

ORDINANCE NO. 2731

*repealed by 3481*

AN ORDINANCE OF THE CITY OF KIRKLAND, RELATING TO HISTORIC LANDMARKS AND ADOPTING HISTORIC PRESERVATION POLICIES IN THE LAND USE POLICIES PLAN, ORDINANCE 2473, AS AMENDED.

WHEREAS, a request for amendments to the Land Use Policies Plan recognizing the historic nature of structures located at 4120 and 4130 Lake Washington Blvd. and permitting these structures to be used for non-residential activities was submitted to the Kirkland Department of Planning and Community Development by Jan and Lisa Reed on November 22, 1983; and

WHEREAS, the Kirkland Planning Commission considered said request at its meeting on December 16, 1982, at which time it directed the Department of Planning and Community Development to prepare Plan and/or Zoning amendments for consideration at a public hearing; and

WHEREAS, proposed amendments to the Land Use Policies Plan and Zoning Code were prepared by the Department of Planning and Community Development and such amendments were considered by the Kirkland Planning Commission and the Houghton Community Council at public hearings on February 17, 1983; and

WHEREAS, an Environmental Checklist was prepared and a Final Declaration of Non-Significance was made by the Responsible Official pursuant to the requirements of the State Environmental Policies Act (RCW 43.21C; WAC Chapter 197-10) and Kirkland Ordinance No. 2473, as amended; and

WHEREAS, said Environmental information and Final Declaration accompanied said proposed Plan and Zoning Amendments and were available to be considered by the Planning Commission, Houghton Community Council and the Kirkland City Council during the entire review and consideration process; and

WHEREAS, the Kirkland Planning Commission has transmitted to the Kirkland City Council recommended amendments to the Land Use Policies Plan as set forth in its Advisory Reports (File IV-82-90); and

WHEREAS, the Houghton Community Council has transmitted to the Kirkland City Council recommended amendments to the Land Use Policies Plan which are the same as the amendments recommended by the Planning Commission.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Kirkland as follows:

Section 1. The Findings, Conclusions, and Attachments contained in the Planning Commission's Advisory Report (File No. IV-82-90), attached hereto, are hereby adopted by reference.

Section 2. The Land Use Policies Plan, Ordinance No. 2346, as amended, is hereby amended to include the text shown in Attachment A, attached hereto and incorporated herein, at the end of the Community Goals and Policies Chapter.

Section 3. Pages 14 and 16 of the Land Use Policies Plan, Ordinance No. 2346, as amended, are hereby amended as shown in Attachment B, attached hereto and incorporated herein.

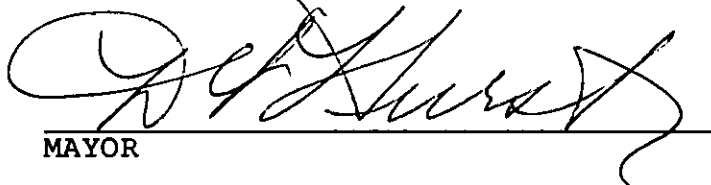
Section 4. If any section, subsection, sentence, clause, phrase, part or portion of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 5. This Ordinance shall become effective 5 days from and after its passage, approval and posting.

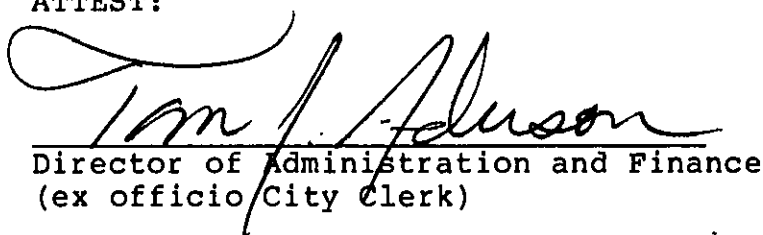
Section 6. To the extent that the subject matter and provisions of this Ordinance are within the disapproval jurisdiction of the Houghton Community Council, as created by Ordinance No. 2001, this Ordinance shall become effective within the Houghton Community either upon approval of the Houghton Community Council or failure of said Community Council to disapprove within sixty (60) days from the date of passage of this Ordinance.

PASSED BY MAJORITY VOTE OF THE KIRKLAND CITY COUNCIL IN REGULAR, OPEN MEETING this 21st day of March, 1983.

SIGNED IN AUTHENTICATION thereof this 21st day of March, 1983.

  
MAYOR

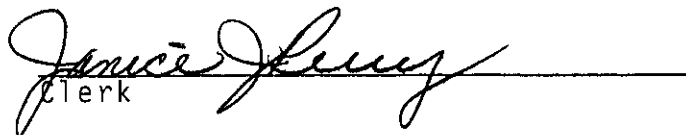
ATTEST:

  
Director of Administration and Finance  
(ex officio City Clerk)

APPROVED AS TO FORM:

  
City Attorney

I hereby certify under penalty of perjury that the foregoing ordinance was posted on the 23rd day of March, 1983 in accordance with the provisions of RCW 35.22.260 and City of Kirkland Ordinance No. 2600.

  
Clerk

PROPOSED HISTORIC PRESERVATION POLICIES  
(COMMUNITY GOALS AND POLICIES)

Policy 11: Preserve and enhance Kirkland's Historic Identity

- a. Identify structures that deserve protection and enhancement.
- b. Provide incentives to promote historic preservation.
- c. Limit the alteration of historic structures to maintain the integrity of significant historic features.

