

# King County Historic Preservation Program Strategic Plan

2013 – 2020



“How do we  
know it’s us  
without  
our past?”

- John Steinbeck





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Historic Preservation Program  
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**Cover images:**

*Reining Road Sycamore Corridor (1929),  
Snoqualmie Valley, Mark Ruwedel*

*Martindale-Kvisvik Barn (1938),  
Vashon Island, Holly Taylor*

*Neely Mansion porch woodwork (1898),  
Auburn vicinity*

*Barn window, Enumclaw Plateau*

# Letter from the Executive



Dear Friends:

I am pleased to present the updated  
*King County Historic Preservation Strategic Plan*.

The Historic Preservation Program (HPP) was established in 1978 to identify, document, and protect significant historic properties. Toward that end, the program provides an array of services, including:

- Historic resource survey and inventory;
- Landmark designation and regulation services;
- Review of developments that could impact historic resources;
- Archaeological site identification and protection;
- Public information;
- Educational programs, and
- Technical assistance.

In the 13 years since HPP's last major planning effort, changes in structure and funding have had a significant impact on the program and its stakeholders. This plan is designed to help us leverage existing funding and to coordinate it more directly with our programmatic priorities and the expectations of the public, while expanding and strengthening the historic preservation "toolkit" for all of King County.

Historic buildings serve as a community touchstone—tangible icons of the present generation's connection to the past.

I believe it is an important function of government to preserve and protect these significant structures and to help maintain the historic fabric of our communities.

There are many challenges facing historic preservation, including rapid regional growth and the economic volatility of the past decade. I care deeply about the success of every town and city in King County and am confident that the Historic Preservation Plan will serve as a road map to maintaining the unique character that makes our communities vital places to live and work. This revised plan also places a strong emphasis on building preservation as an important tool for sustainable communities, based on the concept that "the greenest building is the one that already exists."

Thank you to everyone who contributed their insights and wisdom to help shape this plan. I look forward to enjoying these great places with you now and in the future.

Sincerely,

A handwritten signature in black ink that reads "Dow Constantine". The signature is written in a cursive, flowing style.

Dow Constantine, King County Executive

Special thanks to the members of the Citizen's Advisory Committee and the King County Landmarks Commission for their contributions to the development of this plan. They brought a high level of expertise and energy to the task for which we are all grateful.

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*Fall City Hop Shed hasp (c. 1888)*

The following stakeholders also participated in the planning process and deserve special recognition for taking time to provide their insights and recommendations. Their contributions had a direct impact in shaping the goals, objectives, and strategies contained in this plan.

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## Credits *continued*



*North Bend Historic Commercial District (1910-1960)*

### **Stakeholder Group Participants *continued***

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Photo: Holly Taylor

*Martindale-Kvisvik Farm (1917-1938), Vashon Island*





# Executive Summary

The *King County Historic Preservation Strategic Plan 2013-2020* will guide historic preservation activities through 2020 and beyond. The county's Historic Preservation Program (HPP) is responsible for implementing the plan; however, it is the product of a planning process that engaged a broad segment of the heritage and historic preservation community. If the plan is to be fully realized it will require continued cooperation and collaboration among these entities, all of which contribute in some manner to preserving the county's rich landscape of historic resources.

The plan contains goals, objectives and actions intended to realize a vision wherein King County is nationally recognized as: 1) a leader in preservation practices; and, 2) a region that is enriched through the preservation and enhancement of the historic places that are associated with its history. The plan is fully consistent with and supports the King County Strategic Plan 2010-2014: Working Together for One King County.

The HPP and its partners face significant challenges to their work arising from population growth, demographic change, inadequate incentives and regulatory frameworks, and much more. In addition, funding for preservation continues to be insufficient to meet even the most basic needs and continued efforts to leverage existing resources through partnerships and other means must be foremost in everyone's efforts.

The plan identifies five goals, with associated objectives and actions, which are intended to more efficiently and effectively meet these challenges:

1. identify, evaluate and protect historic and archaeological resources;
2. share information and engage stakeholders and the general public in the preservation process;
3. contribute to sustainability and economic development.
4. strengthen connections with green building, conservation and other complementary efforts; and
5. stabilize and enhance program funding.

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Photo: Patricia Fels

*Top: Barn door hanger, Snoqualmie Valley  
Above: Snoqualmie Falls Lumber Co.  
Power Plant (1917)*

## Executive Summary *continued*

The HPP Strategic Plan addresses these challenges and issues and identifies strategies for meeting them. The goals, objectives and actions contained herein emphasize ways to better identify, evaluate and protect historic and archaeological resources; better share information and engage stakeholders and the general public in the preservation process; and better contribute to sustainability and economic development. It responds to changing conditions and seeks to remedy the deferral of essential activities over the past decade and to clarify priorities for doing so. The HPP will monitor its performance by using milestones, targets and analyzing trends discussed in Chapter 3. Using the results of this monitoring, the HPP will adapt its actions to operate more effectively and efficiently.



Photo: Mark Ruwedel

*Reining Road Sycamore Corridor (1929), Snoqualmie Valley*

# Chapter 1 Introduction

## SECTION 1.1

### Background and context

The *King County Historic Preservation Strategic Plan* is divided into three sections: *Introduction*, which provides background and context, summarizes the challenges facing the Historic Preservation Program (HPP), and describes the strategic planning process; *Charting the Future*, which contains the HPP’s vision, mission, guiding principles, and proposed goals, objectives and actions; and, *Plan Performance Monitoring*, which describes how the HPP will track its progress in meeting the goals.

#### What are historic resources?

Historic resources are the buildings, structures, sites, districts, and large objects that have survived to the present – historic commercial areas, houses, parks, bridges, ships, battlefields, archaeological sites and more – that can explain history and are important because of their association with significant local, state or national, themes, events, individuals or eras in history. They also include traditional cultural places which aren’t obvious constructions but continue to have significant meaning to people – Native American myth and vision quest sites, outdoor baptism beaches and traditional meeting places that have been important to the cultural life of communities over a long period of time.

*Historic resources include traditional meeting places important to the cultural life of communities.*

#### Why preserve historic resources?

A variety of federal, state, and local programs assist in preserving historic resources. In 1980, the King County Council affirmed the reasons for establishing such programs when it adopted the county’s Landmark Preservation Ordinance:

*The protection, enhancement and use of buildings, sites, districts, structures and objects of historical, cultural, architectural, engineering, geographic, ethnic and archaeological significance located in King County...is necessary in the interest of the prosperity, civic pride and general welfare of the people of King County.*

*Such historic resources are a significant part of the heritage, education and economic base of King County, and the economic, cultural and aesthetic well-being of the county cannot be maintained or enhanced by disregarding its heritage and by allowing the unnecessary destruction or defacement of such properties.*

*“If we wish to have a future with greater meaning, we must concern ourselves... with the total heritage of the nation and all that is worth preserving from our past as a living part of the present.”*

*- With Heritage So Rich,  
1966*

In essence, historic preservation ensures a tangible link to the past that provides a cultural connection, physical memory and enrichment of the visible landscape of communities, reminding us of what came before and demonstrating both continuity with the past and change in the present. Careful preservation creates live-in, open air museums that are accessible and enjoyable to all.

In adopting the landmarks ordinance, county officials also understood that historic preservation has economic, as well as an aesthetic and educational, value. More recently historic preservation has been recognized as an inherently sustainable practice. The truism that “the greenest building is the one that’s already built” expresses the relationship between preservation and sustainability. The restoration and rehabilitation of historic buildings is considered by many to be the ultimate in recycling.

### **HPP background**

The King County Historic Preservation Program was established in 1978 to identify, document, and protect significant historic resources. Two years later the Landmarks Ordinance was adopted; it established a 9-person Landmarks Commission and a process for designating and protecting historic resources. The ordinance also called for maintaining an inventory of historic resources, developing incentives to support and encourage restoration and rehabilitation, and working cooperatively with other jurisdictions to protect significant historic resources.



*Landmark Commission members with Historic Preservation Program Staff, Snoqualmie Depot*

*Partnership with the State Department of Archaeology and Historic Preservation.* In 1986, King County became a “Certified Local Government” (CLG). The CLG Program, established under the National Historic Preservation Act (NHPA), is a nationwide program of financial and technical assistance that supports historic preservation efforts. Certification requirements include:

- enforcing state and local legislation for the designation and protection of historic resources;
- establishing and maintaining a qualified historic preservation commission;
- maintaining a system for survey and inventory of historic resources in coordination with the State Historic Preservation Office;

- providing for public participation in its activities; and
- satisfactorily performing the responsibilities delegated to it by the State Historic Preservation Office.

As a CLG, the HPP is eligible to apply for grants, receive technical assistance and training, and participate in nominating historic resources to the National Register of Historic Places.

*Re-organization.* The HPP was significantly reorganized in 2002. Previously it was part of the county’s Office of Cultural Resources (OCR) which included the Public Art Commission, Arts Commission and the Landmarks and Heritage Commission (which was staffed by the HPP). In addition to its historic preservation responsibilities, the Landmarks and Heritage Commission also provided funding and technical assistance to heritage organizations.

In 2002, the county chartered a Cultural Development Authority (CDA), now known as 4Culture. The CDA assumed responsibilities for distributing rehabilitation and other grants from lodging tax revenues as well as technical assistance to heritage organizations. Historic preservation activities, including landmark designation and design review, landmark incentives, technical assistance to property owners, environmental review, policy setting, and services to cities remained with the HPP in county government. Today, the HPP is part of the King County Department of Natural Resources and Parks.

*Funding changes.* Prior to the re-organization, the HPP was supported by both lodging tax and General Fund monies. For eight years following the re-organization the HPP was supported only by General Fund monies; however, by 2010 the fund could no longer support the program.

In 2005, the state legislature raised the document recording surcharge fee for recording public documents and devoted one dollar to be used at the county’s discretion, “to promote historical preservation or historical programs, which may include preservation of historic documents.” Until 2010, these revenues were deposited in the General Fund. In 2010, the King County Council established the Historical Preservation and Historical Programs (HPPH) Fund to account for the revenues and provide more visibility regarding their use.

Today the HPP is supported primarily by the HPPH Fund. Other revenues supplement the HPPH Fund monies, including fees for services provided to cities and other governmental agencies, and state and federal grants. Because the HPP’s funding and programmatic responsibilities have changed significantly over the last decade, it is critical to update the Strategic Plan to identify new and strengthen existing funding sources and to coordinate them more directly with programmatic priorities.



Historic map of King County (no date)

## Contract Cities

Auburn  
 Black Diamond  
 Burien  
 Carnation  
 Des Moines  
 Enumclaw  
 Issaquah  
 Kenmore  
 Kent  
 Kirkland  
 Maple Valley  
 Newcastle  
 North Bend  
 Redmond  
 Sammamish  
 Shoreline  
 Skykomish  
 Snoqualmie  
 Tukwila  
 Woodinville

## Contract Agencies

King County  
 Housing  
 Authority  
 Seattle Public  
 Utilities

## Activities and Services

The HPP provides a number of services in unincorporated King County and to county agencies, including maintenance of an historic resource inventory, landmark designation and protection, review of development projects, archaeological site identification and protection, educational programs, public information, and technical assistance.

