



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, July 23, 2019 6:00pm**

I. CALL TO ORDER

II. PUBLIC COMMENT

III. APPROVAL OF MINUTES

May 28, 2019 regular minutes

IV. NEW BUSINESS

A. Monte Villa Farms – design review of proposed changes

B. Application for a Certificate of Appropriateness for North Creek Schoolhouse

V. OLD BUSINESS

A. Jacovello House Mitigation – review of interpretive signage

VI. REPORTS

VII. REPORTS FROM STAFF

VIII. OPEN TOPIC DISCUSSION

IX. ADJOURNMENT

MEMORANDUM

Community Development



City of Bothell

DATE: July 17, 2019

TO: Landmark Preservation Board (LPB)

FROM: Sarah Desimone, Historic Preservation Consultant

SUBJECT: Landmark Preservation Board meeting agenda and supporting materials for July 23, 2019.

The next LPB meeting will be held on July 23, 2019 at 6:00pm as scheduled. The board will be reviewing a proposal to modify the south barn on the Monte Villa Farm property, a COA application for the North Creek Schoolhouse and draft interpretive signage for the Sécurité Gun Range site. This memo transmits to the Board the following information:

Att-1 Agenda for July 23, 2019

Att-2 Minutes from May 28, 2019

Att-3 LPB Findings, Conclusions and Recommendations dated October 2, 1992

Att-4 SEPA Mitigation Agreement dated February 14, 1992

Att-5 Monte Villa Farms proposed roofing materials

Att-6 Certificate of Appropriateness (COA) Application for the North Creek Schoolhouse and Landmark Management Plan with Secretary of the Interior Standards for Rehabilitation

Att-7 LPB meeting minutes from March 27, 2018 (Sécurité Gun Range demo review)

Att-8 LPB Comments and Mitigation Requirements from April 3, 2018

Att-9 Draft interpretive signage from Sécurité Gun Range

Att-10 Historical Reports for the three demolished buildings on the Sécurité Gun Range site (3/13/18)

REVIEW OF PROPOSED MODIFICATION TO THE SOUTH BARN AT MONTE VILLA FARMS

Purpose/Action

The Board will review the proposed modifications of the barn and determine whether or not they align with the intent of the SEPA Mitigation Agreement dated February 14, 1992 (Att-4) and the Landmark Preservation Board Findings, Conclusions and Recommendations dated October 2, 1992 (Att-3).

Background

The Board approved proposed changes to the fenestration on the south barn at their meeting on May 28, 2019. Roof modifications were not proposed at that time.

Proposal

The applicant proposes to remove the existing cedar shake roof and replace it with another material. The design and structure of the roof will remain the same and none of the historical features such as cupolas will be removed. The applicant has provided three options for roofing materials, listed in order of preference.

Option 1 (preferred option):

Replace the cedar shake with a composition multi-width-shake tile that replicates the appearance of Cedar shake but does not have the same maintenance or safety concerns as wood.

Option 2:

Use "CertainTeed Presidential Shake TL," a composition product that has multi-width pieces but does not replicate the look of Cedar shake. It has the appearance of sandpaper like standard residential composition roofing materials.

Option 3:

Replace the deteriorated cedar shake with new cedar shake.

Staff Recommendation

After reviewing the application materials and speaking with the applicant, staff finds that the use of cedar shake (option 3) is most in keeping with the SEPA Mitigation agreement. However, the applicant's preferred option (option 1) is acceptable as it would meet the Secretary of the Interior Standards for the Rehabilitation of Historic Buildings which would normally provide the guidelines for reviewing this type of project.

Relevant Attachments

Att-3 LPB Findings, Conclusions and Recommendations dated October 2, 1992

Att-4 SEPA Mitigation Agreement dated February 14, 1992

Att-5 Monte Villa Farms proposed roofing materials

REVIEW OF CERTIFICATE OF APPROPRIATENESS APPLICATION FOR THE NORTH CREEK SCHOOLHOUSE

Purpose/Action

The Board will review the application and determine if the project is in line with the landmark management agreement and the Secretary of the Interior Standards for Rehabilitation of Historic Buildings. The management agreement requires that the City seek a Certificate of Appropriateness (COA) for "any work affecting the exterior appearance of the historic landmark." Based on findings of fact, the board will decide whether to issue a COA.

Background

The North Creek Schoolhouse was donated to the City and moved to Centennial Park in 2008. It was restored and is currently used as a rental facility. The City's Parks and Recreation department is responsible for building rentals.

Proposal

The Parks department would like to install a sign on the front of the building advertising that it is available to rent. See attached photo for location and signage information (Att-6).

Staff Recommendation

Staff recommends that the COA be issued for the installation of the sign as requested by applicant. Although it does impact the appearance of the landmark, the sign is removable and will do very little damage to the siding material.

Relevant Attachments

Att-6 North Creek Schoolhouse COA Application and Landmark Management Plan with Secretary of the Interior Standards for Rehabilitation

REVIEW OF DRAFT INTERPRETIVE SIGNAGE AT SECURITÉ GUN RANGE SITE

Purpose/Action

The Board will discuss the proposed interpretive plan for the site, as presented by Sécurité Gun Range, and determine if it is consistent with the mitigation requirements dated April 3, 2018. Board members should review the meeting minutes from 3/26/18, the historical reports for the demolished buildings and their mitigation requirements to determine if the signage proposal is acceptable.

Background

Dirt Lorde, LLC applied for demolition permits for three houses at the Sécurité Gun Range site in March of 2018. One of the houses, the Nick Jacovello House (12044 NE Woodinville Dr.), was determined to be eligible for the Bothell Register of Historic Landmarks largely due to its association with early railroads and the Woodin family. In accordance with BMC 22.28.060 (C), the application for demolition was referred to the LPB for review.

Dirt Lorde, LLC attended a LPB meeting on March 26, 2018 to negotiate alternatives to demolition for the Nick Jacovello House. No alternative could be found so the LPB approved the demolition with mitigation requirements to include publicly accessible interpretive signage at the site and a page on Sécurité's website devoted to the property's history.

Proposal

The proposed signage (Att-9) is titled "Leo's Lookout" and includes information on the river, the three demolished homes, Brickyard road and the railroad. It is to be placed at the entrance to the public pathway on the Sécurité property and accessible only during business hours. Signage was

developed according to the National Park Service Publication *Wayside Exhibits: A guide to Developing Outdoor Interpretive Exhibits* (1st edition, 2009).

Staff Recommendation

Staff recommends that the signage has adequately addressed all of the items outlined in the LPB's mitigation requirements and that locating the sign kiosk near a public walkway is appropriate. However, the Board should ask for clarification as to the proposed location of the sign as it is not made clear in the proposal. It should be noted that the title of the sign is not related to the history of the property but is explained in the lower right corner.

Relevant Attachments

Att-7 LPB meeting minutes from March 27, 2018 (Securité Gun Range demolition review)

Att-8 LPB Comments and Mitigation Requirements from April 3, 2018

Att-9 Draft interpretive signage from Securité Gun Range

Att-10 Historical Reports for the three demolished buildings on the Securité Gun Range site (3/13/18)

DRAFT MINUTES
LANDMARK PRESERVATION BOARD
Regular Meeting – Tuesday, May 28, 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** and **Sharron Dimmitt**. Sean Gehrke was absent excused. The meeting was staffed by **Sarah Desimone**, Historic Preservation Consultant.

Guests in attendance were Holly Brown and David Holmes representing Monte Villa Farms, LLC.

II. PUBLIC COMMENTS

None

III. APPROVAL OF MINUTES

MOTION by Moritz to approve the April 23, 2019 regular minutes.

SECOND by Dimmitt

Secretary Dimmitt certified the minutes

APPROVED unanimously

IV. NEW BUSINESS

A. Monte Villa Farms Design Review

Holly Brown and David Holmes presented photographs and elevation drawings to outline proposed changes to three facades of the south barn at Monte Villa Farms. A new tenant will be moving into the space and would like to add windows in order to bring more light into the space. Board reviewed each façade individually as follows:

West Façade

Board asked for clarification on the shutters and window materials. Moritz specified no plastic dividers in the windows or shutters. Board agreed. Westerbeck suggested no shutters just simple glazing so as not to create the appearance of historic materials. Board would like trim around windows to match the existing wood trim. Somppi noted that she would like to see an interpretive plaque or sign on the site depicting the history of the site as well as the 1992 adaptive reuse project.

MOTION by Somppi to approve the proposed design for the West Façade (option 1) with a preference for no shutters but with the decision left to the owner's discretion as to whether to use shutters or not.

SECONDED by Moritz

No further discussion

APPROVED unanimously

South Façade

Westerbeck and Somppi prefer full glazing on the door. Board feels tht at a minimum, the top half should be glazed. Board would like existing wood trim to be maintained or recreated in-kind. Board discussed door materials and initially preferred that the door be wood but determined that aluminum is acceptable given that the entry doors on the west are aluminum storefront doors.

MOTION by Somppi to approve the south façade plans as presented with existing frame and fully glazed storefront door.

SECONDED by Moritz

No further discussion

APPROVED unanimously

East Façade

Board discussed the need for the shutters between the two windows. Majority prefers that the shutters be removed as they are not necessary or historically accurate. Discussed the possibility of enlarging the proposed windows but would like to see them remain small as it is more historically appropriate. Historically, windows on agricultural resources were placed where needed for light rather than for aesthetic reasons. Holmes and Board would like to see an identical pair of windows on the north half of the façade for symmetry. Brown noted that they had considered the possibility but that the second pair would cost three times the fist pair due to interior features.

MOTION by Moritz to approve the east façade plans as proposed with the use of shutters left to the discretion of the owner.

SECONDED by Somppi

No further discussion

APPROVED unanimously

Holmes mentioned that they would also like to add some sort of awning or cover over the entrance on the south façade. He noted that there is already a covered walkway at the west entrance. Options were discussed and it was determined that it would make sense to use the same design as the walkways along the west façade.

MOTION by Dimmitt to approve the addition of pedestrian weatherproofing at the south entrance in the same architectural vocabulary as the existing weatherproofing.

SECONDED by Somppi

No further discussion
APPROVED unanimously

V. OLD BUSINESS

- A. None

VI. REPORTS

- A. Thomas reported that he met with the City Attorney about his project emails for the Honoring Native Lands project and the matter has been resolved.
- B. Dimmitt reported that the library and museum will be partnering to host a four-part series of speakers on the history of development in Bothell including the topics: River, Railroad, Roads and Today & Tomorrow. They will begin in late June.

VII. REPORTS FROM STAFF

- A. Staff is working with the City Attorney and Director of Community Development on the Title 22 updates.
- B. A community group's plans to move Ericksen house to their property fell through. It will be offered to the public in the near future.
- C. An intern is working on the Hillcrest Bell MOU. Once it is in effect the museum can bring the bell nomination back to the Board for review.
- D. Staff met with City Manager, CD Director, Parks Director about North Creek Schoolhouse vision and plan for chalkboards. The relevant parties are still discussing the chalkboards and will notify the board when a decision has been made.
- E. Logsdon Building on Main Street has its new canopy and it is much more appropriate for the building than the 1980s shake roof was.

VIII. OPEN TOPIC DISCUSSION

- A. Somppi asked if the City had purchased anything from the Country Village auction. Staff did not believe they had. Somppi attempted to purchase something to donate to the City but was not successful.
- B. Board discussed Honoring Native Lands project and felt they want more involvement from tribes before fully committing to the project and applying for grants, etc. Thomas will continue working on the project.

IX. ADJOURNMENT

MOTION by **Moritz** to adjourn the meeting at 7:20 pm.

SECONDED by **Dimmitt**

APPROVED unanimously

DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Landmark Preservation Board Members

FROM: Gordon Y. Ericksen, Director of Community Development

DATE: October 2, 1992

SUBJECT: Proposed Findings and Conclusions for Quadrant Monte Villa Center, Case #PUD0006-91/PLT0005-91

Attached please find the subject material. This document will be reviewed at your October 20th regular meeting. A copy has been sent to the Quadrant Corporation for their review as well.

cc: Barbara Grace, Associate Planner

H:BGLPBMTV.FCR

**CITY OF BOTHELL
DEPARTMENT OF COMMUNITY DEVELOPMENT
18305 101st Ave. NE, Bothell, WA 98011
(206)486-8152**

PROPOSED FINDINGS, CONCLUSIONS AND RECOMMENDATION

APPLICANT: Quadrant Corp. **CASE #:** PUD0006-91/PLT0005-91

**PROJECT
LOCATION:** 20500 31st Ave. SE

PROPOSAL: Remodel of historic barns and milking parlor in conjunction with development of the Quadrant Monte Villa Business Park.

MEETING DATE: October 20, 1992

BEFORE: Landmark Preservation Board



Barbara J. Grace, AICP, Associate Planner

DATE: October 2, 1992

ATTACHMENTS:

- A. Conditions of Approval
- B. Elevation and Site Plan Drawings
- C. Minutes of the Landmark Preservation Board, July 21 and September 15, 1992

PROPOSED FINDINGS

1. Project Background

The Fortin family farm was annexed to the City of Bothell in December of 1991. At that time the City entered into a SEPA Mitigation Agreement with the Fortin family and the Quadrant Corporation which stated the following:

6.4 Historic Preservation

6.4.1 The exterior of the main farmhouse and two main barn structures as shown on Exhibit B [of the original document] shall be maintained so as to retain the historic context of their pre-development character. The interiors and exteriors of the buildings may be renovated or remodeled to accommodate a new use and to meet Building Code requirements so long as the overall historical farm context of the buildings is retained.

6.4.2 Applicant agrees to work with the City Landmark Preservation Board and staff on any exterior changes to the structures. The parties' intent is not to preclude renovation or additions to the exterior, but to ensure that any renovations or additions are compatible with the character of the structure as it existed before the Project, so as to not diminish the historical significance of the structure.

The project also received bonus points in the Planned Unit Development (PUD) approval process due to the Community Benefit resulting from the "preserv[ation of] existing historically significant structures and features".

2. Divergence from Normal Procedures

The City Landmark Preservation Board is normally involved in design review only after a property has been listed on the Local Register of Historic Landmarks and the City has entered into a contract with the property owner to maintain the historic significance of the structure or site in question. The property owner is then required to obtain a Certificate of Appropriateness before any physical alteration to the exterior of the building can occur. It is also the Board's responsibility to promote the protection of the City's historic resources whether or not they are on the Local Register.

In this case, the Board was presented with language from a SEPA Mitigation Agreement entered into by the City and the Applicant without prior consultation with the Board. The Board finds that the City's intent and definition of terms was not clear to the Applicant or the Board, causing confusion and unnecessary frustration on the part of both

parties. The result is not a true preservation project, but one which retains elements of the historic use of the property while diminishing the historic significance of the actual buildings. The Board finds that the proposed changes, while in keeping with the project's conditions of approval, could make the buildings ineligible for the National Register and possibly the State Register as well. Whether the Local Register can accommodate the changes to the buildings' integrity remains to be evaluated.

The Board acknowledges and is appreciative that the City fulfilled its responsibility as a Certified Local Government to protect its historic resources by requiring the retention of the historic buildings associated with this project. The Board finds that in the future it would be helpful to have available to the City typical condition language that better defines the terms used and the intent of historic "preservation". To that end, the Board would like to work with the Council and Staff to draft such language for Council's review and approval.

3. Public Meetings

In accordance with the requirement that the applicant work with the City Landmark Preservation Board, representatives of the Quadrant Corporation and Quinton Instruments met with the Board on July 21, 1992. Members of CNA Architects, Inc., employed by Quinton Instruments, presented a proposal for the remodel of the barns to the Board for the Board's review and consideration.

The Board members present pointed out several concerns to the applicant; raising the roof line; installation of dormer windows along the roof; construction of a two-story connection between the two barns; and complete replacement of the roof materials and siding with new materials, albeit matching the original. These changes would radically alter the historic integrity of the barns and thereby greatly diminish their historic significance. The Board indicated its feeling that such a proposal was not in keeping with the SEPA Mitigation Agreement language and requested that the applicant re-examine its proposal and return to the Board at a later date. Various Board members offered alternative approaches which they felt would be more in keeping with the barns' historic significance.

On September 15, 1992, the applicant returned with revisions to the original proposal which responded to the Board's previous comments and concerns. The proposed roof line and height changes had been redesigned to minimize the change in height, placing the shorings inside the existing roof rather than outside covered with a new structure; the problem of lighting for the second story had been resolved with additional windows at the ends of the barns which matched in style and material with existing windows and a two-story glass panel was added in the center of the end of the large north barn (the uses planned for this area were also changed to reduce the amount of outside light needed); the proposed dormer windows along the roof were removed; and, the two-story connection between the two buildings was deleted and the space replaced by using 40 feet of the existing, attached milking parlor to the south barn.

The applicants also stated their intent to retain the existing silo, provide orchard-like landscaping within the parking areas immediately to the west of the barns, connect all buildings on-site with a covered walkway system and provide outdoor dining areas on the east side towards the creek area.

The Board requested that the applicant return on October 20 with illustrations of the proposed walkway and its affect on the visibility of the barns. See the attached Conditions of Approval.

CONCLUSIONS

1. The proposed project is not a true preservation project, but one which retains elements of the historic use of the property while somewhat diminishing the historic significance of the buildings.
2. The proposed remodel of the barns and attached milking parlor are in keeping with the approved Preliminary/Final PUD and the SEPA Mitigation Agreement, but are such that they will likely make the buildings ineligible for the National Register and possibly the State Register as well. Whether the Local Register can accommodate the changes to the buildings' integrity remains to be evaluated.
3. Future such agreements should involve the Landmark Preservation Board as an advisory body so that the language used is consistent with the intent and understanding of all parties to the project.

RECOMMENDATION

The Department of Community Development recommends that the Landmark Preservation Board recommend APPROVAL to the Planning Commission and City Council regarding the proposed remodel of the historic barns and milking parlor for the Quadrant Monte Villa Center (PUD0006-91/PLT0005-91) to allow the construction of improvements outlined in the attached Conditions of Approval and in accordance with the attached elevation and site plan drawings.

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CONDITIONS OF APPROVAL

1. The applicant agrees to employ the following principles and guidelines taken from Guidelines for Rehabilitating Old Buildings: Principles to Consider when Planning Rehabilitation and New Construction Projects in Older Neighborhoods, U.S. Department of Housing and Urban Development and U.S. Department of the Interior, Washington, D.C., in remodeling the Monte villa project barns and attached milking parlor:
 - A. Rehabilitation work should not destroy the distinguishing qualities or character of the property and its environment. The removal or alteration of any historic material or architectural features should be held to the minimum, consistent with the proposed use.
 - B. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjunctural designs or the availability of different architectural features from other buildings.
2. The Board acknowledges that the existing roof has deteriorated to the point where it must be replaced in order to accommodate the change in use and to enable the building to be inhabited by humans. The replacement will incorporate a steel frame within the interior's existing framework. The new roof will duplicate the existing roof line and materials, returning the original vent structures to the rooftop after repair, and leaving the cedar shingles unpainted and in a natural state.
3. Similarly, the Board understands that a portion of the existing siding on the barns may have to be replaced rather than reused due to its deteriorated condition. The applicant agrees to replace the unusable siding with materials which duplicate the original and to use the original materials wherever possible, in keeping with the above principles.
4. Approximately 40 feet of the milking parlor attached to the south wall of the south barn will be retained, as will the existing silo to the west.
5. No windows will be introduced into the roofs of the barns. Additional windows, matching in design and materials the existing windows, may be added to the ends of the barns to allow greater light. In addition, a full length glassed-in area will replace the existing upper and lower doors of the south barn and a portion of the existing siding.
6. The barns will be painted white with a green base, in keeping with their existing color scheme.
7. Landscaping in the parking lots to the west of the barns will be in the form of orchard-like plantings which will be chosen so as to retain a low profile which does not obscure the view of the barns from I-405.

Att. A

8. The grounds area between the barns and North Creek to the east will be left in open space, typical of pasture area and not resembling a manicured lawn, so as to retain the views from the Creek and 240th of a typical dairy complex. An outdoor dining area extending from the cafeteria housed in the north barn is acceptable to the Board, subject to approvals by the Planning Commission and City Council.
9. insert findings re walkway here
10. The barns and attached milking parlor will be remodeled in accordance with the statements in this document and the attached elevation and site plan drawings.
11. Should any change from these conditions in performing the remodel of the historic buildings become necessary, said change will be reviewed with the Landmark Preservation Board and agreement reached on an appropriate alternative approach.

