

TO: Landmark Commission

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DATE: September 19, 2013

SUBJECT: Certificate of Appropriateness II for Farrel-McWhirter Farm

The City of Redmond proposes modifications to the Farrel-McWhirter Farm hay barn's southern stalls and to the structure's interior. (This site is also known as the Hutcheson Homestead.) The application for the proposed modifications is being processed as a Level I or Administrative Certificate of Appropriateness and as a Level II Certificate of Appropriateness (COA). Teresa Kluver, Parks Operations Supervisor and the primary contact for the barn modifications, will present project details to the Commission at your September 19, 2013 meeting.

The components of this project that warrant a Level II COA require a recommendation by the Landmark Commission to Redmond's Technical Committee. A Level II COA is required for additions, replacement of historic materials with alternate materials, or for painting or covering historic materials or surfaces. This review uses the Secretary of the Interior's Standards for the Treatment of Historic Properties together with generally accepted preservation practices as guidelines in making decisions. A Level II COA requires the Commission to hold a public meeting during which the Commission will work with the applicant(s) to reach an agreement regarding what will be permitted. If the applicant(s) and the Commission can agree to the scope of work and any conditions that may be required (a stipulated agreement), this permit can be granted. If for any reason the applicant(s) and the Commission cannot agree, a public hearing would be scheduled in which the applicant(s) and any interested parties would have an opportunity to testify.

Attachment A includes the project scope and layout details. Of these, only the following elements require a Level II COA:

- One new window opening (southern façade)
- One new wall with an exterior door (eastern façade)

PROPERTY BACKGROUND



Farrel-McWhirter Farm is a complex of nine buildings associated with the hobby farm of Earl J. “Jack” McWhirter and his wife Elise (Farrel) McWhirter. The complex includes a vernacular farmhouse, guest house, garage, hay barn, small barn, hay shed, silo, equipment shed, and outhouse. Of these, the farmhouse, garage, guest house, hay barn, small barn, and outhouse were built during the historic period and contribute to the historic significance of the site. The remaining three – composting shed, silo, and hay shed – were not built during the historic period and are not considered contributing resources. The ensemble retains integrity of location, design, workmanship, feeling and association.

The Farm, part of the City of Redmond’s parks inventory, is located at 19545 NE Redmond Road. This historic landmark property includes the farm buildings and 34.91 acres of what was originally an 80-acre tract.



The wood frame hay barn was constructed in 1943. It was built in the gable front form, and has a hay hood extending over the loft doors in the north elevation. There is a two-story central section with one-story shed roof wings. The central section is open, without a loft, and was used for hay storage. The wings were used as feed stations and are open to the elements. The east side currently still serves as a feeder for farm animals, while the west side has picnic tables and wall displays. The north elevation is the primary façade and has a pair of sliding doors and pedestrian door on the ground level and a pair of loft doors with fixed four light windows above. There is also a pair of openings covered with shutters, one opening in each side wing. The building is sided in horizontal wood drop siding.



On March 8, 2010, the Redmond Regional Landmarks Commission unanimously approved a motion to designate the Earl and Elise McWhirter Farm as a City of Redmond landmark {Attachment B}. 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. The farm was established in approximately 1936. The farm buildings and the overall layout of the property are well preserved and the complex is a good example of a mid-20th century hobby farm that retains integrity of design, materials, location and setting. The landmark designation includes 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).

The designation of this property and structures requires that 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 be altered nor any new construction take place anywhere within the designated area, without first obtaining a Certificate of Appropriateness from the City of Redmond Landmark Commission. 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

Accordingly, staff met onsite with King County's Preservation Architect to clarify the City's processing and review approach for the proposed hay barn modifications.

STAFF RECOMMENDATION



Staff recommends approval of the proposed modifications described in the scope of work and associated diagrams {Attachment A}. Photographs included in Attachment C demonstrate existing conditions and conceptual post-construction appearance of the barn's eastern façade.

King County Historic Preservation provides guidelines in association with the Secretary of the Interior's Standards for Treatment of Historic Properties specific to barn rehabilitation. The following is an evaluation of this proposal's relationship with the applicable *Rehabilitation* standards described in *Technical Paper No. 24* {Attachment D}.

Standard 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Farrel-McWhirter's hay barn is currently and is proposed to continue operation associated with farm/agricultural activities. This structure serves as the primary location for the City's Pony program. Modifications will be consistent with farm/agricultural use.

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The hay barn fits into the historic context and character of the property {Attachment E}. Modifications will be documented for the historic record and will be undertaken as to

maintain the overall historic appearance and character of this specific structure as well as its relationship to other contributing structures found onsite.

Standard 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Review of the proposed openings and additions to this structure with King County's Preservation Architect resulted in staff supporting a consistent design and overall compatibility with the structure in its current state. The additional openings, wall and door will be finished in a manner that does not differentiate between the old and new portions of the structure. Detailed project documentation will allow the City to, if warranted or desired, restore the structure to its current condition.

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Described under Standard 3 above, the historic character and design of the hay barn will remain the primary focus and will remain consistent with the historic character and fabric of the property's historic use and character.

Standard 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed exterior wall that will enclose the animal stalls along the hay barn's eastern façade will be constructed and documented so that it may be removed and the barn restored to its condition as of September 19, 2013.

ATTACHMENTS

- A. Scope of Work, Estimated Cost and Barn Tack Layout**
- B. Redmond Regional Landmarks Commission, Final Designation Report, Farrel-McWhirter Farm, March 8, 2010**
- C. Current Photograph and Conceptual Post-Construction Appearance Image**
- D. King County Historic Preservation Technical Paper 24 - Historic Barn Rehabilitation Standards**
- E. March 8, 2010 Site Map**