*Regional Preservation Program.* County landmark designation and regulation is limited by law to the unincorporated area. Beginning in the 1990s the county's unincorporated area began to shrink dramatically due to state-mandated growth management. As this occurred, requests increased from agencies and individuals in incorporated areas who wanted to protect historic resources. To meet this demand, in 1995 the county established a regional landmark protection program. Today 20 cities contract for landmark services from the county. The cities of Seattle, Mercer Island and Bothell have their own historic preservation programs. The City of Seattle contracts with the HPP for archaeological review services. The King County Housing Authority contracts for both building and archaeological review services.

To participate in the county's regional program, cities must adopt certain sections of the county landmark ordinance by reference, appoint a city representative to the Landmarks Commission, and provide for design review of any changes proposed to landmark properties. Additional services which are available upon request include preparing nominations, conducting historic resource surveys, and assistance with preservation planning and environmental review.

The HPP's regional focus is rare and, in some respects, unique in Washington state. Spokane's county and city programs are combined, as are Clark County's program and that of the City of Vancouver. The HPP serves a larger area and population than either the Spokane or Clark County programs and provides a broader range of services to more cities.



*Barn survey, Enumclaw Plateau*

*Historic Resource Inventory.* The HPP identifies and documents historic resources through field survey and research that produces an historic resource inventory (HRI), which is usually accompanied by an historic overview or context statement. The HRI serves multiple purposes: planning tool, source of information for researchers, and basis for evaluating potential landmark candidates. King County's HRI contains more than 3,600 above-ground properties. In addition, data on 1300 archaeological sites and related resources are maintained in a digital database and in GIS layers. Both county code and contractual agreements mandate maintaining an inventory of historic resources.

*Landmarks.* There are 113 designated landmarks and six historic districts in unincorporated King County and the cities that have service agreements with the HPP. There are 16 Community Landmarks, including one rural historic district and eight Heritage Corridors. Community Landmark designation is an honorary status (no regulation). One third of the landmarks are in public ownership. The remaining landmarks are owned by private entities. These properties represent a wide range of resource types; ranging from

modest single-family residences to industrial complexes. They include archaeological sites, objects such as railroad cars, and structures such as bridges and roadways. Both County code and contractual agreements mandate designating and regulating landmarks.

Priorities for landmark designation are typically determined at the completion of a survey and inventory project and nominations often follow directly from these projects; usually because a property owner wants to take advantage of the incentives that are available to landmark stewards.



*Helmer and Selma Steen House (1909), Vashon Island*

*Incentives.* The controls imposed by landmark designation are balanced by a generous program of incentives. They were developed in large part to encourage property owners to designate and protect their properties. The incentives currently available include property tax reduction programs, funding programs and technical assistance. County code requires HPP review and approval for several incentives.

*Planning, Environmental Review and Compliance.* The State Growth Management Act requires that county and municipal codes and actions be consistent with general policies in a comprehensive plan. The HPP participates in revisions to the King County Comprehensive Plan (KCCP), reviews and comments on departmental functional plans, and works to see that historic preservation is addressed in other plans. The KCCP policies support maintenance of an historic resource inventory, permit review, landmark designation and protection, and development and administration of incentive programs.

Federal, state and county regulations require that historic resources be considered in evaluating the environmental effects of development proposals. Most environmental review is limited to properties listed in the HRI. Environmental review provides a limited degree of recognition and interim protection. HRI properties are reviewed by the HPP when a building permit is requested for either the property itself or an adjacent parcel. Internal county procedures require review of county agency projects that may affect historic resources. All review includes an assessment of landmark eligibility, development of mitigation options as necessary, and negotiations with permitting staff and property owners to implement appropriate changes to development proposals. In addition, the HPP assists other county agencies in complying with state and federal regulations for historic and archaeological resources. See Appendix B for a description of the legal framework in which the HPP operates.

Landmarks are protected from direct effects by the design review process pursuant to the landmarks code. Protection from indirect (offsite) effects is provided through environmental review.

Under the *Executive Procedures for Treatment of Cultural Resources* adopted in 2012, any county action that could affect historic buildings or disturb archaeological deposits must be reviewed by the HPP. Review is done on a fee for service basis therefore any increase in staff required to administer the program would be revenue-backed.

*Archaeology.* The HPP collaborated with the King County Road Services Division to prepare a Cultural Resource Protection Plan (CRPP). The CRPP is a countywide integrated system for documenting, assessing and treating both prehistoric and historic archaeological resources; it includes databases (with information in addition to the archaeological site records held by the State Department of Archaeology and Historic Preservation (DAHP)), a context statement on prehistory in King County, and other data contributing to a countywide sensitivity model for prehistoric archaeology. The HPP has also undertaken a number of other archaeology initiatives, including a variety of public programs, and data sharing agreements with the DAHP and tribal governments.

*Training, Public Information and Outreach.* The HPP conducts a wide range of public information and outreach activities, including workshops, technical papers on historical and technical preservation topics, and an annual preservation awards program. In addition to distribution by HPP, relevant technical papers are adapted for local use by cities with service contracts, where they are distributed in both paper and digital forms.

The HPP's web site was recently redesigned and content is currently being expanded. Not all HPP information is available online, but the site currently provides news, meeting schedules, technical papers and some information on landmarks.

Workshops and public events are typically oriented to specific initiatives (cemetery marker restoration, etc.). Public meetings are also done in conjunction with survey and inventory projects; archaeological artifact identification workshops are conducted regularly in partnership with the Burke Museum. Training for landmark commissioners and city staff is done as needed. The HPP is also providing training for county staff as part of implementing the new *Executive Procedures for Treatment of Cultural Resources*.



*Identifying archaeological artifacts, Burien*



## SECTION 1.2

### Strategic planning

#### Why a strategic plan?

Strategic planning includes identifying an organization's current conditions and activities, its desired future, and charting a path between the two. This document describes the HPP's roles and priorities within a framework of goals, objectives and actions to be accomplished over the next seven years.

In preparing this plan the HPP solicited the guidance of a broad spectrum of people and organizations: a 15-member Citizen's Advisory Committee provided input throughout the process; four stakeholder meetings were held to discuss issues specific to maintaining and preserving landmark properties, environmental review and compliance, local landmark programs, and preservation professionals. On-line surveys were conducted with landmark owners/stewards, and the staff and commissioners of the cities with which the county contracts to provide historic preservation services. The surveys focused on landmark incentives and, in cities, obstacles to preservation and desired services. The nine-member Landmarks Commission provided overall review of the plan, and participated in identifying funding and programmatic priorities.

King County adopted its first countywide strategic plan in 2010, *King County Strategic Plan 2010-2014: Working Together for One King County*, to guide changes in county government related to service, partnerships, and means of reducing costs. The Historic Preservation Program's strategic plan is consistent with the county plan and ties preservation activities to larger county goals and objectives.

#### How will this plan be used?

The plan will provide:

- a means of correlating the objectives and actions with those of the County Strategic Plan;
- guidance to staff, the Landmarks Commission and other decision makers; and
- the basis for assessing progress over time toward meeting the goals and objectives.



*Jizuo Statue (Buddhist), Auburn Pioneer Cemetery (c. 1920)*

## What will this plan achieve?

The plan articulates an updated vision and mission for the HPP and describes the means by which the HPP will work toward achieving them. Along with the goals and objectives, the vision is expected to be realized over a long-term time frame while the action items are expected to be realized in a shorter time frame. The plan will also inform the biennial budget process as well as distribution of the Historical Preservation and Historical Programs fund.

The plan also identifies desired outcomes and recommends criteria by which to measure progress in achieving the outcomes. The plan extends through 2020 and beyond, and will be adjusted and supplemented as objectives are achieved, conditions change, or monitoring reveals the need for course corrections.

## SECTION 1.3

### Trends and challenges

This plan was prepared in response to current and foreseeable challenges and opportunities both within and outside of county government. The goals, objectives and actions address most of the areas described in the following narrative. Those that are not addressed in this plan update will be addressed in subsequent updates.

#### Regional growth and development

With two million inhabitants, King County is the most populous county in the state, and the 14<sup>th</sup> most populous county in the country. According to the *King County Growth Report*, the county gained some 194,000 new residents between 2000 and 2010, roughly equivalent to the current population of the city of Bellevue. King County is forecast to have approximately 1.3 million new residents by 2030.

Currently, approximately a third of the population lives in Seattle, half in the 39 other cities, and the remainder in unincorporated King County. Most of the approximately 340,000 residents in the unincorporated area live in Urban Growth Areas which are slated for annexation to cities in the coming years.

Regional Growth Centers, located in Seattle and most of the suburban cities, have been identified by the Puget Sound Regional Council for concentrating housing and employment growth. The growth centers are expected to see the majority of the population increase in the near future, and almost all growth is expected to occur within urban growth areas. The growth centers often overlap with historic commercial centers and are



*New residential development, Duvall*

likely to foster further loss of historic properties as density increases and additional infrastructure and housing are completed to accommodate this growth.

The Washington State Growth Management Act encourages greater densities and the annexation or incorporation of urban unincorporated areas. Between 1989 and 2000, ten new cities were formed in King County, the cumulative impact of which was a significant decline in the unincorporated land area which is the HPP's primary service area. While most of the new cities now contract with the HPP for services, historic preservation is not a priority for most of them.

The impact of population growth has had a significant impact on the county's historic resources. The area's regional growth centers are expected to see the majority of the population growth in the near future, and in King County it is expected that 94% of growth will occur within urban growth areas. These growth centers often overlap with historic commercial centers and are likely to foster further loss of historic properties as density increases, and additional transportation and housing infrastructure is completed to accommodate this growth.

New development has resulted in the demolition of historic properties, destruction of archaeological sites, and loss of rural landscapes throughout the county. As the unincorporated area has declined in population and land area there has been a corresponding increase in demand for preservation services in the cities. In 1995 the HPP responded to this demand by developing a regional preservation program described previously. It now serves 20 cities and two local agencies.

### **Demographic changes**

The demographic composition of both urban and rural areas of the county has been changing as the population grows. Approximately 30 percent of the population is people of color, with the highest growth rates among Hispanic/Latinos and Asians. Immigration has been a principle driver of population growth, and the foreign-born population has more than doubled over the past decade. Many of the county's new residents have settled outside of Seattle. For example, South King County has seen minority populations double and triple in some communities. These demographic changes create several challenges, including how to engage new residents in preservation, finding ways that local history can speak to them and become their own, and considering how preservation meets their needs.

### **Climate change, sustainability and conservation**

Global climate change is a growing concern. In the Pacific Northwest many jurisdictions are beginning to plan for expected sea-level rise and more extreme weather events. Response to climate change must include consideration of historic properties.

