

# HISTORIC PRESERVATION IN KING COUNTY

THE REGULATORY AND REVIEW PROCESS OF THE  
KING COUNTY LANDMARKS COMMISSION

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# HISTORIC PRESERVATION IN KING COUNTY

- WHAT ARE THE STANDARDS, RULES, AND REGULATIONS THAT APPLY TO KING COUNTY LANDMARKS?
- HOW DOES THE KING COUNTY LANDMARKS COMMISSION MAKE IT'S DECISIONS ON PROJECTS?
- HOW ARE THESE DECISIONS COMMUNICATED TO OWNERS, PRACTITIONERS, AND CONTRACTORS?

# FORMAL HISTORIC PRESERVATION IN THE US STARTED IN...

- 1966 NATIONAL HISTORIC PRESERVATION ACT AND FLOWED FROM THERE...
- NHPA enabled states to create legislation and established the SHPO
- Local jurisdictions passed their own ordinances
- Historic Preservation in King County originates in the King County Planning Policies
- King County created the Historic Preservation Program in 1978 with KCC 20.62.



# PART II - WHAT ARE THE ELEMENTS OF THE KING COUNTY HISTORIC PRESERVATION PROGRAM?

- King County Code Section 20.62
- Administrative Rules and Regulations
- King County Landmarks Commission
- King County Historic Preservation Program
- 4 CULTURE

# WHAT DOES KCC 20.62 INCLUDE?

- King County Historic Preservation Program
- Criteria for nomination and designation of landmarks
- Procedures for Certificates of Appropriateness (COAs)
- Procedures for evaluation of economic impact
- Procedures for appeals, penalties, and funding
- Enabled creation of administrative rules

# LANDMARK DESIGNATION CRITERIA

- CRITERION A: Is associated with events that have made a significant contribution to the broad patterns of national, state or local history
- CRITERION B: Is associated with the lives of persons significant in national, state or local history
- CRITERION C: Embodies the distinctive characteristics of a type, period, style or method of design or construction, or that represents a significant and distinguishable entity whose components may lack individual distinction
- CRITERION D: Has yielded, or may be likely to yield, information important to prehistory or history
- CRITERION E: Is an outstanding work of a designer or builder who has made a substantial contribution to the art

# KCLC RULES AND REGULATIONS

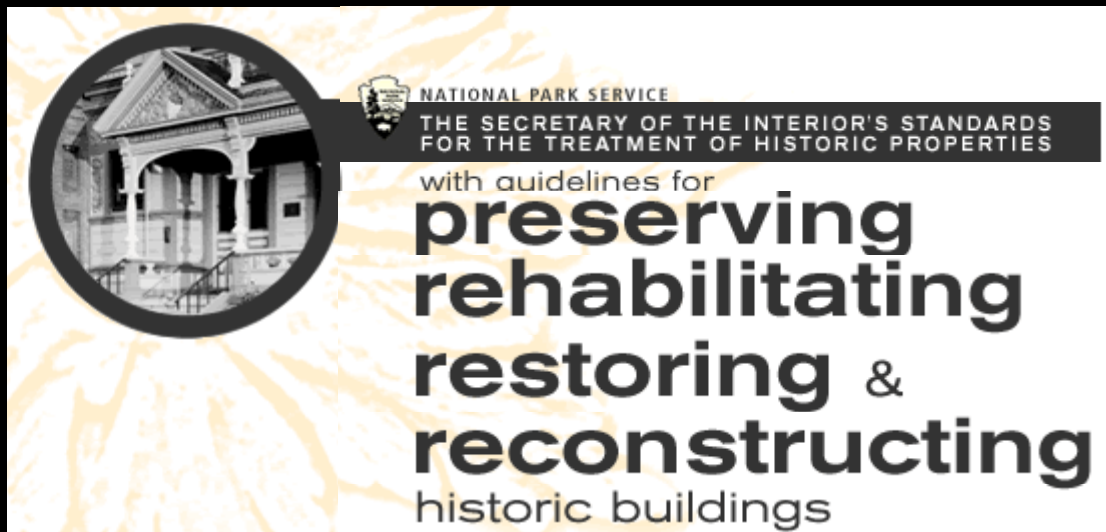
- In many ways they repeat a lot of the provisions of KCC 20.62
- Most importantly, KC Landmarks Commissions Rules and Regulations refer us to the Secretary of the Interior's Standards for evaluation of alterations to designated landmarks.



- What are the Standards and how do they work?

# PART III – THE STANDARDS

- Formally known as....



OR...





# THE ESSENCE OF THE STANDARDS...



... IS NOT THE HYPOCRITIC OATH!

# THE ESSENCE OF THE STANDARDS...

... IS THE HIPPOCRATIC OATH!

- “...I will follow that system of regimen which, according to my ability and judgment, I consider for the benefit of my patients, and abstain from whatever is deleterious and mischievous...”
- Or, in other words...
  - FIRST , DO NO HARM.
- Second, preserve the nature of the original entity



# PRESERVATION – DEFINITION

- PRESERVATION is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.



# REHABILITATION – DEFINITION

- REHABILITATION is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.



# RESTORATION – DEFINITION

- RESTORATION is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.



