



Sand Point Naval Air Station – Building

Limited Condition Assessment

Date: July 13, 2026

Project: Mercy Housing Northwest – Building 9 Door Replacement
7101 62nd Avenue NE
Seattle, WA 98115

To: Erin Doherty, erin.doherty@seattle.gov
City Historic Preservation Officer
City of Seattle, Department of Neighborhoods
Sand Point Naval Air Station Landmark District

From: Michael Davis, mdavis@smrarchitects.com
Project Architect
SMR Architects

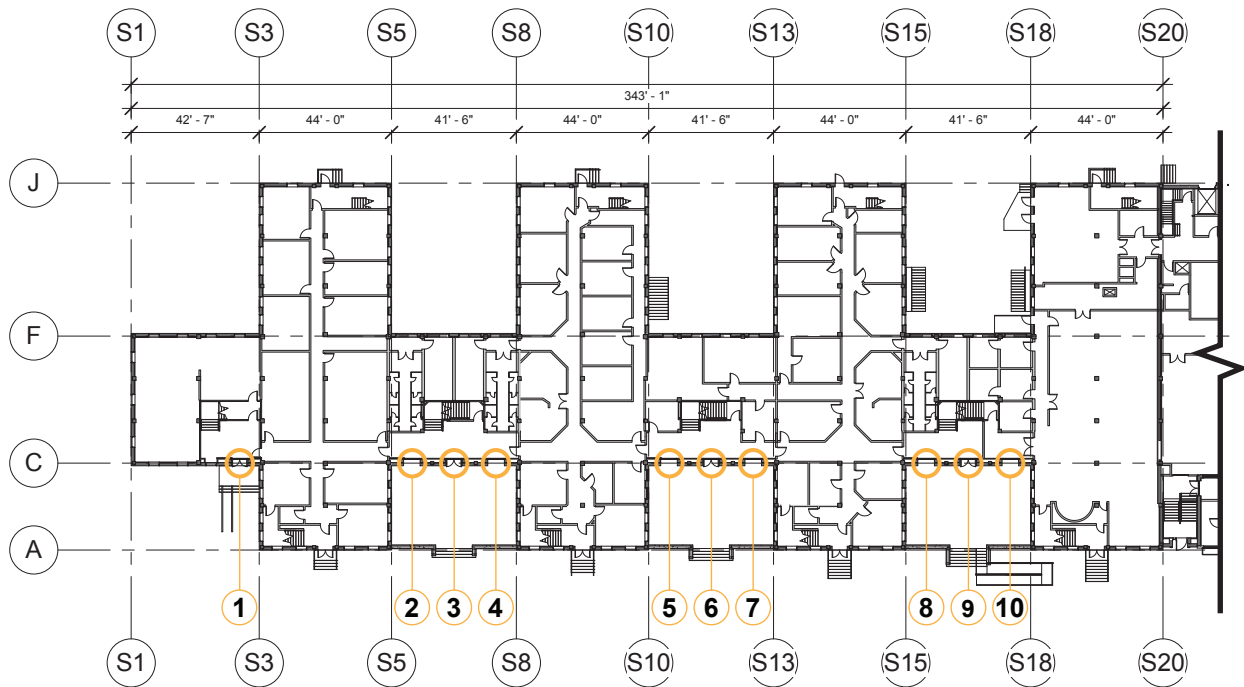
Introduction:

This limited condition assessment report, requested by Erin Doherty, is provided to the Sand Point Application Review Committee (SPARC).

The Sand Point Naval Air Station Building 9 served various Navy functions, including housing and support activities from 1923 to 1993. After 20 years of vacancy, Mercy Housing Northwest rehabilitated the building in 2019 to provide affordable housing.