*“Building construction consumes 40 percent of the world’s resources and contributes 40 percent of the material going into landfills. This flow could be reduced by reusing buildings, which has been called the “highest, most efficient, and ultimate form of recycling...”*

*– Robert Young,  
Stewardship of the  
Built Environment, 2011*

Energy conservation and related “green” practices are part of responding to climate change. Adaptive re-use and rehabilitation of historic buildings are demonstrated but not yet widely accepted contributors to sustainability practices and most particularly that of energy conservation, although sustainability sometimes conflicts with historic preservation.

*“Rural conservation should integrate natural resource conservation, farmland retention, historic preservation, and scenic protection.”*

– Samuel Stokes et al, *Saving America’s Countryside*, 1989

Conservation of land and the natural environment overlaps with preservation as well, most obviously in rural areas, where historic settled landscapes are often part of the larger natural environment. Opportunities for collaboration among environmental groups, local historic preservation organizations, the development and architectural communities, and local jurisdictions deserve much more attention and could potentially lead to significant gains for all parties.

### **Disaster Preparedness**

In recent years natural disasters in King County have demonstrated the vulnerability of historic and archaeological resources. Earthquakes, windstorms, mudslides, and flooding of local rivers have put historic properties throughout the county at risk. Federal agencies, including the National Park Service and the Forest Service have long implemented disaster preparedness plans. In recent years, local agencies cooperated to reduce the threat of flooding on the Green River, an important historic waterway with numerous historic and archaeological resources, but there is not yet a countywide plan for how to evaluate historic resources in response to such disasters.

Collaboration with emergency responders, local officials, tribes, and property owners is critical in emergencies. Rapid response is necessary in order to prevent unnecessary demolition of historic buildings and damage to archaeological sites. Demonstration projects with local, state and federal agencies for disaster prone areas such as the Snoqualmie River valley are also needed.

### **Communication Methods**

The advent and expansion of the internet, worldwide web and social media have changed the landscape of communication with specialized and general audiences. The HPP’s informational materials and public information strategies have not kept up with changing technology and preferences. New opportunities for sharing timely information and especially for soliciting input via social media need to be explored.

### **Preservation Roles**

The HPP’s role in the array of preservation and heritage agencies and organizations in the region is sometimes confused with those of other agencies and organizations. The HPP, as part of County government, designates and regulates landmarks in unincorporated areas; provides similar services to contracting cities and outside agencies; offers incentives to landmark owners; protects historic and archaeological resources through permit review in unincorporated areas; provides technical

assistance on cultural resource protection and compliance to county and other agencies throughout the county; and provides public information and technical assistance on local history and historic preservation countywide.

*4Culture* is a county-chartered public development authority which supports a wide range of cultural activities including distributing lodging tax funds countywide in support of heritage and preservation activities. *4Culture* is primarily a funding organization and does not designate landmarks, conduct design review, or protect historic resources through permit or other environmental review. *4Culture's* technical assistance supports the grant application process.

The *State Department of Archaeology and Historic Preservation* (DAHP) is a state agency which protects historic properties, including archaeological sites and burial places, through state regulations. State laws protect archaeological sites on both public and private property. DAHP participates in federal agency consideration of impacts to historic and archaeological resources. DAHP also supports local preservation agencies through the National Park Service's Certified Local Government (CLG) Program, which provides small competitive grants for local preservation. The HPP participates in the CLG Program. DAHP's direct authority is limited to state and federal projects and protection of archaeological sites (on both public and private property). DAHP does not have authority in purely local projects and activities.

*Native American tribes* and groups have cultural and legal interests in resources related to their heritage, particularly archaeological sites, burial places and places of longstanding traditional use. Federally-recognized tribes have a mandatory consultative role in state and federal permit and project review. Two tribes, the Muckleshoot and Snoqualmie, own lands in the county.

*Federal agencies* such as the US Forest Service, Army Corps of Engineers, and Environmental Protection Agency, must consider preservation concerns in planning, funding and implementing federal projects, granting funds for state and local projects, and issuing licenses, permits and approvals. The National Park Service manages the National Register of Historic Places, used by federal agencies for planning purposes, and provides some incentives to property owners. State and local projects and activities with no federal involvement are not affected by federal regulations.

The *Washington Trust for Historic Preservation* (WTHP) is a statewide non-profit established to promote and support historic preservation. The WTHP has a small grant program for restoration and rehabilitation of historic properties, manages the Main Street Program for preserving and revitalizing small town commercial areas, and advocates for preservation throughout the state. WTHP does not designate or regulate landmarks nor does it conduct permit or environmental review.

*Historic Seattle* is a city-chartered public development authority which currently operates primarily within the city of Seattle. It promotes preservation; offers educational programs to the public; and purchases, rehabilitates and re-sells endangered historic buildings.

Photo: Tax Assessor Property Record Card



*Barn and wooden silo (no date), Snoqualmie Valley*

*Municipal preservation programs* in Seattle, Bothell and Mercer Island provide landmark designation, design review and incentive services similar to the HPP's, but only within their respective cities.

*AKCHO* (Association of King County Historical Organizations) is a countywide group composed of preservation, heritage and historical organizations that promotes heritage activities and supports historic preservation. Several member organizations own, occupy and/or interpret historic buildings, some of which are designated landmarks.

## **SECTION 1.4**

### **The planning process**

In 2012, a Citizen's Advisory Committee (CAC) was established by King County Executive Dow Constantine to provide guidance during the planning process to the HPP and the Landmarks Commission. The CAC had a broadly representative membership including landmark owners, city staff, preservation specialists and advocates, heritage organization officers and others. This plan is largely based on the recommendations that came out of the CAC, other HPP stakeholders and the King County Landmarks Commission.



*Serres Barn (1933), Happy Valley*

#### **Process and public involvement**

The CAC held five meetings over a five-month period. The meeting schedule was posted on the HPP website and all meetings were open to the public. The HPP staff also identified and convened focused stakeholder groups of roughly a dozen members each to address four key topics: archaeology, environmental review and compliance, landmark stewardship, and technical aspects of preservation. Facilitated two-hour stakeholder meetings were held at which stakeholders identified issues and potential actions to be considered in the planning process. In parallel with CAC and stakeholder meetings, work sessions were held with the Landmarks Commission to discuss the issues and suggestions raised in the other plan meetings.

#### **Assumptions**

The following assumptions underlie the plan recommendations:

- the basic purposes and activities of the HPP (landmark designation and protection, environmental review and compliance services, regional services, and public information) will continue to be provided using a mixture of dedicated funding, fees for services, grants and other sources;

- continued funding will be available to cover current staffing levels; and
- any surplus of dedicated funding will be considered for reducing ‘deferred maintenance’ preservation tasks (such as survey and inventory and nominations) and distribution for preservation and heritage uses within the wider preservation and heritage community.

In addition, basic code-mandated functions are ongoing (they are not addressed in detail in the plan, although efficiencies and needed enhancements are addressed). These basic functions are:

- Landmark designation and regulation in unincorporated areas;
- Administration of incentive programs;
- Environmental review and compliance assistance to county agencies; and
- Services to cities that have contracts for preservation services.

The goals, objectives and actions in the plan are inter-related and sometimes overlap. The actions are ranked by priority in the next chapter, but as unexpected opportunities or challenges arise, priorities may change. The plan will be reviewed and revised as needed during budget cycles. Systematic evaluations and updates will be conducted as needed.

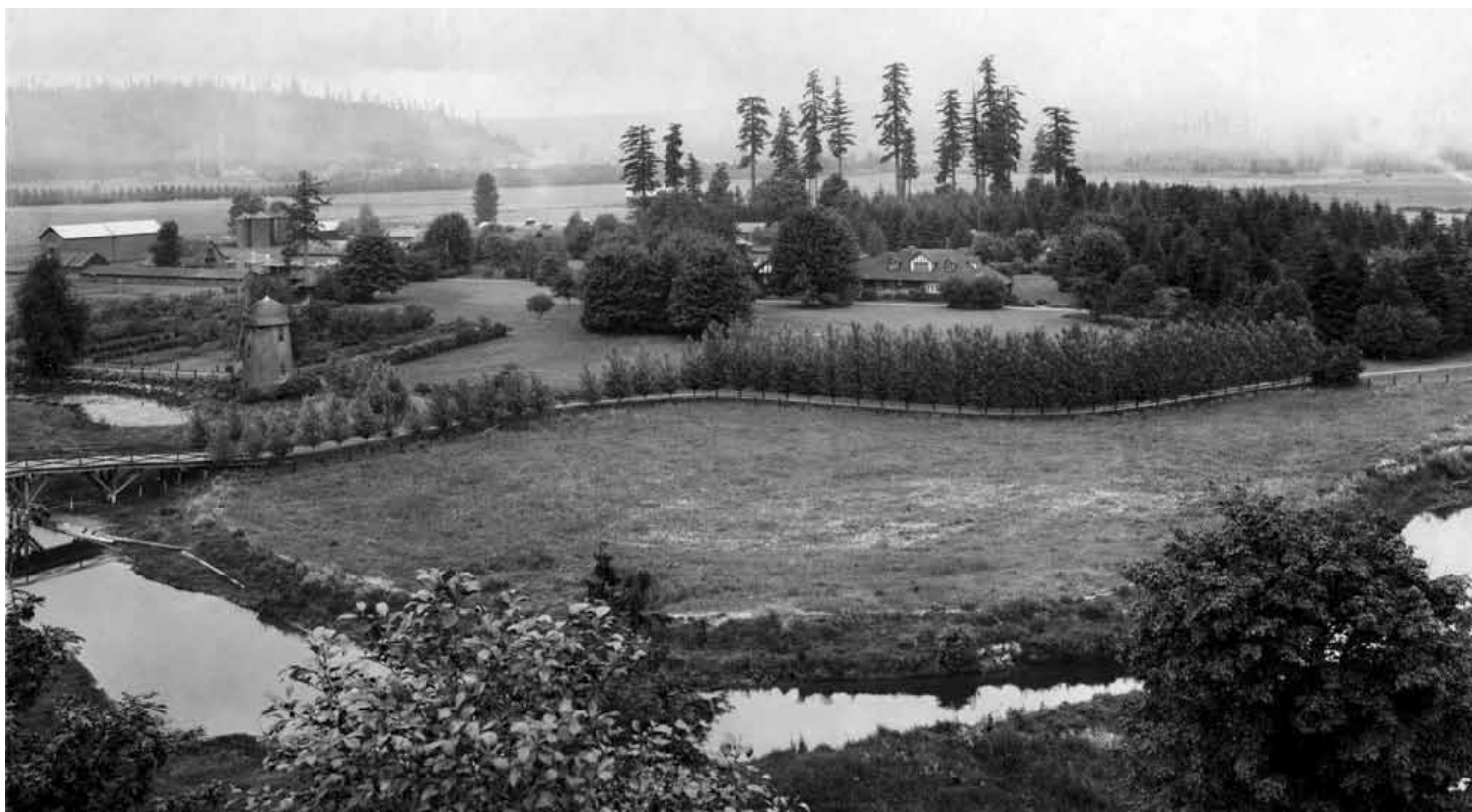


Photo: Ronald K. Edge

*Willowmoor Farm (1904-1928), now Marymoor Park, view in 1921, Redmond vicinity*





# Chapter 2 Charting the Future

## SECTION 2.1

### HPP Vision, mission and guiding principles

*Mission:* Preserve and protect the county's significant historic and archaeological resources, and enhance public access and appreciation of these resources.

