

CITY OF EDGEWOOD

Building Assessments and Evaluation



0.0 ATTENTION

Any proposed uses for these buildings have not been reviewed for compliance with the Edgewood Municipal Code land use regulations or Comprehensive Plan goals and policies.

The proposed uses in this report by Osborn Architects Inc. (OAI) are conceptual. This report is intended to be a reconnaissance level, “first look” visual survey where only descriptive information is collected about the buildings.

The City Council will use this report to help inform future budget decisions and further evaluation will be necessary before any action is taken.

1.0 SUMMARY

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OAI assisted the City of Edgewood (COE) with evaluating certain city-owned buildings, all of which are not occupied by the public or receiving regular maintenance. This effort informs the City of the next steps for these buildings based on their historical and cultural significance and physical condition. The recommendations include but are not limited to guidance for the maintenance, repair, and re-purposing of the structures.

OAI visited each of the building sites and reviewed online documents to obtain the information to make our evaluations.

The Nyholm Windmill
The City Hall Gray Barn
The Nelson Nature Park Garage
The Nelson Farm Park Residence
The Nelson Farm Park Garage
The Nelson Farm Park Red Barn

Based on each building's score, we are able to rank them by their historic and cultural attributes and by their usability and maintenance attributes as well.

Historic Preservation

For the Historic Preservation, we used the scoring categories from the Pierce County Register of Historic Places Nomination Form. The scoring is a matrix where four categories are scored using the listed criteria. Each category can score up to five points each. The four categories are used to score the building's historic and cultural significance.

1. Its association with events that contribute to the broad patterns of local history.
2. Its association with significant persons in the past.
3. The structure embodies the distinctive characteristics of a type, period, or method of construction.
4. The structure has yielded, or may be likely to yield, information important in prehistory or history.

Each category can score up to five points using criteria that applies to it.

- The building is 50 years or older. This is generally accepted minimum age for consideration as a significant building.
- The structure meets the above criteria, plus visual signs of distinctive elements abridge.
- The structure meets the above criteria, plus visual signs of elements that relate to the above criteria.
- The structure meets the above criteria plus documentation of connection to Historic Preservation criteria.
- The structure meets the above criteria, plus the structure is in its original site.

The buildings scoring the highest are the Nyholm windmill, the Nelson Farm Park Red Barn, and the City Hall Gray Barn.

Usability

During the site visits, information was collected at a reconnaissance level to assist in the determination of the buildings' stability, maintaining their existing uses, and whether they can be rehabilitated for future use. The buildings were also evaluated for their potential for public access and the potential as a public attraction.

A reconnaissance level survey is a "first look" visual survey where descriptive information is collected about the buildings. A more detailed inspection is an intensive survey where more detailed information is collected.

Also considered was the building's re-use contrasted with its change of use or occupancy, like changing a building from a residence use to a meeting space. Changing a building's occupancy will involve substantial alterations required by the building code to bring it up to current standards. The alterations, for example, can include updating the building's thermal envelope, heating and ventilation systems, plumbing systems, electrical system, and means of accessibility. Overall, when considering changing a building's use, the costs to do so can be significant.

The buildings scoring highest are the Nyholm Windmill and the City Hall Gray Barn.

Maintenance

The buildings are evaluated by looking at the different building components and systems. Buildings that scored higher would be assumed to have a maintenance demand.

The building elements considered are the exterior envelope, surrounding grounds, and interior components. The exterior elements include the roofing, gutters, and downspouts, chimneys; siding materials; finishes including paint; doors and windows. Interior elements include the basement or crawl space; wood joists and beams; floors; fireplaces; stairs; doors and windows; and cabinets and countertops.

The building systems considered are the mechanical, plumbing, and electrical systems. The mechanical systems include the heating, ventilation, and air conditioning; ducts, and registers; water supply and waste lines; gas supply. Electrical systems include the power system, switches and outlets, and the power supply to the structure.

The building scoring the highest maintenance requirements is the Nelson Farm Park Residence followed by the Windmill, the Gray Barn, and the Red Barn.

Budget Factor

This factor is Rough Order Magnitude (ROM) cost used to compare the different costs to stabilize the structures. Scores that are low reflect that the buildings should retain their current use and

not be repurposed. Buildings with higher scores are proposed to be repurposed or re-used for a different function than they currently serve.

One building that is considered to have a greater potential to be repurposed is the Gray Barn.

Bringing It All Together

The overall combined scores indicate buildings with historic/cultural significance that are best suited for preservation and maintenance include the Nyholm Windmill, the Nelson Farm Park Red Barn, and the City Hall Gray Barn.

The remaining buildings have the lowest historic and cultural attributes. They may also have little to offer as a repurposed building or may be difficult and/or costly to convert them into a usable structure. These buildings are the Nelson Nature Park Garage, the Farm Park Garage, and the Nelson Farm Park Residence.

