -radiator
 -4-pane glass door with solid lower panels
 -double hung windows with jute roller shades on windows
 -sitting couch

ORIGINAL DINING ROOM



Figure 248. View looking southeast.



Figure 249. View looking northeast, with door opening to Kitchen (left), and Hall (right).



Figure 250. Detail of plate rail top cap at the wood panel wainscot.



Figure 251. View looking southeast, with tall cast iron radiator in the corner.



Figure 252. View looking north, with Kitchen beyond.



Figure 253. View looking west.



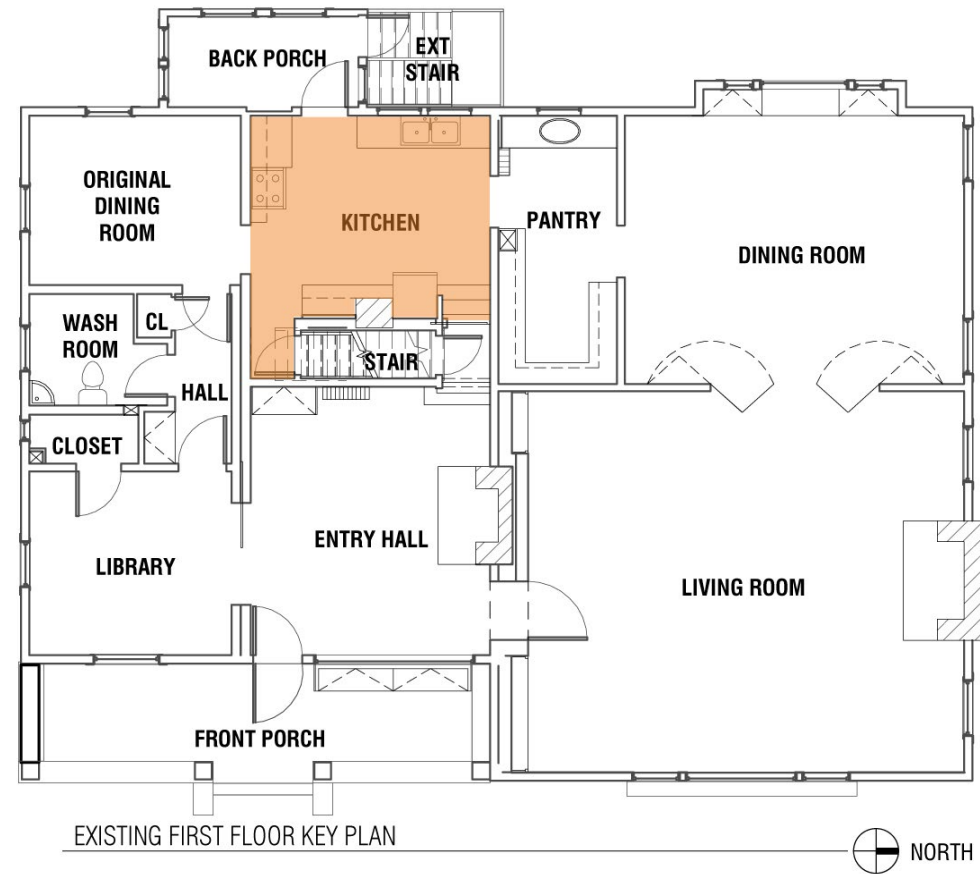
Figure 254. Detail of pendant chandelier light fixture.



Figure 255. Detail of wall paper.



Figure 256. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Room Name: FIRST FLOOR KITCHEN

Room Size: 14'-2 1/4" x 15'-7 1/2"
Regular/**Irregular**

Ceiling Height:

Floor Finish: 9" linoleum or VCT tile with 1" black border

Floor Condition: Good to fair

Wall Finish: Plaster, plywood in places, laminate backsplashes
*all wall surfaces painted, unless noted otherwise

Wall Condition: Fair. Minor cracks

Ceiling Finish: 4'x4' panelized, painted wood
Sloped/**Flat**

Ceiling Condition: Good to fair

Trim size/profile: 1"x5 1/2" flat window and door trim, with 1 1/4" thick pedimented head trim.
3" cove ceiling trim
6" high black rubber base
Painted/Stained

Built-Ins:

Character Features:

Door Hardware: pivot hinge remnants of double-swinging service doors; only hardware on back porch door and basement-bronze interior nickel exterior with fancy escutcheon and metal knobs. New dead bolt;

Electrical: contemporary switches and receptacles;

Lighting: contemporary 2'x4' fluorescent fixture with diffuser shade; small recessed fluorescent over sink

Conditions / Other: -Kitchen cabinets are flush faced with 1950s chromed hardware
-Composite black countertops with aluminum trims
-2-basin ceramic farm sink with metered faucets
-casement windows at sink have hinges at head for interior screen

FIRST FLOOR KITCHEN



Figure 257. View looking south.



Figure 258. View looking southeast, with Second Floor Stair landing and Entry Hall beyond at left.



Figure 259. Detail of stairs to landing.



Figure 260. View looking northwest. The door at left leads to the Back Porch. Note the non-original recessed fluorescent light fixture in the wood panelled ceiling.



Figure 261. View looking east. The original stove and hood were located in the center, with the chimney now concealed behind the 1950s-era cabinetry. The door to the Basement stair is at right.



Figure 262. View looking west at laminate countertops and operable casement windows.



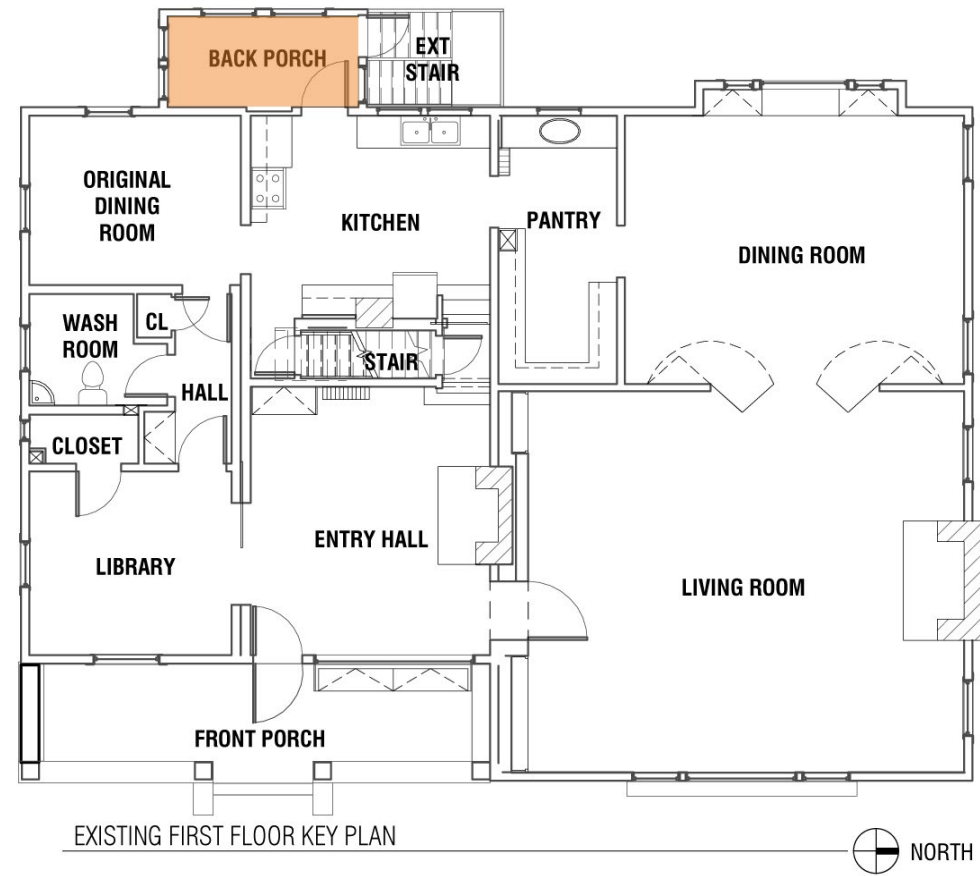
Figure 263. Detail of cabinetry with aluminum edging on counters.



Figure 264. Detail of window with wavy glass.



Figure 265. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Room Name: FIRST FLOOR BACK PORCH

Room Size: 11'-2 1/2" x 5'-6 1/4"
Regular/Irregular

Ceiling Height: 8'-0 1/2"

Floor Finish: Plywood, sheet linoleum

Floor Condition: Poor

Wall Finish: Vertical rilled stained wood paneling over horizontal 3 1/4" beadboard
 *all wall surfaces painted, unless noted otherwise

Wall Condition: Fair, missing portion

Ceiling Finish: Painted plywood or panels
 Sloped/**Flat**

Ceiling Condition: Good

Trim size/profile: 1"x5 1/2" flat window and door trim
 2" cove crown trim
Painted/Stained

Built-Ins:

Character Features:

- Door Hardware: fancy plate escutcheon and brass / nickel knobs; new deadbolt
- Electrical: contemporary receptacles;
- Lighting: (1) ceiling mounted bare bulb keyless fixture, missing globe

Conditions / Other: -floor is 1" down from linoleum tile Kitchen floor.
 -cut in short door on east (old exterior wall?) infill used for key storage
 -double hung windows

FIRST FLOOR BACK PORCH



Figure 266. View looking west at double hung windows and the lawn and Chuckanut Bay beyond.



Figure 267. View looking southwest, with rilled wood paneling over beadboard siding, and a short, infilled opening, now used for key storage.



Figure 268. View looking southwest into the Back Porch from the Kitchen.



Figure 269. Detail of the rilled panelling, and what appears to be a missing panel over painted beadboard siding.



Figure 270. Detail of the lower portion of the "key door," and the various flooring - plywood, linoleum, and area mats.

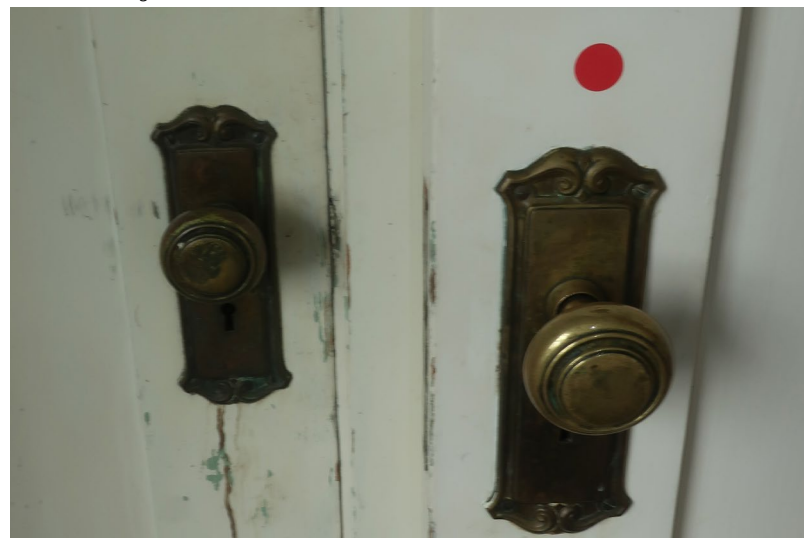


Figure 271. Detail of door hardware, with brass round knobs, and fancy rectangular escutcheons.



