

**KING COUNTY LANDMARKS COMMISSION  
MEETING MINUTES\***

*Thursday, August 23, 2018  
New Community Church  
21401 244<sup>th</sup> Avenue SE  
Maple Valley, Washington  
(Approved 9/27/2018)*

**COMMISSIONERS PRESENT:** Poppi Handy, Chair; Lorelea Hudson, Ella Moore, Rebecca Ossa, David Pilgrim

**COMMISSIONERS EXCUSED:** Caroline Lemay, Vice Chair; Cristy Lake

**STAFF PRESENT:** Todd Scott

**CALL TO ORDER:** Handy called the meeting to order at 5:08 pm. Introductions of commissioners and staff were made. Handy thanked New Community Church for the use of their pavilion for the meeting, and for providing the commission with a tour of the property.

**Convene BLACK DIAMOND LANDMARKS COMMISSION**

**SPECIAL COMMISSIONER ABSENT:** Dorothy Botts

**CITY STAFF PRESENT:** None

**GUESTS:** None

**CERTIFICATE OF APPROPRIATENESS:** Pagani House (COA #1816) request to enlarge the kitchen and bathroom and to re-side the house.

Scott briefly described the project indicating the DRC had recommended approval with conditions. DRC would like to review the final permit set to see what the rear and side elevations will look like, since the applicant had only submitted a floor plan. The commission also wanted to give the applicant the option to raise the roof on the rear addition and attach it at a higher point on the original roof, as there appears to be inadequate floor to ceiling height if the current pitch is extended.

Hudson/Pilgrim moved to approve the Type II COA request to enlarge the kitchen and bathroom and to re-side the house, with the condition that final plans, elevations, and window details be reviewed by the full commission prior to starting work. The motion passed 5-0.

**OTHER BUSINESS/PUBLIC COMMENT:** None

**ADJOURN:** Black Diamond Landmarks Commission

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

## **Convene KING COUNTY LANDMARKS COMMISSION**

**APPROVAL OF MINUTES:** Scott indicated there were no minutes available for review.

**GUESTS:** Les Seifert, Paul Hinderlie, Jeff Potter, Curtis Lang, Bill Borland, Tim Eble

**CERTIFICATE OF APPROPRIATENESS:** Willowmoor Farm Historic District (COA #1815) request to rebuild the front porch and add a ramp and stairs on the cottage.

Scott briefly described the project indicating the DRC had recommended approval. He said Parks staff was working to make the cottage, which serves as the park office, as accessible as possible. While there currently is a ramp on the back of the building, there is nothing on the front, and there is a five inch tall threshold at the front door. There was some discussion about colors for the porch railing, and whether they should match the dark trim color, or the lighter field color of the building. Some commissioners had a personal preference, but the commission felt that either option would be appropriate.

Moore/Ossa moved to approve the Type II COA request to rebuild the front porch and add a ramp and stairs on the cottage at the Willowmoor Farm Historic District as recommended by the DRC. The motion passed 5-0.

**CERTIFICATE OF APPROPRIATENESS:** Olof Olson House and Barn (COA #1818) request to construct a new field house, parking and access road, playground, and to remove existing temporary structures.

Scott briefly described the project indicating the DRC had recommended approval. Jeff Potter provided an overview of the current CUP process and gave a history of the site. The current owner, New Community Church, has had a long period of restoration and stewardship of the property. They have finished permits that were started or not filed at all from the previous owner. They have developed a new plan that reduces the overall number of structures on the property from what was approved several years ago. The main building is larger than originally proposed, but other structures are eliminated. The idea is to open up the campus to more visibility from the adjacent roadways. The old location for proposed buildings would have obstructed more of the site. They're also running out of useable space due to changing requirements for wetland buffers.

The new main building will be broken into different elements to minimize its overall massing, including two different rooflines. They're attempting to construct the new buildings using material cues from other buildings on the property, such as wood, concrete, and industrial metal, but that are clearly new. The new building will have two levels but will be built into the hillside, so that from the house and barn it will appear as a one story building. There will be an additional parking area at the basement level, west of the building. They will be moving the play area closer to the main building, and building a secondary road access, something that is required by the county. This roadway will be aligned to provide better visibility of the house. The remaining orchard trees (all apple) are nearing the end of their lives, and the applicant is open to various alternatives for planting new fruit trees.

Bill Borland said they are trying to create an environment that is inviting for everyone. They are proud of what they've done and appreciative of winning a Spellman Award a few years back for the barn project. They would like to stay in the good graces of the commission and the county, but still get the facilities that they need in order to serve their community.

Pilgrim said that they had provided additional information that the DRC had asked for, but he is still curious what the variation in height is for the top of the new building compared to the house. Potter indicated the ridgeline of the new building is five feet higher than the ridgeline of the house. Hudson said she never felt the location of the main building as proposed several years ago was the best solution...this location is a better option. She appreciates that they have been great stewards of the property and that they are providing other benefits to the community. She is most concerned with removing vegetation and paving over some of the old driveway.

Pilgrim said that with the new roadway alignment, the pool will actually block much of the house. Borland indicated the hedges do most of the obstructing, and they will go away eventually. Moore is concerned about the size of the new building as compared to the house, and the large parking area with minimal or no vegetation. Potter said they were trying to balance the square footage of the new building and the number of buildings, and chose to try and break up the mass of the large building. He wants to make it functional for the owner, and there's really not enough space for more buildings because of the wetland buffer requirements. Moore said this is a pastoral setting, and what they're proposing seems more like something you'd find in the city. Potter said landscaping will be added to the parking areas. Moore agrees that having new and improved trees will be an asset.

Handy asked if they had considered a larger footprint one story building, rather than two? Potter said they wanted to take advantage of the grade change and tuck in another floor with minimal elevation impact. Curtis Lang indicated that when they first started discussing the location of the building, they wanted to keep it minimized. It is larger in scale than the other buildings, but he feels stepping it down the hillside helps to minimize its impact. They want the historic buildings to be the primary focus. Hudson asked if the new maintenance building will mean that the existing storage sheds can be removed. Potter indicated they would be removed.

Pilgrim asked about surface water management, does it just run off down the hill? Potter said there would be catch basins to manage most of it. There will be a small drainage pond behind the maintenance building. Pilgrim asked if they had considered pervious roads and parking areas. Potter said they were not planning on it, because in his experience they don't hold up over time and require more maintenance. Handy asked what type of landscaping would be used in the area where they are removing the existing berms. Potter said it would likely be a variety of grasses.

Pilgrim/Hudson moved to approve the Type II COA request to construct a new field house, parking and access road, playground, and to remove existing temporary structures at the Olof Olson House and Barn as recommended by the DRC, with the condition that a final landscaping plan and the design for the maintenance building be brought back to the full commission for review and approval. The motion passed 5-0.

**OTHER BUSINESS:** None

**HISTORIC PRESERVATION OFFICER'S REPORT:** Scott reported that interviews had been scheduled for the potential new landmarks coordinator. They will take place the first week of September. Scott also indicated the annual Spellman Awards had been scheduled for October 11, and would likely be held in Auburn.

**ANNOUNCEMENTS:** Scott indicated the September commission meeting would be held in Kenmore in order to hear a landmark nomination for Saint Edward Seminary. Both Ossa and Pilgrim indicated they would not be in attendance for that hearing.

**PUBLIC COMMENT:** None

**ADJOURN:** The meeting was adjourned at 6:35 pm.