STUDY SESSION MEETING AGENDA
City Hall – 1104 Maple Street
6:00pm November 12, 2019

CALL TO ORDER

Roll Call: Bitetto, Brown, Hayden, Hochstatter, Pederson, Reed and Stuard

REGULAR BUSINESS

	1) Ryan House
	2) Wastewater Facility Pretreatment Program
	3) 2020 Legislative Agenda

CITY ADMINISTRATOR REPORT

AGENDA SETTING

1. Council Meeting Agenda Calendar
2. Council Committee Meeting Calendar

EXECUTIVE SESSION

For the purposes of discussing with legal counsel property acquisition, pursuant to RCW 42.30.110(1)(b).

ADJOURNMENT

This meeting is accessible to persons with disabilities. For individuals who may require special accommodations, please contact the City Clerk at (253) 299-5500, 24 hours in advance.

CITY OF SUMNER WASHINGTON

MEMORANDUM

DATE: November 6, 2019
TO: Mayor Pugh and members of the City Council
FROM: Interim City Administrator Jason Wilson
CC:
RE: Study Session – November 12, 2019

Tonight's topics include:

Ryan House

We will discuss the potential for the Ryan House. A few months ago, we talked about this project when you approved the contract with Architectural Resources Group (ARG) to review the feasibility and design for potentially renovating and reusing Ryan House. The vision is to continue to house the Sumner Historical Society but also find other uses that open up the space for more consistent public use and enjoyment in keeping with the original deed from the Ryans to the City. ARG has completed their studies which will be shared on Monday evening. This study was funded with a grant from Pierce County Lodging Tax. We will be sharing with you the highlights of their assessment and asking for feedback on how to proceed from here.

Wastewater Facility Pretreatment Program

The City of Sumner Pretreatment Coordinator, Andria Swann, will share with Council members a presentation about the City's Pretreatment Program. The presentation will cover an introduction to the program, to include a brief history of federal regulations related to Pretreatment. Ms. Swann will then share how a Pretreatment Program will support the City Strategic Priorities. The presentation will end with a discussion about how to move forward with the implementation of an effective Pretreatment Program. The presentation will be delivered through a PowerPoint slide show. A copy of the PowerPoint document will be available to council members at the Study Session.

2020 Legislative Agenda

We will discuss the Legislative Agenda for the 2020 session. This is a "short" session in the middle of their biennium, which means few new projects are funded and less major policy decisions are made. However, consistency is key, so this year's agenda is more about laying the foundation for next year rather than walking away with a series of wins within a year. Sumner has been quite successful in recent years with agenda items like flood protection leading to the White River Restoration Project seed funding, SR 410/Traffic Avenue interchange, Streamlined Sales Tax mitigation reinstated and being a pilot project for water rights mitigation in response to the Foster case. While Sumner is small, we continue to provide clear information and education about our community and the needs of local government. We will bring you a draft agenda based on our needs and look to you for any further ideas, suggestions, edits before passing the agenda at the following regular council meeting so that we have time to get it out to legislators before the session begins just after the new year.

We look forward to the discussions.

Architectural
Resources Group

Architecture
Planning
Conservation

Ryan House
Feasibility Study

Prepared for

City of Sumner, Washington

Prepared by

Architectural Resources Group, Inc.
Portland, Oregon

May 2019

Architectural
Resources Group

Ryan House Feasibility Study
Sumner, Washington

Architectural Resources Group
May 2019

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1. Executive Summary

The City of Sumner engaged a team led by Architectural Resources Group (ARG) to complete a Feasibility Study for the Ryan House property at 1228 Main Street in downtown Sumner, Washington. The purpose of the Feasibility Study is essentially two-fold: (1) to identify potential long-term uses of the building, in addition to remaining the home of the Sumner Historical Society, that would attract more visitors to the house and surrounding region; and (2) to identify what architectural improvements (accessibility, life safety, etc.) would need to be made to the building to accommodate those uses.

To understand how the Ryan House is currently being used and what other tourist attractions and event spaces are located in the surrounding region, ARG conducted interviews with a wide variety of stakeholders, including regional tourism groups, Sumner-based tourism contacts, and local event space operators. The ARG team also conducted a conditions assessment of the building and a code review to identify the property's character-defining features and to identify necessary architectural, mechanical, electrical and plumbing improvements.

Based on this physical assessment and stakeholder engagement, ARG developed a series of recommendations of four inter-related types:

- **Use Recommendations:** What additional uses of the Ryan House appear to be most likely to be successful?

- **Architectural and Engineering Recommendations:** What physical modifications need to be made to the Ryan House to accommodate these new uses?

- **Historical Society Recommendations:** How could the Sumner Historical Society improve its operational approach and modify how it uses the Ryan House?

- **Preservation Recommendations:** How can the physical modifications to the property be accomplished in a manner that best preserves the Ryan House's character-defining features?

Ultimately, we recommend that the Ryan House be upgraded such that, in addition to remaining the Historical Society's home, it can be used as a venue that can be rented for private functions, including birthday parties, small weddings, retirement parties, and celebrations of life.

Three primary improvements need to be made to the Ryan House if it is to be used as an event space: it needs to be made accessible, it needs to have code-compliant restroom facilities, and it needs to have a catering kitchen. All three of these improvements can be addressed via modifications to the kitchen addition at the rear of the building (the least historically intact component of the Ryan House), thereby minimizing impacts to the house's most prominent historic features. In addition, the Sumner Historical Society should revisit its interpretive approach so that the kitchen, dining room and parlor can better accommodate visitor congregation and circulation.

We also recommend that a perimeter fence and plantings, along with new signage, be added to the property to call out more prominently the landscape surrounding the Ryan House as a public park, while simultaneously making that park a more attractive space for outdoor events.

We estimate that, considered cumulatively, the proposed improvements to the Ryan House, including making it available for private event rental, would generate annually 250 to 950 additional overnight stays in paid lodging in the property's vicinity.

2. Introduction and Methodology

In early 2019, the City of Sumner engaged a team led by Architectural Resources Group (ARG) to complete a Feasibility Study for the Ryan House property in downtown Sumner, Washington. The property, located on Main Street at the eastern end of Downtown Sumner, includes a historic home surrounded by a public park. The historic Ryan House, which was listed on the National Register of Historic Places in 1976, consists of a 1860s-1870s cedar cabin, plus an 1885 Victorian farmhouse addition, which itself includes a kitchen addition that appears to date from soon after construction of the house. The property has been publicly owned since 1926, when the Ryan family heirs deeded the property to the City of Sumner for use as a library and park. Since the library's relocation in 1979, the building has been used by the Sumner Historical Society to house their collection of artifacts and archival materials.

The main purpose of the Feasibility Study is to identify ways in which the use of the building could be expanded and diversified, while remaining the home of the Sumner Historical Society. The Feasibility Study also includes preliminary consideration of the many repairs and upgrades – architectural, mechanical, electrical, structural, etc. – the building needs to support that expanded use, and how those improvements could be accomplished while retaining the house's historic features.

To complete this Feasibility Study, the ARG team:

- Reviewed available historical information to identify the Ryan House's exterior and interior character-defining features (see Section 3).

- Visited the Ryan House several times to collect architectural measurements to create as-built drawings and complete a preliminary conditions assessment (see Section 4 and Appendices A and B).

- Met with a wide variety of local and regional tourism entities, as well as local event operators, to understand what new uses might successfully be brought to the Ryan House (Section 5)

- Reviewed relevant regulations, including Sumner's municipal code, the 2015 International Building Code, and the 2015 International Existing Building Code to prepare a code review for the property (Section 6).

- Developed a detailed list of recommendations pertaining to the future use and upgrade of the building and surrounding property (Section 7).

Existing condition photographs and as-built drawings of the house are included below in Appendices A and B, respectively.

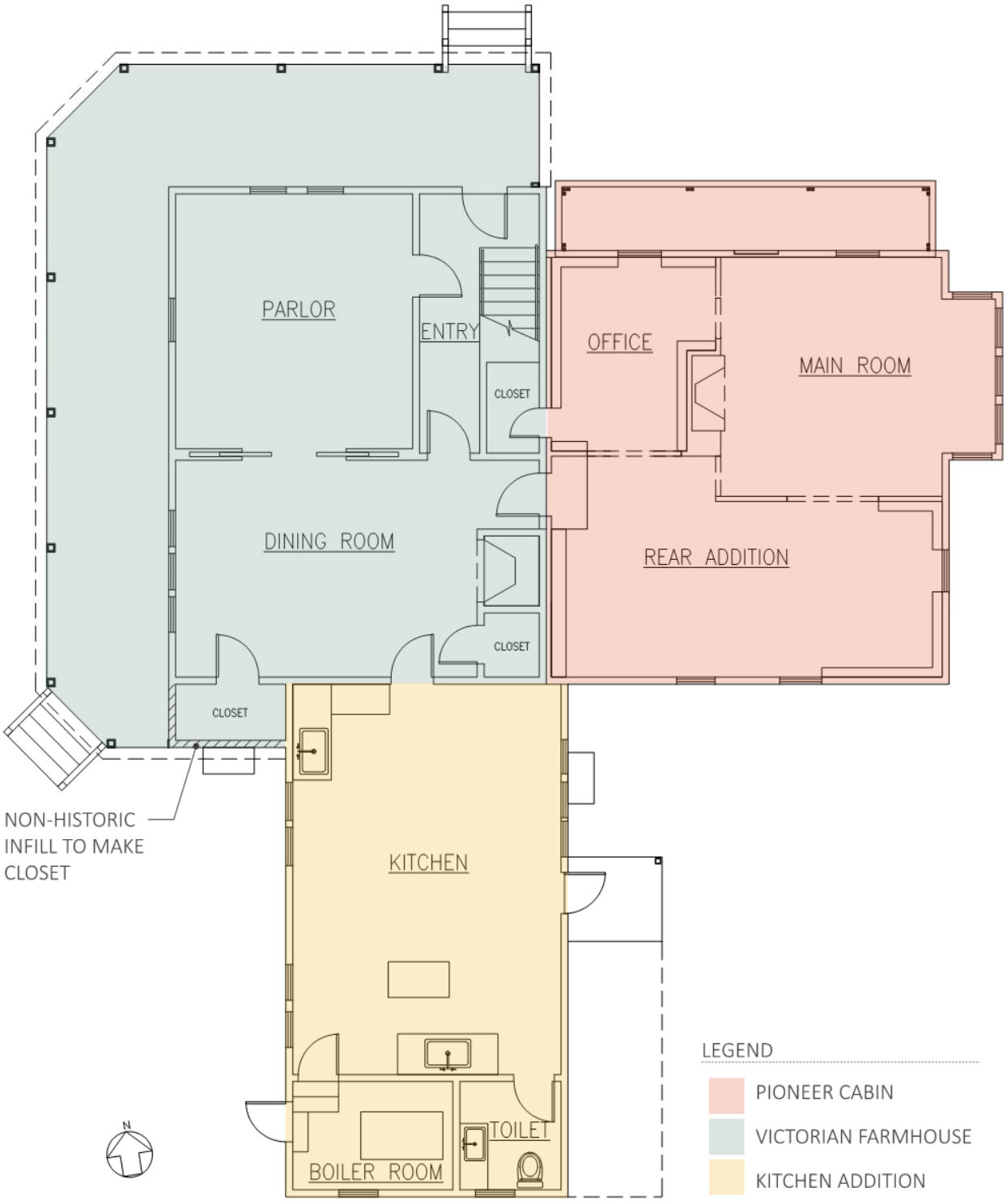


Diagram showing the three structures that form the Ryan House (Architectural Resources Group, April 2019).

3. Historical Background, Alterations and Character-Defining Features

3.1 Historical Background

Located on Main Street in Sumner, the Ryan House is named for George and Lucy V. Wood Ryan, who played leading roles in the establishment of Sumner and for whom the house was built. George H. Ryan, a settler originally from Allegheny County, New York came to Baraboo, Wisconsin with his parents in 1856, arriving in Washington in 1871.[1] After moving to Washington, Ryan worked for Pope and Talbot in Port Gamble as a bookkeeper.[2] In 1873, reportedly on the advice of Puyallup Pioneer Ezra Meeker, Ryan purchased from Laura Kincaid Seaman a portion of the original William Kincaid Donation Land Claim that had belonged to her father. The $1000 purchase included 40 acres extending from Main Street to Park Street in what was to become Sumner.[3] Ryan added additional land in 1877[4] and purchased an additional 11 acres from Kincaid north of Main Street.[5]

Historic photograph (c. 1880) of the Ryan family assembled on the veranda (National Register of Historic Places, Ryan House, Sumner, Pierce County, Washington, National Register #76001900).

[1] *Sumner News Review Supplement*, "George Ryan was Active," February 19, 1981, pg. 8.
[2] Amy M. Ryan, *The Sumner Story, By One of Her Daughters, Sumner, Washington 1853-1900*, Sumner Historical Society: Heritage Quest Press, Copyright 1988, 13.
[3] Ryan, *Sumner Story*, 13.
[4] Ryan, *Sumner Story*, 14.
[5] Ryan, *Sumner Story*, 15.

The property originally purchased from Laura Kincaid Seaman included a one-room cedar cabin that had been built by Fred Seaman in the 1860s.[6] After Ryan purchased the property he commissioned a small three-room house, built by John Avery and a Mr. Hall. Hall made the doors and sash on the property. The fireplace and chimney bricks came from Steilacoom. Ryan returned to Port Gamble while the house was being built.[7]

George Ryan married Lucy V. Wood in San Francisco in 1875. She had come by train from Baraboo, Wisconsin.[8] After their marriage, they came to Sumner via Tacoma and shared the small home with the Averys. The next year, Ryan and his wife Lucy V. Ryan expanded the cabin into the one-and-a-half-story portion that now forms the house's eastern wing and built a roothouse and icehouse. In 1885, the Ryan's added a two-and-a-half-story Victorian farmhouse adjoining the cabin's west wall. Around the same time, a one-and-a-half-story kitchen wing was added to the south elevation of the farmhouse.[9]

The Ryans participated in the "hop boom" in the valley in the 1870s and 1880s and likely built the Victorian farmhouse section with revenue from the crop.[10] A hop barn located west of the existing property remained until at least 1908.[11] The hop barn had an attached store run by Ryan in the 1870s, perhaps only open during the hop-picking season.[12] The Ryans employed as many as 50 Chinese pickers and 200 Native Americans, learning enough language to speak with them.[13] The Ryans eventually had five children.[14]

George Ryan started the Sumner Lumber Company in 1883 along with E. T. Everett and W. J. Madden, and stopped farming in 1884. Besides the mill, the company purchased 5000 acres of timberland and turned out a variety of products including wooden water pipe. The mill burned in the early 1890s. Ryan also built and owned Sumner Light and Water Company, owned a number of houses in Sumner as well as in Tacoma and several other locations.[15] He built the brick Bank block in Sumner, which burned in 1895.[16]

The Ryan house was at the center of the development of Sumner, with the plat of Sumner created at the house in 1883.[17] George Ryan helped develop a large section of Sumner's business district, built the original railroad depot,[18] and built a skating rink in 1882 (later an opera house and social center and the location of the Whitworth College commencement exercises).[19] Whitworth College (initially Sumner

[6] *Sumner News Review Supplement*, 4.
[7] National Register of Historic Places, Ryan House, Sumner, Pierce County, Washington, National Register #76001900.
[8] Ryan, *Sumner Story*, 17.
[9] Ryan House National Register Nomination.
[10] Ryan, *Sumner Story*, 27.
[11] Sanborn Fire Insurance Map for Sumner, 1908, accessed through Timberland Regional Library.
[12] Ryan, *Sumner Story*, 51-52.
[13] Ryan House National Register Nomination and Ryan, *Sumner Story*, 48—*Sumner Story* says 250 Indians camped on the farm to pick hops.
[14] Ryan, *Sumner Story*, Pictorial Section.
[15] *Sumner News Review Supplement*, 8. Fire Date, *Pierce County Herald & Times*, 19.
[16] Fire date, Ryan, *Sumner Story*, 60.
[17] Ryan House National Register Nomination.
[18] Ryan, Sumner Story, 14.
[19]Amy Ryan, "The Old Opera House," in "A Scrapbook of Articles Published in the Sumner-News-Index, 1963-1965, and Miscellaneous Historical Articles and Stores Published in Other Newspapers and Periodicals and Scrapbook of

Academy) was located in Sumner from 1883 to 1899.[20] George Ryan was elected Sumner's first mayor in 1891 after its incorporation. [21]

Lucy Ryan managed an early post office in the property and was active in Temperance efforts as a charter member of the local WCTU.[22] She recalls often boarding several laborers at the property. She had Chinese help in the house as well as some other hired help. She kept chickens, sold eggs, had cows and made butter on the property.[23]

The Ryans extensively landscaped the property with a butternut tree, snowball bushes, holly trees and sweet cherry trees. The famed front butternut tree, planted by Lucy Ryan was removed in 1963.[24]

C. 1920s photo showing the Pioneer Cabin covered in ivy (Sumner Ryan House Museum).

George and Lucy Ryan divorced in 1904[25] after which she lived out her life in the house, dying in 1925. She platted the area around the house in 1913 and 1914 and with her son, L. D. Ryan platted a third

the "Valley Jubilee" Column by Amy R. Ryan in the *Puyallup Pierce County Herald*, July 1966-March 1967," Microfilm, Washington State Library.

[20] Ryan, *Sumner Story*, 107-108.

[21] Ryan House National Register Nomination.

[22] Ryan House National Register Nomination.

[23] Ryan, *Sumner Story*, 47-48.

[24] Ryan, Scrapbook.

[25] "Prominent Sumner People in Court," Tacoma Times, *February 5, 1904*, 1.

addition in 1923—other family members including Edith Ryan continued platting the property through the 1950s.[26] Family members recall that many of the houses in the area were built by the Ryans.[27]

Following Lucy Ryan's death, the Ryan family heirs deeded the property to the City of Sumner in 1926 in Memory of Lucy V. Ryan for use as a library.[28] The library moved initially into the newer area of the house and then expanded to the earliest part of the house, which had overgrown with ivy and was restored for library use.[29] Some of the original porch was enclosed for library purposes on the west side of the house and later restored when the building became a museum. The Ryan House was added to the National Register of Historic Places in 1976.[30] Since the library's relocation to Fryar Avenue in 1979, the building has been used by the Sumner Historical Society to house their collection of artifacts and archival materials. The house and grounds remain part of the Sumner parks system.

Image from the 1976 National Register nomination, showing the enclosed west veranda. This portion of the veranda has since been restored to its original open condition.

3.2 Alterations

The Ryan House exhibits a high level of historic integrity, with the building's exterior elements generally appearing today much as they did following completion of the Victorian farmhouse in 1885. Notable non-historic alterations to the building include:

[26] Pierce County Auditor Records of Plats.
[27] Interview with Mary Beth Ryan, April 5, 2019.
[28] "Site for Library Given to Sumner," *Tacoma News Tribune*, January 27, 1926, 18.
[29] Amy M. Ryan, "Sumner's Public Library Links Past to Present," *Seattle Times Magazine*, Sunday August 13, 1961, 4.
[30] Ryan House National Register Nomination.

Exterior Alterations

- Replacement of cedar roof shakes that covered the main roof surfaces and replacement of the fish-scale shingles of the veranda overhang.
- Replacement of the house's front door.
- Addition of a storage shed adjoining the kitchen's east wall.
- Gutters and downspouts installed.
- Restoration of west elevation veranda, which had been enclosed during the building's use as a library, including replacement of wood spindles and posts.
- Replacement of porch flooring at cabin.
- Installation of Plexiglas storm windows.

Interior Alterations

- Patching and repainting of plaster walls in parlor, dining room and vestibule.
- In the 1st floor cabin rooms, addition of a drop ceiling and plaster/acoustical tiles to the walls, obscuring the original ceiling and wall surfaces (including obscuring the location of the cabin's front door).
- Subdivision of the first floor cabin space with partition walls.
- Wallpapers are evocative of the late 1800s/early 1900s but are generally not original.

3.3 Character-defining Features

A *character-defining feature* is an aspect of a building's design, construction, or detail that is representative of the building's function, type, or architectural style.[31] Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics and landscaping within the period of significance. An understanding of a building's character-defining features is a crucial step in developing a rehabilitation plan that is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* by incorporating an appropriate level of restoration, rehabilitation, maintenance, and protection.

The following list of character-defining features for the Ryan House is based on the ARG's review of historic materials and on-site examination of the building.

Exterior Character-defining Features

<u>General</u>

- Park-like setting
- Wooden barge boards and corner boards

<u>Pioneer Cabin</u>

- One-and-a-half story height
- Shiplap siding
- Gabled roof with shed-roofed rear addition

[31] Nelson, Lee H. *Architectural Character: Identifying the Visual Aspects of Historic Buildings As an Aid to Preserving Their Character*. Washington, D.C: Technical Preservation Services, National Park Service, U.S. Dept. of the Interior, 1988, 1.

- Brick chimney
- Front porch supported by decorative, squared posts
- Central entrance with molded, four-paneled door
- Six-over-six, double hung wood sash with simple plank surrounds
- Rectangular bay with five, two-over-two double-hung wood sash with simple surrounds
- On rear (south) elevation, two gabled dormers with four-over-four and six-over-six double hung wood sash

Victorian Farmhouse
- Two-and-a-half story height
- Gabled roof
- Drop siding
- Veranda at north and west elevations supported by stop-chamfered posts on plinth blocks, with a course of small stop-chamfered spindles aligned between continuous horizontal rails at the uppermost portion of the posts
- Stair rail with chamfering similar to veranda posts
- Simple plank window surrounds
- Fenestration: at the first story, one-over-one double hung wood sash; at the second story, fifteen-over-one double hung wood sash with colored glass in the upper sashes; fixed multi-paned window with colored glass and triangular arch surround at the attic
- Cedar fish-scale shingles above the veranda and above the second-story windows on the north façade
- Brick chimney

Kitchen Addition
- One-and-a-half story height
- Gabled roof
- Drop siding
- Brick chimney
- Fenestration: on east elevation, four-over-four double-hung wood sash in grouping of three; on west elevation, two pairs of one-over-one double hung wood sash; on south elevation, two fixed, six-pane wood sash

Interior Character-defining Features
The Ryan House's interior character-defining features are concentrated in the Victorian Farmhouse portion of the building and include:

Victorian Farmhouse
- Grooved, stop-chamfered door and transom surrounds
- Paneled, sliding double-parlor doors
- Wooden panel doors with original hardware
- Door transoms with original hardware
- Decorative wood baseboards
- Picture rails in most rooms
- Ceiling fixture medallions
- Wood stair and rail in entry vestibule

- Brick fireplace in dining room with ornate fireplace mantel with grooved woodwork and beveled mirror
- Vertical tongue-in-groove wainscoting in the dining room
- Wallpaper border in the dining room
- In front upstairs bedroom, wood flooring and grooved wood detail beneath windows
- Wood flooring and custom library shelving in upstairs corner bedroom
- Wood flooring in master bedroom

Pioneer Cabin
- Brick fireplace in main room with wood mantel
- Cedar sidewalls in attic

Kitchen Addition
- Wood flooring
- Birchfield boiler

4. Summary of Existing Conditions

4.1 Architectural Conditions

In April 2019, ARG conducted a preliminary interior and exterior condition assessment of the Ryan House. The goal was to gain an understanding of the general conditions of the house's various architectural components and to provide a framework as to what repairs might be needed as part of a larger rehabilitation project. A more detailed condition assessment should be undertaken as part of any future project, ideally with most of the furnishings removed, so that all parts of the house are visible.

Roof Conditions

The roofs of all portions of the building, with the exception of the porch roof, are comprised of composite roof shingles with sheet metal gutters and downspouts at the lower roofs. The main gable roof of the Victorian Farmhouse does not have any gutters. The roof is currently in poor condition with extensive biological growth and damaged flashings. There is also evidence of past water intrusion in the Master Bedroom, at the ceiling by the chimney as well as at various locations at the Pioneer Cabin.

Recommended Repairs

Replace composite roof shingles of all buildings with cedar shingles to match the historic configuration over plywood sheathing per structural recommendations. Replace all flashing at chimneys. Provide new gutters and downspouts at all roof locations. Chimneys should be inspected, cleaned and repointed as required.

Siding Conditions

Horizontal lap siding, corner boards and wood trim are in fair to good condition with several areas needing repair. Siding and trim should also be repainted within the next two to five years. New paint should match original paint color (based on a paint analysis).

Recommended Repairs

Repair siding in missing or damaged locations. Assume 5%-15% wood siding/trim replacement.

Porch Conditions

The porch has been modified over the years, including being enclosed (the enclosure has since been removed). The porch is currently in fair to good condition. The roof is a low slope composite roof ending in a gable with cedar fish-scale shingles. The roof has gutters and downspouts that extend along three of the columns. The gutters are bent in many locations. The porch deck is exhibiting some decay and some of the porch trim elements are missing. The porch soffit appears to be in good condition.

Recommended Repairs

Replace all roofing components, including low-sloped roof, cedar shingles, gutters and downspouts. Replace damaged deck components, assume 25% replacement. Replace skirt at perimeter of porch, match historic configuration and keep elevated above grade. Assume 25% replacement of missing/damaged trim components. Replace all components of two sets of stairs and handrails. Repaint entire porch, including fish-scale shingles, to match historic configuration.

Window Conditions

Pioneer Cabin: The cedar cabin has wood windows restricted to the north, south, and east elevations (window types 1-4). They have simple square interior and exterior wood casing and contain both float and cylinder glazing. The Pioneer Cabin consists of (6) six-over-six double hung wood sash windows, (5) two-over-two double hung wood sash windows, and (2) gabled dormers with four-over-four and six-over-six double hung wood sash windows.

Victorian Farmhouse: Unlike the Pioneer Cabin, the windows on the 1885 building feature lamb's tongue molding, colored panes, and unique decorative interior casing (window types 5-7). The Victorian Farmhouse has (6) one-over-one double hung wood sash windows, (7) fifteen-over-one double hung wood sash windows with colored glass in the upper sash, and one fixed multi-paned window with colored glass.

Kitchen Addition: The wood windows on this portion of the house are restricted to the south, east, and west elevations (window types 8-11). The Kitchen Addition includes (3) four-over-four double-hung wood sash windows (type 11), (2) one-over-one double-hung wood sash windows, and (2) fixed six-pane wood sash windows. It is unclear at this stage whether these windows are original, since the spacing and style are inconsistent with the other buildings.

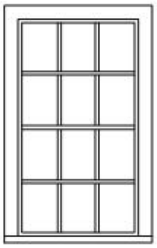
All the windows at the Ryan House are in poor condition, with worse conditions on the east elevation. Noted deficiencies include:

- Missing sash lock (20-50%)
- Missing sash chords (60-90%)
- Poor glazing putty (50-100%)
- Minor window cracks (0-30%)
- Deteriorated muntins (50-80%)
- Fixed in place (100%)

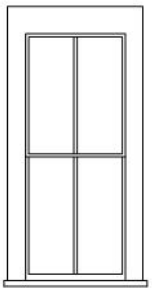
<u>Recommended Repairs</u>

- Once window frame is removed from the opening, remove paint with steam or infrared heat, assess sash and adhere to these criteria:
    - If decay is greater than 50% of component, replacement with in-kind material is recommended. Match wood species, joinery and profile of historic sash.
    - If decay area is less than 50% of component, an infill (Dutchman) repair is recommended.
    - If decay is 1"x1"x1" or smaller, an epoxy repair is recommended.
- Remove all deteriorated glazing putty.
- Repair all sash components and reinstall. Retention of historic fabric should be high priority.
- Repair sill and frame in situ with epoxy or consolidant as required. Repaint all sash components with historic color (based on paint analysis).

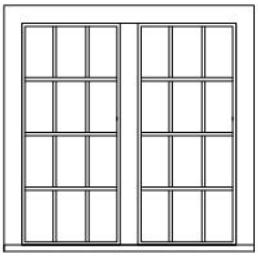
A more detailed assessment is recommended to provide exact quantities and more specific repair recommendations.



