

Historic Preservation & Inventory Project



Planning Commission
April 17, 2014



Basis 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.

Basis for Historic Preservation

SMC 15.20 Landmarks Preservation

- Provisions for landmark designation and preservation.
- Certificate of Appropriateness
- Special Valuation

Interlocal Agreement with King County

- 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

King County

Historic Preservation Program Services

- Designation and protection of significant historic and cultural properties
- Preparing nomination applications
- Conducting survey and inventory projects
- Maintaining inventory data
- Developing and implementing design guidelines
- Assisting with preservation planning

Shoreline Landmarks Commission

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King County Landmarks Commission + Shoreline Special Representative



Commission Meeting



Commission Site Visit



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



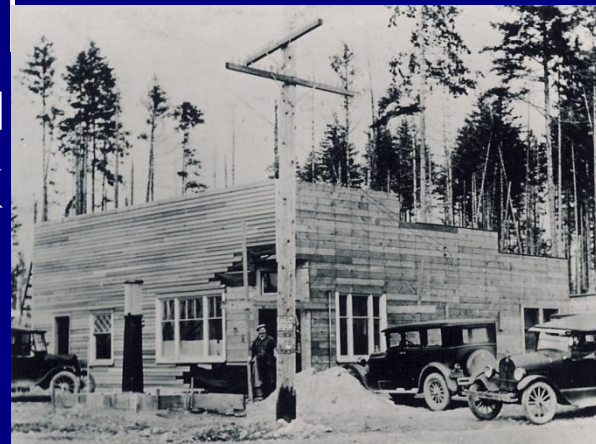
County Financial Incentives

- Special Valuation Tax Program
 - Major rehabilitations
 - Reduction in tax assessment for 10 years
- Current Use Taxation Program
 - Open space requirements
 - Reduction in tax assessment in perpetuity
- 4Culture Grant Programs



Historic Inventory?

Identifies those resources that are considered historically significant; may potentially eligible for designation as a Shoreline Historic Landmark



