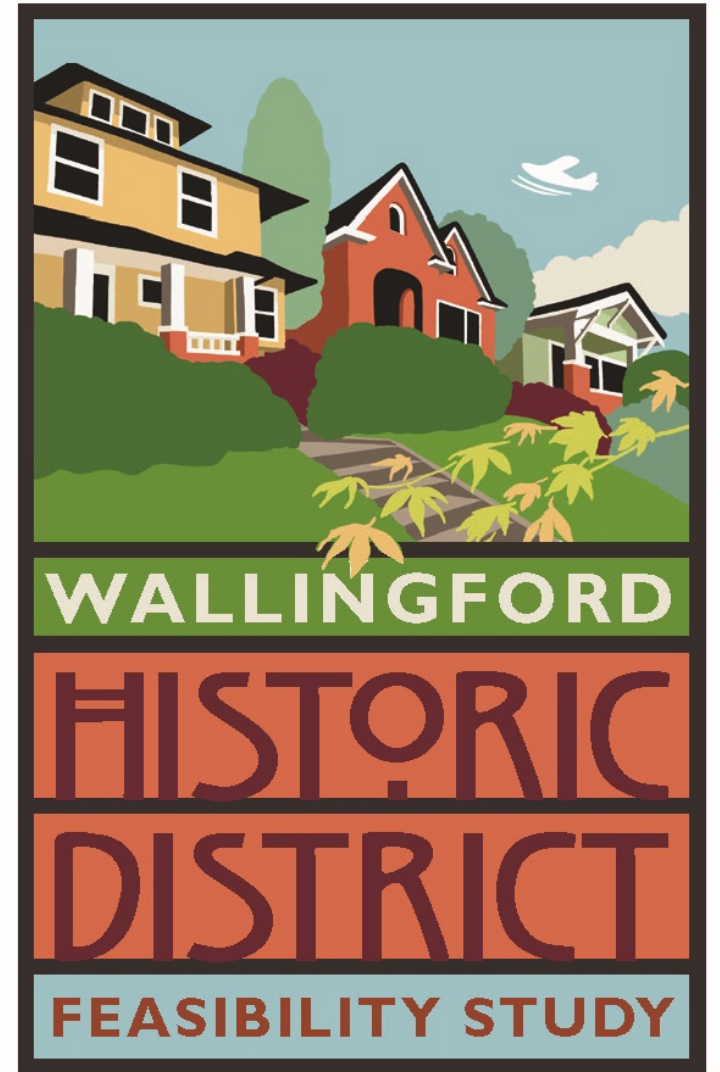


HISTORIC DISTRICT FEASIBILITY STUDY

Public Meeting

October 25, 2019





FEASIBILITY STUDY



**Funded through a grant from
4Culture**



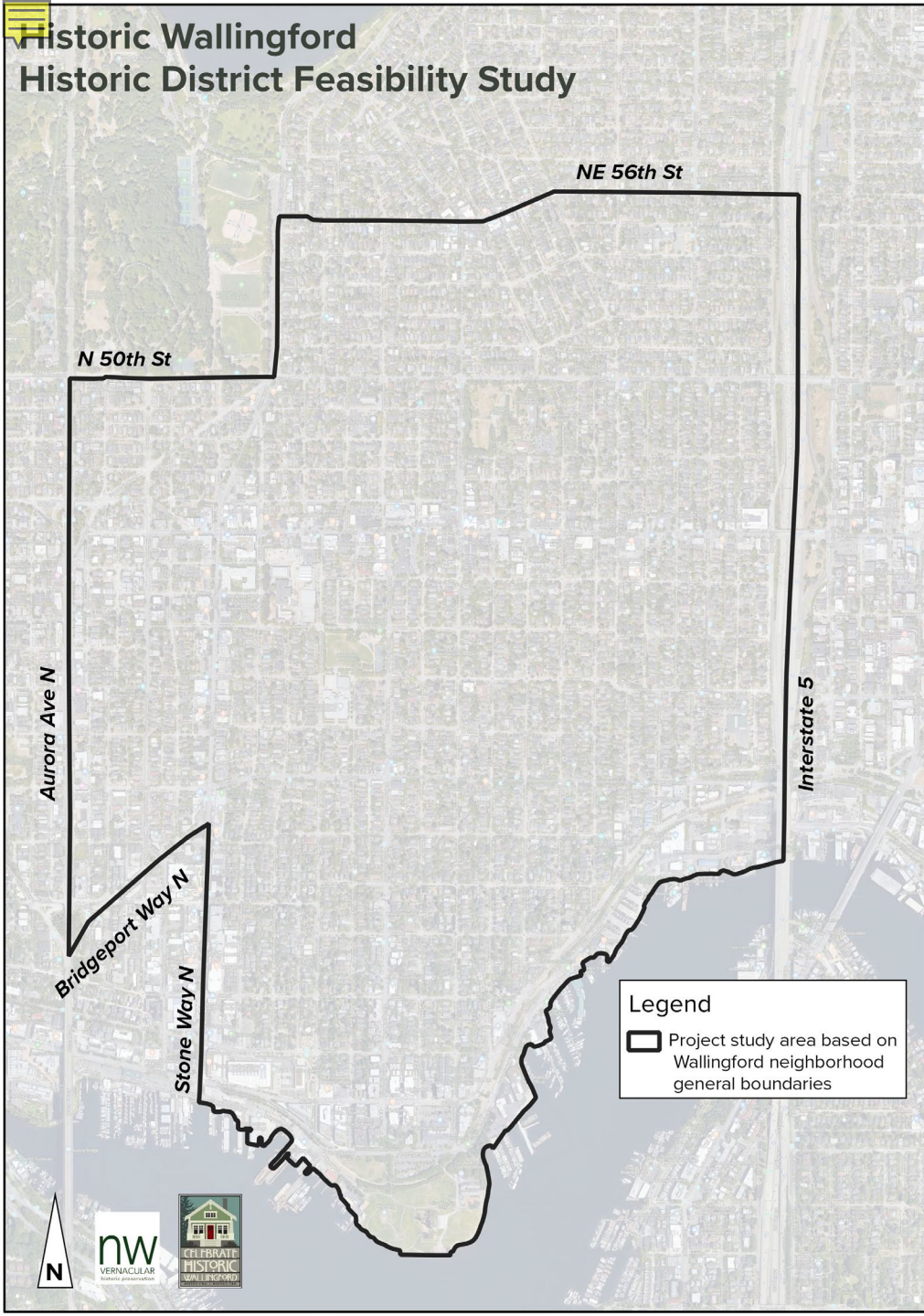
Identify historic district potential



**Improve understanding of
neighborhood social history and
development patterns**



**Collect information for
interpretive and educational
material**



STUDY AREA



NEIGHBORHOOD DEVELOPMENT



1855-1871: Colonization/Land Survey Period



1872-1899: Early Plats and Development



1900-1916: The First Big Boom



1917-1936: Growth and Consolidation



1937-1955: Transportation Shifts, World War II and Post-War Growth



1956-1985: Wallingford at the Turning Point



PROCESS

1

GIS database assembly

**Neighborhood development
periods**

2

Field work

Plat research

Previous study review

3

Analysis





Recommendations



NON—CONTRIBUTING: Has had 2 or more extensive alterations and does not retain enough integrity to convey significance of the district.



FIELD WORK

-  Survey property
-  Contributing
based on previous surveys
-  Non contributing
based on previous surveys
-  Don't survey, NRHP listed property



Extensive Window Changes



Extensive Cladding Changes



Extensive Plan Changes

FIELD WORK

Field observations done from the public right of way only and include only what is visible on the front and side facades.



Goal:

- Identify as contributing (C) buildings with **1 or fewer** extensive alterations.
- Identify as non-contributing (X) buildings with **2 or more** extensive alterations.

All work to be done from the public right-of-way, no stepping on lawns or driveways.

Review:

- Plan
- Cladding
- Windows

Plan extensive change =

- Front addition
- Rear addition projecting above roof line
- Side additions towards the front of the house

Cladding extensive change =

- All siding on facades visible from the sidewalk has been replaced (*if some remains then not extensive*)

Windows extensive change =

- All windows on facades visible from the sidewalk have been replaced (*if some remain, then not extensive*)



Asbestos shingles, look for thin material, and chips or broken corners.



Aluminum siding, look for dents or double vertical joints, and metal trim around windows and doors locking siding ends in place.



Vinyl siding, look for double vertical joints, vinyl trim around windows, doors and inner corners locking siding ends in place, or soffits enclosed with vinyl.



Fiber cement board, look for 1/8-inch wide joints at board ends that have been caulked, and crisp edges/textures, and corner boards to cover seams.

