

WALKER HOUSE - WHITE SALMON, WA

FEASIBILITY STUDY



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TEAM

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- JAN BRENDING, Clerk Treasurer

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- ANDREW MILLER, Designer

1.0 - EXECUTIVE SUMMARY

The Walker House is a historic dwelling set amid an idyllic, wooded site in White Salmon, WA. This study examines the feasibility of modifying the building to become a central gathering place for the community. With proposed programs that include rental space for meetings, artist residencies, retail, and seasonal uses such as an ice cream parlor and wedding venue, the reimagined Walker House would result in a change of occupancy, which, in turn, would require several code-related upgrades.

These upgrades could include equipping the building with a sprinkler system and providing fire separation between spaces with mixed occupancies. The exterior railing and interior stairs would need to be brought up to building code and accessible routes provided to the primary spaces of the building and site. A new elevator lift connecting the different levels would be part of the accessibility upgrades.

To meet current energy code, the windows need replacement and the building exterior provided with additional insulation. Mechanical and electrical systems must be fully compliant with current energy code, which could result in replacing the existing equipment, services, and fixtures. Structural upgrades include reinforcement of existing foundational deficiencies and accommodating live load requirements for the proposed uses.

Ongoing maintenance issues range from touch-up painting and cleaning to chimney and framing repair. There are signs of deterioration, delayed maintenance, and overall aging at the chimney, walls and ceilings, roof, exterior stairs and deck, and bathroom. Improvements to these areas would be captured in the proposed renovation.

Furthermore, the Walker House has previously been deemed a “significant resource” by the WA Department of Archeology and Historic Preservation (DAHP). This means that any state or federal funds used for the project would require SEPA and DAHP review. If the project is privately funded, then these reviews are not required. The potential impacts of historic review could impact design goals and code requirements such as railing modifications and upgrading windows. Any modifications to potentially historic features would need to be carefully examined and approved by all authorities having jurisdiction.

Based on the proposed program, code requirements, and maintenance improvements, the rough order of magnitude (ROM) costs associated with this study range from \$1.8 to \$2.5 million. Code-driven improvements, which include ADA, site, envelope, structural, and MEP updates, account for the largest share of the budget at \$1.2-\$1.7 million. Program-driven improvements are estimated between \$415-565k, and maintenance improvements are at estimated at \$200k. These costs are based on Q1 2022 construction costs and do not account for escalation or soft costs, which include taxes, design fees, permit fees, FFE, and owner contingencies.

Based on this preliminary study, we find ample opportunity at the Walker House and are excited by its potential to serve as a new community nexus. We hope this study provides the City a foundation upon which continued design and engineering may illuminate how the next chapter unfolds for this beloved community asset.



2.0 - PROGRAM DRIVEN IMPROVEMENTS

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2.0a - PROPOSED PROGRAM

DESIGN GOALS AND PROGRAM

The primary focus of the new facility will be a gathering place for community members and visitors that serves as the “third place” for residents to gather apart from home and work. The Gathering Place proposes the following community-centered programs/events and services.

COMMUNITY-CENTERED PROGRAMS/EVENTS

MEETINGS, EVENTS, AND DINNERS

- Place to rent for meetings, intimate holiday events, community dinners
- Available for personal events including baby showers, wedding showers, birthday parties rental
- Annual events for community gathering (back to school, holidays, change of seasons)

RETREATS & WORKSHOPS

- Place to rent for work retreats, teaching classes, lectures, etc.
- Programming related to interest and hobbies of community such as outdoor recreation gardening, canning, foraging, arts, parenting, aging, wellness, remote working challenges
- Day-long and weekend-long retreats

ARTIST RESIDENCIES

- Artist residing (room and studio)
- Artist to teach workshops and feature work at culminating event

SERVICES

SEASONAL ICE CREAM PARLOR

- Indoor counter/service area, back-of-house support
- Outdoor seating

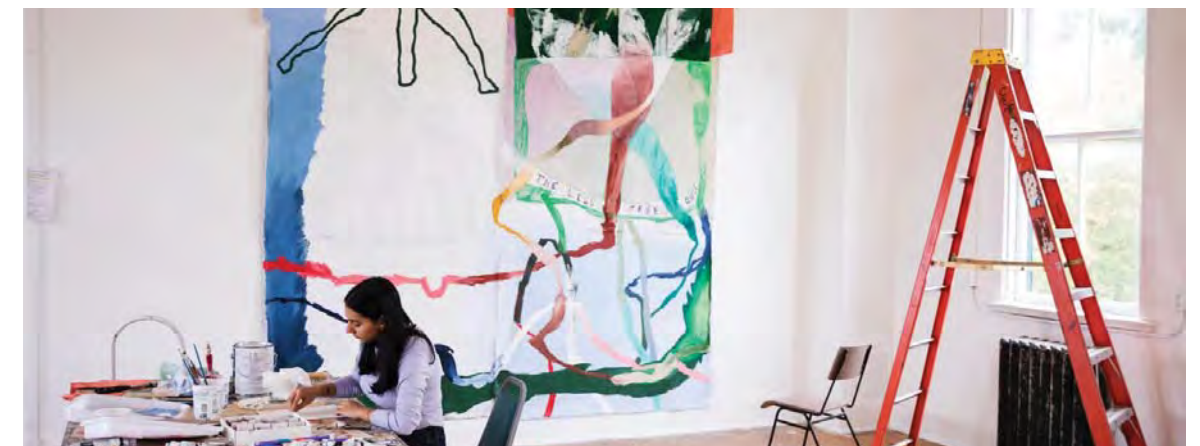
SEASONAL BOUTIQUE WEDDING VENUE

- Expansive outdoor seating and indoor common seating
- Indoor Bride and Groom suite & Kitchen
- Partner with local business as vendors to support the wedding venue (beer & wine, food catering, accommodations)

VISITOR / RETAIL CENTER

- Provide White Salmon branded apparel

PROGRAM



2.0b - BUILDING PROGRAM OPPORTUNITIES & SPACE PLANNING

BUILDING PROGRAM OPPORTUNITIES

The new community building proposes an update to the existing Walker House from a residential dwelling to a public commercial building. The existing dwelling is three stories, with an above-grade ground floor, first floor, and second floor. Each level is approximately 1,000 SF. There is a large wrap-around porch along the north, east, and south sides of the ground floor and first floor.

Ground Floor

The ground floor is entirely above grade with grade level access on the north elevation. The existing floor plan is fairly open on the west side of the building and contains a bedroom and restroom on the east side.

Based on the proposed program, the ground floor would best support the ice cream parlor and larger meetings/gatherings. The ground level porch provides outdoor seating for the ice cream parlor. The existing bedroom would provide back-of-house support space for the parlor and building maintenance/office space. Modifications are required to convert the existing restroom into an accessible restroom with accessible access.

First Floor

The main entrance to the dwelling is located at the first floor. There is a grand set of exterior stairs on the north side of the building, providing access to the north-facing main entry door. This level contains (4) rooms separated by the central stair and hallway. The kitchen is located in the southwest corner.

This level provides (3) flex rooms that can be used to support a number of programs including meetings, retreats, workshops, catered events, private events, and retail. Each of the flex rooms are about 200 SF and can support 8-12 people. Interior modifications can be made to convert the (2) east rooms into a single larger room. Updates to the kitchen are also recommended to support the proposed programs. To address accessibility, it is recommended to locate an elevator lift at the southwest corner of the porch and replace the current laundry room.

Second Floor

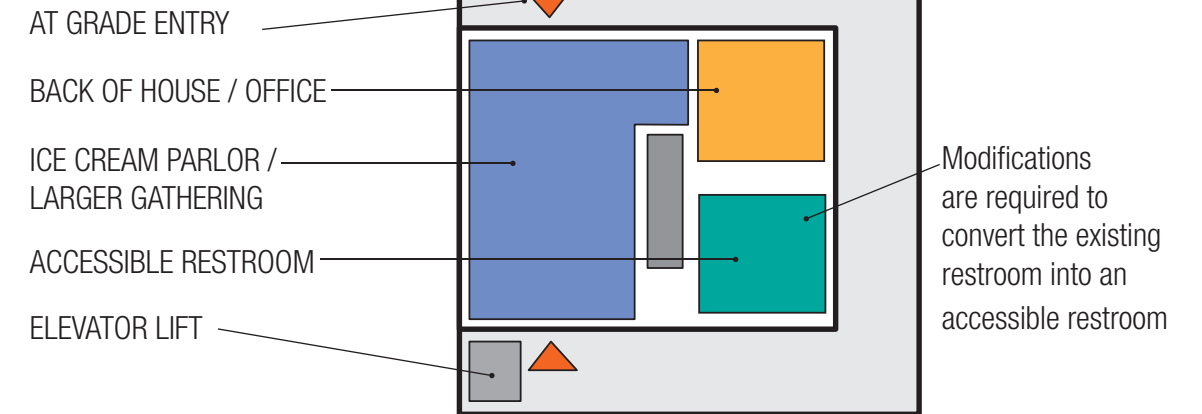
The second floor has (4) bedrooms, each with a walk-in closet, a restroom on the south side, and stairway access to the attic. These rooms can support programs including bridal suites, artist residencies, and office space.

