

MEMORANDUM

Community Development



City of Bothell

DATE: October 16, 2019

TO: Landmark Preservation Board (LPB)

FROM: Sarah Desimone, Historic Preservation Consultant

SUBJECT: Landmark Preservation Board meeting agenda and supporting materials for October 22, 2019.

The next LPB meeting will be held on October 22, 2019 at 6:00pm as scheduled. The board will be reviewing a consideration of alternatives to demolition for 18904 and 18912 101st Ave NE in Bothell as well as proposed amendments to Bothell Municipal Code Title 22. This memo transmits to the Board the following information:

- Att-1 Agenda for October 22, 2019
- Att-2 Draft Minutes from July 23, 2019 regular meeting
- Att-3 Consideration of Alternatives and historical report for 18904 and 18912 101st Ave. NE as submitted by applicant
- Att-4 Proposed Title 22 Amendments

CONSIDERATION OF ALTERNATIVES TO DEMOLITION FOR 18904 and 18912 101st Ave. NE, Bothell, 98011

Purpose/Action

In accordance with BMC 22.28.060C, the board will negotiate with the property owner in an attempt to prevent demolition of historic buildings located at 18904 and 18912 101st Ave. NE. Both buildings have been determined by staff to be eligible for the Bothell Register of Historic Landmarks under criterion B. The negotiations may conclude at the meeting or may last up to 45 days.

If both parties agree to an alternative at the meeting, the board may authorize staff to work with the owner to execute the alternative, with or without future board involvement.

If no alternative to demolition can be found at the meeting, the board may continue the negotiations at their November 26, 2019 meeting or, if both parties agree, extend the negotiation period. If it is clear that no alternative to demolition will be found, the board may begin the 45-day period during which they will develop mitigation measures.

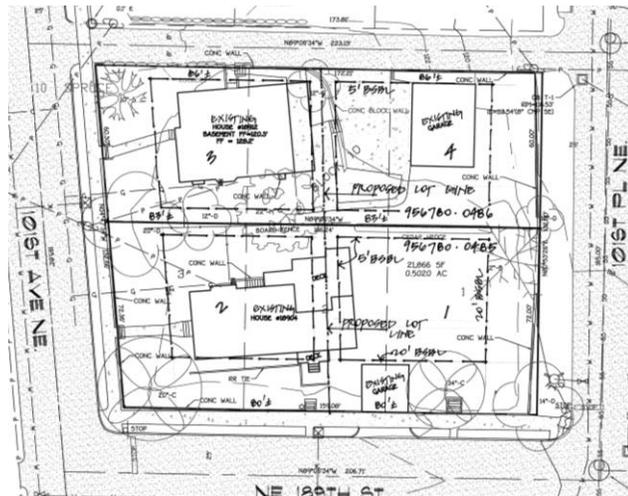
Background

The applicant requested a pre-application meeting in January of 2019 to discuss short platting her properties at 18904 and 18912 101st Ave. NE. She was subsequently informed that the properties

may be eligible for the Bothell Register of Historic Landmarks. In March of 2019, she contacted Landmark Board staff to schedule a time to negotiate alternatives to demolition with the board for the above properties. The applicant scheduled her presentation for October 22, 2019.

The Project

The applicant owns two adjacent parcels at the northeast corner of 101st Ave NE and NE 189th St. in the Maywood/Beckstrom Hill subarea (originally platted as lot 1, 2 and 3 of block 10 of Woody's First Addition to Bothell, 1907). She plans to apply for a short plat to divide the two properties into four properties, demolish the existing structures, and construct a single-family dwelling on the new southeastern lot (lot 1 below).



History

The combined parcels contain two single-family houses, one historic garage and one non-historic carport. Both of the houses and the historic garage are listed on the Bothell Historic Resources Inventory (HRI) and have been preliminarily identified by staff as being eligible for the Bothell Register of Historic Landmarks (BRHL) under Criterion B for their association with the Jacob E. Mohn family.

BMC 22.16.010 Criteria for historic landmark designation.

Any building, district, object, site or structure which is more than 50 years old may be designated for inclusion in the Bothell register if it is significantly associated with the history, architecture, archaeology, engineering or cultural heritage of the community. The property must also possess integrity of location, design, materials, workmanship and association and must fall into one or more of the following categories:

B. It is associated with the lives of persons significant in the local, state or national history;

Jacob E. Mohn homesteaded 80 acres in Bothell just north of the Snohomish County line in 1886 where he built a house, barn and outbuildings (demolished). J.E. Mohn married Ingeborg Anna Ness and they had six children (Hanford J., Agnes, Arnold J., Esther, Ragna and Adele). He was involved in many business ventures in Bothell but is best known for his hardware store which he

purchased from M.D. Keeney in 1908. Along with a number of other buildings on Main Street, Mohn's hardware store burned in the fire of 1911. It was quickly rebuilt and the new store was operated by Jacob's son, Hanford J. Mohn. The hardware store continued operating under various names and partnerships until 1975 (J. E. Mohn and Son Hardware, 1908; Chase Hardware, 1919; Chase and Mohn, 1922; Jones and Mohn, 1935; Mohn Hardware, 1968). With the exception of about three years when they lived in California, the Mohn family retained at least part ownership throughout the store's entire operational life. The Mohn Hardware building, although altered, still stands at 10116 Main St. where it housed Steve's Café until recently.

Both of Jacob's sons worked in the hardware store in some capacity but Mohn's son, Arnold J., is best known for being the impetus behind Washington Federal Savings and Loan of Bothell, the predecessor to today's Washington Federal bank. Along with his brother Hanford, Arnold was one of the bank's first officers. Washington Federal also first operated out of a space in Mohn Hardware. As one of Bothell's pioneering families, several generations of the Mohn family were active in city government as well as other local ventures.

18904 101st Ave NE

Built c.1910, this house is an example of a hipped roof bungalow with a few Craftsman style details. At the time of its construction, the taxpayer for the property is listed as Edith L. Haynes but the property has been attributed to Jacob E. Mohn, one of Bothell's earliest pioneers. Historic *Bothell Citizen* newspaper articles also attribute the home to W.A. Anderson, for whom the W.A. Anderson School is named. A full chain of title is needed to determine accurate ownership history and associative significance.

Hipped roof bungalows are typically one or one-and-one-half story, rectangular in plan with either a full or partial-width front porch, often situated beneath the main roof volume. They often have small dormers or bay windows and some have leaded glass on the primary facades. Bungalows can also exhibit a few characteristics from one or more architectural styles such as Craftsman or Queen Anne.



(Examples from left to right: DAHP style guide; House in Port Orchard, 1912; Burrows House, Bothell, 1912)

Although this house has been altered by the addition of a roof dormer and removal of its rafter tails, it retains enough of its character-defining features to convey its significance as a hipped roof bungalow. Intact features include the rectangular plan, hipped roof, overhanging eaves, original

porch, box bay, leaded glass windows and front door. The wood shake siding was added sometime between 1940 and 1958 and can be considered a historic alteration.

18912 101st Ave. NE

This house is a World War II Era Cottage that was built in 1939. According to the applicant, Hanford E. “Bob” Mohn (Jacob’s grandson) and Marion G. Mohn, his wife, were deeded the parcel in July of 1939 by J.E. Mohn and may have lived there until 1941. Further research is needed to determine accurate ownership history and associative significance.

WWII Era Cottages are a transitional housing form that bridged the gap between Bungalows of the early 1900s and sprawling Ranch houses of the 1950s and later. They are typically square or rectangular in plan with shallow room projections on the primary façade. Stylistic ornamentation is generally absent but some feature wide frieze boards or vertical siding in the gables. They are typically clad in wood, brick or concrete block and feature windows with horizontal muntin bars. More stylized examples might feature corner windows, glass block or octagonal windows, small porches and more complex floorplans.



(Examples from left to right: Universal Small Homes Catalog, 1941; House in Monroe, 1945; House in Seattle, 1949)

Alterations to this house include the addition of wood shake siding, sometime between 1940 and 1967, and the replacement of the original divided light window on the primary façade with a picture window. In spite of these, it retains enough of its character-defining features to convey its significance.

Staff Recommendation

The properties in question appear to be associated with the Mohn family, an important family in Bothell’s early history, which makes them potentially eligible for the BRHL under Criterion B. However, none of the three historic buildings on the site are exceptional examples of their type or style and would not meet the qualifications for listing on the BRHL based solely on their architectural value (Criterion D). Further research is needed to determine whether these buildings qualify for the BRHL based on their associative significance with the Mohn family (Criterion A or B).

Relevant Attachments:

Att-3 Consideration of alternatives to demolition and historical report as submitted by applicant

PROPOSED AMENDMENTS TO BOTHELL MUNICIPAL CODE TITLE 22

Purpose/Action

No action will be taken at this meeting. Board shall review and discuss all proposed changes to Title 22 with staff prior to the joint meeting with the Planning Commission on November 20, 2019 where action will be taken.

Background

On September 27, 2016, the board initiated a review of Title 22 as it pertained to historic districts in response to the nomination of the Graham-Fries local historic district. The Graham-Fries nomination was originally submitted with 100% owner consent and approved by the board as such. However, before the nomination was scheduled to go before City Council, one of the property owners withdrew consent. The current landmark preservation code requires that district nominations need only a simple majority for owner consent but does not specify how district controls would apply to properties that do not give consent. As a result, staff pulled the nomination from the City Council agenda until the details could be worked out and the code could be amended.

On March 28, 2017, the board held a study session to review Title 22 and discuss possible amendments. After the study session, the board instructed staff to incorporate their comments into proposed amendments and return for a final review.

Due to a number of leadership changes within the Community Development department, work on the proposed amendments was postponed until 2019 when the board included Title 22 Amendments in their work program. Staff has since been working with the Community Development Director and City Attorney on amendments to Title 22 which now include more than just the historic district language and are intended to strengthen and clarify Bothell's Landmark Preservation regulations as a whole.

Proposed Amendments

The *substantive changes* within the amendments proposed by staff include modifications to the designation criteria, historic district nomination procedures and requirements, and the demolition permit requirements. Other changes throughout the chapter serve to clarify the existing regulations and/or update the code to be consistent with current historic preservation and legal best practices. Review Attachment 4 (Att-4) for explanation of all proposed changes. See below for explanations of substantive changes.

22.16.010 Designation Criteria: removal of current criterion M per DAHP request; addition of new criterion M allowing nomination of properties less than fifty years old in certain circumstances

- 22.20.020 Submittal Requirements (formerly titled Bothell register submittal process): expanded to include specifics about obtaining consent for individual and district nominations
- 22.08.060 Request for Demolition: modified demolition permit application process in the following ways:
- i. Requires the submittal of a historical report for all properties prior to staff review
 - ii. Requires staff to make a determination of Bothell Register eligibility based on information presented in the historical report submitted by the applicant
 - iii. Requires that a consideration of alternatives be submitted ONLY for properties in a historic district, on the historic register or eligible for the historic register.
 - iv. Removed alternative nine, “documenting the structure. . .” as documentation will be submitted by every applicant prior to review.
 - v. Added paragraph (F) requiring “imminent threat to public safety” in order to waive the requirements of 22.28.060(A).

22.16.010 Designation Criteria

Current designation criteria allow for properties to be nominated to the BRHL based on the fact that they are already listed on the state or national registers. DAHP requested that all references to the state and national registers be removed because those designations are purely honorary and should not have any regulations attached to them. In addition, a local register nomination form needs to explain how and why a property is significant in order to determine how controls are applied, i.e. what characteristics are significant and should be protected. If a nomination just says “it is on the national or state register,” that does not give the City a basis for protection of the resource.

Proposed new designation criteria would allow properties less than fifty years old to be nominated to the BRHL if they are of exceptional importance. This is in line with current historic preservation practice and is outlined in the National Park Service document, *Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years* (Sherfy & Luce, 1998). This would also allow properties that are less than fifty years old to be considered contributing properties in a historic district if they fit within the district’s historic context.

Historic Districts

The current historic district language is rather vague. In 22.20.020 Nomination Procedures, the code states that the property owner must give consent for individual nominations and that a simple majority of property owners shall be adequate for district nominations. Section 22.24.020 Contract Agreement then states that an owner who wants their property to be listed on the BRHL shall enter into a contract with the City. The code language in the section on nomination procedures implies that a district is a landmark but the contract agreement section does not specify whether or not owners in a district have to sign a management contract with the City or what to do with the properties in the district that do not consent to being in the district. The current language also does not address how design standards for historic districts would be implemented or applied.

When controls are to be applied to an individual local landmark or landmark district, as they are in Bothell, it is important to be specific about how those controls will be applied and to whom.

Proposed amendments separate the contract agreement section into a section outlining contract procedures for individual landmarks and a section that explains consent requirements for historic districts. The proposed historic district language keeps the requirement for consent at “a simple majority” and specifies that each property in a district gets one vote. It also specifies that each owner of the consenting property must give consent in writing. Below is the proposed language for clarification:

For individual property nominations, the application must bear the signature of each property owner that would be reflected by a title report. For nomination of historic districts, a simple majority of properties within the district will be adequate for nomination. Each property in the district will be allocated one (1) vote for such purpose regardless of the number of owners, but the application must be signed for each supporting property in the manner set forth above for individual properties.

Although the threshold for consent remains the same, this is a substantial change from the current language.

22.28.060 Changes to property on register or inventory (demolition permit requirements)

This section has a substantial change. Currently, everyone who applies for a demolition permit for a property on the HRI must submit a consideration of alternatives to demolition for that property. The proposed changes remove that requirement unless the property is determined eligible for the Bothell Register of Historic Landmarks. In other words, only properties that are listed in or eligible for the BRHL will need to submit a consideration of alternatives to demolition. The goal here is to reduce the burden on applicants who have properties that are not significant, for example those that have been heavily modified, and reduce the staff time required for review.

The historical report, currently required per alternative nine, will now be required prior to staff review and will be used as a basis to determine eligibility for the BRHL. This change would ensure that adequate historical reports will be submitted for every historic building that is demolished. Currently, the regulations do not give staff a legal basis to request a specific level of documentation but the revisions will put a specific documentation requirement in place resulting in better documentation overall.

See Att-4 for further explanation of proposed changes.

Relevant Attachments:

Att-4 Proposed amendments to Title 22



City of Bothell™

A G E N D A

LANDMARK PRESERVATION BOARD

**City Hall, 18415 101st Ave NE., Bothell, WA 98011
Conference Room 107/108
Regular Meeting Tuesday, October 22, 2019 6:00pm**

I. CALL TO ORDER

II. PUBLIC COMMENT

III. APPROVAL OF MINUTES

July 23, 2019 regular minutes

IV. NEW BUSINESS

- A.** Consideration of Alternatives to Demolition for 18904 and 18912 101st Ave. NE, Bothell, 98011
- B.** Proposed Title 22 Amendments

V. OLD BUSINESS

- A.** None

VI. REPORTS

VII. REPORTS FROM STAFF

VIII. OPEN TOPIC DISCUSSION

IX. ADJOURNMENT

DRAFT MINUTES
LANDMARK PRESERVATION BOARD
Regular Meeting – Tuesday, July 23, 2019 6:00 pm
Location: City Hall, Conference Room 107/108
18415 101st Ave NE, Bothell, WA 98011

I. CALL TO ORDER

Cary Westerbeck called the regular meeting of the City of Bothell Landmark Preservation Board to order at 6:01 pm. In attendance were members **Vicki Somppi, Bill Moritz, Ray Thomas, Sean Gehrke** and **Sharron Dimmitt** who arrived at 6:22. Derek Shelton was absent without notice. The meeting was staffed by **Sarah Desimone**, Historic Preservation Consultant.

Guests in attendance were Holly Brown, representing Monte Villa Farms, LLC.; John Fowler of Securité Gun Club and K. Jones Sorensen, Associate Planner, City of Bothell. Tomas Matos of Securité Gun Club arrived at 6:20pm.

II. PUBLIC COMMENTS

None

III. APPROVAL OF MINUTES

MOTION by Moritz to approve the May 28, 2019 regular minutes.

SECOND by Somppi

Secretary Dimmitt certified the minutes upon her arrival

APPROVED unanimously

IV. NEW BUSINESS

A. Monte Villa Farms Design Review

Holly Brown presented photographs, images and samples of materials to outline proposed changes to the roof of the south barn. The current roofing material will be removed and replaced with one of the applicant's preferred options.

Desimone noted that the original 1992 SEPA Mitigation Agreement required the use of cedar shake for the roof. However, the Secretary of the Interior Standards for Rehabilitation allow for the use of replacement materials as long as they are consistent with the historical appearance of a building.

Somppi suggested that the second option be allowed due to the much lower cost versus the more expensive preferred options. It also appears in the historic photographs that the roof was composition rather than shake.

Westerbeck stated that although the materials look very different up-close, there will not be much difference in the overall appearance of the roof from a distance.

MOTION by Somppi to approve the applicant's second choice, composition Presidential Shake, as it is in keeping with the historical appearance of the barn's original roofing materials and meets the Secretary of the Interior Standards.

SECONDED by Thomas

No further discussion

APPROVED unanimously

- B.** Application for a Certificate of Appropriateness for North Creek Schoolhouse
Desimone presented the COA application from the City of Bothell Parks and Recreation Department. "The City of Bothell is requesting approval to hang a facility reservation sign on the schoolhouse next to the entrance door consistent with other facility reservation signs in the parks system. The purpose of the sign is to identify the current reservation and share contact information about how to reserve the facility" (from COA application).

Moritz asked for clarification as to why the building is referred to as a "shelter." Desimone responded that the parks department uses that verbiage for its rental facilities.

MOTION by Thomas to issue a Certificate of Appropriateness for the North Creek Schoolhouse facility reservation sign.

SECOND by Gehrke

Westerbeck commented that the sign is consistent with others in the parks system and does not detract from the appearance of the building.

APPROVED unanimously

MOTION by Thomas to approve the proposed Findings, Conclusions and Decision on granting a Certificate of Appropriateness for the North Creek as presented by Staff.

SECOND by Dimmitt

No further discussion

APPROVED unanimously

V. OLD BUSINESS

- A.** Jacovello House Mitigation – review of proposed interpretive signage
John Fowler presented the proposed signage and clarified the intended location.

Somppi asked about the materials and protective coverings that would be used for the sign and the kiosk. She is concerned that the sign will deteriorate quickly if not properly protected.

Fowler stated that the sign will be laminated and the kiosk will provide shelter from the elements.

Moritz noted that the City has more historic bricks in storage if they need more for the standing pad.

MOTION by Moritz to approve the sign with corrections presented by the Board and staff and consider the mitigation requirements satisfied once the sign is installed.

SECOND by Somppi

No further discussion

APPROVED unanimously

VI. REPORTS

- A.** Thomas reported that he attended the Arts and Culture Visioning on Friday. He felt the consultant did a great job and good output was received from Boards, staff, etc.
- B.** Westerbeck reminded everyone that the Board is invited to attend the Wayne Golf Course feasibility study workshop tomorrow. Somppi mentioned that the 2-4pm timeslot is difficult for those who work but that the early meetings are critical to the process.

VII. REPORTS FROM STAFF

- A.** Staff is working with the City Attorney and Director of Community Development on the Title 22 updates and they should be ready for review at the September meeting.

VIII. OPEN TOPIC DISCUSSION

- A.** Thomas presented a proposal for the Board to host a presentation by David Buerge on local Native Lands. Boards and Commissions would be invited and possibly City Council members. The goal would be to educate and inspire interest within the city and would serve as a jumping off point for the Honoring Native Lands project. Somppi suggested inviting other community members such as teachers or UW Students but noted that the meeting would be open to the public either way. Board agreed it would be best to focus on Boards, Commissions and Council first. Dimmitt noted that the library and museum recently co-hosted a similar presentation. Board agreed they would like to pursue this option and asked Desimone to look into the feasibility. Board agreed that they would be willing to pay David Buerge's \$300 honorarium in order to accelerate the timeline rather than waiting for grant periods to open.
- B.** Moritz asked if there was any news about development of the Bothell Mall property. K. Jones Sorenson answered that he has seen a couple of proposals for the property but nothing serious as the owners have not applied for permits. The owners appear to be keeping their options open with regard to either building or selling.

IX. ADJOURNMENT

MOTION by **Moritz** to adjourn the meeting at 6:55 pm.

SECONDED by **Somppi**

APPROVED unanimously

Historical Property Report for Residence
Located at 18904 101st Ave NE, Bothell WA 98011

Prepared By:
Sharon Nuss



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Appendix Attachments

Introduction

This historical property report for Parcel No. 956780-0485-0 with address listed as 18904 101st Ave NE Bothell, WA 98011 has been prepared in conjunction with a request to demolish the current structures.

The request to demolish the current structures is a necessary part of the application to short plat Parcel No. 956780-0485-0 and adjacent Parcel No. 956780-0486-0.

Sharon Nuss has been the owner and occupant of the residence on Parcel No. 956780-0485-0 address: 18904 101st Ave NE, Bothell WA 98011 since 1994. Sharon endeavors to divide the parcel in order to build a new personal home on the south end of the parcel. Due to the current setbacks required on the south and east side of the property, the new property line would run through the south portion of the home and therefore the home must be demolished.

