

Potential Short-term Capital Maintenance & Basic Adaptation Projects for Woodstock Farm

8/12/08 (Based on Charrette participant & caretaker input. TW)

Purpose:

To identify and assist with prioritization of projects that could be implemented through private contributions and limited, interim efforts of the City Parks Department in 2009-2010, prior to the time that a master plan for the site is approved and before resources are available for full adaptation of the site for the public.

Assumptions:

- *The July 08 site plan charrette guideline of preserving the integrated historic landscape of the Farm and, for now, all its buildings is adopted by Parks. See Item 6, Adapting Woodstock Guiding Principles.*
- *The Barn, Garage, Gates-Lee House and Cook's House will be substantially preserved in perpetuity and their basic features should be well maintained ASAP to prevent structural degradation and provide for basic enjoyment and limited indoor use and visitation by the public. Since these structures may be significantly modified, interior work that is not of a safety or basic nature would be deferred.*
- *The Hen House Studio, Cow Man's Cottage and Boathouse will probably be preserved in basic form and location, if not their present functions. These structures should be protected but not significantly modified at present.*
- *Placement of Woodstock on the National Historic Register and other historical registers is desirable. Such registration can increase public support and funding for the site and will serve to guide the Farm's adaptation for public use. Historic designation at the landscape or site level may be most appropriate, something that will favor retaining the exterior character of the buildings and encourage careful modification. Structures in a designated landscape would have to be carefully documented prior to removal or more extensive modification, as will addition of new structures.*
- *Protection and provision of basic access and utility services for the safety and support of caretaking, maintenance and security staff. This includes emergency and private vehicle access, water, septic systems etc.*
- *The grounds and main buildings should be accessible and attractive to the public for walking and bike-in use and limited and access based on managed ridesharing, shuttle vans etc. Trail and walkway locations are likely to be altered and refined as planning progresses so improvements to walking routes and surfaces should be considered interim in nature and major expenses for these should be deferred.*
- *A non-City entity will probably operate and improve the building compound. Since the business and operating plan of such a group cannot be known at present and without an adopted plan, improvements serving or intended for dedicated, limited purpose uses should be deferred.*

- *At the present time the Parks Department has funding in place for construction of the Inspiration Point project, an ADA/van stall pull-off, viewpoint enhancement and walkway between the viewpoint and sports-court parking area. Additional funds, perhaps 300k, will likely be available for planning and construction after that project is completed.*

ASSESSMENT PROJECTS

A1 Assess groundwater management options associated with Cook's House foundation and opposite basin. See W2 in Item 4.0 Woodstock Charrette Site Planning Topics.

A2 Assess instability of dump fill and Cow Man's Cottage slope. See SF4 Item 4.0.

A3 Assess electrical and heating systems in Gates-Lee House to inform basic safety efforts, conservation strategies and operating approach during next 2 years. There appears to be significant rot associated with the structure on the wall behind the fuel tanks. The heating system is expensive to operate, tanks dirty etc. When should the present heavy fuel oil system be replaced?

A4 Site septic systems assessment. Continue from discussions with Health Dept. and design consultant. Develop an approach for short term that compliments longer term objectives. Charrette participants and others have urged consideration of innovative treatment system for all wastewater. Building uses and capacities must be determined before final design is undertaken. It may be best to defer all septic improvements as much as possible until a plan adopted and resources are secured. Limited public programming in near future could be supported with pump-out portable units.

A5 Assess retention or removal of Woodstock Creek dam. Fishery specialists have noted that fishery aspects appear insignificant. The impoundment has been identified as a scenic resource as a reflecting pool and waterfall accent. There are reservoir maintenance issues as well as the need for a safe pedestrian crossing.

A6 Keep consultants and staff mindful of potential instability issues associated with failure of Interurban Trail fill and SR 11 highway fill above the Farm during flood and seismic events. An assessment may be desirable.

TRAILS & WALKWAYS

T1 Build the "California St. trail". About ¼ of the project involves permitting and bridge work and possible mitigation on Heaton easement. Wetland and survey work has been substantially completed. (See Item 4.3 and LSA topo survey.) About ¾ of the project length could be constructed easily as loop features for use from Farm. Explore collaboration with Student Conservation Association Assn. and others per Charrette discussions. This project is a basic, lasting one that is not affected by the nature of the ultimate site plan. (Defer Chuckanut Village trail improvement until neighborhood involvement.)

T2 Build a clear and easy-to-follow but temporary trail below the G-L house between the stairs below the barn and Upper Bluff to bypass sheep pen. An interim braid in trail route P2 in Item 2B.1.

T3 Ideally: modify guard rail for better foot travel between driveway and unmarked crosswalk at Spokane St. and Chuckanut Dr. P4A in Item 2B.1. Requires cooperation of WSDOT.

T4 Construct interim or permanent footbridge over Woodstock Creek dam, based on assessment of dam function, safety and future role. See A5.

