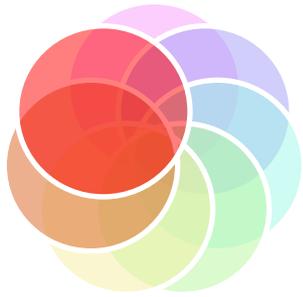


Assessing HISTORIC INTEGRITY

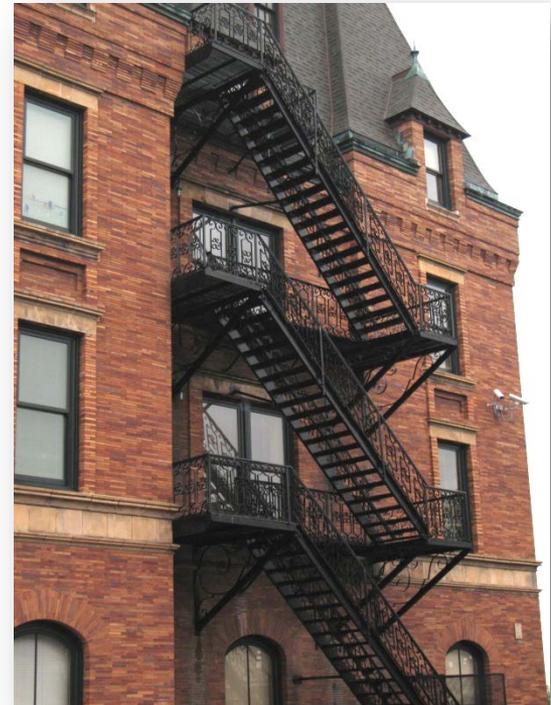
Michael Houser, *State Architectural Historian*
Department of Archaeology & Historic Preservation



Assessing **HISTORIC INTEGRITY**

Historic Integrity is:

- The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period.
- Historic integrity is the ability of a property to convey its significance.





Assessing **HISTORIC INTEGRITY**

Seven Qualities of Integrity

- 1) **Location**
- 2) **Design**
- 3) **Setting**
- 4) **Materials**
- 5) **Workmanship**
- 6) **Feeling**
- 7) **Association**



All seven qualities do not need to be present for eligibility as long as the overall sense of past time and place is evident



Assessing **HISTORIC INTEGRITY**

1) Location

The place where the historic property was constructed or the place where the historic event occurred.



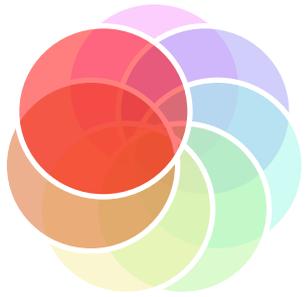


Assessing **HISTORIC INTEGRITY**

2) Design

The combination of elements that create the form, plan, space, structure and style of a property.





Assessing **HISTORIC INTEGRITY**

3) Setting

The physical environment of a historic property.

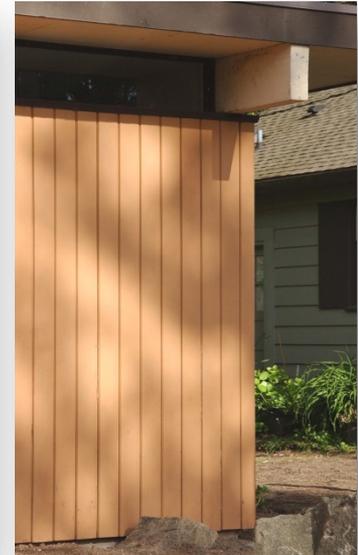




Assessing **HISTORIC INTEGRITY**

4) Materials

The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.





Assessing **HISTORIC INTEGRITY**

5) Workmanship

The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.





Assessing **HISTORIC INTEGRITY**

6) Feeling

A property's expression of the aesthetic or historic sense of a particular period of time.



