

**PLANNING COMMISSION AGENDA ITEM**  
**CITY OF SHORELINE, WASHINGTON**

<b>AGENDA TITLE:</b>	Type C Action: Rezone Application for one parcel generally located at 18016 Stone Avenue N from R-8 (Residential 8 dwelling units/acre) to R-12 (Residential 12 dwelling units/acre).
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<b>DEPARTMENT:</b>	Planning and Development Services
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<b>PRESENTED BY:</b>	Steven Szafran, Planner II
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### **I. PROPOSAL**

The applicant, Scott Becker, proposes to modify the existing zoning category for a 15,200 square foot parcel located at 18016 Stone Avenue N. This application before the Planning Commission is a request to change the zoning designation from R-8 (Residential - 8 dwelling units per acre) to R-12 (Residential 12 dwelling units per acre). In addition, the applicant is proposing to construct four low-impact single-family homes at a density of 11.5 units per acre. A site plan showing the site configuration of the proposal is included as **Attachment 1**. A vicinity map showing existing zoning for the project site and adjacent properties is located in **Attachment 2**. The parcel has a Comprehensive Plan Land Use designation of Medium Density Residential, and both the existing and proposed zoning are consistent with this designation (**Attachment 3** illustrates the comprehensive plan land use designations of the surrounding vicinity).

Under the Appearance of Fairness Doctrine, local land use decisions that are not of area wide significance shall be processed as quasi-judicial actions. Because this is a Site Specific Zone Change it shall be processed per RCW 42.36.010 as a Type C quasi-judicial action.

With the current designation of Medium Density Residential and a current zoning of R-8 there is the potential to build 3 single-family residences on the subject site subject to the Shoreline Development Code Standards. There is currently one single-family home on-site that will be demolished before construction would begin for the new proposed homes. The proposed rezone would allow the construction of up to 4 dwelling units and the applicant is proposing 4 low-impact single-family homes, subject to the requirements of the Shoreline Municipal Code (SMC) section 20.30.

This report summarizes the issues associated with this project and discusses whether the proposal meets the criteria for rezone outlined in the Shoreline Municipal Code and the goals of the Comprehensive Plan. Type C Actions are reviewed by the Planning Commission, where an Open Record Public Hearing is held and a recommendation for

approval or denial is developed. This recommendation is then forwarded to City Council, which is the final decision making authority for Type C Actions.

## **II. FINDINGS**

### **1. SITE**

The subject site is generally located on the east side of Stone Avenue N between N 180<sup>th</sup> Street and N 183<sup>rd</sup> Street. The parcel is developed with one single-family residence. The parcel measures 15,200 square feet in area (approximately .35 acres). The site is gently sloping down from east to west at an average grade of 2 percent. There are many significant trees on site. A “significant tree” is defined in the Shoreline Municipal Code Title 20 as a healthy, windfirm, and nonhazardous tree eight inches or greater in diameter at breast height if it is a conifer and 12 inches or greater at breast height if deciduous. Per the Shoreline Development Code, 20% of Significant Trees must be maintained. **Attachment 1** includes a tree plan that shows the type and location of all significant trees on-site and which trees will be removed.

The existing home on-site is on the Historic Property Inventory List (**Attachment 4**). The home was built in 1923 and is significant because of its association with suburban development of Shoreline in the 1920’s. Staff has contacted Preservation Planner Charlie Sundberg at the King County Historic Preservation Department for further comment on the proposed development of the site. Mr. Sundberg states that this property seems to be of marginal interest; little is known about it and it doesn’t appear to be eligible for landmark designation. The house could be moved but its masonry fireplace, its only redeeming feature, would be difficult to reassemble.

### **2. NEIGHBORHOOD**

The project site is located in the Meridian Park Neighborhood. Access to the property is gained from Stone Avenue North, a street that is classified as a Local Street. Stone Avenue N connects to N 185<sup>th</sup> Street to the north but does not connect through to N 175<sup>th</sup> Street to the south. There is a 15 foot access easement on the north side of the subject parcel for the property directly to the east to gain access to their home. No change is proposed to the easement. As indicated previously the site is zoned R-8 and has a land use designation of Medium Density Residential. The current zoning of the parcels immediately adjacent to the subject properties on the north, south and east is R-8, and the uses on these sites include low to medium density residential (these parcels also have a Medium Density Residential Comprehensive Plan Designation which allow up to an R-12 zoning). The current zoning of the parcels to the west, across Stone Avenue North, are R-12, and the uses on these sites are a mix of single-family, duplexes and triplexes (these parcels are a mix of Community Business and Mixed Use Comprehensive Plan Designations which allow high density residential, commercial and industrial land uses). The zoning classifications and Comprehensive Plan Land Use designations for the project sites and immediate vicinity are illustrated in **Attachments 2 and 3**.

### 3. PRIOR APPLICATIONS

There have been a number of land use actions in the recent past that have been changing the density and character of this particular neighborhood, specifically between N 180<sup>th</sup> to the south, N 185<sup>th</sup> to the north, Aurora Avenue to the west and Ashworth Avenue N to the east. Examples of development include Meridian Park Cottages (15.7 du/ac), Elena Lane Subdivision (12.8 du/ac), the new Gateway Center and the Interurban Trail.

In December of 1999, the Planning Commission recommended denial of a zone change of the Elena Lane development (Subdivision directly north of the subject parcel) from R-6 to R-12 for a 16-lot subdivision. The recommendation was appealed to the City Council. In February 2000, the City Council recommended approval of a rezone to R-8 for the Elena Lane subdivision. The R-8 zoning allowed 11 homes to be built in the subdivision. *Note: At that time, the Mayor made a comment that smaller, less tall or attached units would appear less dense and would justify an R-12 zoning.*

In August of 2000, the City Council approved an application for rezone (Ordinance 246) at 18042 Stone Avenue N to change the zoning from R-6 to R-8. The staff and the Planning Commission recommended denial of R-12 and approval to the R-8 zoning designation. The issue that was cited for denial was that the density and buildings were out of scale for the neighborhood. The application was approved with an R-8 zoning as well as a two-lot short plat.

### 4. TIMING AND AUTHORITY

The application process for this project began on February 3<sup>rd</sup>, 2006, when a pre-application meeting was held with the applicant and city staff. The applicant then held the requisite neighborhood meeting on March 3<sup>rd</sup>, 2006. The formal application was then submitted to the City on April 4<sup>th</sup>, 2006. The application was determined complete on April 7<sup>th</sup>, 2006. A Public Notice of Application was posted at the site, advertisements were placed in the Seattle Times and Shoreline Enterprise, and notices were mailed to property owners within 500 feet of the site on April 13<sup>th</sup>, 2006. The Notice of Public Hearing and SEPA Determination was posted at the site, advertisements were placed in the Seattle Times and Shoreline Enterprise, and notices were mailed to property owners within 500 feet of the site on May 4<sup>th</sup>, 2006.

