



Legislative Department  
Seattle City Council  
Memorandum

Date: May 27, 2011  
To: Councilmembers Sally Bagshaw, Tom Rasmussen, and Bruce Harrell  
Parks and Seattle Center Committee  
From: Martha Lester, Council Central Staff *MSL*  
Subject: **Current Use Taxation at the June 2, 2011, Parks and Seattle Center Committee Meeting**

At the June 2, 2011, meeting of the Parks and Seattle Center Committee, Councilmembers are scheduled to consider the application received this year under the Current Use Taxation program. This memo and the materials that follow describe this program, outline the process for decision-making, and supply information on this year's application.

Legal Framework

RCW 84.34 and King County Code chapter 20.36 govern the Current Use Taxation (CUT) program. Under this program, an owner of qualifying "open space" can apply to have the property taxed at current use, as opposed to "highest and best use," thereby reducing property taxes by 50% to 90% (depending on the criteria that are met). The owner must agree to retain the property as open space; if the owner doesn't do so, the owner will have to pay back taxes, interest, and penalty.

As allowed under state law, King County adopted regulations called the "Public Benefit Rating System" (PBRs), which specify eligibility criteria, the number of points earned for each criterion, and the tax reduction that results based on the total number of points earned for a property.

Process

Under state law, a property owner applies to the county legislative authority. If the property is within a city, the county then transmits the application to city. The composition of the decision-making body is a bit of an odd duck under state law. For property within a city, the decision is made by a "granting authority" composed of three county councilmembers and three city councilmembers (RCW 84.34.037).

Seattle City Council Resolution 31106 designates members of the Council committee with responsibility for parks matters (currently the Parks and Seattle Center Committee) as members of the "granting authority" for CUT / PBRs applications. Thus these three City Councilmembers hold a public hearing and make the decision for the City. The City Council as a whole has no role; there is no resolution or C.B. for vote by the full City Council. The decision form, after being signed by the three City Councilmembers, is sent to the King County Council, which holds its own public hearing, and King County Councilmembers make their decision. If the King County Councilmembers were to make changes, the matter would loop back to Seattle City Councilmembers for reconsideration.

Application for Consideration in 2011

Mark M. and Nadine R. Huck applied under the CUT / PBRs program for their property at 912 2<sup>nd</sup> Avenue W. on the south slope of Queen Anne Hill. It is a single-family home that is a designated City landmark. Under the CUT / PBRs program, the portion of the lot that is not covered by a structure or driveway or patio is eligible for a property tax reduction if it meets the criteria and earns sufficient points.

King County staff and Seattle Department of Neighborhoods historic preservation staff recommend approval. Although it is not “open space” in the more traditional sense (such as land bordering a stream or wooded park), this application reflects all of the following:

- The building (with the site) is an individual designated landmark, not part of a district.
- The site is part of the landmark designation.
- The owners have signed a controls-and-incentives agreement (the C.B. that would impose historic preservation controls on this property is pending before the Committee on the Built Environment, and approval of the CUT designation is contingent on passage of this C.B.).
- The property is zoned for more intensive use (single-family house in Lowrise 3 zone).
- The owners granted a historic preservation easement to Historic Seattle.

Materials that Follow this Memo

The following documents are attached. Page numbers refer to the handwritten page numbers on each document.

Decision form.....	3-4
Location maps.....	5
Photographs.....	6-7
Aerial photos – older and newer .....	8
Parcel photo.....	9
Department of Neighborhoods transmittal memo.....	11-12
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Hucks’ application .....	23-38
Landmarks Preservation Board Report on Designation.....	39-52
Landmarks Preservation Board controls and incentives signed agreement .....	53-55

**CURRENT USE ASSESSMENT  
DECISION OF CITY MEMBERS OF GRANTING AUTHORITY**

APPLICANTS: Mark M. and Nadine R. Huck

ADDRESS: 912 2<sup>nd</sup> Avenue W.  
Seattle, WA 98119

KING COUNTY FILE NO: E10CT021S

On June 2, 2011, the members of the Seattle City Council who were designated in Council Resolution 31106 to serve as members of the granting authority pursuant to RCW 84.34.037(1) (“City Members”) conducted a public hearing in regard to this application. The City Members have considered the application, recommendations of City staff, and testimony received during the public hearing. Contingent upon enactment of an ordinance that imposes historic preservation controls on this property, the City Members **approve** the application for the reasons listed below.

The City Members considered the factors in RCW 84.34.020 and 84.34.037(2) and in the King County Public Benefit Rating System (PBRs) and have reached the conclusions that follow.

Considering the King County PBRs Criteria, the application warrants the following rating:

King County PBRs Criteria		Applicant & Rating
A. Open Space Resources		<b>Huck</b>
1.	Public recreation area – five points.	
2.	Aquifer protection area – five points.	
3.	Buffer to public or current use classified land – three points.	
4.	Equestrian-pedestrian-bicycle trail linkage – thirty-five points.	
5.	Active trail linkage – fifteen or twenty-five points	
6.	Farm and agricultural conservation land – five points.	
7.	Forest stewardship land – five points.	
8.	Historic landmark or archaeological site: buffer to a designated site – three points.	
9.	Historic landmark or archaeological site: designated site – five points.	5
10.	Historic landmark or archaeological site: eligible site – three points.	
11.	Rural open space – five points.	
12.	Rural stewardship land – five points.	
13.	Scenic resource, viewpoint, or view corridor – five points.	
14.	Significant plant or ecological site – five points.	
15.	Significant wildlife or salmonid habitat – five points.	
16.	Special animal site – three points.	
17.	Surface water quality buffer – five points.	
18.	Urban open space – five points.	
19.	Watershed protection area – five points.	

B. Properties qualifying for an open space category in subsection A may receive credit for additional points as follows.		
1.	Resource restoration – five points.	
2.	Additional surface water quality buffer – three or five points.	
3.	Contiguous parcels under separate ownership – minimum two points.	
4.	Conservation easement or historic preservation easement – fifteen points.	15
5.	Public access – points depend on type and frequency of access allowed	
a.	Unlimited public access – five points.	
b.	Limited public access because of resource sensitivity – five points.	
c.	Environmental education access – three points.	
d.	Seasonally limited public access – three points.	
e.	None or members-only – zero points.	
6.	Easement and access – thirty-five points.	
Total Rating		<b>20 Points</b>

Awarding these points would qualify this property for an annual property tax reduction of approximately \$2941 based on 2011 assessed value and mil rates.

The requested property tax relief would assist the applicants in maintaining the current open space use of the property with the attendant public benefit.

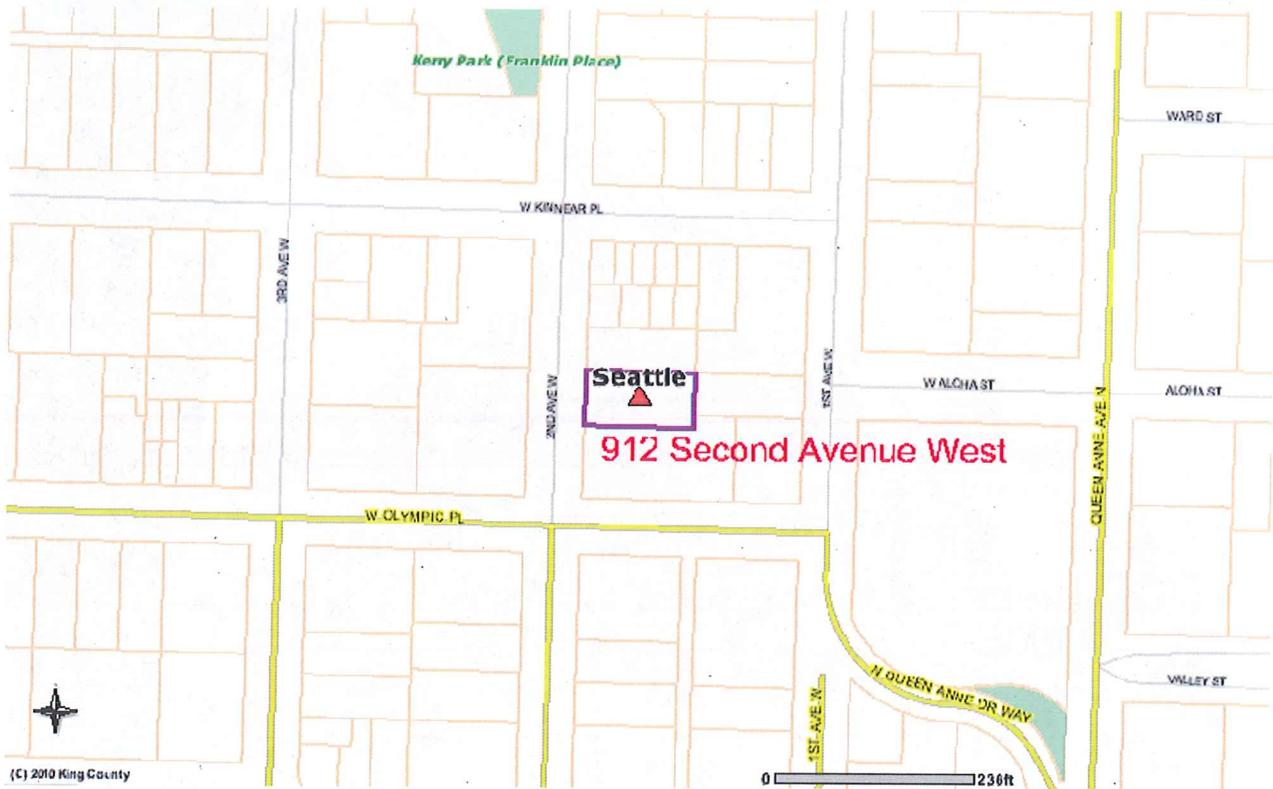
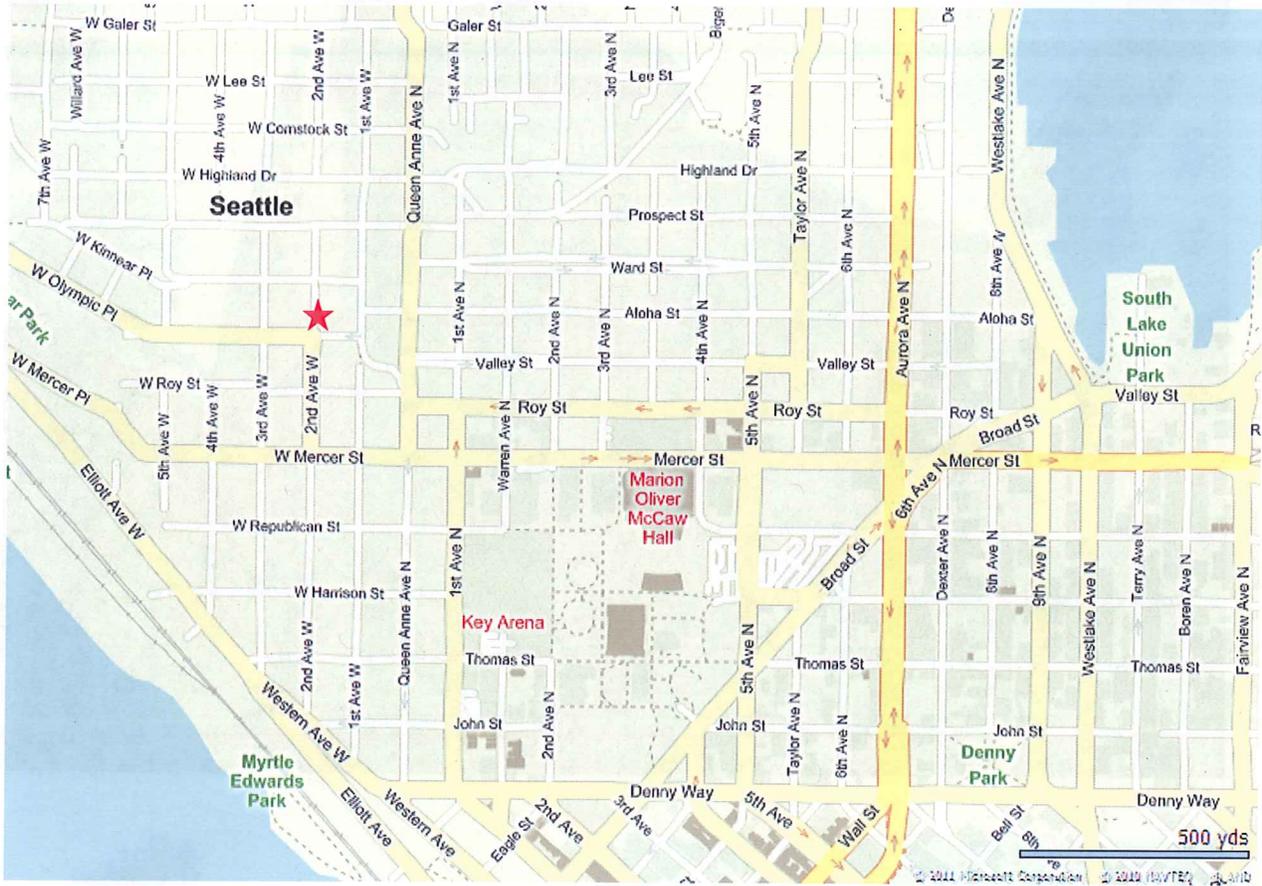
Dated this 2<sup>nd</sup> day of June, 2011.

