

## Condition Survey For Bergmann Hotel - 434 3rd Street, Juneau Sept 2021

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### General Notes

MRV Architects performed as-built survey and drawings over multiple site visits in July and August of 2021. The building is in partial renovation, with lath and plaster piles or construction demolition material in many rooms. Despite some areas covered with debris or inaccessible due to renovation, overall, most of the structural framing was visible. Included with this narrative will be folders of photos. MRV took as many 360 photos as possible standing in each room. Drone images of the roof were also taken.

### Introduction & History

The hotel was constructed in 1913 by Marie E. Bergmann to cater to local miners. A pioneer in pre-statehood Alaska, Bergmann was an established name in the Juneau hotel business of the period. The grand opening of the hotel occurred on December 16, 1913. Ownership was transferred to relatives in Germany while management was done locally. The Barrett Family took ownership from 2001 until 2017.

The building was listed on the National Register of Historic Places in 1978. See National Register #77000217 for more info.

The Building was condemned by city officials March 10, 2017 due to neglected maintenance and insect infestations creating health concerns.

Only one set of existing drawings was provided. These were from a fire exit addition in 1968 by architect Richard Peters. The basement level has been modified since those drawings. However, much of the upper floor layouts remain unchanged.

### Construction Type & Structural Conditions:

Construction type would be classified as Type VB. The building is mostly wood frame on concrete piers and continuous foundations. The wood framing appears mostly of original high grade timber and is in good condition. Some framing was nearly knot free and of very good quality. Lower level modifications have added structural steel (which appears to be salvaged material).

The floors are framed with primarily 2x10 joists topped with diagonal T&G wood planking which will need structural review due to condition and future intended use. (some floor planking appears in poor condition) Again, the joist lumber is high grade and much longer than can be found today. The drawings have noted locations and function of joists/beams to the best of our observation. No contemporary brackets were used, so many connections only address gravity loads. Shear was met with bracing and some plywood paneling at the truss level. Structurally, we anticipate the need for some interior partitions to become shear walls. (this will help with acoustic separations etc.) See plans for noted locations of structural failure or concern. In particular,

the north end of the original building has significant settling issues and one apparent beam failure that we have noted on the drawings looking up from floor one. (See images in appendix for photo)

The north additions are unknown in age. Historic photos do show the balcony but not the shed. The decorative railing appears to have been removed some time ago. The upper roof relies on a gutter system to prevent shedding to the lower roof which was historically a balcony.

### **Building Code Analysis**

Current City and Borough of Juneau has adopted IBC 2012 code, which will be used for this study. Current ADA and ICC /ANSI A117.1 2209 will be used for accessibility requirements. No change in occupancy has been discussed for renovation purposes, retaining occupancy type A-2 for restaurant use on the lower level with R-3 residential dwelling units above.

- Fire separation requirements are required between commercial restaurant and residential. Assume 1 hour separation minimum with fire suppression system.
- Exits area adequately sized for egress. *(Exterior fire stairs do not appear to meet current egress, may be grandfathered in.)*
- Fire rated construction due to property offsets was not considered because property lines were not provided. *It appears the building is very near existing property lines and likely exceeds current allowable openings. The exterior fire suppression system likely accommodates this concern.*

### **Accessibility:**

The building does not meet ADA standards in many areas, particularly in the lower level restaurant. Buildings on the Historic Register are allowed some exceptions to keep historic integrity. However, an effort to bring the building up to accessible standards should be considered.

### **Exterior:**

Vinyl siding is in poor condition, with visible holes showing previous siding, which appears to be a painted wood. Considering the condition, a tear off and new siding is recommended. The horizontal lap style siding appears to be the historic style. This should be considered in combination with new rigid board insulation.

Roofing material appears to be recently installed and in good condition. Roofing material is EPDM, draining to the north. Edge detailing is mostly lap details without parapet or eaves. The historic photos appear to show a parapet. This should be further investigated for renovation purposes.

