

Houser, Michael (DAHP)

From: Stephen A. Fesler <safesler@gmail.com>
Sent: Saturday, October 1, 2022 9:48 PM
To: Houser, Michael (DAHP)
Subject: Reject the Wallingford Nomination

External Email

To the historic preservation board:

The Wallingford historic district nomination is inequitable. It is gerrymandered. It is classist. It will make housing more expensive. It will continue to exclude people from the neighbourhood and reduce opportunity for would-be neighbours. It will delay needed climate action. It will make our state weaker. This is not the way forward.

We are homeowners at 4747 Latona Avenue NE. Our property is within the proposed Wallingford historic district. We strongly oppose this nomination effort and request that it be rejected.

Stephen Fesler and Chelsea Baer

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- **Stephen**

Houser, Michael (DAHP)

From: Ryan DiRaimo <diraimo.ryan@gmail.com>
Sent: Monday, October 10, 2022 11:10 AM
To: Houser, Michael (DAHP)
Subject: Reject Historic Wallingford's Nomination

External Email

Dear Washington State Advisory Council,

Please reject the nomination for the Wallingford Meridian Streetcar District. For many reasons, this submission is carried out in bad faith. Historic Wallingford got started 2 weeks after their neighborhood was part of a citywide upzone plan, founded by people who publicly protested it.

The homes and styles nominated are not unique to Wallingford, Seattle, or even this state as a whole. They were designed and manufactured on the east coast at architectural and housing conventions, packaged in catalogs, and sold nationally. You can find the same homes in Wallingford as you find in Portland Maine, Cleveland Ohio, or even my neighborhood of Greenwood in Seattle. This is not preservation of unique character, it is abusing the system to build a case to prevent change by challenging development at the local level.

By passing this designation you will be ignoring the voices of hundreds of people in Seattle who have signed Wallingford For All's open letter opposing this designation. These are voices of renters and people outside of Wallingford, some of which were pushed out of Wallingford as the lack of housing has made the neighborhood unaffordable. To ignore them over technicalities and qualifications of home ownership is a disservice to democracy.

Please do not allow these individuals with ulterior motives sway you into thinking they care about their neighborhood's history. Because they don't. I apologize that they have weaponized your program and brought a local housing fight to your meeting.

Please do not pass this.

Thank you,
Ryan DiRaimo

Houser, Michael (DAHP)

From: Wallingford For All <wallingfordforall@gmail.com>
Sent: Monday, October 10, 2022 11:57 AM
To: Houser, Michael (DAHP)
Cc: ZZCNCMEMBERS@kingcounty.gov; council@seattle.gov
Subject: Open Letter Re: Wallingford Nomination
Attachments: Wallingford Historic Designation Open Letter_10.10.22.pdf

External Email

To the members of WA-ACHP,

Please see the attached open letter signed by over 350 members of the Seattle community who are concerned about affordability and inclusion as it relates to the Wallingford nomination. We request that you take into the consideration the hundreds of people who have weighed in on this, including many in Wallingford who should have been asked for their input in a more open process.

We will follow-up later in the week with an updated list of signers.

Thank you,

Wallingford for All

Dear Washington State Advisory Council of Historic Preservation members,

An organization called Historic Wallingford is proposing to have a section of the neighborhood encompassing more than 600 homes designated as an historic district in the National Register of Historic Places. Their application is scheduled to be heard by the state committee that administers the program in Washington state on October 14. (1).

As people who live in Wallingford, love Wallingford, or would love to live in Wallingford, we empathize with a desire to commemorate a neighborhood's history. But we also believe that good care must be taken to respect the needs of people in the present and to be a good steward of its future.

We believe that seeking a National Historic Designation for the neighborhood at this time, in the default process defined by the national program, falls short of this. Restoring affordability and increasing inclusion are two critical issues facing Wallingford, and this would run counter to both.

Restoring Affordability

The Washington State Department of Archeology and Historic Preservation presents "Higher Resale Values" as one of the results of listing on the National Register of Historic Places. (2)

Adding fuel to the fire of skyrocketing housing costs is the last thing Wallingford needs at this time. We are already losing neighbors who see no hope of moving from renting to owning without moving away. High home prices are preventing Wallingford—a high access to opportunity neighborhood—from achieving more economic and racial inclusion.

There are many opportunities to meaningfully increase affordability in Wallingford, including supporting [social housing](#), and amending Seattle's Comprehensive Plan—a process has already started. This is a chance to pair pursuit of a National Historic Designation with specific steps to ensure that living here becomes more affordable in the future—not less.

Increasing Inclusion

The national historic designation process includes a vote exclusively of property owners. Renters living in the neighborhood have no voice. Whatever the merits of this approach somewhere else, it is poorly suited to Wallingford, where a majority of households are occupied by renters. (3)

Nothing in the program's rules preclude holding a voluntary advisory vote and abiding by its results.

Conducting an advisory vote that allows renters a voice and voluntarily abiding by the results would be a powerful demonstration of the neighborhood's commitment to inclusion. We believe that this is the right way to proceed, when the right time comes.

Living Our Values

Historic Wallingford's website states "A principal purpose of Historic Wallingford is to raise awareness of the significant cultural values of Wallingford." (4)

We believe restoring affordability and increasing inclusion are cultural values Wallingford should seek to exemplify. We do not believe an arbitrary timeline should result in giving them short shrift.

We call upon Historic Wallingford, the staff at the Department of Archeology and Historic Preservation, and the staff at King County's "4Culture" program, which provided a grant to Historic Wallingford, to do the following:

- Postpone any decision on historic designation in the Wallingford neighborhood until specific steps have been identified in the Seattle Comprehensive Plan process to more than compensate for any risk that such a designation may further inflate property values.
- Create a voluntary, inclusive process for voting at that time that (at a minimum) includes resident renters; explore how potentially including economically displaced former residents and others priced out of living here such as people who work in the neighborhood might further demonstrate a cultural commitment to inclusion and equity.

Wallingford has a rich history. We are all fortunate to have a role to play in creating its future. Let's do the right thing, the right way, at the right time—so that those who look back at us in the future can celebrate our demonstration of the right values.

Signed,

[Wallingford For All](#)

Proposed Historic District Residents

Kathryn Nielson, Proposed Historic District resident

Kelli Refer, Proposed Historic District resident
Bryan Kirschner, Proposed Historic District resident
Christina Ellis, Proposed Historic District resident
Jeffrey Linn, Proposed Historic District resident
Karen Thickman, Proposed Historic District resident
Dayne Wagner, Proposed Historic District resident
Thomas Fucoloro, Proposed Historic District resident
Keith, Proposed Historic District resident
Holly Ferguson, Proposed Historic District resident
David Goldberg, Proposed Historic District resident
James Taylor, Proposed Historic District resident
Riyaz, Proposed Historic District resident
Natalie Weizenbaum, Proposed Historic District resident
John Halski, Proposed Historic District resident
Alex Kehlenbeck, Proposed Historic District resident
Brad Jencks, Proposed Historic District resident
Michael, Proposed Historic District resident
Alexandra Mariani, Proposed Historic District resident

Community Leaders

Vivian Song Maritz, Parent to four students at a Seattle Public School in Wallingford
Grace Kim, FAIA Principal
Stephen Fesler, Proposed Historic District resident
Mike McGinn, Former Wallingford renter
Claire Petersky , Former director, Wallingford Community Senior Center
Brett Hamil, Former Wallingford resident
Shaun Scott, Seattle writer and organizer
Doug Trumm, East Fremont resident
Matt Hutchins, AIA
Laura Loe, Share The Cities founder and Seattle renter
Jamie Madden, MCP, Principal, Madden-Kim Consulting and Belltown resident

Current Wallingford Residents

Jessica Trupin, 20 year Wallingford renter
Adam Prairie, Current Wallingford resident
Anna Ferron, Current Wallingford resident

Adam Isaacson, Current Wallingford resident
Aisha Ellahi , Current Wallingford resident
Benjamin Anderson, Current Wallingford resident
Andrey Butenko, Current Wallingford resident
Arie Voorman, Current Wallingford resident
Bri Dotson, Current Wallingford resident
Brock Howell, Current Wallingford resident
Constantine, Current Wallingford resident
Daniel Fisher-Bruns, Current Wallingford resident
Dargan Thompson, Current Wallingford resident
David Kooistra, Current Wallingford resident
Deborah Carstens, Current Wallingford resident
Emi Jackson, Current Wallingford resident
Geoff Brown, Current Wallingford resident
Francisco Martin, Current Wallingford resident
Zoe, Current Wallingford resident
Gregory Johnson, Current Wallingford resident
Jack Hamrick, Current Wallingford resident
Hope Lopez , Current Wallingford resident
Janelle Stark, Current Wallingford resident
Julia, Current Wallingford resident
Jonathan Chou, Current Wallingford resident
Jessica Walder, Current Wallingford resident
Joeleen Dinh, Current Wallingford resident
Joseph L. , Current Wallingford resident
Kara McKay, Current Wallingford resident
Kimberly Christensen, Current Wallingford resident
Leo Zoeckler, Current Wallingford resident
Lukas Guericke, Current Wallingford resident
Meera Lee Sethi, Current Wallingford resident
Nicole C, Current Wallingford resident
Rebeca Allender, Current Wallingford resident
Wilson Platt, Current Wallingford resident
Rick Mohler, Current Wallingford resident
Rita Olson , Current Wallingford resident
Robyn Ellis, Current Wallingford resident