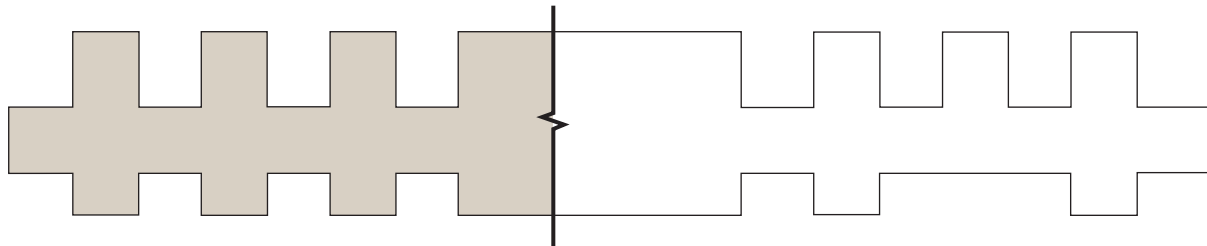
The scope of this limited condition assessment report focuses on the 13 pairs of historic entry doors at the west façade, which are proposed for replacement. Three pairs are located at the north wing east façade, and ten pairs are at the south wing east façade. At the time of the 2019 rehabilitation, these doors were in poor condition due to neglect. Some were vandalized, and all were weather-damaged and faded because they have lost full coverage of a protective finish. During the rehabilitation, the door pairs were removed, repaired, and refinished. However, after seven years of service, the doors are showing signs of failure due to loss of protective finish and repeated forced entries.

This report assesses the current condition of each of the door pairs and documents the extensive damage they have sustained over the last seven years.

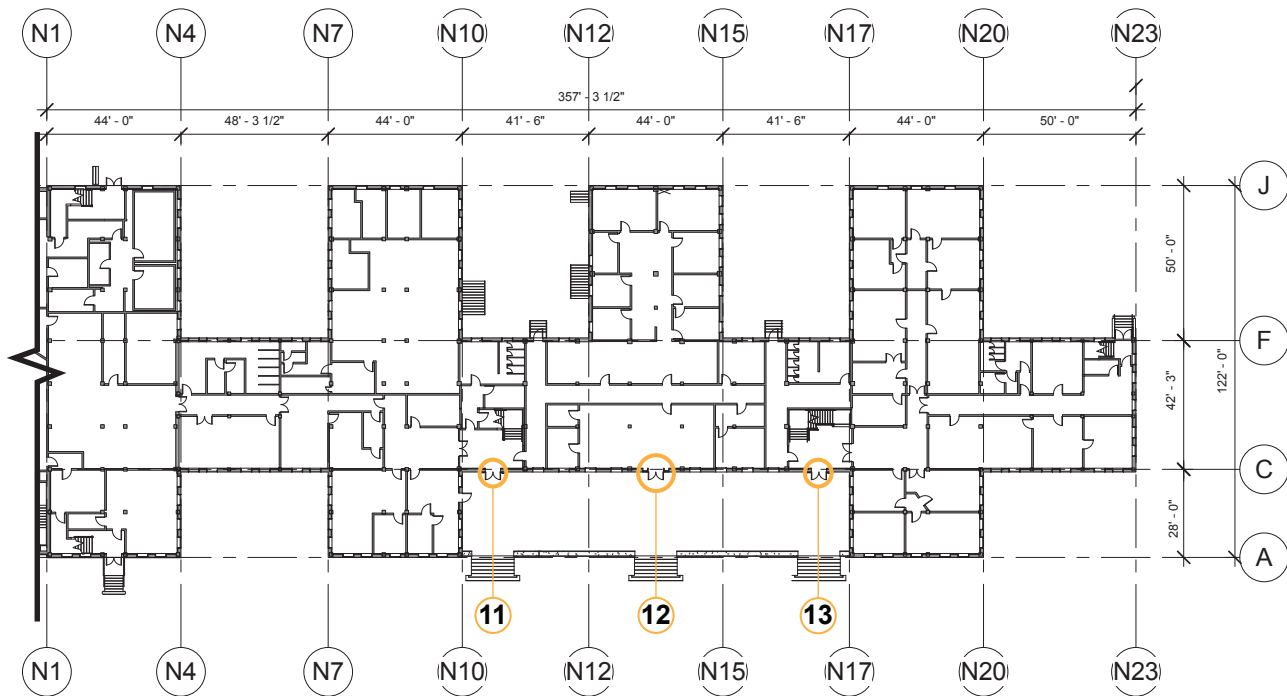


SOUTH WING DOOR NUMBER LOCATIONS

- | | | | |
|----|-----------|-----|-----------|
| 1. | S-ST04-01 | 6. | S-ST02-06 |
| 2. | S-ST03-05 | 7. | S-ST02-07 |
| 3. | S-ST03-06 | 8. | S-ST01-04 |
| 4. | S-ST03-07 | 9. | S-ST01-05 |
| 5. | S-ST02-05 | 10. | S-ST01-06 |

