

KING COUNTY LANDMARKS COMMISSION MEETING MINUTES*

*Thursday, December 15, 2016
Depot Building
26219 NE Burhen Way
Duvall, WA 98019
(Approved 2/23/17)*

COMMISSIONERS PRESENT: Poppi Handy, Chair; Lorelea Hudson, Vice Chair; Cristy Lake; Rebecca Ossa; David Pilgrim

COMMISSIONERS ABSENT: Kji Kelly, Caroline Lemay, Ella Moore

STAFF PRESENT: Jennifer Meisner, Todd Scott

GUESTS PRESENT: Adam Alsobrook, Wayne Gullstad, Tom Hitzroth

CALL TO ORDER: Chair Handy called the meeting to order at 5:00 pm. Introductions of commissioners and staff were made.

Convene KING COUNTY LANDMARKS COMMISSION

APPROVAL OF MINUTES: Handy asked for any changes/corrections to the minutes. There were none.

Pilgrim/Ossa moved to approve the August 4, 2016 minutes of the Auburn Landmarks Commission (Lake abstain); the August 25, 2016 minutes of the Des Moines, North Bend, and King County Landmarks Commission (Handy and Pilgrim abstain); and the October 27, 2016 minutes of the King County Landmarks Commission (Handy and Lake abstain). The motion passed unanimously except for the abstentions noted above.

PUBLIC HEARING: Stewart Barn and Milk House Landmark Nomination

Scott provided the commission with a brief history of the property and an overview of the farm buildings. He described changes made to the property over time, including the addition of various loafing sheds, feeders, and the modification of the original farmhouse. He also stated there were minor modifications to the barn, including the replacement of windows at the milking parlor level, and the removal of stanchions. The milk house has had several interior modifications. Scott then described the process for designation of county landmarks.

Scott indicated the barn and milk house met Criterion A1 for its association with the broad theme of agriculture and dairy farming in the Snoqualmie Valley. He indicated it also met Criterion A3 as a relatively rare intact example of a Gothic arch dairy barn in the Snoqualmie Valley. Scott also confirmed the barn and milk house meet the eligibility requirements for listing as an individual hay barn according to the Multiple Property Document "Dairy Farm Properties of the Snoqualmie River Valley."

*May include minutes for cities who have interlocal historic preservation agreements with King County.

Scott then recommended the commission designate the buildings as a King County landmark. He recommended the features of significance include the exterior of the building and all of the land area within 15' of the building footprints.

Handy opened the public hearing and asked for testimony from the audience.

Public Testimony:

Wayne Gullstad owns the property and indicated the place was in pretty sad shape when he and his wife acquired it. They have done significant cleanup on the property and felt landmark designation would provide a good opportunity to do some rehabilitation work on the barn and milk house. Most of the farm is already in the county's farmland preservation program, so the pasture is already protected. He also stated the road right-of-way used to go right through the barn, but King County agreed move the r-o-w. This still only gave him 4 feet of clearance on the east side of the barn, but the county also agreed not to subject him to minimum setback requirements for future projects in that location. As for the actual boundaries of the property around the milk house and barn, the area would need to be surveyed, as the current online assessor maps appear to be somewhat off-register. Gullstad said he and his wife support the designation.

Handy asked for additional testimony. Hearing none she closed the public comment period and opened the floor to commissioner deliberation. Pilgrim asked Scott why the 15' buffer around the footprint had been chosen. Scott indicated it was completely arbitrary, but he felt it was sufficient to allow for review of projects that might directly impact the buildings. He also stated the commission had approved several landmark designations in the last few years where the boundaries were limited to just the building footprints. Pilgrim wondered whether the boundaries should be extended to the property line, at least on the north and east sides of the buildings, to protect their relationship with the roadway. He also wondered whether the commission could designate the r-o-w where the property line was closer than 15'. Handy also asked about the ability to protect or at least recognize the view corridor between the barn and the highway, since it is such a prominent icon in the valley. Scott said there really is no mechanism to protect a view corridor or view shed, at least not with the current landmark ordinance, but it can be added to the findings of fact as an important element of the property.

Lake asked about the watering trough located south of the barn and whether it should be considered a feature of significance. Neither Scott nor Gullstad knew when the trough was constructed. Ossa said she would like to include the trough as a feature of significance, if it can be verified that it was constructed during the historic period. Scott indicated that eligibility for landmark designation of an individual hay barn can only include structures built prior to 1950, the year after statewide fluid milk laws changed. He'll check various aerial photographs to see if he can determine when the trough was constructed.

