

April 15, 1996

Introduced By: JANE HAGUE  
Larry Phillips  
Greg Nickels

landmarks:sdw

Proposed No.: 96-266

MOTION NO. **9841**

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

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

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WHEREAS, the landmarks and heritage commission has received twelve applications requesting a total of \$525,206 from the Arts and Natural Resources Initiative-Suburban Arts and Heritage program for landmark restoration projects, and

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

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

WHEREAS, notice and public hearing are required before allocation of monies for landmark stabilization projects that are to be reimbursed by proceeds of bonds to be issued by King County;

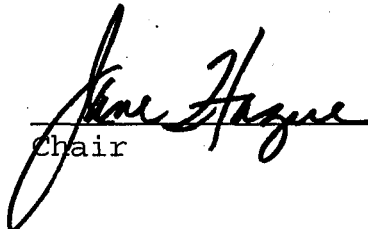
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NOW, THEREFORE BE IT MOVED by the Council of King  
County:


Following notice and public hearing required by Section  
147(f) of the Internal Revenue Code of 1986, as amended, the  
executive is hereby authorized to allocate a total of  
\$191,000 from the Suburban Arts and Heritage component of the  
Arts and Natural Resources Initiative as outlined in  
Attachment A, with the following changes: (1) The allocation  
of \$25,000 funds for the Harrington Log House shall be  
delayed, pending design review approval for moving the house  
and restoration work from the King County Landmarks and  
Heritage Commission and then reconsideration of the grant  
allocation by the King County Council, and (2) the allocated  
funds for the Fall City Masonic Hall shall total \$20,000.

PASSED by a vote of 13 to 0 this 22nd day of  
April, 1996.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
Chair

ATTEST:

  
Clerk of the Council

Attachment: Attachment A: Landmark Restoration Grant Program  
Review Committee Funding Recommendations

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**ATTACHMENT A**

**KING COUNTY LANDMARKS AND HERITAGE COMMISSION**

**Landmark Restoration Grant Program  
Review Committee Recommendations**

**OVERVIEW**

On Thursday, November 30th, the Design Review Committee of the King County Landmarks and Heritage Commission met to review the applications submitted for funding through the King County Council Suburban Arts and Heritage Landmark Restoration Fund. For the grant review, regular Design Review Committee members Chris Kirk and Barbara Loomis were joined by architectural historian Larry Kreisman. Historic Preservation Program staff members Julie Koler and Clo Copass were also present.

A total of 12 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 was \$191,000.

**PROJECTS RECOMMENDED FOR FUNDING**

**1. Thomas McNair House**

22915 107th Avenue SW, Vashon

**Project:** The property owners requested funds to build and install an appropriate front door based on historic documentation of the McNair House, or, if historic photographs are not located, based on a documented example from a similar home built in the same era. The front steps will also be repaired.

**Comments:** The panel felt that the project was well conceived and could be accomplished. They suggested that a second bid be obtained after the design is finalized. They noted that the property is not very visible from the street, but that the owners have been willing to provide access for heritage-related events. The panel recommended full funding.

Total Project Cost:	\$3,203
Request:	\$3,200
Recommended award:	\$3,200

**2. Burton Masonic Hall**

23927 Vashon Highway SW, Vashon

**Project:** The Burton Masons requested funding to replace the roof and restore the fascia, soffits, cornices, and eaves on the Hall. They proposed installing a new roofing system of synthetic shakes. While there are many elements to the Lodge's overall restoration, the roof was prioritized because it is nearing the end of its life and any leaks could result in interior damage.

**Comments:** The Committee wanted to support the Masons' efforts to restore the Hall; however, they had a number of questions about the proposed roofing material. They thought that the proposed material looked like shakes rather than the original wooden shingles. They asked staff to explore the fire-related issues on Vashon. The committee would prefer to see wood shingles on the roof; however, they stated that if wood is a problem from a fire-safety or a longevity standpoint, a high-definition composition shingle roof would be considered. The committee said the design could be resolved through the COA process.