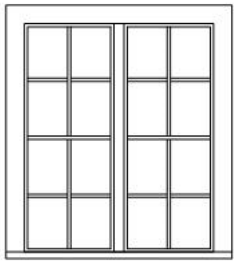
Type 1
6 Units



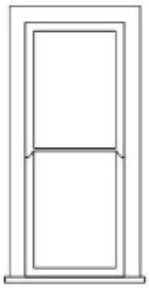
Type 2
5 Units



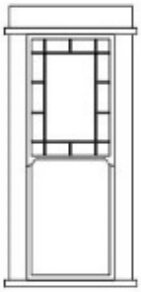
Type 3
1 Unit



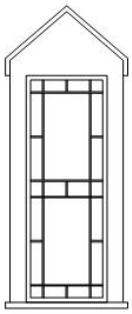
Type 4
1 Unit



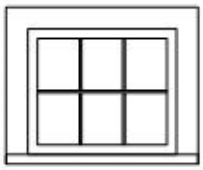
Type 5
6 Units



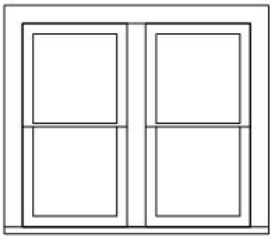
Type 6
7 Units



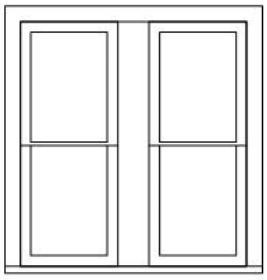
Type 7
1 Unit



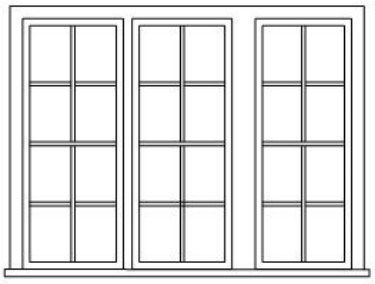
Type 8
2 Units



Type 9
1 Unit



Type 10
1 Unit



Type 11
1 Unit

Door Conditions

Pioneer Cabin: The Pioneer Cabin has (1) four-paneled exterior wood door (type 2) and (1) four paneled interior wood door (type 8). Both doors include rectangular wood casing and simple hardware. The north facing exterior door is inaccessible from the interior, nailed shut, and has missing knobs. It is not evident at this time during which era these doors were installed.

Victorian Farmhouse: The Victorian Farmhouse has doors with ornate hardware, grooved wood casing, and multi-colored panes (Types 3-10). There is (1) thirteen lite 4-paneled door with colored glass and transom (type 1), (1) nine-paneled sliding double-doors (type 6), (5) six-paneled doors with operable transoms (type 4 and 5), (3) four-paneled doors with operable transoms (type 9), (1) six-paneled door (type 7), (4) four-paneled doors (type 11), and (2) wood plank doors (type 12 and 13). All doors appear to date to the original construction and have their original hardware.

Kitchen Addition: The Kitchen Addition has two exterior and two interior doors with simple rectangular casing (type 3 and 8). The east facing exterior door contains a non-historic screen door that is in poor condition. All doors have simple original hardware intact.

All doors are in fair condition. Note deficiencies include:

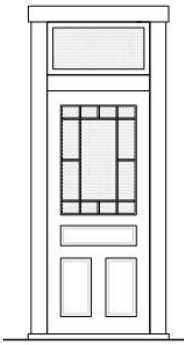
- Worn casing (100%)
- Loose hardware (100%)
- Cracks in panels (40-70%)
- Paint peel and cracking on Type 8 near boiler.
- 1 missing transom hardware on Type 4.

<u>Recommended Repairs</u>

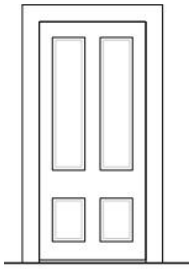
- Repair split panels with epoxy or else if damage is to extreme replace panel (with like wood species)
- Repair frame or casing.
- Replace broken or missing glazing. Identify original glazing and replace in kind.
- Repair door, frame, and/or casing as required due to previous and current removal of hardware.
- Clean historic hardware.
- Remove paint from existing glazing.
- Refinish all doors with historic finish and color (based on paint analysis).

A more detailed assessment is recommended to provide exact quantities and more specific repair recommendations.

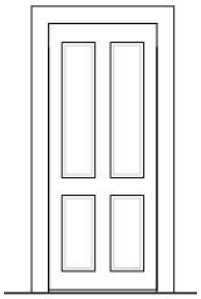
Exterior Doors:



Type 1
1 Unit

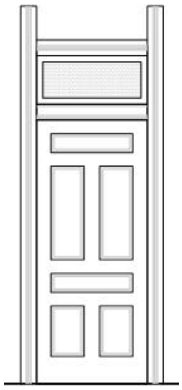


Type 2
2 Units

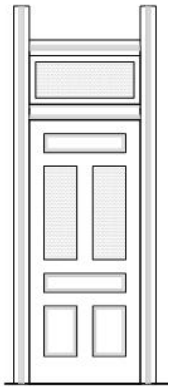


Type 3
1 Unit

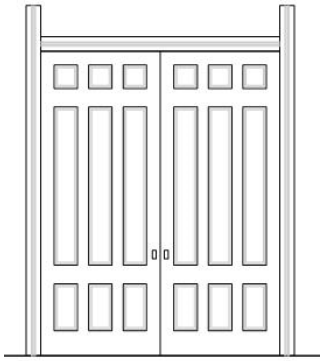
Interior Doors:



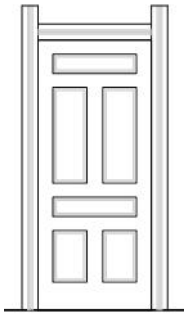
Type 4
4 Units



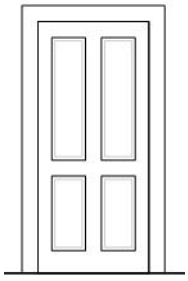
Type 5
1 Unit



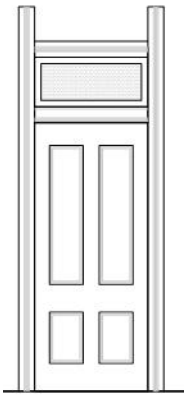
Type 6
1 Unit



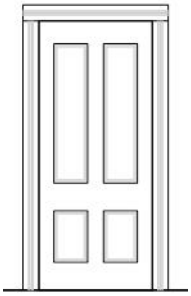
Type 7
1 Unit



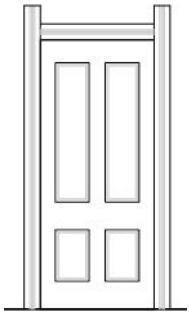
Type 8
3 Units



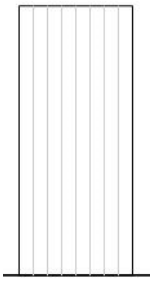
Type 9
3 Units



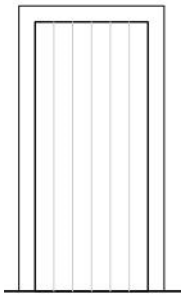
Type 10
1 Unit



Type 11
3 Units



Type 12
1 Unit



Type 13
1 Unit

Interior Finishes (Plaster, Wood Wainscot, Wallpaper)

Pioneer Cabin: Walls and ceiling are plaster, most likely over the original wood paneling. The plaster is in good condition.

Pioneer Cabin Addition: Walls and ceiling are painted pressed fiber panels, most likely over the original wood paneling. Many of the fiber panels in ceiling areas exhibit water damage and discoloration. The attic over the Pioneer Cabin and later addition has been left unfinished.

Victorian Farmhouse: The walls in the finish spaces are comprised of plaster walls (painted or covered with wallpaper) and plaster ceilings (painted). Walls in unfinished spaces (such as the attic) are exposed wood structure. The Parlor, Entry, Dining Room, staircase and upstairs bedrooms all have a decorative wood base, wood trim around the doors and windows and a picture mold that runs around the perimeter of the room. The Dining room also has a wood wainscot and a decorative wood mantelpiece around the brick fireplace. Wood base and trim elements are either stained or painted. In general, all of the finishes are in fair condition. Plaster is cracked and stained from water ingress at ceilings in many locations, wallpaper is peeling and the wood stain/lacquer exhibits weathering and surface damage.

Kitchen Addition: Kitchen has plaster walls and ceilings, both covered with wallpaper. Ceiling exhibits cracking. Walls of the kitchen where they meet the main Victorian Farmhouse exhibit an extensive crack on both the east and west sides that runs the height of the wall. See structural for repair recommendations. Wood base is a simple painted square base.

Recommended Repairs

Before any interior finishes are repaired, the exterior roof and siding should be repaired to a watertight condition. Once this has been done, all cracked plaster should be repaired. Any plaster that is damaged beyond repair should be replaced. Any cracks or scratches in wood trim elements (including handrail and balusters) should be repaired. Final paint, stain and wallpaper selections should be based on the interpretive plan. For example, if the period of significance of the Victorian Farmhouse and the Pioneer Cabin date to their construction completion dates, the finish appearance (paint, stain, wallpaper color, etc.) will be different then if they are to be interpreted to when the property passed to City of Sumner ownership (1926). During repairs, insulation should be added to the walls if it has not been added already (it has been added to the roof). This will help with utility costs. Also, if the radiator piping is removed, holes in ceiling and walls should be repaired.

Flooring
Flooring throughout the Pioneer Cabin, Victorian Farmhouse and Kitchen Addition is composed of exposed stained fir floorboards, with the exception of the Dining Room, Parlor and Entry, which are carpeted. The stair treads are exposed stained wood floorboards with tape added to some of the nosings to help with visibility. In general, the wood floor is in good condition with superficial wear. The carpeting exhibits staining and wear in some places.

Recommended Repairs
Floor treatment should be based on the Interpretive Plan. If it is determined that the carpeting does not date to the identified period of significance, it should be removed and replaced with a period-appropriate carpeting. If it is determined that carpeting was not a historic finish, the wood floor underneath the carpets should be repaired of splitting or scratching and refinished. If the radiator piping is removed, holes in the floor should be repaired. The goal of floor refinishing should not be to make the floors look new, but cared for.

Fireplaces
Both the Pioneer Cabin and the Victorian Farmhouse have brick fireplaces with flush brick hearths. It appears that they are used regularly. In general they should be cleaned and repointed as required.

4.2 Structural Conditions
Structural engineers WRK Engineers visited the Ryan House in late April 2019 to conduct a preliminary assessment of the building's structural systems. WRK's full report is attached as Appendix C.

Based on the structural condition assessment, WRK developed a series of recommendations for further study or action. These are summarized below and grouped by sequence of original construction.

Pioneer Cabin
- Reinforcement of the lower roof structure and ceiling may be needed. A detailed structural assessment should be performed and structural members replaced or strengthened if necessary.
- If the second floor will continue to be used for storage, a detailed structural assessment should be performed to determine the adequacy of the framing members and supporting beams and load bearing walls/foundations.
- Plywood sheathing, along with proper nailing and blocking, should be added to the roof at the time of the next roofing replacement, if not already installed during last re-roof.

Victorian Farmhouse
- If the future building use will include higher occupancy live loading, such as 100 PSF live load for Assembly use, a detailed structural assessment should be performed to determine the adequacy of the framing members and supporting beams and load bearing walls/foundations.
- Plywood sheathing, along with proper nailing and blocking, should be added to the roof at the time of next roofing replacement, if not already installed during last re-roof.

Kitchen Addition
- If the future building use will include higher occupancy live loading, such as 100 PSF live load for Assembly use, a detailed structural assessment should be performed to determine the adequacy of the framing members and supporting beams & load bearing walls/foundations.

- The interconnection of Kitchen Addition to Farmhouse should be repaired and structurally strengthened.
- If the attic will continue to be used for storage, a detailed structural assessment should be performed to determine the adequacy of the framing members and supporting beams and load bearing walls/foundations.

4.3 Mechanical, Electrical and Plumbing Conditions

Mechanical, electrical and plumbing (MEP) engineers Säzän Group visited the Ryan House in late April 2019 to conduct a preliminary assessment of the building's MEP systems. Säzän's full report is attached as Appendix D.

The overall state of the Ryan House's MEP systems is fair. Recommended electrical work includes upgrading building electrical service, providing new panelboards, providing additional receptacles and wiring, and generally upgrading existing electrical items. Upgrading the lighting is also recommended, including installation of emergency egress lights and a new fire protection system. Recommended mechanical and plumbing work includes upgrading the boiler to a condensing style boiler, re-piping the hydronic system with a more modern material hidden within the structure, adding a new domestic water heater, and inserting mechanical cooling into the building with as minimal a visual impact as feasible.

5. Outreach to Local/Regional Tourism Contacts and Event Space Operators

ARG conducted interviews with a wide variety of stakeholders to understand (1) how the Ryan House is currently being programmed and used; and (2) what other tourist attractions and event spaces are located in the surrounding region. These interviews thus inform ARG's recommendations (see Section 7) regarding how the Ryan House may be better integrated into the constellation of local tourism and event activities.

5.1 Sumner Historical Society

ARG team members met with Sumner Historical Society board members to discuss the Society's current use of the Ryan House.

The Sumner Ryan House Museum is generally open Saturdays and Sundays, 1 pm to 4 pm, April through August. They are also open during the weekends between Thanksgiving and Christmas, and by appointment. The Historical Society distributes a print newsletter quarterly that is typically six pages in length.

Initially, the interpretation of the house focused on the Ryan Family. More recently, the Historical Society has broadened the interpretive scope to include Sumner history generally. The name change to the "Sumner Ryan House Museum" reflects this expanded scope. The museum's key interpretive themes include Sumner pioneer families, agricultural history (including daffodils and rhubarb), merchants, industries and schools.

Typical Ryan House events throughout the year include:

- April-May: Daffodil memorabilia exhibit; house is on the Daffodil Parade Route
- June-August: usually one rotating exhibit per year (e.g., radios, quilts, or farming)

- July: Rhubarb Days events
- Halloween: give out candy to trick-or-treaters as part of "Street of Treats"
- Thanksgiving – Christmas: temporary Christmas-themed exhibit; host "Light Up Main" tree lighting, which brought 500 people to the Ryan House in 2018

In addition, volunteer docents regularly lead tours of the house for groups, including schoolchildren, Boy Scouts, Girl Scouts, and other groups. These tours generally focus on the architectural features of the house's ground floor, given the difficulty of accessing the upper floor. The Historical Society formerly hosted birthday parties, but cannot host event-related food preparation in the existing kitchen, for code reasons.

Currently, the Historical Society's most important partnership is with the Sumner Downtown Promotion Association (SDPA), through which they collaborate on multiple Main Street-oriented events, including Rhubarb Days, "Street of Treats" and "Light Up Main." Other partnerships include the Washington State Fair (Ryan House staffs an exhibit booth at both the spring and fall fairs) and the Sumner Public Library.

The Historical Society's special collections include hats, quilt, radios, and wedding dresses. The Historical Society Board votes an all accessions, and generally accepts donations unless they are too large to store or are not relevant to Sumner history. The Historical Society does have a simple de-accession policy, but has not used it. Apart from some artifacts they store for the Daffodil Festival, the Historical Society does not hold materials belonging to an outside entity.

Specific types of events the Historical Society is interested in bringing to the Ryan House include:

- "Antiques Road Show"-type event
- Cider press
- Ice cream social
- Croquet tournament
- Train-related event and/or interpretation
- Small concerts

5.2 Local Tourism Contacts

ARG interviewed several Sumner-based stakeholders, including:

- Puyallup-Sumner Chamber of Commerce
- Sumner Arts Commission
- Sumner Daffodil Festival
- Sumner Downtown Promotion Association
- Sumner Parks Commission

The main purpose of these interviews was to understand how the Ryan House Museum already works with these local organizations and how those relationships might be expanded.

5.3 Regional Tourism Contacts

ARG interviewed several regional stakeholders to understand tourism related trends and opportunities in Pierce County. Specific entities interviewed included:

- Heritage Quest
- Metro Parks Tacoma
- NW Trek
- Mt. Rainier Railroad
- Travel Tacoma
- Visit Rainier
- Washington State Fair

5.4 Event Space Operators

ARG interviewed several event-space operators in Sumner and vicinity to understand what types of events each operator hosts and how the Ryan House property could add to the local options for hosting indoor and/or outdoor events. Specific operators interviewed included:

- The Attic/The Hansen Place
- Lemay Family Collections at Marymount
- Meeker Mansion
- Rock Creek Gardens
- Sumner Holiday Inn Express
- Winsome Grace Weddings

6. Code Review

6.1 Current Zoning

The Ryan House property, located at 1228 Main Street in Sumner's historic Central Business District (CBD), is zoned "Town Center Zoning - 4 stories, Multi-Family/Commercial" and, as such, is governed by Chapter 18.29 (Town Center Code) of the Sumner Municipal Code. According to the code,

> The Town Center district is intended to be a transit-oriented development area with a mix of residential, commercial, retail and civic uses that serve the neighborhood and the larger region with goods and services. The Town Center features a wide range of types of uses, from multifamily to townhouse and commercial buildings (Sumner Municipal Code, Section 18.29.010).

Consequently, a wide variety of uses is permitted as-of-right in the Town Center district, including, but not limited to:

- Accessory parks and recreation facilities
- Artist studios with retail component
- Existing residential dwellings
- Childcare facilities
- Bed and breakfasts and tourist homes
- Multifamily dwellings
- Private clubs, lodges, fraternal organizations, union halls and social halls
- Restaurants
- Retail

- Bars
- Theaters
- Vocational or fine arts schools

Conditionally-permitted uses within the Town center district include, but are not limited to:

- Churches
- Public parks and public recreation facilities
- Public facilities
- Schools, colleges and universities

The Ryan House's zoning allows for buildings between one and four stories in height on the property.

This property is also governed by the form-based Town Center Code and Sumner's Design and Development Guidelines. Specifically, chapter 7 of the Town Center Code includes provision for the Central Business District (CBD) regarding lot parameters; building placement; access/parking location; height and mass; and the public realm. Chapter 1 of the Sumner Design and Development Guidelines includes guidelines for the CBD regarding site design and parking; building character and massing; building details and materials; and streetscape and landscaping.

6.2 Building Code Review

The Ryan House is governed by the 2015 International Building Code (IBC) and the 2015 International Existing Building Code (IEBC) with Washington State Amendments. The IEBC was developed with the understanding that there are many unique challenges with existing buildings – and especially historic buildings – that may make it technically infeasible for them to meet the current building code. Any new work on the property would still be required to meet the IBC, though.

For the purposes of this code review, the following assumptions were made:

1. Minimal alterations are to occur at the Pioneer Cabin and the Victorian Farmhouse portions of the building, beyond conservation and repair efforts.

2. The Kitchen Addition may be reconfigured/altered to include a catering kitchen and accessible restroom(s).

3. The main occupancy of the space per the IBC is Assembly, A-3. This category includes community halls, exhibition halls, museums, libraries, and lecture halls. The catering kitchen classifies as use B, Business. (Note: If part of the house is converted to a banquet hall or restaurant, it would be classified as A-2 but code requirements for A-2 and A-3 are similar.)

Since the Ryan House is on the National Register of Historic Places, Chapter 12 "Historic Buildings" of the IEBC applies. Per the IEBC, the intent of this chapter is…

> *"…to provide means for the preservation of historic buildings. It is the purpose of this chapter to encourage cost-effective preservation of original or restored architectural elements and features and to provide a historic building that will result in a reasonable degree of safety, based on accepted life and fire safety practices, compared to the existing building."*

Chapter 12 allows for some modifications and exceptions to the building code as it relates to repairs, fire safety, alterations, accessibility, and structural requirements of historic buildings. Per initial review of the code, the most challenging aspects of the Ryan House project will be accessibility and life safety.

Accessibility
Per the IEBC, at least one accessible route from a site arrival point to an accessible entrance shall be provided. An accessible path must meet requirements for people with mobility challenges, including people in wheelchairs. Ideally, access is to the main front door, but may be to a different entry point if it proves to be technically infeasible to have the main entry be accessible. The main level of the house would also need to be accessible.

The second level of the Ryan House is not required to be accessible since it is less than 3,000 square feet per IBC Section 1104.4, Exception 1. However, as further discussed in the Life Safety section below, assembly uses would not be permitted on the second level unless an automatic sprinkler system is installed and the building official deems the existing non-code-compliant stair to be an acceptable means of egress.

For the main level of the Ryan House to be fully accessible, the following challenges require addressing:

1. The main floor of the Pioneer Cabin is approximately 12” below the main floor of the Victorian Farmhouse. The existing interior ramp that connects the Victorian Farmhouse and the Pioneer Cabin is not code compliant and would need to be replaced with a much longer ramp. Alternatively, accessible entry could be provided via two separate paths to the Cabin and the Farmhouse/Kitchen.

2. An exterior accessible path to the Victorian Farmhouse, the Pioneer Cabin, or the Kitchen Addition each poses challenges:

    a. Victorian Farmhouse: the area immediately inside the main entry is not accessible, due to the corridor being too narrow and the stairs providing inadequate clearance for a wheelchair. As a result, making the main entry accessible would require significant (and undesirable) loss of historic fabric and should be avoided.
    b. Pioneer Cabin: Assuming the historic front door of the Pioneer Cabin were reopened, a ramp could be installed to provide wheelchair access to the cabin’s front porch. The maximum slope allowed for an accessible ramp is 1:12, thus requiring a 10’-0” long ramp to the Pioneer Cabin porch. This may require rebuilding all or a portion of the Pioneer Cabin porch.
    c. Kitchen Addition: An accessible path could lead around the building to either the existing door on the east side of the Kitchen Addition or a new door cut into the west side. This approach, however, would require separating the kitchen space from visitor circulation space, likely requiring insertion of one or more partition walls within the Kitchen Addition.

3. An accessible path is required to all public rooms on the main level. This will impact how displays and exhibitions are laid out to ensure there is enough room for a wheelchair to transverse around the displays. It also requires door openings to have a clear opening width of

32", though this is allowed to be reduced by 5/8" for existing doorways. The main interior doors at the Ryan House comply with this requirement.

4. Two restrooms are required per the IBC and at least one is required to be accessible. The route to the public toilet facilities cannot pass through kitchens, food preparation areas, or storage areas.

5. Fire alarm detection and exit signs that meet ADA requirements will need to be installed.

Life Safety
The main intent of the building code is to ensure the life safety of the building occupants. While existing buildings typically do not meet new construction code requirements, it is still essential that they provide proper egress from the building in case of an emergency. The Ryan House will need to address the following life/safety challenges:

- Per the IBC, an assembly occupancy is not permitted in a two-story building that is constructed of wood (Type VB construction), unless an approved automatic sprinkler system is installed. Therefore, museum and gallery space is not permitted on the second level.

- It is permissible to have an office use on the second level without adding a sprinkler system.

- Two exits are required on the main level since the occupant load (utilizing A-3), is greater than 50 occupants. One of these exits is required to be accessible.

- Only one exit is required from the second level since there are at most 8 occupants (assuming an office use). The historic stair, however, is not permitted as an approved egress stair since the winding steps do not meet the minimum stair dimensions. This will require discussion with the building official to determine what is acceptable as egress from the second floor. This may result in further limiting the number of occupants, potentially installing an approved automatic sprinkler system, or rebuilding the top of the stair to create winders that are dimensionally acceptable.

- Handrails and guardrails at the main interior stair do not meet current code but there is an exception to allow these elements to remain if they are on a historically significant staircase and the building official determines they do not create an unsafe condition. The wall-mounted handrail may need to be raised so it is installed 34" above the tread. It is currently installed at 30" above the tread.

- Handrails at the exterior porch stairs will need to be removed and re-built to meet code. Note, a guardrail is not required at the porches since the surface of the porch is a maximum of 27" above grade. Guardrails are required only when the floor surface is 30" above grade.

Once a rehabilitation/reuse approach has been identified, it will be essential to meet with the City of Sumner building officials to discuss the various challenges of the house and determine what the acceptable approach will be to create a safe and accessible environment for the public.

7. Vision and Recommendations

ARG has developed a robust slate of recommendations based on the team's assessment of the Ryan House property and extensive outreach with local and regional stakeholders. These recommendations are generally of four inter-related types:

- **Use Recommendations:** What uses of the Ryan House, in addition to remaining the home of the Sumner Historical Society, appear to be most likely to be successful?

- **Architectural and Engineering Recommendations:** What physical modifications need to be made to the Ryan House to accommodate these new uses, along with the Historical Society's ongoing occupancy?

- **Historical Society Recommendations:** How could the Sumner Historical Society improve its operational approach and modify how it uses the Ryan House?

- **Preservation Recommendations:** How can the physical modifications to the property be accomplished in a manner that best preserves the Ryan House's character-defining features?

Our vision for the Ryan House is that the property be transformed so that, in addition to remaining the Historical Society's home, it can become a venue that can be rented for private functions, including:

- meetings
- birthday parties
- tea parties
- bridal showers
- small weddings
- small concerts
- retirement parties
- celebrations of life

In general, the primary spaces where event attendees would be encouraged to circulate and/or congregate would be the parlor, dining room and kitchen addition, along with the surrounding park. Within this context, maximum guest counts are anticipated to be:

- Interior only event, seated with tables: up to 35 guests
- Interior only event, standing with no tables or small tables: up to 60 guests
- Interior/exterior event: up to 100 guests

The following recommendations are intended to support this vision for the ongoing use of the Ryan House.

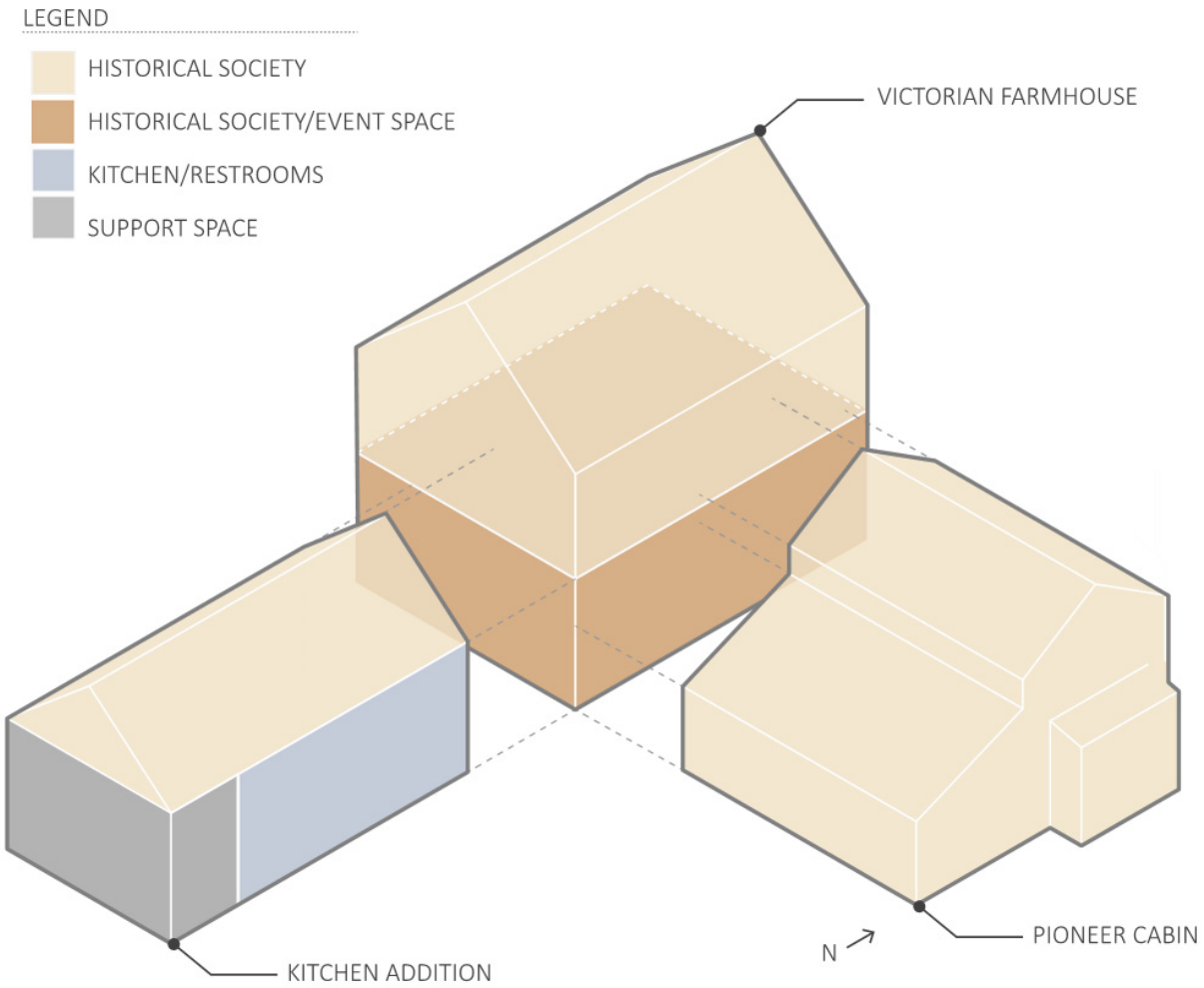


Diagram showing proposed zones of predominant use.

Event Space Code Requirements

- Three primary improvements need to be made to the Ryan House if it is to be used as an event space: it needs to be made accessible, it needs to have code-compliant restroom facilities, and it needs to have a catering kitchen. Accessibility and programming studies collected below in Appendix E show three possible approaches to incorporating these improvements. For all options, it is assumed that visitors to the house will approach from Main Street, while a service entry for catering and support staff will be provided off Sumner Avenue. The Kitchen Addition will house the new restrooms – including one accessible restroom – as well as a catering kitchen and mechanical and electrical support spaces.

