



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**December 11, 2001**

**Motion 11342**

**Proposed No.** 2001-0579.1

**Sponsors** Nickels, Miller and Phillips

1           A MOTION approving funding for three landmark  
2           stabilization projects in accordance with Ordinance  
3           11578.

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WHEREAS, the King County landmarks and heritage commission is authorized  
by Ordinance 11578 to administer a landmark stabilization funding program, and

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WHEREAS, funding was recaptured from a landmark stabilization grant  
approved through Motion 10480 that was funded through the 1995 Suburban Arts and  
Heritage Initiative, and

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WHEREAS, in response to the February 28 Nisqually earthquake, the  
commission held a special earthquake damage repair emergency funding round for  
landmarks, and

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WHEREAS, the King County landmarks and heritage commission received three  
applications requesting fifty-six thousand three hundred fifty-nine dollars from the  
landmark stabilization program, and

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17           WHEREAS, the King County landmarks and heritage commission reviewed the  
18 applications and made recommendations as listed in Attachment A to this motion, and

19           WHEREAS, the recommendations for landmark stabilization funding adhere to  
20 the program goals and administrative guidelines approved by the King County council in  
21 Motion 9514;

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

Motion 11342

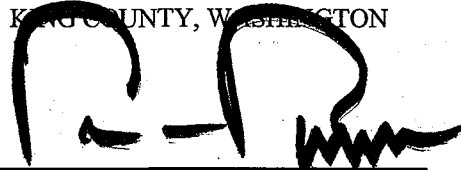
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23           The executive is hereby authorized to reallocate a total of thirty thousand dollars  
24           for three projects as described in Attachment A to this motion.  
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Motion 11342 was introduced on 12/3/01 and passed by the Metropolitan King County Council on 12/10/01, by the following vote:

Yes: 10 - Mr. von Reichbauer, Ms. Miller, Mr. Phillips, Mr. Pelz, Mr. McKenna, Ms. Sullivan, Mr. Pullen, Mr. Gossett, Mr. Irons and Ms. Patterson  
No: 0  
Excused: 3 - Ms. Fimia, Mr. Nickels and Ms. Hague

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON



Pete von Reichbauer, Chair

ATTEST:



Anne Noris, Clerk of the Council

Attachments    A. Landmark Emergency Funding Round, B. 2001 Nisqually Earthquake Damage Repair Funding Guidelines

August 24, 2001

**TO: Landmarks and Heritage Commissioners**

**FM: Julie Koler, Historic Preservation Officer**

**RE: Landmark Emergency Funding Round**

The Landmarks and Heritage Program is making emergency funds available to owners of landmark properties that were damaged in the Nisqually earthquake. Funding applications are typically reviewed by a Commission committee or a peer panel; however, due to time constraints and commissioner availability, and because these requests are quite straightforward, the Commission will review the applications at its August 30<sup>th</sup> meeting.

#### **Background**

*Funding* for this round is derived from recaptured monies originally allocated in the 1995 bond-funded Landmark Stabilization Grant Program; \$37,000 is available for allocation.

*Eligible properties* include King County landmarks and landmarks located in cities that are participating in the Interlocal Preservation Program. Properties that were eligible for the recent Cultural Facilities emergency funding round are not eligible for this round. Further, only those property owners who responded to my March 6, 2001 letter by formally reporting damage sustained from the Nisqually earthquake are eligible to apply.

*Eligible expenses* are limited to the following items which must be specifically related to damage sustained from the earthquake: 1) stabilization and shoring; 2) construction-related permitting, design, architectural and engineering fees; and, 3) labor and materials.

Applicants are not required to provide a match; and they are on notice that they will not necessarily receive the full amount of requested funding.

#### **Evaluation Criteria**

Awards shall be made on a competitive basis using the following criteria:

- Extent to which repair of damage will facilitate the long-term preservation and on-going use of the landmark
- Extent to which repair and rehabilitation work follows the *Secretary of Interior's Standards for Rehabilitation*.

#### **List of Applicants**

- Project descriptions and comments follow in the project summaries section

- Photographs & support materials will be available at the Commission meeting

	<b>Applicant/Project</b>	<b>Cost</b>	<b>Request</b>	<b>Recom.</b>
1	<b>City of Snoqualmie</b> <i>Snoqualmie City Hall</i> Retrofit to prevent future structural damage. Reroof; repoint exterior walls; repair windows; replaster interior walls; repair floor covering	\$330,000	\$10,000	\$10,000
2	<b>Fall City Masonic Lodge</b> <i>Fall City Masonic Hall</i> Repair interior plaster walls in second-story lodge room	\$32,000	\$9,657 \$18,305	\$10,000
3	<b>Waterman Masonic Lodge</b> <i>Burton Masonic Hall</i> Remove all lath and plaster in second-story lodge room and replace with new wallboard	\$18,397	\$18,397	\$10,000

**Project Summaries**

**1. Snoqualmie City Hall Cost: \$330,000 Request: \$10,000**

The Snoqualmie City Hall was the most extensively damaged of all the landmarks in the suburban cities to which King County provides preservation services. It was constructed in 1923 to house the State Bank of Snoqualmie, and was adapted for use by City government many years ago. The building is an important contributing structure within the Snoqualmie Historic Commercial District; only the exterior was designated as a feature of significance. It fits the profile of the historic building type in the region most seriously damaged by the quake: 20s-era, un-reinforced masonry construction. Damage was extensive; the building has been closed to the public since the quake and no repair work has yet been undertaken. Planned work includes both retrofitting the building to prevent future damage and rehabilitating it to its pre-disaster condition. The City is currently negotiating with its insurance company to determine what is eligible for reimbursement, and it has submitted a request for FEMA funding but that amount is as yet unknown.

