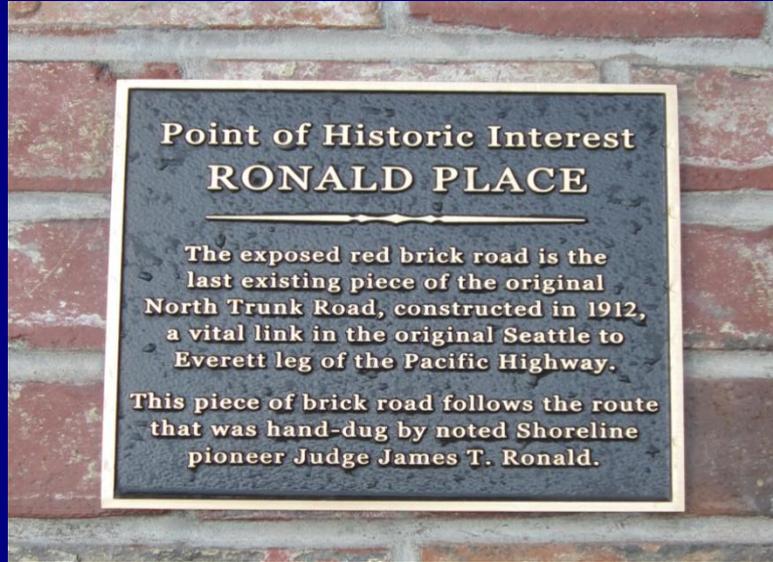


# Shoreline...It's Historic?



## Historic Inventory Update Project

Open House

September 25, 2013



# Historic Inventory?

Identifies those resources that are potentially eligible for designation as a Shoreline Historic Landmark



**Howell Building/Walker  
Trunk Factory – 1939 Photo**

# Current Project

- \$6,000 grant from 4Culture
- Update existing inventory – modified and demolished properties
- Add at least 50 properties to inventory east of Aurora – focus on Light Rail Station Study Areas



**King County**

**Historic Preservation Program**

**Shoreline Historical Museum**

# Identifying Historic Resources

## Typical Inventory Form

### HISTORIC PROPERTY INVENTORY FORM

#### IDENTIFICATION SECTION

Field Site No. **1185** OAHF No.  
 Site Name Historic **Lago Vista Club House**  
 Common  
 Field Recorder **C. Coppas**  
 Owner's Name **North Seattle Bell Co.**  
 Address **1227 NE 198th**  
 City/State/Zip Code **Seattle, WA 98155**

Status  Survey/Inventory

- Survey / Inventory
- National Register
- State Register
- Determined Eligible
- Determined Not Eligible
- Other (HABS, HAER, NHL)
- Local Designation

#### PHOTOGRAPHY

Photography Neg. No. **20:08**  
 (Roll No. & Frame No.)  
 View of **NE**  
 Date **9/96**

Classification  District  Site  Building  Structure  Object **building**  
 District Status  NR  SR  LR  INV  
 Contributing  Non-Contributing   
 District/Thematic Nomination Name

#### DESCRIPTION SECTION

Materials & Features / Structural Types  
 Building Type **institutional**  
 Plan **rectangular**  
 Structural System **wood frame**  
 No. of Stories **1.5**

Roof Type **gable**

- Gable  Hip
- Flat  Pyramidal
- Monitor  Gambrel
- Shad  Other (specify) \_\_\_\_\_

Cladding (Exterior Wall Surface) **horizontal beveled**

- Log
- Horizontal Wood Siding
- Rustic Drop
- Clapboard
- Wood Shingle
- Board and Batten
- Vertical Board
- Asbestos/Asphalt
- Brick
- Stone
- Stucco
- Terra Cotta
- Concrete/Concrete Block
- Vinyl/Aluminum Siding
- Metal (specify) \_\_\_\_\_
- Other (specify) \_\_\_\_\_