# RECONSTRUCTION – DEFINITION

- RECONSTRUCTION is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location

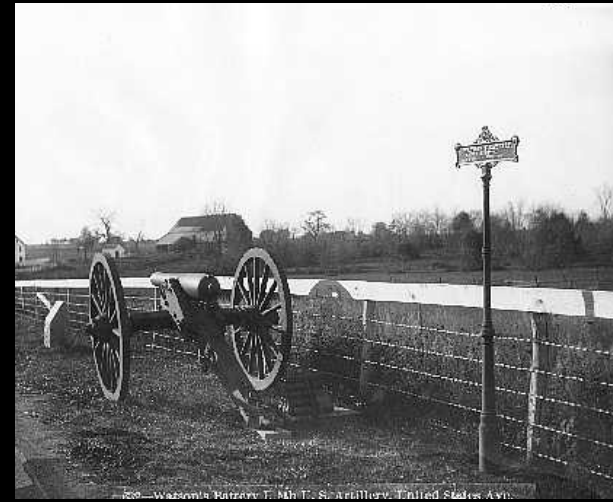


# PART IV - CULTURAL LANDSCAPES

- A CULTURAL LANDSCAPE is defined as "a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values."
- There are four general types of cultural landscapes, not mutually exclusive: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes.



- Historic Designed Landscape



- Historic Site



- Historic Vernacular Landscape



- Ethnographic Landscape



# PART V - WHAT IS A COA AND HOW DOES IT WORK?

- COA = Certificate Of Appropriateness
- Application to the Landmarks Commission for approval of alterations to be done to a landmark.
- A COA can contain the application form, drawings, narrative descriptions, material samples, specifications, or any combination of the above items.
- There are 3 types of COAs
  - Type I
  - Type II
  - Type III

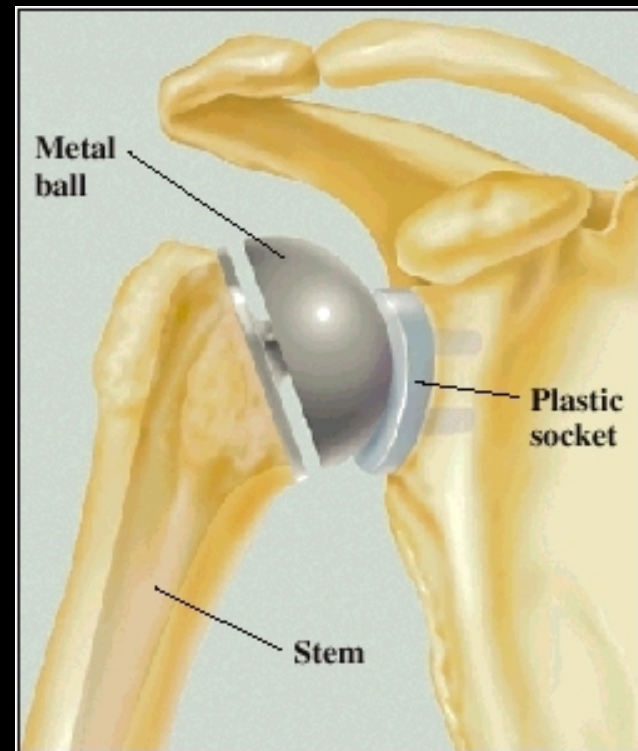
# TYPE I COAs

- Projects that involve restoration of historic features and major repairs using the same type of materials originally found on the building require a Type I COA.
- An example of a project that requires a Type I COA is replacing a deteriorated shingle roof with a new shingle roof. Or replacing old cartilage with newly grown cartilage.



# TYPE II COAs

- Projects that involve alterations in the appearance of the property require Type II COAs.
- Examples of projects requiring Type II COA are building an addition on a landmark building, adding a new building within the boundary of a landmark property or district, or replacing a joint with a metal ball and socket.