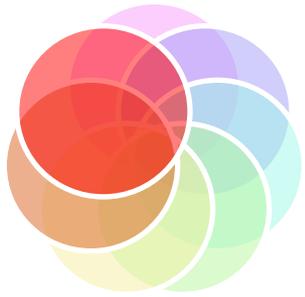


Assessing **HISTORIC INTEGRITY**

7) Association

The direct link between an important historic event or person and a historic property.





Assessing **HISTORIC INTEGRITY**

The Assessment

- Four questions.....

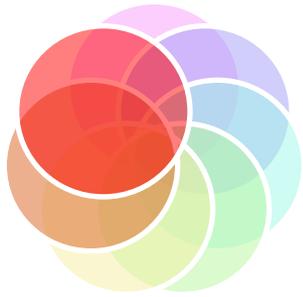




Assessing **HISTORIC INTEGRITY**

1) Is the resource at least **50 years old** ?





Assessing **HISTORIC INTEGRITY**

2) What is the **Period of Significance**?

Length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for listing.



John & Sonora Dodd House, Spokane: 1913-1950



Assessing **HISTORIC INTEGRITY**

3) What are the **Character Defining Features** of the resource during its period of significance?





Assessing HISTORIC INTEGRITY

Building Elements & Character-Defining Features

PLAN	CLADDING (SIDING)	WINDOWS
<p>Rectangular</p> <p>Square</p>	<p>Channel Drop Siding</p> <p>V-notch Drop Siding</p> <p>Round-Edge Drop Siding</p> <p>Shingle Siding</p> <p>Lap Siding</p> <p>Board and Batten</p>	<p>Paired 1/1 dbl hung wood windows with lamb's tongues</p> <p>2 1/2 dbl hung wood windows</p> <p>Queen Anne Windows</p> <p>Fixed Window with Honeycomb Muntin Pattern</p> <p>Double hung Wood Window with Leaded Upper</p> <p>Casement Windows with Leaded Glass</p>
<p>L-Shaped</p> <p>T-Shaped</p>	<p>Square Wood Shingles</p> <p>Fancy Cut Wood Shingle</p> <p>T-11</p> <p>Brick</p> <p>Stucco</p> <p>REPLACEMENT SIDINGS</p> <p>Asbestos Shingle</p> <p>Metal Siding</p>	<p>Chicago-style Window Bank</p> <p>Italianate Bay Window</p> <p>2/2 Wood Window with Horizontal Muntin</p> <p>Steel Sash Window with 3-pane casement on either end</p> <p>Fixed Picture Windows</p>
<p>U-Shaped</p> <p>Irregular</p>	<p>Composite Siding (LP Siding)</p> <p>Vinyl Siding</p> <p>Cementitious Siding (i.e., Hardiplank)</p>	<p>REPLACEMENT WINDOWS</p> <p>Dbl Hung Aluminum</p> <p>Brnse Aluminum Sider</p> <p>Single Hung Vinyl with Grid</p>





Assessing **HISTORIC INTEGRITY**

4) Which **Character Defining Features** are still present?