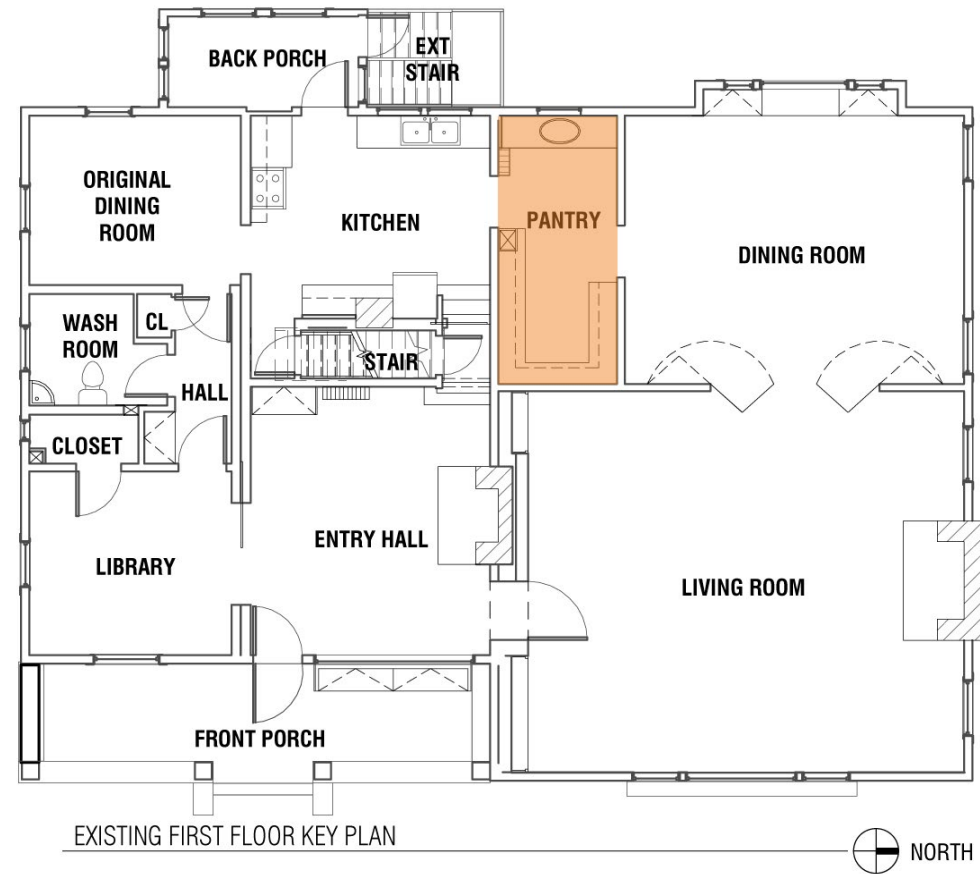
Figure 272. View looking northeast at the door to the Kitchen.



Figure 273. Detail of keyless light fixture.



Figure 274. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Room Name: FIRST FLOOR PANTRY

Room Size: 6'-11 1/2" x 16'-1 1/2"
Regular/Irregular

Ceiling Height: 8'-7"

Floor Finish: Maple (different than other rooms)
 Floor Condition: Good

Wall Finish: Plaster
 *all wall surfaces painted, unless noted otherwise

Wall Condition: Fair; peeling paint and cracks

Ceiling Finish: Plaster
 Sloped/**Flat**

Ceiling Condition: Good, 1 peeling paint location

Trim size/profile: 1"x5 1/2" flat window and door trim, with 1 1/4" thick pedimented head trim.
 Crown trim at upper cabinets only
 8" high 3-piece base trim
Painted/Stained

Built-Ins: -Surrounding pantry cabinet with glass multi-lite fronts; 1"x2" flat, raised panel doors with crystal knobs and nickel hinges. Stained wood counter at cabinets
 -Counter at sink is monolithic material with large oval sink, perhaps monel.

Character Features:
 Door Hardware: crystal knobs with round bronze escutcheon and fancy keyhole; pivot hinge remnants of double-swinging service doors
 Electrical: push button switches, original round receptacles
 Lighting: (2) ceiling mounted dish reflector

Conditions / Other: -Sink is silver colored with warm highlights, perhaps monel, or pewter. Faucets have been converted to metered types for water conservation
 -Double swinging doors into both the Kitchen and Dining Room have been removed, but pivot hinge hardware and cove frame profile remain
 -(3) stacked wall radiators on south wall
 -metal-lined linen chute with operable hatch door at end of counter
 -casement window with interior hardware for in-swinging screen

FIRST FLOOR PANTRY



Figure 275. View looking south.



Figure 276. View looking southwest with Kitchen beyond.



Figure 277. Detail of stairs to landing.



Figure 278. Detail of wall mounted, stacked cast iron radiators.



Figure 279. View looking west at prep sink and cabinetry.



Figure 280. Detail of prep sink with monolithic moulded counter, and undermounted hand-hammered oval bowl sink.



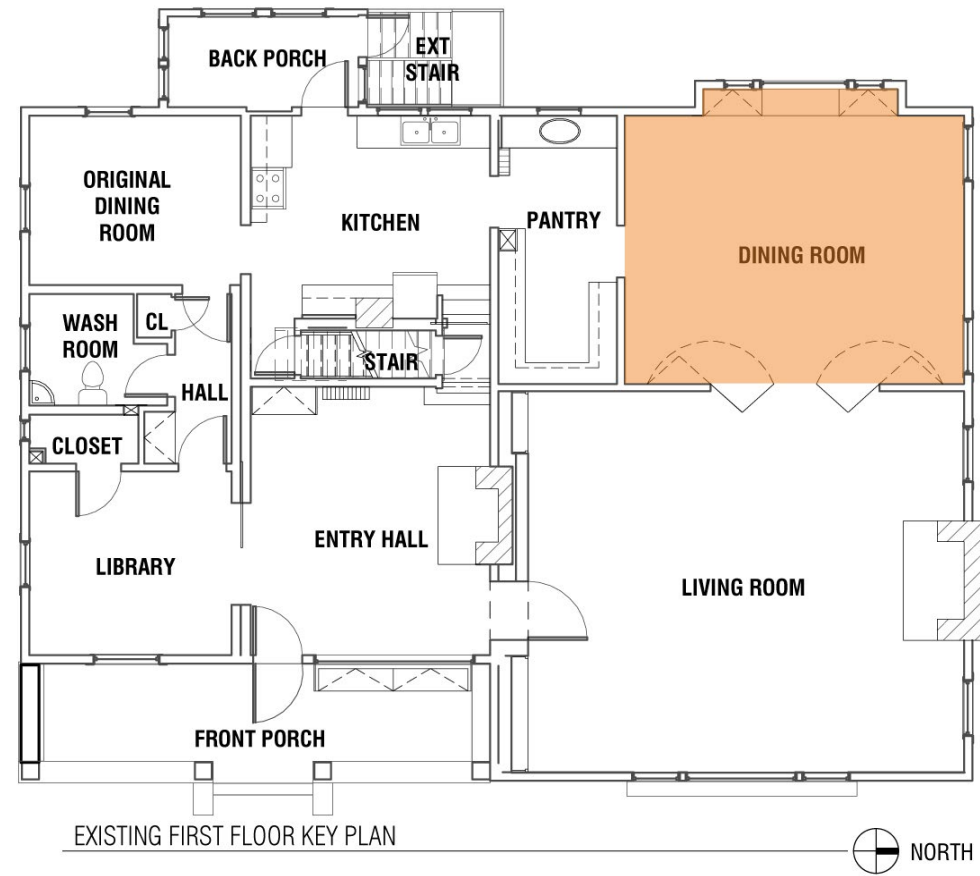
Figure 281. View looking east at pantry cabinets with glass fronts, and crystal knobs..



Figure 282. Detail of linen chute door.



Figure 283. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Room Name: FIRST FLOOR DINING ROOM

Room Size: 16'-1 1/2" x 20'-1"
Regular/Irregular

Ceiling Height: 8'-6 1/2"

Floor Finish: Oak
 Floor Condition: Good

Wall Finish: Plaster
 *all wall surfaces painted, unless noted otherwise
 Wall Condition: Good. Minor cracks. Damage from doors and furniture

Ceiling Finish: Plaster
 Sloped/**Flat**
 Ceiling Condition: Good, minor cracks.

Trim size/profile: 1"x5 1/2" flat window and door trim, with 1 1/4" thick pedimented head trim.
 4" crown trim with 2" picture rail sub trim
 8" high 3-piece base trim
Painted/Stained

Built-Ins: Sitting nook / window bay at west wall with radiator grilles and operable top

Character Features:
 Door Hardware: crystal knobs with round nickel escutcheon and fancy keyhole
 Electrical: push button switches, original round receptacles and contemporary receptacles in baseboard
 Lighting: (4) double lamp candle sconces

Conditions / Other: -Paired bi-fold glass doors to Dining Room with nickel hinges with 1903 patent stamps; Bifold hinges are stamped "Stanley"
 -large side table
 -medium double-height side table
 -roller shades on west windows

FIRST FLOOR DINING ROOM



Figure 284. View looking north.



Figure 285. View looking south with the opening to the Pantry beyond. Note the original chandelier and wall sconce light fixtures.



Figure 286. View looking northeast through the bi-fold French doors into the Living Room.



Figure 287. Detail of the radiator bench and access in the west bay window.



Figure 288. View looking southwest, with Living Room beyond at left, and Pantry beyond at right.



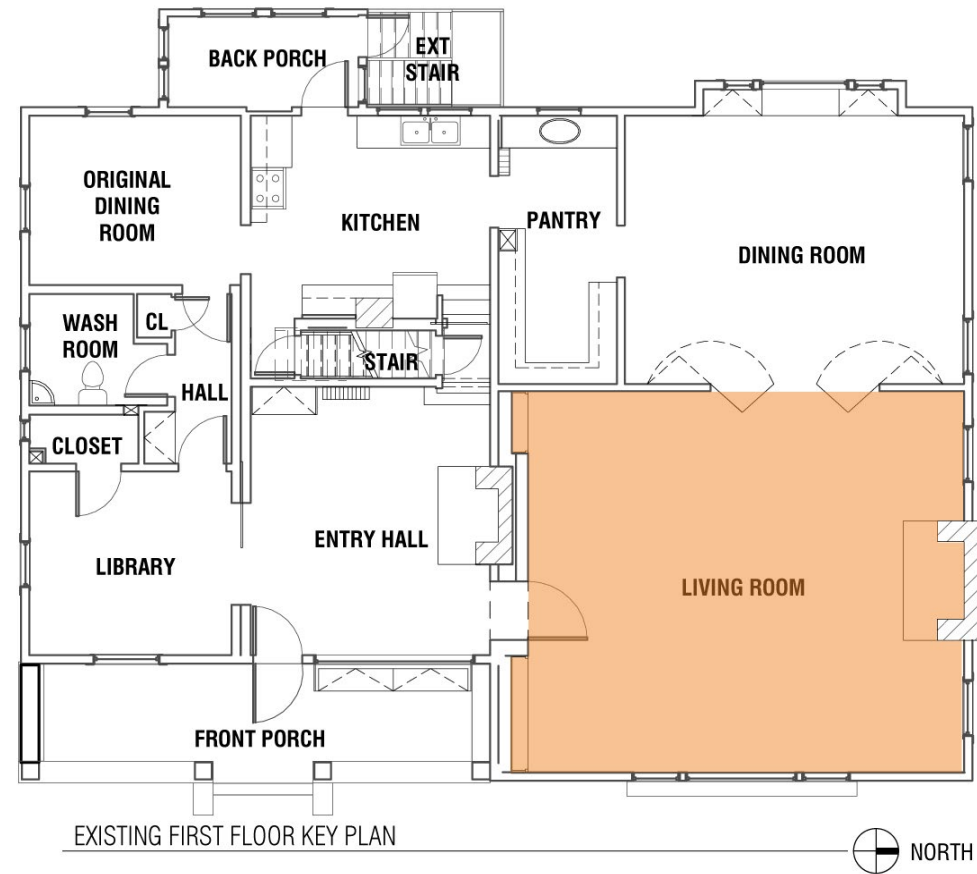
Figure 289. Detail of door opening to pantry with remaining double-swing hinge hardware.



Figure 290. Detail of decorative wood furniture.



Figure 291. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Room Name: FIRST FLOOR LIVING ROOM

Room Size: 22'-8" x 25'-9 1/2"
Regular/Irregular

Ceiling Height: 8'-6 1/2"

Floor Finish: Oak

Floor Condition: Good

Wall Finish: Plaster

*all wall surfaces painted, unless noted otherwise

Wall Condition: Fair. Minor cracks, delaminating paint

Ceiling Finish: Plaster

Sloped/**Flat**

Ceiling Condition: Good, minor cracks.