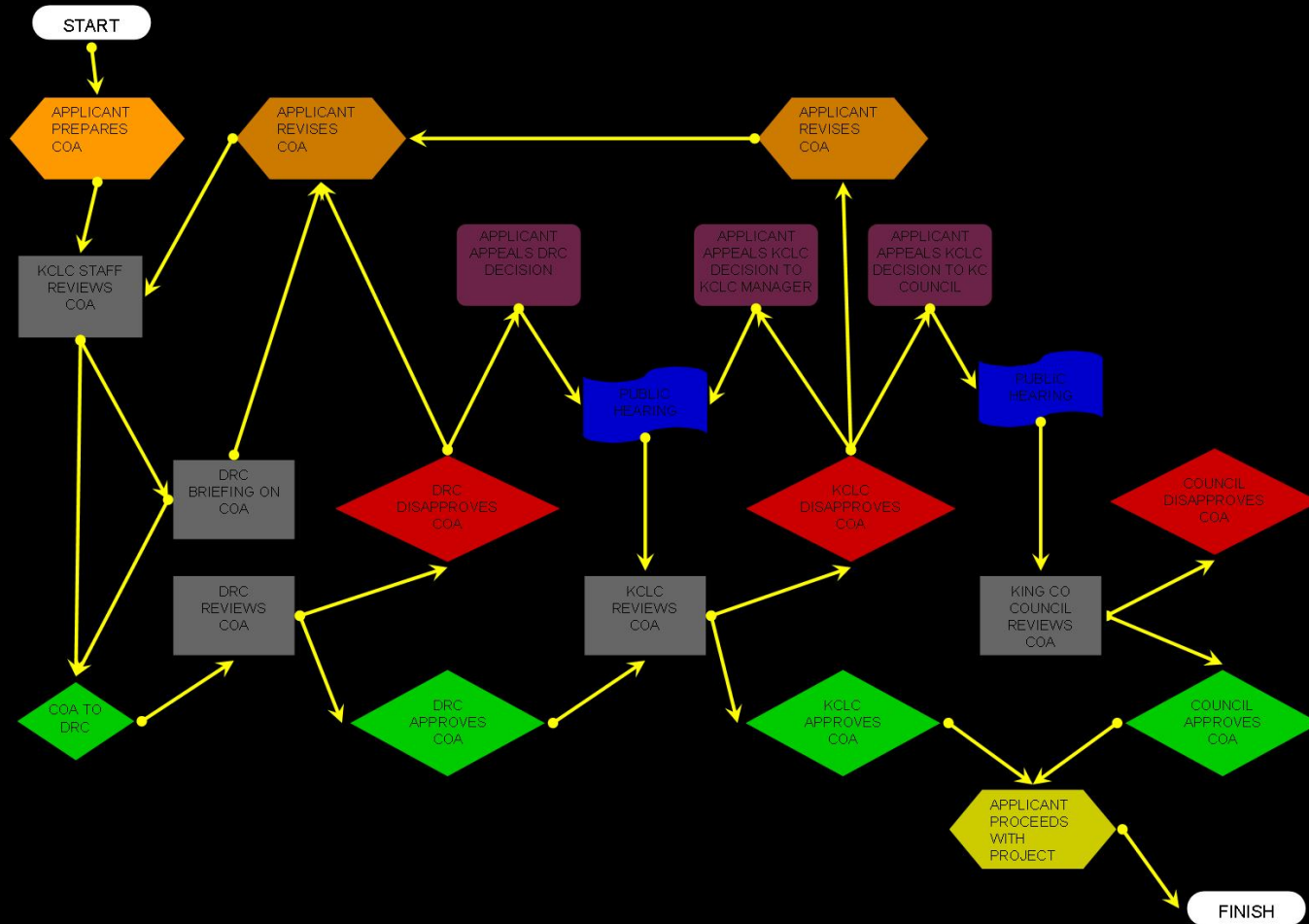


# TYPE III COAs

- Projects that propose the demolition or relocation of landmark properties or the excavation of archaeological sites require Type III COA's.
- These types of projects have an irreversible effect on a landmark property, and therefore require the most stringent review.



# TYPICAL TYPE II COA PROCESS



PART VI – APPLICATION OF SECRETARY  
OF THE INTERIOR'S STANDARDS

CASE  
STUDIES

# MARY OLSON FARM



# HISTORY

- Built in 1897 through 1902
- In Auburn, Washington
- Designated a King County Landmark in 1995
- Farmstead includes an 1897 hay barn, a 1902 farm house, and several outbuildings constructed in the late 19th and early 20th centuries including a weaving house, smokehouse, garage / ice house, and chicken coop.
- Mission Statement/Preservation Philosophy



# SIGNIFICANCE

- It is listed on the National Register of Historic Places under Category A as a Locally Significant place associated with events that have made a significant contribution to the broad patterns of our history.
- It is listed as a King County Landmark, designated under Criterion A1 and A3, for its strong association with the evolving agricultural history of King County and as an intact cultural landscape complete with a late 19<sup>th</sup> century working farm including a farmhouse, several outbuildings, road, creek, fence, orchard, forest, and field features.
- Features of Significance include all exterior portions of the contributing buildings, interior of the barn, all fences, orchard trees...
- The Period of Significance is from 1897 to 1940, encompassing the major physical development of the farm.

# CONDITION

- Siding, which runs the full height of the 30' walls, is rotting
- Doors deteriorating, and a code and ADA compliant floor were non-existent
- Roof needed to be replaced on barn
- Several other structures on property that had collapsed