FENCING AND RAILING

F1 Complete new fencing and signing elements and manage sheep pastures for increased public access to Lower Bluff Pasture and Boathouse Beach. Open Lower Bluff and Beach Pasture/Boathouse gates on weekends and during events. Elements of this effort are anticipated in fencing provided under a Clean Water Program grant. Install rustic railing enclosure around eroding shell midden bank for mounting of educational signs and to prevent public contact with midden face.

DRAINAGE, SEPTIC SYSTEMS & SLOPE STABILITY (away from buildings)

See 4.0 Woodstock Charrette Site Planning Topics.

W1 Replace Woodstock Creek driveway culvert; design replacement for potential creek day-lighting after master plan adopted. Preliminary day-lighting and culvert repair plan by Wilson Engineering. Erosion is occurring and this culvert is subject to failure, along with driveway at a key passage point.

W2 Address drainage over driveway and charging of driveway subgrade between Cook's House and inlet at sports court at W1. Allow for but defer drainage of lawn basin opposite Cook's House. Integrate this work with B3 below.

BASIC UTILITIES

Replace periodically failing main waterline immediately, from orchard junction to G-L House junction at least. Consider future placement of hydrant main for site adaptation. May not be prudent to invest in hydrant main yet but present line is old and subject to failure.

EXISTING BUILDINGS (and associated drainage)

B1 Gates-Lee House. Install perimeter drainage. Provide new electrical service and new subpanels but defer in-wall rewiring until adaptation/remodel plans finalized. Paint exterior and

repair all woodwork. Re-hang, replace historic copper gutters as necessary and with provision of new perimeter drainage.

B1.1 Provide cabinet for storage and display of Woodstock antiques. Probably a moveable fixture kept flexible for future adaptation plans. Possible volunteer project.

B2 Barn. Remove and replace south foundation wall and slab between Barn and Garage after installation of south wall drainage. To address failure of S wall and reduce hydrostatic pressure. (Match historic finish of Macy Contractors pour and replace concrete carriage bumper.) Install new electrical panel(s) and basic outlet wiring. Replace and reroof N side lean-to; consider historic design per photos. Remove N side roof moss. Replace/repair/restore sliding door as needed. Defer most other improvements until adaptation plan is adopted.

B5 Garage. See B2 slab work above. Install new electrical panel and basic outlet wiring. Clean-up and touch-up; new attic trap door cover. Keep improvements lower cost, flexible and modular for multiple and future uses.

B5.1 Construct flat pad for portable ADA restroom placement, probably in interim location on N or S side of garage.

B3 Cook's House. Install new roof. Repair or replace foundation and perimeter drainage. See A1 and W2 in [4.0 Woodstock Charrette Site Planning Topics](#). Possibly upgrade electrical system to enhance safety and basic usability prior to adaptation plan.

B4 Cow Man's Cottage. Remove modern deck and provide private yard/plaza as alternative on S side to enhance public use of trail and improve aesthetics, based on original plans. Rebuild front porch.

B6 Boathouse. Reroof, paint and repair and replace or repair doorways. Keep improvements flexible and low cost to protect "grandfathered" structure and accommodate interim programming. A good volunteer project.

GROUNDS STRUCTURES & FURNISHINGS

G1 New fuel shed/locker and new tool storage shed(s). These storage functions might be combined. The idea is fire safety and de-cluttering the barn basement for historic feature presentation.

G2 Eventually relocate sheep shed based on septic system and circulation objectives. (Sheep need to be addressed as part of overall grazing and site management plan.)

G3 Construct an "accent" pedestrian gate on Inspiration Point walkway entrance to Farm. Base design on original gate. Design and placement would ideally be part of funded Inspiration Point viewpoint adaptation project.

G4 Petroglyph display plinth/small roof. Volunteer or student project. Likely interim location, given need for future site planning.

G5 Restoration and rewiring of historic outdoor lights between G-L House and Inspiration Point. Leveling of concrete light on driveway.

G6 Hang Lee family dinner/event bell near G-L House.

G7 Interim leveling of Kopperdahl knoll surface for interim parking. Low energy, fracturing explosives like NonEx may lower costs and impacts. Based on conceptual site plans; assume future need for level space no matter what.

G8 Construction and installation of moveable/flexible picnic tables and bike parking rack. A few picnic tables could be placed around the building compound, on the tennis court terrace and upper bluff etc. Should be considered interim in nature; lighter duty tables and benches can work for a few years in Woodstock's caretaker monitored landscape.

CARETAKER/SITE OPERATIONS SUPPORT

C1 Provide better heat source in Maid's Apartment in G-L House and in Studio. These dwelling units are damp. The Studio is poorly constructed as a residence.

C2 Provide interim roof or repairs on Studio apartment to prevent leaks. Structure may be considerably modified later, so defer permanent investments.

C3 Provide "bone-yard" for material and equipment storage. Possibly locate below barn in conjunction with removal of caretaker parking there. Designed for caretaker and volunteer and Parks staff use.

C4 Enhance security lighting. Examine provision of timed switches and motion detectors for outdoor lighting use by caretakers during darkness.