

KING COUNTY LANDMARKS COMMISSION MEETING MINUTES

*Thursday, January 23, 2014
4:30 p.m. – 6:30 p.m.
Tipping Floor Conference Room #7255
King Street Center
201 S. Jackson Street
Seattle, Washington*

COMMISSIONERS PRESENT: Poppi Handy, Vice Chair; Lorelea Hudson; Mary McCormick

COMMISSIONERS ABSENT: Tom Hitzroth, Chair; Kji Kelly

STAFF PRESENT: Todd Scott

GUESTS: None

CALL TO ORDER: Vice Chair Handy called the meeting to order at 4:35 pm.

PUBLIC COMMENT: There was no public comment.

APPROVAL OF MINUTES: Handy asked for additions or amendments to the October and December minutes. Hearing none, she called for a motion to approve the October 29, 2013 and December 17, 2013, minutes as submitted. Commissioner Hudson so moved and the motion passed 2-0 with McCormick abstaining as she was not present for either meeting.

CERTIFICATE OF APPROPRIATENESS

- **Walter Cooper Dairy Farm (COA No. 1401)** – to accept a conceptual master plan

Hudson briefly described the project, indicating it maintained the historic relationships between the buildings and various aspects of the landscape. McCormick asked for confirmation that any new construction or modifications to existing features of significance would require additional design review. Scott confirmed that was the case, but that demolition permits for buildings not considered features of significance would not be reviewed.

Scott said that the DRC determined that *Secretary of the Interior's Standards 9 and 10* are applicable to the conceptual master plan and that these standards are met. The Commission concurred with the DRC recommendation.

Standard 9: new additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

For this standard, the proposed plan is conceptual and firm plans for individual components have not been developed. No historic materials or features are being altered. Existing buildings removed as part of this plan have been determined to be non-contributing features of the landmark. The spatial relationships which characterize the landmark are being only slightly altered from its present condition, with an expansion of the historic orchard, the addition of a kitchen and soft fruit gardens at the edge of the pasture, and the development of a parking area behind the barn where there was historically an older barn. However, these minimal modifications are not of sufficient dimensions or qualities to alter the spatial relationship between extant historic buildings and the open space of the property. These new improvements will be reviewed for differentiation and compatibility when more formal plans have been developed. This standard is met.

Standard 10: new additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

As above, the proposed plan is conceptual and firm plans for new construction have not yet been developed. However, the proposed locations of new improvements on the property do not significantly impact features of significance; consequently it is reasonable to assume that their removal would leave the essential form and integrity of the landmark intact. This standard is met.

Hudson moved to approve the Type II COA for a conceptual master plan of the Walter Cooper Dairy Farm as recommended by the DRC and to ratify the agreement between DRC and the applicant. The motion passed unanimously.

NEW BUSINESS: The Commission reviewed a matrix prepared by staff indicating acceptable vs. non-acceptable alternatives for roofing materials on historic buildings. They recommended that staff revise it to reflect specific products that would be approved by the Commission and to include colors for metal panels and asphalt-composition shingles. Preference was to allow a galvanized metallic color, and black or tan for metal panels, and to disallow red, blue, or greens.

The Commission also reviewed its rules and regulations, adopted in 2005. Several areas were discussed including the subsections on quorum, attendance, designation criteria, National Park Service standards, certificates of appropriateness, and enforcement. Staff was instructed to prepare an annotated version of the rules and regulations for closer review, and to allow for commissioners absent at this meeting to have an opportunity to provide input. This will be reviewed at the next meeting.

Typically, the first Commission meeting of the year is when elections are held for Commission chair and vice chair. However, due to the absence of two commissioners, Hudson moved to continue the elections until the February meeting to allow for the full Commission to consider nominees. The motion passed unanimously.

OLD BUSINESS: None.

HISTORIC PRESERVATION OFFICER'S REPORT: None.

ANNOUNCEMENTS: Scott reported that the March meeting date would need to be moved, and asked whether March 20 or April 3 was available for commissioners. Both dates were available to all except Hudson who cannot attend on April 3.

ADJOURNMENT: The meeting was adjourned at 5:50 pm.