\_\_\_\_\_  
Councilmember Sally Bagshaw

\_\_\_\_\_  
Councilmember Bruce Harrell

\_\_\_\_\_  
Councilmember Tom Rasmussen

# Location of Huck Parcel at 912 2<sup>nd</sup> Avenue W. on Queen Anne Hill

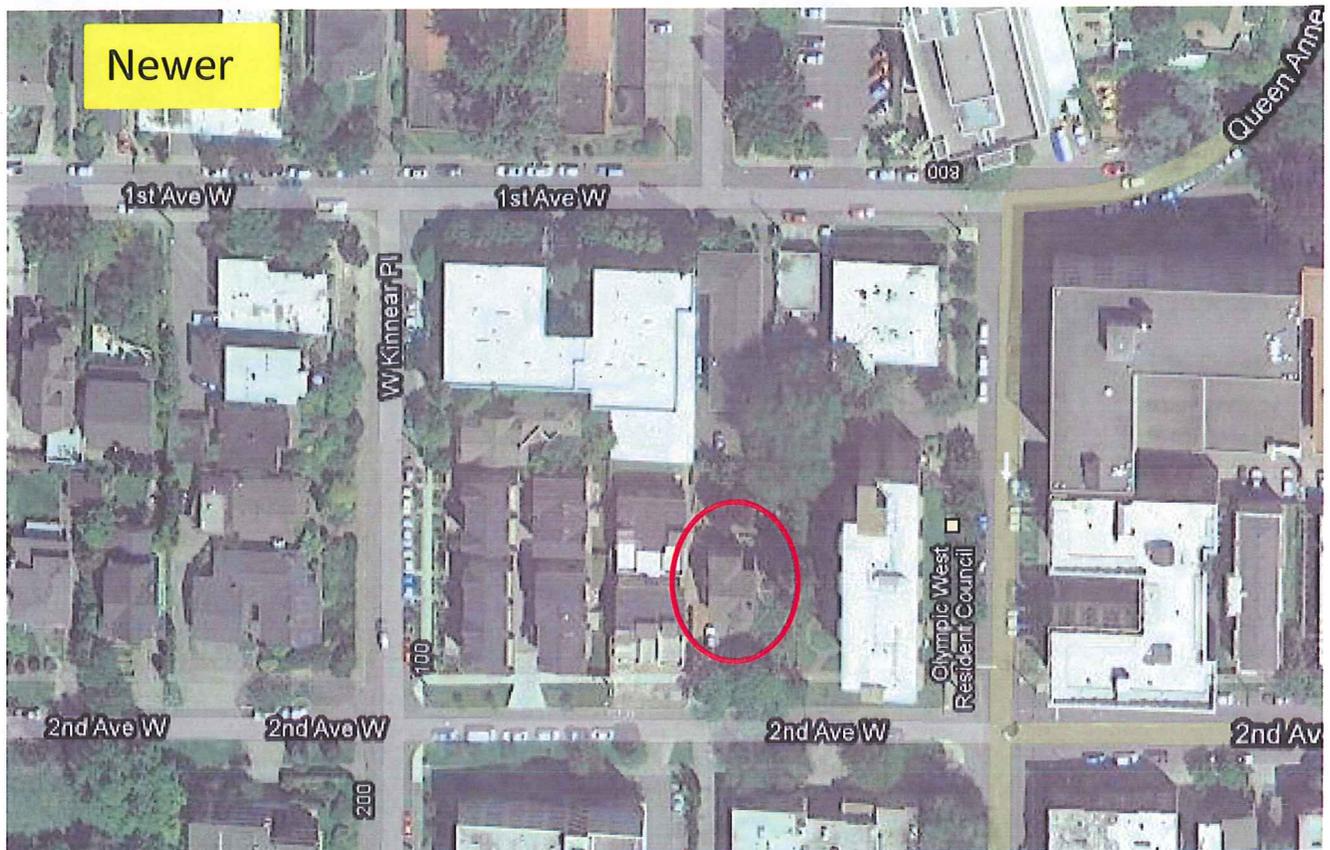




6



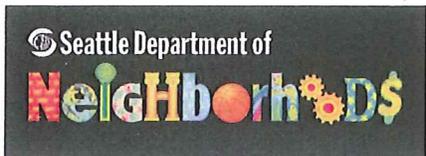
Older and Newer Aerial Photos of Huck Residence and Vicinity – Looking East  
(see new development to the north (left) of the Huck residence)



Huck Parcel at 912 2<sup>nd</sup> Avenue W. on Queen Anne Hill







# MEMORANDUM

DATE: May 9, 2011

TO: Sally Bagshaw, Chair of Parks and Seattle Center Committee, Seattle City Council

CC: Beth Goldberg, Director, Department of Finance, ATTN: Amanda Allen  
Karen Gordon, DON  
Elizabeth Chave, DON

FROM: Bernie Agor Matsuno, Acting Director, Department of Neighborhoods 

RE: City Council Consideration of Current Use Taxation Application for Voluntary Open Space Preservation- June 2, 2011 Public Hearing

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City Council Resolution 31106 [Resolution 31106 was adopted in 2008 and superseded Resolution 30195] designates the three members of the Parks & Seattle Center Committee (PSCC) as the City's members of the joint City-County Granting Authority regarding applications for property tax relief by land owners who voluntarily agree to maintain their property as open space. The past practice has been for these three City Councilmembers to hold a public hearing and consider such applications during the course of a regularly scheduled PSCC meeting, and then forward their recommendations to their counterparts on the County Council's Transportation, Economy, and Environment Committee for similar treatment.

This year the City has one application to be processed. The public hearing has been tentatively scheduled for the PSCC Committee meeting on Thursday, June 2, at 9:30 a.m. Martha Lester has been working with Department of Neighborhoods staff to publish a public notice on or about May 19. The equivalent County Council Transportation, Economy, and Environment Committee hearing is tentatively scheduled for June 28.

As provided by RCW 84.34, Current Use Taxation (CUT) allows the value of open space property to be assessed at its current use rather than its "highest and best" use (the assessment method required for most land). As further provided by RCW 84.34.055, King County has adopted a Public Benefit Rating System (PBRs) to determine the reduction in the property assessment, ranging from 50% to 90%. The PBRs awards points to a CUT application on the basis of specific criteria. The total number of points are then converted to a percentage factor for the property assessment – the more points, the lower the assessment and the greater the consequent reduction in the property tax.

For properties located within an incorporated area such as the City of Seattle, the RCW provides that the Granting Authority for PBRs applications shall consist of three members of the county

legislative body and three members of the city legislative body. The RCW also requires public hearings on the applications for these properties. The City and County Councils have determined that it would not be practical to hold a joint meeting to review such applications and instead have considered these applications within the standing committee structure of each governing body. This has worked well to date. If the three County Council members of the Granting Authority were to propose substantive changes from the recommendation of the three City Council members, the application would be returned to the City Council members for reconsideration. However, this has not yet occurred during the lifetime of the CUT/PBRS program.

RCW 84.34 directs that applications for this type of property tax reduction be reviewed on an annual basis. The last such applications for properties located within the City of Seattle were considered and approved last year. As shown on the attached map, the current application is for a City of Seattle landmark property located in the Queen Anne neighborhood. The owners have signed a Controls and Incentives Agreement and this agreement was approved by the Landmarks Preservation Board. In addition, a historic easement for the landmark property was donated to the Historic Seattle Preservation and Development Authority, thereby perpetuating the protection of landmark and its site. The application requests Current Use Taxation for the open space portion of the property.

The form used to record the City of Seattle decision on each application is a “Decision of City Members of Granting Authority” signed by the three City Council members. These decisions do not require an ordinance or resolution adopted by the full Seattle City Council. After the City Councilmembers take action, they forward their decision to the County Council. The decision process requires that each application be processed and signed by the County Council Chair on or before June 30th in order for any tax reduction to take effect in the following year.

A map, photos, landmark designation materials, and a County staff report are attached in order to assist the PSCC’s consideration of the applications. In the meantime, if you have any questions, concerns, or comments, please call Elizabeth Chave at 684-0380.

#### Attachments

- Location map, Ankeny/Gowey House
- Aerial photos, Ankeny/Gowey House
- Current photos, Ankeny/Gowey House
- Landmark Designation Report for Ankeny/Gowey House
- Controls and Incentives Agreement for Ankeny/Gowey House
- King County Staff Report for E10CT021S

Department of Neighborhoods Summary of Staff Recommendations and Background for E10CT021S



**City of Seattle**  
**Seattle Department of Neighborhoods**  
Bernie Agor Matsuno, Acting Director

**CURRENT USE TAXATION APPLICATION**

**Summary of Staff Recommendations and Background**

Seattle City Council's Parks and Seattle Center Committee (PSCC)

**Public Hearing, June 2, 2011**

King County's Staff Report is attached for the Current Use Taxation application submitted by a property owner located in the Queen Anne neighborhood of Seattle. Seattle Department of Neighborhoods staff has reviewed this report and concurs with King County's Staff Report.

E10CT021S – Queen Anne

The applicants, Mark and Nadine Huck, have requested property tax relief for a portion of their landmark property in the Queen Anne neighborhood. This property is a City of Seattle landmark, designated by the Landmarks Preservation Board in 2008; the landmark includes the house and the site. The applicants voluntarily nominated the house and property as a landmark, and have maintained the landmark property in good condition. The landmark property includes one of the oldest (b. 1891) single family houses remaining in the Queen Anne neighborhood, and is surrounded by apartments and condominiums in its LR3- zoned area. In addition, a historic easement for the landmark property was donated to the Historic Seattle Preservation and Development Authority, thereby perpetuating the protection of landmark and its site. These site features and voluntary actions by the applicants qualify the 0.114 acre site for a 70% reduction in assessed value.

RECOMMENDED ACTION: Accept staff report and approve the following:

Area to be classified as Open Space:

Mark M. and Nadine R. Huck  
912 2<sup>nd</sup> Avenue West  
Seattle, WA 98119  
Parcel No. 387990-0740 0.114 Acres (of 0.191 Acres total property size)

Recommendation: Approval of 20 points, awarded as follows:

Open Space Resource

- Historic landmark or archeological site: designated site 5

Bonus Category

- Conservation easement or historic preservation easement 15



TOTAL POINTS

20

**Tax Reduction \$2941**

**Awarding these points would qualify the open space portion of the property for an annual property tax reduction of approximately \$2941, based on 2011 assessed values and mill rates.**

Prepared by Elizabeth Chave, Seattle Department of Neighborhoods, May 9, 2011

cc: Bernie Agor Matsuno, Acting Director, Seattle Department of Neighborhoods

**KING COUNTY  
DEPARTMENT OF NATURAL RESOURCES AND PARKS  
WATER AND LAND RESOURCES DIVISION**

**REVISED Preliminary Report to the City of Seattle**

May 4, 2011

**APPLICANTS: Mark M. and Nadine R. Huck**

**File No. E10CT021S**

**A. GENERAL INFORMATION:**

1. Owners: Mark M. and Nadine R. Huck  
912 – 2nd Avenue West  
Seattle, WA 98119
2. Property location: same as owners address
3. Zoning: ~~L3~~ LR3
4. STR: NE-25-25-03
5. PBRs category requested by applicant:

**Open space resource**

Historic landmark or archaeological site: designated site

**Bonus category**

Conservation easement or historic easement

6. Parcel: 387990-0740
  - Total acreage: 0.191 (8,320 square feet)
  - Requested PBRs: not specified
  - Home site/excluded area: 0.077 (3,375 square feet)
  - Recommended PBRs: 0.114 (4,945 square feet)**

NOTE: The portion recommended for enrollment in PBRs is the entire property less the excluded area as measured. The attached map (aerial photo taken ~~winter 2010~~ summer 2009) outlines in yellow the parcel boundaries and in blue the area proposed to be *excluded* from PBRs. In the event the Assessor's official parcel size is revised, PBRs acreage should be administratively adjusted to reflect that change.