*Vision:*

- Pride in local history is exemplified through the preservation and enhancement of the county's significant historic buildings, structures, landscapes, neighborhoods, roadways, and archaeological sites.
- Local municipalities and tribal governments, neighborhood groups, community organizations, heritage museums, developers, private property owners and others are working cooperatively with King County and with one another to actively promote widespread stewardship of historic properties.
- The local economy is thriving, fueled in part by the number of restoration and adaptive-reuse projects.
- The HPP's products and services are expanded and improved and engage a broad segment of the population.
- The HPP's products and services are readily accessible to the public, and people understand how to access and use them.
- Future generations of preservation-minded citizens are being fostered through HPP's outreach and communication efforts.
- The HPP has quality employees and volunteers who enjoy their jobs. This satisfaction shows in their good work ethic and responsiveness to customers.
- The HPP is financially stable and able to sustain its products and services by emphasizing productivity and efficiency and by controlling costs.
- King County's identity on the national stage is synonymous with a rich historical tradition that is preserved and accessible to all.

Photo: Neely Mansion Association



*Neely Mansion (1894), Volunteers in period costume, Auburn vicinity*

*Guiding Principles:* The HPP is guided by the principles articulated in the *King County Strategic Plan* and makes every effort to be collaborative, service-oriented, results-focused, accountable, innovative, professional, fair and just. The implications of these principles for the HPP are that it:

- addresses the full range of historic resources, as recognized in King County Code 20.62, *Landmark Protection*, from archaeological sites and cultural landscapes to historic districts;
- seeks equitable geographic distribution of services, considering the distribution of historic resources and the legal constraints imposed by funding sources and state law; and
- considers the practical actions that are achievable and can be implemented within the time frame of this plan.

## SECTION 2.2

### Elements of the plan

The following goals, objectives and actions reflect a general consensus and the concerns and priorities of the Citizens Advisory Committee, King County Landmarks Commission, and diverse stakeholders who participated in the plan's creation.

#### Goals

The goals are directly linked to the HPP's long term mission; implementing the plan will move the HPP closer to achieving the goals, but some will continue to apply beyond the time frame of the plan. The goals also support those adopted in the 2010 *King County Strategic Plan, Working Together for One King County*, most particularly the goal of *Economic Growth and the Built Environment*; they also support goals of *Environmental Sustainability, Financial Sustainability* and *Public Engagement*. The 2010 Plan's emphasis on partnerships is particularly germane for the HPP since virtually all of its activities are carried out in collaboration with partners.

#### Objectives

The plan's 14 objectives describe elements of how the HPP will approach the goals. Several of the objectives serve multiple goals but each is listed with its most relevant goal. Objectives are listed in rough priority order. Each has associated outcomes and a list of supporting actions to implement.

#### Actions

The plan's 43 actions detail how the objectives will be accomplished over the plan's time frame. Actions are listed in rough priority order and may apply to multiple objectives but are described in relation to their primary objective.



*Barn rehabilitation, Mary Olson Farm (1897), Auburn*

## SECTION 2.3

### Goals, objectives and actions

#### Goal 1: Strengthen internal program resources and tools

There are a number of elements involved in protecting historic properties: identification and documentation; nomination and designation of landmarks; design review of proposed changes to landmarks; environmental review of proposed public and private projects to minimize damage to affected historic resources; various incentives for landmark stewards; and public information in different formats. All of these tools/activities are necessary and useful, but they are not always sufficient and in most cases need to be supplemented.

##### **Objective 1.A. Expand identification and documentation of historic resources**

*Identification and documentation of historic resources, and related contextual histories, provide the baseline information necessary to evaluate properties for landmark designation, environmental review and related preservation activities. The HPP's historic resource inventory and associated context statements for above-ground resources are not complete. **Intended outcome: Historic resource information for unincorporated areas is comprehensive and useful for evaluation purposes.***

##### **Action 1.A.1. Develop historic context statements for themes/areas that are not yet documented, and complete comprehensive inventory of historic resources in unincorporated areas to the level needed for informed decision making**

To date, context statements have been prepared for pre-historic archaeology, dairy farms, bridges, Japanese settlement in the White River Valley, King County-owned resources, historic roads, and cemeteries; however, much remains to be addressed, including historic archaeology, industry, a wider range of immigration and settlement themes, and vernacular architecture, including post-WWII residential and commercial buildings. Additionally, there are large gaps in the HRI for properties built between 1940 and 1970.

##### **Action 1.A.2. Expand partnerships with local heritage organizations and others to identify and document historic resources and develop context statements**

Partnering with local communities is desirable for many reasons, including but not limited to informing local residents about the preservation process, giving ownership of the project and products to the community, expanding the amount and type of information that might otherwise be collected, expediting the research process and so forth. The HPP's survey projects are often conducted in cooperation with others but this can be expanded and other projects, such as development of context statements, can also be conducted in partnership.



*Alco/Cooke Railroad Snowplow (1907), NW Railway Museum, Snoqualmie*

**Action 1.A.3. Identify and implement methodologies/procedures to identify, document and evaluate cultural landscapes, traditional cultural properties, mid-20<sup>th</sup> century and other resources that present unique preservation challenges**

There are a number of resource groups that have not been addressed in a meaningful way. They range from designed and vernacular landscapes such as Olmsted-designed parks and ethnographic places such as Snoqualmie Falls, which embodies Native American creation stories, to thousands of mass-produced houses, commercial buildings and other properties that were built in post-war America. These resource types present challenges for preservationists related to identification, documentation and evaluation.

**Objective 1.B. Ensure that inventory and other data is organized and readily accessible to the public and cultural resource professionals**

*The HPP maintains an extensive body of information on individual historic properties and numerous local histories on a wide range of subjects and locales; however, it is not readily accessible to the public. The benefits and efficiencies of easy access are many, including better informing the public about local history and historic preservation, providing “self service” opportunities for more efficient access to information and reducing staff time spent providing information.*

**Intended outcome: Information on historic resources is readily accessible to all who wish to use it and staff time is freed up for other tasks.**

**Action 1.B.1. Develop and maintain HPP databases to meet data and analysis needs**

The HPP’s databases are extensive and heavily used for environmental review and resource studies. They contain varied data collected over 35 years and need to be updated to allow for more efficient analysis and resource management.

**Action 1.B.2. Simplify and automate data collection and research for historic property records**

The HPP has adopted some new technologies in its operations including digital photography, electronic databases, GIS (geographic information systems) software and other tools that improve analysis and efficiencies. However, field work and offline research could be made more efficient and effective by using new tools such as digital tablets in the field for database input and photography, related systems for research data collection, and automated data harvesting from the Assessor’s Office and elsewhere.



*Hay loft, Adair Barn (1922),  
Snoqualmie Valley*

### **Action 1.B.3. Organize and digitize critical legacy inventory data**

The HRI was started in 1977 and retains paper files, historic photographic prints and other useful information that has not been converted to accessible digital formats. Converting this data is the first step in making it more accessible.

### **Action 1.B.4. Refine and implement policies, methods and procedures for data sharing as appropriate**

Data sharing with contract cities, tribes, DAHP and other agencies is a primary means of coordinating environmental review and compliance. Data sharing agreements with DAHP and several tribes have been in place for several years. Additional agreements and procedures, particularly for sharing archaeological site information while protecting sensitive location data, are needed to improve collaborative review.

### ***Objective 1.C. Improve and expand protection measures for historic properties***

*The landmark designation and regulation process is the traditional means by which King County has sought to protect significant historic properties. However, the nomination process is time consuming and expensive; this is reflected in the relatively low number of designated landmarks. In addition, design review for landmarks only addresses direct impacts to landmarks, not indirect impacts such as glare, noise and incompatible adjacent development. For more than two decades, county regulations have provided for permit review for undesignated but inventoried historic properties and offered some zoning flexibility and incentives for landmark preservation, but significant properties continue to be lost. The county code related to landmarks requires revisions to the design review process and numerous other small gaps/weaknesses for both clarification and legal compliance. **Intended outcome: Protections for historic resources are effective in preserving significant historic properties.***

### **Action 1.C.1. Recommend measures for strengthening King County code to better protect historic resources, including re-evaluating the landmark designation/protection process in order to expedite and streamline designations**

The HPP and Landmarks Commission have identified a number of ways to improve zoning and regulatory protections for historic and archaeological resources including adopting a code enforcement provision, minimum maintenance provisions, simplifying and clarifying design review procedures, and ways to lessen the complexity of permitting for restoration and adaptive reuse of historic buildings. All would contribute to designating and protecting more historic resources. The HPP can also work with the county's Green Building Program and the Department of Permitting and Environmental Review in the Regional Code Collaboration to integrate code requirements for energy efficiency with historic preservation goals.

### **Action 1.C.2. Collaborate with responsible county agencies and other groups in order to strengthen resource protection through improved regulations, implementation and coordination**

Protecting historic resources is most productive when all relevant parties work together – owners, preservation organizations, regulatory agencies and others.

Several county agencies own and manage landmarks and eligible historic properties. The Department of Permitting and Environmental Review is responsible for conditioning and approving private development projects in the unincorporated area.



*King County Courthouse (1916),  
view c. 1920, Seattle*

**Action 1.C.3. Protect all significant county-owned historic properties where feasible**

King County owns the largest number of landmark properties in the unincorporated area. The HPP recently completed a survey and inventory of county-owned properties of which several were found eligible for designation: they should be protected through landmark designation. Additionally, the recently adopted Executive Procedures for Treatment of Cultural Resources will aid in overall protection.

**Action 1.C.4. Collaborate with other preservation organizations to explore development of a partnership or other entity to acquire, rehabilitate, and sell significant historic properties**

There are numerous properties throughout the county that are endangered due to deferred maintenance etc. In many cases this could be remedied if there were a mechanism by which to purchase the properties, take necessary stabilization actions and sell to new owner. Historic Seattle, a public development authority created by the City of Seattle, has done this successfully within the city for four decades. The HPP is working with Seattle-based preservation organizations to explore expansion of these services outside the city.

**Action 1.C.5. Explore the potential to use the contractual obligations associated with incentive programs as a way to protect and manage undesignated properties**

There are more historic properties eligible for landmark designation than can be designated through 2020. Providing an interim way in which to preserve and stabilize these properties is critical. The recent Heritage Barn funding initiative provides a good model: funding for stabilization work was provided to owners of barns that are eligible but not landmarked. In the contract, owners were required to maintain the property for a period of time. This could be expanded to other incentive programs such as Current Use Assessment and possibly 4Culture's funding programs.

