

TO: Landmark Commission

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DATE: February 7, 2013

SUBJECT: Certificate of Appropriateness for Haida House (Dudley Carter Studio)

On behalf of the Haida House (Dudley Carter Studio), the City of Redmond proposes rehabilitation of the structure's roof. Rehabilitation using in-kind material is often processed as a Level I or Administrative Certificate of Appropriateness. However, proposed introduction of insulation during the rehabilitation process requires review as a Level II Certificate of Appropriateness.

As a Level II Certificate of Appropriateness, this review process requires a recommendation by the Landmark Commission to Redmond's Technical Committee. A Level II COA requires the Commission to hold a public meeting during which the Commission will work with the applicant(s) to reach an agreement regarding what will be permitted. If the applicant(s) and the Commission can agree to the scope of work and any conditions that may be required (a stipulated agreement), this permit can be granted. If for any reason the applicant(s) and the Commission cannot agree, a public hearing would be scheduled in which the applicant(s) and any interested parties would have an opportunity to comment.

At your February 7, 2013 meeting, staff will provide a presentation describing the roof's current condition. Eric O'Neal, representing Redmond's Parks Department will provide additional information as needed and based on the Commission's questions. The Commission will be asked to decide if the proposed work meets the standards detailed below and will need to recommend, recommend with conditions, or recommend denial of the proposal in all or in part. The Commission will also need to adopt findings of fact and conclusions such as the preliminary set of conclusions that are included in this report.

PROPERTY BACKGROUND



The Haida House (Dudley Carter Studio) is a modern post-and-beam building located southwest of downtown Redmond in the middle of Dudley Carter Park (formerly Slough House Park) near the banks of the Sammamish River. Clad in vertical wood siding and decorated with wood carvings, it was built in approximately 1980 as a studio by and for renowned local artist Dudley Carter. It was

intended to reflect the construction of a traditional Native American longhouse. Following Carter's death in 1992 the building served for a short period as a rental. It has been vacant since 1998.



The Studio is a one-story, post-and-beam building with a front gabled roof clad in wood shakes and is rectangular in plan. Structural components consist of four corner posts and four canted center posts, on concrete pads. Each corner post supports one end of a 3" x 12" beam that extends past the post, while the canted center posts support the other ends. At the corners, the beams are pinned with large diameter pins. The roof rests on 8" to 10" log purlins that are notched into the beams below. The facade

(southeast elevation) has a central carved wooden totem pole that extends above the roofline and two corner posts that also extend above the roof, each topped with a carved wooden figure.

A sill plate consisting of a large timber (approximately 3" x 12") spans the column foundations. The sill plates are pinned into each corner post with small wooden pins. On the side elevations (southwest and northeast) and the rear (northwest), the area between sill plate and roof beam is filled with vertical plank wood siding. On the primary facade this area is in-filled with tempered safety glass that has been covered with plywood. A modern steel pedestrian door is located on the rear elevation, and a small wooden ramp extends from this doorway to the corner of the building.



Decorative elements were carved by Carter, and consist of a central totem pole that fits within the framework of the adjacent columns, and two carvings atop the façade corner posts. The totem is approximately 15 feet in height, and consists of the figures of a wolf, thunderbird and bear resting on the shoulders of a woman. In the woman's lap is a child gripping a salmon. The corner post figures are located above the roofline, approximately ten to twelve feet above grade: a wolf on the southern corner post, and an owl on the eastern corner post.

At its August 25, 2011 meeting, the Redmond Regional Landmarks Commission unanimously approved a motion to designate Haida House Replica #4 as a City of Redmond Regional

Landmark {*Attachment A*}. Features of Significance for the Haida House (Dudley Carter Studio) include all exterior elements of the building and the portion of legal parcel no. 9270700130 occupied by the building footprint.

The Commission designated Haida House Replica #4 based on its meeting *Criterion A2* for association with renowned local artist Dudley Carter. Because it is a rare, intact building associated with Carter who made a significant contribution to Northwest art, and because Carter lived and worked at the current site during the latter years of his life, this designation included an exception to the standard age (40 years and greater) requirement.

STAFF RECOMMENDATION

Staff recommends approval of the proposed in-kind rehabilitation as described in the grant application submitted to 4Culture on March 12, 2012 {*Attachment B*}. Photographs included in *Attachment C* demonstrate severe deterioration to this wooden structure that has occurred over time and in relation to vacancy. The rehabilitation process will involve woodworking techniques similar to Dudley Carter's.

The findings of fact and conclusions in this staff report rely on guidance from the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The nature of this proposal falls under the Secretary's standards for *Rehabilitation*; defined as:

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The following is an evaluation of this proposal's relationship with the applicable *Rehabilitation* standards.

Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The rehabilitation process proposes in-kind replacement of damaged material and will be performed in a manner as to not alter the character of the Haida House. Attachment B describes installation of rigid insulation. This material was not previously included by Mr. Carter and if installed, would need to maintain consistency with this Standard. Mr. O'Neal noted that the additional insulation could affect the roof's profile.

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Removal and repair of the structure's roof will be undertaken in a manner to preserve distinctive material, features, finishes, and construction techniques that are inherent to the Haida House.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the

new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

If required, the Haida House roof rehabilitation process will address other deteriorated features as directed by this Standard.

Standard 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

This Standard will be carried out and will help ensure the longevity and integrity of the structure.

ATTACHMENTS

- A. Redmond Regional Landmarks Commission, Final Designation Report, Haida House Replica #4, August 25, 2011**
- B. March 12, 2012 Grant Application to 4Culture**
- C. Photographs**