    - Option A: An accessible entry is created at the Pioneer Cabin by restoring the original front door to the cabin and providing a ramp adjacent to the Victorian Farmhouse porch stair. An accessible entry is created at the Victorian Farmhouse by providing a new accessible path that wraps around the house to a new patio with a ramp and stair that leads to a new door at the Kitchen Addition.

- Option B: An accessible entry is created at the Pioneer Cabin by restoring the original front door to the cabin and providing a ramp adjacent to the Victorian Farmhouse porch stair. An accessible entry is created at the Victorian Farmhouse by removing the non-historic closet infill at the southwest corner and creating a new vestibule, utilizing the historic dining room door and extending the wrap-around porch deck. An accessible path wraps around the house to a new ramp that leads to the new entry point.

- Option C: An accessible entry is created at the Pioneer Cabin by restoring the original front door to the cabin and providing a ramp that leads up to the cabin porch. An accessible entry is created at the Victorian Farmhouse by continuing the ramp from the cabin porch to the Victorian Farmhouse porch. An accessible entry is provided at the dining room by removing the closet infill, creating a small vestibule, and extending the porch deck.

- Additional recommendations regarding repair and restoration of the house's architectural features are included above in Section 4.1.

- Appendix C includes several structural recommendations for Ryan House, including undertaking a detailed structural assessment of the building to determine the adequacy of existing framing members, supporting beams, and load bearing walls and foundations.

- Appendix D includes a series of mechanical, electrical and plumbing (MEP) recommendations regarding how to:

  - Make the Ryan House more energy efficient;
  - Make the building more comfortable for both visitors and sensitive historic artifacts; and
  - Better integrate MEP systems into the building so as to be less disruptive of its historic fabric.

Space-specific Use Recommendations

- Landscape/Exterior: Interpretive panels that provide an overview of the Ryan House and Sumner history should be added to the building exterior, to help cultivate interest in the property during hours the museum is not open.

- Landscape/Exterior: A fence with one or more gates should be added to the perimeter of the property to make it a more inviting event space. The public park should otherwise be kept empty of additional structures, with the potential exception of a pergola, gazebo, or similar event backdrop element.

- Landscape/Exterior: Attractive landscaping could further delineate the boundary of the property. Beautifying the outdoor space is essential if it is to be seen as a potential event space by the public. A garden could be planted highlighting locally important plants, such as daffodils and rhubarb.

- Landscape: Signage should be added that clearly indicates that the lawn surrounding the Ryan House is a public park and is open to the public even when the house is not.

- Parlor/Dining Room: Artifact displays in these rooms should be generally unchanging and sufficiently minimal so as not to impede the free circulation of event guests.

- Kitchen Addition: While the Kitchen Addition will need to accommodate new bathroom and kitchen facilities, opportunities to display artifacts related to the agricultural history of the Sumner area, which was significant and is directly tied to the Ryan family, should be considered. The Dupont Museum in Dupont, Washington does a good job interpreting agricultural history and may be an important resource.

- Pioneer Cabin: The ceiling and many of the wall finishes in the cabin are not original and exhibit water damage. As a result, we recommend removing all non-historical finishes in the space in order to (1) identify and address the root causes of the water damage and (2) return the cabin to a more historically appropriate appearance.

- Pioneer Cabin: Once restored, the main floor of the Pioneer Cabin will be a more attractive exhibit space that it is currently, and we recommend that the Historical Society treat this space as their main display area. To facilitate this, the office use should be moved upstairs and that room of the Cabin be converted into display space.

- Second-floor Rooms: Due to the inaccessible stair and lack of automatic fire sprinklers, the second floor rooms should not be made open to the public. Instead, we recommend that the Historical Society use the upstairs rooms as office space and for on-site storage. Additionally, one or more of the second-floor rooms could be used as City office space or be rented out as office space. Alternatively, the second-floor rooms could be used as public exhibit space if fire sprinklers are installed and the main stair is modified (or otherwise approved by the City building official).

- Library Room: Because it already includes extensive shelving installed during the building's past use as a public library, the library room should be used to house the Historical Society's archival collection of historic newspapers and related documents.

Operations Recommendations

- If ongoing event space rental is desired, the City will need to establish a process whereby the space can be rented and identify personnel dedicated to overseeing event management. One potential approach would be to lease a portion of the House to an independent vendor, such as a catering operation, that could manage rental of the space while also operating a café or similar in the house between events.

- The City and the Historical Society should work together to develop a security plan for the Ryan House. This plan would stipulate how the property would be monitored and protected during events, and should clarify who is responsible for being present on-site during any public or private event.

- For added security during events, the interior door between the Victorian Farmhouse and Pioneer Cabin could remain locked, with public circulation limited to the farmhouse.

- The City and Historical Society should explore the possibility of developing an agreement whereby patrons attending events at the Ryan House can use the nearby Sumner High School parking lot.

Promotional Recommendations

- The Historical Society and City of Sumner should confer with other local entities, such as the Meeker Mansion and the Mt. Rainier Railroad, about developing a brochure of heritage-related tourist attractions in Pierce County. Visitation to Ryan House will increase if the house is seen as part of a "circuit" of local heritage destinations.

- Many of the events at Ryan House – such as the Daffodil Festival exhibits, Rhubarb Days rocket racers, and Christmas tree lighting – are part of larger events centered on Sumner's Main Street. This is an important relationship to continue and expand. Participating in events that reinforce the Ryan House's role as an "anchor tenant" of a historic main street should be given top priority.

- The Historical Society should consider developing relationships with other local organizations and events to reinforce the Museum's stature in the community. For example, the Historical Society could:

    - host the annual "Write in the Valley" seminar
    - partner with nearby genealogical library Heritage Quest to offer a public workshop on how to do historical research
    - work with the Lemay Family Collections at Marymount to bring a few historic cars to the Ryan House during special events
    - Have a permanent exhibit on Sumner and/or the Ryan House at the Washington State Fair museum, which is in the process of being updated

  In addition, the City could work with the Sumner Arts Commission to host events in the public park surrounding the Ryan House.

- The City and Historical Society should explore opportunities to feature exhibits that focus on other destinations. The house, for example, could feature a temporary exhibit chronicling the history of mountaineering or tourism on Mt. Rainier. In a similar vein, when exhibiting its collection of historic wedding dresses, the Historical society could publicize the exhibit to local wedding venues.

- Develop an active presence on social media – including Facebook, Twitter and Instagram – to help promote the Ryan House.

- In the future, tickets to other Pierce County attractions could be made available for sale at the Ryan House. Tickets to the Mt. Rainier Railroad and Museum, for example, are not currently sold anywhere in Sumner. Discussions with local and regional tourist contacts, however, did not suggest that serving as a ticket center would notably increase visitation to the Ryan House, so it was not further explored for purposes of this report.

- The City and/or Historical Society could distribute Ryan House promotional brochures to local hotels, including the Holiday Inn Express in Sumner.

- The City should undertake a marketing plan to support ongoing space rental at the Ryan House, including advertising in relevant magazines and other materials likely to be seen by interested parties.

Historical Society Collections Recommendations

- The Historical Society should develop an Interpretive Plan. Such a plan serves as an essential reference that memorializes the society's (1) mission and identity; (2) interpretive scope and content; and (3) programmatic approach. Such a plan answers key questions such as:

    - What portions of the building will be open to the public?
    - What is the period of significance that is the basis for interpretation?
    - What is the main interpretive storyline for the Museum?
    - What furnishings and artifacts will be displayed? How will they be exhibited?
    - What features of the house itself should be highlighted/interpreted?
    - How will existing artifacts be inventoried?
    - What is the accession policy for acquisition of additional artifacts?
    - What share of the space will accommodate rotating exhibits?

- In developing the Interpretive Plan, the Historical Society should prioritize its collections, for example into the following categories:

    - Core Collections & Artifacts: items that are essential to the Society's mission of interpreting the history of Sumner.
    - Significant Collections & Artifacts: items that advance the Society's mission, but are not as distinctive/unique/important as the core collections and artifacts.
    - Other Collections and Artifacts: items the Historical Society would like to retain in its collection, but do not rise to the level of "Significant" or "Core"
    - Expendable Collections and Artifacts: items that are not sufficiently relevant to the Historical Society's mission to warrant ongoing retention.

- In particular, the Historical Society should look critically at its collection of furniture, much of which does not appear to relate to an important historic theme or otherwise contribute to the interpretation of the house. Because furnishings tend to occupy more square footage than other artifacts, only those furnishings that relate to an important historic theme should be retained. In its current state, the interpretation of the house itself is somewhat compromised by the sheer amount of furnishings it contains.

- Consideration should also be given to which important historical themes may *not* be adequately addressed by the existing collection. For example, interpretation of the Native American, Chinese and Japanese presence in the area currently appears to be lacking. Specific grants, from the Puyallup Tribe, for example, could bolster expansion of the collection to interpret these additional themes.

- In developing an Interpretive Plan, including more robust collections and deaccession policies, the Historical Society should consult with organizations such as the Washington Museum Association, the Washington state Historical Society, and the American Association for State and Local History (AASLH), who can provide guidance regarding museum programming and planning.

- We recommend the Historical Society confer with the Washington State Library regarding digitization of the Society's collection of historical newspapers.

Historical Society Storage

- The City and Historical Society should work together to find secure, climate-controlled, off-site storage for portions of the Historical Society's collection that are not on display or easily stored in the second floor rooms.

- This storage should be sufficiently spacious to allow for curator's easy access to rotating exhibits.

- The City should determine whether archival storage space at a new library would be available to the Ryan House Museum.

- Building or locating additional storage structures on the Ryan House property should be avoided. The public park that surrounds the Ryan House should remain open and free of additional buildings.

Calculations

We conclude with consideration of the extent to which implementation of these recommended modifications to the programming and operation of the Ryan House would increase local overnight stays in paid lodging.

In calculating the effect of these improvements, the Ryan House's appeal as a tourism attractor should not be considered in isolation; instead, the Ryan House needs to be understood as an "anchor tenant" of the city of Sumner's well-established Main Street experience. Within this context, a more attractive Ryan House can serve as the "tipping point" that prompt visitors to stay overnight in Sumner or surrounding Pierce County.

Increased visitation to the Ryan House is expected to derive from two main drivers:

1. Sumner Ryan House Museum: Improvements to the Sumner Ryan House Museum itself, including (1) a better prioritized and more strategically displayed collection of historic artifacts, (2) better integration with local events, such as the Write in the Valley workshop, and (3) restoration of the Pioneer Cabin, which will make for a more inviting and historically evocative museum space.

2. Event Space: Expanded use of the building to host private rental events, including meetings, birthday parties, tea parties, bridal showers, small weddings, small concerts, retirement parties, celebrations of life. Event attendance is generally expected to last 2 to 3 hours, with the exception of all-day workshops or meetings.

We estimate additional room nights generated from each of these drivers as follows:

Sumner Ryan House Museum
We believe that improvements to the Sumner Ryan House Museum itself will serve as a "tipping point" that prompts some visitors to stay overnight in Sumner or the vicinity. We estimate 4-8 additional room nights each week the museum is open (approximately 26 weeks per year), which translates to approximately 100 to 200 additional overnight stays per year.

Event Space

The size and configuration of the house is such that hosted events will tend to be modestly sized, with a likely per-event cap of approximately 50 guests for events that access the interior of the house, and 100 guests for events that also include the surrounding public park. We estimate that using the Ryan House to host private events will bring 600 to 1,500 additional visitors to the house annually:

Scenario	Events per year	Average size	Total annual guests
Low-use scenario	15	40 guests	600
High-use scenario	25	60 guests	1,500

The percentage of these 600-1,500 guests that will stay in overnight paid lodging in the vicinity will vary based on the type of event hosted. A wedding or celebration of life, for example, would be expected to involve more long-distance visitors than other types of events, and would thus be expected to attract higher numbers of overnight guests. Assuming that 25 to 50 percent of guests stay overnight in paid lodging, these 600 to 1,500 additional visitors to the Ryan House translate to 150 to 750 additional overnight stays per year.

Thus, we estimate that, taken together, the proposed improvements to the Ryan House, including making it available for private event rental, would generate annually 250 to 950 additional overnight stays in the vicinity in paid lodging.

Appendix A
Existing Conditions Photographs

Appendix A: Existing Conditions Photographs

Figure A1. Aerial view of the Ryan House (image courtesy of www.bing.com). Note that the house is not precisely aligned with the surrounding street grid.

Figure A2. Looking southeast (Architectural Resources Group, April 2019).

Figure A3. View of the Pioneer Cabin portion of the house (c. 1870s), looking south (Architectural Resources Group, April 2019).

Figure A4. Looking southwest (Architectural Resources Group, April 2019).

Figure A5. View looking northwest, with Kitchen Addition at left (Architectural Resources Group, April 2019).

Figure A6. View of Victorian Farmhouse and Kitchen Addition, looking northeast (Architectural Resources Group, April 2019).

Figure A7. Entry vestibule (Architectural Resources Group, April 2019).

Figure A8. Dining room, with parlor in the background (Architectural Resources Group, April 2019).

Figure A9. Dining room, with parlor at left (Architectural Resources Group, April 2019).

Figure A10. Dining room, looking northwest (Architectural Resources Group, April 2019).

Figure A11. Kitchen Addition interior (Architectural Resources Group, April 2019).

Figure A12. Pioneer Cabin interior, looking west (Architectural Resources Group, April 2019).

Figure A13. Pioneer Cabin interior, looking north (Architectural Resources Group, April 2019).

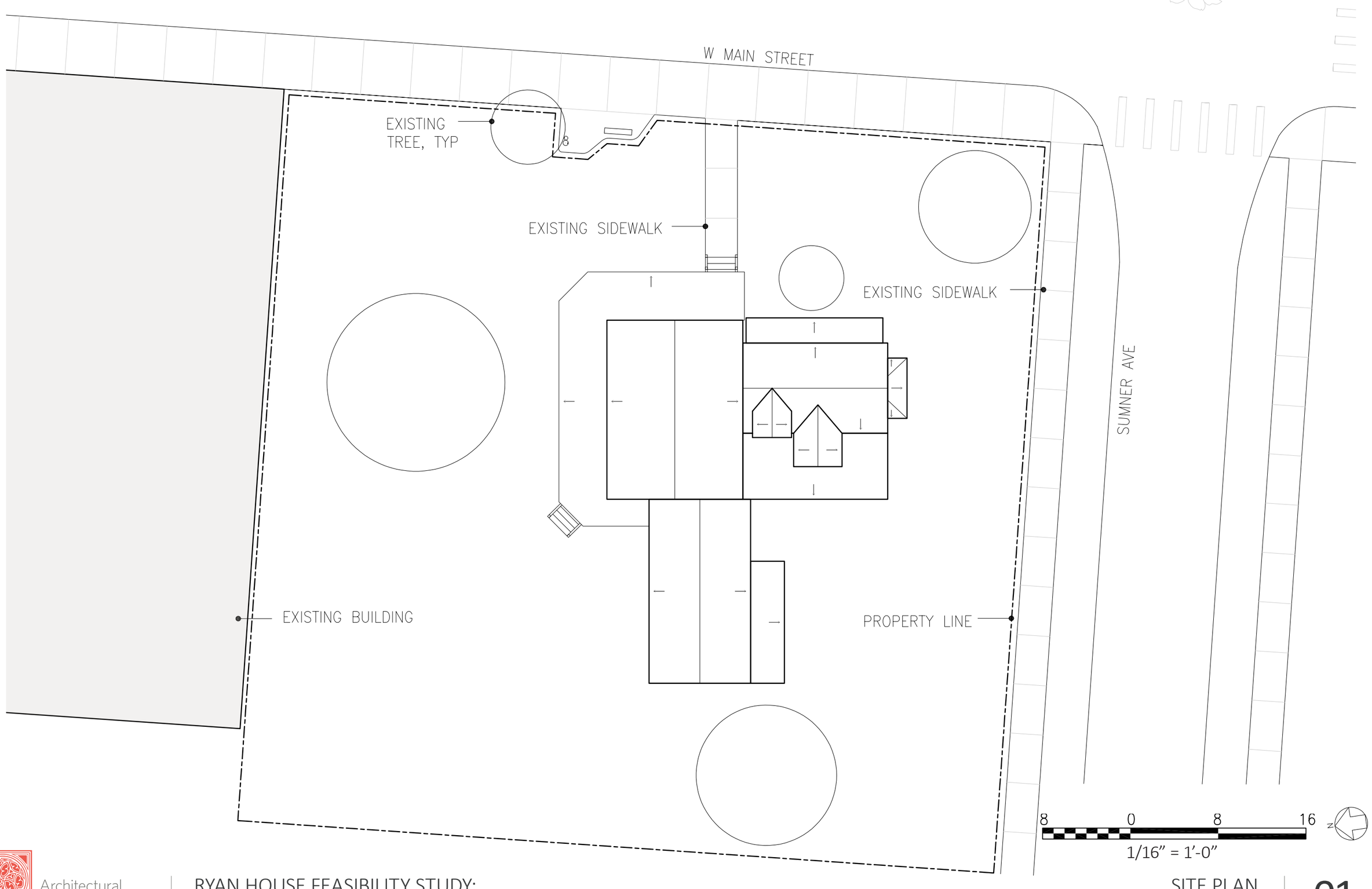
Figure A14. Boys' bedroom, second floor (Architectural Resources Group, April 2019).

Figure A15. Library room, second floor (Architectural Resources Group, April 2019).

Figure A16. Master bedroom, 2nd floor (Architectural Resources Group, April 2019).

Figure A17. Portions of the original bare plank walls are visible in the cabin attic (Architectural Resources Group, April 2019).

Appendix B
As-built Drawings



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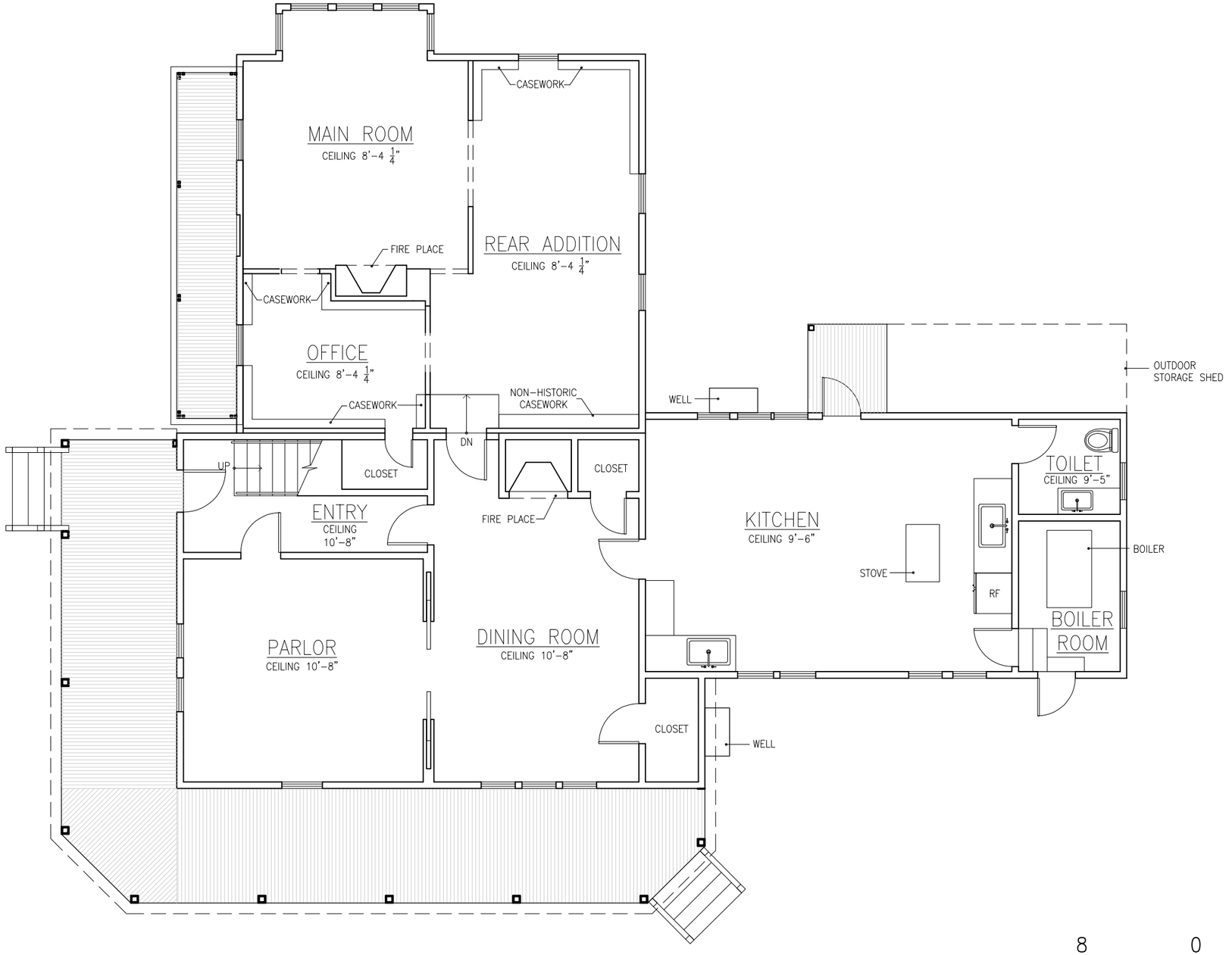
RYAN HOUSE FEASIBILITY STUDY:
AS-BUILT DRAWINGS

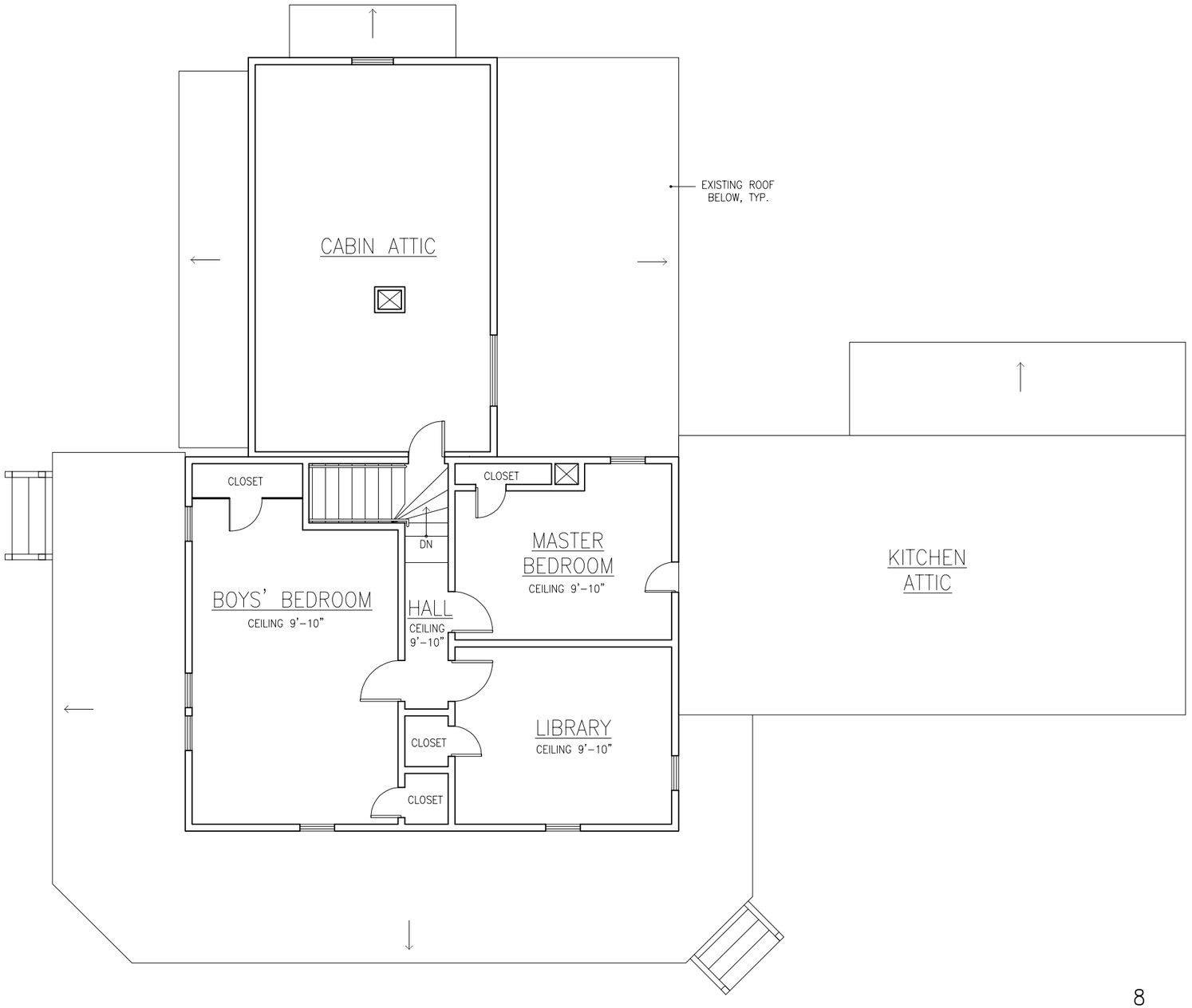
SITE PLAN

01


MAIN ROOM
CEILING 8'-4 1/4"
CASEWORK
REAR ADDITION
CEILING 8'-4 1/4"
FIRE PLACE
CASEWORK
OFFICE
CEILING 8'-4 1/4"
NON-HISTORIC CASEWORK
CASEWORK
DN
WELL
OUTDOOR STORAGE SHED
UP
CLOSET
CLOSET
ENTRY
CEILING 10'-8"
FIRE PLACE
KITCHEN
CEILING 9'-6"
TOILET
CEILING 9'-5"
STOVE
BOILER
RF
BOILER ROOM
PARLOR
CEILING 10'-8"
DINING ROOM
CEILING 10'-8"
CLOSET
WELL

8 0 8 16

1/8" = 1'-0"


EXISTING ROOF
BELOW, TYP.
CABIN ATTIC
CLOSET
CLOSET
DN
MASTER
BEDROOM
CEILING 9'–10"
KITCHEN
ATTIC
BOYS' BEDROOM
CEILING 9'–10"
HALL
CEILING
9'–10"
LIBRARY
CEILING 9'–10"
CLOSET
CLOSET

8 0 8 16

1/8" = 1'-0"

2ND FLOOR CEILING
22'-10 1/2"

2ND FLOOR LEVEL
13'-0 1/2"

CABIN ATTIC LEVEL
10'-3 1/4"

1ST FLOOR LEVEL
1'-10"

CABIN 1ST FLOOR LEVEL
0'-10"

GRADE LEVEL
0'-0"

8 0 8 16
1/8" = 1'-0"


2ND FLOOR CEILING
22'-10 1/2"
2ND FLOOR LEVEL
13'-0 1/2"
CABIN ATTIC LEVEL
10'-3 1/4"
1ST FLOOR LEVEL
1'-10"
CABIN 1ST FLOOR LEVEL
0'-10"
GRADE LEVEL
0'-0"

8 0 8 16

1/8" = 1'-0"

8 0 8 16

1/8" = 1'-0"

Architectural Resources Group

RYAN HOUSE FEASIBILITY STUDY:
AS-BUILT DRAWINGS

SOUTH ELEVATION

06


2ND FLOOR CEILING
22'-10 1/2"
2ND FLOOR LEVEL
13'-0 1/2"
CABIN ATTIC LEVEL
10'-3 1/4"
1ST FLOOR LEVEL
1'-10"
CABIN 1ST FLOOR LEVEL
0'-10"
GRADE LEVEL
0'-0"

8 0 8 16

1/8" = 1'-0"

Appendix C
Structural Condition Assessment, WRK Engineers

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Ryan House
Structural Condition Assessment
Sumner, Washington

Prepared for:

Architectural Resources Group
720 SW Washington Street, Suite 300
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May 3, 2019

WRK Project #19013.00

wrkengineers
STRUCTURAL & EARTHQUAKE ENGINEERING

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Executive Summary

An evaluation of the Ryan House, located in Sumner, Washington, was performed to assess the condition of the building's structural systems and determine structural modifications for future use. Detailed modifications have not been developed as part of this study, but rather high-level recommendations have been provided.

Based on the structural condition assessment, recommendations for further study or action have been developed. These are summarized below and grouped by sequence of original construction.

Original Cabin

- Reinforcement of the lower roof structure & ceiling may be needed. A detailed structural assessment should be performed and members replaced or strengthened if necessary.
- If the second floor will continue to be used for storage, a detailed structural assessment should be performed to determine the adequacy of the framing members and supporting beams & load bearing walls/foundations.
- Plywood sheathing, along with proper nailing and blocking, should be added to the roof at the time of next roofing replacement (if not already installed during last re-roof).