Trim size/profile: 1"x5 1/2" flat window and door trim, with 1 1/4" thick pedimented head trim.
 4" crown trim with 2" picture rail sub trim
 8" high 3-piece base trim
Painted/Stained

Built-Ins:

Character Features:

Door Hardware: crystal knobs with round bronze escutcheon and fancy keyhole

Electrical: push button switches, original round receptacles and contemporary receptacles in baseboard

Lighting: (6) double lamp candle sconces

Conditions / Other: -15-light door to Entry Hall

-(2) arch-topped bookshelves recessed in the depth of the thick south wall

-Fireplace with Batchelder or similar tile surround and inset hearth; painted wood mantelpiece

-(3) radiators

-Paired bi-fold glass doors to Dining Room with nickel hinges with 1903 patent stamps; Bifold hinges are stamped "Stanley"

FIRST FLOOR LIVING ROOM



Figure 292. View looking north.



Figure 293. View looking west with the Dining Room beyond.



Figure 294. Detail of built-in book shelf in the extra thickness added to the original exterior north wall.



Figure 295. View looking east. Windows have been replaced from original 4-gang double hungs.



Figure 296. View looking south. Built-in book shelves are in thick wall between original and 1923 addition.



Figure 297. Detail of 10-lite glazed bi-fold French doors.



Figure 298. Detail of typical window and radiator.

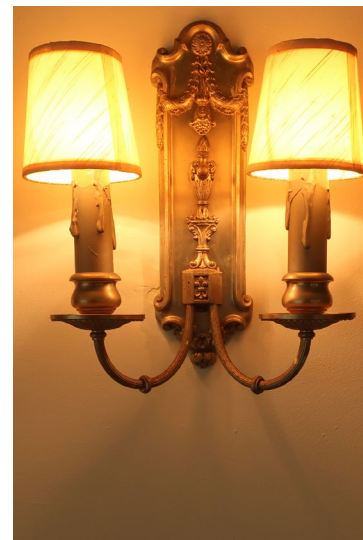
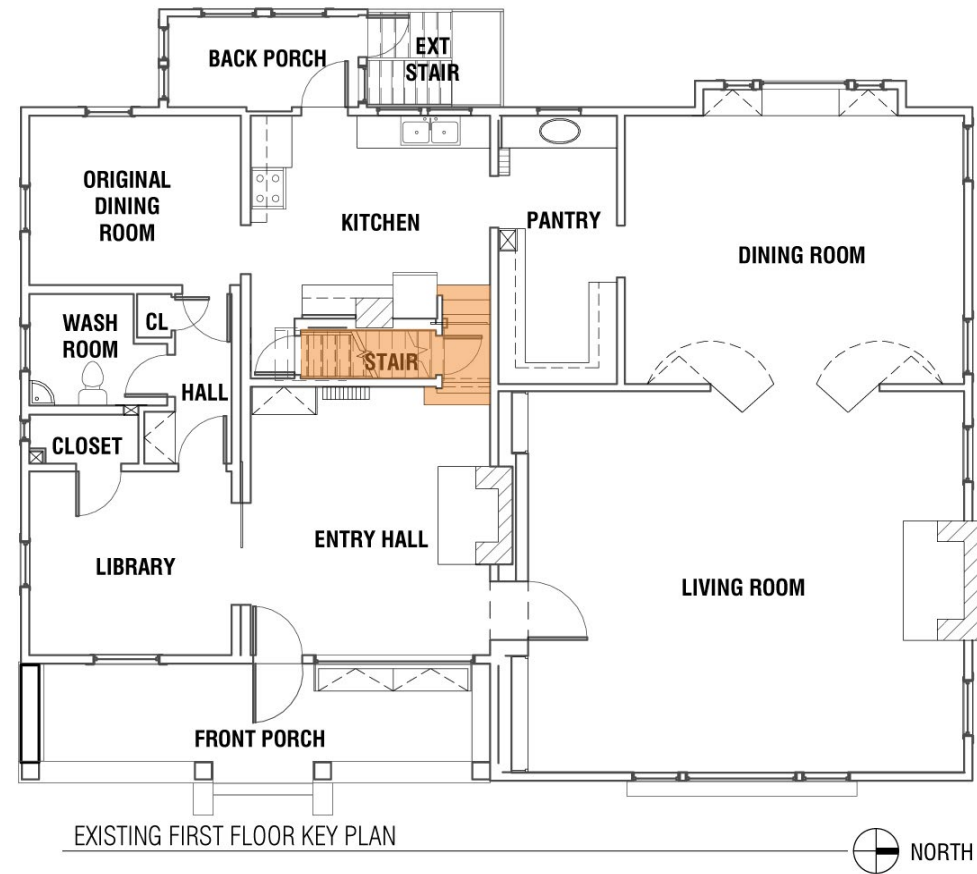


Figure 299. Detail of double-lamp sconce.



Figure 300. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Room Name: SECOND FLOOR STAIR

Room Size: 3'-4 1/2" x 12'-10 1/2"
Regular/**Irregular**

Ceiling Height: 7'-2 1/2" at landing
14'-11 1/2" from Tread #5 to Second Floor ceiling

Floor Finish: Fir
Floor Condition: Fair to Good

Wall Finish: Plaster on west, panel behind balusters on east
*all wall surfaces painted, unless noted otherwise

Wall Condition: Fair. Holes from missing railing on west

Ceiling Finish: Plaster
Sloped/**Flat**

Ceiling Condition: Good to fair; cracks.

Trim size/profile: 1"x5 1/2" flat window and door trim, with 1 1/4" thick pedimented head trim, cut down to fit
2" picture rail crown trim
Painted/Stained

Built-Ins:

Character Features:

- Door Hardware: ADA lever style on new door. Fancy rectangular escutcheon on pocket door to Kitchen
- Electrical: push buttons at landing
- Lighting: (1) closed globe ceiling mounted at top of stair

Conditions / Other: -newer stained vertical grain fir 4-panel door
-possible open baluster to Entry Room has been covered.
-open baluster wood railing at Second Floor above.

SECOND FLOOR STAIR



Figure 301. View looking west at the cascading bottom steps, and 2" balluster with infill panel behind..



Figure 302. Detail of trim and railing at Second Floor level.

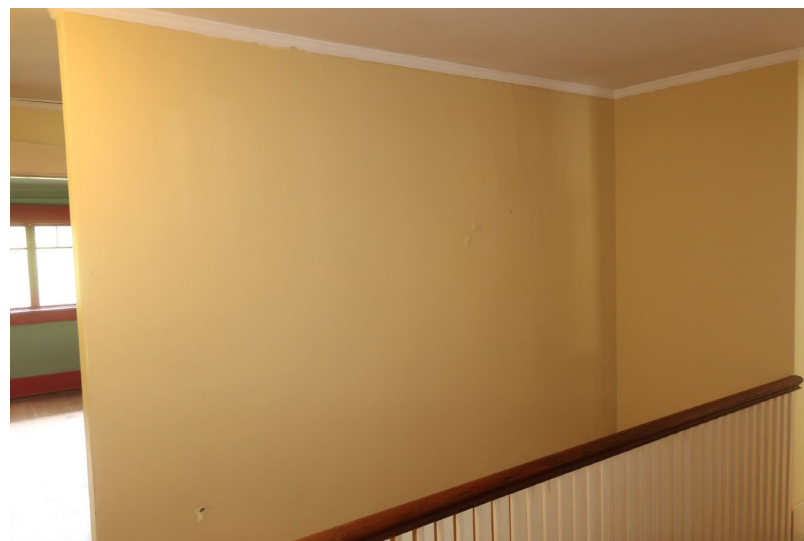


Figure 303. View looking west at walls above stair.



Figure 304. Detail of newer 4-panel door. Hidden is a pocket door to separate the Kitchen beyond.



Figure 305. Detail of painted risers and stained fir treads.



Figure 306. View looking south up stairs.

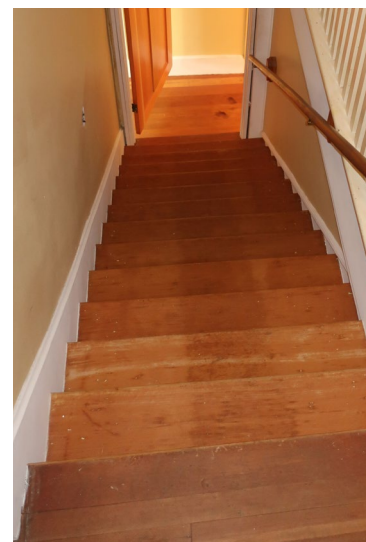
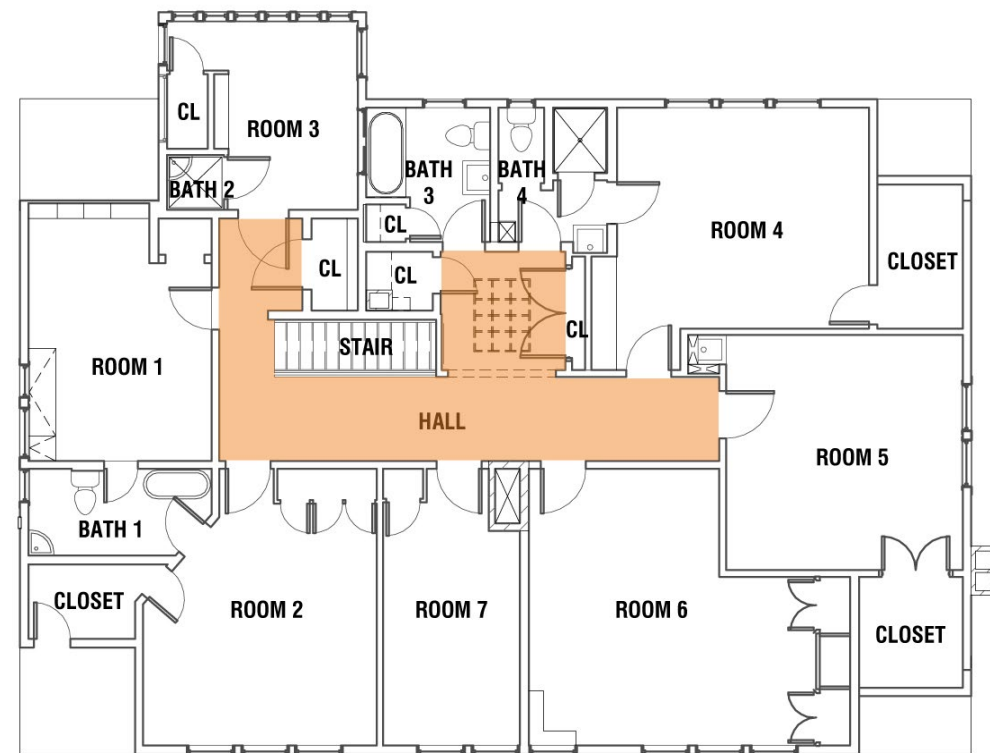


Figure 307. Detail looking north, down stairs.



Figure 308. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



EXISTING SECOND FLOOR KEY PLAN



Room Name: SECOND FLOOR HALL

Room Size: 29'-7 1/2" x 12'-5 1/2"
5'-0 1/2" hall width
Regular/**Irregular**

Ceiling Height: 7'-9 3/4"

Floor Finish: Fir
Floor Condition: Fair; squeaky, worn

Wall Finish: Plaster
*all wall surfaces painted, unless noted otherwise
Wall Condition: Good to fair. Minor cracks; peeling paint at stair

Ceiling Finish: Plaster
Sloped/**Flat**
Ceiling Condition: Fair, minor cracks.

Trim size/profile: 1"x5 1/2" flat window and door trim, with 1 1/4" thick pedimented head trim.
2" picture rail crown trim
8" high 3-piece base trim
Painted/Stained

Built-Ins:

Character Features:
Door Hardware: crystal knobs except opaque glass at janitor; Stanley silver hinges
Electrical: smoke detector, modern switches
Lighting: (3) ceiling mounted with acorn globe

Conditions / Other: -laylight / skylight with specular glass
-radiator
-railing with 1 1/2" square balusters, 1 1/2" spacing. 34" with stained top rail
-mostly 4-panel solid doors, except Room 3 with (4) glass lites
-transom over door to Room 1
-Janitor Closet with chimney flue
-(2) shelved storage closets

SECOND FLOOR HALL



Figure 309. View looking north, with fir floors and plaster walls, and acorn globe ceiling mount fixture.