Attic and Crawl Space

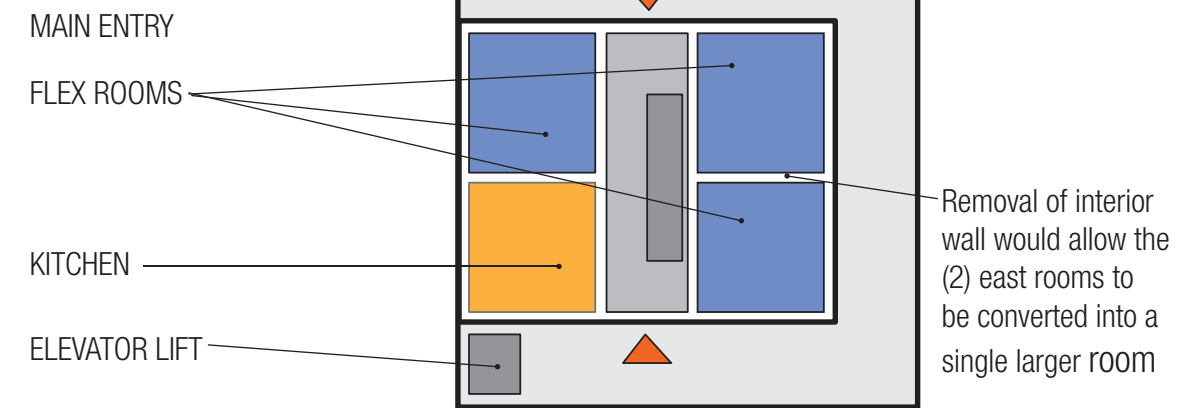
The building has an existing, partially above-grade crawl space with access along the south elevation. The attic can provide storage to support the proposed programs.

SPACE PLANNING

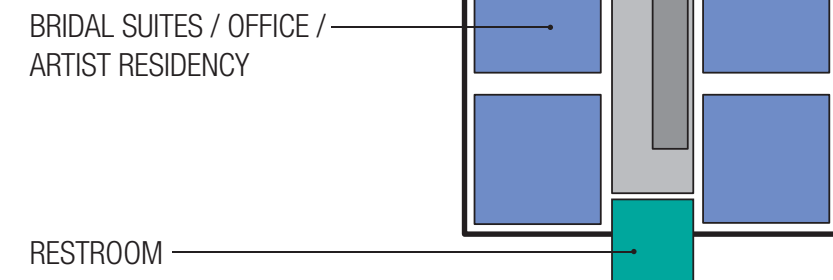
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



2.0c - SITE OPPORTUNITIES

DESIGN GOALS AND PROGRAM

The site is located in the beautiful scenery of the Columbia River Gorge with views to the south of Mount Hood. The site slopes significantly from north to south with additional slope from west to east. The proposed site modifications are driven by both the program (i.e. providing outdoor gathering spaces for the events such as weddings) and code requirements.

Parking

The existing driveway parking can be modified with minor regrading to provide accessible parking and access to the ground level and east lawn. To provide additional parking, the existing garage can be removed and replaced with (3) parking stalls.

Outdoor Patio

There was previously a residential pool on the site that has since been filled in and topped with a mounded rock garden that is surrounded by the original concrete pool deck. This outdoor space is enclosed with a metal fence. Removal of the rocks, regrading of the pool, and the pouring of a new slab would provide an outdoor patio to support the placement of tables, chairs, and covered tents. In order to be accessible, significant modifications may be required that provide an additional accessible parking stall at the southeast corner of the site.

East Lawn

The existing slope would require extensive sitework to provide typical outdoor seating for weddings and other events. A terraced landscape that steps down towards the patio could be designed to accommodate gathering.

Stormwater Management

With the proposed parking, lawn, and patio modifications to the site, stormwater management needs to be further assessed in order to ensure proper drainage.

SITE PLAN



3.0 - CODE REQUIRED IMPROVEMENTS

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3.0a - ZONING CODE SUMMARY

CODE NOTES

Zoning Classification

Zoning Classification: R-1 (Single-Family Residential District)

WSMC 17.24.010 Principal Uses Permitted

Principal uses permitted outright in the R1 district include one single-family detached dwelling structure per lot and noncommercial hobby-type gardening- and horticultural-related structures.

WSMC 17.24.030 Conditional Use

Conditional uses allowed for residential districts include public and governmental buildings and other conditional uses as authorized by the city council that are customarily incidental to permitted and conditional uses allowed in residential districts per WSMC 17.40.020

WSMC 17.24.035 Property development standards

Minimum floor area - 600 SF
 Minimum dwelling width - 20' at narrowest point of first story
 Maximum height - 28 ft.

WSMC 17.24.040 Density Provisions

Maximum primary dwelling structures per lot - 5
 Maximum lot coverage - 50% (55% with rear garage)
 Minimum front yard depth - 20 ft.
 Minimum side yard width - 5 ft.
 Minimum side yard along flanking street - 15 ft.
 Minimum rear yard - 15 ft. (5ft. for accessory structures)

WSMC 17.24.060 Off-Street Parking Space

Minimum 2 permanently maintained off-street parking spaces shall be on the same lot as the dwelling. Minimum parking space size of 10ft x 20ft.

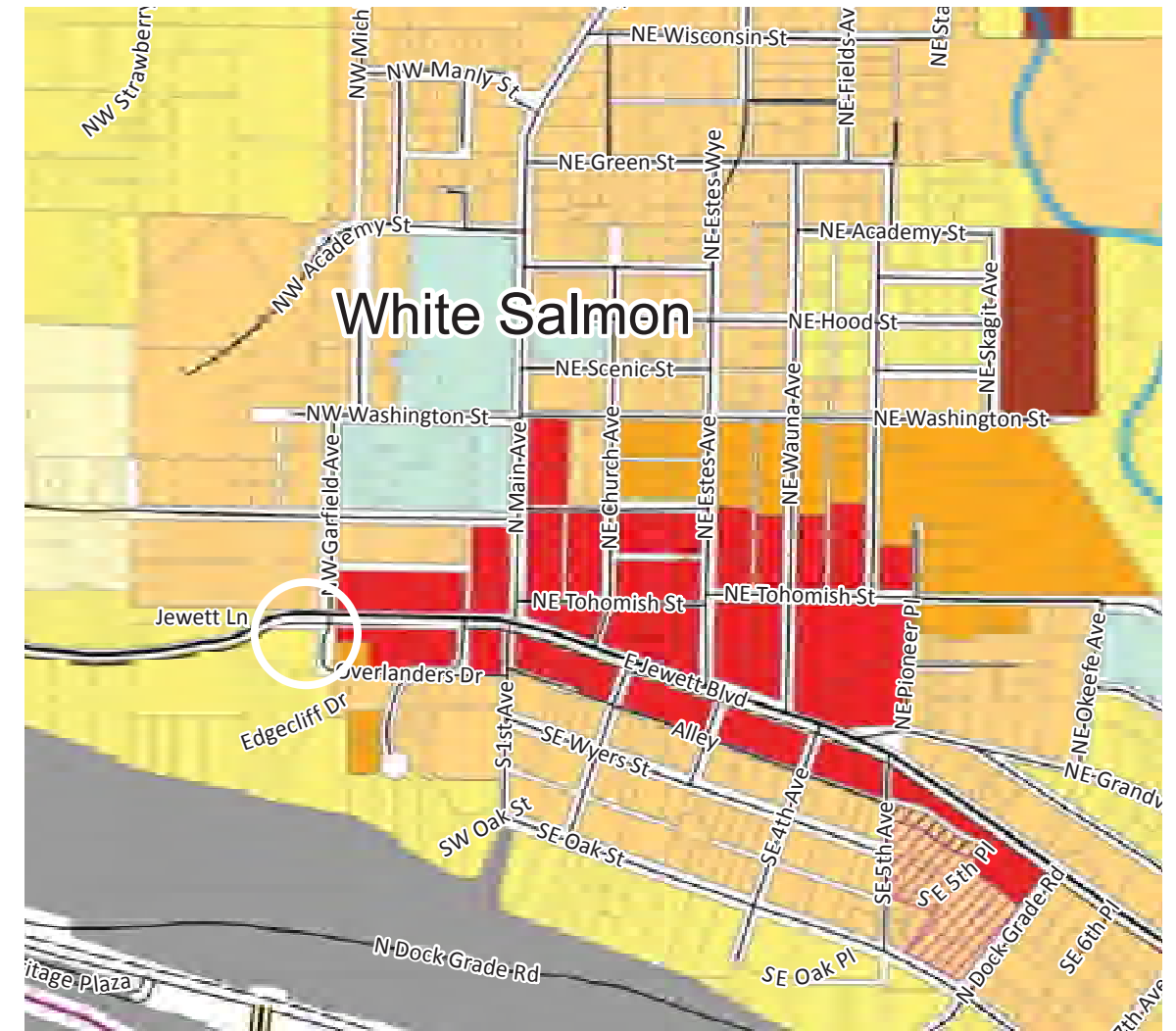
WSMC 17.68.090 Corner Lots and Corner Visibility

Trees located within twenty feet of intersection of two roads shall be maintained to allow ten feet of vision clearance below the lowest hanging branches.

WSMC 17.72.090 Number of Parking Spaces for Designated Uses

- Food and beverage places - 1 for each 200 SF
 - Uses not specified to be determined by planning commission

ZONING MAP



White Salmon Zoning

- MPUD Multi Family Planned Unit Development Overlay
- PUD Planned Unit Development Overlay
- RL Single Family Large Lot Residential
- R-1 Single Family Residential
- R-2 Two-Family Residential
- R-3 Multi-Family Residential
- MHR Mobile Home Residential
- C Commercial
- RD Riverfront District
- PU Public

Digitized from City of White Salmon Zoning Map

3.0b - ADA / SITE

SITE NOTES

Drive Access

The primary access to the property is from W Jewett Blvd. The existing asphalt drive slopes from the north side of the property to existing open parking stalls to the west. The drive loops around the dwelling through a carport along the south side of the dwelling and continues along the east side of the dwelling back to the north. Prior to the carport, the drive splits to a lower level drive with access to the existing open air garage and continues to the east providing access to SW Garfield Ave.