No comments were received at the neighborhood meeting but staff has received comment letters in regards to the proposed project during the required comment period. The comments are listed in the Table below:

Name	Comment	Staff Response
Laura Brent, AICP	Removal of trees may affect trees on adjacent lot, loss of screening, access easement, construction noise, drainage from increased impervious	Comments will be forwarded to appropriate individuals for response concerning tree removal and drainage. These are issues that are addressed

	surfaces.	during the building permit stage. Hours of construction may be conditioned during the building permit process
Yefim Leibman and Ella Goltsman	Rather see two homes instead of four, increased traffic, water draining to adjacent properties, trees falling onto adjacent property, new development adjacent to subject parcel will add to drainage concerns.	Under current zoning, owner can build three homes by right, there will be more traffic by not a substantial increase, trees will be inspected and drainage will be reviewed by Drainage Engineer.
Martin Kral	Historic structure on the site, R-12 would be spot zoning, out of character for the neighborhood and loss of trees.	The King County Preservation Planner says the structure is of marginal interest and not eligible for landmark designation, the Medium Density Residential Comp Plan designation allows an R-12 zoning, four single-family homes in a single-family neighborhood are not out of character and the applicant is proposing to retain 65% of the trees on-site, 42 % more than the Code requires.
Cong-Qiu Chu and Hon Bai	Adverse environmental impacts, devalue homes in the neighborhood, would like to see two homes maximum.	Environmental impacts will be better mitigated through this proposal and the owner has the right to build three homes under the current zoning.

Rezone applications shall be evaluated by the five criteria outlined in Section 20.30.320 (B) of The Shoreline Municipal Code (SMC). The City Council may approve an application for rezone of property if the five decision criteria are met.

## 5. CRITERIA

The following discussion shows how the proposal meets/ or does not meet the decision criteria listed in Section 20.30.320(B) of the SMC. The reader will find that each of the criteria is integrated, and similar themes and concepts will run throughout the discussion of each.

**Criteria 1: The rezone is consistent with the Comprehensive Plan.**

The Comprehensive Plan land use map identifies the subject properties as *Medium Density Residential*. The site is currently underutilized—the parcel is developed with one single family home (developed at a density of 2.8 dwelling units per acre)—this is not consistent with the density goals and policies of the Comprehensive Plan which plans for this site to accommodate 8 to 12 dwelling units per acre to support housing targets within the City. The proposed zone change will allow the parcels to be developed to the level anticipated in the Comprehensive Plan.

If R-12 becomes the adopted zoning for the site there will be the ability for the applicant to place a maximum of 4 homes on the subject parcel.

The following table summarizes the bulk requirements for the current zoning and the potential R-12 zoning. *By placing four homes on one lot in the R-12 zone, R-6 standards are applied concerning the building coverage and impervious surfaces.* Development will be less intense than three homes on three separate lots which the R-8 zoning allows.

<b>Standard</b>	<b>R8 Development</b>	<b>R12 Development</b>
Front Yard Setback	10'	10'
Side Yard Setback	5'	5'
Rear Yard Setback	5'	5'
Building Coverage	45%	<b>35% *</b>
Max Impervious Surface	65%	<b>50% *</b>

*\* Note: Maximum building coverage and impervious surface shall be the same as R-6 standards when three or more single-family homes are located on one parcel zoned R-12.*

The Shoreline Comprehensive Plan has established a growth target of 1,600-2,400 new housing units during the next 20-year planning period. The Comprehensive Plan identified different areas of the City where growth will likely occur and can be accommodated. A Comprehensive Plan Land Use map was adopted, and in some areas of the City allowed densities and intensity of uses to be increased. In many instances this change occurred in areas that had previously developed at a much lower intensity (as is the case of the subject parcel) and more dense development was anticipated in the future when the underutilized parcels were redeveloped.

R-12 zoning is an appropriate designation for the site in order to achieve many goals and policies of the Comprehensive Plan, including:

*Goal LU I: Ensure that the land use pattern of the City encourages needed, diverse, and creative development, protects existing uses, safeguards the environment, reduces sprawl, promotes efficient use of land, encourages alternative modes of transportation and helps maintain Shoreline's sense of community.*

*Goal LU IV: Encourage attractive, stable, quality residential and commercial neighborhoods that provide a variety of housing, shopping, employment and services.*

The neighborhood will benefit by this development by having new homes that are architecturally different from houses in the area while retaining trees and natural vegetation. The site is currently underdeveloped and this project will match densities expected in the Comprehensive Plan making more efficient use of the land. The site is within walking distance to schools, parks, shopping and transit.

*LU 8: Ensure that land is designated to accommodate a variety of types and styles of housing units adequate to meet the future needs of Shoreline citizens.*

The development proposed are smaller single-family homes for residents that don't need a large home and want something other than apartment living.

*LU 96: Encourage the use of "green" building methods and materials that may reduce impacts on the built and natural environment, such as to:  
Reduce stormwater impacts to protect local watersheds and salmon,  
Conserve energy and water,  
Prevent air and water pollution and conserve natural resources,  
Improve indoor air quality, and  
Enhance building durability.*

*LU 145: Promote development design which minimizes runoff rate and volume by limiting the size of the building footprint and total site coverage, maximizing the protection of permeable soils and native vegetation, and encouraging use of permeable pavements and surfaces.*

This proposal meets LU 96 and LU 145 by incorporating low impact development techniques. Building footprints will be smaller than the typical new single-family home, 65% of significant trees will be retained, extensive use of porous surfaces, environmental friendly building materials and less impact on the environment than developing under the current zoning designation.

*Goal H I: Provide sufficient development capacity to accommodate the 20 year growth forecast in an appropriate mix of housing types by promoting*

*the creative and innovative use of land designated for residential and commercial use.*

Under the Medium Density Residential Land Use designation, the R-12 zoning category will allow four homes to be built instead of three allowed under the current R-8 zoning designation. The proposed homes have small building footprints and square footage to promote alternative housing types for existing and future residents.

*H 6: Encourage infill development on vacant or underutilized sites to be compatible with existing housing types.*

The site is currently underutilized at a density of 2.8 du/ac. The site will be redeveloped with four low-impact single-family homes at a density of 11.5 du/ac. The single-family homes will be compatible with existing homes in the area by reduced building mass and scale, low building height and natural screening.

