

# **KING COUNTY LANDMARKS COMMISSION MEETING MINUTES\***

*Thursday, October 27, 2016  
Enumclaw City Hall  
1339 Griffin Avenue  
Enumclaw, Washington  
(Approved 12/15/16)*

**COMMISSIONERS PRESENT:** Lorelea Hudson, Vice Chair; Kji Kelly (arr. at Issaquah convening); Rebecca Ossa; Ella Moore; David Pilgrim

**COMMISSIONERS ABSENT:** Poppi Handy, Chair; Cristy Lake; Caroline Lemay

**STAFF PRESENT:** Jennifer Meisner, Todd Scott, Courtney Theis, all from King County

**CALL TO ORDER:** Vice Chair Hudson called the meeting to order at 5:04 pm. Introductions of commissioners and staff were made.

## **Convene ENUMCLAW LANDMARKS COMMISSION**

**SPECIAL COMMISSIONER PRESENT:** Mike Kuffler

**STAFF PRESENT:** Chris Pasinetti, City of Enumclaw

**GUESTS:** Toby and Peggy Wenham

### **RULES & PROCEDURES: Enumclaw Landmarks Commission**

Scott provided an overview of the Rules and Procedures, and said they would be recorded with the city clerk. There were no changes to the proposed rules.

Kuffler/Moore moved to approve the Rules and Procedures of the Enumclaw Landmarks Commission. The motion passed 5-0 (Kelly was not yet in attendance).

### **PUBLIC HEARING: Enumclaw National Bank Landmark Nomination**

Theis provided the commission with a brief history of Enumclaw and an overview of the Enumclaw National Bank. She described changes made to the building over time, including the modification of upper floor windows and a variety of different storefronts. Scott then described the process for designation of Enumclaw landmarks, and stated this will be the first one designated by the Enumclaw Landmarks Commission. There is a former King County landmark, Enumclaw Expo Center, which automatically became an Enumclaw landmark when the city approved the interlocal agreement with the county.

Scott indicated the bank met Criterion A1 for its association with the broad theme of commerce, particularly for its role as a significant bank in the community. He indicated it also met Criterion A3 as a rare example of local neoclassical architecture and as an intact commercial building constructed during Enumclaw's building boom of the 1920s.

\*May include minutes for cities who have interlocal historic preservation agreements with King County.

Scott then recommended the commission designate the building as a City of Enumclaw landmark. He recommended the features of significance include the exterior of the building and all of the land area within the nominated boundaries.

Hudson opened the public hearing and asked for testimony from the audience.

Public Testimony:

Toby Wenham indicated that he and his wife Peggy had owned the building since 2002. They first moved into it in 1994 as renters. The previous owner hadn't been interested in restoring the building and let it deteriorate, particularly the upper floor. The Wenhams plan to restore the building, and would like to ultimately take it back to its 1922 configuration. They support the designation and hope that this encourages other downtown property owners to landmark their buildings.

Hudson asked for additional testimony. Hearing none she closed the public comment period and opened the floor to commissioner deliberation. There were no additional questions or deliberation.

Hudson called for a motion. Commissioner Kuffler moved to designate the Enumclaw National Bank as a City of Enumclaw landmark based on the staff recommendation, and including the features of significance and findings contained in that recommendation. Pilgrim seconded. The motion passed 5-0 (Kelly was not yet in attendance).

**OTHER BUSINESS:** None.

**PUBLIC COMMENT:** None.

**ADJOURN:** Enumclaw Landmarks Commission

**Convene ISSAQUAH LANDMARKS COMMISSION**

**SPECIAL COMMISSIONER PRESENT:** Todd Sergeant

**CERTIFICATES OF APPROPRIATENESS**

**Hailstone Feed Store** (COA No. 1629) request to expand storage shed.

Scott provided a brief overview of the project, indicating that the drawings show the shed as having a single door on the east side, but it will actually have double doors to provide better access. Ossa asked how the shed will be attached to the building and whether existing windows would be impacted. Scott said studs from the shed wall would be nailed or screwed into the exterior wall of the building, and the shed would come close to a rear window, but would not cover it up. Ossa asked whether the shed would impact the existing historic signage on the rear of the building. Sergeant said it would not, that the shed was constructed short of the sign.

Sargeant/Kelly moved to approve the Type II COA request to expand a storage shed on the Hailstone Feed Store as recommended by the DRC and to ratify the agreement between the DRC and the applicant. The motion passed 6-0.

**OTHER BUSINESS:** None.

**PUBLIC COMMENT:** None.

**ADJOURN:** Issaquah Landmarks Commission

### **Convene NORTH BEND LANDMARKS COMMISSION**

**SPECIAL COMMISSIONER ABSENT:** Cindy Walker

**APPROVAL OF MINUTES:** Hudson asked for any changes/corrections to the minutes. There were none.

Pilgrim/Moore moved to approve the September 22, 2016 minutes of the North Bend Landmarks Commission. The motion passed 5-0.