c.1925



2009



Assessing **HISTORIC INTEGRITY**

House - Seattle



c.1985



2015



Assessing **HISTORIC INTEGRITY**

Beeson Building - Edmonds



c.1907



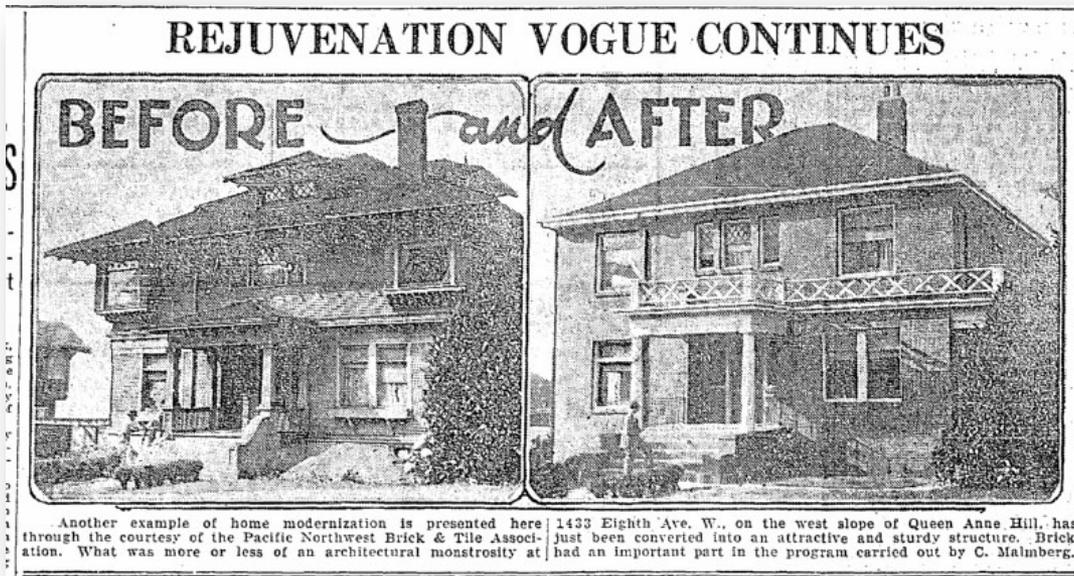
2014





Assessing **HISTORIC INTEGRITY**

How to Assess Alterations and Additions – Things to consider!





Assessing **HISTORIC INTEGRITY**

- What extent does the new material visually approximate the house's original material, design, and workmanship?





Assessing **HISTORIC INTEGRITY**

- What distinctive features or architectural styling are obscured or lost by the application new materials and/or an addition?





Assessing **HISTORIC INTEGRITY**

- Do the alterations or additions substantially or cumulatively effect the building's historic character?





Assessing **HISTORIC INTEGRITY**



**Changes
over time**
can become
significant in
their own right





Assessing **HISTORIC INTEGRITY**





Assessing **HISTORIC INTEGRITY**



Condition –
Typically not
a factor!





Assessing **HISTORIC INTEGRITY**

EXAMPLES



Chewelah



Renton



Olympia



Pomeroy



Assessing **HISTORIC INTEGRITY**

CASE STUDIES





Assessing **HISTORIC INTEGRITY**

**Bassett-Leyda House, Edmonds –
c.1891**





Assessing **HISTORIC INTEGRITY**

Bassett / Leyda House



RESIDENCE OF GEORGE M. LEYDA City Clerk

- Built – c.1891 or c.1888
- Built by a logging company for employees.
- Purchased by Rev. Franklin & Anna Maria Bassett – c. 1900
- Bassett City Council (1911)
- Bassett 1st Chief Templar of the Order of Good Templars.
- 1904 – George Leyda added octagonal cupola (rented house, city clerk).
- 1983 – remodel by Don Van Driel



Assessing HISTORIC INTEGRITY

Oldest home in Edmonds being restored

by Charles Aweeka
Times North bureau

Who says home building costs, and values, aren't soaring?

Don Van Driel, an Edmonds realtor, is pouring \$80,000 into the restoration of a Victorian house that he just bought from Eloise Skavdahl for \$60,000. Skavdahl laughed when she revealed the house was built in 1888 — for \$90.

Built by a lumber company for some of its employees, it is the oldest home in

Edmonds still standing, Van Driel said. He plans to put a price tag of at about \$169,000 on the house when the remodeling is done in several months.

Though run down in recent years, the wood-frame dwelling at 729 Main St. has survived in remarkably good condition. Identifiable by a castle-like turret, it boasts a prize view of Puget Sound.

"It seems to have sustained over the years," said Skavdahl, who was born in it in 1924. "Not only did it sustain people over the years but also itself."

She said she didn't want to sell the house, but had no choice because of extensive vandalism after her mother moved out, leaving it vacant.