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QUADRANT MONTE VILLA CENTER
SEPA MITIGATION AGREEMENT
BETWEEN
THE QUADRANT CORPORATION,
LAVERN H. AND ELEANOR R. FORTIN,
AND
THE CITY OF BOTHELL

February 14, 1992

THIS AGREEMENT is made and entered into as of this 14th day of February, 1992, by and among THE QUADRANT CORPORATION, a Washington corporation ("Quadrant"), LAVERN H. and ELEANOR R. FORTIN ("Fortins"), and THE CITY OF BOTHELL, a municipal corporation organized and existing under the Optional Municipal Code and other laws of the State of Washington ("City").

RECITALS

A. Fortins are the owners of that certain real property recently annexed to the City in Ordinance No. 1437, enacted by the Bothell City Council ("City Council") on December 16, 1991, which property is legally described on Exhibit A (the "Fortin Property").

B. Quadrant and the Fortins have entered into an agreement wherein Quadrant has an option to purchase the Fortin Property. Quadrant has proposed the development of Quadrant Monte Villa Center on the Fortin Property, to consist of the development of commercial, office, and light industrial uses, support services, public roads and streets, open space areas, and other appurtenances and amenities as hereafter described ("the Project"). The Project is the subject of a Draft Environmental Impact Statement issued by Snohomish County in July 1990 ("DEIS") and a Final Environmental Impact Statement (FEIS) issued by Snohomish County issued in June 1991 ("FEIS"). The DEIS and FEIS are collectively termed "the EIS."

C. The Project was originally proposed for development in unincorporated Snohomish County, before annexation of the Fortin Property to the City. Accordingly, certain measures were set forth in the EIS to mitigate projected impacts of the Project, which proposed mitigating measures are attached hereto as Exhibit B. Additional proposed mitigating measures were set forth in Snohomish County Council Amended Motion No. 91-243 approving the North Creek Area Comprehensive Plan Amendment in the I-405/County Line Area, attached hereto as Exhibit C, and in an Interlocal Agreement between Snohomish County and the City dated November 18, 1991, attached hereto as Exhibit D.

ORIGINAL

6.3 Stream Setback. All Project site development, excluding the internal road and bridge crossing, related utilities and improvements on S.E. 240th Street, shall have a required setback of 100 feet from the edge of the channel of North Creek. As an Initial Improvement, Applicant shall enhance the 100-foot setback area with additional landscape materials in the areas that are currently pasture land. Plant materials shall be allowed to shade the creek to help maintain water temperatures conducive to fish life. This 100-foot setback area shall thereafter be allowed to naturalize.

6.4 Historic Preservation.

6.4.1 The exterior of the main farmhouse and two main barn structures as shown on Exhibit B shall be maintained so as to retain the historic context of their pre-development character. The interiors and exteriors of the buildings may be renovated or remodeled to accommodate a new use and to meet Building Code requirements so long as the overall historical farm context of the buildings is retained.

6.4.2 Applicant agrees to work with the City Landmark Preservation Board and staff on any exterior changes to the structures. The parties' intent is not to preclude renovation or additions to the exterior, but to ensure that any renovations or additions are compatible with the character of the structure as it existed before the Project, so as to not diminish the historical significance of the structure.

6.5 Impervious Surface.

6.5.1 Based upon the bonus point improvements proposed by Applicant on February 14, 1991 (attached as Exhibit H), the bonus point analysis performed by the City dated March 1991 (attached as Exhibit I), the mitigation measures to be implemented as part of the EIS, and additional improvements as identified below, the staff in its analysis recommends the award of bonus points to increase impervious surface coverage from the basic of 27 percent to 52 percent of the total Project site. If approved by the City Council, these bonus points increasing the impervious coverage to 52 percent shall be incorporated as part of the final PUD approval of the Project.

6.5.2 In addition to those items in the base proposal, Applicant proposes to do the following, in order to be permitted by the City to increase the impervious surface coverage of the Project to 52 percent. If such impervious surface coverage increase is approved by the City Council, the Project shall be developed as follows:

ENERGY CONSERVATION TRANSPORTATION:

The development utilizes significant site and building energy conservation techniques and/or makes a major contribution to transportation improvement other than the use of individual automobiles.

- a. Siting for maximum passive solar effect with emphasis on southern exposure, appropriate overhangs and/or landscaping.
- b. Formal passive solar system designated into the buildings or established as architectural standards.
- c. Active solar systems incorporated as above.
- d. Other energy conservation techniques.
- e. The provision for pedestrian access as described in Section 17.25.150 will result in increased public access beyond that normally associated with private development.
- f. The proposal will improve public transportation.
- g. A workable van pool or car pool program is designed and accepted by the city with specific parking facilities provided.

RESPONSE: Award 3 bonus points.

Pedestrian access will be substantially improved in the area through the provision of sidewalks on all public streets together with the regional trail system. Bicycle access through bike lanes on public streets and the regional trail network will also be significantly improved. Public transportation usage will be encouraged through a Transportation Management program.

4. **COMMUNITY BENEFIT:**

The development will result in a significant benefit to the community.

- a. The development is a use especially needed or desired by the community.
- b. Development is shown to be especially financially valuable to the community.
- c. The proposal in some fashion reduces existing community problems.
- d. Proposal will result in a community balance between jobs and existing and future housing.
- e. Proposed project will preserve existing historically significant structures and features.
- f. The proposal results in or contributes to the provision of a significant community facility.

RESPONSE: Award 5 bonus points.

The development of the property as proposed is a use specifically desired by the community as stipulated in the North Creek Area Comprehensive Plan. The business park through its tax base will further strengthen the economic base of the City of Bothell and Northshore community. The business park will continue to provide a balance between jobs and housing in the greater Northshore area. The historically significant structures and features of the farmhouse, barn and poplar trees on the site will be retained as viable elements of the project.

5. **AESTHETICS:**

The development will visually harmonize with its surroundings, offer potential for enhancing the value of surrounding property and be in general conformance with prevailing community views upon what constitutes aesthetically pleasing development.

- a. Unique or special architecture will be utilized or high quality architecture will be insured by design standards and private architecture review board mandated in conditions, covenants, and restrictions (CC & R's) of project.
- b. Through private C&R's or an overall landscaping plan, the proposal can be demonstrated to show a better overall landscaping plan than would normally be required.
- c. Proposed project will provide a significant improvement, above the minimum requirements, in the design of streetscapes.

RESPONSE: Award 5 bonus points.

The project through its architectural design and landscaping will be consistent with the high quality business parks being developed in the North Creek Valley, which have received praise from citizens and City officials. Covenants, Conditions and Restrictions will apply to the park as in previous projects, with architectural review performed by the developer. Landscaping standards and techniques will be greater than historically provided throughout the rest of the community, and will continue the high quality appearance currently present in the Valley. Street landscaping, grass line swales, retention of significant trees and historic buildings and overall landscape planning will contribute to an aesthetically attractive development.

Monte Villa Farms is requesting to replace the cedar shake on the south barn. They sent the following email:

Hi Sarah,

I left you a vm with my question about the roof options for the barn and the timing of the next meeting.

I'm talking with a roof contractor, and we are looking at alternatives to cedar shake. We have found a few alternatives; I like the first one MUCH better, and I think the board may like it too. It offers a much longer longevity and performance than cedar shake at a lower installation cost. The biggest challenge we are having is accessing the east side of the barn, with the limited space before the slope and the setback to the creek. You can't get a lift back there or a dumpster for disposing of the existing material, so the labor cost is much higher than normal. We would like to get the longest lasting material installed as we can since accessing it is so difficult.

Here is our preferred option:

<https://www.davinciroofscapes.com/products/shake/multi-width-shake/>

It is more expensive than the second option below, but I think worth the cost:

<https://www.certainteed.com/residential-roofing/products/presidential-shake-tl/>

The third option would be real wood shake, but like I mentioned above, it isn't the preferred option, and the cost is much much higher. In fact, many roofers don't even install it anymore.

Can you let me know your thoughts? I need to get some feedback so the contractor knows which direction to plan. We need to do this project this summer, so the sooner the better.

Thanks!

Holly Brown, RPA
Project/Property Manager

Office 425.489.9899 | Cell 206.719.4936

Preferred option: DaVinci Roofscapes Multi-width shake (see first link above):



Second option: Certain Teed Presidential Shake (see second link above)





City of Bothell™

**LANDMARK PRESERVATION BOARD
Certificate of Appropriateness Application**

SUBMITTAL DATE: July 11th, 2019 **DATE RECEIVED** _____

Property Name North Creek Schoolhouse

Property Address 1130 208th St SE, Bothell WA 98021

Applicant _____

Applicant Address 21233 20 Ave SE

City Bothell **State** WA **Zip** 98021 _____

Phone 206-375-4348

Email _nik.stroup@bothellwa.gov _____

Owner _City of Bothell

Owner Address 18410 101 Ave NE

City Bothell _____ **State** WA _____ **Zip** 98011 _____

Phone 425-806-6100 **E-mail** www.ci.bothell.wa.us

.....
Primary funding source: 2019/2020 Parks and Recreation Biennial Budget

Federal or State financial assistance? Yes ___ No ___

If so, please indicate the source: _____

Does the project require a building permit? Yes ___ No X___

Work is to be performed by ___ contractors ___ volunteers ___ other (if other please specify) Park Operations Staff will perform the installation work.

Estimated project completion date: As soon as approved

.....

Please describe the project in detail on a separate sheet, including contemporary and historic photos. Refer to the C of A instructions sheet for additional submittal requirements.



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 our parks system. The purpose of this sign is to identify the current reservation and share contact information about how to reserve the facility.

**MANAGEMENT PLAN
NORTH CREEK SCHOOL HISTORIC LANDMARK DESIGNATION**

CITY CLERK'S

CITY OF BOTHELL

ORIGINAL
08-227

1. Parties

This Management Plan ("Plan") is entered into this 4th day of **November, 2008**, by the City of Bothell ("City"), acting through its Landmark Preservation Board ("Board"), and as the owner(s), of property located at 22711 31st Avenue SE, Snohomish County, Washington, commonly known as the North Creek School, ("North Creek School", "School" or "Property") in the City of Bothell.

2. Recitals

2.1 The City adopted Ordinance 1635 in January 1996 concerning the designation of historic landmarks within the City and codified regulations relating to such designations in Bothell Municipal Code ("BMC") Title 22.

2.2 BMC Title 22 provides that the Board is responsible for the stewardship of historic and architecturally significant properties in the City. The purpose of Title 22 is to identify, enhance, perpetuate and use historic resources by assisting, encouraging, and providing incentives to private owners to preserve, restore, redevelop and use outstanding historic landmarks.

2.3 The North Creek School was nominated by the City for consideration of historic landmark status. Following a hearing and in accordance with the provisions of BMC Title 22, the Board recommended the North Creek School for designation as a historic landmark.

2.4 The City Council has authority under BMC Title 22 to contract with property owners to assure that any owner who directly benefits by action taken pursuant to City regulations will bind his/her benefited property to mutually agreeable management standards assuring the property will retain those characteristics which make it architecturally or historically significant to the City. Because the City owns the North Creek School, this Plan acts as such an agreement.

2.5 The City Council has reviewed and considered the Board's recommendation concerning the historic designation and the Owner's request. The City Council finds that (i) designation of the North Creek School as a historic landmark is appropriate and is consistent with the purposes of BMC Title 22, (ii) the proper process has been followed by the Board and Council in undertaking such consideration, (iii) the landmark designation of the North Creek School under the terms and conditions of this Plan is in the public interest.

2.6 Pursuant to BMC Title 22, the designation of the North Creek School as a historic landmark shall not be finally approved by the City Council unless and until adoption of this Plan.

NOW, THEREFORE, the City, in consideration of the mutual benefits and requirements of this Plan, hereby agree as follows:

3. Terms and Conditions

3.1 Historic Designation. The City hereby designates the North Creek School and Property as described in **Exhibit 1**, attached and incorporated by this reference, a Historic Landmark on the Bothell Local Register of Historic Places pursuant to BMC Title 22, with all the rights, duties, and privileges attendant thereto.

3.2 Compliance with Management Standards. The City shall comply with, and the Property and North Creek School shall be subject to, the Management Standards set forth in **Exhibit 2**, attached and incorporated by this reference. The Management Standards are The Secretary Of The Interior's Standards For Rehabilitation And Guidelines For Rehabilitating Historic Buildings (Revised 1983). Compliance with the Management Standards shall be monitored by the Board.

3.3 Subsequent Development of Property. The City shall submit a complete application for all required permits and shall obtain all required approvals for the proposed development, consistent with the City's permit review process as specified in BMC Title 11. The City, the North Creek School, and the Property shall comply with the requirements of development set forth in the Bothell Municipal Code, including environmental review of the development proposal under the State Environmental Policy Act.

3.5 Duration, Amendment or Discontinuation of Plan. The covenant and all attendant rights and obligations created by this Plan may be altered or discontinued only by mutual agreement of the Parties or their successors or assigns, provided that, in the event Owner fail to comply with any term of this Plan, including the Management Standards, subsequent development requirements, or any City regulations governing historic landmarks, the Council may revoke, after notice and an opportunity for a hearing, this Plan.

3.6 Continuing Board Authority.

3.6.1 The Board shall have continuing authority regarding the North Creek School as set forth in BMC Title 22, without limiting the foregoing, the City shall obtain from the Board a "Certificate of Appropriateness" for any action affecting any of the following:

- a) Demolition
- b) Relocation
- c) Change in use
- d) Any work affecting the exterior appearance of the historic landmark
- e) Any work affecting items described in **Exhibit 1**

3.6.2 In the case of an application for a waiver of a Certificate of Appropriateness for the demolition of the North Creek School, the City agrees to meet with the Board to seek alternatives to demolition. These negotiations may last no longer than forty-five (45) days. If

EXHIBIT 1

PROPERTY BOUNDARY AND LOCATION

The boundary of the designated property includes the exterior of the North Creek School, which includes but is not limited to its form, cladding, windows, and roof. The house is located on tax parcel 27052900402000 (previous parcel reference 29270540200009) located at 22711 31st Avenue SE in the City of Bothell, Washington (Snohomish County). The specific legal description for said property is as follows:

Section 19 Township 27 Range 05 Quarter SE – SEC 29 TWP 27 RGE 05. E 80FT OF S 260FT OF SW1/4 SE1/4 LESS S 20FT FOR CO RD & LESS FITZGERALD RD & LESS ADDL R/W TO CITY BOT PER SCC 97-2-01341-9.

EXHIBIT 2

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Standards for Rehabilitation (36 CFR 67) comprise that section of the overall historic preservation project standards addressing the most prevalent treatment today: Rehabilitation. "Rehabilitation" is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The Standards for Rehabilitation are as follows:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

MINUTES

LANDMARK PRESERVATION BOARD
Regular Meeting – Tuesday, March 27, 2018 7:30 pm
Location: City Hall, Conference Room 107/108
18415 101st Ave NE, Bothell, WA 98011

I. **CALL TO ORDER**

Bill Moritz called the regular meeting of the City of Bothell Landmark Preservation Board to order at 7:30 pm, in Vicki Somppi's absence. In attendance were members **Vicki Somppi** (arrived at 7:35), **Claudia Elsemore**, **Sean Gehrke**, **Cary Westerbeck**, **Bill Moritz**, **Daphne Taylor** and **Anthony Gomes**. The meeting was staffed by **Sarah Desimone**, Historic Preservation Consultant.

Guests in attendance:

Tomas Matos, Dirt Lorde/Securite Gun Club, 11910 Woodinville Way, Woodinville, WA 98072

John Fowler, Dirt Lorde/Securite Gun Club, 11910 Woodinville Way, Woodinville, WA 98072

Introduction of members and guests

II. **NON-AGENDA PUBLIC COMMENTS**

None

III. **APPROVAL OF MINUTES**

MOTION by Moritz to approve the February 27, 2018 regular minutes.

SECOND by Westerbeck

APPROVED unanimously

IV. **NEW BUSINESS**

A. Demolition review of Nick Jacovello House, 12044 NE Woodinville Dr., Bothell, WA-Matos/Fowler

Matos presented the board with their analysis of alternatives to demolition, a historical report on the property and a plan of the new building.

Gehrke asked what they plan to do with the house. Matos stated that they plan to demolish all of the current buildings on the property.

Matos stated that they intend to create a section on the gun club's website with background information on the property including information on the railroad and the Woodin family.

LANDMARK PRESERVATION BOARD
Minutes – Tuesday, March 27, 2018

Fowler stated that a salvage company has visited the property and took two historic windows and a sink to be salvaged. The remaining materials will be recycled wherever possible.

Matos and Fowler detailed plans for a path that will go along the river at the north edge of the property. It will be accessible to the public from Woodinville Way, across King County Parks property, during business hours. The path will feature ecological plaques at each of three view sheds per Department of Ecology regulations. Historical information could be added to these plaques.

Moritz asked about public access to the path. Matos replied that they have a 99 year lease with King County to cross over the narrow piece of King County Parks property that runs in front of the property. Path access will be public but limited to the gun club's hours of operation due to liability.

Somppi noted that the LPB has, or at one time had, signage guidelines for interpretive signs. She suggested looking at the Red Brick Road park interpretive signage for an idea of the type of signs the board would like to see.

Moritz asked how much of the property was altered as a result of the pre-1960s Army Corps of Engineers realignment of the river. Matos believes much of it is and historical photographs support his conclusion.

Further discussion about the plaques ensued. Somppi would like to see a historical plaque as close to the road as possible. The Ecology plaques need to be in specific locations with species and ecology information. The board would like to see an additional plaque in a public area with historical information including: the role of the railroad in Bothell's development, the Woodin family, historical photos of the valley and the demolished houses, other families involved with the property (Jacovello's), etc.

Somppi suggested a large sign be placed as close to Woodinville Way as possible (it cannot be on King County property) with historical information on the south side and river mitigation information on the north side to explain all that has occurred on the property before and during this project. Somppi asked that they bring a mock-up or example of the sign's design and content to the board prior to installation.

Fowler said they will work on designing an interpretive sign and bring it back to the board for their feedback.

Dimmitt suggested that they contact surviving members of the Woodin family and the Woodinville Historical Society. She also noted that the Bothell Museum would appreciate a copy of their report and that she believes their mitigation efforts will generate goodwill within the community.

Taylor noted that their historical report is good and respectful.

Gomes asked if the website will be publicized. Fowler said it will be under the "About Us" section but will not be specifically marketed.

- B.** Letters to owners of BRHL eligible properties
Desimone asked if the board would like to send letters to owners of properties that are eligible for the BRHL (or NRHP/WHR). Somppi noted that the board used to do that annually based on a list of eligible properties. Desimone will draw up a list and a letter. Moritz would like to see the letter prior to mailing.

V. OLD BUSINESS

- A.** None

VI. REPORTS

- A.** None

VII. REPORTS FROM STAFF

- A.** Planning Commission/LPB joint orientation Apr. 11 or 18?
- B.** Bartelson House COA coming soon
- C.** Country Village applicants are being encouraged to keep the Erickson house and carriage house
- D.** Design review for the city hall block hotel will probably be in April
- E.** Merc mural updates
- F.** Tack Shack/Bothell Ski & Bike demo review will probably be in April
- G.** Winningham Farm possible sale
- H.** Working with council on changes to the downtown design guidelines
- I.** Bothell 185 progress/interpretive panels

VIII. OPEN TOPIC DISCUSSION

- A.** Westerbeck reported that council discussed a proposal to reduce traffic impact fees. The proposal would reduce them by 1/3rd and could have an adverse impact on historic properties because there is no distinction made between new and existing buildings. Deputy Mayor Duerr was concerned that it would incentivize demolition of historic buildings.
- B.** Moritz inquired as to the status of the historic district. Desimone replied that it is waiting to be reviewed by the City Attorney. She will keep the board informed.
- C.** Somppi shared a handout on simplified design guidelines for historic districts
- D.** Board thanked Claudia Elsemore for her service as her term has ended.

IX. ADJOURNMENT

- MOTION by **Moritz** to adjourn the meeting at 9:08pm.
- SECONDED by **Dimmitt**
- APPROVED unanimously

Claudia Elsemore, Secretary

Bothell Landmark Preservation Board
COMMENTS AND MITIGATION REQUIREMENTS

Subject: Comments and Mitigation Requirements for the Nick Jacovello House demolition

Date: April 3, 2018

Staff Contact: Sarah Desimone, Community Development

HISTORY

Dirt Lorde, LLC applied for demolition permits for three houses at the Securite Gun Range site in March of 2018. One of the houses, the Nick Jacovello House (12044 NE Woodinville Dr.), was determined to be eligible for the Bothell Register of Historic Landmarks largely due to its association with early railroads. According to BMC 22.28.060 (C), the application for demolition was referred to the LPB for review.

Dirt Lorde, LLC attended a LPB meeting on March 26, 2018 to discuss alternatives to demolition for the Nick Jacovello House. No alternative could be found so the LPB approved the demolition and set mitigation requirements.