### **CERTIFICATES OF APPROPRIATENESS**

**Cook Building** (COA No. 1627) request to install signage.

Scott indicated the DRC had recommended an additional 30 day continuance in order to work with the applicant to develop an alternative sign.

Moore/Ossa moved to continue the Type II COA request to install signage on the Cook Building to the November 17, 2016 meeting as recommended by the DRC. The motion passed 5-0.

**OTHER BUSINESS:** None.

**PUBLIC COMMENT:** None.

**ADJOURN:** North Bend Landmarks Commission

### **Convene WOODINVILLE LANDMARKS COMMISSION**

**SPECIAL COMMISSIONER ABSENT:** Phyllis Keller

### **CERTIFICATES OF APPROPRIATENESS**

**Hollywood Farm** (COA No. 1630) request to construct a paved parking lot and road.

Scott provided a brief overview of the project, indicating that a second parking lot to be constructed would be located mostly outside the boundaries of the historic district. He also indicated the proposed parking lot inside the district is to be constructed where there is an existing lot, but it is being moved slightly in order to avoid a wetland buffer zone. Hudson has reviewed the archaeology report associated with the project and stated that it did not call the property out as a local landmark. She suggested contact information for King County historic preservation staff should be added to the report because it relies primarily on DAHP. She also said there is no registered archaeological site on the property, but there is one just across the valley that is associated with human remains.

Hudson recommended the applicant should prepare an inadvertent discovery plan (IDP) that includes contact information for HPP staff and a briefing with construction workers prior to the work. Pilgrim suggested that putting specific contact information into an IDP might not be effective if personnel changes over time. Hudson said the IDP would only cover the period of construction so contact information should not change during that time frame. Kelly asked if a simple briefing with construction workers was sufficient. Hudson said it's pretty standard these days and should suffice.

Pilgrim/Ossa moved to approve the Type II COA request to construct a paved parking lot and road at Hollywood Farm as recommended by the DRC, with the condition that HPP and DAHP contact information be included on the IDP and that a briefing be provided to construction workers, and to ratify the agreement between the DRC and the applicant. The motion passed 5-0.

**OTHER BUSINESS:** None.

**PUBLIC COMMENT:** None.

**ADJOURN:** Woodinville Landmarks Commission

### **Convene KING COUNTY LANDMARKS COMMISSION**

**OTHER BUSINESS:** Scott informed the commission that the policy and planning committee had met. Pilgrim was the only commissioner in attendance, but he said the committee had discussed what was realistically feasible for the committee and staff to accomplish. The primary issues were changes to the zoning code and a possible demolition by neglect/minimum maintenance ordinance. Kelly asked whether the energy code might be a possible issue to address. He also felt additional incentives to encourage landmark designation. Pilgrim said they had also talked about additional enhancements, perhaps adding to the program's mitigation fund. Moore suggested the committee reach out to special commissioners to encourage them to support more landmark designations in their communities. Meisner also suggested the use of 4Culture special projects or sustained support funding to encourage other communities. Pilgrim said the committee was planning to meet every other month on the 4<sup>th</sup> Thursday, starting in January. Hudson asked to be included in the committee.

**HISTORIC PRESERVATION OFFICER'S REPORT:** Meisner reported that the county's budget is expected to be approved on November 14. KCHPP is anticipating an increase in staffing to bring the part time archaeologist position up to full time. She also indicated there might be some additional funding left over; if so, staff will need to develop a couple of projects or scope of work that best suits a use for the left-over funding.

Meisner also provided an overview of the Spellman Awards, held October 13 at the Cortona Building in Renton, and thanked the commissioners for attending. She felt it was a great turnout. Hudson added that there were lots of young people in attendance. Meisner also reported there seems to be interest from several other cities in possibly developing interlocal agreements with the program, including Renton, Federal Way, Beaux Arts, and Pacific. Kelly suggested it would be good to develop a case study for rehabilitation, to use as a marketing tool.

Meisner informed the commission that the county had signed a purchase and sale agreement for the Mukai Barreling Plant, along with an MOA and covenant for the Mukai House and Garden. The barreling plant needs a lot of stabilization work. She also mentioned there would be one additional commission/staff training before the end of the year, in early December, with a focus on downtown revitalization and the Main Street program. Washington Main Street Executive Director, Breanne Durham, will be one of the presenters.

**ANNOUNCEMENTS:** Kelly informed the commission that Historic Seattle and the Washington Trust for Historic Preservation would be hosting the National Trust's Partners meeting, June 6-9, 2017. He also announced that the Preservation Action Fund, a joint project involving Historic Seattle, HPP, and 4Culture should be going to county council for approval in the near future.

**ADJOURN:** The meeting was adjourned at 6:27 pm.