

KING COUNTY LANDMARKS COMMISSION MEETING MINUTES

Thursday, March 20, 2014

8:15 p.m. – 9:00 p.m.

Heritage Hall

203 Market Street

Kirkland, Washington

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

COMMISSIONERS ABSENT: Kji Kelly

STAFF PRESENT: Julie Koler, Todd Scott

GUESTS: Lynette Weber

CALL TO ORDER: Chair Hitzroth called the meeting to order at 8:25 pm.

PUBLIC COMMENT: None

APPROVAL OF MINUTES: Chair Hitzroth asked for additions or amendments to the February minutes. Hearing none, he called for a motion to approve the February 27, 2014 minutes as submitted. Commissioner Hudson so moved and the motion passed 3-0 with Commissioner McCormick abstaining because she was not present for the meeting.

CERTIFICATES OF APPROPRIATENESS

- **Walter Cooper Dairy Farm (COA No. 1403)** – to erect a privacy fence along the east property line

Hudson described the project and said that the final design was a collaboration between the applicant and the DRC. She said it's not a typical farm fence but the applicant feels it works. McCormick asked why it was needed. Handy stated the neighbors felt the applicant had compromised their security by removing blackberries along the property line, and they were worried about the future use of the landmark property. Handy said she feels it provides a good buffer. She also said she didn't think the neighbor's view across the valley would be compromised. Koler asked if the DRC was satisfied there were no other landscape options. Handy said they had discussed other options, but felt a solution was needed now, and there was no single landscape solution that would meet the need. Landscaping will be added which will eventually hide the fence. McCormick said it feels like the Great Wall of China and that it has an adverse impact on the property.

Scott said that the DRC determined that *Secretary of the Interior's Standards 9 and 10* are applicable to the project 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 area where the fence will be erected has been overgrown with blackberries and other vegetation for many years. Remnants of an old barbed wire fence with wood posts have been found under the blackberry vines, but these elements are not considered to be significant features and will be removed. No other historic materials or features are being altered. The new fence is clearly modern in design, as the style was not common during the historic period. But the materials are stained/painted wood, similar to outbuildings on the property, and the size, scale and proportion of the fence is pedestrian in scale and will eventually blend into the landscaping that will be installed along the fence row. The color of the stain/paint is intended to soften the appearance of new wood, and establish a patina at the time of construction. 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.

The fence will be erected using wood posts in the ground. In future the fence panels and posts could easily be removed with only minimal ground disturbance. Any remaining holes could easily be filled with soil. This standard is met.

Handy moved to approve the Type II COA for a fence along the east property line of the Walter Cooper Dairy Farm as recommended by the DRC and to ratify the agreement between the DRC and the applicant. The motion passed 3-1 with McCormick voting no.

- **Englebert Matt Dairy Farm (COA No. 1404)** – to construct a chicken coop and run

Handy briefly described the project. She said the coop is sufficiently distinguished from the other outbuildings by the use of a shed roof. McCormick added that it was a compatible use with the function of the yard, but that the design could be improved.

Scott said that the DRC determined that *Secretary of the Interior's Standards 9 and 10* are applicable to the project 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 new coop and run are built in an area of the farmstead that was not part of the primary farm yard. It is located between the new house and the rear of the barn. As such, no historic materials or spatial relationships are impacted. The design of the coop is rather modern, with a single shed roof, whereas all other historic buildings on the property have front-gabled roofs. The size and scale of the building is comparable to the existing milk house, original chicken house, and a non-historic pump house. The materials will be somewhat similar to materials used on other buildings, but the finishes and construction techniques will sufficiently differentiate them from historic buildings on site. 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.

The proposed coop and run will only require small support piers and posts for the foundation. If the coop and run were to be removed in the future, small holes created by the supports would simply need to be filled with soil and the form and integrity of the property would be unimpaired. This standard is met.

Hudson moved to approve the Type II COA for a chicken coop and run on the Englebert Matt Dairy Farm as recommended by the DRC and to ratify the agreement between DRC and the applicant. The motion passed unanimously.

NEW BUSINESS: None

OLD BUSINESS: None

ANNOUNCEMENTS: Hitzroth commended and thanked Lynette Weber for her service to the Commission over the last several years.

ADJOURNMENT: The meeting was adjourned at 8:50 pm.