*CD 3: Encourage development that is visually stimulating and thoughtful, and that convey quality architecture, workmanship and durability in building materials.*

Mr. Becker's proposed designs are similar to the Reserve Cottages which won an American Institute of Architect's Home of the Month award.

*CD 23: Where clearing and grading is unnecessary, preserve significant trees and mature vegetation.*

Mr. Becker has made an effort to site the building footprints and frontage improvements around significant trees and other vegetation.

***Criteria 2: The rezone will not adversely affect the public health, safety or general welfare.***

Staff concludes the proposed rezone and redevelopment of this site will positively affect the public health, safety and welfare of the surrounding neighborhood and community. The new construction will promote innovative architecture and building techniques, strives to protect the nature features and vegetation of the site and will be a positive addition to the neighborhood. Unlike other recently added subdivisions in the immediate area, the applicant proposing to place the new dwelling units around the natural features of the lot without disturbing most of the mature trees and vegetation. The latest in low impact development techniques are proposed for stormwater management, 65% of the significant trees on-site will be retained and required sidewalks will meander around very mature trees along Stone Avenue N. and not result in their removal.

**Criteria 3: *The rezone is warranted in order to achieve consistency with the Comprehensive Plan.***

The subject parcel is currently zoned R-8. Right now, the site is developed with one single-family house at a density of 2.8 dwelling units an acre which is underdeveloped under the current zoning category. The application to change the zoning of the parcel to R-12 was made in order to develop the sites in similar fashion to those that have been previously developed in the immediate vicinity of the project. The sites' Comprehensive Plan land use designation is *Medium Density Residential*. Consistent zoning designations for this land use include: R-8 and R-12.

The current zoning in the vicinity of the project includes R-6, R-8, R-12, R-24, Office and Regional Business zoning. The uses in the area include single-family houses, duplexes, triplexes, multi-family apartment buildings, a bank, a mini-storage development and retail uses. The subject property will take access from Stone Avenue N, a local street. The Comprehensive Plan states that the Medium Density Residential Land Use designation is intended for areas where single family detached dwelling units might be redeveloped at slightly higher densities; and to areas currently zoned for medium density residential. Single family dwelling units, duplexes, triplexes, zero lot line homes, and townhouses will be permitted. Apartments will be allowed under certain conditions.

The applicant is proposing four low-impact single-family detached dwelling units which are fully supported by the goals and policies of the Comprehensive Plan. R-12 zoning would be an appropriate designation for the subject site, as it would reflect a similar, if slightly less, level of intensity as those uses near it.

**Criteria 4: *The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.***

At this time there appears to be minimal negative impacts to the properties in the immediate vicinity of the subject rezone. The proposed rezone would be less dense than developments that have been recently built such as Meridian Park Cottages (15.7 du/ac) and the Elena Lane Subdivision (12.8 du/ac net density) to the north. Concerns have been raised regarding this project's impact on infrastructure such as water, sewer, stormwater, and traffic/circulation as well as the loss of existing mature vegetation. The following brief summary demonstrates how the project addresses each of these.

*Water & Sewer*

Conditional statements from the Ronald Wastewater Management District and Seattle Water Department indicate that adequate capacity exists for development at R-12 zoning levels.

*Stormwater*

The applicant is proposing low impact development techniques in addition to on-site retention. Examples of the features that could be used are rain gardens, small building footprints, restrictive use of impervious surfaces and other low impact measures.



### *Traffic/Circulation*

The applicant is proposing to build four single-family homes on the subject parcel. The P.M. peak hour vehicular trips will be 4.04 (1.01 X 4). Since the P.M. peak hour trips are not greater than 20, a traffic study was not required (SMC 20.60.140(A)). At the time of the development proposal submittal (building permit application), traffic and pedestrian requirements/mitigation specific to the details of the project will be required.

During site development sidewalks will be required along the western boundary of the project area. Sidewalks are developed in pieces in this general area (See **Attachment 5**). As parcels redevelop new sidewalks will be required. It appears that there is adequate vehicular and pedestrian access to the site.

### *Tree Removal*

The SMC requires retention of at least 20% of the significant trees (SMC 20.50.350(B) (1)) on-site and the site design for the development proposal must also meet the requirements of 20.50.350(D) (1-9) which stipulates that trees be protected within vegetated islands and stands rather than as individual, isolated trees. There are a number of significant trees located on the subject site, illustrated on the map in **Attachment 1**.

The applicant is proposing to retain at least 65% of the significant trees on-site, 42% more trees than the code requires. The applicant is exceeding all code requirements in terms of tree retention and protection by proposing to keep as many of the significant trees as possible and place structures in and around the natural features of the parcel. The trees left in place will continue acting as a natural screen between properties to the north, east, west and south.

### **Criteria 5: *The rezone has merit and value for the community.***

The redevelopment of the site will contribute to an increase in housing units and help the City to achieve its housing targets. By approving this specific redevelopment proposal, the aesthetics of the structures and site planning will be much more environmental friendly than if the site developed without the proposed rezone. Under the current zoning of R-8, the property owner could develop three single-family homes, cover much more of the site with impervious surfaces, and cut down most of the trees on-site without taking into account the neighbors' objections. Staff believes by granting this rezone and conditions as presented to the Planning Commission, the City and the surrounding community will get a much better product that tries to fit into the natural aspects of the site rather than destroying it. In all likelihood the new development will increase the amount of impervious surface area on the site as compared to the current condition; however this water will be treated and released at rate no greater than what historically flowed from the site in a pre-developed condition.

Further, a policy of the plan is to "preserve environmental quality by taking into account the land's suitability for development and directing intense development away from natural hazards and important natural resources" (Comprehensive Plan policy LU1).

The site does not have any identified critical areas, it is generally flat, and it has good access to public facilities. It is reasonable to encourage, within the provisions of the Development Code, redevelopment and intensification of uses on of parcels such as these.

Therefore it has been shown that these improvements will add benefit to the community.

### **III. CONCLUSIONS**

1. **Consistency-** The proposed reclassification for the subject properties is consistent with the Washington State Growth Management Act, the City of Shoreline Comprehensive Plan, and the City of Shoreline Development Code.
2. **Compatibility-** The proposed zoning is consistent with existing and future land use patterns identified in the Comprehensive Plan.
3. **Housing / Employment Targets-** The current residential density of 2.8 dwelling units per acre indicates the site is underutilized per the density guidelines listed in the Comprehensive Plan for the *Medium Density Residential* land use designation. The project assists the City of Shoreline in meeting housing targets as established by King County to meet requirements of the Growth Management Act.
4. **Environmental Review-** It has been determined that per WAC 197.11.600 (2) the SEPA obligations for analyzing impacts of the proposed rezone are fulfilled by previous environmental documents on file with the City. The FEIS prepared for the City of Shoreline's Comprehensive Plan, dated November 9, 1998, and is incorporated by reference to satisfy the procedural requirements of SEPA.
5. **Infrastructure Availability-** There appears to be adequate infrastructure improvements available in the project vicinity. This includes adequate storm, water, and sewer capacity for the future development. The development of this site will also require that the infrastructure accommodate existing and anticipated stormwater improvements be installed as part of the development proposal.