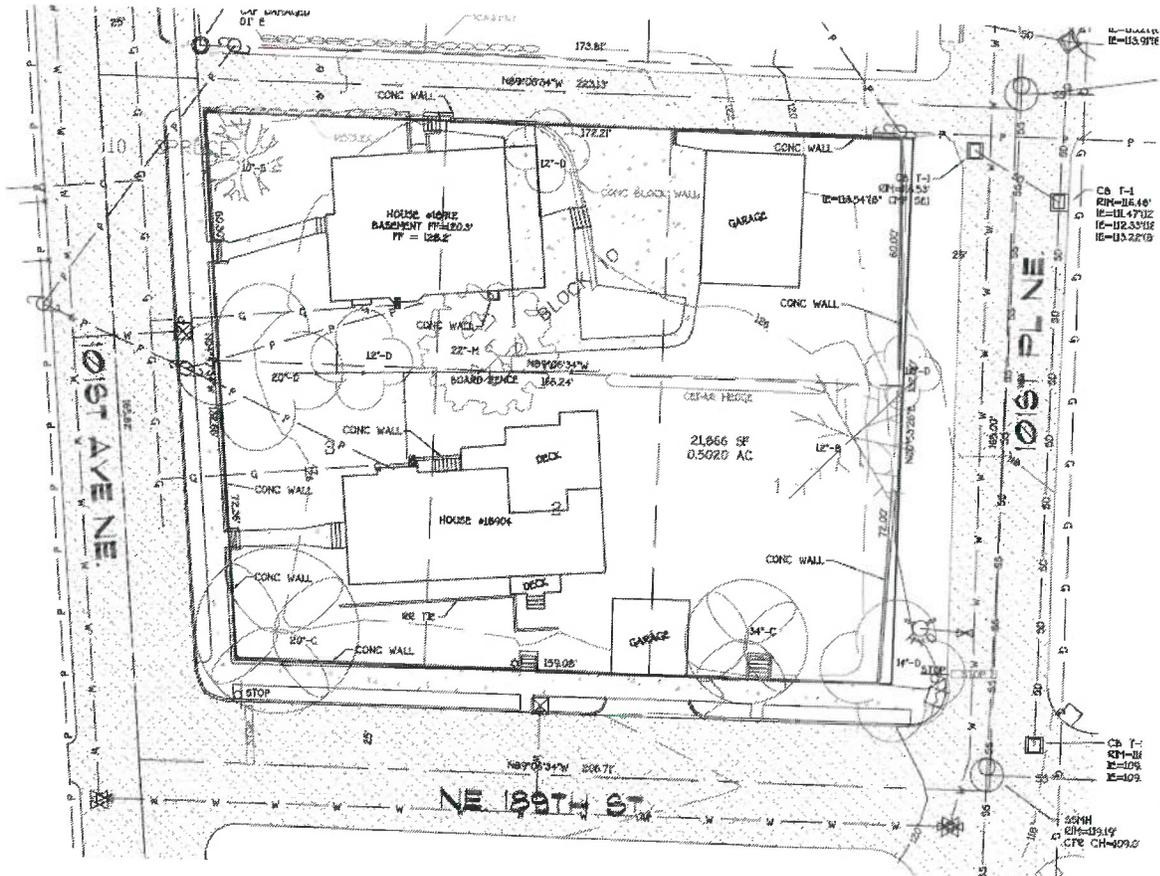
Sharon Nuss and her parents, Richard and Jean Nuss, are co-owners of Parcel No. 956780-0486-0 and endeavor to divide the parcel in order to build a new home on the south end of the parcel. Due to the current setbacks required on the south and east side of the property, there is insufficient setbacks between the old and the new structure.

Any proposal to demolish a property which is on the Bothell historic inventory but not on the register or within a historic district on the register shall not require a waiver of a certificate of appropriateness but shall be subject to the applicable regulations in BMC 22.28.060 through the permit review process.

Property Information

The property is located on Parcel No. 956780-0485-0 in Township 26, Range 5, Section 5 ¼ Section SW ¼ ¼ Section SW. The legal description for the property is as follows: "Woody's First Add., Blk. 10, S1/2 Lots 1 thru 3"

Site Plan



Documented Property Description

According to the King County Assessor's records, the property was constructed circa 1910 as a residence. Albeit, significantly remodeled since then, the property continued to be and is currently a residence.

An Historic Property Inventory Form was completed in 1988 describing the property as follows. "This Vernacular-residential style house has a rectangular plan. The roof is hipped with a shed dormer (seemingly an addition) to the south side. Back/rear of the house (east end) has a gable roofed addition. Front (west) side of the house has a closed, raised verandah along the length of the house as an entrance. Most windows have been replaced. The composite siding and new windows detract from the integrity of the house.

*Bungalow -
Craftsman
style*

As the Statement of Significance, the surveyor states the following: The hipped-roof and wide eaves and full front porch present themselves as a solid, strong form, a form marred by the post-1936 dormer (not on the 1936 aerial photo). It is also a significant as the residence of Hanford E. Mohn. The surveyor did not check the box to indicate the property appears to meet the criteria of the National Register of Historic Places and also did not check the box that he property is located in a potential historic district (National and/or local)

According to the Washington Information System for Architectural and Archaeological Records Data, the property was noted during a reconnaissance level survey in 2011 (Artifacts Consulting, Inc.) and was described and photographed. As a portion of the house is over fifty [50] years of age, it was added to the City of Bothell Historic Resources Inventory. The SHPO Determination lists as Not Determined.

There is an 18' x 18' detached garage on the south side of the property listed as constructed in 1910.

Changes in Structure *Siding pre-1958*

- The attic was finished and a dormer added to the south side after ~~1936~~ *1958*
- A 20' x 22' family room addition with a gabled composition roof is listed as added in 1982.
- Various deck structures and a hot tub are listed as additional in 1982.
- The eaves rafters were altered. *post 1958*
- The interior has been significantly altered. *Dormer*
- The roof on the garage has been replaced.

History of Ownership

Originally, Parcel Number 956780-0485-0 and Parcel Number 956780-0486-0 were combined. Lots 1, 2, and 3 boundaries were along the north/south axis. The parcel was divided in 1939 into the "North sixty (60) feet of Lots Two (2) and Three (3)" and the "Less North sixty (60) feet"

According to the Puget Sound Regional Archives tax records, taxes were paid on the property as follows:

<u>Date</u>	<u>Name</u>
1910	Edith L. Haynes
1915	Edith L. Haynes
1920	Edith L. Horgus (Hargus?)
1925	Jas. English
1930	J.E. Mohn paid taxes – J. English is listed as the owner
1935	J.E. Mohn
1941	J.E. Mohn
1947	Harold E. Breton
1964	Clarence L. McClearey
1993	William and Barbara McIntyre
1994 to current	Matt and Sharon Laufman

Tax Payer Biographical Information

Edith Hargus appears in a 1903 photograph as part of the Methodist Ladies' Aid Society.

Jacob E. Mohn (JE Mohn) was born in Norway in 1856 and immigrated to the US in 1889. Soon after he came to Bothell in company with Mr. Erickson. Erickson purchased property a mile north of the river and just south of the county line. He asked Mohn to help him improve the property he had purchased, then gave Mohn 80 acres as payment for his help.

During the early days he engaged in whatever business came to hand, and in 1898 was bookkeeper for W.A Hannan and also for the Co-operative Shingle Company, and held that position three years. This same corporation bought out the stock of general merchandise owned by Reder & Company, and Mr. Mohn purchased an interest in the company, and has had charge of its store department ever since and been its treasurer and one of its directors. In 1890 he was connected with a logging company which operated on Lake Washington.

His age at the 1910 census is listed as 54. His residence is listed as a farm in Bothell owned without a mortgage. In 1930, the census lists indicates he was 74 years in age, widowed and living with his daughter Agnus and son-in-law Lars Eidbo. The 1940 census indicates that he was living in the same house as in 1935. In 1935 when JE Mohn is first listed as the owner of Woody's First Addition Lots 1,2,3 he was already in his 80s. Having previously moved in with his daughter and son-in-law and being well advanced in years, it is unlikely that JE Mohn lived in the residence.

In July of 1939, a Warranty Deed document indicates, JE Mohn transferred ownership of the northern 60 feet of Woody's First Addition lots 1,2, and 3 to his grandson Hanford E Mohn and his daughter-in-law Marion G Mohn. A house was constructed on the new parcel in the same year.

Hanford E Mohn was born in September 1910. In 1934, Hanford E Mohn is listed as a senior in the University of Washington yearbook. In April of 1934, Hanford E Mohn married Marion Steele. In 1940, Hanford E Mohn was 29 years of age, married and a home owner. His occupation is listed as bookkeeper at a hardware store. By 1943, Hanford E Mohn was no longer the owner of residence on parcel 956780-0486-0. Hanford E Mohn died in 1972.

A logical conclusion of these historical facts indicates that JE Mohn purchased Woody's First Addition lots 1,2, and 3 for the purpose of dividing the property into the north 60' and less north 60' and deeding the northern 60' parcel to his grandson who was recently married and working in the family business.

While Hanford E Mohn owned the parcel no: 956780-0486-0 in 1939 and appeared to own it until 1943, there is no historical evidence that Hanford E Mohn lived in the house on parcel no: 956780-0485-0.

The death certificate of JE Mohn lists the date of death as June 14th 1948 in Seattle, Washington.

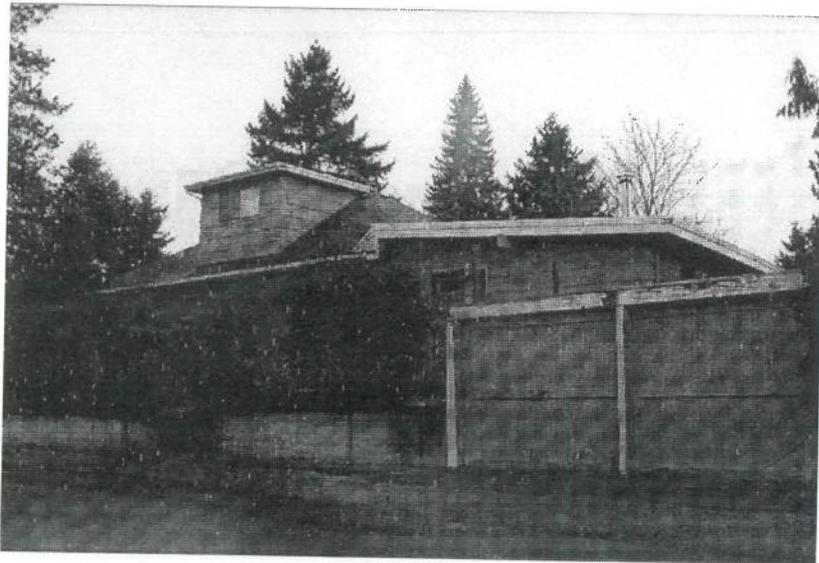
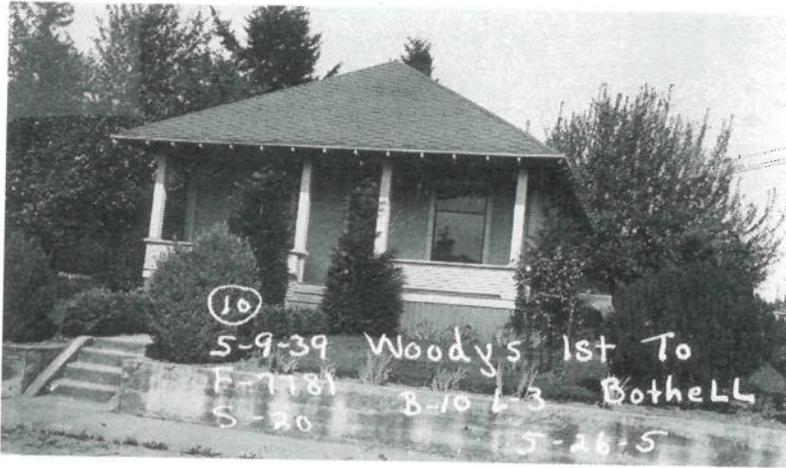
Architectural Style

The Historic Property Inventory Form of 1988 indicates the architectural style as Residential Vernacular. "This Vernacular-residential style house has a rectangular plan. The roof is hipped with a shed dormer (seemingly an addition) [post 1936] to the south side. Back/rear of the house (east end) has a gable roofed addition. Front (west) side of placed. The composite siding and new windows detract from the integrity of the house."

The front façade of the house has characteristics of the Craftsman Style including: Wide eaves with exposed rafters, a wide front porch that runs the width of the front of the house with large square pillars and a wide staircase leading up to the porch.

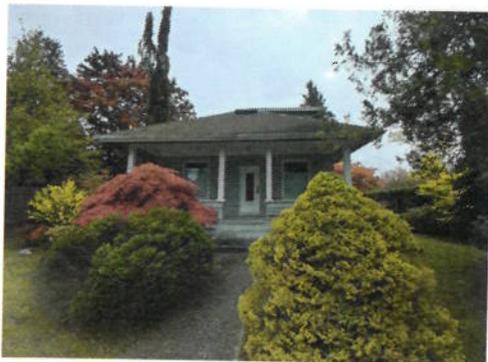
While most of the windows have been replaced there are three examples of older window styles and a solid oak wood floor.

Historical Photographs



Current Photographs

Front (West Side) of the house



South Side Dormer Addition



South Side View of Back Addition



East View (Rear View)



North View



Interior Dining Room



Interior Living Room



Interior Kitchen



Finished Attic



New Addition Family Room



Evaluation and Statement of Significance

In order to list a property on the Bothell Register of Historic Landmarks, it must meet one or more of the following criteria

- A. It is associated with events that have made a significant contribution to the broad patterns of local, state or national history;

The residence is not associated with any events that have made a significant contribution to the broad pattern of local, state, or national history.

B. It is associated with the lives of persons significant in the local, state or national history;

While ownership by JE Mohn, a person significant in the local, state or national history, is indicated, he was in his 80s when he purchased the parcel most likely to develop the property and there is no historical evidence that he ever lived in the residence.

C. It exemplifies or reflects special elements of the city's cultural, political, special, aesthetic, engineering, architectural or economic history;

Local materials were used in the construction of the residence and elements of the home retain aesthetics of the period in 1910 when it was constructed; however, significant modern alterations and additions no longer make it an example of the architectural period

D. It embodies the distinctive architectural characteristics of a type, style, period or method of designing or construction, or represents a significant and distinguishable entity whose components may lack individual distinction;

The house represents the vernacular style of the period and embodies some aspects of the Craftsman architectural style; however, significant modern alterations and additions have created a blended style that no longer represents a distinguishable entity

E. It is the outstanding work of an architect, designer or builder who has made a substantial contribution to the art;

The house is not an outstanding work of an architect, designer or builder who has made a substantial contribution to the art.

F. It has yielded, or may be likely to yield, information important in prehistory or history;

The house has not yielded, nor may be likely to yield, information important in prehistory or history.

G. Because of its prominence of spatial location, contrasts of siting, age or scale, it is an easily identifiable visual feature of its neighborhood or the identity of such neighborhood or the city;

The front porch contrasts the house in age from surrounding structures; however, the majority of the home is a more modern architectural style and therefore does not represent any identifiable visual feature of the neighborhood.

H. It is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with a historic person or even;

The building has not been removed from its original location.

I. It is a birthplace or grave of a historical figure of outstanding importance and is the only surviving structure or site associated with that person;

The home is not a birthplace or grave of any historical figure.

J. It is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events or cultural patterns;

The structure is not a cemetery.

- K. It is a reconstructed building that has been executed in a historically accurate manner on the original site;

The home reconstruction has not been executed in a historically accurate manner.

- L. It is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories;

The home is a blend of architectural styles from several periods and does not represent a unique example of any folk architecture or design.

- M. It is on the State or National Register. (Ord. 2069 2 (Exh. B); Ord. 1635 1, 1996; Ord. 1258 1, 1987)

The home is not on the State or National Register.

Alternatives

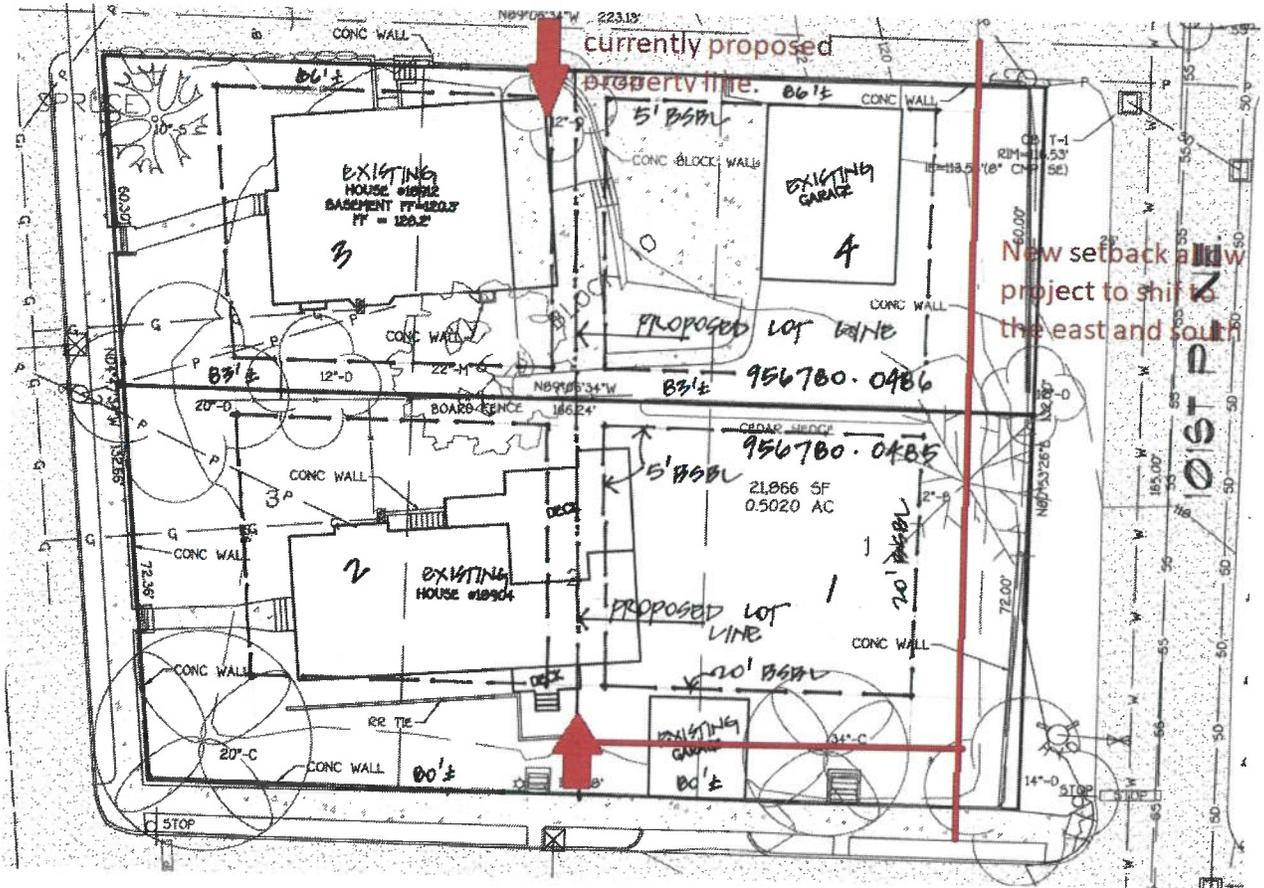
Anyone applying for a demolition permit for a property on the historic register or within a district on the historic register, or for a property on the historic inventory but not on the historic register, shall prepare a report analyzing the following alternatives (listed in descending order of preference) as to their feasibility:

1. Redesigning the project to avoid any impact to the structure or its setting;

The project may be redesigned to avoid demolishing the home on parcel 956780-0485-0 if the Land Preservation Board is able to convince the City of Bothell to override the unnecessary 20' setback requirements on the East and South side of parcel no. : 956780-0485-0 to 10' and override the 20' setback requirement on the South side of parcel no 956780-0486-0 to 10'. Note there is already 14' between the edge of the street and the property line on the south side. A 10' setback requirement on the South side would still allow for 20' foot setback from the street and the new home.

If that is allowed then only the garage on parcel 956780-0485-0 would need to be Note that the City of Bothell would need to agree the that the preserved home on parcel 956780-0485-0 would no longer have the option of off street parking.

The permeable surface ratio retained on the original parcel would more than make up for any changes to the setback on the new parcel.



- Incorporating the structure into the overall design of the project;

The project consists of created a new separate single family residence and therefore the current structure cannot be incorporated into the overall design of the project.

- Converting the structure into another use (adaptive reuse);

In order for the short plat to be in compliance with the current regulations and setbacks, the structure cannot be converted into another use.

- Relocating the structure on the property;

Since only the front façade of the home retains architectural significance, it is impossible to separate the old structure from the new additions; therefore, the structure cannot be relocated. There is not enough property to relocate the structure on the property.

- Relocating the structure to another property within the city of Bothell or its planning area; or
- King and Snohomish County; or
- Washington State;

Since only the front façade of the home retains architectural significance, it is impossible to separate the old structure from the new additions; therefore, the structure cannot be relocated.

8. Salvaging from the structure historically significant architectural features and building materials;

It may be possible to salvage building materials (windows, porch pillars, flooring, eaves) if desired.

9. Documenting the structure as a whole and its individual architectural features in photographs, drawings, and/or text. Such documentation shall be submitted to, and archived by, the city.

It is possible to document the structure as a whole and its individual architectural features in photographs, drawings, and/or text. Documentation can be submitted to, and archived by, the city.

Attached Appendix Documents

- A - King County Residential Property Record
- B - Historic Property Inventory Form 1988
- C - Statutory Warranty Deed 3655286
- D - Statutory Warranty Deed 3054586

Citations

[No Author]

Assessor's Data Collection and Display Form for property at 18904 101st Ave NE: Bothell, Washington. 1910, 1915, 1920, 1925, 1930, 1935, 1941, 1964. On file at Puget Sound Regional Archives

Ancestry.com

"in the U.S. and Canada, Passenger and Immigration Lists Index, 1500s - 1900s," *Ancestry.com* (<http://www.ancestry.com> : accessed 6 October 2019), search for Jacob E. Mohn, citing "GREENING, DELL, and VELMA H. RICE. "Superior Court of King Co., Seattle, Wa., Naturalization Papers." In *Seattle Genealogical Society Bulletin*, vol. 37:3 (Spring 1988), pp. 134-137; vol. 37:4 (Summer 1988), pp. 192-195; vol. 38:1 (Autumn 1988), pp. 24-27; vol. 38:2 (Winter 1988/89), pp. 79-81."

Ancestry.com

"in the 1910 United States Federal Census," (<http://www.ancestry.com> : accessed 6 October 2019), search for Jacob E. Mohn, citing Year: 1910; Census Place: *Bothell, King, Washington*; Roll: *T624_1657*; Page: *1B*; Enumeration District: *0018*; FHL microfilm: *1375670*.
Ancestry.com. 1910 United States Federal Census [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2006. Original data: Thirteenth Census of the United States, 1910 (NARA microfilm publication T624, 1,178 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C.