Accessibility

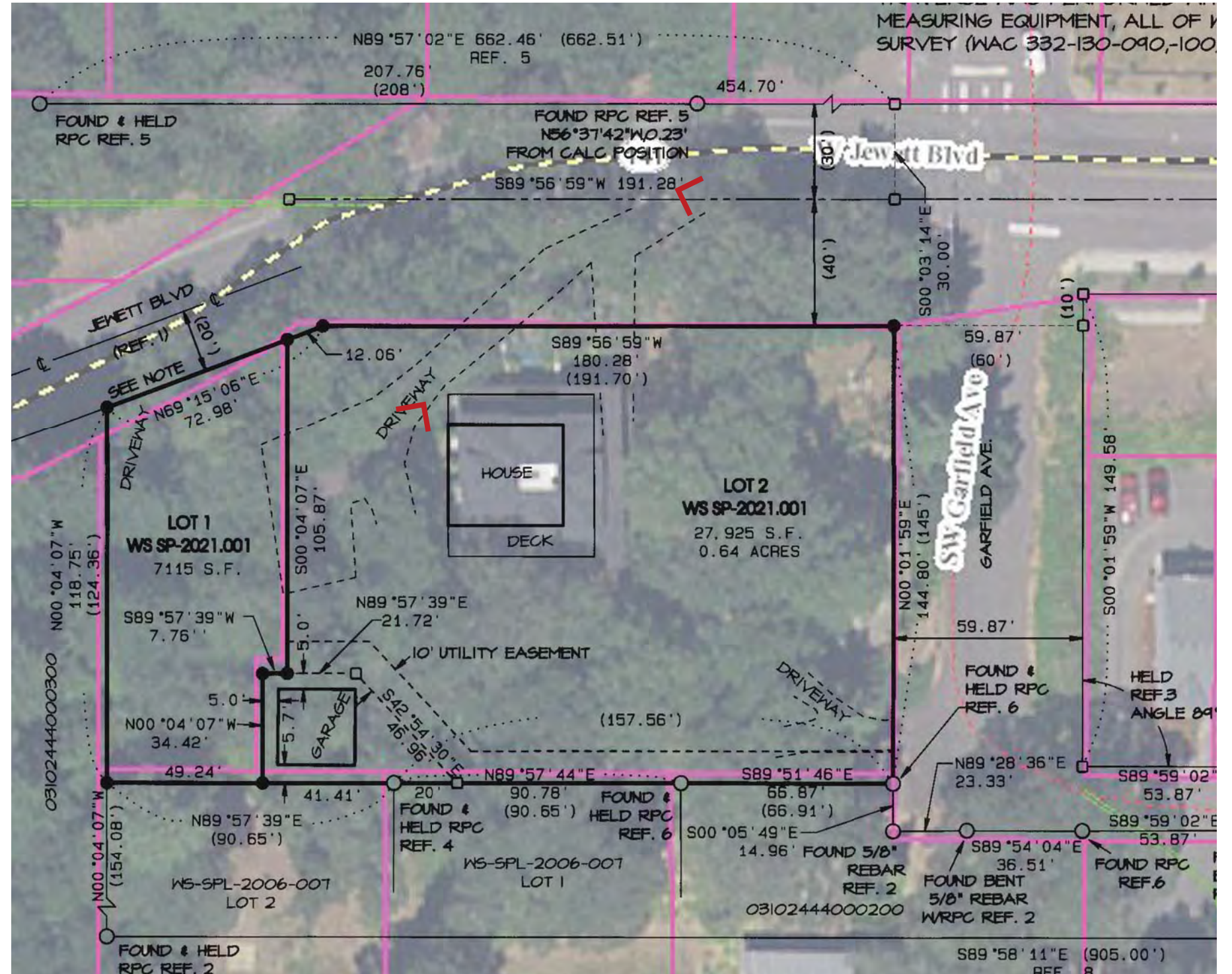
Existing buildings that undergo a change of occupancy shall have accessible parking with accessible route connecting accessible parking to accessible entrance (Per IEBC 305.4). The existing open parking stalls to the west can be modified as needed to meet accessible parking requirements.

Parking

Additional parking requirements are based on the proposed program and zoning code. Food and beverage services require providing 1 parking stall per 200 SF of floor area. Assuming 75% of the 1,000 SF ground floor is utilized for the proposed ice cream shop, a total of 4 parking stalls would be required. By demolishing the existing open air garage, 3 parking stalls can be provided. Street parking is also available along W Jewett Blvd on the east side of SW Garfield Ave.

Pedestrian Access

W Jewett Blvd is a busy vehicular street. The City should study the addition of a sidewalk along W Jewett Blvd to provide a safe pedestrian connection to street parking.



3.0c - BUILDING CODE UPDATES

EXISTING BUILDING NOTES

The existing dwelling was built in approximately 1910 and is in overall fair condition for its age and type of construction. The building is in need of updates due to the change of occupancy and proposed alterations as required by the International Existing Building Code (IEBC). Code updates are based on IEBC Change of Occupancy and Alteration Level 1. Modifications to building layout (with exception of accessible routes) will upgrade improvements to Alteration Level 2.

Building Height, Area, Number of Stories, and Type of Construction

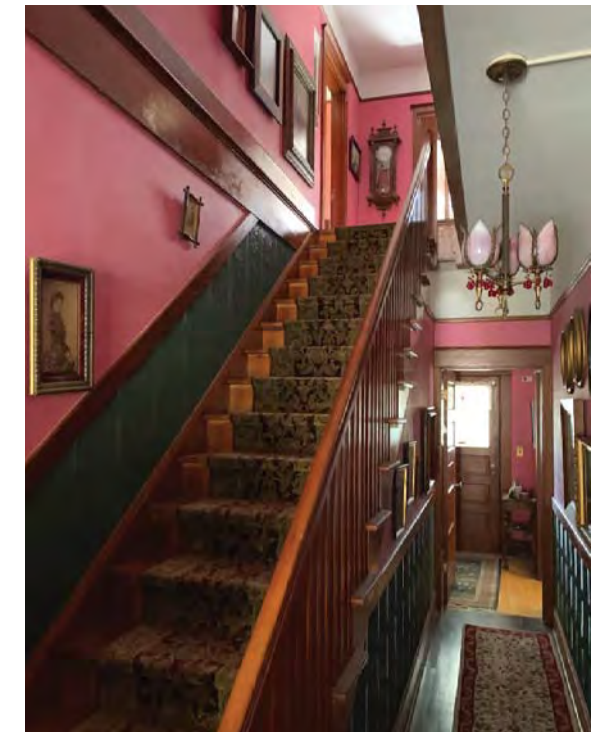
The change of occupancy from Residential (R-3) to Business (B) does not change the relative hazardous level such that the existing building height and area is acceptable to remain. However, the building is of Type VB construction (i.e. wood-framed and unsprinklered), which limits B occupancies to two stories, unless it is equipped with a sprinkler system. The existing building is three stories, which is not compliant under the International Building Code (IBC). The City should have its building department determine whether or not this is acceptable given it is an existing building in which the existing height and building area are allowed to remain.

Mixed Occupancy

The proposed program cannot include mixed occupancies without impacting fire separation between the different occupancies. For a non-sprinklered building, 2-hour fire separation is required between Business (B) and Residential (R) occupancies. For sprinklered buildings, the requirement drops to 1-hour. As such, the proposed program spaces for live-in artists, including bedrooms and restrooms, would be affected. To minimize cost impacts, any temporary dwelling spaces could be provided at an alternate site.

Stairs, Guard Rails, and Hand Rails

The guard railings along the north entry steps, main floor porch, and lower level porch are in need of updates to meet current height requirement of 42 inches above finished floor. The spacing between rails exceeds the 4-inch maximum allowed. Furthermore, the stair railings are not secured fully and move with ease. A handrail on the north stair needs to be added to one side; at the south stair, guardrails and a handrail need to be added on one side. The interior stairway is in need of code-compliant handrails and updates to guardrails to meet current height and spacing requirements.



3.0c - BUILDING CODE UPDATES

EXISTING BUILDING NOTES, CONTINUED.



Doors & Latches

Generally, doors and latches are in favorable condition with a few exceptions where they are not fully functional. Maintenance of existing doors and latches is needed to ensure operability and accessible path of travel.