Victorian Farmhouse

- If the future building use will include higher occupancy live loading, such as 100 PSF live load for Assembly use, a detailed structural assessment should be performed to determine the adequacy of the framing members and supporting beams & load bearing walls/foundations.
- Plywood sheathing, along with proper nailing and blocking, should be added to the roof at the time of next roofing replacement (if not already installed during last re-roof).

Kitchen Addition

- If the future building use will include higher occupancy live loading, such as 100 PSF live load for Assembly use, a detailed structural assessment should be performed to determine the adequacy of the framing members and supporting beams & load bearing walls/foundations.
- The interconnection of Kitchen Addition to Farmhouse should be repaired and structurally strengthened.
- If the attic will continue to be used for storage, a detailed structural assessment should be performed to determine the adequacy of the framing members and supporting beams & load bearing walls/foundations.

1. Project Background

An evaluation of the Ryan House, located in Sumner, Washington, was performed to assess the condition of the building's structural systems and determine structural modifications for future use. The evaluation is based solely on visual observations and did not include structural calculations or a detailed evaluation of the existing conditions. No finishes or material were disturbed as part of this assessment. Detailed modifications have not been developed as part of this study, but rather high-level recommendations have been provided.

Our work is based on the following:

1. A review of current floor plans and building elevations prepared by Architectural Resources Group, dated April 15, 2019.

2. A review of the Ryan House Foundation Replacement plans and details prepared by Chalker, Putnam, Collins & Scott, dated January 6, 1998.

3. A site visit by Brian Knight of WRK Engineers on April 17, 2019 to observe the original construction.

2. Building Description

The Ryan House was originally constructed circa 1860 as a two-story cabin. In 1885, a large, two-story Victorian farmhouse addition was constructed, along with a kitchen addition that consisted of a relocated barn structure. Also, a one-story addition was constructed on the south side of the 1860's cabin, but the time of construction is unknown. The original building and subsequent additions consist of wood-framed structures with construction methods consistent with the period of construction.

The floors are assumed to consist of wood decking supported by 2x joists spanning between beams and/or load bearing wood stud walls. The roof structure appears to consist of plywood sheathing (at kitchen addition only) and 1x decking over 2x roof rafters. The roof framing is supported by exterior bearing walls.

In 1998, a replacement foundation was constructed below the entire footprint of the Ryan House. This consisted of new continuous foundation walls at the building perimeter and new interior spread footings below load bearing locations. Our limited visual observations indicate the foundation replacement construction is consistent with the design drawings.

Please note, it does not appear any effort to jack or level the floor framing (particularly in the kitchen) was done as part of this effort as there are floor locations that appear to be sloping. Sloping floors due to foundation settlement that has been mitigated (i.e. no longer moving) is not a structural safety concern, only a serviceability issue, and does not require further action from life-safety standpoint.

3. Building Condition Assessment

Our observations are segregated to follow the sequence of original construction. The following structural system items were noted during our site visit.

Original Cabin

- As viewed from the exterior, the lower roof above south addition is sagging. This condition was observed from interior as the ceiling below this area exhibits sagging as well.
- Unknown if roof has been sheeted with plywood as part of last roofing install. Plywood is necessary to provide proper roof diaphragm as part of lateral force resisting system (i.e. for wind and earthquakes). Note, roof plywood observed at Kitchen Addition, but could not be verified at Cabin.
- Second floor framing, directly adjacent to Farmhouse, appears to slope away from Farmhouse. This condition was observed from below as the ceiling below this area exhibits some sagging as well. This may be indicative of settlement or overstressed members.
- A portion of the second floor is being used for storage and may be at or near its structural capacity. The composition of the floor framing is unknown and may not be structurally adequate to carry additional storage materials.

Victorian Farmhouse

- Cracking was observed in the ceiling plaster finishes. This may be indicative of overloading in the past. Cracks appear somewhat random and may have been present for many decades. It is very hard to determine if cracking is merely cosmetic or if these indicate excessive flexing of floor/roof members to the experiencing high loading conditions in the past. At this time the load carrying capacity of the floor framing system is unknown.
- Handrails and stairs outside main entry are badly deteriorated and will require reconstruction to meet current Building Code.
- Unknown if roof has been sheeted with plywood as part of last roofing install. Plywood is necessary to provide proper roof diaphragm as part of lateral force resisting system (i.e. for wind and earthquakes). Note, roof plywood observed at Kitchen Addition, but could not be verified at Farmhouse.

Kitchen Addition

- As viewed from the exterior, the roof structure at the ridgeline is sagging. This condition was observed from interior as the ceiling below this area exhibits sagging as well.

- The floor structure appears to be sloping away from the Farmhouse. This may be result of past foundation settlement. However, this is likely not a life-safety concern as the foundation replacement should have stabilized any foundation settlement issues.
- Large vertical cracks observed at the exterior wall intersection of the Kitchen Addition and the Farmhouse. We were informed these may have been cause by 2001 Nisqually Earthquake. This seems plausible as the interconnection of the Kitchen Addition walls the Farmhouse walls is likely minimal and interconnection joints between two different buildings generally experience damage during earthquakes.
- The attic space is currently being used for storage. At this time the load carrying capacity of the attic framing system is unknown.
- Plywood sheathing was observed in the attic. This was presumably added during the last roofing replacement.

4. Recommendations

Our recommendations are segregated to follow the sequence of original construction.

Original Cabin

- Reinforcement of the lower roof structure & ceiling may be needed. A detailed structural assessment should be performed and members replaced or strengthened if necessary.
- If the second floor will continue to be used for storage, a detailed structural assessment should be performed to determine the adequacy of the framing members and supporting beams & load bearing walls/foundations.
- Plywood sheathing, along with proper nailing and blocking, should be added to the roof at the time of next roofing replacement (if not already installed during last re-roof).

Victorian Farmhouse

- If the future building use will include higher occupancy live loading, such as 100 PSF live load for Assembly use, a detailed structural assessment should be performed to determine the adequacy of the framing members and supporting beams & load bearing walls/foundations.
- Plywood sheathing, along with proper nailing and blocking, should be added to the roof at the time of next roofing replacement (if not already installed during last re-roof).

Kitchen Addition

- If the future building use will include higher occupancy live loading, such as 100 PSF live load for Assembly use, a detailed structural assessment should be performed to determine the adequacy of the framing members and supporting beams & load bearing walls/foundations.
- The interconnection of Kitchen Addition to Farmhouse should be repaired and structurally strengthened.
- If the attic will continue to be used for storage, a detailed structural assessment should be performed to determine the adequacy of the framing members and supporting beams & load bearing walls/foundations.

5. Limitations

The opinions and recommendations presented in this report were developed with the care commonly used as the state of practice of the profession. No other warranties are included, either expressed or implied, as to the professional advice included in this report. This report has been prepared for Architectural Resources Group to be used solely for the condition assessment of the building included herein. This report has not been prepared for use by other parties and may not contain sufficient information for purposes of other parties or uses.

Appendix D
Mechanical, Electrical and Plumbing (MEP) Assessment, Säzän Group

ELECTRICAL

This section of the report is intended to define the standards, criteria and assumptions used for the electrical assessment. The purpose of this report is to inform the scope of electrical systems upgrades as related to planned modernization of the Ryan House in Sumner, WA.

ELECTRICAL SUMMARY

Overall, the current state of the electrical system is fair. Recommended work includes upgrade to building electrical service, provide new panelboards, provide additional receptacles and wiring, and general upgrade to existing electrical items. Upgrades to lighting is also recommended with implementation of emergency egress lights and new fire protection system.

ELECTRICAL SYSTEM EXISTING CONDITIONS

1. In general, the building's electrical systems appear to be in fair condition.

2. The main building is served by a 200A, single phase, 120/240V, overhead electrical service that is fed from Puget Sound Energy (PSE) owned pole mounted transformers located in southwest corner of the site. There is an electric meter base outside the boiler room located on the building west side. The meter base feeds a surface mount panel board located in the boiler room.

3. The panel board are overfilled utilizing tandem circuit breakers and have no space for new circuits.

4. Wiring to light fixtures and to wiring devices is in conduit and in newer condition.

5. No emergency lighting or exit signs were observed during the walk through. However, most exits are marked with unpowered exit signs.

6. The building's security system is comprised of motion sensors located on the interior of the building with a keypad located close to the front door. No security cameras were observed.

7. The building has a zoned fire alarm system. Smoke detectors were located in every room, Fire alarm indication was by a fire alarm bell located on the first floor of the building. No visual strobes were observed in the building.

8. The majority interior lighting in the public spaces were period type light fixtures. There were some surface mounted fluorescent wrap around located in the most recent addition. In back of house areas (boiler room, attic spaces, etc.) the light consisted of porcelain lamp holders with LED lamps. Lighting control was accomplished by local switches or by integral switches on the light fixtures. No automatic lighting controls such as time clock occupancy sensor type lighting controls were observed during the site walk.

9. The exterior lighting consistent mainly with surface mounted fixtures around the porch area. It was assumed that the fixture had compact fluorescent or led lamps in them. The porch lights appear to be controlled by a time clock located next to the front door. There what appeared to be a mercury vapor fixtures on the north side of the building

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10. Most of the receptacles and other devices are in good condition which is consistent with their age.

ELECTRICAL SYSTEM RECOMMENDED WORK

POWER

A. Recommended scope includes demolition and replacement of the existing panel boards. If cooling is to be added to the building the existing electrical panel will need to be upgraded. The current panel doesn't have the capacity or the physical space.

B. The added electrical load on the building may require a utility upgrade. The intent would be that the voltage would remain as is. If the service size gets larger than the utility company would be able to provide at 240/120V, single phase. The electrical service would need to be changed to a 208Y/120V electrical service.

C. The utility transformer may need to be upgraded with the larger service. The best case scenario would be that the utility company would have the capacity in the existing pole mounted transformers to power the new load. Other options would be that the utility company could upsize the pole mounted transformers or a pad mounted transformer would be needed.

D. Changing to a 208Y/120V service can introduce voltage coordination problems with existing older equipment. Any existing equipment not rated for 120/208V single phase or 208V 3 phase power must be replaced.

E. It is recommended that the overhead service change to an underground service. New secondary conduits and conductors will need to be installed from the utility pole to the meter base / CT cabinet.

F. Demolish the existing panel board and install a new 400A, single phase electrical panel with a main breaker and 42 circuits. This will allow for future expansions. Provide new feeder to main panel board.

G. Provide a new grounding electrode system and bonding for the new electrical service.

H. Demolish and replace all receptacles that are surface mounted in the public area. Replace with floor boxes or fish the conduits down the walls and other devices to be retained.

I. Replace surface raceways with concealed wiring where practical.

J. Provide additional receptacles in area to improve function and flexibility of the of the space. Provide new wireless access points for internet access.

K. Upgrade any wiring that is found to be degraded or not up to code standards. Even though the wiring installed appeared to be in good condition, there is a possibility that wiring that is not easily observed could need replacing.

LIGHTING

A. Demolish all non-period lighting in the public spaces. Provide new period correct lighting.

B. Provide a new lighting control system and occupancy sensors for interior and exterior lights.

C. The overall scope for exterior lighting is unknown at this time.

D. Provide emergency egress lighting and exit signs. Use a micro invertor to power the existing lights to provide an emergency egress lighting in the building to 1 foot-candle minimum lighting level in the egress path. A micro invertor could be located in the attic space. Exit signs could be a non-powered type that would not require the addition of branch circuiting to them. Provide emergency lighting at the exterior of egress doors.

LOW VOLTAGE SYSTEMS

A. Existing security system including detection, notification to remain. Provide new security cameras at key entry locations and around the perimeter of the building

B. Provide new fire alarm system including detection, notification, fire alarm control panel and annunciator panel.

MECHANICAL AND PLUMBING

This section of the report is intended to define the standards, criteria and assumptions used for the mechanical assessment. The purpose of this report is to inform the scope of mechanical systems upgrades as related to planned modernization of the Ryan House in Sumner, WA.

MECHANICAL AND PLUMBING SUMMARY

Overall, the current state of the mechanical system is fair. Recommended work includes upgrade of boiler to condensing style boiler, re-piping of hydronic system to more modern material hidden within the structure, new domestic water heater and retrofitting of mechanical cooling into the building with as minimal a visual impact as feasible.

MECHANICAL AND PLUMBING SYSTEMS EXISTING CONDITIONS

1. In general, the building's mechanical systems appear to be in fair condition.

2. The building is heated by a natural gas boiler delivering hot water to floor mounted radiators in each room.

3. The exact age of the boiler is unknown but appears to be in fair working condition.

4. The floor mounted radiators in each room are of unknown age but appear to be in fair working condition.

5. The hydronic piping serving the floor mounted radiators is of unknown age but appears to be in fair working condition. The exact material of this piping is unknown but believed to be steel or iron. All connections are threaded.

6. Zone control is accomplished via radiator mounted temperature control valves. The valves appear to be in fair working condition.

7. The existing plumbing fixtures appear to be in fair working order.

8. Domestic hot water is provided by a 15 gallon electric water heater. The water heater is believed to be 18 years old. The water heater appears to be in fair working condition.

MECHANICAL AND PLUMBING SYSTEMS RECOMMENDED WORK

1. Recommended scope includes demolition and replacement of the existing natural gas boiler, flue and associated accessories. Replacement with a natural gas fired condensing boiler is recommended. New boiler can integrate directly into the existing hydronic system. Venting of new condensing boiler to occur via new ABS piping. New expansion tank, air separator, makeup water piping and other accessories to be provided.

2. Existing floor mounted radiators to remain for heating purposes. Hydronic piping serving these units to be rerouted in a manor to hide as much of the piping as possible within the wall cavities. All piping to be replaced with copper piping with sweat connections. All hydronic piping to be insulated. Zone control to continue to be accomplished via radiator mounted temperature control valves for heating purposes. All valves to be replaced as part of this scope.

3. Existing plumbing fixtures to be replaced. New fixtures to be of similar type and to meet ADA requirements where necessary.

4. Existing water heater to be replaced. Water heater to be relocated to boiler room and replaced with a 40 gallon tankless type condensing natural gas water heater. Venting to be accomplished via ABS piping.

5. The following options are proposed for retrofitting cooling as part of this project:

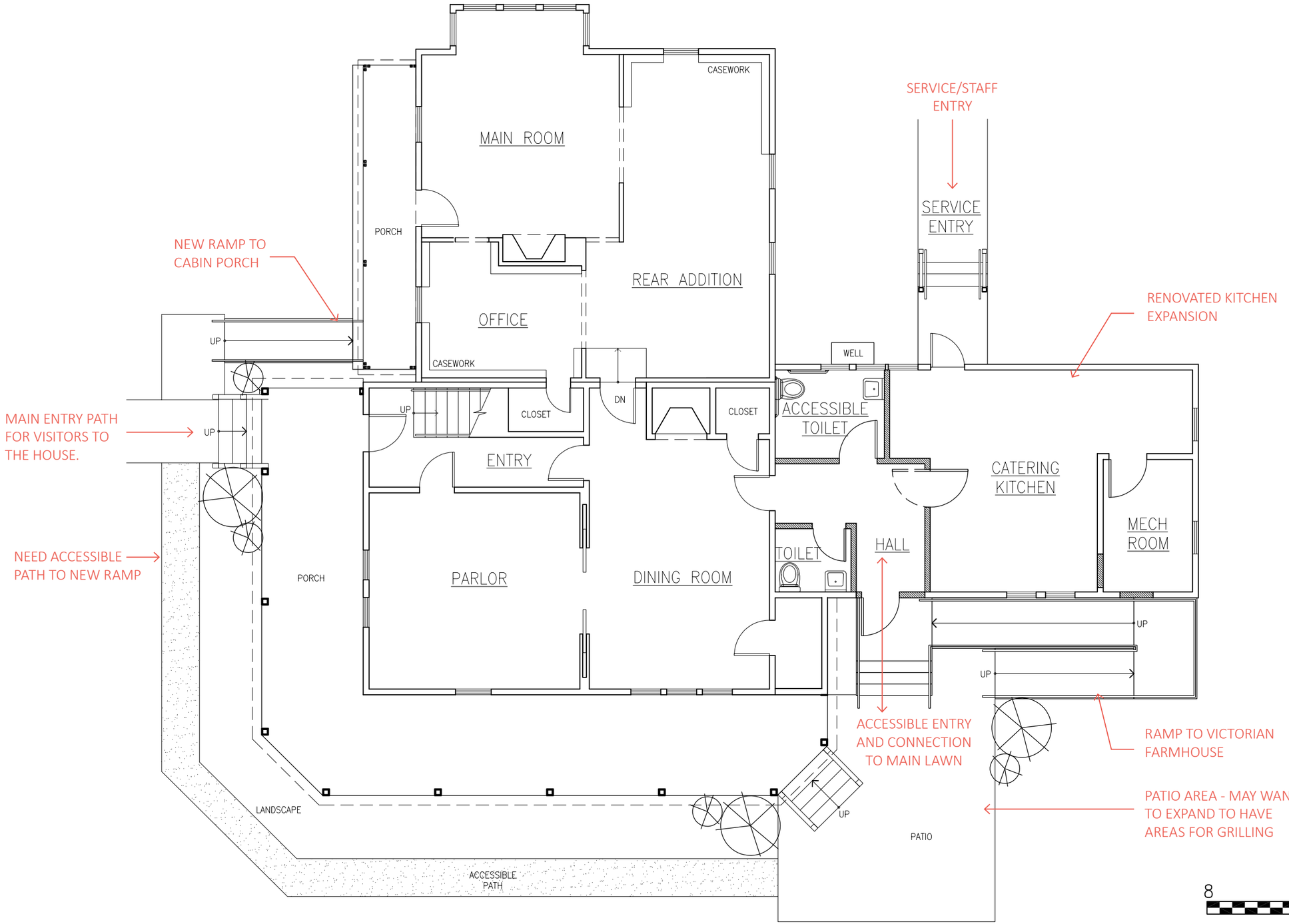
    a. A high velocity system consisting of a condenser located outside of the building and an air handler within the building serve high velocity ductwork that is located within the walls and floors for distribution to each space. Small diffusers will be located in each space in either the floor, walls or ceiling. Multiple diffusers may be required in each space. A minimum of one air handler for the lower floor and one air handler for the upper floor is recommended.

    b. A split system consisting of a condenser located outside of the building with high wall fan coils located in each space. High wall fan coils located with in each room would provide the required cooling. Refrigerant and condensate piping would be routed with in the walls and floors to minimize visual impact.

Appendix E
Accessibility and Programming Studies

Architectural
Resources Group

Option A: An accessible entry is created at the Pioneer Cabin by restoring the original front door to the cabin and providing a ramp adjacent to the Victorian Farmhouse porch stair. An accessible entry is created at the Victorian Farmhouse by providing a new accessible path that wraps around the house to a new patio with a ramp and stair that leads to a new door at the Kitchen Addition.



8 0 8 16

1/8” = 1’-0”

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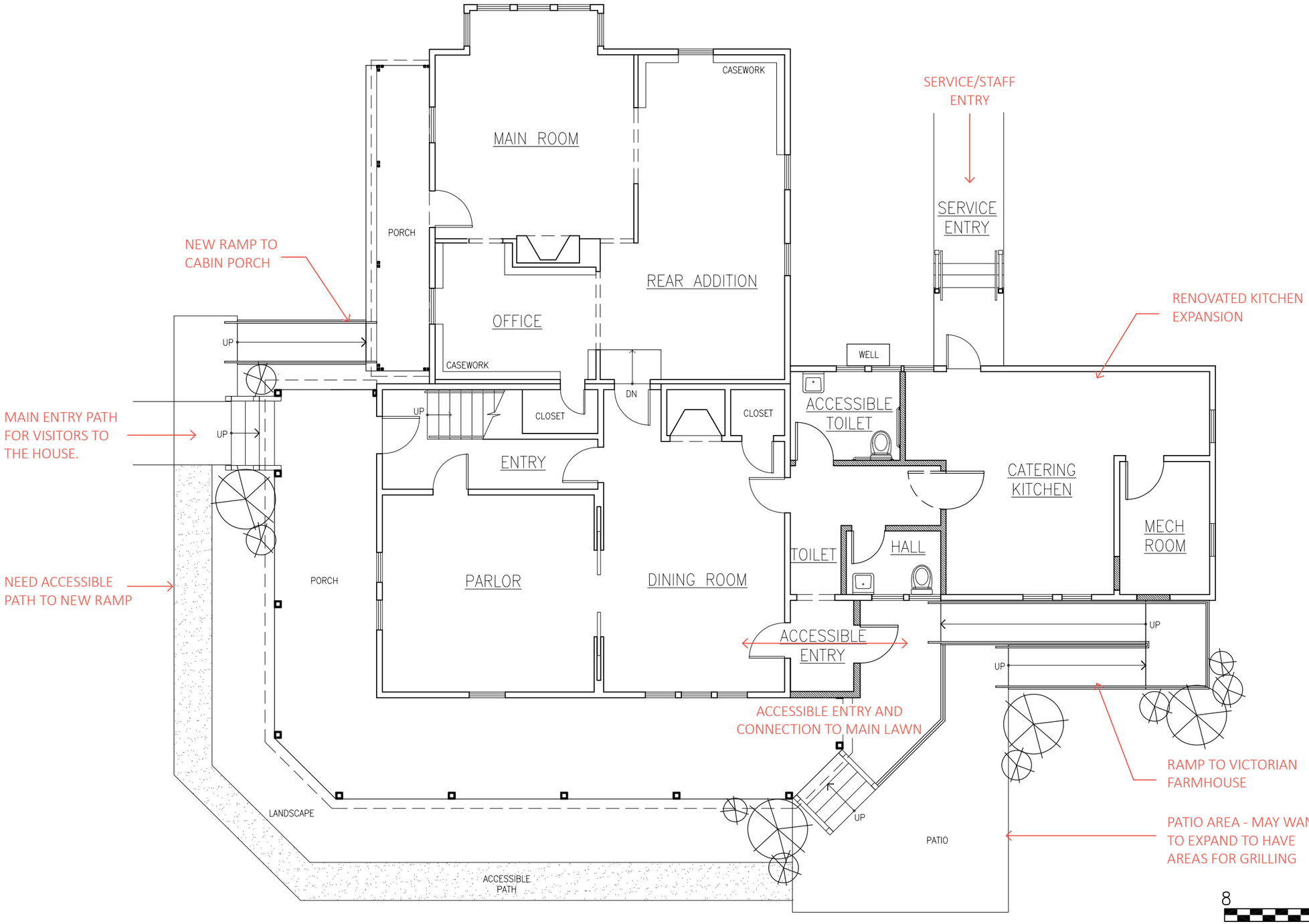
Architectural Resources Group

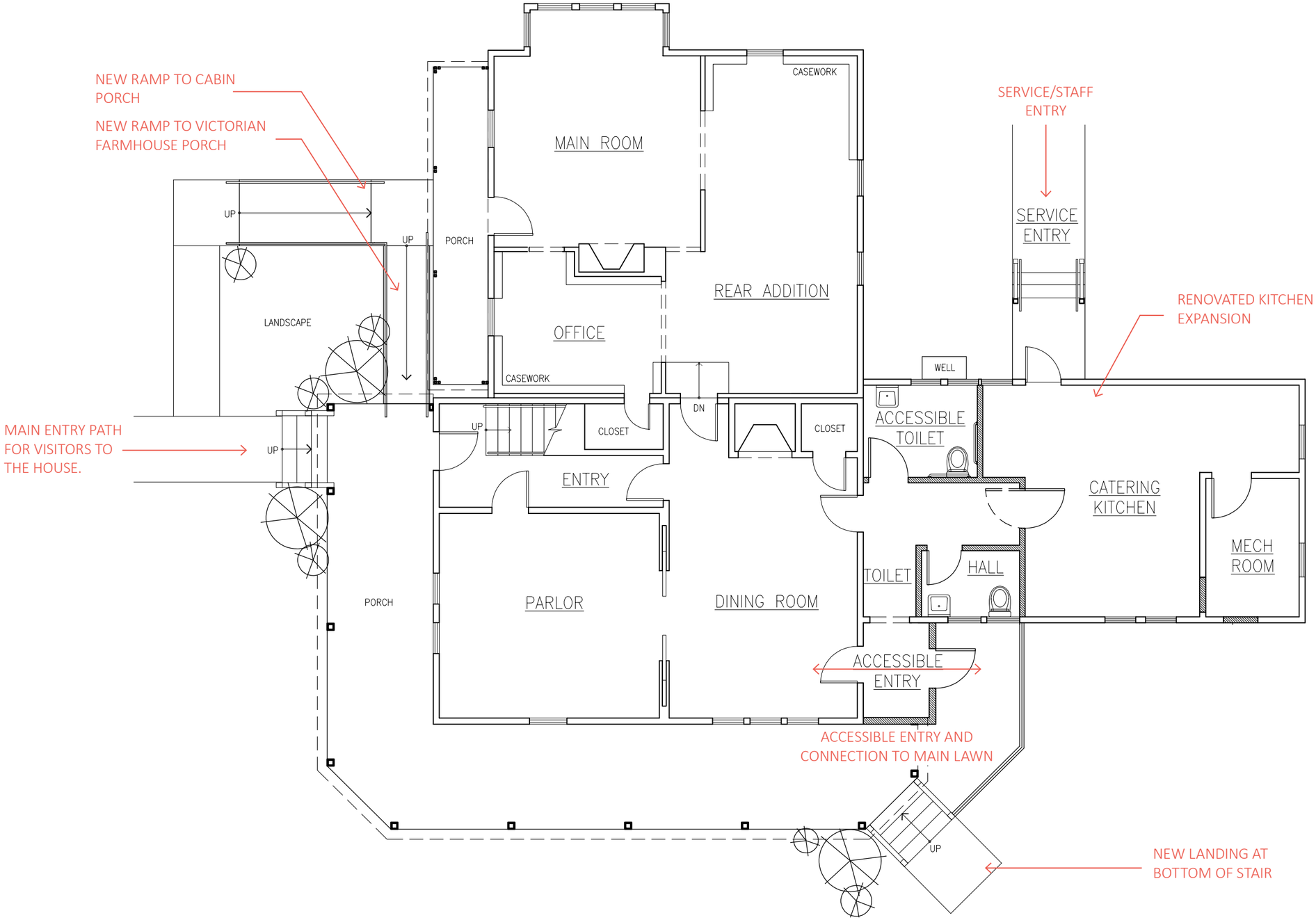
RYAN HOUSE FEASIBILITY STUDY:
ACCESSIBILITY AND PROGRAMMING STUDIES

OPTION A - PLAN

01



Option B: An accessible entry is created at the Pioneer Cabin by restoring the original front door to the cabin and providing a ramp adjacent to the Victorian Farmhouse porch stair. An accessible entry is created at the Victorian Farmhouse by removing the non-historic closet infill at the southwest corner and creating a new vestibule, utilizing the historic dining room door and extending the wrap-around porch deck. An accessible path wraps around the house to a new ramp that leads to the new entry point.



Option C: An accessible entry is created at the Pioneer Cabin by restoring the original front door to the cabin and providing a ramp that leads up to the cabin porch. An accessible entry is created at the Victorian Farmhouse by continuing the ramp from the cabin porch to the Victorian Farmhouse porch. An accessible entry is provided at the dining room by removing the closet infill, creating a small vestibule, and extending the porch deck.

8 0 8 16

1/8” = 1’-0”


2ND FLOOR CEILING
22'-10 1/2"
2ND FLOOR LEVEL
13'-0 1/2"
CABIN ATTIC LEVEL
10'-3 1/4"
1ST FLOOR LEVEL
1'-10"
CABIN 1ST FLOOR LEVEL
0'-10"
GRADE LEVEL
0'-0"
NEW RAMP TO CABIN PORCH

8 0 8 16

1/8" = 1'-0"


2ND FLOOR CEILING
22'-10 1/2"
2ND FLOOR LEVEL
13'-0 1/2"
CABIN ATTIC LEVEL
10'-3 1/4"
1ST FLOOR LEVEL
1'-10"
CABIN 1ST FLOOR LEVEL
0'-10"
GRADE LEVEL
0'-0"
NEW RAMP TO CABIN PORCH
NEW RAMP TO VICTORIAN FARMHOUSE PORCH

8 0 8 16

1/8" = 1'-0"

DRAFT SCHEMATIC DESIGN REPORT

Ryan House

City of Sumner, Washington

SEPTEMBER 13, 2019

Architectural
Resources Group

ARG was founded in 1980 with the belief that historic buildings play an important role in communities, creating places that have value and meaning. As a full-service architectural firm, we believe that older buildings can coexist with contemporary uses in positive ways for both the user and community at large; our goal is to enhance architecture through preservation. The firm's staff includes architects, designers, planners, historians, and materials conservators who work closely together.

Our portfolio includes award-winning innovative solutions for the adaptive reuse, seismic strengthening, stabilization, materials conservation, documentation, and restoration of historic properties, as well as the design of new structures in sensitive environments.