2.0 INTRODUCTION

2.0 INTRODUCTION

Survey Goals

The purpose of this report is to provide a document evaluating six buildings in the city's inventory to the City of Edgewood. These structures include a windmill tower, two barns, a farmhouse, and two garage buildings.

2.1 Process

2.1.1 Site Visits

Osborn Architects Inc. (OAI) performed multiple site visits to make reconnaissance surveys of the buildings. The site visits allowed OAI to examine the buildings and grounds in enough detail to generalize the types and characteristics of the historic qualities that may be present.

2.1.2 Visual Inspections

Each site was visually inspected by OAI staff and its consultant.

2.1.3 Scoring

Each building was scored using the following categories:

Historic Preservation: Using the scoring matrix outlined from the Pierce County Register of Historic Places Nomination Form, the buildings are evaluated in four categories using five criteria. The maximum a site could earn is twenty points.

Usability: The sites are evaluated to determine first that they are stable, serviceable, and can continue in their current use. Second, they are evaluated for potential uses, public access, and attraction.

Maintenance Factor: Building elements are identified and scored. This scoring is to give the relative severity of maintaining the buildings. A building with more elements identified would take more to maintain and preserve the buildings.

Budget Factor: This factor is a rough-order-of-magnitude number used for comparing the different buildings. It does not reflect any probable cost of construction and is not intended to be used for any capital improvement budgets.

2.1.4 Building Assessment Scoring (See appendix A: Scoring)

Scoring Category	Nyholm Windmill	City Hall Gray Barn	Nelson Nature Park Garage	Nelson Farm Park Residence	Nelson Farm Park Garage	Nelson Farm Park red Barn
Historic Preservation	11	6	3	4	3	8
Usability	5	5	2	2	2	2
Subtotal	16	11	5	6	5	10
Maintenance	1.5	1.5	0.8	3.9	1.0	1.5
Budget Factor	2	2	0	2	2	0
Total	12.5	7.5	4.2	0.1	2.0	8.5

3.0 ASSESSMENT SITES

3.1 THE NYHOLM WINDMILL

10105 24th St E
Edgewood, WA 98371



3.1.1 Description: Four-story timber and lumber framed structure with diagonal board sheathing and wood shingles.

3.1.2 Background: The structure was originally constructed on a nearby site in 1902 by Peter Nyholm. The windmill pumped water to a water tank on the top floor that served the Nyholm's farm and their neighbors. The windmill also powered a woodshop on the second floor.

The windmill was moved to its current site in 1980 by the local volunteer fire department. The windmill has become Edgewood's historical icon and the city's official symbol.

3.1.3 Observations: The windmill is not situated on City of Edgewood property. The property is owned by the Pierce County Fire District 22.

3.1.4 Assessment: The building scored strongly in most of the categories. *(See Appendix A Building Worksheets)*

Historic Preservation: Score of 11

The building's past definitely contributes to the scoring. Some of the factors include its association with one of the early Edgewood settlers, its construction, and the association to the Nyholm ranch and general store.

The windmill has interesting and distinctive architectural features that earns it points – its age, the timber pole structure, the water pump and storage tank, and the wood shingle siding.

Usability: Score of 5

The windmill's structure appears to be sound and in good condition. Any modification or alteration to, or relocation of the structure will require investigation and study by a licensed professional.

The windmill and its structure can be a definite public attraction.

Maintainability: Score of 1.5

There are elements of the windmill that need to be addressed. The front stairs, ramp, and railings are severely weathered. The building is not ADA accessible. There are water issues at the windows and doors. Some of the interior elements include the ships ladders, door and window hardware, and the electrical power and lighting.

Budget: Score of 2

The cost to maintain the structure is estimated to be \$200,00 to \$399,000.

3.1.5 Photographs



Photo 3.1.5.1: The Windmill site is across Meridian Avenue from the Civic Center and not easily accessed by the public.



Photo 3.1.5.2: The exterior siding is wood shingles. Note the weathering of the window sash.



Photo 3.1.5.3: An interior view of the window.



Photo: 3.1.5.4: The primary structure is timber poles and lumber. The sheathing is diagonal boards.



Photo 3.1.5.5: The site can be accessed from below on sloped gravel driveway.



Photo 3.1.5.6: The access to the Windmill from the driveway is a slope gravel path. The access from Meridian is across a drainage swale.

3.2 CITY HALL GRAY BARN

2224 104th Ave E
Edgewood, WA 98371



3.2.1 Description: Located on the same property as City Hall, the barn is an identifiable landmark for the community.
The barn is a Dutch gambrel roof type. Its primary structure is a pole structure with sawn lumber secondary members.

3.2.2 Background: The date of construction has not been determined. This barn is not listed on the Washington State Barn Registry.

3.2.3 Observations: The pin-sized holes in the wood pole structure were noticed. These holes indicate possible damage by powder post beetles. An active infestation can be identified by the powdery frass (excrement) that is produced and falls out of the emergence holes. No frass was detected. Further investigation by a pest control professional is recommended.
Its current use is a storage building for miscellaneous maintenance items.