Gutters

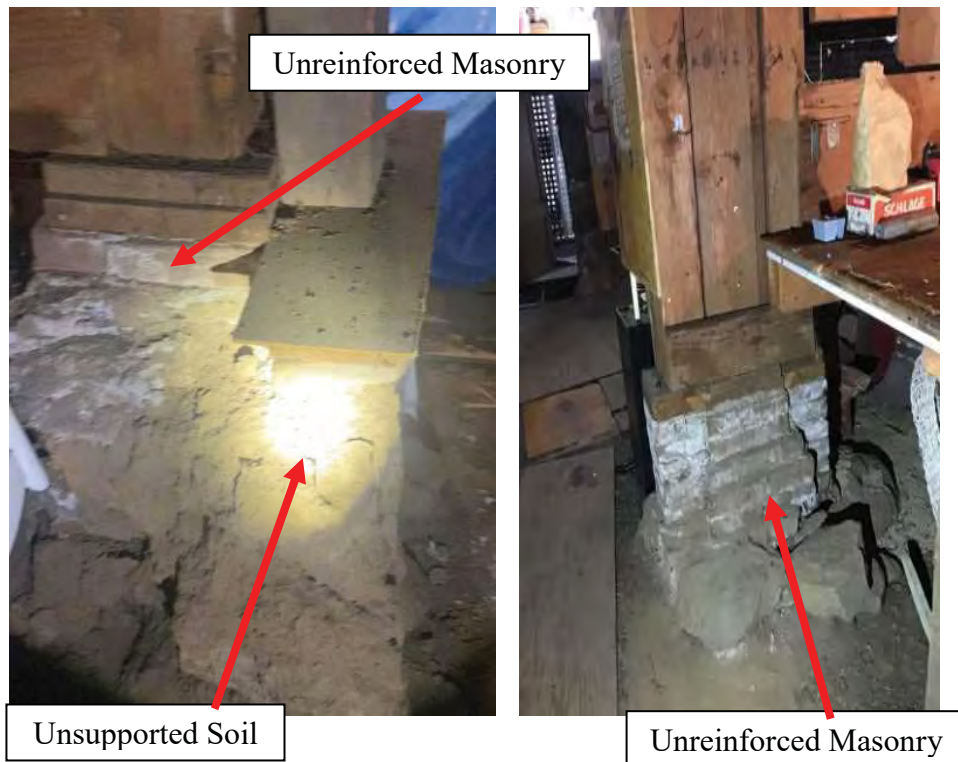
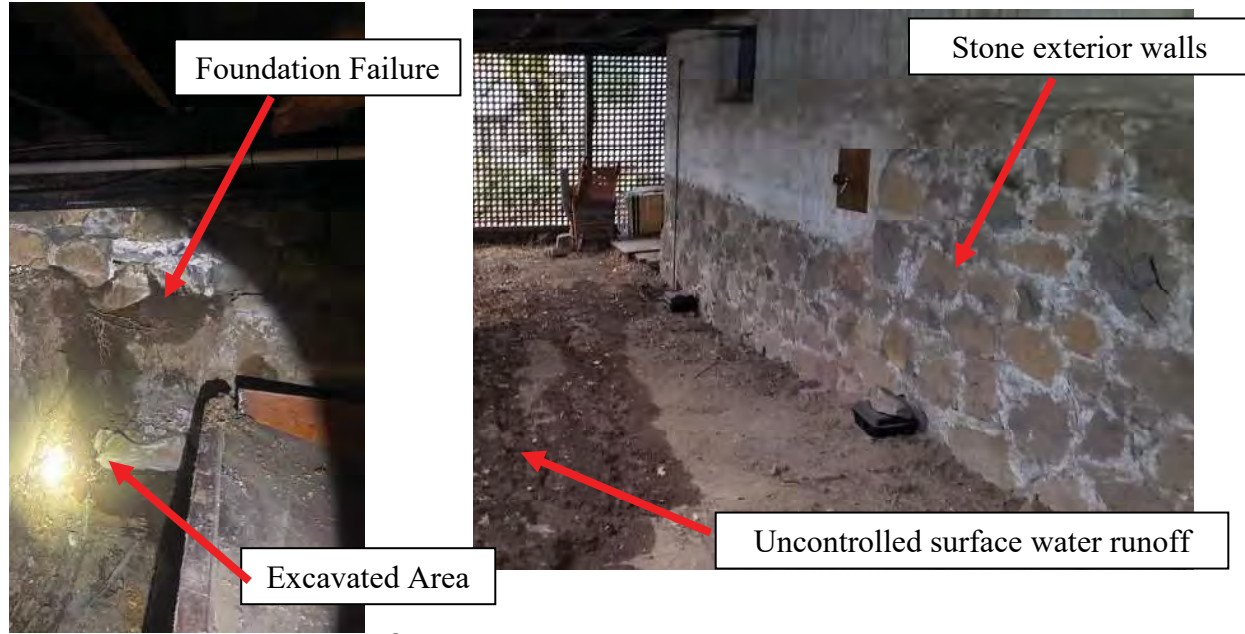
Stormwater mitigation is required. Additional gutters are needed to collect and mitigate stormwater based on AHJ requirements.

Accessibility

A thorough ADA review was not a part of this study and should be included in any building renovation project. Access should be provided to the ground level and main level based on proposed programming. Existing buildings that undergo a change of occupancy shall have minimum one accessible building entrance and route to primary function areas (Per IEBC 305.4). Access to the ground level can be achieved through minor site and grading modifications. An elevator lift is needed to provide access to the main level. The location of the existing laundry room at the southwest corner of the wrap-around porch would be a good location for the addition of a lift with minimal impact to the existing structure. Modification to ground floor restroom and interior layout is required to provide access to an accessible restroom.

3.0d - STRUCTURAL ASSESSMENT

VISUAL STRUCTURAL INSPECTION



The following structural information is provided by Bell Design Company. Bell Design Company conducted a limited visual structural review on November 12th, 2021. The following observations and recommendations provided is provided in their report, dated December 10, 2021.

Foundations

The foundation is a fairly intact rock and mortar foundation. At the northwest corner of the house there is a small area of foundation failure. The failure consisted of a number of rocks being out of place and the mortar had crumbled. There is loose soil in the area and some evidence of moisture coming through the foundation. Failure is small and not a likely cause for concern. Highly recommend providing better drainage around this area of the foundation to prevent any further damage due to water.

Surface Water

Uncontrolled surface water under the decks should be controlled and redirected away from structure.

Post Footings

The isolated footings supporting posts below the house looked to be insufficient. With the exception of a few newer 4x4 posts bearing on concrete footings, all other post footings were comprised of stacked rocks or bricks with areas of unsupported soil below the footings and foundation wall locations. These footings should be better supported by adding concrete retainment around the footings to confine the soils from failing.

Positive Connections

It should be noted that no positive connections were observed under the house. All post to beam connections were found to be nailed. The lack of positive connections paired with the rock and mortar foundation are indications that this house does not meet modern seismic code. These connections should be upgraded to positive connections.

Car Port

The posts and sill plates around the car port were found to be rotting and weakened due to water damage. The rotting members should be replaced with pressure treated Hem-Fir of matching size and grade. Areas of tongue and groove on the roof that exhibit signs of rot should be replaced.

Decking

The joists and decking around the house looked to be in fair condition with very few areas of rot. Some areas of rot that don't pose an immediate structural threat, but they should be replaced at some point with pressure treated wood.

3.0e - ENERGY CODE UPDATES

ENERGY CODE NOTES

Energy code notes are based on Washington State Energy Code - Commercial 2018 Edition. The proposed change of use from residential to commercial requires the building to be brought up to full compliance with WSEC.

Change of Occupancy

C505.1 - Spaces undergoing a change in occupancy shall be brought up to full compliance with this code in the following cases:

- Any Group R dwelling unit or portion thereof permitted prior to July 1, 2002, that is converted to a commercial use or occupancy.

Building Envelope

Exterior walls will need to be modified to meet envelope requirements for wood framed buildings. Updates to the exterior wall include the addition of weather barrier and insulation, typically accomplished through the removal and replacement of exterior siding. Given the potential for historic designation, it may be necessary to provide insulation from the interior, which could affect weather barrier opportunities. The roof assembly is also in need of insulation and venting. The lower level floor has limited insulation and verification is needed to confirm whether or not the existing insulation meets current code

Windows

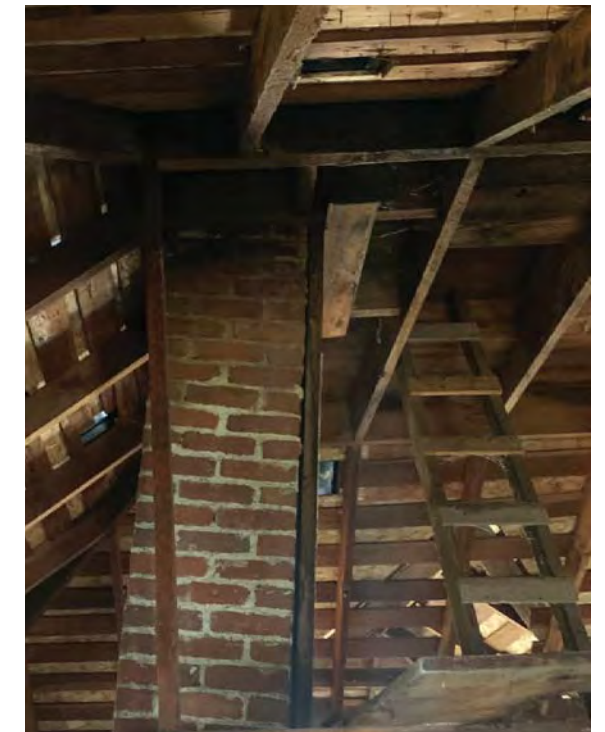
Windows will need to be replaced to meet current U-factor and SHGC requirements. The amount of windows is approximately less than 20% of the total building facade area, which meets the current code allowance of 30% maximum vertical fenestration.

Air Barrier

Continuous air barrier is required throughout the thermal envelope (walls, roof, lower level floor).

Mechanical Systems

Mechanical systems and equipment serving heating, cooling, ventilating, and other needs shall comply with 2018 WSEC Section C403.



3.0f - MECHANICAL & PLUMBING ASSESSMENT

IMAGES



BUILDING SYSTEMS

A thorough assessment of existing mechanical, electrical, and plumbing conditions should be performed by a licensed inspector or engineer. This will allow for a more nuanced analysis of the owner's responsibilities related to building system upgrades. There are often differences in how various jurisdictions interpret code requirements. For instance, some jurisdictions will allow a building owner to only upgrade the systems that they directly touch or alter.

Ventilation

There is a path of compliance that meets mechanical code requirements utilizing operable windows. This strategy is recommended to meet fresh air requirements as it will allow for a greater variety of possible heating and cooling solutions. A ducted system would be disruptive to the existing structure and envelope and would introduce spatial and construction challenges.

Heating

A number of heating options are available for consideration in bringing the building into code compliance. The decision on which system to pursue is closely intertwined with other improvements. If the interior walls are opened up to replace wiring or add insulation at exterior walls, then refrigerant lines can be run to split-system VRF units or dedicated circuits could be run to resistance heater units. If flooring is replaced, electrical or hydronic radiant systems can be added integral to the flooring while adding less than 3/4" in height.

Cooling

Cooling is not a program or code requirement; however, specific program areas may benefit from seasonal cooling. A heating system that provides cooling, such as a split-system VRF, could cool the entire building. Alternatively, a limited cooling system can be provided in only those rooms that may need it the most, such as the bridal suite or kitchen.

Piping

Supply and waste lines fall primarily under performance and maintenance considerations as opposed to code requirements. If galvanized piping is still present in the hot and cold water supply lines, constricted flow and leaky connections are possible and likely to occur. Replacement of these systems should be considered because the ongoing maintenance of older systems can be significant and can result in actual code-deficiencies.

Plumbing Fixtures

Low-flow, code compliant fixture improvements will be required to meet current energy code.

3.0f - ELECTRICAL ASSESSMENT

IMAGES



BUILDING SYSTEMS, CONTINUED.