Roz Martinez, Current Wallingford resident
Sagar Ramachandra, Current Wallingford resident
Sarah Bitter, Current Wallingford resident
Spencer Wells, Current Wallingford resident
Ben Roth, Current Wallingford resident
Stephen Wight, Current Wallingford resident
Octavia Nouzen, Current Wallingford resident
Mark Foltz, Current Wallingford resident
Molly Blank, PhD , Current Wallingford resident
Rebecca Sliter, Current Wallingford resident
Anna Ledeczi, Current Wallingford resident
Kaitlin Flynn, Current Wallingford resident
Spencer Lewis, Current Wallingford resident
Max Tung, Current Wallingford resident
Cameron McCartney, Current Wallingford resident
Jacob, Current Wallingford resident
Robin McWaters, Current Wallingford resident
Jill Fresonke, Current Wallingford resident
Rodrigo, Current Wallingford resident
Lamia, Current Wallingford resident
Todd Bernier, Current Wallingford resident
Shaun, Current Wallingford resident
Andriy Lytvynov, Current Wallingford resident
Rebecca, Current Wallingford resident
Skye S., Current Wallingford resident
Al Fann, Current Wallingford resident
Jesse Ruder, Current Wallingford resident
Marta Wolfshorndl, Current Wallingford resident
Zhu Zhu Xiao, Current Wallingford resident
David A, Current Wallingford resident
Shawn Herring, Current Wallingford resident
Stephanie Wu , Current Wallingford resident
Casey Brown, Current Wallingford resident
Olivia Kosterlitz, Current Wallingford resident
Ryan Flesch, Current Wallingford resident
Nathan S, Current Wallingford resident

Alicia Drucker, Current Wallingford resident
Felix Murphy, Wallingford born and raised!
Josh, Wallingford renter/aspiring homeowner
Justin Lam, Current Wallingford resident
Madelyn Speegle, Current Wallingford resident
David Albares, Current Wallingford resident
Christina, Current Wallingford resident
Jacob Schear, Current Wallingford resident
Cecelia Watson, Current Wallingford resident
Edward Mast, Current Wallingford resident
Linda Bevis , Current Wallingford homeowner
Erin Ishizaki, Current Wallingford resident
Jess, Current Wallingford resident
Thaminda, Current Wallingford resident
Selcin Turkarslan, Current Wallingford resident
Kamil E Turkarslan, Current Wallingford resident
Robert Richards, Current Wallingford resident
Patrick Soldin, Current Wallingford resident
Bill Nordwall, Current Wallingford resident
Sean, Current Wallingford resident
Jon Ehrenfeld, Current Wallingford resident
Rachel Edelman, Current Wallingford resident
Eric Aderhold, Current Wallingford resident
Kaia, Current Wallingford resident
Liora H. , Current Wallingford resident
Isaac, Current Wallingford resident
Hunter Furutani, Current Wallingford resident
Adam Brown, Current Wallingford resident

Seattle Community Members

Adrienne, Current Seattle resident
Akira Murphy, JSIS and Hamilton alumnus
Al Dimond, Current Seattle resident
Alex Choppin, Would like to live in Wallingford
Alex Skinner, Current Seattle resident
Alexander Tran, Current Seattle resident

Alisa, Current Seattle resident
Alpha Chen, Used to rent in Wallingford
Amanda Weinstein, Previous Wallingford resident
Amy Broska, Would like to live in Wallingford
Amy Richards, Current Seattle resident
Andrew Gehl, Current Seattle resident
Andrew K., Current Seattle resident
Ariel Razon, Current Seattle resident
Arthur Warner-Kamsler, Current Seattle resident
Arun Ganti, Current Seattle resident
Bambi Chavez, Displaced Wallingford resident
Ben Ritter, Current Seattle resident
Benjamin Cooper, Current Seattle resident
Benjamin Keller, Current Seattle resident
Benjamin Lukoff, Current Seattle resident
Benjamin Maritz, Parent of 4 kids in school in Wallingford
Benjamin Reid, Current Seattle resident
Benjamin T, Current Seattle resident
Benjamin Wright , Current Seattle resident
Bernardo Chuecos Rincon, Current Seattle resident
Beth Day, Parent of child who attends school in Wallingford
Blake Johnson, Current Seattle resident
Blake Larimer, Current Seattle resident
Bradley Mohr, Current Seattle resident
Brady Woods, Current Seattle resident
Braeden Van Deynze, Current Seattle resident & former Wallingford resident
Brian Belmont, Current Seattle resident
Brian Gillespie , Would like to live in Wallingford
Brian Retford, Current Seattle resident
Bryce Kolton, Current Seattle resident
Caitlin Klask, Current Seattle resident
Caleb Miller, Current Seattle resident
Calvin Jones, Former Wallingford renter
Caroline Bryant, Current Seattle resident
Caroline S, Would like to live in Wallingford
Carolyn Abram, Current Seattle resident

Chase Cross, Displaced Wallingford resident
Christa Lee, Current Seattle resident
Christina Thomas, Current Seattle resident
Christopher Clarizio, Current Seattle resident
CoCo CM Weber, Current Seattle resident
Cody Peck, Current Seattle resident
Cole Gleason, Current Seattle resident
Cole Jackson, Current Seattle resident
Colin Ray, Displaced Wallingford resident
Colin Szechy, Current Seattle resident
Commuter, Current Seattle resident
Connor Davidge, Current Seattle resident
Dan Summerfelt, Current Seattle resident
Daniel Birman, Former Wallingford resident
Daniel Birman, Former Wallingford resident
Daniel Familia, Current Seattle resident
Daniel Frum, Current Seattle resident
Daniel Hamilton, Kirkland resident, former Seattle resident.
Dave M, Former Wallingford resident
Dave Schuldt, Current Seattle resident
Dave Sharkey,
David Dahl AIA, Current Seattle resident
David Foulke, Current Seattle resident
David Henry, Current Seattle resident
Demian Godon , Current Seattle resident
Derek D, Current Seattle resident
Doug Cole, Current Seattle resident
Douglas Jensen, Displaced Wallingford resident
Douglas Kilpatrick, Current Seattle resident
Dre McKinney-Ratliff, Current Seattle resident
Drew Collins, Current Seattle resident
Dylan LeValley, Current Seattle resident
Dylan Shaffer, Current Seattle resident
Elizabeth , Current Seattle resident
Elliott , Current Seattle resident
Emily Lieb, Current Seattle resident

Eric Bronson, Current Seattle resident
Eric Mackres , University District homeowner
Eric Nunn, Current Seattle resident
Eva Maxfield Brown, Would like to live in Wallingford
Frederick Ulrich, Current Seattle resident
Galen Ward, Current Seattle resident
Garland McQuinn, Current Seattle resident
Grant, Current Seattle resident
Greg Smith, Lived in Wallingford previously, would like to again, but cannot afford
Gregory Harbin, Would like to live in Wallingford
Hannah Jordt, Former Wallingford resident
Henry Brinkerhoff, PhD, Displaced Wallingford resident
Henry Means, Current Seattle resident
Holden Ringer, Current Seattle resident
Hope O'Brien, Current Seattle resident
Ian Corey-Boulet, Current Seattle resident
Ian Hernandez, Current Seattle resident
Isaac Gloor, Current Seattle resident
Isaac Patterson, St. Benedict alum, former Food Giant and Moon Temple customer
Isaiah, Current Seattle resident
Ivy Roth, Current Seattle resident
Jack Kaplan, Current Seattle resident
Jaiden Gerig, Current Seattle resident
Jake Friedman, Current Seattle resident
Jakob S, Current Seattle resident
James Howey, Current Seattle resident
James Vaughan, Former Wallingford Resident
Jamie Madden, Current Seattle resident
Jamie Swedler, Current Seattle resident
Jamie, Current Seattle resident
Jason Rock, Current Seattle resident
Jay Lazerwitz, Current Seattle resident
Jeff Posakony, Current Seattle resident
Jeffrey Jenkins, Current Seattle resident
Jeffrey R, Current Seattle resident that would like to live in Wallingford
Jenny Evans, Displaced Wallingford resident

Jessie Lawton-Crane, Current Seattle resident
Jill Killen, Current Seattle resident
Jing Yao, Current Seattle resident
John O. Curry, Current Seattle resident
Jon Craig, Former Wallingford resident
Joseph, Current Seattle resident
Josh Fomon, Former Wallingford resident
Josh Horowitz, Current Seattle resident
Joshua Conner, Current Seattle resident
Julie, Current Seattle resident
Justin Gailey, Displaced Wallingford resident
Justin Oaksford, Current Seattle resident
Justin, Displaced Wallingford resident
Kamal Raslan, Displaced Wallingford resident
Katie A, Current Seattle resident
Katie Lynd, Former renter of 10 years in Wallingford, displaced resident
Kelly, Current Seattle resident
Kelsey, Current Seattle resident
Kenneth, Current Seattle resident
Kerkira Stockton, Former Wallingford Resident
Ket Ng, Current Seattle resident
Kiarash RAhbar, Displaced Wallingford resident
Kirsten, Would like to live in Wallingford
Kirsti S Thomas, Current Seattle resident
Kristen Grote, Displaced Wallingford resident
Kristin Fitzsimmons, Former Wallingford resident
Kyle Aitken, Current Seattle resident
Lauren Berry-Kagan, Former Wallingford resident
Lee Bruch, a homeowner for 34 years, Current Seattle resident
Lewis D-H, Current Seattle resident
Luca Lotruglio, Current Seattle resident
Luke Gardner, Current Seattle resident
Luke Hizer, Current Seattle resident
Lynn Turner, Fremont resident renter (Wallingford-adjacent)
M. Gus Stevens, Current Seattle resident
Mac Justice, Current Seattle resident

