



P.O. Box 1995 • Vancouver, WA 98668-1995
www.cityofvancouver.us

August 28th, 2019

The Historic Trust
750 Anderson Street
Vancouver, WA
98661

Academy Development LLC
750 Anderson Street
Vancouver, WA
98661

RE: Action required to address structural condition of Laundry and Boiler Buildings, and the Smokestack.

Background

In May 2018, The Historic Trust and City of Vancouver Community and Economic Development met to discuss safety concerns relating to the vacant Laundry and Boiler Buildings, and the Smokestack located on the Academy site (Assessor parcel ID 39220001). Following the initial meeting in May 2018, engineering assessments and test reports listed below were submitted to the City.

- Investigation report by TM Rippey Consulting Engineers, dated July 29, 2019.
- Investigation and test reports by Olson Engineering, dated April 29th, 2019.
- Test reports prepared by Carlson Testing, Inc., dated May 23rd, 2019.

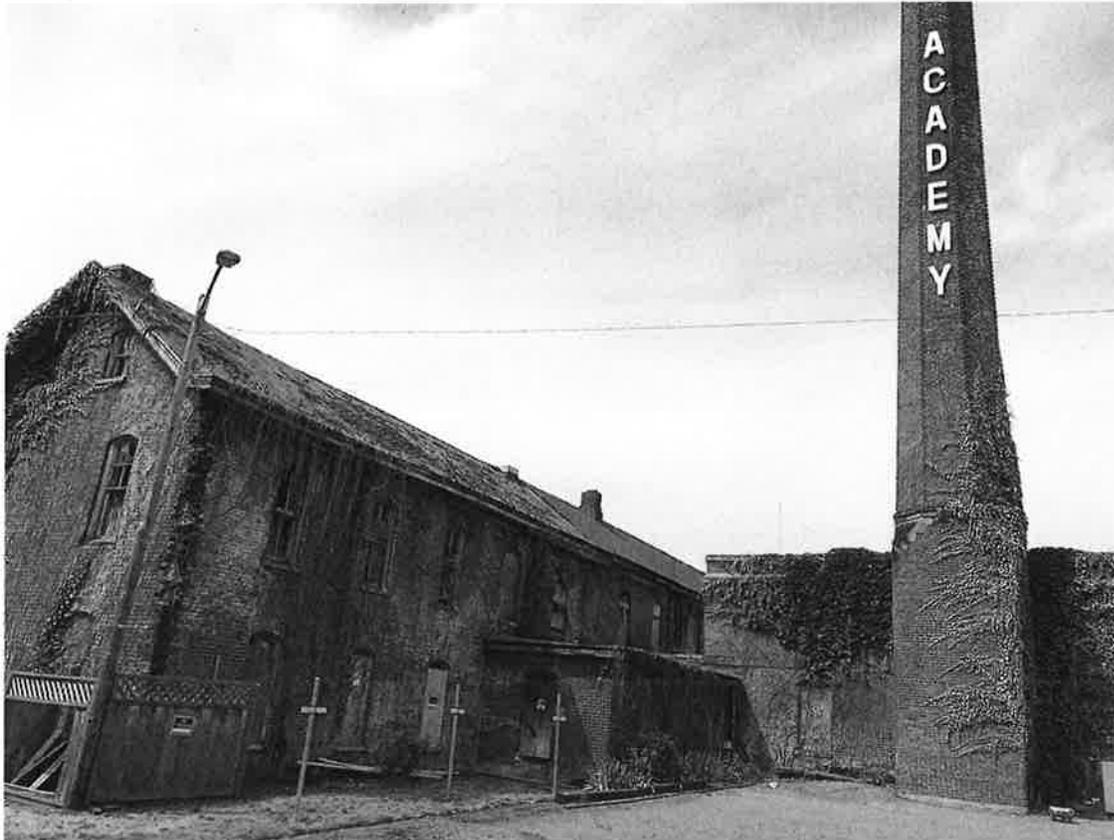
Upon reviewing the reports and consulting with City's third-party consulting engineer, as Building Official of the City, I have made a determination that the structural condition of all three structures must be addressed as outlined below.

Laundry Building: This is a two-story structure with masonry exterior walls. With holes in the roof and openings in the building exterior, the building's interior has been exposed to the elements for many years. Roof and floor assemblies have deteriorated to the extent that significant portions of floor and roof have collapsed. Portions of the exterior masonry walls show signs of severe deterioration. An area at southeast section of the building has been cordoned due to loose bricks from the building falling to the ground.