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City of Bothell

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DAHP

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Savage McAlester, Virginia

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The Washington State of Archeology and Historic Preservation

1978 "Architecture Description Guide", Office of Archaeology and Historic Preservation: Olympia, Washington. Online document
<https://dahp.wa.gov/sites/default/files/ArchitecturalDescriptionGuide.pdf> (last accessed 6 October 2019)

Turcott, Margaret

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KING COUNTY
RESIDENTIAL PROPERTY RECORD

Comd Jans **APPENDIX A**

099 SHEET

1 OF 1

MAJOR 056780 MINOR 0485 2 FOLIO 07782 3

3 Addition
WOODY'S V ADD TO BOTHERELL

4 Quer 3 Sec 05 Twn 26 Rge 05 Block 010 Lot 001

Situs 5 Area 038 Sub Area 004 6 Zip 98 011

7 Address
18904 01 AVE NE BOTHERELL

8 Description
ALSO LOTS 2 & 3 LESS N 60 FT DAUM L.T.

9 LAND ONLY UNDERWATER TIDELANDS

10 REMARKS

Code

King County Dept. Of Assessments Archive
07782B Photograph
03 956780-0485 01 01

King County Dept. Of Assessments Archive
07782B Photograph
03 956780-0485 01 04

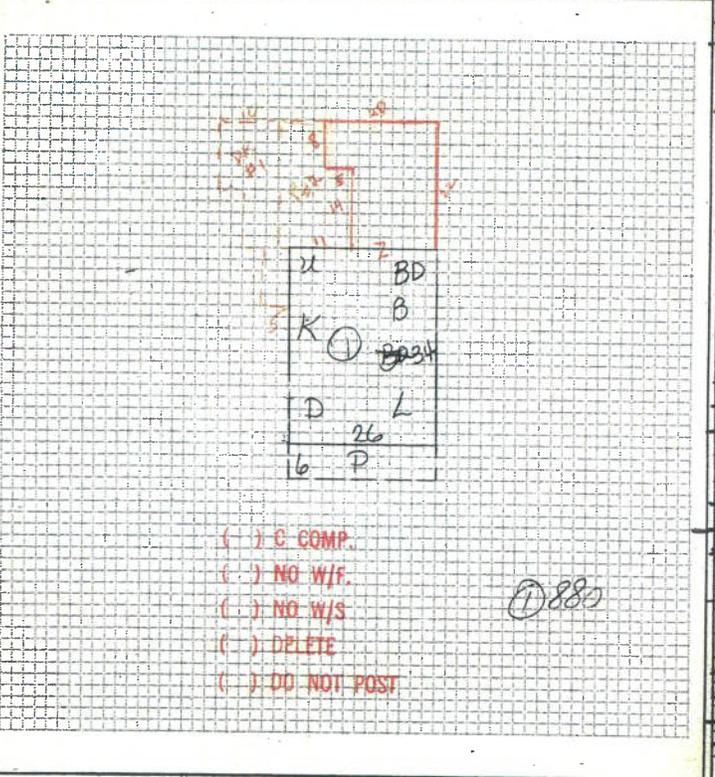
King County Dept. Of Assessments Archive
07782B Photograph
03 956780-0485 01 02

King County Dept. Of Assessments Archive
07782B Photograph
03 956780-0485 01 05

10A PERMIT INFORMATION

No. _____ Date Issued _____ P.V. _____
Date Const. Started _____ Date Completed _____
Date Occupied _____
Remodeled _____

11 PLAT OF BUILDING Scale 1 CM = 10'



LAND										
100	Zone Actual	1								
101	Zone Conformity	X			Y					
102	Hgt. & Best Use	X			Y					
103	Unit	1	FF	2	SF	3	AC	X	ST	
104	Lot Width							7	2	
105	Lot Depth							1	58	
106	Square Foot or Acres			1	1	3	7	6		
107	Lot Width or Acres (useable)							%	100	
108	Lot Depth (useable)							%	100	
110	Lot Wd. (standard)									
111	Lot Depth (standard)									
113	Unit Value									
114	Representative Strv	1	SS	X			3	G		
115	Irregular	1	N		2	Y				
116	Corner	1	N							
117	Grade	1	LW	2	Ev	X	HG			
118	Slope	X	LV	2	SU	3	5D	4	BK	
119	Street Access	1	SS	X			3	G		
120	Water Front		N	2	SD	3	LK	4	RV	
121	Back Suitability	1	N					3	Y	
122	Tide Land	X			2	Y				
123	Alley	1	N	X						
124	Cul De Sac	X			2	Y				
125	Thru Street	1	N	X						
126	Street Front	1	N	X						
127	Curbs & Gutters	1	N	2	P	X				
128	Sidewalks	1	N	2	P	X				
129	Street Surface	1	C	X	BT	3	0	4	GR	
130	Street Condition	1	SS	X			3	G		
131	Street Traffic	1	H	X			3	L		
132	Street Lights	1	N	2	SS	X			4	G
133	Water	X	WD	2	PR	3	B			
134	Water System	X	AD	2	IA					
135	Sanitary Sewers	1	N	X						
136	Storm Sewers	1	N	X						
137	Underground Utilities	1	X		2	P		3	Y	

VIEW										
140	View Lot	X			2	Y				
141	View Olympic Range	1	SS		2	S	3	G	4	E
142	View Cascade Range	1	SS		2	S	3	G	4	E
143	View Mt. Rainier	1	SS		2	S	3	G	4	E
144	View Pug. Sound	1	SS		2	S	3	G	4	E
145	View Lake	1	SS		2	S	3	G	4	E
146	View River	1	SS		2	S	3	G	4	E
147	View City	1	SS		2	S	3	G	4	E
148	Territorial View	1	SS		2	S	3	G	4	E
149	View Utilization	1	SS		2	S	3	G	4	E

NEIGHBORHOOD AND TOTAL PROPERTY																						
151	Predominate Use	1	SS	X				3	D													
152	Arch. Attractiveness	1	SS	X					3	G												
153	Landscaping	1	SS	X						3	G											
154	Unit Balance	1	SS	X							3	G										
155	Exms. & Restrs.	1	SS	X								3	G									
156	External Nuisances	1	SS	X									3	G								
157	Conf. Gen. Neigh.	1	SS	X										3	G							
158	Conf. Immed. Neigh.	1	SS	X											3	G						
159	Prox. to Trans.	1	SS	X												3	G					
160	Prox. to Gov. Service	1	SS	X													3	G				
161	Prox. to Public Service	1	SS	X														3	G			
162	Trend	1	SS	X															3	G		
163	Planning	1	SS	X																3	G	
164	Market Demand	1	SS	X																	3	G
165	Land Use Code																					
166	Base Lot Value																					
167	Permanent Rev. Needed																					
168	Obsolescence (Refers to land value)																					

STAFF

170 Land Data Date 08/22/12

171 Appraiser No. 57121

172 Reviewer No. 57002

103 Date 11/16/19 Sale 165000

ASSESSORS FORM 324
R King County Dept. Of Assessments Archive
07782B Floor Plan
01 956780-0485 01 01

BUILDING DATA

MAJOR 956784 MINOR 0485 FOLIO 07782-B

12 EXTERIOR		19 ROOM DETAIL		24 INSULATION		BUILDING DATA	
Bd. & Btn. <input type="checkbox"/> Rustic <input type="checkbox"/> Cedar/Sid. <input checked="" type="checkbox"/> Plywood <input type="checkbox"/> Brick Veneer % <input type="checkbox"/> Stone % <input type="checkbox"/> Other _____	Shingle <input type="checkbox"/> Shake <input type="checkbox"/> Conc. Blk. <input type="checkbox"/>	No. <u>0</u>	B 1 A 1/2 2	Walls <input type="checkbox"/> Ceiling <input type="checkbox"/>	Other _____	200 Condo <input type="checkbox"/> Co-op <input type="checkbox"/> Poss. Int. Units <input type="checkbox"/>	201 Use Type _____
13 ROOF		20 BUILT-INS NO.		25 KITCHEN		202 Year Built 19/1/0 Cost Year 19/7/2	
<input checked="" type="checkbox"/> Hip <input type="checkbox"/> Gable <input type="checkbox"/> Shed <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Gutters <input checked="" type="checkbox"/> Shake <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Comp. Tile/Slate <input type="checkbox"/> Tar/Gravel <input type="checkbox"/> Shingle <input type="checkbox"/> Drain <input type="checkbox"/> Lgt. <input type="checkbox"/> Hvy <input type="checkbox"/>	B.B.Q. <input type="checkbox"/> D.W. <input type="checkbox"/> Fan. & Hd. <input type="checkbox"/> Vacuum <input type="checkbox"/> Rng. & Ov. <input type="checkbox"/> Dbl. Oven <input type="checkbox"/> Other _____	Disp. <input type="checkbox"/> Intercom <input type="checkbox"/> App. Is. <input type="checkbox"/> Stereo <input type="checkbox"/> Di <input type="checkbox"/>	Eat. Area <input checked="" type="checkbox"/> Adeq. <input type="checkbox"/> Inad. <input type="checkbox"/> Cabinets <input checked="" type="checkbox"/> Adeq. <input type="checkbox"/> Inad. <input type="checkbox"/> Cab. Matl. <input checked="" type="checkbox"/> SS <input checked="" type="checkbox"/> S <input type="checkbox"/> G <input type="checkbox"/> Ctr. Matl. <input checked="" type="checkbox"/> SS <input checked="" type="checkbox"/> S <input type="checkbox"/> G <input type="checkbox"/> Remodeled <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	203 Depreciation Table	204 Functional _____	205 Condition _____
14 WINDOWS		21 ATTIC		26 FLOORS		206 Workmanship _____	
<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Alum. <input type="checkbox"/> Other _____	Steel <input type="checkbox"/> SI/GI/Dr <input type="checkbox"/>	None <input type="checkbox"/> Unfinished <input type="checkbox"/> Finished Area <u>300 4</u>	Grade <input type="checkbox"/> SS <input checked="" type="checkbox"/> S <input type="checkbox"/> G <input type="checkbox"/>	2 HW <input type="checkbox"/> Conc. <input type="checkbox"/> Tile <input type="checkbox"/> SW <input checked="" type="checkbox"/> WWC <input type="checkbox"/> Lino. <input type="checkbox"/>	207 No. of Stories <u>10</u>	208 Total Rooms <u>5</u>	209 Entry _____
15 FOUNDATION		22 BASEMENT		27 PLUMBING		210 Dining _____	
<input checked="" type="checkbox"/> Concrete <u>6"</u> Thick <input type="checkbox"/> Concrete Block <input type="checkbox"/> Post & Pier <input type="checkbox"/> Other _____		None <input type="checkbox"/> Part <input type="checkbox"/> Full <input type="checkbox"/>	Finished Rms. No. _____	Tub <input type="checkbox"/> Basin <input type="checkbox"/> Toilet <input type="checkbox"/> Shower St. <input type="checkbox"/>	211 Fam./Den/Rec. _____	212 Bedrooms _____	213 Utility Type Rooms _____
16 FLOOR CONST.		23 HEATING		28 FIREPLACE NO.		214 No. of Bathrooms _____	
Fir. Joists <u>2</u> X <u>8</u>	Bridged <u>24</u> O.C.	Oil <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Elec. <input type="checkbox"/> F/wf <input type="checkbox"/> Grav. <input type="checkbox"/> Rdnt. <input type="checkbox"/> BB <input checked="" type="checkbox"/> F.A. <input type="checkbox"/> HW <input type="checkbox"/> Conversion <input type="checkbox"/> Adeq. <input type="checkbox"/> Inadeq. <input type="checkbox"/> Other _____	Grade <input type="checkbox"/> SS <input type="checkbox"/> S <input type="checkbox"/> G <input type="checkbox"/>	Bsm. <input type="checkbox"/> 1st. <input type="checkbox"/> 2nd. <input type="checkbox"/> Sgl. <input type="checkbox"/> Multi. <input type="checkbox"/> Fr. St. <input type="checkbox"/> Brick <input type="checkbox"/> Stone <input type="checkbox"/> Grade <input type="checkbox"/> SS <input type="checkbox"/> S <input type="checkbox"/> G <input type="checkbox"/> Other _____	215 Adeq. Electric _____	216 Adeq. Plumbing _____	217 Adeq. Garage _____
17 ELECTRIC		29 PORCH		29 DECK <u>None</u>		218 Adeq. Storage _____	
Int. Fix. <input type="checkbox"/> SS <input checked="" type="checkbox"/> S <input type="checkbox"/> G <input type="checkbox"/>	Ext. Fix. <input type="checkbox"/> SS <input checked="" type="checkbox"/> S <input type="checkbox"/> G <input type="checkbox"/>	No. 1 <input checked="" type="checkbox"/> OP <input type="checkbox"/> Enc. <input type="checkbox"/> St. <input type="checkbox"/> No. 2 <input type="checkbox"/> OP <input type="checkbox"/> Enc. <input type="checkbox"/> St. <input type="checkbox"/> No. 3 <input type="checkbox"/> OP <input type="checkbox"/> Enc. <input type="checkbox"/> St. <input type="checkbox"/> Other _____	Grade <input type="checkbox"/> SS <input type="checkbox"/> S <input type="checkbox"/> G <input type="checkbox"/>	No. 1 <input type="checkbox"/> Conc. <input type="checkbox"/> Wd <input type="checkbox"/> Cvd. <input type="checkbox"/> No. 2 <input type="checkbox"/> Conc. <input type="checkbox"/> Wd <input type="checkbox"/> Cvd. <input type="checkbox"/> No. 3 <input type="checkbox"/> Conc. <input type="checkbox"/> Wd <input type="checkbox"/> Cvd. <input type="checkbox"/> Other _____	219 Bsm. Garage _____	220 Unfin. Attic _____	221 Per Cent Complete _____
18 CONST CLASS		30 SOURCE OF DATA		299 Total Bsmt. _____		230 Eff. Yr. 19 <u>48</u> Obsol % _____ Net Cond % _____	
<input checked="" type="checkbox"/> Single <input type="checkbox"/> Sub. Std. <input type="checkbox"/> Double <input checked="" type="checkbox"/> Sid. <input type="checkbox"/> Solid <input type="checkbox"/> Good <input type="checkbox"/> Pre. Fab. <input type="checkbox"/> Special <input type="checkbox"/>		Owner <u>11-27-78-714</u>	Tenant <u>B-11-78</u>	200 Upper Floors _____	231 Grade <u>R106</u>	232 1st. Floor _____	233 Upper Floors _____
REMARKS		30A SOURCE OF DATA		201 Half Story _____		234 Half Story _____	
30-A Interior of Imp. has been Remodeled except for kitchen - attic was Fin. & Demol. was added - 11-27-78-714 Exterior Painted.		N.H. <u>B-11-78</u>		202 Unf. Floors 1/2 _____		235 Fin. Attic _____	
30-B Imp. Replaced 11-40-78		N.H. Card <u>B-14-72</u>		203 Strwy. to Unf. Attic _____		236 Strwy. to Unf. Attic _____	
30-C 8.20.82 ADD HEATED BY WOOD STOVE ONLY. TR. SAYS LAND IS NOT RM BUT RES. CHECKED WITH DOWNTOWN (LUMP) + ZONING IS STILL RM. MFEN		Card Returned _____		204 Total Bsmt. _____		237 Total Bsmt. _____	
50 MISCELLANEOUS IMPROVEMENTS		30 DECK		205 Fin. Bsmt. _____		238 Daylite Bsmt. _____	
Year	Items	Const	Gr	Floor	Roof	Dimensions	Area
1980	Det. GAR	SGL	2	Comp	Comp	18 X 18	324
1982	2#2	OP		WD	CONC	58 X 18 1/4	246
1982	HOT TUB			WD		6 X 26	156
1982	DK					4 X 6	2550
						VARIOUS	230
51 PRINCIPAL BUILDING		30 DECK		206 Bsmt. Garage _____		239 Ext. Brick % _____ Ext. Stone % _____	
Fl	Dimensions	Area	Fl	Dimensions	Area	Fl	Dimensions
1	26 x 34	884					
1	15 x 22	330					
1	5 x 8	40					
1	x - 7	1254					
ACCESSORY IMPROVEMENTS		30A SOURCE OF DATA		207 Daylite Bsmt. _____		240 Heating Source _____	
258	Gar. Det. Grade <u>2</u>	Area <u>320</u>	241	Heating System	1 F/W 2 Gr 3 Rd.	242	Heating _____
259	Eff. Year 19/1/0	Net Cond. % _____	243	Heating	4 EBB X Fa 6 Hw	244	Heating _____
260	Carport _____	Area _____	244	Heating	Area 1/180	245	Central Cooling Costs _____
262	No. of Parking Stalls <u>2</u>		245	Central Cooling Costs		246	Bathrooms Full <u>1</u> <u>3/4</u> <u>1/2</u> <u>0</u>
266	Pool _____	Grade _____	246	Bathrooms	Full <u>1</u> <u>3/4</u> <u>1/2</u> <u>0</u>	247	H.W. Tank/Sink/Laundry _____
267	Pool Eff. Yr. 19 _____	Net Cond. % _____	247	H.W. Tank/Sink/Laundry		248	Other Single Plumbing Outlets _____
268	1 Poured 2 Gunite 3 Fib. gl. 4 Plastic		248	Other Single Plumbing Outlets		249	Fireplaces Single _____ Multi.-fl. _____ Free-St. _____
269	Concrete _____	Area _____	249	Fireplaces	Single _____ Multi.-fl. _____ Free-St. _____	250	Fireplace Add. Outlets _____
270	Asphalt _____	Area _____	250	Fireplace Add. Outlets		251	Porch 1 DK 2 OP 3 En Area <u>100</u>
271	Other Misc. Imps. Value \$ _____		251	Porch	1 DK 2 OP 3 En Area _____	252	Porch 1 DK 2 OP 3 En Area _____
272	Permanent Review Needed <input checked="" type="checkbox"/>		252	Porch	1 DK 2 OP 3 En Area _____	253	Porch 1 DK 2 OP 3 En Area _____
STAFF		30A SOURCE OF DATA		254		255	
282	Building Data Date _____	283	Appraiser No. _____	255	Additional Costs \$ _____	256	Garage Att. _____
284	Reviewer No. _____	256	Garage Att. _____	256	Additional Costs \$ _____	257	Garage Att. _____

07782B Photograph

03 956780-0485 01 04



10
 5-9-39 Woodys 1st To
 F-778 8-10 L-3
 S.W. 5-26-5
 Bothell

07782B Photograph

03 956780-0485 01 05

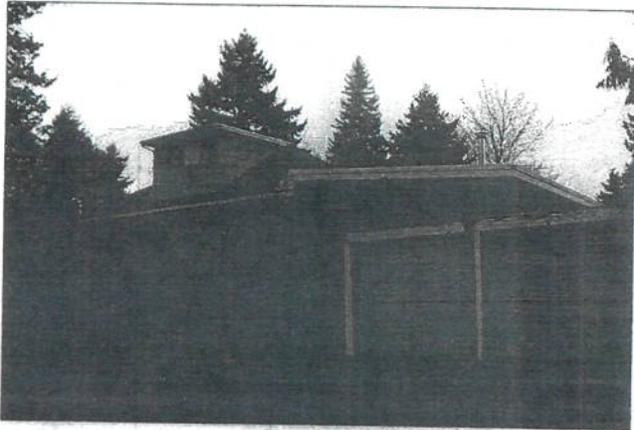


LL
 6-3-58 F 778
 Woodys 1st To Bothell
 5-26-5 8-10 L-3 (Exc W 60')

King County Dept. Of Assessments Archive
07782B Photograph
03 956780-0485 01 03

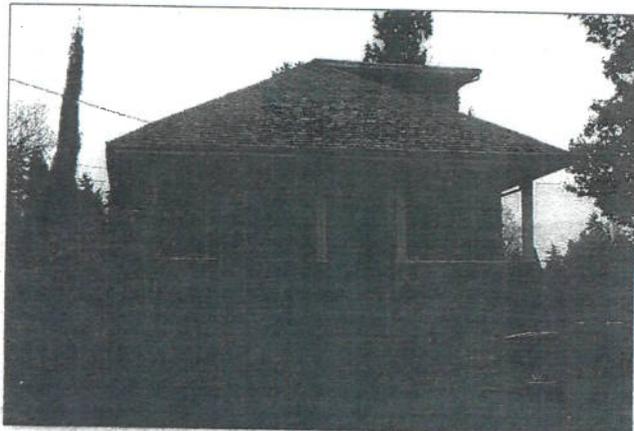


King County Dept. Of Assessments Archive
07782B Photograph
03 956780-0485 01 02



Building 1 for 956780-0485 Current View 2 (03/20/2002)

King County Dept. Of Assessments Archive
07782B Photograph
03 956780-0485 01 01



Building 1 for 956780-0485 Current View 1 (03/20/2002)
Landmark Preservation Board, October 22, 2019

1. DISTRICT **7282-B** 2. SECTION _____ TWP. _____ N. RANGE _____ TAX LOT NO. **WOODY'S 1st TO BOTHELL** **202**
 DESCRIPTION **Blk 10 Lot 3** **1781**
Lots 1, 2, & 3 Less N 60' **W. N. 60 FT**

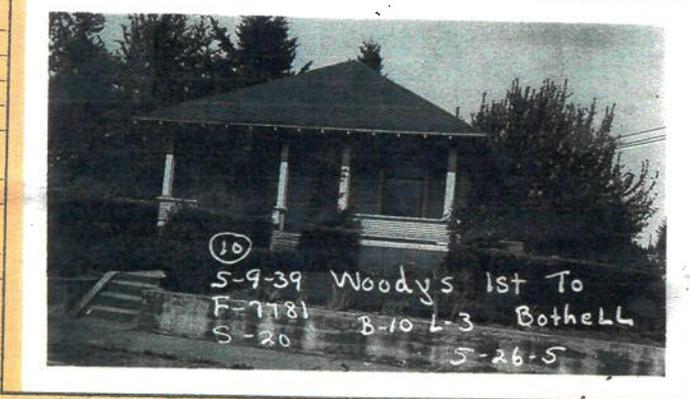
CODE NO. _____
 PERMIT NO. _____
 DATE _____
 3. ADDRESS OF PROPERTY _____
 4. FEE OWNER **Hanford E. Mohr-3-8-30** CONTRACT PURCHASER _____
 5. ARCHITECT _____ 7-14-39
 6. ORIG. BUILDING COST \$ _____ OCCUPIED BY **Vacant** RENTAL PER MONTH \$ _____ ESTIMATED RENTAL PER MONTH \$ **15.**
 CONDITION OF EXTERIOR **Fair** INTERIOR **Fair** FOUNDATION **Fair** FLOOR PLAN **Accept**

8. BUILDING **1 Full Dwg**
1 Story
5 Rooms
5 1st Floor
 INTERIOR WALLS **5 Ceiled**
Shiplap Paper
5 Papered
 FLOORS **5 Fir**
 FIRE PLACE **None**
 INTERIOR TRIM **5 Fir**
 PLUMBING **6 Fixtures**
1 Tub Leg
1 Toilet
1 Basin
1 Sink
1 H.W. Tank
Average
1 w & b.

TILE WORK **None**
 PORCHES **2 One Story**
1 Roofed
1 Recessed
 EXTRA FEATURES **1-2x8 Overhang**
 BUILT-INS **None**
 CONSTRUCTION **Single R-14**
Medium
 CEILING HEIGHT **1st Floor 8'5"**
 BASEMENT **None**
 FOUNDATION **P & B**
Pch P&B
 ROOF **Shingle**
Compo Roll
 EXTERIOR WALLS **Fir Siding**

9. CORNER JOINTS **Boxed** DOWN SPOUTS SEWER CONNECTED **No**
 10. FIRST FLOOR JOIST SIZE **2 x 8** AND **24** INCH CENTERS BRIDGED **No**
 11. FIRST FLOOR JOIST SUPPORT COLUMN OR POST SIZE **6 x 6** SHAPE NO. _____
 12. CLASS OR GRADE NO. **1 Medium**
 13. BUILDING FINISHED OR UNFINISHED **Finished**
 14. DEPRECIATION: CONDITION **60** % OBSLSE _____ % ECON. **47** % TOTAL **49 90.**
 YEAR BUILT **1910** REMODELED **No** EFFECTIVE AGE **49 1/2** YRS. FUTURE LIFE **18** YRS.

