



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

September 17, 2002

Motion 11539

Proposed No. 2002-0398.1

Sponsors Edmonds and Phillips

1 A MOTION approving six projects for the King County
2 landmarks rehabilitation program, funded in accordance
3 with Ordinance 11242.

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 WHEREAS, the King County landmarks and heritage commission is authorized
7 by Ordinance 11242 to administer heritage special projects, and

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 WHEREAS, the preservation and enhancement of significant landmark properties
is encouraged by Ordinance 10189, and

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 WHEREAS, the landmarks and heritage commission has identified numerous
landmark properties that are threatened or endangered, and

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 WHEREAS, the King County office of cultural resources received six
applications requesting \$94,955 from the 2002 landmark rehabilitation program, a
component of the heritage special projects program, and

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

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

20 WHEREAS, the financial plan supports heritage special projects funding;

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

22 The executive is hereby authorized to allocate a total of \$71,000 for six landmark
23 rehabilitation projects as described in Attachment A to this motion.

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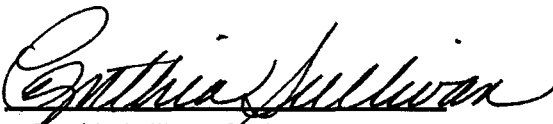
Motion 11539 was introduced on 8/26/2002 and passed by the Metropolitan King County Council on 9/16/2002, by the following vote:

Yes: 13 - Ms. Sullivan, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr. Phillips, Mr. Pelz, Mr. McKenna, Mr. Constantine, Mr. Pullen, Mr. Gossett, Ms. Hague, Mr. Irons and Ms. Patterson

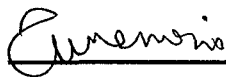
No: 0

Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Cynthia Sullivan, Chair

ATTEST:



Anne Noris, Clerk of the Council

Attachments A. Landmarks and Heritage Commission Funding Recommendations, B. Landmark Rehabilitation Financial Plan

**2002 LANDMARK REHABILITATION PROGRAM
Funding Recommendations**

OVERVIEW

The King County Landmarks and Heritage Commission's Landmarks Rehabilitation Program Panel met on May 9, 2002 to review applications to the 2002 Landmarks Rehabilitation Program.

Serving on the Committee were:

- Pat Fels, Preservation Architect
- Cima Malek-Aslani, Preservation Architect
- Patrick Schneider, Attorney
- Bob Weaver, Archaeologist/Anthropologist/Architect

The following summarizes the Panel's findings and recommendations:

- A total of six applications were received and reviewed; the total amount of funding requested was \$94,944.
- The panel recommended support for six applications with a total of \$71,000 in available funds. Recommended awards range from \$4,250 to \$17,000.
- Funds were recommended for work on designated features of significance of the landmark properties, and for improvement to electrical, mechanical, and structural systems. Applicants were the owners of King County Landmarks and City Landmarks located in jurisdictions participating in the King County Interlocal Preservation Program (KCIPP).
- Applications were reviewed and evaluated based upon the following criteria, as stated in the 2002 Landmark Rehabilitation Program guidelines:
 - *Extent to which all repair and rehabilitation work follows The Secretary of the Interior's Standards for Rehabilitation*
 - *Extent to which project will facilitate the long-term preservation and on-going use of the landmark*
 - *Extent to which project furthers the restoration/preservation of the landmark's features of significance*
 - *Financial capability of applicant to complete the project*
 - *Credible project cost estimate based on consultation with a contractor or architect with demonstrated experience in historic preservation projects*
 - *Readiness of applicant to complete proposed work (percentage of project costs in hand or firmly committed, and architectural and engineering studies completed or in progress, or other indications of project viability)*
 - *Ability of applicant to maintain and preserve the landmark property*

The Landmarks and Heritage Commission recommends the following allocations for the 2002 Landmark Rehabilitation Program:

	Project/Applicant	Total Project Cost	Amount Requested	Recommended Award
1	Tollgate Farmhouse (North Bend) City of North Bend	\$32,250	\$27,750	\$18,000
2	Mary Olson Farm [Auburn] White River Valley Museum	\$1.8 M	\$16,000	\$16,000
3	Auburn Carnegie Library Mary Margaret	\$17,000	\$17,000	\$17,000
4	Rotary Snowplow No. 10 [Snoqualmie] NW Railway Museum	\$6,770	\$4,250	\$4,250
5	Entwistle House [Carnation] Matt Dillon	\$24,395	\$21,495	\$10,000
6	First Church of Christ Scientist, Kirkland Kirkland Heritage Society/City of Kirkland	\$11,360	\$8,460	\$5,750
	TOTAL		\$94,955	\$71,000

Project Summaries

1. Tollgate Farmhouse Cost: \$32,250 Request: \$27,750

The Tollgate Farmhouse is owned by the City of North Bend and is the only historic building remaining on the large historic land parcel directly associated with the settlement era and modern dairy farming. The house is currently abandoned and the windows and doors are boarded up. A tarp is used to cover holes in the shingle roof. Some interior damage has occurred due to weather exposure. The rear additions have collapsed and the front porch is altered. Other distinctive exterior features and building materials appear to be in fair condition and are repairable. Historic photographs are available to document other exterior changes. Many interior features remain in place and are in relatively good shape. The City of North Bend is preparing a Master Plan for the entire farmstead site, which will identify a restoration plan and public use for the farmhouse. The City of North Bend will devote \$6,500 toward the proposed project. *The proposed project involves emergency repairs: reroofing/installation of a new sawn cedar shingles, removal of a tree and repair of associated foundation damage, repair of dry-rotted floor joists, selective site*

clean-up, interior clean-up and security measures, preparation of rehabilitation design and bid documents, and removal of contaminated soils.[Award funding does not include preparation of rehabilitation design and bid documents, removal of contaminated soils.] Recommended Award: \$18,000