Handy also asked about the interior of the barn, whether it should also be included as a feature of significance. Hudson said she leans toward including the interior of the hay loft, but not the interiors of the milk house and milking floor of the barn as they have been altered or lost integrity. Pilgrim asked about the age of the floor in the hay loft. Scott indicated it was replaced sometime

after 1948 when the Zylstras owned the barn. Handy felt the interior volume of the hay barn, and the interior roof structure are character defining and should be considered features of significance.

Handy called for a motion. Lake/Hudson moved to designate the Stewart Barn and Milk House as a King County landmark based on the staff recommendation, and including the features of significance and findings contained in that recommendation, as amended. The amendment to the features of significance include the addition of the interior volume and interior roof structure of the hay loft; boundaries of significance are amended to be “a 15’ buffer around the barn and milk house, or the adjacent property line, whichever is closer.” The motion passed 5-0.

CERTIFICATES OF APPROPRIATENESS

King County Courthouse (COA No. 1634) request to add a door and modify wainscoting in one corridor.

Scott provided a brief overview of the project. Adam Alsobrook, architect for the project, provided the Commission with some additional history and background, stating that there is a critical need to replace electrical systems in the building and this is being funded by an emergency appropriation from the county council. Most of the system can be replaced without any impact to existing interior features of significance, but this one particular closet requires the addition of a new door in the corridor. Alsobrook stated the county had done some investigation on the amount of surplus marble, at the request of the DRC, and had determined there was adequate dark marble to frame the new doorway opening (Option 2 in the application). Ossa asked about the historic bench currently placed where the new door will be located. Alsobrook indicated that it will be moved to another area in the corridor. His research indicates the benches have always been moved around to different locations; they are not permanently attached to the floor or walls.

Hudson/Ossa moved to approve the Type II COA request to add a door and modify wainscoting in one corridor of the King County Courthouse as recommended by the DRC and to ratify the agreement between DRC and the applicant. The motion passed 5-0.

OTHER BUSINESS: Scott provided a draft meeting schedule for 2017, which included dates and times for meetings of the full commission, design review committee and policy and procedures committee. He noted that normally the November commission meeting is held on the third Thursday, but due to a conflict with the National Trust conference, it has been pushed out to the fifth Thursday.

HISTORIC PRESERVATION OFFICER’S REPORT: Meisner reported that the Preservation Action Fund has finally been approved by county council, on Monday, Dec. 12. Hudson asked who the lead agency for the fund is, and Meisner indicated there is an agreement between King County and 4Culture to manage it; Historic Seattle will be a subcontractor. If a project is done in King County or one of the county’s interlocal cities, the property will be landmarked; if not then a preservation easement will be developed.

Meisner updated the commission on the Heritage Barn Program, indicating that two projects have been completed, and most are under contract. She said staff had met with staff from Permitting

and Environmental Review, and the meeting was productive, but there is a lot to accomplish. She also said staff had met with the City of Renton to discuss an interlocal agreement, and made a presentation to the City of Federal Way planning commission regarding an interlocal agreement.

Earlier in the week staff had conducted a regional training program in Kent, in partnership with 4Culture and Washington Main Street. There were representatives from several cities, as far away as Skykomish. Meisner indicated the county now has a purchase and sale agreement with the owner of the Mukai barreling plant, and that a permanent covenant on the house and garden had been recorded. Finally, she made the commission aware that their legal counsel, Ian Taylor, would be leaving county employment for work in a private firm. New legal counsel for the commission has not yet been determined.

ANNOUNCEMENTS: None.

PUBLIC COMMENT: None.

ADJOURN: King County Landmarks Commission

Convene NORTH BEND LANDMARKS COMMISSION

SPECIAL COMMISSIONER ABSENT: Cindy Walker

CERTIFICATES OF APPROPRIATENESS

Cook Building (COA No. 1627) request to install signage.

Scott indicated the DRC had recommended an additional 60 day continuance in order to work with the applicant to develop an alternative sign.

Lake/Ossa moved to continue the Type II COA request to install signage on the Cook Building to the February 24, 2017 meeting as recommended by the DRC. The motion passed 5-0.

OTHER BUSINESS: None.

PUBLIC COMMENT: None.

ADJOURN: The meeting was adjourned at 6:10 pm.