Roof Material **composition**

- Wood Shingle
- Wood Shake
- Composition
- Slate
- Tar/Built-up
- Tile
- Metal (specify) \_\_\_\_\_
- Other (specify) \_\_\_\_\_
- Not visible

Foundation **concrete**

- Log
- Concrete
- Post & Pier  Block
- Stone
- Brick  Poured
- Not Visible  Other (specify) \_\_\_\_\_

(Include detailed description in Description of Physical Appearance)  
 Integrity  Intact  Slight  Moderate  Extensive  
 Changes to plan ..... slight  
 Changes to windows ..... slight  
 Changes to original cladding ..... slight  
 Changes to interior ..... slight  
 Other (specify) \_\_\_\_\_

[Field Surv# 69 ]

#### LOCATION SECTION

Address **1955 14th Ave NE**  
 City/Town/County/Zip Code **Seattle King 98155**  
 Twp. / Range / Section **26-04-05** 1/4 Section 1/4 1/4 Section  
 Tax No./Parcel No. **3971701155** Acreage  
 Quadrangle or map name  
 UTM References Zone **Easting** Northing  
 Plat / Block / Lot **Lago Vista, B11 Lot 24**  
 Supplemental Map(s)

State of Washington, Department of Community Development  
 Office of Archaeology and Historic Preservation  
 111 21st Avenue SW, P.O. Box 4843  
 Olympia, WA 98504-8343 (360) 753-4011



High Styles/Forms (check one or more of the following) Vernacular  
 Greek Revival  Spanish Colonial Revival/ Mediterranean  
 Gothic Revival  Tudor Revival  
 Italianate  Craftsman/Arts & Crafts  
 Second Empire  Bungalow  
 Romanesque Revival  Prairie Style  
 Stick Style  Art Deco/Art Moderne  
 Queen Anne  Rustic Style  
 Shingle Style  International Style  
 Colonial Revival  Northwest Style  
 Beaux Arts / Classical  Commercial Vernacular  
 Chicago / Commercial Style  Residential Vernacular (see below)  
 American Foursquare  Other (specify) \_\_\_\_\_  
 Mission Revival

Vernacular House Types

- Gable Front  Cross Gable
- Gable front and wing  Pyramidal/Hipped
- Side Gable  Other (specify) \_\_\_\_\_



# Vision for Historic Preservation

Vision 2029 – “redevelopment has been designed to preserve our historic sites and character.”

2012 Comprehensive Plan –

Goal CD IV: Encourage historic preservation to provide context for people to understand their community’s past.

# Vision for Historic Preservation

## Historic Preservation Policies

**CD38. Preserve, enhance, and interpret Shoreline's history.**

CD39. Recognize the heritage of the community by naming or renaming parks, streets, and other public places with their original historic names or after major figures and events.

CD40. Educate the public about Shoreline's history through commemoration and interpretation.

CD41. In conjunction with the Shoreline Landmarks Commission interlocal agreement, develop a process for review of proposed changes to historic *landmark sites and structures to ensure that these resources* continue to be a part of the community.

CD42. Develop incentives, such as fee waivers and code flexibility to encourage preservation of historic resources, including those that are currently landmarked, and sites that are not yet officially designated.

CD43. Encourage both public and private stewardship of historic sites and structures.

**CD44. Work cooperatively with other jurisdictions, agencies, organizations, and property owners to identify and preserve historic resources.**

CD45. Facilitate designation of historic landmark sites and structures to ensure that these resources will be recognized and preserved.

**CD46. Continue to inventory the city's historic resources.**



# What is a KC ILA HPP??

King County

Interlocal Agreement

Historic Preservation Program

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# Why an ILA?