Figure 310. View looking northeast with Room 5 beyond.

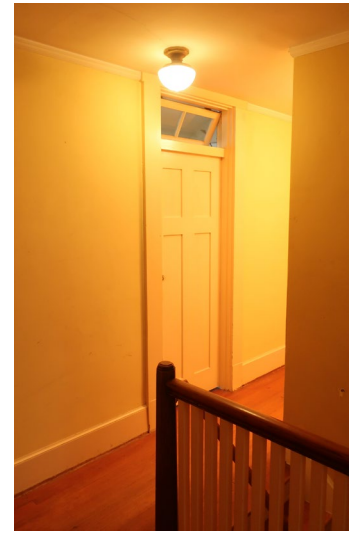


Figure 311. View looking southwest at Room 1 door with operable glass transom.



Figure 312. View looking west at doors to the janitor closet on left (south) wall, Bath 3, Bath 4, and double closet doors. The skylight laylight is visible above..



Figure 313. View looking south, with radiator, and stair railing beyond.



Figure 314. Fish-eye thumbnail of 360 camera image (main hall). See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Figure 315. View looking east at doors to Room 5 (open) and Room 6 (closed).



Figure 316. View looking south at janitor closet..

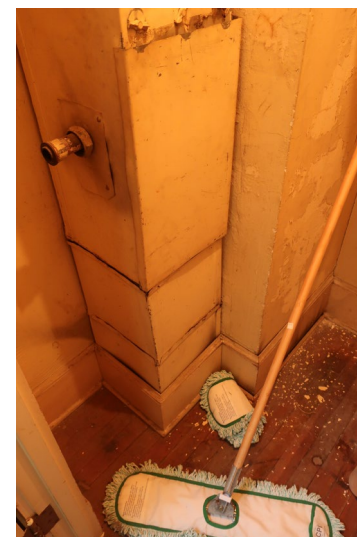
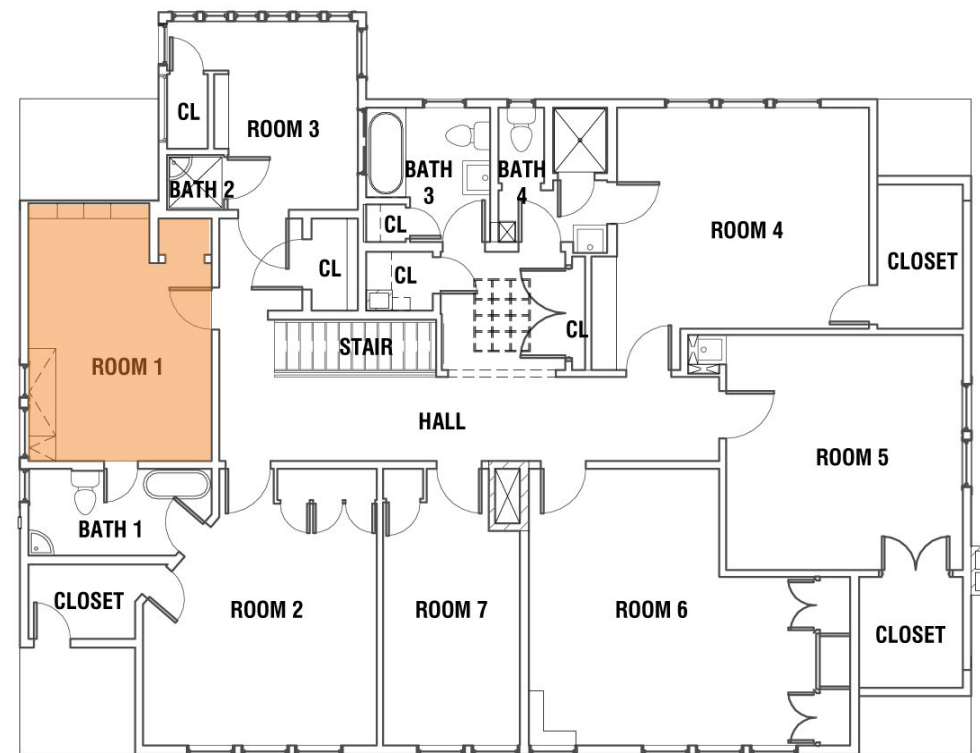


Figure 317. Detail of chimney and duct in janitor closet.



Figure 318. Fish-eye thumbnail of 360 camera image (south hall). See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



EXISTING SECOND FLOOR KEY PLAN



Room Name: SECOND FLOOR ROOM 1

Room Size: 10'-10" x 14'-5 1/2"
Regular/Irregular

Ceiling Height: varies

Floor Finish: Fir

Floor Condition: Good to fair, some spots, stains & paint

Wall Finish: Wallpaper over plaster on south and east; Plaster on north and west
*all wall surfaces painted, unless noted otherwise

Wall Condition: Fair. Telegraphing cracks through wallpaper

Ceiling Finish: Plaster
Sloped/Flat

Ceiling Condition: Fair. Several through cracks and hairline cracks

Trim size/profile: 1"x5 1/2" flat window and door trim, with 1 1/4" thick pedimented head trim.
no crown trim
8" high 3-piece base trim, missing shoe molding
Painted/Stained

Built-Ins: -Bench with access panels for plumbing at south wall
-Knee wall drawers and shelving with beadboard back, silver scoop pulls

Character Features:
Door Hardware: silver round knob, rectangular escutcheons
Electrical: turn knob light switch (not working), contemporary outlet at baseboard
Lighting: (1) ceiling mounted scalloped/fluted globe with silver finish; (1) jelly jar sconce on cabinetry

Conditions / Other: -double hung windows, roller blind hardware but no blinds
-radiator
-4-panel door with 2-lite operable transom
-open closet with rod and shelf, 8" base, plaster walls & ceiling

SECOND FLOOR ROOM 1



Figure 319. View looking north, with sloped ceiling, and built-in cabinets in the knee wall space, and a closet at right.



Figure 320. View looking south at wall papered wall, and bench under the window.



Figure 321. Detail of hall door with glass transom.



Figure 322. View looking northwest at closet and hall door, with multiple roof /ceiling angles.



Figure 323. View looking southwest, with radiator, window bench, and wood windows.



Figure 324. View looking east with the door to Bath 1 beyond.

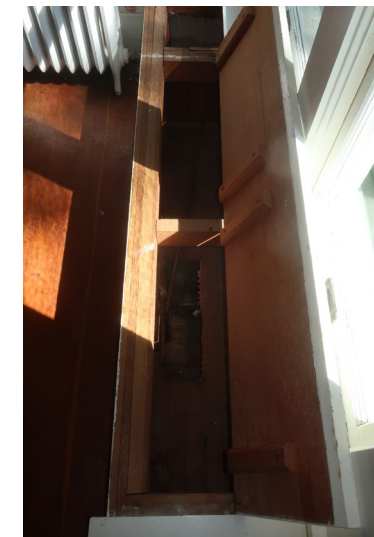


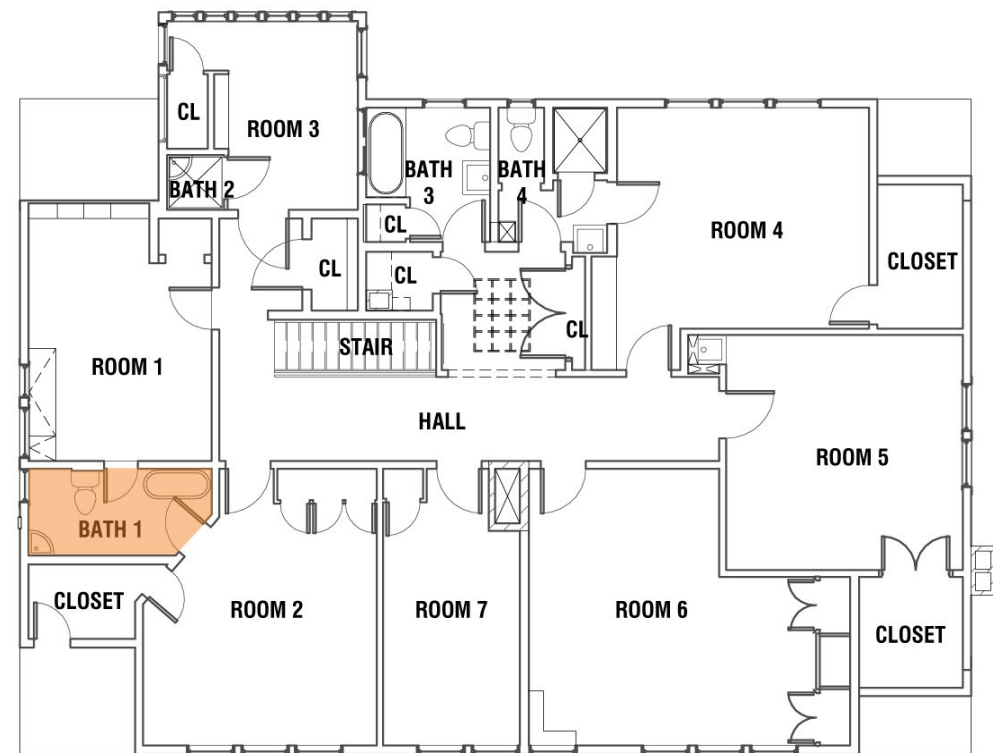
Figure 325. Detail of bench access for piping.



Figure 326. Detail of built-in drawers.



Figure 327. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



EXISTING SECOND FLOOR KEY PLAN



Room Name: SECOND FLOOR BATH 1

Room Size: 10'-11 ¼" x 5'-2"
Regular/**Irregular**

Ceiling Height: 7'-10 ¾"

Floor Finish: Sheet composite with papery black backing over cementitious skim coat over plywood
Floor Condition: Poor. Cut, missing, peeling

Wall Finish: Plaster above, painted tile or tile scored plaster wainscot with 4"x8" common bond pattern
*all wall surfaces painted, unless noted otherwise
Wall Condition: Fair. Peeling paint and plaster

Ceiling Finish: Plaster
Sloped/Flat

Ceiling Condition: Fair to Good, minor cracks.

Trim size/profile: 1"x5 ½" flat window and door trim, with 1 ¼" thick pedimented head trim.
no crown trim
quarter round base shoe molding
Painted/Stained

Built-Ins:

Character Features:
Door Hardware: silver knobs and ornamental rectangular escutcheons
Electrical: none. Switches on lights
Lighting: (2) wall sconces with upright jelly jar type globes, 1 cracked

Conditions / Other: -original toilet, decommissioned
-original corner sink and faucets, decommissioned
-corner medicine cabinet
-wall hooks on chair rail
-clawfoot tub, decommissioned. Grab bars
-radiator
-double hung window with curtain and valence
-floor access hatch by tub

SECOND FLOOR BATH 1



Figure 328. View looking south, with original plumbing fixtures and radiator.



Figure 329. Detail of clawfoot tub and sheet linoleum flooring, with door to Room 2.



Figure 330. Plumbing fixtures have been decommissioned to control waste water load.



Figure 331. Detail of wood window and window coverings.



Figure 332. Access hole into the floor cavity.