***Objective 1.D. Expand incentive programs and their use***

*The majority of King County and suburban city landmarks are owned by private parties. The regulations imposed by designation are balanced by incentives. They were developed to encourage property owners to designate their properties, and to make restoration and adaptive reuse economically viable. Incentives include property tax reduction programs, technical assistance, and (through 4Culture*

and other organizations) small funding awards. Some incentives, such as Special Valuation, require a substantial expenditure by the owner, while others, like Current Use Assessment are significantly limited in their application. **Intended outcome: Property owners are encouraged and supported in preserving historic and archaeological resources and the menu of incentives is expanded to apply to a variety of situations.**

**Action 1.D.1. Identify, coordinate, and make accessible information on incentive programs and other resources provided by other county and non-county agencies**

King County, and other entities, conduct assistance programs that could support landmark owners – farm planning, septic system assistance, low-income housing repair assistance and others. Information on these programs should be collected, synthesized and made easily available to historic property owners.

**Action 1.D.2. Recommend measures to strengthen and coordinate existing incentives that currently have limited application**

Existing incentives, while attractive and useful to some landmark owners, have a number of gaps and weaknesses, ranging from requiring significant expenditures to limited benefit. Some incentives for open space preservation, such as Transfer of Development Rights, do not include historic properties as eligible resources, and others (tax reductions for agricultural use) do not combine with preservation incentives.

**Action 1.D.3. Assess need for new incentives**

Other than grants and, to a lesser degree, Current Use Taxation, incentive programs are not widely used by landmark owners. While some zoning benefits are available, a number of other zoning incentives are possible and would be welcomed by landmark owners.

**Objective 1.E. Ensure that planning and environmental review for historic resources is systematic and coordinated across county agencies, other jurisdictions and special districts to the greatest extent possible**

Federal, state and local regulations sometimes overlap for certain public and private undertakings, which can be confusing and duplicative for project proponents. While each level of compliance must be successfully negotiated, closer coordination can reduce uncertainty and costs for project proponents. **Intended outcome: Jurisdictions and districts cooperate to protect significant historic and archaeological resources within their communities through environmental review and other means.**



Maloney's Store (1893), Skykomish  
Top: Historic View c. 1905  
Middle: Store c. 1993  
Bottom: After rehabilitation, 1996

**Action 1.E.1. Fully implement and refine *Executive Procedures for Treatment of Cultural Resources***

The *Executive Procedures for Treatment of Cultural Resources* were adopted in 2012 and are being implemented by county agencies whose undertakings affect historic buildings and/or may require excavation of archaeological resources. The procedures are intended to prevent inadvertent damage to resources and to limit the possibility of costly delays to county projects. Since much of the process is new, the HPP will survey the agencies it works with to find efficiencies and ways to make the review process more effective and recommend changes as appropriate.

**Action 1.E.2. Promote environmental review services, particularly for archaeological resources, to cities and special districts**

The HPP's archaeological services and countywide archaeological databases are unique in the state and can greatly benefit cities and special districts by reducing the chances of unexpected discoveries and costly delays to projects. Only a few cities and agencies have taken advantage of the services.

**Action 1.E.3. Collaborate with the State Department of Archaeology and Historic Preservation, other state and federal agencies dealing with historic resources, and relevant organizations to encourage coordinated environmental review**

DAHP plays a central role in much environmental review and a significant role in protecting archaeological sites; however, it relies on local agencies for information and follow-through on local projects. The HPP works closely with DAHP and tribes to protect archaeological sites, and with DAHP and other groups to protect above-ground properties. Federal and state agencies such as the Army Corps of Engineers, the National Park Service, the Washington State Department of Transportation and other permitting and funding agencies also play significant roles in protecting historic resources. Close coordination expedites review, produces better solutions for all parties, and can encourage more imaginative and successful mitigation measures when loss of historic resources is unavoidable.



Photo: Mark Ruwedel



*Pacific Coast Coal Company House  
(c. 1880), Newcastle*

*Top: Before rehabilitation, 1986*

*Bottom: After rehabilitation, c. 2000*



## Goal 2: Build capacity for preservation among county and regional partners

Historic preservation requires the involvement of many parties – property owners, county agencies, other local governments, non-profit groups and interested residents. Over the past two decades, many urbanized areas have been annexed or incorporated as a part of State-mandated growth management. The expansion of the HPP’s services to suburban and rural cities has paralleled these regional changes. Seattle and Bothell have long-established preservation programs. More than half of the remaining 37 cities now have preservation service agreements with the HPP. The HPP now serves nearly half of the county’s population and works in approximately three-quarters of its non-forest land area. Greater public understanding and involvement in preservation are needed, as are support for preservation in permit review and in zoning and building codes.

### ***Objective 2.A. Provide cities with tools to strengthen their preservation programs***

*According to 2010 U.S. Census figures, five-sixths of the county’s population resides in cities, most of which have limited capacity for preserving historic properties. Information on preservation basics, incentives, preservation planning, and model codes and procedures can encourage a systematic and comprehensive approach to local preservation. **Intended outcome: Collaborating jurisdictions in the region are well-informed, prepared and able to preserve significant historic resources.***

#### **Action 2.A.1. Assist contract cities in becoming Certified Local Governments**

The DAHP does not currently recognize the HPP contract cities as Certified Local Governments (CLGs) and therefore grant applications for projects in the cities have to come from the HPP. Because jurisdictions are limited to one CLG project annually this greatly reduces the availability of grant money. CLG status would allow multiple contract cities to apply directly for grants and work with the HPP to fulfill their preservation needs.

#### **Action 2.A.2. Expand technical assistance, including creation of a “tool box” to support preservation program development**

Contract cities routinely request technical assistance with preservation planning activities, from conducting survey and inventory to supplementing permit requirements in response to recent SEPA exemptions. Several of the elements in a “tool box” are already available, such as technical papers, but a comprehensive set of materials on best practices, alternative codes for historic buildings, model legislation, comprehensive preservation planning, and supportive procedures would benefit all cities in the county, not only contract cities, and would provide support for independent programs as well as contracted services.



Top: North Bend Theater (1941)

Above: Gaffney's Lake Wilderness Lodge (1950), Maple Valley

**Action 2.A.3. Recommend that contract cities adopt review procedures for public and private projects affecting archaeological resources and to make non-sensitive archaeological information publicly available**

The HPP's services to cities focus on landmark designation, design review and incentives. Although assistance with planning and environmental review is available on request, such services are little used. Archaeological sites are both of interest to the public and a significant potential liability if not properly dealt with by government. Archaeology is one of the HPP's unique areas of expertise and could benefit contract cities in many ways, as would more public information on archaeological sites.

**Action 2.A.4. Establish a collaborative network of cities for support and information exchange**

The HPP's training opportunities occasionally bring together staff members and special commission members from the contract cities, but a regular county-wide forum for information exchange and sharing is needed. The County Green Building program's existing network could meet this need.

**Action 2.A.5. Expand outreach and marketing to contract cities that are not active**

Some of the contract cities do not consistently engage preservation and as a result little work has taken place there. The HPP and interested heritage organizations should regularly encourage cities to develop a meaningful preservation program using the tools at their disposal through the HPP.

**Action 2.A.6. Collaborate with preservation organizations to promote development of preservation programs in cities that do not have one, and prioritize outreach to cities with significant resources that may be threatened**

Cities develop or contract for preservation services for a variety of reasons and usually require a good deal of consideration before doing so. The HPP and allied agencies and organizations, such as DAHP, the Washington Trust for Historic Preservation (WTHP) and local heritage organizations, should collaborate to encourage preservation, especially in cities that have a concentration of historic resources.

***Objective 2.B. Ensure that agency staff and others who deal with historic properties are knowledgeable about historic and archaeological resources and preservation opportunities***

*County and city agency staff whose work affects historic and archaeological resources – planners, permitting staff, public works staff and others – may not be well informed about historic*



*Commission and staff touring Cedar River Watershed*

resources, their value and how to protect them. Even when training has been available, staff turnover and inconsistent exposure to preservation issues can mean that best practices are not followed. **Intended outcome: County and local agency staff are knowledgeable and make informed decisions about preserving historic and archaeological resources.**

**Action 2.B.1. Provide regular training opportunities for all county and city staff who deal with historic and archaeological resources**

HPP has provided environmental review and compliance training to DPER staff periodically for many years and occasionally to other county staff dealing with landmark design review or archaeological resources as needed. As part of implementing the new *Executive Procedures for Treatment of Cultural Resource*, HPP is providing training for county staff on two tracks: for managers on policies and procedures and for field crews on how to recognize archaeological deposits in the field.

**Action 2.B.2. Provide regular training opportunities on preservation issues and methods for Landmark commissioners and special members**

Training for commission members addresses nomination and designation, design review, conduct of hearings, and an overview of planning concerns and special resource types. Training for commissioners and for city staff is not conducted on a regular basis but this is necessary in order to have informed and active participation by commissioners.

**Goal 3: Increase community engagement and preservation literacy**

Public understanding and appreciation of historic resources is enhanced when there is easy access to good information on local resources and the history they illustrate. Population growth, mobility and immigration have altered the demography of the county over the past 20 years and raise significant issues for historic preservation. Familiarity with history and settlement of immigrants can provide an important sense of connection to their communities for more recent immigrants and migrants from other states. Comprehensive preservation depends on broader participation, including involvement by youth, and more consideration of resources important to immigrants, tribal members and other under-represented groups.

*“The success this region has enjoyed in preserving its heritage continues to be dependent upon a vigilant citizenry. We have the laws, but how do we create the ethic?”*

– Lawrence Kreisman,  
*Made to Last*, 1999

**Objective 3.A. Better inform owners and stewards of historic properties and the general public about the nature and value of historic and archaeological resources and needed preservation activities**

*The HPP conducts a wide range of public information and outreach activities, including workshops, events on historic and archaeological subjects, and an annual preservation awards program. It also maintains a library of technical papers on various aspects of preservation. These papers are adapted for local use and provided to contracting cities receiving preservation services, where they are distributed in both paper and digital forms. In addition, public meetings and/or*

workshops are done in conjunction with survey and inventory projects. **Intended outcome: Both the general public and those most responsible for and able to preserve the region's historic and archaeological resources understand and value their contributions to preservation.**

**Action 3.A.1. Develop and implement a communications plan to expand and improve understanding of and access to technical, historic and related information**

In addition to providing access to new and revised histories, context statements, technical papers and information on individual properties, the HPP can broaden distribution and access to its materials. Contract cities, other preservation and heritage organizations such as HistoryLink, public schools and other avenues should be considered, along with HPP's activities for the general public and collaborative events. A communications plan should address HPP's multiple audiences and should address opportunities for using social media for interactive communication with a broad range of age and interest groups.

