

KING COUNTY LANDMARKS COMMISSION MEETING MINUTES*

*Thursday, May 24, 2018
Kirkland City Hall, Peter Kirk Room
123 Fifth Avenue
Kirkland, Washington
(Approved 6/28/2018)*

COMMISSIONERS PRESENT: Poppi Handy, Chair (arrived during Kirkland public hearing); Caroline Lemay, Vice Chair; Lorelea Hudson, Ella Moore, Rebecca Ossa, David Pilgrim

COMMISSIONERS EXCUSED: Cristy Lake

STAFF PRESENT: Jennifer Meisner, Todd Scott

CALL TO ORDER: Lemay called the meeting to order at 5:05 pm. Introductions of commissioners and staff were made.

Convene KIRKLAND LANDMARKS COMMISSION

SPECIAL COMMISSIONER PRESENT: Lynette Weber

CITY STAFF PRESENT: Angela Ruggeri

GUESTS: Kim and Daniel Hartman, Loita Hawkinson, Sarah Martin, Vic Newhard, Thomas K. Hitzroth, Marilyn Johnson, Shannon Harris, Brandi Link

PUBLIC HEARING: Dr. William Buchanan Landmark Nomination

Sarah J. Martin, author of the nomination and a consultant for the City of Kirkland, made a presentation on the history and significance of the building. She thanked the city and the Kirkland Heritage Society for their assistance in her research, and particularly Loita Hawkinson and Lynette Weber. She indicated that the Buchanan's House significance is in its relationship to the early formative years of medicine and medical care in Kirkland. She feels it also meets the criterion for architectural significance as an excellent example of a late 19th century Folk Victorian dwelling. She also went into detail on why the house might have been called the Trueblood House for many years, even though there is no direct association with Dr. Trueblood.

Scott indicated that four of eight commissioners and staff had walked by the building during a tour of historic sites in Kirkland just prior to the hearing. He provided the commission with a brief history of Kirkland's historic preservation program. Scott then described the process for designation of landmarks. He also corrected a statement in the staff report that the earliest European American settlement in the area was in 1871 when the McGregor, Popham, O'Connor and French families established homesteads. After review by local historian Tom Hitzroth, Scott said the date should be 1869, and these families actually established land claims, not homesteads. He said that staff felt the building certainly met Criterion A1 for its direct association with Dr. Buchanan and the early years of medicine and medical practice in Kirkland. Scott indicated the

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

building is also required to meet the requirements of Criterion C3 since it has been moved from its original location. He said staff feels those requirements are met, as it is the surviving structure most importantly associated with the early formative years of medicine and medical care in Kirkland. Scott then recommended the commission designate the building as a City of Kirkland landmark. He recommended the features of significance include all exterior elements of the north, east, and west elevations of the historic portion of the house, along with the roof of the historic house. The boundaries of significance would consist only of the footprint of the historic portion of the house including that area covered by roof overhangs, and the landscaped area between the front façade and Sixth Avenue right-of-way. Scott emphasized that as the house is currently undergoing rehabilitation, the landmark designation is intended to reflect its physical characteristics once the rehab is complete. He pointed out that the front porch still needed to be restored and that the windows were being replaced with fiberglass clad wood windows.

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

Public Testimony:

Daniel Hartman, owner of the house, said they had been looking at it since 2016 when it was moved from its original location and was stored on a parking lot. He and his wife were interested in the house. They had met in medical school and both of them liked that it had a history associated with one of the earliest local doctors. They were also interested in it because they felt saving it was good sustainability practice. They have found issues as they've begun restoring it, including having to replace the utilities and shoring up sagging structural components. They also liked the gable and wing form and wanted to use some of those elements in the new rear addition. They also provided a slight offset on the addition so there is a clear delineation between the original house and the addition.

Kim Hartman, owner of the house, said it has been a labor of love, and they haven't made any decisions about the house's restoration lightly. The interior spaces remain as well as the stair. They even know where the other original front door is located. They feel they are doing their best to keep the integrity of the house intact. She indicated there had been some interior modification over the years, and that there is no kitchen remaining. One chimney has been removed, and the other one has been stabilized.

Angela Ruggeri, Senior Planner with the City of Kirkland stated that she is very glad the Hartmans took on this project. It has been a labor of love for the city and the Kirkland Heritage Society as well. She indicated the house was just about to be torn down, and that they had very nearly issued a demolition permit, but then Nickel Brothers took it on, and moved the house temporarily. This allowed for more time to find a buyer. She also indicated the City of Kirkland is in full support of designation.