FIELD WORK



Legend

Development periods

1900 to 1916

1917 to 1936

1940 to 1955

1956 to 1985

Project study area based on Wallingford neighborhood general boundaries

DATA

Legend

Property status

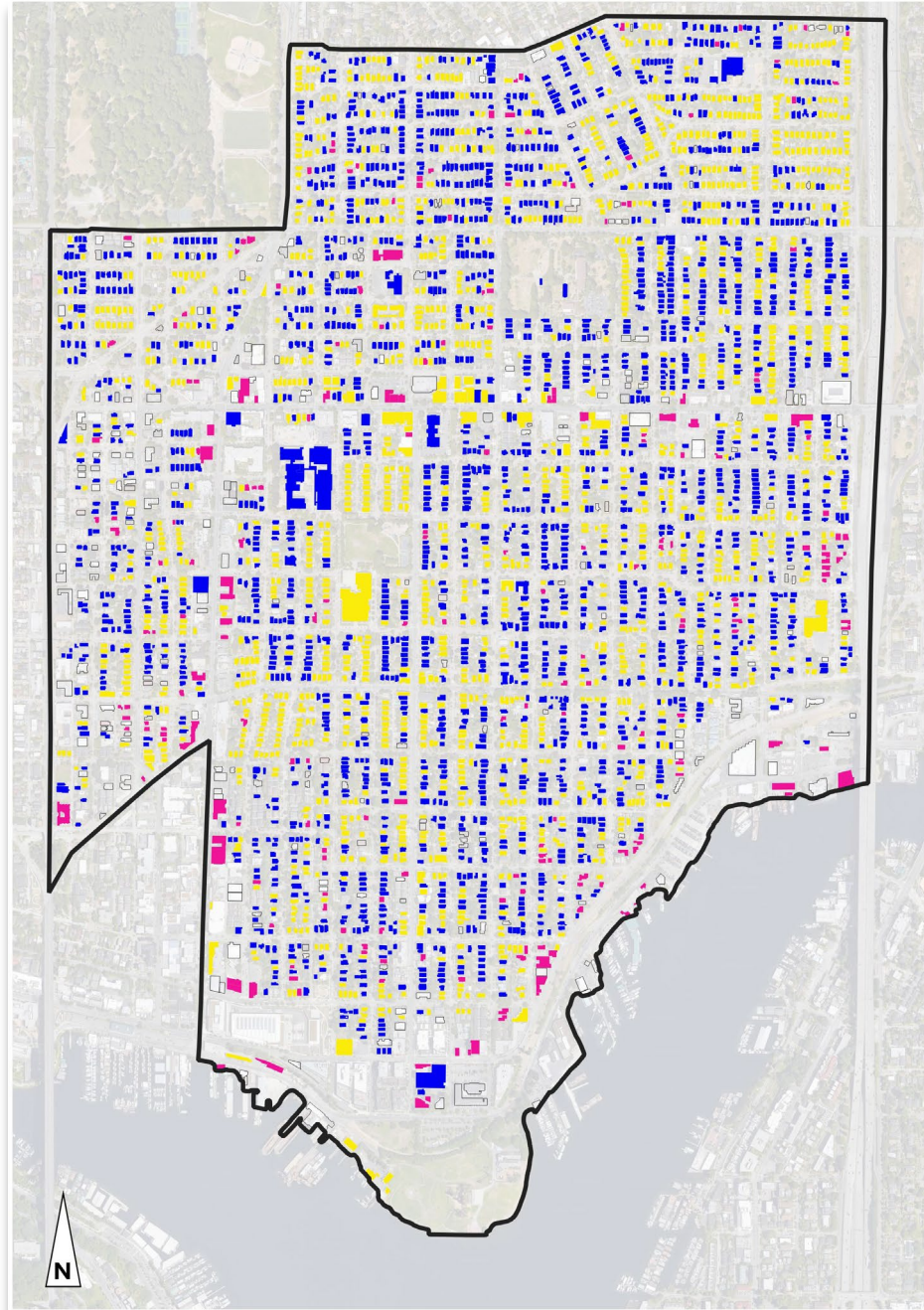
contributing

non contributing

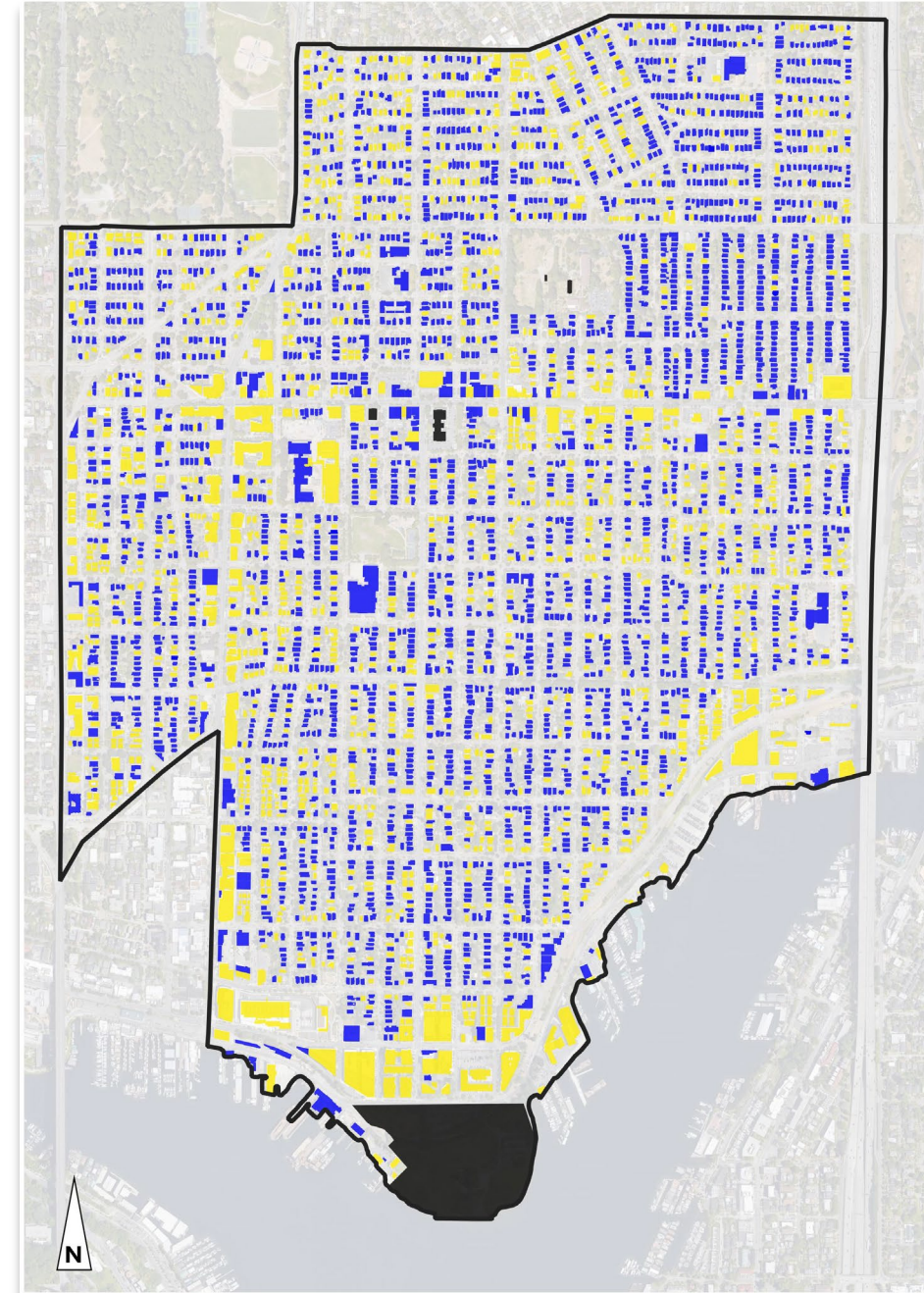
NRHP listed

Project study area based on Wallingford neighborhood general boundaries