Windows are in varying condition, with some damaged beyond repair, with others in moderate condition. None appeared in new condition. Recommend replacing all windows.

Exterior doors, except the historic south entry, do not appear historic and are in need of replacement. Current doors are aging hollow metal. New fiberglass doors are recommended.

### **Insulation and Envelope design:**

Currently, the building's insulation has been mostly removed. Exterior walls are only 2x4 framing, so cavity insulation would not be deep enough to obtain current recommended levels of insulation. A solution will likely be "Outsulation" or exterior rigid insulation. Similarly, the crawl space and lower level foundations of the building did not appear to be insulated, and should be upgraded.

For renovation purposes, the roof may be the most important but difficult area to detail. Without removing the roof membrane, there is very little space at the low end of the slope for insulation. The roof joists have no insulation and it is unclear if a rigid insulation layer was added under the new membrane. The small space also does not provide good ventilation opportunity for contemporary insulation. Further design and planning is highly recommended.

### Interior:

Note: No abatement testing has been done for this study. The interior space is being demolished to bare framing.

Floors show significant slope to the north due to settling. Interior wood trim appears to be coped fit to settling. It is uncertain how much movement and settling is currently still happening.

### HVAC & Plumbing:

The owner was aware of plumbing issues and damage due to frozen pipes. The only plumbing that appears to have retained value is the fire suppression system.

Mechanical systems include an oil boiler in the lower level. It is uncertain how much of the hydronic heating system remains functional. The owner appeared aware of the system. No ventilation system was observed.

### Electrical:

Electrical service appears to be installed within the last 30 years. Historically, this building was one of the first in the area and nation to be electrified. Thankfully, the old wiring has long since been replaced. The main power panels were not assessed. They are located off of the bar area and appear in good condition. Capacity and condition should be assessed by an electrical engineer.

### Building Historic Architectural Conditions:

Notable historic architectural features of the building include: south entry detailing, window sizing and placement, interior main stairs, and skylight. See images for more detail.

The south entry appears to be stained clear fir, milled with detailing. Doric columns frame the wood infill and glass doors. Some minor water damage at grade was observed. Otherwise, the wood is in good condition at the basic covered canopy and south facing facade.

Windows appear upgraded; however, the historic proportions remain. Current windows include a vinyl or fiberglass frame with painted wood trim surrounds and sills. This is a common approach to historic retrofits. Typical dimensions are called out on drawings.

The interior wood stairs are of similar finish wood as the entry. The owner expressed interest in preserving the historic stairs. The condition appears moderate to good. Structural framing was in good condition.

The skylight above the stairs is a unique feature of the building. The penthouse frame with wired glass is in good condition. To further protect this historic feature, we did not observe a cricket at the uphill slope on the roof, which should be considered if a reroof is done.

Another historic item to consider is the landslide damage at the lower level. It is notable the building survived a landslide with minor damage. This history explains the unique large retaining wall and settling at the north. This

may be considered a unique historic feature of the building, especially at the lower level bar.

Otherwise, no finishes or features appeared to have significant historic value.

The lower level bar does have local cultural value, as it was a well known establishment. Some of those features may be approaching a fifty year age and could be up for historic status. Further investigation and research would be needed.

### Site Conditions & Parking

The site is zoned Mixed Use. The current building meets zoning uses. It is unknown if parking requirements are met, however, we are under the assumption that with no change in use the structure is grand-fathered in. The CBJ landslide and avalanche maps are currently getting renewed, and the maps do show the property in a slide zone similar to the current maps. Given the history of the site this should not be a surprise. It is unclear if the north settling is still continuing. We recommend an engineers site analysis.

Property lines or site survey were not included in this study. General conditions were assessed.

End written report. See following pages for images.

## CONDITION SURVEY IMAGES

### INTERIOR :



Typical example of sistered joists. This location is the south roof framing. Lumber is straight and relatively knot free. See plans for callouts of bearing and sistering.