Electrical Service & Equipment

If the property has not undergone an electrical upgrade, then a new service line and meter is required. Service size and the addition of new circuits will likely require a new panel. Keeping the panel in the same location would allow existing wiring conveyance to remain unchanged. The service upgrade will require the upgrade/replacement of all existing fixtures within the building, including receptacle outlets, switches, timers, etc. In addition to these upgrades, there is a deficiency in the number of existing fixtures required by electrical code.

Wiring

Depending on when the building's wiring was last updated, it is possible that the wiring could remain in place for the fixture and light locations that are not required to be moved for program or code reasons. However, with the need to add additional outlets for code compliance and the improved safety considerations offered by new wiring, it is recommended to upgrade the wiring.

Lighting

All lighting will need to be brought up to energy code compliance. Light fixtures must be replaced with LED models, light levels need to be verified, and occupancy sensors added.

Fire Alarms

Similar to fire sprinkler systems, buildings under 5,000 SF, such as the Walker House, are exempt from needing to add a fire alarm system, even when changing from a residential to commercial use. Given the increased number of users anticipated, adding a fire alarm system would be recommended, but not required.

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4.0 - O&M DRIVEN IMPROVEMENTS

VISUAL HOME INSPECTION NOTES

The following updates and repairs are based on the residential home inspection report completed by Steve Gibson with Buyers & Sellers, dated October 29, 2021. Their observations and recommendations are outlined as follows.

Chimney

Chimney is deteriorating - recommend further review and repair. Joints in the masonry have deteriorated and should be re-pointed.

Paint & Cleaning

Indications of worn out areas, delayed maintenance, or aging. Ongoing caulking and painting is needed to areas of the structure presently and eventually in the future a complete repaint before large areas start to show signs of peeling and aging paint. Soiled areas at west side eave require minor cleaning.

Roof

Moss or lichen was seen growing on the roof recommend cleaning it off. Flashing at south dormer in need of review and repaint, siding is covering and in contact with roofing material.

Exterior Stairs & Deck

Framing review and updates needed, ledger board fasteners absent, attachments and supports limited. Some damaged wood seen at base of stair and recommend repair. Wood decay observed at the base of stair, further evaluation of the deck recommended. Framing members for the deck are either in or very close to the soil, the material does not appear to be pressure treated or naturally decay resistant.

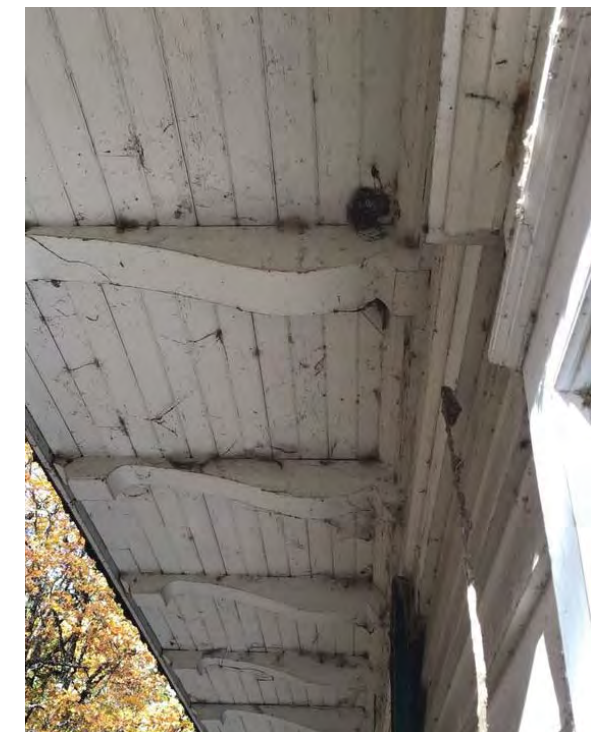
Interior

There was some minor cracking in the hallway ceilings and the lower bathroom ceiling. Given the age of the home, this structure appears to have had limited visible updates and repairs due to shifting or movement within the structure.

Bathroom

Some repaired areas noted in the bathrooms - future floor covering updates, caulking needed around tubs, toilets, and sinks. Some updates to existing fixtures needed. Bathroom fan in need of updates and confirm exhaust route to exterior.

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5.0 - HISTORIC DESIGNATION

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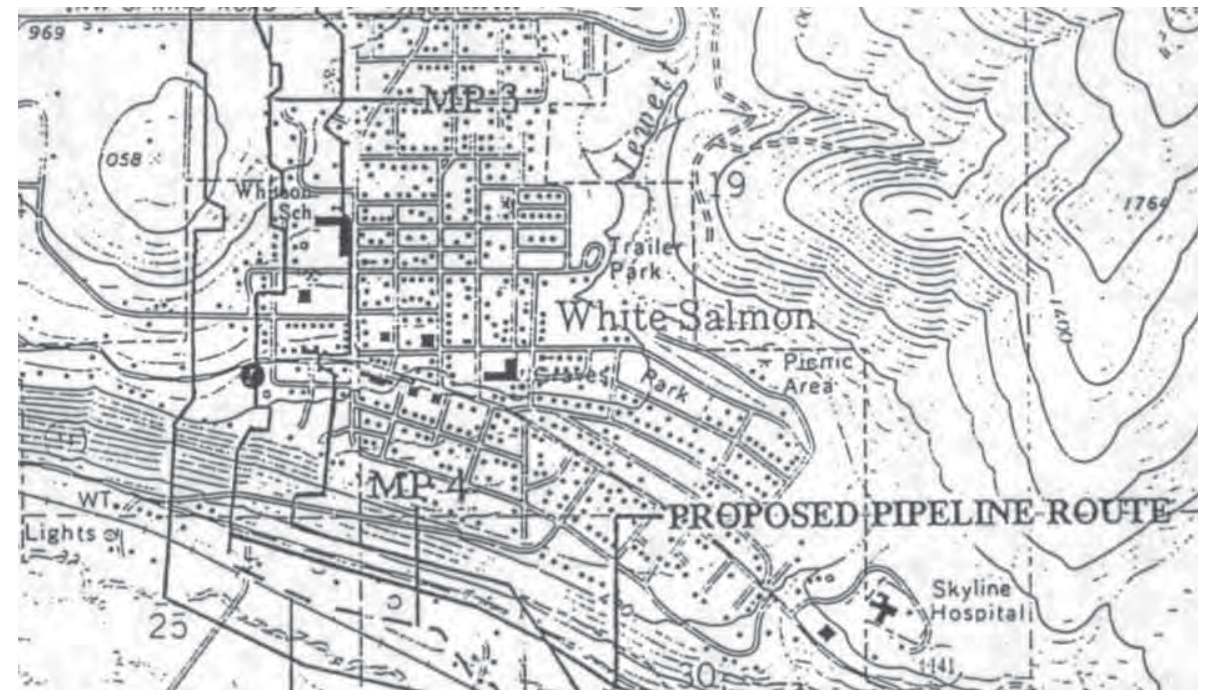
According to a 1994 survey administered by the WA Department of Archaeology and Historic Preservation (DAHP), this property is eligible for listing on both the State and National Register under criteria B and C. Under criterion B, this residential complex represents the achievements of Rudolph Lauterbach, a well-known early settler of the Town of White Salmon and a prominent businessman. The property also possesses significance under criterion C, as the house is an outstanding representation of high-style architecture and the Colonial Revival style. As a whole, the property retains the integrity of materials, workmanship, design, setting, and association.

Given this previous determination by WA DAHP and that no major alterations have occurred in the time since the 1994 survey, WA DAHP would consider the property a “significant resource,” and, pending a successful application, deem it eligible for the Washington Heritage Register. In addition, the survey indicates the property is significant enough to be considered for the National Register of Historic Places.

Listing on the Washington Heritage Register comes with both benefits and problematic implications. Listing is an honorary designation that raises public awareness about the historic and cultural values of the property. The main benefit is that listing can be beneficial in securing state grants and other funding awards. The state funds a variety of different grants such as the Third Places Fund, a grant program that supports the preservation of historic buildings fostering a sense of community in rural areas; the Hart Family Fund for Small Towns, which assists small-town preservation and revitalization initiatives; and the Building for Arts Grant, which assists in funding cultural organizations working to promote culture and the arts. These are a sampling of many grants that are available to designated buildings and from which the property may benefit.

The main implication for listing is that listed properties receiving state funds shall comply with State Environmental Policy Act (SEPA, Washington Administrative Code 197-11-330) and Executive Order 21-02 (Archaeological and Cultural Resources). This process requires significant properties, specifically those listed in or eligible for the Washington Heritage Register, be given consideration when state undertakings (permits, grants, construction, etc.) affect historic and cultural values. WA DAHP considers the effects of a proposed project on such properties and makes a professional recommendation for appropriate treatments or actions based on the Secretary of the Interior’s Standards for Rehabilitation. These recommendations are applied on a case-by-case basis and look to preserve “those portions and features of the property, which are significant to its historic, architectural, and cultural values while allowing an efficient contemporary use.” While WA DAHP does not regulate the treatment of properties that are found to be significant, a local governing authority may choose to uphold WA DAHP’s recommendation and may require mitigation of adverse effects to significant properties. It is important to note that this review is triggered only when state undertakings occur — there are no restrictions imposed by DAHP on listed properties when private funds are used.

Because the Walker House has already been deemed a “significant resource,” even if it is not listed on the Washington Heritage Register, if state undertakings (permits, grants, construction, etc.) are used, this triggers SEPA and DAHP reviews. Since the property will trigger historical reviews if state undertakings are used, regardless of its listing status, listing would be beneficial as it may expand state funding opportunities for the project.



WA DAHP Inventory Survey- White Salmon 1970

6.0 - CAPITAL COSTS

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6.0 - CAPITAL COSTS AND NEXT STEPS

CONSTRUCTION COSTS

Walker House Study Costs: \$1,845,000 - \$2,515,000

The opinion of costs provided below are extrapolated from our experience with a variety of similar projects requiring similar improvements and compared on a square-foot. They are not the result of a third-party take-off estimate. The pricing listed is in Q1 2022 construction costs. Depending on when the project were to move forward, costs will need to be increased to account for escalation. Typical annual escalation is from 3-5% however the escalation over the last two years has been significantly higher than typical. The costs listed are based on construction cost only and do not include other project costs such as soft costs including taxes, design & engineering fees, permit fees, FFE, owner construction contingency etc.

