



King County

Office of Business Relations and Economic Development

Historic Preservation Program

400 Yesler Way, Suite 510 [MS: YES-EX-0510]

Seattle, WA 98104

206.205.0700 (v) 206.205.0719 (f)

www.kingcounty.gov/landmarks

CITY OF REDMOND REGIONAL LANDMARKS COMMISSION FINDINGS OF FACT AND DECISION *Earl and Elise McWhirter Landmark Designation*

SUMMARY

The Redmond Regional Landmarks Commission designates the Earl and Elise McWhirter Farm (aka Hutcheson Homestead; Farrel-McWhirter Park), located at 19545 NE Redmond Road in Redmond, Washington, a City of Redmond Landmark. The park is owned by the City of Redmond Parks and Recreation Department.

Property Description: PORTION OF NE ¼ OF SE ¼, SECTION 31-26-6, LYING NORTHWESTERLY OF COUNTY ROAD, LESS W 30 FEET.

Public Hearing Record: The Redmond Regional Landmarks Commission (Commission) held a public hearing on the nomination of the Earl and Elise McWhirter Farm on March 8, 2010 at the Old Redmond Schoolhouse Community Center, 16600 NE 80th Street, Redmond, Washington. In addition to the landmark registration form which was submitted to commissioners prior to the meeting, a staff report and boundary map were distributed at the meeting. There was no public testimony. The designation decision was based on the property meeting Criterion A3 of King County Code (KCC) 20.62.040, as adopted by reference in the Redmond Community Development Guide (RCDG).

FINDINGS

The Commission found that the Earl and Elise (Farrel) McWhirter Farm meets Redmond Landmark Criterion A3 for exemplifying the distinctive characteristics of a type, period and style of construction. It was established in approximately 1936. The farm buildings and the overall layout of the property are well preserved. The complex is a good example of a mid-20th century hobby farm that retains integrity of design, materials, location and setting.

The following specific findings were adopted:

- a) The farm is located on land that was owned and occupied by Sally and Charles William Hutcheson in 1880. Earl and Elise McWhirter's relationship with Sally Hutcheson started in 1924 when Elise began boarding horses on the property. Mrs. Hutcheson subsequently sold the farm to the McWhirter's who used the farm as a second home for many years.
- b) Earl McWhirter died in 1966 and Elise eventually resided on the property year-round. She donated 68 acres of the farm to the City of Redmond for use as a park upon her death in 1971. According to the *Seattle Times* her legacy laid the roots of Redmond's modern park system.
- c) Redmond began as a group of logging camps, but quickly evolved into a community of permanent settlers who farmed the rich Sammamish River Valley. The town continued to be a rural agricultural community until the 1960s when the municipality embarked on an aggressive annexation program. The farm is a rare surviving example of a once-common property type in Redmond.
- d) The nominated property includes the farm buildings and 34.91 acres of what was originally an 80-acre tract.
- e) Contributing resources include:
 1. The 1936 farmhouse, a one-story, wood frame building designed in the Minimal Traditional style and remodeled in 1949.
 2. The one-story, wood frame garage (1936) remodeled some time prior to 1958.
 3. The one-story, wood frame guest house (n.d.) built in the front gable form.
 4. The 1943 hay barn built in the front gable form.
 5. A small wood framed, side gable barn (n.d.).
 6. A small side gable (n.d.) outhouse.
- f) The Landmark Registration Form, *Earl and Elise McWhirter Farm*, provides additional contextual information in support of the above-stated facts.

- g) There is reasonable probability that historical archaeological elements relating to the history of the Hutcheson occupation (1890-1936) are present within the park. The locations of such, including buried building foundations, artifact scatters or dump areas, or former privies could be encountered during future development of the park. Higher density artifact areas, such as the privy shafts or in proximity to former buildings, are more important than general sheet scatters. If present, however, the archaeological resources have great potential for interpreting the lives of the historical residents and should be evaluated in terms of the Landmark designation. If found and determined as able to contribute to the history of the property, the Landmark designation should be amended and the resources protected.

MINUTES AND EXHIBITS

The minutes of the Redmond Regional Landmarks Commission public hearing of March 8, 2010 are on file in the King County Historic Preservation Program office, 400 Yesler Way Suite 510, Seattle, WA.

The following exhibits were distributed to Commissioners prior to the hearing and entered into the record:

- Exhibit No. 1: Redmond Landmark Registration Form, Earl and Elise McWhirter Farm
- Exhibit No. 2: Staff Recommendation
- Exhibit No. 3: Boundary Map

DECISION

At its March 8, 2010 meeting the Redmond Regional Landmarks Commission unanimously approved a motion to designate the Earl and Elise McWhirter Farm be designated as a City of Redmond landmark based on the above stated findings and that the parcel north of the farm be further evaluated for inclusion as a landmark.

Features of Significance: All exterior portions of the farmhouse, garage, guest house, front gable hay barn, side gable barn, and outhouse; and, all of the land area within the nominated boundaries (legal parcel 3126069017).

PROTECTION MEASURES

Controls: No exterior feature of the farmhouse, garage, guest house, front gable hay barn, side gable barn, and outhouse; and all of the land area within the designated boundaries (see Features

of Significance above) may be altered nor may any new construction the place anywhere within the designated area, without first obtaining a Certificate of Appropriateness from the City of Redmond Landmarks Commission pursuant to the provisions of RCDG 20F.40.32. King County Historic Preservation staff should be consulted prior to any ground disturbing activity greater than six inches in depth. The following exclusions are allowed:

In-kind maintenance and repair
Routine landscape maintenance
Emergency repair work

INCENTIVES

The following incentives are available to the property owner:

1. Eligibility for grant funds for building rehabilitation (as available) through The Cultural Development Authority of King County (4Culture).
2. Eligibility for technical assistance from the King County Landmarks Commission and staff.
3. Eligibility for historic site marker.
4. Eligibility for application to the King County Landmarks Loan Program.
5. Eligibility for Heritage Restoration and Preservation grant program through the City of Redmond.

Decision made March 8, 2010
Findings of Fact and Decision filed March 22, 2010

REDMOND LANDMARKS COMMISSION

Lauren McCroskey, Chair

Date

TRANSMITTED this 11th day of June, 2010 to the following parties and interested persons:

Jayme Jonas, City of Redmond
Miguel Llanos, Redmond Historical Society