

February 15, 1984

INTRODUCED BY PAUL BARDEN
PROPOSED NO. 84-36

3

ORDINANCE NO. 6691

AN ORDINANCE designating a portion of 35 acres known as the Dougherty Farmstead as a Community Landmark and a portion of said acreage as a King County Landmark.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The Findings of Fact and Conclusions of Law in support of the determination that the Dougherty Farmstead is a Community Landmark except for a one-acre portion which is a King County Landmark, attached hereto, is hereby approved and adopted and by this reference made a part hereof.

SECTION 2. The King County Council hereby designates the Dougherty Farmstead as described in Exhibit A a Community Landmark pursuant to King County Ordinance 4828, except for a one-acre core parcel described in Exhibit A.2 which is hereby designated a King County Landmark pursuant to King County Ordinance 4828.

INTRODUCED AND READ for the first time this 9th day of

January, 1984.

PASSED this 21st day of February, 1984.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Gary Grant
Chairman

ATTEST:

Dorothy M. Owens
Clerk of the Council

APPROVED this 1st day of March, 1984.

Randy R. Weller
King County Executive

NORM MALENG

Prosecuting Attorney
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E 580 King County Courthouse
Seattle, Washington 98104
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EXHIBIT A

Designated as a Community Landmark: Beginning at a point on NE Cherry Valley Road at the southeastern corner of the property, proceed north along the fenceline for 88 feet, turning west along the fenceline at the southern edge of the orchard for 158 feet, proceeding north along the fenceline for 388 feet, turning east along the fenceline at the northern edge of the orchard for 148 feet, and turning south and southeast along the fenceline for approximately 218 feet. Then proceed east in a line parallel to the Cherry Valley Highway for 230 feet, turning south for 133 feet to the northeast corner of the fenced yard. Then proceed east for 270 feet in a line parallel to the Cherry Valley Highway, turning south along an old fence row for 103 feet. Then proceed west along the southern fenceline of the property parallel to the Cherry Valley Highway for 515 feet to point of beginning. Except a one-acre core described below which is designated a King County Landmark:

EXHIBIT A.2

Commencing at the south quarter corner of Section 12, Township 26 North, Range 6 East, W.M.; thence N 89° 33' 23" W along the south line of said Section 12 766.70 feet to the true point of beginning; thence N 89° 33' 23" W 188 feet; thence N 0° 26' 27" E 180 feet; then N 89° 33' 23" W 82 feet; thence N 0° 26' 27" E 110 feet; thence S 89° 33' 23" E 140 feet; thence S 0° 26' 27" W 110 feet; thence S 89° 33' 23" E 130 feet; thence S 0° 26' 27" W along an existing fence 180 feet to the true point of beginning; less the south 30 feet for N.E. Cherry Valley Rd.

Contains 1.00 Acres

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BEFORE THE KING COUNTY COUNCIL

In Re:

DOUGHERTY FARMSTEAD

KING COUNTY LANDMARKS
COMMISSION

FILE NO. 0403-10R

FINDINGS OF FACT
AND CONCLUSIONS OF LAW

CLERK
KING COUNTY COUNCIL

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The King County Council makes the following Findings of Fact in support of its determination that a portion of the Dougherty Farmstead is a King County Landmark, and the remainder thereof is a community landmark:

1. The Dougherty Farmstead, located just north of Duvall in King County, is the 35-acre core of what was once a 160-acre Snoqualmie Valley dairy farm. The Dougherty House was built in 1888. In 1909, the arrival of the Great Northern Railroad forced the relocation of the house up the hill to the south boundary of the property. In addition to the house, other significant features of the property include a washhouse-woodshed (1909), a garage (1919), a milk cooler (1918), and a small milkshed (1940). The fenced yard enclosing the house, woodshed and garage, the site of the original dairy barn, now demolished, two pastures adjoining the farmstead complex to the east and west, and the remains of the original orchard are also notable features of the property.

2. The Dougherty Farmstead is an important reminder of turn-of-the-century agricultural settlement in King County. The Farmstead represents the heart of what was for many years a

prosperous dairy farm. The physical integrity of the one-acre area surrounding the Farmstead, which encompasses the 1888 dwelling house, four outbuildings, is significant. At the same time, the Farmstead illustrates the evolution of a large working farm in relation to the changing community of Cherry Valley over a period of 100 years. The property is associated with the development of agriculture, rural architecture, transportation, religion, and communications in the Snoqualmie Valley. In all of these aspects of local history, the Dougherty Farmstead participated, and thus contributed to the broad patterns of Euro-American settlement in King County.

3. The Dougherty Farmstead is zoned agriculture and was recently purchased by the Corporation of the Catholic Archbishop of Seattle. Leo Dougherty lived in the house until his death a few months ago.

4. The Dougherty Farmstead was nominated to the King County Register of Historic Places in November, 1981. After staff review and research, the King County Landmarks Commission made a preliminary determination of significance at a public meeting held February 10, 1983. A public hearing, on the issue of the significance of the Dougherty Farmstead was conducted by the Commission on March 10, 1983. At this hearing, at the request of the Archdiocese, the Commission deferred final action until April 14, 1983.