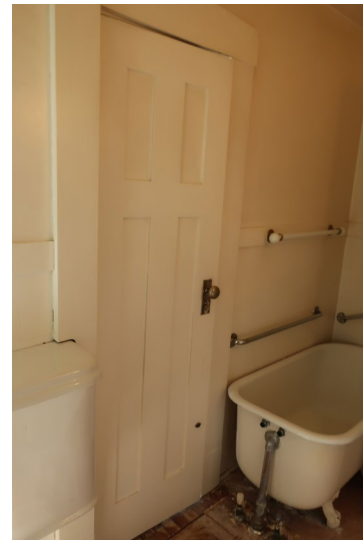


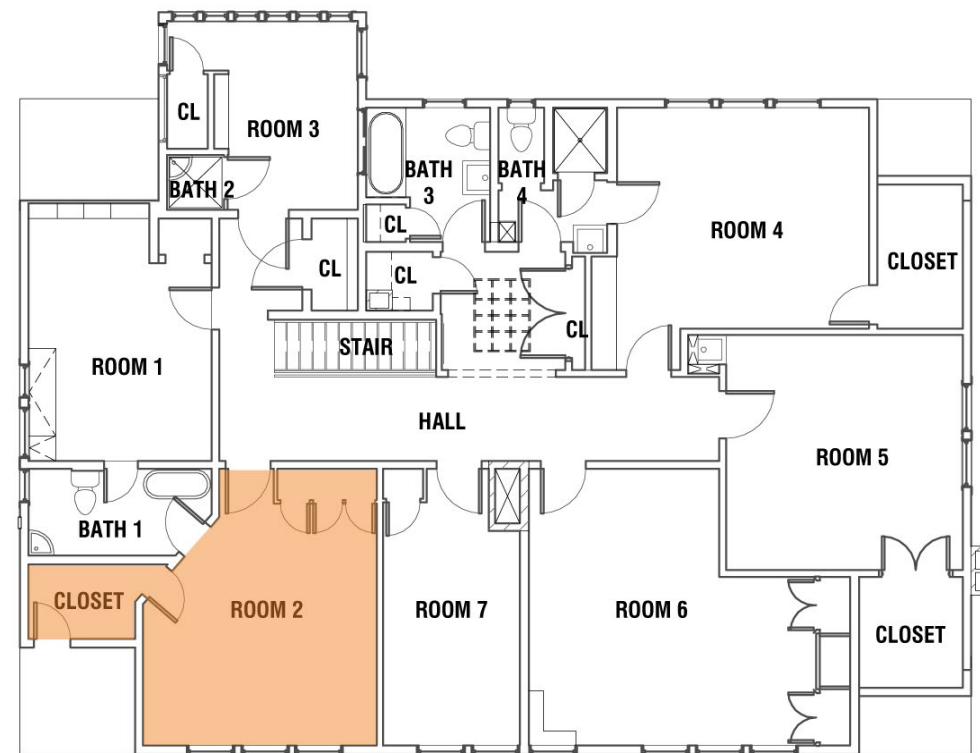
Figure 333. View looking northwest, with door to Room 1.



Figure 334. Detail of original light fixture.



Figure 335. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



EXISTING SECOND FLOOR KEY PLAN



Room Name: SECOND FLOOR ROOM 2

Room Size: 13'-10 1/2" x 16'-8 3/4"
Regular/**Irregular**

Ceiling Height: 7'-10"

Floor Finish: Fir
Floor Condition: Good where exposed

Wall Finish: Plaster
*all wall surfaces painted, unless noted otherwise

Wall Condition: Good. Minor cracks

Ceiling Finish: Plaster
Sloped/Flat

Ceiling Condition: Good, minor cracks.

Trim size/profile: 1"x5 1/2" flat window and door trim, with 1 1/4" thick pedimented head trim.
2" picture rail crown trim
8" high 3-piece base trim, missing base shoe molding
Painted/Stained

Built-Ins: 3-door cabinets with base board drawers

Character Features:

- Door Hardware: crystal knobs with round bronze escutcheon and fancy keyhole to hall, silver with fancy rectangular escutcheon to interior
- Electrical: contemporary switches and receptacles; painted old outlet, (2) phone jacks; (1) old cover plate, looks like a doorbell
- Lighting: (1) wall sconce with bare bulb; (1) ceiling mounted 2-lamp with decorative tassel, bare bulbs

Conditions / Other:

- door to closet with beveled mirror glass
- casement windows; one with awning screen, others with hinges for screens
- closet with knee wall scuttle to attic space & shelving
 - painted fir floor
 - 3-piece base with shoe

SECOND FLOOR ROOM 2



Figure 336. View looking east at dormer windows.



Figure 337. View looking north.



Figure 338. View looking south at the mirrored closet door.



Figure 339. View looking south.



Figure 340. Roof framing access from within closet.



Figure 341. Fish-eye thumbnail of 360 camera image (Room.2) See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Figure 342. View looking northeast.



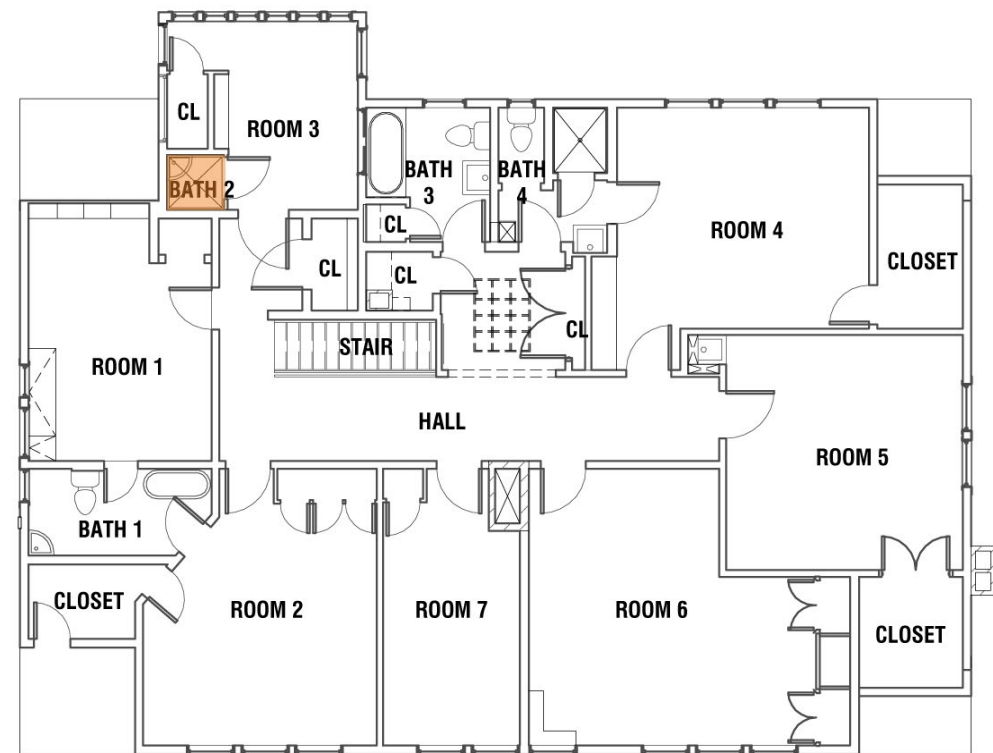
Figure 343. Roof framing access from within closet.



Figure 344. Detail of drawers inside cabinet doors.



Figure 345. Fish-eye thumbnail of 360 camera image (closet). See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



EXISTING SECOND FLOOR KEY PLAN



Room Name: SECOND FLOOR BATH 2

Room Size: 3'-3 1/4" x 3'-4 1/2"
Regular/Irregular

Ceiling Height:

Floor Finish: Raised, painted cement

Floor Condition: Fair. No base to keep water from running into wood framing at edges

Wall Finish: 3 1/4" Painted T&G

*all wall surfaces painted, unless noted otherwise

Wall Condition: Good.

Ceiling Finish: 3 1/4" Painted T&G

Sloped/Flat

Ceiling Condition: Good, some paint cracks at joints.

Trim size/profile: 1"x5 1/2" flat door trim

Quarter round crown trim

no base trim

Painted/Stained

Built-Ins:

Character Features:

Door Hardware: silver knob on outside. Tarnished bronze knob on inside with silver beveled rectangular escutcheon

Electrical: switch on light

Lighting: (1) wall sconce with pull cord. May not be original fixture

Conditions / Other: -non-motorized exhaust vent at ceiling

-original sink and faucets

-original shower plumbing fixtures

-curtain rod to keep water off door

-glass shelf

-oval mirror

-towel bar – silver/chrome with ceramic bar

-raised 8" curb at door

SECOND FLOOR BATH 2



Figure 346. Detail of wood curb into shower stall.



Figure 347. View looking south into Bath 2.



Figure 348. View looking south at the sink and shower assembly.



Figure 349. Detail of original sink.



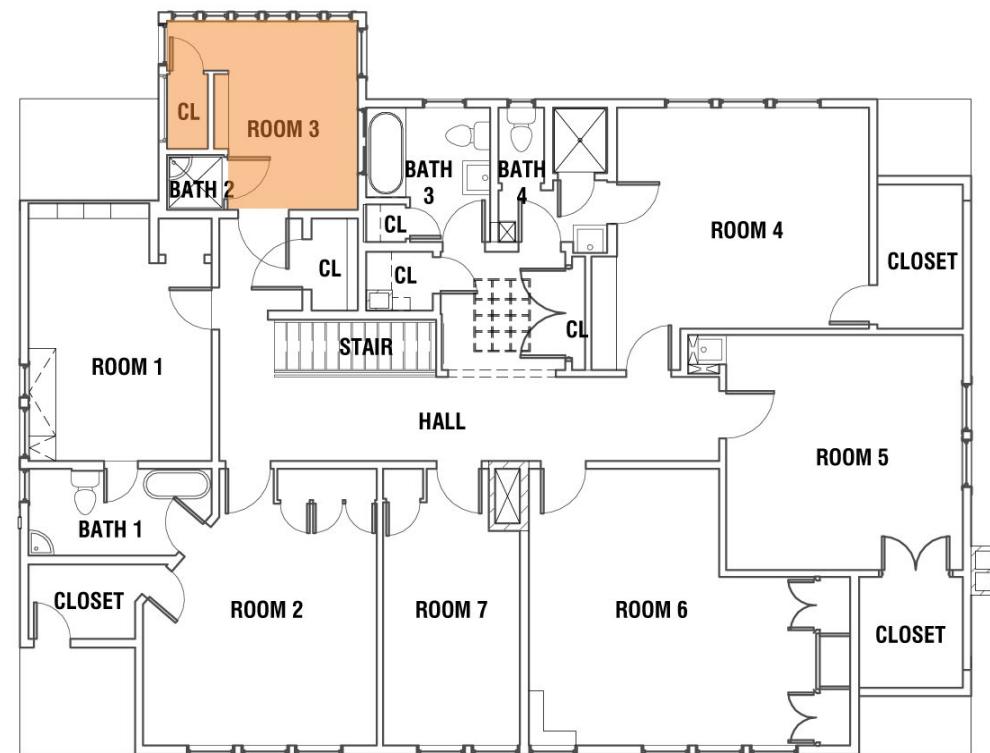
Figure 350. Detail of ornamental soap holder.



Figure 351. Detail of oval mirror and original light



Figure 352. Detail of cementitious floor..



EXISTING SECOND FLOOR KEY PLAN



Room Name: SECOND FLOOR ROOM 3

Room Size: 11'-3 1/4" x 11'-4 3/4"
Regular/**Irregular**

Ceiling Height: 7'-10 3/4" at flat portion

Floor Finish: Fir
Floor Condition: Good to fair. Worn, sunbleached, some stains

Wall Finish: Sanded finish paint over wall paper over plaster
*all wall surfaces painted, unless noted otherwise

Wall Condition: Fair to poor. Debonding at multiple layers and colors of wall paper; drill hole access into wall; selective demolition to plaster and finish layers; through cracks in plaster

Ceiling Finish: Plaster
Sloped/Flat

Ceiling Condition: Good to fair. Some through cracks

Trim size/profile: 1"x5 1/2" flat window and door trim, with 1 1/4" thick pedimented head trim.
3/8"x1 3/4" picture rail / curtain blocking
8" high 3-piece base trim
Painted/Stained

Built-Ins: Drawers and shelves with brass pull handles, and painted T&G lining

Character Features:
Door Hardware: crystal knobs with beveled rectangular escutcheon at entry door, silver knob with beveled rectangular escutcheon at Bath 2 door
Electrical: push button switches, modern outlets
Lighting: (2) brass spotlights (appear non-original), no light in closet

Conditions / Other: -awning windows on north and south sides have sliding screens and hardware by "The Robbins Screen"
-west facing windows are (3) sets of bi-folds
-hardware for roller shades, missing shades
-wavy glass
-blind opening with beadboard on north side matches the ganged assembly on the south side.
Infilled for west shed dormer in 1923
-cork board glued to north and east walls
-4-lite glass door

SECOND FLOOR ROOM 3



Figure 353. View looking west.