DOCUMENTS TO BE PROVIDED TO APPLICANT

1. Copies of Board meeting minutes.
 2. Formal Board comments and mitigation requirements
-

LANDMARK PRESERVATION BOARD PROCEDURE

22.28.060 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 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;
2. Incorporating the structure into the overall design of the project;
3. Converting the structure into another use (adaptive reuse);
4. Relocating 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;
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. Such documentation shall be submitted to, and archived by, the city.

The report shall consist of thorough, deliberative analyses of each of the alternatives, explaining why each alternative is or is not feasible.

Landmark Preservation Board

Subject: Comments and Mitigation Requirements for Nick Jacovello House Demo Date: April 3, 2018

Staff Contact: Sarah Desimone, Community Development

C. Any application for a demolition permit for a property that meets the criteria necessary to be listed on the local register (BMC [22.16.010](#)) shall be referred to the board. At the next regularly scheduled meeting 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 mitigative measures (e.g., to encourage the landowner to salvage significant architectural features of the building) and to require documentation of the building as set forth in subsection (A)(9) of this section before the demolition permit is issued.

COMMENTS & RECOMMENDATIONS

The Board understands that the proposed gun club plan cannot accommodate the Nick Jacovello House and approves the demolition of the building with mitigation requirements including publicly accessible interpretive signage at the site and a page on Securite's website devoted to the property's history.

MITIGATION REQUIREMENTS

The Board requires the following measures as mitigation for the loss of the Nick Jacovello House:

1. Materials from the demolished homes shall be recycled as planned
2. Interpretive signage shall be placed on the site, in or near the public right-of-way, and shall include, at a minimum, the following information:
 - a. the role of the railroad in Bothell's development
 - b. the Woodin family
 - c. historical photos of the family and the demolished houses
 - d. other families involved with the property (Jacovello's, etc.)
3. Board shall approve the content, design and placement of the interpretive signage.
4. A page under the "About Us" section of the Securite Gun Club website shall contain historical information on the property including information on the railroad and the Woodin family.

Securite Gun Club

Historical Memorialization of Site Plan

July 11, 2019

Overview

The Securite Gun club plans to memorialize the significant items of the site in three different ways:

- 1) A kiosk with on the grounds of the property describing the previous houses and a bit of history of the land.
- 2) Bricks from Brick yard road
- 3) Signs inside the main entry way and in the “Carbon Club” describing the reclaimed beams of the houses that were on the property

These displays and signs are intended to capture some of the important details of the local area.

The Kiosk

A Kiosk with a sign documenting the history of the property will be placed at the entrance to the public pathway that runs along and around the property. The pathway is accessible to the public from sunup to sunset during normal business hours.



Historical Report

12044 NE Woodinville Dr. WA 98074

March 13, 2018

1939



2018



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A. Introduction

This Historical Report will provide information pertaining to the history and architectural character of the property located at 12044 NE Woodinville Dr. WA 98074 for the consideration of the Bothell Landmark Preservation Board.

B. Physical Description

General Project Information:

Location: 12044 WOODINVILLE DR 98011
Assessor's Parcel No.: 092605-9088 092605-9089
Section/Township/Range: NW-9 -26-5
Legal Description: LOT 1 & LOT 2 BOTHELL BLA 2014-05937 REC #20150506900008 SD
BLA LYING SLY OF ST HWY #2 & SAMAMMISH RIVER C/L & NLY OF
NP RR R/W & NE WOODINVILLE DR (OLD ST RD #2) IN NW 1/4 OF
SE 1/4 OF NW 9-26-5
Lot Size: Lot 1 148,536 SF Lot 2 9,383 SF

Current Structure:

Building Name: 12044 House
Building Size: 540 original (approx.) 640 today (approx.)
Zoning: OP, LI and C/I
Date of construction: 1936 (King County Records)
Architect: Unknown

Original Use: Residential
Present Use: Vacant
First Known Owner: Nick Jacovello Etux. (see history)
Occupied By: Owner's son

Location

The subject property in Bothell near the city limits to Woodinville. Located on the banks of Sammamish River, which is also known as the Sammamish Slough or Squak Slough, the property is on the northern side of NE Woodinville Dr. just east of Juanita Woodinville Way NE, also known as Brickyard Road NE. The property is buffered from the Woodinville Dr by King County Parks and BNSF Railway owned lots that run parallel to the road.

The property is located approximately 1.25 miles ESE from Bothell City Hall and 1 mile NWN of Woodinville City hall.

The Sammamish river runs along the north boundary of the property and also curves to form the part of the eastern boundary. The Sammamish River Trail, which connect to the Burke-Gilman Trail at its north western end, runs parallel east-west to the property on the opposite bank of the river.

Beyond the river and the train, WA-522 highway runs east-west parallel to the property. Highway I-405 run north-south parallel to the properties west side. Travelers taking the Exit 23 on I-405 N for WA-522 E can overlook the property on their right-hand side as they come off the ramp.

A residential lot defines the western most boundary of the property and was once part of an overall larger lot that has been subdivided over the years. The house currently straddles two lots due to a 2016 boundary line adjustment.

Much of the development south of the property and across Woodinville Dr consists of three story multifamily apartment buildings with tracks of single family homes south of them.

Across from the south-west corner of property there is a small office and light industrial park on the east side of Juanita Woodinville Drive and a large storage and warehouse facility for Wine Valley Siding Supply Inc on the west side.

C: History:

Contextual History

The area around Lake Washington was sparsely inhabited by Indians belonging to tribes that have ceded area lands to the United States and by a scattering of American settlers on isolated farms along the lakeshore.

The tribe that lived along the Squak Slough, later renamed the Sammamish River, was a subgroup of the Duwamish Tribe that called itself s-tzah-PAHBSH, meaning "willow people," and they lived off of fish from the river and lakes, supplementing their diet with wildlife, wapato bulbs, and berries.

European settlers began to migrate to the area in late 1800 and in 1871 the **Woodin s** were the first family to settle in what became known as the Woodinville community. They homesteaded on 160 acres along the banks of the Squak Slough. This property (12044 House) lies on part their original claim.

The hilly, timbered terrain surrounding the lake discourages cross-country travel, so American settlers follow the Indian custom of relying on water highways to travel in the region. The slough served as the main mode of transportation for the early pioneers.

Paddles, oars, and poles propelled people and freight between far-flung settlements and Seattle until steamboats begin operating on the lake in the late 1870s.

The area developed slowly until the Seattle-Lake Shore & Eastern Railway arrived in 1888. The railroad built and ran branches from Seattle through Bothell, on to Woodinville, to Sallal Prairie (just past North Bend) . (Maps)

This new rail line ran east to west along the southern boundary of the existing property and the Woodinville railroad depot was built located adjacent to the Woodins' land (approx. 1/3 of a mile from the 12044 house). An early business district formed around the railroad depot including stores, saloons, roads and bridges were built. (Woodinville History)(MAP)

The rail lines made travel on the slough less of a necessity, but steamboats continued to ply the river into the early twentieth century. One anecdotal account says the boats quit stopping in Woodinville in 1904.

Around 1917, the river was no longer used for transportation as the Lake Washington Ship Canal opened and the level of Lake Washington dropped nine feet but it didn't matter, because by then better roads and the automobile were coming onto the scene. The river continued to be used to float logs to local mills, and later became popular for boat races.

The lowering of the lake tamed the valley flooding and the land was cleared, enabling produce and dairy farming across the Sammamish Valley. Much of the produce was shipped by railroad to the East Coast as well as to Seattle.

In 1913, a highway to Seattle was complete and the use of the railroad as a means of shipping goods wound down. (Wilma, 2003). Secondary State Highway 2A (SSH 2A), was already in existence since at least 1927 connecting US 10 and US 410 in Renton to the north, through Kirkland and Bothell, connecting back to US 99 in Everett. In 1964, the system of Primary and Secondary state highways was removed in favor of signed routes, and PSH 2A was renamed SR 405. The first

segment of the interstate to be completed was between Tukwila and Renton, opening to traffic on August 31, 1965. By 1971, SR 405 became Interstate 405 after it was completely improved to Interstate Highway standards. (40 Years WDOT)

With the advent of good roads, train travel began to wane and the train industry consolidated. The tracks running through the Property were acquired by Burlington Northern Railway in 1970 which filed to abandon them a year later in 1971. Seven years later, the tracks their conversion to the Burke-Gilman Trail and eventually linking up with the Sammamish River Trail. The tracks from wet of the property were removed.

Tracks east of the property to the location of the old train station have been undermined and are not usable. The last recorded use of this spur was as a turn-around point for the The Spirit of Washington Dinner train, which ran daily between downtown Renton and the Woodinville wineries. Staring in May 1992, the train ran until summer of 2007.

The Woodin s

In the early 1870s white settlers began to edge east along the Sammamish River. In September 1871, the Woodin family traverses Lake Washington aboard a scow loaded with their belongings to reach land they have claimed on the Squak Slough (later known as the Sammamish River) at the future site of Woodinville.

This included Ira Woodin (1833-1908) and his wife Susan (1848-1919). With their daughters Helen (b. 1864) and Mary (b. 1867), the family moved from Seattle to what is now Woodinville in 1871, becoming the first Caucasian settlers to settle there. The Woodin's also had a son Frank.

Ira was an early arrival in Seattle. Shortly after 1856 he and his father, M. D. Woodin, opened Seattle's first tannery at the southeast corner of Yesler Way and 3rd Avenue.

The Woodins lived in the Rainier Valley southeast of downtown Seattle prior to their move to the Squak Slough. Ira Woodin (1833-1908) owned Seattle's first tannery, at Yesler Way and Third Avenue, with his father. They operated it successfully for a number of years, selling leather made there to other area settlements or shipping it to San Francisco. However, as his wife Susan (1848-1919) would say almost 50 years later, "we decided to do a little more pioneering". To reach the new farm, Susan remembered:

"e carted our things out to Laurelshade [now Madison Park] on Lake Washington over McGilvra's road, loaded them on a scow and then made the remainder of the voyage by water. There was not a steamboat on the lake, so we had to pole the scow or tow it from a rowboat. After we finally reached the head of Lake Washington we entered Squak Slough and worked our way along it to Woodinville. I do not know exactly how far it is from Madison Park to Woodinville by water, because in the old days the slough was awfully crooked. Mr. Woodin used to say that there was one place where he could touch one tree three times going less than a mile" (Baxter).

The Woodins built a home on 160 acres just north of today's NE Woodinville Drive near its intersection with Juanita-Woodinville Way NE (Brickyard Road). A tiny settlement developed along the river just to the east of the Woodins, though growth was slow for the next 15 years. But homesteaders and loggers gradually continued to move in, and by 1886 Woodinville had a population of 60.

The Woodin home became a nexus of the nascent community, serving as its first school from 1878 until 1883, its first church until 1880, and an informal doctor's office.

The Woodinville Post Office was established on June 27, 1881. Susan Woodin, is the first postmaster. The mail room was located in the Woodin residence until May 10, 1882, when it reopened in a new location two miles southeast of Bothell, along the Sammamish River on the Northern Pacific Railroad line.

The community's development accelerated once the railroad arrived in 1887. The commercial district expanded north of the slough and began edging east. Several hotels and stores were built near the slough, and by 1909 the town had four hotels, two sawmills, two shingle mills, a feed store, blacksmith's shop, **brick and tile manufacturer** (located kitty-corner from the Property), and a small school-desk factory. A pleasant, rural community emerged, and in 1929 Woodinville's estimated population was 780.

John DeYoung

The Woodins opened a general store in Woodinville in 1888 but perhaps a better-known store in the town's early years was Teegarden's Shop, located west of the railroad depot on today's NE Woodinville Drive. The original store was built in 1890 and was renamed when the founder's sister Cindy took over the business and married Harry Teegarden in 1914.

In February 1925 the Teegardens sold the store to **John DeYoung (1891-1966)**. DeYoung, a Kent resident since 1897, had been looking to start his own business. He soon formed the Woodinville Mercantile Company, a large retail operation that sold food, general merchandise, and gasoline. He went on to acquire or establish a lettuce packing plant, a shingle mill, and Woodinville Hardware. DeYoung and his descendants have played a significant role in Woodinville's history.

His granddaughter, Lucy DeYoung, was elected Woodinville's first mayor in 1992.

Ownership/Tenants:

The Property was originally part of the Woodin family property. Maps show that the property from 1912 show **Ira Woodin** as the owner.

Real Property Assessment and Tax Rolls for King County 1925 show that **F.A. Woodin** (i.e. Frank) as the owner for Lot 3 with 18.99 acres as well as the Kroll Map 1926,

By 1930 Tax Roles, show Lot 3 owned by **Nick Jackovello** but with 3.20 acres from the original plot. Nick was foreman for the Northern Pacific Railroad and his home was a railroad section house. The Jacovellos were one of "several Italian families farming in the Valley. Some of these were the Delvecchios, Baranzini, Migliore, Pignataro, Vitulli, and Zanassi families." (Slough of Memories, 12)

The Tax Roles of 1935 show that Lot 3 was designated #67 and consists of 19.97 acres.

King County Assessor Card (est. start of 1938) shows that the fee owner **Nick Jackovello Etux** purchased the property designated #67 on 6-6-1929 and that a house was built on the property in 1936. The structure was claimed to be occupied by "Owner's Son".

King County Assessor Card shows **John DeYoung** purchased the property on 4-25-1947 and **E.E. Thomas and wife** was the owner as of 1-4-1960.

Tax records on microfiche from King county assessors show ownership in 1974 as **Thomas, Elworth E & Anna M.** By 1985, the property had been sold to **Johnson, Richard & Patricia J.**

The following list the transactions that occurred in subsequent years (in reverse order).

Excise Number	Recording Number	Document Date	Seller Name	Buyer Name	Instrument
2659765	20140328001119	3/25/2014	JOHNSON WALTER H III	DIRT LORDE BOTHELL LLC	Statutory Warranty Deed
1835067	20010810002090	8/8/2001	JOHNSON PATRICIA J	COOKE CRAIG ET AL	Statutory Warranty Deed
1835066	20010810002089	8/8/2001	WAKEFIELD CAROLE	WAKEFIELD RORY	Quit Claim Deed
1835063	20010810002088	8/8/2001	PRATT KELLI	PRATT DARCY	Quit Claim Deed
1650097	199811162258	9/9/1998	JOHNSON RICHARD E+PATRICIA J	JOHNSON RICHARD E+PATRICIA J	Quit Claim Deed

Dirt Lorde LLC purchased the property in March 25 2014 along with adjacent plots.

D: Architectural Style

Although the land has been owned since the late 1800s, the house was built in 1936 as a “single – cheap” one family residence. (KC Assessor)

Between 1946 and 1975, single-family residences took different forms and styles, often within a vernacular style, whereby the houses were designed and constructed by builders following a tradition rather than self-conscious or inventive design.

Minimal Traditional (ca. 1935 – 1955) residences typically have a simple gable roof with low to medium pitch, sometimes with a side gable, but with little or no overhang and minimal rake overhang; often with a rectangular or L-shaped floor plan, and a detached garage. Wood framed, it typically has single-hung windows of similar size or windows with horizontal muntin bars, used in single openings or grouped and set into openings in the middle of walls (“punched windows”), sometimes in minimal corner window assemblies. Wood siding, stucco, and asbestos shingles are all typical cladding, and it sometimes has a small covered porch and entry stoop. (BOLA 2017)

There has been some speculation that this house was a railroad section housing. A railway section house was typically a building or house-like structure located near or next to a section of railroad used for housing railroad workers, or for the storing and maintenance of equipment for a section of railroad. Although the original owner, Nick Jackovello, was an employee of the railroad, the small size and limited storage tends to indicate that it was a personal dwelling. Furthermonre the original property card for the building claims that it’s intended use was for Mr. Jackovello’s son.

Structure:

This house is consistent with this Minimal Traditional form. It consists of a single story 12’x30’ building facing south and oriented east to west with a WP & CB foundation. The 2x6 wood frame

construction and 24" on center and a gabled roof oriented east-west. The 5'x5 porch was covered with a gabled overhang projecting out from the main gabled roof.

The living space consisted of 3 rooms with "1 fixture" and 1 sink.

A small 5'x6' enclosed porch was attached to the east side of the main building. The porch opened on the south side of the building leading to an addition open 5x6 porch. A lean-to roof covered both porches. (Assessor Card/Photo)

In 1940 a detached 12'x21' shed was and mirrored the style of the existing main structure. It consisted of one large room and two smaller rooms approximately 5' x5' each.

By 1956 the house had been extended on the west side, replacing the shed, and extending the back with a total overall size of 40' frontage and 22' depth. 6" concrete block was used for the foundation of the extension. The back roof was in two parts; a gable, oriented east-west and a flat-inclined roof, sloping to the back.

The King County Residential Property record show an erroneous diagram of the expanded structure. The frontage is listed as 30' while measurements on site confirm the 39-40' frontage.

At some point after 1956, the front porch was enclosed.

In 1985, Assessment Records indicate a car port, open on three sides. Storage, 3' deep ran the width of north wall. 22'x22' structure with a gabled roof oriented east-west was positioned east of the main building and south of the shed. The roof overhung the back (north) storage wall by 4' providing some covered storage behind the carport.

Once exposed roof rafters are now covered with fascia board, and the building retains most of its original windows.

E: Photographs



Figure 1 – Ira and Susan Woodin (front) and children (L-R) Helen, Frank and Mary. (Woodinville Heritage Society)



Figure 2 – Property Front - Jul 10, 1956

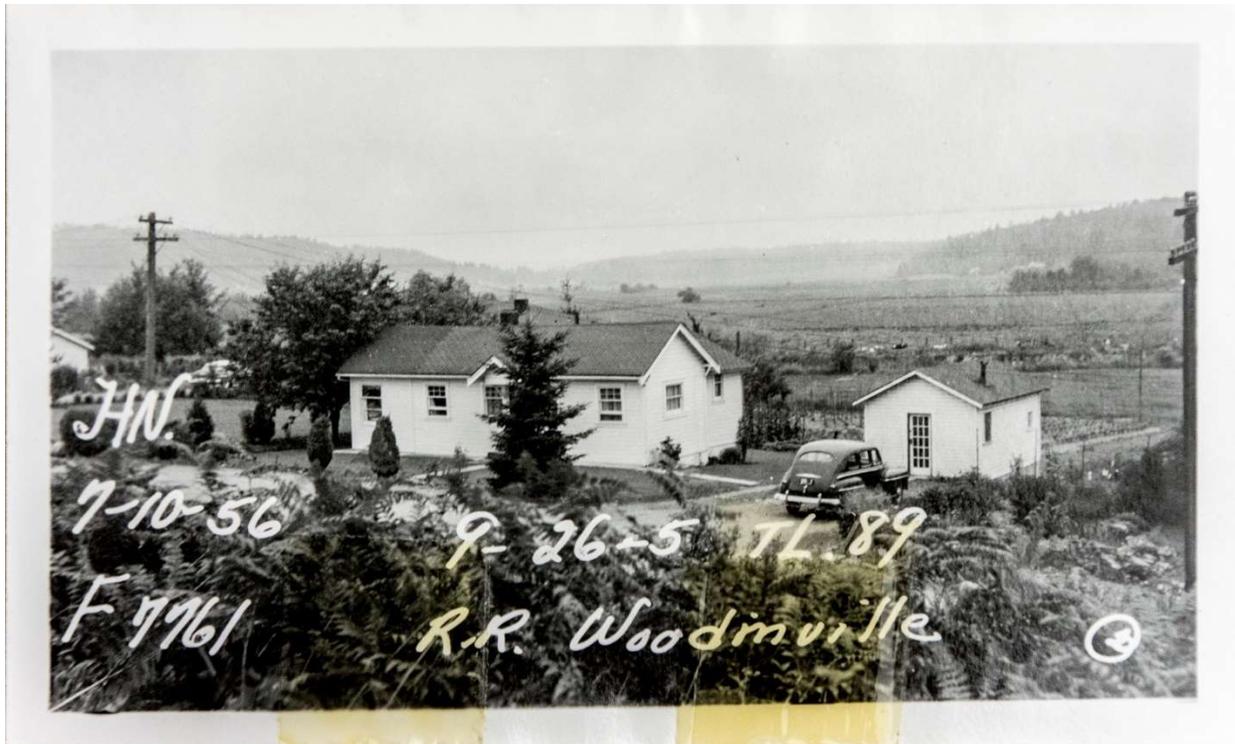


Figure 3 – Property Front after extension and shed have been added - Jul 10, 1956

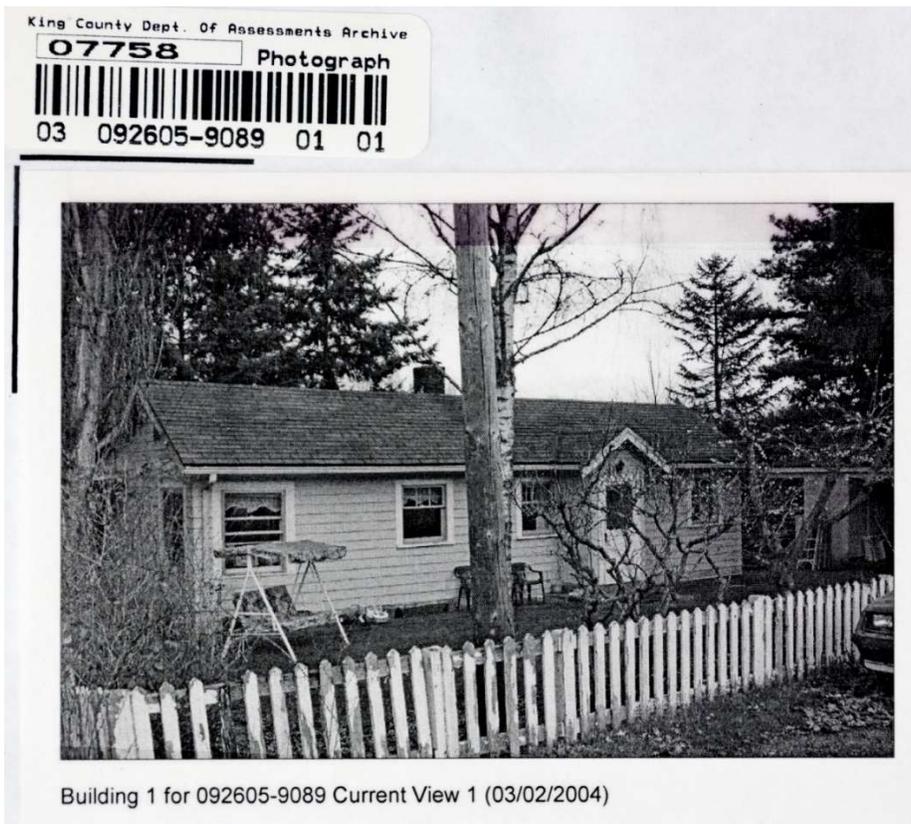


Figure 4 – Property March 2, 2004



Figure 5 – Front of property Sept4, 2002

Department of Archaeology and Historic Preservation - Historic Property Report – Property ID 55660



Figure 6 – Front of house March 2018



Figure 7 Rear of main house and garage March 2018



Figure 8 East side of house March 2018



Figure 9 Garage and Shed March 2018



Figure 10 Back of Garage March 2018



Figure 11 East side of Shed March 2018



Figure 12 North/East side of Shed March 2018

F: Plans

SE 1/4, NW 1/4, SEC. 9, TWP. 26 N., RGE. 05 E., W.M.