Project Team

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Table of Contents

1.0 Introduction

1.1 PROJECT OVERVIEW:

The City of Sumner engaged a team led by Architectural Resources Group (ARG) to complete a Feasibility Study for the Ryan House property at 1228 Main Street in downtown Sumner, Washington. The purpose of the Feasibility Study was essentially two-fold: (1) to identify potential long-term uses of the building, in addition to remaining the home of the Sumner Historical Society, that would attract more visitors to the house and surrounding region; and (2) to identify what architectural improvements (accessibility, life safety, etc.) would need to be made to the building to accommodate those uses.

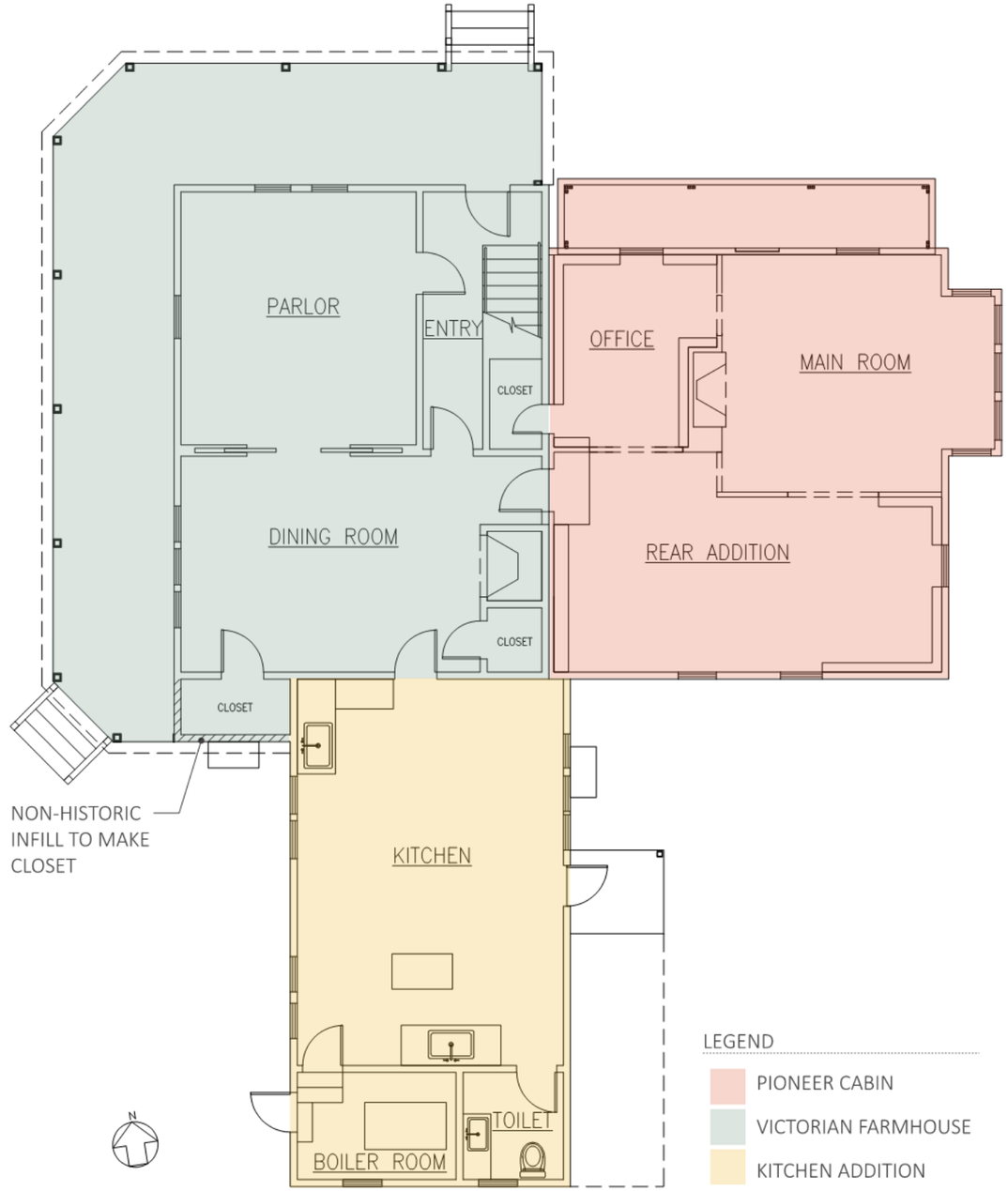
The report was submitted to the City of Sumner in May of 2019. Based on the recommendations provided in the Feasibility Study, the City of Sumner requested the design team to move forward with Phase 2 of the project, developing a more detailed schematic design to better understand the project scope.

1.2 HISTORICAL BACKGROUND

The Ryan House plays an important role in the history of the City of Sumner. It is named for George and Lucy V. Wood Ryan, who played leading roles in the establishment of Sumner and for whom the house was built. The property that the house currently sits on was originally purchased from Laura Kincaid Seaman and included a one-room cedar cabin. After Ryan purchased the property he commissioned a small three-room house, built by John Avery and a Mr. Hall. Hall made the doors and sash on the property. The fireplace and chimney bricks came from Steilacoom.

After George Ryan married Lucy V. Wood in San Francisco in 1875 they came to Sumner via Tacoma and shared the small home with the Averys. The next year, Ryan and his wife Lucy V. Ryan expanded the cabin into the one-and-a-half-story portion that now forms the house's eastern wing and built a roothouse and icehouse. In 1885, the Ryan's added a two-and-a-half-story Victorian farmhouse adjoining the cabin's west wall. Around the same time, a one-and-a-half-story kitchen wing was added to the south elevation of the farmhouse. This is the current configuration of the house as it stands today.

(Note: A more in depth history of the Ryan Family and the house is provided in the feasibility report).



Existing Floor Plan of the Ryan House

1.3 ALTERATIONS

The Ryan House exhibits a high level of historic integrity, with the building's exterior elements generally appearing today much as they did following completion of the Victorian farmhouse in 1885. Notable non-historic alterations to the building include:

Exterior Alterations

- Replacement of cedar roof shakes that covered the main roof surfaces and replacement of the fish-scale shingles of the veranda overhang.
- Replacement of the house's front door.
- Addition of a storage shed adjoining the kitchen's east wall.
- Gutters and downspouts installed.
- Restoration of west elevation veranda, which had been enclosed during the building's use as a library, including replacement of wood spindles and posts.
- Replacement of porch flooring at cabin.
- Installation of Plexiglas storm windows.

Historic Photograph (c. 1880) of the Ryan family assembled on the veranda (National Register of Historic Places, Ryan House, Sumner, Pierce County, Washington, National Register #76001900).

Addition of a storage shed adjoining the kitchen's east wall.

Interior Alterations

- Patching and repainting of plaster walls in parlor, dining room and vestibule.
- In the 1st floor cabin rooms, addition of a drop ceiling and plaster/acoustical tiles to the walls, obscuring the original ceiling and wall surfaces (including obscuring the location of the cabin's front door).
- Subdivision of the first floor cabin space with partition walls.
- Wallpapers are evocative of the late 1800s/early 1900s but are generally not original.

Non-historic wall and ceiling tile at Pioneer Cabin.

Wallpapers are evocative of the late 1800s/early 1900s but are generally not original.

As the project scope continues to develop for the Ryan House, it is important for the City to determine what preservation and restoration goals they have for the property as it relates to some of the alterations that have been made. For instance, if the cedar cabin is to become an exhibit in itself of pioneer architecture, it will be important to restore the cabin to the late 1800s which would involve removing the dropped ceiling and acoustical tiles that were added to the walls. Ideally, the original materials are still intact and may be restored or, if badly deteriorated, they would be re-created with in-kind materials.

1.4 CHARACTER-DEFINING FEATURES

A character-defining feature is an aspect of a building's design, construction, or detail that is representative of the building's function, type, or architectural style. Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics and landscaping within the period of significance. An understanding of a building's character-defining features is a crucial step in developing a rehabilitation plan that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties by incorporating an appropriate level of restoration, rehabilitation, maintenance, and protection of the character-defining features.

The following list of character-defining features for the Ryan House is based on the ARG's review of historic materials and on-site examination of the building.

Exterior Character-defining Features

General

- Park-like setting
- Wooden barge boards and corner boards

Pioneer Cabin

- One-and-a-half story height
- Shiplap siding
- Gabled roof with shed-roofed rear addition
- Brick chimney
- Front porch supported by decorative, squared posts
- Central entrance with molded, four-paneled door
- Six-over-six, double hung wood sash with simple plank surrounds
- Rectangular bay with five, two-over-two double-hung wood sash with simple surrounds
- On rear (south) elevation, two gabled dormers with four-over-four and six-over-six double hung wood sash

Victorian Farmhouse

- Two-and-a-half story height
- Gabled roof
- Drop siding
- Veranda at north and west elevations supported by stop-chamfered posts on plinth blocks, with a course of small stop-chamfered spindles aligned between continuous horizontal rails at the uppermost portion of the posts
- Stair rail with chamfering similar to veranda posts
- Simple plank window surrounds
- Fenestration: at the first story, one-over-one double hung wood sash; at the second story, fifteen-over-one double hung wood sash with colored glass in the upper sashes; fixed multi-paned window with colored glass and triangular arch surround at the attic
- Cedar fish-scale shingles above the veranda and above the second-story windows on the north façade
- Brick chimney

Kitchen Addition

- One-and-a-half story height
- Gabled roof
- Drop siding
- Brick chimney
- Fenestration: on east elevation, four-over-four double-hung wood sash in grouping of three; on west elevation, two pairs of one-over-one double hung wood sash; on south elevation, two fixed, six-pane wood sash

Interior Character-defining Features

The Ryan House's interior character-defining features are concentrated in the Victorian Farmhouse portion of the building and include:

Victorian Farmhouse

- Grooved, stop-chamfered door and transom surrounds
- Paneled, sliding double-parlor doors
- Wooden panel doors with original hardware
- Door transoms with original hardware
- Decorative wood baseboards
- Picture rails in most rooms
- Ceiling fixture medallions
- Wood stair and rail in entry vestibule
- Brick fireplace in dining room with ornate fireplace mantel with grooved woodwork and beveled mirror
- Vertical tongue-in-groove wainscoting in the dining room
- Wallpaper border in the dining room
- In front upstairs bedroom, wood flooring and grooved wood detail beneath windows
- Wood flooring and custom library shelving in upstairs corner bedroom
- Wood flooring in master bedroom

Pioneer Cabin

- Brick fireplace in main room with wood mantel
- Cedar sidewalls in attic

Character defining features: Historic stair, doors, and wood millwork throughout.

Character defining features: Wrap-around veranda, roof, and wood millwork

Character defining features: Historic wood double-hung windows and lap siding

1.5 PROJECT PROGRAM

ARG developed a robust slate of recommendations based on the team's assessment of the Ryan House property and extensive outreach with local and regional stakeholders. The general consensus was to transform the property so that, in addition to remaining the Historical Society's home, it can become a venue that can generate revenue by being rented for private functions, including:

- meetings
- birthday parties
- tea parties
- bridal showers
- small weddings
- small concerts
- retirement parties
- celebrations of life

The Historical Society would retain use of all of the Pioneer Cabin, the second floor of the Victorian Farmhouse and the attic spaces of the Farmhouse and Kitchen Addition. In general, the primary spaces where event attendees would be encouraged to circulate and/or congregate would be the parlor, dining room and kitchen addition, along with the surrounding park. Within this context, maximum guest counts are anticipated to be:

- Interior only event, seated with tables: up to 35 guests
- Interior only event, standing with no tables or small tables: up to 60 guests
- Interior/exterior event: up to 100 guests

For the purposes of this schematic design report, the program consists of exhibit and office space for the Historical Society, rentable event space that may also be exhibit space, and support spaces for these main uses. The support spaces include restrooms, catering kitchen, and mechanical room.

It should be noted that it is not recommended to utilize the existing attic spaces for exhibit storage as they are currently being used. Storage should be off-site with the appropriate humidity and temperature control. Attic spaces will be utilized to support new mechanical systems only.

2.0 Site Narrative

2.1 EXISTING CONDITIONS

The Ryan House is situated on the southeast corner property at the intersection of West Main Street and Sumner Avenue. The lot size is approximatley 0.40 acres and is in the heart of historic Downtown Sumner. The main entrance of the house is accessed from a sidewalk that is located off of West Main Street. The city has also provided a bench and drinking fountain at the north side of the property.

Current landscaping is fairly minimal with a few taller trees and some smaller shrubs immediately adjacent to the house. Most of the property is lawn with mulched areas at the house perimeter. Historically, the Ryans extensively landscaped the property with a butternut tree, snowball bushes, holly trees and sweet cherry trees. Much of the original landscape has been removed, including the famed butternut tree that was once at the front of the property and planted by Lucy Ryan.

2.2 PROPOSED SITE IMPROVEMENTS

There is a wonderful opportunity to have the landscape design continue to tell the story of the Ryan House and the City of Sumner while creating a vibrant park and event grounds. The landscape design should pull from the history of the property and Ryan's family (perhaps planting some of the original tree types and shrubs) as well as Sumner (adding plantings of hops, rhubarb, and daffodils).

We also recommend that a perimeter fence and plantings, along with new signage, be added to the property to call out more prominently the landscape surrounding the Ryan House as a public park, while simultaneously making that park a more attractive space for outdoor events, including potentially a paved area for outdoor weddings and events.

It will be important to work with a landscape architect in Phase 3 of the project to develop the full potential of the site and determine what is currently working well, the health of existing trees and shrubs, and creating a schematic design. This is also key for better understanding the complete project cost. Phase 3 budget should also include a cost for a site survey and geotechnical investigation of the soils.

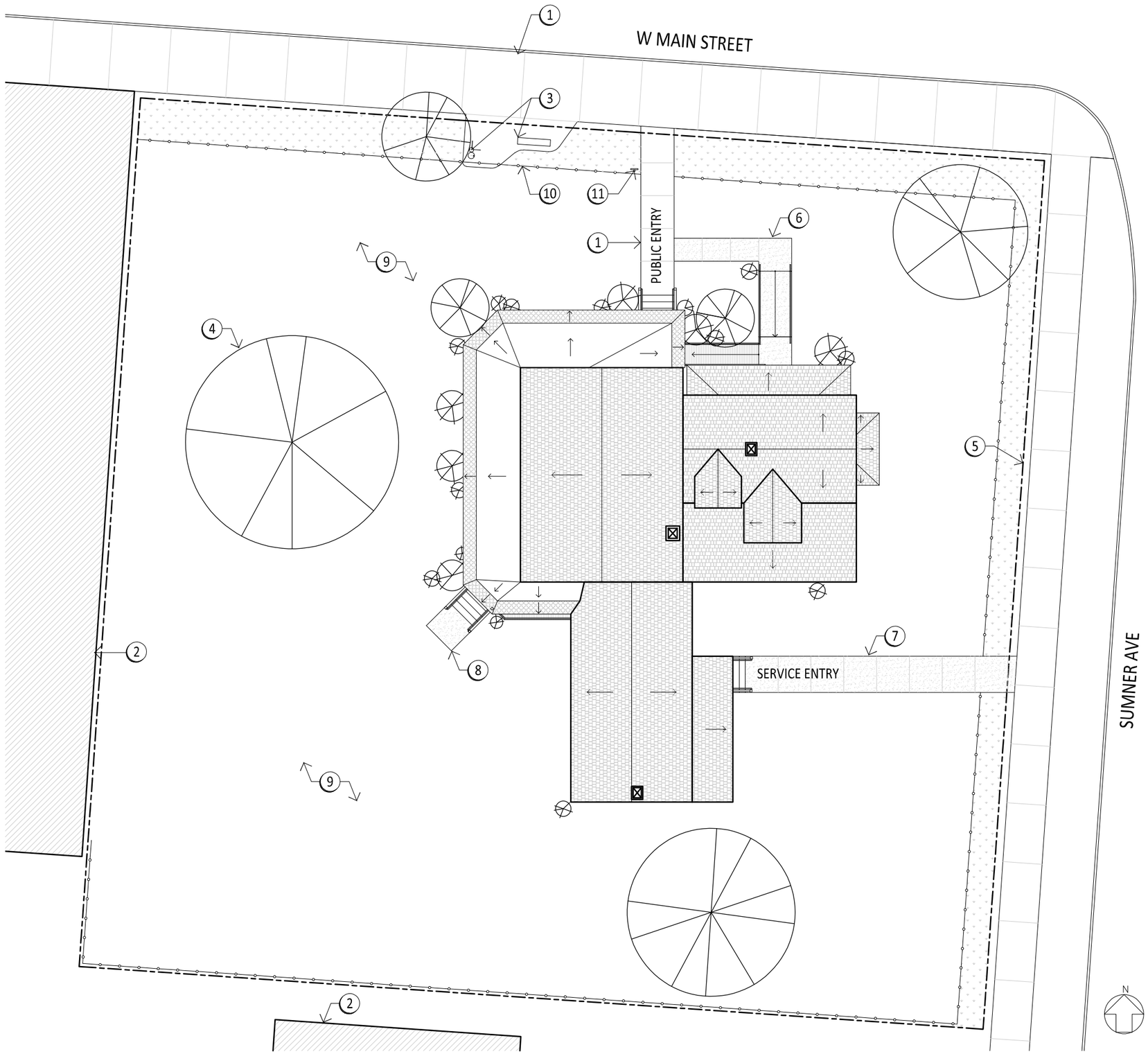
The proposed site plan shown on the following page addresses some of the accessibility improvements that need to occur on the property including a new sidewalk and ramp at the main entry as well as a new service entry, but does not provide a full landscape plan.

C. 1920s photo showing Pioneer Cabin covered in ivy (Sumner Ryan House Museum)

Existing Condition at Pioneer Cabin (April 2019)

Existing condition at Sumnder Avenue (April 2019)

Existing condition at western lawn (April 2019)



SITE PLAN GENERAL NOTES

A. THE SITE PLAN IS BASED ON AERIAL MAPS. A DETAILED SITE SURVEY NEEDS TO BE PERFORMED TO PROPERLY DOCUMENT EXISTING CONDITIONS AND BETTER UNDERSTAND THE SITE SCOPE.

SITE PLAN KEY NOTES

1. EXISTING SIDEWALK
2. EXISTING BUILDING
3. EXISTING BENCH AND DRINKING FOUNTAIN
4. EXISTING TREE
5. APPROXIMATE PROPERTY LINE
6. PROPOSED SIDEWALK AND RAMP SYSTEM
7. PROPOSED SIDEWALK
8. PROPOSED CONCRETE LANDING
9. EVENT GROUNDS AND PUBLIC PARK AREA
10. PROPOSED FENCE WITH LANDSCAPE BORDER (SMALL SHRUBS/PLANTS)
11. EXISTING RYAN HOUSE INFORMATION SIGN

PROPOSED SITE PLAN

3.1 ARCHITECTURAL SCOPE OVERVIEW

The Architectural scope for the Ryan House addresses current building code compliance requirements for life-safety and accessibility, spatial functionality improvements required to host events, and maintenance, repair, and restoration of existing materials (interior and exterior) based on the conditions assessment ARG performed for the feasibility report.

3.2 BUILDING CODE COMPLIANCE

A code analysis of the Ryan House is provided below based on the International Building Code (IBC) and the International Existing Building Code (IEBC). Any new work and alterations are required to meet the IBC while the IEBC provides some alternate means of code compliance for existing structures, understanding that it is sometimes technically infeasible to make an existing structure fully code compliant with the current codes.

The 2015 Energy Conservation Code of Washington is also addressed. While it is generally understood that historic buildings are not required to meet the Energy Code, it is important to provide energy efficient improvements when feasible.

2015 International Building Code Summary

Main Occupancy Types:

A-2 Assembly: Event space at the first floor of the Victorian Farmhouse

A-3 Assembly: Exhibit space located on the first and second floors throughout

B Business: Business areas that are accessory to the exhibit and event space including offices, some storage, and the catering kitchen.

Building Area and Occupant Load:

First floor:	2,152 gross square feet; 63 occupants
Second floor:	720 gross square feet; 18 occupants
Total:	2,872 gross feet; 81 total occupants

Existing Building Construction:

Construction: Type VB (non-fire-rated, wood-framed)

Occupancy group A (Assembly) is more restrictive than group B (Business) therefore assembly occupancy has been utilized for understanding the maximum building area, height, and stories allowed per code. This is determined by the occupancy group and the construction Type VB.

Allowable Building Area: 18,000 square feet.
*Ryan House is 2,872 square feet and is code **compliant**.*

Allowable Building Height: 60'-0".
*Ryan House is 28'-9" tall and is code **compliant**.*

Allowable Building Stories: Two stories with an approved automatic sprinkler system installed. Only one story is permitted for assembly uses that do not have an approved automatic sprinkler system installed.
*Ryan House is currently **not compliant,** therefore an approved automatic sprinkler system is required to be installed to be able to use the second floor for exhibit space.*

2015 International Existing Building Code Summary

Chapter 4 of the IEBC dictates the minimum accessibility requirements for historic buildings. Key points include the items listed below and are shown in the following code floor plans.

- Site Arrival Points: At least one accessible route from a site arrival point to an accessible entrance shall be provided.
- Multilevel Buildings and Facilities: An accessible route from an accessible entrance to public spaces on the same level of the accessible entrance shall be provided.
- Entrances: At least one main entrance shall be accessible.
- Toilet and Bathing Facilities: Where toilet rooms are provided, at least one accessible family or assisted-use toilet room complying with Section 1109.2.1 of the International Building Code shall be provided.

The second floor of the Ryan House will not be accessible since it is technically infeasible. It is recommended that interpretive displays of what is exhibited in the upstairs rooms is provided at the main level.

Chapter 12 of the IEBC dictates code requirements specific to Historic Buildings. Historic Buildings must be deemed historic by the local jurisdiction or the National Register of Historic Places. The important code sections are noted below:

- 1203.3 Means of Egress: Existing door openings and corridor and stairway widths less than those specified elsewhere in this code may be approved, provided that, in the opinion of the code official, there is sufficient width and height for a person to pass through the opening or traverse the means of egress. When approved by the code official, the front or main exit doors need not swing in the direction of the path of exit travel, provided that other approved means of egress having sufficient capacity to serve the total occupant load are provided. *[The Ryan House Historic stair is currently* **not compliant** *and requires approval from the City of Sumner code official to be utilized as the means of egress from the second floor. ARG discussed with code offical and it is understood this is an existing condition and significant historic fabric and may remain as-is. The City recommended signage to alert occupants of the steep winding parts of the stair.]*
- *1203.9 Stairway Railings:* Historically significant stairways shall be accepted without complying with the handrail and guardrail requirements. Existing handrails and guardrails at all stairs shall be permitted to remain, provided they are not structurally dangerous. *[Existing guard and handrails are permitted to remain without modification at the main Ryan House stair. The non-historic wall-mounted handrail shall be adjusted to be mounted at 34" above finished floor].*
- 1203.12 Automatic Fire-Extinguishing Systems: Every historical building that cannot be made to conform to the construction requirements specified in the International Building Code for the occupancy or use and that constitutes a distinct fire hazard shall be deemed to be in compliance if provided with an approved automatic fire-extinguishing system.
  Exception: When the code official approves an alternative life-safety system. *[The Ryan House will have an approved automatic sprinkler system installed which assists with making the non-compliant historic stair acceptable to the code official].*

2015 International Fire Code (IFC) Summary

Chapter 11 of the IFC dictates the construction requirements for existing buildings. Similar to the IEBC Section 1203.12, the IFC states that installation of an approved automatic fire-extinguishing system may be used for buildings that are non-conforming as approved by the code official.

The IFC also provides minimum requirements for existing stairs:

- Existing stairways in buildings shall be permitted to remain if the rise does not exceed 8 1/4 inches (210 mm) and the run is not less than 9 inches (229 mm). Existing stairways can be rebuilt.

- Existing winders shall be allowed to remain in use if they have a minimum tread depth of 6 inches (152 mm) and a minimum tread depth of 9 inches (229 mm) at a point 12 inches (305 mm) from the narrowest edge.

The straight run of the main historic stair at the entry hall does meet the rise and run requirements but the existing winder steps are not compliant. ARG has reached out to the City of Sumner and it was discussed that this is acceptable considering it is a historically significant stair and as long as appropriate signage is provided to alert occupants to use caution ascending and descending the stairs due to the tight stair constraints. Visually contrasting warning strips at the nosing is recommend to remain as shown in the adjacent photo.

2015 Energy Conservation Code (ECC) Summary:

It is important to balance energy efficiency improvements with the preservation of historic fabric.

Per Chapter 5 of the ECC:

- C501.6 Historic Buildings The building official may modify the specific requirements of this code for historic buildings and require alternate provisions which will result in a reasonable degree of energy efficiency. This modification may be allowed for those buildings or structures that are listed in the State or National Register of Historic Places; designated as a historic property under local or state designation law or survey; certified as a contributing resource with a National Register listed or locally designated historic district; or with an opinion or certification that the property is eligible to be listed on the National or State Registers of Historic Places either individually or as a contributing building to a historic district by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places.

A few less-invasive approaches that will improve the energy efficiency of the building envelope include:

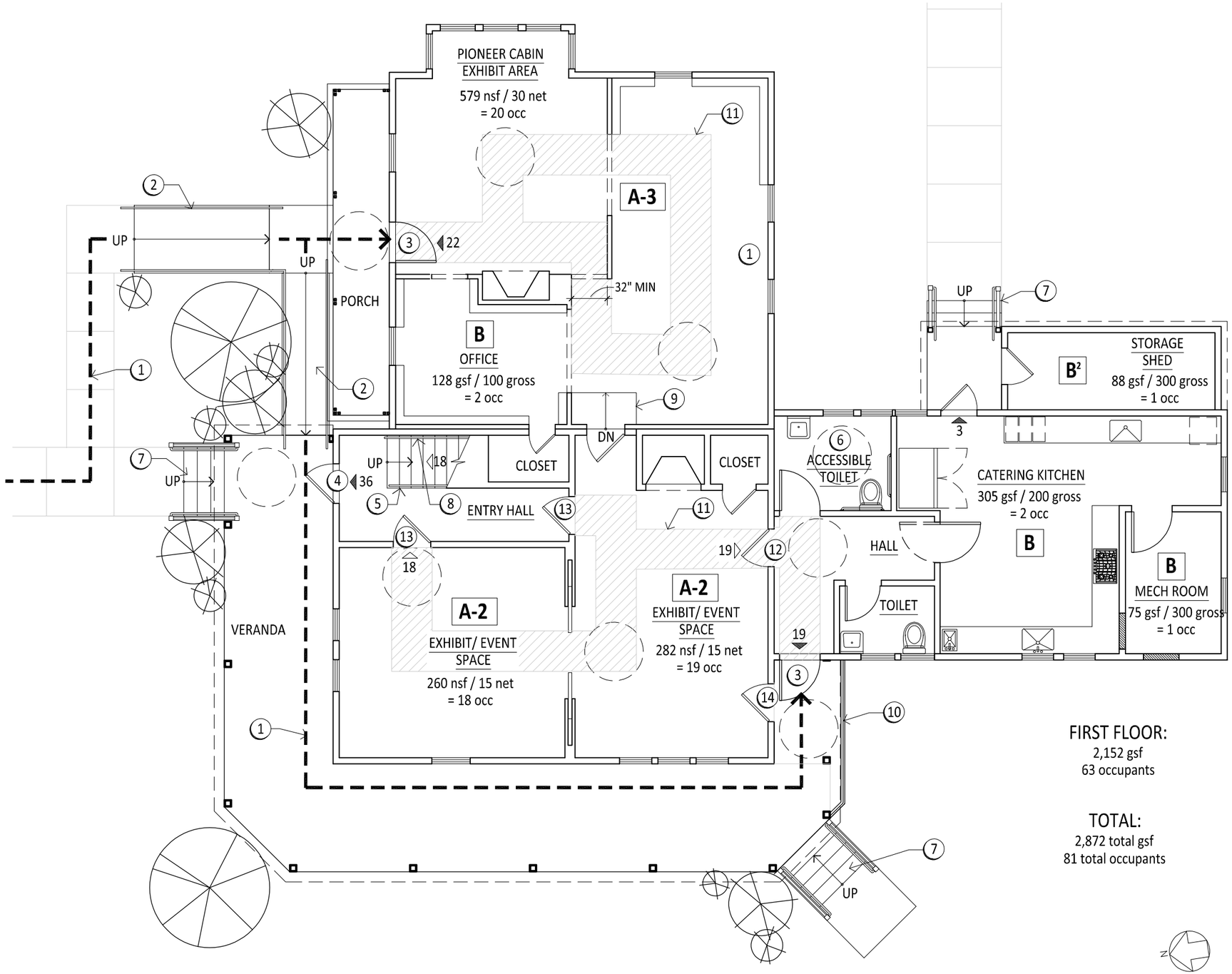
- Installation of R-49 Attic Insulation.
- Installation of interior storm windows
- Installation of blown-in cellulose insulation between studs at the exterior wall to R-19 (maximum possible assuming 2x6 studs).
- Installation of insulation at the first floor wood joist framing from the crawl space to the full depth of the joist.

