

KING COUNTY LANDMARKS COMMISSION MEETING MINUTES

*Thursday, August 27, 2015
Tipping Floor Conference Room (#7255)
King Street Center, 201 S. Jackson Street
Seattle, Washington
(Approved 11/19/15)*

COMMISSIONERS PRESENT: Lorelea Hudson, Vice Chair; Tom Hitzroth; Caroline Lemay; Ella Moore; Rebecca Ossa; David Pilgrim

COMMISSIONERS ABSENT: Poppi Handy, Chair; Kji Kelly

STAFF PRESENT: Jennifer Meisner, Todd Scott

GUESTS: Linda Van Nest, Eileen Lamphere, Pat Story, Carol Grimes, Karen Bouton (all affiliated with Neely Mansion Association); Chelsea Carrigan, Aron Johnson (both with Cooper Barn)

CALL TO ORDER: Vice Chair Hudson called the meeting to order at 4:35 pm and thanked the Neely Mansion Association for attending.

APPROVAL OF MINUTES: Hudson asked for any changes/corrections to the minutes available for approval. No changes were made. Hitzroth/Hudson moved to approve the September 24, 2013 minutes of the King County Landmarks Commission as submitted. The motion passed 2-0 with Lemay, Moore, Ossa and Pilgrim abstaining as they were not present at that meeting.

Hitzroth/Lemay moved to approve the July 23, 2015 minutes of the King County Landmarks Commission as submitted. The motion passed 5-0 with Ossa abstaining as she was not present at that meeting.

CERTIFICATES OF APPROPRIATENESS

Hori Furoba (COA No. 1519) request to rehabilitate the bathhouse.

Scott provided an overview of the project, which includes pouring a new foundation, replacing missing or deteriorated siding, and rehabilitating the interior of the bathhouse. Van Nest introduced her committee that has been working on researching the history of the bathhouse and has conducted several interviews with family members who used the bathhouse 70 or 80 years ago. Frank Hori and his older sister also did drawings of the interior as they remembered as children. Van Nest said they knew they had a gem of a resource, and now they have the funds to restore/rehabilitate it. They intend to showcase the different ethnicities that lived on the farm, as it's a significant portion of the valley's history that is not otherwise represented. Lamphere indicated they had also talked with a man who grew up with a similar bathhouse in Fife, to gain further knowledge of the building's use.

Hudson indicated the Neely Mansion Association had agreed to have archaeologists do a quick dig underneath the building before the new foundation is dug. She hopes it will provide additional information on the history of the site and its users. Pilgrim asked if there was a dirt floor, and where was the tub going to drain. Scott indicated the rehabilitation included putting in a slab floor with wood slats above, similar to what would have been there originally. Van Nest said it likely used to just drain directly into the yard. Lemay asked if they knew exactly where it was historically. Van Nest said they located it using a 1939 photo and oral histories. Hudson suggested they check the 1936 aerial photo of the site to help confirm that location. Pilgrim asked if they planned to move it in order to pour the foundation. They do.

He also asked why they were planning to highlight the edge of the new siding, leaving it bright, rather than treating it to give it a patina that blends in better with the historic siding. Scott said they wanted to use this technique in a nod to the Japanese cultural tradition of repairing broken pottery with gold or silver to highlight the broken pieces. Eventually the bright edge will weather to match more closely the historic siding. Hitzroth indicated he was happy to see this ambitious project undertaken, and it is well worth the grant support it is receiving. Lemay asked if there was historically a toilet, since there is one proposed in the rehabilitation. Van Nest indicated there was. sue.

Pilgrim/Moore moved to approve the Type II COA request to rehabilitate the Hori Furoba as recommended by the DRC and to ratify the agreement between the DRC and the applicant. The motion passed 6-0.

Cooper Farm (COA No. 1520) request to install skylights on the barn.

Moore indicated she had visited the property on August 26 to talk with the owner about another project. They did not discuss the barn or proposed skylights. Scott gave a quick overview of the request, indicating the previously approved clear polycarbonate panels were inadequate in terms of durability and flashing details. Johnson added that the curb system provided with the skylights allows for much easier replacement of the glass rather than if polycarbonate panels were used. He also indicated the skylights had integrated gutters to help with condensation. Pilgrim asked where the gutters drained. Johnson stated they run underneath the flashing to drain directly onto the roof. He also indicated the curb helps prevent water from backing up into the skylight. Carrigan reinforced to the commission that there were so many potential problems with the polycarbonate panels that the skylights were a much better long-term solution.

Hudson stated the issue with the skylights for the design review committee was the profile; they would extend to about ten inches above the roof plane. Carrigan indicated that was an issue for them as well, but they had not been able to find any other suitable alternative to provide them with a sufficient amount of daylighting. She is open to other options if the commission has suggestions. Pilgrim asked if the skylights and flashing should be painted to match the roofing. Scott indicated that had been discussed, but the design review committee had not made an official recommendation on that matter. Hitzroth indicated he would like to see that added as a condition.

Lemay/Hitzroth moved to approve the Type II COA request to install skylights on the barn at the Cooper Dairy Farm as recommended by the DRC, with the condition that the skylight frames, curb

and flashing be painted to match the roofing material, and to ratify the agreement between the DRC and the applicant. The motion passed 5-0 with Moore abstaining.

OTHER BUSINESS: Scott informed the commission that the annual Spellman Awards would be held September 24 at the North Bend Theatre, and there would likely be a commission meeting immediately following the awards presentation. He asked long term commissioners if they had any concern about giving an award to Bassetti Architects for their rehabilitation of the Ronald School in Shoreline and the new school addition, since it had been very controversial at the time. Hitzroth is the only remaining commissioner who was involved in the original approval of the school design. He indicated he had no concerns and felt the project design had been a good one.

Scott also informed the commission that there were five Thursdays in October, and that both he and DRC chair Lorelea Hudson were going to be out of town for the regularly scheduled DRC meeting. He asked if the commission would be ok with pushing both meetings in October forward one week, putting the DRC meeting on October 15, and the full commission meeting on October 29. There appeared to be unanimous consent for this change. Scott will adjust the schedule accordingly.

Hudson asked the commission if they would be interested in participating in the archaeological survey that was planned for the Hori Furoba on September 26. Several said they may be interested. Hudson will email everyone the schedule once she has coordinated with the contractor, owner, and other archaeologists.

HISTORIC PRESERVATION OFFICER'S REPORT: Meisner updated the commission on the Mukai fruit barreling plant. She said the county's full price offer to purchase the building had been refused. Other parties are now working on a potential offer. She also indicated it was likely the Friends of Mukai would be taking possession of the house on September 14.

Meisner recently attended a meeting in Kenmore about the future of St. Edwards Seminary. There is a current proposal being considered that would convert the property to a grand lodge and resort. There were some opponents at the meeting, but there seemed to be overwhelming support for this use. She will be attending a state parks board meeting in September to offer support for the proposal.

She also updated the commission on pending grant deadlines. It appears there is at least one grant application from each council district (except one) for the new Saving Landmarks program. The Washington Heritage Barn Grant program also has a looming deadline and there will be a workshop for this program in King County next week.

PUBLIC COMMENT: None.

ANNOUNCEMENTS: None.

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