

WASHINGTON STATE HISTORIC COUNTY COURTHOUSE ASSESSMENT



PREPARED FOR THE WASHINGTON STATE OFFICE OF
ARCHAEOLOGY AND HISTORIC PRESERVATION

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Washington State Historic County Courthouse Assessment

Summary

Artifacts Consulting, Inc. is pleased to present the findings from the Historic County Courthouse Assessment in Washington State. The primary charges in the project were to provide an initial estimate of the costs associated with rehabilitation of the buildings and to offer a basic catalog of physical needs for each property.

During the assessment, broad spectrums of building types and overall conditions were encountered. Without exception, courthouses stand among the most prominent landmarks in their respective county seat towns and cities. With very few exceptions, the historic courthouses continue to serve as the judicial and criminal justice centers for their counties and the courtrooms continue in active use. Most of the historic courthouses also continue to serve as the seats of county government, housing government offices such as assessor, auditor, commissioner and executive. It is not atypical to also find sheriff's offices and public safety headquarters in the courthouses, as well as prosecuting attorneys, judicial chambers, law libraries, and occasionally, jails.

In Washington's 39 county seats, 28 courthouses appear to meet the criteria for consideration as historic buildings. A more detailed description of the criteria used in determining eligibility follows on page 3. The physical assessment of all the historic buildings indicated that 27 of the structures have unfunded capital improvement needs. The total estimated cost for needed to improvements to all of the historic courthouses is \$93,495,000.00.

A building-by-building summary of physical conditions and capital improvement needs is provided in the database section of this document. It should be noted that significant investments in stewardship have been made in all of the counties that have historic courthouses. Factors such as building age and maintenance, climatic variations across the state, county resources and population all affect the condition of Washington's historic courthouses as of 2003. While there is generally a proud and dignified character to the public landmarks, it is clear that they do not uniformly reflect an elevated state of preservation as functional historic places.

Assessment Methodology

To organize the physical and documentary information assembled on each property, a Microsoft Access database was developed for the Historic County Courthouse Assessment. Data on each building was assembled on written forms, and digital photographs were made using Sony Mavica digital cameras (MVC FD83/MVC-FD95 recording at 2.1 Meg resolutions). The data was then entered into the computer database to provide a searchable catalog of architectural, financial and visual information about each historic county courthouse.

Information about each courthouse was collected through site visits, phone interviews and written and architectural reports provided by the counties. Historical research information used for establishing historic building status and to confirm architectural condition issues was assembled from public records and historic photographs in the counties, the Washington State Archives, the Washington State Historical Society, various county historical society websites and particularly the recent book by Ray Graves, *Washington State's Historical Courthouses*, 2002. Elfin Cove Press. ISBN: 0944958-26-5.

Concurrent with the collection of on-site field data by Artifacts staff, a contact person was established in each of the historic courthouse counties, usually a facilities manager or public works director, but in some cases an elected official or knowledgeable designate. In most cases, a preliminary phone conversation was followed by a mailing that introduced and explained the project and provided a form summarizing the information needed on each courthouse. Detailed phone interviews were then conducted with the county contacts after they had assembled the requested information and prepared for the interview. In a few counties, the requested information was provided in writing. Where capital facilities plans or needs assessments already existed, that information was included in the report with cost estimates exactly as provided. Follow-up conversations were also held by phone or in person regarding some of the larger, more complex buildings or where additional information was needed.

Architectural Additions and Annex Facilities

With very few exceptions, such as Garfield and Columbia Counties, Washington's historic courthouses have been physically impacted by the addition of nearby or attached annex structures, wing additions or public safety facilities. These architectural additions are typically attached on the rear or secondary elevations of the historic buildings and do not dramatically alter the architectural character or integrity of the landmark courthouses. In a few cases, such as Snohomish County, the new additions are much larger in scale than the original historic buildings, and consequently new entries have been established and the

general orientation and interior flow of the historic building has been significantly changed. The additions and attendant parking lots also impact the typical siting and landscape design that accompany many of the historic courthouses.

The historic courthouses fall broadly into three size categories, the smallest being 16,000 square feet or less (5 examples), the mid-scale ranging between 16,000 and 30,000 square feet (11 examples), and the largest containing more than 30,000 square feet (12 examples).

Criteria for Inclusion of Historic Courthouses

All thirty-nine courthouses in Washington State were evaluated for inclusion in this Historic County Courthouse Assessment using the criteria for eligibility for the Washington State Heritage Register and the more stringent National Register of Historic Places. The broad criteria for inclusion required that each building:

- be at least 50 years old,
- have retained its original design integrity and remain in its original historical context,
- be publicly owned and remain as the active county seat of government.

Twenty-nine of the county courthouses in Washington were fully documented in this project and a cost figure determined for rehabilitation and restoration.

Condition Assessment

The respective condition of each building and the identification of needed repair and restoration work were based upon facility condition reports and capital project planning reports provided by each county. The majority of the counties provided clear and complete information on building conditions and needed improvements, but many did not have current cost estimates for identified needed repairs and upgrades.

Artifacts staff developed cost estimates for needed work based upon the site visits and general assessment of physical needs for each courthouse. Using square footage and building dimensions, estimates were extrapolated for common improvements such as re-roofing, exterior masonry restoration and cleaning, HVAC upgrades and interior repair and rehabilitation. Where specialized needs were identified, such as window restoration or repair to decorative finishes such as marble or terrazzo, recent costs incurred on public buildings like the Washington State Legislative Building were used to estimate the scale and expense of the needed work. Because we have actual costs from

recent or ongoing rehabilitation projects on various sized courthouses, it was also possible to use a comparative method to confirm cost estimates.

The cost estimates are not corrected for the localized cost of materials and labor. The costs also do not consider the availability of specialized craftsmen and restoration services within their immediate areas. In some cases, the methods for rehabilitation recommended by the local project planners conflicted with the Secretary of Interior's Standards for Rehabilitation. This was discussed with some of the local representatives and the cost estimates in this report reflect alternative methods that do comply with the historic preservation standards.

Some of the courthouses have been altered with modifications that diminish their historic characters and appearances. In cases where these modifications can be reversed and the serviceability of the building improved, a cost was developed for "restoration recovery."

Several courthouses had no specific plans for upgrade or rehabilitation but clearly were in need of basic interior industrial cleaning, painting and general repair. Cost estimates for general repair throughout, including paint or woodwork refinishing, was based on a \$10 per square foot extrapolation. A more intense rehabilitation cost that would include some light construction, partition wall reconfiguration or building system replacement throughout was based upon a \$25 per square foot figure.

The following table lists the historic courthouses documented as to conditions and needs for this project. Their respective dates of construction, landmark designations and square footages are shown followed by the estimates of cost for needed rehabilitation work.

County Courthouse Cost Assessment Summary

Revised Version, August 25, 2003

County	Date of Construction	Historic	Square Footage	Estimated Cost of Needed Work	Estimated Cost of Historic Preservation Elements
Adams	1941	No		\$0.00	\$0.00
Asotin		No	25,000	\$0.00	\$0.00
Benton	1926	Yes	20,000	\$460,000.00	\$210,000.00
Chelan	1924	Yes	32,000	\$0.00	\$0.00
Clallam	1914	Yes	22,000	\$300,000.00	\$200,000.00
Clark	1940	Yes	82,000	\$4,500,000.00	\$2,450,000.00
Columbia	1887	Yes	15,330	\$25,000.00	\$15,000.00
Cowlitz*	1923	Yes	93,000	\$6,300,000.00	\$1,400,000.00
Douglas	1905 w/ 36 addition	Yes	43,000	\$500,000.00	\$350,000.00
Ferry	1936	Yes	10,593	\$435,000.00	\$365,000.00
Franklin	1912	Yes	27,874	\$1,500,000.00	\$1,500,000.00
Garfield	1901	Yes	11,330	\$2,000,000.00	\$1,250,000.00
Grant	1917	Yes	10,000	\$2,200,000.00	\$1,500,000.00
Grays Harbor	1910	Yes	33,500	\$1,000,000.00	\$500,000.00
Island	1948	Yes	20,485	\$0.00	\$0.00
Jefferson**	1892	Yes	31,390	\$30,000,000.00	\$15,000,000.00
King	1916, 1920	Yes		\$8,000,000.00	\$4,500,000.00
Kitsap	1949	No		\$0.00	\$0.00
Kittitas	1955	No		\$0.00	\$0.00
Klickitat	1941	Yes	24,180	\$280,000.00	\$280,000.00
Lewis	1927	Yes	50,000	\$1,000,000.00	\$400,000.00
Lincoln		No	12,000	\$0.00	\$0.00
Mason	1929	Yes	25,000	\$3,500,000.00	\$1,250,000.00
Okanogan	1913	Yes	29,650	\$4,200,000.00	\$2,000,000.00
Pacific	1910	Yes	25,000	\$100,000.00	\$100,000.00
Pend Oreille	1915	Yes	24,000	\$150,000.00	\$125,000.00
Pierce		No		\$0.00	\$0.00
San Juan	1906	Yes	5350	\$200,000.00	\$200,000.00
Skagit	1924	Yes	45,000	\$610,000.00	\$500,000.00
Skamania	1949	No	36,000	\$0.00	\$0.00

