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Date: May 19, 1998  
OCR/CWC

CYNTHIA SULLIVAN  
Introduced By:

Proposed No.:

98 - 328

MOTION NO. **10480**

1  
2 A MOTION approving landmark restoration projects for the  
3 Arts and Natural Resources Initiative-Suburban Arts and  
4 Heritage Projects in accordance with Ordinance 11578.  
5

6 WHEREAS, the King County landmarks and heritage commission is authorized by  
7 Ordinance 11578 to administer suburban heritage projects, including landmark restoration  
8 as part of the county council's Arts and Natural Resources Initiative, and

9 WHEREAS, the landmarks and heritage commission has received five applications  
10 requesting a total of \$165,462 from the Arts and Natural Resources Initiative - Suburban  
11 Arts and Heritage program for landmark restoration projects, and

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

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

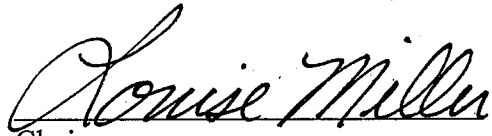
17 WHEREAS, notice and public hearing are required before allocation of monies for  
18 landmark stabilization projects that are intended to be reimbursed by proceeds of bonds to  
19 be issued by King County;

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

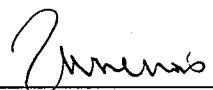
2 Following notice and public hearing required by Section 147(f) of the Internal  
3 Revenue Code of 1986, and amended, the executive is hereby authorized to allocate a total  
4 of \$48,632 from the Suburban Arts and Heritage component of the Arts and Natural  
5 Resources Initiative for three (3) county landmark restoration projects as listed in  
6 Attachment A.

7 PASSED by a vote of 12 to 0 this 15<sup>th</sup> day of June,  
8 1996.

9 KING COUNTY COUNCIL  
10 KING COUNTY, WASHINGTON

11   
12 Chair

13 ATTEST:

14   
15 Clerk of the Council

16 Attachment A: Landmark Restoration Grant Funding Recommendations

## Attachment A

King County Landmarks and Heritage Commission  
**LANDMARK RESTORATION GRANT PROGRAM RECOMMENDATIONS**

Overview

The Landmarks and Heritage Commission recommends allocating remaining funds from the 1995 Arts and Heritage Initiative—Landmark Restoration Grant program to the three properties identified below based on a competitive application process.

The recommended projects represent the fourth round of funding in the Landmark Restoration Program, adopted by the King County Council in 1995. In this funding round, landmark owners whose buildings had been designated as King County or interlocal city landmarks since the previous grant round in July, 1997 were eligible to apply. The Commission prioritized funding for stabilization and restoration projects which would spur economic development and be a model for historic restoration. The Landmarks and Heritage Commission received five applications for grant funds, requesting a total of \$165,462.

The Design Review Committee of the King County Landmarks and Heritage Commission met on April 14, 1998 to review the applications. For the grant review, Design Review Committee members Pat Fels and Julie O'Neil were joined by architect David Leavengood of Leavengood Architects. Landmark and Heritage Program staff Clo Copass and Julie Koler were also present.

The review committee focused on the following criterion in evaluating the applications: projects contribution to restoration goals for the property or the historic district; contribution of the proposed project to remedying deteriorated physical conditions which, if left untreated, will hasten the deterioration of the Landmark and result in higher long-term restoration costs. Additionally, the panel considered whether the applicant provided a credible project cost estimate, a detailed project description, and the extent of the owner's financial participation in the project.

The panel recommends disbursing the \$48,632 available as outlined below:

**PROJECTS RECOMMENDED FOR FUNDING**

1. **Applicant:** Adam and Jane Dopps  
**Landmark:** Skykomish Hotel, Skykomish

<b>Project Budget:</b>	\$36,278
<b>Requested:</b>	\$28,550
<b>Recommended award:</b>	\$23,000

**Project Summary:** Funds were requested to replace a failing septic system. If the system ceases to function, the hotel and restaurant will have to close. If they are closed for more than 90 days, they will be required to bring all building systems up to code.

**Comments:** The committee thought that the applicant had established the urgent need to complete this project. They noted that this was an unexpected setback for the owners, who had purchased the building just last year. The panel noted that the system was highly complex, due to the nature of the use of the building and the constraints of the site itself, which is relatively small and located near the Skykomish River

2. **Applicant:** Unity Lodge No. 198, F&A.M  
**Landmark:** North Bend Masonic Hall

**Project Budget:** \$44,910  
**Requested:** \$39,010  
**Recommended award:** \$15,000

**Project Summary:** Funds were requested to remove the Alpine false front, replace and/or repair second story front windows as needed; repair roofing where Alpine false work is removed; repair aluminum store front as needed; repair exterior concrete wall; paint and/or seal concrete wall; remove existing signage and replace with neon signage and painted window signs. Additionally, funds were requested to repair, paint and/or seal exterior walls, and create new painted signage on the east and west walls.

**Comments:** The panel noted that this building is very prominent in North Bend, and that a successful facade restoration will demonstrate to other property owners that the rehabilitation of their historic structures is a viable alternative to the continued utilization of the Alpine motif. The panel decided to focus on funding for the facade, rather than the other elevations of the building.

3. **Applicant:** Susan and Dale Sherman  
**Landmark:** Sherman Tile, Snoqualmie Historic Commercial District

**Project Budget:** \$40,736  
**Requested:** \$37,902  
**Recommended award:** \$10,632

**Project Summary:** Funds were requested to reconstruct the facade of the building. The proposal submitted included building a new foundation, demolishing the upper facade, canopy, doors, and foundation, and rebuilding the front facade, replacing floor joists, building a new store front with new double-pane windows, new doors, and new siding. The plans also include a new metal canopy. This is the third phase of a major building remodel. The owners have already completed work on the rear elevation and interior, including the structure.

**Comments:** The panel noted that the owners have already completed significant work on the building as phase I and II of the project, and that this project will play a key role as a model for storefront restoration.

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PROJECTS NOT RECOMMENDED FOR FUNDING

1. **Applicant:** Blake Randleman  
**Landmark:** Randleman Realty, Snoqualmie Historic Commercial District

**Project Budget:** \$32,000  
**Requested:** \$32,000  
**Recommended:** \$0

**Project Summary:** Funds were requested to remove existing marquee and replace with a new canopy, replace the roof, repair siding, replace gutters, and paint exterior.

**Comments:** While the panel felt that the proposed work would have a positive impact on the historic district, the panel was concerned about the lack of a detailed project description or prioritization of the requested elements as part of a preservation plan.

2. **Applicant:** Catherine Randleman  
**Landmark:** Isadora's, Snoqualmie Historic Commercial District

**Project Budget:** \$28,000  
**Requested:** \$28,000  
**Recommended:** \$0

**Project Summary:** Funds were requested to repair the roof and foundation, and install a new canopy on the front of the building.

**Comments:** The panel was concerned by the lack of a detailed project description or prioritization of the requested elements as part of a preservation plan.