3.2.4 Assessment: The following outlines the building's scores. *(See Appendix A Building Worksheets)*

Historic Preservation: Score of 6

The barn has interesting and distinctive architectural features that earns it points –the timber pole and lumber framed construction and the Dutch gambrel roof outline.

Usability: Score of 5

The barn is in good condition and has potential to be a part of a public attraction.

Maintainability: Score of 0 1.5

There are few systems that need regular attention. There is electrical power and lighting. The barn is not connected to the city's water system nor the sewer system.

Budget: Score of 2

Re-use/stabilization budget \$200,000 to \$399,000

3.2.5 Photographs



Photo 3.2.5.1: The front façade of the barn facing 104th Street. Note the hay hood at the roof peak.



Photo 3.2.5.2: The rear façade of the barn



Photo 3.2.5.3: A view of the loft space and the barn's roof structure. Note the log poles for the primary structure and the sawn lumber for the roof joists.



Photo: 3.2.5.4: A view of the loft space



Photo 3.2.5.5: The tiny pin-sized holes are evidence of powder post beetles. Their primary food source is wood. They can damage a building's structure.

3.3 NELSON NATURE PARK GARAGE

2228 118th Avenue E
Edgewood, WA 98372



3.3.1 Description: This structure is a garage with a loft above. It is a wood-framed structure with a concrete slab-on-grade.

3.3.2 Background: According to the Pierce County tax records, the garage was built in 1969. Its footprint is 780 square feet (30' x 26').

3.3.3. Observations: The structure has electrical power. A water hydrant is located adjacent on the exterior. No sewer or septic system is available. There are floor joists that shored. The roof joists in the loft are low and do not provide adequate headroom. They are below 7 feet making this space, by code, unable to be occupied. The roof has a moderate amount of moss growing on it. The shingles have weathered, and granules are starting to come off. The roof will need to be replaced soon. The garage door has a low head height. It is difficult to park the city's service equipment inside. Its current use is a storage building and workshop.

3.3.4 Assessment: The following outlines the building's scores. *(See Appendix A Building Worksheets)*

Historic Preservation: Score of 3

This is the most recent of the buildings in the assessment – just over 50 years old. The garage has little in the way of interesting and distinctive architectural detailing. The beveled siding does give some visual interest.

Usability: Score of 2

The garage supports existing use of the site. The awkward stairs and the low roof joists make the loft difficult to use.

Maintainability: Score of 0.8

The roof has aged and showing signs that it needs to replace soon – heavy moss growth and curling shingles.

Budget: Score of 0

Re-use/stabilization budget \$199,000 or less.

3.3.5 Photographs



3.3.5.1 The front east elevation. The sectional garage doors are 7-foot high doors.



3.3.5.2 The north elevation with a man-door.



3.3.5.3 The rear west elevation.



3.3.5.4 The water hydrant.



3.3.5.5. The loft – note the low head height.



3.3.5.6. A current use is storage for the Friends of the Park. Note the shoring under of the joists.



3.3.5.6. More storage of the Friends of the Park. Note the shoring under of the joists.

3.4 NELSON FARM PARK FARMHOUSE

11912 18th St E
Edgewood, WA 98371



3.4.1 Description: This is a two-story bungalow style residence with a basement.

3.4.2 Background: The residence was constructed in 1920.

3.4.3 Observations: The residence is on a ten-acre parcel. The existing utilities include electric power and water. The house is on a septic sewer system. It appears that the first-floor structure has been restored. The basement has a number of concrete footings and wood posts installed that are not of the original structure. Groundwater is a problem in the basement. In the wet months, there is water flowing from the basement steps across the floor to a sump.

3.4.4 Assessment: The following outlines the building's scores. *(See Appendix A Building Worksheets)*

Historic Preservation: Score of 4

The residence has typical elements of a bungalow style home - small square footage, single story with an attic, pitched and gabled roof, plenty of windows, dormers, and an open floor plan.

Usability: Score of 2

While there is a potential for Public Access, to convert the residence to another use can be difficult process. The building is not ADA accessible.

Maintainability: Score of 3.9

There are building elements that need to be addressed because weathering and deferred maintenance. There is ground water in the basement. The building is not airtight. By the back door, there is a large gap between the foundation and floor structure. The roof and gutters need to be replaced. The eaves are showing signs of water damage.

Budget: Score of 2

Re-use/stabilization budget \$200,000 to \$399,000

3.4.5 Photographs



3.4.5.1 The east elevation. The exterior facades are in fair condition, showing condition weathering and water damage.



3.4.5.2 The eave at the northeast corner of the building is showing water damage. The gutter appears to be blocked and there are ferns growing in it.