All new mechanical, electrical, and lighting will meet current code requirements and are discussed later in this report.

Existing winding stairs at top portion of main stair

Existing non-accessible porch and front door

Existing attic space



FIRST FLOOR:
2,152 gsf
63 occupants

TOTAL:
2,872 total gsf
81 total occupants

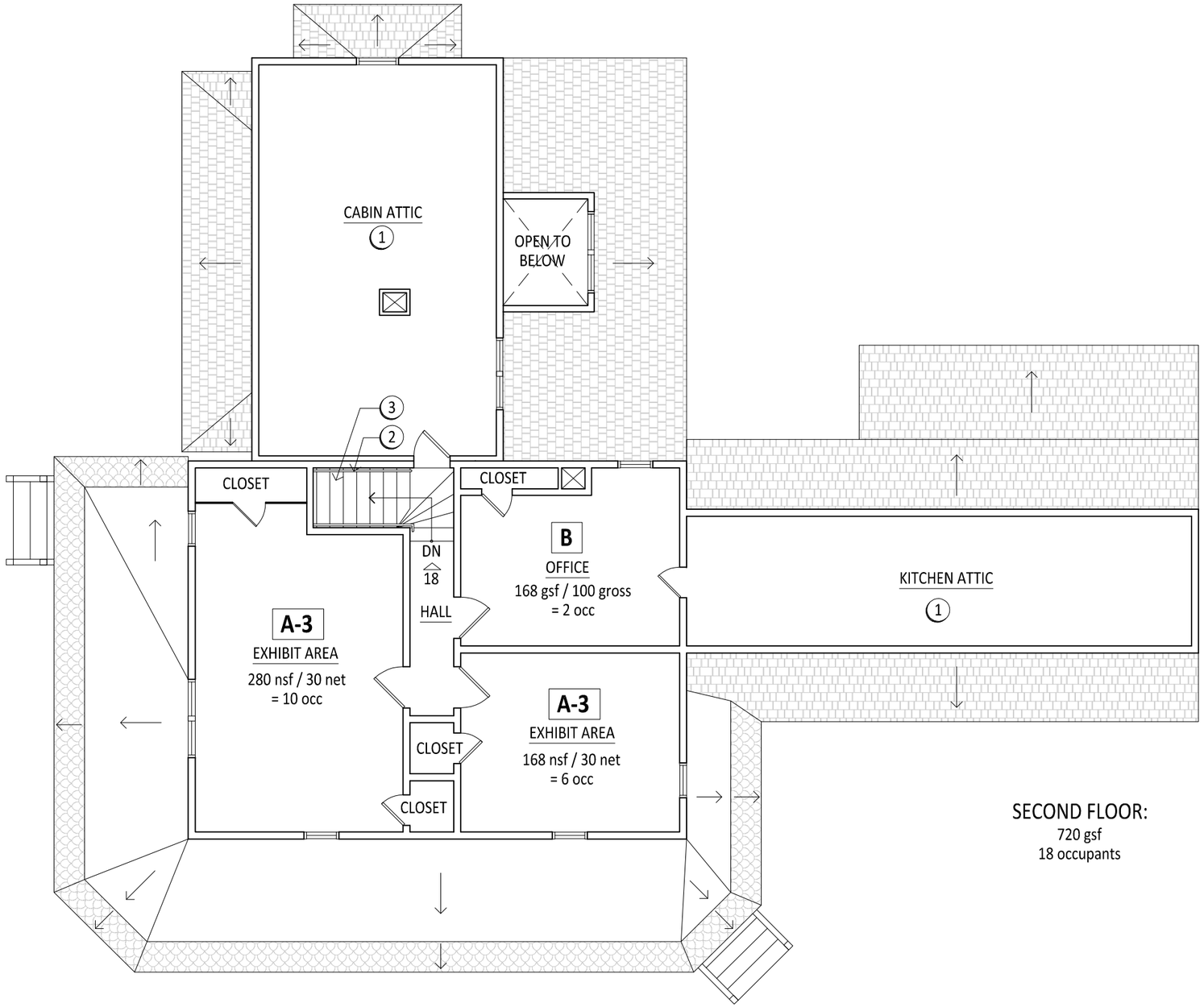
CODE PLAN KEY NOTES

1. ACCESSIBLE ROUTE FROM SITE ARRIVAL POINT TO ACCESSIBLE ENTRANCE
2. ACCESSIBLE RAMP
3. MAIN ACCESSIBLE ENTRANCE
4. NON-ACCESSIBLE EXISTING ENTRY DOOR.
5. NON-CODE COMPLIANT HISTORIC STAIR. (REQUIRES OFFICIAL APPROVAL BY BUILDING CODE OFFICIAL AS A MEANS OF EGRESS FROM THE 2ND FLOOR).
6. ACCESSIBLE RESTROOM
7. PROPOSED CODE-COMPLIANT STAIRS AND HANDRAILS
8. PROPOSED CODE-COMPLIANT WALL-MOUNTED HANDRAIL
9. NON-CODE COMPLIANT EXISTING RAMP
10. REMOVE NON-HISTORIC CLOSET AND PROVIDE VERANDA EXTENSION FOR ACCESSIBLE ROUTE TO ENTRANCE
11. 3'-0" WIDE MINIMUM ACCESSIBLE ROUTE
12. EXISTING DOOR PROVIDES 32" MINIMUM CLEAR WIDTH
13. PROVIDE ACCESSIBLE VIEW INTO HISTORIC ENTRY
14. DOOR LOCKED (NOT EXIT OR ENTRY POINT)

CODE PLAN LEGEND

- EXISTING WALL
- NEW WALL
- EXISTING DOOR
- NEW DOOR
- B — BUSINESS OCCUPANCY
- B¹ — STORAGE SPACES LESS THAN 100 SF ARE CONSIDERED AN ACCESSORY SPACE TO MAIN OCCUPANCY
- A-2 — ASSEMBLY AREA WHERE FOOD MAY BE SERVED (CAFE, BANQUET HALLS, RESTAURANT, ETC)
- A-3 — ASSEMBLY AREA FOR EXHIBITION (COMMUNITY HALLS, EXHIBITION HALLS, ART GALLERIES, ETC)
- # OCC — NUMBER OF OCCUPANTS PER CODE
- # — SUBTOTAL OF OCCUPANTS PER SPACE AND DIRECTION OF EGRESS TRAVEL
- # — TOTAL OCCUPANTS AT EXIT DOOR
- REQUIRED 5'-0" WHEELCHAIR TURNING RADIUS

FIRST FLOOR CODE PLAN



SECOND FLOOR:
720 gsf
18 occupants

CODE PLAN KEY NOTES

1. NON-OCCUPIED SPACE
2. NON-CODE COMPLIANT HISTORIC STAIR. (REQUIRES OFFICIAL APPROVAL BY BUILDING CODE OFFICIAL AS A MEANS OF EGRESS FROM THE 2ND FLOOR).
3. PROPOSED CODE-COMPLIANT WALL-MOUNTED HANDRAIL

CODE PLAN LEGEND

EXISTING WALL
NEW WALL
EXISTING DOOR
NEW DOOR

B BUSINESS OCCUPANCY

A-3 ASSEMBLY AREA FOR EXHIBITION (COMMUNITY HALLS, EXHIBITION HALLS, ART GALLERIES, ETC)

OCC NUMBER OF OCCUPANTS PER CODE

SUBTOTAL OF OCCUPANTS PER SPACE AND DIRECTION OF EGRESS TRAVEL

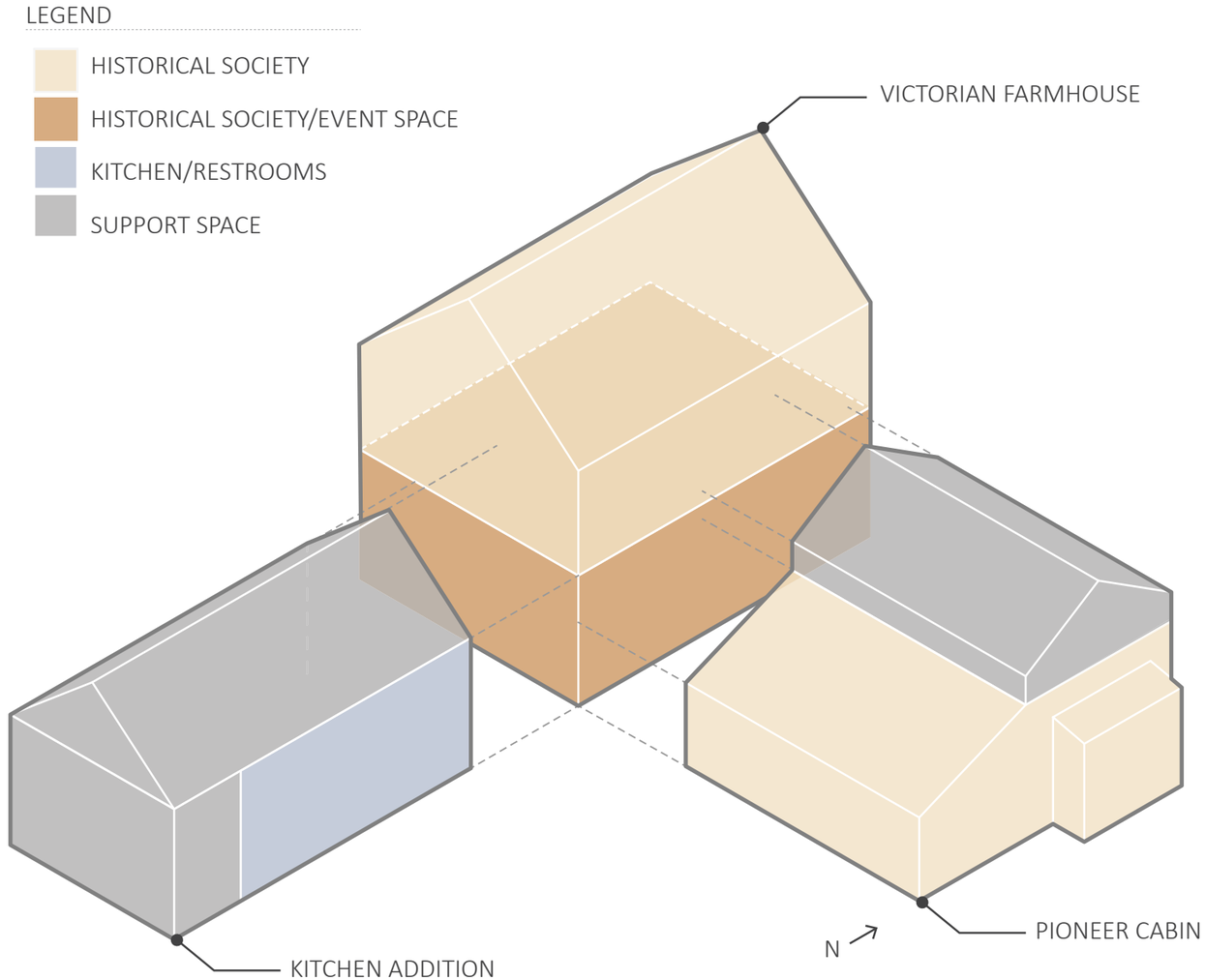
TOTAL OCCUPANTS AT EXIT DOOR

SECOND FLOOR CODE PLAN

3.3 SPATIAL FUNCTIONALITY

The following adjustments to the Ryan House need to occur to address the mixed program of event space and exhibit space while also providing accessibility and mechanical system improvements:

- Minimize exhibit area at the main floor of the Victorian House to provide a rentable space for tables and chairs at the main rooms. This area may even provide a cafe function to the main exhibit areas.
- Restore the Pioneer Cabin to showcase the appropriate era of the structure and provide a curated rotating exhibit.
- Utilize the upper floor of the Victorian Farmhouse for additional curated exhibits and office space for the Historical Society.
- Provide two new restrooms at the Kitchen Addition. One of the restrooms shall be fully accessible. These restrooms may be accessed by outdoor events as well though additional restrooms may be required for events larger than 150 people by means of portable restrooms.
- Provide a new catering kitchen at the kitchen addition. It is recommended that the kitchen only have an electric range. A gas range will require a stainless steel exhaust hood which can be cost prohibitive and isn't necessary for a catering kitchen.
- Provide public accessible entries to the Pioneer Cabin and the Victorian Farmhouse by creating a new ramp system at the front of the house. By providing a separate entry at each building, this will provide better flexibility and control of the spaces. For instance, if there is an event occurring in the Victorian Farmhouse, the Pioneer Cabin may be closed and vice versa. A rendering of the new ramps at the front elevation is provided on page 24.
- Provide a separate service entry to the Kitchen Addition to create better efficiencies (staff coming in and out as well as deliveries won't be impeded by public use).
- Utilize the existing boiler room at the Kitchen Addition for new mechanical equipment as well as the new fire riser room, placing any additional mechanical equipment in the attic spaces.



3.4 MAINTENANCE, REPAIR, AND RESTORATION

In April 2019, ARG conducted a preliminary interior and exterior condition assessment of the Ryan House. The goal was to gain an understanding of the general conditions of the house's various architectural components and to provide a framework as to what repairs might be needed as part of a larger rehabilitation project. A more detailed condition assessment should be undertaken as part of any future project, ideally with most of the furnishings removed, so that all parts of the house are visible. The full conditions assessment is discussed in the feasibility report. Below are the repair recommendations for the exterior and interior elements only.

Roof Repairs:

- Replace composite roof shingles of all buildings with cedar shingles to match the historic configuration over plywood sheathing per structural recommendations. Replace all flashing at chimneys. Provide new gutters and downspouts at all roof locations. Chimneys should be inspected, cleaned and repointed as required.

Siding Repairs:

- Repair siding in missing or damaged locations. Assume 5%-15% wood siding/ trim replacement.

Window Repairs:

- Once window frame is removed from the opening, remove paint with steam or infrared heat, assess sash and adhere to these criteria:
- If decay is greater than 50% of component, replacement with in-kind material is recommended. Match wood species, joinery and profile of historic sash.
- If decay area is less than 50% of component, an infill (Dutchman) repair is recommended.
- If decay is 1"x1"x1" or smaller, an epoxy repair is recommended.
- Remove all deteriorated glazing putty.
- Repair all sash components and reinstall. Retention of historic fabric should be high priority.
- Repair sill and frame in situ with epoxy or consolidant as required. Repaint all sash components with historic color (based on paint analysis).

Door Repairs:

- Repair split panels with epoxy or else if damage is to extreme replace panel (with like wood species)
- Repair frame or casing.
- Replace broken or missing glazing. Identify original glazing and replace in kind.
- Repair door, frame, and/or casing as required due to previous and current removal of hardware.
- Clean historic hardware.
- Remove paint from existing glazing.
- Refinish all doors with historic finish and color (based on paint analysis).

Porch Repairs:

- Replace all roofing components, including low-sloped roof, cedar shingles, gutters and downspouts. Replace damaged deck components, assume 25% replacement. Replace skirt at perimeter of porch, match historic configuration and keep elevated above grade. Assume 25% replacement of missing/damaged trim components. Replace all components of two sets of stairs and handrails. Repaint entire porch, including fish-scale shingles, to match historic configuration.

Interior Finish Repairs:

- Before any interior finishes are repaired, the exterior roof and siding should be repaired to a watertight condition. Once this has been done, all cracked plaster should be repaired. Any plaster that is damaged beyond repair should be replaced. Any cracks or scratches in wood trim elements (including handrail and balusters) should be repaired. Final paint, stain and wallpaper selections should be based on the interpretive plan. For example, if the period of significance of the Victorian Farmhouse and the Pioneer Cabin date to their construction completion dates, the finish appearance (paint, stain, wallpaper color, etc.) will be different then if they are to be interpreted to when the property passed to City of Sumner ownership (1926). During repairs, insulation should be added to the walls if it has not been added already (it has been added to the roof). This will help with utility costs. Also, if the radiator piping is removed, holes in ceiling and walls should be repaired.

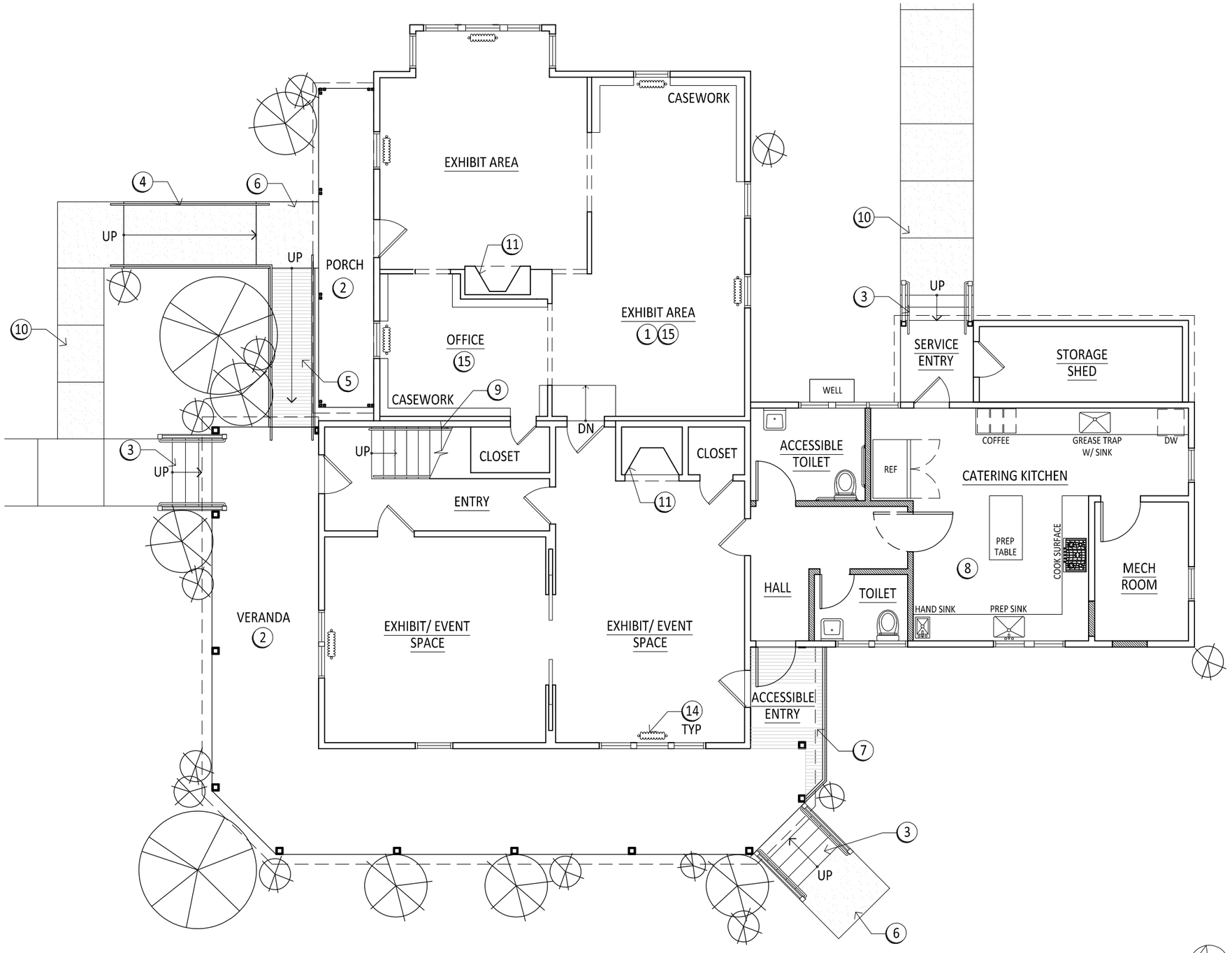
Interior Flooring Repairs:

- Floor treatment should be based on the Interpretive Plan. If it is determined that the carpeting does not date to the identified period of significance, it should be removed and replaced with a period-appropriate carpeting. If it is determined that carpeting was not a historic finish, the wood floor underneath the carpets should be repaired of splitting or scratching and refinished. If the radiator piping is removed, holes in the floor should be repaired. The goal of floor refinishing should not be to make the floors look new, but cared for.

Fireplace Repairs:

- Both the Pioneer Cabin and the Victorian Farmhouse have brick fireplaces with flush brick hearths. It appears that they are used regularly. In general they should be cleaned and repointed as required.

Example of deteriorated wood at porch stairs and railings to be replaced.



PLAN GENERAL NOTES

A. REPAIR CRACKED AND DAMAGED EXISTING PLASTER. ASSUME 15-20%.
B. PROVIDE NEW PAINT AND WALLPAPER BASED ON FINAL HOUSE INTERPRETATION FOR THE PERIOD OF SIGNIFICANCE.
C. PROVIDE NEW FLOORING OR RESTORE EXISTING BASED ON FINAL HOUSE INTERPRETATION FOR THE PERIOD OF SIGNIFICANCE.
D. REPLACE ALL FIRST FLOOR CEILINGS DUE TO STRUCTURAL FRAMING STRENGTHENING REQUIRED. SEE STRUCTURAL NARRATIVE.
E. RESTORE ALL (E) DOORS AND HARDWARE.
F. REPAIR AND REFINISH WOOD PANELING.

PLAN KEY NOTES

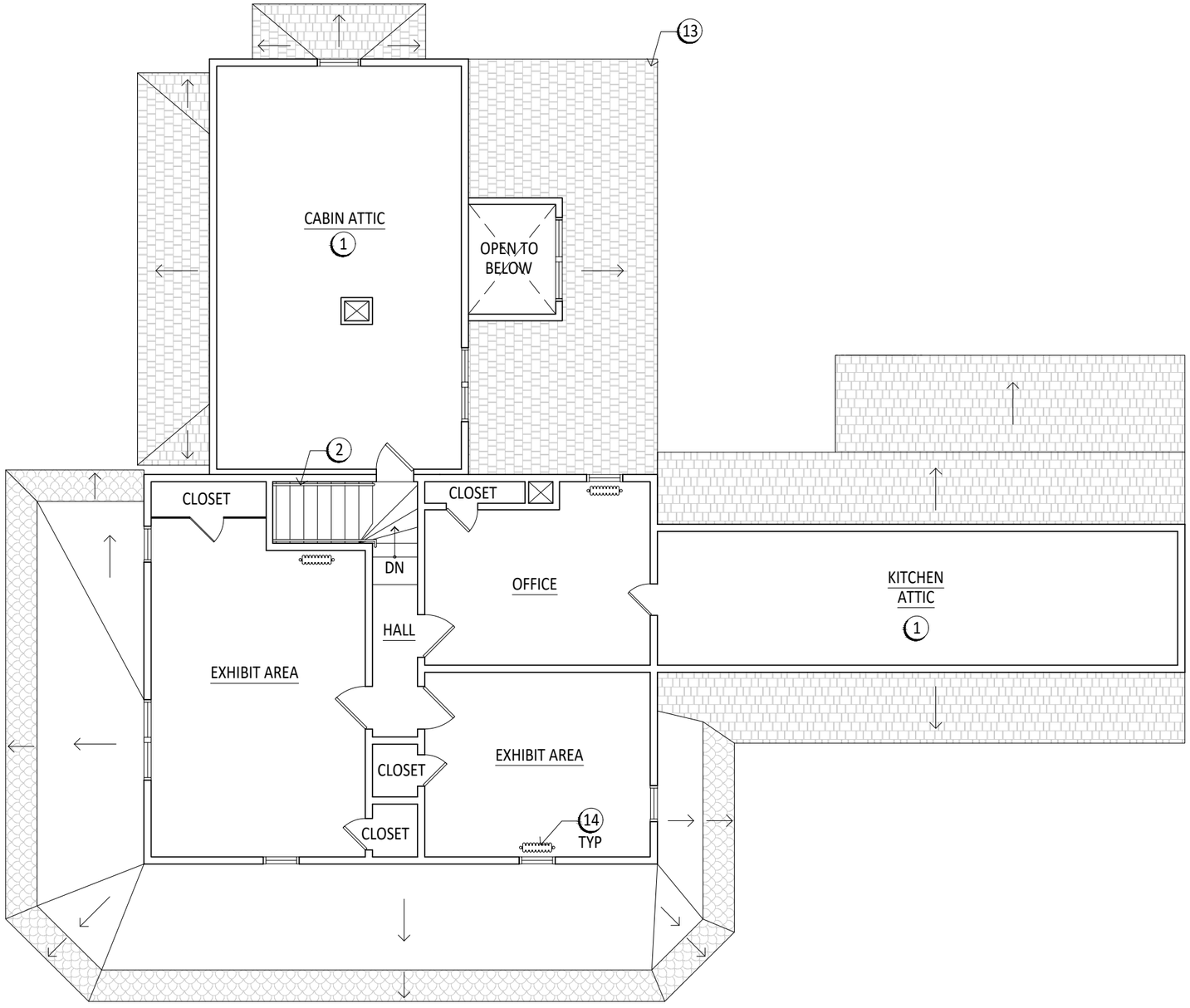
(NOT ALL NOTES APPEAR ON THIS SHEET)

1. REMOVE NON-HISTORIC CASEWORK.
2. REPLACE DAMAGED WOOD DECKING AT VERANDA. ASSUME 25% REPLACEMENT.
3. REPLACE WOOD STAIRS AND HANDRAILS.
4. PROPOSED CONCRETE RAMP WITH METAL HANDRAILS.
5. PROPOSED WOOD RAMP WITH METAL HANDRAILS.
6. PROPOSED CONCRETE LANDING.
7. PROPOSED WOOD VERANDA EXTENSION TO MATCH EXISTING.
8. CATERING KITCHEN LAYOUT TO BE DETERMINED. EQUIPMENT SHOWN NEEDS TO BE VERIFIED BASED ON FINAL PROGRAM USE.
9. PROPOSED WALL MOUNTED WOOD HANDRAIL AT 36" ABOVE FINISH TREAD.
10. PROPOSED CONCRETE SIDEWALK.
11. CLEAN AND REPOINT EXISTING FIREPLACE.
12. ATTIC AREAS NOT PERMITTED FOR STORAGE.
13. EXISTING ROOF BELOW, TYP.
14. EXISTING RADIATORS, TYP.
15. REMOVE DAMAGED PRESSED PANELS AND PROVIDE NEW FINISH, TBD.

PLAN LEGEND

EXISTING WALL
NEW WALL
EXISTING DOOR
NEW DOOR

FIRST FLOOR PLAN



PLAN GENERAL NOTES

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C. PROVIDE NEW FLOORING OR RESTORE EXISTING BASED ON FINAL HOUSE INTERPRETATION FOR THE PERIOD OF SIGNIFICANCE.
D. REPLACE ALL FIRST FLOOR CEILINGS DUE TO STRUCTURAL FRAMING STRENGTHENING REQUIRED. SEE STRUCTURAL NARRATIVE.

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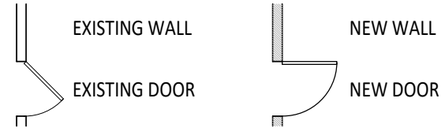
13. EXISTING ROOF BELOW, TYP.
14. EXISTING RADIATORS, TYP.