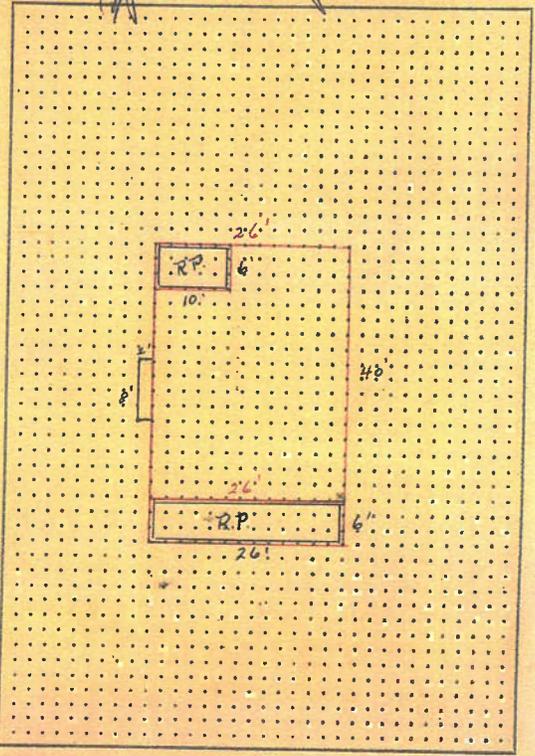
LAND INFORMATION
 1. SIZE _____ 2. ROAD **Yes** Gravel
 3. SEWAGE **Septic Tk.** DRAINAGE **Good** WATER **Yes** PUMP _____
 4. TREND **Static** 5. DISTRICT **Med. Old** 6. USE **Residential**
 LAND USE SOIL TYPE CROPS-TIMBER STAND NO. ACRES VALUE-ACRE VALUE
 Bldg Site A-E
 LAND SIZE _____ X _____ TOTAL NUMBER OF ACRES _____ VALUE \$ **90**



REMARKS _____
 MAIN BUILDING
 DIMENSION **26 x 40** SQ. FT. AREA **884**
-6 x 26
 PCH. **6 x 26** **156**
 PCH. **6 x 10** **In Area**
 IMPROVEMENT VALUE
 MAIN BUILDING \$ **300**
 OTHER BUILDINGS \$ **120**
 TOTAL \$ **420**
 ASSESSED VALUE 50% \$ **210**
 DATE **1-1-40 250**
700 450 R/B 41
10-60 2-50 100

OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
GARAGE Terrace	Conc	Conc	T-P	1	18 x 18	324	\$ 200
Shed	Single	Dirt	Shgl	1	12 x 24	288	34
	(Transf. from Lot 2)						234
					x		
					x		
					x		

OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
Hoyold E. Brator	2-6-47	2585-473			
Clarence X McChesney et al	8-27-64	1-556451	19,000		



DISTRICT:		ROAD		SCHOOL		WATER		FIRE		ASSESSMENT			
Bethell				417						Metroland			
RECORD OF ASSESSED VALUE										DECREASE		INCREASE	
YEAR	AC.	LAND	BLDG'S.	TOTAL	DATE	BY	REASON	DECREASE	INCREASE	DECREASE	INCREASE		
1940	80	210	300										
1941	50	210	260		4-9-40	IS							
1950		350			5-48	27	NEW SEC.						
1949	270	210	480		8-16-48	27							
1956	370	350	620		"		1-3-3 Less N60						
1956	380	350	730		1-7-59	13							
1960	380	450	830		7-16-58	AS							
1961	490	450	940		3-24-60	LL							
1967	490	700	1190		2-16-66	22A							
1967	2790	700	3490		4-20-66	Bl							
1967	2790	50	2840		5-4-66	Bl							
1971	L	5580 B	100 T	5680*956780-0485-0 8/9									

IF USED AS SECTION SCALE ONE INCH 600 FEET OR 640 ACRES OR 5280 FEET
 IF USED AS 1/4 " SCALE ONE INCH 400 FEET OR 160 ACRES OR 2640 FEET
 IF USED AS 1/2 " OR 1/8 " SCALE ONE INCH 300 FEET OR 40 ACRES OR 1320 FEET
 IF USED AS 3/4 " OR 1/4 " SCALE ONE INCH 100 FEET OR 10 ACRES OR 660 FEET

WOODY'S 1ST TO BETHELL
 S-9-39
 F-1761
 C-10-L3
 S-265

WOODY'S ONE

LAND TYPE ACRES

- 111 CULTIVATED # PASTURE
- 00 TIMBER
- XX STUMP
- ... GRAVEL OR USELESS
- V SWAMP
- A SHOT CLAY
- B BOG
- C PEAT
- D SILT
- E LOAM
- F GRAVEL
- G BOTTOM
- H UPLANDS
- K HILLY

LAND USE ACRES

PLAT MAP

QUARTER MAP

AERIAL PHOTO

Folio # Co 7781

SECTION 5
 TWP. 26 N
 RANGE 5 E

PARCEL NO.
 TAX LOT NO.

INDICATE BY AREAS, USE OF LAND BY MARKS AND TYPE BY LETTERS

THIS SQUARE INDICATES ACRES

LAND CLASSIFICATION AND SECTION

Landmark Preservation Board, October 22, 2019

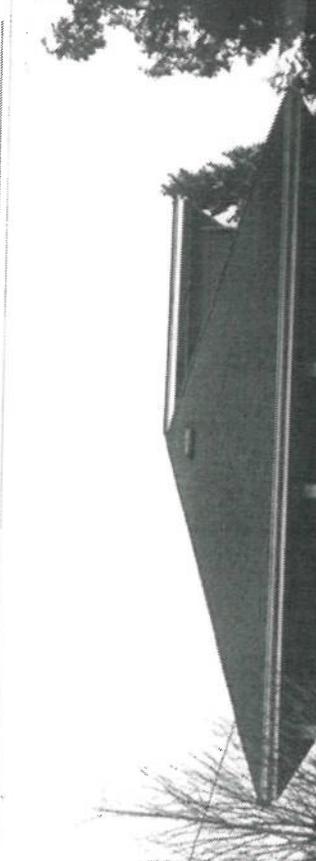
HISTORIC PROPERTY INVENTORY FORM

State of Washington, Department of Community Development
Office of Archaeology and Historic Preservation
111 West 21st Avenue, KL-11
Olympia, WA 98504 (206) 753-4011

17-541

Field Site No. 8-403W OAHF No. Hanford E. Mohn Residence Date Recorded 2/27/88
Site Name Historic Hanford E. Mohn Residence
Common
Field Recorder Saba Mahmood
Owner's Name Ronald A. Wike
Address 18904 - 101st Ave. N.E.
City/State/Zip Code Bothell, WA 98011

LOCATION SECTION
Address 18904 - 101st Ave. N.E.
City/Town/County/Zip Code Bothell/King/98011
Twp 26 Range 5 Section 5 ^{1/4} Section SW ^{1/4} Section SW
Tax No./Parcel No. 956780-0485-0 Acreage 0.23
Quadrangle or map name IO Easting 559600 Northing 5290270
UTM References Zone 10 ¹⁰ Easting 559600 Northing 5290270
Plat/Block/Lot Woody's First Add., Blk. 10, S 1/2 Lots 1 thru 3
Supplemental Map(s) Seattle Kroll, Bothell, 403W



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

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

PHOTOGRAPHY
Photography Neg. No. 5 K-18
(Roll No. & Frame No.)
View of West facade
Date 2/27/88

DESCRIPTION SECTION
Materials & Features/Structural Types
Building Type Residential
Plan Rectangular
Structural System Wood frame
No. of Stories One

Cladding (Exterior Wall Surfaces)
 Log
 Horizontal Wood Siding
 Rustic/Drop
 Clapboard
 Wood Shingle
 Board and Batten
 Vertical Board
 Asbestos/Asphalt
 Brick
 Stone
 Stucco
 Terra Cotta
 Concrete/Concrete Block
 Vinyl/Aluminum Siding
 Metal (specify) _____
 Other (specify) _____

Roof Type
 Gable Hip
 Flat Pyramidal
 Monitor Other (specify) _____
 Gambrel
 Shed

Roof Material
 Wood Shingle
 Wood Shake
 Composition
 Slate
 Tar/Built-Up
 Tile
 Metal (specify) _____
 Other (specify) _____
 Not visible

Foundation
 Log
 Post & Pier Block
 Stone
 Brick
 Not visible
 Concrete
 Poured
 Other (specify) _____

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

Vernacular House Types
 Gable front
 Gable front and wing
 Side gable
 Cross gable
 Pyramidal/Hipped
 Other (specify) _____

DESCRIPTION SECTION
Materials & Features/Structural Types
Building Type Residential
Plan Rectangular
Structural System Wood frame
No. of Stories One

Cladding (Exterior Wall Surfaces)
 Log
 Horizontal Wood Siding
 Rustic/Drop
 Clapboard
 Wood Shingle
 Board and Batten
 Vertical Board
 Asbestos/Asphalt
 Brick
 Stone
 Stucco
 Terra Cotta
 Concrete/Concrete Block
 Vinyl/Aluminum Siding
 Metal (specify) _____
 Other (specify) _____

Roof Type
 Gable Hip
 Flat Pyramidal
 Monitor Other (specify) _____
 Gambrel
 Shed

Roof Material
 Wood Shingle
 Wood Shake
 Composition
 Slate
 Tar/Built-Up
 Tile
 Metal (specify) _____
 Other (specify) _____
 Not visible

Foundation
 Log
 Post & Pier Block
 Stone
 Brick
 Not visible
 Concrete
 Poured
 Other (specify) _____

High Styles/Forms (check one or more of the following)
 Greek Revival
 Gothic Revival
 Italianate
 Second Empire
 Romanesque Revival
 Stick Style
 Queen Anne
 Shingle Style
 Colonial Revival
 Beaux Arts/Neoclassical
 Chicago/Commercial Style
 American Foursquare
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 Prairie Style
 Art Deco/Art Moderne
 Rustic Style
 International Style
 Northwest Style
 Commercial Vernacular
 Residential Vernacular (see below)
 Other (specify) _____

Vernacular House Types
 Gable front
 Gable front and wing
 Side gable
 Cross gable
 Pyramidal/Hipped
 Other (specify) _____

Integrity (include detailed description in Description of Physical Appearance)
Changes to plan _____
Changes to windows _____
Changes to original cladding _____
Changes to interior _____
Other (specify) _____

Intact _____
Slight _____
Moderate _____
Extensive _____

NARRATIVE SECTION

Study Unit Themes (check one or more of the following)

- Agriculture
- Architecture/Landscape Architecture
- Arts
- Commerce
- Communications
- Community Planning/Development

- Conservation
- Education
- Entertainment/Recreation
- Ethnic Heritage (specify) _____
- Health/Medicine
- Manufacturing/Industry
- Military

- Politics/Government/Law
- Religion
- Science & Engineering
- Social Movements/Organizations
- Transportation
- Other (specify) _____
- Study Unit Sub-Theme(s) (specify) _____

Statement of Significance

Date of Construction 1910

Architect/Engineer/Builder _____

- In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places
- In the opinion of the surveyor, this property is located in a potential historic district (National and/or local).

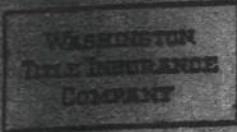
The hipped-roof and wide eaves and full front porch present themselves as a solid, strong form, a form marred by the post-1936 dormer (not on the 1936 aerial photo). It is also significant as the residence of Hanford E. Mohn.

Description of Physical Appearance

This Vernacular-residential style house has a rectangular plan. The roof is hipped with a shed dormer (seemingly an addition) to the south side. Back/rear of the house (east end) has a gable roofed addition. Front (west) side of the house has a closed, raised verandah along the length of the house as an entrance. Most windows have been replaced. The composite siding and new windows detract from the integrity of the house.

Major Bibliographic References

King County Tax Assessor Records, Seattle, WA, 1988; King County Historical Tax Cards, Washington State Archives, Burien, WA.; Kroll's Atlas of Seattle/Eastside Supplement, King County Page 403W; Chas. F. Metsker Historical Property Maps for King County (1926 and 1936); Walker and Associates, Seattle, 1936 Aerial Photos; U.S.G.S. Map-Washington/Bothell Quad, 1953 (Photo-revised 1981).



3655286

APPENDIX C

Statutory Warranty Deed

THE GRANTOR J. E. Mohn, a widower

for and in consideration of Ten dollars

in hand paid, conveys and warrants to

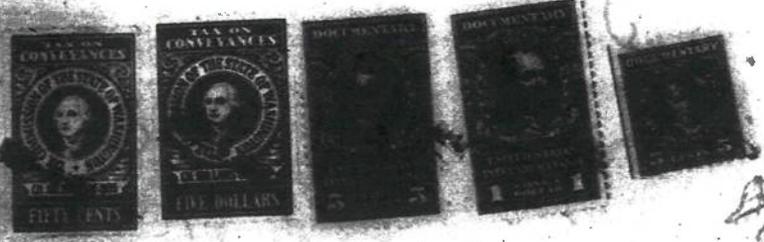
Harold N. Breton & Marie Breton, his wife

the following described real estate, situated in the County of Washington:

KING

State of

Lots 1, 2 and 3, block 10, Woody's First Addition to Bothell, according to plat thereof recorded in volume 16 of plats, page 45, records of said county, EXCEPT the north 60 feet thereof.



Dated this 13TH day of JANUARY, 1947.

J. E. Mohn (SEAL)

(SEAL)

STATE OF WASHINGTON

County of KING

ss.

On this day personally appeared before me J. E. Mohn, a widower

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13th day of JANUARY, 1947



Arnold Mohn
Notary Public in and for the State of Washington,
residing at Bothell, Wash.

Filed for Record Feb 6 1947 3p
Robert A. Mohn, County Auditor

WARRANTY DEED
STATUTORY FORM
FOR USE IN THE STATE OF WASHINGTON ONLY

The grantor **J. E. Mohn, a widower**

of the city of **Bothell**, county of **King**

state of Washington, for and in consideration of **Ten**

(\$ 10.00) dollars.

in hand paid, conveys and warrants to
Harford E. Mohn and Marion G. Mohn, his wife

the following described real estate, situate in the county of **King**

state of Washington:

The north sixty (60) feet of Lots Two (2) and Three (3),
Block Ten (10) Woody's First Addition to Bothell, as per plat
recorded in volume 18 of plats, page 45 records of said county



subject to

Dated this **13th** day of **July** 1939

..... *J. E. Mohn* (Seal)

..... (Seal)

..... (Seal)

..... (Seal)

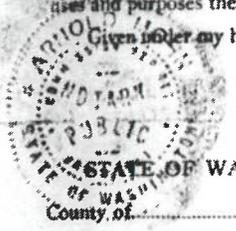
STATE OF WASHINGTON

County of King } ss.

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 13th day of July 1939 personally appeared before me J. E. Mohn, a witness:

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.



Notary Public in and for the State of Washington, residing at [Signature]

STATE OF WASHINGTON } ss.
County of King

On this [blank] day of [blank] before me personally appeared [blank] and [blank] to me known to be the [blank] and [blank] of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that [blank] authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

Given under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington, residing at [blank]

MAILED for Record at Request of [Signature]

3064386



WARRANTY DEED (STATUTORY FORM)

FROM J. F. Mohn TO Herford F. Mohn Merion G. Mohn Bothell, Wash.

RECORDED VOL 1851 OF PAGE 551 REQUEST OF EARL MILLIKIN AUDITOR KING COUNTY, WASH. DEPUTY

Handwritten notes: M105, 20105

FILED FOR RECORD AT REQUEST OF SEATTLE TITLE COMPANY 803 SECOND AVENUE SEATTLE, WASH.

Historical Property Report for Residence
Located at 18912 101st Ave NE, Bothell WA 98011

Prepared By:
Sharon Nuss



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Appendix Attachments

Introduction

This historical property report for Parcel No. 956780-0486-0 with address listed as 18912 101st Ave NE Bothell, WA 98011 has been prepared in conjunction with a request to demolish the current structures.

The request to demolish the current structures is a necessary part of the application to short plat Parcel No. 956780-0485-0 and adjacent Parcel No. 956780-0486-0.

Sharon Nuss has been the owner and occupant of the residence on Parcel No. 956780-0485-0 address: 18904 101st Ave NE, Bothell WA 98011 since 1994. Sharon endeavors to divide the parcel in order to build a new personal home on the south end of the parcel. Due to the current setbacks required on the south and east side of the property, the new property line would run through the south portion of the home and therefore the home must be demolished.

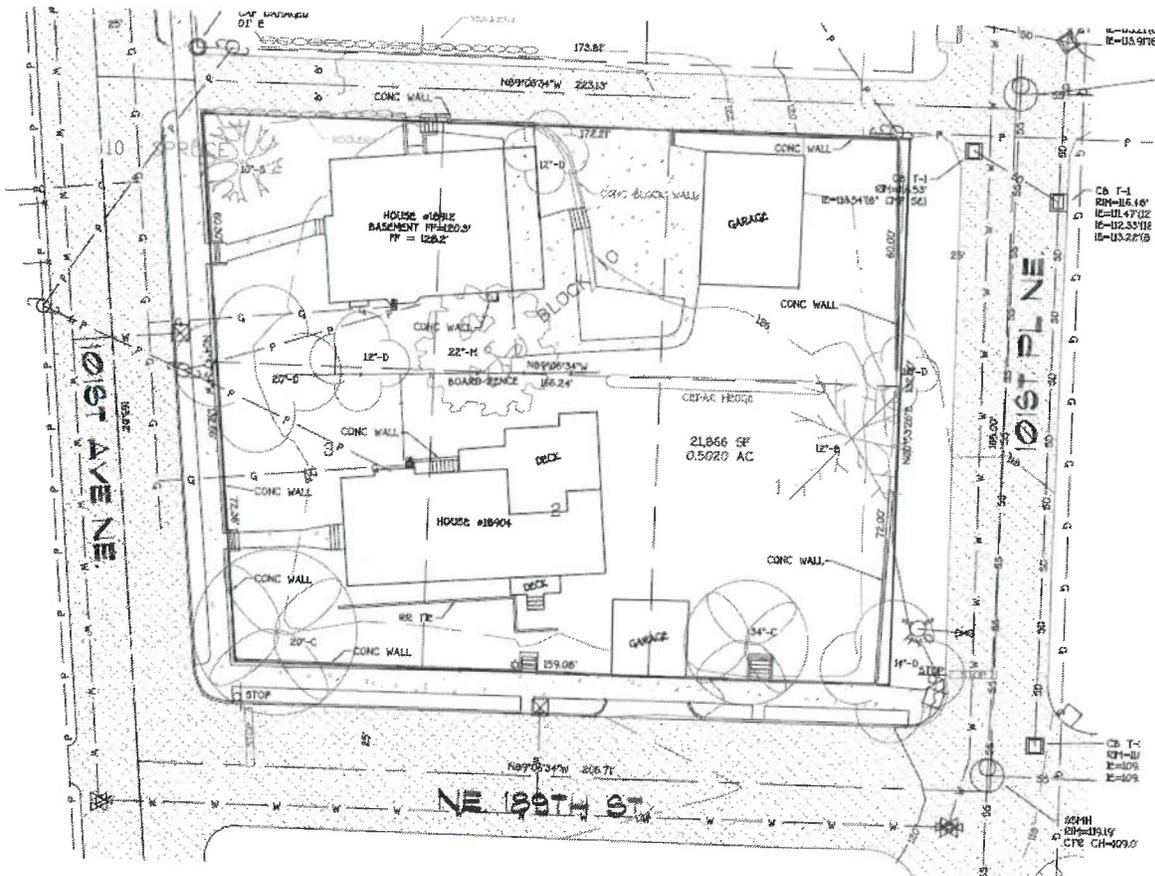
Sharon Nuss and her parents, Richard and Jean Nuss, are co-owners of Parcel No. 956780-0486-0 and endeavor to divide the parcel in order to build a new home on the south end of the parcel. Due to the current setbacks required on the south and east side of the property, there is insufficient setbacks between the old and the new structure.

Any proposal to demolish a property which is on the Bothell historic inventory but not on the register or within a historic district on the register shall not require a waiver of a certificate of appropriateness but shall be subject to the applicable regulations in BMC 22.28.060 through the permit review process.

Property Information

The property is located on Parcel No. 956780-0486-0 in Township 26, Range 5, Section 5 $\frac{1}{4}$ Section SW $\frac{1}{4}$ & 3"

Site Plan



Documented Property Description

According to the King County Assessor's records, the property was constructed in 1939 as a residence. Albeit, significantly remodeled since then, the property continued to be and is currently a residence.

An Historic Property Inventory Form was completed in 1988 describing the property as follows. "A - WWII Era Cottage
 double-hipped roof house with a rectangular plan. Wood shingled, unpainted cladding exterior and a wood shake roof. Except for the front picture window the remaining windows are sash/double-hung with aluminum storm windows. A central chimney and an exterior-side (south) chimney of brick veneer. Entrance is slightly recessed with storm door. New aluminum windows. On the back and right side with a picture window in front façade. Remaining windows are original with aluminum sash/storm protections. Unpainted wood shingle house. Raised front yard with low hedge in front."

As the Statement of Significance, the surveyor states the following: "This structure is representative of the 1930's depression era styles of simple residential architecture. The picture window in front has changed the front façade appearance. The pyramid roof, entry and double-hung windows remain true to the original style and period." The surveyor did not check the box to indicate the property appears to meet the criteria of the National Register of Historic Places and also did not check the box that the property is located in a potential historic district (National and/or local)

According to the Washington Information System for Architectural and Archaeological Records Data, the property was noted during a reconnaissance level survey in 2011 (Artifacts Consulting, Inc.) and was described and photographed. As a portion of the house is over fifty [50] years of age, it was added to the City of Bothell Historic Resources Inventory. The SHPO Determination lists as Not Determined.

The house was significantly altered in 1969 with the addition of a modern family room, master bedroom and covered porch on the rear east side of the house.

A detached unenclosed garage/carport was added on the east end of the property in 1971.

History of Ownership

Originally, Parcel Number 956780-0485-0 and Parcel Number 956780-0486-0 were combined. Lots 1, 2, and 3 boundaries were along the north/south axis. The parcel was divided in 1939 into the "North sixty (60) feet of Lots Two (2) and Three (3)" and the "Less North sixty (60) feet"

According to the Puget Sound Regional Archives tax records, taxes were paid on the property as follows:

<u>Date</u>	<u>Name</u>
1941	Mary A Moore
1945	Garfield R. Bensen, Helen Bensen
2008	Sharon Nuss, Richard Nuss, Jean Nuss

According to Warranty Deed 3054586, it appears that Hanford E. Mohn and Marion G. Mohn, his wife were deeded this parcel in July of 1939 by JE Mohn. The house was constructed in 1939. It is possible that they lived in the new residence until 1941.