County	Date of Construction	Historic	Square Footage	Estimated Cost of Needed Work	Estimated Cost of Historic Preservation Elements
Snohomish	1897/1911	Yes	48,000	\$9,300,000.00	\$6,500,000.00
Spokane	1895	Yes	114,847	\$15,000,000.00	\$6,000,000.00
Stevens	1938	Yes	28,740	\$515,000.00	\$265,000.00
Thurston		No		\$0.00	\$0.00
Wahkiakum	1921	Yes	10,800	\$100,000.00	\$100,000.00
Walla Walla	1915	Yes	30,000	\$1,120,000.00	\$625,000.00
Whatcom		No		\$0.00	\$0.00
Whitman	1955	No	36,000	\$200,000.00	\$200,000.00
Yakima		No		\$0.00	0.00
TOTAL		Yes		\$93,495,000.00	\$47,785,000.00

* The Cowlitz County Courthouse has been remodeled into an administrative office building and is no longer used as the County courthouse. Rehabilitation cost figures relate to additional remodeling for office use.

**Jefferson County has also developed an estimate that includes a “base isolation” method of seismic upgrading for the building. The regional rarity and lack of reference material related to the use of this method on historic masonry buildings made it difficult to assess. Based on Jefferson County cost estimates, a rehabilitation of the courthouse employing the base isolation method would be \$40,000,000.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: ADAMS COUNTY COURTHOUSE

Date of Construction: 1941

Location: 210 W Broadway, Ritzville, WA 99169

Historic **Non-Historic**

Contact Person: Bill Johns, County Engineer

Contact Phone: (509) 659-3289 **Contact Email:**

Contact Address: 165 North 1st Avenue, Othello, WA 99344

Site Information:

UTM References: **Quadrant Name:** Ritzville NW **Zone:** 11 **Scale:** 1:25,000

Easting: 395238E **Northing:** 5220025N **Datum:** NAD27

GPS Refences: **Latitude:** 47.1274N **Longitude:** 118.3812W

Construction Type:

Square Footage: **EQ Zone:** 2 **Date of Last Major Rehab:** 1985

General Condition:

Excellent. Well maintained. Largely intact historic fabric.

Type of Last Major Rehab Work:

Remodeled courtrooms and offices. Windows have been replaced.

General Description of Needed Work:

None. Fund and budget for maintenance.

Estimated Cost of Needed Work: \$0.00

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: ASOTIN COUNTY COURTHOUSE

Date of Construction:

Location: 135 2nd Street, Asotin, WA 99402

Historic **Non-Historic**

Contact Person:

Contact Phone:

Contact Email:

Contact Address:

Site Information:

Core brick commercial buildings were converted to county seat. 1930's stone façade added on ground floor. Recent major addition attached to rear of building. Windows changed. No historic interior detailing.

UTM References: **Quadrant Name:** Asotin **Zone:** 11 **Scale:** 1:25,000

Easting: 496158E **Northing:** 5131608N **Datum:** NAD27

GPS Refences: **Latitude:** 46.3400N **Longitude:** 117.0499W

Construction Type: 1907 brick commercial building. 1930's stone façade on 2nd Street.

Square Footage: 25,000 **EQ Zone:** 2 **Date of Last Major Rehab:** 2002

General Condition:

Recently remodeled. Vinyl windows. Mixture of historic and new construction.

Type of Last Major Rehab Work:

Rear addition in 2002.

General Description of Needed Work:

Interior office renovation.

Estimated Cost of Needed Work: \$0.00



PRIMARY FACADE.



EXTERIOR NEW FACADE.



INTERIOR CORRIDOR.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: BENTON COUNTY COURTHOUSE **Date of Construction:** 1926

Location: 620 Market Street, Prosser, WA 99350 **Historic** **Non-Historic**

Contact Person: Susan Tanska, Facilities Director

Contact Phone: (509) 783-3118 **Contact Email:** susan.tanska@co.benton.wa.us

Contact Address: 7320 West Quinault Avenue, Kennewick, WA 99336

Site Information:

Level area, sited between commercial business/downtown area on N and NE sides and residential on two remaining sides. Courthouse occupies entire city block.

UTM References: **Quadrant Name:** Prosser **Zone:** 11 **Scale:** 1:25,000

Easting: 286354E **Northing:** 5120157N **Datum:** NAD27

GPS Refences: **Latitude:** 46.2034N **Longitude:** 119.7693W

Construction Type: Concrete frame with brick veneer having either terra cotta or cast stone detailing. Some interior plaster walls remain and portion of original terrazzo flooring. Modern addition on rear and new main entrance between old and new buildings.

Square Footage: 20,000 **EQ Zone:** 2 **Date of Last Major Rehab:** 1986-1987

General Condition:

Good. Ground water table is high, but no major problem yet. All maintenance is done in house by facility persons.

Type of Last Major Rehab Work:

1986 interior rehabilitation. Left original stairway. Reconfigured spatial partitions, finishes and materials. Reason for rehab was to provide additional office space and upgrade existing office spaces. Of three original court rooms, two were remodeled into offices. One remains that was not renovated other than new carpeting and windows. Exterior windows were replaced with bronze metal. New entrance was added with ADA access. Old entry is now a side door. Seismic stabilization was included in rehab involving strengthening of existing systems. HVAC was upgraded and 68 new heat pumps added to replace gas furnace. Electrical was upgraded throughout building. New addition to building totaling 10,000 sq.ft. In 1993-1994, building was reroofed.

General Description of Needed Work:

They do have a capital facilities plan. Additional office space is needed to consolidate county services under one roof 60K. Structural upgrades, particularly to roof to enable mechanical equipment on roof rather than limited to penthouse 150K. New mechanical equipment, particularly the chiller, which they would like to have placed on the roof 250K.

Estimated Cost of Needed Work: \$460,000.00



EXTERIOR ANGLE.



MAIN ENTRANCE DETAIL.



INTERIOR STAIR DETAIL.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: CHELAN COUNTY COURTHOUSE **Date of Construction:** 1924

Location: 350 Orondo Avenue, Wenatchee, WA 98801 **Historic** **Non-Historic**

Contact Person: Patrick DuLac/Cathy Mulhall, County Executive

Contact Phone: (509) 667-6233 **Contact Email:** patrick.dulac@co.chelan.wa.us

Contact Address: 350 Orondo Avenue, Wenatchee, WA 98801

Site Information:

In downtown. Courthouse sits on elevated site with lawn/park landscaping on front. Criminal justice annex attached on north side quarter of building.

UTM References: **Quadrant Name:** Wenatchee **Zone:** 10 **Scale:** 1:25,000

Easting: 702742E **Northing:** 5255402N **Datum:** NAD27

GPS Refences: **Latitude:** 47.4225N **Longitude:** 120.3120W

Construction Type: Post & beam with brick façade

Square Footage: 32,000 **EQ Zone:** 2 **Date of Last Major Rehab:** 2003

General Condition:

Excellent. Very large formal well maintained example with white mable walls, floors and colums on the ground floor and primary corridors. Windows have been replaced on all elevations excluding the arched formal windows on the third floor.

Type of Last Major Rehab Work:

89 and 97 Capital Facilities Plans. Michael Beamann, Architect, Spokane.

General Description of Needed Work:

Current capital facilities plan provides cost estimate

Estimated Cost of Needed Work: \$0.00



REAR FACADE.



MAIN ENTRANCE DETAIL.



INTERIOR DETAIL.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: CLALLAM COUNTY COURTHOUSE **Date of Construction:** 1914

Location: 223 East 4th Street, Port Angeles, WA 98362 **Historic** **Non-Historic**

Contact Person: Joel Winborn/Parks,Fair,Building Divison Manager

Contact Phone: (360) 417-2429 **Contact Email:**

Contact Address: PO Box 863, Port Angeles, WA 98362-0149

Site Information:

Sits on a hill, up hill from downtown. Three floors including basement and an addition of 800 sq. ft. New ja and sheriff offices added to rear and connected by enclosed bridge.

