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January 6, 2019

Mr. Sreekanth Thirunagari
City of Vancouver Development Review
PO Box 1995
Vancouver, WA 98668

**RE: Cursory Visual Review
Providence Academy, Boiler Building and Laundry Building
400 E Evergreen Blvd., Vancouver, Washington
KGA Project No.: 19289-00**

Dear Sree:

On December 20, 2019, I met David Pearson, The Historic Trust President and CEO, at the above-referenced site. We walked through the Laundry Building and Boiler Building.

The Boiler Building roof had collapsed many years prior, creating unsafe, unsupported, unreinforced masonry walls. Originally, the roof supported the top of the unreinforced masonry walls. Currently, the walls do not have capacity to resist Code level wind or seismic loads. The tall unreinforced masonry chimney will also need reinforcing and/or bracing to be seismically stable.

The Laundry Building is also in a dilapidated condition. The wood roof and second floor has been subject to water damage and decay. Portions have collapsed and other sections may collapse at any time.

David shared the attached Historic Demolition Request, which references a due diligence study compiled by SERA Architects and KPFF Consulting Engineers in 2012. The Request summarizes the condition, history, Code violations and retrofit/restoration feasibility. The findings of the 2012 study were that widespread deterioration has rendered these buildings unsafe and financially infeasible to repair.

The condition of these buildings has not improved. We also conclude that the Laundry and Boiler Buildings are unsafe. Demolition appears to be the most cost-effective form of remediation.

The unreinforced masonry chimney is also unsafe and poses a falling debris hazard. Reinforcing and bracing of the iconic chimney has been proposed to mitigate this hazard.

I trust that the above information is satisfactory for your needs. If you have any questions, please call our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Hughes', is written over a printed name and title.

Mark A. Hughes, PE, SE, LEED AP
Kramer Gehlen & Associates, Inc.

cc: Mr. David Pearson, The Historic Trust
Attachment: December 2019 Historic Demolition Request