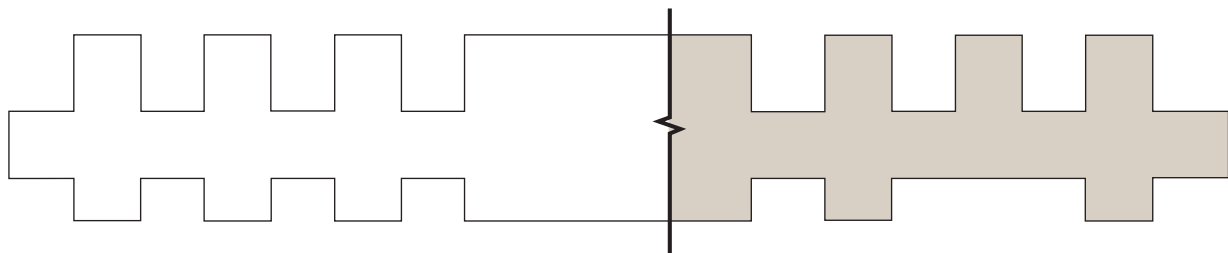


LOCATION KEY



NORTH WING DOOR NUMBER LOCATIONS

- 11. N-ST03-01
- 12. NM115-01
- 13. N-ST04-04



LOCATION KEY

DOOR PAIR S-ST04-01

Door pair S-ST04-01 shows the poor condition of the wood as a result of weather exposure and evidence of efforts to access the building. This includes damage to the panel from brute force attacks and recent replacement of several of the upper lights. Several of the doors show previous efforts to repair rails and stiles that were severely damaged during the period of vacancy. Weatherization astragals were added to the door pairs in an effort to improve their performance but most have been damaged, or removed in part or in whole during efforts to gain access.



Fig. 01: Door pair S-ST04-01



Fig. 02: Damaged and removed astragals at door pair S-ST04-01.



Fig. 03: Rail damage from forced entry efforts.



Fig. 06: Damaged panel from forced entry efforts.



Fig. 04: Right panel of door pair S-ST04-01 following recent repair of broken lights.



Fig. 05: Door pair S-ST04-01 shows previous rail and stile patches, and removal of astragal.



Fig. 07: Left panel of door pair S-ST04-01 shows previous rail and stile patches.

DOOR PAIR S-ST03-05

This, and door pairs S-ST03-07, S-ST02-05, S-ST2-07, S-ST01-04, S-ST01-06, N-ST03-01, and N-ST04-04 are permanently fixed by set screws through top rail into the door frame. A permanent wooden moulding has been attached to cover the gap between the doors for weatherization and to prevent the insertion of tools. Door pair S-ST03-05 is in relatively good condition compared to most of the doors. The existing rot and wear from the period of vacancy and neglect patched and the finishes still in good repair. Exceptions are noted in photo captions.



Fig. 08: Fixed door pair S-ST03-05



Fig. 09: Enlarged view of door pair S-ST03-05



Fig. 10: Door repairs to rot during previous rehabilitation.



Fig. 11: Door repairs to rot during previous rehabilitation.



*Fig. 12: Door repairs to rot during previous rehabilitation.
Check in wood veneer. A crack in the stile veneer is present.*

DOOR PAIR S-ST03-06

This door pair is in poor condition and has been damaged both by efforts to gain entry to the property and failure of its protective finishes. Like many of the operable pairs the weather stripping has been removed to allow for tools to be forced in between the leaves to force their opening. This has occurred so frequently that some door pairs can now be opened by rocking or forcing the leaves apart bare handed. Loss of the finish material has resulted in the exposure of wood to the open air allowing moisture to infiltrate the veneer and trim materials causing them to gray and rot. Note that in Figure 18 the left-hand leaf sits permanently forward as a result of repeated forced entries.



Fig. 13: Door pair S-ST03-06



Fig. 14: Detail of damage from forced entry at doors S-ST03-06



Fig. 15: Damaged astragal from forced entry.