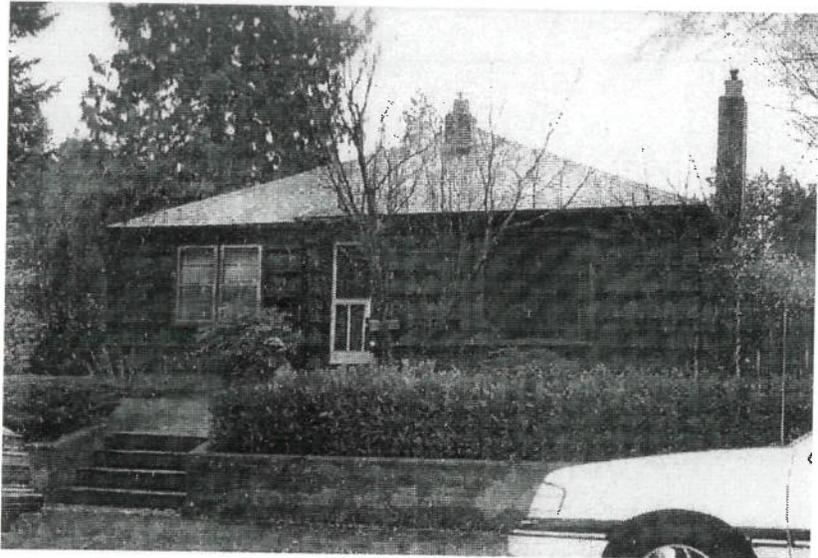
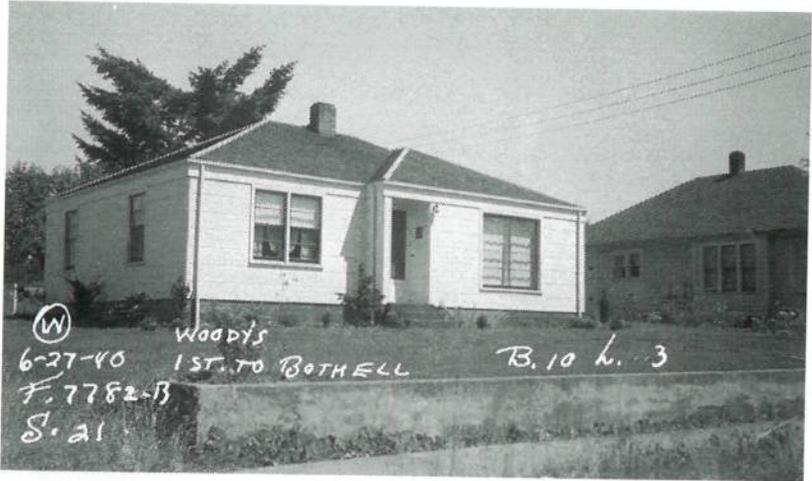
Tax Payer Biographical Information

Hanford E Mohn was born in September 1910. In 1934, Hanford E Mohn is listed as a senior in the University of Washington yearbook. In April of 1934, Hanford E Mohn married Marion Steele. In 1940, Hanford E Mohn was 29 years of age, married and a home owner. His occupation is listed as bookkeeper at a hardware store. By 1943, Hanford E Mohn was no longer the owner of residence on parcel 956780-0486-0. Hanford E Mohn died in 1972.

Architectural Style

The Historic Property Inventory Form of 1988 indicates the architectural style as representative of the 1930's depression era styles of simple residential architecture. Minimalist traditional style began in the 1930s as an affordable response to the depression. Homes built in the style were often a single level simple rectangle with a simple hip roof.

Historical Photographs



Current Photographs

Historical Property Report for Residence Located at 18904 101st Ave NE, Bothell WA 98011

Front (West Side) of the house



Rear East View



North View



Interior Living Room



Interior Living Room Added



Interior Added Master Bedroom



Interior Kitchen



Carport



Evaluation and Statement of Significance

In order to list a property on the Bothell Register of Historic Landmarks, it must meet one or more of the following criteria

- A. It is associated with events that have made a significant contribution to the broad patterns of local, state or national history;

The residence is not associated with any events that have made a significant contribution to the broad pattern of local, state, or national history.

- B. It is associated with the lives of persons significant in the local, state or national history;

It appears that Hanford E. Mohn may have lived in the residence from 1939 to 1941.

- C. It exemplifies or reflects special elements of the city's cultural, political, special, aesthetic, engineering, architectural or economic history;

Local materials were used in the construction of the residence and elements of the home retain aesthetics of the period in 1939 when it was constructed; however, significant modern alterations and additions no longer make it an example of the architectural period

- D. It embodies the distinctive architectural characteristics of a type, style, period or method of designing or construction, or represents a significant and distinguishable entity whose components may lack individual distinction;

The house represents the vernacular style of the period and embodies some aspects of the 1930's depression era styles of simple residential architecture; however, significant modern alterations and additions have created a blended style that no longer represents a distinguishable entity

- E. It is the outstanding work of an architect, designer or builder who has made a substantial contribution to the art;

The house is not an outstanding work of an architect, designer or builder who has made a substantial contribution to the art.

- F. It has yielded, or may be likely to yield, information important in prehistory or history;

The house has not yielded, nor may be likely to yield, information important in prehistory or history.

- G. Because of its prominence of spatial location, contrasts of siting, age or scale, it is an easily identifiable visual feature of its neighborhood or the identity of such neighborhood or the city;

The home does not represent any identifiable visual feature of the neighborhood.

- H. It is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with a historic person or even;

The building has not been removed from its original location.

- I. It is a birthplace or grave of a historical figure of outstanding importance and is the only surviving structure or site associated with that person;

The home is not a birthplace or grave of any historical figure.

- J. It is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events or cultural patterns;

The structure is not a cemetery.

- K. It is a reconstructed building that has been executed in a historically accurate manner on the original site;

The home reconstruction has not been executed in a historically accurate manner.

- L. It is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories;

The home is a blend of architectural styles from several periods and does not represent a unique example of any folk architecture or design.

M. It is on the State or National Register. (Ord. 2069 2 (Exh. B); Ord. 1635 1, 1996; Ord. 1258 1, 1987)

The home is not on the State or National Register.

Alternatives

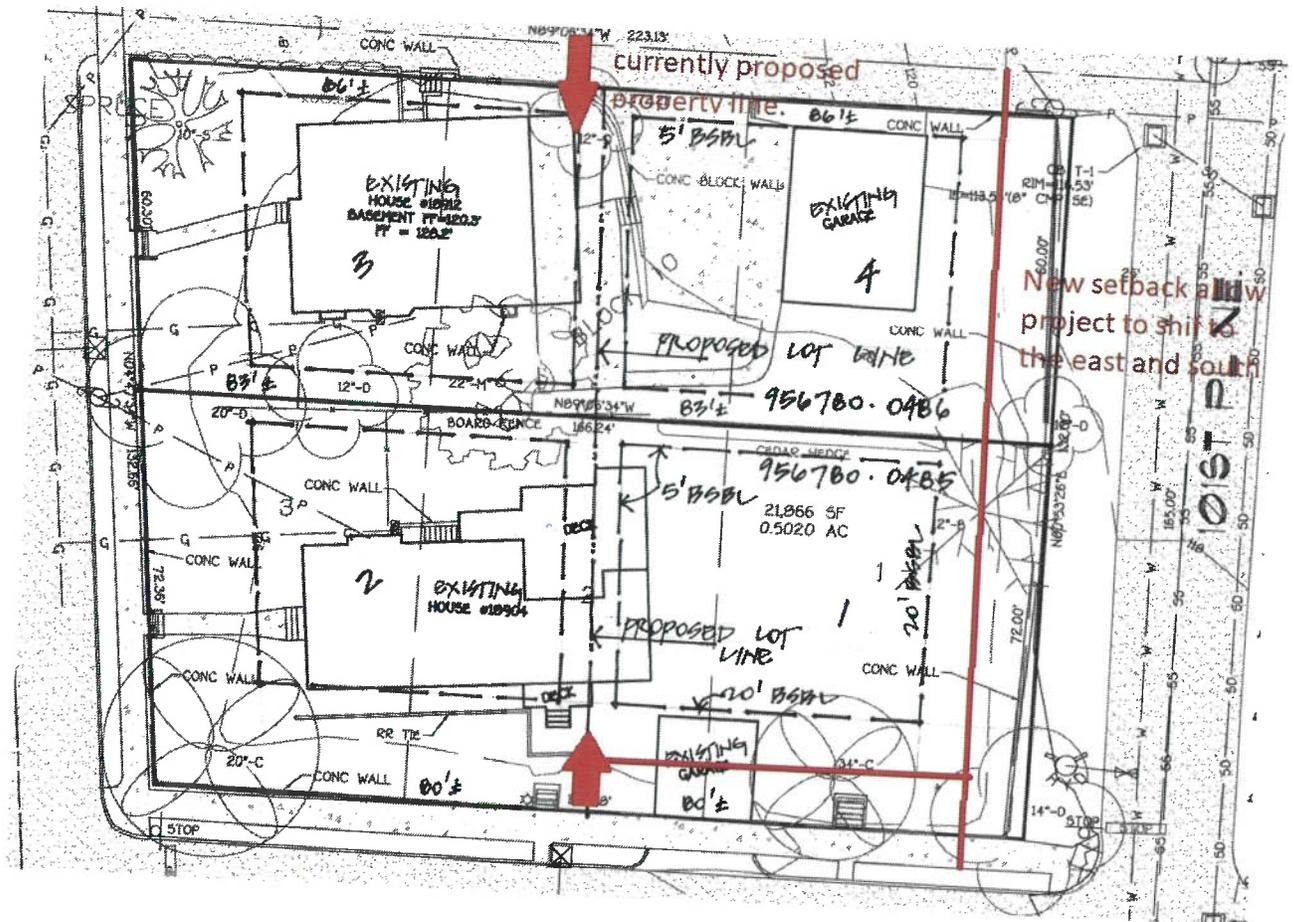
Anyone applying for a demolition permit for a property on the historic register or within a district on the historic register, or for a property on the historic inventory but not on the historic register, shall prepare a report analyzing the following alternatives (listed in descending order of preference) as to their feasibility:

1. Redesigning the project to avoid any impact to the structure or its setting;

The project may be redesigned to avoid demolishing the home on parcel 956780-0485-0 if the Land Preservation Board is able to convince the City of Bothell to override the unnecessary 20' setback requirements on the East and South side of parcel no. : 956780-0485-0 to 10' and override the 20' setback requirement on the South side of parcel no 956780-0486-0 to 10'. Note there is already 14' between the edge of the street and the property line on the south side. A 10' setback requirement on the South side would still allow for 20' foot setback from the street and the new home.

If that is allowed then only the garage on parcel 956780-0486-0 would need to be Note that the City of Bothell would need to agree the that the preserved home on parcel 956780-0486-0 would no longer have the option of off street parking.

The permeable surface ratio retained on the original parcel would more than make up for any changes to the setback on the new parcel.



2. Incorporating the structure into the overall design of the project;

The project consists of created a new separate single family residence and therefore the current structure cannot be incorporated into the overall design of the project.

3. Converting the structure into another use (adaptive reuse);

In order for the short plat to be in compliance with the current regulations and setbacks, the structure cannot be converted into another use.

4. Relocating the structure on the property;

Since only the front façade of the home retains architectural significance, it is impossible to separate the old structure from the new additions; therefore, the structure cannot be relocated. There is not enough property to relocate the structure on the property.

5. Relocating the structure to another property within the city of Bothell or its planning area; or

6. King and Snohomish County; or

7. Washington State;

Since only the front façade of the home retains architectural significance, it is impossible to separate the old structure from the new additions; therefore, the structure cannot be relocated.

8. Salvaging from the structure historically significant architectural features and building materials;

It may be possible to salvage building materials (windows, porch pillars, flooring, eaves) if desired.

9. Documenting the structure as a whole and its individual architectural features in photographs, drawings, and/or text. Such documentation shall be submitted to, and archived by, the city.

It is possible to document the structure as a whole and its individual architectural features in photographs, drawings, and/or text. Documentation can be submitted to, and archived by, the city.

Attached Appendix Documents

- A - King County Residential Property Record
- B - Historic Property Inventory Form 1988
- C - Statutory Warranty Deed 3054586

Citations

[No Author]

Assessor's Data Collection and Display Form for property at 18904 101st Ave NE: Bothell, Washington. 1935, 1941, 1964. On file at Puget Sound Regional Archives

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Turcott, Margaret

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KING COUNTY
RESIDENTIAL PROPERTY RECORD

APPENDIX A
099 SHEET

MAJOR 256780 MINOR 0486 2 FOLIO 07782 B

3 Addition
WOODY'S 1 ADD TO BOTHELL

4 Quor 3 Sec 05 Twn 26 Rge 05 Block 010 Lot 001

5 Area 038 Sub Area 004 6 Zip 98 011

7 Address
18912101 AVE NE BOTHELL

8 Description
ALSO LOTS 2 & 3 BENEN, GARFIELD R. N 60 FT

9 LAND ONLY UNDERWATER TIDELANDS

10 REMARKS

Code

King County Dept. Of Assessments Archive
07782B Photograph
03 956780-0486 01 01

King County Dept. Of Assessments Archive
07782B Photograph
03 956780-0486 01 02

King County Dept. Of Assessments Archive
07782B Photograph
03 956780-0486 01 03

LAND					
100	Zone Actual				
101	Zone Conformity	X	2Y		
102	Hgt. & Best Use	X	2Y		
103	Unit	1	FF	2	SF 3 AC X ST
104	Lot Width				60
105	Lot Depth				165
106	Square Foot or Acres				9900
107	Lot Width or Acres (useable)				% 100
108	Lot Depth (useable)				% 100
110	Lot Wd. (standard)				54
111	Lot Depth (standard)				132
113	Unit Value				7000
114	Representative Site	SS	X	S	3G
115	Irregular	X	2Y		
116	Corner	X	2Y		
117	Grade	1	LW	2	Ev X HG
118	Slope	X	LV	2	SU 3 SD 4 BK
119	Street Access	1SS	X		
120	Water Front		N	2	SD 3 LK 4 RV
121	Drain Suitability	X	N	2P	
122	Tide Land	X	2Y		
123	Alley	1N	X		
124	Cul De Sac			2Y	
125	Thru Street	1N	X		
126	Street Front	1N	X		
127	Curbs & Gutters	1N	2P	X	
128	Sidewalks	1N	2P	X	
129	Street Surface	1	C	X	BT 3 0 4 GR
130	Street Condition	1SS	2	X	3G
131	Street Traffic	1H	2N	X	3L
132	Street Lights	1N	2SS	X	4G
133	Water	X	WD	2	PR 3 B
134	Water System	X	AD	2	1A
135	Sanitary Sewers	1N	X		
136	Storm Sewers	X	2	X	
137	Underground Utilities	X	2P	X	3Y

10A PERMIT INFORMATION

No. _____ Date Issued _____ P.V. _____

Date Const. Started _____ Date Completed _____

Date Occupied _____

Remodeled _____

11 PLAT OF BUILDING Scale 1 CM = 10'

VIEW					
140	View Lot	1	SS	2Y	
141	View Olympic Range	1	SS	2S	3G 4E
142	View Cascade Range	1	SS	2S	3G 4E
143	View Mt. Rainier	1	SS	2S	3G 4E
144	View Pug Sound	1	SS	2S	3G 4E
145	View Lake	1	SS	2S	3G 4E
146	View River	1	SS	2S	3G 4E
147	View City	1	SS	2S	3G 4E
148	Territorial View	1	SS	2S	3G 4E
149	View Utilization	1	SS	2S	3G 4E

NEIGHBORHOOD AND TOTAL PROPERTY

151	Predominate Use	X	M	3G	
152	Arch. Attractiveness	SS	X	3C	
153	Landscaping	SS	X	3C	
154	Unit Balance	SS	X	3G	
155	Exmts. & Restrs.	SS	X	3C	
156	External Nuisances	SS	X	3G	
157	Conf. Gen. Neigh.	SS	X	3C	
158	Conf. Immed. Neigh.	SS	X	3G	
159	Prox. to Trans.	SS	X	3G	
160	Prox. to Soc. Service	SS	X	3G	
161	Prox. to Public Service	SS	X	3G	
162	Trend	SS	X	3G	
163	Planning	SS	X	3G	
164	Market Demand	SS	X	3G	
165	Land Use Code				
166	Base Lot Value				
167	Permanent Rev. Needed				
168	Obsolescence (Refers to land value)				

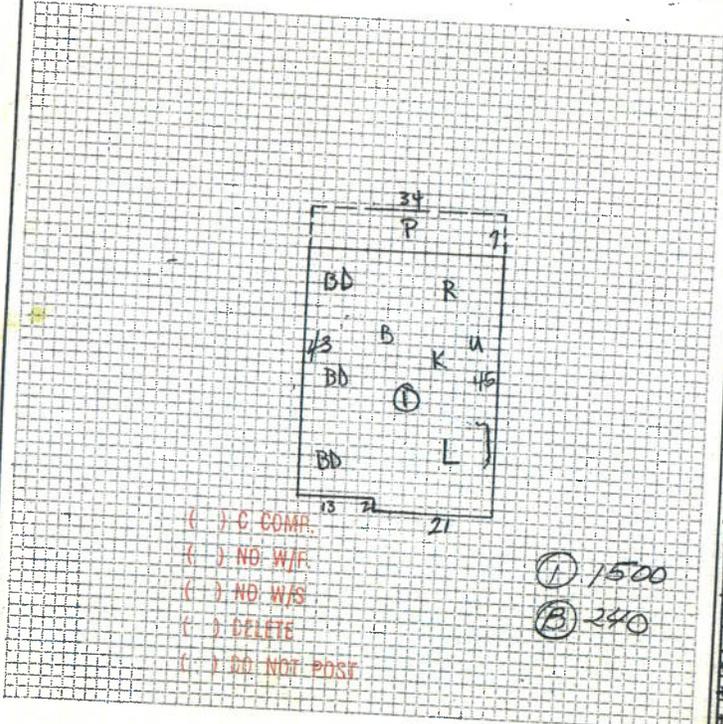
STAFF

170 Land Data Date 02/17/20

171 Appraiser No. 27126

172 Reviewer No. 27000

180 Date 1/1/20



ASSESSORS FORM 284

King County Dept. Of Assessments Archive
07782B Floor Plan
01 956780-0486 01 01

BUILDING DATA

MAJOR 956780 MINOR 0486 FOLIO 07782-B

12 EXTERIOR

Bd. & Btn. Shingle Shake Conc. Blk.

Ced./Sid. Plywood

Brick Veneer % Stone % Other _____

13 ROOF

Hip Gable Shed Flat Shake Other _____

Comp. Tile/Slate Tar/Gravel Shingle Drain Lgt. Hvy

14 WINDOWS

Wood Alum. Steel SI/GI/Dr Other _____

15 FOUNDATION

Concrete Concrete Block Post & Pier Other _____

16 FLOOR CONST.

Fir. Joists Bridged Post & Beam Stud Bearing Concrete Slab Hidden

17 ELECTRIC

Int. Fix. Ext. Fix. Other _____

18 CONST CLASS

Single Double Solid Pre. Fab. Sub. Std. Std. Good Special

19 ROOM DETAIL

No. <u>6</u>	B	1	A	1/2	2
Entry					
Dining					
Fa/Da/R					
Bedroom					
Bath					
Living					
Kitchen					
Utility					
Grade					
Unf. 1/2 Floor Area					
Sq. Ft.					
Unf. Full Floor Area					
Sq. Ft.					

20 BUILT-INS NO.

B.B.Q. D.W. Fan. & Hd. Vacuum Rng. & Ov. Dbl. Oven Other _____

Disp. Intercom App. Is. Stereo Bi Di

21 ATTIC

None Unfinished Finished Area

Grade SS S G

Strwy. I N 2 Y 3 F

Other _____

22 BASEMENT

None Part Full

Finished Rms. No. 0

Finished Area

Grade SS S G

Daylite Bsmt.

Other D. 25x16

23 HEATING

Oil Gas Elec. F/wf Grav. Rdnt. BB F.A. HW

Conversion Adeq. Inadeq.

Other _____

24 INSULATION

Walls Ceiling Other _____

25 KITCHEN

Eat. Area Adeq. Inad.

Cabinets Adeq. Inad.

Cab. Matl. SS S G

Ctr. Matl. SS S G

Remodeled No Yes

26 FLOORS

HW Conc. Tile

SW WWC Lino.

Other _____

27 PLUMBING

Tub Basin Shower St.

Toilet Sink HW Tank

Baths Full 3/4 1/2

Grade SS S G

Laundry Conn. Other Sgl. Outlets

Roughed in Baths

Other _____

28 FIREPLACE NO.

Bsmt. 1st. 2nd.

Sgl. Mult. Fr. Sid.

Brick Stone

Grade SS S G

Other _____

29 PORCH

No. 1 OP Enc. St.

No. 2 OP Enc. St.

No. 3 OP Enc. St.

Other _____

30 DECK

No. 1 Conc. Wd Cvd.

No. 2 Conc. Wd Cvd.

No. 3 Conc. Wd Cvd.