**Project Cost:** \$30,989  
**Request:** \$30,989  
**Recommendation:** \$25,000

**3. Mukai House and Garden**

18017 107th Avenue SW, Vashon

**Project:** The applicant requested funding to replicate the deteriorated garage doors and to repair foundation drainage problems. The basement floods severely in heavy rains. The owner proposes to install a footing drain around the perimeter of the house, a trench drain across the front, and a new sump pump. The owner also proposed installing drain tile under the basement floor in three locations.

**Comments:** The committee felt that the drainage problem was significant and could significantly deteriorate the structure. They felt that it would be appropriate to fund the perimeter drain, trench drain, and sump pump. However, they thought that the drain tile was not as high a priority. The committee inquired about what the impact of trenching around the exterior would be on the historic fabric, and asked that the project be reviewed to minimize impact on the landscape. They also requested that at least one additional bid be obtained prior to contracting. The committee stated that the restoration of the garage doors would have a significant impact on the appearance of the house. However, they thought that the estimate was high and suggested that additional bids be obtained. They also noted that the owner could provide an in-kind contribution by painting the doors.

**Project Cost:** \$22,504  
**Request:** \$22,504  
**Recommendation:** \$17,000

**4. Snoqualmie I.O.O.F Hall**

38601 SE King Street, Snoqualmie, WA

**Project:** The owners requested grant funding for a restoration of the IOOF hall, including a new foundation, a new roof, restoration of the exterior siding, and restoration of the facade.

**Comments:** The committee recognized that the building needed stabilization and restoration. They noted that the owners had acquired the building recently, in its present condition, and had a strong commitment to its restoration and appeared ready to complete the project. The committee thought that the foundation was the first priority, and the roof second. They thought that the other work could follow after these projects. They noted that the owner planned to contribute both labor and cash to the project. The committee recommended funding for the foundation and for the roof. However, they asked that the costs related to the foundation work be clarified prior to contracting.

**Project Cost:** \$82,012  
**Request:** \$76,812  
**Recommendation:** \$30,000

**5. Skykomish Masonic Hall**

108 W. Cascade, Skykomish, WA

**Project:** The Masons requested funding for two projects: installation of a septic system which meets code and will enable public assembly, and painting the exterior of the building its historic paint color.

**Comments:** The committee felt that the structure had a prominent role in Skykomish and that the installation of a septic system was a priority, although not a highly visible project. They noted that the request amount reflected the more expensive of the two possible systems. The committee also felt that the painting project would have a significant impact; however they did not have a bid to see, and thought that the cost might be high. The committee recommended full funding for the septic system, and allocated additional money to apply to the painting. They noted that a paint analysis should be completed to determine the original colors of the Hall, and the results should be used to develop a paint scheme for the building.

**Project Cost:** \$39,706  
**Request:** \$39,706  
**Recommendation:** \$26,800

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**6. Black Diamond Miner's Cabin**

23411 Morgan Street, Black Diamond

**Project:** The owner requested a grant to restore an 1882 miner's cabin in Black Diamond. The restoration will be based on documentary evidence and the tax photographs.

**Comments:** The panel felt that this restoration would be a visible project in Black Diamond. They noted that the square foot costs for the structure seemed high, and wondered if second bids could be obtained for any parts of the project. They observed that the applicant was eligible for a revolving loan, and would turn to this to cover some of the project costs. They also noted that the owner and her grandfather had planned the project in great detail. The committee stated that some of the outstanding design issues would be resolved in the design review process. The committee recommended partial funding for the exterior restoration and foundation work.

Project Cost: \$80,000  
Request: \$45,519  
Recommendation: \$35,000

**7. Fall City Masonic Hall**

4304 337th Place SE, Fall City, WA

**Project:** The Masonic Lodge requested a grant to repaint the hall its original colors, based on a paint analysis; the project would include reglazing some windows.