**Action 3.A.2. Expand specialized information, technical support, training and planning assistance, particularly to owners of historical and archaeological properties, and communicate annually with landmark owners about these matters.**

The HPP provides landmark owners and stewards with information about available incentives, the design review process and advice on caretaking for historic building materials and features of properties. The HPP's web site, currently being updated, provides information on Landmark Commission meetings and other current activities, the history and significance of landmarks, historic themes and a range of "how to" information in a series of technical papers. Technical papers are also made available in an adapted form for distribution by contract cities receiving preservation services. The HPP also provides training opportunities, direct technical assistance, and conducts public events that inform and support owners of historic and archaeological properties.



*Excavation at Bear Creek archaeological site (at least 10,000 years old), Redmond*

**Objective 3.B. Encourage public engagement with and stewardship of historic and archaeological resources**

*The HPP works closely with landmark owners/stewards, involves local heritage groups in its activities, and conducts special projects with museums, tribes and a wide range of heritage and preservation organizations. Greater involvement by partners produces more successful endeavors, wider public information and benefits, and a better understanding of community needs. **Intended outcome: The region's historic and archeological resources are understood and valued by the general public***

**Action 3.B.1. Involve and partner with owners/stewards of historic properties, heritage organizations and others to conduct preservation projects**

The HPP encourages historic property owners and stewards to participate in preparing nominations, heritage organizations to participate in historic resource surveys, joint workshops and other

events, and conducts projects such as public archaeological excavations with museums and tribes. This engagement enriches projects and informs wider audiences.

**Action 3.B.2. Provide opportunities for creation of a group to advocate for archaeological site protection**

Professional and academic archaeologists, tribes, agency staff and other interested parties deal with archaeological resources but have no local or regional organization that provides a forum for discussion and a shared foundation for advocating preservation of archeological sites. The HPP's unique place in the archaeological community provides an opportunity to encourage a forum for information sharing and advocacy.

**Objective 3.C. Increase participation in historic preservation activities by diverse populations**

*Since the 1970s, cultural and social diversity have increased significantly in the county. For historic preservation to both reflect and engage this diversity, a representative range of residents should participate in preservation activities and decision making. **Intended outcome: Preservation engages and is meaningful to a broad range of county residents.***

**Action 3.C.1. Expand recruitment and outreach efforts in order to diversify participation in the Landmarks Commission, HPP events and special projects**

King County's historic, cultural and demographic diversity can be best reflected in the work of the HPP through involving members of diverse communities in decision making and the program's undertakings. This requires both recruitment from diverse communities and attention to their role in the county's complex history.

*"Municipalities can and should work with minority groups to help understand and preserve their cultural patterns. Many ethnic neighborhoods have long since been destroyed – Little Mexicos, Little Italys, and Chinatowns have been gradually wiped out by change, neglect, destruction and insensitive additions."*

*– Weiming Lu, Economic Benefits of Preserving Old Buildings, 1976*

**Goal 4: Strengthen connections with complementary efforts**

In historic preservation significant buildings and structures are retained, conserving existing materials and the energy they embody. Preservation often conserves the lower densities and open spaces characteristic of early communities. Historic preservation is thus a strong contributor to environmental sustainability as well as quality of life, but is not widely understood as such.

**Objective 4.A. Highlight the relationships between preservation and sustainability**

*Environmental sustainability and conservation of the natural environment seek many of the same ends and share many values with historic preservation. **Intended outcome: Preservation is***



Portage Store & Post Office (1910), view in 1937, Vashon Island

*integrated with and contributes to conservation, economic development and other complementary efforts.*

**Action 4.A.1. Work with the county's Green Building, Farmlands, open space and other programs to develop policies, programs and demonstration projects that support and encourage preservation**

The HPP shares overlapping interests and has worked collaboratively with many of the county's land and agricultural conservation programs for many years. The HPP is now working with the Green Building Program to support conserving building materials in place, reusing them when conservation isn't possible, and recognizing embodied energy in sustainability calculations.

**Action 4.A.2. Encourage partnerships between historic preservation and conservation groups to identify and address mutual concerns**

The Mountains to Sound Greenway and other local conservation groups have collaborated with the HPP and preservation organizations to advocate for preserving historic resources within larger landscapes of concern. Such partnerships are productive in recognizing mutual concerns and furthering mutual ends.

***Objective 4.B. Address historic preservation issues in planning for disaster preparedness***  
*Historic properties, both buildings and settings, may be disproportionately affected by disasters such as floods, fires, earthquakes, landslides and other destructive events - and may be summarily demolished or damaged without adequate consideration of their value. Seismic events can be especially challenging, since older buildings may not appear to remain as sound as modern ones. Experts in working with historic buildings should make estimates of repair costs. Mistakes and successes in treating historic buildings damaged by the Loma Prieta earthquake in California provide guidance for the Puget Sound region. **Intended outcome: Historic and archaeological resources are appropriately considered by disaster responders.***

**Action 4.B.1. Develop appropriate disaster response protocols for historic properties in collaboration with DAHP and relevant federal, state, county and city emergency management agencies**

The importance of preserving historic properties and their particular strengths and weaknesses under extreme conditions need to be incorporated into emergency management procedures and follow-up treatment. A collaborative approach will ensure the most comprehensive and coordinated treatment of these fragile resources.

**Action 4.B.2. Develop training for emergency building inspectors in collaboration with DAHP and local preservation programs**

Hasty red tagging and quick demolitions of historic



*Covenant Beach Camp (1917-1957),  
2006 flood, Des Moines*

buildings must be avoided following disasters. Inspectors and other decision makers should understand historic building types, how they respond to disaster events, and the value of preserving them.

**Action 4.B.3. Evaluate disaster susceptibility and appropriate preventive measures for landmarks and eligible properties; share preparedness information and information on incentives for preventive measures with property owners/stewards, other preservation agencies, and local emergency management staff**

Advance planning and preparation are critical for surviving disasters and limiting damage to historic resources. The HPP should facilitate preparedness for landmarks and inform both property owners and emergency managers about best practices for historic properties. Coordination with supporting agencies, such as 4Culture, is also needed.

**Objective 4.C. Coordinate economic development efforts with preservation**

*Economic development and historic preservation need not be at odds when historic properties can be adapted for job- and revenue-generating new uses and activities without compromising their historic character. The HPP has worked cooperatively with various economic development efforts in the past. **Intended outcome: County and city economic development efforts support preserving significant historic resources and vice versa.***

**Action 4.C.1. Partner with county and city economic development efforts to incorporate preservation where feasible**

The HPP has collaborated to some extent with the county's economic development program, including coordination of Storefront Studios (focused on encouraging enhancement of historic commercial areas) in several communities in the county; however, further consideration of how to integrate preservation into economic development opportunities is needed.

**Action 4.C.2. Collaborate with the Washington Trust for Historic Preservation and others to coordinate revitalization efforts in suburban and rural cities**

State programs and non-profit organizations such as the WTHP which now administers the state's Main Street Program, provide valuable technical assistance and funding for revitalizing and preserving historic commercial centers. The HPP can identify candidates for assistance and continue to partner and participate in efforts to advocate the economic benefits of preservation.

**Action 4.C.3. Work with educational and other groups to foster revitalization through adaptive reuse of historic commercial and other properties**

Educational programs such as the University of Washington College of Built Environment's Storefront Studios, which the HPP has collaborated with for many years, bring new ideas, demonstrations and encouragement for stimulating reuse of historic buildings in rural and small town centers.

*“Property values in local historic districts appreciate significantly faster than the market as a whole in the vast majority of cases and appreciate at rates equivalent to the market in the worst case. Simply put – local historic districts enhance property values.”*

– Donovan Rypkema,  
Cultural Resource  
Management, 2002

## **Goal 5: Stabilize and enhance funding for historic preservation**

Funding for the basic work of the HPP has been unstable for nearly a decade. The Historical Preservation and Heritage Programs (HPPH) Fund has been the mainstay of the program's budget since the fund was created in 2010, despite variable revenue. HPPH fund revenue is generated by a \$1 surcharge on recorded documents. The HPPH fund needs to be leveraged as much as possible so that it can be shared with the larger preservation and heritage community. Grants and fees for services to county agencies and contract cities will continue to be important revenue sources.

### ***Objective 5.A. Develop a sustained funding plan for the HPP***

*A plan for sustained funding for the HPP is necessary for fulfillment of the actions and objectives of this plan. Multiple revenue sources, careful financial management, and operational efficiencies are central to fulfilling this objective.*

***Intended outcome: Essential county preservation activities have dependable long term funding.***

#### **Action 5.A.1. Develop sources for funding at a level that sustains basic HPP activities, provides for meeting the goals and objectives of this plan, and provides funding to preservation and heritage organizations**

Funding for the HPP has changed over the past decade, from general fund support to the current combination of dedicated funding from the HPPH fund, fees for services and grants. Budget constraints and the general economic downturn have eliminated regular funding for some basic activities, including survey and inventory projects, and landmark nominations. Dedicated funding from the HPPH Fund has varied considerably based on the number of documents that are recorded each year. King County is committed to sharing funds not needed for basic HPP activities with the larger preservation and heritage community, and to including preservation stakeholders in future discussions on allocation of excess funds when they become available.

#### **Action 5.A.2. Continue to identify and use grant and other funding opportunities to support HPP activities**

Grants, cooperative projects, fees for services and other opportunities for leveraging HPPH fund revenue will continue to provide a significant component of the HPP's funding.

#### **Action 5.A.3. Explore other partnerships/models for generating revenue to support public preservation activities**

Aside from public development authorities such as 4Culture and Historic Seattle, models for public-private and civic-philanthropic partnerships have been little explored relative to public preservation programs. Models for such partnerships are more common in the arts, natural area conservation and education sectors but may provide a viable means of stabilizing or enhancing support for the HPP and other public preservation programs in the region.



## SECTION 2.4

### Priorities for action

The actions contained in this plan were prioritized by the CAC, the Landmarks Commission and HPP staff. The chart below reflects priorities identified in the planning process.

