

KING COUNTY LANDMARKS COMMISSION MEETING MINUTES*

*Thursday, November 29, 2018
Enumclaw City Hall
1339 Griffin Avenue
Enumclaw, Washington
(Approved 12/20/2018)*

COMMISSIONERS PRESENT: Caroline Lemay, Vice Chair; Amy Blue, Cristy Lake, Rebecca Ossa, David Pilgrim

COMMISSIONERS EXCUSED: Poppi Handy, Chair; Ella Moore; Amber Earley

STAFF PRESENT: Jennifer Meisner; Sarah Steen; Todd Scott

CALL TO ORDER: Lemay called the meeting to order at 5:30 pm. Introductions of commissioners and staff were made.

Convene ENUMCLAW LANDMARKS COMMISSION

SPECIAL COMMISSIONER PRESENT: Mike Kuffler

CITY STAFF PRESENT: Chris Pasinetti, Community Development Director

GUESTS: Carol & Leon Muhlick; Richard Elfers; Ray Still

PUBLIC HEARING: Enumclaw Masonic Hall Landmark Nomination

Steen made a short presentation on the history of Enumclaw, as well as a quick overview of the city's interlocal agreement with King County and of existing landmarks. Following that, Steen described the history significance of the Masonic Hall itself, including brief overviews of Pacific Northwest Freemason history and the importance of fraternal/civic organizations in the development of Enumclaw and other King County settlement towns. Steen then visually reviewed the architectural elements of the building through available photographs, noting the elements which have been removed or altered, and offered staff's assessment that despite changes the hall clearly retains the ability to convey its significance as an early 20th century fraternal hall. She then described the process for designation of landmarks, and said that staff is recommending approval under Criterion A1 for its association with early community development in Enumclaw. Steen recommended the features of significance include all exterior elements of the building, and specified the boundaries of significance would include the entire legal parcel. Property owner consent letter was signed by Ray Still, President of the Enumclaw Plateau Historical Society, as the owner of the building.

Lemay asked for questions. She then opened the public hearing and asked for testimony from the audience. She also reminded those in the audience for the hearing to please sign in.

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

Public Testimony:

Ray Still, President of the Enumclaw Plateau Historical Society and one of the caretakers of the museum (hall), expanded on various society plans to restore columns on the façade of the hall. He stated that restoring the balconette is not being considered, primarily due to insurance concerns. He is hoping that the landmark designation would offer an incentive to accomplish some level of façade restoration. He detailed some interior projects as well, including consolidations to make information more centralized and easier to find. Still then thanked the commissioners and staff for their consideration of the Masonic Hall landmark application.

Leon Muhlick, resident of (just outside) Enumclaw, employed by mutual of Enumclaw for 35 years, with offices next to the Odd Fellows Hall. He watched the demolition of the Odd Fellows Hall. Muhlick made the point that not many of these historic community/fraternal halls remain, especially in Enumclaw, and asked the commission to consider the nomination carefully.

Lemay asked for additional testimony. Hearing none, she closed the public comment period and opened the floor to commissioner deliberation. She specifically asked for comments from the pre-meeting site visit of the Masonic Hall, which was attended by three of the eight commissioners.

Pilgrim asked if the siding was original on the main historic volume of the building. Special Commissioner Kuffler stated that the siding was an east coast style of cedar clapboard, which was widely available here. He thinks it is original. Steen noted that if it is original, the builders of the (c.2000) addition did an excellent job of matching it, and pointed out the siding is the same type as what was there in the 1937 photograph. Pilgrim clarified that the window sash have all been replaced, noting they were all single pane. He said he hopes the Museum will do something with the columns. (Member of the public) Richard Elfers stood to speak about the siding, stating that the Historical Society hired an archaeologist to research the nomination. According to research and photographs, some of the siding had to be repaired when the Historical Society bought it in 1995.

Blue thanked staff for the presentation on the history and architecture, noting the comparison of different Masonic Halls in King County was useful to establish significance. Lemay clarified that the building was moved forward seven feet, and asked why. Steen speculated that the move was intended to add enough space to the rear of the structure for the elevator, ADA access, and various utility upgrades. Lake noted the alley directly behind the building, saying the closeness of the lot line there was a likely reason for the forward move on the lot. Pilgrim asked what the square footage on the building (Blue answered later the building was about 4200 sqft.). Lemay asked if there was a chimney. Steen said there was at one time, but it was no longer there.