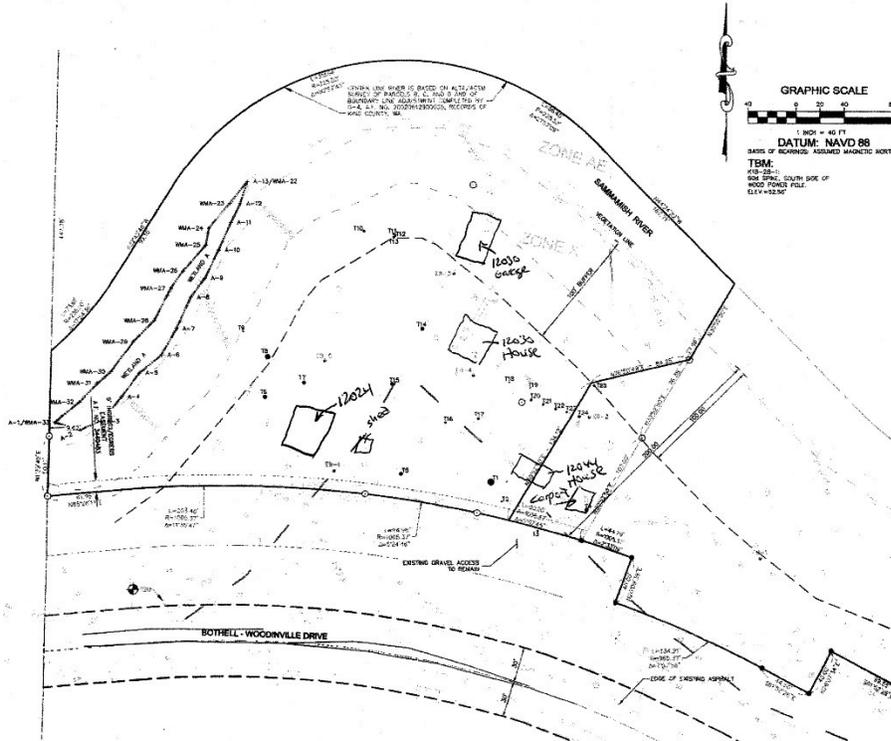


Figure 13 – Buildings on Property Map

G: Maps & Figures:



Figure 14 –Map 1905 updated approx. 1940

Township 26., Range 5 Section 9., Kirkland, Bothell, Day City, York, The Willows
From King County Washington
Published by *unknown* 1905 updated approx. 1940
From the collection of Puget Sound Regional Branch - Washington State Archives
Yellow circle indicates the location of the Woodinville Train Station.



Figure 15 – Kroll Map 1912

Township 26 N Range 5 E
From King County 1912, Washington
Published by Kroll Map Co. in 1912

Kroll Map 1926

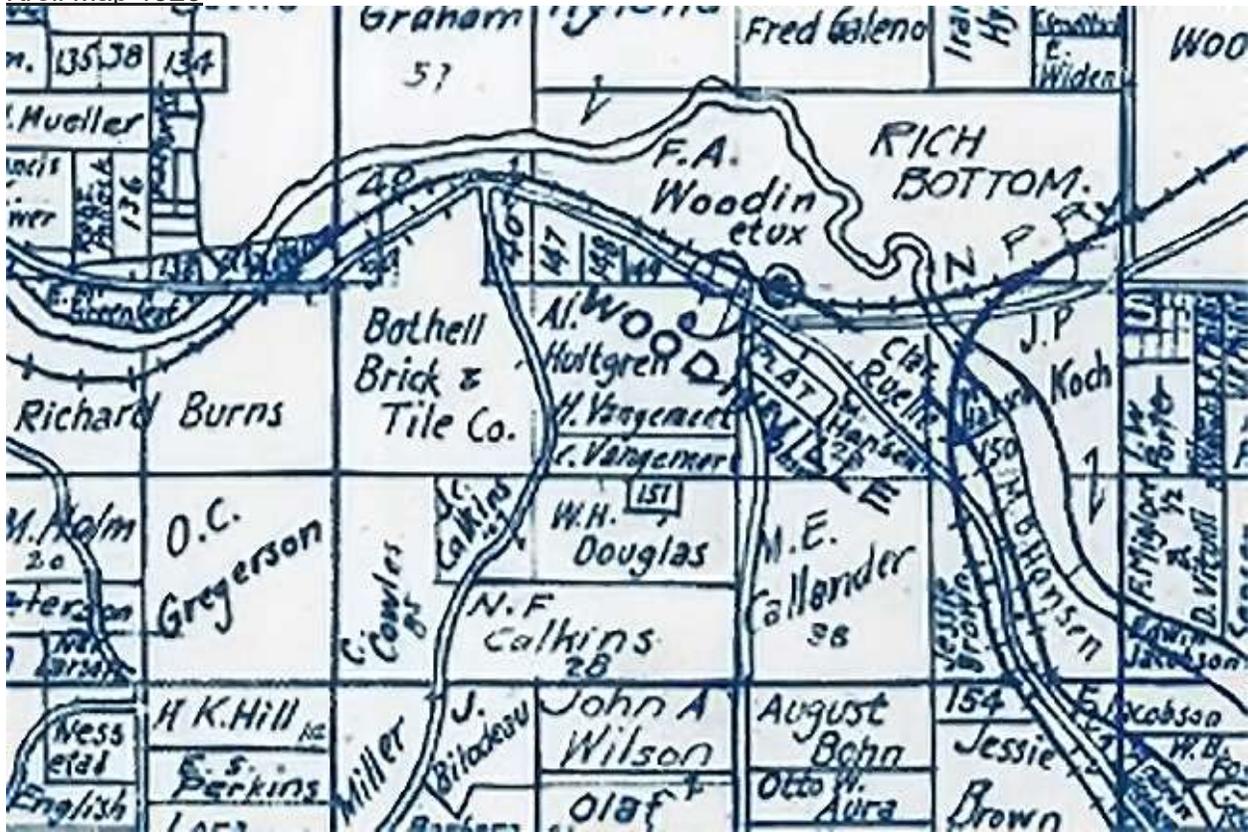


Figure 16 – Kroll Map 1926

Plate 020 – T.26N,R. 5E.,Urania, Juanita, Lake Washington, York
From King County 1926, Washington
Published by Kroll Map Co. in 1926

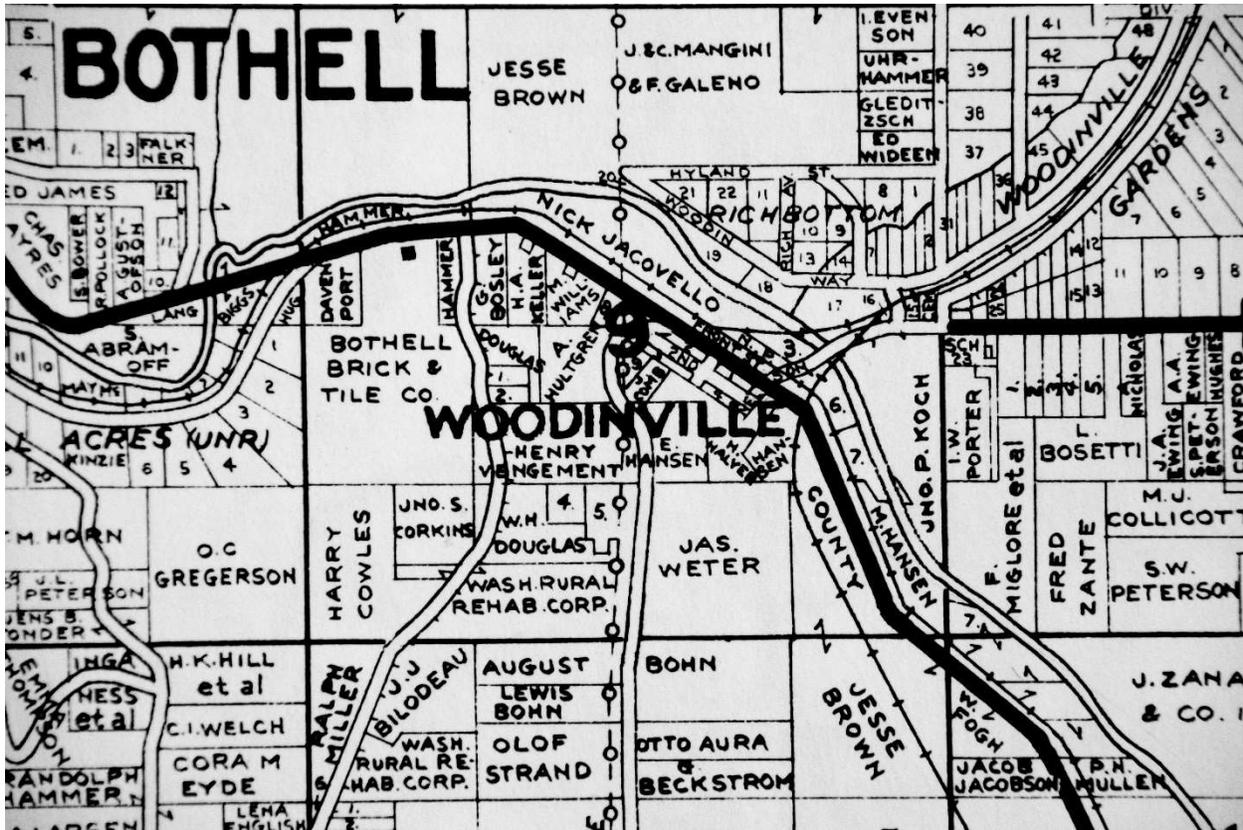


Figure 17 – Metsker Map approx.. 1937

Township 26N., Range 5E., Kirkland, Bothell, Day City, York, The Willows
From King County Washington
Published by Chas. F. Metsker approx. 1937
From the collection of Puget Sound Regional Branch - Washington State Archives

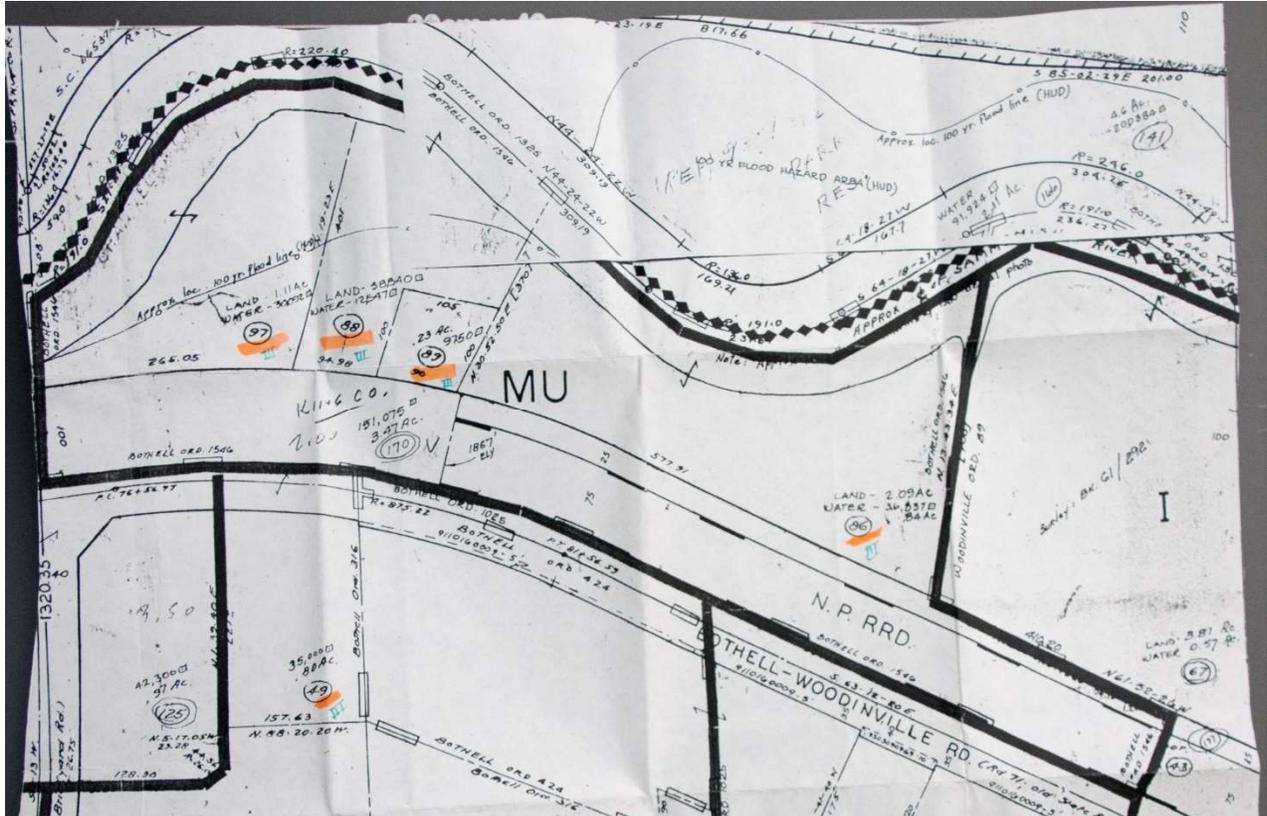


Figure 20 – Plot Map Date unknown – Puget Sound Regional Branch - Washington State Archives

1. DISTRICT
LIMITS
County CODE NO.

2. SECTION 9 TWP. 26 N. RANGE 5 TAX LOT NO. 89
DESCRIPTION See legal on back of card 7761

3. ADDRESS OF PROPERTY CONTRACT PURCHASER John De Young - 4/25/47

4. FEE OWNER
5. ARCHITECT
6. ORIG. BUILDING COST \$ OCCUPIED BY RENTAL PER MONTH \$ ESTIMATED RENTAL PER MONTH \$

7. CONDITION OF EXTERIOR INTERIOR FOUNDATION FLOOR PLAN

8. BUILDING

TILE WORK	PORCHES	9. CORNER JOINTS	DOWN SPOUTS SEWER CONNECTED
EXTRA FEATURES		10. FIRST FLOOR JOIST SIZE	X AND INCH CENTERS BRIDGED
ATTIC		11. FIRST FLOOR JOIST SUPPORT COLUMN OR POST SIZE	X
INTERIOR WALLS		12. CLASS OR GRADE NO.	SHAPE NO.
FLOORS	BUILT-INS	13. BUILDING FINISHED OR UNFINISHED	
FIRE PLACE		14. DEPRECIATION: CONDITION % OBBLSE. % ECON. SUIT. % TOTAL %	
INTERIOR TRIM		YEAR BUILT REMODELED EFFECTIVE AGE YRS. FUTURE LIFE YRS	
PLUMBING	FOUNDATION	LAND INFORMATION	
		1. SIZE	2. ROAD
		3. SEWAGE DRAINAGE WATER PUMP	
		4. TREND	5. DISTRICT
		LAND USE SOIL TYPE CROPS-TIMBER STAND	6. USE
			NO. ACRES VALUE-ACRE VALUE
			\$ \$
			\$ \$
			\$ \$
			\$ \$
		LAND SIZE X TOTAL NUMBER OF ACRES	VALUE \$
			ASSESSED VALUE \$

REMARKS

MAIN BUILDING

DIMENSION	SG. FT. AREA
X	
X	
PCH. X	
PCH. X	

IMPROVEMENT VALUE

MAIN BUILDING \$

OTHER BUILDINGS \$

TOTAL \$

ASSESSED VALUE 50% \$

DATE

OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
GARAGE					X		\$
					X		
					X		
					X		
					X		

9. OWNER OR CONTRACT PURCHASER DATE FILE NO. PRICE MTGE. STAMP

John De Young 1-4-60 539480 24th Street 12024 NE Woodinville Dr. 98074

REMARKS

FRONT

FRONT

FRONT

Figure 24 – King County Assessor Card 3 (Front)

**KING COUNTY
RESIDENTIAL PROPERTY RECORD**

009 SHEET 1 OF 1

MAJOR 092605 MINOR 0089 2 FOLIO 07758

3 Addition TAXI LOT

4 Quar 2 Sec 09 Twn 26 Rge 05 Block 000 Lot 089

Situs 5 Area 027 Sub Area 008 6 Zip 98 011

7 Address 12024 WOODINVILLE WAY

8 Description SEE ABOVE THOMAS

9 LAND ONLY UNDERWATER TIDELANDS

10 REMARKS

Code

King County Dept. Of Assessments Archive
07758 Photograph
03 092605-9089 01 01

King County Dept. Of Assessments Archive
07758 Photograph
03 092605-9089 01 03

King County Dept. Of Assessments Archive
07758 Photograph
03 092605-9089 01 02

10A PERMIT INFORMATION

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

11 PLAT OF BUILDING Scale 1 CM = 10'

Class III 4/18

① - 640

LAND	
100	Zone Actual
101	Zone Conformity
102	Hgt. & Best Use
103	Unit
104	Lot Width
105	Lot Depth
106	Square Foot or Acres
107	Lot Width or Acres (useable)
108	Lot Depth (useable)
110	Lot Wd. (standard)
111	Lot Depth (standard)
113	Unit Value
114	Representative Site
115	Irregular
116	Corner
117	Grade
118	Slope
119	Street Access
120	Water Front
121	Dock Suitability
122	Tide Land
123	Alley
124	Cul De Sac
125	Thru Street
126	Street Front
127	Curbs & Gutters
128	Sidewalks
129	Street Surface
130	Street Condition
131	Street Traffic
132	Street Lights
133	Water
134	Water System
135	Sanitary Sewers
136	Storm Sewers
137	Underground Utilities

VIEW	
140	View Lot
141	View Olympic Range
142	View Cascade Range
143	View Mt. Rainier
144	View Pug. Sound
145	View Lake
146	View River
147	View City
148	Territorial View
149	View Utilization

NEIGHBORHOOD AND TOTAL PROPERTY

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

STAFF

170	Land Data Date
171	Appraiser No.
172	Reviewer No.
173	Date

ASSESSORS FORM #34
REV. 8-1-72

Figure 26 – King County Residential Property Card (Front)