- Compliance with State historic preservation requirements
- Cost efficient delivery of professional services
- Preservation and enhancement of significant aspects of local history
- Protection and enhancement of key elements of community character
- Access to incentives for property owners
- Access to county, state, and federal funding sources for preservation

# ILA Responsibilities

## City Responsibilities

- Sign the ILA agreement
- Adopt an ordinance establishing regulations and procedures
- Appoint a special member to Landmarks Commission
- Reimburse the county for services

## County Responsibilities

- Sign the ILA agreement
- Process all landmark nominations and certificates of appropriateness (COA)
- Review and comment on applications for permits which affect historic resources
- Provide support for inventory update and preservation planning projects
- Bill the city

# Shoreline Landmarks Commission

=

King County Landmarks Commission + Shoreline Special Representative



Commission Meeting



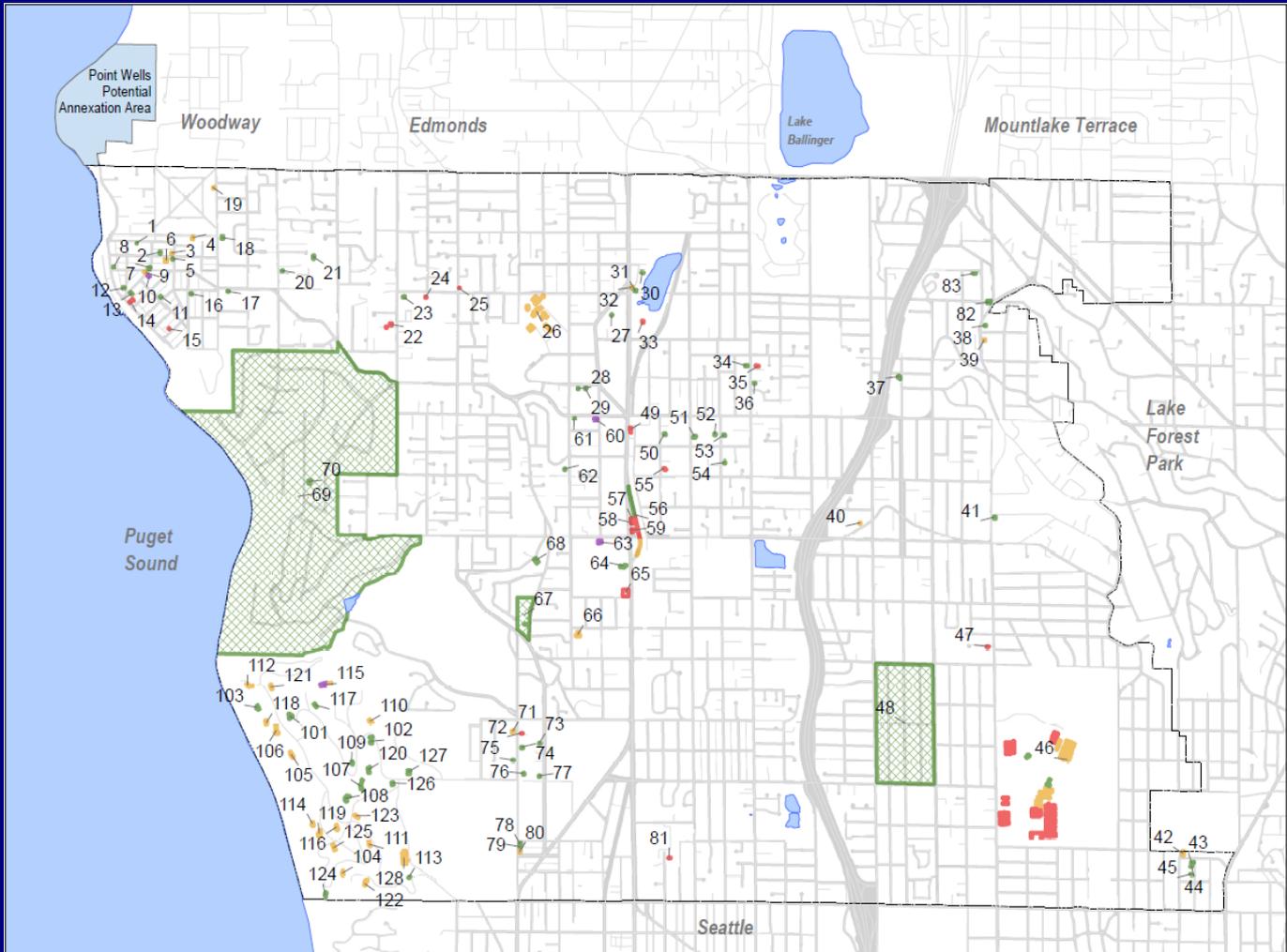
Commission Site Visit



# History of our Inventory

- 1977-78 Original inventory as part of King County Historic Sites Survey – 29 properties, Ronald Place, Highlands Historic District (including 28 residences)
- 1994-96 King County Historic Preservation Program initiated survey and inventory update – 50 additional properties, two neighborhoods

# Current Inventory Map



## City of Shoreline COMPREHENSIVE PLAN

### Status

-  Demolished
-  Existing
-  Landmark
-  Modified