# CONDITION



# CONDITION

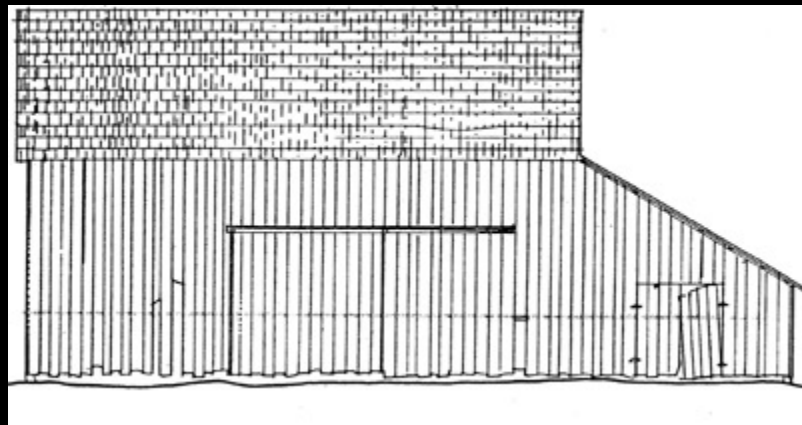


# CONDITION

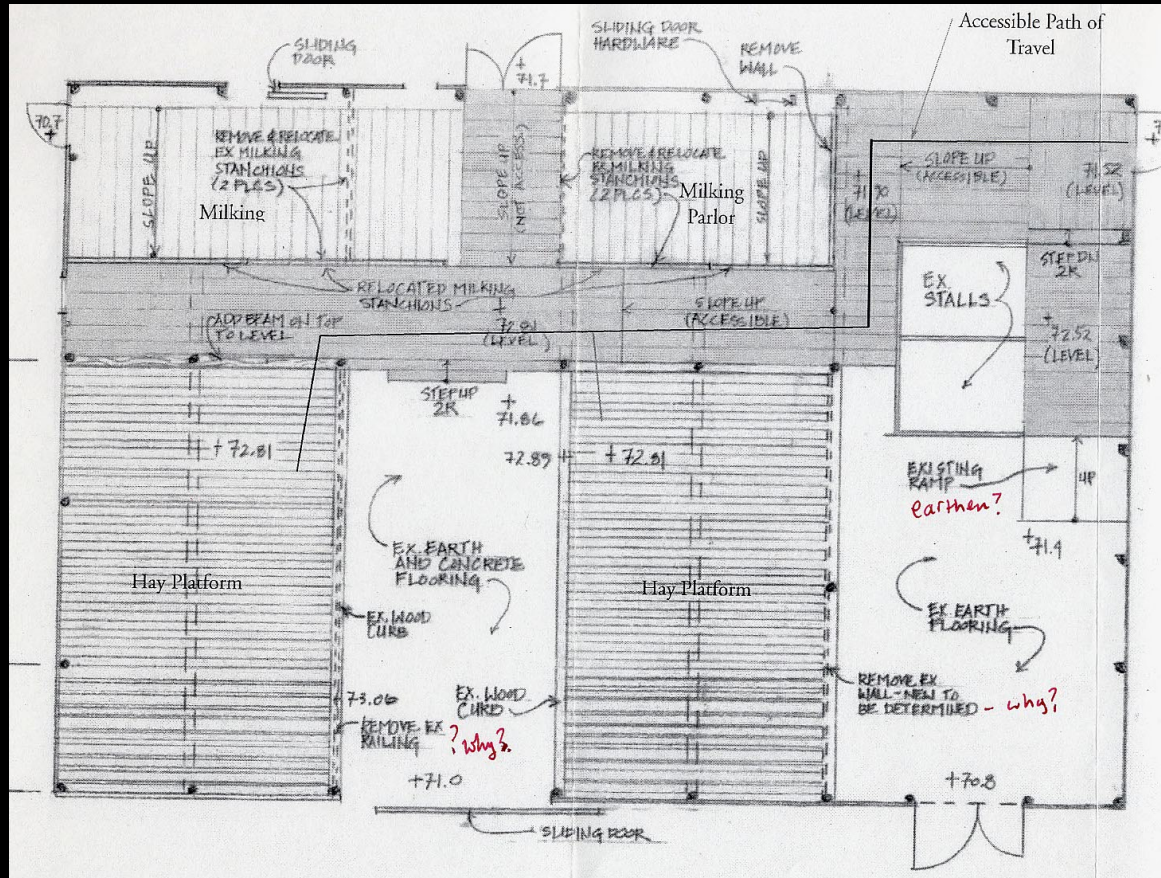


# TYPE II COAs SUBMITTED

- Barn restoration – siding & roof
- Barn restoration – flooring, doors, and siding
- These projects at Mary Olson Farm are the best of preservation where original building fabric is carefully duplicated in material and even method of fabrication and installation



# TYPE II COA'S SUBMITTED



# APPLICATION OF THE SECRETARY OF THE INTERIOR'S STANDARDS

- Standards for Rehabilitation were applied





# CONCLUSION

- All applications for Type II COAs have been approved and work is in progress
- Auburn School District uses the farm as an educational tool for their children demonstrating our heritage and old farming techniques



# QUAALE LOG CABIN



# HISTORY

- Built circa 1903 to 1905
- West edge of the Snoqualmie Valley, near Carnation
- Designated a King County Landmark in 1990



# SIGNIFICANCE

- One of the earliest and best extant examples of log cabin construction in the Snoqualmie River Valley and King County.
- Designated under Criterion A3 as an excellent example of alternating hewn log construction with full dovetail cornering with no overlap.
- Features of Significance include all exterior portions of the house.
- One of two remaining log houses in King County retaining its physical integrity.