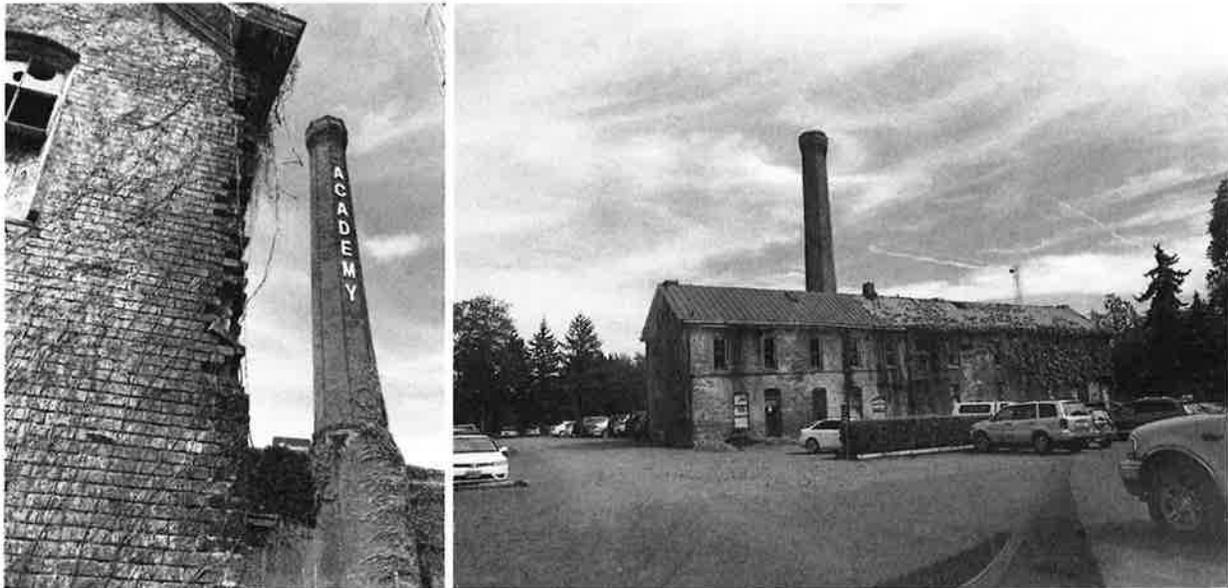
Boiler Building: It is a one-and-one-half story structure with masonry exterior walls. Similar to the Laundry building, the Boiler building is in severe disrepair. The roof assembly is nonexistent and the masonry shell is showing signs of severe structural deterioration.

Smokestack: The structure is approximately 80' tall and is located on the south wall of the Boiler building. The structural connection between the Boiler building and the Smokestack shows signs of severe deterioration and failure. Furthermore, lack of roof structure over the Boiler building limits

its capacity to function as a buttress for the Smokestack. Test reports indicate various degrees of deterioration of the masonry work. The geometry of the structure and its deteriorated condition makes the Smokestack highly susceptible to collapse during a moderate seismic event.



Pictures taken on 8/14/2019, Above: Shows the three primary structures (Laundry building to the left, the Smokestack and Boiler building behind the stack), smaller connecting structures are also seen in the picture. Below: Shows falling bricks at southeast corner of Laundry building



Action Required:

- By March 1st, 2020, submit building permit application and plans for repair of the three aforementioned structures or obtain demolition permits. The option to repair or demolish applies separately for the Laundry and Boiler Buildings, and the Smokestack.
- By March 1st, 2022, complete required repairs or demolition work.

City recognizes the difficult choices to be made in balancing the preservation of structures of historical significance while safeguarding public health, safety and welfare.

Please respond in writing to me by September 6th, 2019, confirming that you agree to implement the above noted actions by the above deadlines in order to avoid further actions by the City. If you have any questions in regard to this determination or other items noted in this letter, please do not hesitate to contact me.



Date: August 28th, 2019.

Sree Thirunagari | Building Official



CITY OF VANCOUVER
Community and Economic Development
415 W. 6th St. (physical address) | 98660
P.O. Box 1995 | Vancouver, WA 98668-1995
Phone: 360-487-7838