UTM References: **Quadrant Name:** Port Angeles **Zone:** 10 **Scale:** 1:25,000

Easting: 467862E **Northing:** 5329052N **Datum:** NAD27

GPS Refences: **Latitude:** 48.1159N **Longitude:** 123.4318W

Construction Type: Masonry, brick

Square Footage: 22,000 **EQ Zone:** 3 **Date of Last Major Rehab:** 1999

General Condition:

Good to excellent. Structural upgrade. Interior lobby organized around open rotunda with balcony surrounding and leaded glass skylight in ceiling. Faux painted plaster in light marble design is excellent on ground floor and stairway.

Type of Last Major Rehab Work:

1999 replaced all windows, repointed brick, refurbished courtrooms and atrium, upgraded electrical, recarpeted/repainted, refinished furniture, restored spagliola in atrium, plaster based. 2003 rebuilt boiler.

General Description of Needed Work:

Have a capital facilities plan. Floor settled, carpet needs to be replaced, maintenance, needs exterior cleaning.

Estimated Cost of Needed Work: \$300,000.00



PRIMARY FACADE.



MAIN ENTRANCE DETAIL.



LOBBY DETAIL.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: CLARK COUNTY COURTHOUSE

Date of Construction: 1940

Location: 1200 Franklin Street, Vancouver, WA 98660

Historic **Non-Historic**

Contact Person: Darrel Stump

Contact Phone: (360) 397-2238

Contact Email: darrel.stump@clark.wa.gov

Contact Address:

Site Information:

Bridge to jail at rear. Sheet metal-clad additions for HVAC and elevators rear elevation. Building complex takes up 2 city blocks. Five floors with basement.

UTM References: **Quadrant Name:** Vancouver **Zone:** 10 **Scale:** 1:25,000

Easting: 525276E

Northing: 5052817N

Datum: NAD27

GPS Refences: **Latitude:** 45.6304N

Longitude: 122.6757W

Construction Type: Concrete

Square Footage: 82,000

EQ Zone: 2

Date of Last Major Rehab: 2003

General Condition:

Original decorative terazzo floors. Original basic floor plan. Late deco brass work. Original marble wainscotting. Ceilings dropped. Windows have been replaced. Exterior painted concrete is in good condition.

Type of Last Major Rehab Work:

Currently adding four courtrooms, remodeling the Clerk's and District Court areas, thorough renovation and adding a third elevator \$5.4 million.

General Description of Needed Work:

Seismic retrofit.

Estimated Cost of Needed Work: \$4,500,000.00



PRIMARY FACADE.



MAIN ENTRANCE DETAIL.



INTERIOR CORRIDOR DETAIL.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: COLUMBIA COUNTY COURTHOUSE **Date of Construction:** 1887

Location: 341 East Main Street, Dayton **Historic** **Non-Historic**

Contact Person: Charles Reeves, Dana Martin Commissioners

Contact Phone: (509) 382-4542 **Contact Email:** dana_martin@co.columbia.wa.us

Contact Address: 341 East Main, Dayton, WA 99328

Site Information:

Center of town. Flat square site. Spoke on site with facilities staff, Dave Finney

UTM References: **Quadrant Name:** Dayton **Zone:** 11 **Scale:** 1:25,000

Easting: 424763E **Northing:** 5129972N **Datum:** NAD27

GPS Refences: **Latitude:** 46.3211N **Longitude:** 117.9773W

Construction Type: Stone masonry, stucco exterior, wood frame inside

Square Footage: 15,330 **EQ Zone:** 2 **Date of Last Major Rehab:** 1991-93

General Condition:

Excellent. Perhaps the best restored small courthouse in the state. A thoughtful restoration of exterior, interior and grounds was conducted in 1991-93 including restored wood windows, exterior patching and paint, new roof, restored statuary.

Type of Last Major Rehab Work:

Full restoration. Exterior and interior. 6.8 million, 1991-93. Courtroom furniture was altered in orientation and book shelves added on side walls

General Description of Needed Work:

Minor mold and moisture invasion problem in stone foundation wall basement. 10K

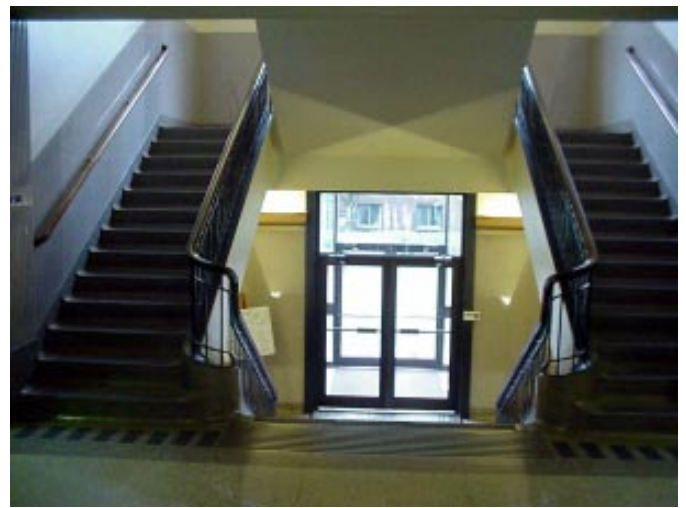
Estimated Cost of Needed Work: \$25,000.00



PRIMARY FACADE.



COLUMN DETAIL.



INTERIOR STAIRWAY.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: COWLITZ COUNTY COURTHOUSE

Date of Construction: 1923

Location: 207 North 4th, Kelso, WA 98626

Historic **Non-Historic**

Contact Person: Dwight Herron, Maintenance Manager

Contact Phone: (360) 577-3174

Contact Email:

Contact Address: 207 North 4th, Kelso, WA 98626

Site Information:

Remodeled as County administration building. No courtrooms. In downtown Kelso on a hill. Bedrock below surface, very stable site, survived several earthquakes with little damage.

UTM References: **Quadrant Name:** Kelso **Zone:** 10 **Scale:** 1:25,000

Easting: 507131E

Northing: 5109997N

Datum: NAD27

GPS Refences: **Latitude:** 46.1455N

Longitude: 122.9077W

Construction Type: Brick with cut stone. Reinforced concrete and steel with brick façade.

Square Footage: 93,000

EQ Zone: 3

Date of Last Major Rehab: 1976

General Condition:

1920's-30's--buildings are joined together and need further lateral support. Marble on walls/deco railings/some corridor and stair detail original.

Type of Last Major Rehab Work:

Blueprints on file/Georgian Revival. Addition in 1930's. Annex in 1940's. Windows replaced. 1976--Major rehab, gutted building systems and updated plumbing, HVAC, electrical. Mid 80's--New windows. 1999--"weatherproofed" brick. 2002--New roof on building and annex.

General Description of Needed Work:

Working on capital facilities plan. Need earthquake retrofit, HVAC, electrical, plumbing update, duct replacement, chiller and cooling tower replacement, heating boiler replacement, replace power transformer, update fire alarm, update elevator, replace skylight, Need \$1.1 million for general projects and \$4.9 million for seismic upgrades, preservation standards improvements & recovery of lost character defining features \$300K.

Estimated Cost of Needed Work: \$6,300,000.00



PRIMARY FACADE.



MAIN ENTRANCE DETAIL.



LOBBY DETAIL.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: DOUGLAS COUNTY COURTHOUSE **Date of Construction:** 1905

Location: 213 South Rainier, Waterville, WA 98858 **Historic** **Non-Historic**

Contact Person: Jim Barker, Dir of Transp & Land Services/Co Administrator

Contact Phone: (509) 884-7173 **Contact Email:**

Contact Address: 140 NW 19th Street, East Wenatchee, WA 98802

Site Information:

Mission style influenced stone and brick historic building on hilltop site with Art Deco style addition to the rear and new criminal justice facility to the south. Parking at rear. Lawn site with tree canopy at front.

UTM References: **Quadrant Name:** Waterville **Zone:** 10 **Scale:** 1:25,000

Easting: 720273E **Northing:** 5280970N **Datum:** NAD27

GPS Refences: **Latitude:** 47.6466N **Longitude:** 120.0671W

Construction Type: Brick and stone with reinforced concrete addition

Square Footage: 43,000 **EQ Zone:** 2B **Date of Last Major Rehab:** 2001-2002

General Condition:

Good to excellent. Rusticated stone ground floor base with red brick masonry on upper floors. Timber frame open tower. Interior woodwork, doors, stair rails and casings intact. Courtroom intact and used. Furniture partially original.

Type of Last Major Rehab Work:

Added 7300 sq.ft. to south side and refurbished four historic floors. New electric, HVAC, added elevator, ADA, new windows, fire sprinklers, seismic, re-roofed. Cost of completed rehab=\$2 million.

General Description of Needed Work:

General preservation recovery, 500K.

Estimated Cost of Needed Work: \$500,000.00



PRIMARY FACADE.



ART DECO ADDITION.