3.4.5.3 The floor structure has rotted out and there is an air gap between above the foundation wall.



3.4.5.4 The walkway to front door would be a barrier to making the building accessible.



3.4.5.5. The interior is starting to show signs of moisture and mildew staining.



3.4.5.6 The bathroom is small and does not allow for wheelchair use.



3.4.5.7 During the wettest months, groundwater seeps into the basement.



3.4.5.8 The first floor structure had to be repaired at some point. Note the new plinths underneath the posts.

3.5 NELSON FARM PARK GARAGE

2228 118th Ave E
Edgewood, WA 98371



3.5.1 Description: This building serves as a detached garage for storing and maintaining farm equipment. It is a wood stick-framed structure on a concrete slab.

3.5.2 Background: It was built approximately the same time as the residence, considering some of the detailing on it.

3.5.3 Observations: The structure is out of plumb. The 1x board sheathing was installed horizontally rather than diagonally and this made the structure susceptible to lateral wind loads.

3.5.4 Assessment: The following outlines the building's scores. *(See Appendix A Building Worksheets)*

Historic Preservation: Score of 3

The garage does not offer a lot to contribute in a historical context other than its association with the residence and the barn.

Usability: Score of 2.0

The building has some structural issues, namely some walls are out of plumb. These are not severe and probably be remedied. The garage can still be used as a garage to support the sheep ranch.

Maintainability: Score of 1.0

As a garage with without a lot of electrical or mechanical systems, the maintenance requirements for the building are low.

Budget: Score of 2.0

Re-use/stabilization budget \$200,000 to \$399,000

3.5.6 Photographs



3.5.6.1 The farm outbuilding. Overall the exterior façade is in fair condition showing signs of weathering and moisture damage.



3.5.6.2 The structure is out of plumb. It is more noticeable at the windows and window frame.



3.5.6.3 Another view showing the building is out of plumb.



3.5.6.4 Paint blistering and peeling on the east facade

3.6 NELSON FARM PARK BARN

11912 18th St E
Edgewood, WA 98371



3.6.1 Description: This structure is still used as a working barn. The barn is classified as a broken gable/high lean-to roof type. The structure is lumber framed on a concrete foundation. The enclosed area of the barn is 912 square feet, and the attached shed is 336 square feet.

3.6.2 Background: According to the Pierce County tax records, the barn was built in 1950. It is on the Washington State Heritage Barn Registry (nominated in 2010).

3.6.3 Observations: The barn supports the local sheep rancher who uses the south portion. The center portion of the barn stores city traffic signs and barrels. The north portion stores hay and farm equipment and supplies.

3.6.4 Assessment: The following outlines the building's scores. *(See Appendix A Building Worksheets)*

Historic Preservation: Score of 8

The barn has been recognized as a historic heritage barn because of its contribution to local history. Its presence continues to reinforce and support the area's agricultural background of the park and gardens.

Usability: Score of 2

Structure supports existing use of the site.

Maintainability: Score of 1.5

The metal roofing and metal flashing is in fair condition.

Budget: Score of 0

Re-use/stabilization budget \$199,000 or less

3.6.6 Photographs



3.6.5.1 The east elevation of the barn.



3.6.5.2 The north and west elevations



3.6.5.3 The north section used for farm storage.



3.6.5.4 The ground level of the center section of the barn is used as storage for city traffic signs and barrels.

APPENDIX A

SCORING

Nyholm Windmill

Historic Preservation		Scoring
Score each category from the scoring criteria below.		
1	The structure is associated with events that have made a significant contribution to the broad patterns of local history.	4
2	The structure is associated with the lives of persons significant in our past.	4
3	The structure 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 may lack individual distinction.	3
4	The structure has yielded or may be likely to yield, information important in prehistory or history, for example archeological sites.	0
Total (Add lines 1 through 4)		11

Scoring criteria for the categories above.		Scoring
●	The structure is fifty years or older. Fifty years is generally accepted as the minimum to be considered, with the exception of significant structures that meet the above criteria.	1 pt
●	The structure meets the above criteria plus - visual signs of distinctive elements.	1 pt
●	The structure meets the above criteria plus - visual signs of elements that relate to above criteria	1 pt
●	The structure meets the above criteria plus documentation of connection to Historic Preservation criteria	1 pt
●	The structure meets the above criteria plus; structure is in original site.	1 pt
Scoring categories are taken from Pierce County Register of Historic Places Nomination Form. In general terms if a structure is associated with multiple categories and can be documented as such, the higher likelihood of being nominated to the county or national register.		

Usability		Scoring
Meeting one of the criteria		
5	The structure is structurally stable.	1
6	The structure supports existing use of the site.	2
7	The structure supports future multi-use .	3
8	There is potential for public access.	4
9	There is potential for public attraction.	5