Margot, Displaced Wallingford resident
Marie Abaya, Former resident of Fremont, current resident of Northgate
Marie Chant, Current Seattle resident
Mark Brunson, Current Seattle resident
Martha Cantwell, Current Seattle resident
Matt Desloge, Would like to live in Wallingford
Matt Sweet, Current Seattle resident
Matthew Hansen, Would like to live in Wallingford
Matthew Mitnick, Current Seattle resident
Max Halverson, Current Seattle resident
Max R, Current Seattle resident
Me-Sa Vu, Current Seattle resident
Megan Hanno, Displaced Wallingford resident
Michael Eliason, Displaced Wallingford resident
Michael Gillenwater, Current Seattle resident
Miguel Angel Diaz, Current Seattle resident
Miguel Jaime, Current Seattle resident
Mike Thomas, Current Seattle resident
Morgan, Current Seattle resident
Naishin Fu, Current Fremont resident
Nate Lunceford, Current Seattle resident
Nathan Messer, Current Seattle resident
Nathaniel Bell, Displaced Wallingford resident
Neil Robertson, Current Seattle resident
Nicholas Hart, Current Seattle resident
Nick W, Current Seattle resident
Nick, We need more housing, period. Stop this NIMBY stuff.
Nigel Veach, Current Seattle resident
Owen Pickford , Current Seattle resident
Paul Beard, Current Seattle resident
Paul Davis, Current Seattle resident
Paul Son, Current Seattle resident
Paul, Current Seattle resident
Pennie O'Grady, Greenlake neighbor for 25 years
Peter Beels, Current Seattle resident
Peter Hornyack, Wallingford visitor and former resident

Peter Lindquist, Current Seattle resident
Phillip Snyder, Current Seattle resident
Prajin, Current Seattle resident
Quetzy Quintana, Current Seattle resident
Rachel Ho, Current Seattle resident
Rachel Schaeffer, Former Wallingford resident
Rafael Colunga , Current Seattle resident
Rebecca Lavigne, Current Seattle resident
Rebecca Sorensen, Current Seattle resident
Reed Cozart, Current Seattle resident
Ricardo Camba , Current Seattle resident
Rob Barnum-reece, Current Seattle resident
Robin Briggs, Current Seattle resident
Ron Davis, Current Seattle resident
Ruth Schaefer, Current Seattle resident
Ryan DiRaimo, Current Seattle resident
Ryan L, Current Seattle resident
Ryan Paul, Current Seattle resident
Ryan Wilson, Current Fremont resident
Sam Coppinger, Would like to live in Wallingford
Sam Freed, Current Seattle resident
Samantha Yeung, Would like to live in Wallingford
Sanders Lauture, Current Seattle resident
Scott Berkley, Current Seattle resident
Scott Glenn, Current Seattle resident
Scott Kubly, Frequent visitor
Sean Bennett, Current Seattle resident
Shane Dombrowski, Current Seattle resident
Shannon Mangan, Current Seattle resident
Shawn Wilsher, Current Seattle resident
Shelby Logsdon, Current Seattle resident
Shirley Leung, Current Seattle resident
Sonya Dean
Steph Hagerty, Seattle resident, would like to live in Wallingford
Stephanie Pure, Current Seattle resident
Suresh Chanmugam, Current Seattle resident

Theodore Valenzuela, Current Seattle resident
Thomas Boyle, Current Seattle resident
Thomas Jones, Current Seattle resident
Thomas Ward, Current Seattle resident
Tim, Thinks this proposal is absurd
Tracey Pierce, Displaced Wallingford resident
Tristan, Current Seattle resident
Tyler Zender, Current Seattle resident
Václav Novák , Current Seattle resident
Vanessa Figueroa, Current Seattle resident
Wesley, Would like to live in Wallingford
Whiting Hewitt Tennis, Currently living adjacent to Wallingford
William Harris, Current Seattle resident
William White, Current Seattle resident
Wyatt Goodin, Would like to live in Wallingford
Zachary Grubb, Current Seattle resident
Andrew Lacko, rented in Wallingford '06-'08
Camille Gix, Current Seattle resident
Kathleen Drozdowski, Current Seattle resident
Alison, Current Seattle resident
Rachel S., Current Seattle resident
Eliot, Would like to live in Wallingford
Matthew Serafino, Current Seattle resident
Brian Barker, Current Seattle resident
Jess Blanch, Former Wallingford renter
Tiffani McCoy, Current Seattle resident
Maria Sumner, Former Wallingford renter
Carl Seip, Current Upper Fremont resident
James Suddarth, Current Seattle resident
E. Bailey Medilo, Current Seattle resident
Jake Woll, Current Seattle resident
Liam, Current Seattle resident
Daniel Heppner, Former Wallingford renter
Quinn, Would like to live in Wallingford
Sydney, Would like to live in Wallingford
Martin Forchemer, Current Seattle resident

Emily Raymond, Would like to live in Wallingford
Mary Ellen Russell, Displaced Wallingford resident
Allie Warren, Current Seattle resident
Chris Tuttle, Current Seattle resident
Land Cook, Current Renton resident; former Seattle resident; would like to live in Seattle again in the future
Jeff Paul, Current Seattle resident
Leah Stup, Current Seattle resident
Marc Auerbach, Current Seattle resident
Eric Massengill, Current Seattle resident
Mason Lynass, Current Seattle resident
Ref Lindmark, Current Seattle resident
Elizabeth Kirk, Current Seattle resident
Reid Smith, Current Seattle resident
Lisa Beaulaurier, Current Seattle resident
Michelle, Current Seattle resident
Kate Rubin, Current Seattle resident
Conor Corkrum , Current Seattle resident
Dan Bertolet, Current Seattle resident
Hannah Waterman, Current Seattle resident
Jacob Dennis, Current Seattle resident
Ann Wagner, Current Seattle resident
Anders Lindgren, Current Seattle resident
Char Smith, Current Seattle resident
Philip Morris , Would like to live in Wallingford
Alice Howey, Current Seattle resident
Allen Parker, Current Seattle resident
Gianna Macri , Current Seattle resident
Alison Cantor, Current Seattle resident
Brooke Hanson, Current Seattle resident
Alex Webster, Current Seattle resident
Nikki G, Current Seattle resident
Russell Jones, Current Seattle resident
Morgan Powers , Current Seattle resident
Mark P, Current Seattle resident
Nathalie, Current Seattle resident

David Watkins, Former Wallingford Resident
Travis Hunter-Lull, Current Seattle resident
Brice Budke, Current Seattle resident
Ceci Harader, Current Seattle resident
Peter Robson, Current Seattle resident
Alexander Potter, Current Seattle resident
Sam Keller, Current Seattle resident
Jordan Henderson , Current Seattle resident
Mitchell Haldeman, Would like to live in Wallingford
Janet Detwiler, Current Seattle resident
Emily, Current Seattle resident
Xiaojie Hu, Current Seattle resident
Michael Shriver, Current Seattle resident
Tiare , Current Seattle resident
Ben Stein, Current Seattle resident
Darren Caulley, Current Seattle resident
Charles Wayne Powell II, Displaced Wallingford resident
Andy Slabaugh, Current Seattle resident
Calista Jahn, Current Seattle resident
John Osborne, Current Seattle resident
Phalen, Current Seattle resident
Kaley Dugger, Would like to live in Wallingford
Wes Mills, Current Seattle resident
Shelby, Current Seattle resident
Alexander Hyman, Current Seattle resident
Bryant Durrell, Current Seattle resident
Reed Hampton, Current Seattle resident
Congtin Nguyen, Current Seattle resident
Kate Macfarlane, Current Seattle resident
Brian Gix, Current Seattle resident
Ry, Current Seattle resident
Corinne Valencia, Would like to live in Wallingford
Greg Thiessen, Current Seattle resident
Holly Thompson, Current Seattle resident and local labor union leader
Brent Lo, Displaced Wallingford resident
Elise Orlick, Former Wallingford renter

Darrell, King County
Brittany Brost, Would like to live in Wallingford
Joe Swain, Would like to live in Wallingford
Greg Thiessen, Current Seattle resident
Lisa Pfeiffer, Would like to live in Wallingford
Thomas Estabrook, Current Seattle resident
Sarah Pugliese, Current Seattle resident
Ashwin Bhumbra, Current Seattle resident
Markus Johnson , Current nearby Seattle resident
Miles Payton, Former Seattle (U District) resident
Jacquelyn Kimzey, Current Seattle resident
G. Herman, Current Seattle resident
Bryce Frisher, Current Seattle resident
Keyara Demers, Current Seattle resident
Sydney P, Current Seattle resident
Audrey Rohwer, Current Seattle resident
Owen Freed, Current Seattle resident
Bridget O'Brien , Current Seattle resident
Jon, Current Seattle resident
Jayden Coffey, Current Seattle resident
Francesca Oaksford, Current Seattle resident
Koyo, Kirkland resident
Sara Bliss , Current Seattle resident
Jeremy Swirsley, Current Seattle resident
Heather Eliason, Displaced Wallingford resident
Joshua Diaz, Current Seattle resident
Nick Yasinski, Current Seattle resident
Oeuyown Kim, Current Seattle resident
Dana, Live on boundary between Fremont and Wallingford
Mackenzie Brown, Current Seattle resident
Lee Burke, Current Seattle resident
Mitchell Johnson, Current Seattle resident
Clayton Scott, Current Seattle resident
Scott Brimacombe, Current Seattle resident
Evan, Current Seattle resident
Jesse, Current Seattle resident

Thao Truong, Current Seattle resident
Malcolm, Would like to live in Wallingford

Endnotes:

- (1) Meeting agenda:

<https://dahp.wa.gov/historic-registers/washington-state-advisory-council-on-historic-preservation>

- (2) Source: https://dahp.wa.gov/sites/default/files/NRHPoverview_General_FINAL.pdf
referenced September 25, 2022.