SECTION 2.0 - PROGRAM IMPROVEMENTS: \$415k-\$565k

b. BUILDING PROGRAM UPDATES: \$240k-\$290k

- Combing Flex Rooms = \$20k (\$70k if replacing with operable partition)
- Kitchen Improvements = \$200k
- Second Floor and attic assumed to not need any major changes = \$20k
- Interior finishes cosmetic updates covered under O&M section

c. SITE PROGRAM OPPORTUNITIES: \$175k-\$275k

- Accessibility = Covered below under site updates
- Additional Parking = Covered below under site updates
- Outdoor patio = \$50k (\$150k with rework for and addition of accessible stall)
- East lawn terraced seating = \$75k
- Stormwater needs more study. If a modest, on-site, surface solution can be achieved = \$50k
- Irrigation assumed to be not required

SECTION 3.0 - CODE IMPROVEMENTS: \$1,230k-\$1,750k

a. ZONING CODE SUMMARY = \$120k

- Detached accessory dwelling unit \$120k (optional, based on artist residency programming, see below)

b. ADA / SITE UPDATES = \$300k

- Regrading/paving existing parking = \$75k
- Additional parking/garage demo = \$150k
- Sidewalk access to street parking = \$75k

6.0 - CAPITAL COSTS AND NEXT STEPS

CONSTRUCTION COSTS

c. BUILDING CODE UPDATES = \$200k

- For the purposes of this summary, it is assumed that the number of stories are acceptable and the addition of a sprinkler system will not be required
- Occupancy separation of live-in artist assumed to be not required through either off-site temporary housing or a detached dwelling unit (costs included above)
- Historic rail repairs and the addition of code compliant hand/guard rails added to interior of historic rails = \$50k
- Ground floor restroom = \$50k
- Lift = \$100k
- Doors and latches = Covered under interior O&M improvements below
- Gutters = Covered under exterior O&M improvements below

d. STRUCTURAL UPDATES = \$80k

- Foundation repairs = \$10k
- Surface water mitigation through trenched foundation drain w/ capillary break backfill material = \$20k
- Post footings = \$10k
- Positive connections = \$20k
- Car port assumed to be demolished and removed = \$10k
- Decking selective repairs = \$10k

e. ENERGY CODE UPDATES = \$350k-\$550k

- Building envelope= \$150k (assuming insulation added to interior plus finishes removal and replacement)
- Window removal and replacement = \$100k (assume exemption from continuous air barrier on historic grounds, needs coordination with AHJ)
- Siding/roofing scraping, selective repairs, repaint = \$100k (\$300k if reside and reroof. Insulation and air barrier would be cheaper/easier to install in this scenario, but historic nature may prevent this option)

f. ELECTRICAL/MECHANICAL UPDATES = \$300k-\$500k

- Electrical service upgrade = \$100k (\$200k if wiring needs to be replaced as well). Interrelated with whether insulation is added to interior of exterior walls)
- Mechanical = \$200k for heating and select areas of cooling, ventilation handled through operable window replacement (\$300k if piping also replaced)

SECTION 4.0 - O&M IMPROVEMENTS: \$200k

- a. Interior finishes = \$50k
- b. Exterior finishes = \$150k

6.0 - CAPITAL COSTS AND NEXT STEPS

NEXT STEPS

This study, and the associated cost projections, are presented as a high level summary of improvements required to ensure the Walker House is compliant with all functional, programmatic, and code-related needs if turned into a third-place community center. Many of the dollar amounts provided are described as a range because multiple approaches are available, it is intertwined with other required work, or more study is needed. Below is a list of 'NEXT STEPS' intended to guide the city in further refining the opinion of costs.

1. Meet with the AHJ to confirm the report assumptions; specifically are global upgrades required when only distinct areas and systems are 'touched'.
2. Meet with the AHJ to confirm whether alteration level 1 or 2 is required based on the proposed modest levels of modifications to building layout
3. Confirm with AHJ whether a sprinkler system would be required for third story based on proposed building use and height/stories allowable for Type V-B construction
4. City to confirm whether they are comfortable with limited program uses on second floor due to lack of ADA lift access to that level (the uses need to be repetitive with those provided on an accessible level)
5. City to confirm artist residency need, which triggers a fire separation requirement between floors. We recommend an artist work space only with remote or DADU living quarters
6. Confirm with structural engineer who did assessment, the extents of positive connection improvements required. Under house only? Other floor/roof to wall locations? The answer to which will inform item 7
7. Determine whether the additional insulation required by current energy code compliance will be added to interior or exterior side of the exterior walls. Considerations include:
 - a. By applying it to the interior side it would allow for electrical upgrades, if required, to occur within new interior insulation layer and for historic siding/detailing to remain intact
 - b. However applying it to the interior side does not allow for the effective installation of a weather barrier, places dew point inside sheathing, and does not allow for window/door installation to be as effective
 - c. By applying it to the exterior side it would allow for improved weather barrier and window/door installation and potentially structural improvements without removing interior drywall, see item 6
 - d. However applying it to the exterior side does not allow for electrical upgrades without removing interior drywall and does not preserve historic siding and detailing
8. Meet with AHJ to confirm whether operable windows can be used to meet ventilation requirements
9. Confirm performance status of existing supply piping material and plumbing fixtures
10. Confirm compliance status of existing electrical system
11. Determine if City wishes to add a Fire Alarm system, the building size makes it exempt as a requirement but as a public gathering space it is recommended
12. Determine if the determined best course of action for the code-required modifications identified in this report can do double-duty with O&M improvements recommendations
13. Determine if State funding is needed/desired and if State Historic Designation is desired

