

BRIAN DERDOWSKI
-PETE VON REICHBAUER
CHRISTOPHER VANCE
BRUCE LAING
LOUISE MILLER
LARRY GOSSETT
RON SIMS
LARRY PHILLIPS
GREG NICKELS JANE HAGUE

1
2
3 June 28, 1995
CRD/CWC

INTRODUCED BY:
PROPOSED NO: 95 - 482

4
5 MOTION NO. **9647**

6 A MOTION approving landmark stabilization projects
7 for the Arts and Natural Resources Initiative-
8 Suburban Arts and Heritage Projects in accordance
with Ordinance 11578.

9 WHEREAS, the King County landmarks and heritage commission is authorized by
10 Ordinance 11578 to administer suburban heritage projects, including landmark stabilization as
11 part of the county council's Arts and Natural Resources Initiative, and

12 WHEREAS, the King County landmarks and heritage commission has reserved
13 \$500,000 for landmark stabilization grants in suburban and unincorporated King County, and

14 WHEREAS, the landmarks and heritage commission has received twenty applications
15 requesting a total of \$2,201,477 from the Arts and Natural Resources Initiative-Suburban Arts
16 and Heritage Projects for landmark stabilization projects, and

17 WHEREAS, a review panel of historic preservation professionals reviewed the
18 applications and made recommendations to the King County landmarks and heritage
19 commission as listed in Attachment A, and

20 WHEREAS, the King County landmarks and heritage commission approved the review
21 panel's recommendations, and

22 WHEREAS, the recommendations for stabilization projects funding adhere to the
23 guidelines approved by the King County council in Motion 9514, and

24 WHEREAS, notice and public hearing are required before allocation of moneys for
25 landmark stailizations projects that are to be reimbursed by proceeds of bonds to be issued by
26 King County;

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NOW, THEREFORE BE IT MOVED by the Council of King County:

Following notice and public hearing required by Section 147(f) of the Internal Revenue Code of 1986, and ammended, the executive is hereby authorized to allocate a total of \$361,834 from the Suburban Arts and Heritage component of the Arts and Natural Resources Initiative as outlined in Attachment B for seventeen (17) county landmark stabilization projects as listed in Attachment C.

PASSED by a vote of 10 to 0 this 28th day of 19 .

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Kent Pullen
Chair

ATTEST:

Gerald A. Peterson
Clerk of the Council

Attachments:

- A. Landmark Stabilization Grant Funding Recommendations Summary
- B. Program Outline
- C. List of Recommended Landmark Stabilization Projects

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ATTACHMENT A

KING COUNTY LANDMARKS AND HERITAGE COMMISSION

Landmark Restoration Grant Program
Review Committee Recommendations

April 21, 1995

OVERVIEW

On Thursday, April 20th, the Design Review Committee of the King County Landmarks and Heritage Commission met to review the applications submitted for funding through the Metropolitan King County Council Suburban Arts and Heritage Initiative Landmarks Restoration Fund. For the grant review, regular Design Review Committee members Chris Kirk, Linda Van Nest, and Barbara Loomis were joined by Landmarks and Heritage Commission Chair Robert Gruhn and by architectural historian Larry Kreisman. Historic Preservation Program staff members Julie Koler and Clo Copass were also present.

A total of 20 eligible grant requests were reviewed. The committee evaluated the applications using the following criteria: (1) contribution of the proposed project to stabilization of the landmark, restoration of significant features, or improving physical access, (2) the applicant's readiness to complete the project, and (3) general quality of the project proposal.

Funding available for distribution is \$480,000. The Committee recommends disbursing \$361,834 at this time, and withholding \$118,166 for distribution though a second application round in the late summer or early fall.

PROJECTS RECOMMENDED FOR FUNDING

1. Fall City Masonic Hall

33700 SE 43rd St., Fall City

Project: The Fall's City Masonic Lodge requested funds install a complete foundation, and to scrape, prime, and paint the exterior of the building to restore it to its original color. The project would address the most significant threat to the building, which is settling due to a lack of a full foundation.

Comments: The Committee recommended full funding for the new foundation, since this project addresses an immediate threat to the building. The reviewers thought that while the building clearly needs new paint, the threat to the building from lack of paint is secondary to the threat from a failing foundation.