Steen asked for comments or edits to the Landmark Nomination form itself. Lemay asked about including some of the exterior alterations as features of significance. Pilgrim stated that the exterior meets the criteria as it is, and noted it would be difficult to parse features separately. He highlighted his concern about the columns, and said he would rather not have the building sit with the current 4x4 posts for an extended amount of time. Steen said if you only landmark parts of the building, it removes protections and review requirements for the altered areas, making guideline standards less applicable to the very elements it might benefit the building to restore. Meisner

followed up with the point that in applying for grant funds, if particular elements of the building were excluded from the landmark protections, it may make it difficult to secure preservation or restoration funding for those elements. Pilgrim wondered if column restoration could be required within a certain amount of time. The general consensus was no. Meisner stated that supporting owners' efforts find funding to preserve and restore the building was the best strategy. Scott noted that the Historical Society had talked about restoring the columns for a number of years, and that it has only been a matter of finding funding. Landmark status may help. Still clarified that their plan was to wrap the existing one-story 4x4 posts to look like columns, not restore the original full-height two-story columns. Elfers pointed out the city of Enumclaw has an endowment specifically for historic preservation. That money should be available for restoration work on the Masonic Hall façade.

Lemay asked for clarification on the boundaries of significance, and if there are any specific features within the parcel boundaries. Steen said there were no specific features, but the surrounding grounds were included under landmark protections as the original setting of the building.

Lemay asked for a motion. Special Commissioner Kuffler moved to designate the Enumclaw Masonic Hall as a City of Enumclaw landmark under Criterion A1 for association of the broad theme of early social organizations and community development on Enumclaw Plateau based on the staff recommendation and the features of significance, boundaries and findings contained in that recommendation. Pilgrim seconded. The motion passed 6-0.

OTHER BUSINESS/PUBLIC COMMENT: None.

ADJOURN: Enumclaw Landmarks Commission

Convene KING COUNTY LANDMARKS COMMISSION

GUESTS: None.

APPROVAL OF MINUTES: Lemay asked for any changes/corrections to the July 26, 2018 and October 25, 2018 minutes. There were none.

Lake/Blue moved to approve the July 26, 2018 minutes of the King County Landmarks Commission. The motion passed 5-0 (Blue abstained as she was not present at that meeting).

Lake/Osso moved to approve the October 25, 2018 minutes of the King County Landmarks Commission. The motion passed 5-0 (Pilgrim abstained as he was not present at that meeting).

OTHER BUSINESS: 2019 Landmarks Commission/Committee Meeting Schedule

HISTORIC PRESERVATION OFFICER'S REPORT: Meisner reported that she and Sarah made a visit to the Mukai barreling plant to tour the building with the members of the Friends and

State Rep. Joe Fitzgibbon, in support of the Friend's application for a \$600K Washington State Capital Heritage Grant. She noted the Friends have done a great job of restoring the garden area, and that the latest COA project to install a top wire on the house porch rail was finished and looked good. Meisner reported that the use agreement between King County and the Friends of Mukai had been executed, so the county can turn over control of the barreling plant and the Friends can begin the rehabilitation/stabilization process. The Friends have just put out an RFP for project architects. Meisner is working on the year-end Barn Again report, and is interested in scheduling a commission briefing on the projects and program status. She also noted that the national Main Street conference will be coming to Seattle in March. Last time it was held in Seattle was in 2006, and these conferences typically drawing about 1500 – 2000 attendees. Both Meisner and Scott will be giving tours as part of the conference. The county is looking into funding assistance with commissioner registration costs. Meisner also announced the COA project coming forward in December for commission consideration will be the Old Woodinville School development project.

ANNOUNCEMENTS: None.

PUBLIC COMMENT/General Discussion: Pilgrim noted that the historic landmark plaque program has been inactive, and he would like to see it revived. When asked, Scott replied plaques were once funded directly from the county's HPP program monies. Meisner said the budget was formalized already for 2019, but thought perhaps a 4Culture grant could cover some of the cost. She said staff would do some research on plaque expense and funding sources. Pilgrim also brought up the Maple Valley School for discussion. He has met with the president of the school board and the assistant superintendent. The school is up on a hill behind a locked gate and will be vacant by February 2019. It is currently zoned R5, needs a new septic system and is not ADA compatible. School district (owners) agreed to keep the electric on, but are facing some restrictions on use of funds for buildings not used as schools. Scott asked if they district was thinking of surplussing the building. Pilgrim stated the school board hadn't discussed any plan, and that they were going to put it on the agenda for a January meeting. Pilgrim is concerned the school is going to be left vacant and deteriorating. Steen offered information on mothballing historic buildings for Pilgrim to bring with him into meetings. Pilgrim says it has mold, asbestos, lead paint issues, and is not very visually accessible to the public. Staff and commissioners thanked him for raising these points.

ADJOURN: The meeting was adjourned at 6:20 pm.