Normally landscaping, lawn and garden areas are not included in the enrolling PBRS acreage. However, these manicured areas were undoubtedly part of the historic home's surrounding setting and are therefore included in the PBRS acreage as part of the qualification for the historic landmark category.

**B. FACTS:**

1. Zoning in the vicinity: Properties in the vicinity are zoned ~~L-3~~ LR3, MR, NC3-40, NC3P-40, NC3-65 and SF5000.
2. Development of the subject property and resource characteristics of the open space area: The property contains a single family home, small shed, landscaping, and access drive/parking. The open space portion contains lawn and landscaped areas.
3. Site use: The property is used as a single family residence.
4. Access: The property is accessed from 2nd Avenue West.
5. Appraised value for 2011 (Based on Assessor's information dated 04/29/11):

<u>Parcel #387990-0740</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Appraised value	<b>\$732,000</b>	\$166,000	\$898,000
Tax applied	<b>\$7,069.68</b>	\$1,603.23	\$8,672.91

NOTE: Participation in PBRS reduces the **appraised land value** for the **portion** of the property enrolled resulting in a lower taxable value

**C. REQUIREMENTS SPECIFIED BY KING COUNTY CODE (KCC):**

**KCC 20.36.010 Purpose and intent.**

It is in the best interest of the county to maintain, preserve, conserve and otherwise continue in existence adequate open space lands for the production of food, fiber and forest crops, and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the county and its citizens.

It is the intent of this chapter to implement RCW Chapter 84.34, as amended, by establishing procedures, rules and fees for the consideration of applications for public benefit rating system assessed valuation on "open space land" and for current use assessment on "farm and agricultural land" and "timber land" as those lands are defined in RCW 84.34.020. The provisions of RCW chapter 84.34, and the regulations adopted thereunder shall govern the matters not expressly covered in this chapter.

**KCC 20.36.100 Public benefit rating system for open space land – definitions and eligibility.**

- A. To be eligible for open space classification under the public benefit rating system, property must contain one or more qualifying open space resources and have at least five points as determined under this section. The department will review each application and recommend award of credit for current use of property that is the subject of the application. In making such recommendation, the department will utilize the point system described in section B. and C. below.
- B. The following open space resources are each eligible for the points indicated:
1. Public recreation area – five points.
  2. Aquifer protection area – five points.
  3. Buffer to public or current use classified land – three points.
  4. Equestrian-pedestrian-bicycle trail linkage – thirty-five points.
  5. Active trail linkage – fifteen or twenty-five points.
  6. Farm and agricultural conservation land – five points.
  7. Forest stewardship land – five points.
  8. Historic landmark or archaeological site: buffer to a designated site – three points.
  9. Historic landmark or archaeological site: designated site – five points.
  10. Historic landmark or archaeological site: eligible site – three points.
  11. Rural open space – five points.
  12. Rural stewardship land – five points.
  13. Scenic resource, viewpoint, or view corridor – five points.
  14. Significant plant or ecological site – five points.
  15. Significant wildlife or salmonid habitat – five points.
  16. Special animal site – three points.
  17. Surface water quality buffer – five points.
  18. Urban open space – five points.
  19. Watershed protection area – five points.
- C. Property qualifying for an open space category in subsection ~~A.~~ B. of this section may receive credit for additional points as follows.
1. Resource restoration - five points.
  2. Additional surface water quality buffer - three or five points.
  3. Contiguous parcels under separate ownership - two points.
  4. Conservation easement of historic easement – fifteen points.
  5. Public access - points dependent on level of access.
    - a. Unlimited public access - five points.
    - b. Limited public access - sensitive areas - five points.
    - c. Environmental education access – three points
    - d. Seasonal limited public access - three points.
    - e. None or members only – zero points.
  6. Easement and access – thirty-five points.

**D. 2008 COMPREHENSIVE PLAN POLICIES AND TEXT:**

**E-101** In addition to its regulatory authority, King County should use incentives to protect and restore the natural environment whenever practicable. Incentives should be monitored to determine their effectiveness in terms of protecting natural resources.

**E-107** The protection of lands where development would pose hazards to health, property, important ecological functions or environmental quality shall be achieved through acquisition, enhancement, incentive programs and appropriate regulations. The following critical areas are particularly susceptible and should be protected:

- a. Floodways of 100-year floodplains;
- b. Slopes with a grade of 40 percent or more or landslide hazards that cannot be mitigated;
- c. Wetlands and their protective buffers;
- d. Aquatic areas, including streams, lakes, saltwater shorelines and their protective buffers;
- e. Channel migration hazard areas;
- f. Designated wildlife habitat networks;
- g. Critical Aquifer Recharge Areas;
- h. Marine beaches, wetlands, intertidal and subtidal habitat and riparian zones including bluffs;
- i. Regionally Significant Resource Areas and Locally Significant Resource Areas;
- j. Fish and Wildlife Habitat Conservation Areas; and
- k. Volcanic hazard areas.

NOTE: PBRS is an incentive program provided to encourage voluntary protection of open space resources and maintain high quality resource lands.

**E-420** King County recognizes that protecting and restoring headwater and upland forest cover is important for preventing flooding, improving water quality, and protecting salmon and other wildlife habitat. The central role that forest cover plays in supporting hydrologic and other ecological processes should be reflected in policies and programs addressing stormwater management, flooding, wildlife, and open space.

**E-422** King County recognizes the value of trees and forests in both rural and urban communities for benefits such as improving air and water quality and enhancing fish and wildlife habitat. The county promotes retention of forest cover and significant trees using a mix of regulations, incentives, and technical assistance.

**E-449** King County should identify upland areas of native vegetation that connect wetlands to upland habitats and that connect upland habitats to each other. The county should seek protection of these areas through acquisition, stewardship plans, incentive programs such as the Public Benefit Rating System, and the Transfer of Development Rights Program.

**E-504** King County should protect native plant communities by encouraging management and control of nonnative invasive plants, including aquatic plants. Environmentally sound methods of vegetation control should be used to control noxious weeds.

NOTE: Lands participating in PBRs provide valuable resource protection and promote the preservation or enhancement of native vegetation.

**R-605** Well-managed forestry and agriculture practices are encouraged because of their multiple benefits, including natural resource protection.

NOTE: The implementation of an approved forest stewardship, farm management or rural stewardship plan benefits natural resources, such as wildlife habitat, stream buffers and groundwater protection, as well as fosters the preservation of sustainable resources.

#### **E. PBRs CATEGORY REQUESTED and DEPARTMENT RECOMMENDATIONS:**

##### **Open space resource**

- Historic landmark or archaeological site: designated site  
The Landmarks Preservation Board of the City of Seattle approved the landmark ~~nomination~~ designation for the property and exterior of home (see attachment to Exhibit 9). Award of this category is supported by the King County Historic Preservation Program. Credit for this category is recommended.

##### **Bonus category**

- Conservation easement or historic easement  
The historic value of the property is protected by an easement held by the Historic Seattle Preservation and Development Authority (recording number 8105190245, see attachment to Exhibit 9). This voluntary easement protects the historic value in perpetuity. Credit for this category is recommended.

NOTE: It is important to note that enrollment in the PBRs program requires the control and removal of invasive plant species. This issue is addressed in the Resource Information document (page 3) and below in Recommendation #B7.

### **CONCLUSIONS AND RECOMMENDATIONS**

#### **A. CONCLUSIONS:**

1. Approval of the subject request would be consistent with the specific purpose and intent of KCC 20.36.010.
2. Approval of the subject request would be consistent with policy E-101 of the King County Comprehensive Plan.

3. Of the points recommended, the subject request meets the mandatory criteria of KCC 20.36.100 as indicated:

**Open space resource**

- Historic landmark or archaeological site: designated site 5

**Bonus category**

- Conservation easement or historic easement 15

**TOTAL 20 points**

**PUBLIC BENEFIT RATING**

For the purpose of taxation, 20 points result in 30% of market value or a 70% reduction in taxable value for the portion of land enrolled.

**B. RECOMMENDATION:**

APPROVE the request for current use taxation "Open space" classification with a Public Benefit Rating of 20 points:

**Requirements for Property Enrolled in the  
Public Benefit Rating System Current Use Taxation Program**

1. Compliance with these requirements is necessary to continue to receive the tax benefits from the King County Public Benefit Rating System (PBRs) current use taxation program for the property enrolled in the program (Property). Failure to abide by these requirements can result in removal of current use designation and subject the property owner (Owner) to the penalty, tax, and interest provisions of RCW 84.34 and assessment at true and fair value. The County Assessor and the King County Rural and Regional Services Section (PBRs Staff) or its successor may re-evaluate the Property to determine whether removal of the open space designation is appropriate. Removal shall follow the process in RCW 84.34.108.
2. Revisions to these requirements may only occur upon mutual written approval of the Owner and granting authority. These conditions shall apply so long as the Property retains its open space designation. If a conservation easement acceptable to and approved by King County is granted by the Owner or the Owner's successors in interest to the Department of Natural Resources and Parks, King County or a grantee approved by King County, these requirements may be superseded by the terms of such easement, upon written approval by King County.
3. The open space classification for this Property will continue so long as it meets the open space purposes for which it was initially approved. Classification as open space will be removed upon a determination by King County that the Property no longer meets the

open space purposes for which it was initially approved. A change in circumstances which diminishes the extent of public benefit from that approved by the King County Council in the open space taxation agreement will be cause for removal of the current use assessment classification. It is the Owner's responsibility to notify PBRs Staff and the Assessor of a change in circumstance with regard to the Property.

4. When a portion of the open space Property is withdrawn or removed from the program, PBRs Staff and the Assessor shall re-evaluate the remaining Property to determine whether it may continue to qualify under the program. If the remaining portion meets the criteria for priority resources, it may continue under current use taxation.
5. Except as provided for in sections 6, 7 and 11 below, no alteration of the open space land or resources shall occur without prior written approval by PBRs Staff. **Any unapproved alteration may constitute a departure from an approved open space use and be deemed a change of use, and subject the Property to the additional tax, interest, and penalty provisions of RCW 84.34.080.** "Alteration" means any human-induced action that adversely impacts the existing condition of the open space Property or resources including but not limited to the following: *(Walking, horseback riding, passive recreation or actions taken in conjunction with a resource restoration plan, or other similar approved activities are permitted.)*
  - a. erecting structures;
  - b. grading;
  - c. filling;
  - d. dredging;
  - e. channelizing;
  - f. modifying land or hydrology for surface water management purposes;
  - g. cutting, pruning, limbing or topping, clearing, planting, introducing, relocating or removing vegetation, however, selective cutting may be permitted for firewood;
  - h. applying herbicides or pesticides or any hazardous or toxic substance;
  - i. discharging pollutants excepting stormwater;
  - j. paving, construction, application of gravel;
  - k. storing of equipment, household supplies, play equipment, or compost;
  - l. engaging in any other activity that adversely impacts the existing vegetation, hydrology, wildlife, wildlife habitat, or other open space resources.
6. Notwithstanding the provisions of Section 5 trees posing a hazard to structures or major roads may be removed. Any trees removed must be replaced.
7. If an area of the Property becomes or has become infested with noxious weeds, the Owner may be required to submit a control and enhancement plan to PBRs Staff in order to remove such weeds. If an area of the Property becomes or has become invaded by non-native species, the Owner may be required to submit, or may voluntarily submit, an enhancement plan to PBRs Staff in order to replace such species with native species or other appropriate vegetation.

8. There shall be no motorized vehicle driving or parking allowed on the open space Property.
9. Grazing of livestock is not prohibited on the open space Property.
10. An owner of property enrolled in the program may be required to submit a monitoring report on an annual or less frequent basis as requested by program staff. This report must include a brief description of how the property still qualifies for each awarded resource category. It must also include photographs from established points on the property and any observations by the owner. The owner must submit this report to the department by email or by other mutually agreed upon method. An environmental consultant need not prepare this report.
11. Changes of use, building and site alterations, or changes to vegetation on historic resource properties must be compatible with the features of significance identified in the landmark designation report and are subject to prior approval by the City of Seattle's Historic Preservation Officer. Such approved changes and activities shall not be deemed to violate sections contained in the recommended conditions, and may include construction and vegetation management necessary for preservation, restoration or approved adaptive reuse of historic buildings, structures, landscapes or sites. Features of significance identified in the landmark designation report for historic properties shall be maintained in a condition equivalent to or better than that existing at the time of designation.
12. Enrollment in PBRS does not exempt the Owner from obtaining any required permit or approval for activity or use on the Property.