LOBBY DETAIL.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: FERRY COUNTY COURTHOUSE **Date of Construction:** 1936

Location: 350 East Delaware Street, Republic, WA 99166 **Historic** **Non-Historic**

Contact Person: David Wermuth, Facilities Director

Contact Phone: (509) 775-5247 **Contact Email:** davidwermuth@hotmail.com

Contact Address:

Site Information:

On a hill above town. Art Deco building. Engineered by Grand Coulee Dam designer.

UTM References: **Quadrant Name:** Republic **Zone:** 11 **Scale:** 1:25,000

Easting: 372383E **Northing:** 5389707N **Datum:** NAD27

GPS Refences: **Latitude:** 48.6494N **Longitude:** 118.7326W

Construction Type: Reinforced concrete with stucco over.

Square Footage: 10,593 **EQ Zone:** 2 **Date of Last Major Rehab:** 1992

General Condition:

Footprint 3531/75x50. Good. Woodwork/interior original. Carpeted. Vinyl windows. Original metal in basement opening. Suspended ceilings & light fixtures.

Type of Last Major Rehab Work:

Windows in 1992.

General Description of Needed Work:

Re-roofing 40K. Boiler and retrofit radiators 70K. Clean and repaint exterior 25K. Lighting fixture retrofit 20K. Interior rehabilitation 280K.

Estimated Cost of Needed Work: \$435,000.00



PRIMARY FACADE.



MAIN ENTRANCE DETAIL.



LOBBY DETAIL.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: FRANKLIN COUNTY COURTHOUSE **Date of Construction:** 1912

Location: 1016 N Fourth Avenue, Pasco, WA 99301 **Historic** **Non-Historic**

Contact Person: Elmer Schuman/Fred Bowen, County Administrator

Contact Phone: (509) 545-3578 **Contact Email:**

Contact Address: PO Box 1451, Pasco, WA 99301 (1016 N 4th Avenue)

Site Information:

Jail and criminal justice center attached on rear. Lawn site with trees & landscaped site facing large city park.

UTM References: **Quadrant Name:** Pasco **Zone:** 11 **Scale:** 1:25,000

Easting: 338525E **Northing:** 5122301N **Datum:** NAD 27

GPS Refences: **Latitude:** 46.2371N **Longitude:** 119.0943W

Construction Type: Concrete, steel & wood. Brick masonry/terra cotta. Faux marble interior with decorative plaster.

Square Footage: 27,874 **EQ Zone:** 2 **Date of Last Major Rehab:** None

General Condition:

Fair to poor. The historic building is historically intact with color scheme on the interior badly outdated. Overall condition consists of seriously deferred maintenance with accumulated dirt, deteriorating paint and metalwork. Original wood windows intact. Dome with interior leaded glass ceiling. 1/4 sawn oak woodwork. Rotunda/round floor plan.

Type of Last Major Rehab Work:

1999 feasibility study. \$10.2 bond issue passed in 2002. 18 month construction rehab project underway. CKGT Cardwell architects. Jan-Feb bid opening.

General Description of Needed Work:

Mechanical, electrical, structural, plumbing, complete restoration upgrades. Work will begin soon funded by a local bond issue for \$10.2 million. Preservation support for unique restoration needs \$1.5 million.

Estimated Cost of Needed Work: \$1,500,000.00



PRIMARY FACADE.



STAIR DETAIL.



DOME DETAIL.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: GARFIELD COUNTY COURTHOUSE **Date of Construction:** 1901

Location: 789 Main Street, Pomeroy, WA 99347 **Historic** **Non-Historic**

Contact Person: Dean Burton, County Commissioner and Donna Deal, Auditor

Contact Phone: (509) 843-1411 **Contact Email:**

Contact Address: PO Box 278, Pomeroy, WA 99347

Site Information:

Center of town on a raised site. Statuary monument on front green space. Rear parking lot. No attached buildings or wings.

UTM References: **Quadrant Name:** Pomeroy **Zone:** 11 **Scale:** 1:25,000

Easting: 455025E **Northing:** 5146655N **Datum:** NAD27

GPS Refences: **Latitude:** 46.4739N **Longitude:** 117.5858W

Construction Type: Brick masonry on stone foundation.

Square Footage: 11,330 **EQ Zone:** 2 **Date of Last Major Rehab:** 2003

General Condition:

Painted brick building sits on gracious raised site in downtown Pomeroy. The three story building is crisp white Victorian in character with two asymmetrical towers and a gabled roof. The building retains its original windows, interior lobby woodwork and general floorplan. Main stair is Eastlake and intact. Elevator has been added on rear of building. Courtroom has original woodwork and furniture. Ceiling has been lowered with flourescent grid system.

Type of Last Major Rehab Work:

Recent capital facilities plan, 2-3 years old. Main electrical panel upgrade (1994-95). Jail in basement updated (2003). Elevator installation at rear, ADA, re-roofed building (2001).

General Description of Needed Work:

Heating/cooling system 100K. Window replacement or rehab 100K. Exterior stone and brick repair 60K. Copy of 1997 study of building with estimates and photos available.

Estimated Cost of Needed Work: \$2,000,000.00



PRIMARY FACADE.



REAR FACADE.



NEWEL DETAIL.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: GRANT COUNTY COURTHOUSE **Date of Construction:** 1917

Location: 35 C Street NW, Ephrata 98823 **Historic** **Non-Historic**

Contact Person: Vern Cummings, Courthouse Facility Manager

Contact Phone: (509) 754-2011 **Contact Email:**

Contact Address: PO Box 37, Ephrata, WA 98823 (37 C Street)

Site Information:

National register, arch. George H. Keith, Spokane (also designed Okanogan County Courthouse). Original 1909 courthouse nearby now used as community Methodist church. Both buildings still utilize geothermal heating systems drawing upon local hot springs.

UTM References: **Quadrant Name:** Ephrata **Zone:** 11 **Scale:** 1:25,000

Easting: 307136E **Northing:** 5243886N **Datum:** NAD27

GPS Refences: **Latitude:** 47.3220N **Longitude:** 119.5522W

Construction Type: Concrete with brick exterior with terra cotta detailing on pediment, columns and cornice. Two stories and basement.

Square Footage: 10,000 **EQ Zone:** 2 **Date of Last Major Rehab:** 1957

General Condition:

Good

Type of Last Major Rehab Work:

1957 last upgrade, office remodel and annex added/no sprinklers, windows have been replaced with fixed casements.

General Description of Needed Work:

Exterior restoration including terra cotta restoration and repointing, repair to cornice and parapet walls and cap, masonry cleaning est. 500,000. Structural assessment and interior rehabilitation \$1 million. Upgrade mechanical and electrical/data systems \$700,000.

Estimated Cost of Needed Work: \$2,200,000.00

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: GRAYS HARBOR COUNTY COURTHOUSE **Date of Construction:** 1910
Location: 100 West Broadway Avenue, Montesano, WA 98563 **Historic** **Non-Historic**
Contact Person: Al Carter, Comm/Rose Elway, Budget Dir/Kevin Varness, Dir Util & Devel/Dennis Selberg, Facil Mgr
Contact Phone: (360) 249-3731 **Contact Email:** Anne Sullivan/Paul Easter, Admin Bldg
Contact Address: 100 West Broadway Suite 1, Montesano, WA 98563

Site Information:

Building sits up on a hill in town, a block or two out of downtown.

UTM References: **Quadrant Name:** Montesano **Zone:** 10 **Scale:** 1:25,000
Easting: 454385E **Northing:** 5203093N **Datum:** NAD27

GPS Refences: **Latitude:** 46.9818N **Longitude:** 123.5998W

Construction Type: Sandstone

Square Footage: 33,500 **EQ Zone:** 2 **Date of Last Major Rehab:** 1999-2000

General Condition:

Recent rehabilitation completed 2000.

Type of Last Major Rehab Work:

Restored entire building following earthquake. Restored murals, building systems, roof, repaired earthquake damage.

General Description of Needed Work:

Received a \$5000 grant and acquired loans to pay for the rehabilitation. Insurance will not cover as many expenses as originally thought. They would love assistance to repay loans. Behind the Courthouse is the County Jail Building which is unsafe and unoccupied. They would like to rehabilitate it also.

Estimated Cost of Needed Work: \$1,000,000.00

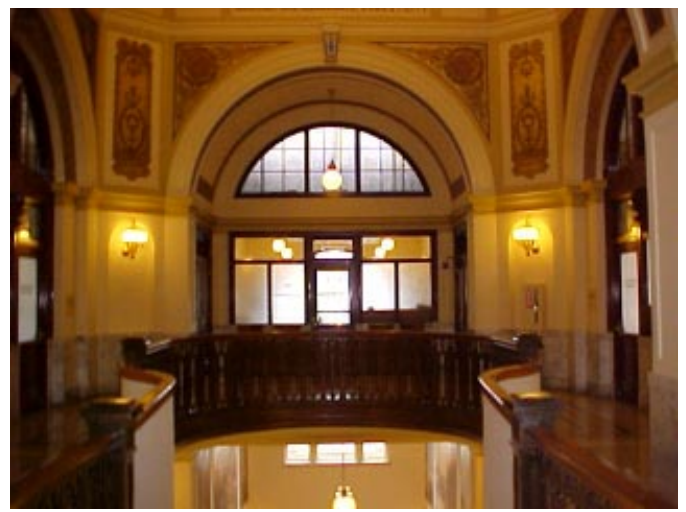
GRAYS HARBOR COUNTY



PRIMARY FACADE.