BUILDING DATA

MAJOR 092625		MINOR 9089		FOLIO 07758		BUILDING DATA	
12 EXTERIOR		19 ROOM DETAIL		24 INSULATION NONE		200 Condo	
<input checked="" type="checkbox"/> Bd. & Btn. Shingle <input checked="" type="checkbox"/> Rustic Shake <input type="checkbox"/> Ced./Sid. Conc. Blk. <input type="checkbox"/> Plywood <input type="checkbox"/> Brick Veneer % <input type="checkbox"/> Stone % Other _____		No. 4 B 1 A 1/2 2 Entry _____ Dining _____ Fa/De/R _____ Bedroom 2 Bath 1 Living 1 Kitchen 1 Utility _____		Walls _____ Ceiling _____ Other _____ 25 KITCHEN Eat. Area <input checked="" type="checkbox"/> Adeq. <input type="checkbox"/> Inad. _____ Cabinets <input checked="" type="checkbox"/> Adeq. <input type="checkbox"/> Inad. _____ Cab. Matl. SS <input checked="" type="checkbox"/> S _____ G _____ Ctr. Matl. SS <input checked="" type="checkbox"/> S _____ G _____ Remodeled <input checked="" type="checkbox"/> No _____ Yes _____		201 Use Type _____ 202 Year Built 19 36 Cost Year 19 7 2 203 Depreciation Table _____ 204 Functional 155 28 3G 205 Condition 155 28 3G 206 Workmanship 155 28 3G 207 No. of Stories 1 4 208 Total Rooms _____ 209 Entry _____ 210 Dining _____ 211 Fam/Den/Rec. _____ 212 Bedrooms _____ 214 Utility Type Rooms _____ 215 No. of Built-ins _____ 216 Adeq. Electric 155 28 3G 217 Adeq. Plumbing 155 28 3G 218 Adeq. Garage 155 28 3G 219 Adeq. Storage _____ Area _____ 220 Bsmt. Garage _____ Area _____ 221 Unfin. Attic _____ Area _____	
13 ROOF		20 BUILT-INS NO.		26 FLOORS		BUILDING COST DATA	
<input checked="" type="checkbox"/> Hip Comp. <input checked="" type="checkbox"/> Gable Tile/Slate <input type="checkbox"/> Shed Tar/Gravel <input type="checkbox"/> Flat Shingle <input checked="" type="checkbox"/> Gutters Drain <input type="checkbox"/> Shake Lgt. Hvy Other _____		B.BQ. _____ Disp. _____ D.W. _____ Intercom _____ Fan. & Hd. _____ App. Is. _____ Vacuum _____ Stereo _____ Rng. & Ov. _____ Bi _____ Di _____ Dbl. Oven _____ Bi _____ Di _____		HW _____ Conc. _____ Tile _____ SW _____ WWC 3 Lino. _____ 27 PLUMBING Tub _____ Basin _____ Toilet _____ Shower St. _____ Baths Full _____ 3/4 _____ 1/2 _____ Grade _____ SS <input checked="" type="checkbox"/> S _____ G _____ Sink _____ HW Tank _____ Laundry Conn. _____ Other Sgl. Outlets _____ Roughed in Baths _____ Other _____		222 Per Cent Complete _____ 230 Eff. Yr. 19 45 Obsol % _____ Net Cond % _____ 231 Grade R1 05 Variation _____ 232 1st. Floor Area 64 4 233 Upper Floors Area _____ 234 Hall Story Area _____ 235 Unf. Floors 1/2 _____ Full _____ 236 Fin. Attic Grade _____ Area _____ 237 Strwy. to Unf. Attic 1N 2Y 3F 238 Total Bsmt. Area _____ 239 Fin. Bsmt. Grade _____ Area _____ 240 Daylite Bsmt. 1N 2Y 241 Ext. Brick % _____ Ext. Stone % _____ 242 Heating Source 1 Oil 2 G 3 El. 243 Heating System 1 F/W 2 Gr 3 Rd. <input checked="" type="checkbox"/> EBB 5 Fa 6 Hw 244 Heating Area 64 4 245 Central Cooling Costs \$ _____ 246 Bathrooms Full 1 3/4 1/2 1/2 247 H.W. Tank/Sink/Laundry _____ 248 Other Single Plumbing Outlets _____ 249 Fireplaces Single _____ Multi-fl. _____ Free-Std _____ 250 Fireplace Add Outlets _____ 251 Porch 1 DK 2 OP 3 En Area _____ 252 Porch 1 DK 2 OP 3 En Area _____ 253 Porch 1 DK 2 OP 3 En Area _____ 254 Additional Costs \$ _____ 255 Garage Att. Area _____	
14 WINDOWS		21 ATTIC		28 FIREPLACE NO. NONE		227 Per Cent Complete	
<input checked="" type="checkbox"/> Wood Steel <input type="checkbox"/> Alum. 8 SI/GI/Dr Other _____		<input checked="" type="checkbox"/> None <input type="checkbox"/> Unfinished <input type="checkbox"/> Finished Area _____ Grade _____ SS _____ S _____ G _____ Strwy. 1 N 2 Y 3 F		Bsmt. _____ 1st. _____ 2nd. _____ Sgl. _____ Mult. _____ Fr. Std. _____ Brick _____ Stone _____ Grade _____ SS _____ S _____ G _____ Other _____		228 Grade _____ 229 1st. Floor Area _____ 230 Upper Floors Area _____ 231 Hall Story Area _____ 232 Unf. Floors 1/2 _____ Full _____ 233 Fin. Attic Grade _____ Area _____ 234 Strwy. to Unf. Attic 1N 2Y 3F 235 Total Bsmt. Area _____ 236 Fin. Bsmt. Grade _____ Area _____ 237 Daylite Bsmt. 1N 2Y 238 Ext. Brick % _____ Ext. Stone % _____ 239 Heating Source 1 Oil 2 G 3 El. 240 Heating System 1 F/W 2 Gr 3 Rd. <input checked="" type="checkbox"/> EBB 5 Fa 6 Hw 241 Heating Area 64 4 242 Central Cooling Costs \$ _____ 243 Bathrooms Full 1 3/4 1/2 1/2 244 H.W. Tank/Sink/Laundry _____ 245 Other Single Plumbing Outlets _____ 246 Fireplaces Single _____ Multi-fl. _____ Free-Std _____ 247 Fireplace Add Outlets _____ 248 Porch 1 DK 2 OP 3 En Area _____ 249 Porch 1 DK 2 OP 3 En Area _____ 250 Porch 1 DK 2 OP 3 En Area _____ 251 Additional Costs \$ _____ 252 Garage Att. Area _____	
15 FOUNDATION		22 BASEMENT		29 PORCH NONE		228 Grade	
<input checked="" type="checkbox"/> Concrete 4" Thick <input type="checkbox"/> Concrete Block <input type="checkbox"/> Post & Pier Other _____		<input checked="" type="checkbox"/> None <input type="checkbox"/> Part _____ Full _____ Finished Rms. No. _____ Finished Area _____ Grade _____ SS _____ S _____ G _____ Daylite Bsmt. _____		No. 1 OP Enc. St. _____ No. 2 OP Enc. St. _____ No. 3 OP Enc. St. _____ Other _____		229 1st. Floor Area _____ 230 Upper Floors Area _____ 231 Hall Story Area _____ 232 Unf. Floors 1/2 _____ Full _____ 233 Fin. Attic Grade _____ Area _____ 234 Strwy. to Unf. Attic 1N 2Y 3F 235 Total Bsmt. Area _____ 236 Fin. Bsmt. Grade _____ Area _____ 237 Daylite Bsmt. 1N 2Y 238 Ext. Brick % _____ Ext. Stone % _____ 239 Heating Source 1 Oil 2 G 3 El. 240 Heating System 1 F/W 2 Gr 3 Rd. <input checked="" type="checkbox"/> EBB 5 Fa 6 Hw 241 Heating Area 64 4 242 Central Cooling Costs \$ _____ 243 Bathrooms Full 1 3/4 1/2 1/2 244 H.W. Tank/Sink/Laundry _____ 245 Other Single Plumbing Outlets _____ 246 Fireplaces Single _____ Multi-fl. _____ Free-Std _____ 247 Fireplace Add Outlets _____ 248 Porch 1 DK 2 OP 3 En Area _____ 249 Porch 1 DK 2 OP 3 En Area _____ 250 Porch 1 DK 2 OP 3 En Area _____ 251 Additional Costs \$ _____ 252 Garage Att. Area _____	
16 FLOOR CONST.		23 HEATING		30 DECK NONE		229 Heating	
Flr. Joists 2 X 6 <input checked="" type="checkbox"/> Bridged 24 O.C. Post & Beam 4 X 6 <input checked="" type="checkbox"/> Stud Bearing X <input type="checkbox"/> Concrete Slab <input type="checkbox"/> Hidden		Oil _____ Gas _____ Elec. _____ F/wf _____ Grav. _____ Rdnr. _____ BB _____ F.A. _____ <input checked="" type="checkbox"/> Conversion <input checked="" type="checkbox"/> Adeq. _____ Inadeq. _____ Other _____		No. 1 Conc. Wd Cvd. _____ No. 2 Conc. Wd Cvd. _____ No. 3 Conc. Wd Cvd. _____ Other _____		229 Heating _____ 230 Heating Source 1 Oil 2 G 3 El. 231 Heating System 1 F/W 2 Gr 3 Rd. <input checked="" type="checkbox"/> EBB 5 Fa 6 Hw 232 Heating Area 64 4 233 Central Cooling Costs \$ _____ 234 Bathrooms Full 1 3/4 1/2 1/2 235 H.W. Tank/Sink/Laundry _____ 236 Other Single Plumbing Outlets _____ 237 Fireplaces Single _____ Multi-fl. _____ Free-Std _____ 238 Fireplace Add Outlets _____ 239 Porch 1 DK 2 OP 3 En Area _____ 240 Porch 1 DK 2 OP 3 En Area _____ 241 Porch 1 DK 2 OP 3 En Area _____ 242 Additional Costs \$ _____ 243 Garage Att. Area _____	
17 ELECTRIC		30A SOURCE OF DATA		31 DECK NONE		240 Heating	
Int. Fix. SS <input checked="" type="checkbox"/> S _____ G _____ Ext. Fix. SS <input checked="" type="checkbox"/> S _____ G _____ Other _____		Owner 11/1/72 Tenant _____ N.H. 7-29-77 N.H. Card _____ Card Returned _____		No. 1 Conc. Wd Cvd. _____ No. 2 Conc. Wd Cvd. _____ No. 3 Conc. Wd Cvd. _____ Other _____		240 Heating _____ 241 Heating Source 1 Oil 2 G 3 El. 242 Heating System 1 F/W 2 Gr 3 Rd. <input checked="" type="checkbox"/> EBB 5 Fa 6 Hw 243 Heating Area 64 4 244 Central Cooling Costs \$ _____ 245 Bathrooms Full 1 3/4 1/2 1/2 246 H.W. Tank/Sink/Laundry _____ 247 Other Single Plumbing Outlets _____ 248 Fireplaces Single _____ Multi-fl. _____ Free-Std _____ 249 Fireplace Add Outlets _____ 250 Porch 1 DK 2 OP 3 En Area _____ 251 Porch 1 DK 2 OP 3 En Area _____ 252 Porch 1 DK 2 OP 3 En Area _____ 253 Additional Costs \$ _____ 254 Garage Att. Area _____	
18 CONST CLASS		50 MISCELLANEOUS IMPROVEMENTS		32 DECK NONE		241 Heating	
<input checked="" type="checkbox"/> Single Sub. Std. <input checked="" type="checkbox"/> Double Std. <input type="checkbox"/> Solid Good <input type="checkbox"/> Pres. Fab. Special		Year Items Const Gr Floor Roof Dimensions Area \$ F.V. 1940 DET SHED 56L WD 12x21 200 1955 DET CP OP 24x22 444 1800		No. 1 Conc. Wd Cvd. _____ No. 2 Conc. Wd Cvd. _____ No. 3 Conc. Wd Cvd. _____ Other _____		241 Heating _____ 242 Heating Source 1 Oil 2 G 3 El. 243 Heating System 1 F/W 2 Gr 3 Rd. <input checked="" type="checkbox"/> EBB 5 Fa 6 Hw 244 Heating Area 64 4 245 Central Cooling Costs \$ _____ 246 Bathrooms Full 1 3/4 1/2 1/2 247 H.W. Tank/Sink/Laundry _____ 248 Other Single Plumbing Outlets _____ 249 Fireplaces Single _____ Multi-fl. _____ Free-Std _____ 250 Fireplace Add Outlets _____ 251 Porch 1 DK 2 OP 3 En Area _____ 252 Porch 1 DK 2 OP 3 En Area _____ 253 Porch 1 DK 2 OP 3 En Area _____ 254 Additional Costs \$ _____ 255 Garage Att. Area _____	
Code 31		REMARKS		33 DECK NONE		242 Heating	
23 1959 CONV. 271 DET SHED 200 271 Imp in excellent cond 3-8-84 BSM 271 900-2 no window trim/door/Fn wood Flag left on car top in 1915 7-28-87		Year Items Const Gr Floor Roof Dimensions Area \$ F.V. 1940 DET SHED 56L WD 12x21 200 1955 DET CP OP 24x22 444 1800		No. 1 Conc. Wd Cvd. _____ No. 2 Conc. Wd Cvd. _____ No. 3 Conc. Wd Cvd. _____ Other _____		242 Heating _____ 243 Heating Source 1 Oil 2 G 3 El. 244 Heating System 1 F/W 2 Gr 3 Rd. <input checked="" type="checkbox"/> EBB 5 Fa 6 Hw 245 Heating Area 64 4 246 Central Cooling Costs \$ _____ 247 Bathrooms Full 1 3/4 1/2 1/2 248 H.W. Tank/Sink/Laundry _____ 249 Other Single Plumbing Outlets _____ 250 Fireplaces Single _____ Multi-fl. _____ Free-Std _____ 251 Fireplace Add Outlets _____ 252 Porch 1 DK 2 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 _____	
51 PRINCIPAL BUILDING		50 MISCELLANEOUS IMPROVEMENTS		34 DECK NONE		243 Heating	
Fl Dimensions Area Fl Dimensions Area Fl Dimensions Area 1 10 x 28 280 x 360 1 12 x 30 360 x 440 1 T x 440 x		Year Items Const Gr Floor Roof Dimensions Area \$ F.V. 1940 DET SHED 56L WD 12x21 200 1955 DET CP OP 24x22 444 1800		No. 1 Conc. Wd Cvd. _____ No. 2 Conc. Wd Cvd. _____ No. 3 Conc. Wd Cvd. _____ Other _____		243 Heating _____ 244 Heating Source 1 Oil 2 G 3 El. 245 Heating System 1 F/W 2 Gr 3 Rd. <input checked="" type="checkbox"/> EBB 5 Fa 6 Hw 246 Heating Area 64 4 247 Central Cooling Costs \$ _____ 248 Bathrooms Full 1 3/4 1/2 1/2 249 H.W. Tank/Sink/Laundry _____ 250 Other Single Plumbing Outlets _____ 251 Fireplaces Single _____ Multi-fl. _____ Free-Std _____ 252 Fireplace Add Outlets _____ 253 Porch 1 DK 2 OP 3 En Area _____ 254 Porch 1 DK 2 OP 3 En Area _____ 255 Porch 1 DK 2 OP 3 En Area _____ 256 Additional Costs \$ _____ 257 Garage Att. Area _____	
52 STAFF		50 MISCELLANEOUS IMPROVEMENTS		35 DECK NONE		244 Heating	
Building Date Date Appraiser No. Reviewer No.		Year Items Const Gr Floor Roof Dimensions Area \$ F.V. 1940 DET SHED 56L WD 12x21 200 1955 DET CP OP 24x22 444 1800		No. 1 Conc. Wd Cvd. _____ No. 2 Conc. Wd Cvd. _____ No. 3 Conc. Wd Cvd. _____ Other _____		244 Heating _____ 245 Heating Source 1 Oil 2 G 3 El. 246 Heating System 1 F/W 2 Gr 3 Rd. <input checked="" type="checkbox"/> EBB 5 Fa 6 Hw 247 Heating Area 64 4 248 Central Cooling Costs \$ _____ 249 Bathrooms Full 1 3/4 1/2 1/2 250 H.W. Tank/Sink/Laundry _____ 251 Other Single Plumbing Outlets _____ 252 Fireplaces Single _____ Multi-fl. _____ Free-Std _____ 253 Fireplace Add Outlets _____ 254 Porch 1 DK 2 OP 3 En Area _____ 255 Porch 1 DK 2 OP 3 En Area _____ 256 Porch 1 DK 2 OP 3 En Area _____ 257 Additional Costs \$ _____ 258 Garage Att. Area _____	

Figure 27 – King County Residential Property Card (Back)

Parcel	092605-9089	Jurisdiction	BOTHELL
Name	DIRT LORDE	Levy Code	0870
Site Address		Property Type	R
Residential Area	073-003 (NW Appraisal District)	Plat Block / Building Number	
Property Name		Plat Lot / Unit Number	
		Quarter-Section-Township-Range	NW-9 -26-5

Legal Description
 LOT 2 BOTHELL BLA 2014-05937 REC #20150506900008 SD BLA LYING SLY OF ST HWY #2 & SAMAMMISH RIVER C/L & NLY OF NP RR R/W & NE WOODINVILLE DR (OLD ST RD #2) IN NW 1/4 OF SE 1/4 OF NW 9-26-5
 Plat Block:
 Plat Lot:

LAND DATA

Highest & Best Use As If Vacant	(unknown)	Percentage Unusable	
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	Single Family(C/I Zone)	Restrictive Size Shape	NO
Land SqFt	9,383	Zoning	OP, LI
Acres	0.22	Water	PRIVATE
		Sewer/Septic	PUBLIC
		Road Access	PUBLIC
		Parking	ADEQUATE
		Street Surface	GRAVEL

Views		Waterfront	
Rainier		Waterfront Location	
Territorial		Waterfront Footage	0
Olympics		Lot Depth Factor	0
Cascades		Waterfront Bank	
Seattle Skyline		Tide/Shore	
Puget Sound		Waterfront Restricted Access	
Lake Washington		Waterfront Access Rights	NO
Lake Sammamish		Poor Quality	NO
Lake/River/Creek		Proximity Influence	NO
Other View			

Designations		Nuisances	
Historic Site		Topography	
Current Use	(none)	Traffic Noise	HIGH
Nbr Bldg Sites		Airport Noise	
Adjacent to Golf Fairway	NO	Power Lines	NO
Adjacent to Greenbelt	NO	Other Nuisances	NO
Other Designation	NO	Problems	
Deed Restrictions	NO	Water Problems	NO
Development Rights Purchased	NO	Transportation Concurrency	NO
Easements	NO	Other Problems	NO
Native Growth Protection Easement	NO	Environmental	
DNR Lease	NO	Environmental	NO

BUILDING

Accessory Of Building Number:

Accessory Type	Picture	Description	SqFt	Grade	Eff Year	%	Value	Date Valued
PRK:CARPORT		Detached carport with shed	570		1970			8/18/2015
MISC IMP		Shop					1500	8/18/2015

Figure 31 – King County Department of Assessment – Online eReal Property System as of March 20, 2018 (part1)

<http://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=0926059089>

TAX ROLL HISTORY												
Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total Value (\$)	New Dollars (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total Value (\$)	Tax Value Reason
092605908901	2017	2018		0870	42,000	9,000	51,000	0	42,000	9,000	51,000	
092605908901	2016	2017		0870	38,000	9,000	47,000	0	38,000	9,000	47,000	
092605908901	2015	2016		0870	36,000	9,000	45,000	0	36,000	9,000	45,000	
092605908901	2014	2015		0870	105,700	74,000	179,700	0	105,700	74,000	179,700	
092605908901	2013	2014		0870	95,000	65,000	160,000	0	95,000	65,000	160,000	
092605908901	2012	2013		0870	84,000	57,000	141,000	0	84,000	57,000	141,000	
092605908901	2011	2012		0870	98,000	40,000	138,000	0	98,000	40,000	138,000	
092605908901	2010	2011		0870	98,000	47,000	145,000	0	98,000	47,000	145,000	
092605908901	2009	2010		0870	98,000	55,000	153,000	0	98,000	55,000	153,000	
092605908901	2008	2009		0870	116,000	69,000	185,000	0	116,000	69,000	185,000	
092605908901	2007	2008		0870	105,000	62,000	167,000	0	105,000	62,000	167,000	
092605908901	2006	2007		0870	92,000	56,000	148,000	0	92,000	56,000	148,000	
092605908901	2005	2006		0875	82,000	54,000	136,000	0	82,000	54,000	136,000	
092605908901	2004	2005		0875	78,000	48,000	126,000	0	78,000	48,000	126,000	
092605908901	2003	2004		0875	77,000	34,000	111,000	0	77,000	34,000	111,000	
092605908901	2002	2003		0875	74,000	33,000	107,000	0	74,000	33,000	107,000	
092605908901	2001	2002		0875	74,000	33,000	107,000	0	74,000	33,000	107,000	
092605908901	2000	2001		0875	71,000	31,000	102,000	0	71,000	31,000	102,000	
092605908901	1999	2000		0875	66,000	35,000	101,000	0	66,000	35,000	101,000	
092605908901	1998	1999		0871	60,000	30,000	90,000	0	60,000	30,000	90,000	
092605908901	1997	1998		0871	0	0	0	0	39,000	29,800	68,800	
092605908901	1996	1997		0871	0	0	0	0	39,000	29,800	68,800	
092605908901	1994	1995		7565	0	0	0	0	39,000	29,800	68,800	
092605908901	1992	1993		7565	0	0	0	0	24,600	29,800	54,400	
092605908901	1990	1991		7565	0	0	0	0	19,400	29,800	49,200	
092605908901	1988	1989		7565	0	0	0	0	13,100	20,100	33,200	
092605908901	1986	1987		7565	0	0	0	0	13,100	16,700	29,800	
092605908901	1984	1985		7565	0	0	0	0	10,600	14,500	25,100	
092605908901	1982	1983		7565	0	0	0	0	10,600	14,500	25,100	