Figs. 16 & 17: Damage from moisture infiltration at failing seals at joints causing swelling and separation of components.



Fig. 18: Damage from moisture infiltration at failing seals at joints causing swelling and separation of components. Loss of finish due to weathering has allowed moisture to infiltrate assembly.

DOOR PAIR S-ST03-07

This fixed door pair is also in poor condition and has been damaged both by the failure of its protective finishes. Loss of the finish material has resulted in the exposure of wood to the open air allowing moisture to infiltrate the veneer and trim materials causing them to gray and rot. As noted in some of the documentation some of the veneer materials are cupping and pulling away from the door structure as a result of moisture infiltration and differential swelling and or shrinkage exacerbating the issue.



Fig. 19: Fixed door pair S-ST03-06

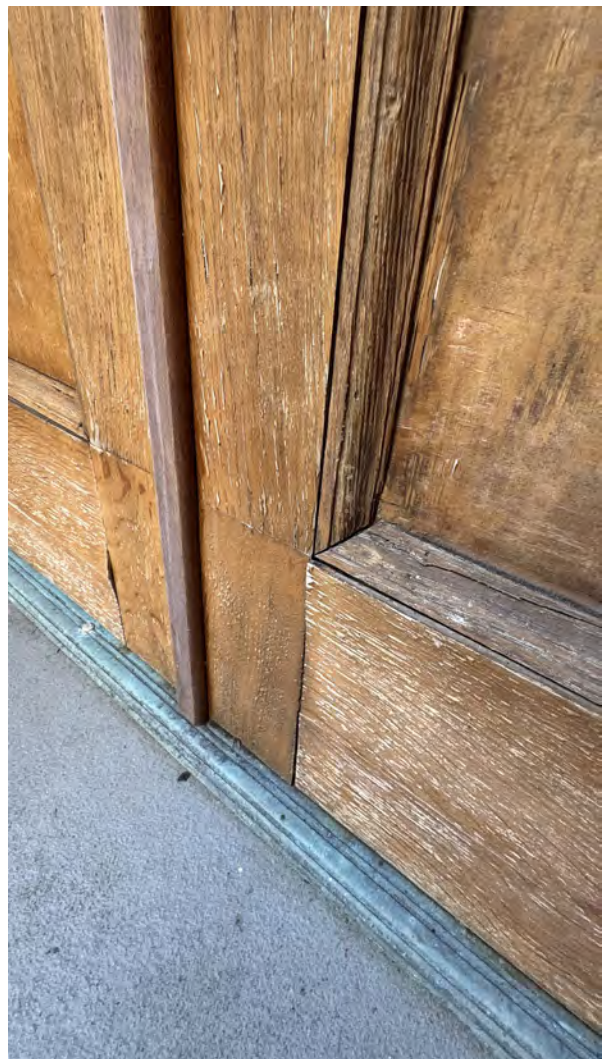


Fig. 20: Details of cupping and swelling wood components.



Figs. 21, 22, & 23: Damage from moisture infiltration at failing seals at joints causing swelling and separation of components. Details of cupping and swelling wood components.



Fig. 24: Damage from moisture infiltration of failing finishes at joints causing swelling and separation of components. Details of cupping and swelling wood components.

DOOR PAIR S-ST02-05

This fixed door pair is in decent condition though signs of moisture infiltration are present and worsening. This door was heavily patched during refurbishment as evidenced by the many patches at the base of both door leaves. The discoloration of the wood prove the earlier period of neglect is still evident but generally still appears to be protected by varnish. Noted was the loss of varnish at the moulding elements at the inset panel, their discoloration and separation beginning to occur, which will allow moisture to leach into the seam and cause swelling and rot.



Fig. 25: Fixed door pair S-ST02-05



Fig. 26: Detail of doors S-ST02-05. Showing patch and repair from previous water damage.



Fig. 27: Showing patch and repair from previous water damage.



Fig. 28: Discoloration of wood from loss of protective finish.

DOOR PAIR S-ST02-06

This door pair is also in poor condition. The lower portion of the door especially showing exposure to the elements through loss of finish resulting in discoloration and differential swelling between members now exposed to moisture. This door has also been damaged by forced entry efforts, the astragals stripped and leaves scarred from the insertion of tools to force the locking bolts. As noted in the details some of the veneer at the base of the door is cupping due to water infiltrating behind the material and causing it to swell and split.