- (3) The City of Seattle considers census tracts 45, 50, 51, and 52 to represent Wallingford. The City's preferred source of demographic data is American Community Survey (ACS) five year estimates. The latest information for owner- versus renter- occupied homes in those census tracts in this data is 61.5 percent renter and 38.5 percent owners. Sources referenced September 25, 2022:

<https://www.seattle.gov/documents/Departments/OPCD/Demographics/AboutSeattle/2010CensusSeattleCommunityReportingAreasandCensus2010Tracts.pdf>

<https://seattlecitygis.maps.arcgis.com/apps/MapSeries/index.html?appid=a447494df6e14dbba356963a9442834a>;

<https://seattlecitygis.maps.arcgis.com/apps/MapSeries/index.html?appid=a447494df6e14dbba356963a9442834a>

- (4) Source: <https://www.historicwallingford.org/> referenced September 25, 2022.

Houser, Michael (DAHP)

From: Teresa Matson <teresamatson100@gmail.com>
Sent: Monday, October 10, 2022 9:39 PM
To: Houser, Michael (DAHP)
Subject: Wallingford Historic District nomination

External Email

Hi Michael, Reaching out during one of the worst housing crises we've seen as a city and as a nation to share my opposition of the Wallingford Historic District nomination. I'm a home owner in North Seattle and we've seen such amazing development take place in our area as of late, driven in part by the link light rail station opening last year. I'm thrilled to see the new options for people to rent and buy in our city, with more to come in the near future.

From my perspective, the historic district nomination for Wallingford is a way to stall the needed growth in our city in the name of preservation. Buildings are not just historic because they are old. Let's look forward to what the city needs to be, rather than what it was.

Thanks for your consideration and time,
Teresa Matson

Houser, Michael (DAHP)

From: Bernardo <bernardo.chuecos@gmail.com>
Sent: Monday, October 10, 2022 9:32 PM
To: Houser, Michael (DAHP)
Subject: Say no to Wallingford historic district

External Email

Hello,

My name is Bernardo Chuecos. I am a resident of Seattle and I've become concerned by the recent movement to classify Wallingford as a historic district. As you may know, a majority of Wallingford's residents are renters, who are barred from voting in the process for determining whether a neighborhood can be classified as historic or not. Unfortunately the push to mark Wallingford as a historic district is being lead by a few home owners in the neighborhood who know that getting such classification will make it more difficult to increase housing supply in the neighborhood and also make home prices jump even higher, essentially locking in segregation in the neighborhood for years to come. Both of these are terrible for renters and aspiring home owners, specially in a city like Seattle where housing supply is severely lagging behind demand. The fact that those most negatively affected by this movement are barred from voting in this process is unacceptable. You must do everything in your power to stop this attempt to artificially constrain housing supply and making housing prices even less affordable.

Thank you,
Bernardo

Houser, Michael (DAHP)

From: Paul Chapman <paulfchapman@hotmail.com>
Sent: Monday, October 10, 2022 9:26 PM
To: Houser, Michael (DAHP)
Subject: Reject Wallingford Historical District

External Email

Hi. As a property owner in Wallingford, I urge you to reject the application to create a historical district in Wallingford.

There is nothing more historically important or interesting about this subset of the neighborhood versus any other neighborhood in Seattle. The district doesn't contain architecturally significant buildings. There was no important events in Seattle history rooted in the built environment of the neighborhood.

This application is **not** about the history of the neighborhood, or unique buildings. If the proponents of this historic district wanted to build awareness of neighborhood history, they would have started a historic society.

Instead, this effort exists to preserve the neighborhood in amber, to leverage this designation as a lever with Seattle City Council to block housing.

With Seattle and King County being in a housing crisis, with the world experiencing existential climate change, we need more housing and more transit, not low density suburbs 10 minutes from downtown.

We need to stop weaponizing the historic preservation process to preserve neighborhoods for the wealthy, and refocus preservation onto truly unique and historically significant buildings.

Thank you
Paul Chapman

Houser, Michael (DAHP)

From: ZI P <zprandall181@gmail.com>
Sent: Tuesday, October 11, 2022 8:48 AM
To: Houser, Michael (DAHP)
Subject: Reject Historic Wallingford's Nomination

External Email

Dear Washington State Advisory Council,

Please reject the Wallingford Meridian Streetcar District. I live right on the border of Wallingford, and I love this neighborhood but a historic district would only harm this neighborhood and its residents.

The houses of Wallingford are charming, but they don't require historic designation. Homes in this style can be found all across Seattle and in other cities like Cleveland. Wallingford doesn't need to be made into a museum; it needs to be a vibrant, welcoming community that serves the needs of regular people, not just those who can [afford a \\$1.05M home](#).

The entire Seattle metro area is in a housing affordability crisis and the last thing we need is a historic district whose goal is to "increase resale value" for current homeowners. This would be harmful to the majority of Wallingford residents, since [62% of households are occupied by renters](#).

Please don't ignore the needs of the majority of Wallingford residents nor the hundreds of people who signed the Wallingford For All's open letter. Please reject the proposed Wallingford historic district.

Thank you,
Zoe

Houser, Michael (DAHP)

From: Andrew <andrew.crocker@gmail.com>
Sent: Tuesday, October 11, 2022 4:58 PM
To: Houser, Michael (DAHP)
Subject: Wallingford historic district

External Email

Michael Houser,
Years ago I lived just within the border of wallingford. It was my first home after moving here from Boulder, Colorado.

I can say this after living in 6 different neighborhoods in seattle, and seeing charming neighborhoods in dozens of cities: Wallingford is nothing unique, and not worthy of being locked in amber as a historic district.

It is charming, for sure. And beautiful. But that charm and beauty are more reason to oppose the historic designation: more people should be allowed to see and experience this charm and beauty. Allowing this historic district will make Wallingford even more exclusive, and even more out of reach from all of the diversity and new seattleites we will need to welcome to this city over the next several years.

In short, please block the Wallingford historic district. Thank you.

Andrew Crocker

10+ year Seattle resident

Houser, Michael (DAHP)

From: Jamie Madden <jamie.madden@77stoop.org>
Sent: Tuesday, October 11, 2022 12:45 PM
To: Houser, Michael (DAHP)
Subject: Wallingford is NOT an historic streetcar suburb

External Email

Dear Members of the Washington State Advisory Council on Historic Preservation,

I write in opposition to the so-called Wallingford-Meridian Streetcar Historic District because Wallingford is not a streetcar suburb.

I earned my Masters in City Planning at the Massachusetts Institute of Technology, which is consistently ranked the top urban planning graduate program. At MIT, my research focus with the late Professor Tunney Lee was the history of urban development. My thesis focused on the development of "gateway suburbs," and in its writing I frequently consulted Professor Sam Bass Warner, who quite literally wrote the book on streetcar suburbs, titled: Streetcar Suburbs. https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbooks.google.com%2Fbooks%2Fabout%2FStreetcar_Suburbs.html%3Fid%3DbaxaVyCKzqYC&data=05%7C01%7CMichael.Houser%40dahp.wa.gov%7C6d24238b186c46c7bf1a08daabc11375%7C11d0e217264e400a8ba057dcc127d72d%7C0%7C0%7C638011142995237997%7CUnknown%7CTWfPbGZsb3d8eyJWljoiMC4wLjAwMDAiLCJljoiv2luMzliLCJBTiI6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&data=xHeM4q0e80v7EJfGoDBS9appnglxYvYLThQdvr3UL5Q%3D&reserved=0

Wallingford's urban design and architecture are opposed to many of the characteristics of historic streetcar suburbs. Calling it one is a cooptation of language for other purposes.

Small- and medium-multifamily homes built in conjunction with the development of a mixed-use corridor on a streetcar line, lacking parking are the primary urban design characteristics of streetcar suburbs. Look to the triple-deckers in New England, the row houses in the mid-Atlantic, the six-flats in Chicago, the staircase walk-ups in LA's Echo Park. Those are characteristic of true streetcar suburbs with walkable density.

True streetcar suburbs are some of the most popular, intact, and racially diverse neighborhoods in America. Streetcar suburbs formed when emerging horse and then electric streetcar companies built and expanded rail lines in exchange for development rights along the line. Whether turnpikes or rail, it was normal at the time for transportation infrastructure as well as housing to be privately developed. Streetcar suburbs grew alongside this transportation technology beginning in the 1860s and ending about 1920. Wallingford was developed almost entirely during the automobile era, with the automobile in mind.

