

KING COUNTY LANDMARKS COMMISSION MEETING MINUTES

*Thursday, January 28, 2016
King Street Center
201 S. Jackson Street
Seattle, Washington
(Approved 3/24/16)*

COMMISSIONERS PRESENT: Poppi Handy, Chair; Lorelea Hudson, Vice Chair; Tom Hitzroth; Kji Kelly, arr. after approval of minutes; Ella Moore; Rebecca Ossa; David Pilgrim

COMMISSIONERS ABSENT: Caroline Lemay

STAFF PRESENT: Jennifer Meisner, Todd Scott

GUESTS: Jennifer Bush and Gary Goodnight, both with Goodnight Properties

CALL TO ORDER: Chair Handy called the meeting to order at 4:30 pm.

APPROVAL OF MINUTES: Handy asked for any changes/corrections to the minutes available for approval. Scott said that Pilgrim had informed him there was a change needed to the November 19, 2015 minutes of the Snoqualmie Landmarks Commission. There was no indication who seconded the motion designating the NPR 924 Locomotive as a Snoqualmie landmark. Scott reviewed his notes and indicated Hitzroth had made the second. He will make the change to the minutes. There were no other changes. Pilgrim/Hitzroth moved to approve the November 19, 2015 minutes of the King County and Snoqualmie Landmarks Commissions as amended. The motion passed 6-0, as Kelly had not yet arrived.

CERTIFICATES OF APPROPRIATENESS

Pacific Coast Coal Co. Administration Building (COA No. 1527) requests to demolish the building.

Scott provided an overview of the project, indicating that staff had not yet received the requested structural engineers report or other documentation on the condition of the building. Bush provided the commission with several documents including the following:

- *Structural Review and Evaluation Historical Building*, Jan. 27, 2016, by Dibble Engineers, Inc.
- notice of insurance cancellation, Dec. 21, 2015, by Leavitt Group
- photographs of the building recorded on a CD
- *The New Black Diamond Mine*, an article from Mining Congress Journal, April 1929, by George Watkin Evans.

The Commission took a few minutes to look over the documentation provided. Hitzroth asked if all the other applicable features of significance on the property had also been demolished. Scott indicated he has not done a full inspection of the site, so is not certain, although the trestle is no longer there. Goodnight indicated all remaining features of significance had been removed. Kelly asked when the property was purchased by Goodnight and when it was condemned by the county.

He said it was purchased in 1995, but he's not certain when it was condemned. They have attempted to find records of the condemnation, but the county does not keep them this long. Kelly asked how he was able to continue to get insurance on the property when a building has been condemned. Goodnight indicated it had not been a problem until last month, when the insurance was cancelled.

Hitzroth/Hudson moved to approve the Type III COA request to demolish the Pacific Coast Coal Co. Administration Building as recommended by the DRC and to ratify the agreement between the DRC and the applicant. The motion passed 6-1, with Kelly voting nay because he felt there had been insufficient efforts to rehabilitate the building for the last 20 years.

ELECTION OF OFFICERS: Handy asked for nominations for vice-chair of the commission. Handy/Ossa nominated Hudson as Vice-Chair. The motion passed 6-0, with Hudson abstaining. Handy asked for nominations for chair of the commission. Hitzroth/Hudson nominated Handy as Chair. The motion passed 6-0, with Handy abstaining.

HISTORIC PRESERVATION OFFICER'S REPORT: Meisner informed the commission that there had been a good turnout yesterday for the first in a series of training for interlocal commissioners and staff. The next training opportunity is March 15 in Tacoma. She indicated that we will soon be under contract for our mid-century modern context statement, and that we would be getting underway soon with the new barn grant program. She anticipates being able to hire a temporary staff person to help offset the increased work load as a result of managing the grant program. She indicated she has also been working closely with 4Culture and county council staff to finalize the programmatic agreement for the new Preservation Action fund. Historic Seattle will serve as the developer for this program.

PUBLIC COMMENT: None.

ANNOUNCEMENTS: None.

ADJOURNMENT: The meeting was adjourned at 5:00 pm.