PEDIMENT DETAIL.



INTERIOR DETAIL.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: ISLAND COUNTY COURTHOUSE

Date of Construction: 1948

Location: 1 NE 7th Street, Coupeville, WA 98239

Historic **Non-Historic**

Contact Person: Bill Oakes, Public Works

Contact Phone: (360) 679-7331

Contact Email:

Contact Address: PO Box 5000, Coupeville, WA 98239-5000

Site Information:

Upslope from historic downtown. View of Penn Cove.

UTM References: **Quadrant Name:** Coupeville **Zone:** 10 **Scale:** 1:25,000

Easting: 523464E

Northing: 5340386N

Datum: NAD27

GPS Refences: **Latitude:** 48.2182N

Longitude: 122.6841W

Construction Type: Mortar and stucco façade and brick façade. Formed concrete construction.

Square Footage: 20,485

EQ Zone: 3

Date of Last Major Rehab: 2002

General Condition:

Good.

Type of Last Major Rehab Work:

2001 built new courthouse. 2002--added 8" of width to interior wall and steel stiffening during seismic retrofit. Remodeled office space. All new mechanical, electrical, HVAC. No exterior work (stucco crack).

General Description of Needed Work:

Exterior rehabilitation. Brick damage. Stucco and brick rehab. Repaint.

Estimated Cost of Needed Work: \$0.00



PRIMARY FACADE.



MAIN ENTRANCE DETAIL.



SIDE FACADE DETAIL.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: JEFFERSON COUNTY COURTHOUSE **Date of Construction:** 1892

Location: 1820 Jefferson Street, Port Townsend, WA 98368 **Historic** **Non-Historic**

Contact Person: Gordon Ramstrom, Arch Proj Coord/David Goldsmith, Co Administrator

Contact Phone: (360) 385-9380 **Contact Email:** gramstrom@co.jefferson.wa.us

Contact Address: PO Box 2070, Port Townsend, WA 98368 (1322 Washington Street)

Site Information:

On a hill in uptown Port Townsend overlooking downtown. In front of a bluff in a residential neighborhood. Clear, open site with good drainage.

UTM References: **Quadrant Name:** Port Townsend South **Zone:** 10 **Scale:** 1:25,000

Easting: 517393E **Northing:** 5328564N **Datum:** NAD27

GPS Refences: **Latitude:** 48.1121N **Longitude:** 122.7663W

Construction Type: Unreinforced steam pressed brick masonry with Alaskan sandstone foundation. Interior masonry walls with plaster finish. Romanesque style.

Square Footage: 31,390 **EQ Zone:** 3 **Date of Last Major Rehab:** 1990

General Condition:

Reasonable condition for age. Needs restoration. Much of what was original remains intact, very little historic fabric has been impacted.

Type of Last Major Rehab Work:

Central boiler installed in 1930's. County jail converted to county office in early 80's. Courtroom updated in 80's. New slate and copper roof in early 90's. Has not received consistent maintenance over the years.

General Description of Needed Work:

EQ structural retrofit on clock tower (\$4 million). Courthouse upgrade, including seismic (base isolation), mechanical, electrical, plumbing, communications, exterior envelope including entries, windows, brick and stone masonry (\$35 million). If cautious base isolator approach to seismic upgrade is excluded (25 million). Courthouse grounds, including site drainage, accessibility, sidewalks, parking, lighting, site security (\$1 million).

Estimated Cost of Needed Work: \$30,000,000.00



PRIMARY FACADE.



CORRIDOR DETAIL.



CLOCK MACHINERY.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: KING COUNTY COURTHOUSE **Date of Construction:** 1916,
Location: 516 3rd Avenue, Seattle, WA 98104 **Historic** **Non-Historic**
Contact Person: Kathy Brown, DES/Facilities Management, also talked to Bob Wicklein, Seneca Real Estate 206.808.7874
Contact Phone: (206) 296-0631 **Contact Email:**
Contact Address: 500 4th Avenue, Room 800, Seattle, WA 98104

Site Information:

Fills large urban site with no landscaped grounds. The building is oriented toward a small park on the south.

UTM References: **Quadrant Name:** Seattle South **Zone:** 10 **Scale:** 1:25,000
Easting: 550428E **Northing:** 5272131N **Datum:** NAD27

GPS Refences: **Latitude:** 47.6026N **Longitude:** 122.3291W

Construction Type: Reinforced concrete and steel with stone cladding.

Square Footage: **EQ Zone:** 3 **Date of Last Major Rehab:** 2002

General Condition:

Excellent with recent seismic upgrade completed.

Type of Last Major Rehab Work:

\$80 million retrofit underway currently. Comprehensive seismic, mechanical and life safety systems, exterior and cornice attachment & repointing, \$10 million emergency repair project was conducted following the Nisqually EQ in 2001.

General Description of Needed Work:

Formal lobby restoration. Elevators. Security. \$8 million

Estimated Cost of Needed Work: \$8,000,000.00



EAST AND NORTH SIDE FACADES.



WEST FACADE.



CORRIDOR DETAIL.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: KITSAP COUNTY COURTHOUSE

Date of Construction: 1949

Location: 614 Division Street, Port Orchard, WA 98366

Historic **Non-Historic**

Contact Person:

Contact Phone:

Contact Email:

Contact Address:

Site Information:

UTM References: **Quadrant Name:** Bremerton West **Zone:** 10 **Scale:** 1:25,000

Easting: 527319E

Northing: 5264780N

Datum: NAD27

GPS Refences:

Latitude: 47.5378N

Longitude: 122.6370W

Construction Type:

Square Footage:

EQ Zone: 3

Date of Last Major Rehab:

General Condition:

Type of Last Major Rehab Work:

General Description of Needed Work:

Estimated Cost of Needed Work: \$0.00

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: KITTITAS COUNTY COURTHOUSE

Date of Construction: 1955

Location: 205 West 5th Avenue, Ellensburg, WA 98926

Historic **Non-Historic**

Contact Person:

Contact Phone:

Contact Email:

Contact Address:

Site Information:

UTM References: **Quadrant Name:** Ellensburg **Zone:** 10 **Scale:** 1:25,000

Easting: 686425E

Northing: 5207528N

Datum: NAD27

GPS Refences:

Latitude: 46.9970N

Longitude: 120.5480W

Construction Type:

Square Footage:

EQ Zone: 2

Date of Last Major Rehab:

General Condition:

Type of Last Major Rehab Work:

General Description of Needed Work:

Estimated Cost of Needed Work: \$0.00

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: KLICKITAT COUNTY COURTHOUSE

Date of Construction: 1941

Location: 205 South Columbus Avenue, Goldendale 98620

Historic **Non-Historic**

Contact Person: Larry Nickolas, Facilities manager

Contact Phone:

Contact Email:

Contact Address:

Site Information:

Native Art Deco with rehabilitation--bright paint. Corrections annex on rear quarter. The building faces a large green space across a parking area.

UTM References: **Quadrant Name:** Goldendale **Zone:** 10 **Scale:** 1:25,000

Easting: 669224E **Northing:** 5076444N **Datum:** NAD27

GPS Refences: **Latitude:** 45.8228N **Longitude:** 120.8216W

Construction Type: Concrete

Square Footage: 24,180

EQ Zone: 2

Date of Last Major Rehab: 2002

General Condition:

Good/Excellent. Aluminum windows/appropriate but not original. New construction vestibule added at main entry and lanterns added flanking entry on stairs. Interior light fixtures and main entry window intact. Courtroom largely intact with some original furniture.

Type of Last Major Rehab Work:

Exterior renovation 2002. HVAC completed 2002.

General Description of Needed Work:

Interior rehab. Convert jail to archives. Courtrooms need to be restored (\$280,000)

Estimated Cost of Needed Work: \$280,000.00



PRIMARY FACADE.



MAIN ENTRANCE DETAIL.



WINDOW DETAIL.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: LEWIS COUNTY COURTHOUSE **Date of Construction:** 1927

Location: 351 NW North Street, Chehalis, WA 98532 **Historic** **Non-Historic**

Contact Person: Doug Carey/Larry Keeton, Gen Admin Director, 360.740.2753/Rose Bowman

Contact Phone: (360) 740-1192 **Contact Email:** ddcarey@co.lewis.wa.us

Contact Address: 351 NW North, Chehalis, WA 98532

Site Information:

One city block, approximately 3 miles south of downtown business district.