Van Driel, who would like to see more old homes rehabilitated in Edmonds, is having his son-in-law, Bruce Hummel, a Woodway contractor, do the remodeling. A two-story addition to the rear of the house will double the floor space. Excavation

See **HOUSE** on G.2

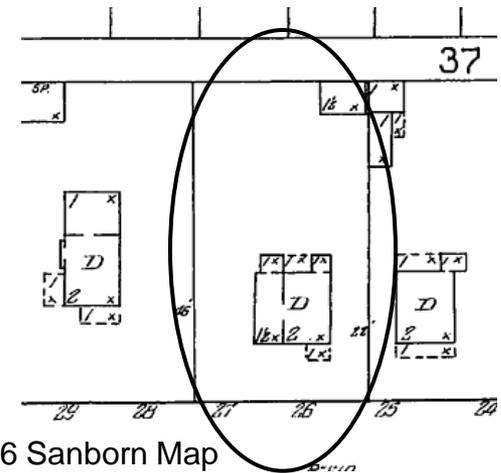


The oldest house in Edmonds cost \$90 to build in 1888.

Bruce McKim / Seattle Times



- c.1935 – note porch removal



1926 Sanborn Map

- c.1983 – note porch removal, secondary siding.



Assessing **HISTORIC INTEGRITY**



Alterations:

- New gable siding
- New windows on main body of house
- Missing string course
- Porch reconfiguration
- New corner windows
- Added Chimney



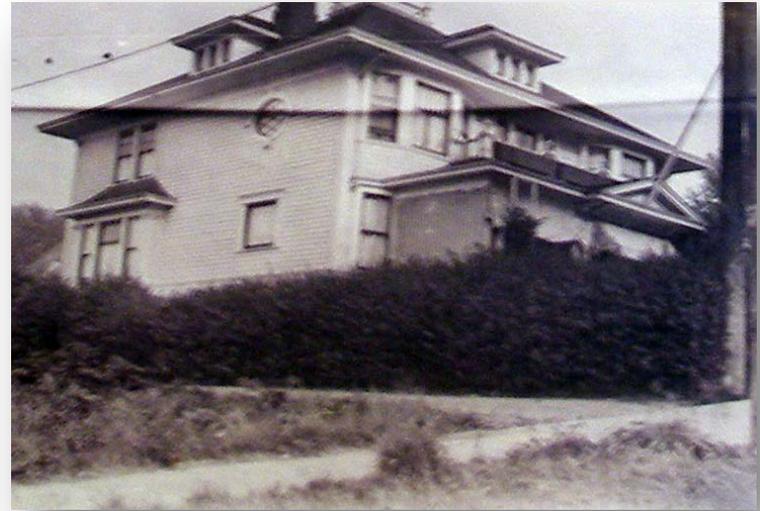
Assessing **HISTORIC INTEGRITY**

**Dr. William & Frances Axtell House,
Bellingham – 1902**





Assessing **HISTORIC INTEGRITY**





Assessing **HISTORIC INTEGRITY**



Alterations:

- Enlarged dormers
- New stucco siding
- Added side porch
- Porch reconfiguration
- Enclosed porch
- New entry doors



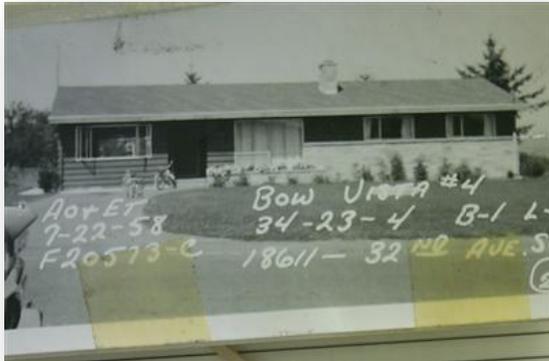
Assessing **HISTORIC INTEGRITY**



- P of S :1902-1942
- 1926 remodel
- One of 1st women to be elected to the State Legislature (1912) and narrowly missed becoming the first female US Senator (1916)
- First woman to be named by a President into a federal commission (1917)
- Transformation reflects life story



Assessing **HISTORIC INTEGRITY**





Assessing **HISTORIC INTEGRITY**

**1600 E. Johns St.
Apartments – 1931**





Assessing **HISTORIC INTEGRITY**





Assessing **HISTORIC INTEGRITY**