### **IV. PLANNING COMMISSION ROLE AND OPTIONS**

As this is a Type C action, the Planning Commission is required to conduct a Public Hearing on the proposal. The Commission should consider the application and any public testimony and develop a recommendation for rezone approval or denial. The City Council will then consider this recommendation prior to their final adoption of the application.

Planning Commission has the following options for the application:

1. Recommend approval to rezone with conditions the site at 18016 Stone Ave N (parcel number 7276100285) from Residential 8 units per acre (R-8) to Residential 12 units per acre (R-12) based on the findings presented in this staff report with added conditions.

2. Recommend approval to rezone the site at 18016 Stone Avenue N from R-8 to R-12 based on findings presented in this staff report and additional findings by the planning Commission with modified conditions.
3. Recommend denial of the rezone application. The Residential 8 units per acre (R-8) zoning remains based on specific findings made by the Planning Commission.

## **V. PRELIMINARY STAFF RECOMMENDATION**

Staff recommends that the Planning Commission move to recommend to the City Council that R-12 zoning be adopted for the property generally located at 18016 Stone Avenue N (parcel number 7276100285) with the following conditions. Enter into findings based on the information presented in this staff report that this proposal meets the decision criteria for the reclassification of property as outlined in the Shoreline Municipal Code Section 20.30.320.

Condition #1- The scale and architecture of homes must exhibit characteristics of those presented at the Planning Commission such as small building footprints, lower building heights and less intrusive homes to neighboring properties.

Condition #2- Low impact development techniques must be used.

Condition #3- Building heights shall not exceed 25 feet.

Condition #4- At least 60% of significant trees shall be retained.

Condition #5- Trees acting as a natural screen on the north, west, east and south shall not be substantially modified from their current state. See **Attachment 1** for details.

## **ATTACHMENTS**

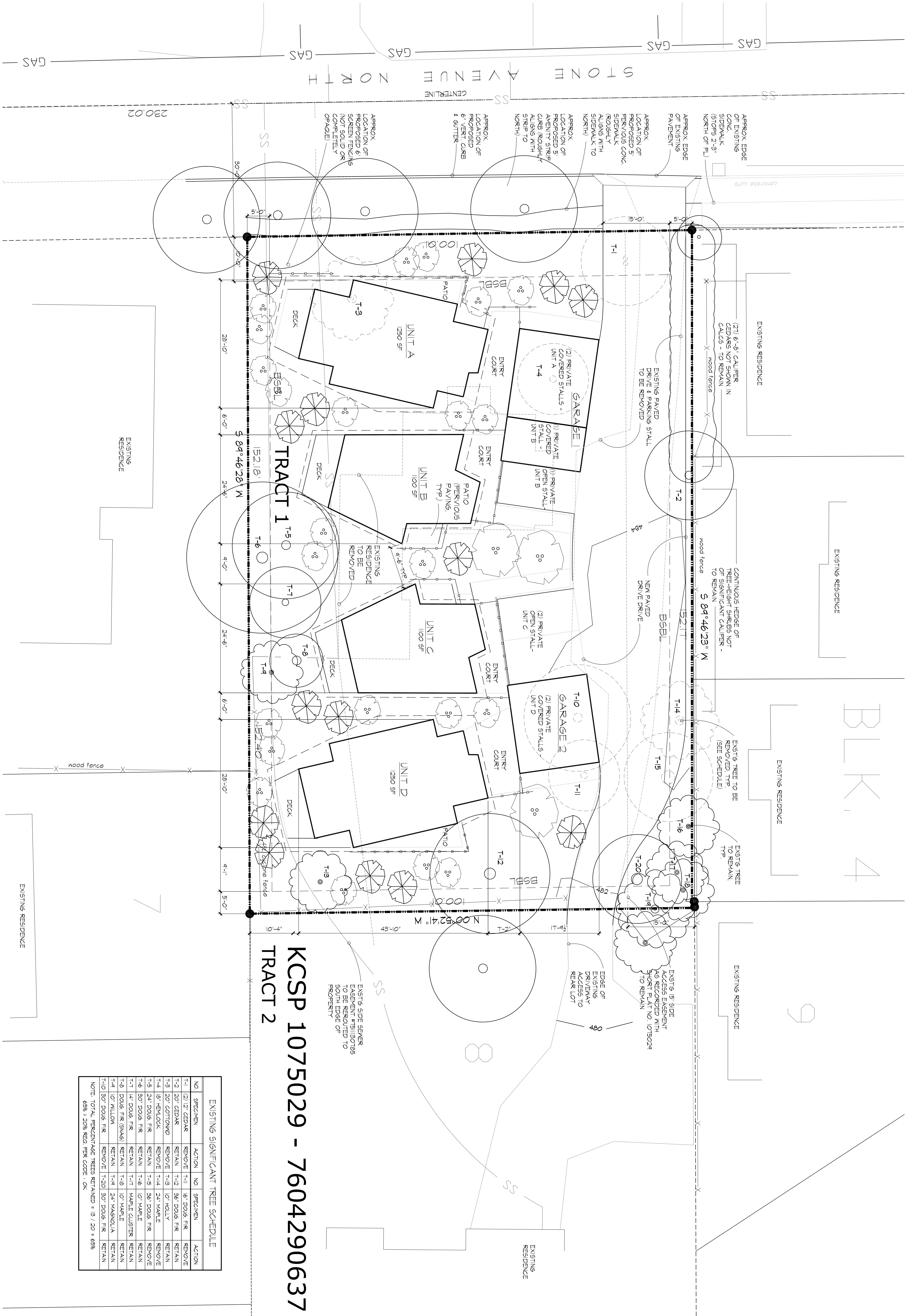
Attachment 1: Site Plan and Tree Inventory