Figure 354. Detail of shelving and pedimented door trim.



Figure 355. View looking southeast at built-in shelving, door to Bath 2 (left) and closet (right).



Figure 356. View looking east with open door to Hall. The



Figure 357. Detail of operable windows and exceptional view of Chuckanut Bay..



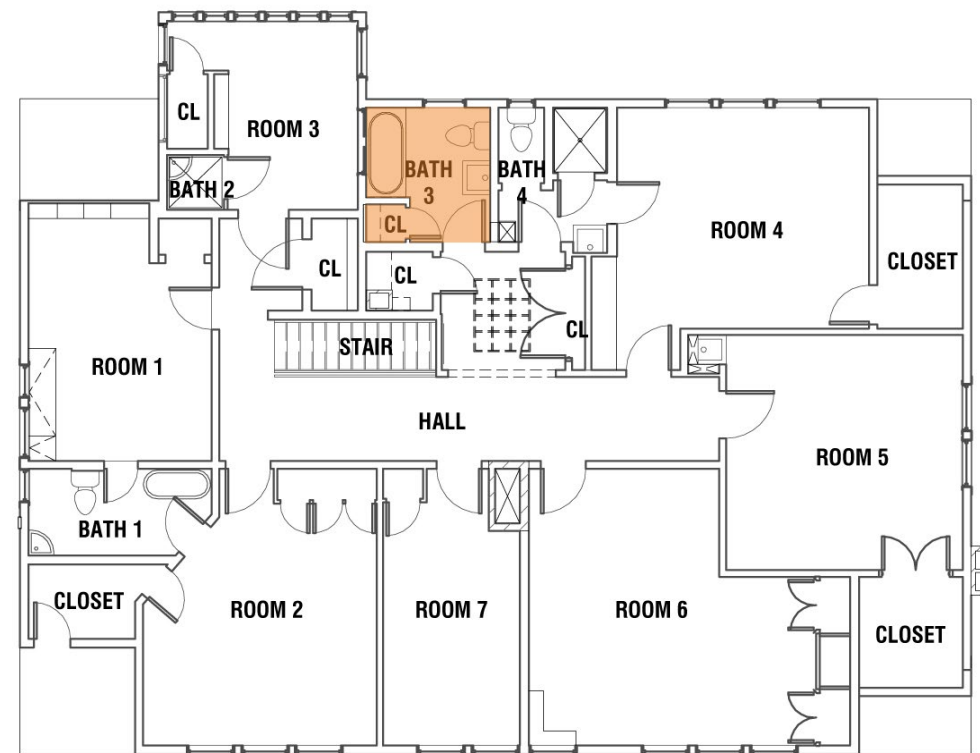
Figure 358. View looking south at stepped windows along sloped roof.



Figure 359. View looking north, with blind opening where the west shed dormer was added during construction of the 1923 addition. The windows originally matched the south facing windows.



Figure 360. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



EXISTING SECOND FLOOR KEY PLAN



Room Name: SECOND FLOOR BATH 3

Room Size: 7'-4" x 8'-1"
Regular/Irregular (with closet)

Ceiling Height: 7'—10 ¼"

Floor Finish: Sheet vinyl
Floor Condition: Fair, curled at joints

Wall Finish: Plaster with smooth, hard finish paint
*all wall surfaces painted, unless noted otherwise

Wall Condition: Good. Minor cracks

Ceiling Finish: Plaster
Sloped/Flat

Ceiling Condition: Fair. Paint peeling

Trim size/profile: 1"x5 ½" flat window and door trim, with 1 ¼" thick pedimented head trim.
no crown trim
6" white rubber base
Painted/Stained

Built-Ins: Closet

Character Features:
Door Hardware: white glass knob inside, crystal knob outside with round silver escutcheon
Electrical: contemporary switch
Lighting: (1) ceiling mounted, missing globe; (2) non-original mirror sconces

Conditions / Other: -radiator
-original toilet, decommissioned
-original sink (large), decommissioned
-medicine cabinet
-alcove tub (no shower) with white tile backsplash, 18" above deck
-linen closet with wood shelves, no base, plaster walls and failing paint
-linen chute door on north wall behind door
-casement window, hardware for interior screen (missing)

SECOND FLOOR BATH 3



Figure 361. View looking west at dormer window, radiator, and original plumbing fixtures.



Figure 362. Detail of decommissioned sink and toilet.



Figure 363. Detail of linen chute door.



Figure 364. Detail of tub.



Figure 365. Detail of sink and sheet linoleum flooring.



Figure 366. Detail of decommissioned sink and toilet.

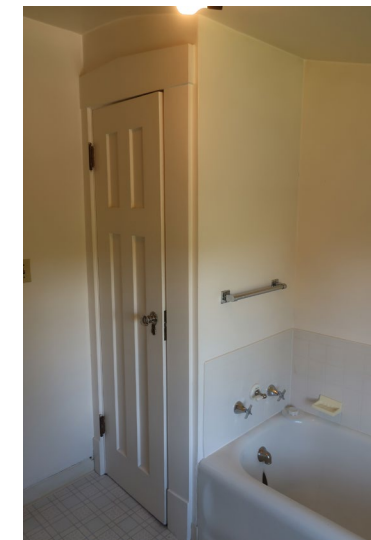


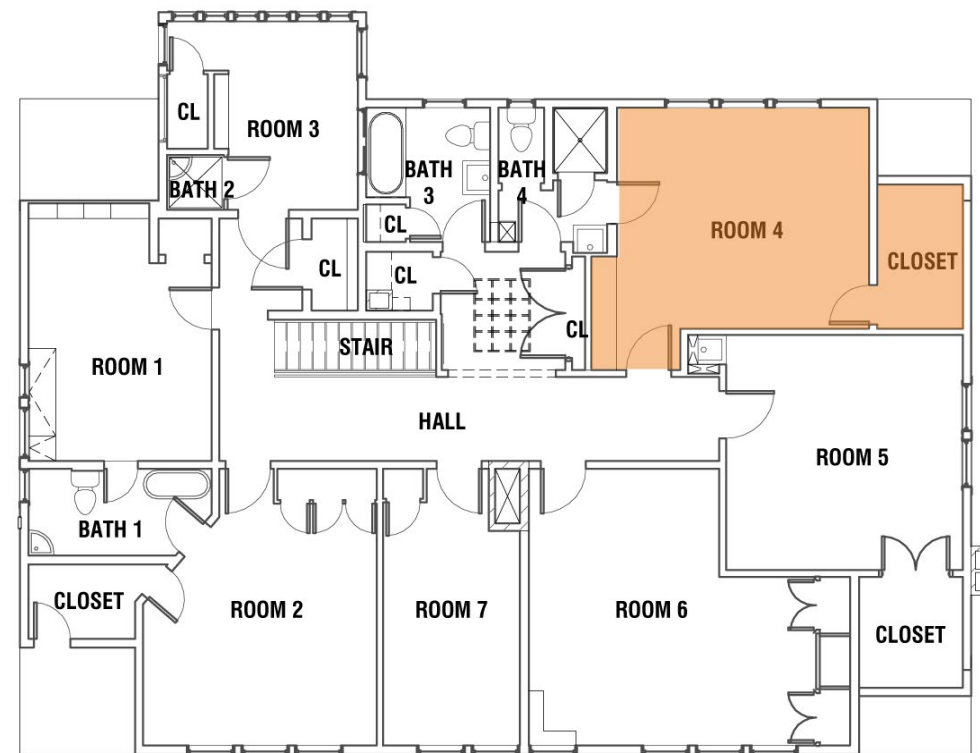
Figure 367. View looking southwest at the linen closet.



Figure 368. Detail of built-in drawers in linen closet.



Figure 369. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



EXISTING SECOND FLOOR KEY PLAN



Room Name: SECOND FLOOR ROOM 4

Room Size: 14'-11 1/2" x 15'-8 3/4"
Regular/**Irregular**

Ceiling Height: 7'-10" at flat
6'-2" at spring point

Floor Finish: Fir
Floor Condition: Good to fair, sun bleached

Wall Finish: Plaster
*all wall surfaces painted, unless noted otherwise
Wall Condition: Good. Minor cracks

Ceiling Finish: Plaster
Sloped/Flat
Ceiling Condition: Fair, through cracks, paint peeling

Trim size/profile: 1"x5 1/2" flat window and door trim, with 1 1/4" thick pedimented head trim.
2" picture rail crown trim at 7' and along sloped ceilings
8" high 3-piece base trim, missing base shoe molding
Painted/Stained

Built-Ins: Built-in drawers and shelves with bead board lining and crystal knobs

Character Features:
Door Hardware: crystal knobs with round silver escutcheons
Electrical: push button switches and contemporary switches; original round outlet in base trim; cable jack;
Lighting: (3) candle sconces, coppery finish; (1) goose neck sconce with similar wall plate

Conditions / Other:
-(3) casement windows with hinges for interior screens. Limiters missing on two casement sash
-built-in drawers and shelves with bead board lining and crystal knobs
-radiator
-closet with sloped ceiling, 1 shelf, walls papered with glamor magazine covers

SECOND FLOOR ROOM 4



Figure 370. View looking west at dormer windows and radiator.



Figure 371. View looking east, with closet door at left, and hall door at right.

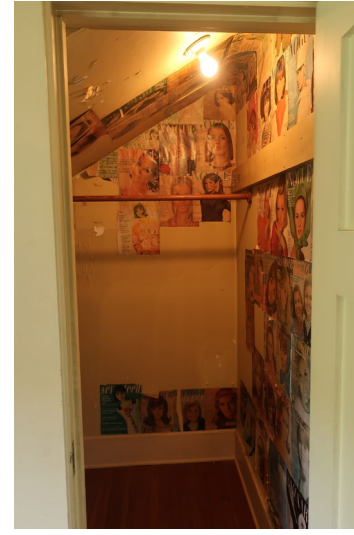


Figure 372. View looking north into the "Vogue" closet.



Figure 373. View looking north, with closet door at right.



Figure 374. Detail of "Vogue" closet, wallpapered with glamor magazine covers.



Figure 375. Fish-eye thumbnail of 360 camera image (Room.4) See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Figure 376. Detail of ganged casement dormer windows.



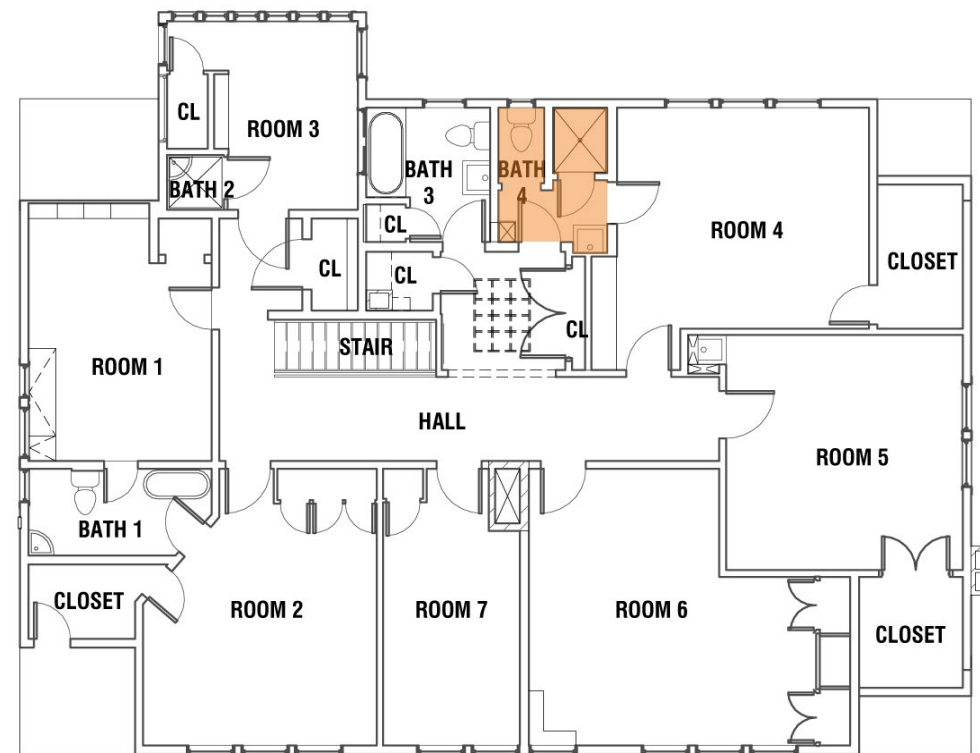
Figure 377. Detail of wall sconce light fixture.