Fig. 29: Door pair S-ST02-06



Fig. 30: Detail of doors S-ST02-06

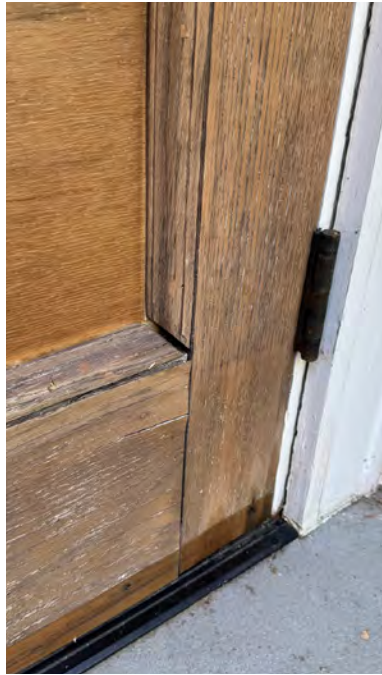


Fig. 31 & 32: Separation of door components from moisture infiltration.

Fig. 33: Damage from doors by forced entry.



Fig. 34, 35, and 36: Damage from moisture infiltration of failing finishes at joints causing swelling and separation of components. Details of cupping and swelling wood components.

DOOR PAIR S-ST02-07

This fixed door pair is in reasonable condition, though it also exhibiting loss of finish resulting in direct exposure of the wood to the elements causing discoloration and swelling of the veneer members and moulding at the inset panels as documented in the detail photos.



Fig. 37: Fixed door pair S-ST02-07



Fig. 38: Detail of door pair S-ST02-07



Figs. 39, 40, and 41: Details showing points of moisture infiltration from failing finishes at joints causing swelling and separation of components.



Fig. 42: Previous repair to doors visible at the rail and stile joints.

DOOR PAIR S-ST01-04

This fixed door pair is in decent condition. Most of the discoloration appears to be from previous exposure before rehabilitation and removal of a kick plate at the base of the door, as evidenced by the difference in visibility of the grain from the less exposed material.



Fig. 43: Fixed door pair S-ST01-04



Fig. 44: Detail of door pair S-ST01-04



Fig. 45: Evidence of previous rot at base of door.



Fig. 46: Evidence of previous rot at base of door.

DOOR PAIR S-ST01-05

This door pair shows evidence of damage from both forced entry and exposure to moisture. Here again the weather stripping has been removed to allow for tool access to force the doors. This forcing has likely contributed to the split occurring at the stile and rail joint adjacent to the door hardware seen in figure 50 to the right. Generally the portion below the mid-point rail show bleaching from lack of protection. As the details in figures 52-54 illustrate this lack of protection has resulted in the swelling and cupping of the veneer layer, some to the point of loss.



Fig. 47: Door pair S-ST01-05



Fig. 48: Detail of door pair S-ST01-05 showing gap between leaves.



Figs. 49 & 50: Detail of failure of earlier door repair at stile to rail joint. Split occurring along length of stile connection.

Fig. 51: Detail of dry and cracking wood.

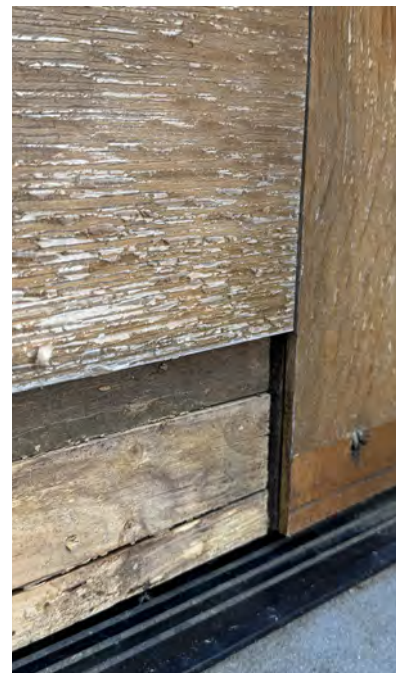


Fig. 52: Detail showing cupping of veneer from drying.

