



CITY OF KIRKLAND

City Manager's Office

123 Fifth Avenue, Kirkland, WA 98033 425.587.3001

www.ci.kirkland.wa.us

MEMORANDUM

To: Dave Ramsay, City Manager

From: Lynn Stokesbary, Assistant City Manager

Date: December 1, 2005

Subject: American Legion Hall

RECOMMENDATION:

The staff recommends City Council review follow-up information requested at the November 15 Council meeting regarding the American Legion Hall.

BACKGROUND DISCUSSION:

At the November 15, 2005 City Council meeting Deputy Mayor McBride requested a report on the American Legion Hall. In October, the City was notified that the Legion Hall will likely be for sale in 2006. For the purposes of this report, the staff has prepared information about the building including its historic significance, allowable uses, and building condition. The staff has also talked with representatives of the Kirkland Heritage Society and discussed possible interest of use by City Departments and human service agencies. Attached is a memo from Senior Planner Angela Ruggeri summarizing the historic significance and allowed uses for the Legion Hall. Also attached is a report from Building Services Division staff that inspected the facility on November 22.

From an historic perspective the building is important because it reflects the role of the American Legion in Kirkland. In 1936 it was remodeled by the Works Progress Administration, one of only a couple of buildings (including the Cannery) that represent the work of the WPA. Although it is not as architecturally significant as Heritage Hall it does reflect the early history of Kirkland. It is located in proximity to other historic buildings in Kirkland such as the Womans Club, the Congregational Church, and the old Central School site (the current site of City Hall). In discussing this with Bob Burke of the Kirkland Heritage Society, he pointed out that the location of the Legion Hall is "contextually important" because it was part of the "center of the community" where people gathered for social and organizational activity and as Angela Ruggeri says in her report, buildings such as the American Legion Hall have "association with significant people or activities in Kirkland's history."

From a use perspective, the building and site does present some challenges. The building is approximately 2,000 square feet and is located on a 5,100 square foot lot, limiting the use of the building and property. There is no parking available on the site. The Building Division has identified needed structural, mechanical, safety, and accessibility improvements that would be comparable to the work that was needed to make Heritage Hall work for public use and preserve and restore historic integrity. In addition, the on

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going costs of building maintenance and upkeep would need to be considered. The key to possible City ownership would be to identify a needed and successful use or find a partner agency that could use the building. The Parks and Community Services Department contacted a variety of human services agencies to determine interest in the building. To date, there has not been interest in the location for office or satellite use. City Departments have not expressed strong interest, except for its possible value as additional meeting space for the City or community.

In terms of possible next steps, the staff suggests three options for the City Council's consideration and direction to staff:

1. Continue to evaluate the merits of possible City purchase including preparing cost estimates of improvements needed to provide public use.
2. Continue to explore if there are other non-profits or organizations that may be interested in purchasing or using the building.
3. Inform the realtor representing the property owner that the City is not interested in purchasing the property.



Map created with ArcGIS - Copyright (C) 1992-2002 ESRI Inc.



CITY OF KIRKLAND

Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

MEMORANDUM

To: Lynn Stokesbary, Assistant City Manager

From: Angela Ruggeri, Senior Planner

Date: November 30, 2005

Subject: American Legion Hall at 138 5th Avenue

HISTORIC SIGNIFICANCE

The American Legion Hall is designated as a Community Landmark in the City's Comprehensive Plan. It is a simple gabled vernacular building that was constructed in the 1920's according to the Kirkland Heritage Society. The Kirkland American Legion Post first occupied the building in 1931 after it was acquired from the Baptist Church.

The American Legion Hall is one of the 89 buildings on the Category A list of the Heritage Society's Historic Resources Survey and Inventory Report completed in October of 1999. The survey and report were done by consultant Mimi Sheridan, AICP for the Heritage Society. These 89 buildings are given high priority because of their high degree of architectural integrity and, in many cases, their association with significant people or activities in Kirkland's history. The American Legion Hall is one of four social halls that were identified and inventoried. The other three are the Kirkland Woman's Club (1925), the Juanita Community Club (1932) and the Rose Hill Grange Hall (1919) which is now used as a residence.

ALLOWED USES AND POTENTIAL REDEVELOPMENT

The City cannot prevent demolition of the American Legion Hall even though it has historic significance and is designated a Community Landmark in the Comprehensive Plan. We can only delay demolition by three to four months, if a demolition permit is applied for. This delay can be done through the environmental review process. The purpose would be to allow time to find another location for the hall.

The American Legion Hall property is zoned RS 5.0 (single family residential with a minimum lot size of 5000 square feet). The actual size of the lot is 5100 square feet. One single family home can be built on this site without a special review process (only a building permit would be required). A small park can also be placed on the site if certain criteria are met. The zone also allows for government and community facilities, public utilities, churches, and school or day care facilities. These uses require a public review process prior to building permit. The decision on an application for a mini-school or daycare is made by the Planning Director. The decision on the remaining uses is made by the Hearing Examiner. The parking requirements for most of these uses are determined on a case-by-case basis.