**TRANSMITTED** to the parties listed hereafter:

Mark M. and Nadine R. Huck, applicants  
Beth Chave, Landmarks Preservation Board Coordinator, City of Seattle  
Martha Lester, Council Staff, City of Seattle  
Charlie Sundberg, King County Historic Preservation Program  
Wendy Morse, King County Department of Assessments



## King County

### Water and Land Resources Division

Department of Natural Resources and Parks

King Street Center

201 South Jackson Street, Suite 600

Seattle, WA 98104-3855

206.296.6519 Fax 206.296.0192

TTY Relay: 711

RECEIVED

SEATTLE PARKS & RECREATION  
Property and Acquisition

January 7, 2011

Chip Nevins, Acquisition Planner  
Seattle Parks and Recreation  
800 Maynard Ave. S., Seattle 98134

### RE: Public Benefit Rating System File #E10CT021S (Huck)

Dear Mr. Nevins:

Enclosed please find a copy of the Huck's application to the Public Benefit Rating System (PBRs). This application was received by the King County Department of Natural Resources and Parks, and as required by the Revised Code of Washington (RCW 84.34.037) it has been forwarded to you an evaluation and recommendation by the City of Seattle.

For a property located within an incorporated area, RCW 84.34.037(1) states an application for PBRs "shall be acted upon [after a public hearing] by: (a) A granting authority composed of three members of the county legislative body and three members of the city legislative body in which the land is located in a meeting where members may be physically absent but participating through telephonic connection; or (b) separate affirmative acts by both the county and city legislative bodies where both bodies affirm the entirety of an application without modification or both bodies affirm an application with identical modifications." Historically this approval process has been achieved by separate hearings by both the city and county councils.

For a property enrolling in PBRs, the hearing process and the other steps listed below must occur.

- Review of the application by county and city staff
- Conduct scheduled site visit for resource/property analysis
- Prepare report/recommendation (applicant, city and assessor receive a copy)
- Present report and comments at scheduled public hearing held before the city council
- Present report and comments at scheduled public hearing held before the Metropolitan King County Council Physical Environment committee (*approval from both Granting Authorities is needed to enroll a property located within a city*)
- Open Space Taxation Agreement prepared by PBRs staff
- Agreement signed by Chair of County Council and sent to landowner(s) for signature
- Agreement recorded by the Department of Assessments with the King County Records, Elections and Licensing Services Division (copy sent to owner and city)

Chip Nevins  
January 7, 2011  
Page 2

The approval process must be completed within six months and should be similar to how the City of Seattle has previously acted on PBRs applications. It's been a pleasure working with the City's staff in the past and I again look forward to working with you throughout the approval process.

Thank you for your assistance.

Sincerely,



Ted Sullivan  
(206) 205-5170  
PBRs Program Coordinator  
Rural and Regional Services Section

Enclosures

cc: Donald M. Harris, Manager, Property and Acquisition Services  
Seattle Department of Parks and Recreation

# PUBLIC BENEFIT RATING SYSTEM Application

Open Space Land Classification For Property Within King County, Washington  
In Accordance With K.C.C. 20.36 and RCW 84.34

Original Application Package AND 4 Copies of All Documents Must Be Submitted To:  
The King County Water and Land Resources Division, Office of Rural and Resource Programs  
201 South Jackson Street, Suite 600, Seattle, WA 98104-3855

1. NAME of APPLICANT: Mark M. and Nadine R. Huck

Day Phone: 206-852-2682 Evening Phone: 206-720-6394 Email: mark@hyypr.com

2. MAILING ADDRESS of APPLICANT: 912 2nd Ave West  
Seattle, WA 98119

3. PROPERTY ADDRESS: 912 2nd Ave West, Seattle, WA 98119  
Is the property located in an incorporated city? Yes  No  City: Seattle  
From what road is the property accessed? Second Avenue West

4. PROPERTY HISTORY: Is the property presently participating in a current use assessment program (RCW 84.34 or RCW 84.33)? Yes  No

5. APPLICANT'S INTEREST in PROPERTY: Owner Yes  No   
Purchasing through contract Yes  No   
Other  Explain \_\_\_\_\_

6. PARCEL NUMBER and ACREAGE:

<u>Tax Assessor Parcel #</u>	<u>Total Acres in Parcel</u>	<u>Acres Requested for PBRs</u>
a. <u>3879900740</u>	<u>0.191</u>	_____
b. _____	_____	_____
c. _____	_____	_____
TOTAL	_____	_____

County use only:  
Date Received 11/5/10 <sup>③</sup>

File NO. 2010-11215

9

**AFFIRMATION**

As owner(s) of the land described above, I hereby indicate by my signature that I am aware of the potential tax liability involved when the land ceases to be classified under the provisions of Chapter 84.34 RCW. I also declare under the penalties for false swearing that this application and any accompanying documents have been examined by me and to the best of my knowledge it is a true, correct, and complete statement.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070).

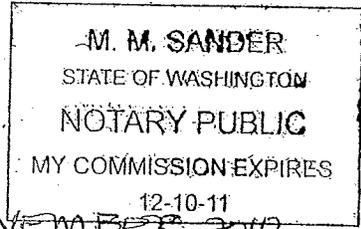
Mark M. Huck  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Signature

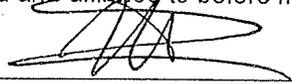
Nadine R. Huck  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Signature

State of Washington  
County of King



Subscribed and affirmed to before me this 1<sup>st</sup> day of NOVEMBER 2010

  
\_\_\_\_\_  
Notary's Signature

12/10/2011  
My Appointment Expires

**Statement Of Additional Tax, Interest, And Penalty Due Upon Removal Of Classification**

1. Upon removal of classification, an additional tax shall be imposed which shall be due and payable to the county treasurer 30 days after removal or upon sale or transfer, unless the new owner has signed the Notice of Continuance. The additional tax shall be the sum of the following:
  - (a) The difference between the property tax paid as "Open Space Land" and the amount of property tax otherwise due and payable for the last seven years had the land not been so classified; plus
  - (b) Interest upon the amounts of the difference (a), paid at the same statutory rate charged on delinquent property taxes.
  - (c) A penalty of 20% shall be applied to the additional tax if the classified land is applied to some other use except through compliance with the property owner's request for withdrawal process, or except as a result of those conditions listed in (2) below.

Continued

2. The additional tax, interest, and penalty specified in (1) above shall not be imposed if removal resulted solely from:
- (a) Transfer to a government entity in exchange for other land located within the State of Washington.
  - (b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of such power.
  - (c) A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the landowner changing the use of such property.
  - (d) Official action by an agency of the State of Washington or by the county or city where the land is located disallows the present use of such land.
  - (e) Transfer of land to a church when such land would qualify for exemption pursuant to RCW 84.36.020.
  - (f) Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (See RCW 84.34.108(6)(f)).
  - (g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(e) (farm homesite).
  - (h) Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification.
  - (i) The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120.
  - (j) The creation, sale, or transfer of a fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.
  - (k) The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as designated forest land under chapter 84.33 RCW, or classified under this chapter 84.34 RCW continuously since 1993. The date of death shown on a death certificate is the date used.

I. GENERAL

- A. Describe all present and proposed uses within the PBRS area (open space land) requested in this application. Please attach additional sheets if necessary.

The house and land are currently landmarked by the City of Seattle, and so the entirety is within the PBRS area. In addition, the house exterior is protected by historic easements for the benefit of HistoricSeattle. Therefore, the land and house fall under the "Historic landmark or archaeological site - designated" category.

- B. Describe all present and proposed uses for any portion of your property that will be excluded from PBRS (not open space land), such as homesite, driveway, landscaping, garden and other personal-use areas. Please attach additional sheets if necessary.

Both land and house are landmarked, and therefore no portion of the property is excluded from PBRS.

- C. Describe all existing and planned **improvements**, such as buildings, drainage systems, wells and roads. Indicate distance of the improvements from the proposed open space land. Please attach additional sheets if necessary.

There are no improvements that are not contained within the landmark designation. Therefore, all improvements fall within PBRS.

- D. Is the land subject to lease or other agreements (such as CCR's, utility, natural or native growth protection, conservation, trail, or road easement) that may impact/limit the property's use or development?

Yes \_\_\_\_\_ No X\_\_\_\_\_

Attach copies of all leases, options, easements or any other such agreements.

## II. RESOURCE INVENTORY

**PBRS Categories:** Property may receive points for any open space resource listed below, including points for bonus categories. Points awarded for each resource category are indicated.

Please provide a justification for each category requested.

### Open Space Resources

- \_\_\_\_\_ 1. Active or passive recreation area - 5 points
- \_\_\_\_\_ 2. Aquifer protection area - 5 points
- \_\_\_\_\_ 3. Buffer to public land - 3 points
- \_\_\_\_\_ 4. Equestrian-pedestrian trail linkage - 35 points
- \_\_\_\_\_ 5. Farm and agricultural conservation land - 5 points
- \_\_\_\_\_ 6. Forest stewardship land - 5 points
- \_\_\_\_\_ 7. Historic landmark or archaeological site: buffer to a designated site - 3 points
- X \_\_\_\_\_ 8. Historic landmark or archaeological site: designated site - 5 points
- \_\_\_\_\_ 9. Historic landmark or archaeological site: eligible site - 3 points
- \_\_\_\_\_ 10. Rural open space - 5 points
- \_\_\_\_\_ 11. Rural stewardship land - 5 points
- \_\_\_\_\_ 12. Scenic resource, viewpoint or view corridor - 5 points
- \_\_\_\_\_ 13. Shoreline: conservancy environment - 5 points
- \_\_\_\_\_ 14. Shoreline: natural environment - 3 points
- \_\_\_\_\_ 15. Significant plant site - 5 points
- \_\_\_\_\_ 16. Significant wildlife or salmonid habitat - 5 points
- \_\_\_\_\_ 17. Special animal site - 3 points
- \_\_\_\_\_ 18. Surface water quality buffer - 5 points
- \_\_\_\_\_ 19. Urban open space - 5 points
- \_\_\_\_\_ 20. Watershed protection area - 5 points

\_\_\_\_\_ = Total open space resource points

### Bonus Categories

- \_\_\_\_\_ 1. Resource restoration - 5 points
- \_\_\_\_\_ 2. Additional surface water quality buffer - 3 or 5 points
- \_\_\_\_\_ 3. Contiguous parcels under separate ownership – minimal 2 points
- X \_\_\_\_\_ 4. Conservation easement or historic easement - 15 points
- \_\_\_\_\_ 5. Public access – points dependent on level of access
  - \_\_\_\_\_ *Unlimited public access - 5 points*
  - \_\_\_\_\_ *Limited public access because of resource sensitivity - 5 points*
  - \_\_\_\_\_ *Environmental education access - 5 points*
  - \_\_\_\_\_ *Seasonally limited public access - 3 points*
  - \_\_\_\_\_ *None or members only - 0 points*
- \_\_\_\_\_ 6. Easement and access - 35 points

\_\_\_\_\_ = Total bonus category points

If public access points are requested, please list the user group(s) presently allowed access to the property. For what purpose does the public use the property? For a property to be eligible, the owner must demonstrate that the property is open to public access and is used by the public. Please attach documentation that supports this type of use, such as letters from user groups.

N/A

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If proposing public access, describe how the land can be reached. Are there private or public roads to the site? Are there any restrictions, such as an easement or physical barriers, which would inhibit public access? Are there any specific restrictions you think are necessary, such as hours, seasons, activities?