UTM References: **Quadrant Name:** Centralia **Zone:** 10 **Scale:** 1:25,000

Easting: 502448E **Northing:** 5167356N **Datum:** NAD27

GPS Refences: **Latitude:** 46.6617N **Longitude:** 122.9680W

Construction Type: Concrete frame, cast stone & brick exterior, california stucco, lath & plaster interior, 3 stories w/mezzanine and basement

Square Footage: 50,000 **EQ Zone:** 3 **Date of Last Major Rehab:** 2001-2002

General Condition:

Interior: Fairly good. Exterior: Poor--mortar and caulked joints are failing, attachment of masonry is questionable.

Type of Last Major Rehab Work:

Interior: HVAC/Electrical upgrade, additional elevation. Have a capital facilities plan--trying to implement in portions.

General Description of Needed Work:

Exterior renovation, EQ retrofit/upgrade, rehab/replication of historic brass doors and historic lighting fixtures.

Estimated Cost of Needed Work: \$1,000,000.00

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: LINCOLN COUNTY COURTHOUSE

Date of Construction:

Location: 450 Logan Street, Davenport, Wa 99122

Historic **Non-Historic**

Contact Person: Shelly Johnston, Auditor

Contact Phone: (509) 725-4971 **Contact Email:**

Contact Address: PO Box 28, Davenport, WA 99122

Site Information:

Building was destroyed in a fire in 1995. It was completely reconstructed using original design.

UTM References: **Quadrant Name:** Davenport **Zone:** 11 **Scale:** 1:25,000

Easting: 413801E **Northing:** 5278308N **Datum:** NAD27

GPS Refences: **Latitude:** 47.6544N **Longitude:** 118.1479W

Construction Type: Concrete and brick masonry.

Square Footage: 12,000 **EQ Zone:** 2 **Date of Last Major Rehab:**

General Condition:

Freshly reconstructed with all new interior and exterior materials.

Type of Last Major Rehab Work:

General Description of Needed Work:

Estimated Cost of Needed Work: \$0.00

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: MASON COUNTY COURTHOUSE **Date of Construction:** 1929

Location: 419 North 4th, Shelton, WA 98584 **Historic** **Non-Historic**

Contact Person: Mike Rutter, Capital Facilities

Contact Phone: (360) 427-9670 540 **Contact Email:** mr@co.mason.wa.us

Contact Address: PO Box 1850, Shelton, WA 98584

Site Information:

Square block on lawn site. Jail attached on south side.

UTM References: **Quadrant Name:** Shelton **Zone:** 10 **Scale:** 1:25,000

Easting: 492247E **Northing:** 5228956N **Datum:** NAD27

GPS Refences: **Latitude:** 47.2160N **Longitude:** 123.1024W

Construction Type: Reinforced concrete. Tenino sandstone exterior cladding.

Square Footage: 25,000 **EQ Zone:** 3 **Date of Last Major Rehab:** 1995

General Condition:

Fair to good. Original wood windows intact/metal on south.

Type of Last Major Rehab Work:

Re-roofing and earthquake stabilization in 1995. Have done some interior remodeling over the years to accommodate different departments. Granite main steps were reset after the Nisqually earthquake. Entry doors replaced with aluminum.

General Description of Needed Work:

Spalling exterior stone restoration/needs cleaning. Interior rehabilitation, including HVAC, plumbing, electrical, courtroom remodeling. Would like to reinstall historic doors and repair or replace historic windows. Tried for a bond issue of \$3.5 million for courthouse rehab a few years ago which didn't pass.

Estimated Cost of Needed Work: \$3,500,000.00



PRIMARY FACADE.



MAIN ENTRANCE DETAIL.



REAR ENTRANCE DETAIL.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: OKANOGAN COUNTY COURTHOUSE **Date of Construction:** 1913

Location: 123 5th Avenue North, Okanogan, WA 98840 **Historic** **Non-Historic**

Contact Person: Dan Powers 509.422.7104/Jim Weed, County Administrator

Contact Phone: (509) 422-7169 **Contact Email:**

Contact Address: 123 5th Avenue North, Okanogan, WA 98840

Site Information:

Center of downtown Okanogan. County Courthouse is on a sloping face with first floor open to street on east side. Second floor open to street on west side.

UTM References: **Quadrant Name:** Okanogan **Zone:** 11 **Scale:** 1:25,000

Easting: 308807E **Northing:** 5359933N **Datum:** NAD 27

GPS Refences: **Latitude:** 48.3656N **Longitude:** 119.5814W

Construction Type: Stucco over brick walls. Concrete floors, foundation.

Square Footage: 29,650 **EQ Zone:** 2 **Date of Last Major Rehab:** none

General Condition:

Good. Recent jail building. Original fir interior woodwork. Mission tile roof. Wood windows in place/ok. Building has had no complete rehabilitation work. We are working on this but lack money to be effective.

Type of Last Major Rehab Work:

1940's addition to north, interior stairs redone, vinyl windows. We are committing a large amount of money and effort to the Courthouse rehab now, i.e. \$370,000 for HVAC this summer. We have repaired and resealed the exterior--community group working on clocks for clock tower. Capitol improvement projects. Need new roof badly. Estimated remodel of Courthouse and Annex \$4.2 million. Original boiler. Need UFE (?) safety help.

General Description of Needed Work:

Really needs complete rehab including new electrical, plumbing, communications systems, roof, security system, windows, HVAC. Needs general preservation recovery.

Estimated Cost of Needed Work: \$4,200,000.00



PRIMARY FACADE.



REAR ADDITION.



STAIRWAY DETAIL.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: PACIFIC COUNTY COURTHOUSE **Date of Construction:** 1910

Location: 300 Memorial Drive, South Bend, WA 98586 **Historic** **Non-Historic**

Contact Person: Randy Wilson/Ed Kaech, Asst Dir of Public Works

Contact Phone: (360) 875-9368 **Contact Email:** rwilson@co.pacificwa.us

Contact Address: PO Box 66, South Bend, WA 98586

Site Information:

Building sits on large site with lawn above downtown and highway. Township 14 North, Range 9 West, Section 33 Willamette Meridian NE 1/4 of the NW 1/4.

UTM References: **Quadrant Name:** South Bend **Zone:** 10 **Scale:** 1:25,000

Easting: 438093E **Northing:** 5167732N **Datum:** NAD27

GPS Refences: **Latitude:** 46.6623N **Longitude:** 123.8092W

Construction Type: Masonry, steel, wood.

Square Footage: 25,000 **EQ Zone:** 2 **Date of Last Major Rehab:** 1992

General Condition:

Good. Very well maintained building with original windows and exterior finishes and detailing.

Type of Last Major Rehab Work:

Paid for with bond. Seismic upgrade (reinforced roof/wall). Copper roof (leaking). Exterior; stripped, painted. Sealing of basement. 1980 -- \$150,000 releaded all stained glass.

General Description of Needed Work:

Not energy efficient, HVAC inefficient. Remodeling basement. Windows could be rebuilt. Roof repair. Study by Caldwell Thomas. Re-create Rotunda balustrade. Basement and window repair and retrofit 100K.

Estimated Cost of Needed Work: \$100,000.00



PRIMARY FACADE.



COURTROOM DETAIL.



DOME DETAIL.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: PEND OREILLE COUNTY COURTHOUSE **Date of Construction:** 1915

Location: 625 West 4th, Newport, WA 99156 **Historic** **Non-Historic**

Contact Person: Neil White, Dir of Development & Land Mgmt

Contact Phone: (509) 447-4821 **Contact Email:** nwhite@pendoreille.org

Contact Address: PO Box 5066, Newport, WA 99156

Site Information:

Main building with jail building to rear. Small attendant building in same design serves as agricultural extension office.

UTM References: **Quadrant Name:** Newport **Zone:** 11 **Scale:** 1:25,000

Easting: 496518E **Northing:** 5335854N **Datum:** NAD27

GPS Refences: **Latitude:** 48.1779N **Longitude:** 117.0468W

Construction Type: Brick masonry.

Square Footage: 24,000 **EQ Zone:** 2 **Date of Last Major Rehab:** 1992

General Condition:

Good.

Type of Last Major Rehab Work:

1992 Renovation, vinyl windows, interior corridors, cosmetic rehab, elevator added-ADA. HVAC 1992 w/ upgrade in 2000.

General Description of Needed Work:

Elevator/ADA structural upgrade 25K. Reroof 40K. Entry area rehab 35K. Exterior sidewalks & sitework 10K. Historic Preservation recovery 40K.