Total project cost:	\$49,500
Request:	\$49,500
Recommended award:	\$28,000

Comments: The Committee members recommend funding the construction costs for exterior entrance, which was the first priority project identified by the applicant. They thought the design and construction costs were high as a percentage of the project total and would encourage the owner to find a way to lower these.

Amount requested: \$60,858
Total project cost: \$62,858
Recommended Award: \$15,000

5. Gunnar Olson Homestead
20015 N.E. 50th, Redmond

Project: Restoration and renovation of the house and barn.

Comments: The Committee members felt that the work on the home went beyond stabilization, and thought that the project would be completed without county funding. However, the Committee thought that the owners, in light of their financial commitment in the house, would place a lower priority for restoration on the barn, which is key to interpreting the history of the site's agricultural use. The Committee recommended funding of the barn stabilization project, at a cost of \$10,000 rather than a full restoration at the cost of \$30,000. Committee members also noted that the homeowners are eligible for the revolving loan fund.

Amount requested: \$137,835
Total project cost: \$218,835
Recommended award: \$10,000

6. Maple Valley School
23015 SE 216th Way, Maple Valley

Project: The Tahoma School District requested funding for seismic structural upgrades as recommended in a 1994 structural survey, physical access improvements (including an elevator) and bringing other building systems up to current code.

Comments: While the Committee was highly supportive of the restoration of the school, it felt that the grant request was not based on a credible construction estimate from an experienced preservation architect or contractor, and that they could not allocate the substantial funds requested based on the general estimate provided. The Committee recommended awarding \$3000 so that the district can obtain a restoration estimate from a preservation architect with experience in school construction so that future funding requests could be better evaluated. They noted that the applicant would be eligible to apply for funds from the Suburban Arts and Heritage Initiative and also from the ongoing Cultural Facilities Fund.

Amount requested: \$907,798
Total project cost: \$907,798
Recommended award: \$3,000

Comments: While the Committee members recognized the need for long-range planning, they felt the immediate needs for stabilization should be addressed first, and that the planning could take place over time. The Committee recommended funding for the emergency barn stabilization work. They suggest that the City of Auburn develop a more specific scope of work for the proposed restoration plans and building documentation prior to pursuing funding from other funding sources, including the Suburban Arts and Heritage funds or Cultural Facilities program.

Amount requested: \$73,500
Total project cost: \$53,500
Recommended award: \$9,000

10. Phillips House
11312 S.W. 232nd St.

Project: The owner requested funding to rebuild a deteriorated porch and pantry; move and restore shed; replace deteriorated window sash; and paint a portion of house.

Comments: The reviewers felt that the porch and pantry restoration and the windows replacement addressed more immediate stabilization concerns than painting the house and restoring the shed. However, they thought that the window replacement cost was high. They recommended funding for the porch restoration and for half of the cost of the windows described in the bid included in the application.

Amount requested: \$19,688
Total project cost: \$27,878
Recommended award: \$8,000

11. Maloney's Store
104 Railroad Avenue W., Skykomish

Project: The applicant requested funding to reconstruct the building's original false front and marquee covering the sidewalk.

Comments: The Committee members felt that this was a highly visible restoration project which would be a model for other work. They noted that the applicants had already completed extensive restoration work on the property to stabilize it to the point where it would house their business. The front facade work, while essential to an accurate restoration, would not be completed at this time without grant funds. The marquee will also provide needed weather protection to the large, newly-restored storefront windows.

Amount requested: \$37,465
Total project cost: \$43,965
Recommended award: \$37,465

Comments: The Committee felt that this project was important for the continued life of the property. They observed that the owner planned to contribute a substantial amount of her own funds to the project, which indicated a high level of commitment to the restoration. They questioned the timing of the project. The committee was also curious about what material would be used on the roof. The committee decided to recommend partial funding of the request at \$30,000 if the owner would be able to pursue the project this year. If not, then they would fund continued planning and the roof repair at an amount of \$8,500. They noted that the owner is eligible for the low-interest revolving loan fund.

Amount requested: \$42,000
Total project cost: \$107,958
Recommended Award: \$30,000

15. Tolt Eagles/Loof Hall
3946 Tolt Avenue, Carnation

Project: The owners requested grant funding for the stabilization of the failing roof truss system, restoration of the shingle roofing, including a band of diamond cut shingles, and the restoration of the cupola. The owners will pay for repainting the building.