North City Tavern under construction - 1928 Photo

Photo Courtesy of Shoreline Historical Museum

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

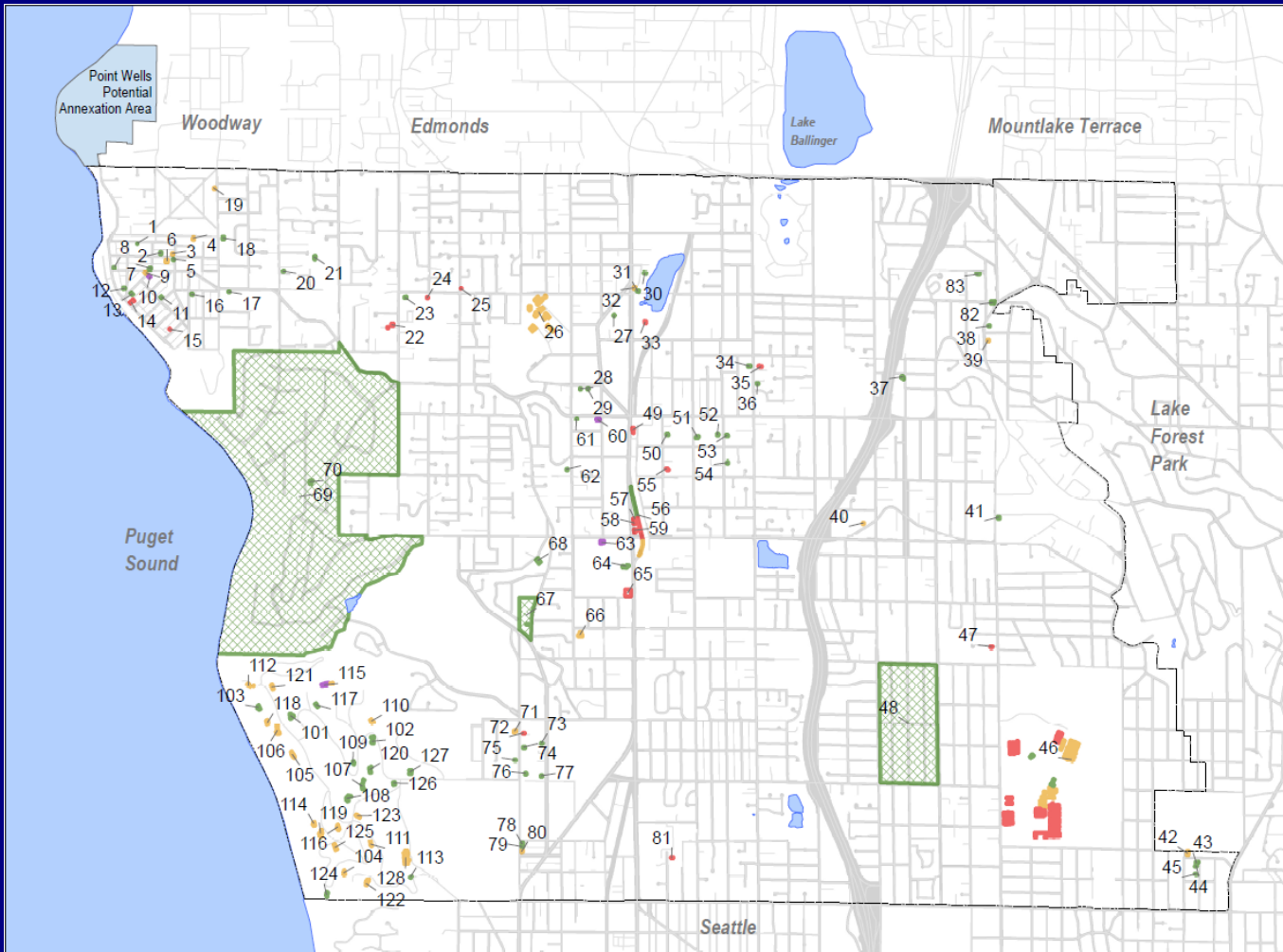
- Building, structure, site, district or object
- **Intensive-level survey**
- Formally designated by the Shoreline Landmarks commission
- **Protected and Certificate of Appropriateness required**
- **Eligible** for incentives

History of our Inventory

- 1977-78 Original inventory as part of King County Historic Sites Survey – 29 properties, Ronald Place, Highlands Historic District (including 25 residences)
- 1994-96 King County Historic Preservation Program initiated survey and inventory update – 64 additional properties, two neighborhoods