Attachment 2: Vicinity Map with Zoning Designations

Attachment 3: Vicinity Map with Comprehensive Plan Designations

Attachment 4: Historic Property Inventory Form

Attachment 5: Vicinity Map with Sidewalks, Schools and Parks

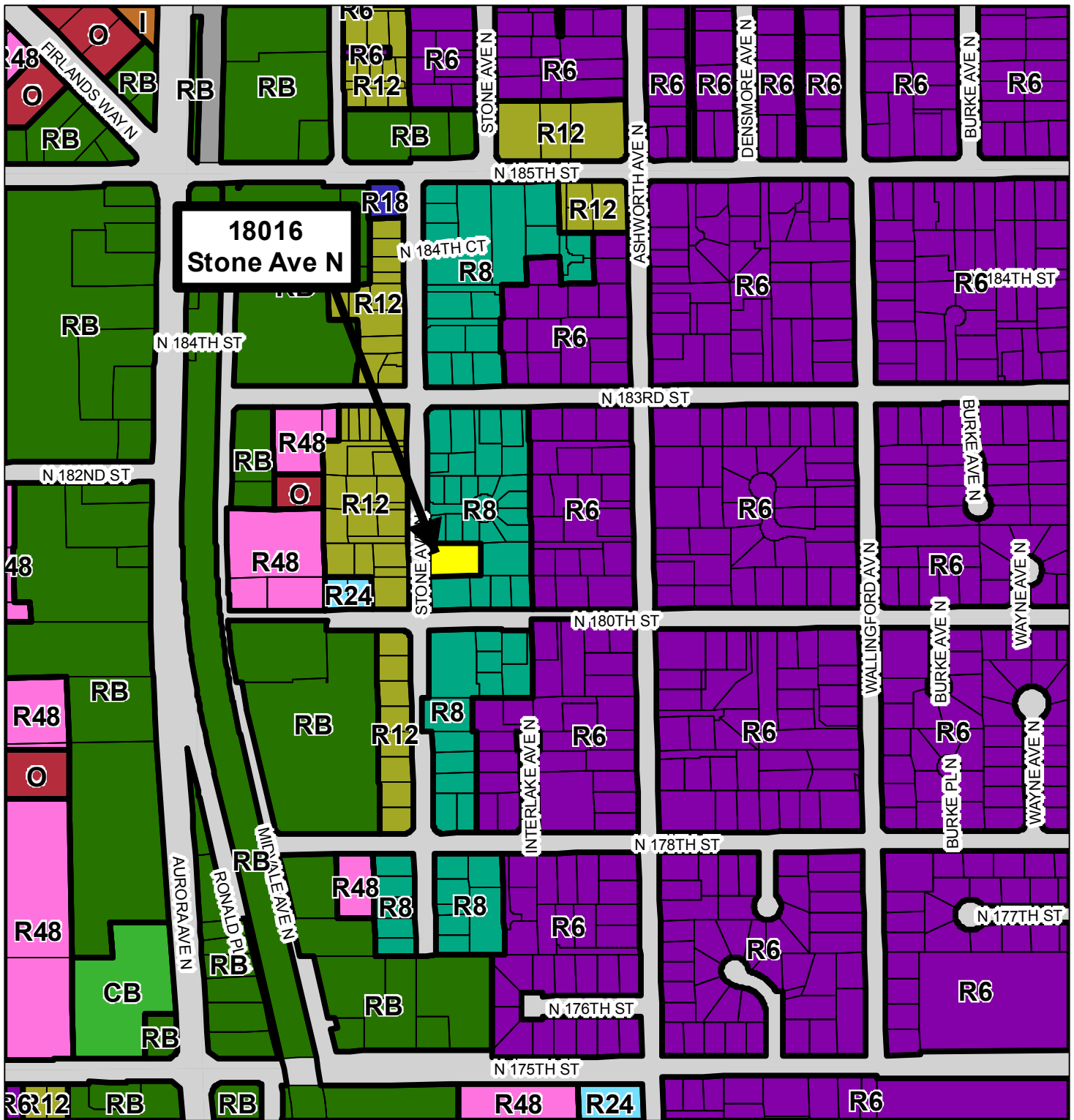


PRELIMINARY ARCHITECTURAL SITE PLAN

1" = 10'-0"  
NORTH

KCSP 1075029 - 7604290637  
TRACT 2

EXISTING SIGNIFICANT TREE SCHEDULE					
NO.	SPECIMEN	ACTION	NO.	SPECIMEN	ACTION
T-1	12" CEDAR	REMOVE	T-11	16" DOGS FIR	REMOVE
T-2	20" CEDAR	RETAIN	T-12	36" DOGS FIR	RETAIN
T-3	20" LOTONDO	REMOVE	T-13	10" HOLLY	RETAIN
T-4	18" HEMLOCK	REMOVE	T-14	24" MAPLE	REMOVE
T-5	24" DOGS FIR	RETAIN	T-15	36" DOGS FIR	REMOVE
T-6	30" DOGS FIR	RETAIN	T-16	10" MAPLE	RETAIN
T-7	14" DOGS FIR	RETAIN	T-17	MAPLE CLUSTER	RETAIN
T-8	DOGS FIR (SMALL)	RETAIN	T-18	10" MAPLE	RETAIN
T-9	10" WILLOW	REMOVE	T-19	24" MAGNOLIA	RETAIN
T-10	30" DOGS FIR	REMOVE	T-20	30" DOGS FIR	RETAIN
NOTE: TOTAL PERCENTAGE TREES RETAINED = 18 / 20 = 65% 65% / 20% MIN. PER CODE - OK					



# SHORELINE

Geographic Information System  
City of Shoreline Zoning

Representation of Official  
Zoning Map Adopted By  
City Ordinance No. 292.

Shows amendments through  
June 21, 2005.

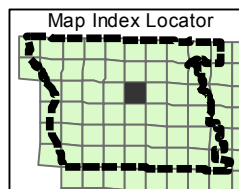
Created on April 18, 2006

## Legend

- CB - Community Business
- CZ - Contract Zone
- I - Industrial
- NB - Neighborhood Business
- NCBD - North City Business District
- O - Office
- R12 - Residential 12 units/Acre
- R18 - Residential 18 units/Acre
- R24 - Residential 24 units/Acre
- R4 - Residential 4 units/Acre
- R48 - Residential 48 units/Acre
- R6 - Residential 6 units/Acre
- R8 - Residential 8 units/Acre
- RB - Regional Business
- RB-CZ - Regional Business/Contract Zone

- Parcel Line
- Zone District Boundary
- City Boundary
- Unclassified Right of Way

0 125 250 500 Feet



No Warranties of any sort, including  
accuracy, fitness, or merchantability  
accompany this product.




## City of Shoreline Comprehensive Plan

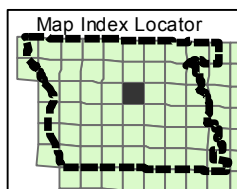
Shows amendments through  
June 21, 2005.