Comments: The Committee members felt that this project was a highly-visible, well-thought out restoration which could set an example in the community. They liked the fact that the owner had negotiated a reduction in profit and overhead from the contractor, and that the owner proposed to contribute substantially to the project.

Amount requested: \$31,174
Total project cost: \$47,247
Funding recommendation: \$31,174

16. Carnegie Library
306 Auburn Avenue, Auburn

Project: The owners requested a grant to repair and stabilize the south wall which incurred damage in the January earthquake. Work would include replacing the brick veneer on the south wall and repairing cracks in the north wall foundation.

Comments: The Committee members felt that grant funding was key to seeing the project completed. Although the applicant will not be able to contribute any funds to the project, the committee determined that full funding would be appropriate. They had questions about the overall seismic resistance of the structure. Staff noted that this project would only address damage which already occurred and that more work would need to be done in the future to stabilize the building.

Amount requested: \$12,815
Total project cost: \$12,815
Recommended Award: \$12,815

PROJECTS NOT RECOMMENDED FOR FUNDING

1. Mukai House

18017 107th Ave SW Vashon

Project: The owner requested funding for the restoration and repair of exterior woodwork, including garage doors; repair of concrete walkway; repainting of house; regrading and gravel of driveway.

Comments: The Committee felt that the work, while important, did not address any immediate stabilization needs. They would like to see a restoration master plan, including a parking plan, before funding driveway improvements. They said some in-kind contribution from the property owner would have strengthened the application. They noted that the homeowner is eligible for the revolving loan fund.

Amount requested: \$27,696
Total project cost: \$27,696

2. Vashon Odd Fellows Hall

19794 Vashon Highway SW, Vashon

Project: Vashon Allied Arts requested funding for reroofing of main roof and lower roofs to the south and east, and insulation of attic. They proposed to use composition roofing to match the newer roofing on the north roof area.

Comments: The Committee had questions about the cost of composition vs. wood shingles, since their long-term interest is restoration. They wondered if the roof could be patched until a more detailed plan is available. They noted that the facility is eligible for Cultural Facilities and Suburban Arts and Heritage Initiative grant funding.

Amount requested: \$18,000
Total project cost: \$18,000

3. Harrington/Beall House

18515 Beall Road SW, Vashon

Project: The owners requested funds for several stabilization/repair projects, including foundation and sill plate repairs on the NW corner, repairs to leaking chimney flashing, replace deteriorated front porch steps, and repainting of the exterior to the original color scheme.

Comments: The Committee felt that this project did not address any critical restoration or stabilization needs. They noted that the exterior had been somewhat altered. They also noted that the applicants are eligible for the revolving loan.

Amount requested: \$14,000
Total project cost: \$14,000

ATTACHMENT B

Arts and Natural Resources Initiative

Suburban Arts and Heritage Projects

Suburban Arts and Heritage Projects Total Budget:	\$1,500,000
Landmarks and Heritage Component:	\$750,000
Landmark Stabilization Component:	\$500,000
Administration (4%)	(\$20,000)
Balance for Distribution	\$480,000
Recommended for disbursement by Landmarks and Heritage Comm. ssion	(\$361,834)
Balance remaining for distribution in a second grant round	\$118,166

ATTACHMENT C

List of Recommended Landmark Stabilization Projects

1.	Fall City Masonic Hall, Fall City	\$28,000
2.	Colvos Store, Vashon	\$2,920
3.	Vashon Hardware Store, Vashon	\$3,000
4.	Thomsen House, Kenmore	\$15,000
5.	Gunnar Olson Homestead, Happy Valley	\$10,000
6.	Maple Valley School, Maple Valley	\$3,000
7.	Entwistle House, Carnation	\$28,000
8.	Camp Waskowitz, North Bend	\$67,000
9.	Olson/Johnson Farm, Auburn	\$9,000
10.	Phillips House, Vashon	\$8,000
11.	Maloney's Store, Skykomish	\$37,465
12.	Lagesson Homestead, Maple Valley	\$30,000
13.	Lovegren House, Preston	\$24,960
14.	Marjesira Inn, Vashon	\$30,000
15.	Tolt Eagles/IOOF, Carnation	\$31,174
16.	Carnegie Library, Auburn	\$12,815
17.	Skykomish School, Skykomish	\$21,000