Other _____

30A SOURCE OF DATA

Owner _____

Tenant _____

N.H. 8-11-72

N.H. Card 8-14-72

Card Returned _____

BUILDING DATA

200	Condo	Co-op	Poss. Int. Units	
201	Use Type			
202	Year Built	19 <u>39</u>	Cost Year	19 <u>72</u>
203	Depreciation Table			
204	Functional			
205	Condition			
206	Workmanship			
207	No. of Stories			
208	Total Rooms			
209	Entry			
210	Dining			
211	Fam./Den/Rec.			
212	Bedrooms			
214	Utility Type Rooms			
215	No. of Built-ins			
216	Adeq. Electric			
217	Adeq. Plumbing			
218	Adeq. Garage			
219	Adeq. Storage			
220	Bsmt. Garage			
221	Unfin. Attic			

BUILDING COST DATA

229	Per Cent Complete	
230	Eff. Yr. 19 <u>39</u>	Obsol %
231	Grade	Net Cond %
232	1st. Floor	Variation
233	Upper Floors	Area
234	Half Story	Area
235	Unf. Floors 1/2	Area
236	Fin. Attic	Grade
237	Strwy. to Unf. Attic	Area
238	Total Bsmt.	Area
239	Fin. Bsmt.	Grade
240	Daylite Bsmt.	Area
241	Ext. Brick %	Ext. Stone %
242	Heating Source	1 Oil <input checked="" type="checkbox"/> G 3 El.
243	Heating System	1 F/W 2 Gr 3 Rd.
244	Heating	4 EBB <input checked="" type="checkbox"/> Fa 6 Hw
245	Central Cooling Costs	Area
246	Bathrooms	Full <input type="checkbox"/> 3/4 <input checked="" type="checkbox"/> 1/2 <input checked="" type="checkbox"/>
247	H.W. Tank/Sink/Laundry	
248	Other Single Plumbing Outlets	
249	Fireplaces	Single <input type="checkbox"/> Multi.-fl. <input checked="" type="checkbox"/> Free-Sid <input checked="" type="checkbox"/>
250	Fireplace Add Outlets	
252	Porch	1 DK <input checked="" type="checkbox"/> OP 3 En Area
253	Porch	1 DK 2 OP 3 En Area
254	Porch	1 DK 2 OP 3 En Area
255	Additional Costs	\$
256	Garage Att.	Area

ACCESSORY IMPROVEMENTS

258	Gar. Det.	Grade	4	Area	770
259	Eff. Year	19	39	Net Cond. %	
260	Carport			Area	
262	No. of Parking Stalls				
264	Pool	Grade		Area	
267	Pool Eff. Yr.	19		Net Cond. %	
269	Concrete	1 Poured 2 Gunite	3	Fib. gl. 4 Plastic	
270	Asphalt			Area	300
271	Other Misc. Imps. Value			\$	
272	Permanent Review Needed				

50 MISCELLANEOUS IMPROVEMENTS

Year	Items	Const	Gr	Floor	Roof	Dimensions	Area	\$F.V.
1932	DETGAR-SHOP	DBL	4	CONC	TG	24X32	768	
1935	W/RTIO		4	CONC		15X20	300	
1939	POORCH	OP	5	CONC	SHK	7X24	238	

51 PRINCIPAL BUILDING

FI	Dimensions	Area	FI	Dimensions	Area	FI	Dimensions	Area
B	x	240		x			x	
Bu	x			x			x	
1	21 x 45	945		x			x	
1	13 x 43	559		x			x	

STAFF

282	Building Data Date	
283	Appraiser No.	
284	Reviewer No.	

King County Dept. Of Assessments Archive
07782B Photograph
03 956780-0486 01 03



King County Dept. Of Assessments Archive
07782B Photograph
03 956780-0486 01 02



King County Dept. Of Assessments Archive
07782B Photograph
03 956780-0486 01 01



Building 1 for 956780-0486 Current View 1 (03/20/2002)

1482B

2 Address: WOODY'S 1ST TO BOTHELL

Section SW 5, Twp 26, Range 5, EWM, Block 10, Lot No. 3

F 77813
N-60 of lots 1-2-3

Permit No.
Date

3 Address of Property: 18912-101st AVE. N.E.

4 Fee Owner: Sophia A. Lyle
5 Architect: BENSON
6 Original Building Cost: \$
7 Condition of Exterior: Good Interior: Good Foundation: Good

Cont. Purchaser: Est. Value \$3500
Contractor:
Rental per Month \$
Estimated Rental per Month \$

- 8 BUILDING
- One Family Dwelling
 - Two Family Dwelling
 - Store and Dwelling
 - No. of Stories: 1
 - No. of Rooms: 6.5
 - Basement: 6.2
 - First Floor
 - Second Floor
 - Third Floor
 - Attic

- TILE WORK FT.
- Floor-Wall Bath
 - Floor-Wall Lavatory
 - Floor-Wall
 - Floor-Wall Shower
 - Floor-Wall Kitchen
 - Kitchen Drain Board
 - None: 4.110
 - Unfinished

- EXTERIOR WALLS
- Boards and Batten
 - Shiplap
 - Rustic
 - Fir Siding 15'
 - Cedar Siding Beaded
 - Shingles
 - Shakes sp. Clem
 - Stucco on Lath
 - Brick Veneer

- PORCHES
- One Story
 - Two Story
 - Enclosed
 - Brick and/or Concrete
 - Cement Floor 238'
 - Recessed
 - Glassed
 - Enclosed

- CONSTRUCTION R1-6
- Single
 - Double 1250
 - Solid
 - Very Cheap 92.66
 - Cheap
 - Medium
 - Good
 - Special

- INTERIOR WALLS
- Plaster
 - Jazz Plaster
 - Ceiled
 - Plywood
 - Board
 - Painted
 - Kalsomine
 - Papered
 - Unfinished

- ATTIC
- Plaster
 - Board
 - Ceiled
 - Stairway
 - Useful
 - None
 - Unfinished

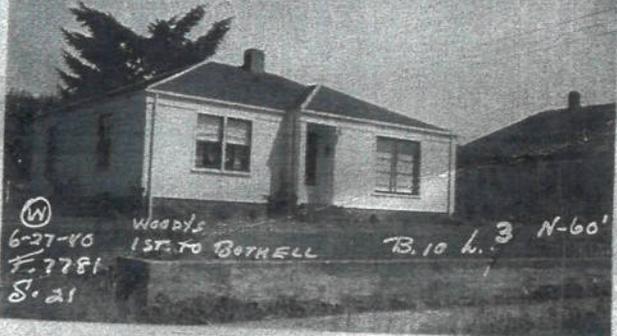
- EXTRA FEATURES
- Day Window
 - Story
 - Down Ceiling
 - Wood Ceiling

- CEILING HEIGHT
- Basement: 8 ft. in.
 - 1st Floor: 8 ft. in.
 - 2nd Floor: 9 ft. in.
 - 3rd Floor: ft. in.
 - Attic: ft. in.

- FLOORS
- Hardwood
 - Fir
 - Shiplap
 - Unfinished

- HEATING
- None
 - Pipeless Furnace
 - Hot Air Furnace
 - Hot Water
 - Steam
 - Gas
 - Vapor
 - Air Cond. Fan
 - Stoker
 - Oil Burner

9 Corner Joints: *noted*
 10 First Floor Joint Size: 2-10 and 4-6 in. Centers Bridged: 7.00
 11 First Floor Joint Support Column or Post Size: 4-6
 12 Class or Grade: 1 2 3 4 5 6 7 No. Good Medium Cheap Shape 1
 13 Building Finished or Unfinished: *FINISHED*
 Effective Age: 24% Total 24% 1480



- FIREPLACE - No. 1
- Brick
 - Tile Face
 - Concrete
 - Cobblestone
 - None
 - Unfinished

- BASEMENT
- Full
 - Part 25% Con.
 - To 1st Floor Joint
 - Frame and Concrete
 - ft.
 - Cement Blocks
 - Floor
 - Recreation Room
 - Garage
 - Plastered
 - Drain
 - None
 - Unfinished

- INTERIOR TRIM
- Hardwood
 - Mahogany
 - Fir
 - Unfinished
- PLUMBING
- No. of Fixtures: 6
 - Tub-Esser Pem.
 - Toilets: 1
 - Basin-Pedestal: 1
 - Sink: 1
 - Shower in Tub
 - Hot Water Tank
 - Laundry Trays
 - None
 - Unfinished
 - Expensive
 - Good
 - Average
 - Cheap

- FOUNDATION
- Concrete
 - Cement Blocks
 - Stone or Brick
 - Wood Post Concrete Block
 - Perch conc
- ROOF
- Shingle Mill SHAKE
 - Composition
 - Tile or Slate
 - Tar and Gravel
 - Tar Paper

Total	
Less Depreciation	
Total	
Other Buildings	
Total Value (Full)	\$ 2250
Assessed Valuation 50%	\$ 1125

16 REMARKS: 2100 PCPI/70 ADJ. 50%

Appraised by: *Chas. Haley* Date: 6-27-40
 Checked by: _____ Date: _____
 Checked by: _____ Date: _____

Other Buildings	Construction	Floor	Roof	Sty.	Dimensions	S.F. Area	Factor	Value	% Dep.	Deprec.	Net Value
1967 Garage	DET. SHOP	DOUBLE	CONC T&G	1	24 x 32	768	40	\$ 300			
1 GARAGE											

Should Building be Depreciated for Obsolescence? Yes _____ No _____ If Yes, state reason.

95678

0486

Limits Road School Water Fire **TOTAL ACREAGE** Timber Improved Unimproved

On *Bothell*

School *46*

Water *--*

Fire *--*

SEWER HBPTL AIRPT. FERRY Metro
HOS. #2

Improved *0851*

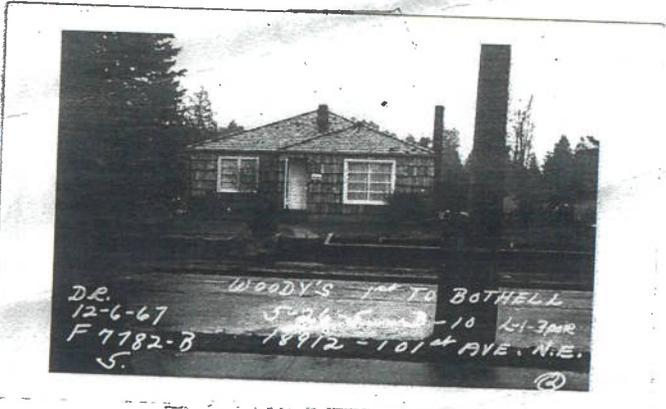
Unimproved *0225*

417

956780-0486

~~1000~~ 0200

Year	Ac.	Land	Bldgs.	TOTAL	By	Date	Reason	Fee	Owner
1943		40	580	620	AK	6-24-43			
1950			950		RT	5-45	RV		Mary A. Moore
1948		220	580	800	MS	8-16-48	RV 60' x 10'		
1955		220	1000	1220	MS	11-16-53	RV		Garfield R. Bensen 2394 320
1956		280	1000	1280	MS	1-15-55	RV		Garfield R. Bensen 11-15-45
1961		420	1000	1420	LL	7-24-60	RV		Garfield R. Bensen 11-5-55
1967		420	1250	1670	PK	2-6-68	Rd.		Garfield R. Bensen Estate
1967		2310	1250	3560	RLS	4-20-68	RV		Garfield R. Bensen Estate
1967		2310	90	2400	RD	7-4-66	zone		Garfield R. Bensen Estate
1969		2310	740	3050	RD	12-26-66	RV		Garfield R. Bensen Estate
1971	L	4620 B	1480 J	6100	956780-0486-0	819			
1971		4620	2100	6720	L.W.	1-31-70	ADD DET. GAR. & SHOP		
19									
19									
19									
19									
19									
19									
19									



HISTORIC PROPERTY INVENTORY FORM

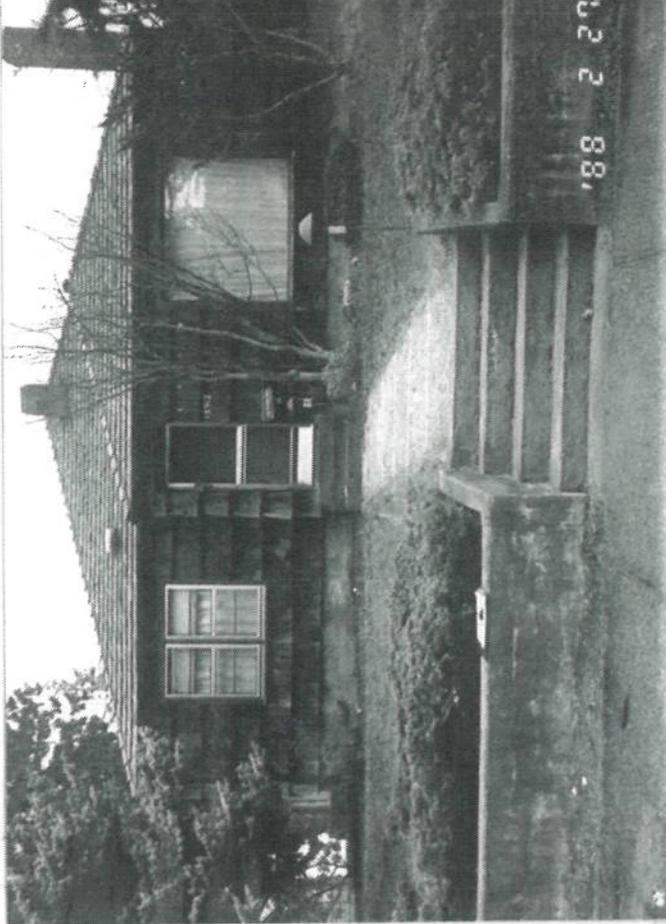
IDENTIFICATION SECTION Field Site No. 7-403W OAHF No. Date Recorded 2/26/88

Site Name Historic Common Saba Mahmood
Field Recorder Garfield R. Bensen
Owner's Name 18912 - 101st Ave. N.E.
Address Bothell, WA 98011

Status Survey/Inventory National Register State Register Determined Eligible Determined Not Eligible Other (HABS, HAER, NHL) Local Designation
Classification District Site Building Object
District Status NR SR LR INV
Contributing Non-Contributing
District/Thematic Nomination Name
PHOTOGRAPHY Photography Neg. No. 17 on roll #21 (Roll No. & Frame No.) View of Date 2/26/88

State of Washington, Department of Community Development Office of Archaeology and Historic Preservation 111 West 21st Avenue, KL-11 Olympia, WA 98504 (206) 753-4011

Address 18912 - 101st Ave. N.E.
City/Town/County/Zip Code Bothell/King/98011
Twp 26 Range 5 Section 5 1/4 Section SW 1/4 Section SW
Tax No./Parcel No. 956780-0486-0 Acreage
Quadrangle or map name USGS/Bothell Quad
UTM References Zone 10 Easting 559600 Northing 5290280
Plat/Block/Lot Woody's First Add., Blk. 10, Lots 1, 2 & 3
Supplemental Map(s) Seattle Kroll, Bothell, 403W



DESCRIPTION SECTION

Materials & Features/Structural Types Residential
Building Type Rectangular
Plat Wood frame
Structural System One
No. of Stories One
Cladding (Exterior Wall Surfaces) Log Horizontal Wood Siding Rustic/Drop Clapboard Wood Shingle Board and Batten Vertical Board Asbestos/Asphalt Brick Stone Stucco Terra Cotta Concrete/Concrete Block Vinyl/Aluminum Siding Metal (specify) Other (specify)
Roof Type Gable Hip Flat Pyramidal Monitor Gambrel Shed
Roof Material Wood Shingle Wood Shake Composition Slate Tar/Built-Up Tile Metal (specify) Other (specify) Not visible
Foundation Log Post & Pier Stone Brick Not visible
Concrete Block Poured Other (specify)

Integrity (Include detailed description in Description of Physical Appearance) Intact
Changes to plan
Changes to windows
Changes to original cladding
Changes to interior
Other (specify)

- High Styles/Forms (check one or more of the following)
Greek Revival
Gothic Revival
Italianate
Second Empire
Romanesque Revival
Stick Style
Queen Anne
Shingle Style
Colonial Revival
Beaux Arts/Neoclassical
Chicago/Commercial Style
American Foursquare
Mission Revival
Spanish Colonial Revival/Mediterranean
Tudor Revival
Craftsman/Arts & Crafts
Bungalow
Prairie Style
Art Deco/Art Moderne
Rustic Style
International Style
Northwest Style
Commercial Vernacular
Residential Vernacular (see below)
Other (specify) Depression Era House 1936
Vernacular House Types
Gable front
Gable front and wing
Side gable
Cross gable
Pyramidal/Hipped
Other (specify)

NARRATIVE SECTION

Study Unit Themes (check one or more of the following)

- | | | |
|---|--|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Politics / Government / Law |
| <input checked="" type="checkbox"/> Architecture / Landscape Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Arts | <input type="checkbox"/> Entertainment / Recreation | <input type="checkbox"/> Science & Engineering |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage (specify) _____ | <input type="checkbox"/> Social Movements / Organizations |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Health / Medicine | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Community Planning / Development | <input type="checkbox"/> Manufacturing / Industry | <input type="checkbox"/> Other (specify) _____ |
| | <input type="checkbox"/> Military | <input type="checkbox"/> Study Unit Sub-Theme(s) (specify) _____ |

Statement of Significance

Date of Construction 1939 Architect / Engineer / Builder _____
 In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places
 In the opinion of the surveyor, this property is located in a potential historic district (National and / or local).

This structure is representative of the 1930's depression era styles of simple residential architecture. The picture window in front has changed the front facade appearance. The pyramidal roof, entry and double-hung windows remain true to the original style and period.

Description of Physical Appearance

A double-hipped roof house with a rectangular plan. Wood shingled, unpainted cladding exterior and a wood shake roof. Except for front picture window the remaining windows are sash/double-hung with aluminum storm windows. A central chimney and an exterior-side (south) chimney of brick veneer. Entrance is slightly recessed with storm door. New aluminum windows. On the back and right side with a picture window in front facade. Remaining windows are original with aluminum sash/storm protections. Unpainted wood shingle house. Raised front yard with low hedge in front.

Major Bibliographic References

- King County Tax Assessor Records, Seattle, WA, 1988; King County Historical Tax Cards, Washington State Archives, Burien, WA.; Kroll's Atlas of Seattle/Eastside Supplement, King County Page 403W; Chas. F. Metsker Historical Property Maps for King County (1926 and 1936); Walker and Associates, Seattle, 1936 Aerial Photos; U.S.G.S. Map-Washington/Bothell Quad, 1953 (Photo-revised 1981); Walker and Associates, Bothell, 1939 Aerial Photo.

WARRANTY DEED
STATUTORY FORM
FOR USE IN THE STATE OF WASHINGTON ONLY

The grantor **J. E. Mohn, a widower**
of the city of **Bothell**, county of **King**
state of Washington, for and in consideration of **Ten**

(\$ 10.00) dollars,

in hand paid, conveys and warrants to
Harford E. Mohn and Marion G. Mohn, his wife
the following described real estate, situate in the county of **King**
state of Washington:

The north sixty (60) feet of Lots Two (2) and Three (3),
Block Ten (10) Woody's First Addition to Bothell, as per plat
recorded in volume 16 of plats, page 45 records of said county



subject to

Dated this **13th** day of **July** 1939

..... *J. E. Mohn* (Seal)
..... (Seal)
..... (Seal)
..... (Seal)

STATE OF WASHINGTON } ss.
County of King

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 13th day of July 1939 personally appeared before me J. F. Mohr, a widower

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.



Notary Public in and for the State of Washington,
residing at Seattle, Wash.

STATE OF WASHINGTON } ss.
County of

On this day of before me personally appeared and to me known to be the and

of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

Given under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at

MAILED FILED for Record at Request of

[Handwritten signatures and notes]

3054666



WARRANTY DEED (STATUTORY FORM)

FROM

J. F. Mohr

TO Harford P. Mohr
Merion G. Mohr
Bothell, Wash.

RECORDED VOL OF PAGE REQUEST OF

1939 JUL 14 PM 1 28

EARL MILLIKIN AUDITOR KING COUNTY, WASH. DEPUTY

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FILED FOR RECORD AT REQUEST OF SEATTLE TITLE COMPANY 803 SECOND AVENUE SEATTLE, WASH.

<p>Chapters:</p> <ul style="list-style-type: none"> 22.04 General Provisions 22.08 Definitions 22.12 Landmark Preservation Board Created 22.16 Designation Criteria 22.20 Nomination Procedures 22.24 Designation Procedures 22.28 Changes to Property on Register or Inventory 22.32 Special Property Tax Valuation <p>* Code reviser's note: Title 22 was recodified from Title 14 by Ord. 1635.</p>	<p>No amendments proposed in this Section.</p>
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**Chapter 22.04
GENERAL PROVISIONS**

Sections:

22.04.010 Short title.

22.04.020 Purpose.

22.04.010 Short title.

The ordinance codified in this title shall be known as the Bothell landmark preservation ordinance. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

22.04.020 Purpose.

The purpose of this title is to provide for the identification, enhancement, perpetuation and use of historic resources within the city in order to:

- A. Safeguard the heritage of the city as represented by those buildings, districts, objects, sites and structures which reflect significant elements of the city's history;
- B. Foster civic and neighborhood pride in the beauty and accomplishments of the past, and a sense of identity based on the city's history;
- C. Stabilize or improve the aesthetic and economic vitality and value of such sites, improvements and objects;
- D. Assist, encourage and provide incentives to private owners for preservation, restoration, redevelopment and use of outstanding historic buildings, districts, objects, sites and structures;
- E. Promote and facilitate the early identification and resolution of conflicts between preservation of historic resources and alternative land uses; and
- F. Conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

No amendments proposed in this section.

Chapter 22.08 DEFINITIONS		
Sections:		
22.08.010	Generally.	
22.08.020	Bothell historic inventory.	
22.08.030	Bothell landmark preservation board.	
22.08.040	Bothell register of historic landmarks.	
22.08.050	Building.	
22.08.060	Certificate of appropriateness.	
22.08.065	Certified local government.	
22.08.070	Class of properties eligible for special valuation.	
<u>22.08.071</u>	<u>Contributing Property</u>	Addition of "Contributing Property" for historic districts.
22.08.075	Cost, rehabilitation.	
22.08.080	District.	
22.08.090	Emergency repair.	
22.08.095	Facade easement.	
22.08.100	Historic landmark.	
22.08.110	Incentives.	
22.08.120	National Register.	
<u>22.08.125</u>	<u>Non-Contributing Property</u>	Addition of "Non-Contributing Property" for historic districts.
22.08.130	Object.	
22.08.140	Ordinary repair and maintenance.	
22.08.150	Owner.	
22.08.155	Property.	
22.08.160	Significance or significant.	
22.08.170	Site.	
22.08.175	Special valuation for historic properties.	
22.08.180	State Register of Historic Places.	
22.08.190	Structure.	
22.08.200	Washington State Advisory Council's Standards for the Rehabilitation and Maintenance of Historic Properties.	

22.08.010 Generally.

Within the context of this title, the terms, phrases, words and their derivations shall be interpreted as contained in this chapter. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

22.08.020 Bothell historic inventory.

“Bothell historic inventory” or “inventory” means the database containing building descriptions and evaluations of potential historic resources ~~comprehensive inventory of historic resources~~ within the city of Bothell and/or the planning area of the city. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

Clarification of definition, purpose and content of inventory.

22.08.030 Bothell landmark preservation board.

“Bothell landmark preservation board” or “board” means the board created by BMC 22.12.010. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

22.08.040 Bothell register of historic landmarks.

“Bothell register of historic landmarks” or “register” means the local listing of properties and historic districts provided for in Chapters 22.16, 22.20 and 22.24 BMC. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

Adding “historic districts” to definition of “Bothell Register”

22.08.050 Building.

“Building” means a structure as defined in the International Building Code, as adopted by the city. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

22.08.060 Certificate of appropriateness.

“Certificate of appropriateness” means the action of the board after it has reviewed the proposed changes to the exterior of a register property; or a property within a historic district, or to the interior of a register property if interior features were a contributing factor in the property’s designation, and certified the changes as not adversely affecting the historic characteristics of the property which contribute to its designation. The exterior of a property may include any significant outside features that contributed to the property’s listing, such as, but not limited to, outbuildings, garden features, etc. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

Including reference to “historic district” for purposes of Certificate of Appropriateness.

