

KING COUNTY LANDMARKS COMMISSION MEETING MINUTES

*Thursday, June 26, 2014
8:00 p.m. – 8:30 p.m.
Peter Kirk Room, Kirkland City Hall
123 5th Avenue
Kirkland, Washington*

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

COMMISSIONERS ABSENT:

STAFF PRESENT: Julie Koler; Todd Scott

GUESTS: Carolyn and Mike Howard; Ben Hurley; Lynette Weber

CALL TO ORDER: Chair Hitzroth called the meeting to order at 8:00 pm

PUBLIC COMMENT: None

APPROVAL OF MINUTES: Hitzroth asked for additions or amendments to the March minutes. Hearing none, he called for a motion to approve the March 20, 2014 minutes as submitted. Commissioner Handy so moved and the motion passed 4-0 with Commissioner Kelly abstaining because he was not present at that meeting.

CERTIFICATES OF APPROPRIATENESS

- **Walter Cooper Dairy Farm (COA No. 1407)** – to make interior changes to the barn, including removal of a portion of the loft floor, some structural elements, and the addition of new trusses, walls, and barrel storage area.

Handy described the project and said it was a thoughtful design. The applicant and architect had clearly delineated which historic features were being retained, and which needed to be removed. She said some of the final layout (primarily the tasting room) and final finishes had not been determined and would be reviewed at a later date. Hitzroth asked which stanchions would be removed and what would happen to them. Handy said that at least two stanchion sections at each end of the barn would be removed. She said they would be used as salvage material and might even be offered to other barn owners who were restoring their barns. Scott said some of the stanchions might be incorporated into new facilities at the Cooper Farm. Kelly asked if the applicant had considered placing tanks in the loft rather than cutting out a large section of the loft floor. Handy said they had, but the height of the equipment, the need to access the top of the equipment, and the structural capacity of the loft meant they had to be placed on the first floor. McCormick said the project is a great precedent for working with multiple agencies (King County, Dept. of Archaeology and Historic Preservation, and the Washington Trust for Historic Preservation), and achieving a better project in the end.

Scott said the DRC recommended that *Secretary of the Interior's Standards 1, 2, 5, 9 and 10* are applicable to the project and that the standards are met. The Commission concurred with the DRC recommendation.

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The historic use of the property was a dairy farm. During the historic period, hay, grass and other grains were grown in the pasture; fruit was grown in the orchard; cows grazed the fields and were milked in the barn; and milk was collected in the barn, processed and stored for regular delivery pickup. The new use will be as an event venue and distillery. Grains will be grown in the pasture and fruit in the orchard; these will be collected, processed in the barn and stored for regular delivery. Although the property has not been an operating dairy farm for several decades, it could continue to be used for such; however, significant upgrades to the existing barn and milkhouse would be required in order to comply with modern health codes, and it's questionable whether either building could be used for that purpose. The proposed use likely requires less alteration to the existing barn than a continuation of the existing use, and requires relatively minimal changes to its distinctive features and spaces. This standard is met.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The primary impact of the alteration will be the removal of a portion of loft floor, opening up the loft to the first floor. While this does alter both the first floor central bay and the second floor loft, a significant portion of the second floor (greater than 50%) will be retained. The area retained will extend along one side wall the entire length of the loft and along the front wall the entire width of the loft and will sufficiently convey the spatial relationships on each floor. This standard is met.

Standard 5: Distinctive materials, features, finishes, and constructions techniques or examples of craftsmanship that characterize a property will be preserved.

Several of the milking stanchions and watering cups, both distinctive features, will be removed to allow for accessibility of equipment during operation of the new distillery. Those removed will be retained on site and used for repairs or incorporated into new elements for the facility. The whitewashed components (milking stanchions, columns and floor joists), have a distinctive finish, but will need to be cleaned in order to remove loose material and to comply with health code requirements for a tasting room and distillery. However, the remaining components will be re-coated using a modern whitewash solution to sufficiently convey the character of the original finish. Concrete gutters in the side bays will remain, and will be used for their original purpose (as troughs for conveying waste water when cleaning the bays) in the production area. They will also remain in the bathrooms near the front of the barn but will be covered. In the hay loft, several diagonal

bracing elements used to support the roof will be removed where the loft floor is removed. While these are not specifically characterized as distinctive features, they do contribute to the distinctive character of the loft as a whole. However, only five of these will be removed, and the remaining 13 will adequately convey their contribution to the distinctive loft character. This standard is met.

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.

The new additions include trusses, cables, and pulley track as part of the roof; a set of railings, and barrel storage racks in the loft; and new stairs, walls, counters and distilling equipment in the first floor central bay. The trusses are required by building code to stabilize and strengthen the barn roof. They will be placed approximately every 16 feet and will be made of laminated wood components compatible with existing wood in the barn, but clearly differentiated by their construction method. Metal cables will also help support the roof; they are compatible in scale, but differentiated in material. The new pulley track system replicates the original track (which remains at a higher elevation); but must be placed lower to avoid conflict with the cables and will likely be larger to accommodate the movement of barrels. Railings are required by building code because of opening the loft floor; final materials for the railings have not been determined and will be reviewed at a later date. The barrel storage racks will consist of metal grates and other metal components, clearly differentiated from the wood material of the barn, but still compatible in scale with other building components and relatively transparent. New stairs will be placed along one wall of the central bay near the front and are required by building code as the current stairs are inadequate. Walls and counters will be placed in the central bay itself, effectively separating the public space of the distillery from the production space. Final design and materials have not been determined and will be reviewed at a later date. Distilling equipment will be metal (copper and stainless steel) and may change periodically depending on product lines for the distillery. These are clearly differentiated by their material and cylindrical shapes, but are compatible in that the smaller components and connections are of similar size and form with the historic watering cups and milking equipment was once located in the barn. 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 would be unimpaired.

The new additions (trusses, cables, pulley track, railing, barrel storage, stairs, tasting room, and distilling equipment) can be removed in the future. Some of the components (trusses, cables, stairs and railing) will likely not be removed as they are required by building code for the new use of the barn. Their removal could result in a loss of an occupancy certificate for the building. However, other components could more easily be removed and would likely only leave holes in the concrete floor or wooden structure, either of which

could be filled with an appropriate filler and the form and integrity of the property would be unimpaired. This standard is met.

Handy moved to approve the Type II COA to modify the interior of the Cooper Barn for use as a distillery and tasting room as recommended by the DRC and to ratify the agreement between the DRC and the applicant. The motion passed unanimously.

SPECIAL PRESENTATION: Ben Hurley of Mountains to Sound Greenway made a presentation about the proposal to designate the greenway as a National Heritage Area. He asked for a letter of support from the Commission. Handy moved to have Hitzroth and Koler prepare a letter of support for the national heritage area, and to transmit the letter to the organization. The motion passed unanimously.

NEW BUSINESS: None

OLD BUSINESS: None

ANNOUNCEMENTS: Koler said that the July commission meeting will be held at King Street Center and that Michael Houser from the State Department of Archaeology and Historic Preservation will make a presentation on mid-modern styles.

ADJOURNMENT: The meeting was adjourned at 8:45 pm.