True streetcar suburbs were developed in a time free of exclusionary land use laws and racial covenants, and also during a period of sizable and diverse immigration. In an echo of the streetcar companies relying on residential platting and development to pay for infrastructure, initial owners of streetcar suburbs' typical small multifamily buildings afforded their home by renting the apartments above, below, or adjacent to it. Often, they rented to new immigrants from their own backgrounds. This pattern caused streetcar suburbs to function as a major landing place for immigrant families as well as a launch pad into the middle class for second-generation immigrants. They predate the income tax, zoning codes, racial covenants, the automobile, and the Immigration Act of 1924 (which outlawed practically all immigration, except from Northern Europe). Wallingford was mostly developed after 1924, but it already used racially restrictive covenants.

From the application, "there were no apartment zones in the district and it remained single-family." Wallingford is defined by detached, single-occupancy homes of common (even mass-produced) design, most of which include garages

and/or driveway parking for private automobiles. They have yards. Wallingford's commercial spine gives much land up to surface parking. It has only one mixed-use building. It includes alleys to service buildings with trucks and cars. These auto-oriented, urban design characteristics are directly oppositional to the definitive streetcar suburbs.

True streetcar suburbs represent many of the most racially diverse neighborhoods in America specifically because they were developed prior to the legal framework responsible for Wallingford's urban form. In part because they lack parking, streetcar suburbs remained relatively affordable and therefore were far more accessible to people of color through the 20th century than auto-oriented neighborhoods like Wallingford or core locations.

If Wallingford is a nationally exemplary representative of a phase in urban history, Wallingford represents an early example of the creation of exclusionary, car-centric, middle-class, white suburbs. Its urban form was shaped by use of racial covenants, exclusionary zoning, north Seattle's status as a sundown town, in a national context that subsidized such auto-oriented development, actively worked to re-segregate racially mixed neighborhoods (see Color of Law), and removed transit. Wallingford is representative of a repudiation of the streetcar suburb.

I love streetcar suburbs more than any neighborhood form. They are longstanding, pre-automobile examples of walkable living. They are diverse in race, ethnicity, and social class. Wallingford was not and is not.

Thank you,

Jamie Madden
Principal, Madden-Kim Consulting,
A Member of the 77 Stoop Collaborative
jamie.madden@77stoop.org
617-785-0103

Houser, Michael (DAHP)

From: Bryan Kirschner <contact@bryankirschner.me>
Sent: Tuesday, October 11, 2022 11:51 AM
To: Houser, Michael (DAHP)
Subject: Statement of opposition to Wallingford historic district designation

External Email

Dear Mr. Hauser and members of the Washington State Advisory Council on Historic Preservation:

I, Bryan Kirschner, represent that I am an owner of the property at 1608 North 49th Street, Seattle, Washington, and that as an owner of said property, I object to listing of this property in the National Register of Historic Places and/or its designation as a National Historic Landmark. I declare under penalty of perjury that the foregoing is true and correct; executed on October 11, 2022.

As a homeowner, I held my nose and submitted this statement in the form officially recommended for a process that stinks of the 1700s.(1) Despite my personal opposition to the designation, I believe its substantive pros and cons are legitimate subjects of debate—but giving renters no voice is beyond the pale.

Property ownership as a requirement for full voting rights has an ugly history in our country. And today, in Wallingford—where a majority of households are renters, where we’ve lost neighbors who’ve had to move away in order to afford ownership, and in a city in which Black homeownership has been declining for decades—making a decision ostensibly intended to celebrate the neighborhood’s character one for “homeowner’s only” is as unneighborly as I can imagine.

I, along with hundreds of others who have signed an open letter, believe that the failure of the Federal program to modernize and become inclusive presents an opportunity for Wallingford and Washington to do better.(2)

Today, Historic Wallingford could choose to step back and follow a voluntary, inclusive process and lead the way on determining how this anachronistic process might be updated to take into account today’s realities of economic displacement and exclusion.

Today, members of the Washington State Advisory Council on Historic Preservation could choose to make such a process their strongest recommendation, and an expectation for this and all future historic district designations.

Today, our State Architectural Historian could choose to update the “Designating Historic Resources, Your key to what it means to be declared a historic property!” presentation to explain that one consideration is that the default process pokes the scab over the unfortunate fact that many times in our history the opinions of some people were deemed to count for less than those of others because of income, wealth, living situation, or stage of life.(3)

We have all heard the phrase “just because you can, doesn’t mean you should.”

Today, members of Washington State Advisory Council on Historic Preservation, members of Historic Wallingford, and State Historian Hauser: with the signatures and letters that you have on hand, the Federal rules as they stand mean that you can proceed, at current course and speed, with a process that treats renters as second-class citizens.

If you do, let's be clear that this ship has already sailed: a historic designation for Wallingford would then forever be a reminder for current and former and future Wallingford residents, elected officials and policy makers, and students to ask: "why didn't they choose to do better?"

Sincerely,
Bryan Kirschner

- 1.
- 2.
3. Per the "Owner Objection Fact Sheet" at
4. <https://dahp.wa.gov/sites/default/files/Fact-Sheet-non-notarized-owner-objections-2022-01-06.pdf>
5. referenced October 11, 2022
- 6.
- 7.
- 8.
9. Open letter posted here:
10. <https://docs.google.com/document/d/1nrNqwkyZzXcTSNqiJQcnbMsLBcigP3IEXfdUWytOgQ0/edit?usp=sharing>
11. referenced October 11, 2022
- 12.
- 13.
- 14.
15. Presentation at
16. https://dahp.wa.gov/sites/default/files/NRHPoverview_General_FINAL.pdf
17. referenced October 11, 2022
- 18.

Houser, Michael (DAHP)

From: Roz Martinez <rozmartinez@gmail.com>
Sent: Monday, October 10, 2022 7:02 PM
To: Houser, Michael (DAHP)
Subject: Wallingford Historical District- Please Don't!

External Email

As a former renter in Greenlake and current homeowner in Wallingford, I feel like the last thing we should be doing is restricting growth in Wallingford by designating it a historic district. It is incredibly hard to find housing in the city.

Please, this city is growing and needs spaces close in - not segregated in a new form of red lining. We need diversity in this neighborhood. Background, income, household size... these are all important.

Please reject the historic district proposal, so our neighborhood can grow and live in the present.

Thanks for your time!
Roz Martinez

Houser, Michael (DAHP)

From: Robin McWaters <rtmcwaters@mac.com>
Sent: Monday, October 10, 2022 4:34 PM
To: Houser, Michael (DAHP)
Subject: Wallingford North

External Email

Please do not designate North Wallingford a historic district.

We need more multi-family housing, instead of freezing in place a neighborhood in need of change.

I am home owner in Tangletown , who is currently renting an apartment in North Wallingford. The City of Seattle does not need to protect single family housing, but instead needs to encourage and allow for the development of good, community oriented, multi-income housing, in a variety of sizes and shapes. We should be allowing duplexes, triplexes and quad-plexus, as well as well-sited apartment buildings.

The narrow and parochial attempt to designate and "protect" North Wallingford is misguided, elitist and also, frankly, too late. The horse is already out of the barn.

The proximity to 45th means North Wallingford has the chance to be a truly vibrant neighborhood with excellent transit access. This real estate should not be hoarded for the few people wealthy enough to afford a million dollar single family home.

-Robin McWaters

Houser, Michael (DAHP)

From: Claire Petersky <cpetersky@yahoo.com>
Sent: Monday, October 10, 2022 4:35 PM
To: Houser, Michael (DAHP)
Subject: Historic Wallingford proposal

External Email

Dear Mr. Houser:

I am the former executive director of the Wallingford Community Senior Center, and currently am a manager of the Multifamily Housing and Community Facilities Division of the Washington State Housing Finance Commission.

As a senior center director, I was aware of our participants losing their rental housing in the neighborhood in the vicinity of the senior center due to rising rents. Some of these seniors had depleted all their assets caring for a husband (they were all women) who had gone through a long illness. Sometimes they had only social security, especially if they were single their whole lives, as women's work of their generation often did not come with a pension or a large enough salary to save for retirement. Too often there was no place for them to go - certainly not in the neighborhood where they had lived for twenty, thirty, forty years. And no place often for them even within the city. We had an 85 year old couch surfing with her friends, her meager possessions put into a storage facility. We had older adults who spent the nights in the park adjacent to the senior center, and then used the senior center as a place where they felt safe during the day. These were not your stereotypical homeless folks. I know people think of "crazy" or "drug addict" when they hear the word, "homeless". But these were people who you might more label, "little old lady" - wearing a cardigan, clutching a purse, desperately trying to figure out how she was going to survive another day.

I'm telling you these kinds of stories because it was clear to me then, and clear to me now, as someone who is in charge of programs across the state to produce affordable housing for all Washingtonians, that limiting the development of the Wallingford neighborhood in the name of historic preservation, is **cruel**. I couldn't say much when I was directing the senior center, because these people were some of the biggest senior center donors, and I did not want to alienate them. And I know they mean well - older folks often do not like change, and they would like to prevent changes to the neighborhood that they live in. I also recognize that real estate ownership is a major form of wealth holding in our country, and many plan to fund their own retirement and long-term care through selling their property - and see a historic district as a way to try to preserve the value of this asset.