**Comments:** The committee observed that the paint on the Masonic Hall was deteriorated, and thought that the proposal to restore the original colors was excellent. They noted that the project would have a big impact on the appearance of the highly visible building. They thought that the bid for the project was well-prepared and credible. They noted that the Masons were prepared to contribute some cash to the project, as well as a substantial amount of time which will be donated to work on the interior following the installation of the new foundation.

Project Cost: \$20,476  
Request: \$19,000  
Recommendation: \$19,000

**8. Harrington Log House**

Beall Road, Vashon, WA

**Project:** The owner requested funds to move and restore the log house. The house is presently temporarily shored and requires extensive restoration of the logs, windows, and roof.

**Comments:** The committee felt that the log house is a highly unique building and that concrete steps need to be taken to stabilize it. That although the building was temporarily shored, the present system was still allowing deterioration. The committee was concerned that the stabilization work had not been reviewed. The committee noted the lack of owner participation evidenced in the grant request. Consequently, they requested that the grant be contingent on an owner match, whether from a restoration loan or in cash. They noted that there are many issues about the move and its impact on the structure and the significance of the structure within the district which will need to be resolved in the design review process.

Project Cost: \$74,000  
Request: \$74,000  
Recommendation: \$25,000

**9. Beall Greenhouses**

Beall Road SW

**Project:** The owners requested funds to install new roofing, gutter, siding, electrical system, and glazing in the packing shed. Gutters are leaking and threatening the structural integrity of the building, which the owners feel is vulnerable to collapse in the event of a heavy snow load.

**Comments:** The committee observed that there is a huge need at the site for restoration work, and that some of the most historic structures are also the most deteriorated. They recognize that the packing shed is crucial to the owner's income on the property. However, they want to see an analysis of the property and pending restoration projects before committing significant funds to the project. They felt strongly that the site needs a restoration study to help set priorities for possible future funding. They did acknowledge a need for emergency stabilization and decided to fund \$5,000 for emergency repairs and \$5,000 for a restoration plan.

Project cost: \$48,321  
Request: \$42,899  
Recommendation: \$10,000

**PROJECTS NOT RECOMMENDED FOR FUNDING**

**1. Beall Family Home**

18606 Beall Road SW

**Project:** The owners requested a grant to paint the exterior of the house in one color.

**Request:** The panel felt it was important that the historic paint scheme be restored. They noted that the estimate only was for one paint color. They felt that this project was not as high a priority as some of the more immediate stabilization projects. They noted that the house would qualify for a restoration loan and encouraged the owners to consider applying.

**Project Budget:** \$14,000  
**Request:** \$14,000  
**Recommendation:** \$0

**2. Vashon Odd Fellows Hall**

**Project:** The Blue Heron Arts Center requested a grant to replace the composition roof, which is leaking in several places. The roof was originally wood shingle.

**Comments:** The panel noted that the project would address a serious need by repairing a leaking roof; however, they noted that the Blue Heron is eligible for both heritage and arts cultural facilities funding, and is therefore a lower priority consideration for this grant program. They suggested that the applicant apply for the cultural facilities program (deadline December 15). The committee stated that they would strongly prefer to see an historically-appropriate wood shingle roof.

**Project cost:** \$13,527  
**Request:** \$13,527  
**Recommendation:** \$0

**3. Camp Waskowitz**

45505 SE 150th, North Bend, WA

**Project:** Restoration of historic wood shingle roofs on the dormitory buildings.

**Comments:** The panel felt that the construction cost estimates were high, particularly for design, since the education building would provide a model for design. They would like to see a more specific contribution from the School District. The panel noted that the camp received a \$67,000 grant in the first round of the restoration grant program, and that some additional funds will be forthcoming from the 1992 Landmark Restoration Program.

**Project cost:** \$90-285,000  
**Request:** \$165,583  
**Recommendation:** \$0