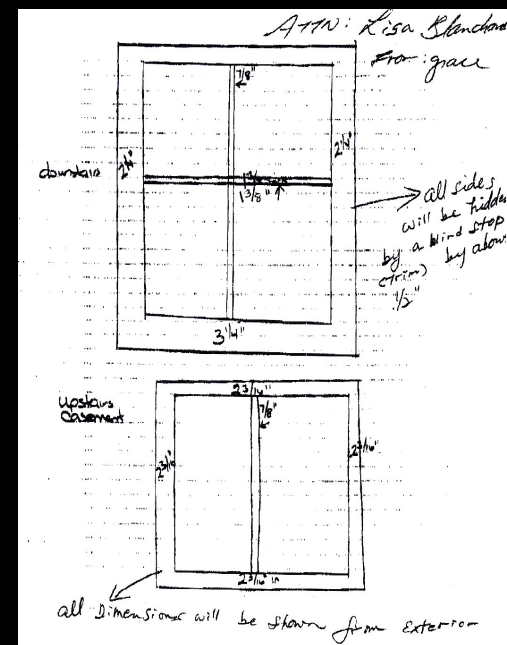
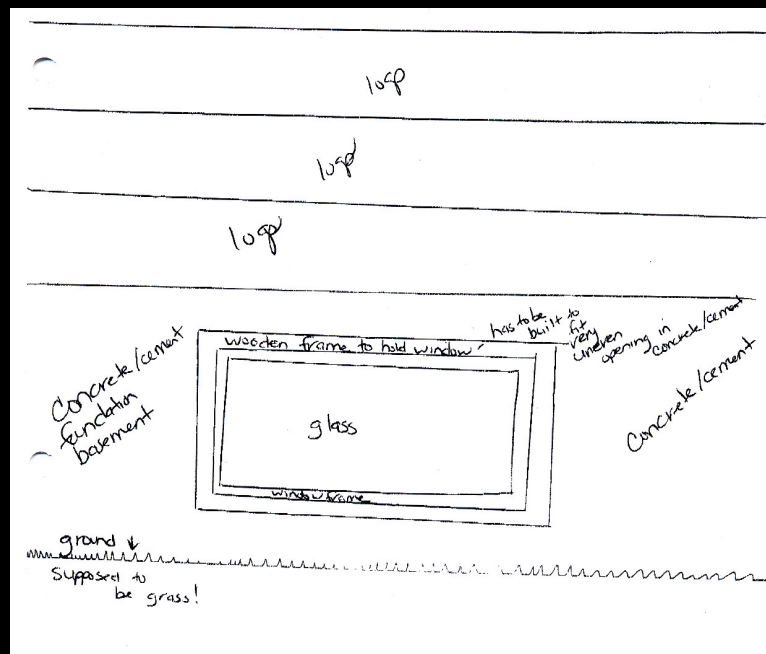
# BUILDING CONDITION

- Roof needed reworking
- Windows and doors did not seal completely
- Deteriorating due to water infiltration



# TYPE II COA APPLICATION SUBMITTED

- COA included in-kind replacement of all original windows with new wood framed windows



# APPLICATION OF THE SECRETARY OF THE INTERIOR'S STANDARDS

- Standards for Rehabilitation were applied



# CONCLUSION

- KCLC approved the application for a Type 2 COA
- Window installation was completed in Mid-2005.





# TOLT BRIDGE DEMOLITION



# HISTORY

- Built in 1922
- Second bridge at this location on Tolt Hill Road, crossing the Snoqualmie River
- Pratt Truss (Parker Sub-type)
- Designed and built at a time when fully riveted trusses were gaining favor with the introduction of the pneumatic riveter.



# SIGNIFICANCE

- Designated less than 10 years ago, in 1997
- Designated under Criterion A3 due to its design as one of only two remaining fully riveted Pratt (Parker sub-type) trusses in King County
- Features of Significance include: All components of the bridge and their associated approaches.