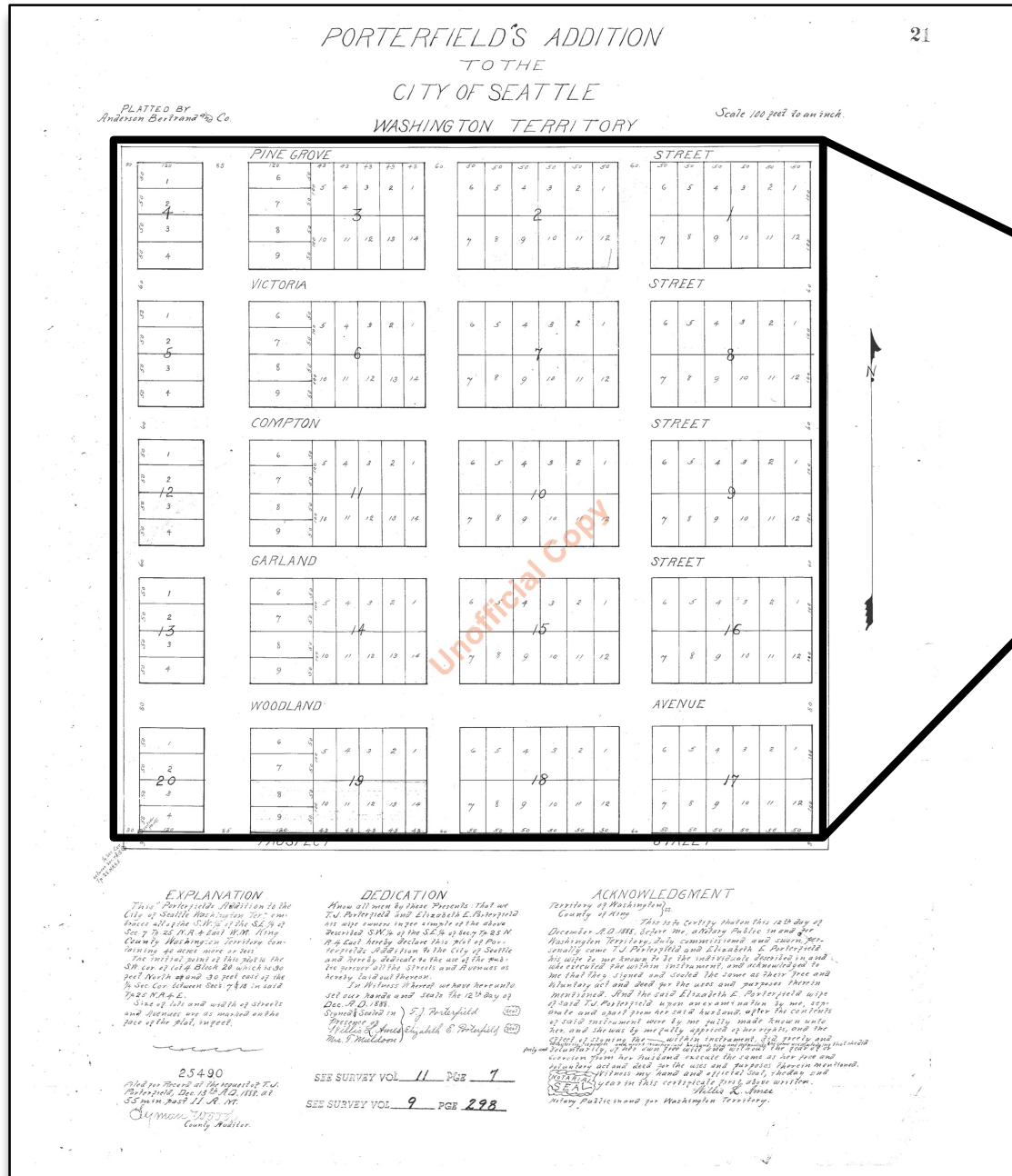
Development Periods



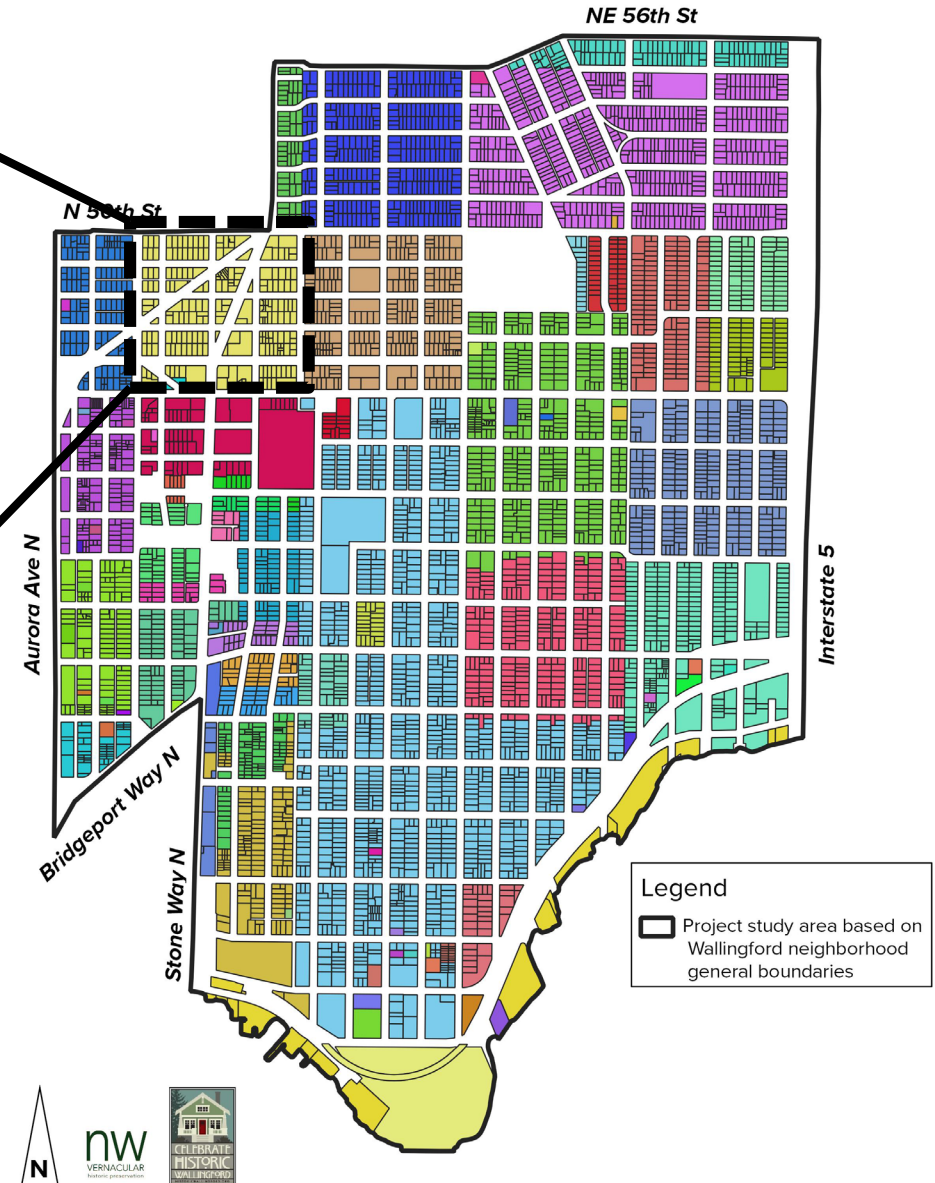
Status



PLATS



Historic Wallingford Neighborhood Plats





NATIONAL REGISTER

- **Does not** keep a building from being modified or demolished
- **Honorary designation** recognizing property's significance
- Informs local planning and heritage education
- Provides some protection from federally-funded or licensed projects
- Allows property owners to receive free technical assistance from DAHP



SEATTLE CITY LANDMARKS

- **Protects properties from demolition**
- Requires design review for exterior alterations
- **Requires owner consent** for listing
- Enables property owners to utilize the State **Special Valuation** incentive
- Recognizes the property's significance
- Provides the same benefits as NRHP listing