Spool A

HISTORIC PROPERTY INVENTORY FORM

State of Washington, Department of Community Development
Office of Archaeology and Historic Preservation
111 West 21st Avenue, KL-11
Olympia, WA 98504 (206) 753-4011

IDENTIFICATION SECTION

Field Site No. 17 OAHP No. _____ Date Recorded 12/13/91
Site Name Historic Baptist Church
Common American Legion Hall
Field Recorder David Harvey
Owner's Name Kirkland-Bellevue American
Address Legion Post 99
City/State/Zip Code Kirkland WA, 98033

LOCATION SECTION

Address 1305th. Ave. N.E.
City/Town/County/Zip Code Kirkland, WA 98033
Twp. 25N Range 5E Section 6 1/4 Section _____ 3/4 Section _____
Tax No./Parcel No. 388580-8330-0 Acreage _____
Quadrangle or map name _____
UTM References Zone _____ Easting _____ Northing _____
Plat/Block/Lot Lot 11, Blk. 196
Supplemental Map(s) Kirkland Add.

Status

- Survey/Inventory
- National Register
- State Register
- Determined Eligible
- Determined Not Eligible
- Other (HABS, HAER, NHL)
- Local Designation

PHOTOGRAPHY

Photography Neg. No. R.1,F.17
(Roll No. & Frame No.)
View of South Facade
Date 12/16/91

Classification District Site Building Structure Object
District Status NR SR LR INV
Contributing Non-Contributing
District/Thematic Nomination Name _____

DESCRIPTION SECTION

Materials & Features/Structural Types

Building Type Religion
Plan Rectangular
Structural System Wood
No. of Stories 1

Roof Type

- Gable Hip
- Flat Pyramidal
- Monitor Other (specify) _____
- Gambrel
- Shed

Roof Material

- Wood Shingle
- Wood Shake
- Composition
- Slate
- Tar/Built-Up
- Tile
- Metal (specify) _____
- Other (specify) _____
- Not visible

Foundation

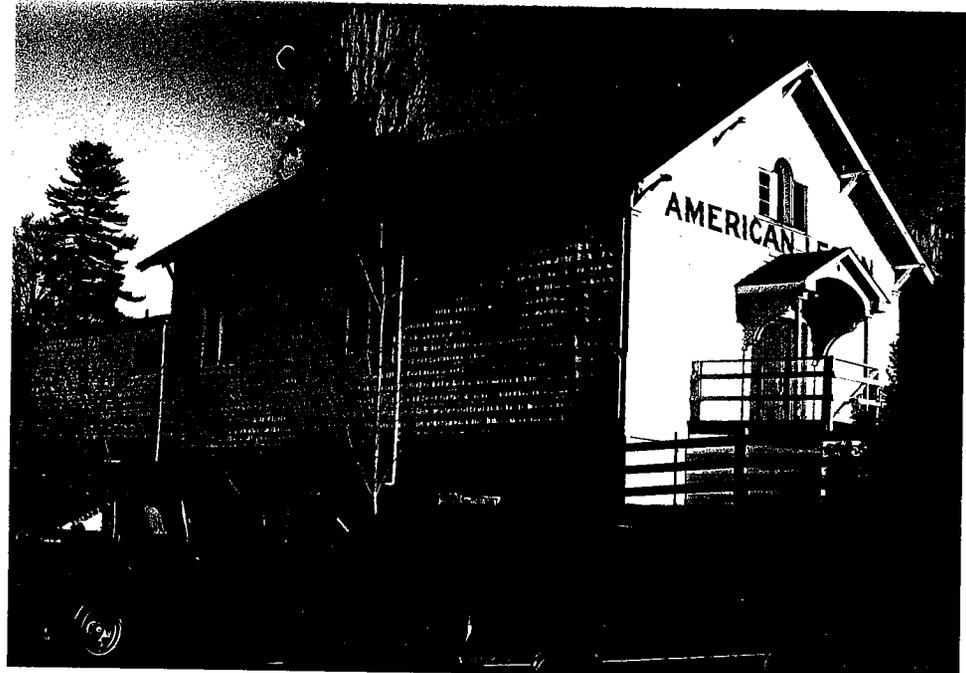
- Log Concrete
- Post & Pier Block
- Stone Poured
- Brick Other (specify) _____
- Not visible

Cladding (Exterior Wall Surfaces)

- Log
- Horizontal Wood Siding
 - Rustic/Drop
 - Clapboard
- Wood Shingle
- Board and Batten
- Vertical Board
- Asbestos/Asphalt
- Brick
- Stone
- Stucco
- Terra Cotta
- Concrete/Concrete Block
- Vinyl/Aluminum Siding
- Metal (specify) _____
- Other (specify) _____

Integrity (Include detailed description in Description of Physical Appearance)

	Intact	Slight	Moderate	Extensive
Changes to plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Changes to original cladding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to interior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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/Neoclassical
- Chicago/Commercial Style
- American Foursquare
- Mission Revival
- 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) _____

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) _____

Statement of Significance

Date of Construction _____ 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).