Loita Hawkinson, President of the Kirkland Heritage Society, thanked the Hartmans for doing the project, and indicated the Society fully supports landmark designation. She said a fair amount of the research was done at the Society, and they had the newspapers which clarified ownership and occupancy of the house. The photo showing Dr. Buchanan in front of the house was a glass negative and was only recently discovered. She still thinks there is a possibility the Truebloods

lived in the house at one time. She also clarified that this is the only surviving structure from the earliest period of physician's offices and clinics that were at one time located in Kirkland.

Handy asked for additional testimony. Hearing none she closed the public comment period and opened the floor to commissioner deliberation. Pilgrim said it was a very well prepared nomination and thanked the Hartmans for their work. He wondered whether a landscape plan should be provided as part of the permit set that reflects the final design. Mrs. Hartman indicated they would be happy to provide that. Handy asked whether the commission felt the house was also eligible under Criterion A3, for its architectural significance. Lemay said it was, because most of the features of the house are still intact. Scott asked the commission for permission to make final corrections to the nomination document as there were a few minor typographical and grammatical errors. The commission agreed.

Handy asked for a motion. Special Commissioner Weber moved to designate the Dr. William Buchanan House as a City of Kirkland landmark under Criteria A1, A3, and C3, and based on the staff recommendation and the features of significance, boundaries and findings contained in that recommendation. She also indicated that staff would be allowed to review and approve the final landscape plan for the front of the house once it is has been finished. Pilgrim seconded. The motion passed 7-0.

OTHER BUSINESS/PUBLIC COMMENT: None.

ADJOURN: Kirkland Landmarks Commission

Convene WOODINVILLE LANDMARKS COMMISSION

SPECIAL COMMISSIONER PRESENT: Phyllis Keller

CITY STAFF PRESENT: None

GUESTS: Brian Rich, George John, Lucy DeYoung, Keith Maehlum, Kim Faust

CERTIFICATE OF APPROPRIATENESS: DeYoung House (COA #1810) request to install interior lighting.

Scott briefly described the project indicating the DRC had recommended approval. He indicated that the wiring would be run above the ceiling for the second floor, but would come in from the outside wall. In the living room there would be a length of track from the wall to the fixture. Pilgrim asked if there would be new switches, and why couldn't the wiring in the living room be run above the ceiling? He also asked why the exterior conduit from the basement up to the second floor couldn't be run through the wall. Moore also asked why the wiring couldn't be fished through the wall. DeYoung responded that they were trying to keep the costs to a minimum and it was too expensive to run the conduit through the wall, as well as they'd have to cut some holes in the plaster, and have the added expense of repairing the plaster. There would be new switches, but for the second floor they could easily be run down into the wall from the attic. For the dining

room they are using the existing switch. Hudson said she felt all of the work could be easily removed in the future and that it would certainly benefit the functionality of the house.

Lemay/Pilgrim moved to approve the Type II COA request to install interior lighting in the DeYoung House as recommended by the DRC. The motion passed 7-0.

BRIEFING: Woodinville Civic Campus and Woodinville School

Scott briefly described the project to build a new civic campus with the school as a centerpiece at the north end. He indicated the developers and the city wanted to provide the commission with information about the project and get some feedback on their ideas related to adaptive reuse of the school. Kim Faust, with Main Street Property Group presented a variety of images showing the conceptual proposal, along with elevations of the school building with more detailed information on how the south side (rear) of the building would be impacted. Brian Rich, a consultant to the developers, said that three sides of the building will remain as they are, with only the rear of the building changing with the removal of several windows and doors, creating new openings, and changing the grade level. The grade change and the new openings are needed in order to provide better accessibility. Pilgrim asked how much of the tax parcel would be impacted, and Rich said just a small area around the historic school. Scott indicated this information is not reflected in the designation report of the landmarked school, and they would need to provide additional information to clarify the exact boundaries of the designated property.

Moore asked how much open space would be included as part of the project. Faust indicated there would be a large open space in the center of the development and to the east of the school. Handy asked if they had considered a new elevator inside the building rather than constructing a tower on the outside. Rich said they had, but they also want to connect the elevator to a new parking garage underneath the plaza and that would be more difficult from within the building. Meisner asked about potential uses in the school building and Faust replied that they were looking at a food hall. Handy asked if the existing windows would be restored, and Rich replied that they would. Keller asked whether the existing flagpole would be retained and whether the roof would be used for activities. Faust said they are unsure yet about the roof, but might have some seating there. The flagpole will be retained.

Pilgrim asked what their time frame was for construction. Faust said they wanted to get started on the project in late fall, and would likely be coming back to the commission in a couple of months with a COA application. Handy indicated she would like to see more about how the site is manipulated. Ossa asked about any energy code impacts to the building and Rich stated they should be able to meet the code with other elements without having to replace the windows with modern windows. Handy said she has a hard time understanding why the elevator has been placed where it is and she would like to see a justification for that location. Ossa said she preferred they work with the windows and doorways on the rear elevation rather than removing them. Lemay concurred that she would prefer to keep the windows on the rear. Handy suggested they bring a couple of options for the rear elevation when they come to the commission with a COA application.