SALES HISTORY							
Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
2659765	20140328001119	3/25/2014	\$2,000,000.00	JOHNSON WALTER H III	DIRT LORDE BOTHELL LLC	Statutory Warranty Deed	Other
1835067	20010810002090	8/8/2001	\$135,000.00	JOHNSON PATRICIA J	COOKE CRAIG ET AL	Statutory Warranty Deed	None
1835066	20010810002089	8/8/2001	\$0.00	WAKEFIELD CAROLE	WAKEFIELD RORY	Quit Claim Deed	Property Settlement
1835063	20010810002088	8/8/2001	\$0.00	PRATT KELLI	PRATT DARCY	Quit Claim Deed	Property Settlement
1650097	199811162258	9/9/1998	\$0.00	JOHNSON RICHARD E+PATRICIA J	JOHNSON RICHARD E+PATRICIA J	Quit Claim Deed	Trust

REVIEW HISTORY

PERMIT HISTORY

HOME IMPROVEMENT EXEMPTION

New Search	Property Tax Bill	Map This Property	Glossary of Terms	Area Report	Print Property Detail	
----------------------------	-----------------------------------	-----------------------------------	-----------------------------------	-----------------------------	---------------------------------------	---

Figure 32 – King County Department of Assessment – Online eReal Property System as of March 20, 2018 (part 2)

References

- Historic Woodinville December 26, 2017 Retrieved March 16, 2018
<http://www.ci.woodinville.wa.us/Live/History.asp> Content and photos provided by Woodinville Heritage Society (2007)
- Wilma, D. (2003, June 12). *Bothell - Thumbnail History*. Retrieved August 15, 2017, from Historylink.org: <http://www.historylink.org/File/4190>
- MAP - United States Geological Survey (October 1897). Washington: Snohomish Quadrangle (Map). 1:125,000. Reston, VA: United States Geological Survey. Archived from the original on March 4, 2016. Retrieved June 1, 2017 – via Perry-Castañeda Library Map Collection.
- "40 Years With the Washington State Department of Highways" (PDF). Washington State Department of Transportation. Archived from the original (PDF) on October 30, 2008. Retrieved September 28, 2008.
- Woodin family crosses Lake Washington to homestead on Squak Slough (later called Sammamish River) in September 1871.
By Jennifer Ott Posted 2/09/2013 \\HistoryLink.org\Essay\10185
- Woodinville beginnings: Woodinville Post Office opens on June 27, 1881. By Greg Lange Posted 12/07/1998 HistoryLink.org Essay 451
Woodinville — Thumbnail History By Phil Dougherty Posted 5/18/2011 HistoryLink.org Essay 9800
- Real Property Assessment and Tax Roll of King County, Washington 1925
- Mid-Century King County: A Context Statement on Post-War Residential Development August 31, 2017 By: BOLA Architecture + Planning 159 Western Avenue West, Suite 48 Seattle, Washington 98119
<https://dahp.wa.gov/sites/default/files/king%20county%20modern.pdf>
- Department of Archaeology and Historic Preservation - Historic Property Report – Property ID 55660

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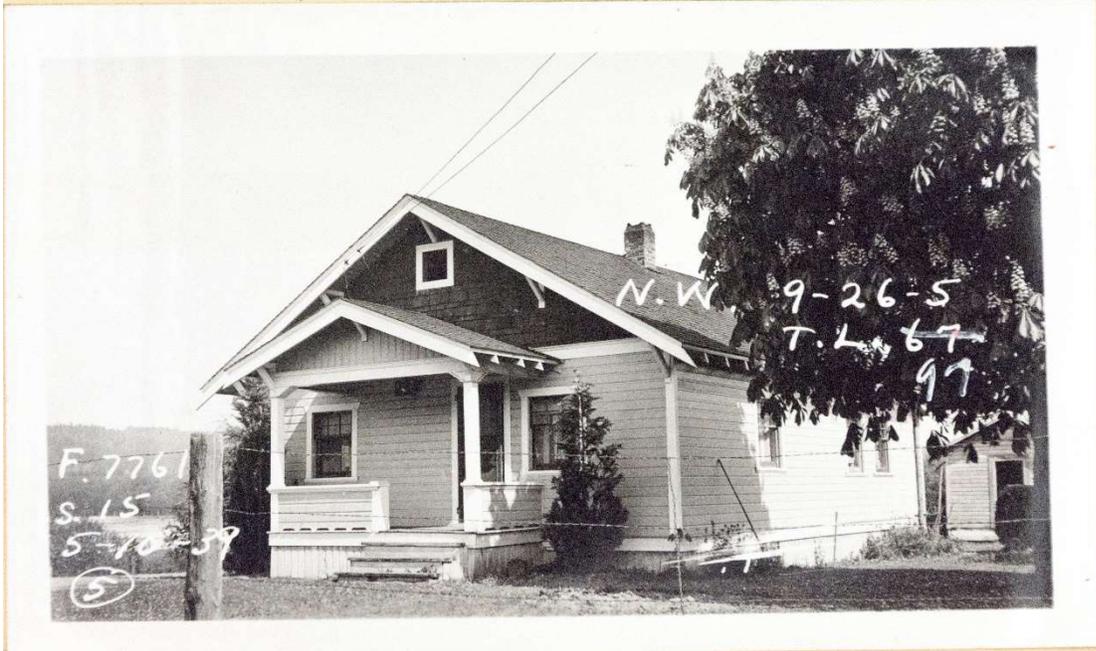
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Historical Report

12030 & 12024 NE Woodinville Dr. WA 98074

March 13, 2018

12024



12030



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A. Introduction

This Historical Report will provide information pertaining to the history and architectural character of the property located at 12030 & 12024 WOODINVILLE DR 98011 for the consideration.

B. Physical Description

General Project Information:

Location: 12030 WOODINVILLE DR 98011
Assessor's Parcel No.: 092605-9088
Section/Township/Range: NW-9 -26-5
Legal Description: LOT 1 BOTHELL BLA 2014-05937 REC #20150506900008 SD BLA LYING SLY OF ST HWY #2 & SAMAMMISH RIVER C/L & NLY OF NP RR R/W & NE WOODINVILLE DR (OLD ST RD #2) IN NW 1/4 OF SE 1/4 OF NW 9-26-5
Lot Size: Lot 1 148,536 SF

Current Structure:

Building Name: 12030 House
Building Size: 980 sqft with 800 sqft unfinished basement
Zoning: Single Family(C/I Zone)
Date of construction: 1947
Architect: Unknown

Original Use: Residential
Present Use: Vacant
First Known Owner: Unknown

Current Structure:

Building Name: 12024 House
Building Size: 880 sqft plus enclosed porch 170 sqft
Zoning: Single Family(C/I Zone)
Date of construction: 1926

Original Use: Residential
Present Use: Vacant
First Known Owner: Nick Jacovello Etux. (see history)
First Occupied by: Owner

Current Structure:

Building Name: Attached Garage
Building Size: 770 sq.ft.
Date of construction: 1983

Ownership/Tenants:

The Property was originally part of the Woodin family property. Maps show that the property from 1912 show **Ira Woodin** as the owner.

Real Property Assessment and Tax Rolls for King County 1925 show that **F.A. Woodin** (i.e. Frank) as the owner for Lot 3 with 18.99 acres as well as the Kroll Map 1926,

By 1930 Tax Roles, show Lot 3 owned by **Nick Jackovello** but with 3.20 acres from the original plot. Nick was foreman for the Northern Pacific Railroad and his home was a railroad section house. The Jacovellos were one of "several Italian families farming in the Valley. Some of these were the Delvecchios, Baranzini, Migliore, Pignataro, Vitulli, and Zanassi families." (Slough of Memories, 12)

The Tax Roles of 1935 show that Lot 3 was designated #67 and consists of 19.97 acres.

King County Assessor Card (est. start of 1938) shows that the fee owner **Nick Jackovello Etux** purchased the property designated #67 on 6-6-1929.

House 12024

House 12024 was built on the property in 1926 by Nick Jackovello. The structure was owner occupied. The house was subsequently sold:

09-16-1948	Chas. D. Stevenson
11-30-1950	Walter M. Sear Etux
01-22-1963	Ralph L. Swanson & Etux
12-21-1970	Ralph Swanson
by 1974	Ralph L. Swanson and Associates (tax records)
by 2005	Johnson, Richard & Patricia (tax records)

House 12030

House 12030 was built in 1942. From tax records:

By 1974	Rolfes, Henry
By 1990	Richard Johnson
01-22-1963	Ralph L. Swanson & Etux
12-21-1970	Ralph Swanson
by 1974	Ralph L. Swanson and Associates (tax records)
by 2005	Johnson, Richard & Patricia (tax records)

The Property

The following list the transactions that occurred in subsequent years (in reverse order). Because of the conflicting property number, the attribution to a particular house is unclear.

Excise Number	Recording Number	Document Date	Seller Name	Buyer Name	Instrument	Sale Reason
2659765	20140328001119	3/25/2014	JOHNSON WALTER H III	DIRT LORDE BOTHELL LLC	Statutory Warranty Deed	Other
1868699	20020219002608	2/13/2002	PRATT KELLI	PRATT DARCY	Quit Claim Deed	Property Settlement
1868698	20020219002607	2/13/2002	WAKEFIELD CAROLE	WAKEFIELD RORY	Quit Claim Deed	Property Settlement
1868697	20020219002606	2/13/2002	RD CONSTRUCTION INC	WAKEFIELD RORY+PRATT DARCY	Quit Claim Deed	Other
1551369	199706252045	4/3/1997	ROLFES DAVID	COOKE CRAIG ET AL	Warranty Deed	Estate Settlement
1537989	199704150321	4/3/1997	ROLFES E MAGALINE	COOKE CRAIG ET AL	Statutory Warranty Deed	

Dirt Lorde LLC purchased the property in March 25 2014 along with adjacent plots.

D: Architectural Style

House 12024 Architecture

House 12024 is a typical example of Bangalo style homes that were popular from 1900 to 1950. A bangalo is usually 1 – 1 1/2 stories with a low-pitched roof and an entry way that typically opens directly into living room. Often they have large front porches that creates an outdoor room (or in this case a large back porch as well), as well as easy access to outdoor spaces like verandas, porches, and patios.

Bongalo feature an open floor plan maximized for efficiency and flow from room to room with minimal space wasted on hallways. They are often small and the siding vary depending on the location. Stucco is the siding of choice for many California-style Craftsman bungalows but here in the northwest, shingles are preferred

House 12024 Structure:

This house consists of a single story 26'x32' building facing south and oriented north south. The 2x6 wood frame, 24" on center, construction and a gabled roof oriented east-west. The 5'x5' porch was covered with a gabled overhang projecting out from the main gabled roof.

The living space consisted of 5 rooms with no plumbing when constructed. By 1947, a tub, toilet, basin, sink and hot water tank have been added.

An open porch on the front of the house measures 5'x12' added in 1926' while an enclosed porch in the rear measures 7'x24' was added in 1936.

Additional out building noted in the 1938 Assessment card include:

- 3 car garage – 16'x20' - no longer existing
- Leanto garage – 6'x20' - no longer existing
- Leanto shed – 6'x20' – no longer existing
- Shed – 12'x21' – no longer existing

House 12030 Architecture

The WWII Era Cottage resembles the Workingman's Foursquare, basically a square with 4 partitioned room, of the proceeding decade.

After WWII, demand for housing was exacerbated by returning GI's and their new families. As a response to the situation, new houses like the WWII Era Cottage were built rapidly and with little ornamentation, often in large subdivisions. WWII Era Cottages are generally small (some less than 1,000 sq ft), and because of their simplicity and low cost, they made the dream of home ownership possible for an unprecedented number of people.

WWII Era Cottages are typically one-story structures covered by a hipped roof with minimal eave overhangs. The overall shape is typically square or rectangular in plan, although many boast more complex footprints that incorporate attached garages and shallow room projections.

In this case of House 12030, an entryway and a porch on the side have been added to the simple square design.

These projections can have hip or gable roofs. Large porches are generally absent; although a small covering or hood may be found over the front door, and/or a shallow stoop can be inserted into a projecting wing. The exteriors of these wood-framed buildings are sheathed with a wide range of materials from horizontal wood siding, wood shingles, stucco or brick, to asbestos ceramic shingles. Some concrete block and clay tile examples can be found. Higher end examples utilize a change in exterior material using the window sill as a breaking point. All these features can be seen on House 12030

Although some Cottages in the late 1940s, used brick and stone as decorative accents, particularly in the form of water tables and raised flower planters. Many had a single octagonal window on the main façade near the front entry door while others had windows that are tall and wide, many retaining just horizontal muntin bars and often placed at the corners of the house and wrap around a side elevation. House 12030 has none of these later features, sticking to the minimalist tradition.

House 12030-Structure:

Built in 1941, this one story 4 room house included a tab, toilet, basin, sink, laundry trays and hot water heater. The 2x8 wood frame construction and 16" on center and a cross-hipped roof with the front of the building facing south and the main entryway facing west.

A covered porch on the east side of the building.

Additional out building noted in the 1938 Assessment card include:

- Deck – 1976 - 6'x12' – front of the house
- Met. Building - 1976 – 36'x36' - no longer existing, only concrete pad