22.08.065 Certified local government.

“Certified local government” means a local government that has been certified by the State Historical-Historic Preservation Officer as having established its own preservation commission

Scrivener’s error

and program meeting state and federal standards. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

22.08.070 Class of properties eligible for special valuation.

The class of properties eligible for special valuation pursuant to Chapter 84.26 RCW, as it now exists or is hereafter amended, shall be properties listed on the Bothell register of historic landmarks or properties certified as contributing to a Bothell register historic landmark district. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1484 § 1, 1992; Ord. 1258 § 1, 1987).

22.08.071 Contributing Property

Any building, object, site or structure within the boundaries of a historic district that dates from the historic period of significance and contributes to the significance and character of the district through its historical associations and/or architectural values.

Addition of “Contributing Property” for historic districts.

22.08.075 Cost, rehabilitation.

“Cost” means the actual cost of rehabilitation, as defined by Chapter 84.26 RCW, which cost shall be at least 25 percent of the assessed valuation of the historic property, exclusive of the assessed value attributable to the land, prior to rehabilitation. The costs shall be incurred within 24 months prior to the date of application and directly resulting from one or more of the following: (A) improvements to an existing building located on or within the perimeters of the original structure; or (B) improvements outside of but directly attached to the original structure which are necessary to make the building fully usable but shall not include rentable/habitable floor space attributable to new construction; or (C) architectural and engineering services attributable to the design of the improvements; or (D) all costs defined as “qualified rehabilitation expenditures” for purposes of the federal historic preservation investment tax credit. (Ord. 2069 § 2 (Exh. B), 2011).

22.08.080 District.

“District” or “historic district” means a [designated](#), geographically [definable-defined](#) area, urban or rural, small or large, possessing a significant concentration, linkage or continuity of buildings, objects, sites and/or structures united by past events or aesthetically by plan or physical development [that has been listed in the Bothell Register of Historic Landmarks.](#) (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

22.08.090 Emergency repair.

“Emergency repair” means work necessary to prevent destruction or dilapidation to real property or structural appurtenances thereto immediately threatened or damaged by fire, flood, earthquake or other disaster. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

22.08.095 Facade easement.

“Facade easement” is a use interest, as opposed to an ownership interest, in the land of another. The easement is granted by the landowner to the city and restricts the landowner’s exercise of the general and natural rights of the property on which the easement lies. The purpose of the easement is the continued preservation of significant exterior features of a structure. (Ord. 2069 § 2 (Exh. B), 2011).

22.08.100 Historic landmark.

Clarification of definition.

“Historic landmark” or “landmark” means a historic building, district, object, site or structure listed on the Bothell register of historic landmarks. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

22.08.110 Incentives.

“Incentives” are such rights or privileges, or combination thereof, which the city or other local, state or federal public body or agency, by virtue of applicable present or future legislation, may be authorized to grant or obtain for the owner(s) of register properties. Examples of economic incentives include but are not limited to tax relief, conditional use permits, rezoning, street vacation, planned unit development, transfer of development rights, facade easements, gifts, preferential leasing policies, beneficial placement of public improvements or amenities, or the like. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

22.08.120 National Register.

“National Register of Historic Places” means the national listing of properties significant to our cultural history because of their documented importance to our history, architectural history, engineering or cultural heritage. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

22.08.125 Non-Contributing Property

Any building, object, site or structure within the boundaries of a historic district that does not date from the historic period of significance or due to alterations, or other factors, does not contribute to the district’s historic significance or character.

22.08.130 Object.

“Object” means a thing of functional, aesthetic, cultural, historical or scientific value that may be, by nature or design, movable yet related to a specific setting or environment. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

22.08.140 Ordinary repair and maintenance.

“Ordinary repair and maintenance” means work for which a permit issued by the city is not required by law, and where the purpose and effect of such work is to correct any deterioration or decay of or damage to the real property or structure appurtenant thereto and to restore the same, as nearly as may be practicable, to the condition prior to the occurrence of such deterioration, decay or damage. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

Addition of “Non-Contributing Property” for historic districts.

22.08.150 Owner.

“Owner” of property means the fee simple owner of record as exists on the county assessor’s records, unless the property is being purchased and financed pursuant to a real estate contract. In that case the owner shall be the vendee of that contract. An owner may also be that person or entity that holds legal ownership of property other than real estate, as defined in BMC 22.08.155. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

22.08.155 Property.

“Property” means something to which a person or entity has legal ownership, as in real estate, a structure, or an object. (Ord. 2069 § 2 (Exh. B), 2011).

22.08.160 Significance or significant.

“Significance” or “significant” used in the context of historic significance means the following: a property with local, state or national significance is one which helps in the understanding of the history of the local area, state or nation (whichever is applicable) by illuminating the local, statewide or nationwide impact of the events or persons associated with the property, or its architectural type or style in information potential. The local area can include the city of Bothell, King County, or western Washington, or a modest geographical or cultural area, such as a neighborhood. Local significance may apply to a property that illustrates a theme that is important to one or more localities; state significance to a theme important to the history of the state; and national significance to property of exceptional value in representing or illustrating an important theme in the history of the nation. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

22.08.170 Site.

“Site” means a place where a significant event or pattern of events occurred. It may be the location of prehistoric or historic occupation or activities that may be marked by physical remains; or it may be the symbolic focus of a significant event or pattern of events that may not have been actively occupied. A site may be the location of a ruined or now nonexistent building or structure if the location itself possesses historic, cultural or archaeological significance. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

22.08.175 Special valuation for historic properties.

“Special valuation for historic properties” or “special valuation” means the local option program which when implemented makes available to property owners a special tax valuation for rehabilitation of historic properties under which the assessed value of an eligible historic

No amendments proposed in this section

property is determined at a rate that excludes, for up to 10 years, the actual cost of the rehabilitation. (Chapter 84.26 RCW). (Ord. 2069 § 2 (Exh. B), 2011).

22.08.180 State Register of Historic Places.

“State Register of Historic Places” means the state listing of properties significant to the community, state or nation ~~but which do not meet the criteria of the National Register~~. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

22.08.190 Structure.

“Structure” means a work made up of interdependent and interrelated parts in a definite pattern of organization. Generally constructed by human resources, it is often an engineering project. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

22.08.200 Washington State Advisory Council’s Standards for the Rehabilitation and Maintenance of Historic Properties.

“Washington State Advisory Council’s Standards for the Rehabilitation and Maintenance of Historic Properties” or “State Advisory’s Council’s Standards” means the rehabilitation and maintenance standards used by the Bothell Landmark Preservation Board as minimum requirements for determining whether or not a historic property is eligible for special valuation and whether or not the property continues to be eligible for special valuation once it has been so classified, ~~as defined by the Secretary of the Interior’s Standards for Rehabilitation (Department of the Interior’s Regulations, 36 CFR 67)~~. (Ord. 2069 § 2 (Exh. B), 2011).

Remove references to State and National register and Standards per DAHP recommendation.

Remove references to State and National register and Standards per DAHP recommendation.

Chapter 22.12
LANDMARK PRESERVATION BOARD CREATED

Sections:

- 22.12.010 Creation – Members – Terms.
- 22.12.020 Vacancies.
- 22.12.030 Meetings – Quorum – Rules and regulations.
- 22.12.040 Powers and duties.

22.12.010 Creation – Members – Terms.

- A. Creation. There is created a city of Bothell landmark preservation board.
- B. Members.
 - 1. The landmark preservation board shall consist of seven members. A majority of the board members shall be residents of the city. Members shall be residents of the city's urban growth area; provided, however, the required professional members of said board may reside outside the city or the urban growth area or city planning area.
 - 2. Members shall have familiarity with the comprehensive plan and zoning codes of the city, have knowledge of the city's history and demonstrate an interest and competence in historic preservation.
 - 3. The membership of the board shall always include at least two professionals selected from among the disciplines of engineering, history, architecture, architectural history, historic preservation, planning, cultural anthropology, archaeology, cultural geography or American studies. Board action that would otherwise be valid shall not be rendered invalid by the temporary vacancy of one or both of the professional positions, unless the board action is related to meeting certified local government responsibilities cited in the certification agreement between the city and the State Historic Preservation Officer.
 - 4. Members shall be appointed and subject to removal by the city council. No board member shall receive any compensation.
- C. Terms. Except as otherwise provided herein, a board member's term of office shall be five years. All terms shall expire March 31st of the year of expiration for the individual term. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1781 § 1, 1999; Ord. 1766 § 1, 1999; Ord. 1763 § 1, 1999;

No amendments this section

Ord. 1677 § 7, 1997; Ord. 1544 § 1, 1994; Ord. 1510 § 3, 1993; Ord. 1484 § 2, 1992; Ord. 1464 § 4, 1992; Ord. 1428 § 3, 1991; Ord. 1258 § 1, 1987).

22.12.020 Vacancies.

Vacancies in the board shall be filled for the unexpired terms or for new terms by the city council. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

22.12.030 Meetings – Quorum – Rules and regulations.

A regular meeting shall be held. A majority of the board constitutes a quorum for the transaction of business and the votes of a majority of the quorum shall be necessary to carry out any proposition. The board shall adopt rules for the transaction of its business and shall keep written minutes of its meetings and findings. Members of the board shall elect one of the members to serve as chair and another member to serve as vice-chair. The vice-chair shall serve as chair in the absence of the chair. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

Addition of board offices for purposes of clarification.

22.12.040 Powers and duties.

The major responsibility of the landmark preservation board is to identify and actively encourage the conservation of the city's historic resources by initiating and maintaining a register of historic landmarks and reviewing proposed changes to register properties; to raise community awareness of the city's history and historic resources; and to serve as the city's primary resource in matters of history, historic planning and preservation.

In carrying out these responsibilities, the landmark preservation board shall engage in the following:

- A. Conduct and maintain a comprehensive inventory of historic resources within the planning boundaries of the city (Bothell historic inventory); publicize and periodically update inventory results. Properties listed on the inventory shall be recorded on the official zoning records for historic inventory designation. This designation shall not change or modify the underlying zone classification;
- B. Initiate and maintain the Bothell register of historic landmarks. This official register shall be compiled of buildings, districts, objects, sites or structures identified by the board as having historic significance worthy of recognition by the city and encouragement of efforts by owners to maintain, rehabilitate and preserve properties;
- C. Review nominations to the Bothell register of historic landmarks according to the criteria in BMC 22.16.010 and adopt standards in its rules to be used to guide this review;
- D. Review proposals to construct, change, alter, modify, remodel, move, demolish and significantly affect properties on the register or within districts on the register as provided in Chapter 22.28 BMC and adopt standards in its rules to be used to guide this review and the issuance of a certificate of appropriateness;
- E. Provide for the review either by the board or its staff of all applications for approvals, permits, environmental assessments or impact statements, and other similar documents pertaining to identified historic resources or adjacent properties;
- F. Conduct all board meetings in compliance with Chapter 42.30 RCW, the Open Public Meetings Act, as it now exists or is hereafter amended, to provide for adequate public participation and adopt standards in its rules to guide this action;

No amendments proposed in this section.

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| <p>G. Participate in, promote and conduct public information, educational and interpretive programs pertaining to historic resources;</p> <p>H. Provide information to the public on methods of maintaining and rehabilitating historic properties;</p> <p>I. Be informed about and provide information to the public and city departments on incentives for preservation of historic resources including legislation, regulations and codes which encourage the use and adaptive reuse of historic properties;</p> <p>J. Investigate and report to the city council on the use of various federal, state, local or private funding sources available to promote historic resource preservation in the city;</p> <p>K. Establish liaison support, communication and cooperation with federal, state and other local government entities which will further historic preservation objectives, including public education, within the Bothell area;</p> <p>L. Review and comment to the city council on land use, housing and redevelopment, municipal improvement and other types of planning and programs undertaken by any agency of the city, other neighboring communities, the county, the state or federal governments, as they relate to historic resources of the city;</p> <p>M. Serve as the local review board for the purpose of approving applications for special property tax valuation per Chapter 84.26 RCW as it now exists or is hereafter amended and entering into an agreement with the property owner for the duration of the special valuation during which time the review board monitors the property for continued qualification for the special valuation per requirements of state law;</p> <p>N. Advise the city council generally on matters of city history and historic preservation;</p> <p>O. Perform other related functions assigned to the board by the city council;</p> <p>P. The board shall adopt rules of procedure to address subsections C, D and F of this section. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).</p> | |
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Chapter 22.16
DESIGNATION CRITERIA

Sections:

22.16.010 Criteria for historic landmark designation.

22.16.010 Criteria for historic landmark designation.

Any building, district, object, site or structure which is more than 50 years old may be designated for inclusion in the Bothell register if it is significantly associated with the history, architecture, archaeology, engineering or cultural heritage of the community. The property must also possess integrity of location, design, materials, workmanship and association and must fall into one or more of the following categories:

- A. It is associated with events that have made a significant contribution to the broad patterns of local, state or national history;
- B. It is associated with the lives of persons significant in the local, state or national history;
- C. It exemplifies or reflects special elements of the city's cultural, political, special, aesthetic, engineering, architectural or economic history;
- D. It embodies the distinctive architectural characteristics of a type, style, period or method of designing or construction, or represents a significant and distinguishable entity whose components may lack individual distinction;
- E. It is the outstanding work of an architect, designer or builder who has made a substantial contribution to the art;
- F. It has yielded, or may be likely to yield, information important in prehistory or history;
- G. Because of its prominence of spatial location, contrasts of siting, age or scale, it is an easily identifiable visual feature of its neighborhood or the identity of such neighborhood or the city;
- H. It is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with a historic person or event;

<p>I. It is a birthplace or grave of a historical figure of outstanding importance and is the only surviving structure or site associated with that person;</p> <p>J. It is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events or cultural patterns;</p> <p>K. It is a reconstructed building that has been executed in a historically accurate manner on the original site;</p> <p>L. It is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories;</p>	
<p>M. It is on the State or National Register.</p> <p><u>M. It is a property achieving significance within the past 50 years if it is of exceptional importance or if it is an integral part of a district eligibelf or eligible for listing in the Bothell Register of Historic Landmarks</u>(Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).</p>	<p>Remove references to State and National register and Standards per DAHP recommendation. Add description of Bothell Register criteria.</p>

<p>Chapter 22.20 NOMINATION PROCEDURES Sections: 22.20.010 Bothell register nomination processSource of nominations. 22.20.020 Bothell register submittal processSubmittal requirements.</p>	<p>Clarification</p>
<p>22.20.010 Bothell register nomination processSource of nominations. <u>The board or Any any</u> person may nominate any building, district, object, site or structure for inclusion in the Bothell register. In cases where the board nominates a building, district, object, site or structure with the consent of the property owner for inclusion in the State and/or National Register, or becomes aware via notification from the Washington State Office of Archaeology and Historic Preservation or other means of such a nomination submitted by another party, the board may initiate proceedings to nominate said building, district, object, site or structure for inclusion in the local register, in accordance with BMC 22.20.020 and 22.24.010 through 22.24.090. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1946 § 5, 2005; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).</p>	<p>Remove references to State and National register per DAHP request.</p>
<p>22.20.020 Bothell register sSubmittal processrequirements. <u>A. _____</u> The city’s community development department shall provide a nomination form to the applicant. For individual property nominations, theThe application must bear the signature of the private property owner(s). each property owner that would be reflected by a title report. <u>For nomination of</u>In the case of historic districts, a <u>simple</u> majority of private property owners’ properties within the district will be adequate for owner consentnomination. <u>Each property in the district will be allocated one (1) vote for such purpose regardless of the number of owners, but the application must be signed for each supporting property in the manner set forth above for individual properties. For district nominations, a complete listing of contributing and non-contributing properties is required.</u>—</p>	<p>Clarification of process, consent for individual and district nominations</p>
<p><u>B. _____</u> When the community development department is satisfied as to the completeness and accuracy of the information, the nomination shall be referred within one monthto the board for a at their next regular publicmeeting. Once the nomination is scheduled for a public meeting, the community development department will notify the owner(s) and the applicant of the nominated property of the date of the meeting and of the benefits and conditions which may</p>	<p>Clarification of process</p>

<p>result from designation. Prior to the board's meeting, the community development department shall transmit to board members copies of the nominations of properties to be considered for designation with any other appropriate materials. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1946 § 5, 2005; Ord. 1635 § 1, 1996; Ord. 1484 § 3, 1992; Ord. 1258 § 1, 1987).</p>	
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Chapter 22.24 DESIGNATION PROCEDURES	
<p>Sections:</p> <p>22.24.010 Preliminary Board review of designation to the Bothell register<u>nomination.</u></p> <p>22.24.020 Contract agreement.</p> <p>22.24.030 020 Findings of fact.</p> <p>22.24.040 030 Notification of results<u>recommendation.</u></p> <p>22.24.040 Requirements of designation.</p> <p>22.24.050 Council action.</p> <p>22.24.060 Appeal.</p> <p>22.24.070 Effects of listing on the register.</p> <p>22.24.080 Economic incentives and negotiated standards.</p> <p>22.24.090 Removal <u>of designation.</u></p>	<p>Clarify and reflect changes in chapter 22.24</p>
<p>22.24.010 Preliminary designation to the Bothell register<u>Board review of nomination.</u> At a public meeting<u>hearing</u>, the board shall take testimony concerning the nomination and, based on findings of fact, shall make a recommendation to the council as to the designation. The board may decide to:</p> <p>A. Recommend approval of the designation of the property;</p> <p>B. Recommend approval of the designation with conditions;</p> <p>C. <u>Recommend denial of the</u> Deny designation of the property; or</p> <p>D. Defer the consideration of the nomination to a continued public meeting or a public hearing, if necessary, <u>in order to receive additional information or testimony or take additional time to prepare a recommendation.</u> (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).</p>	<p>Change title for purposes of clarification Addition of public hearing requirement for nominations</p> <p>Clarification</p> <p>Clarification of process</p> <p>Clarification of process</p>

<p>22.24.020 Contract agreement. A. Any owner(s) who desires to have their property designated individually as a historic landmark shall enter into a contractual agreement with the city upon the approval of the city council. The owner(s) shall agree to appropriate management standards for the exterior of the property, including those listed in BMC 22.28.010, or to the interior of a register property if interior features were a contributing factor in the property's designation, in consideration for the board's recommendation that the owner's property be designated in the Bothell register. The exterior of a property may include any significant outside features that contributed to the property's listing, such as, but not limited to, outbuildings, garden features, etc. The contractual arrangement may include economic incentives and negotiated standards as specified in BMC 22.24.080.</p> <p>B. In the case of historic districts, an inventory identifying contributing and non-contributing properties shall be adopted upon designation of each historic district. Design standards specific to each historic district for historic districts shall be compiled as part of the designation process and be included in the contract agreement and used as a basis for approving or modifying any proposed construction plans and development proposals for both contributing and non-contributing properties and new construction within the district boundaries. Upon adoption by City Council, these standards guidelines shall supersede the city's core development and design standards within the historic district. All permitted actions within the boundaries of the historic district that affect a condition upon which historic preservation was granted and that also require a city permit within the boundaries of the historic district shall be subject to Landmark Preservation Board review prior to issuance of said permit. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).</p>	<p>Move to 22.24.040 to reflect process.</p> <p>Modify to address requirements of designation for individual and district designations.</p>
<p>22.24.030020 Findings of fact. After the public meetinghearing, the board shall enter findings of fact with reference to the designation criteria. These findings of fact will be forwarded, along with the recommendation, to the council with the proposed contractrequirements of designation. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).</p>	<p>Modify to reflect new public hearing requirement and language in 22.24.010</p>

<p>22.24.040030 Notification of resultsrecommendation.</p> <p>The community development department shall inform the owner(s) of the board's recommendation and reasons therefor and provide a copy of all materials forwarded to the council, <u>including</u>. The owner(s) shall also be notified of the recommended requirements of the designation. necessity of applying for a certificate of appropriateness for action which would alter the exterior of the property if the recommendation is for approval, or to the interior of a register property if interior features were a contributing factor in the property's designation. The exterior of a property may include any significant outside features that contributed to the property's listing, such as, but not limited to, outbuildings, garden features, etc. All interested parties of record and all affected city agencies shall be informed of the <u>preliminary designation recommendation</u> and, if the recommendation is for approval, of any responsibilities they may have in regard to a certificate of appropriateness. The owner(s) shall be informed of any incentives which may be available for the maintenance of the property. <u>Recommendations that include specific design standards that will be codified shall be reviewed and approved by the Planning Commission prior to Council action on the board's recommendation.</u> (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1484 § 5, 1992; Ord. 1258 § 1, 1987).</p>	<p>Clarification</p> <p>Addition of Planning Commission review requirement for design standards</p>
<p>22.24.040 Requirements of designation.</p> <p><u>A. Any owner(s) who desires to have their property designated individually as a historic landmark shall enter into a contractual agreement with the city upon the approval of the city council. The owner(s) shall agree to appropriate management standards for the exterior of the property, including those listed in BMC 22.28.010, or to the interior of a register property if interior features were a contributing factor in the property's designation, in consideration for the board's recommendation that the owner's property be designated in the Bothell register. The exterior of a property may include any significant outside features that contributed to the property's listing, such as, but not limited to, outbuildings, garden features, etc. The contractual arrangement may include economic incentives and negotiated standards as specified in BMC 22.24.080.</u></p> <p><u>B. In the case of historic districts, an inventory identifying contributing and non-contributing properties shall be adopted upon designation of each historic district. Design design standards specific to each historic district shall be compiled as part of the designation process and used as a basis for approving or modifying any proposed construction plans and development proposals for both contributing and non-contributing properties and new construction within the district boundaries. Upon adoption by City Council, these standards</u></p>	<p>Clarification to reflect process</p> <p>Clarification of individual designation requirements</p> <p>Clarification of historic district designation requirements</p>

shall supersede the city's corresponding development and design standards within the historic district. All actions within the boundaries of the historic district that affect a condition upon which historic landmark designation was granted and that also require a city permit shall be subject to Landmark Preservation Board review prior to issuance of said permit. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

<p>22.24.050 Council action.</p> <p>A. The council should act on the recommendation of the board within 30 <u>9120</u> days of the recommendation. Once a final decision is made, the community development department shall notify the board, the property owner and affected city agencies.</p> <p>B. <u>Final designation occurs when the City Council executes a</u> After a contractual agreement <u>for an</u> is executed individual property, <u>or adopts</u> a district inventory and specific design standards for a historic district submitted, final designation shall. <u>Upon such designation, the</u> be made and the property, or district, shall be placed upon the Bothell register of historic landmarks. Properties listed on the Bothell register of historic landmarks shall be recorded on official zoning records with an “HR” for historic register designation. This designation shall <u>not change or modify be in addition to</u> the underlying zone classification. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1484 § 5, 1992; Ord. 1258 § 1, 1987).</p>	<p>Lengthen time period to allow for staff and PC review of design standards for historic districts</p> <p>Clarification, reflects changes to district designation requirements</p>
<p>22.24.060 Appeal.</p> <p>The action of the city council approving or disapproving a designation to the historic register shall be final and conclusive unless within 10 days of the date of the decision the applicant or adverse party makes application to the superior court for a writ of certiorari, writ of prohibition or writ of mandamus. Upon granting the writ the city clerk shall prepare, at the expense of the appellant, a certified copy of the record of the city and file the same with the clerk of the superior court under the case number of the application for writ <u>appealed to the superior court.</u> (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).</p>	<p>Reflective of current process</p>

22.24.070 Effects of listing on the register.

Prior to the commencement of any work on an [individual](#) register property [or property within a historic district](#), excluding the exemptions listed in BMC 22.28.020, the owner shall request a certificate of appropriateness from the board for the proposed work. [A certificate of appropriateness could be required for work including, but not limited to, altering the exterior of the property or to the interior of a register property if interior features were a contributing factor in the property's or district's designation. The exterior of a property may include any significant outside features that contributed to the property's listing, such as, but not limited to, outbuildings, garden features, etc.](#) No required building or other construction-level permits shall be issued by the city prior to issuance of a certificate of appropriateness, [if required](#). (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

Added for purposes of clarification

<p>22.24.080 Economic incentives and negotiated standards. In order to promote the preservation, restoration, and rehabilitation of historic landmarks, the city may grant property owners certain economic incentives and/or negotiate the relaxation or modification of certain land use or design standards. Opportunities include (but are not limited to):</p> <p>A. Properties on the register or within a historic district may apply for tax relief through the special property tax valuation, Chapter 22.32 BMC.</p> <p>B. Properties on the register or within a historic district may apply for a change of use through the zoning special exception, BMC 22.28.055.</p> <p>C. Properties on the register or within a historic district may be eligible, if requested by the private property owner, for relaxation of certain building code requirements through the application of the 2009 International Existing Building Code (IEBC). However, no such application shall cause any building or structure to be more hazardous, based on life safety, fire safety, and sanitation, than the existing building.</p> <p>D. Properties on the register or within a historic district may be eligible for further negotiation and flexibility in the easing of other building construction, design, and zoning regulations on a case-by-case basis. In such cases, the board may make a recommendation to the city council and the council should consider this information prior to determining whether to grant the requested action.</p> <p>E. Properties on the register or within a historic district may be eligible for certain grants. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).</p>	<p>No amendments proposed in this section</p>
<p>22.24.090 Removal <u>of designation</u>. In the event that any property is no longer deemed appropriate for designation as a historic landmark, such designation may be removed by the same procedure as provided for establishing the designation, except that owner consent is not needed. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).</p>	<p>Clarification</p>

Chapter 22.28

CHANGES TO PROPERTY ON REGISTER OR INVENTORY

Sections:

22.28.010	Changes to properties on register—Changes to properties on inventory <u>Applicability.</u>	Clarification
22.28.020	Exemptions from review requirements for register properties.	
22.28.030	Requests for review and issuance of a certificate of appropriateness.	
22.28.040	Transmittal <u>Submittal</u> of request.	Clarification
22.28.050	Board review.	
22.28.055	Zoning special exception.	
22.28.060	Requests for Demolition-demolition—Consideration of alternatives—Applicable process for properties on the historic register or within a district on the historic register—Applicable process for properties on the historic inventory but not on the register.	Clarification
22.28.070	Appeal of certificate of appropriateness <u>board action</u> .	Reflective of changes proposed for 22.28.060
22.28.080	Appeal of council action.	