Shows amendments through  
June 21, 2005.

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Community Business
- Regional Business
- Public Facilities
- Single Family Institution
- Special Study Area
- Ballinger Special Study Area
- Briarcrest Special Study Area
- North City Business District
- Paramount Special Study Area
- Private Open Space
- Public Open Space

**Q**

 Unclassified Right of Way  
 Parcel Line



Created on April 18, 2006

HISTORIC PROPERTY INVENTORY FORM

Field Site No. 11176 OAHF No.

Site Name Historic Lichtfield House

Field Recorder A. Berlow / C. Copass

Owner's Name Judith A. Chandler

Address 18016 Stone Ave N

City/State/Zip Code Shoreline, WA 98133

Status Survey/Inventory

Survey / Inventory

National Register

State Register

Determined Eligible

Determined Not Eligible

Other (HABS, HAER, NHL)

Local Designation

PHOTOGRAPHY

Photography Neg. No. 05:33-34

(Roll No. & Frame No.)

View of

Date 6/94

Classification [ ] District [ ] Site [X] Building [ ] Structure [ ] Object

District Status [ ] NR [ ] SR [ ] LR [ ] INV

Contributing [ ] Non-Contributing [ ]

District/Thematic Nomination Name

DESCRIPTION SECTION

Materials & Features / Structural Types

Building Type residential

Plan irregular

Structural System wood frame

No. of Stories 1

Roof Type

Gable [ ] Hip

Flat [ ] Monitor

Gambrel [ ] Other (specify)

Shed [ ]

Cladding (Exterior Wall Surface) wood shingle

[ ] Log

[ ] Horizontal Wood Siding

[ ] Rustic Drop

[ ] Clapboard

[X] Wood Shingle

[ ] Board and Batten

[ ] Vertical Board

[ ] Asbestos/Asphalt

[ ] Brick

[ ] Stone

[ ] Stucco

[ ] Terra Cotta

[ ] Concrete/Concrete Block

[ ] Vinyl/Aluminum Siding

[ ] Metal (specify)

[ ] Other (specify)

Roof Material composition

[X] Wood Shingle

[ ] Wood Shake

[ ] Composition

[ ] Slate

[ ] Tar/Built-up

[ ] Tile

[ ] Metal (specify)

[ ] Other (specify)

[ ] Not visible

Foundation

[ ] Log

[ ] Post & Pier

[ ] Stone

[X] Brick

[ ] Not Visible

[ ] Other (specify)

concrete

Concrete

[ ] Block

[X] Poured

[ ] Other (specify)

Integrity (Include detailed description in

Description of Physical Appearance)

Changes to plan

Changes to windows

Changes to original cladding

Changes to interior

Other (specify)

Slight

Moderate

Extensive

slight

intact

intact

LOCATION SECTION

Address 18016 Stone Ave N

City/Town/County/Zip Code Shoreline

Twp. / Range / Section 26-04-07

Tax No./Parcel No. 7276100285

Quadrangle or map name

UTM References Zone

Plat / Block / Lot Richmond Acres

Supplemental Map(s)

King 98133

1/4 Section

1/4 1/4 Section

Acreage

Eastings

Northings



High Styles/Forms (check one or more of the following)

[ ] Greek Revival

[ ] Gothic Revival

[ ] Italianate

[ ] Second Empire

[ ] Romanesque Revival

[ ] Stick Style

[ ] Queen Anne

[ ] Shingle Style

[ ] Colonial Revival

[ ] Beaux Arts / Classical

[ ] Chicago / Commercial Style

[ ] American Foursquare

[ ] Mission Revival

[ ] Vernacular Craftsman

[ ] Spanish Colonial Revival / Mediterranean

[ ] Tudor Revival

[ ] Craftsman/Arts & Crafts

[ ] Bungalow

[ ] Prairie Style

[ ] Art Deco/Art Moderne

[ ] Rustic Style

[ ] International Style

[ ] Northwest Style

[ ] Commercial Vernacular

[ ] Residential Vernacular (see below)

[ ] Other (specify)

Vernacular House Types

[ ] Gable Front

[ ] Gable front and wing

[ ] Side Gable

[ ] Cross Gable

[ ] Pyramidal/Hipped

[ ] Other (specify)



**NARRATIVE SECTION**

**Study Unit Themes (check one or more of the following)**

- ☐ Agriculture
- ☒ Architecture/Landscape Architecture
- ☐ Arts
- ☐ Commerce
- ☐ Communications
- ☐ Community Planning/Development
- ☐ Conservation
- ☐ Education
- ☐ Entertainment/Recreation
- ☐ Ethnic Heritage (specify) \_\_\_\_\_
- ☐ Health/Medicine
- ☐ Manufacturing/Industry
- ☐ Military

- ☐ Politics/Government/Law
- ☐ Religion
- ☐ Science & Engineering
- ☐ Social Movements/Organizations
- ☐ Transportation
- ☐ Other (specify) \_\_\_\_\_
- ☒ Study Unit Sub-Theme(s) (specify)  
Residential

**Statement of Significance**

Date of Construction 1923

Architect / Engineer / Builder

☐ In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places.

☐ In the opinion of the surveyor, this property is located in a potential historic district (National and/or local).

This house, located in the Richmond Acres plat, is significant for its association with the suburban development of the Shoreline district in the 1920s, as growing private automobile ownership and road improvement projects opened the area for suburban development. This house, on a wooded lot, typifies the semi-rural life sought by people who moved to the area in the 1920s. Built soon after the platting of Richmond Acres in 1920, the house was located several blocks E of the North Trunk Road, a paved brick route from Greenlake to the county line, and several blocks from the Interurban rail line. Both these routes ran near what is now Highway 99. The original owner has not been identified. According to the tax records, Nellie M. Lichtfield purchased the property in 1937.