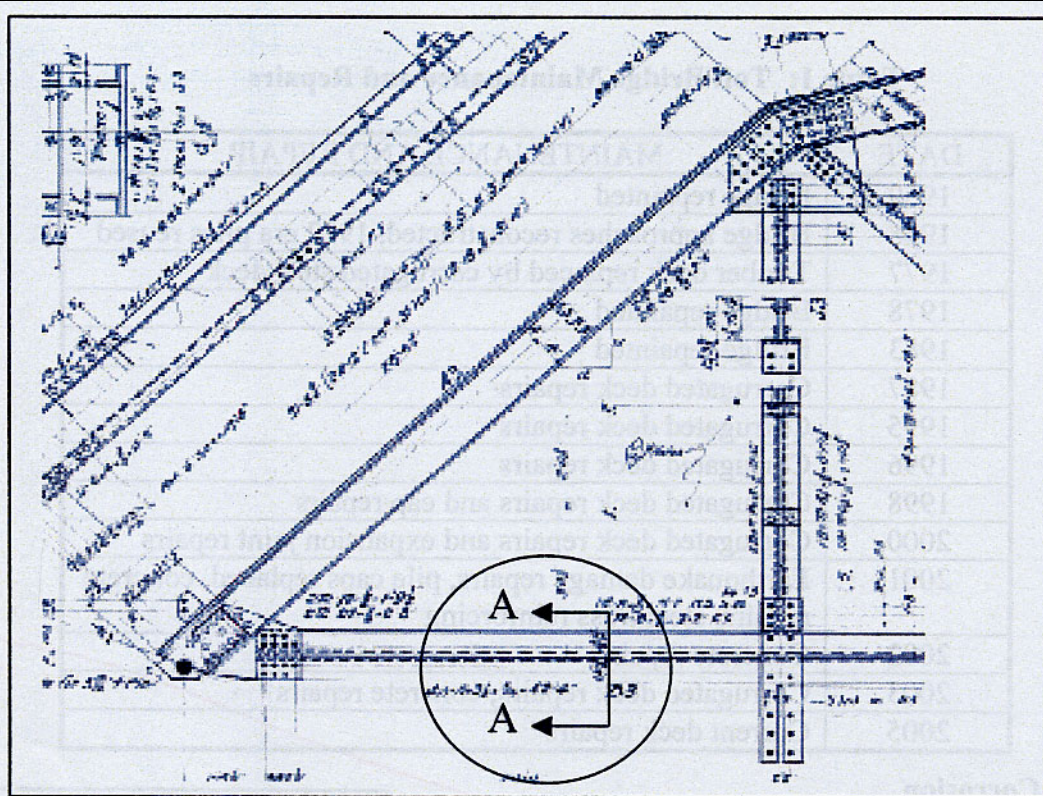


# CONDITION

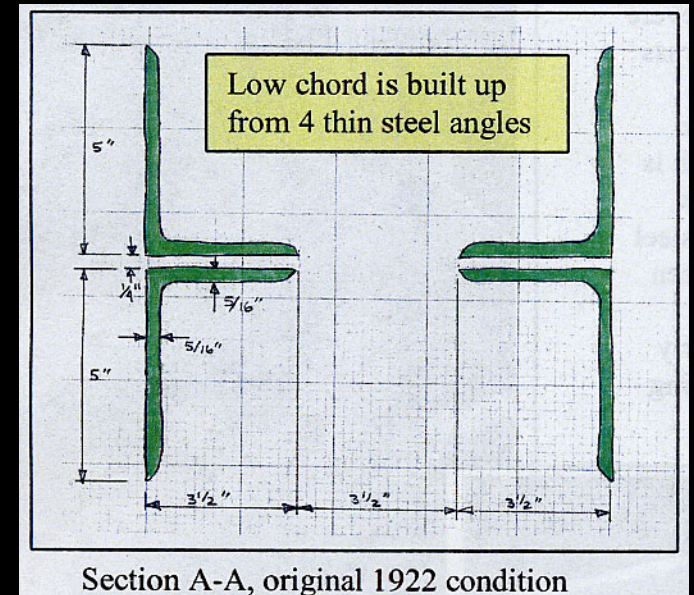
- Severely rusted members
- Corrosion was in areas where it could not be arrested
- Bridge was in danger of collapse



# CONDITION

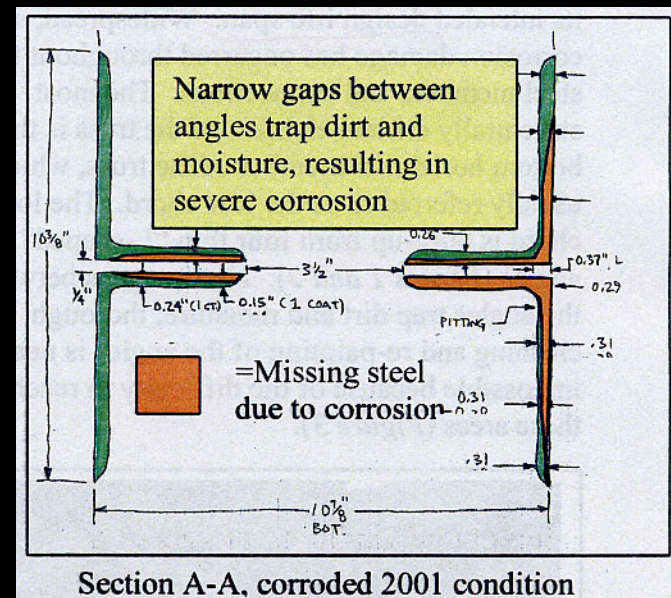
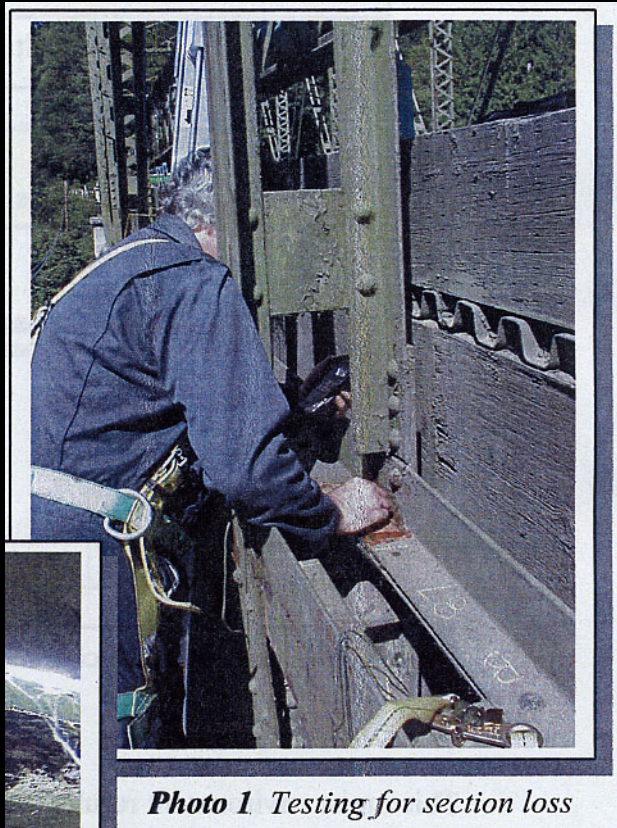