Estimated Cost of Needed Work: \$150,000.00



PRIMARY FACADE.



MAIN ENTRANCE DETAIL.



WINDOW DETAIL.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: PIERCE COUNTY COURTHOUSE

Date of Construction:

Location: 930 Tacoma Avenue South, Tacoma, WA 98402

Historic **Non-Historic**

Contact Person:

Contact Phone:

Contact Email:

Contact Address:

Site Information:

UTM References: **Quadrant Name:** Tacoma North **Zone:** 10 **Scale:** 1:25,000

Easting: 542072E

Northing: 5233274N

Datum: NAD27

GPS Refences:

Latitude: 47.2536N

Longitude: 122.4440W

Construction Type:

Square Footage:

EQ Zone: 3

Date of Last Major Rehab:

General Condition:

Type of Last Major Rehab Work:

General Description of Needed Work:

Estimated Cost of Needed Work: \$0.00

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: SAN JUAN COUNTY COURTHOUSE **Date of Construction:** 1906

Location: 350 Court Street, Friday Harbor, WA 98250 **Historic** **Non-Historic**

Contact Person: Jon Shannon/Bud Sears, Building & Grounds

Contact Phone: (360) 317-8648 **Contact Email:** buds@rockisland.com

Contact Address: PO Box 729, Friday Harbor, WA 98250

Site Information:

Landscaped flat lot on edge of town.

UTM References: **Quadrant Name:** Friday Harbor **Zone:** 10 **Scale:** 1:25,000

Easting: 498765E **Northing:** 5375595N **Datum:** NAD27

GPS Refences: **Latitude:** 48.5354N **Longitude:** 123.0167W

Construction Type: Concrete with brick façade. Concrete slab roof.

Square Footage: 5350 **EQ Zone:** 3 **Date of Last Major Rehab:** 1982

General Condition:

Good. General maintenance plan and system being developed to improve condition of courthouse over time.

Type of Last Major Rehab Work:

1982--seismic retrofit and remodel of office space. 1984--One story addition built. 1990--Second story added to the addition.

General Description of Needed Work:

Main entryway needs to be replaced, overhanging structures need repair, concrete steps need repair \$30,000. Re-roof entire building \$100,000. Replace wood floor on first floor and carpeting on second floor \$30,000. Replace cracks in lath strip and plaster interior wall from earthquake. HVAC is ok. Plumbing is ok. Electrical could use updating.

Estimated Cost of Needed Work: \$200,000.00



PRIMARY FACADE. SOURCE: SAN JUAN COUNTY.



MAIN ENTRANCE DETAIL. SOURCE: SAN JUAN COUNTY.



COURTROOM DETAIL. SOURCE: SAN JUAN COUNTY.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: SKAGIT COUNTY COURTHOUSE **Date of Construction:** 1924

Location: 205 W Kincaid Street, Mt. Vernon, WA 98273 **Historic** **Non-Historic**

Contact Person: Roger Howard, Facilities Manager

Contact Phone: (360) 336-9376 **Contact Email:** rogerh@co.skagit.wa.us

Contact Address: 700 South 2nd, Room 202, Mt. Vernon, WA 98273

Site Information:

Heart of downtown Mt. Vernon on a flat site.

UTM References: **Quadrant Name:** Mount Vernon **Zone:** 10 **Scale:** 1:25,000

Easting: 549199E **Northing:** 5362732N **Datum:** NAD27

GPS Refences: **Latitude:** 48.4178N **Longitude:** 122.3351W

Construction Type: Light beige brick/sandstone, 3 story, post and beam, cast in place concrete, originally constructed on wood pilings. Carved spandrels and details. Steel bar jail placed on roof (could be called a 4th floor).

Square Footage: 45,000 **EQ Zone:** 3 **Date of Last Major Rehab:** 2001

General Condition:

Good to fair. Original wood windows, need paint. Some vinyl/metal on east elevation/some tile infill. Entry, lobby, stairs, and corridors all original configuration. Terrazzo floors. Interior walls with plaster faux stone finish. Top floor west corridor has structural crack from earthquake. No attached buildings. Security utilizes most of entry lobby.

Type of Last Major Rehab Work:

In 2001, remodeled the area for Superior Court Room. In 1993, replaced parapet. In 1996, new concrete foundation.

General Description of Needed Work:

Replace original elevator 50K. General maintenance 450K. Roof replacement 75K. Remove steel jail box from roof 10K. Seismic assessment 25K.

Estimated Cost of Needed Work: \$610,000.00



REAR FACADE.



MAIN ENTRANCE DETAIL.



CORRIDOR DETAIL.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: SKAMANIA COUNTY COURTHOUSE

Date of Construction: 1949

Location: 240 NW Vancouver Street, Stevenson, WA 98648

Historic **Non-Historic**

Contact Person:

Contact Phone:

Contact Email:

Contact Address:

Site Information:

UTM References: **Quadrant Name:** Bonneville Dam **Zone:** 10 **Scale:** 1:25,000

Easting: 586979E

Northing: 5060599N

Datum: NAD27

GPS Refences:

Latitude: 45.6954N

Longitude: 121.8829W

Construction Type: Modern Public Works Style concrete with stucco cover. Terazzo floors. Some metal work.

Square Footage: 36,000

EQ Zone: 2

Date of Last Major Rehab:

General Condition:

Drop ceilings throughout. Windows replaced with bronze.

Type of Last Major Rehab Work:

General Description of Needed Work:

Estimated Cost of Needed Work: \$0.00



PRIMARY FACADE.



PHOTOGRAPH OF HISTORIC SKAMANIA COUNTY COURTHOUSE.



COLONNADE DETAIL.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: SNOHOMISH COUNTY COURTHOUSE **Date of Construction:** 1897/

Location: 3000 Rockefeller Avenue, Everett, WA 98201 **Historic** **Non-Historic**

Contact Person: Alan Kelm, Deputy Director for Facilities

Contact Phone: (425) 388-3320 **Contact Email:**

Contact Address: 3000 Rockefeller Avenue, MS 404, Everett, WA 98201

Site Information:

Downtown Everett at the top of a hill.

UTM References: **Quadrant Name:** Everett **Zone:** 10 **Scale:** 1:25,000

Easting: 559354E **Northing:** 5313954N **Datum:** NAD27

GPS Refences: **Latitude:** 47.9781N **Longitude:** 122.2047W

Construction Type: Concrete, brick, hollow clay tile. Roof framing is wood. Clay tile roof. Mission style.

Square Footage: 48,000 **EQ Zone:** 3 **Date of Last Major Rehab:** 1980

General Condition:

Built in 1897, burned in 1909, rebuilt in 1911. Needs a lot of work. Stucco cracked at clocktower -- earthquake damage. Windows are original with some metal sash. Main historical entry closed and new addition to north circa 1970. Formal interior entry gone.

Type of Last Major Rehab Work:

Remodel in 1980. Two courtrooms on 2nd floor and added the flat portion of the roof.

General Description of Needed Work:

Roof first. Asbestos abatement in crawl space - very difficult project. HVAC. Electrical upgrade. Window replacement. Interior carpet. Painting/resealing. Seismic evaluation by engineering firm (Skilling, Word, Magnuson; contact: John Hooper) estimated at \$7.6 million. Capital facilities plan exists but has little money.

Estimated Cost of Needed Work: \$9,300,000.00



PRIMARY FACADE.



DETAIL OF CONNECTION BETWEEN HISTORIC AND NEW ADDITION.



CORRIDOR DETAIL.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: SPOKANE COUNTY COURTHOUSE **Date of Construction:** 1895

Location: 1116 W Broadway Avenue, Spokane, WA 99260 **Historic** **Non-Historic**

Contact Person: Gary Fuher, Facilities Director

Contact Phone: (509) 477-3419 **Contact Email:** gfuher@spokanecounty.org

Contact Address: 1211 W Gardner, Spokane, WA 99260

Site Information:

Relatively flat. Originally slight roll that was graded out to north. No changes from original site plan.

UTM References: **Quadrant Name:** Spokane NW **Zone:** 11 **Scale:** 1:25,000

Easting: 467892E **Northing:** 5278902N **Datum:** NAD27

GPS Refences: **Latitude:** 47.6647N **Longitude:** 117.4277W

Construction Type: Brick load bearing, precast cornice and decorative elements, slate roof. Approximately 10 stories including spire. Rubble stone foundation. Marble flooring in public spaces.

Square Footage: 114,847 **EQ Zone:** 2B **Date of Last Major Rehab:** 2003

General Condition:

Good to very good. Regular maintenance plan for interior and exterior. Most to all repair and maintenance work done in house.

