

Working Guidelines for Interim Woodstock Farm Building Uses

With a summary of long-term adaptation measures

From a January 5, 2009 summary prepared by Heather Michael for use by City of Bellingham Parks, Fire and Planning following walk-through of 12/31/08.

(Item numbers correspond between long-term and interim use adaptation measures)

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INTERIM SITE ACCESS & ADAPTATION MEASURES

BARN

1. To avoid installation of a second ADA exit door in main area of barn, the barn will be used in fair-weather only and occupancy level will not exceed 50. The sliding barn doors will be left all the way open during these events and securely latched to exterior wall to ensure non-closure. Door leading into barn apartment kitchen will be re-hung to swing in direction of exit travel.
2. An ADA restroom will be provided. This will be placed on the sports-court or on a leveled area near the garage.
3. Current grades range between 10-12.5% from the Gates-Lee walkway steps to the paved area in front of the barn. Efforts will be made to construct an accessible walkway between these points not to exceed 8.3%.
4. Unleaded fuel for equipment will be stored in a fuel storage locker outside.

BARN USES

- **BARN MAIN FLOOR (810 SF):** 50 MAX. Warm-season use only for classroom style gatherings and classes and a bad weather back-up for permitted outdoor events.
- **BARN BASEMENT (1200 SF):** Retain public restroom prior to other interior arrangements and limited public/staff access for tool and equipment storage. No public use after alternate, portable ADA restroom is provided.

BARN APARTMENT USES

- **MAIN FLOOR (800 SF):** Food prep/service for permitted events in main area of barn and

outdoors. 15 MAX for sit-down uses. One route of exit is standard door to outside. Second exit is through one standard door and large sliding barn door. [Gary, is one exit ok with 15 people?]

- UPSTAIRS: Office and/or storage, no public use.

GARAGE USES

- **(410 SF)** 35 MAX. Permitted sit-down uses for meetings, meals, classes. Possible heat source (probably portable units) for cool weather uses. Not used in winter.

GATES-LEE HOUSE

1. Double-leaf and sliding pocket doors in the Gates-Lee house shall be left open at all times. Doorways with a door opening within an inch or two of meeting the 32" clear opening requirement will have off-set hinges installed to increase the size of the door opening by as much as 1 ½ ". Doorways will be re-hung to swing in direction of exit travel. Thresholds that exceed 1/2" will be replaced or have a bevel installed on each side to reduce height. Displays and written information will be located where they can be seen by a seated person.
2. A grab rail, handicap accessible paper towel dispenser and full-length mirror will be installed in the Gates-Lee restroom.
3. Efforts will be made for construction of an accessible path with a 5% grade (max 8.3%) through the lawn parallel to the Gates-Lee house sidewalk to the entrance. (This will ensure that the minimum standards of at least one accessible ADA route from a site access point to an accessible entrance will be provided.)

A ramp not exceeding a slope of 8% with hand rails and landing areas would be installed for public walk-through. Present porch meets minimum 5'x5' landing requirement.

GATES-LEE HOUSE USES

- **MAIN FLOOR (2200 SF)** 30 MAX. Only for sit-down uses involving city-sponsored meetings. Public walk-through and outdoor-event support would be allowed on a permit basis, with City staff or caretakers familiar with buildings and fire exit doors present.
- **UPSTAIRS (2100 SF)** : No uses identified. Possible residence & office use.
- **BASEMENT (2100 SF)**: Retain storage, laundry, caretaker's office, furnace room
- **MAID'S APARTMENT IN BASEMENT**: Retain private caretaker's residence; basic safety upgrades as needed.

LONG-TERM ADAPTATION MEASURES

1. Building door width(s) cannot exceed 4' without two standard exits. Doors must have panic hardware. Doors must swing in direction of exit travel. Doorways should be at least 32" wide. Thresholds must not exceed ½". Occupancies exceeding 50 require a second exit.
2. An ADA-accessible restroom should be available on the ground floor level to service the barn and garage. Gates-Lee restroom needs to be ADA-accessible as well.
3. Paved surface grades serving the buildings, for instance between the walkways of the Gates-Lee house and the barn/garage, should not exceed 8.3%. ADA-accessible pathways with a 5% slope should be provided between the entrances of the Gates-Lee house and the barn/garage.
4. No hazardous materials shall be stored in the structures.
5. A fire hydrant must be installed in center of building compound. It should be on an 8" line from Chuckanut Drive.
6. A separate standpipe should be provided so that all structures are within 150 feet of either the hydrant or standpipe. It would be on a 4" line from the hydrant.
7. Installation of building sprinklers could increase permit approvals for higher occupancy levels but are not an alternative to a hydrant and standpipe.
8. Nomination of Woodstock as a historic property at the local or state level would ensure that accessibility options would be evaluated within a preservation context to provide for greatest possible access without threatening or destroying materials and character defining features that make the property significant.

HISTORIC SITE LISTING

Special emphasis will be placed on obtaining designation as a historic site, seeking nomination of the site by the Bellingham Historic Preservation Commission to provide incentives such as conditional use permits. While nomination to the National Register of Historic Places at a local or state level listing would greatly relax ADA requirements and eliminate structural modifications that would otherwise threaten or destroy the historic nature or significance of the buildings, minimum requirements and/or innovative alternatives for providing accessibility to each of the buildings will be met.

FUTURE GROUNDS ACCESSIBILITY

Construction of an ADA trail to Inspiration Point from an ADA parking stall at the driveway entrance by late 2009 or early 2010 will provide physical and visual access to significant areas that are critical to understanding the meaning of the site's structures and landscape. Grades are

anticipated at no greater than 5%, however, under outdoor recreation standards, they may reach 8.5% .

A nearly level paved walkway is anticipated between the Gates-Lee house main floor and a view point plaza on the bluff overlooking the Bay. ([See project in article # 2B.1 Section S6.1, Plaza PL5](#)).

Efforts will be made to provide minimum-grade routes between the Gates-Lee house and the tennis court plaza and Bay Viewpoint. ([See project in article #2B.1 Section PL5](#)).