N/A

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### III. OPTIONAL - Estimate of Percentage Reduction

Please remember county/city staff will review your application and an approval/decision will be made by the granting authority. When estimating the actual effect on your property's valuation (land value only) and your tax bill, please remember your assessment as open-space/current use land will be calculated only on the land value of the portion of the property enrolled. *The property will still be assessed at "highest and best use" rates for the residence/improvements and for other non-enrolled open-space land.*

  5        Open space resource points

 15       Bonus category points

 20       = Total of points, resulting in a Public Benefit Rating

#### VALUATION SCHEDULE

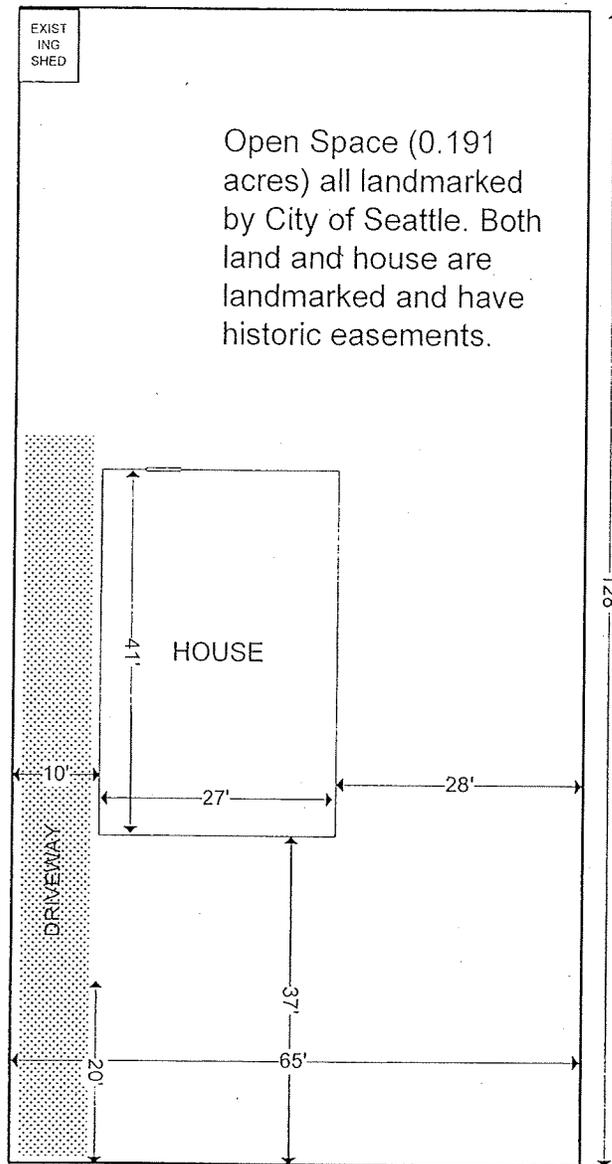
<u>Public Benefit Rating</u>	<u>Assessed Value Reduction</u>	<u>Current Use Value</u>
0 - 4 points	0 %	100 % of Market Value
5 - 10 points	50 %	50 % of Market Value
11 - 15 points	60 %	40 % of Market Value
16 - 20 points	70 %	30 % of Market Value
21 - 34 points	80 %	20 % of Market Value
35 - 52 points	90 %	10 % of Market Value

Legal Description of Parcel:

Parcel Number	387990-0740
Name	HUCK MARK M+NADINE SCHÜLTZ-
Site Address	912 2ND AVE W 98119
Legal	KINNEARS G ADD SUPL 8 LESS S 35 FT & 9

Legal Description of Parcel excluded:

[none]



<<  
NORTH 2<sup>nd</sup> AVE. W.

## SITE PLAN

SCALE: 1/16" = 1'

ADDRESS OF PROPERTY: 912 2<sup>nd</sup> AVE. W., SEATTLE, WA 98119  
 OWNERS: MARK AND NADINE HUCK  
 LEGAL DESCRIPTION: LOTS 8 AND 9 IN BLOCK 12 OF SUPPLEMENTAL  
 PLAT OF G KINNEAR'S ADDITION  
 ASSESSOR PARCEL NO.: 3879900740

Resource Category Justification:

A] How does your property meet the definition of each category requested?

1. Open Space Resource #1: Historic Landmark or archaeological site: designated site
  - a. The house and land are landmarked by the City of Seattle Landmarks Preservation Board. The Board has determined that the house and land are landmarks.  
(documentation included with application)
2. Open Space Bonus Category #4: Conservation easement or historic easement
  - a. The entire property is controlled by an Historic Easement to the benefit of HistoricSeattle (documentation included with application).

B] How many acres contain the open space resource checked on your application?

0.191 acres contain the open space resource.

C] What is the long-term viability of the resource on your property, considering also how adjacent land users will affect the resource?

The resource long-term viability is extremely high. The City of Seattle Landmarks Preservation Board has landmarked the land, and only its action can reverse the controls imposed by that designation. In addition, the Historic Easement running with the property is not subject to change.

DATE: 3/2/00  
SAFECO TITLE  
DEPT.

FILED FOR RECORD AT REQUEST OF  
SAFECO TITLE INSURANCE COMPANY  
2615 4th AVENUE, SEATTLE, WA 98121

WARRANTY DEED RESERVING EASEMENT

LENOVA 38234 RAH

448002  
ET/BJE

8105190245

1370

HISTORIC SEATTLE PRESERVATION AND DEVELOPMENT AUTHORITY  
(hereinafter "Historic Seattle"), for and in consideration

of: (1) Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and

(2) the promises and undertakings set forth herein of the Grantees on behalf of themselves, their successors and assigns,

hereby conveys and warrants to

Richard E. and Meredith Moultrie

SAFECO TITLE INSURANCE COMPANY

FILED  
SAFECO TITLE INSURANCE COMPANY  
2615 4th AVENUE  
SEATTLE, WA 98121

the following described real property, situated at King County, Washington.

578

Lots 8 and 9, Block 12, Supplemental Plat of G. Kinnear's Addition to the City of Seattle, according to the plat recorded in Volume 2 of Plats, Page 62, in King County, Washington; EXCEPT the South 15 feet of said lot 8.

reserving to Historic Seattle, its successors and assigns (jointly called "Historic Seattle" in this deed), an easement to enter upon the premises for the purpose of studying, viewing, photographing and otherwise enjoying the historically significant features of the premises, which features include, but are not limited to the presently existing exterior of the house conveyed herein.

Historic Seattle shall exercise the right and easement reserved in this deed in a reasonable fashion to minimize inconvenience to the Grantee, its heirs, successors or assigns (jointly called "Grantee" in this deed). In the event that Historic Seattle desires to enter the premises to view the exterior of the building or to exercise other rights pursuant to the easement reserved, it shall give notice to the Grantee. Grantee shall, within ten (10) days, designate a date and time, mutually agreeable to Historic Seattle and Grantee within sixty days thereafter at which Historic Seattle may exercise

8/05/90245

the right of Historic Seattle to inspect the premises, as provided in covenant no. 4 below, for violation of covenants.

Also, as an incident of the easement reserved herein, Grantee agrees that the exterior of the building shall not be replaced, removed, destroyed or altered in any fashion (including painting and attachment of signs or symbols) without the express prior written consent of Historic Seattle.

The rights reserved by Historic Seattle and the obligations imposed on the Grantee shall be construed as affirmative and negative easements, and an interest in land, which are expressly reserved from this grant. The reservation of the easement described herein shall not be construed as merely creating covenants enforceable against the Grantee, but shall be deemed to create an interest in real property fully enforceable against the Grantee, its heirs, successors and assigns, and any person or persons who may interfere with the easement reserved by Historic Seattle.

COVENANTS RUNNING WITH PREMISES  
FOR BENEFIT OF EASEMENT

Grantee, on behalf of itself, its successors and assigns, agrees and covenants as follows:

1. Grantee shall maintain the exterior of the house in a good state of repair so that no deterioration or damage to the exterior appearance of the building shall occur.
2. Grantee shall maintain the appearance of the grounds and improvements surrounding the house to enhance the overall appearance of the property.
3. Without the written permission of Historic Seattle, duly signed by its executive director (or by the authorized representative of Historic Seattle's successor or assign), Grantee shall neither undertake nor permit any demolition, construction, alterations, additions, or remodeling of any sort (including painting which is unlike the present scheme, and attachment of signs or symbols) that could affect the exterior of the building.
4. Historic Seattle, its employees and agents, shall be permitted at reasonable times, upon ten (10) days' notice, to come upon the premises to inspect for violations of any of the conditions and covenants set forth herein.

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5. Grantee may not sell, lease, transfer or otherwise dispose of the building and property, by operation of law or otherwise, unless and until Grantee has first offered the property in writing for sale or lease to Historic Seattle on the same terms and conditions contained in a bona fide offer for sale or lease to others. An offer of sale or lease shall state the price, the name, residence, occupation or business of the party offering to purchase or lease, and all terms of the offer of sale or lease received. If Historic Seattle has not accepted this offer for itself or its assigns within sixty (60) days of its actual receipt of the offer to sell or lease, Grantee may sell or lease the premises on the same terms and conditions to the designated party at any time within six (6) months after the offer was made to Historic Seattle. Thereafter, the premises shall continue to be subject to this right of first refusal with respect to any subsequent transfer.

6. Grantee agrees that the Grantor, its successors or assigns, may provide and maintain a plaque on the street facade of the Premises not to exceed ten by twenty inches in size, mounted flush on the front exterior of the building, with design approval by the Landmarks Preservation Board and any other applicable authority pursuant to established procedure, giving notice of the history of the building and of Historic Seattle's involvement.

7. In the event that the Grantee, its heirs, successors or assigns breach any covenant recited in this deed relating to the repair and maintenance of the exterior of the house, Historic Seattle, its successors and assigns, reserve the right to enter upon the premises for the purpose of performing maintenance and repairs necessary to protect the value of its easement. Exercise of the right reserved in this paragraph shall not excuse Grantee or its heirs, successors or assigns from the duty to perform any covenant so breached, and shall not preclude Historic Seattle, its successors or assigns, from taking appropriate legal action to compel reimbursement for repairs and maintenance costs, plus reasonable attorneys' fees.

8. In the event that Historic Seattle (including, as throughout this deed, its successors and assigns) is required to commence suit to prevent interference with the easement reserved herein or to enforce any of the covenants appurtenant to this easement, Grantee, its successors, heirs and assigns agree to pay reasonable attorneys' fees.

Historic Seattle and Grantee expressly agree and understand that the covenants recited in this deed touch, concern and burden the premises conveyed to Grantee, and that they touch, concern and benefit the easement retained by Historic Seattle. The covenants shall run with the premises conveyed and shall be binding on the Grantee, its heirs, successors and assigns.

DATED this 15th day of May, 1981.

HISTORIC SEATTLE PRESERVATION AND DEVELOPMENT AUTHORITY

By Lawson A. Elliott, Jr.  
Lawson A. Elliott, Jr.  
Executive Director

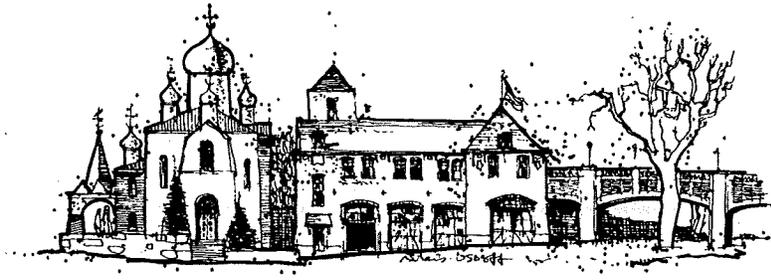
STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

8105190245

On this 18th day of May, 1981, before personally appeared Lawson A. Elliott, Jr., to be known to be the Executive Director of the public authority that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said public authority, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above-written.

Don. Scott  
NOTARY PUBLIC in and for the  
State of Washington, residing  
at Seattle



The City of Seattle

## Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649  
Street Address: 700 5th Ave Suite 1700

### REPORT ON DESIGNATION

LPB 395/08

Name and Address of Property: Ankeny-Gowey House  
912 2<sup>nd</sup> Ave W

Legal Description: LOTS 8 AND 9 IN BLOCK 12 OF SUPPLEMENTAL PLAT OF G KINNEAR'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 62, IN KING COUNTY, WASHINGTON; EXCEPT THE SOUTH 35 FEET OF SAID LOT 8.

At the public meeting held on July 17, 2008, the City of Seattle's Landmarks Preservation Board voted to approve designation of the Ankeny Gowey House as a Seattle Landmark based upon satisfaction of the following standard for designation of SMC 25.12.350:

- D. It embodies the distinctive visible characteristics of an architectural style, period, or of a method of construction.*
- F. Because of its prominence of spatial location, contrast of siting, age, or scale, it is an easily identifiable visual feature of the neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or city.*

### **DESCRIPTION**

The Ankeny-Gowey House is a single-family residence located on the southern slope of Queen Anne Hill, two blocks north of Mercer St., and two blocks west of Queen Anne Avenue. It was constructed at 912 2<sup>nd</sup> Avenue West in 1891, and now sits on 8,320 sq. ft (0.19 acres).

#### **Exterior**

##### *General*

The Ankeny-Gowey House is an excellent example of the Shingle style variant of the Queen Anne style. The Shingle style reached its greatest popularity in the 1890s, when this house was built. Although the style is identified with New England, it is found throughout the country. However, such well-executed examples as this are rare in Seattle. The house has the complexity of form and materials of the Queen Anne style, combined with curving forms of the Shingle style.

Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods  
"Printed on Recycled Paper"

The house sits toward the northern part of an 8,320 square foot lot, with a crushed-stone driveway along the north side. The house measures approximately 26 feet wide, 40 feet deep and 36 feet high. Along the front are a concrete retaining wall, steps and a walkway leading to the front porch. The lot slopes to the south, and is terraced with low walls and steps of concrete and river rock. The front yard is heavily planted with a lawn, shrubs and flowers. A newer metal fence on the south side of the house partially encloses the rear yard. The planting strip has two very old trees that are a notable feature of the street.