PLAN LEGEND



SECOND FLOOR PLAN

2ND FLOOR CEILING
22'-10 1/2"

2ND FLOOR
13'-0 1/2"

CABIN ATTIC FLOOR
10'-3 1/4"

1ST FLOOR
1'-10"

CABIN 1ST FLOOR
0'-10"

GRADE: 0'-0"

ELEVATION GENERAL NOTES

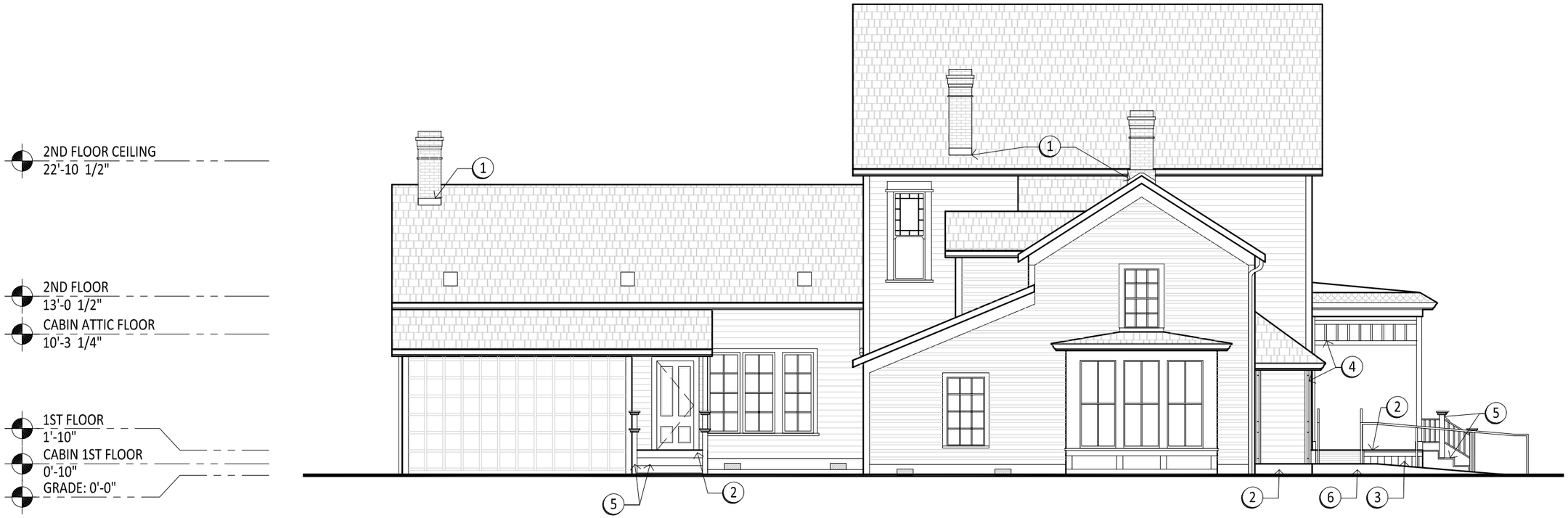
A. REPLACE COMPOSITE SHINGLES OF ALL ROOF SURFACES WITH CEDAR SHINGLES TO MATCH THE HISTORIC ROOF TYPE. PROVIDE NEW PLYWOOD SHEATHING PER STRUCTURAL REQUIREMENTS.
B. PROVIDE NEW GUTTERS AND DOWNSPOUTS AT ALL ROOFS.
C. REPAIR/REPLACE WOOD SIDING IN MISSING OR DAMAGED LOCATIONS WITH IN-KIND MATERIALS. ASSUME 5%-15% WOOD SIDING/TRIM REPLACEMENT.
D. 100% OF THE EXTERIOR TO BE RE-PAINTED. NEW PAINT SHOULD MATCH ORIGINAL PAINT COLOR.
E. RESTORE HISTORIC WINDOWS INCLUDING REPLACEMENT OF MISSING HARDWARE (20%-50%), REPLACEMENT OF MISSING SASH CHORDS (60%-90%), REPLACEMENT OF DETERIORATED GLAZING PUTTY (50%-100%), REPLACEMENT OF BROKEN GLASS (0%-30%), AND REPAIR/REPLACEMENT OF DETERIORATED WOOD MUNTINS (50%-80%). FIX ALL WINDOWS IN PLACE.
F. RESTORE HISTORIC DOORS INCLUDING REPAIR OF WORK CASING (100%), TIGHTENING OF LOOSE HARDWARES (100%), REPAIR OR REPLACEMENT OF CRACKED PANELS (40%-70%), AND REPLACEMENT OF MISSING TRANSOM HARDWARE (1).
G. PROVIDE ADA COMPLIANT HARDWARE AT ALL ACCESSIBLE DOORS.

ELEVATION KEY NOTES

(NOT ALL NOTES APPEAR ON THIS SHEET)

1. REPLACE METAL FLASHING AT EXISTING CHIMNEY AND REPOINT AS REQUIRED..
2. REPLACE DAMAGED WOOD DECKING AT VERANDA. ASSUME 25% REPLACEMENT.
3. REPLACE WOOD SKIRT AT PERIMETER OF VERANDA.
4. REPLACE MISSING/DAMAGED TRIM COMPONENTS AT VERANDA. ASSUME 25% REPLACEMENT.
5. REPLACE WOOD STAIRS AND HANDRAILS.
6. PROPOSED CONCRETE RAMP WITH METAL HANDRAILS.
7. EXISTING EXTERIOR LIGHT.
8. PROPOSED DOOR TO MATCH EXISTING.
9. PROPOSED WOOD VERANDA EXTENSION TO MATCH EXISTING
10. INFILL EXISTING WALL TO MATCH ADJACENT.

NORTH ELEVATION



ELEVATION GENERAL NOTES

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F. RESTORE HISTORIC DOORS INCLUDING REPAIR OF WORK CASING (100%), TIGHTENING OF LOOSE HARDWARES (100%), REPAIR OR REPLACEMENT OF CRACKED PANELS (40%-70%), AND REPLACEMENT OF MISSING TRANSOM HARDWARE (1).
G. PROVIDE ADA COMPLIANT HARDWARE AT ALL ACCESSIBLE DOORS.

ELEVATION KEY NOTES

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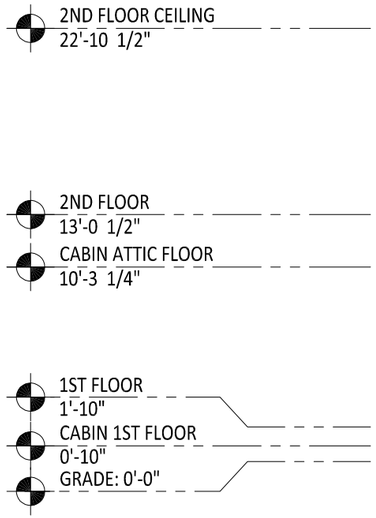
4. REPLACE MISSING/DAMAGED TRIM COMPONENTS AT VERANDA. ASSUME 25% REPLACEMENT.
5. REPLACE WOOD STAIRS AND HANDRAILS.
6. PROPOSED CONCRETE RAMP WITH METAL HANDRAILS.
7. EXISTING EXTERIOR LIGHT.
8. PROPOSED DOOR TO MATCH EXISTING.
9. PROPOSED WOOD VERANDA EXTENSION TO MATCH EXISTING
10. INFILL EXISTING WALL TO MATCH ADJACENT.

EAST ELEVATION



ELEVATION GENERAL NOTES

A. REPLACE COMPOSITE SHINGLES OF ALL ROOF SURFACES WITH CEDAR SHINGLES TO MATCH THE HISTORIC ROOF TYPE. PROVIDE NEW PLYWOOD SHEATHING PER STRUCTURAL REQUIREMENTS.
B. PROVIDE NEW GUTTERS AND DOWNSPOUTS AT ALL ROOFS.
C. REPAIR/REPLACE WOOD SIDING IN MISSING OR DAMAGED LOCATIONS WITH IN-KIND MATERIALS. ASSUME 5%-15% WOOD SIDING/TRIM REPLACEMENT.
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ELEVATION KEY NOTES

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6. PROPOSED CONCRETE RAMP WITH METAL HANDRAILS.
7. EXISTING EXTERIOR LIGHT.
8. PROPOSED DOOR TO MATCH EXISTING.
9. PROPOSED WOOD VERANDA EXTENSION TO MATCH EXISTING
10. INFILL EXISTING WALL TO MATCH ADJACENT.

SOUTH ELEVATION

ELEVATION GENERAL NOTES

A. REPLACE COMPOSITE SHINGLES OF ALL ROOF SURFACES WITH CEDAR SHINGLES TO MATCH THE HISTORIC ROOF TYPE. PROVIDE NEW PLYWOOD SHEATHING PER STRUCTURAL REQUIREMENTS.
B. PROVIDE NEW GUTTERS AND DOWNSPOUTS AT ALL ROOFS.
C. REPAIR/REPLACE WOOD SIDING IN MISSING OR DAMAGED LOCATIONS WITH IN-KIND MATERIALS. ASSUME 5%-15% WOOD SIDING/TRIM REPLACEMENT.
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E. RESTORE HISTORIC WINDOWS INCLUDING REPLACEMENT OF MISSING HARDWARE (20%-50%), REPLACEMENT OF MISSING SASH CHORDS (60%-90%), REPLACEMENT OF DETERIORATED GLAZING PUTTY (50%-100%), REPLACEMENT OF BROKEN GLASS (0%-30%), AND REPAIR/REPLACEMENT OF DETERIORATED WOOD MUNTINS (50%-80%). FIX ALL WINDOWS IN PLACE.
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6. PROPOSED CONCRETE RAMP WITH METAL HANDRAILS.
7. EXISTING EXTERIOR LIGHT.
8. PROPOSED DOOR TO MATCH EXISTING.
9. PROPOSED WOOD VERANDA EXTENSION TO MATCH EXISTIN
10. INFILL EXISTING WALL TO MATCH ADJACENT.

WEST ELEVATION

RENDERING - NEW ACCESSIBLE ENTRY

4.1 STRUCTURAL NARRATIVE

The Ryan House was originally constructed circa 1860 as a two-story cedar cabin. In 1885, a large, two-story Victorian farmhouse addition was constructed, along with a kitchen addition that consisted of a relocated barn structure. The original cabin and subsequent additions consist of wood-framed structures built with construction methods consistent with the period of construction.

The floors are assumed to consist of wood decking supported by 2x joists spanning between beams and/or load bearing wood stud walls. The roof structure appears to consist of plywood sheathing (at kitchen addition only) and 1x decking over 2x roof rafters. The roof framing is supported by exterior bearing walls.

In 1998, a replacement foundation was constructed below the entire footprint of the Ryan House. This consisted of new continuous foundation walls at the building perimeter and new interior spread footings below load bearing locations. Our limited visual observations indicate the foundation replacement construction is consistent with the design drawings available for review.

4.2 STRUCTURAL DESIGN CRITERIA

Codes and References

2015 International Building Code, IBC, with State of Washington Amendments

Gravity Loading

Dead Load: Varies based on actual building weights. To be determined.

Live Load:

Assembly Areas:	100 psf
Offices:	50 psf
Corridors above 1st floor:	80 psf
Stairs and Exits:	100 psf
Light Storage:	125 psf

Snow Load:

Ground Snow Load, Pg	30 psf

4.3 STRUCTURAL STRENGTHENING

Based on the previously feasibility study performed for the Ryan House, and the proposed future use of the building spaces, we have identified the following structural modifications/enhancements necessary.

Original Cabin

- Reinforcement of the lower roof structure & ceiling may be needed. This likely includes the addition of new dimensional lumber laminated to the existing framing with nails or screws. Please note, additional as-built information is needed to determine the structural adequacy of the existing framing and detailed structural assessment will be performed to develop the strengthening plan. Strengthening will require removal of ceiling finishes in order to access the roof and ceiling framing.
- The First Floor joist will likely require strengthening for assembly loading. This likely includes the addition of new dimensional lumber laminated to the existing framing with nails or screws. Please note, additional as-built information is needed to determine the structural adequacy of the existing framing and detailed structural assessment will be performed to develop the strengthening plan. Strengthening can be performed in the existing foundation crawl space without disturbance of finishes.
- With roof replacement, add plywood sheathing, along with proper nailing and blocking, to create a proper diaphragm.

Victorian Farmhouse

- The First Floor joist will likely require strengthening for assembly loading. This likely includes the addition of new dimensional lumber laminated to the existing framing with nails or screws. Please note, additional as-built information is needed to determine the structural adequacy of the existing framing and detailed structural assessment will be performed to develop the strengthening plan. Strengthening can be performed in the existing foundation crawl space without disturbance of finishes.
- The Second Floor/Ceiling joist will likely require strengthening for assembly and/or office loading. This likely includes the addition of new dimensional lumber laminated to the existing framing with nails or screws. Please note, additional as-built information is needed to determine the structural adequacy of the existing framing and detailed structural assessment will be performed to develop the strengthening plan. Strengthening will require removal of ceiling finishes in order to access the floor/ceiling framing.
- With roof replacement, add plywood sheathing, along with proper nailing and blocking, to create a proper diaphragm.

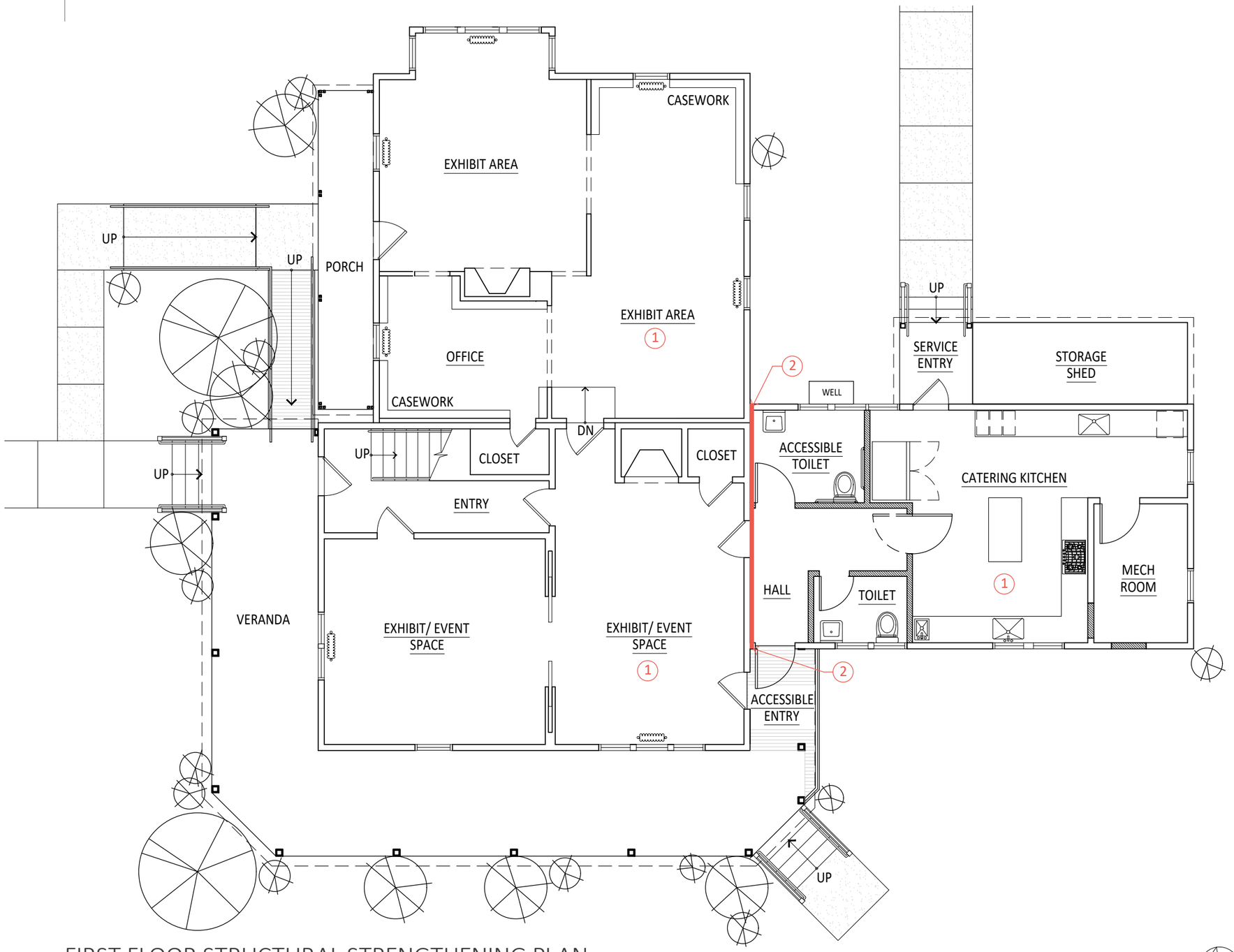
Kitchen Addition

- The First Floor joist will likely require strengthening for assembly loading. This likely includes the addition of new dimensional lumber laminated to the existing framing with nails or screws. Please note, additional as-built information is needed to determine the structural adequacy of the existing framing and detailed structural assessment will be performed to develop the strengthening plan. Strengthening can be performed in the existing foundation crawl space without disturbance of finishes.
- The interconnection of Kitchen Addition to Farmhouse should be repaired and structurally strengthened. This will require the removal of interior finishes and exterior siding at this location. Strengthening will include the addition of metal strapping and stud wall framing to enhance the connection of the Kitchen Addition walls to the Farmhouse walls.
- The attic joist may require localized strengthening for mechanical unit loading. This likely includes the addition of new dimensional lumber laminated to the existing framing with nails or screws. Please note, additional as-built information is needed to determine the structural adequacy of the existing framing and detailed structural assessment will be performed to develop the strengthening plan.

Additional As-Built Information

Due to the age of the structure and lack of as-built information, additional information will be needed to further develop the structural strengthening measures. Both destructive and non-destructive methods may be needed to determine the as-built conditions, however, our preference is to use non-destructive methods whenever possible.

Destructive investigation will likely include removal of ceiling/wall finishes or floor decking to expose the existing structural framing members. Framing member size, spacing and material condition is needed in order to perform a structural analysis and determine strengthening requirements.



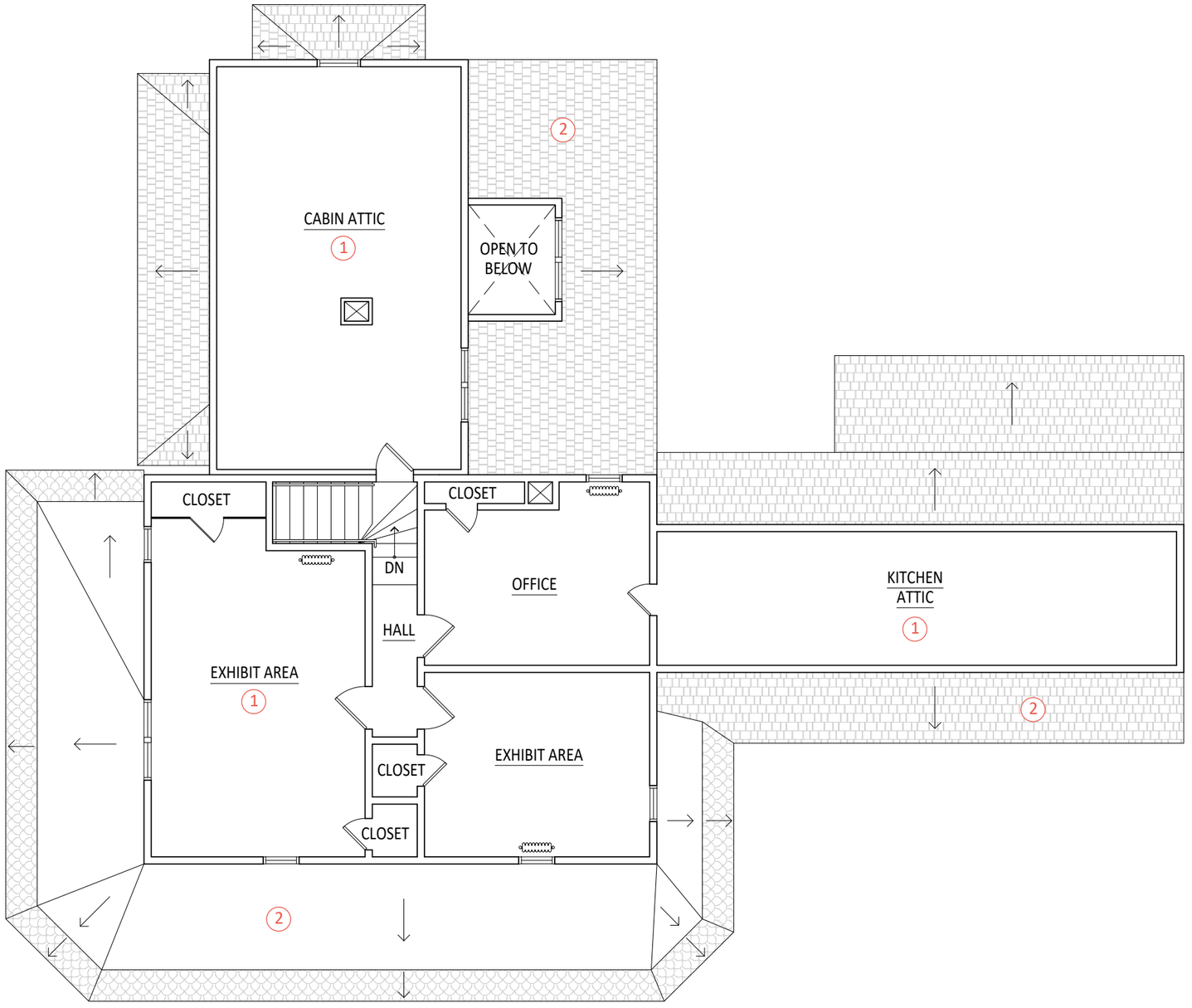
FLOOR PLAN KEY NOTES

1. STRENGTHEN EXISTING FLOOR JOIST WITH 2x NAILED TO SIDE OF EXISTING JOIST, TYPICAL AT CABIN, FARMHOUSE, AND KITCHEN.
2. REBUILD/REINFORCE INTERFACE BETWEEN FARMHOUSE AND KITCHEN.

FIRST FLOOR STRUCTURAL STRENGTHENING PLAN

FLOOR PLAN KEY NOTES

1. STRENGTHEN EXISTING FLOOR JOIST WITH 2x NAILED TO SIDE OF EXISTING JOIST, TYPICAL AT CABIN, FARMHOUSE, AND KITCHEN.
2. ADD 1/2” PLYWOOD AT ROOF LEVEL, TYPICAL AT CABIN, FARMHOUSE, AND KITCHEN.



SECOND FLOOR STRUCTURAL STRENGTHENING PLAN

5.1 GENERAL

This section of the report forms the schematic design narrative for the electrical, mechanical, plumbing and fire protection systems. It is intended to define the standards, criteria and assumptions used for the design, documentation and specification.

The scope of work encompasses a two-story building located in Sumner, Washington. The building was originally constructed in the 1860's and has had multiple additions and alterations made to the building since that time.

5.2 CODES AND STANDARDS

Applicable portions of the codes, standards, regulations and recommendations of the following entities shall be observed in the design of the mechanical systems and supporting facilities:

- IBC, International Building Code with Washington State Amendments
- IMC, International Mechanical Code with Washington State Amendments
- WSEC, Washington State Energy Code
- NFPA 54, National Fuel Gas Code
- NFPA 68, Standard on Explosion Protection by Deflagration Venting
- NFPA 70, National Electric Code
- NFPA 70E, National Electric Safety Code
- NFPA 90A, Standard for the Installation of Air-Conditioning and Ventilation Systems
- NFPA 13 & 14, Standard for the Installation of Sprinkler Systems
- ASHRAE 62, Ventilation for Acceptable Indoor Air Quality
- ASHRAE 90.1, Energy Standards for Buildings
- City of Sumner, State of Washington ordinances

In the event of conflicts, the more stringent provisions shall be applied.

5.3 ELECTRICAL SUMMARY

Overall, the current state of the electrical system is fair. Recommended work includes upgrade to building electrical service, provide new panelboards, provide additional receptacles and wiring, and general upgrade to existing electrical items. Upgrades to lighting is also recommended with implementation of emergency egress lights and new fire protection system.

Electrical System Existing Conditions

- In general, the building's electrical systems appear to be in fair condition.
- The main building is served by a 200A, single phase, 120/240V, overhead electrical service that is fed from Puget Sound Energy (PSE) owned pole mounted transformers located in southwest corner of the site. There is an electric meter base outside the boiler room located on the building west side. The meter base feeds a surface mount panel board located in the boiler room.
- The panel board are overfilled utilizing tandem circuit breakers and have no space for new circuits.
- Wiring to light fixtures and to wiring devices is in conduit and in newer condition.
- No emergency lighting or exit signs were observed during the walk through. However, most exits are marked with unpowered exit signs.
- The building's security system is comprised of motion sensors located on the interior of the building with a keypad located close to the front door. No security cameras were observed.
- The building has a zoned fire alarm system. Smoke detectors were located in every room, Fire alarm indication was by a fire alarm bell located on the first floor of the building. No visual strobes were observed in the building.
- The majority interior lighting in the public spaces were period type light fixtures. There were some surface mounted fluorescent wrap around located in the most recent addition. In back of house areas (boiler room, attic spaces, etc.) the light consisted of porcelain lamp holders with LED lamps. Lighting control was accomplished by local switches or by integral switches on the light fixtures. No automatic lighting controls such as time clock occupancy sensor type lighting controls were observed during the site walk.
- The exterior lighting consistent mainly with surface mounted fixtures around the porch area. It was assumed that the fixture had compact fluorescent or led lamps in them. The porch lights appear to be controlled by a time clock located next to the front door. There what appeared to be a mercury vapor fixtures on the north side of the building
- Most of the receptacles and other devices are in good condition which is consistent with their age.

Electrical System Recommended Work

Power:

- Recommended scope includes demolition and replacement of the existing panel boards. If cooling is to be added to the building the existing electrical panel will need to be upgraded. The current panel doesn't have the capacity or the physical space.
- The added electrical load on the building may require a utility upgrade. The intent would be that the voltage would remain as is. If the service size gets larger than the utility company would be able to provide at 240/120V, single phase. The electrical service would need to be changed to a 208Y/120V electrical service.
- The utility transformer may need to be upgraded with the larger service. The best case scenario would be that the utility company would have the capacity in the existing pole mounted transformers to power the new load. Other options would be that the utility company could upsize the pole mounted transformers or a pad mounted transformer would be needed.
- Changing to a 208Y/120V service can introduce voltage coordination problems with existing older equipment. Any existing equipment not rated for 120/208V single phase or 208V 3 phase power must be replaced.
- It is recommended that the overhead service change to an underground service. New secondary conduits and conductors will need to be installed from the utility pole to the meter base / CT cabinet.
- Demolish the existing panel board and install a new 400A, single phase electrical panel with a main breaker and 42 circuits. This will allow for future expansions. Provide new feeder to main panel board.
- Provide a new grounding electrode system and bonding for the new electrical service.
- Demolish and replace all receptacles that are surface mounted in the public area. Replace with floor boxes or fish the conduits down the walls and other devices to be retained. Receptacles should be recessed into wood base wherever possible.
- Replace surface raceways with concealed wiring where practical.
- Provide additional receptacles in area to improve function and flexibility of the of the space. Provide new wireless access points for internet access.
- Upgrade any wiring that is found to be degraded or not up to code standards. Even though the wiring installed appeared to be in good condition, there is a possibility that wiring that is not easily observed could

need replacing.

Lighting:

- For the next phase of this project we recommend an inventory of the light fixtures in the house. In general, we recommend rewiring all luminaires so that they are UL listed and can accommodate LED light bulbs.
- Demolish all non-period lighting in the public spaces. Provide period correct lighting at new program areas (catering kitchen, toilets, entry hall, etc) and also period correct wall-mounted lighting to supplement existing lighting in existing program spaces. Provide period correct lighting at the exterior of all entries into the building.
- Provide emergency egress lighting and exit signs. Use a micro invertor to power the existing lights to provide an emergency egress lighting in the building to 1 foot-candle minimum lighting level in the egress path. A micro invertor could be located in the attic space. Exit signs could be a non-powered type that would not require the addition of branch circuiting to them. Provide emergency lighting at the exterior of egress doors.

Low Voltage Systems:

- Existing security system including detection, notification to remain. Provide new security cameras at key entry locations and around the perimeter of the building
- Provide new fire alarm system including detection, notification, fire alarm control panel and annunciator panel.

5.4 MECHANICAL SUMMARY

Overall, the current state of the mechanical system is fair. Recommended work includes upgrade of boiler to condensing style boiler, re-piping of hydronic system to more modern material hidden within the structure, new domestic water heater and retrofitting of mechanical cooling into the building with as minimal a visual impact as feasible.

Mechanical Design Criteria

Heating and cooling system design loads, for the purpose of sizing systems and equipment, shall be determined in accordance with the procedures described in the ASHRAE/ACCA Standard 183 or the ASHRAE HVAC Systems and Equipment Handbook. Design loads shall be determined by an approved equivalent computation procedure, using the design parameters specified in Chapter 3 of 2014 OEESC.

Building to be modeled based on 2017 ASHRAE Fundamentals data for 99.6% winter design and 0.4% summer in Tacoma, Washington.

The interior design temperatures used for heating and cooling load calculations shall be a maximum of 70°F for heating, and a minimum of 75°F for cooling, with a 5 degree dead band as required by code.

Maximum noise criteria (NC) Level in office or similar non-process spaces, to be equal to or less than NC 35 when measured anywhere in the space. Sound attenuation measures (sound traps, etc.) to be provided when this requirement cannot be met. Equipment horsepower shall be sized accordingly to accommodate any added pressures due to sound attenuation equipment.

All equipment capacities noted herein are estimates and subject to revision as the design progresses.

Mechanical System Existing Conditions

- In general, the building's mechanical systems appear to be in fair condition.
- The building is heated by a natural gas boiler delivering hot water to floor mounted radiators in each room.
- The exact age of the boiler is unknown but appears to be in fair working condition.
- The floor mounted radiators in each room are of unknown age but appear to be in fair working condition.
- The hydronic piping serving the floor mounted radiators is of unknown age but appears to be in fair working condition. The exact material of this piping is unknown but believed to be steel or iron. All connections are threaded.
- Zone control is accomplished via radiator mounted temperature control valves. The valves appear to be in fair working condition.
- The existing plumbing fixtures appear to be in fair working order.
- Domestic hot water is provided by a 15-gallon electric water heater. The water heater is believed to be 18 years old. The water heater appears to be in fair working condition.