Legend

Property status

 contributing

 non contributing

 NRHP listed

 Project study area based on Wallingford neighborhood general boundaries


University Hill

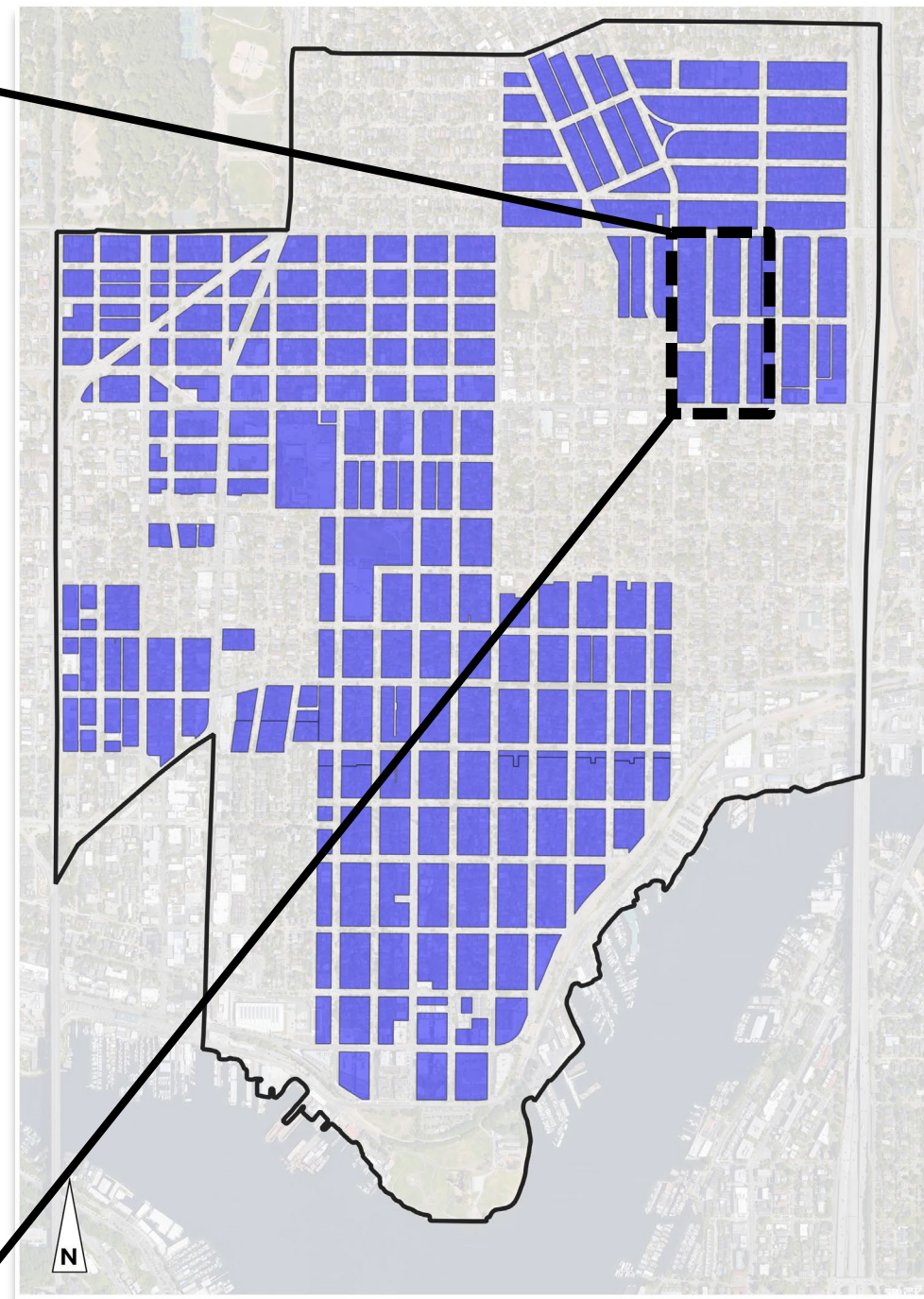