The two and one-half story house is roughly rectangular in plan, with a red brick foundation and a combination of clapboard and shingle cladding. It is asymmetrical in form, with a side gable gambrel roof intersecting a hipped roof that ends in a round half-tower at the southwest corner of the main (west) facade. There is a brick chimney near the center of the south side, with a metal stove pipe to toward the rear.

A distinctive eyebrow dormer sits above recessed front porch, as well as a large bay window on north elevation and three-sided bay window on first story of south elevation. Some windows have stained and leaded glass. The first floor siding is horizontal cedar planks. Tower and second floor have fish scale and patterned shingles. In 2001 the exterior was painted in several colors: a terra-cotta/copper color on the first level, and a coppery pink color on the levels above. Trim is a forest green color with black trim color for the windows.

#### *West Elevation (Main Façade)*

The northern half of the main façade has a recessed porch with a 12-foot wide Romanesque-arched opening. The roof, which has a shallow eyebrow dormer, comes down low over the porch opening and is supported by two carved brackets. The porch is accessed by five wide wood steps with a newer metal handrail in the center. The stained wood door has beveled glass in the upper panel and nine small beveled glass inserts in the lower portion. It is flanked by two square windows with leaded glass in a geometric pattern.

The two-story corner half-tower, terminating slightly below the ridgeline, is integrated into the house volume in the fashion of the Shingle style, rather than reading as a separate element as commonly found in the Queen Anne style. The tower has three windows on each story. Those on the first story have small-pane leaded transoms, while the second-story windows have simple one-over-one sash. The spandrel below has board-and-batten cladding. The first story of the tower is clad with clapboard, with fish-scale shingles on the second story. The space above the upper windows has a very decorative shingle pattern that alternates groups of fish-scale shingles with diamonds composed of diamond-shaped shingles; the bottom is edged with diamond shingles.

#### *North Elevation*

The north elevation is the most elaborate. Cladding is clapboard on the first story and fish-scale shingles on the two upper levels. A wide wood belt course separates the two cladding materials; a similar water table is above the brick foundations. The bottom of the second story and the gable end are defined by rows of diamond shingles that give a sawtooth effect. The most dramatic feature on this façade is a two-story hanging bay that extends to the top of the second story. The shingle-clad bay has rounded corners, a flat roof and a tapered plinth extending almost to the ground. It has a large one-over-one window with a multi-paned window above it. The other windows on this facade are varied. The gable end has an oval Adamesque window with tracery, set horizontally. Flanking the bay on the second story are two round-arched Queen Anne-style windows. Toward the rear and

on the second story are two flat-head windows with similar panes. Toward the front of this façade is a leaded glass window similar to those on the porch and an arched porch opening.

### ***South Elevation***

The south façade has cladding and a belt course similar to those on the north façade. There is a similar oval window in the gable end, but it is placed vertically. The second story has a group of three one-over-one double-hung windows set in a recess with curved shingled sides, a distinguishing feature of the Shingle style. On the first story is a three-sided flat-roof bay with three windows, each with a fixed pane with a transom of leaded glass similar to that on the front-porch windows. Below the bay, in the brick-clad basement level, a pair of newer French doors opens to a sunken garden and a patio paved with bluestone.

The hipped roof rises from the front of the house to a peak approximately 36' from grade. The chimney from the parlor and master bedroom fireplaces appears slightly to the west of the ridge-line. This chimney was damaged in the Nisqually earthquake, and the top was rebuilt in the plain style of the original. The roof ridgelines are devoid of ornamentation.

The lower level has a brick foundation. French doors open onto a sunken stacked stone patio directly beneath the dining room's bay window. The patio has Chilton stone stacked at two levels enclosing a rectangular area extending about 10' from the doors and with an east-west dimension of approximately 14'. Blue-stone is used for the patio itself. The owner built the patio in 2002 in conjunction with the lower level improvements.

### ***East Elevation (Rear)***

The rear (east) elevation has a pair of newer glazed French doors near the southeast corner. They open onto a set of six wide wood steps flanked by low clapboard-clad bulkheads; there is no deck, porch or hood. As on the other facades, first-story cladding is clapboard, with fishscale shingles above. The shingles are punctuated with a large diamond pattern of diamond-shaped shingles.

The rear of the house is seen from the east, with French doors on the left (south side) leading out from the kitchen. A kitchen window and 2<sup>nd</sup> floor window are located at approximately the horizontal center. The upper floor has fish-patterned cedar-shingled siding. Again, the cedar fish-scale shingles of the second level are interrupted by a set of diamond-shaped shingles set in a single large diamond shape to provide visual interest

### ***Exterior Alterations***

Only a few minor alterations to the exterior have been done, neither of which is visible from the public walkways in the front of the house:

1. In the 1970s, the small rear porch was enclosed by adding French doors across the open area.
2. The top of the chimney from the kitchen was removed after the Nisqually earthquake of 2001 damaged it.
3. In 2002, on the south side basement level, where a basement window was replaced by French doors with side light windows leading into a new sunken garden.

Other minor changes include window and door upgrades in the basement. The exterior has been painted several times, and the roof was replaced in 2007. A wrought-iron-like picket fence – to

minimize obstruction of views of the house -- across the front of the south side yard was erected in 2007, and an adjoining wood fence encloses the rear of the yard.

## **Interior**

### ***First floor***

The first floor has just over 1000 square feet of living space, including the stair wells. The floor has all original woodwork and hardware. The fir floors are original, and were refinished by the current owners in 2007. Upon entering the house through the front door, the visitor enters a large entry hall with the original wood staircase leading to the 2<sup>nd</sup> floor. The staircase is paneled on the first floor, and has all original wood showing. The stairs were refinished in 2004, and show some gaps from the house settling. At the bottom of the lower banister is a pedestal with a 3-branched candelabra-like light fixture on top. A built-in bench seat adjoins the staircase at its base.

A parlor is situated to the south of the entry, and looks out through the large windows in the turret toward Puget Sound. The parlor has an original, working fireplace with original woodwork and an integrated mirror above. Heating is from a radiator under the windows. A simple, three-armed gaslight-like chandelier hangs from the center of the ceiling. Pocket doors between the hallway and parlor and between the parlor and dining room are still operational and have their original hardware.

The dining room has a bay window facing south. On the west side of the room is the pocket door leading to the parlor. On the north side were originally two swinging doors. These doors have since been removed, so there are now two passages into the central hallway between the entry-way and the kitchen. A simple, four-armed gaslight-like chandelier hangs from the center of the ceiling. The ceiling moulding was added by the owners in 2002, with a stain to match the other mouldings in the room. The swinging doors and sliding door each have a narrow, integrated shelf above for, presumably, display of objects d'art.

The kitchen is in the rear of the house, and has original cabinetry manufactured by the O.B. Williams Company, still operating in Seattle. A wood stove in the northwest corner has been removed, but the old chimney is still visible. The floor is wood, and wainscoting is used where there are no cabinets. The stove, formerly by the chimney is now a modern stainless appliance under the window looking out at the backyard (east). The cabinets where the new stove sits were moved to the south of the window, displacing a large cupboard cabinet which has been moved into the enclosed area that was formerly a small rear porch. A small powder room is off the kitchen, and was added in the 1980s remodels. The powder room area had originally been a breakfast seating area.

### ***Second floor***

The 2<sup>nd</sup> floor has just over 1,000 square feet of living space, including the stair wells, containing 3 bedrooms and 2 bathrooms. The floors are the original wood floors, refinished by the current owners after they ripped out old carpeting in 2000. The rooms are adjoined by a central hallway, with the master bedroom at the west end and a small third bedroom at the east end.

The master bedroom has a large sitting room above the 1<sup>st</sup> floor parlor, and the master bed is in an alcove sitting above the 1<sup>st</sup> floor hallway and lit by both the eyebrow window and a small window facing north. The sitting room has a small bathroom off of it, located in a former closet and having a small white-tiled shower but no tub. The alcove was used to house the Harriet Gowey's dollhouse and

doll collection after the Depression, accounting for a light high on the east wall, but is presently used for the master bedroom.

The sitting room has a small door that appears to be a cold-air return. This small door at floor level originally opened into a dead space between the hallway closet and the closet (now a bathroom). A long, sliding shelf had been built behind the small door, and it was surmised by one of the Gowey grandchildren that Ankeny, a banker, has built this secret compartment to hide household valuables. When the closet was turned into a small bathroom, the sliding shelf was removed. The sitting room also has a fireplace angled in the southeast corner. A simple, four-armed gaslight-like chandelier hangs from the center of the ceiling, and two sconce-lights are affixed to the south wall.

The main bathroom was renovated in 2007 to include a white subway-tiled whirlpool/shower and two sinks. Originally, the bathroom had been a linen closet. The date of its conversion to a bathroom is unknown. The floor of the bathroom is small, white hexagonal tiles. Access to the attic is through a trap door in this bathroom. An original window looks to the north.

A second bedroom on the second floor has a southern view through 3 large windows positioned above the dining room's bay window. The room had a wood stove, long since removed. A Gowey grandchild recalled that the wall had been scorched black when the stove was overheated one cold evening. A small, third bedroom is to the rear of the third floor. When the current owners sought to paint this room in 2000, they found about 8 layers of wallpaper that had to be removed off the plaster. The room has picture railing about 2' from the ceiling as well as ceiling moulding.

#### *Lower level*

The lower level has just less than 1000 square feet of living space, including the stair wells. The basement was originally unfinished, with the front third a crawlspace. A toilet had been located in the southeast corner of the basement, and had originally served the needs of the entire house. A free-standing wall for holding preserves was also set up in the basement, but the wall is now gone.

After the Great Depression, the Gowey family dug out more of the basement and set up two model railroad trains, one Lionel and one HO-gauge. Lawton Gowey, the son of the owner, was enamored of railroads, and many of his archives are preserved in the University of Washington library. An oil-fired furnace was later installed near the chimney. Asbestos-covered pipes spider-webbed out from this furnace in the direction of the radiators on the first floor.

The basement was finished in 2002. The oil-furnace was removed and a gas furnace installed against the east wall next to the water heater. Asbestos was abated. All pipes were hidden in the joists. A bathroom was added, and recessed lighting added. The space remains a large open area with porcelain-tiled floors throughout. The space contains a media center and computer work areas, as well as the laundry and a bathroom.

#### *Attic*

A large attic is reached through a ceiling door in the 2<sup>nd</sup> floor main bathroom. The attic was wired during the 1980s renovations, and a partial floor was added to the attic in 2007. The attic is used only for storage, and at its peak has an interior height of approximately 7'. The roof's peak runs north-south.

### **Surrounding area and development**

The area was originally one of single-family houses, with the Kinnear mansion a few blocks away on Queen Anne Avenue. However, multi-family structures now dominate the block, with single-family zoning starting approximately 1 block north of the house.

### ***Neighboring buildings***

Originally, to the south on Olympic Place and across the street was the beautiful Del a Mar apartment building built by George Kinnear in 1909 near his own home on Queen Anne Hill for friends and visitors to the Alaska-Yukon-Pacific Exposition. The building still stands, but now is blocked by more recent construction. In the 1970s, the Goweys were approached by the Seattle Housing Authority to acquire the southern piece of the property for public housing. Harriet Gowey did not imagine that they would construct an eight-story apartment complex made of concrete, but such was the wisdom of the SHA. So, to the south is a tall building affectionately referred to as the "Beirut Hilton."

To the north, at 918 2<sup>nd</sup> Avenue West, was a house built in 1904. However, this house was demolished in 2008 to make way for 6 townhouses on the same site. At the same time, an apartment building to the north of the 918 house was also demolished, and 9 townhouses were constructed there.

Across the street to the west now sit condominium buildings, with a 3-storied building sitting directly across from the house. A much taller condominium building was planned, but opposition by residents on the South slope of the hill resulted in the building being limited to its present height.

### ***Natural features and topography***

The house is situated on the rising south slope of Queen Anne hill at about 250' elevation. Queen Anne Hill rises to the north to an eventual height of 456'. The famed Kerry Park overlook is 2½ blocks to the north, while a smaller park is a ½ block to the north.

Underground streams run down the hill, with one under 2<sup>nd</sup> Avenue West causing occasional sinkholes in the roadway. Another small stream runs down the middle of the properties uphill from the house, but the townhomes being erected there are expected to channel most of the flow into the sewer system.

Two approximately 50' Cypress trees grow on the south side of the yard outside the dining room's bay window and close to the property line. Nootka Cypress (*Callitropsis nootkatensis*), formerly *Cupressus nootkatensis*, *Xanthocyparis nootkatensis* or *Chamaecyparis nootkatensis*, is a cypress (*Cupressaceae*) which goes by many common names including Nootka Cypress, Yellow Cypress, and Alaska Cypress. Even though it is not a cedar, it is also often confusingly called "Nootka Cedar", "Yellow Cedar", "Alaska Cedar", or even "Alaska Yellow Cedar". These trees may have been related to the "Navigation Cedar" that was cut down near where they stand.