The Kirkland American Legion Post first occupied this intact building in 1931 after it was acquired from the Baptist Church. In 1936, it was renovated by the New Deal's Works Progress Administration (WPA), one of the few buildings renovated by the W.P.A. in Kirkland.

Description of Physical Appearance

Originally constructed as a church, this gable front commercial vernacular building has Classical Revival features: symmetrical form, flat exterior surface, a distinctive palladian window, and a decorative front entrance cover.

Major Bibliographic References

- King County Assessor's Records
- Journal American, 1/27/77, "American Legion Completes Remodeling"



CITY OF KIRKLAND

Fire & Building Department

123 Fifth Avenue, Kirkland, WA 98033 425.587.3000

www.ci.kirkland.wa.us

MEMORANDUM

To: Lynn Stokesbary

From: Jack Henderson, Deputy Fire Chief

Date: November 30, 2005

Subject: Preliminary Inspection of 138 5th Avenue-American Legion Hall

The following report was prepared for the purposes of evaluating the building condition of the American Legion Hall, 138 5th Avenue, Kirkland WA.

Structural:

Given that the foundation walls are probably un-reinforced masonry and that there were some signs of rot at the sill plates (beams), the building seems generally sound for a structure built in 1920. Some minor seismic retrofitting may be needed to ensure that the building remains secured to its foundation during an earthquake. Also sway bracing and increased ledger connections (lags) should be added at the front entry deck. It appears the deck was constructed under BLD97-1003.

Mechanical and Energy:

The current (and abandoned) systems should be removed and a new HVAC system installed. Probably a split system with the condenser on the low roof at the rear and an air handler in the attic would make the most sense. From what could be seen, there is probably little to no insulation in the building. Ideally the insulation should be upgraded throughout to keep from up-sizing the HVAC unit and wasting energy and long term dollars.

Plumbing:

Although old, the supply and waste system should be adequate for an office use. One bathroom for women and one for men should be adequate.

Electrical:

There is an existing 200 amp service panel which should be adequate for an office use. Wiring is concealed in walls or raceways and unavailable for inspection. Additional outlets and power may be needed for an office use.

Fire:

There is currently no fire sprinkler or fire alarm system in the building. There are functioning exit signs.

Exiting:

If used as an office, one exit is all that would be required from both the 900sf upstairs and the 1920sf downstairs “spaces” and the combined “building” per Tables 1014.1 and 1018.2. If a more dense use (assembly) is planned, then access to additional exits may be required.

Accessibility:

As far as barrier free is concerned, the rear entrance could be made to work with some minor improvements but getting to it from the public way is the tricky part. Per GIS, there is approximately a 10’ rise along the 100’ long driveway from the front sidewalk to the rear alley. This happens to be a 1:12 slope but 3 intermediate landings would be required resulting in a 115’ ramp plus top and bottom landings. We might be use a passenger load zone in the alley per 3409.3 #6 below.

[EB] SECTION 3409**ACCESSIBILITY FOR EXISTING BUILDINGS**

3409.1 Scope. The provisions of Sections 3409.1 through 3409.8 apply to maintenance, change of occupancy, additions and alterations to existing buildings, including those identified as historic buildings.

3409.2 Maintenance of facilities. A building, facility or element that is constructed or altered to be accessible shall be maintained accessible during occupancy.

3409.3 Change of occupancy. Existing buildings, or portions thereof, that undergo a change of group or occupancy shall have all of the following accessible features:

1. At least one accessible building entrance.
2. At least one accessible route from an accessible building entrance to primary function areas.
3. Signage complying with Section 1110.
4. Accessible parking, where parking is being provided.
5. At least one accessible passenger loading zone, when loading zones are provided.
6. At least one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.

Where it is technically infeasible to comply with the new construction standards for any of these requirements for a change of group or occupancy, the above items shall conform to the requirements to the maximum extent technically feasible. Change of group or occupancy that incorporates any alterations or additions shall comply with this section and Sections 3409.4, 3409.5, 3409.6 and 3409.7.

Although government agencies can not use exception 1 of Section 1104.4, exception 4 would allow for no accessible route to the 900sf upstairs if it was used as an accessory storage area and/or mechanical equipment room with an occupant load factor of 1 per 300sf.

4. Where a two-story building or facility has one story with an occupant load of five or fewer persons that does not contain public use space, that story shall not be required to be connected by an accessible route to the story above or below.

If is used for office space, then a lift similar to the one that was installed at 505 Market would most likely be required. The restrooms are a good size and could readily be made more accessible. The accessible route to all areas of primary function would need to be considered when laying-out the TI.

Miscellaneous:

There appears to be asbestos tile on the upstairs floor which should either be removed or encapsulated. The dirt floor basement is very damp due to a lack of a vapor barrier. The west half of the basement is full height and could be made usable by adding a concrete slab. There is currently an inside stair and a side door to access this space.

Inspection;

Tom Jensen
Tom Radford
Clell Mason