Leanto shed – 10'x36' – no longer existing
Shed – 20'x32' – no longer existing

E: Photographs



Figure 1 – House 12030 Font 4-2-1948

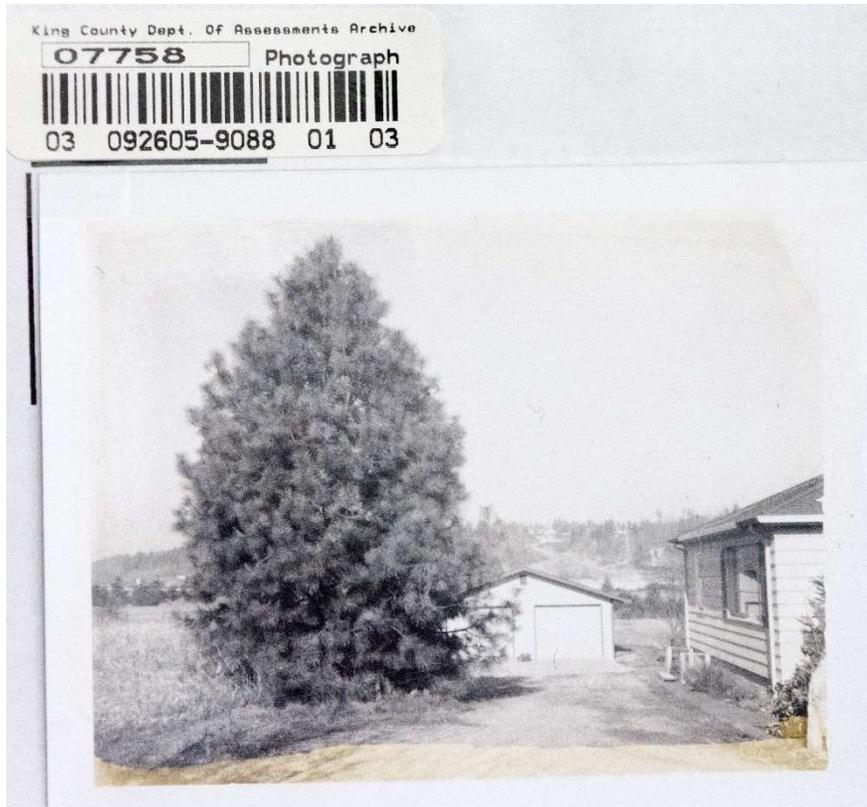


Figure 2 – House 12030 Garage date unknown

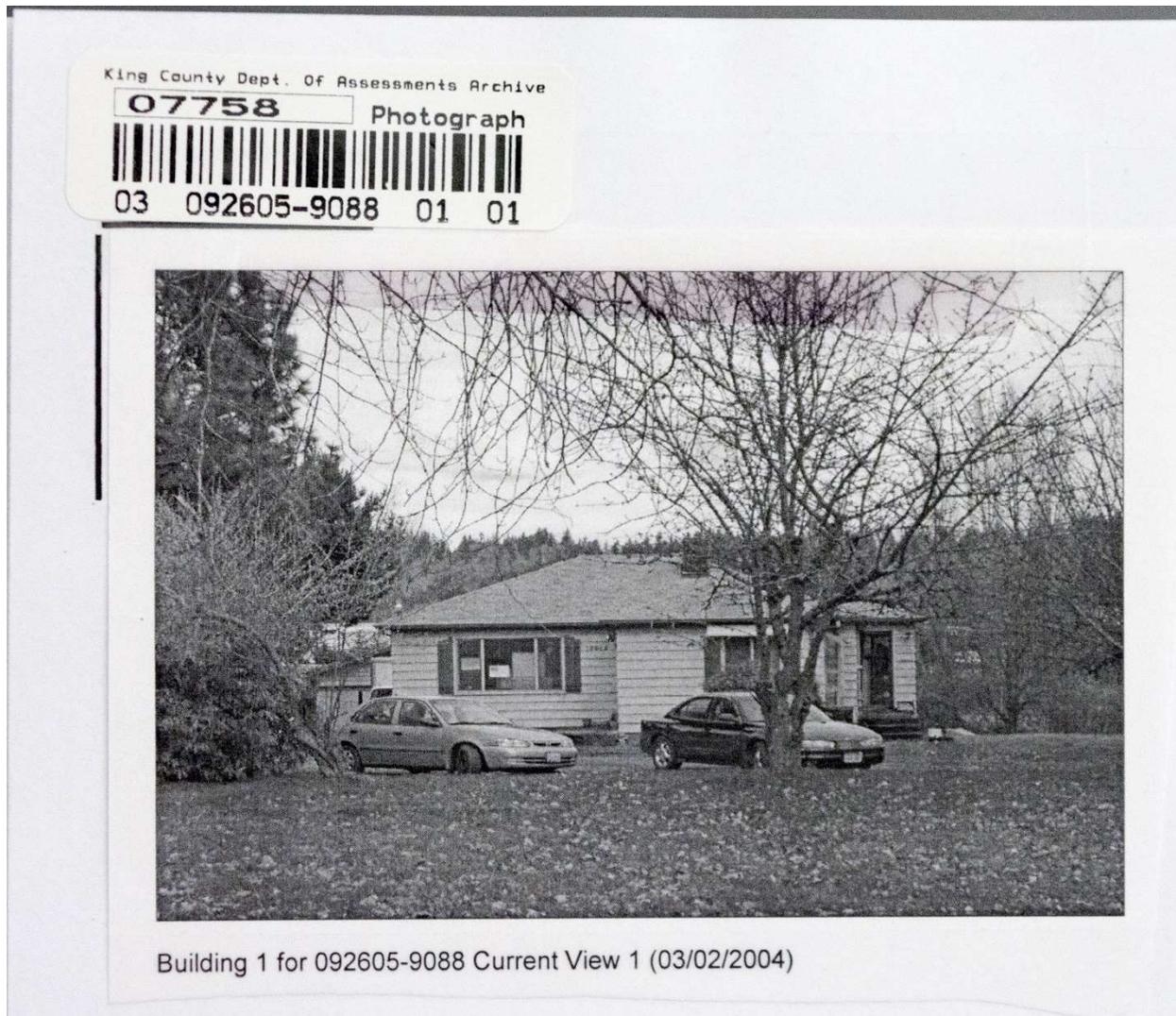


Figure 3 – House 12030 east facing view 3-2-2004

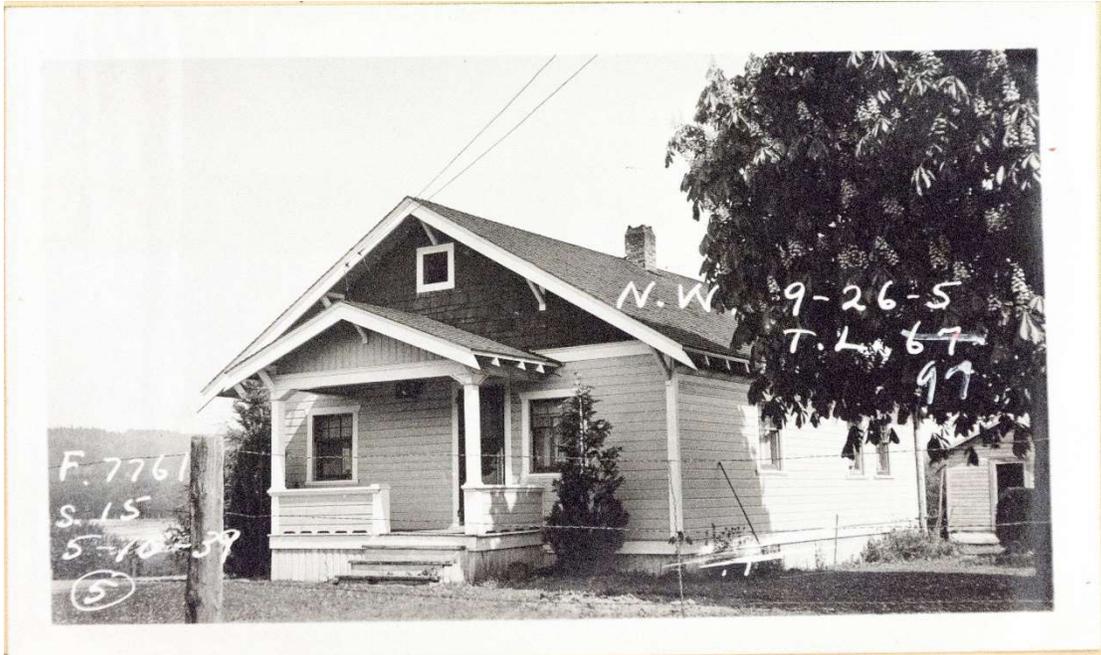


Figure 4 – House 12024 front and west facing views 5-10-1939

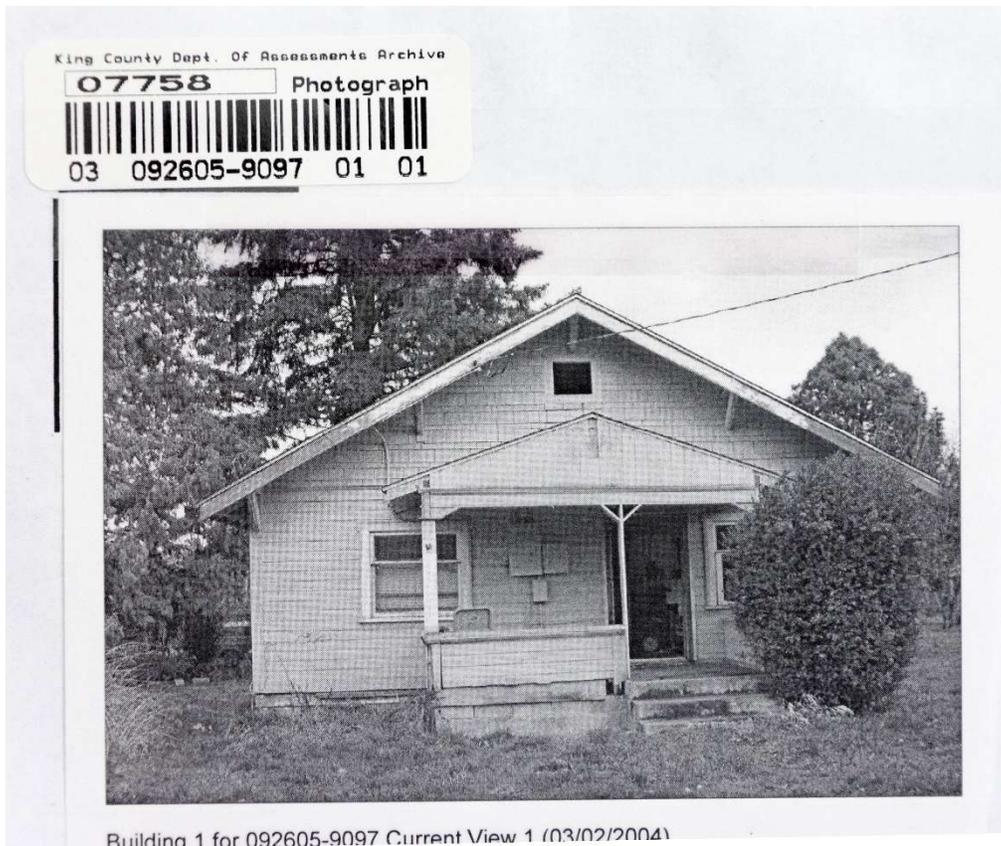


Figure 5 – House 12024 front 3-2-2004



Figure 6 – House 12030 front and east facing side plus garage March 2018

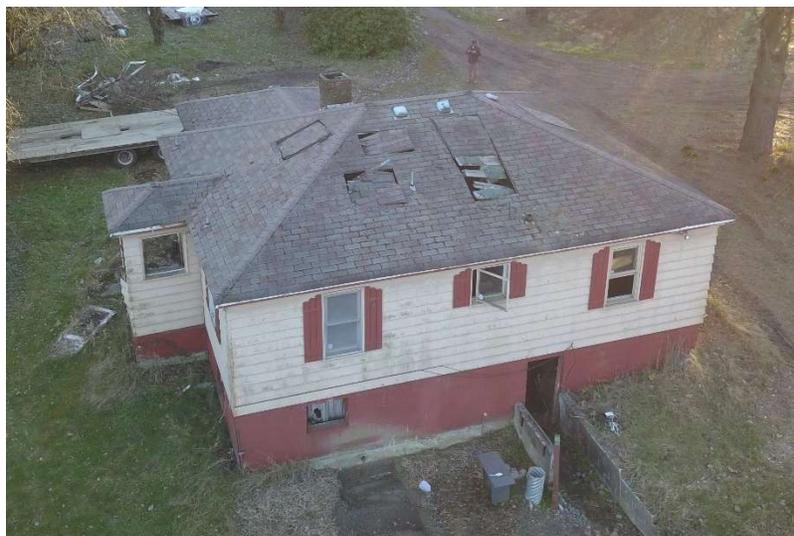


Figure 7 – House 12030 Back(north facing) side and west facing / Arial March 2018



Figure 8 – House 12030 North facing sides of house and garage / Arial March 2018



Figure 9 – House 12030 Garage south facing side March 2018



Figure 10 – House 12030 East facing side March 2018



Figure 11 – House 12024 Front (south facing) and west facing sides March 2018



Figure 12 – House 12024 East facing side and Front March 2018



Figure 13 – House 12024 East facing side and Back March 2018



Figure 14 – House 12024 Back/ South facing side – March 2018

G: Maps & Figures:



Figure 16 –Map 1905 updated approx. 1940

Township 26., Range 5 Section 9., Kirkland, Bothell, Day City, York, The Willows
From King County Washington
Published by *unknown* 1905 updated approx. 1940
From the collection of Puget Sound Regional Branch - Washington State Archives
Yellow circle indicates the location of the Woodinville Train Station.

Kroll Map 1926

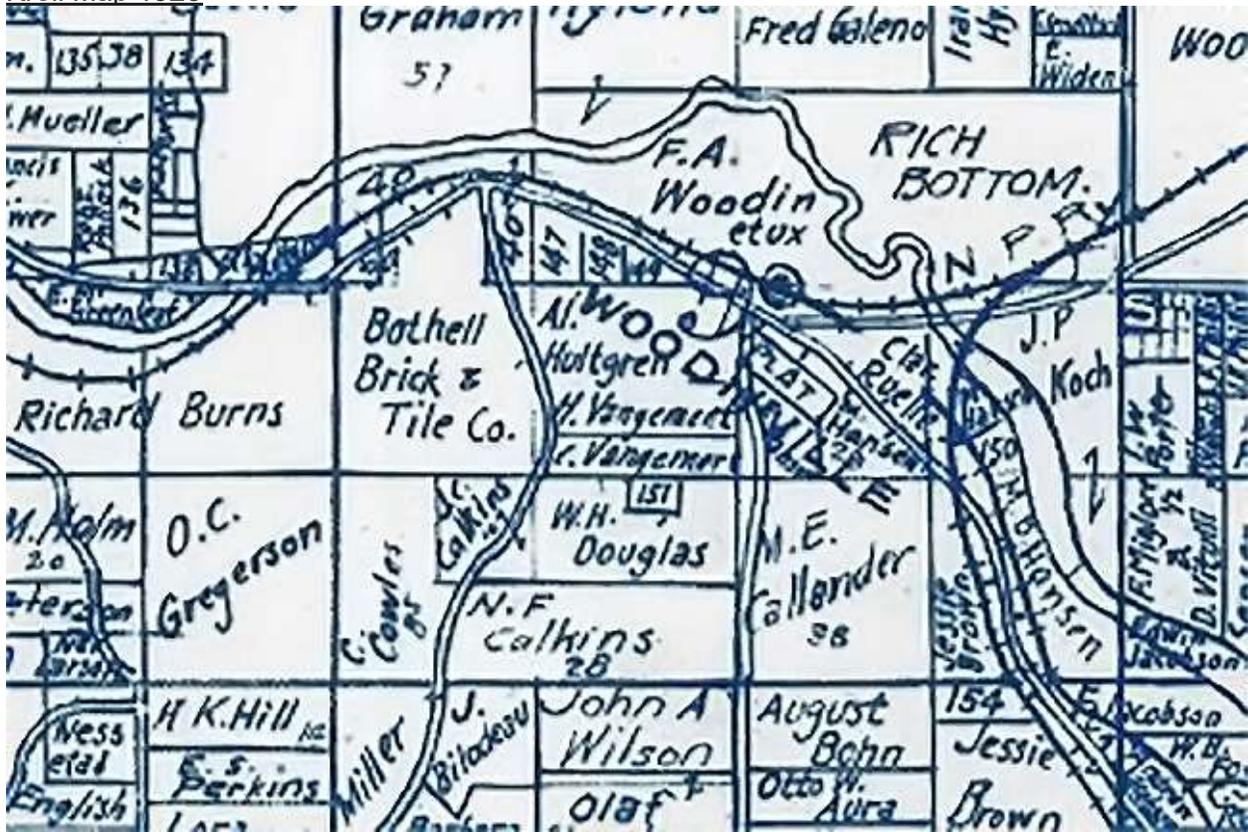


Figure 18 – Kroll Map 1926

Plate 020 – T.26N,R. 5E.,Urania, Juanita, Lake Washington, York
From King County 1926, Washington
Published by Kroll Map Co. in 1926



Figure 20 – MAP United States Geological Survey 1897

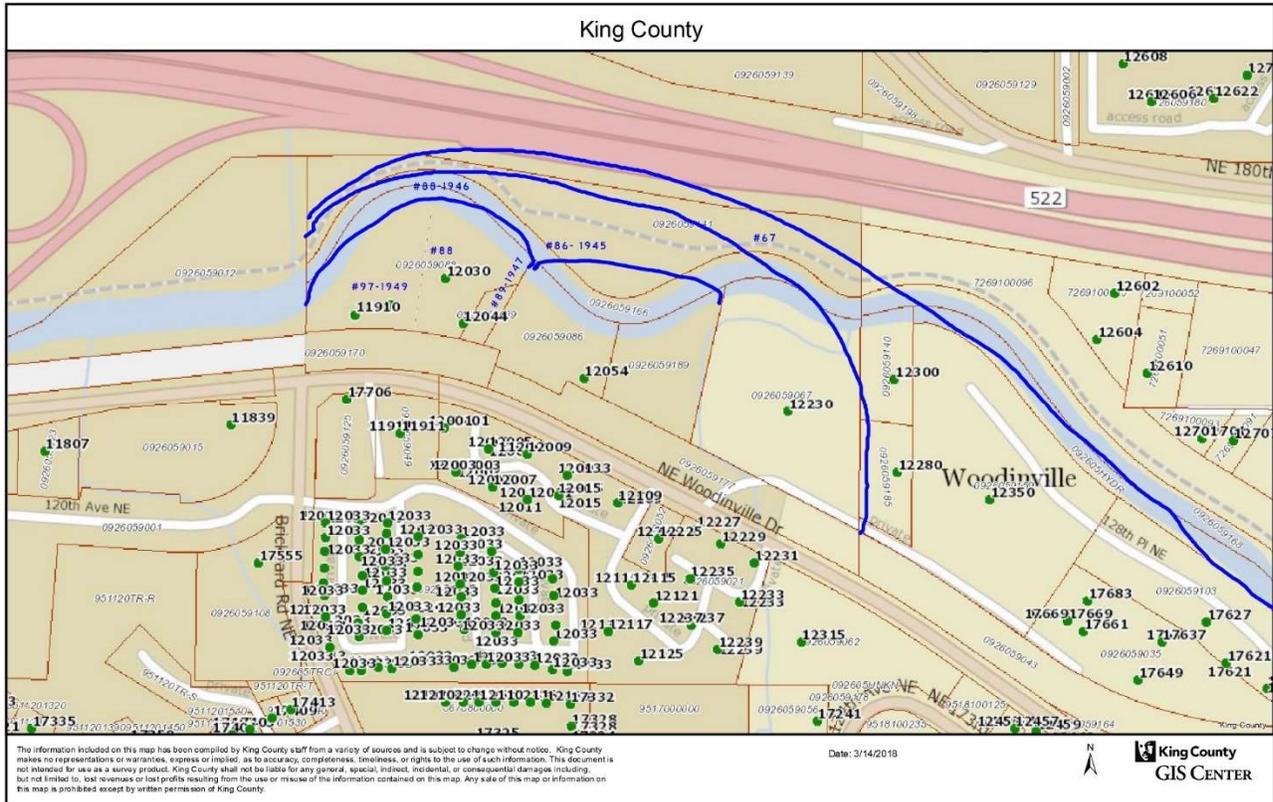


Figure 21 – King County GIS system – as of 3/14/2018

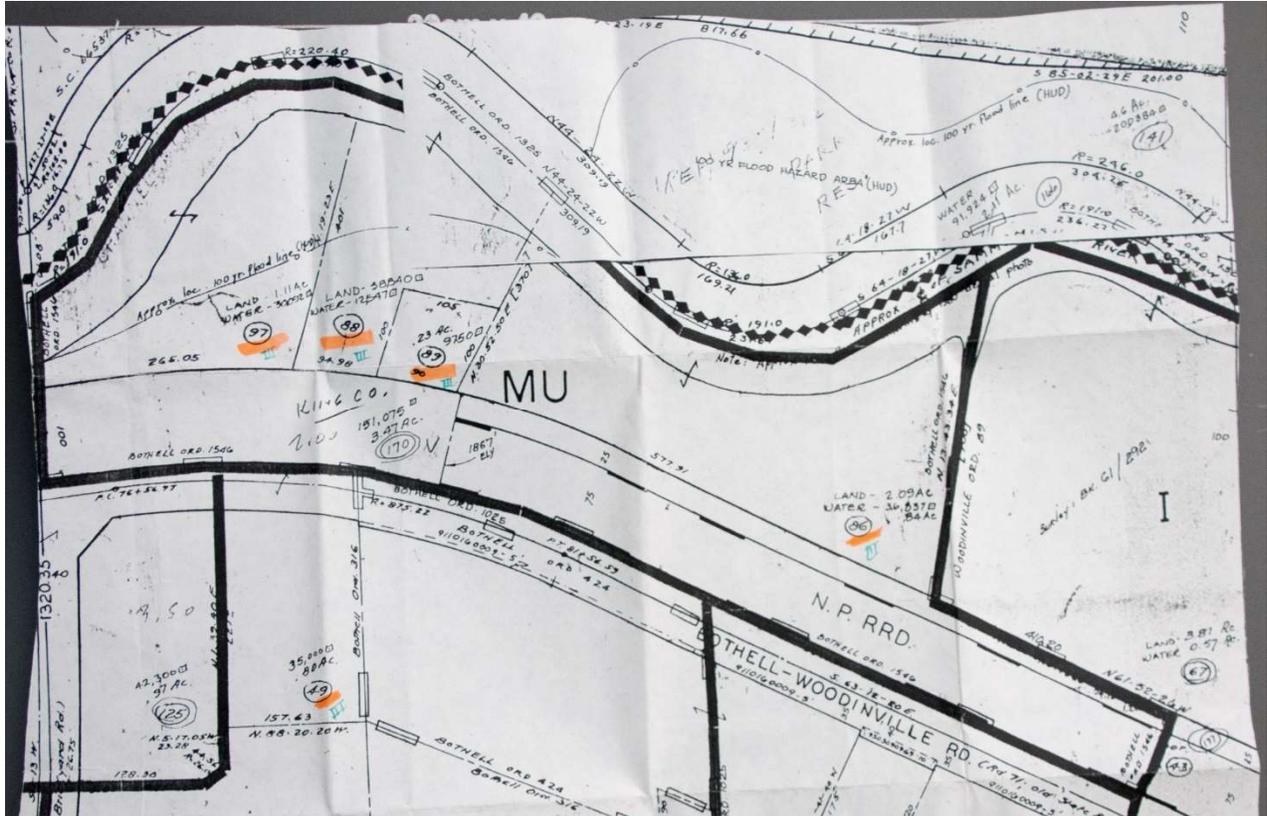


Figure 22 – Plot Map Date unknown – Puget Sound Regional Branch - Washington State Archives

Folio 59
7761

3 Addition Tax Lot 88

Section 9 Twp 26 Range 5 EWM. Block Tract on Lot 88

Permit No. [Redacted]

Date [Redacted]

4 Address of Property Rt 2 Bothel

4 Fee Owner Bothel Woodinville Rd

5 Architect [Redacted]

6 Original Building Cost [Redacted] Owners/tenant Occupied [Redacted] Rental per Month \$ [Redacted] Estimated Rental per Month \$ [Redacted]

7 Condition of Exterior Good Interior Good Foundation Good Floor Plan Good Accept Floor

BUILDING	TILE WORK FT.	ATTIC	PORCHES	EXTERIOR WALLS
<input checked="" type="checkbox"/> One Family Dwelling	<input checked="" type="checkbox"/> Floor-Wash Bath	Plaster	<input checked="" type="checkbox"/> One Story	Boards and Batten
<input type="checkbox"/> Two Family Dwelling	Floor-Wall Lavatory	Board	<input type="checkbox"/> Two Story	Shiplap
<input type="checkbox"/> Store and Dwelling	Floor-Wall	Ceiled	<input checked="" type="checkbox"/> Reroofed	Rustic
<input type="checkbox"/> No. of Stories	Floor-Wall	Stairway...Open...Closed	<input type="checkbox"/> Brick and or Concrete	Fir Siding
<input type="checkbox"/> No. of Rooms	Floor-Wall Shower	Useful	<input type="checkbox"/> Cement Floor	Cedar Siding
<input type="checkbox"/> Basement	<input checked="" type="checkbox"/> Floor-Wash Kitchen	None	<input type="checkbox"/> Recessed	Shingles
<input checked="" type="checkbox"/> First Floor	<input checked="" type="checkbox"/> Kitchen Drain Board	Unfinished	<input type="checkbox"/> Glassed	Shakes
<input type="checkbox"/> Second Floor	None		<input type="checkbox"/> Enclosed	Stucco on Lath
<input type="checkbox"/> Third Floor	Unfinished			Brick Veneer
<input type="checkbox"/> Attic				Kind

CLASS 1-2-3-4-5-6-7 NO GOOD MEDIUM X CHEAP

Date Built 1947 Finished Unfinish'd Remodeled

Effective Age _____ Years Future Life _____ Years

Dep. for Cond. _____ Dep. for O. B. _____ Dep. for E. S. _____ Total 14%

Build-In *Damage*

CONSTRUCTION (6)

Single

Double

Solid

Very Cheap

Cheap

Medium

Good

Special

Corner Joints

CEILING HEIGHT

Basement 8' ft. in. 3200

1st Floor 7' 6" ft. in. 7850

2nd Floor _____ ft. in.

3rd Floor _____ ft. in.

Attic _____ ft. in.



Basement

Full

Part _____ % Con.

