

Historic Preservation

Historic properties are tightly woven into the fabric of their communities, and their preservation and rehabilitation safeguards the past for future generations. At BLRB we practice a balanced approach to historic architecture, celebrating and preserving historically significant architectural features while working with our clients to cost-effectively adapt and restore buildings to support contemporary usage needs. In addition to preservation and rehabilitation, our expertise extends to building assessment and documentation, landmarks review, documentation and nomination, and adaptive reuse planning.



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Assessment/Documentation

Our expertise extends to the assessment and documentation of historic properties to aid owners in determining the most cost-effective course of rehabilitation while also complying with the documentation requirements of landmarked buildings. We are experienced in the development and/or verification of as-built documents, review of archival documentation, and examination of documentation on remaining building systems and equipment. Our recent projects include:

**U.S. Department of
Veterans Affairs
VA Hospital, Roseburg OR (2012)**

*Historic property assessment &
documentation (9 buildings)*



**WA Dept. of Health & Social Services
Eastern State Hospital
Medical Lake WA (2011)**

*Campus wide historic building survey,
assessment, documentation and
master planning (23 buildings)*



**Oregon Dept. of Education
Oregon School for the Deaf
Salem, OR (2011)**

*Historic building survey, assessment
and long-range master improvement
plan (22 buildings)*

**The Evergreen State College
Olympia, WA (2011)**

*Historic property inventory & survey
(3 buildings)*



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Urban Revitalization

1000 Wall Building
Bend, Oregon



Improving energy conservation and reducing operating costs for this building were significant goals in its rehabilitation. Originally constructed in 1908 by the J.C. Penney Company for its downtown Bend store, the 1000 Wall Building had been through a series of remodels over the decades. Additionally, adorned with pink stucco and teal awnings after its last remodel

in 1989, the building's historic patina had all but been lost. Scope for this \$800,000 project encompassed a rehabilitation of the building exterior to restore historic detailing, and selective remodeling of the interior to improve daylighting, provide natural ventilation, improve mechanical efficiencies and energy conservation, and reduce operating costs.

Client: Redside Development
Completed: 2012
Construction Cost: \$800,000

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Historic Schools

Schools are central to the lives of the communities they serve. We have found this to be particularly true in the case of historic schools which embody the character, culture and collective memory of their neighborhoods. We have undertaken the successful rehabilitation of more than a dozen historic schools, preserving and restoring historically and architecturally significant features while delivering forward-thinking learning environments that support contemporary educational needs. *Please download our K-12 Historic Project resource sheets for details about these projects.*



Garfield High School Seattle, Washington

Rehabilitation + Addition

Client: Seattle Public Schools
Completed: 2008
Gross Area: 240,000 SF
Construction Cost: \$82,500,000

MUNICIPAL LANDMARK
MULTIPLE AWARD-WINNING PROJECT



Hamilton Middle School Seattle, Washington

Rehabilitation + Addition

Client: Seattle Public Schools
Completed: 2010
Gross Area: 127,700 SF
Construction Cost: \$44,680,000

MUNICIPAL LANDMARK
MULTIPLE AWARD-WINNING PROJECT



Washington Elementary School Tacoma, Washington

Rehabilitation + Addition

MUNICIPAL, STATE
& NATIONAL LANDMARK

Client: Tacoma Public Schools
Completion: Fall 2014
Gross Area: 59,150 SF
Construction Cost: \$15,000,000 (est)

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Adaptive Reuse Planning

Pochert & Kellogg-Sickert Buildings Tacoma, Washington



These side-by-side buildings were originally constructed in 1904 and 1906 respectively and are currently owned by the City of Tacoma. BLRB was engaged by an owner/developer to provide space and usage planning, conceptual design and rehabilitation cost estimates to aid the purchase process. 34,000 SF // 2012 // \$2.57M (est)

Citizens Bank Building

Buckley, Washington
Originally Constructed – 1908



The former Citizens Bank of Buckley is among the most prominent historical buildings in East Pierce County. Eligible for landmarks registry, this small yet historically significant building is sited in the heart of Buckley's downtown. Our work on this project included usage concepts, space planning and conceptual design to aid the owner in determining the highest use and most cost-effective course of rehabilitation for the building. 1,200 SF // 2012

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Discovering Possibility

The Galbraith House Seattle, Washington



This early 19th century landmarked residence is a grand example of its kind in what was formerly Seattle's Renton Hill district – now known as Capitol Hill. BLRB was engaged by the property's owner, Sound Mental Health, to perform a feasibility analysis and conceptual design for the agency's Seattle campus, which would encompass an adaptive reuse of

the 5,000 SF Galbraith building and a 30,000 SF contemporary addition on the adjoining two land parcels. Scope included review of existing documentation and landmark nomination report, site survey, feasibility analysis and preparation of multiple concepts for the rehabilitation and addition components. 35,000 SF (total) // 2009

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