5. On April 14, 1983, the Commission voted to conduct a second public hearing to allow the Archdiocese to present

additional historical data about boundaries of significance within the Dougherty Farmstead property. On May 12, 1983, a second public hearing was conducted by the Landmarks Commission. There was no testimony that the property was not historically significant. The testimony related to the appropriate boundaries for the landmark designation. Three principle alternatives for boundaries were discussed. Alternative No. 1 was a designation of the entire 35 acres as a King County landmark. Alternative No. 2 was a designation of approximately 3.3 acres of the property, which included the farmstead, the orchard and adjacent pasture land. Alternative No. 3 was a designation of approximately one acre containing only the buildings, as a King County landmark.

6. On June 9, 1983, the Commission made its final designation of a portion of the Dougherty Farmstead as a King County landmark. This designation defined most of the 35-acre parcel as a community landmark pursuant to Ordinance 4828, Section 4(2). A core area of approximately 3.3 acres was designated as a King County landmark as defined in Ordinance 4828, Section 4(1). Within this area, two policies for future review of any proposed improvements or development were established. Within a one-acre core encompassing the farmhouse, yard, outbuilding and old barn site, the Commission recommended future review of any proposed changes be for the purpose of protecting the architectural and historical integrity of the existing structures. Within the remainder of the 3.3 acres, the standards for review would be based on the appropriateness and compatibility of new development. The Commission's purpose in

having two areas of review within the landmark boundary was to assure maximum preservation for the Dougherty House itself, but to provide greater flexibility for development in the surrounding area within the landmark.

7. On June 23, 1983, the Landmark Commission issued its designation report. This report identified the boundaries of significance and legal description of the property, and identified the significant features of the landmark and the criteria of significance. On June 28, 1983, the legal description of the King County Landmark together with the Designation Report was recorded with the King County Recorder.

8. On July 14, 1983, the Archdiocese filed an appeal of the Landmarks Commission's designation of a portion of the Dougherty Farmstead property as an historic King County landmark.

9. On January 16, 1984, the King County Council, having given proper notice, held a hearing for the purpose of considering the appeal of the Archdiocese from the decision of the Commission in this matter.

10. The Council, having examined the written appeal and the record, determines that the decision of the Commission was based upon an error in judgment and modifies the Commission's decision as follows. The area designated by the Commission as a King County historic landmark shall be limited to the one-acre core encompassing the farmhouse, yard, outbuilding and old barn site. The remainder of the designated area is included in the designation community landmark along with the remainder of the 35-acres.

11. The King County Council finds that designation of this smaller area as a historic King County landmark and all of the remainder of the 35-acre farm as a community landmark is consistent with the Finding of Facts of the Commission.

The King County Council finds the following Conclusions of Law:

1. The designation of a portion of the Dougherty Farmstead as a King County landmark meets the criteria for designation contained in Ordinance 4828, Section 4(1). The Dougherty Farmstead is more than 40 years old and possesses integrity of location, design, setting, materials, workmanship, feeling and association. The Dougherty Farmstead is associated with events that made a significant contribution to broad patterns of local history. It is associated with the lives of persons significant in local history, and embodies the distinctive characteristics of a type, period, style or method of design and construction.

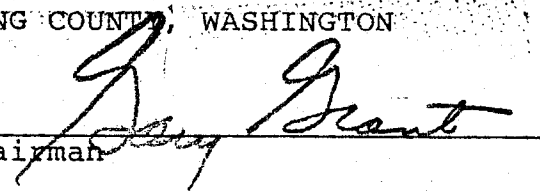
2. The designation of a portion of the Dougherty Farmstead as a King County landmark meets the criteria for designation in Ordinance 4828, Section 4(3)(a), (b) and (c). Although the property is currently owned by the Corporation of the Catholic Archbishop of Seattle, the Dougherty Farmstead property derives its primary significance from architectural and artistic distinction and historical importance. In addition, it involves a structure which was removed from its original location and which is the surviving structure the most importantly associated with an historic person

and event. Further, it was the long-time residence of the Dougherty family, who were figures of importance for many years in this area of King County.

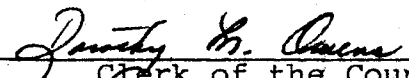
3. The designation of most of the Dougherty Farmstead as a Community Landmark under Ordinance 4828, Section 4(2) was appropriate because it is an easily identifiable visual feature of a neighborhood of the County and contributes to the distinctive quality or identity of this area of the County. As a designated Community Landmark, no further official review or controls by the Commission are appropriate.

4. The Council finds that the King County Landmarks Commission's designation of a one-acre core of the Dougherty Farmstead property as a King County landmark was correct and appropriate under the criteria in Ordinance 4828. This Council further, by this reference, incorporates the record before the Landmarks Commission.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chairman

ATTEST:


Clerk of the Council