#### Immediate Priority Actions

1.A.1. Develop historic contexts and complete historic resource inventory
1.B.1. Develop needed databases
1.B.3. Provide access to critical legacy data (digitize)
1.C.4. Develop partnership to acquire and preserve historic properties
3.A.1. Communications plan and improved access to historic information

#### High Priority Actions

1.A.2. Expand partnerships with heritage groups for historic contexts & surveys
1.C.1. Encourage stronger code provisions for preservation, efficient landmark procedures
1.C.3. Protect significant county-owned historic resources
1.E.1. Fully implement and refine County Executive Procedures for historic resources
2.B.1. Provide training for county and contract city staff
2.B.2. Provide regular training for Landmark commissioners and special
3.B.1. Partner with owners/stewards and heritage organizations
3.C.1. Diversify recruitment and outreach
4.C.1. Partner with county economic development efforts
5.A.1. Develop funding plan to sustain basic HPP activities & meet plan objectives
5.A.2. Identify and use additional funding sources

### Medium Priority Actions

1.A.3. Develop methodologies/procedures to survey neglected resources
1.B.2. Simplify and automate data collection
1.B.4. Expand data sharing
1.C.2. Strengthen County preservation code for landmarks
1.D.1. Coordinate information on non-preservation incentives
1.D.2. Strengthen existing incentives
1.E.2. Promote environmental review services
1.E.3. Collaborate on coordinated environmental review
2.A.1. Assist contract cities to become CLGs
2.A.2. Expand technical assistance
2.A.4. Encourage collaborative city preservation network
3.A.2. Expand information, technical support, training & planning assistance; communicate annually with landmark owners
4.A.1. Work with Green Building, Farmlands, open space programs
4.A.1. Develop disaster response protocols for historic properties
4.B.3. Evaluate disaster susceptibility & protection for landmarks

### Low Priority Actions

1.C.5. Explore preservation using contractual obligations
1.D.3. Develop new incentives
2.A.3. Promote archaeological review for contract cities
2.A.5. Provide outreach to inactive contract cities
2.A.6. Promote preservation in cities without programs
3.B.2. Provide opportunities for archaeology advocacy group
4.A.2. Encourage partnerships between preservation and conservation groups
4.B.2. Provide training for emergency building inspectors
4.C.2. Coordinate revitalization efforts in suburban and rural cities
4.C.3. Foster revitalization through adaptive reuse
5.A.3. Explore other partnerships/models

# Chapter 3 Plan Performance Monitoring

This chapter addresses performance monitoring, which is essential for evaluating the HPP's progress in addressing the objectives and actions contained in the plan. Tracking and monitoring results will be used to make adjustments to the plan as needed, including shifting priorities and/or updating plan elements, preparing work plans, and managing program activities. Monitoring techniques may need to be adjusted as well if they are not efficient or do not provide useful information.

## SECTION 3.1

### Performance Measurement

Because much of the activity of the HPP is contingent on collaboration with other entities, the independent actions of others, and available funding, performance measurement needs to focus primarily on successful processes and overall trends rather than absolute numbers of designations, surveyed properties or other readily enumerated outcomes.

Trends can be assessed through examining changes in:

- numbers of properties identified, evaluated and protected;
- numbers of context statements completed;
- number of incentives expanded, developed, and rates of use;
- numbers of collaborative projects undertaken;
- number of publications distributed and usage levels of web and Facebook pages;
- numbers and proportions of tasks completed successfully, on time and within budget;
- levels of satisfaction with the HPP's work among stakeholders; and
- other related qualitative and quantitative indicators of progress.

Monitoring and reporting will include all of these approaches as appropriate for the specific objectives and actions being examined.

Specific monitoring indices, trends, targets and milestones will be developed and included in the HPP's annual/biennial work and business plans in combination with existing measures that are already in use. The HPP will report on strategic plan performance on a biennial basis, in coordination with budget preparation. Annual summary progress reports will be made to the Landmarks Commission.

This plan provides for tracking and monitoring at two levels: objectives and actions. The following table provides more detail on the types of information that will be used for performance assessment.



*Vincent Schoolhouse (1905),  
Snoqualmie Valley*

### Measuring Objectives

The objectives related to each goal will be assessed relative to the desired outcomes, which support the HPP’s vision and mission. Movement toward these broad outcomes will be gauged using multiple factors which, together, will provide indications of overall progress.

### Measuring Actions

The actions in the plan support objectives and will be assessed using more discrete and quantifiable indicators, targets, and milestones to determine if they are being implemented effectively and are having the intended impacts. Actions can be assessed in various ways and monitoring methods may change over time. The table below groups actions by objective and lists relevant indicators. Specific indicators, milestones and targets will be identified in the HPP’s business and work plans.

**TABLE: Performance measures**

ACTION	TREND/MILEPOST/TARGET
<p><b>1.A.1.</b> Complete comprehensive inventory of historic resources and associated context statements to the level needed for informed decision making</p> <p><b>1.A.2.</b> Expand partnerships with local heritage organizations and others to identify and document historic resources and develop context statements</p> <p><b>1.A.3.</b> Identify and implement methodologies/procedures to identify, document and evaluate cultural landscapes, traditional cultural properties, mid-20th century and other resources that present unique preservation challenges</p>	<ul style="list-style-type: none"> <li>· inventoried properties</li> <li>· percent of unincorporated area inventoried</li> <li>· context statements needed, completed</li> <li>· partnerships</li> <li>· organizations</li> <li>· new field methods identified, used and resources inventoried</li> <li>· partner organization satisfaction levels</li> </ul>
<p><b>1.B.1.</b> Develop and maintain HPP databases to meet data and analysis needs</p> <p><b>1.B.2.</b> Simplify and automate data collection and research for historic property records</p> <p><b>1.B.3.</b> Organize and digitize critical legacy inventory data</p> <p><b>1.B.4.</b> Refine and implement policies, methods and procedures for data sharing as appropriate</p>	<ul style="list-style-type: none"> <li>· databases redesigned and deployed</li> <li>· automated field/research methods</li> <li>· percent legacy data digitized</li> <li>· data sharing procedures and agreements</li> <li>· data sharing satisfaction levels</li> </ul>

ACTION	TREND/MILEPOST/TARGET
<p><b>1.C.1.</b> Recommend measures for strengthening King County code to better protect historic and archaeological resources, including re-evaluating the landmark designation/protection process in order to expedite and streamline designations</p> <p><b>1.C.2.</b> Collaborate with responsible county agencies and other groups in order to strengthen resource protection through improved regulations, implementation and coordination</p> <p><b>1.C.3.</b> Protect all significant county-owned historic properties where feasible</p> <p><b>1.C.4.</b> Collaborate with other preservation organizations to explore development of a partnership or other entity to acquire, develop, and rehabilitate significant historic properties</p>	<ul style="list-style-type: none"> <li>· useful code amendments proposed</li> <li>· collaborations</li> <li>· county-owned properties designated</li> <li>· partnership/entity study or agreements/creation</li> <li>· study/use of incentive contractual obligations</li> <li>· as a preservation tool</li> <li>· collaborator satisfaction levels</li> <li>· number of significant historic properties lost</li> </ul>
<p><b>1.D.1.</b> Identify, coordinate, and make accessible information on relevant incentive programs and other resources/programs provided by county and non-county agencies</p> <p><b>1.D.2.</b> Recommend measures to strengthen and coordinate existing incentives that currently have limited application</p> <p><b>1.D.3.</b> Assess need for new incentives</p>	<ul style="list-style-type: none"> <li>· incentives study and information materials</li> <li>· current incentives strengthened</li> <li>· new incentives identified</li> <li>· incentive user satisfaction levels</li> </ul>
<p><b>1.E.1.</b> Fully implement and refine Executive Procedures for Treatment of Cultural Resources</p> <p><b>1.E.2.</b> Promote environmental review services, particularly for archaeological resources, to cities and special districts</p> <p><b>1.E.3.</b> Collaborate with the State Department of Archaeology and Historic Preservation (DAHP), other state and federal agencies dealing with historic resources, and relevant organizations to encourage coordinated environmental review</p>	<ul style="list-style-type: none"> <li>· agencies participating in Exec. Procedures reviews</li> <li>· reviews conducted under Exec. Procedures</li> <li>· marketing review services to cities, 5 cities contacted, service provided</li> <li>· review coordination agreements</li> <li>· reviews coordinated</li> <li>· agency satisfaction levels</li> </ul>

*continued on next page*

**TABLE: Performance measures *continued***

ACTION	TREND/MILEPOST/TARGET
<p><b>2.A.1.</b> Assist contract cities in becoming Certified Local Governments</p> <p><b>2.A.2.</b> Expand technical assistance, including a “tool box” to support preservation program development</p> <p><b>2.A.3.</b> Recommend that contract cities adopt review procedures for public and private projects affecting archaeological resources and to make non-sensitive archaeological information publicly available</p> <p><b>2.A.4.</b> Establish a collaborative network of cities for support and information exchange</p> <p><b>2.A.5.</b> Expand outreach and marketing to contract cities that are not active</p> <p><b>2.A.6.</b> Collaborate with preservation organizations to promote development of preservation programs in cities that do not have one, and prioritize outreach to cities with significant resources that may be threatened</p>	<ul style="list-style-type: none"> <li>· contract cities certified, percent certified</li> <li>· “tool box” and technical assistance materials</li> <li>· training/contacts with cities</li> <li>· model procedures for cities</li> <li>· procedures adopted by cities</li> <li>· city preservation network contacts/meetings</li> <li>· outreach/marketing events/contacts</li> <li>· collaborative outreach to non-contract cities, percent contacted</li> <li>· city satisfaction levels</li> </ul>
<p><b>2.B.1.</b> Provide regular training opportunities for all county and city staff who deal with historic and archaeological resources</p> <p><b>2.B.2.</b> Provide regular training opportunities on preservation issues and methods for Landmark commissioners and special members of the Commission</p>	<ul style="list-style-type: none"> <li>· county/city agency staff trainings</li> <li>· training attendance, percent trained</li> <li>· Commissioner trainings</li> <li>· Commissioner training attendance, percent trained</li> <li>· agency staff and Commissioner satisfaction levels</li> </ul>
<p><b>3.A.1.</b> Develop and implement a communications plan to expand and improve access to technical, historic and related information</p> <p><b>3.A.2.</b> Expand specialized information, technical support, training and planning assistance, particularly to owners of historical and archaeological properties; communicate annually with landmark owners about these matters</p>	<ul style="list-style-type: none"> <li>· new preservation materials</li> <li>· materials distributed, web page and Facebook visits and downloads</li> <li>· social media used</li> <li>· new audiences reached</li> <li>· annual landmark owner contacts</li> <li>· technical assistance incidents/events</li> <li>· landmark/property owner satisfaction levels</li> </ul>