1996 Inventory Map

Digitized
2006



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

2013 Project

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



King County

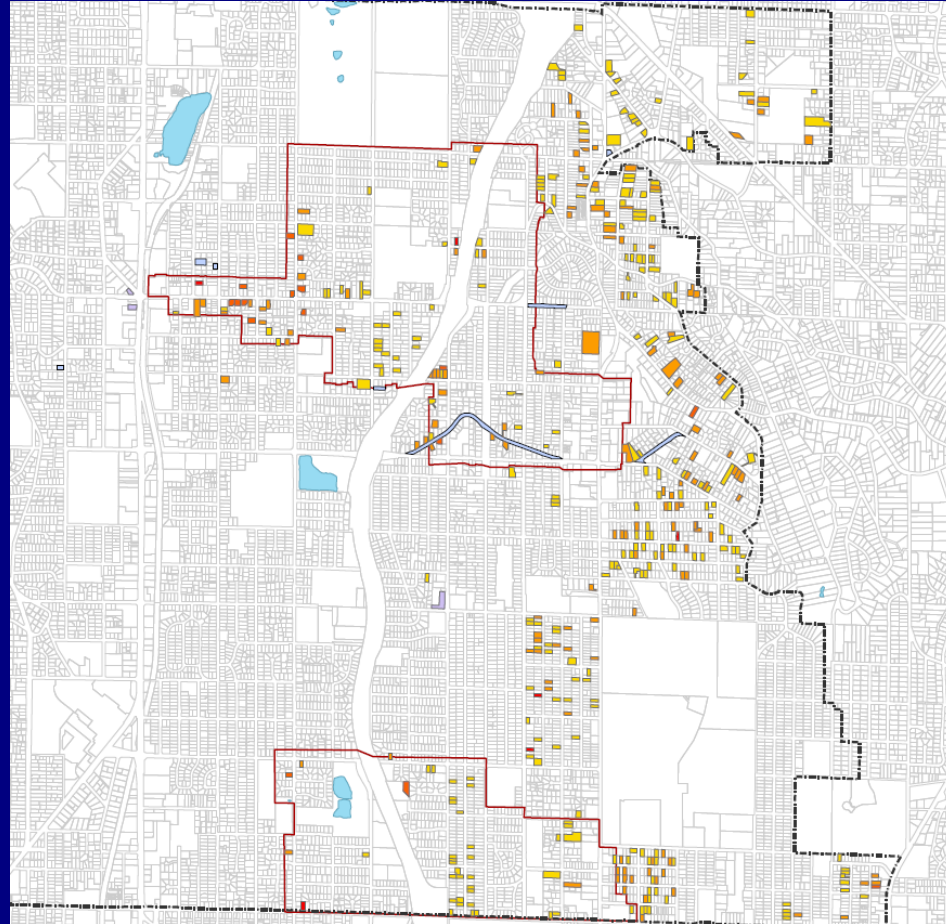
Historic Preservation Program

Shoreline Historical Museum

Update Project Pre-selection Criteria

1. Built in 1939 or earlier
2. Selected properties in designated Light Rail Station Study Area boundaries
3. Expanded geographic area to all neighborhoods east of I-5
4. Added properties suggested by residents near target geographic area

Note: Properties suggested that are not looked at in 2013 were noted for future consideration.

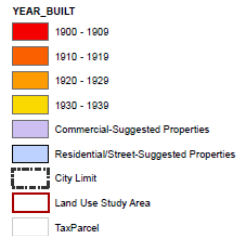


City of Shoreline

Historic Inventory 2013 Update Process

Initial target area for inventory included neighborhoods of Briercrest, Ridgcrest, North City, and Ballinger plus the areas west of I-5 included in the Light Rail Station Land Use Study Area boundaries.

Buildings by Year Built (pre1940)



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Shoreline Historic Resources Survey

Survey Process

- Pre-1940 buildings not in inventory

1900-1919	25
1920-1929	122
1930-1939	236
- Screening, using County assessor's photos
- Field survey of about 80 buildings, beginning with oldest

Shoreline Historic Resources Survey

Survey Results

Craftsman & Vernacular

1900-1930



1321 N 185th Street, 1929
added

2230 NE 175th Street, 1927
added



Shoreline Historic Resources Survey

Survey Results

Log houses



1809 NE 170th Street, 1930
added



417 NE 155th Street, 1930
added

Shoreline Historic Resources Survey

Eclectic revival
houses

1920s-30s



3006 NE 149th Street, 1933
reviewed



343 NE 178th Street, 1928, *added*

Shoreline Historic Resources Survey

Community
significance

Lago Vista



Club house, 1930
reviewed



General store, 1927, reviewed





Echo Lake Tavern, 1928, reviewed

Ronald School Auditorium, 1918 reviewed



Crest Theater, 1949, added

Survey Results

- 25 properties added to inventory.
- Over 300 properties too modified to be eligible.
- 5 properties from 1996 survey determined “not eligible.”
- 22 properties from 1996 survey confirmed as still “potentially eligible.”

Survey Results

- Errors in inventory data and mapping identified and corrected.
- Maps updated to facilitate historic review.
- Property owners notified of project and the status of their property.

Questions?

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City Historic Preservation webpage:

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

King County Historic Preservation Program webpage:

www.kingcounty.gov/landmarks

Shoreline Historical Museum webpage:

www.shorelinehistoricalmuseum.org