Figure 378. Detail of built-in drawers and shelving.



Figure 379. Fish-eye thumbnail of 360 camera image (closet). See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



EXISTING SECOND FLOOR KEY PLAN



Room Name: SECOND FLOOR BATH 4

Room Size: 6'-5" x 8'-1 1/2"
Regular/**Irregular**

Ceiling Height: 7'-10 1/2" at flat

Floor Finish: Sheet linoleum

Floor Condition: Good to fair

Wall Finish: Plaster with smooth hard paint
*all wall surfaces painted, unless noted otherwise

Wall Condition: Good. Minor paint peeling

Ceiling Finish: Plaster with smooth hard paint
Sloped/Flat

Ceiling Condition: Fair. Peeling paint from moisture, cracks

Trim size/profile: 1"x5 1/2" flat window and door trim, with 1 1/4" thick pedimented head trim.
no crown trim
6" black rubber base
Painted/Stained

Built-Ins:

Character Features:

- Door Hardware: white glass knobs on inside, crystal knobs on outside with round escutcheons
- Electrical: push button switch
- Lighting: (1) ceiling mounted fixture with dish diffuser at toilet compartment; (1) bare bulb in shower, (1) non-original sconce over sink

Conditions / Other: -wall radiator

- medicine cabinet
- original sink and faucets
- shower room with raised tile floor and curb, with 6" black and white wall tile to 4'-10 1/2". 2" green, black and white floor tile. Non-motorized exhaust vent in ceiling
- original toilet, decommissioned
- plywood wall access panel in toilet compartment behind copper piping for shower
- casement window

SECOND FLOOR BATH 4



Figure 380. View looking south.



Figure 381. Detail of original sink.



Figure 382. View looking southwest with wall mounted radiators, and hall door.



Figure 383. Detail of casement window.



Figure 384. Detail of tiled floor and curb of shower room.



Figure 385. Fish-eye thumbnail of 360 camera image (north) See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Figure 386. Detail of medicine cabinet.

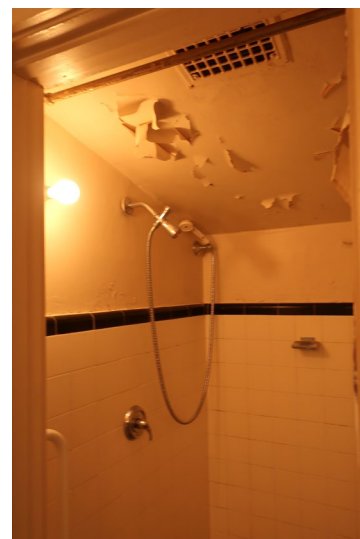


Figure 387. Detail of shower ceiling with peeling paint..

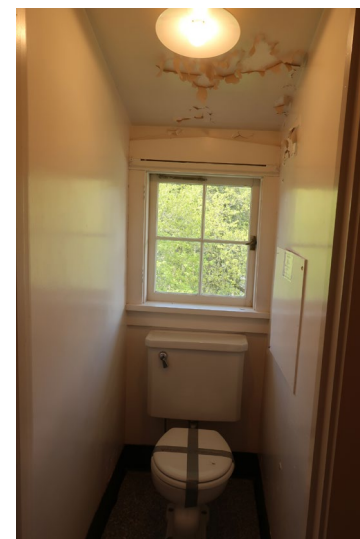
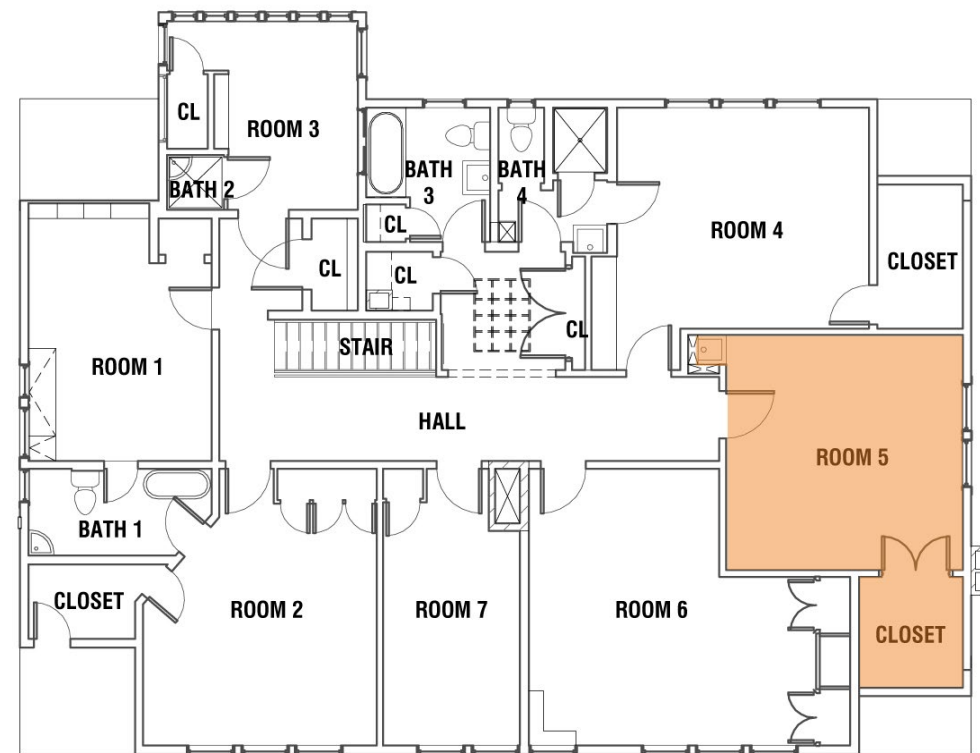


Figure 388. Detail of toilet compartment with decommissioned toilet.



Figure 389. Fish-eye thumbnail of 360 camera image (south). See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



EXISTING SECOND FLOOR KEY PLAN



Room Name: SECOND FLOOR ROOM 5

Room Size: 14'-0" x 14'-0 1/4"
Regular/Irregular, with sink alcove

Ceiling Height: 7'-10"

Floor Finish: Fir
 Floor Condition: Good to fair. Water or wear marks, sun bleached, thin finish

Wall Finish: Wall paper over plaster
 *all wall surfaces painted, unless noted otherwise
 Wall Condition: Good. Sun bleaching of former furniture outlines, minor plaster crack telegraphing

Ceiling Finish: Plaster
Sloped/Flat
 Ceiling Condition: Good, minor cracks.

Trim size/profile: 1"x5 1/2" flat window and door trim, with 1 1/4" thick pedimented head trim.
 2" picture rail trim at spring point datum
 8" high 3-piece base trim
Painted/Stained

Built-Ins:

Character Features:
 Door Hardware: crystal knobs with round escutcheon and fancy keyhole
 Electrical: push button switches; original round outlets in base trim
 Lighting: (4) candle sconces, no shades, with tarnished silver color. One appears to be losing color and looks coppery beneath. Maybe re-patinated?

Conditions / Other: -sink and medicine cabinet in alcove. Sink drain is disconnected
 -radiator
 -(2) 6:1 double hung windows with silver/pewter finger pull hardware
 -deep closet with painted plaster walls into knee wall space, 2 shelves, keyless light fixture with bare bulb

SECOND FLOOR ROOM 5



Figure 390. View looking north.



Figure 391. View looking east, with closet doors, and original wall sconce lights.

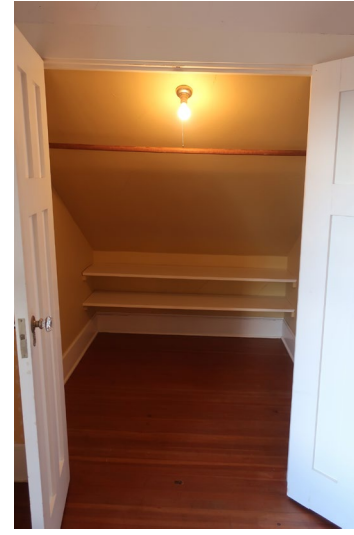


Figure 392. Detail of closet with shelving.



Figure 393. View looking west, with sink alcove at far left.



Figure 394. Detail of decorative sash pull hardware.



Figure 395. Detail of wood windows.



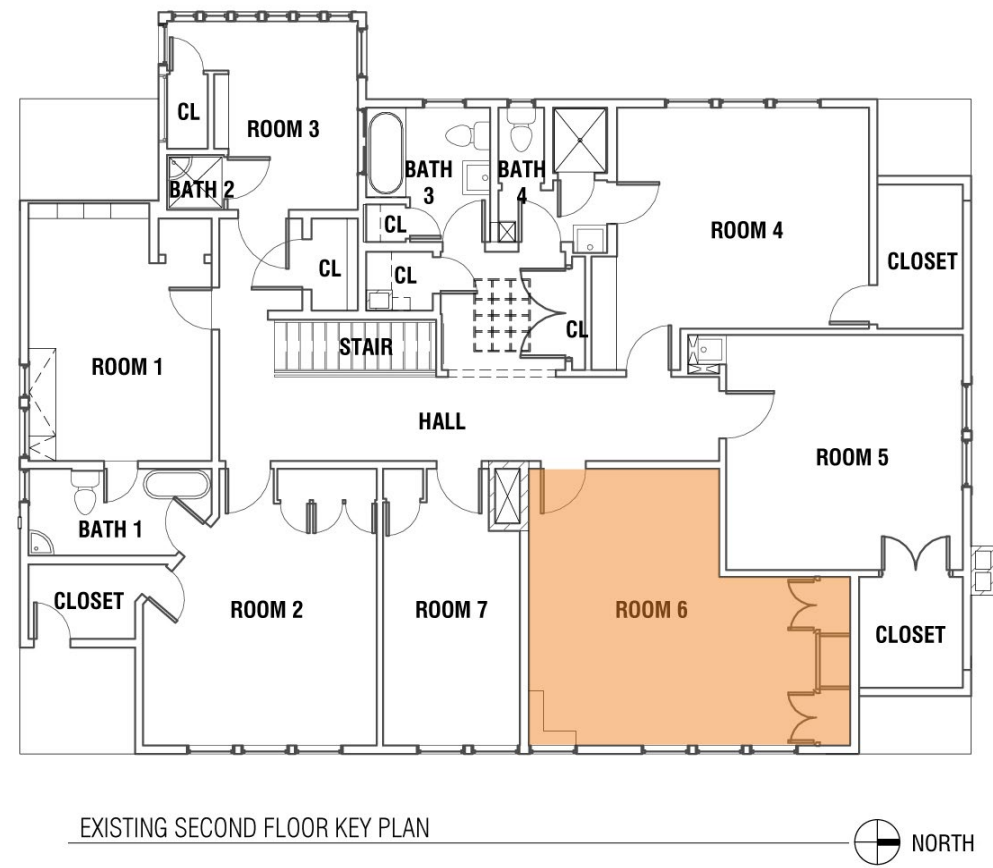
Figure 396. Detail of original wall sconce.



Figure 397. Detail of sink alcove.



Figure 398. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



Room Name: SECOND FLOOR ROOM 6

Room Size: 17'-0" x 16'-7"
Regular/**Irregular**

Ceiling Height: 7'-9 3/4"

Floor Finish: Fir
Floor Condition: Good. squeaky

Wall Finish: Plaster. May be painted wall paper over plaster
*all wall surfaces painted, unless noted otherwise

Wall Condition: Good. Minor cracks

Ceiling Finish: Plaster
Sloped/Flat

Ceiling Condition: Fair, lots of minor cracks.