Nyholm Windmill, continued

Maintenance Factor		Scoring	
List each individual building element/item and score each with a 1/10th point. While this is not particularly accurate but does indicate a relative scale of severity. A building with more elements is more difficult to maintain.			
10	Exterior Elements - Roofing including flashing, gutters and downspouts, chimneys; siding materials; finishes including paint and decorative elements; doors and windows; and surrounding grounds. Framing/structure, siding, windmill, top floor safety rails, 3 windows, 2 doors, and ADA ramp	QTY 9	0.9
11	Interior Elements - Basement or crawl space; wood joists and beams; floors; fireplaces; stairs; doors and trim; windows and trim; cabinets and counters; Ship ladder, window hardware door hardware, electrical panel, electrical lighting	QTY 4	0.4
12	Mechanical - Heating, ventilation, and air conditioning including furnaces, ducts and registers; water supply and waste lines; gas supply.	QTY	
13	Electrical - Adequate power supply; switches and outlets; overhead/underground supply. Electrical panel, electrical lighting	QTY 2	0.2
Total (Add lines 10 through 13)			1.5

Budget Factor		Scoring
Meeting one of the criteria		
14	Stabilization Budget: \$199,000 or less	0
15	Stabilization Budget: \$200,000 to \$399,000	2
16	Stabilization Budget: \$400,000 to \$599,000	4
17	Stabilization Budget: \$600,000 to \$799,000	6
18	Stabilization Budget: \$800,000 to \$999,000	8
19	Stabilization Budget: \$1,000,000 or more	10

Scoring Total		
20	Enter the total for Historic Preservation and Usability	16
21	Enter the total Maintenance Factor and Budget Factor	2.15
22	Subtract line 21 from line 20.	13.85

City Hall Gray Barn

Historic Preservation		Scoring
Score each category. One is low, 5 is high		
1	The structure is associated with events that have made a significant contribution to the broad patterns of local history.	2
2	The structure is associated with the lives of persons significant in our past.	2
3	The structure 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 may lack individual distinction.	2
4	The structure has yielded or may be likely to yield, information important in prehistory or history, for example archeological sites.	0
Total (Add lines 1 through 4)		6

Architectural		Scoring
Meeting one of the criteria		
●	The structure is fifty years or older. Fifty years is generally accepted as the minimum to be considered, with the exception of significant structures that meet the above criteria.	1
●	The structure meets the above criteria plus - visual signs of distinctive elements.	2
●	The structure meets the above criteria plus - visual signs of elements that relate to above criteria	3
●	The structure meets the above criteria plus documentation of connection to Historic Preservation criteria	4
●	The structure meets the above criteria plus; structure is in original site.	5
Scoring categories are taken from Pierce County Register of Historic Places Nomination Form. In general terms if a structure is associated with multiple categories and can be documented as such, the higher likelihood of being nominated to the county or national register.		

Usability		Scoring
Meeting one of the criteria		
5	The structure is structurally stable.	1
6	The structure supports existing use of the site.	2
7	The structure supports future multi-use .	3
8	There is potential for public access.	4
9	There is potential for public attraction.	5

City Hall Gray Barn, continued

Maintenance Factor			Scoring
List each individual building element/item and score each with a 1/10th point. While this is not particularly accurate but does indicate a relative scale of severity. A building with more elements is more difficult to maintain.			
10	Exterior Elements - Roofing including flashing, gutters and downspouts, chimneys; siding materials; finishes including paint and decorative elements; doors and windows; and surrounding grounds. Roof shingles, flashing, siding, painting, doors, sliding doors, windows	QTY 9	0.9
11	Interior Elements - Basement or crawl space; wood joists and beams; floors; fireplaces; stairs; doors and trim; windows and trim; cabinets and counters; Stairs, doors and trim	QTY 6	0.6
12	Mechanical - Heating, ventilation, and air conditioning including furnaces, ducts and registers; water supply and waste lines; gas supply.	QTY	
13	Electrical - Adequate power supply; switches and outlets; overhead/underground supply. Electrical panel, lighting, power	QTY 3	0.3
Total (Add lines 10 through 13)			1.5

Budget Factor		Scoring
Meeting one of the criteria		
14	Stabilization Budget: \$199,000 or less	0
15	Stabilization Budget: \$200,000 to \$399,000	2
16	Stabilization Budget: \$400,000 to \$599,000	4
17	Stabilization Budget: \$600,000 to \$799,000	6
18	Stabilization Budget: \$800,000 to \$999,000	8
19	Stabilization Budget: \$1,000,000 or more	10

Scoring Total		
20	Enter the total for Historic Preservation and Usability	11
21	Add Maintenance Factor and Budget Factor	3.5
22	Subtract line 21 from line 20.	7.5

Nelson Nature Park Garage

Historic Preservation		Scoring
Score each category. One is low, five is high		
1	The structure is associated with events that have made a significant contribution to the broad patterns of local history.	1
2	The structure is associated with the lives of persons significant in our past.	1
3	The structure 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 may lack individual distinction.	1
4	The structure has yielded or may be likely to yield, information important in prehistory or history, for example archeological sites.	0
Total (Add lines 1 through 4)		3

Architectural		Scoring
Meeting one of the criteria		
●	The structure is fifty years or older. Fifty years is generally accepted as the minimum to be considered, with the exception of significant structures that meet the above criteria.	1
●	The structure meets the above criteria plus - visual signs of distinctive elements.	2
●	The structure meets the above criteria plus - visual signs of elements that relate to above criteria	3
●	The structure meets the above criteria plus documentation of connection to Historic Preservation criteria	4
●	The structure meets the above criteria plus; structure is in original site.	5
Scoring categories are taken from Pierce County Register of Historic Places Nomination Form. In general terms if a structure is associated with multiple categories and can be documented as such, the higher likelihood of being nominated to the county or national register.		