To 1st Floor Joist. Thick

Frame and Concrete

ft. ft.

Cement Blocks

Core Floor

Recreation Room

Garage

Plastered

Drain

None

Unfinished

HEATING

Stove *oil*

Pipeless Furnace

Hot Air Furnace

Hot Water

Steam

Gas

Vapor

Air Cond. Fan

Stoker

Oil Burner

Air Cond. Complete

GROUND FLOOR AREA

980 Sq. Ft.

SCALE _____ FT.

EXTRA FEATURES

Bay Window _____ Story

Beam Ceiling

Cathedral Ceiling

Dormers

FLOOR CONSTRUCTION

1st Floor Joists 2" x 8"

16" Bridged

Post Size 6" x 6"

Beam Size 6" x 6"

Other Buildings	Construction	Floor	Roof	Sty.	Dimensions	S. F. Area	Factor	Value	% Dep.	Deprac.	Net Value
Garage	<i>none</i>				x			\$		\$	\$
					x			\$		\$	\$
					x			\$		\$	\$
					x			\$		\$	\$

092605-088 -200- 4500-4074
2565

LIMITS	ROAD	SCHOOL	WATER	FIRE	TOTAL ACRES			T.D.B.E.R.	IMPR. VSD	UNIMPR. VSD
					SEWER	HOTEL	AGRI.			
Count	3	417	104	42					LIB	
YR	AC	LAID	BLDGS	TOTAL	BY	DATE	REASON	FEE	CLASS	DATE
1949			1300							
1950	1.47	160		160	CMW	11-15-49	Reg (97)			Vincenzo Delvecchio 10-15-49
1951		160	1300	1460	R/R	6-5-51	Reg from 16(86) form 97			17,500
1957	1.27	280	1300	1580	R/R	11/6/57	Reg			W. HENRIEY - ROLFE - E 670577 - 2-17-57
1958	1.27	280	1500	1780	R/R	9/1/58	Reg			
1961		350	1500	1850	Reg	5-12-60	Reg			
1962		200	1500	1700	Reg	9-18-61	Per. per. Office Patton #32 B of E			
1967		470	1500	1970	Reg	10-27-65	Reg			
1967	1.77	470	1850	2320	Reg	4-18-66	Reg			V.
1971	L	940 B	3700 T	4640*092605-9088-0	B/P					

092605-088 -200- 4500-4074
2565

1. DISTRICT: 2. SECTION: 3. TWP: 35. 4. RANGE: 5. TAX LOT NO. 6. TAX MAP NO. 7. TAX MAP DATE: 8. TAX MAP AREA: 9. TAX MAP ACRES: 10. TAX MAP VALUE: 11. TAX MAP PERCENTAGE: 12. TAX MAP DATE: 13. TAX MAP AREA: 14. TAX MAP VALUE: 15. TAX MAP PERCENTAGE:

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CONTACT INFO: 1361. SIGNATURE: 1362. DATE: 1363. TITLE: 1364. POSITION: 1365. ORGANIZATION: 1366. CONTACT INFO: 1367. SIGNATURE: 1368. DATE: 1369. TITLE: 1370. POSITION: 1371. ORGANIZATION: 1372. CONTACT INFO: 1373. SIGNATURE: 1374. DATE: 1375. TITLE: 1376. POSITION: 1377. ORGANIZATION: 1378. CONTACT INFO: 1379. SIGNATURE: 1380. DATE: 1381. TITLE: 1382. POSITION: 1383. ORGANIZATION: 1384. CONTACT INFO: 1385. SIGNATURE: 1386. DATE: 1387. TITLE: 1388. POSITION: 1389. ORGANIZATION: 1390. CONTACT INFO: 1391. SIGNATURE: 1392. DATE: 1393. TITLE: 139

KING COUNTY
RESIDENTIAL PERMANENT RECORD CARD

MAJOR (2, 24, 0, 5) MINOR (2, 2, 2, 1)

1011 of 1011 2 FOLIO 0277581

11 No. 12024 Date Issued 2000 4/98 Date Completed _____
 Date Occupied _____ Date Appraised _____
 Remodeled _____ Approver _____
 Lot Ord No _____

12 MISCELLANEOUS IMPROVEMENTS

Item	Cont	Gr	Floor	Roof	Dimensions	Avg	Inv	Value	\$ FV
12 P # 1	FR	NO	CONP		5X12	6.0			
12 P # 2	FR	NO	CONP		7X24	1.8			
12 P # 3	FR	NO	CONP		16X20	3.0			
12 P # 4	FR	NO	TR		18X15	2.0			

13 BUILDINGS

Room	Area	Value
Dining	8 11 1/2	
Living		
Bedroom		
Bath		
Kitchen		

14 ROOM DETAIL

15 FIREPLACE ADD COST

16 SOURCE OF DATA

17 EXTERIOR

18 ROOF

19 FOUNDATION

20 CLIMBING

21 INSULATION

22 PRINCIPAL BUILDING

FI	Dimensions	Area	FI	Dimensions	Area
1	26 x 34	584			

23 VALUE ADJUSTMENTS

Code	Description	Code

ASSASSORS FORM NO. AP1 Rev. 6-1-83 Scale 1CM = 1'

DATE: 3/14/84
 FUNCT.: 4
 APPRAISER: Edm
 COMMENT: Transferred data from previous APR. Item in wrong post card.

Figure 23 – King County Assessor Card (Front)

Figure 24 – King County Assessor Card (Back)

Figure 25 – King County Assessor Card 2 (Front)

Figure 26 – King County Residential Property Card (Back)

13								
14								
15	Sec. 9 Twp. 26 N. R. 5 E. 9 W.							
16	Grand Highland	N 1/2 of NE 1/4	1	293	20	950		
17	W. J. George	N 1/2 of NE 1/4	2		40	2000		
18	P. O. Woodin	Reg. at NE cor. of sec. 9 E. 1/4, ch. 1/2 to 1/2	3		1599	1900		
19		cor. of sec. 9 W. 1/2, ch. 1/2 to 1/2 by 1/2, ch. 1/2 by 1/2 to 1/2						
20		to M. K. Station, ch. 1/2 by 1/2 to 1/2 to 1/2, ch. 1/2						
21		to 1/2 to 1/2 S. 1/2, ch. 1/2 by 1/2 to 1/2 to last corner, to a						
22		pt. 1/2 from Stamm's Riv. to 1/2 by 1/2 to 1/2						
23		ch. 1/2 through 1/2 to 1/2 by 1/2 to 1/2						
24		to its interior with a line of sec. 9 W. 1/2, ch. 1/2 to 1/2						
25		ch. 1/2 to 1/2, last part by 1/2 of Stamm's Riv.						
26	M. E. Vandew	1/2 of sec. 9 W. 1/2, 1/2 of 1/2 of M. K. St. at cor.	4		75	70		operational property
27	M. P. Ry. Co.	Station site	5					

Figure 27 – Real Property Assessment and Tax Rolls for King County 1925

2								
3								
4	Sec. 9 Twp. 26 Range 5							
5	Grand Highland	N 1/2 of NW 1/4 of NE 1/4	1				3	20
6	Joe Mangini	N 1/2 of NE 1/4	2					
7	Nick Jacovello	That part of NW 1/4 of SE 1/4 by S of E of Sammanish	3					
8	M. P. Ry. Co.	Site of M. P. Ry. Station NW 1/4 of SE 1/4	5					
9	Centers at Woodinville	E 1/2 of S 330' of SE 1/4 of NE 1/4	8					

Figure 28 – Real Property Assessment and Tax Rolls for King County 1930

REAL PROPERTY ASSESSMENT AND TAX ROLLS OF KING COUNTY, WASHINGTON, FOR THE YEAR 1935																	
Line	To Whom Assessed	DESCRIPTION OF PROPERTY ASSESSED	Acres	Value of Land	Value of Improvements	Aggregate Value of Both	Aggregate Valuation as Equalized by County Board of Equalization	Rate of Levy	Conditioned Tax	Con't W. W. No.	Discharge Status No.	Farm File No. 1 & 2 No. 1	PAYMENT OF TAXES			DATE 1934	Assessor General Dec. 31, 1934
													Full	Half	Post		
1	L. Lull	TL 65- REG AT NE COR OF SEC OF SW 1/4 TH W 24 REG TH S 30 REG TH E 4 REG TH S 9 REG TH E 6 REG TH N 9 REG TH E 11 REG TH S 8 REG TH E 1 REG TO E LN OF SEC OF SW 1/4 TH S 30 REG TO REG LESS TRANSMISSION LINE	9.26	3219	180	3399	180	180	2127	619							
4	N. Jacovello	TL-67- POR OF SE OF SW 1/4 OF SEC 9 FOR OF SEC OF SW 1/4 S 26 S 57 S OF N P RY R/W & S OF C/L OF SABBINGTON RIVER LESS TO N P RY CO FOR ADDITIONAL INPUT GROUNDS 3/1730	1.27	1023	1450	2473	1050	3619							3619	20829	9 12
7	W. H. Douglas	TL-68- NW 1/4 OF NW 1/4 OF SW 1/4 LESS N 297' OF S 313.5' OF W 594'	6.0	200	990	1190	990	750									
10	M. P. Ry. Co.	TL-69- FOR NW 1/4 OF SEC 9 REG AT INTERSECT LN R/W OF SPOOK BRANCH N P RY WITH SLY LN OF R/W OF SPOOK BRANCH SD BY IN SECT ALSO SD R/W LINE TO ITS INTERSECT CO RD TH NEELY ALSO SD NW LN OF CO RD TO INTERSECT WITH A LINE 100' NELY OF SD SPOOK BRANCH OF N P RY TH NEELY ALSO SD LN TO SLY LN OF SD SPOOK BRANCH TH ALSO SD LN TO REG	9.26														
14	Roy M. Hines	TL-70- N 148.5' OF S 165' OF W 594' OF NW 1/4 OF SW 1/4	9.26	70	70	140	90	90	241								

Figure 29 – Real Property Assessment and Tax Rolls for King County 1935

New Search	Property Tax Bill	Map This Property	Glossary of Terms	Area Report	Print Property Detail
----------------------------	-----------------------------------	-----------------------------------	-----------------------------------	-----------------------------	---------------------------------------

PARCEL DATA			
Parcel	092005-9088	Jurisdiction	BOTHELL
Name	DIRT LORDE	Levy Code	0870
Site Address	12030 WOODINVILLE DR 98011	Property Type	R
Residential Area	073-003 (NW Appraisal District)	Plat Block / Building Number	
Property Name		Plat Lot / Unit Number	
		Quarter-Section-Township-Range	NW-9_-26-5

Legal Description
 LOT 1 BOTHELL BLA 2014-05037 REC.#20150500900008 SD BLA LYING SLY OF ST HWY #2 & SAMAMMISH RIVER C/L & NLY OF NP RR R/W & NE WOODINVILLE DR (OLD ST RD #2) IN NW 1/4 OF SE 1/4 OF NW 9-26-5
 PPlat Block:
 Plat Lot:

LAND DATA			
Highest & Best Use As If Vacant	(unknown)	Percentage Unusable	
Highest & Best Use As Improved	INTERIM USE	Unbuildable	NO
Present Use	Single Family(C/I Zone)	Restrictive Size Shape	NO
Land SqFt	148,530	Zoning	OP_LI
Acres	3.41	Water	WATER DISTRICT
		Sewer/Septic	PRIVATE
		Road Access	PRIVATE
		Parking	ADEQUATE
		Street Surface	GRAVEL

Views		Waterfront	
Rainier		Waterfront Location	RIVER/SLOUGH
Territorial		Waterfront Footage	238
Olympics		Lot Depth Factor	0
Cascades		Waterfront Bank	LOW
Seattle Skyline		Tide/Shore	
Puget Sound		Waterfront Restricted Access	
Lake Washington		Waterfront Access Rights	NO
Lake Sammamish		Poor Quality	NO
Lake/River/Creek		Proximity Influence	NO
Other View			

Designations		Nuisances	
Historic Site		Topography	
Current Use	(none)	Traffic Noise	HIGH
Nbr Bldg Sites		Airport Noise	
Adjacent to Golf Fairway	NO	Power Lines	NO
Adjacent to Greenbelt	NO	Other Nuisances	NO
Other Designation	NO		
Deed Restrictions	NO		
Development Rights Purchased	NO		
Easements	NO		
Native Growth Protection Easement	NO		
DNR Lease	NO		

Problems		Environmental	
Water Problems	YES	Environmental	NO
Transportation Concurrency	NO		
Other Problems	NO		

BUILDING	
1 2 3	
Building Number	1
Year Built	1947
Year Renovated	0
Stories	1
Living Units	1
Grade	7 Average
Grade Variant	0
Condition	Poor
Basement Grade	
1st Floor	1,020
1/2 Floor	0

 Click the camera to see more pictures.

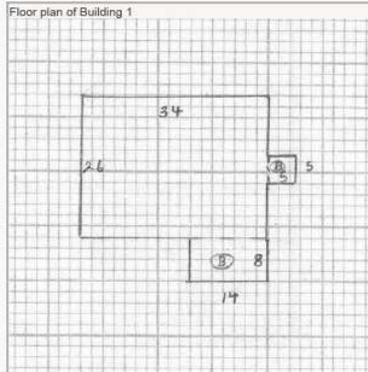
Picture of Building 1



Figure 30 – King County Department of Assessment – Online eReal Property System as of March 20, 2018 (part1)

<http://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=0926059088>

2nd Floor	0
Upper Floor	0
Finished Basement	0
Total Finished Area	1,020
Total Basement	880
Basement Garage	0
Unfinished 1/2	0
Unfinished Full	0
AGLA	1,020
Attached Garage	0
Bedrooms	2
Full Baths	1
3/4 Baths	0
1/2 Baths	0
Heat Source	Oil
Heat System	Floor-Wall
Deck Area SqFt	0
Open Porch SqFt	0
Enclosed Porch SqFt	0
Brick/Stone	0
Fireplace Single Story	0
Fireplace Multi Story	0
Fireplace Free Standing	0
Fireplace Additional	0
AddnlCost	0
Obsolescence	51
Net Condition	0
Percentage Complete	0
Daylight Basement	
View Utilization	
1 2 3	



Accessory Of Building Number: 1

Accessory Type	Picture	Description	SqFt	Grade	Eff Year	%	Value	Date Valued
PRK:DET GAR			770	0 Low Average	1983			

TAX ROLL HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total Value (\$)	New Dollars (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total Value (\$)	Tax Value Reason
092805908802	2017	2018		0870	579,000	123,000	702,000	0	579,000	123,000	702,000	
092805908802	2016	2017		0870	520,000	112,000	632,000	0	520,000	112,000	632,000	
092805908802	2015	2016		0870	488,000	108,000	596,000	0	488,000	108,000	596,000	
092805908802	2014	2015		0870	584,300	63,000	647,300	0	584,300	63,000	647,300	
092805908802	2013	2014		0870	202,000	55,000	257,000	0	202,000	55,000	257,000	
092805908802	2012	2013		0870	178,000	48,000	226,000	0	178,000	48,000	226,000	
092805908802	2011	2012		0870	272,000	50,000	322,000	0	272,000	50,000	322,000	
092805908802	2010	2011		0870	272,000	65,000	337,000	0	272,000	65,000	337,000	
092805908802	2009	2010		0870	272,000	83,000	355,000	0	272,000	83,000	355,000	
092805908802	2008	2009		0870	321,000	107,000	428,000	0	321,000	107,000	428,000	
092805908802	2007	2008		0870	290,000	97,000	387,000	0	290,000	97,000	387,000	
092805908802	2006	2007		0870	253,000	69,000	322,000	0	253,000	69,000	322,000	
092805908802	2005	2006		0875	225,000	71,000	296,000	0	225,000	71,000	296,000	
092805908802	2004	2005		0875	212,000	62,500	274,500	0	212,000	62,500	274,500	
092805908802	2003	2004		0875	205,000	36,000	241,000	0	205,000	36,000	241,000	
092805908802	2002	2003		0875	195,000	35,000	230,000	0	195,000	35,000	230,000	
092805908802	2001	2002		0875	195,000	35,000	230,000	0	195,000	35,000	230,000	
092805908802	2000	2001		0875	186,000	32,000	218,000	0	186,000	32,000	218,000	
092805908802	1999	2000		0875	172,000	21,000	193,000	0	172,000	21,000	193,000	
092805908802	1998	1999		0871	150,000	15,000	165,000	0	150,000	15,000	165,000	
092805908802	1997	1998		0871	0	0	0	0	116,500	54,700	171,200	
092805908802	1996	1997		0871	0	0	0	0	116,500	54,700	171,200	
092805908802	1994	1995		7565	0	0	0	0	116,500	54,700	171,200	
092805908802	1993	1994		7565	0	0	0	0	90,400	54,700	145,100	
092805908802	1992	1993		7565	0	0	0	0	77,300	54,700	132,000	
092805908802	1991	1992		7565	0	0	0	0	61,000	54,700	115,700	
092805908802	1990	1991		7565	0	0	0	0	71,200	54,700	125,900	
092805908802	1988	1989		7565	0	0	0	0	48,200	33,500	81,700	
092805908802	1986	1987		7565	0	0	0	0	52,400	35,200	87,600	
092805908802	1984	1985		7565	0	0	0	0	22,400	42,900	65,300	
092805908802	1982	1983		7565	0	0	0	0	22,400	31,500	53,900	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
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Figure 31 – King County Department of Assessment – Online eReal Property System as of March 20, 2018 (part 2)

2659765	20140328001119	3/25/2014	\$2,000,000.00	JOHNSON WALTER H III	DIRT LORDE BOTHELL LLC	Statutory Warranty Deed	Other
1868699	20020219002608	2/13/2002	\$0.00	PRATT KELLI	PRATT DARCY	Quit Claim Deed	Property Settlement
1868698	20020219002607	2/13/2002	\$0.00	WAKEFIELD CAROLE	WAKEFIELD RORY	Quit Claim Deed	Property Settlement
1868697	20020219002606	2/13/2002	\$0.00	RD CONSTRUCTION INC	WAKEFIELD RORY+PRATT DARCY	Quit Claim Deed	Other
1551369	199706252045	4/3/1997	\$0.00	ROLFES DAVID	COOKE CRAIG ET AL	Warranty Deed	Estate Settlement
1537989	199704150321	4/3/1997	\$165,000.00	ROLFES E MAGALINE	COOKE CRAIG ET AL	Statutory Warranty Deed	Estate Settlement

REVIEW HISTORY

PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Issuing Jurisdiction	Reviewed Date
BNR2015-10539	Commercial building permit to construct a new 2 story gun club with shooting lanes, administration offices and amenity areas, retail lounge and catering and classrooms (storage areas are accessory use areas),	Building, New	1/25/2017	\$5,033,885	BOTHELL	8/31/2017

HOME IMPROVEMENT EXEMPTION

Figure 32 – King County Department of Assessment – Online eReal Property System as of March 20, 2018 (part 3)

BUILDING	
1 2 3	
Building Number	2
Year Built	1928
Year Renovated	0
Stories	1
Living Units	1
Grade	6 Low Average
Grade Variant	0
Condition	Poor
Basement Grade	
1st Floor	880
1/2 Floor	0
2nd Floor	0
Upper Floor	0
Finished Basement	0
Total Finished Area	880
Total Basement	0
Basement Garage	0
Unfinished 1/2	0
Unfinished Full	0
AGLA	880
Attached Garage	0
Bedrooms	2
Full Baths	1
3/4 Baths	0
1/2 Baths	0
Heat Source	Electricity
Heat System	Elec BB
Deck Area SqFt	0
Open Porch SqFt	60
Enclosed Porch SqFt	170
Brick/Stone	0
Fireplace Single Story	0
Fireplace Multi Story	0
Fireplace Free Standing	0
Fireplace Additional	0
AddnlCost	0
Obsolescence	99
Net Condition	0
Percentage Complete	0
Daylight Basement	
View Utilization	
1 2 3	

Click the camera to see more pictures.

Picture of Building 2



Click the camera to see more floor plans.

Floor plan of Building 2

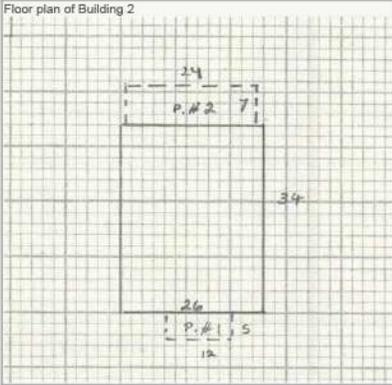


Figure 33 – King County Department of Assessment – Online eReal Property System as of March 20, 2018 (part 4)

“Bungalow Style — 1900 to 1935” Antique Home Style -
<http://antiquehomestyle.com/styles/bungalow.htm>

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