Shoreline's most recent historic inventory was completed in September 1996 with assistance from King County Historic Preservation Program. The 1996 effort expanded on a King County survey of the area originally completed in 1978, and includes properties built before 1954.

In addition to 83 structures, properties, and subdivisions from the 1996 survey, this map includes 30 properties from a 1977 survey of the Highlands.



This map is not an official map. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.

## Historic Inventory

# What is the difference?

## Historic Inventory Property

- Building, structure, site, district or object
- Reconnaissance-level survey
- Identified as potentially eligible for landmark status
- Historic Review required but not protected
- Not eligible for incentives

## Historic Landmark Property

- Building, structure, site, district or object
- Intensive-level survey
- Formally designated by the Shoreline Landmarks commission
- Certificate of Appropriateness required
- Eligible for incentives

# Shoreline Historic Landmarks



# Shoreline Historic Landmarks



# Why would someone want to own a Shoreline Landmark?

Landmark owners are eligible for incentives:

- Current use taxation for historic properties
- Special valuation tax program
- Low interest loans
- Brick and mortar grants
- Special consideration under the building code
- Historic plaques
- Technical assistance

# Landmark Designation Criteria

More than 40 years old

Have integrity of:

- location
- design
- setting
- materials
- workmanship
- feeling
- association

plus...



# Landmark Designation Criteria

**One of the following:**

*Criterion A1*

...associated with events that reflect broad patterns of national, state, or local history