ANALYSIS

Legend

Plat groups

 60% or more contributing

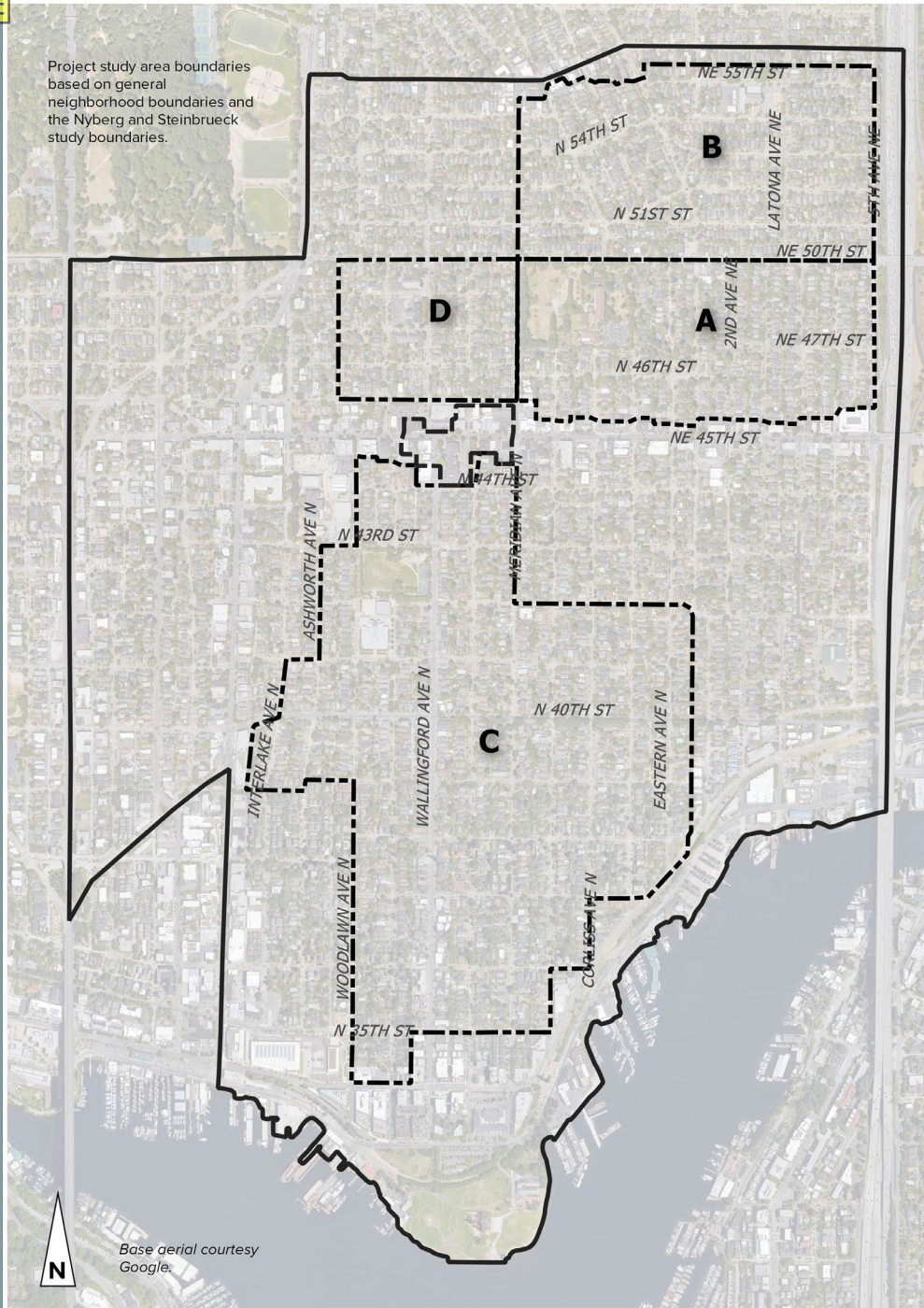
 Project study area based on Wallingford neighborhood general boundaries