But there is a higher good here - not preservation of property, but **preservation of the quality of life for all** - not just those who lucked into buying a home in the neighborhood when the neighborhood was more affordable. Being able to create greater

density through upzoning, and having more townhouses, condominiums, and apartment buildings means a greater supply of housing in Wallingford. It's a simple law of the free market: more supply means lower rents for the seniors we served at WCSC, lower rents for all families in the neighborhood, and more affordable homeownership opportunities for those who are able to consider buying their own homes.

In my current position at the Washington State Housing Finance Commission, I have responsibility to allocate resources for the development of affordable rental housing, and we regularly receive four or five times as many pre-applications or applications as we have resources. We aren't going to be getting more money from either the federal government or the state any time soon. Demand to build, and demand to rent is huge. Maybe there could be one or two houses of architectural merit in the neighborhood. If that is so, let them apply to be on a historic register. But to designate a large area as a historic district? One of the ways we can create more affordable housing is through simply allowing more housing to be built in the city. This bid for a historic district is contrary to this humanitarian benefit for everyone living in Seattle.

So when you decide: please think of Janice sleeping in the Meridian Park gazebo, scared to spend the night in a shelter because of her age; of Darlene spending the night at Denny's or the airport; of Sandra not able to access the homeless shelter because she is too disabled to get down to or off a cot on the floor. They all were neighborhood residents. A "Historic Wallingford District" will ensure that they, and those like them, will never be able to live in their neighborhood again.

Claire Petersky cpetersky@yahoo.com

Houser, Michael (DAHP)

From: Rebecca Sliter <sliterrm@gmail.com>
Sent: Wednesday, October 12, 2022 8:30 PM
To: Houser, Michael (DAHP)
Subject: Re: Wallingford resident letter submission RE: 10/14/22 meeting on Wallingford Historic District

External Email

Hi! I noticed the site was updated today with additional opposition letters but mine was not included.

Can it please be added?

Thank you,
Rebecca Sliter

On Tue, Oct 11, 2022 at 12:27 PM Rebecca Sliter <sliterrm@gmail.com> wrote:

Dear Mr. Hauser and members of the Washington State Advisory Council on Historic Preservation:

I, Rebecca Sliter, represent that I am an owner of the property at 3729 Bagley Ave N, in the Wallingford neighborhood of Seattle, Washington. As an owner of said property, I object to listing of properties in my neighborhood in the National Register of Historic Places. I live in the C2 zone targeted by the Historic Wallingford organization for future inclusion (1) and strongly object to my home ever being designated as a National Historic Landmark. I declare under penalty of perjury that the foregoing is true and correct; executed on October 11, 2022.

As a homeowner, I held my nose and submitted this statement in the form officially recommended for a process that clearly favors Seattle's wealthier demographics – demographics (white, upper-middle class, tech worker ... homeowner) which have no bearing, in my opinion, on my special rights as a member of this neighborhood. (2) Despite my personal opposition to the designation, I believe its substantive pros and cons are legitimate subjects of debate—but giving renters no voice is beyond the pale.

Make no mistake, this is a modern form of red-lining. And today, in Wallingford—where a majority of households are renters, where we've lost neighbors who've had to move away in order to afford ownership, and in a city in which Black homeownership has been declining for decades—making a decision ostensibly intended to celebrate the neighborhood's character one for "homeowner's only" is as unneighborly as I can imagine.

On a personal note, my spouse and I moved to Seattle and purchased our home with the express intent of starting a family – a journey that we are well on our way to achieving! When our child is born next Spring, I will be ashamed to be bringing them home to a majority-white, majority-wealthy neighborhood; one in which there are few young families that we can befriend. Given the vacant storefronts and restaurant spaces throughout Wallingford, it's clear that limited density is doubly hurting our attractiveness as a neighborhood.

To be quite frank, after witnessing the ugly politics around Historic Wallingford, I'm not sure the neighborhood is for me.

I, along with hundreds of others who have signed an open letter, believe that the failure of the Federal program to modernize and become inclusive presents an opportunity for Wallingford and Washington to do better.(3)

Today, Historic Wallingford could choose to step back and follow a voluntary, inclusive process and lead the way on determining how this anachronistic process might be updated to take into account today's realities of economic displacement and exclusion.

Today, members of the Washington State Advisory Council on Historic Preservation could choose to make such a process their strongest recommendation, and an expectation for this and all future historic district designations.

Today, our State Architectural Historian could choose to update the "Designating Historic Resources, Your KEY to what it means to be declared a historic property!" presentation to explain that one consideration is that the default process pokes the scab over the unfortunate fact that many times in our history the opinions of some people were deemed to count for less than those of others because of income, wealth, living situation, or stage of life.(4)

Today, members of Washington State Advisory Council on Historic Preservation, members of Historic Wallingford, and State Historian Hauser: with the signatures and letters that you have on hand, the Federal rules as they stand mean that you can proceed, at current course and speed, with a process that treats renters as second-class citizens.

If you do, let's be clear that this ship has already sailed: a historic designation for Wallingford would then forever be a reminder for current and former and future Wallingford residents, elected officials and policy makers, and students to ask: "why didn't they choose to do better?"

Sincerely,
Rebecca Sliter

1. Per the "Historic Wallingford" site at <https://www.historicwallingford.org/nrhp-north/>
2. Per the "Owner Objection Fact Sheet" at <https://dahp.wa.gov/sites/default/files/Fact-Sheet-non-notarized-owner-objections-2022-01-06.pdf> referenced October 11, 2022
3. Open letter posted here:
<https://docs.google.com/document/d/1nrNqwkyZzXcTSNqiJQcnbMsLBcigP3IEXfdUWytOgQ0/edit?usp=sharing> referenced October 11, 2022
4. Presentation at https://dahp.wa.gov/sites/default/files/NRHPoverview_General_FINAL.pdf referenced October 11, 2022

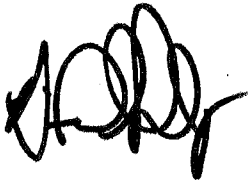
**Non-Notarized
Owner Objection to Listing or Designation**

I, David Goldberg, represent that I own the property at 1818 N 47th St., Seattle 98103, and that as owner of said property, I object to listing of the property in the National Register of Historic Places and/or its designation as a National Historic Landmark.

I declare under penalty of perjury that the foregoing is true and correct. Executed on

Oct. 13, 2022

David Goldberg

A handwritten signature in black ink, appearing to be 'D. Goldberg', written in a cursive style.

Signature

Washington State Advisory Council of Historic Preservation
c/o Michael Houser, State Historian DAHP
PO Box 48343
Olympia, WA 98504
Transmitted electronically michael.houser@dahp.wa.gov

12 October 2022

Re: Wallingford-Meridian Streetcar Historic District Nomination

Dear Advisory Council Members,

*I am writing to request the council **reject the racist, exclusionary, and classist designation** for the Wallingford-Meridian Streetcar Historic District nomination.*

This nomination is a back door attempt to preserve exclusionary zoning as the City of Seattle densifies and changes to accommodate new residents – ironically, much as the original neighborhood dramatically changed to accommodate new residents in its early history. This is a proposal that is rooted in preserving a history rooted in racism [1] and anti-tenant classism – which have contributed to an overwhelming lack of diversity – (racial, economic and social) – in the proposed ‘historic’ district.

Wallingford has been ground zero for anti-renter and anti-housing activism – including opposition to affordable housing - for 50 years. Here is just a brief overview of how homeowners in this neighborhood have worked to keep out working class residents, students, and people of color – both directly and indirectly – for the last half century:

In the late 1970s, Seattle’s Mayor directed the planning department to study allowing missing middle (duplexes, small apartments) affordable housing in Single Family-zoned neighborhoods. Community Councils, led by Wallingford and other exclusionary neighborhoods, rose up in opposition and that project was shelved [2].

In the 1980s, Wallingford had its multifamily-zoned land downzoned to prevent students and working-class residents from moving into the neighborhood [3].

In the 1990s, homeowners on the Wallingford Urban Village planning commission claimed there was adequate zoning for affordable housing, failed to change any zoning – limiting affordable and multifamily housing to the loud, polluted and dangerous arterials where it exists and is legal today [4]. Due to this action, there is very little affordable housing in Wallingford.

Since 2010, Wallingford has worked overtime to maintain its exclusionary status – forcing development to cannibalize existing apartments in poorer and more diverse neighborhoods. These actions included:

Opposing ADU liberalization in a housing crisis [5].

Opposing parking reform amidst a climate crisis [6].

Unsuccessfully sued to reverse a very nominal affordable housing rezone of Seattle's Mandatory Housing Affordability legislation – which was overwhelmingly passed by city council [7].

The Wallingford Community Council, which has a history of silencing renters [8], attempted to get the very same single family-zoned neighborhoods that make up much of the proposed historic district, excised from the previously agreed to Urban Village boundaries [9].