7.0 - PHOTOS

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7.0 - PHOTOS

EXTERIOR



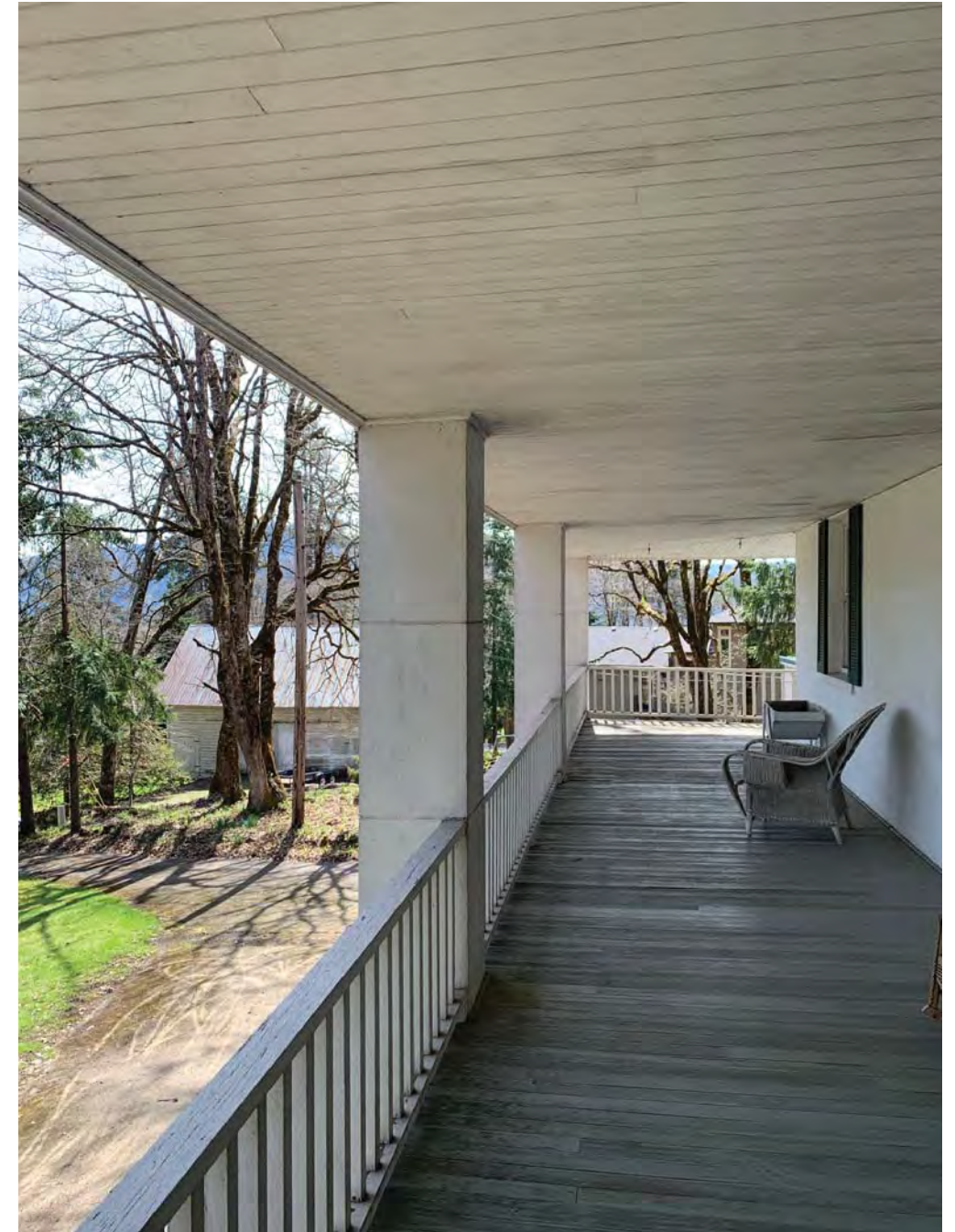
7.0 - PHOTOS

GROUND FLOOR



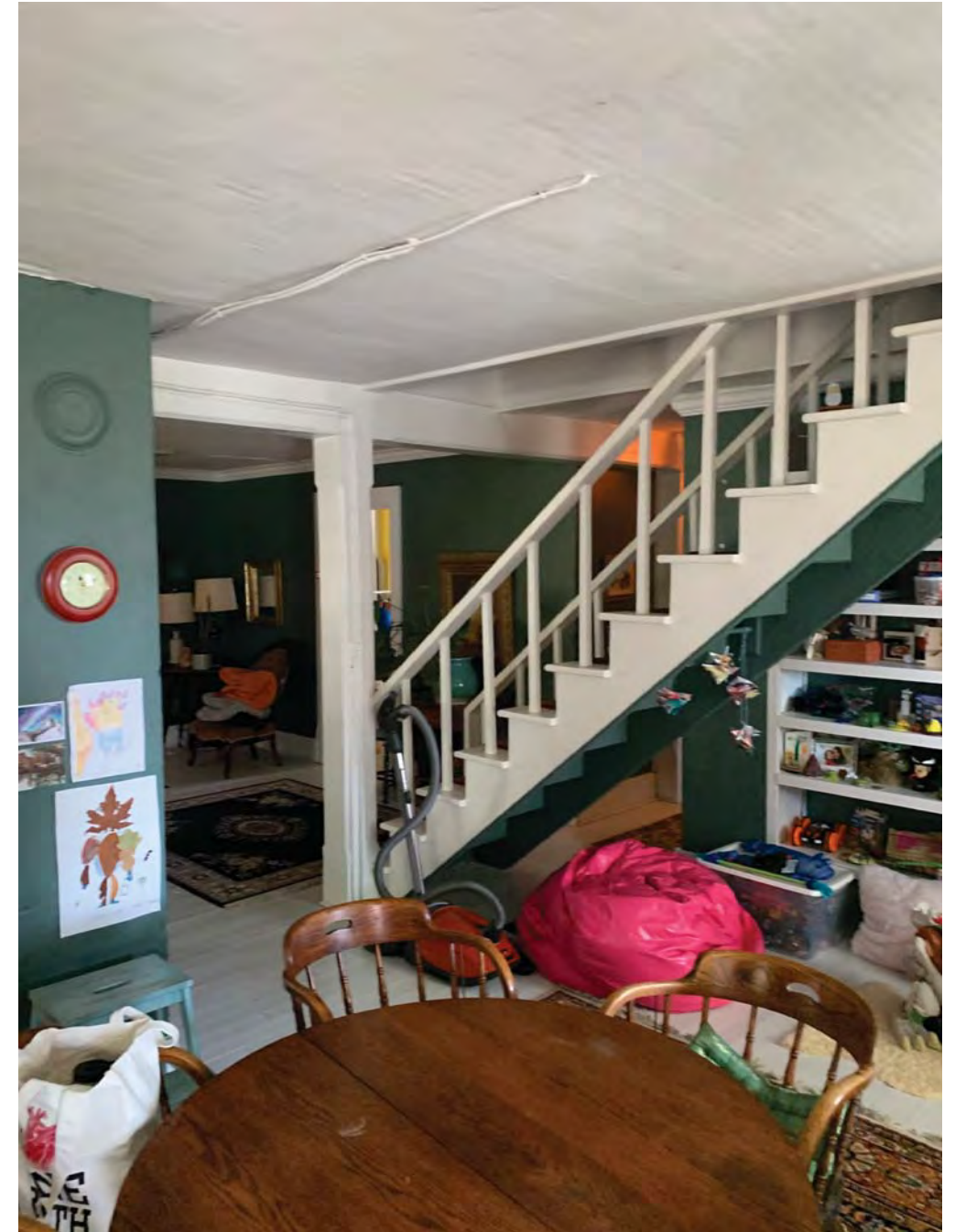
7.0 - PHOTOS

PORCH



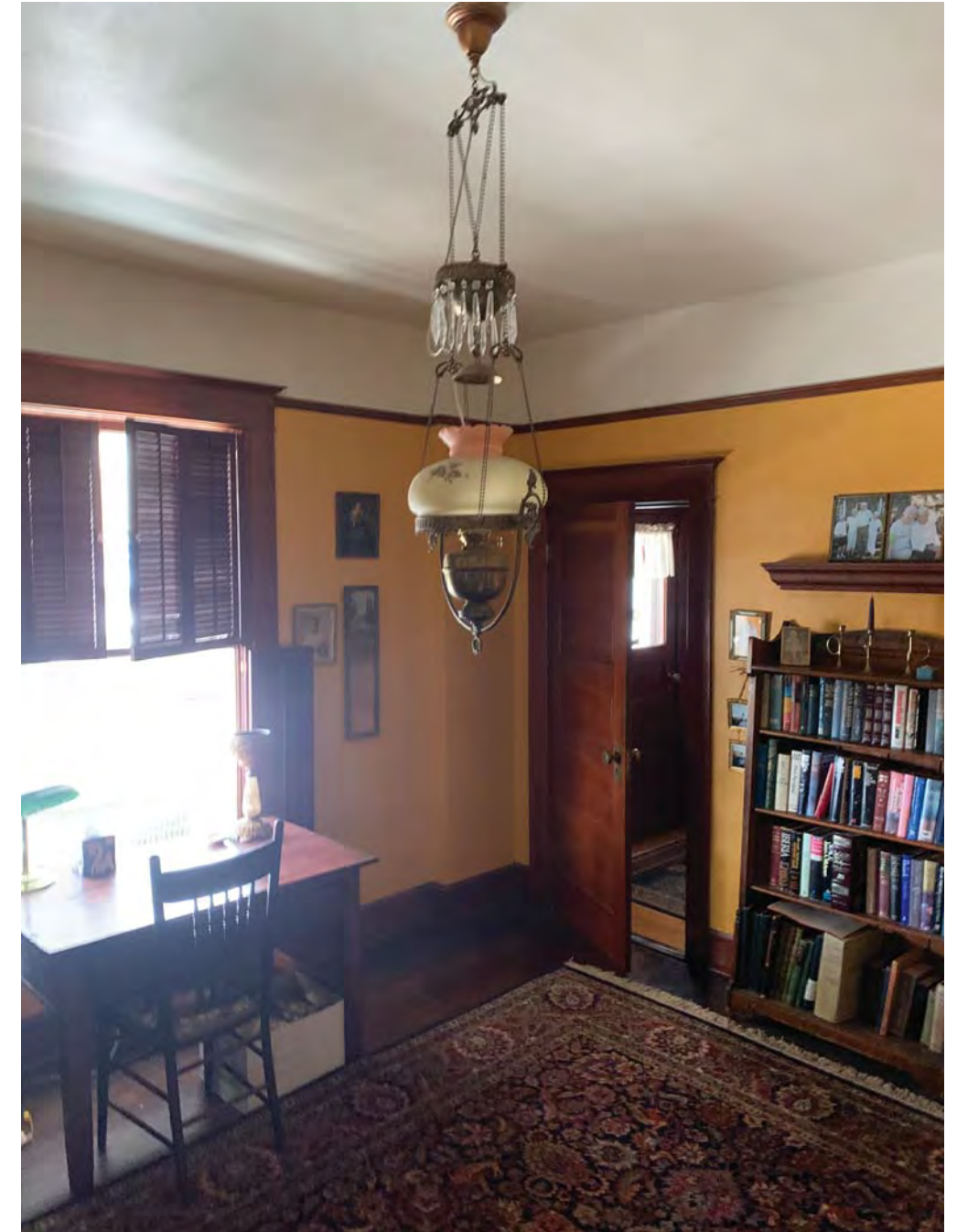
7.0 - PHOTOS

GROUND FLOOR



7.0 - PHOTOS

FIRST FLOOR - LIVING ROOMS



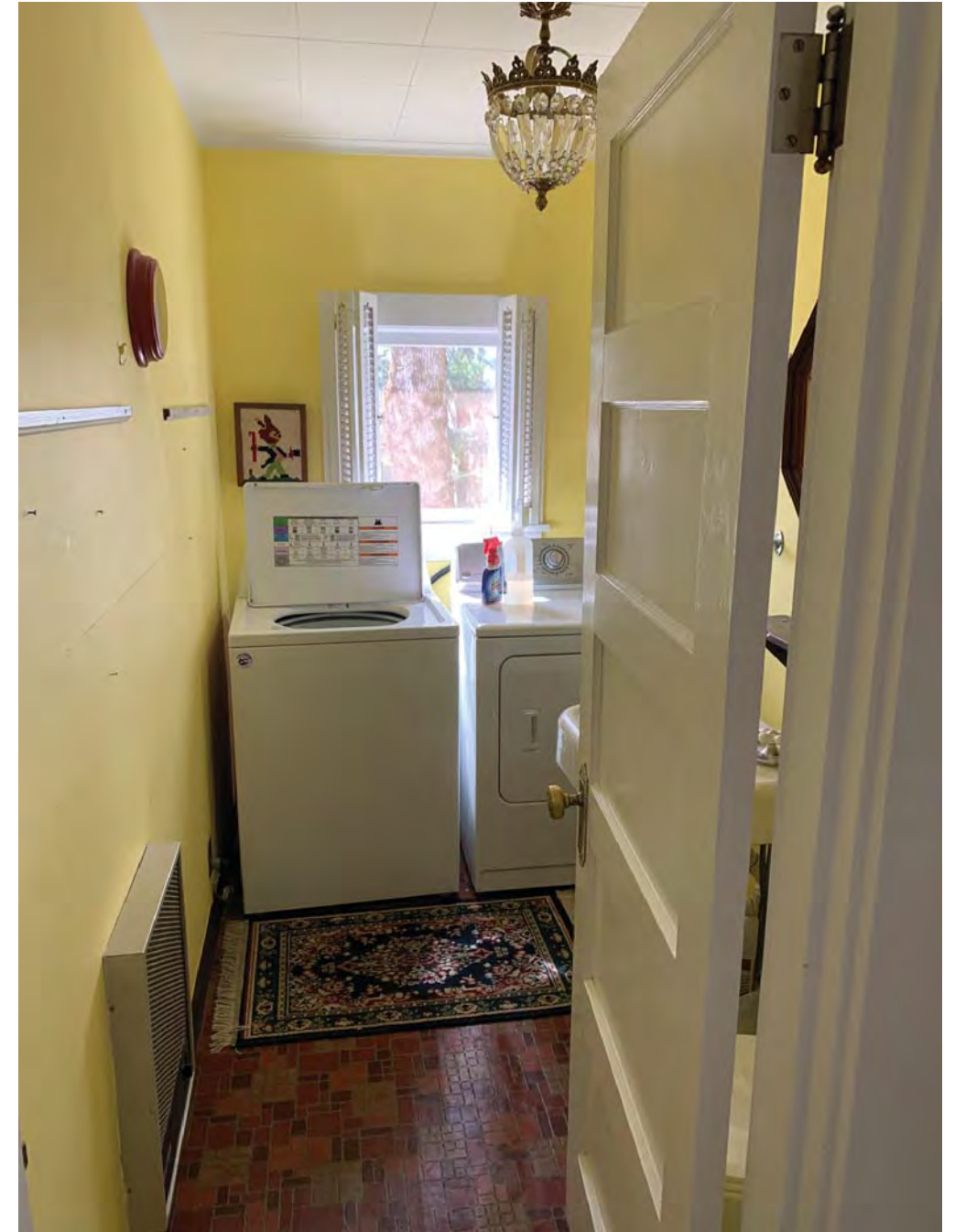
7.0 - PHOTOS

FIRST FLOOR - DINING ROOM



7.0 - PHOTOS

FIRST FLOOR - KITCHEN



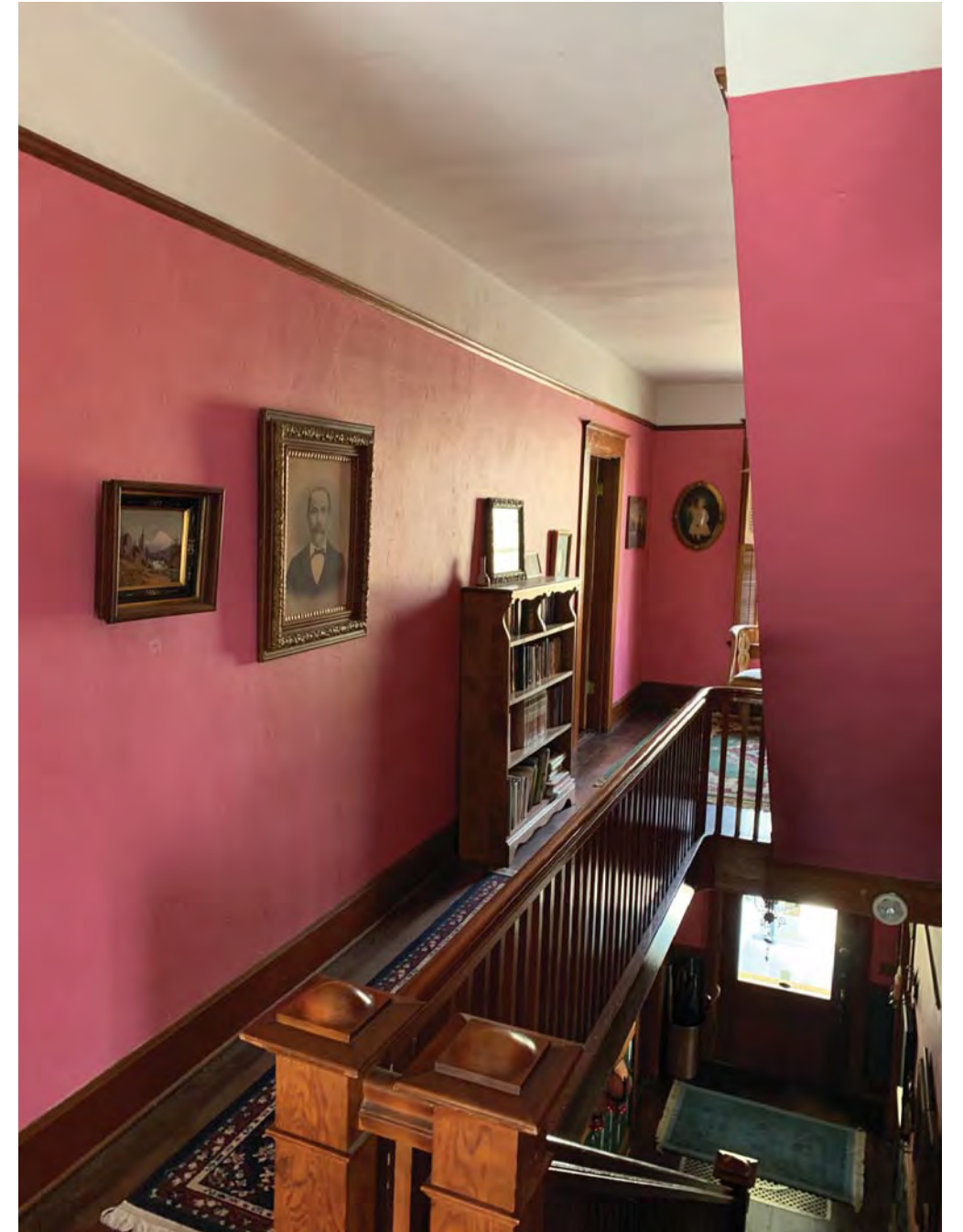
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SECOND FLOOR - BEDROOMS



7.0 - PHOTOS