2. Mary Olson Farm Cost: \$1.8 M Request: \$16,000

The Mary Olson Farm is owned by the City of Auburn and by lease arrangement with the White River Valley Museum and White River Valley Historical Society is working cooperatively toward its restoration. The 60-acre, 1879 farmstead includes a unique collection of farm and out-buildings (house, barn, weaving shed, outhouse, smokehouse, chicken coop, rabbit hutches, garage, tool shed), a 100-year old orchard and several other historic/environmental site features. A Master Plan was prepared in 2000 and is a guiding document for a \$1,800,000 farmstead restoration project. The proposed project focuses on the c. 1920 weaving shed, a 16' x 12' wooden building designed and used specifically for the weaving of rugs. Currently, the Weaving Shed is *at risk* of further decay and collapse - it rests on round rocks and is slumping. State grant funds will be devoted to roof structure repairs and a new cedar shake roof this upcoming summer. *The requested funds will be used to design and restore the foundations, walls (interior/exterior), floor and sub floor, windows and door – completing the restoration / stabilization of the entire building. Recommended Award: \$16,000*

3. Auburn Carnegie Library Cost: \$17,000 Request: \$17,000

The Auburn Carnegie Library building is owned by a private property owner who acquired it in the 1960s when it was threatened after a new city library was constructed. It has now been used as a music and dance center for several decades. The original windows, trims, moldings, masonry, interior finishes remain virtually unchanged since its 1914 construction. A number of rehabilitation and general restoration issues have been identified and warrant attention, however the most pressing issue is serious damage to a portion of the brick veneer caused by both the 1959 and the 2001 Nisqually earthquakes. The requested funds would be devoted to addressing the structural failure on the south wall that threatens the building's (as well as public) safety and if left un-repaired could threaten the business and long-term building viability and preservation goals. The owner is able to address regular maintenance needs, however he does not have the financial capability to provide funding for any part of the necessary stabilization/restoration work. *The proposed project involves emergency repairs: removal of the existing brick veneer, stabilization of the interior load-bearing wall and replacement of the original brick and repointing of the mortar joints. A highly qualified, volunteer, historic preservation professional assisted with the preparation of the grant application and will assist with managing the project. Recommended Award: \$17,000*

4. Rotary Snowplow No. 10 Cost: \$6,770 Request: \$4,250

The Northern Pacific Steam Rotary Snowplow No.10 is owned by the Northwest Railway Museum and was one of the last steam-powered machines left in service on a major North American railway. Built in 1907, it was donated to the museum in 1968 where it remained in

storage for some 31 years. During this period, it suffered from some deterioration including rust accumulation, broken glass, rotted wood (mostly windows) and peeling paint. A Restoration Plan for the snowplow was prepared in August 1999. Major restoration and stabilization work has been completed, however essential work remains to be completed. A Snoqualmie Valley Rotary Club contribution, earned income and in-kind volunteer time will also be used to complete this proposed portion of the overall project. *The requested funds would be used to replicate, finish and install 10 windows in the sides of the snowplow car body. These window sash will complete the major exterior work and protect the otherwise well-preserved interior of the car. Recommended Award: \$4,250*

5. Entwistle House **Cost: \$24,395** **Request: \$21,495**

The Entwistle House is a distinctive craftsman bungalow design residence constructed in 1912 for an early Snoqualmie Valley family member and is now owned by a private property owner. The applicant undertook a prior LHC grant project in 1996 that involved the construction of a new foundation. In order to undertake this work the distinctive river rock porch had to be removed. Some foundation work was prepared for this reconstruction project. The applicant has consulted with a stonemason to develop a plan for reconstructed porch that will be more structurally sound and replicate the original design. The proposed project will also involve reconstructing concrete walkways and address damage caused to the chimney by the Nisqually earthquake. Applicant plans to secure immediate cash to undertake the project by refinancing the house and will contribute \$2,900 in cash and services toward the project. *The requested funds would be used to reconstruct the original front porch (including wooden deck, stone walls and wood columns), repair/reconstruct the chimney and replace concrete walkway. [Partial award funding to be directed toward porch reconstruction project] Recommended Award: \$10,000*

6. First Church – Kirkland **Cost: \$11,360** **Request: \$8,460**

The First Church of Christ Scientist – Kirkland is owned by the City of Kirkland who has since 1999 undertaken to move and rehabilitate the building as a community meeting hall and heritage resource center in cooperation with the Kirkland Heritage Society (KHS). The purpose of the proposed project is to restore the interior window wall and doors that originally separated the meeting room from the office/board room. This wall was removed when the building was converted for use as an architect's office. The project will reuse original salvaged doors and is based on an historic photograph. The preliminary design and costs were previously prepared as part of the overall project plan. KHS has already raised funds toward the completion of the overall project and will provide \$2,900 in cash and in-kind services toward this portion of the work. *The requested funds would be used to restore/reconstruct an interior window wall and reuse original (salvaged) doors in order to once again separate the meeting room from the office/board room. [Partial award funding to be directed toward partition reconstruction project] Recommended Award: \$5,750*

King County Office of Cultural Resources
Landmarks Rehabilitation Program

2002 Operating Budget Authority in Cultural Development (Dept 0301)
Supported by 2001 Hotel/Motel Tax Revenues

Landmarks Rehabilitation

2002 Adopted Budget	1810	71,678	
Adjustment (actual revenue received-adopted budget)		<u>(619)</u>	<u>71,059</u>
Balance Available for 2002 Program			71,059
This Motion		<u>(71,000)</u>	<u>(71,000)</u>
Balance			59