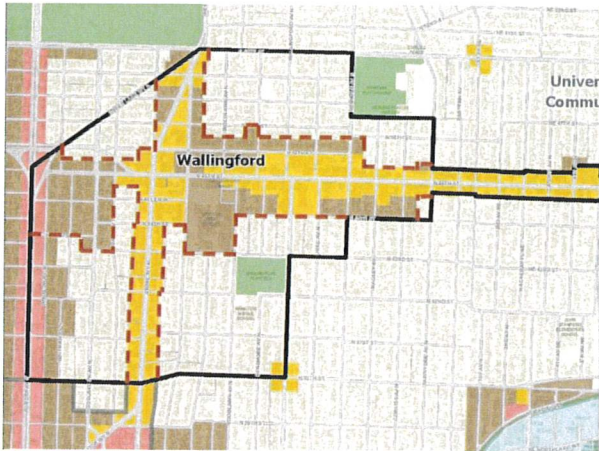


Figure 1: Wallingford Community Council proposed 2017 Comprehensive Plan amendment to remove more than 50 blocks and only park from the urban village. (City of Seattle)



Figure 2: The proposed historic district overlaid on the zoning map (yellow = single-family zoning).

After finding little success with these tactics to prevent new housing over the last decade, these privileged homeowners have turned to using historic districts – the new form of restrictive covenants [10] – to reverse and stifle the changes necessary to meet our housing demand and climate goals. Despite claims from Historic Wallingford and the DAHP, Seattle Council *has* set a precedent of not re-zoning wealthy single family neighborhoods that have historic designations [11]. There have also been similar tactics used in wealthy neighborhoods in other cities, including Portland's Eastmoreland [12].

Don't just take my word for it – these are actual comments submitted by supporters of this nefarious proposal [13] :

"I worry as condos spring up pressing right down to the sidewalk and changing the feel of the neighborhood. I think that naming this an historic district will create more pride in and focus attention to what we have and perhaps slow the demolition of it."

*"I think we owe our past some respect, not just now but for future generations. I understand the need for additional growth and expansion but **let's pay attention to what type of growth this represents and what its replacing**"*

*"I ask that we take a **pause to take stock of the living history** and present in this district's existing buildings."*

*"It seems the negative sentiment towards establishment of the NRHP... has come from individuals who do not share the same sense of community or neighborhood in the proposed area of Wallingford and whose primary purpose is displacing families and heritage homes, **replacing them with non-family friendly buildings... and the dynamic of my current neighborhood.**"*

*"The most recent trend is to tear down these historic homes and **replace them with multi-family condominiums and apartment houses**"*

The 'growth that is represented' is housing desperately needed for those that cannot afford the existing homes that make up this proposed district: detached homes that sell for \$1.25 million and above. Home values that will increase if this 'historic' district is approved [14]. The submitted comments above get at the very problem with this proposal: **it is rooted in exclusion and classism.**

The new residents that are moving to the neighborhood are predominantly younger, less wealthy, and more diverse than residents of the proposed historic district. Whose history are we actually preserving? Whose history are we ignoring? Nowhere in this proposal is the topic of stolen land even mentioned.

Furthermore, there is almost nothing in the gerrymandered district that is unique from an architectural or urban planning standpoint; that is culturally relevant; or of historical significance. In fact, this entire district was previously surveyed for historic resources by two of Seattle's most renowned architects and preservationists, Folke Nyberg and Victor Steinbrueck. Their survey showed that out of the thousands of homes and buildings in this neighborhood – **only a handful even warranted further study for historic designation** [15].

This anti-renter classism isn't just inherent in the attitudes and goals of this proposal – **they are inherent in the very process of the nomination of this historic district.** An inconceivable process where renters do not even have a say, where people living in multifamily homes have less of a say than single family homeowners. That the proposed district boundary is heavily gerrymandered to keep out denser and older multifamily and commercial buildings – the ones that actually make the Wallingford neighborhood so livable and vibrant – is hardly a surprise. By gerrymandering these buildings out of the proposed district, it is another means of focusing intensification and redevelopment on existing buildings deemed less worthy than million dollar detached homes while simultaneously increasing the number of 'contributing' buildings.

This entire process is a sham, and that you all would work to uphold and support a program as egregiously racist and classist in both intent and process, is shameful. If you approve this proposed historic district, you are sending a message that wealthy residents can abuse yet another process to maintain the lack of an economic and social mix of residents in their neighborhoods under the guise of 'historic preservation.'

We are in the midst of an overwhelming housing crisis [16], and are reeling from increasingly dire effects of climate change [17]. Preserving this *ahistoric* district is antithetical to addressing either of these pressing issues. I am asking you to have the courage to stand for things that actually deserve

preservation [18] – and not to become party to a process and outcome that is *rooted in the very things we should not be preserving in the built environment*: exclusion, classism, elitism.

Respectfully,

Michael Eliason

References

- [1] C. Silva, "Racial Restrictive Covenants History: Enforcing Neighborhood Segregation in Seattle," 2009. [Online]. Available: https://depts.washington.edu/civilr/covenants_report.htm.
- [2] S. G. M. a. P. Lane, "City may put an end to single family zoning," *Seattle Times*, 21 May 1978.
- [3] J. McNichols, "Wallingford fought developers decades before it was hip," KUOW, 2017.
- [4] "The Wallingford Neighborhood Plan," 1998. [Online]. Available: <https://www.seattle.gov/documents/Departments/Neighborhoods/Planning/Plan/Wallingford-plan.pdf>.
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Houser, Michael (DAHP)

From: Jamie Madden <jamie.madden@77stoop.org>
Sent: Tuesday, October 11, 2022 12:45 PM
To: Houser, Michael (DAHP)
Subject: Wallingford is NOT an historic streetcar suburb

External Email

Dear Members of the Washington State Advisory Council on Historic Preservation,

I write in opposition to the so-called Wallingford-Meridian Streetcar Historic District because Wallingford is not a streetcar suburb.

I earned my Masters in City Planning at the Massachusetts Institute of Technology, which is consistently ranked the top urban planning graduate program. At MIT, my research focus with the late Professor Tunney Lee was the history of urban development. My thesis focused on the development of "gateway suburbs," and in its writing I frequently consulted Professor Sam Bass Warner, who quite literally wrote the book on streetcar suburbs, titled: Streetcar Suburbs. https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbooks.google.com%2Fbooks%2Fabout%2FStreetcar_Suburbs.html%3Fid%3DbaxaVyCKzqYC&data=05%7C01%7CMichael.Houser%40dahp.wa.gov%7C6d24238b186c46c7bf1a08daabc11375%7C11d0e217264e400a8ba057dcc127d72d%7C0%7C0%7C638011142995237997%7CUnknown%7CTWFpbGZsb3d8eyJWIjojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=xHeM4q0e80v7EJfGoDBS9appnglxYvYLThQdvr3UL5Q%3D&reserved=0

Wallingford's urban design and architecture are opposed to many of the characteristics of historic streetcar suburbs. Calling it one is a cooptation of language for other purposes.

Small- and medium-multifamily homes built in conjunction with the development of a mixed-use corridor on a streetcar line, lacking parking are the primary urban design characteristics of streetcar suburbs. Look to the triple-deckers in New England, the row houses in the mid-Atlantic, the six-flats in Chicago, the staircase walk-ups in LA's Echo Park. Those are characteristic of true streetcar suburbs with walkable density.

True streetcar suburbs are some of the most popular, intact, and racially diverse neighborhoods in America. Streetcar suburbs formed when emerging horse and then electric streetcar companies built and expanded rail lines in exchange for development rights along the line. Whether turnpikes or rail, it was normal at the time for transportation infrastructure as well as housing to be privately developed. Streetcar suburbs grew alongside this transportation technology beginning in the 1860s and ending about 1920. Wallingford was developed almost entirely during the automobile era, with the automobile in mind.

True streetcar suburbs were developed in a time free of exclusionary land use laws and racial covenants, and also during a period of sizable and diverse immigration. In an echo of the streetcar companies relying on residential platting and development to pay for infrastructure, initial owners of streetcar suburbs' typical small multifamily buildings afforded their home by renting the apartments above, below, or adjacent to it. Often, they rented to new immigrants from their own backgrounds. This pattern caused streetcar suburbs to function as a major landing place for immigrant families as well as a launch pad into the middle class for second-generation immigrants. They predate the income tax, zoning codes, racial covenants, the automobile, and the Immigration Act of 1924 (which outlawed practically all immigration, except from Northern Europe). Wallingford was mostly developed after 1924, but it already used racially restrictive covenants.

From the application, "there were no apartment zones in the district and it remained single-family." Wallingford is defined by detached, single-occupancy homes of common (even mass-produced) design, most of which include garages

and/or driveway parking for private automobiles. They have yards. Wallingford's commercial spine gives much land up to surface parking. It has only one mixed-use building. It includes alleys to service buildings with trucks and cars. These auto-oriented, urban design characteristics are directly oppositional to the definitive streetcar suburbs.

True streetcar suburbs represent many of the most racially diverse neighborhoods in America specifically because they were developed prior to the legal framework responsible for Wallingford's urban form. In part because they lack parking, streetcar suburbs remained relatively affordable and therefore were far more accessible to people of color through the 20th century than auto-oriented neighborhoods like Wallingford or core locations.

If Wallingford is a nationally exemplary representative of a phase in urban history, Wallingford represents an early example of the creation of exclusionary, car-centric, middle-class, white suburbs. Its urban form was shaped by use of racial covenants, exclusionary zoning, north Seattle's status as a sundown town, in a national context that subsidized such auto-oriented development, actively worked to re-segregate racially mixed neighborhoods (see Color of Law), and removed transit. Wallingford is representative of a repudiation of the streetcar suburb.

I love streetcar suburbs more than any neighborhood form. They are longstanding, pre-automobile examples of walkable living. They are diverse in race, ethnicity, and social class. Wallingford was not and is not.