### ***Major roadways and transportation***

The house sits two blocks west of Queen Anne Avenue, and 2½ blocks north of Mercer Street. Mercer Street leads east to an eventual merge onto the I-5 highway. A trolley used to run along Olympic Place, but the tracks have been paved over. An electric Metro bus line now runs along Olympic Place, with a bus stop about one block from the house.

## STATEMENT OF SIGNIFICANCE

The house has architectural significance as a representative of the Queen Anne style of Victorian architecture built throughout the city at the close of the 19<sup>th</sup> century. Its original owner, Rollin Ankeny, was a well-known and highly respected financial officer in early Seattle history.

### *Neighborhood Setting*

White settlement of Queen Anne stemmed from the arrival of the Denny Party at West Seattle's Alki Point in November 1851. The next year, David Denny staked a claim to the 320 acres of Lower Queen Anne land today bounded by Elliott Bay to the west, Lake Union to the east, Mercer Street to the north, and Denny Way to the south. Significant for this story, in 1882 Jacob Furth and his family moved to Seattle where he established the Puget Sound National Bank with capital of \$50,000. Development of the hill, called at various times North Seattle, Galer Hill, and Eden Hill, was slow, but the arrival of the Northern Pacific Railway (1883) and the Seattle, Lake Shore & Eastern Railroad (1887), the Great Seattle Fire of 1889, and the opening of three cable car lines to the top of the hill (1902), improved matters. The hill began to be called "Queen Anne" by 1885, after the Queen Anne style houses that dominated the area.

The community name "Queen Anne" is the result of the historical coinciding of the ornate Queen Anne style of architecture with the North Seattle building boom. The ornate Queen Anne style, introduced from England to the east coast in the 1870s, reached Seattle in the 1880s at the peak of land development on the south and west sides of the hill by home seekers prosperous enough to afford "a little style" in their new home. The name Queen Anne Town began to appear around 1885, mainly in real estate promotion literature. Realtors sensed the name – a combination of aristocratic elegance and romance – would have a potent appeal in a still rough, unfinished city.

The Victorian style of architecture was aided by builders who married economical vernacular frame construction with mass-produced, mill-made, historical ornament following the designs of popular pattern books. While there is no evidence that the Ankeny house followed a pattern book, certainly many of the building practices then current would have been employed in the home's construction. The emergence of the Queen Anne style within Victorian architecture came in the late 1880s and the 1890s. This style was marked by irregular plans, asymmetrical massing, and variety in exterior surfaces. Round corner towers with semi-circular bay windows and porches were combined in the most ambitious Queen Anne designs. These homes often sought individual effects and unusual window treatments. A love of color in mosaics and stained glass was also a part of the Queen Anne aesthetic.

In the ten years from 1880 to 1890 – as the city's population grew twelvefold to 42,837 – more than 50 plats were filed with King County for subdivisions north of Denny Way. About 65% of the land that comprises Queen Anne was subdivided in this decade. Thomas Mercer completed subdividing his donation claim 30 years after he arrived on the hill, with the filing of Mercer's Addition on February 2, 1882, and Mercer's Second Addition, April 14, 1883. Mercer's lots averaged \$300 for a 30 x 120 foot lot. George Kinnear, who arrived in Seattle in 1878 with his wife Angie Simmons and two sons, subdivided his land in 1884 as Kinnear's Addition. The Kinnears built their mansion at 809 Queen Anne Avenue, 3 blocks from where the Ankenys would site their home, while George Kinnear's brother built a mansion at 348 Olympic Place. San Francisco was the pricier choice for west coast settlers, with property going for \$300-\$400 a front foot in the Pacific Heights area in the 1880s.

An early successful builder, Isaac N. Bigelow, sold 40 lots in 1888 in his additions on the east crest of the hill, and from the proceeds built his own elegant home at 912 Queen Anne Avenue, 2 blocks east of where the Ankenys would live. The Marble/Lindsley House at 520 W. Kinnear Place was built in 1890 and exists today. Its owner/builder was a brick mason who, given the demand for construction talent after the Fire, was able to build a fine home on the Hill.

In 1888, over 100 homes were built on Queen Anne Hill, with the vast majority between Mercer Street and Denny Way. Between 1884 and 1898 all of the north-south streets, from Denny Way to W. Highland Drive, were graded. Grading simply meant a level roadbed – made of dirt. None of the Queen Anne streets were paved in the 19<sup>th</sup> century.

By 1890, the economic makeup of Queen Anne Hill was 38% professionals, merchants, and semi-professional people, with 25% artisan and construction, 9% service, and 22% unskilled.

### *Past Ownership*

The Duwamish tribe recognized the significance of an ancient and monumental tree that grew on the property at what was to become 912 2<sup>nd</sup> Avenue West. This cedar, which has started to grow in the time of Marco Polo and survived the occasional forest fire that swept through the region, was a true giant. The native tribes established the tradition of holding inter-tribal chiefs' councils beneath its graceful branches. Here disputes between the nearby Shilshole community on Salmon Bay and others were deliberated and problems of mutual concern were resolved. Native tribes called it the Powwow Tree. Later excavations unearthed many shells from around the base of the tree. Early explorers entering Puget Sound names the tree, which could be seen for miles from the water, the Landmark Cedar and used it as navigation point, as did all ships entering Elliott Bay for nearly two centuries. It also became known to sailors as the Lookout Tree. But, as events played out, this "claim" on the land would not outweigh that of a grant under the Land Grant Acts of the mid- and late 1800s.

Rollin Valentine Ankeny, "a financier of broad experience and marked ability", was one of the officers of the Seattle National Bank. He was a native of Freeport, Illinois. His family's history is tied to Washington County, Maryland. Ewalt Ankeny, the great-great-grandfather of Rollin V. Ankeny, served in the Colonial army and became captain of the Fifth Company of Bedford county, Pennsylvania, militia. His son, Peter Ankeny, was born and reared in Maryland and journeyed westward when a young man, becoming one of the early settlers of Ohio. He was the father of General Joseph Ankeny, who was born in the Buckeye state and achieved success as a merchant. His son, Rollin V. Ankeny, Sr., was born in Somerset County, Pennsylvania, in 1830, acquired a college education, and afterward engaged in merchandising and farming. During the Civil war he enlisted in the Union army and rose to the rank of brigadier general. He filled a number of public offices, to which he was elected on the Republican ticket, and "his religious views were in harmony with the doctrines of the Christian church". He was a Knight Templar Mason and was also identified with the Benevolent Protective Order of Elks. In Millersburg, Ohio, he married Miss Sarah Irvine, a daughter of Dr. Samuel Irvine, and they became the parents of five children, two of whom survive: Rollin Valentine and Mrs. Mary B. Hunter, a resident of Des Moines, Iowa.

During the boyhood of Rollin V. Ankeny, Jr., his parents removed from Illinois to Iowa and he attended the public schools of Des Moines, also becoming a student in the Bishop Scott Academy of Portland, Oregon, when his father was sent to that city by the federal government. At the age of sixteen the son entered the Exchange Bank at Stuart, Iowa, in the capacity of messenger, and also did the janitor work. His next position was that of collection clerk in the Citizens National Bank of Des Moines, of which he was later a bookkeeper. He remained with the institution for five years and then

journeyed to the Pacific coast. For a time he was secretary of the Fresno (Cal.) Electric Light & Gas Company and in 1888 came to Seattle as bookkeeper for the Puget Sound National Bank.

In 1889, Rudolph Ankeny took out a building permit for a house on what is now lower Queen Anne Hill. In 1890 after the bank promoted Ankeny to teller he visited Des Moines, Iowa and married Eleanor Randolph (b. 1867) a daughter of Jacob Randolph, of Des Moines, Iowa. The next year he became Assistant Cashier. "But before there was the house, there was the tree". Ankeny planned to build a home with his new bride Eleanor Randolph's dowry money, but it ended up taking a while. To make room for the house, a huge tree had to go. Many folks wanted to save the tree, known as the "landmark cedar." It had served as a navigational guide for ships since white men had been sailing into Elliott Bay. The Duwamish Indians also protested against the tree removal, according to the Landmarks Preservation Board, because it had been a "powwow tree", a traditional meeting place for local tribes. While this controversy raged, Seattle burned. Downtown was razed by the Great Seattle Fire of 1889.

The proposal to fell the ancient landmark cedar was not taken lightly. The Duwamish protested the cutting of the sacred tree. Some members of the white community also supported the tribe's point of view. Before Ankeny destroyed the tree, the natives held a ceremony at the site and tribal tradition records that a curse was placed where the tree once stood. Later owners learned to their relief that such curses lasted for only 100 years.

We can infer that Ankeny paid approximately \$900 for his property, since it was 100 x125 (2 lots). It took Ankeny until 1891 to fell the tree and complete the dwelling; builders had larger priorities than one small house. The Ankenys then paid for the construction of a five or six room Queen Anne style house, and they probably moved into the house by the end of 1891, although construction might have continued into early 1892. They were living in the house no later than spring 1892 just a few weeks before their son Irvine (b. June 1892) was born. For a number of years, gas and oil lamps were used to light the house because electricity was not available. The house also lacked central heating, so the only sources of heat on the first floor, were a kitchen range, round oak heater, and a fireplace in the living room. The second floor was heated with some airtight stoves for the bedrooms and a fireplace for the sitting room.

Meanwhile, other necessities were in desperately short supply. In a June 1, 1891 petition, Queen Anne residents pleaded with the City: "your petitioners ... and all others on [Temperance Street] are entirely without sewage facilities, and fear that with the coming of warm weather a great deal of sickness will result unless the relief they pray for is granted." The city started action to help the distressed citizens in 1894. Electricity was available on Queen Anne by 1890, but at a steep cost: Clarence Bagley reported that he paid \$7.50 a month that year.

On May 5, 1893, the New York stock market tumbled, setting off a panic that swept across the United States and crashed onto the Pacific Northwest. King County and the Puget Sound region plunged into a deep economic depression that lasted four years. Among the big losers were Peter Kirk (1840-1916), David Denny (1832-1903), and his wife Louisa Boren Denny (1827-1916). Within a year, some 11 Seattle banks went out of business. By the end of the depression, 14 of Seattle's 23 banks, plus all three King County banks outside of Seattle (Auburn, Kent, and Ballard) were forced out of business. In 1893, Puget Sound National – where Rollin Ankeny worked -- consolidated with Seattle National Bank (renamed Seattle First National-Dexter Horton Bank). In the panic, Jacob Furth (who had founded Puget Sound National) saved Seattle from financial disaster by forestalling his own board of directors from calling in all the loans. "Gentlemen," he addressed the board of Seattle National Bank. "If you do this you will create a financial situation that we can perhaps weather, but will bring other institutions crashing down around us. What you propose may be good banking, but it

is not human" (Beaton, p. 195). Within 10 days, Furth had traveled to New York, and raised the funds to buy control of his bank. He brought back enough relief to save his own bank and those of his rivals. The Seattle banks that survived had a tough time. For instance, the total deposits of the Dexter Horton Bank, predecessor of Seattle First National Bank (in 1999 Bank of America), dropped from \$1.2 million in May 1892 to \$638,000 in May 1897. The First National Bank dropped from \$229,000 to \$72,000 during the same period. By the end of 1893, 20 percent of the American work force was out of a job. Unemployment was probably higher in the Puget Sound region, so dependent on exporting natural resources to the East and across the seas. The lucky ones who remained employed got their wages sliced. Unable to make mortgage payments, the unemployed and many of the employed had to walk away from their real estate investments, even their own houses. King County foreclosed on hundreds of parcels, lots, and acreage owned by individuals, developers, and speculators when property taxes were not paid. Even some banks could not afford to pay property taxes. The few real estate transactions occurred at land values that had dropped by 40 to 80 percent. The Panic of 1893 lasted for four hard years and then ended as quickly as it started when a ship of Klondike gold reached Seattle's docks in June 1897 and the county became, once again, "the boomingest place on earth."

The effects on the Ankenys are unknown, but surely these events of 1893-7 affected the young couple in their new home. Given evidence of his employment at Puget Sound Bank until 1910, Rollin was probably able to hold his position during the Panic, though may have joined others in accepting pay cuts during the downturn.