**2. Fall City Masonic Hall Cost: \$32,000 Request: \$9,660/\$18,305**

The Fall City Masonic Hall, constructed in 1895, was designated as a King County Landmark in 1994. All exterior portions of the building, the first floor meeting room, staircase and foyer and *all of the second floor interior exclusive of the bathroom* were designated as features of significance. The building is still owned and used by the Fall City Masonic Lodge as a meeting place. It is also used extensively for community events/meetings. The two-story, woodframe building has withstood numerous earthquakes without significant damage; however, the lath and plaster walls on the interior of the second-story lodge room were extensively cracked in the Nisqually quake. The applicant is requesting funds to repair the walls. No work has been

undertaken to date. The overall project bid was broken into three parts (see page one of bid). The actual request (see last page of bid) was broken into two parts: \$9656 for Area #1 (mid-band area--top of the chair rail to the trim piece on the cove); and 2) \$18,305 for Area #1 and Area #2 (coved area at ceiling). Substantial savings if all areas repaired concurrently. Lodge members will provide in-kind services (cover and protection) amounting to \$300 on Bid #1 and \$400 on Bid #2.

**3. Burton Masonic Hall                      Cost: \$18,397                      Request: \$18,397**

The Burton Masonic Hall, located on Vashon Island, was constructed in 1894 one year before the Fall City Masonic Hall. It was designated as a King County Landmark in 1995; *only the exterior was designated as a feature of significance*. The first floor of the building is occupied by an art gallery; the second-story lodge room is used for Masonic Lodge meetings. The lodge room sustained significant damage in the quake: plaster cracked and fell from the walls and ceiling, and the scratch coat separated from the wood lath. No repair work has been conducted to date. The applicant states that the cost to repair the plasterwork is not economically feasible and proposes to use new wallboard to finish the walls and ceiling.

**KING COUNTY LANDMARKS AND HERITAGE COMMISSION  
2001 NISQUALLY EARTHQUAKE DAMAGE REPAIR FUNDING  
GUIDELINES**

**Emergency Grants for Earthquake Damaged Landmarks**

**Contact:** **Julie Koler, Historic Preservation Officer**  
(206) 296-8689 / [julie.koler@metrokc.gov](mailto:julie.koler@metrokc.gov)  
King County Landmarks & Heritage Program  
506 Second Avenue, Suite 200, Seattle, WA 98104

**Deadline:** **Tuesday, August 21, 2001**  
Please Note: This is not a postmark deadline. All application materials must be received by the King County Office of Cultural Resources by 4:30 pm on August 21.

**Eligibility**

The applicant must be the owner of a designated King County Landmark or a locally designated Landmark within a city participating in the King County Landmarks Interlocal Preservation Program. Property owners who formally reported damage resulting from the Nisqually earthquake by responding to our March 6, 2001 letter may submit applications for this funding. Eligible expenses are limited to the following items which must be specifically related to damage sustained from the Nisqually earthquake: (a) stabilization and shoring work; (b) construction-related permitting, design, architectural and engineering fees; and, (c) labor and materials.

**Award Amounts**

Awards will be made on a competitive basis using the evaluation criteria outlined below. Applicants are not required to provide a match; however, applicants may not receive the full amount of requested funding. Requests of up to \$10,000 per property will be considered.

**Evaluation Criteria**

Awards will be made on a competitive basis. The following criteria will be used to evaluate applications:

- Extent to which repair of damage will facilitate the long-term preservation and on-going use of the landmark
- Extent to which all repair and rehabilitation work follows *The Secretary of the Interior's Standards for Rehabilitation (copies attached)*

**Application Review Timeline**

Applications will be reviewed by the Landmarks and Heritage Commission at its **August 23, 2001** meeting. The Commission will forward its recommendations to the King County Council. Council approval is anticipated in the fall. For information regarding all legal and contractual requirements, please request a copy of the 1995 Landmark Restoration Grant Program Guidelines.

## 2001 Emergency Grants for Earthquake Damaged Landmarks

### Application Requirements

1) A one-page *cover page* to include the following information:

Name of Applicant / Property Owner:  
Mailing Address:  
Contact Name:  
Contact Phone:  
Contact e-mail:  
Name and location of landmark property:  
Funding Amount Request:

2) A typed *narrative* of *no more* than two pages, to include:

- Description of damage sustained by the Nisqually earthquake.
- Description of the impact the damage has had on use or operation of the landmark.
- Description of the work planned or already undertaken to repair the damage.
- Description of how the planned work (or previously undertaken work) complies with *The Secretary of Interior's Standards for Rehabilitation*.
- Description of other sources of funding that have been explored and/or secured.

4) Provide the *budget information* for the project, including both expenses and anticipated income. You may use this table or create one adapted to your project provided it includes the same basic information. List any non-King County funding sources and amounts expected, including your own contribution.

Project Element	Cost	In-kind	Cash required
Design			
Construction			
Fixed Assets			
Soft Costs (permits, insurance)			
Total			

5) **Photographs:** Enclose at least one clear photograph of each damaged feature / area of work to be undertaken. If some repairs have already been undertaken, include "before" photographs, if available.



**6) *Cost Estimates:*** Provide copies of any estimates or bills from architects, contractors or other service providers who you worked with to develop the project budget or to undertake portions of the project that have already been completed.