Usability		Scoring
Meeting one of the criteria		
5	The structure is structurally stable.	1
6	The structure supports existing use of the site.	2
7	The structure supports future multi-use .	3
8	There is potential for public access.	4
9	There is potential for public attraction.	5

Nelson Nature Park Garage, continued

Maintenance Factor			Scoring
List each individual building element/item and score each with a 1/10th point. While this is not particularly accurate but does indicate a relative scale of severity. A building with more elements is more difficult to maintain.			
10	Exterior Elements - Roofing including flashing, gutters and downspouts, chimneys; siding materials; finishes including paint and decorative elements; doors and windows; and surrounding grounds. Roofing, flashing, paint, door, windows	QTY 3	0.3
11	Interior Elements - Basement or crawl space; wood joists and beams; floors; fireplaces; stairs; doors and trim; windows and trim; cabinets and counters; Floor joists, stairs,	QTY 1	0.1
12	Mechanical - Heating, ventilation, and air conditioning including furnaces, ducts and registers; water supply and waste lines; gas supply. Water supply	QTY 1	0.1
13	Electrical - Adequate power supply; switches and outlets; overhead/underground supply. Electrical lighting, electrical panel, power	QTY 2	0.3
Total (Add lines 10 through 13)			0.8

Budget Factor			Scoring
Meeting one of the criteria			
14	Stabilization Budget: \$199,000 or less		0
15	Stabilization Budget: \$200,000 to \$399,000		2
16	Stabilization Budget: \$400,000 to \$599,000		4
17	Stabilization Budget: \$600,000 to \$799,000		6
18	Stabilization Budget: \$800,000 to \$999,000		8
19	Stabilization Budget: \$1,000,000 or more		10

Scoring Total			
20	Enter the total for Historic Preservation and Usability		5
21	Add Maintenance Factor and Budget Factor		.8
22	Subtract line 21 from line 20.		4.2

Nelson Farm Park Residence

Historic Preservation		Scoring
Score each category. One is low, five is high		
1	The structure is associated with events that have made a significant contribution to the broad patterns of local history.	1
2	The structure is associated with the lives of persons significant in our past.	1
3	The structure 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 may lack individual distinction.	2
4	The structure has yielded or may be likely to yield, information important in prehistory or history, for example archeological sites.	0
Total (Add lines 1 through 4)		4

Architectural		Scoring
Meeting one of the criteria		
●	The structure is fifty years or older. Fifty years is generally accepted as the minimum to be considered, with the exception of significant structures that meet the above criteria.	1
●	The structure meets the above criteria plus - visual signs of distinctive elements.	2
●	The structure meets the above criteria plus - visual signs of elements that relate to above criteria	3
●	The structure meets the above criteria plus documentation of connection to Historic Preservation criteria	4
●	The structure meets the above criteria plus; structure is in original site.	5
Scoring categories are taken from Pierce County Register of Historic Places Nomination Form. In general terms if a structure is associated with multiple categories and can be documented as such, the higher likelihood of being nominated to the county or national register.		

Usability		Scoring
Meeting one of the criteria		
5	The structure is structurally stable.	1
6	The structure supports existing use of the site.	2
7	The structure supports future multi-use .	3
8	There is potential for public access.	4
9	There is potential for public attraction.	5

Nelson Farm Park Residence, continued

Maintenance Factor		Scoring	
List each individual building element/item and score each with a 1/10th point. While this is not particularly accurate but does indicate a relative scale of severity. A building with more elements is more difficult to maintain.			
10	Exterior Elements - Roofing including flashing, gutters and downspouts, chimneys; siding materials; finishes including paint and decorative elements; doors and windows; and surrounding grounds. Roofing, flashing, gutter and downspouts, siding painting, doors, windows, Bushes and landscaping	QTY 10	1
11	Interior Elements - Basement or crawl space; wood joists and beams; floors; fireplaces; stairs; doors and trim; windows and trim; cabinets and counters; Basement, furnace, kitchen, floors, stairs, doors, windows, cabinets, counters	QTY 9	.9
12	Mechanical - Heating, ventilation, and air conditioning including furnaces, ducts and registers; water supply and waste lines; gas supply. Furnace, water supply, septic system	QTY 3	1
13	Electrical - Adequate power supply; switches and outlets; overhead/underground supply. Electrical panel, lighting, power	QTY 3	1
Total (Add lines 10 through 13)			3.9
Budget Factor		Scoring	
Meeting one of the criteria			
14	Stabilization Budget: \$199,000 or less		0
15	Stabilization Budget: \$200,000 to \$399,000		2
16	Stabilization Budget: \$400,000 to \$599,000		4
17	Stabilization Budget: \$600,000 to \$799,000		6
18	Stabilization Budget: \$800,000 to \$999,000		8
19	Stabilization Budget: \$1,000,000 or more		10
Scoring Total			
20	Enter the total for Historic Preservation and Usability		6.0
21	Add Maintenance Factor and Budget Factor		5.9
22	Subtract line 21 from line 20.		0.1