*Criterion A2*

... associated with the lives of significant people

*Criterion A3*

...embody characteristics of a type, period, style or method of construction

*Criterion A4*

...may yield information important in prehistory or history

*Criterion A5*

...outstanding work of a significant designer or builder



# Landmark Designation Process

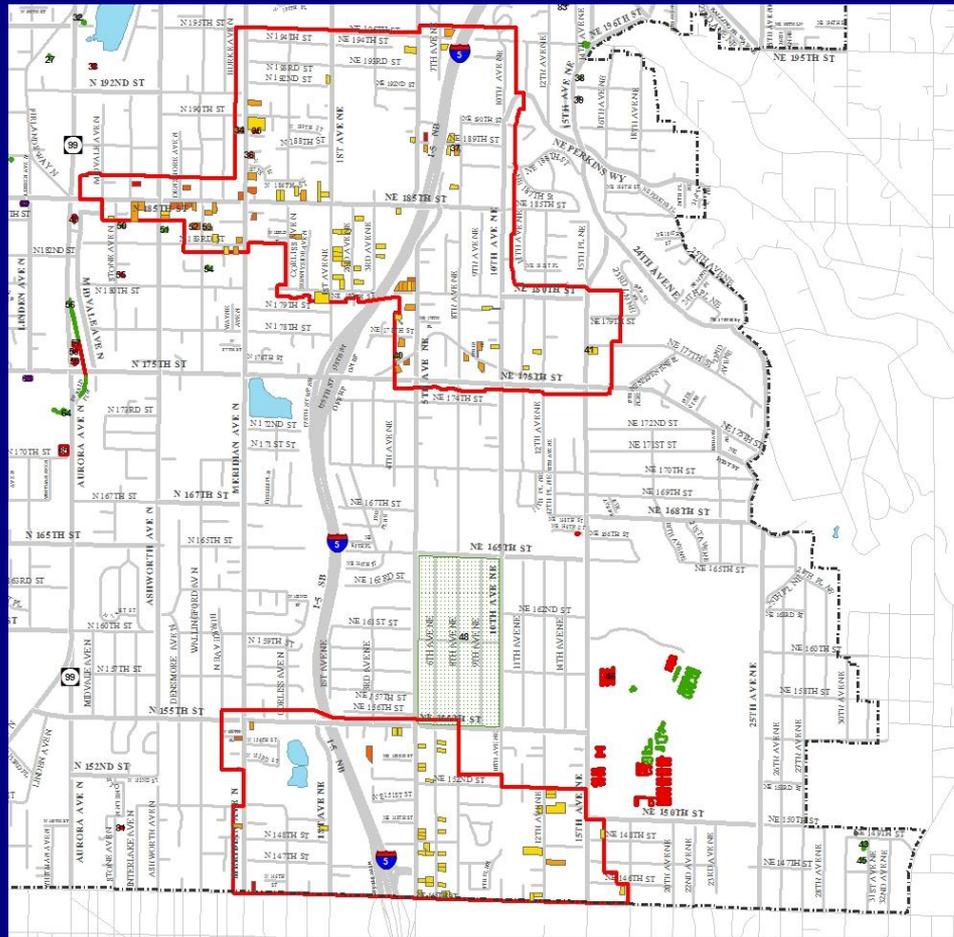
- Anyone may nominate an historic property
- Application is made through the City
- A standard registration form must be completed
- Public hearing scheduled to consider the nomination
- Commission takes public testimony
- A designation report issued approving or rejecting the nomination
- If designated, design controls go into effect immediately
- Owner is eligible to apply for incentive programs
- Designation takes approximately 90 days
- Cost of King County staff time for preparing and processing nomination is passed on to applicant



# Update Project Pre-selection Criteria

1. Built in 1939 or earlier
2. In designated Light Rail Station Study Area boundaries
3. Expand geographic area if fewer than 200 properties identified
4. Add properties suggested by residents within target geographic area

Note: Properties suggested that are not in designated area will be kept for consideration with future updates



**Commercial Building <= 1939 in LRSA**

**YEAR\_BUILT**

- 1900 - 1909
- 1910 - 1919
- 1920 - 1929
- 1930 - 1939

**Residential Building <= 1939 in LRSA**

**YEAR\_BUILT**

- 1900 - 1909
- 1910 - 1919
- 1920 - 1929
- 1930 - 1939

- City Limit
- Land Use Study Area

**Historic Inventory 1996**

**Status**

- Demolished
- Existing
- Landmark
- Modified
- Not Eligible
- Potentially Eligible
- Potentially Eligible-Subdivision
- Undetermined

This map is not an official map. No warranty is made concerning the accuracy, currency, or completeness of data displayed on this map.



# Next Steps

1. Collect suggestions of buildings, structures, sites, districts or objects
2. Run pre-selection analysis of King County Assessor's data
3. Provide preliminary list of ~200 properties to The Sheridan Consulting Group for review
4. Consultant identifies properties for reconnaissance-level survey and adds at least 50 properties to inventory
5. Open House in December - final report and findings presentation

# Questions?

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206-801-2525  
[jnammi@shorelinewa.gov](mailto:jnammi@shorelinewa.gov)



Historic Preservation webpage:

<http://shorelinewa.gov/government/departments/planning-community-development/planning-projects/historic-preservation>