<p>22.28.010 Changes to properties on register – Changes to properties on inventory <u>Applicability.</u></p> <p>A. No person shall construct any new building or structure or reconstruct, alter, restore, remodel, repair, move or demolish any existing property on the register or within a historic district on the register without review by the board and without receipt of a certificate of appropriateness, or, in the case of demolition, a waiver, as a result of the review. The review shall apply to all exterior <u>and interior</u> features of the property that contribute to its designation.</p> <p>B. Any proposal to demolish a property which is on the Bothell historic inventory but not on the register or within a historic district on the register shall not require a waiver of a certificate of appropriateness but shall be subject to the applicable regulations in BMC 22.28.060 through the permit review process. Any other change to a property which is on the inventory but not on the register or within a historic district on the register is not subject to the regulations in this chapter. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1798 § 1, 2000; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).</p>	<p>Clarification</p>
<p>22.28.020 Exemptions from review requirements for register properties.</p> <p>The following activities are exempt from review and a certificate of appropriateness:</p> <p>A. Proposals to change the color of a building or structure;</p> <p>B. Proposals to perform ordinary maintenance or repair. Materials used to perform such maintenance and repairs should replicate those present on the structure;</p> <p>C. Emergency repairs;</p> <p>D. Any property interior unless character-defining features of the interior or other applicable areas were specified in the landmark <u>nomination designation</u>. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1798 § 1, 2000; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).</p>	<p>Clarification</p>

<p>22.28.030 Requests for review and issuance of a certificate of appropriateness. Any time the owner of property which is designated as a historic landmark <u>or is within a historic district</u> submits an application to the city for an action requiring a certificate of appropriateness, a request shall be made to the board for review of the proposed action. The request may be made by the city agency charged with jurisdiction for permitting or denying the application or by the property owner prior to approaching the city. No permits which will affect a register property as listed in BMC 22.28.010 will be issued until a certificate of appropriateness or waiver has been issued. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1798 § 1, 2000; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).</p>	<p>Clarification</p> <p>Clarification of process</p>
<p>22.28.040 Transmittal Submittal of request. Copies of tThe request for a certificate of appropriateness and any supplemental information shall be forwarded-submitted to the board<u>community development department</u>. <u>The community development department will review the material for completeness and request additional information from the applicant as necessary. Upon determination of a complete application, community development staff shall forward the materials to the board.</u> property owner(s) and/or applicant and interested parties of record prior to the board meeting. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).</p>	<p>Clarification</p> <p>Clarification of process</p>
<p>22.28.050 Board review. At its next scheduled meeting, the board should review the request and decide whether to issue a certificate of appropriateness. The board shall transmit its findings <u>of fact</u> to the appropriate administrator. Any conditions agreed to by the applicant in this review process shall become conditions of the approval of the permits granted. If the owner agrees to the board's recommendations, a certificate of appropriateness shall be awarded by the board according to the standards established in the board's rules. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).</p>	<p>Clarification</p>

~~22.28.055 Zoning special exception.~~

~~A change to any use other than a use listed as permitted in the underlying zoning may be considered for a zoning special exception if all of the following criteria are met:~~

~~A.—The property is listed on the local historic register or within a district on the historic register.~~

~~B.—All proposed changes to the property have been approved by the board as being compatible with the historical designation of the property through the board's certificate of appropriateness process, as detailed elsewhere in this chapter.~~

~~C.—The change in use is demonstrated as necessary to ensure that the historic nature of the property/district will be preserved, considering all uses allowed in the underlying zone.~~

~~D.—Zoning special exceptions are permitted, provided the community development director determines on a case-by-case basis that such use possesses no characteristics which would adversely impact surrounding neighborhoods, or that any potentially adverse characteristics can be adequately minimized and/or mitigated so as not to be materially detrimental to the community. Zoning special exceptions can vary widely in their characteristics, depending upon the type of use being sought. Accordingly, certain types of zoning special exception may require the imposition of extensive conditions to mitigate potential adverse impacts to the community, while others may not; in some cases, adequate mitigation of impacts may not be feasible, and a proposed zoning special exception consequently may not be allowed. The community development director shall therefore have the authority to approve, approve with conditions, or deny a request for a zoning special exception, after consideration of the performance criteria set forth herein.~~

~~1.—Process.~~

~~a.—A zoning special exception permit shall be required prior to the commencement of such a use.~~

~~b.—A zoning special exception permit is a Type II action and shall be processed accordingly, as set forth in BMC Title 11, Administration of Development Regulations, except that the community development director shall determine whether a pre-application conference shall be required. Proposed zoning special exception applications meeting the requirements for transportation concurrency review in~~

No amendments proposed in this section

Move to 22.28.085 for clarification

~~accordance with Chapter 17.03 BMC shall obtain concurrency approval prior to a zoning special exception being approved. The permit fee for a zoning special exception shall be established by resolution of the city council.~~

~~2.—Performance Criteria.~~

~~a.—Parking Requirements.~~

~~(1)—The layout, design and sizing of parking areas shall be consistent with the requirements of Chapter 12.16 BMC;~~

~~(2)—Shared parking as provided for within BMC 12.16.040 may be used to satisfy the parking requirements;~~

~~(3)—No on-street parking shall be allowed.~~

~~b.—Architectural standards shall be addressed as part of the board's certificate of appropriateness process, as specified elsewhere in this chapter.~~

~~c.—Landscaping Standards. Zoning special exception uses shall be required to install landscaping as required under Chapter 12.18 BMC. Modifications may be made by the community development director to match a specific historic-based landscape design, to preserve existing trees, or to ensure compatibility with the surrounding neighborhood.~~

~~d.—Other Structures. Outdoor recreation facilities such as decks, patios, or sports facilities shall be oriented away from adjacent detached residential properties. Exterior patios and decks shall be screened with landscaping and solid fencing at the discretion of the community development director.~~

~~e.—Lighting. Outdoor lighting fixtures for uses approved under the zoning special exception shall be directed away from single-family residences and kept as low in elevation as is consistent with providing adequate light levels for safety and security while minimizing the impact on single-family residences.~~

~~f.—Signage. Any signage associated with a zoning special exception shall comply with Chapter 12.22 BMC, Signs, except that the director shall have the authority to~~

No amendments proposed in this section
Move to 22.28.085 for clarification

~~make minor modifications to Chapter 12.22 BMC as appropriate to ensure compatibility with the surrounding neighborhood.~~

~~g. — Hours of Operation. The director shall determine whether proposed hours of operation associated with a zoning special exception are compatible with the surrounding neighborhood and shall have the authority to modify any proposed hours of operation.~~

~~h. — The performance criteria detailed above are the minimum necessary to provide compatibility with surrounding neighborhoods. The community development director may require additional mitigation measures if they are deemed necessary to provide such compatibility. (Ord. 2069 § 2 (Exh. B), 2011).~~

No amendments proposed in this section
Move to 22.28.085 for clarification

22.28.060 ~~Requests for Demolition—demolition—Consideration of alternatives—~~
~~Applicable process for properties on the historic register or within a district on the~~
~~historic register—Applicable process for properties on the historic inventory but not on~~
~~the register.~~

A. Anyone applying for a demolition permit for a property on the historic register or within a district on the historic register, or for a property on the historic inventory but not on the historic register, shall ~~prepare~~ submit the following information with the request for demolition.

1. ~~a~~-A report documenting the structure as a whole and its individual architectural features in photographs, drawings, and text in accordance with Bothell's Property Research Guide as maintained by the community development department;
2. For properties on the historic inventory but not on the historic register, staff will make a determination of eligibility for the ~~National, State or Bothell registers~~s based on the documentation above;
3. For contributing properties within a historic district, or for properties on the historic register or eligible for the historic register, the report shall also contain a thorough, deliberative analysis of each of the ~~analyzing the~~ following alternatives (listed in descending order of preference) as to their feasibility:
 - a. ~~1.~~—Redesigning the project to avoid any impact to the structure or its setting;
 - b. ~~2.~~—Incorporating the structure into the overall design of the project;
 - c. ~~3.~~—Converting the structure into another use (adaptive reuse);
 - d. ~~4.~~—Relocating the structure on the property;
 - e. ~~5.~~—Relocating the structure to another property within the city of Bothell or its planning area; ~~or~~
 - f. ~~6.~~—Relocating the structure to another property within King ~~or~~and Snohomish County; ~~or~~
 - g. ~~7.~~—Relocating the structure to another property within Washington State;
 - h. ~~8.~~—Salvaging from the structure historically significant architectural features and building materials.;
 - ~~9.~~—Documenting the structure as a whole and its individual architectural features in photographs, drawings, and/or text in accordance with Bothell's the Property Research Guide as maintained by the Community Development Department. Such documentation shall be submitted to, and archived by, the city, prior to the issuance of a demolition permit or review by the Landmark Preservation Board.

Clarification of title

Require a historical report for all demolition applications

Strengthen requirements for historical reports

Require staff determination of Bothell Register eligibility, use staff determination to determine process

Remove requirement that all demolition permit applications include an analysis of alternatives to demolition

Require an analysis of alternatives to demolition for properties that contribute to a historic district, are on the Bothell register or are eligible for the Bothell Register

Remove from nine alternatives, require for all applications

~~The report shall consist of thorough, deliberative analyses of each of the alternatives, explaining why each alternative is or is not feasible and shall include documentation of the structure in accordance with alternative 9 above.~~

~~In rare circumstances where public safety is a concern, the report requirement may be waived by the Director of Community Development in consultation with the City Attorney, when there are narrow, objective and definite concerns to be reviewed. In the case of properties listed on the Bothell Register of Historic Landmarks, the National Register of Historic Places, the Washington Heritage Register, or those located within the boundaries of a historic district, the report requirements may not be waived.~~

Remove, address in 22.28.060(F)

B. Any application for a demolition permit for a property on the historic register or within a historic district on the register shall be referred to the landmark preservation board for consideration of a waiver of a certificate of appropriateness prior to any action on the demolition permit. Such waiver shall be processed as follows:

1. An applicant for a permit to demolish a historic landmark shall meet with the board in an attempt to find alternatives to demolition of the property. Alternatives to be considered include but are not limited to those identified in subsection A of this section. These negotiations may last no longer than 45 days from the initial meeting of the board, unless either party requests an extension.
2. If no such request for an extension is made and no alternative to demolition has been agreed to, the board shall act and advise the official in charge of issuing a demolition permit of the approval or denial of the waiver of a certificate of appropriateness for demolition.
3. Conditions in the case of granting a demolition permit may include allowing the board up to 45 additional days to consider alternatives to demolition, including but not limited to the alternatives set forth in subsection A of this section.
4. When issuing a waiver, the board may require the landowner to mitigate the loss of the historic landmark by means determined by the board at the meeting.

No amendments proposed in this section

<p>5. After the property is demolished, the board shall initiate removal of the property from the register.</p>	
<p>C. Any application for a demolition permit for a property <u>on the historic inventory that meets the criteria necessary to be listed on the local has been determined to be eligible for the National, State or Bothell registers</u> (BMC 22.16.010) <u>but has not been listed</u> shall be referred to the board <u>for negotiation of alternatives to demolition.</u> At at the next regularly scheduled meeting <u>of</u> the board shall meet with the applicant in an attempt to find alternatives to demolition of the property. These negotiations may last no longer than 45 days unless both parties agree to an extension. If no alternative to demolition can be found, the board may take up to 45 additional days to develop <u>mitigative-mitigating</u> measures (e.g., to encourage the landowner to salvage significant architectural features of the building, or require install historical markers or, plaques, prepare publications, etc. that provide historical context for the site) and to <u>require confirm sufficient</u> documentation of the building as set forth in subsection (A)(9) of this section before the demolition permit is issued.</p>	<p>Clarification, reflect proposed changes in 22.28.060; remove references to State and National registers per DAHP</p> <p>Clarification of process; reflect proposed changes in 22.28.060;</p>
<p>D. Subsequent to issuance of the waiver of certificate of appropriateness or the director's determination, a demolition permit may be issued; provided, that a building permit has been issued for a new structure on the property occupied by the structure to be demolished; and provided further, that the applicant provides proof of construction financing for said new structure. In the case where a demolition permit is sought because the structure has deteriorated to the point where it has become a safety hazard, this subsection shall not apply.</p>	<p>Remove, per legal department</p>
<p>E. No public funds shall be used to cause or contribute to the demolition of a property on the historic register, within a historic district on the register, or on the historic inventory unless and until all alternatives to demolition have been explored in accordance with this section. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1798 § 1, 2000; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).</p>	<p>No amendments proposed in this section</p>

F. In circumstances where an imminent threat to public safety has been documented, the report requirement may be waived by the director of community development in consultation with the city attorney.

Addition for purposes of public safety

<p>22.28.070 Appeal of certificate of appropriatenessboard action. The board’s decision granting, denying or waiving a certificate of appropriateness <u>or conditioning a demolition permit</u> may be appealed to the council within 10 days of the board’s decision. The appeal must state the grounds upon which appeal is based. The appeal shall be reviewed by the council only on the records of the board. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).</p>	<p>Modification to reflect proposed changes to demolition permit process</p>
<p>22.28.080 Appeal of council action. The action of the council ruling on the board’s decision on a certificate of appropriateness may be challenged only pursuant to the method set out in BMC 22.24.060. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).</p>	<p>No amendments proposed in this section</p>

22.28.085 Zoning special exception.

A change to any use other than a use listed as permitted in the underlying zoning may be considered for a zoning special exception if all of the following criteria are met:

A. The property is listed on the local historic register or within a district on the historic register.

B. All proposed changes to the property have been approved by the board as being compatible with the historical designation of the property through the board's certificate of appropriateness process, as detailed elsewhere in this chapter.

C. The change in use is demonstrated as necessary to ensure that the historic nature of the property/district will be preserved, considering all uses allowed in the underlying zone.

D. Zoning special exceptions are permitted, provided the community development director determines on a case-by-case basis that such use possesses no characteristics which would adversely impact surrounding neighborhoods, or that any potentially adverse characteristics can be adequately minimized and/or mitigated so as not to be materially detrimental to the community. Zoning special exceptions can vary widely in their characteristics, depending upon the type of use being sought. Accordingly, certain types of zoning special exception may require the imposition of extensive conditions to mitigate potential adverse impacts to the community, while others may not; in some cases, adequate mitigation of impacts may not be feasible, and a proposed zoning special exception consequently may not be allowed. The community development director shall therefore have the authority to approve, approve with conditions, or deny a request for a zoning special exception, after consideration of the performance criteria set forth herein.

1. Process.

a. A zoning special exception permit shall be required prior to the commencement of such a use.

b. A zoning special exception permit is a Type II action and shall be processed accordingly, as set forth in BMC Title 11, Administration of Development Regulations, except that the community development director shall determine whether a pre-application conference shall be required. Proposed zoning special exception applications meeting the requirements for transportation concurrency review in

No amendments proposed in this section
Move from 22.28.055 for purposes of organization

accordance with Chapter 17.03 BMC shall obtain concurrency approval prior to a zoning special exception being approved. The permit fee for a zoning special exception shall be established by resolution of the city council.

2. Performance Criteria.

a. Parking Requirements.

(1) The layout, design and sizing of parking areas shall be consistent with the requirements of Chapter 12.16 BMC;

(2) Shared parking as provided for within BMC 12.16.040 may be used to satisfy the parking requirements;

(3) No on-street parking shall be allowed.

b. Architectural standards shall be addressed as part of the board's certificate of appropriateness process, as specified elsewhere in this chapter.

c. Landscaping Standards. Zoning special exception uses shall be required to install landscaping as required under Chapter 12.18 BMC. Modifications may be made by the community development director to match a specific historic-based landscape design, to preserve existing trees, or to ensure compatibility with the surrounding neighborhood.

d. Other Structures. Outdoor recreation facilities such as decks, patios, or sports facilities shall be oriented away from adjacent detached residential properties. Exterior patios and decks shall be screened with landscaping and solid fencing at the discretion of the community development director.

e. Lighting. Outdoor lighting fixtures for uses approved under the zoning special exception shall be directed away from single-family residences and kept as low in elevation as is consistent with providing adequate light levels for safety and security while minimizing the impact on the surrounding neighborhood.

f. Signage. Any signage associated with a zoning special exception shall comply with Chapter 12.22 BMC, Signs, except that the director shall have the authority to

No amendments proposed in this section
Move from 22.28.055 for purposes of organization

make minor modifications to Chapter 12.22 BMC as appropriate to ensure compatibility with the surrounding neighborhood.

g. Hours of Operation. The director shall determine whether proposed hours of operation associated with a zoning special exception are compatible with the surrounding neighborhood and shall have the authority to modify any proposed hours of operation.

h. The performance criteria detailed above are the minimum necessary to provide compatibility with surrounding neighborhoods. The community development director may require additional mitigation measures if they are deemed necessary to provide such compatibility. (Ord. 2069 § 2 (Exh. B), 2011).

No amendments proposed in this section
Move from 22.28.055 for purposes of organization

Chapter 22.32

SPECIAL PROPERTY TAX VALUATION

No amendments to this section

Sections:

- 22.32.010 Eligible properties.
- 22.32.020 Applications.
- 22.32.030 Board approval.
- 22.32.040 Requirements.
- 22.32.050 Time lines.
- 22.32.060 Notification.
- 22.32.070 Appeals.

22.32.010 Eligible properties.

The class of properties eligible for special valuation shall be limited to properties listed on the Bothell register of historic landmarks or properties certified as contributing to a Bothell register historic landmark district. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1484 § 6, 1992; Ord. 1258 § 1, 1987).

22.32.020 Applications.

Applications for special property tax valuation in connection with substantial improvement of historic properties as defined in Chapter 84.26 RCW or as hereafter amended shall be submitted to the board by the county assessor within 10 days of filing. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

22.32.030 Board approval.

The board shall approve applications, agreements and supporting documentation (as required by WAC 254-20-090(4)) for special valuation if the property meets the criteria of Chapter 84.26 RCW or as hereafter amended, and is not altered in a way which adversely affects those elements which contribute to its designation and the owner(s) enters into an agreement with the board which requires the owner(s) for the 10-year period of classification to:

- A. Monitor the property for its continued qualification for special valuation;

- B. Comply with rehabilitation plans and minimum standards of maintenance as defined in the [special valuation](#) agreement;
- C. Make the historic aspects of the property accessible to public view one day a year, if the property is not visible from the public right-of-way;
- D. Apply to the board for approval or denial of any demolition or alteration;
- E. Comply with any other provisions in the original agreement as may be appropriate. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

Clarification

22.32.040 Requirements.

Once an agreement between an owner and the board has become effective pursuant to Chapter 84.26 RCW or as hereafter amended, there shall be no changes in standards of maintenance, public access, alteration or report requirements, or any other provisions of the agreement, during the period of the classification without the approval of all parties to the agreement. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

22.32.050 Time lines.

An application for classification as an eligible historic property shall be approved or denied by the board before December 31st of the calendar year in which application is made. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1258 § 1, 1987).

22.32.060 Notification.

The community development department shall notify the county assessor and the applicant of the board's approval or denial of the application. If the board determines that the property qualifies as an eligible historic property, the board shall certify the fact in writing and the community development department shall file a copy of the certificate with the county assessor within 10 days of the determination and no later than December 31st. The certificate shall state the facts upon which the approval is based. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1635 § 1, 1996; Ord. 1484 § 7, 1992; Ord. 1258 § 1, 1987).

22.32.070 Appeals.

Any decision of the board, acting as the local review board on any application for classification as historic property eligible for special valuation, may be appealed to the superior court under RCW 34.04.130 in addition to any other remedy of law. Any decision on the disqualification of

historic property eligible for special valuation, or any other dispute, may be appealed to the county board of equalization. (Ord. 2069 § 2 (Exh. B), 2011; Ord. 1258 § 1, 1987).	