Nelson Farm Park Garage

Historic Preservation		Scoring
Score each category. One is low, five is high		
1	The structure is associated with events that have made a significant contribution to the broad patterns of local history.	1
2	The structure is associated with the lives of persons significant in our past.	1
3	The structure 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 may lack individual distinction.	1
4	The structure has yielded or may be likely to yield, information important in prehistory or history, for example archeological sites.	0
Total (Add lines 1 through 4)		3

Architectural		Scoring
Meeting one of the criteria		
●	The structure is fifty years or older. Fifty years is generally accepted as the minimum to be considered, with the exception of significant structures that meet the above criteria.	1
●	The structure meets the above criteria plus - visual signs of distinctive elements.	2
●	The structure meets the above criteria plus - visual signs of elements that relate to above criteria	3
●	The structure meets the above criteria plus documentation of connection to Historic Preservation criteria	4
●	The structure meets the above criteria plus; structure is in original site.	5
Scoring categories are taken from Pierce County Register of Historic Places Nomination Form. In general terms if a structure is associated with multiple categories and can be documented as such, the higher likelihood of being nominated to the county or national register.		

Usability		Scoring
Meeting one of the criteria		
5	The structure is structurally stable.	1
6	The structure supports existing use of the site.	2
7	The structure supports future multi-use .	3
8	There is potential for public access.	4
9	There is potential for public attraction.	5

Nelson Farm Park Garage, continued

Maintenance Factor		Scoring	
List each individual building element/item and score each with a 1/10th point. While this is not particularly accurate but does indicate a relative scale of severity. A building with more elements is more difficult to maintain.			
10	Exterior Elements - Roofing including flashing, gutters and downspouts, chimneys; siding materials; finishes including paint and decorative elements; doors and windows; and surrounding grounds. Roofing, flashing, gutters, siding, painting, windows, doors,	QTY 6	0.6
11	Interior Elements - Basement or crawl space; wood joists and beams; floors; fireplaces; stairs; doors and trim; windows and trim; cabinets and counters; Wood framed	QTY 1	.1
12	Mechanical - Heating, ventilation, and air conditioning including furnaces, ducts and registers; water supply and waste lines; gas supply.	QTY	
13	Electrical - Adequate power supply; switches and outlets; overhead/underground supply. Electrical panel, lighting, power	QTY 3	.3
Total (Add lines 10 through 13)			1.0

Budget Factor		Scoring
Meeting one of the criteria		
14	Stabilization Budget: \$199,000 or less	0
15	Stabilization Budget: \$200,000 to \$399,000	2
16	Stabilization Budget: \$400,000 to \$599,000	4
17	Stabilization Budget: \$600,000 to \$799,000	6
18	Stabilization Budget: \$800,000 to \$999,000	8
19	Stabilization Budget: \$1,000,000 or more	10

Scoring Total		
20	Enter the total for Historic Preservation and Usability	5
21	Add Maintenance Factor and Budget Factor	3
22	Subtract line 21 from line 20.	2

Nelson Farm Park Red Barn

Historic Preservation		Scoring
Score each category. One is low, five is high		
1	The structure is associated with events that have made a significant contribution to the broad patterns of local history.	2
2	The structure is associated with the lives of persons significant in our past.	2
3	The structure 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 may lack individual distinction.	4
4	The structure has yielded or may be likely to yield, information important in prehistory or history, for example archeological sites.	0
Total (Add lines 1 through 4)		8

Architectural		Scoring
Meeting one of the criteria		
●	The structure is fifty years or older. Fifty years is generally accepted as the minimum to be considered, with the exception of significant structures that meet the above criteria.	1
●	The structure meets the above criteria plus - visual signs of distinctive elements.	2
●	The structure meets the above criteria plus - visual signs of elements that relate to above criteria	3
●	The structure meets the above criteria plus documentation of connection to Historic Preservation criteria	4
●	The structure meets the above criteria plus; structure is in original site.	5
Scoring categories are taken from Pierce County Register of Historic Places Nomination Form. In general terms if a structure is associated with multiple categories and can be documented as such, the higher likelihood of being nominated to the county or national register.		