RECOMMENDATIONS

Project study area boundaries based on general neighborhood boundaries and the Nyberg and Steinbrueck study boundaries.



Base aerial courtesy
Google

Legend

Recommended preliminary historic district boundaries

 Area A

 Area B

 Area C

 Area D

 Project study area

Commercial focus area

 Focus area for potential NRHP
historic district discussions

Area A

- 430 buildings
- 83% contributing

Area B

- 591 buildings
- 70% contributing

Area C

- 1,319 buildings
- 69% contributing

Area D

- 207 properties
- 71% contributing



WHAT'S NEXT?

STEPS FOR EACH HISTORIC DISTRICT NOMINATION:

Volunteer Coordination

Nomination Preparation

Public Meeting Presenting Nomination

DAHP Submittal and Review

ACHP Review

NPS Review and Listing



VOLUNTEER COORDINATION

- Research individual properties
 - Owners/Occupants
 - Architectural info
 - Alterations

NOMINATION PREPARATION

- Gather research into a nomination form
 - Architectural description
 - Significance statement
 - Photographs
 - Maps



PUBLIC MEETING PRESENTING NOMINATION

- Present draft nomination to public
- Gauges public interest
- Fulfills DAHP and WA-ACHP requirements

DAHP SUBMITTAL AND REVIEW

- Submit draft nomination to DAHP and State Architectural Historian
- Make requested edits and resubmit final



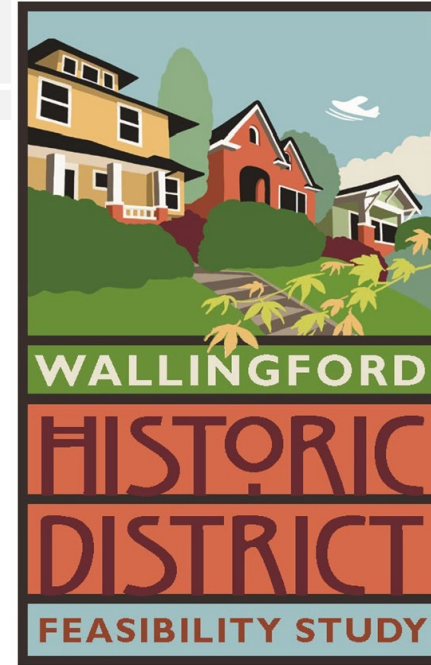
ACHP REVIEW

- DAHP schedules final nomination for review by the Washington Advisory Council on Historic Preservation
- DAHP presents nomination at public ACHP meeting for their approval

NPS REVIEW & LISTING

- Nomination forwarded to the National Park Service for final review and listing

VOLUNTEERS
AND
DONATIONS
NEEDED!



To inquire or sign up to be a
volunteer, email Rhonda Bush at:

Rhonda.Bush@historicwallingford.org

www.historicwallingford.org