Tolt Bridge, Partial Elevation



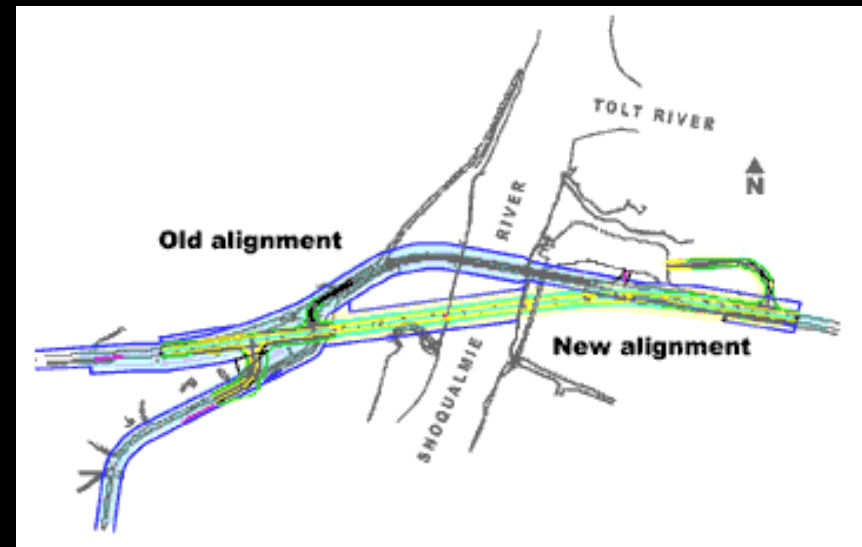
Section A-A, original 1922 condition

# CONDITION



# TYPE III COA SUBMITTED

- New bridge to be built adjacent to old bridge
- New bridge was downstream of old bridge
- Could not keep old bridge for several reasons
- Old bridge had to be removed, therefore the Type III COA application was required.



# APPLICATION OF THE SECRETARY OF THE INTERIOR'S STANDARDS

- Secretary of the Interior's Standards were NOT applied



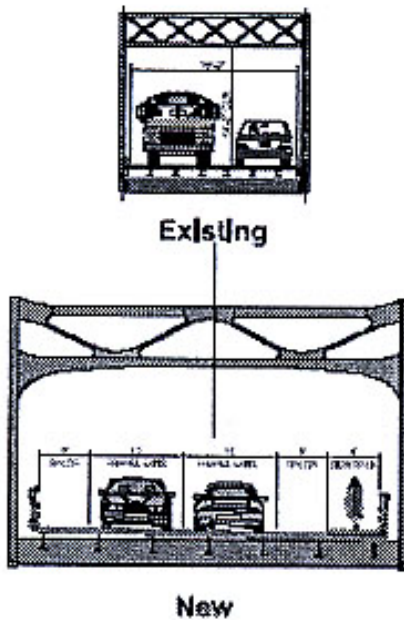


# APPLICATION OF WASHINGTON STATE LAW AND KCLC RULES AND REGULATIONS

- KCLC Rules and Regulations allow for demolition of a Designated Landmark on the basis of a threat to public health and safety
- KCLC Rules and Regulations allow for leniency in alterations to landmarks on the basis of Economic Hardship
- Washington State and Federal Laws do not allow for increasing the water level during a flood

# APPLICATION OF WASHINGTON STATE LAW AND KCLC RULES AND REGULATIONS

## Project improvements



Features	Existing bridge	New bridge
Lane width	9.5 feet	11 feet
Shoulder width	None	8 and 4 feet
Sidewalk	None	6 feet (upstream side only)
Vertical clear opening	±14 feet	16.5 feet minimum
Stopping sight distance	225 feet (Substandard)	400 feet (Meets standard)
Maintenance level	High	Medium
Load capacity	Substandard	Meets current standard

# CONCLUSION

- KCLC approved the application for a Type III COA
- King County Roads and Bridges Department presented a carefully outlined case for why the bridge had to be removed, including all of the County, State and Federal laws and economic implications supporting their decisions.
- KC Roads & Bridges worked with the Commission to provide the information which provided the key to allowing the demolition of the bridge. They worked the KC Code.
- King County lost one of the finest examples of the early 20<sup>th</sup> Century bridges
- Mitigation Efforts

# PART VII – WHAT HAVE WE LEARNED?

- Landmarks Commissions are here to ensure we do not destroy our cultural heritage with a balance of using and preserving the resource
- The Secretary of the Interior's Standards intentionally allow for flexibility
- Make your case!



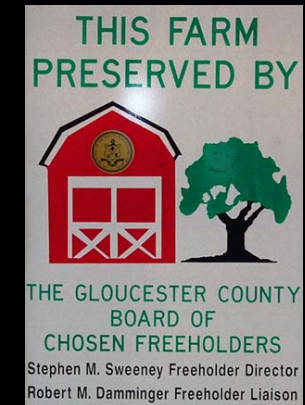
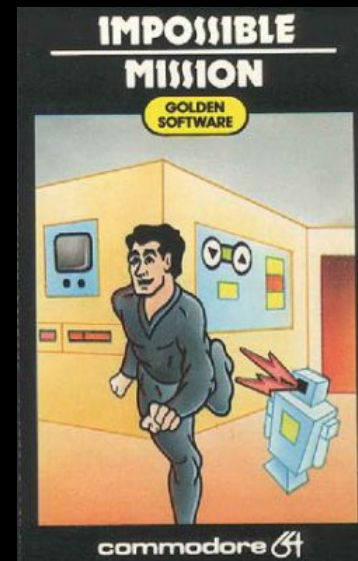
# PART VIII - WHAT CAN YOU DO?

- WHAT CAN YOU DO TO BE MORE AWARE OF HISTORIC PRESERVATION ISSUES ON YOUR PROJECTS?



# UNDERSTAND THE CONCEPT OF PRESERVATION

- Why is keeping any building or site valuable?
- What does Preservation mean to the Owner?
- What does Preservation meant to the user?



# UNDERSTAND THE CONCEPT OF REVERSIBILITY

- Use caution when calling for any procedure which may damage the historic fabric of a site or building or material
- Remember the Hippocratic Oath (not the Hypocritic Oath!)

UH-OH!!!!