Truss framing at roof. planks and blocking installed for structural shear strength. See drawings for locations.



Bracing framing at corner exterior walls. Some interior partition walls have similar brace frame which are called out in the drawings. Header details uses bracing as well and all appear in good condition.



Significant shear failure of beam joist viewed looking up from level 1 along north corridor. This is likely due to and contributing to the settling of the north corridor.



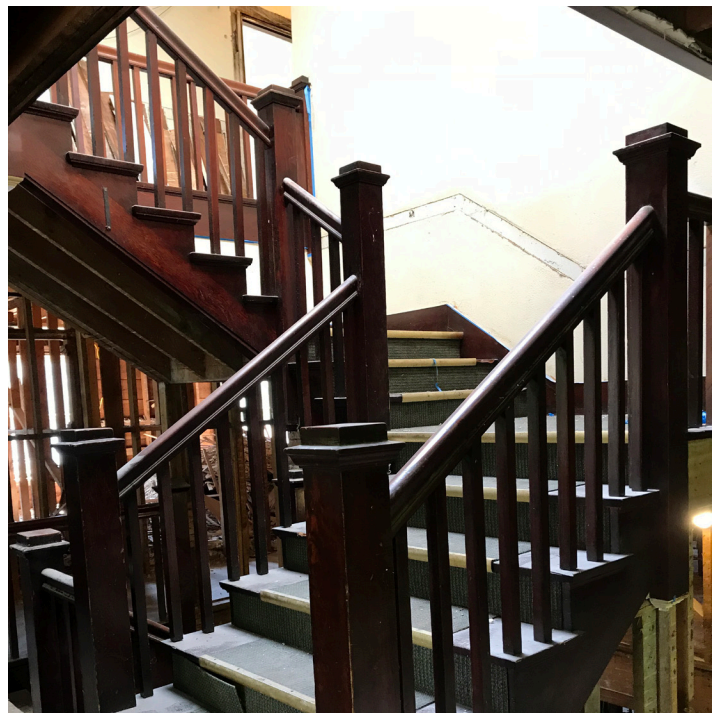
Steel beam and connecting beam above bar on lower level. Beam size and connection unknown and in locations with significant settling. Structural analysis is needed. (paint was not tested for lead.)



Timber column appears to be taking load of major steel beams at lower level bar. Structural analysis needed.



Main electrical shutoff and power in. Appears contemporary and in good condition. We did not ascend toilet mountain to inspect closer.



Main historic interior stairway. Recommend wrapping and protecting during demolition.



Sagging header above door to workroom. Telltale sign this is a bearing wall.



Many of the older historic timber columns only have gravity connections. Not to current seismic code.



Load bearing joist/beam failure near work room. See drawings for callout.



In general, lower level walls have moisture and mold issues that need remediation.

## EXTERIOR IMAGES



Main historic interior stairway. Recommend wrapping and protecting during demolition.



Historic South Entry



Main south entry detail image. Some water damage at grade that needs repair. Door does not appear original, however, is made similar to historic.



Window detailing. Contemporary vinyl window with painted wood trim surround. Wood trims appear to be historic in style, though no exact record of detailing was found.



## ROOF IMAGES



Roof drone photo. Drainage pattern make settling of building apparent. Roof membrane appeared in good condition. Penetrations appeared fully wrapped or termination bars are in place and functioning.



No cricket in front of skylight. Minor ponding concern.



No crickets. Chimney cap blown off. Recommend replacing chimney cap.



Bracing framing at corner exterior walls. Some interior partition walls have similar brace frame which are called out in the drawings. Header details uses bracing as well and all appear in good condition.



Inside view of landslide damage. If shored properly, this may be of historic merit for renovation.



Main south entry detail image. Some water damage at grade that needs repair. Door does not appear original, however, is made similar to historic.



Differing vintages of siding, and added exterior items such as conduit flashing for lighting. Recommend full tear off and new exterior envelope.

END REPORT