**Description of Physical Appearance**

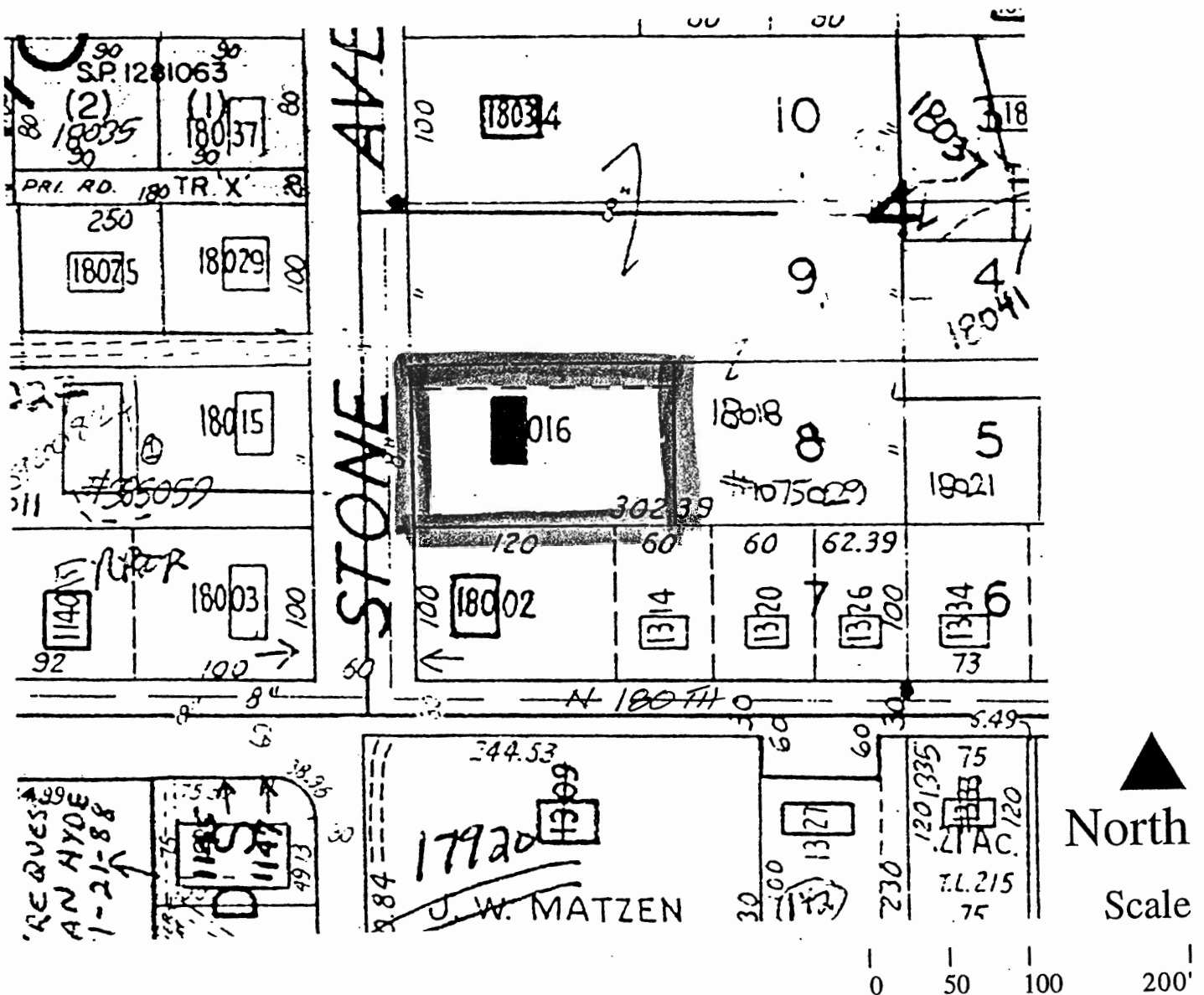
This low-lying one-story cottage draws on Craftsman design elements, including the gable roof and cross gable porch (now enclosed), shingle siding, and brackets supporting the gable ends. The main volume of the original house measures approximately 27' x 30'. The original front door remains in the side entry. The door features 4x2 panes above four vertical panels. The house is clad in wood shingle. The roof was originally wood shingle as well; it is now clad in composition shingles. The house was remodeled in the 1930s; a 14' x 17' addition, with a lower roof than the main section, was likely added at that time. A large cobblestone chimney located in the addition is a prominent feature. The gable roofed front porch may have been enclosed in the 1930s as well. These changes, made during the depression, are considered part of the historic development of the house. In the 1930s, the house had a single garage and a large shed, perhaps used for an associated small-scale agricultural activity. When the house was built, the lot had been logged over, but smaller trees remained. The trees have grown back; the wooded lot to evokes the home's original semi-rural suburban setting.

**Major Bibliographic References**

King County Property Tax Records



(Field Survey # 33 )



18218 Stone Ave  
 Pittsford Acres  
 Lot 5 B124

VALUE

$$\frac{37899}{100000} = 0.37899$$

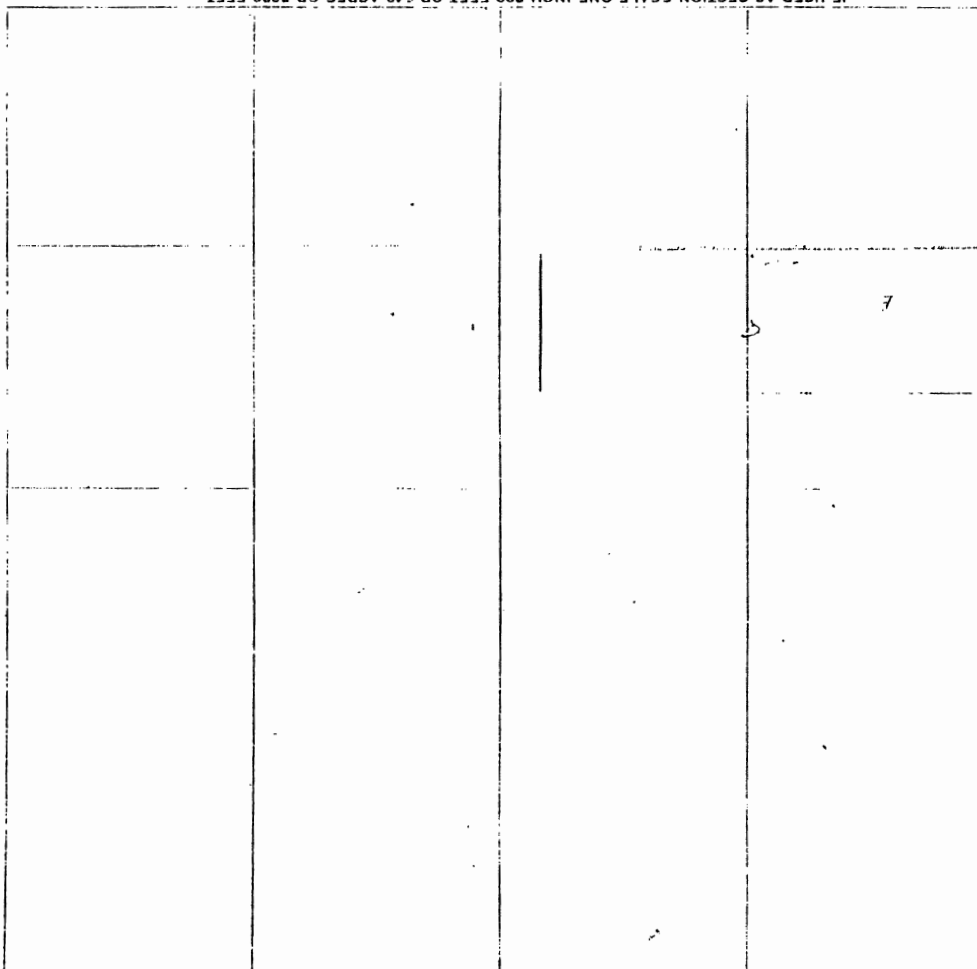
FLOOR PLAN 20' = 1"