Thank you,

Jamie Madden
Principal, Madden-Kim Consulting,
A Member of the 77 Stoop Collaborative
jamie.madden@77stoop.org
617-785-0103

Houser, Michael (DAHP)

From: Bryan Kirschner <contact@bryankirschner.me>
Sent: Tuesday, October 11, 2022 11:51 AM
To: Houser, Michael (DAHP)
Subject: Statement of opposition to Wallingford historic district designation

External Email

Dear Mr. Hauser and members of the Washington State Advisory Council on Historic Preservation:

I, Bryan Kirschner, represent that I am an owner of the property at 1608 North 49th Street, Seattle, Washington, and that as an owner of said property, I object to listing of this property in the National Register of Historic Places and/or its designation as a National Historic Landmark. I declare under penalty of perjury that the foregoing is true and correct; executed on October 11, 2022.

As a homeowner, I held my nose and submitted this statement in the form officially recommended for a process that stinks of the 1700s.(1) Despite my personal opposition to the designation, I believe its substantive pros and cons are legitimate subjects of debate—but giving renters no voice is beyond the pale.

Property ownership as a requirement for full voting rights has an ugly history in our country. And today, in Wallingford—where a majority of households are renters, where we’ve lost neighbors who’ve had to move away in order to afford ownership, and in a city in which Black homeownership has been declining for decades—making a decision ostensibly intended to celebrate the neighborhood’s character one for “homeowner’s only” is as unneighborly as I can imagine.

I, along with hundreds of others who have signed an open letter, believe that the failure of the Federal program to modernize and become inclusive presents an opportunity for Wallingford and Washington to do better.(2)

Today, Historic Wallingford could choose to step back and follow a voluntary, inclusive process and lead the way on determining how this anachronistic process might be updated to take into account today’s realities of economic displacement and exclusion.

Today, members of the Washington State Advisory Council on Historic Preservation could choose to make such a process their strongest recommendation, and an expectation for this and all future historic district designations.

Today, our State Architectural Historian could choose to update the “Designating Historic Resources, Your key to what it means to be declared a historic property!” presentation to explain that one consideration is that the default process pokes the scab over the unfortunate fact that many times in our history the opinions of some people were deemed to count for less than those of others because of income, wealth, living situation, or stage of life.(3)

We have all heard the phrase “just because you can, doesn’t mean you should.”

Today, members of Washington State Advisory Council on Historic Preservation, members of Historic Wallingford, and State Historian Hauser: with the signatures and letters that you have on hand, the Federal rules as they stand mean that you can proceed, at current course and speed, with a process that treats renters as second-class citizens.

If you do, let's be clear that this ship has already sailed: a historic designation for Wallingford would then forever be a reminder for current and former and future Wallingford residents, elected officials and policy makers, and students to ask: "why didn't they choose to do better?"

Sincerely,
Bryan Kirschner

- 1.
- 2.
3. Per the "Owner Objection Fact Sheet" at
4. <https://dahp.wa.gov/sites/default/files/Fact-Sheet-non-notarized-owner-objections-2022-01-06.pdf>
5. referenced October 11, 2022
- 6.
- 7.
- 8.
9. Open letter posted here:
10. <https://docs.google.com/document/d/1nrNqwkyZzXcTSNqiJQcnbMsLBcigP3IEXfdUWytOgQ0/edit?usp=sharing>
11. referenced October 11, 2022
- 12.
- 13.
- 14.
15. Presentation at
16. https://dahp.wa.gov/sites/default/files/NRHPoverview_General_FINAL.pdf
17. referenced October 11, 2022
- 18.

Owner Objection to Listing or Designation

I, Thomas Fucoloro, represent that I co-own the property at 4542 4th Avenue Northeast and that as co-owner of said property, I object to listing of the property in the National Register of Historic Places and/or its designation as a National Historic Landmark.

I declare under penalty of perjury that the foregoing is true and correct. Executed on

10-13-2022

Thomas Fucoloro

A handwritten signature in black ink, appearing to read 'T. Fucoloro', written in a cursive style.

Dear Advisory Council Members,

As the co-owner of a property within the proposed Wallingford-Meridian Streetcar Historic District, I have grave concerns about the impact such an action will have on the affordability of the neighborhood housing and retail business space. I fully support the open letter by Wallingford For All.

Additionally, I question the research of this proposal. My home is historically not even part of Wallingford, and its "Northeast" address designation is a clue. It was initially part of the Latona neighborhood, and Latona also serves as the dividing line between "North" and "Northeast" in part because it was a neighborhood dividing line. Before the construction of I-5 in the 1960s, my home would have been as much a part of the U District/Brooklyn neighborhoods as Wallingford. Pasadena Place was lined with homes and businesses that were torn down to build the freeway. So how is it now being proposed as part of "historic" Wallingford?

The historical research behind this proposal is woefully lacking, and the board should reject this proposal.

Like a good urban neighborhood, "Wallingford" as oddly defined by this proposal is always changing, and that's a good thing. It shows that it is healthy. We need more homes, more spaces for businesses and fewer parking lots. I love this neighborhood, but it is no more historic than any other part of Seattle. Designate actual historic elements, like the Good Shepherd building, not the whole neighborhood.

Thank you.

Thomas Fucoloro
4542 4th Ave NE, Backyard House

Houser, Michael (DAHP)

From: Lara Lara <hurtpiggypig@gmail.com>
Sent: Friday, October 14, 2022 11:42 AM
To: Houser, Michael (DAHP)
Subject: opposition to Wallingford historic designation

External Email

Hello,

I have lived in Bellevue for 5 years. This region is amazing, that's why we moved here. There are great jobs and amazing natural resources. However, this region is severely crippled and everyone is suffering due to the lack of housing to support the population that already lives here. There are so many people on the streets. New residents can't find a place they can afford to live. Families or individuals are forced to live in unsuitable housing for their needs or lifestyles because there just isn't enough available and it is so hard to find something with so much competition for such a limited resource. Businesses can't operate properly because they can't find employees because the workforce can't afford to live near the jobs.

The LAST thing we need to be doing right now is enshrining single family neighborhoods in our dense urban cores to prevent them from being able to accommodate the growth that has ALREADY occurred here. This area needs to be able to densify or we are committing more undeveloped, precious, natural land to be destroyed, forcing the people who have to live way out there to live car-dependent lifestyles that will further contribute to our current climate emergency and the functionality of movement throughout our cities. More traffic on the roads. More sprawling infrastructure that requires regular maintenance that will further drain the resources of our municipalities. This is a bad call for every reason and it affects way more than just those in the immediate area of Wallingford.

These buildings in this neighborhood are not special enough to cause this much of a detrimental impact on an entire city and region. This is climate arson. This is socially unjust. How is it possibly fair for a handful of individuals to make this decision that severely impacts literally an entire city that is suffering from an extreme lack of housing?

I really hope this historical designation does not go through. Please consider what this decision actually means. This would set the stage for more neighborhoods to reject growth in the same way, which will lead to more overburdened people literally dying on the streets, more sprawl literally pointlessly draining our city's wealth, more traffic, more road fatalities, more money spent maintaining sprawling infrastructure, more damage to finite natural resources, more pollution, more animosity that affects literally everyone in this region in one way or another.

Thanks for your time,
-Lara Gardner

Houser, Michael (DAHP)

From: Mitch Johnson <mitchfjohnson@gmail.com>
Sent: Friday, October 14, 2022 2:39 PM
To: Houser, Michael (DAHP)
Subject: DAHP and Wallingford are on the wrong side of history.

External Email

Good afternoon,

I just learned that some of the residents of the Wallingford neighborhood in Seattle have successfully pulled the wool over your eyes. Declaring Wallingford an historic district makes a mockery of history. It's obvious that this is a blatant attempt to protect the neighborhood from development to the benefit of property owners in this district and at the expense of the rest of the community surrounding this district and tenants of the district who were not able to vote merely because they don't own property. By weighing in and recommending nomination, DAHP has demonstrated its susceptibility to being a pawn in efforts to protect assets of those that have them at the expense of those that don't. That is what will be recorded for the historical record. You have been duped, you have tarnished the reputation and credibility of DAHP, and I'm doing so you have compromised your ability to meaningfully preserve actual history in the state of Washington.

Please do not approve this district for historical preservation.

Sincerely,

Mitchell Johnson
Seattle resident

Houser, Michael (DAHP)

From: Sagar Ramachandra <sagar.ramachandra@gmail.com>
Sent: Wednesday, October 19, 2022 10:48 AM
To: Houser, Michael (DAHP)
Subject: Extreme disappointment in Wallingford Historic District process

External Email

Hello Michael,

I am writing to you to express my extreme disapproval towards the process regarding historical preservation as a resident of Wallingford, Seattle. The fact that this process only takes into account comments from property owners is inequitable as the average property in this neighborhood costs \$1 million. The demographics of this neighborhood showcases where only those who were lucky to buy into the neighborhood years ago tend to be the ones who own property (generally much older and whiter on average). Pretty much any younger person rents here (40 years or younger), and there is a lack of young families in comparison to other neighborhoods in the city.

Renters are the ones who continue to be adversely affected by the housing crisis. This historic designation is not something the neighborhood needs as we face an affordability crisis. A similar designation in Ravenna and Mt. Baker led to those areas being exempt from increasing housing supply.

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Sagar Ramachandra
sagar.ramachandra@gmail.com | 562-216-3784