In 1903 the Ankeny house was described as follows; "Their attractive home is situated at No. 812 Second Avenue West and its characteristic hospitality is enjoyed by their large circle of friends." (A volume of Memoirs 1903 p 74-75) The Post Office later changed the address to 912 2nd Avenue W. In 1892, the seventeen-year old Vulcan Iron Works reorganized and Ankeny became the firm's treasurer. In 1900 the plant moved from the foot of Union to the recently reclaimed tideflats south of King Street. One of the largest iron works on the Pacific Coast the Vulcan Iron Works employed 100 to 125 men that produced mining machinery, logging tools and engines, air compressors, and saw mill machinery. After the Alaska gold rush started, Ankeny became an investor and officer of some Alaska transportation and improvement companies. (Seattle and the Orient 1900 pp. 103-105, 122) The Ankenys remained in the house until 1907 when they sold it to Adolph Behrens.

Later, Rollin Ankeny was made its cashier and thus served until 1910, when the business was merged with that of the Seattle National Bank, of which he also became cashier. Mr. Ankeny became first vice president and a director of the bank and "aided in making this the largest and strongest moneyed institution in Seattle". In banking circles of the city he was regarded as an authority on finance and also had other interests, being a director of the Gypsum Products Company and the Superior Portland Cement Company.

The Ankenys' son, Irvine R., was "identified with the wholesale tea and coffee business. He was married and had a daughter. Rollin V. Ankeny [was] a life member of the Arctic Club and [was] treasurer of the Rainier Club for fourteen years. Along fraternal lines he [was] connected with the Benevolent Protective Order of Elks and the Masons, while his political allegiance [was] given to the Republican Party. Throughout life he [was] an earnest, conscientious worker, constantly advancing as he has proven his ability and worth, and his success [was] well deserved. Mr. Ankeny been faithful to every trust reposed in him, is a man of the highest integrity and a useful and influential citizen."

#### *Later occupants*

At the age of 10, Adolph Behrens' (b. ca 1860) parents emigrated from Germany. By 1885 he lived in Washington and married his wife Hannah. Behrens arrived in Seattle sometime before 1899 -- he headed to the Yukon in 1899 -- and 8 years later moved into the Ankeny House. Adolph had come to the United States from Germany at the age of 13. He spoke no English when he arrived but by middle age could speak the language without accent and had opened a real estate firm, Behrens Realty dealing in real estate, timber lands, and insurance, rose to a high position in the Masons and won election to the state legislature. He was elected to the state House of Representatives three times as a Republican -- in 1921, 1923 and 1925. In 1927, Adolph Behrens moved to south Seattle and son Jerry and Gina Behrens moved into the house for a few more years.

In the 1933, Clarence L. and Harriet E. Gowey bought the house for \$3,500. During the earlier part of the Depression, they rented the house for about \$10/month and made payments "as they could" to Behrens. The Goweys still lived there in the early 1960s. Clarence Gowey worked for the Seattle Rubber Band Company in the basement before becoming a pipefitter and steamfitter during World War II. In the early 1960s, he worked for the Puget Sound Naval Station at Bremerton.

Gowey had to put his stamp collection on the market to get the money for a down payment. "We were quite poor when we moved into the house," said Kathryn Bellis, Gowey's daughter. "It was good that sections of it could be closed off because we were not able to heat it all. For a while, in the cold weather, we lived in the kitchen and breakfast nook. There was no hot water," she said.

During the Depression, after Gowey lost his job, he purchased a rubber band making machine. In the evenings, he and his children would go to the tire disposal area -- the dump -- and recover the best of the inner tubes from the car tires. From these, the machine would cut rubber bands which were then sold to the department stores downtown, such as Nordstroms. One evening, the Gowey's Model T was set on fire. Gowey guessed that a rival rubber band making outfit had done this to scare him away from competing. (story retold by one of Gowey's grandchildren).

During the Depression, many homes went vacant as homeowners simply walked away from mortgages they could not pay. Often, the furniture in these homes was abandoned at the same time, and the unemployed would quickly remove furniture for use as firewood. At one point, Clarence Gowey managed to secure a dining room table, and the family ate their Sunday macaroni and cheese around that table for many years afterwards. When he was still living and managing the finances for Seattle City Light, their son, Lawton Gowey was one of the regions most avid and scholarly rail fans. He was a collector not only of photographs of trolleys and their routes but also a student of their development.

The Gowey family approached Historic Seattle in 1980 in search of ways to save the house. Historic Seattle is a public development corporation whose members are largely devoted to big restoration projects like the old Queen Anne High School. They took on the project. Lawson Elliott of Historic Seattle remember[ed] the project vividly, "It's such a perfect example of Queen Anne architecture, it looks like a little wedding cake. We were happy to help give this house a new life." Elliott says the entire south side and front were restored "shingle by shingle." Most of the siding was replaced, and part of the wooden sash was rebuilt. "It was very difficult to save old shingles," Elliott [said]. "We set up a man with a saw in the yard, and he cut them. We built a steam box in the garage, and we would steam the wood all night long, and in the morning the carpenters would come and bend the board around the turret." Elliott admits all the decoration was mere sensual detail. "A turret served no real purpose, you know. It was expensive. It was showing off for your neighbors."

Dr. Gordon and Marlyn Keating purchased the house in the early 1980s after the extensive restoration by Historic Seattle and subsequent interior renovation by the Moultrie family. Gordon and Marlyn met at Stanford University:

Egged on by a friend, Marlyn Anderson, '65, responded to an ad in the *Stanford Daily* for another matchmaking experiment. One of her matches was Gordon Keating, MD '67, a shy, gentle psychiatrist-in-training. The couple married the summer after he finished medical school. They still have the printout that Gordon got from the experimenters. The details of the match have grown foggy with the passing of years. Neither remembers where their first date occurred ("Was it a French restaurant, do you remember, Gordon?" Marlyn asks. "I thought it was Italian," her husband answers) or whether the matchmaking was a sociology or psychology department project. "It's hard to remember the beginning," says Marlyn Keating, now director of fiscal services for a school district in Washington. "We've evolved and influenced each other and have developed a shared view of the world."

Gordon Keating was an avid gardener, and created and tended many gardens on the property. Gordon was a psychiatrist and ran his practice from the home, with some of his clients at the Olympic Manor next door. Marlyn was a business manager. After selling the house to the Hucks, the Keatings moved to a very modern home on Federal Ave East on Capitol Hill, taking a respite from Victorian architecture.

The home was purchased by Mark and Nadine Huck for \$550,000 in September of 2000 and they are the current (2008) occupants of the house. Originally from the Chicago area, Mark Huck was born in Highland Park, Illinois (1957) -- son of John Burge and Judith Ann Mallen Huck -- educated at Princeton University (A.B. 1979) and University of Washington (M.B.A., 2002), and speedskated on the 1984 U.S. Olympic Team at 5000m in Sarajevo. He worked for U.S. Bank, Ernst and Young, and Microsoft Corporation in then-new Internet programming and management capacities from 1996. Nadine Ruth Schultz was born in Spokane in 1973 -- daughter of Thomas and Candace Clay Schultz -- moved from Spokane to Seattle in 1992, met Mark in 1994 at Mark's mother's house in Harbor Springs, Michigan, and they were married in 1995. Nadine opened a retail home furnishings store in Fremont from 2003 until 2006, and then consulted for others in that business. They have two sons from Mark's earlier marriage, Daetan (b. 1988) and Lachlan (b. 1989). Both sons attended McGilvra Elementary School and TOPS Middle School in Seattle. Daetan graduated from The Center School in 2006 and was admitted into the University of Washington Honors Program. Lachlan graduated from Garfield High School in 2008 and was admitted into University of Washington as a recruited soccer player. In 2008, as density on the block increased with the demolition of the two uphill properties, the Hucks considered plans to turn the house into a Bed and Breakfast inn with the addition of rooms in the property's rear.

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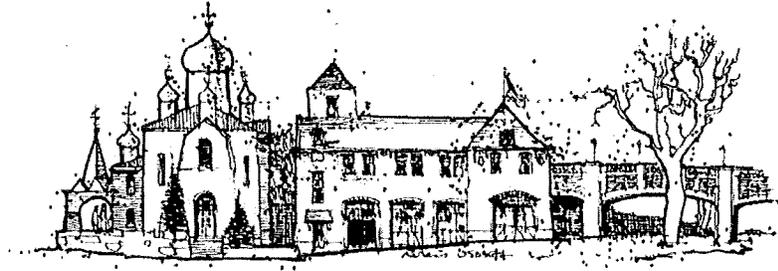
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*The features of the Landmark to be preserved, include:* The site, the exterior of the building, and the following elements of the interior: the entry hall and main stairway.

Issued: August 14, 2008

Karen Gordon  
City Historic Preservation Officer

cc: Mark and Nadine Huck  
Stephen Lee, LPB  
Stella Chao, DON  
Diane Sugimura, DPD  
Cheryl Mosteller, DPD  
Ken Mar, DPD



The City of Seattle

## Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649  
Street Address: 700 5th Ave Suite 1700

LPB 344/10

### CONTROLS AND INCENTIVES AGREEMENT

Ankeny/Gowey House  
912 2<sup>nd</sup> Avenue West

#### I. RECOMMENDED CONTROLS

To assure the preservation of the specified features and characteristics of the landmark, the owner (Owner) of the Ankeny/Gowey House at 912 2<sup>nd</sup> Avenue West, a landmark designated by the City of Seattle Landmarks Preservation Board, and the City of Seattle Historic Preservation Officer on behalf of the City of Seattle Landmarks Preservation Board, agree that the following controls shall be imposed:

#### A. CERTIFICATE OF APPROVAL PROCESS

1. A Certificate of Approval, issued by the City of Seattle's Landmarks Preservation Board pursuant to Seattle Municipal Code (SMC), Ch. 25.12, must be obtained, or the time for denying a Certificate of Approval application must have expired, before the Owner may make alterations or significant changes to:
  - a. The exterior of the building,
  - b. The following elements of the interior: the entry hall and the main stairway, and
  - c. The site
2. A Certificate of Approval is not required for the following:
  - a. Any in-kind maintenance or repairs of the features listed in Section I.A.1.
  - b. Removal or alteration of the 2003 shed.

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- c. Installation, removal, or alteration of the following landscape elements: trees less than eight inches (8 inches) in diameter measured four and one half feet (4 ½ feet) above ground, shrubs, perennials and annuals.
- d. Repaving of the existing driveway and rear patio, including change in paving material.
- e. Installation, removal, or alteration of temporary site furnishings, including benches, movable planter boxes, and movable water features.
- f. Installation, removal, or alteration of fences on the east and south property lines.
- g. Installation, removal, or alteration of floor coverings that do not damage the existing floor in the entry hall and main stairway.
- h. Removal or alteration of non-original light fixtures in the entry hall and main stairway.
- i. Alterations to paint color for the painted wall surfaces in the entry hall and main stairway.

B. ADMINISTRATIVE REVIEW

- 1. Administrative review and approval may be provided for the following items listed in Section B.3.a according to the following procedures. The Owner shall submit to the City Historic Preservation Officer (CHPO) a written request for these alterations, including applicable drawings and/or specifications. If the CHPO, upon examination of submitted plans and specifications, determines that such alterations are consistent with the purposes of SMC Ch. 25.12 the alterations shall be approved without the need for any further action by the Board. If the CHPO disapproves such alterations, the Owner may submit revised materials to the CHPO, or submit in accordance with the Certificate of Approval process set forth in SMC Ch. 25.12.
- 2. The CHPO shall transmit his or her written decision on the Owner's submittal to the Owner. Failure of the CHPO to approve or disapprove the request within fourteen (14) business days shall constitute approval of the request.

3. Administrative review is available for the following:
  - a. For the specified features and characteristics of the building, the addition or elimination of duct conduits, HVAC vents, grilles, fire escapes, pipes, and other similar wiring or mechanical elements necessary for the normal operation of the building.
  - b. Removal of hazardous trees more than eight inches (8 inches) in diameter measured four and one half feet (4 ½ feet) above ground.
  - c. Installation, removal, or alterations of exterior light fixtures, including exterior security lighting, and security system equipment.
  - d. Installation, removal, or alterations of exterior door hardware.

II. RECOMMENDED INCENTIVES

The following economic incentives may be available to the owner:

- 1) Seattle Municipal Code Title 23 provides for authorization of uses in a designated Landmark that are not normally permitted in a particular zoning classification by means of an administrative conditional use.
- 2) Building and Energy Code exceptions on an application basis.
- 3) Historic Preservation Special Tax Valuation (Chapter 84.26 RCW) on an application basis.

 7/22/10  
 \_\_\_\_\_  
 Mark Huck Date  
 Owner

 7/21/10  
 \_\_\_\_\_  
 Karen Gordon Date  
 City Historic Preservation Officer

 07/22/10  
 \_\_\_\_\_  
 Nadine Huck Date  
 Owner