# DEVELOP A PRESERVATION PHILOSOPHY

- Understand what the preservation philosophy and approach is for each project, client, design team.
- Make sure all Team Members understand what the Preservation Philosophy is.
- Landmark Designation forms are the key to documenting this philosophy.
- Use Historic Resources Survey/Inventory information if it's not designated!



# DESIGN APPROPRIATELY

- Exercise and require caution when designing new construction to go within an existing historic structure
- Material compatibility
- Design/aesthetic compatibility
- Does it meet the preservation philosophy?
- Be sensitive to not only the appearance, but the substance of the materials being altered.



# TEST YOUR HYPOTHESES

- Call for large scale tests and mockups of procedures prior to implementation on all different substrates.
- Monitor your construction
- Contractor be aware of what you are doing – we only get one chance.

# ANTICIPATE FUTURE REHABILITATIONS

- The design team and Owner should understand that a restoration project will only be the first of many.
- Hopefully, one alteration project will keep the structure around long enough for someone to want to do another one in the future.

# MAKE A DECISION AND DOCUMENT IT

- *There is no magic silver bullet for all sets of conditions*
- *Multiple choices for each situation*
- *All projects are constrained by budget, time, and quality criteria*
- *What we do is make decisions and choices.*



THANK YOU!

QUESTIONS?



# REHABILITATION – STANDARDS

- a) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- b) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- c) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

# REHABILITATION – STANDARDS

- d) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- e) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- f) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.



# REHABILITATION – STANDARDS

- g) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- h) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

# REHABILITATION – STANDARDS

- i) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- j) New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# PRESERVATION – STANDARDS

- a) A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
- b) The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

# PRESERVATION – STANDARDS

- c) Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- d) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- e) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

# PRESERVATION – STANDARDS

- f) The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
- g) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- h) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

# RESTORATION – STANDARDS

- a) A property will be used as it was historically or be given a new use which reflects the property's restoration period.
- b) Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
- c) Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

# RESTORATION – STANDARDS

- d) Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
- e) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
- f) Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

# RESTORATION – STANDARDS

- g) Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
- h) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- i) Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- j) Designs that were never executed historically will not be constructed.



# RECONSTRUCTION – STANDARDS

- a) Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
- b) Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
- c) Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.

# RECONSTRUCTION – STANDARDS

- d) Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
- e) A reconstruction will be clearly identified as a contemporary re-creation.
- f) Designs that were never executed historically will not be constructed.

# HISTORIC DESIGNED LANDSCAPE

- A landscape that was consciously designed or laid out by a landscape architect, master gardener, architect, or horticulturist according to design principles, or an amateur gardener working in a recognized style or tradition.



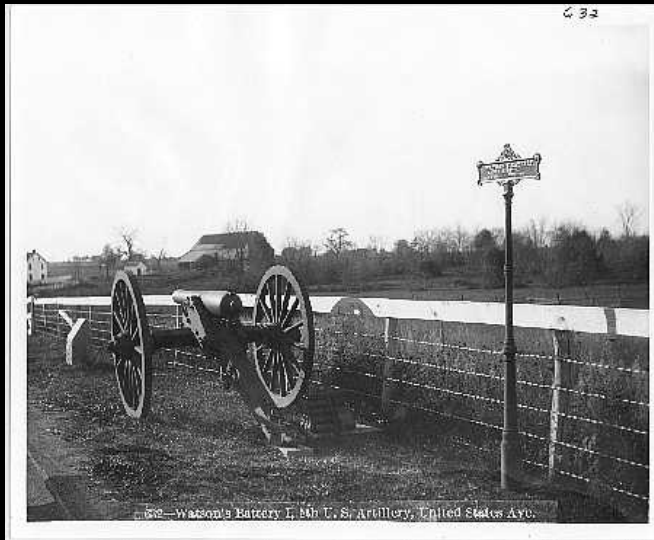
# HISTORIC VERNACULAR LANDSCAPE

- A landscape that evolved through use by the people whose activities or occupancy shaped that landscape.
- Through social or cultural attitudes of an individual, family or a community, the landscape reflects the physical, biological, and cultural character of those everyday lives.



# HISTORIC SITE

- A landscape significant for its association with a historic event, activity, or person.
- Examples include battlefields and president's house properties.



# ETHNOGRAPHIC LANDSCAPE

- A landscape containing a variety of natural and cultural resources that associated people define as heritage resources.
- Examples are contemporary settlements, religious sacred sites and massive geological structures.
- Small plant communities, animals, subsistence and ceremonial grounds are often components.



# OUTLINE

- *PART I – A BRIEF HISTORY OF HISTORIC PRESERVATION*
- *PART II - WHAT ARE THE ELEMENTS OF THE KING COUNTY HISTORIC PRESERVATION PROGRAM?*
- *PART III – SECRETARY OF THE INTERIOR’S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES BY THE NATIONAL PARK SERVICE*
- *PART IV - CULTURAL LANDSCAPES PART I – A BRIEF HISTORY OF HISTORIC PRESERVATION*
- *PART V - WHAT IS A COA AND HOW DOES IT WORK?*
- *PART VI – APPLICATION OF SECRETARY OF THE INTERIOR’S STANDARDS – CASE STUDIES*
- *PART VII – WHAT HAVE WE LEARNED?*
- *PART VIII - WHAT CAN CSI MEMBERS DO TO BE MORE AWARE OF HISTORIC PRESERVATION ISSUES FOR THEIR PROJECTS?*

# TYPE II COA APPLICATION SUBMITTED