Fig. 53: Detail showing loss of veneer material at base.

Fig. 54: Detail showing loss of veneer material at base.

DOOR PAIR S-ST01-06

This fixed pair is also in poor condition with most of the issues occurring at the lower portion of the door where exposure to weather is greatest and where morning solar exposure on this east elevation is most extreme. The lower portion of the door shows loss of finish, bleaching from sun exposure and the patches from the rehabilitation show evidence of moisture infiltration resulting in swelling resulting in greater exposure of the edge of material.



Fig. 55: Fixed door pair S-ST01-06



Fig. 56: Detail of door pair S-ST01-06



Fig. 57: Previous repairs showing gaps and butt joints misaligning created by differential shrinking.



Fig. 58: Detail of misalignment due to swelling of repair wood.



Fig. 59: detail of wood patch at base of door.

DOOR PAIR N-ST03-01

This fixed pair door has had its center mullion removed to allow for tools to be inserted into the crack between leaves. Seams show loss of filling compound resulting in exposed edge grain at the stile and rail joints. This occurs both at the top and bottom of the door. The door hardware has been badly damaged by tools in an effort to remove the door locks. The lower right portion of the door shows loss of finish and a portion of the veneer below the lowest right-hand hinge has been lost.



Fig. 60: Fixed door pair N-ST03-01



Fig. 61: Detail, loss of veneer material at base of door. Gaps from differential swelling.



Fig. 62: Gap at door meeting. Astragals stripped from door.



Fig. 63: Detail of gap from differential shrinkage at joint.



Fig. 64: Detail of gap from differential shrinkage at joint.



Fig. 65: Damage to locks in effort to gain entry.



Fig. 66: Detail of damage to locks in effort to gain entry.



Fig. 67: Detail of damage to locks in effort to gain entry.

DOOR PAIR NM115-01

This door pair on automatic operators is in very poor condition. Loss of finish has resulted in moisture infiltration and differential shrinkage at joints exposing end grain of the rails at stile and rails joints and exposure of the wood trim at the panels insets to moisture, causing swelling. The inset panels have been badly damaged by repeated forced entry. Daylight is visible through cracks in the panels and between the door leaves. The weather stripping has been removed from the astragals. Rotting and drying have resulted in loss of the veneer material as illustrated in detail images on pages 26-29.



Fig. 68: Automatic door pair NM115-01



Fig. 69: Detail of d[door pair NM115-01



Fig. 70: Joint separation gap from differential swelling.



Fig. 73: Loss of veneer material from moisture intrusion.



Fig. 71: Detail, exterior view of cracked panel of right-hand leaf from brute force entry attempts.



Fig. 72: Detail, exterior view of cracked panel of left-hand leaf from brute force entry attempts.



Fig. 74: Detail, interior view of cracked panel of left-hand leaf from brute force entry attempts.

DOOR PAIR NM115-01, CONTINUED



Fig. 75: Loss of portion of astragal in effort to gain access.



Fig. 76: Damage to door lock hardware from brute force entry efforts.



Fig. 77: Wide gap between leaves.



Fig. 78: Open joints from differential swelling & drying..



Fig. 79: Open joints from differential swelling & drying..



Fig. 80: Open joints from differential swelling & drying.



Fig. 81: Detail of loss of veneer material due to moisture & rot. These doors have also suffered damage from rocking and force.



DOOR PAIR N-ST04-04

This door pair is in very poor condition. Issues include loss of finish, damage to the inset panels from entry attempts, loss of weather stripping at the astragals, loss of color from solar exposure, moisture infiltration, and repeated attempts to remove the door hardware with tools. Evidence of differential shrinkage is also apparent at stile and rail joints and at the window muntins.



Fig. 83: Door pair N-ST04-04



Fig. 84: Detail of door pair N-ST04-04 showing gap between doors & loss of weather stripping.



Fig. 85: Detail of damage to locks.



Fig. 88: Detail of damage to locks.



Fig. 86: Separation at joints from differential swelling.



Fig. 87: Detail of cracked panel of left-hand door from forced entry attempts.



Fig. 89: Detail of cracked panel of right-hand door from forced entry attempts.