OTHER BUSINESS/PUBLIC COMMENT: None

ADJOURN: Woodinville Landmarks Commission

Convene KING COUNTY LANDMARKS COMMISSION

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

Pilgrim/Lemay moved to approve the April 26, 2018 minutes of the King County Landmarks Commission. The motion passed 4-0 (Hudson and Moore abstained as they were not present at that meeting).

GUESTS: Benno Bonkowski, Bob Horsley, Ivana Halvorsen, Flo Lentz

CERTIFICATE OF APPROPRIATENESS: Sanders Mansion (COA #1808) request to construct a garage addition and floating dock.

Scott briefly described the project indicating the DRC had recommended approval. He said this was a case of the previous owner doing the work without permits and the current owner having to come back for approval after the fact. He indicated the garage addition had been done in such a way that the original windows at that level were still visible from inside the garage, but that it was possible the building code official was going to require that they be removed or sealed up with a fire rated wall. He indicated the owner was trying to get the official to let them keep the windows in place. Ossa asked if they could simply be covered, but left in their openings. Halvorsen, the representative for the owner, said that might be a possibility, if the code official would agree to it. Hudson asked if the commission could get a full set of photos for the building, both inside and out, as there is very little information on the building's current condition in the files. Halvorsen said the owner would be happy to provide the photos, as soon as they get their building permit.

Ossa/Lemay moved to approve the Type II COA request to construct a garage addition and a floating dock at the Sanders Mansion as recommended by the DRC. The motion passed 6-0.

CERTIFICATE OF APPROPRIATENESS: Mukai Agricultural Complex (COA #1811) request to add an accessible lift, sidewalks, and parking pad adjacent to the house.

Scott briefly described the project indicating the DRC had recommended approval. He said that the drawings show only partial sidewalk replacement but since then a contractor has looked at the sidewalks, and most of them cannot be repaired. They may opt to retain a small section of walk near the front door, simply to have an original piece that can be compared to the new. Scott said they would be replicating the original pattern on the replacement sidewalks, but would be using a simpler pattern on the new sidewalks where there were none before. Bonkowski confirmed that the contractor felt it was difficult to repair them, as they were poured in two "lifts" with the top lift only 1" thick. This has severely deteriorated in most places. Horsley said they were also trying to etch the sidewalk top so that it has an aggregate pattern similar to the original. Ossa asked if they couldn't just use the historic pattern, even on the brand new sidewalks, but date stamp them so

they can clearly be identified as new. Handy said she thinks the new concrete shouldn't replicate the scoring. Lentz indicated that the original steps will remain, with just some minor repair.

Lemay said she is concerned about an egress path from the house where the new accessible lift is to be located. Bonkowski said the lift can be operated even if there is no power, so someone would be able to get on the lift and operate it to ground level. He also indicated the plans for the new lift must be submitted to Labor & Industries for review, so he will bring the plan back if it needs to change according to them. Pilgrim asked if they were planning to remove any soil as part of the project. Horsley said they would be removing about 18" of soil in one location where there are some sewer lines. Hudson mentioned that it would be important to be aware of the potential for historical archaeology in those areas where the soil is disturbed. Lentz said they are working with Cascadia Archaeology to do monitoring during construction.

Hudson/Lemay moved to approve the Type II COA request to add an accessible lift, sidewalks, and parking pad adjacent to the house at the Mukai Agricultural Complex as recommended by the DRC. The motion passed 6-0.

OTHER BUSINESS: None

HISTORIC PRESERVATION OFFICER'S REPORT: Meisner reported that staff, along with a 4Culture representative had made a visit to the Enumclaw Expo Center in order to evaluate it for potential landmark designation. They met with the Expo Center executive director and a couple of board members, along with Enumclaw's mayor. Some of the buildings on-site there were originally at the Century 21 Expo, and they are considering whether to create a landmark district for the Expo Center. Meisner also reported that she had made a presentation to the Renton Historical Society as part of their historic preservation month activities. Sherry Boswell will be presenting to the commission at the next meeting on the final results of Phase III of the Cultural Resources Protection Plan. Finally, she told the commission that the biennial conference of the National Alliance of Preservation Commissions would be held in July in Des Moines, Iowa. If any commissioners are interested in attending, there is some money set aside to help with registration and potentially other associated costs.

ANNOUNCEMENTS: Scott indicated the July meeting would be held in Issaquah in order to hear a landmark nomination for Gilman Town Hall.

PUBLIC COMMENT: None

ADJOURN: The meeting was adjourned at 7:50 pm.