DISTRICT: ROAD				SCHOOL	WATER	FIRE	PK & REC SHLN	Metro 72761 0285				910 1300 4500 IATION			
3				179412	X	4		727610-0285							
RECORD OF ASSESSED VALUE				DATE		BY		REASON		LAND		BUILDING			
YEAR	AC	LAND	BLDG'S	TOTAL						DECREASE	INCREASE	DECREASE	INCREASE		
1958		100.	380.	480.											
1938		100	300	400											
1939		100	380	480											
1946		140	380	520											
1947		140	700	840											
1952		240	700	940											
1957		720	700	1420											
1963		910	1300	2210											
1964		1450	1300	2750											
71	L	3300	B	2600	T	5900		727610-0285-0		8/9					
1972		2200	4000	6200											
72	L	5711	B	3660	T	9371		727610-0285-0		9/11					
73	L	7200	B	4510	T	11710		727610-0285-0		9/11					
19															
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IF USED AS SECTION SCALE ONE INCH 600 FEET OR 640 ACRES OR 3200 FEET  
 IF USED AS 1/4 OF 1/4 SCALE ONE INCH 200 FEET OR 40 ACRES OR 1200 FEET  
 IF USED AS 1/2 OF 1/4 SCALE ONE INCH 100 FEET OR 10 ACRES OR 600 FEET

ACRES  
 LAND USE  
 111 CULTIVATED  
 # PASTURE  
 00 TIMBER  
 XX STUMP  
 ... GRAVEL OR  
 USELESS  
 V SWAMP  
 LAND TYPE  
 A SHOT CLAY  
 B ROG  
 C PEAT  
 D SILT  
 E LOAM  
 F GRAVEL  
 G BOTTOM  
 H UPLANDS  
 K HILLY

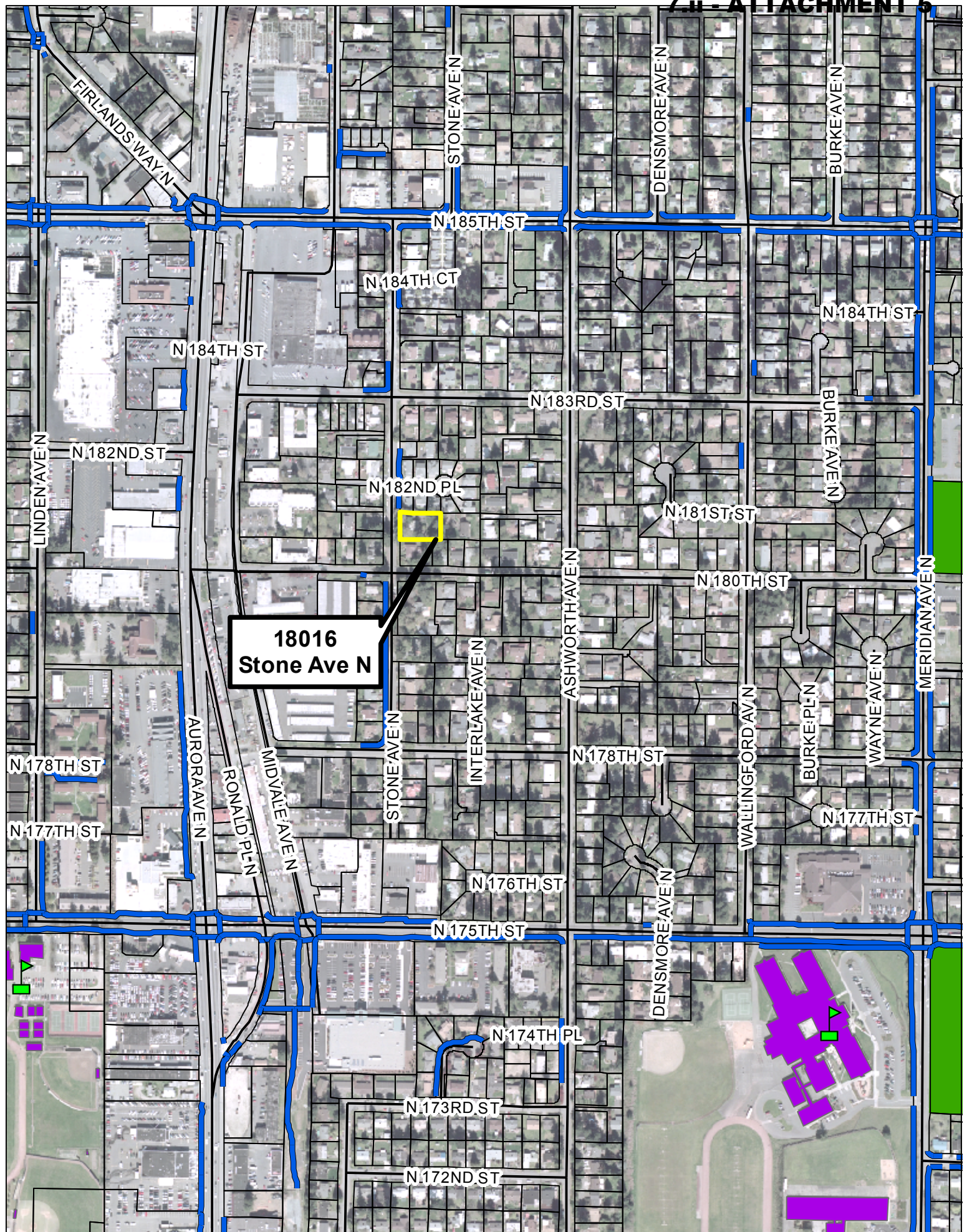


THIS SQUARE INDICATES  
 ACRES  
 INDICATE BY AREAS, USE OF LAND BY MARKS AND TYPE BY LETTERS

SECTION 7  
 TWP. 26 N  
 RANGE 4 E

TAX LOT NO  
 PARCEL NO





**18016  
Stone Ave N**