Mechanical System Recommended Work

- Recommended scope includes demolition and replacement of the existing natural gas boiler, flue and associated accessories. Replacement with a natural gas fired condensing boiler is recommended. New boiler can integrate directly into the existing hydronic system. Venting of new condensing boiler to occur via new ABS piping. New expansion tank, air separator, makeup water piping and other accessories to be provided.
- Existing floor mounted radiators to remain for heating purposes. Hydronic piping serving these units to be rerouted in a manner to hide as much of the piping as possible within the wall cavities. All piping to be replaced with copper piping with sweat connections. All hydronic piping to be insulated. Zone control to continue to be accomplished via radiator mounted temperature control valves for heating purposes. All valves to be replaced as part of this scope.
- The following options are proposed for retrofitting cooling as part of this project:
  - Option 1: A high velocity system consisting of a condenser located outside of the building and an air handler within the building serve high velocity ductwork that is located within the walls and floors for distribution to each space. Small diffusers will be located in each space in either the floor, walls or ceiling. Multiple diffusers may be required in each space. A minimum of one air handler for the lower floor and one air handler for the upper floor is recommended. This system would provide cooling only.
  - Option 2: A VRF split system consisting of a condenser located outside of the building with low wall coil units with a custom enclosure in each space. Fan coils located within each room would provide the required heating and cooling. Refrigerant and condensate piping would be routed with in the walls and floors to minimize visual impact.

    With this option, the radiators would be removed, and the new system would do all the heating and cooling for the building. The custom enclosure would be designed to compliment the historic character of the space.

Other

- All ductwork shall be installed in rectangular and round galvanized sheet metal in accordance with SMACNA standards. Ductwork will be insulated in accordance with the energy code using external duct wrap.
- Natural gas piping to be run to the following pieces of equipment:
  - Boiler (1), Water Heater (1), And All Kitchen Equipment (TBD).
  - Size all gas piping as per National Fuel Gas Code.

5.5 PLUMBING DESIGN CRITERIA

- Domestic water supply is to be sized based on 2012 UPC Appendix A. Domestic hot water is to be sized based on 2015 ASHRAE Applications Chapter 50 and equipment manufacturer's recommendations. The sanitary waste and vent system will be sized and designed based on 2012 UPC Chapters 7-10. The storm drainage system consists of roof drains and overflow roof drains. The natural gas system will be sized and designed based on 2012 International Fuel Gas Code.
- Existing plumbing fixtures to be replaced. New fixtures to be of similar type and to meet ADA requirements where necessary.
- Existing water heater to be replaced. Water heater to be relocated to boiler room and replaced with a tankless type condensing natural gas water heater. Venting to be accomplished via ABS piping.
- Hot water recirculation loop(s) are to be provided to limit dead leg distance time to 10 seconds or less.
- System piping materials to be as follows

  Domestic Water:

  Below grade: Copper Pipe: ASTM B42, hard drawn.

  Above grade: Copper Tube: ASTM B88, Type K

  Sanitary Waste and Vent:

  Below grade: ABS Piping

  Above grade Sanitary: hub-less cast iron

  Above grade Vent: ABS Piping

  Storm Water:

  Below grade: Cast Iron Pipe: CISPI 301, hub-less, service weight

  Above grade: Cast Iron Pipe: ASTM A74 extra heavy weight.

  Natural Gas:

  Steel Pipe, ASTM A53/A53M, Schedule 40 black.

- The Domestic Water Supply System is to be designed to provide a minimum of 30 PSI residual pressure at the farthest fixture. Booster pump and hydro-pneumatic tank are to be provided if required to meet minimum pressure requirements. PRV stations are to be provided if pressure anywhere in system exceeds 80 psi to protect all downstream fixtures.
- Coordinate w/owner for requirements and tie in points to domestic water supply system for irrigation loads.
- Master mixing valve to limit the supply temperature to 140° F; for each system
  - To be capable of operating automatically at high or low water flow.
- Grease interceptor to be installed for all locations in which grease is present. Size and install as per applicable codes and manufacturer recommendations. Unit is to be placed to facilitate easy servicing. Recommended location is outside of the building with easy access from the street or parking.
- Provide Plumbing Fixtures as outlined below (unless directed otherwise by owner or architect).

  Water Closets: Elongated, floor mounted, flush valve, 1.6 or less GPF, standard white, open front toilet seat less cover, with flush valve, stop with flexible supply, ADA compliant

  Lavatories: Vitreous China, wall hung lavatory with holes to match faucet type, grid strainer, p-trap, stops with flexible supply, polished chrome plated single control faucet, ceramic discs, ADA compliant, 0.5 GPM vandal-resistant pressure compensating aerator.

  Hose Bibb: Freeze-proof / self-draining where exposed to freezing conditions, operable by removable key.

  Floor Drains / Sinks: Provide as required in all wet areas or areas for potential or water leakage / discharge, and as required by code. Size as required for each application. Provide with trap primer.

  Sinks: Seamless stainless steel, minimum 18 gage, fully coated underside, 6-1/2" deep minimum, self-rimming, holes to match faucet type, polished chrome plated gooseneck faucet, vandal-resistant lever handles, ceramic discs, ADA compliant, 0.5 GPM vandal-resistant pressure compensating aerator.

  Kitchens: Fixtures as per kitchen consultants.

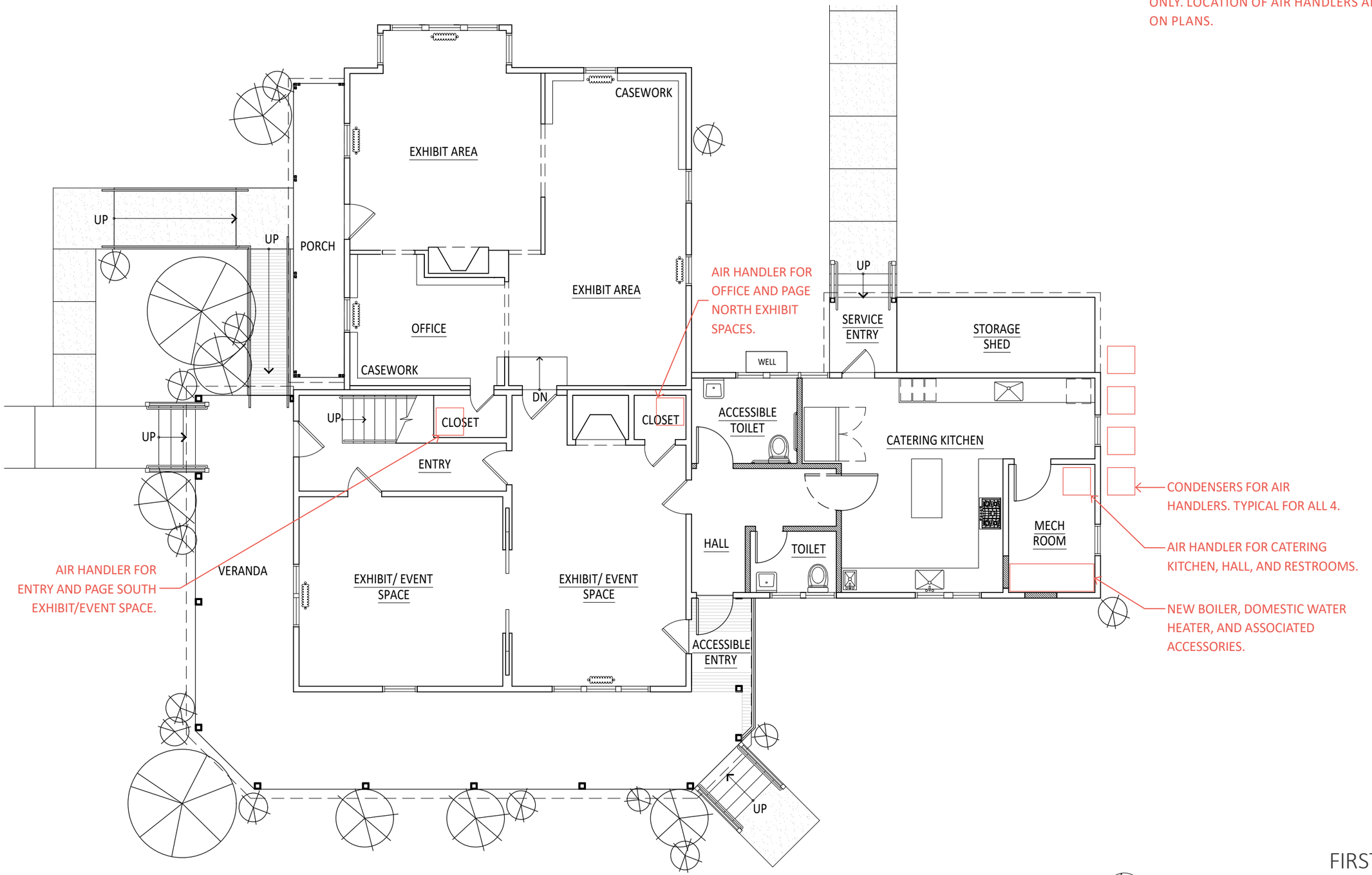
- Provide trap primers for all appropriate locations. Locate trap primers in nearest appropriate location. Coordinate locations with architect.

5.6 FIRE PROTECTION DESIGN CRITERIA

Fire Protection system calculations are to be performed by the fire protection contractor. Buildings are to be fully sprinkled and a complete building fire protection system design is to be provided. Fire Water Booster pumps are to be provided if required. Coordinate with architect for size and location of a Fire Pump Room. Pumps are to be connected to two separate water mains with two separate DCVA. Stand pipe to be class I. Provide dry pipe sprinkler system where required by code.

MECHANICAL OPTION 1:

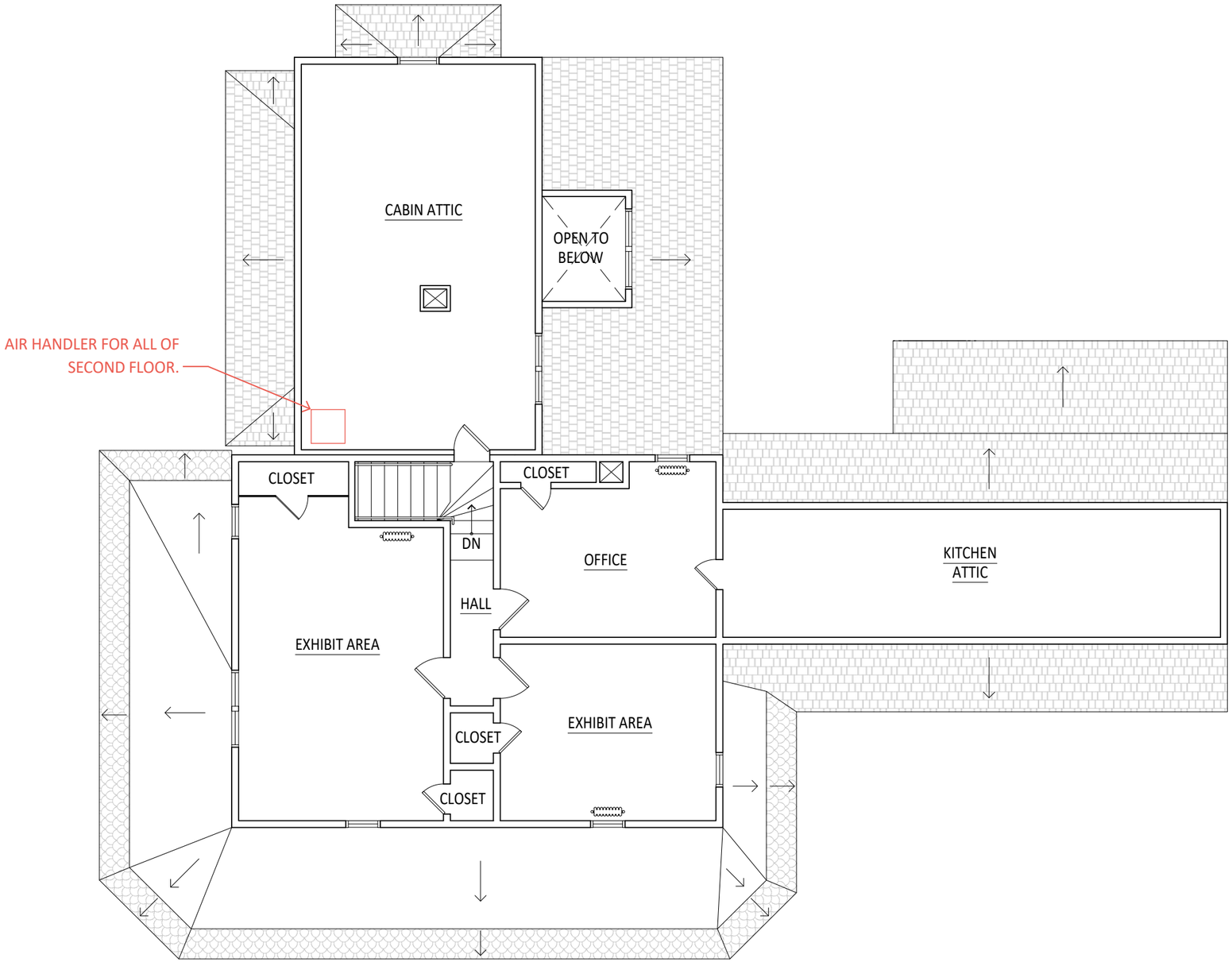
EXISTING RADIATORS REMAIN FOR HEATING PURPOSES, NEW HIGH VELOCITY AIR HANDLER IMPLEMENTED FOR COOLING ONLY. LOCATION OF AIR HANDLERS AND CONDENSERS SHOWN ON PLANS.



FIRST FLOOR PLAN

MECHANICAL OPTION 1:

EXISTING RADIATORS REMAIN FOR HEATING PURPOSES, NEW HIGH VELOCITY AIR HANDLER IMPLEMENTED FOR COOLING ONLY. LOCATION OF AIR HANDLERS AND CONDENSERS SHOWN ON PLANS.

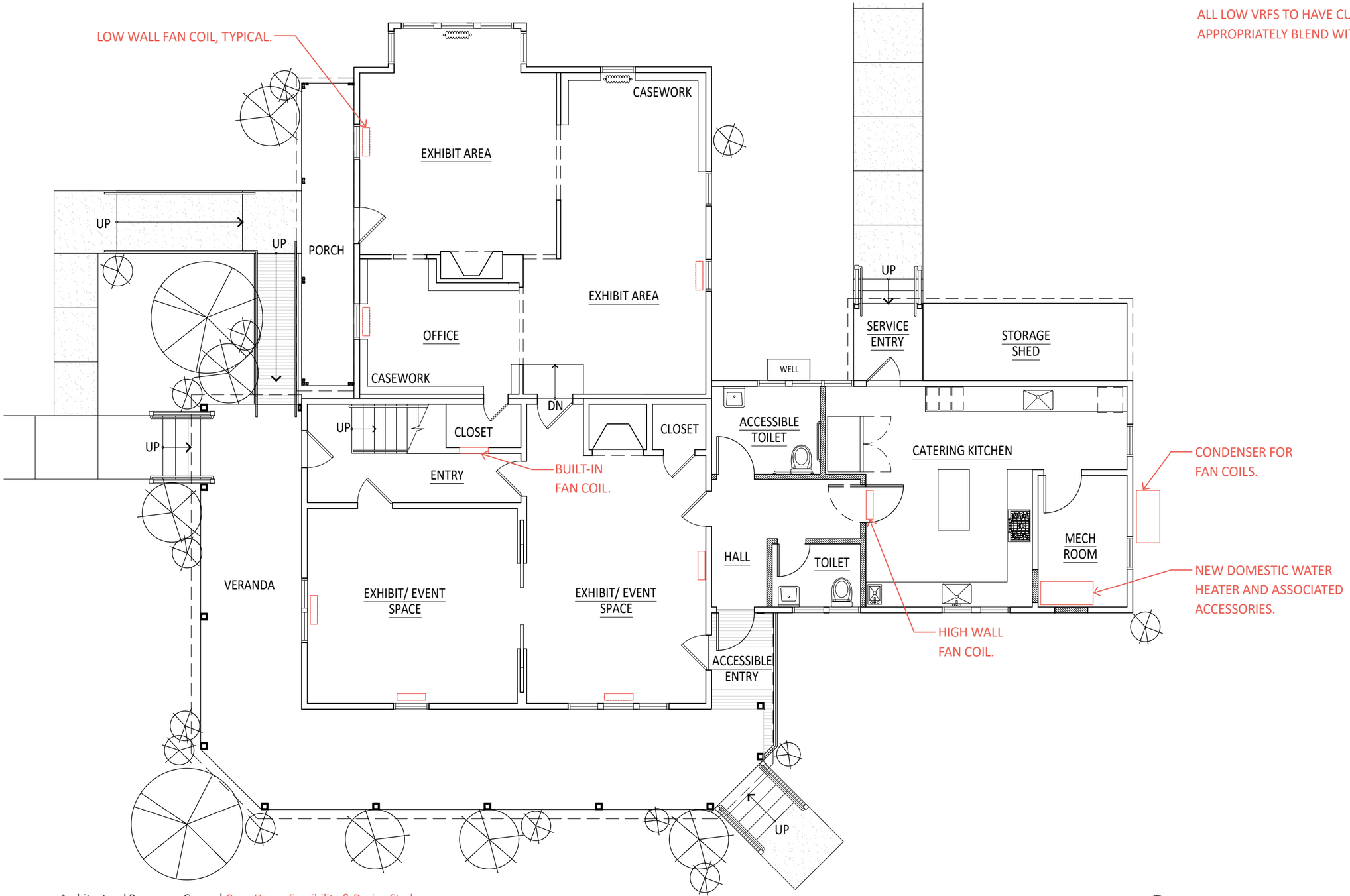


SECOND FLOOR PLAN

MECHANICAL OPTION 2:

EXISTING RADIATORS TO BE REMOVED AND HEATING AND COOLING TO BE PROVIDED BY A VRF SYSTEM. LOCATION OF FAN COILS AND CONDENSERS SHOWN ON PLANS.

ALL LOW VRFS TO HAVE CUSTOM ENCLOSURE TO MORE APPROPRIATELY BLEND WITH THE HISTORIC AESTHETIC.



FIRST FLOOR PLAN

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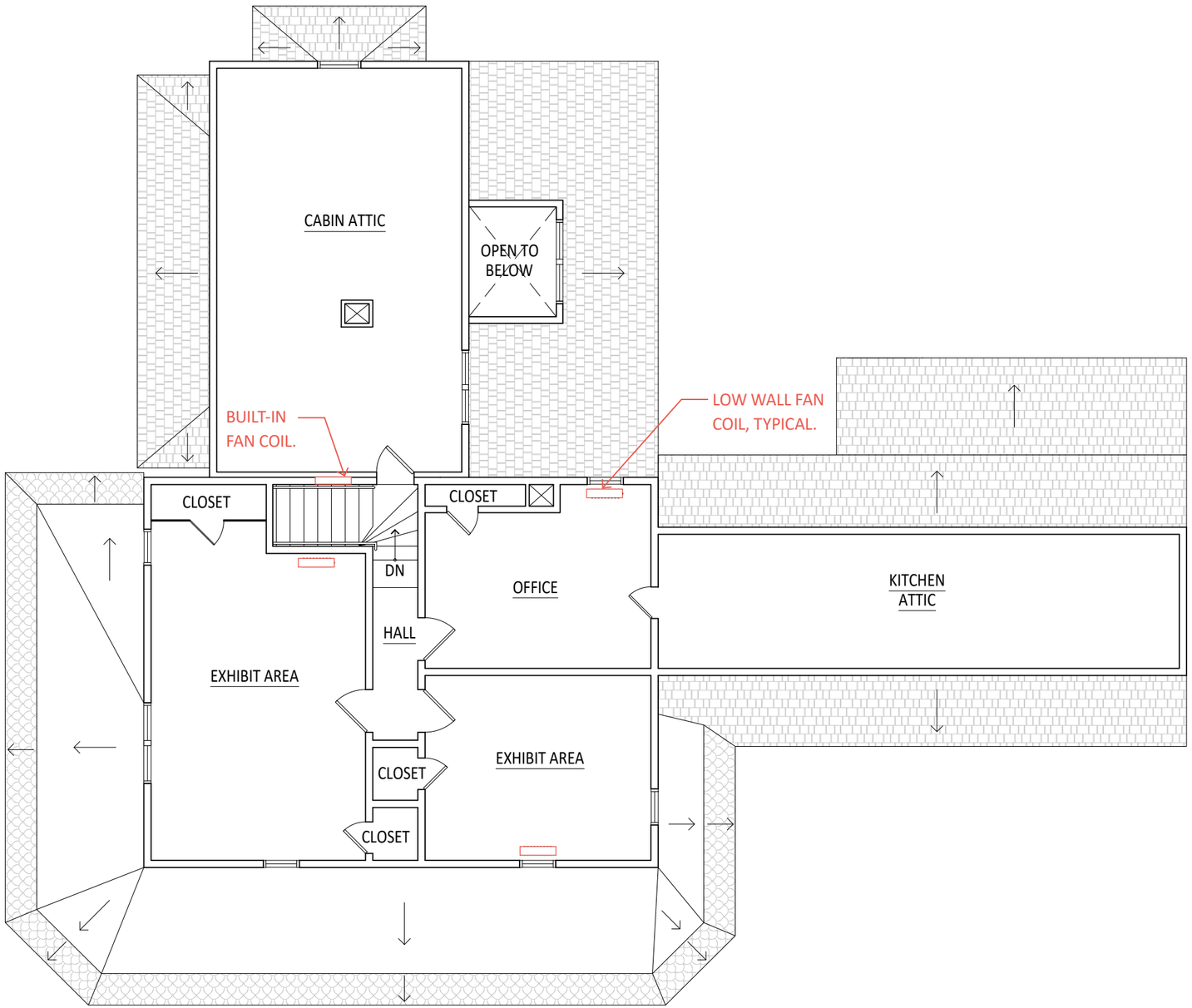

SECOND FLOOR PLAN

6.0 Next Steps

Phase III of this project would be to develop these Schematic Design Documents into Construction Documents. As part of the next phase, we recommend adding the following consultants:

1. Civil engineer to do a site survey and also to provide key elevation points to correctly design new ramps and stairs.
2. Landscape Architect to assist with design of the Park landscape components.
3. Cost Estimator to develop direct construction costs (vs. soft costs which are provided by owner and would include architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, state sales tax, hazardous material testing and removal, financing costs, and owner's contingency, etc.).

The following testing may be required during this phase:

1. Both destructive and non-destructive methods may be needed to determine the as-built conditions of the building structure. Destructive investigation will likely include removal of ceiling/wall finishes or floor decking to expose the existing structural framing members. Framing member size, spacing and material condition is needed in order to perform a structural analysis and determine strengthening requirements. This would also help ascertain the condition of the structure where there is evidence of protracted water damage.
2. Hazmat testing by a certified company should be done to identify any hazardous materials in the building and to better understand the potential cost of abatement.

Cost estimating should be done at the Design Development phase first. This would allow the City of Sumner to understand the actual costs associated with the project and would allow for value engineering if the costs come in higher then expected. The second round of cost estimating should occur at the 50% Construction Document phase. This would provide the City of Sumner a hard number that the construction budget should be based on.

Other key components of Phase III are as follows:

1. Regular check-ins with the Building Official to confirm code interpretations and code variances due to existing conditions.
2. Check in with Department of Archaeology & Historic Preservation (DAHP) to confirm that alterations to the house do not constitute an adverse impact that would require mitigation.
3. Work with the Historical Society to develop an interpretive plan and decide what will be exhibited, where and how throughout the house, per recommendations in the Feasibility Study.
4. Identify a secure, climate controlled, off-site storage for portions of the Historical Society's collection that are not on display.
5. Work with the Historical Society to decide how to integrate the Pioneer Cabin and the Victorian Farmhouse into the exhibits and if they should be interpreted back to a certain era.
6. To ensure that the Ryan House becomes a viable invent space, it will be important to meet with potential vendors that would be interested in managing or leasing the Ryan House space. This would allow some customization of program elements for a specific tenant.

Once the construction documents are 90 % complete- incorporating any client feedback, they can be submitted to the City for permitting. This can take from several weeks up to several months, depending on the workload of the building official. The bidding process can take place before the permit is issued. Every City has different procurement requirements and timelines. In general for a project like this with substantial exterior work the project should be procured such that the contractor is contracted to start by March before the summer the project is expected to start. Below is a general timeline for next steps:

Design Development through Construction Documents: 6 months

Permitting: Assume 6 weeks

Contractor Bidding and Procurement: 4 months

Construction: 6 - 8 months

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CITY COUNCIL AGENDA CALENDAR Updated November 4, 2019

CA – CONSENT AGENDA **ES** – EXECUTIVE SESSION **NB** – NEW BUSINESS
UB – UNFINISHED BUSINESS **P** – PRESENTATION **PH** – PUBLIC HEARING
PR - PROCLAMATION

December 11 Employee Appreciation Breakfast

NOVEMBER 18 (RCM)

UB Resolution No. XXXX - Ad Valorem Property Tax Levy
ES w/action to follow Condemnation Settlement
CA Purchase and Sale Agreement (from 11/4)
CA Sumner-Tapps Hwy Guardrail and Resurfacing – Consultant Services
CA 160th Sidewalks – Ecology Grant Acceptance
CA SCADA Support – Consultant Services Amendment
CA Stormwater CIP Program Update – Consultant Services Agreement
NB Legislative Agenda
PH Utility Surplus

NOVEMBER 25 (SS)

- City Hall Electronic Reader Board Sign
- Mid-Bi Budget
- YMCA Services Agreement
- City Hall Facility Needs
- Ordinance Zoning Code Text Amendment Special Height Exceptions - Public Garage

DECEMBER 2 (RCM)

NB Ordinance Mid-Bi Budget Amendment
NB Ordinance Zoning Code Text Amendment Special Height Exceptions - Public Garage (12/2)
NB Resolution No. Municipal Court Agreement
NB Ordinance No. Compensation Schedule
UB Utility Surplus

DECEMBER 9 (SS)

- HIA Review

DECEMBER 16 (RCM) possible - (SS)

- Comp Plan Amendment 2020

JANUARY 6 (RCM)

P Councilmember Swearing In
NB Council Committees/Regional Committees
PH Extension of Asphalt Batch Plant IDR

JANUARY 13 (SS)

- WCIA Training (2 hours)
- Asphalt Batch Plant IDR extension and findings of fact discussion

JANUARY 20 (RCM)

UB Ordinance XXXX Extension of Asphalt Batch Plant IDR
NB Ordinance XXXX Adoption of Findings of Fact in Support of Extension of Asphalt Batch Plant IDR

JANUARY 27 (SS)

- HIA Review
- Comp Plan Amendment 2020

FEBRUARY 3 (RCM)

P Family Center (Marilee Hill-Anderson / Ida Cortez)

FEBRUARY 10 (SS)

FEBRUARY 18 (RCM) (Tuesday)

FEBRUARY 27

Pending

CA - Water Rights Cost Reimbursement Agreement	Council Rules	PH - Surplus Utility Property South of 24th Street East
LEOFF 1 Policies	Ordinance No. XXXX – Pedestrian Interference	UB - Resolution No. XXXX - Surplus Utility Property South of 24th St E
Ordinance No. XXXX - Street Tree	EPFR Interlocal	Temporary use policy inc Food Truck
Track Side Alley Property	DM Disposal Contract Amendment	Pre Annexation with Pierce County
Credit Card Acceptance Policy	CWA Agreement	BNSF Agreement
Raffle Repeal SMC 904	Bridge ROW Vacation	Cable Franchise Agreement
CTR Ordinance Update	ATV Ordinance	Small Cell 5G Design Code

November 2019

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2
4	5	6	7	8	9
6:00PM **Council Meeting** (Council Chambers)	4:00 PM **Public Works Committee** (First Floor Conf Room)		6:00 PM **Planning Commission** (Council Chambers)		
11	12	13	14	15	16
CITY HALL CLOSED HOLIDAY	6:00 PM **Study Session** (Council Chambers)	6:30 PM **Design Commission** (Council Chambers)	4:30 PM **Forestry/Parks Commission** (First Floor Conf Room)		
18	19	20	21	22	23
6:00 PM **Council Meeting** (Council Chambers)	5:30 PM **Finance Committee** (First Floor Conf Room)	5:00 PM **Public Safety** (First Floor Conf Room) 5:00PM **CD Committee** (Council Chambers)			
25	26	27	28	29	30
6:00 PM **Study Session** (Council Chambers)			**CITY HALL CLOSED - HOLIDAY**		

Meeting dates and times may change. Please contact City Hall to confirm this information prior to any meeting you plan to attend. ***These meetings are accessible to persons with disabilities.*** *For individuals who require special accommodations, please contact City Hall at (253) 299-5500, 24 hours in advance.*

Name: Michelle Converse, CMC

Title: City Clerk

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