Trim size/profile: 1"x5 1/2" flat window and door trim, with 1 1/4" thick pedimented head trim.
2" picture rail crown trim
8" high 3-piece base trim, missing base shoe molding
Painted/Stained

Built-Ins: -cabinets/drawers at north wall, even in base trim, lined with stained fir beadboard
-simple painted book shelving in southeast corner

Character Features:
Door Hardware: crystal knobs with round silver escutcheon and fancy keyhole
Electrical: contemporary switches; original round receptacles in baseboard
Lighting: (4) modern sconces

Conditions / Other: -radiator
-casement windows with hardware for screens
-track for curtains but no curtains

SECOND FLOOR ROOM 6



Figure 399. View looking east.



Figure 400. View looking north at built-in cabinetry.



Figure 401. View looking west, with door to Hall.



Figure 402. Detail of open cabinetry and stained fir-lined compartments.



Figure 403. View looking south.



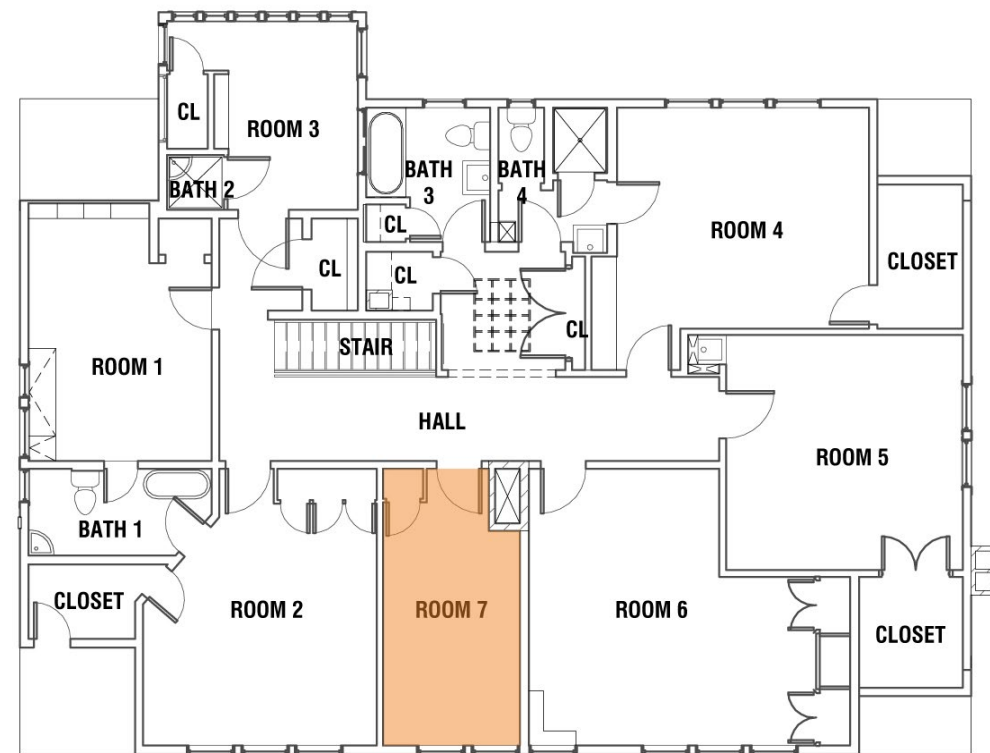
Figure 404. Detail of wall sconce.



Figure 405. Detail plaster crack



Figure 406. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>



EXISTING SECOND FLOOR KEY PLAN



Room Name: SECOND FLOOR ROOM 7

Room Size: 16'-10 1/2" x 8'-1 1/2"
Regular/**Irregular**

Ceiling Height: 7'-9 3/4"

Floor Finish: Fir
Floor Condition: Good for fair; thin finish

Wall Finish: Plaster
*all wall surfaces painted, unless noted otherwise
Wall Condition: Good. Paint looks recent, no cracks

Ceiling Finish: Plaster
Sloped/Flat
Ceiling Condition: Good. Paint looks recent, no cracks

Trim size/profile: 1"x5 1/2" flat window and door trim, with 1 1/4" thick pedimented head trim.
2" picture rail crown trim
8" high 3-piece base trim, missing base shoe molding
Painted/Stained

Built-Ins: Wardrobe with stained fir lining, crystal knobs and painted hinges

Character Features:
Door Hardware: crystal knobs with round silver escutcheon and fancy keyhole
Electrical: contemporary switches and receptacles; (1) original round receptacle in baseboard; phone jack;
Lighting: (1) ceiling mounted fixture with milky glass decorative cast shade

Conditions / Other: -attic scuttle in ceiling. Observed batt insulation at ceiling level
-radiator. Abandoned adjacent copper piping may have been for another section
-casement windows, hinges for interior screens. One broken pane
-chimney damper handle on chimney shaft behind door
-rubber door stop

SECOND FLOOR ROOM 7



Figure 407. View looking east.



Figure 408. View looking west, with built in wardrobe at left, hall door at center, and the chimney flue from the Entry Hall chimney to the right of the door. There is a flue damper vane on the wall behind the door. Also note attic access scuttle above the door.



Figure 409. Detail of open wardrobe with stained fir lining.

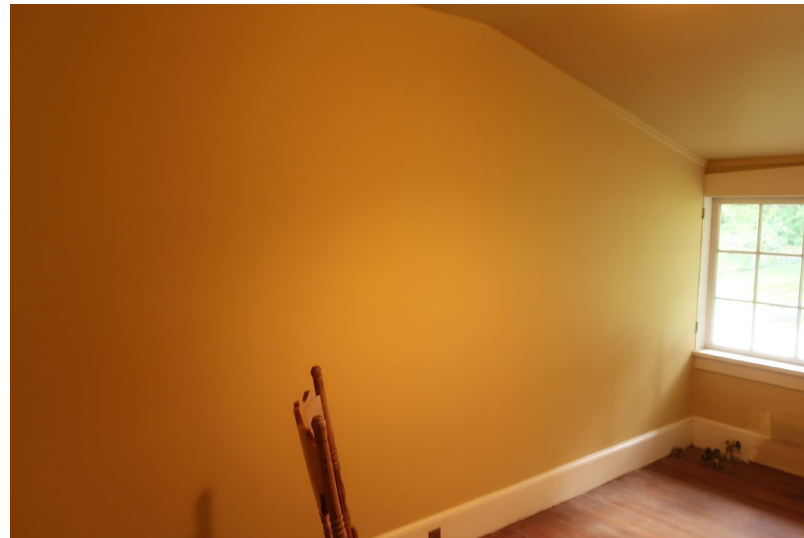


Figure 410. View looking north.



Figure 411. Detail of attic access scuttle.



Figure 412. View looking west from inside attic, with skylight visible.



Figure 413. Detail of original light fixture.



Figure 414. Detail of original electrical outlet with brass plate, set into the wood base..



Figure 415. Fish-eye thumbnail of 360 camera image. See <https://data.cob.org/tours/planning/woodstockhistoricstructuresreport/>

SUPPLEMENTAL INFORMATION**BIBLIOGRAPHY, SOURCES, AND REFERENCES**Owner-Provided Resources

"Adapting Woodstock" 2008 Charette, Selected Documents

- Index <https://cob.org/project/woodstock-charrette>
- Summary Adapting Woodstock Farm at Inspiration Point: General Principles, dated 7/25/2008
<https://cob.org/wp-content/uploads/charrette-guiding-principles.pdf>
- Section 0.3 Woodstock Area Map, no date
<https://cob.org/wp-content/uploads/0.3-woodstock-area-map.pdf>
- Section 0.5 Woodstock Black and White Survey Map, by Larry Steele & Associates, dated 7/11/2008
<https://cob.org/wp-content/uploads/0.5-woodstock-black-white-survey-map.pdf>
- Section 0.8 Site Planning Topics & Reference Items: A Review of Site Adaptation & Development Constraints, Noting a Few Potential Strategies, Opportunities & Work-Arounds, dated July 2008
<https://cob.org/wp-content/uploads/0.8-development-constraints.pdf>
- Section 0.9 Notes from Fire Department Meeting on Woodstock Building Adaptations, dated 1/11/2008
<https://cob.org/wp-content/uploads/0.9-fire-dept-building-adaptationspdf.pdf>
- Section 0.10 Map of Woodstock Inholding, dated 8/23/2005
<https://cob.org/wp-content/uploads/woodstock-inholding-map.pdf>
- Section 0.13 Working Guidelines for Interim Woodstock Farm Building Uses, With a Summary of Long-Term Adaptation Measures, dated 1/5/2009
<https://cob.org/wp-content/uploads/0.13-guidelines-for-short-term-building-uses.pdf>
- Section 1.1 The Woodstock Challenge, no date
<https://cob.org/wp-content/uploads/1.1-the-woodstock-challenge.pdf>
- Section 11.1 Potential Short-Term Capital Maintenance & Basic Adaptation Projects for Woodstock Farm, dated 8/12/08
<https://cob.org/wp-content/uploads/11.1-short-term-projects-list.pdf>

Addition to Residence of Mr. Cyrus Gates, construction drawings by architect F. Stanley Piper, dated 3/3/1922

Asset Overview Report, completed in 2019 by VFA Inc.

City of Bellingham Parks and Recreation Website

Historic Overview of Woodstock Farm (undated, unauthored)

<https://cob.org/wp-content/uploads/woodstock-historic-overview.pdf>

Woodstock Farm Historic Map:

<https://cob.org/wp-content/uploads/festival-historic-map.pdf>

Recalling More than a Pretty Place: War, Reform and Cyrus Gates' Other Woodstock" – history article

<https://cob.org/wp-content/uploads/gates-other-woodstock-.pdf>

Farm Activity Reports

2007 Annual Activities Report <https://cob.org/wp-content/uploads/woodstock-report-2007.pdf>

2006 Annual Activities Report <https://cob.org/wp-content/uploads/woodstock-report-2006.pdf>

2005 Annual Activities Report <https://cob.org/wp-content/uploads/woodstock-report-2005.pdf>

National Register of Historic Places Registration Form for Woodstock Farm, dated July 6, 2021.

<https://wisaard.dahp.wa.gov/api/api/resultgroup/534853/doc>

Projects Completed at Woodstock Farm by the City of Bellingham Parks and Recreation Dept., undated, through 2017
Woodstock Farm Sanitary Sewer and Septic Design, by Reichhardt & Ebe Engineering, Inc., dated 3/20/2015
Whatcom County Health Department On-Site Sewage System Permit Application

National Parks Service Technical Preservation Briefs

- 2 Repointing Mortar Joints in Historic Masonry Buildings
<https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>
- 3 Improving Energy Efficiency in Historic Buildings
<https://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm>
- 4 Roofing for Historic Buildings
<https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>
- 9 The Repair of Historic Wooden Windows
<https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>
- 15 Preservation of Historic Concrete
<https://www.nps.gov/tps/how-to-preserve/briefs/15-concrete.htm>
- 17 Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
<https://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>
- 18 Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements
<https://www.nps.gov/tps/how-to-preserve/briefs/18-rehabilitating-interiors.htm>
- 21 Repairing Historic Flat Plaster—Walls and Ceilings
<https://www.nps.gov/tps/how-to-preserve/briefs/21-flat-plaster.htm>
- 24 Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
<https://www.nps.gov/tps/how-to-preserve/briefs/24-heat-vent-cool.htm>
- 28 Painting Historic Interiors
<https://www.nps.gov/tps/how-to-preserve/briefs.htm>
- 32 Making Historic Properties Accessible
<https://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>
- 36 Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
<https://www.nps.gov/tps/how-to-preserve/briefs/36-cultural-landscapes.htm>
- 37 Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
<https://www.nps.gov/tps/how-to-preserve/briefs/37-lead-paint-hazards.htm>
- 39 Holding the Line: Controlling Unwanted Moisture in Historic Buildings
<https://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm>
- 45 Preserving Historic Wooden Porches
<https://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>
- 47 Maintaining the Exterior of Small and Medium Size Historic Buildings
<https://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exterior.htm>