Type of Last Major Rehab Work:

d. 1893, c. 1895. Condition very good to excellent. Not on Register but building is subject to review by local Landmarks Commission. Structurally in great condition. Maintained original character of building in updates. 1930-40 interior rehab including dark wood paneling, white marble wainscoting on ground floor. Windows replaced in 2000, metal/yellow. Portions of mechanical and electrical systems upgraded. Superior Courts remodeled. One courtroom fully ADA accessible. Elevator remodeled.

General Description of Needed Work:

Complete HVAC/electrical/mechanical/add elevator/general construction work throughout building.

Estimated Cost of Needed Work: \$15,000,000.00



PRIMARY FACADE.



MAIN ENTRANCE DETAIL.



CORRIDOR DETAIL.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: STEVENS COUNTY COURTHOUSE

Date of Construction: 1938

Location: 215 South Oak Street, Colville, WA 99114

Historic **Non-Historic**

Contact Person: Jim Moffitt, Public Works Risk Mgmt Dept

Contact Phone: (509) 684-4548 **Contact Email:**

Contact Address: 185 E Hawthorne, Colville, Wa 99114

Site Information:

1973 addition with district courtroom.

UTM References: **Quadrant Name:** Everett **Zone:** 10 **Scale:** 1:25,000

Easting: 559344E **Northing:** 5313909N **Datum:** NAD27

GPS Refences: **Latitude:** 47.9777N **Longitude:** 122.2048W

Construction Type: Brick Art Deco. Linoleum floors. Beige terrazo wainscotting. Turquoise baseboards.

Square Footage: 28,740 **EQ Zone:** 2 **Date of Last Major Rehab:** 1990

General Condition:

Excellent condition. Small addition on rear and large criminal justice facility on rear side. Original metal windows. Mahogany woodwork/doors.

Type of Last Major Rehab Work:

Steady maintenance.

General Description of Needed Work:

Reroof \$75,000. Masonry cleaning \$65,000. Rehab metal windows \$125,000. HVAC \$250,000.

Estimated Cost of Needed Work: \$515,000.00



PRIMARY FACADE.



MAIN ENTRANCE DETAIL.



MURAL DETAIL.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: THURSTON COUNTY COURTHOUSE

Date of Construction:

Location: 2000 Lakeridge Drive SW, Olympia, Wa 98502

Historic **Non-Historic**

Contact Person:

Contact Phone:

Contact Email:

Contact Address:

Site Information:

UTM References: **Quadrant Name:** Tumwater **Zone:** 10 **Scale:** 1:25,000

Easting: 506923E

Northing: 5208468N

Datum: NAD27

GPS Refences:

Latitude: 47.0317N

Longitude: 122.9089W

Construction Type:

Square Footage:

EQ Zone: 3

Date of Last Major Rehab:

General Condition:

Type of Last Major Rehab Work:

General Description of Needed Work:

Estimated Cost of Needed Work: \$0.00

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: WAHAKIACUM COUNTY COURTHOUSE

Date of Construction: 1921

Location: 64 Main Street, Cathlamet, WA 98612

Historic **Non-Historic**

Contact Person: Charles Beyer/Diane Tischer, Auditor

Contact Phone: (360) 795-3067

Contact Email: beyerc@co.wahkiakum.wa.us

Contact Address: PO Box 543, Cathlamet, WA 98612

Site Information:

3 story concrete structure with stucco finish located at 64 Main Street in Cathlamet, WA. Designed by architect Newton C. Gauntt from Portland, OR. Constructed by CF Martin in 1921.

UTM References: **Quadrant Name:** Cathlamet **Zone:** 10 **Scale:** 1:25,000

Easting: 470488E

Northing: 5166474N

Datum: NAD27

GPS Refences: **Latitude:** 46.2032N

Longitude: 123.3825W

Construction Type: Concrete with stucco finish.

Square Footage: 10,800

EQ Zone: 2

Date of Last Major Rehab: 1994

General Condition:

Good

Type of Last Major Rehab Work:

Substantial remodel from 1991-1994. CSC Architects of Longview, WA. Heating system update, elevator installation, seismic retrofitting, courtroom and court office addition, window replacement, and general interior and exterior upgrades. Cost: \$1.171 million.

General Description of Needed Work:

Historic recovery \$100,000

Estimated Cost of Needed Work: \$100,000.00

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: WALLA WALLA COUNTY COURTHOUSE **Date of Construction:** 1915

Location: 315 West Main Street, Walla Walla, WA 99362 **Historic** **Non-Historic**

Contact Person: Mike Jacobs, Facilities Mgr. Gordon Heimbiger, Financial Analyst

Contact Phone: (509) 527-3202 **Contact Email:** mjacobs@co.walla-walla.wa.us

Contact Address: PO Box 1506, Walla Walla, WA 99362

Site Information:

Large stone clad courthouse on landscaped park site with hall of records building on one flank and sheriff and jail on the other. Rear addition for criminal justice. Very formal building with original interior finishes and detailing inside and out. Rich marble floors, wainscoting, stairs and columns. Coved ceiling with decorative molding details. Interior doors, frames and casings are fireproof sheet metal with faux oak paint in original condition. There are three courtrooms.

UTM References: **Quadrant Name:** Walla Walla **Zone:** 11 **Scale:** 1:25,000

Easting: 396188E **Northing:** 5101874N **Datum:** NAD27

GPS Refences: **Latitude:** 46.0645N **Longitude:** 118.3422W

Construction Type: Brick masonry.

Square Footage: 30,000 **EQ Zone:** 2 **Date of Last Major Rehab:** 1996

General Condition:

Excellent with a high degree of original fabric intact. Some inappropriate-design ceiling mounted light fixtures, particularly in courtrooms.

Type of Last Major Rehab Work:

2002 cleaned and repointed upper exterior masonry \$530,000. 2003 Elevator ADA upgrading \$65,000.

General Description of Needed Work:

HVAC, complete system retrofit \$500,000. Replacement of aluminium windows with appropriate wood clad 250K. New roof 75K. Clean and repaint lower exterior masonry \$250,000. Interior finishes \$45,000.

Estimated Cost of Needed Work: \$1,120,000.00



PRIMARY FACADE.



COURTROOM DETAIL.



STAIRWAY DETAIL.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: WHATCOM COUNTY COURTHOUSE

Date of Construction:

Location: 311 Grand Avenue, Bellingham, WA 98225

Historic **Non-Historic**

Contact Person:

Contact Phone:

Contact Email:

Contact Address:

Site Information:

UTM References: **Quadrant Name:** Bellingham North **Zone:** 10 **Scale:** 1: 25,000

Easting: 538206E

Northing: 5400070N

Datum: NAD27

GPS Refences:

Latitude: 48.7544N

Longitude: 122.4802W

Construction Type:

Square Footage:

EQ Zone: 3

Date of Last Major Rehab:

General Condition:

Type of Last Major Rehab Work:

General Description of Needed Work:

Estimated Cost of Needed Work: \$0.00

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: WHITMAN COUNTY COURTHOUSE

Date of Construction: 1955

Location: 310 North Main, Colfax, WA 99111

Historic **Non-Historic**

Contact Person: Tom Miller, Facilities Manager

Contact Phone: (509) 397-6238

Contact Email:

Contact Address:

Site Information:

Downtown on main highway and river. Building has public safety addition on rear.

UTM References: **Quadrant Name:** Colfax North **Zone:** 11 **Scale:** 1:25,000

Easting: 472333E

Northing: 5191958N

Datum: NAD27

GPS Refences: **Latitude:** 46.8826N

Longitude: 117.3631W

Construction Type: Brick with carved stone entry.

Square Footage: 36,000

EQ Zone: 2

Date of Last Major Rehab: 2003

General Condition:

Excellent with recent HVAC upgrades. Terazzo floors. Aluminum rails. Windows replaced 2003. Metal dividers replaced.

Type of Last Major Rehab Work:

HVAC retrofit in progress. Widows replaced.

General Description of Needed Work:

General preservation recovery 200K.

Estimated Cost of Needed Work: \$200,000.00



PRIMARY FACADE.



MAIN ENTRANCE DETAIL.



LOBBY DETAIL.

HISTORIC COUNTY COURTHOUSE ASSESSMENT

Name: YAKIMA COUNTY COURTHOUSE

Date of Construction:

Location: 128 North 2nd Street, Yakima, WA 98901

Historic **Non-Historic**

Contact Person:

Contact Phone:

Contact Email:

Contact Address:

Site Information:

UTM References: **Quadrant Name:** Yakima West **Zone:** 10 **Scale:** 1:25,000

Easting: 691098E

Northing: 5164028N

Datum: NAD27

GPS Refences:

Latitude: 46.6046N

Longitude: 120.5048W

Construction Type:

Square Footage:

EQ Zone: 2

Date of Last Major Rehab:

General Condition:

Type of Last Major Rehab Work:

General Description of Needed Work:

Estimated Cost of Needed Work: \$0.00