<b>ACTION</b>	<b>TREND/MILEPOST/TARGET</b>
<p><b>3.B.1.</b> Involve and partner with stewards of historic properties, heritage organizations and others to conduct preservation projects</p> <p><b>3.B.2.</b> Provide opportunities for creation of a group to advocate for archaeological site protection</p>	<ul style="list-style-type: none"> <li>• partnerships with stewards and heritage organizations</li> <li>• archaeology group discussions, meetings</li> <li>• steward/partner satisfaction levels</li> </ul>
<p><b>3.C.1.</b> Expand recruitment and outreach efforts in order to diversify participation in the Landmarks Commission, HPP events and special projects</p>	<ul style="list-style-type: none"> <li>• recruitment efforts</li> <li>• members and participants recruited</li> </ul>
<p><b>4.A.1.</b> Work with the county's Green Building, Farmlands, open space and other programs to develop policies, programs and demonstration projects that support and encourage preservation</p> <p><b>4.A.2.</b> Develop partnerships with historic preservation and conservation groups to identify and address mutual concerns</p>	<ul style="list-style-type: none"> <li>• County agency partnerships</li> <li>• joint policies, programs and projects implemented</li> <li>• conservation group partnerships</li> <li>• partner agency and conservation group satisfaction levels</li> </ul>
<p><b>4.B.1.</b> Research, evaluate and develop appropriate disaster response protocols for historic properties in collaboration with DAHP and relevant federal, state, county and city emergency management agencies</p> <p><b>4.B.2.</b> Research and develop training for emergency building inspectors in collaboration with DAHP and local preservation programs</p> <p><b>4.B.3.</b> Evaluate disaster susceptibility and appropriate preventive measures for landmarks and eligible properties; share preparedness information and information on incentives for preventive measures with relevant property owners, sources of support and local emergency management staff</p>	<ul style="list-style-type: none"> <li>• preservation/disaster response study</li> <li>• preservation/disaster response procedures adopted</li> <li>• preservation/disaster response partnerships</li> <li>• disaster inspector training and sessions</li> <li>• study of disaster susceptibility and solutions</li> <li>• landmarks with disaster protection/ percent protected</li> <li>• disaster preparedness measures implemented</li> </ul>

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**TABLE: Performance measures *continued***

<b>ACTION</b>	<b>TREND/MILEPOST/TARGET</b>
<p><b>4.C.1.</b> Partner with county and city economic development efforts to incorporate preservation where feasible</p> <p><b>4.C.2.</b> Collaborate with the Washington Trust for Historic Preservation and others to coordinate revitalization efforts with preservation in suburban and rural cities</p> <p><b>4.C.3.</b> Work with educational and other groups to foster revitalization through adaptive reuse of historic commercial and other properties</p>	<ul style="list-style-type: none"> <li>· collaborative economic development projects</li> <li>· Main street and related projects</li> <li>· educational/design projects</li> </ul>
<p><b>5.A.1.</b> Develop sources for funding at a level that sustains basic HPP activities, contributes to preservation and heritage organizations, and provides for meeting the goals and objectives of this plan</p> <p><b>5.A.2.</b> Continue to identify and utilize grant and other funding opportunities to support HPP activities</p> <p><b>5.A.3.</b> Explore other partnership/support models for supporting public preservation activities</p>	<ul style="list-style-type: none"> <li>· funding plan, agreement</li> <li>· grant and other funding opportunities applied for, received</li> <li>· study of alternative funding models</li> </ul>



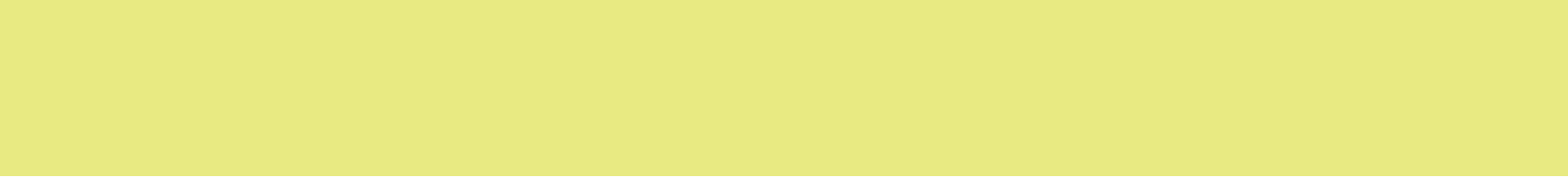
# Appendix A Acronyms

<b>CAC</b>	Strategic Plan Citizen’s Advisory Committee
<b>CLG</b>	Certified Local Government
<b>CRPP</b>	King County Cultural Resource Protection Project/Plan
<b>DAHP</b>	Washington State Department of Archaeology and Historic Preservation
<b>DNRP</b>	King County Department of Natural Resources and Parks
<b>DPER</b>	King County Department of Permitting and Environmental Review
<b>EO 0505</b>	Governor’s Executive Order 0505
<b>GIS</b>	Geographic Information System
<b>GMA</b>	Growth Management Act
<b>HPHP</b>	Historical Preservation and Historical Programs Fund
<b>HPP</b>	King County Historic Preservation Program
<b>HRI</b>	King County Historic Resource Inventory
<b>KCCP</b>	King County Comprehensive Plan
<b>MOHAI</b>	Museum of History and Industry
<b>NHPA</b>	National Historic Preservation Act
<b>OCR</b>	King County Office of Cultural Resources
<b>SEPA</b>	State Environmental Policy Act
<b>TCP</b>	traditional cultural place/property
<b>WTHP</b>	Washington Trust for Historic Preservation



*Top: Indian woman on Seattle waterfront (1898)*

*Above: James Mattson House (1907) and Redbrick Road (1913), Funeral procession c. 1925, Redmond vicinity*



# Appendix B Regulatory Framework

The HPP works within a broad regulatory framework in carrying out its mandates and in assisting county agencies, contracting cities and agencies, and community partners with cultural resource issues. The following local, state and federal codes provide the primary legal and regulatory framework for historic preservation. In some cases, regulations at each level may all apply, as with county agency projects in unincorporated areas that use state or federal funding and require a state or federal permit.

## **King County legislation and regulations**

King County Comprehensive Plan– The second portion of Chapter 6, Parks, Open Space and Cultural Resources, articulates basic policy on historic and archaeological resources. Other plans, policies and codes must be consistent with the Comprehensive Plan, in accordance with the State Growth Management Act (GMA) (36.70a RCW).

King County Code Chapter 20.44 - SEPA. County implementation of the state State Environmental Policy Act (SEPA) (43.21C RCW). Requires consideration of historic and archaeological resource impacts in reviewing, conditioning and approving land use and other actions subject to the Act.

King County Code Chapter 20.62 - Landmarks. Directs the King County Historic Preservation Officer (HPO) to maintain a compilation of information on significant historic resources known as the Historic Resource Inventory (HRI). Requires that all development proposals for projects on or adjacent to a resource listed in the HRI be reviewed by the King County HPO prior to approval. Ground disturbance on parcels with known archaeological sites may require archaeological survey and mitigation. Alterations to identified features of significance of designated landmarks must be approved by the Landmarks Commission (KCC 20.62.150).

King County 2008 Budget Ordinance (Ordinance 15975) - Section 19 (Office of Management and Budget), P6 and Section 120 (Facilities Management Internal Service), P1. The “facilities management division, in collaboration with the historic preservation program staff and landmarks commission, shall submit to the council for its review and approval by ordinance a detailed action plan for county stewardship of historic structures including, at a minimum, policies and procedures that ensure that either the historic preservation office or the landmarks commission, or both review and give technical expertise and guidance before proposed action, such as the sale, remodel or demolition of any county property over 40 years of age or that possess archaeological value take place”.

King County Ordinance 16271 - Stewardship of Historic Resources. Adopts Historic Resources Action Plan submitted in response to Ordinance 15975 provisos. Directs the King County Historic Preservation Program to “develop and implement programmatic guidelines for treatment of buildings and structures” and “develop and

implement guidelines for addressing identification and evaluation of archaeological properties.” Also specifies procedures for review of buildings and structures” and review for archaeological properties and traditional cultural properties that shall be incorporated in Executive policies and procedures.

### **Washington State legislation and regulations**

Indian Graves and Records (27.44 RCW). This law describes the procedures that must be followed upon discovery of human skeletal remains and states that “Any person who knowingly removes, mutilates, defaces, injures, or destroys any cairn or grave of any native Indian, or any glyptic or painted record of any tribe or peoples is guilty of a class C felony”.

Archaeological Sites and Resources (27.53 RCW) defines archaeological sites, states that it is a Class C felony to knowingly disturb an archaeological site, and discusses procedures for obtaining a permit for excavation of an archaeological site. Archaeological Excavation and Removal Permit (WAC 25-48) specifies the requirements for obtaining an excavation permit.

State Environmental Policy Act (SEPA) (43.21C RCW). “[I]t is the continuing responsibility of the state of Washington and all agencies of the state to use all practicable means, consistent with other essential considerations of state policy, to improve and coordinate plans, functions, programs, and resources to the end that the state and its citizens may: (d) Preserve important historic, cultural, and natural aspects of our national heritage”. The regulations that implement SEPA are found in SEPA Rules (WAC 197-11). These regulations describe the environmental review process (WAC 197-11-60) and the role of the environmental checklist in it (WAC 197-11-315). WAC 197-11-330 includes cultural resources in SEPA review: “(3) In determining an impact’s significance (WAC 197-11-794), the responsible official shall take into account the following, that: (e) A proposal may to a significant degree: (i) Adversely affect environmentally sensitive or special areas, such as loss or destruction of historic, scientific, and cultural resources...”. Question 13 on the environmental checklist (WAC 197-11-960) addresses “historic and cultural preservation”.

Human Remains (68.50 RCW) requires that anyone who knows of the existence and location of a dead body to notify the King County Medical Examiner in the most expeditious manner possible.

Washington State Executive Order 05-05 requires all state agencies to review capital construction projects and land acquisitions for the purpose of a capital construction project, not undergoing Section 106 review under the National Historic Preservation Act of 1966, with the Department of Archaeology and Historic Preservation and affected Tribes to determine potential impacts to cultural resources.

## Federal legislation and regulations

National Historic Preservation Act (NHPA) of 1966 (16 USC 470 et seq). All projects that require a permit from a federal agency or that are funded fully or in part by federal money are considered federal undertakings and are subject to NHPA. Section 106 of the NHPA requires the lead federal agency to “take into account the effect of the undertaking on any district, site, building, structure, or object that is included in or eligible for inclusion in the National Register [of Historic Places].” The regulations that implement Section 106 are found in Protection of Historic Properties (36 CFR § 800); they require the lead federal agency to identify significant archaeological or historic sites, determine if a project will disturb them, and mitigate any disturbance. Section 101(d)(6)(B) of the NHPA requires that “in carrying out its responsibilities under section 106, a Federal agency shall consult with any Indian tribe ... that attaches religious and cultural significance to [historic properties that may be affected by the undertaking].”

National Environmental Policy Act of 1969 (42 USC 4231, 4331-4335). Section 101(b) states that “...it is the continuing responsibility of the Federal government to use all practicable means...to improve and coordinate Federal plans, functions, programs and resources to the end that the Nation may: (4) preserve important historic, cultural, and natural aspects of our national heritage...” Consideration of cultural resources under NEPA usually follows and is coordinated with the Section 106 process (see NHPA above).

Department of Transportation Act, Section 4(f) (49 USC 303). “It is...the policy of the United States Government that special effort should be made to preserve... historic sites.” “The Secretary may approve a transportation program or project... requiring the use of...land of an historic site of national, State, or local significance... only if (1) there is no prudent and feasible alternative to using that land; and (2) the program or project includes all possible planning to minimize harm to the...historic site resulting from the use.”



*Saar Pioneer Cemetery (1873), Kent*