Dicussion: Kirkland is fortunate to have a quality that new communities lack--a long history and remaining artifacts of earlier times. This not only provides interest, but a feeling of historical continuity and a sense of place as well. These are important values deserving of protection and enhancement.

Discussion: Although age is an important factor in determining a structure's historical significance, other factors, such as architecture, location and relationship to notable persons or events of the past, are also important. With its adoption in 1977, the Land Use Policies Plan recognized the significance of a number of historic structures including the Peter Kirk and Sears buildings on Market Street, the old ferry clock near Lake Street, the Nettleton house on State Street and the Marsh, Shumway and Kirtley houses along Lake Washington Blvd. Two other historic structures, the French and Sutthoff houses, were recently moved to near the southern end of Lake Washington Blvd. Other historic structures are located throughout the City.

Discussion: Restoration and maintenance of historic structures can be a costly undertaking that may not be economical under normal circumstances. Governmental regulations can contribute to this situation by establishing strict building and zoning requirements. In many cases, these requirements cannot be met by older structures without altering historic features or incurring substantial expenses for reconstruction. Eliminating or reducing requirements could provide a powerful incentive for preservation. Allowing a greater than usual range of uses within historic structures would be a particularly effective incentive.

Care must be taken, however, to ensure that uses within and improvements to historic structures are compatible with the surrounding neighborhood. Non-residential uses in the middle of a single family residential area, for example, would probably be inappropriate, while historic structures located on arterial streets, at neighborhood boundaries, or near other non-residential uses may be suitable for such uses.

Discussion: Although the use of incentives to promote historic preservation is preferred, it also may be necessary to regulate the alteration of historic structures to ensure that their historic features are maintained. Regulation, however, should be reserved for those structures specifically designated by the City Council.

# COMMUNITY GOALS / ID POLICIES

## POLIC DISCUSSION

### Policy 1.

There are many factors which influence the type and degree of land use regulation. Such factors include environmental considerations (topography, drainage, and soils/geology); the adequacy of existing utility service; the character of adjacent land uses; the long-term commitment of resources; and the impact on the local economy. Different areas in Kirkland experience different combinations of these influences, and land use should be regulated accordingly.

Traditionally, land use regulations have attempted to avert conflict by segregating land uses into relatively homogeneous zones. In many portions of Kirkland, this approach appears to be a reasonable and effective method for regulating land use. In such cases, homogeneity should be fostered in terms of land use.

In other portions of Kirkland, it may be possible and desirable to have several different types of land use located relatively close to each other. Such a blending of land uses could help reduce the apparent dependency on the automobile, and also allow for greater innovation in terms of development opportunities. However, this type of diversity in land use must be carefully regulated according to neighborhood-specific standards in order to insure that uses complement one another rather than conflict with one another.

Lake Washington's shoreline provides a unique amenity for the City. Increasing demands for shoreline uses are likely to surpass Kirkland's remaining supply of undeveloped land. Kirkland's Shoreline Master Program outlines priorities and limitations for development along Lake Washington. The intent of this Policy is to acknowledge the interrelationship between the Land Use Policies Plan and the Shoreline Master Program, which has been formulated pursuant to the Shoreline Management Act of 1971.

### Policy 2.

Kirkland is fortunate to have a quality that most newer communities lack: a strong identity based on a unique physical setting, ~~a long history, and the still remaining artifacts of those earlier times.~~ Taken together, these elements provide not only interest, but a feeling of historical continuity in a community, as well as a sense of place. These are

# COMMUNITY GOALS AND POLICIES

## POLICY DISCUSSION

~~important values deserving protection and enhancement. There are a number of good examples of such historical elements. The sailing ship Wawona in Moss Bay, the Peter Kirk Building on Market Street, and the old ferry clock near Lake Street are strong components in the City's visual character. Each has a fascinating story and is important to Kirkland's identity and the quality of life. The visible form of the City is a powerful image in terms of civic identity. Likewise, views that enable one to see the City, Lake Washington, Seattle, and the Olympics in one glance are priceless not simply for their beauty, but for the orientation value they impart. Almost every area in Kirkland has streets with such views. Views can be lost or impaired and it is almost impossible to create new ones.~~

Quality design at any scale responds to human needs, produces logical physical form and respects those features giving character. It is concerned both with the preservation of existing things and the development of new things.

### Policy 3,

Standardized sign systems serve two key functions. First, they clearly give information about the location and qualities of various public and private facilities and services. Second, they become a part of the visual landscape and are fixed 'markers' in the public mind.

These functions serve public elements such as bus and bicycle routes, municipal parking lots and City Offices as well as private establishments. In the latter case, a somewhat different approach is required due to the competitive nature of free enterprise. Nevertheless, if carefully considered and uniformly applied, a sign system for the private sector can make individual businesses more visible while preserving an overall aesthetic order. In a coordinated system, signing should be kept to a minimum in terms of the number and size of signs and the overall information load. Simplicity and standardization are key to the design of such a sign system in order to make an effective and favorable impression on the public.

### Policy 4.

This Land Use Policies Plan attempts to address issues covering a five to ten year time span. The development of a community, however, is a dynamic process. Unforeseen events may make portions of this document obsolete or inappropriate. In order to