INTERIOR STAIRS



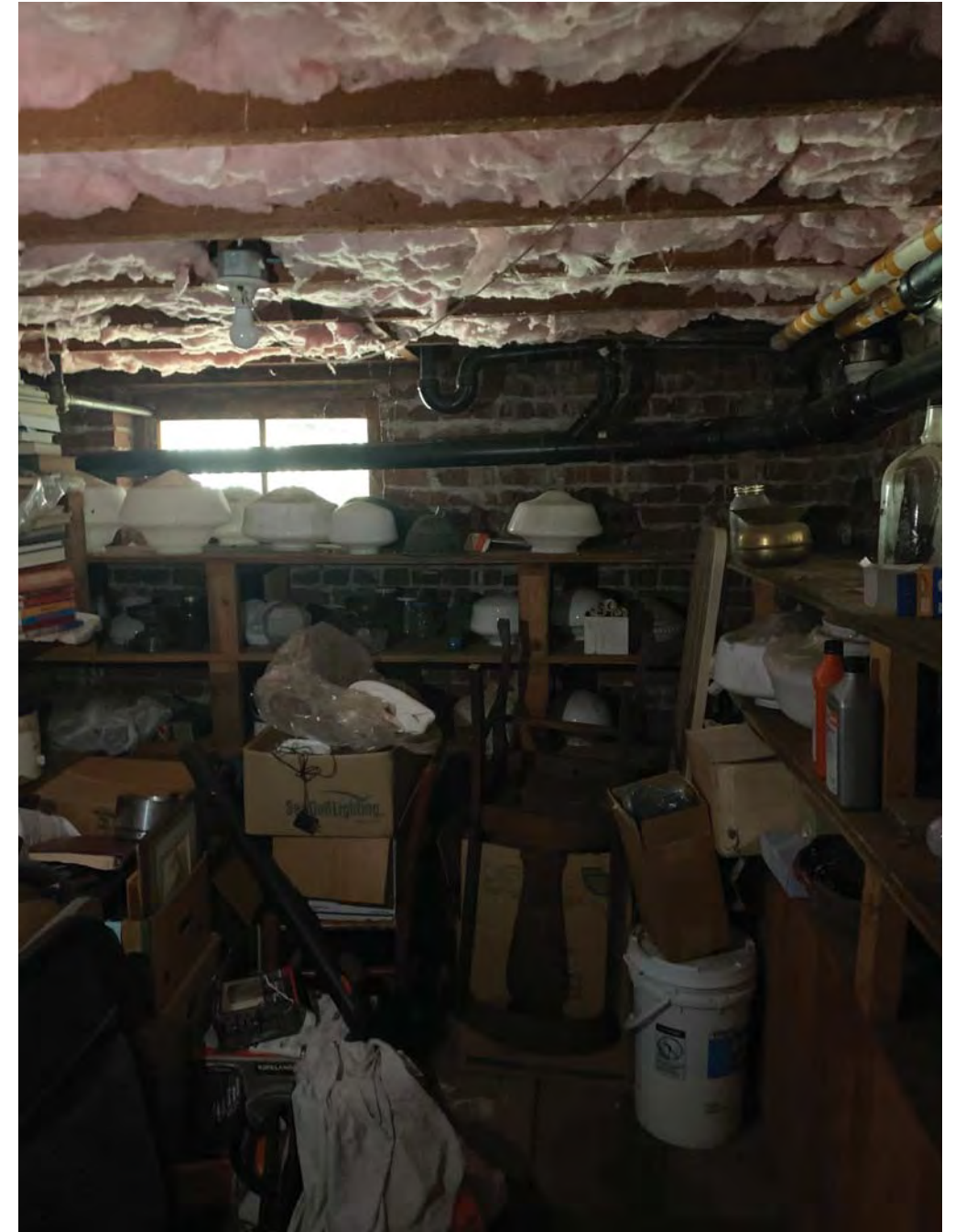
7.0 - PHOTOS

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7.0 - PHOTOS

CRAWL SPACE



7.0 - PHOTOS

SITE



7.0 - PHOTOS

SITE



7.0 - PHOTOS

SITE



8.0 - APPENDIX

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APPENDIX

- RESIDENTIAL HOME INSPECTION BY BUYERS & SELLERS - OCTOBER 2021
- VISUAL STRUCTURAL INSPECTION BY BELL DESIGN COMPANY - DECEMBER 2021
- THE GATHERING PLACE BY JILL CATHERINE - FEBRUARY 2022
- WA DAHP INVENTORY SURVEY - 1994

WALKER HOUSE



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