Usability		Scoring
Meeting one of the criteria		
5	The structure is structurally stable.	1
6	The structure supports existing use of the site.	2
7	The structure supports future multi-use .	3
8	There is potential for public access.	4
9	There is potential for public attraction.	5

Nelson Farm Park Red Barn, continued

Maintenance Factor		Scoring	
List each individual building element/item and score each with a 1/10th point. While this is not particularly accurate but does indicate a relative scale of severity. A building with more elements is more difficult to maintain.			
10	Exterior Elements - Roofing including flashing, gutters and downspouts, chimneys; siding materials; finishes including paint and decorative elements; doors and windows; and surrounding grounds. Roofing, flashings, siding, doors and windows	QTY 9	0.9
11	Interior Elements - Basement or crawl space; wood joists and beams; floors; fireplaces; stairs; doors and trim; windows and trim; cabinets and counters; Doors and trim	QTY 6	0.6
12	Mechanical - Heating, ventilation, and air conditioning including furnaces, ducts and registers; water supply and waste lines; gas supply.	QTY	
13	Electrical - Adequate power supply; switches and outlets; overhead/underground supply.	QTY	
Total (Add lines 10 through 13)			1.5

Budget Factor		Scoring	
Meeting one of the criteria			
14	Stabilization Budget: \$199,000 or less		0
15	Stabilization Budget: \$200,000 to \$399,000		2
16	Stabilization Budget: \$400,000 to \$599,000		4
17	Stabilization Budget: \$600,000 to \$799,000		6
18	Stabilization Budget: \$800,000 to \$999,000		8
19	Stabilization Budget: \$1,000,000 or more		10
Scoring Total			
20	Enter the total for Historic Preservation and Usability		10
21	Add Maintenance Factor and Budget Factor		1.5
22	Subtract line 21 from line 20.		8.5

APPENDIX B

Pierce County Register of Historic Places Nomination Form



PIERCE COUNTY REGISTER OF HISTORIC PLACES NOMINATION FORM

DATE _____

DATE RECEIVED _____

This form is required to nominate properties to the Pierce County Register of Historic Places per Pierce County Code 2.88.020. Type all entries and complete all applicable sections. Contact Pierce County Planning and Public Works with any questions at (253) 798-3683.

PART 1: PROPERTY INFORMATION

Property Name

Historic

Common

Location

Street Address

Zip

Parcel No(s).

Legal Description and Plat or Addition:

Nominated Elements

Please indicate below significant elements of the property that are included in the nomination by checking the appropriate box(es) below. Describe these elements specifically in the narrative section of this form.

Principal Structure

Site

Historic Additions

Historic Landscaping, Fencing, Walkways, etc.

Ancillary Buildings/Outbuildings

Interior Spaces/Other (inventory in narrative)

Owner of Property

Name

Address

City

State

Zip

Is the owner the sponsor of this nomination?

Yes

No

Form Preparer

Name/Title

Company/Organization

Address

City

State

Zip

Email

Phone

Nomination Checklist — Attachments

Site Map (REQUIRED)

Continuation Forms

Photographs (REQUIRED):
please see photo guide for additional details

Other (please indicate):

Last Deed of Title (REQUIRED):
*this document can usually be obtained for little or no cost
from a titling company*

FOR OFFICE USE

Date Received _____

PIERCE COUNTY REGISTER OF HISTORIC PLACES

Nomination to the Pierce County Register of Historic Places Page ___ of ___

PART 2: PHYSICAL DESCRIPTION, FUNCTIONS, USES and MATERIALS

Summarize the changes to plan, original cladding, windows, interior, and other significant elements by selecting the choices below. If the property has been previously documented, these may be indicated on the Washington State Historic Property Inventory Form. These changes should be described specifically in the narrative section of this form.

	Original Materials Intact?			Original Materials Intact?	
Plan (i.e.: no additions to footprint, relocation of walls or roof plan)	Yes	No	Interior (woodwork, finishes, flooring, fixtures)	Yes	No
Original cladding	Yes	No	Other elements	Yes	No
Windows (no replacement windows or replacement sashes)	Yes	No			

Physical Description Narrative

Describe in detail the present and then the original (if known) physical appearance, current appearance and architectural characteristics (use continuation sheets if necessary).

PIERCE COUNTY REGISTER OF HISTORIC PLACES

Nomination to the Pierce County Register of Historic Places Page ___ of ___

PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE

Criteria for Designation

Pierce County Code recognizes four criteria of eligibility for inclusion on the Register of Historic Places. Please select any that apply to this property, for which there is **documentary evidence** included in this nomination form.

- A Is associated with events that have made a significant contribution to the broad patterns of our history; or
- B Is associated with the lives of persons significant in our past; or
- C 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 may lack individual distinction; or
- D Has yielded or may be likely to yield, information important in prehistory or history. i.e. archeological sites

Historical Data (if known)

Date(s) of Construction

Other Date(s) of Significance

Architect (s)

Builder

Engineer

Statement of Significance

Describe in detail the chronological history of the property and how it meets the criteria for the Register of Historic Places. Please provide a summary in the first paragraph (use continuation sheets if necessary). If using a Multiple Property Nomination that is already on record, or another historical context narrative, please reference it by name and source. Please provide a bibliography for books and other materials accessed.

Historic Preservation Program

Nomination to the Pierce County Register of Historic Places Page ___ of ___

Narrative Continuation

This page may be edited or copied as needed.

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