

KING COUNTY LANDMARKS COMMISSION MEETING MINUTES*

*June 27, 2019
Delta Masonic Hall
13034 41st Ave S.
Tukwila, Washington
(Approved 07/25/2019)*

COMMISSIONERS PRESENT: Poppi Handy, Chair; Caroline Lemay, Vice Chair; David Pilgrim, Ella Moore, Rebecca Ossa

COMMISSIONERS EXCUSED: Amy Blue, Cristy Lake, Amber Earley

STAFF PRESENT: Jennifer Meisner, Sarah Steen

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

Convene TUKWILA LANDMARKS COMMISSION

SPECIAL COMMISSIONER: Joan Hernandez

CITY STAFF PRESENT: None

GUESTS: Mike West; Members of the Delta-White Center Masonic Lodge No. 172 (Robert Chamberlain; Richard Malden; Richard Chapman; Patrick Murray; Mike)

CERTIFICATE OF APPROPRIATENESS: Delta Masonic Hall (COA #19.10) – proposal to install new metal awning over restored entry doors

Steen presented a brief staff report on the location and history of the Delta Masonic Hall, describing the restoration and rehabilitation work the lodge has performed, components of earlier COAs, and details of the current proposal under consideration. Handy asked if the applicant wished to present on their project. Applicant Mike West first clarified that the awning will be enclosed on the sides (as opposed to what is presented in the drawings), and will be copper-colored aluminum. West then reviewed the history of work on the hall, stating that the south elevation brick wall collapsed in 2013. In the process of figuring out how to repair the damage, lodge members recognized theirs was an important historic building, and elected to landmark the hall in 2014. Since then the lodge has received multiple preservation grants to help offset restoration and repair costs. Their last project was to remove and restore all the historic windows and install polycarbonate storm window covers. They also replaced the entry door with a recreation of the original door design, which cost the lodge \$18,000 plus \$4,000 for the hardware. Their contractor recommended installing an awning over the door to help protect it from the elements, which is why they've applied for a COA. West then offered to answer any questions commissioners may have.

Handy asked for clarification on how the awning will be anchored to the building. West said the brick was a veneer covering wood sheathing and a wood frame. The plan is to drill through the

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

brick and attach the awning structure into the wood sheathing. He thought eventually the bricks will need to be replaced, but for now the façade is in good enough condition to support the awning.

Handy asked if any member of the public wished to comment on this project. Members of the lodge said they were proud of their building and wanted to take care of it. Handy thanked them for their comments and asked if anyone else wanted to speak. Hearing no additional comment, the commissioners began their internal discussion.

Ossa asked if the bolt connections could be drilled through the mortar rather than the brick. West said the mortar was the weakest element of the structure, and it was why the south wall collapsed. He reiterated that he thought the whole masonry veneer would eventually need to be replaced. Blue asked for more detail on the wood sheathing. West stated that the sheathing was a 1" wood shiplap. Steen clarified that the walls were comprised of wood framing, wood sheathing, and brick veneer, and the plan was to connect the awning structure to the wood sheathing, rather than the wood framing. West said the awning is pretty light, weighing only about 25 pounds.

Lemay asked if the awning was standing seam aluminum, as shown in the drawings. West said no, the awning was a single flat aluminum sheet without seams. Lemay then asked for more detail on some of the structural and assembly details, including elements like flashing which weren't shown on the drawings. West said the structure would be made of 1" square aluminum tubing with the aluminum sheet riveted on to the tubing frame. A gutter will be installed along the bottom outside edge. Handy asked if a downspout was planned, West replied they had been discussing putting one in, and if they did it would be a 1" tube down the side of the building. Handy then asked if the flashing along the top of the awning would be let into the brick joint, saying it probably wouldn't be enough to keep water away from the door if the flashing just rested against the surface of the wall. Ossa and Lemay agreed, with Lemay also mentioning the need to account for wind pressure on the awning.

Pilgrim mentioned there was caulking that would work to help keep the water from coming in behind the awning. The discussion continued on what should be conditioned specifically and what details could be left to staff review. Handy summarized the outstanding design elements and suggested an umbrella condition that all remaining details be reviewed by HPP staff. Handy then asked for a motion on the COA.

Ossa/Hernandez moved to approve the Type II COA proposal as presented, with the condition that the applicant review all awning design details with HPP staff prior to installation. The motion passed 6-0.

PUBLIC COMMENT: None

ANNOUNCEMENTS: None

ADJOURN

Convene ENUMCLAW LANDMARKS COMMISSION

SPECIAL COMMISSIONER: Mike Kuffler (*absent*)

CITY STAFF PRESENT: None

GUESTS: Toby Wenham, applicant

CERTIFICATE OF APPROPRIATENESS: Enumclaw National Bank (COA #19.11) – proposal to install new fiberglass-clad wood windows on 2nd story, with painted “Evening Sky” blue sash; install new full-lite wood side-entry door; restore historic window openings on lower SE corner of building.

Steen presented a brief staff report on the location and history of the Enumclaw National Bank, described restoration and rehabilitation elements of prior COAs, and presented details of the current proposal under consideration. Handy asked if the applicant would like to speak to the commission about their application. Applicant Toby Wenham talked about the issues with installing awning windows upstairs to better match what was historically there. The main problem was egress for the upstairs areas, since the awning windows didn’t meet code for egress. They decided to go with replacing the double-hung with the same operational type. Wenham said they would be painting the first story window trim to match the Evening Sky of the second story windows.

Wenham mentioned that they were three years away from the building’s 100-year anniversary, and he hoped their next big project would be reconstructing the ornate plaster/masonry entrance according to historic photographs of the building. He noted the windows that are in the building’s second floor now are cheap vinyl windows that are badly installed, letting water into the walls regularly.

Handy asked if lower story front windows would be restored to how they appear in the historic photographs, Wenham said yes, that it was the third phase of their plan. Handy then asked if the larger flanking second story façade windows were to be restored, Wenham said no, Milgard doesn’t make windows of that dimension so they will be installing gangs of two double-hung windows in the openings, like the windows in place now.

There was some discussion on the color of window trim overall. It was suggested to keep the heavy sills under the windows matched with the field color rather than the darker sash. There was additional discussion on the side entry door color options. General agreement that given its size it would be overly dark if it matched the window sash color. The future of the side commercial awning was also discussed. Handy then asked for a motion on the COA.

Pilgrim/Lemay moved to approve the Type II COA as presented, with the condition that the side entry door be light in tone similar to the field color of the building. The motion passed 6-0.

PUBLIC COMMENT: None

ADJOURN

Convene CARNATION LANDMARKS COMMISSION

SPECIAL COMMISSIONER: *position vacant*

CITY STAFF PRESENT: None

GUESTS: None

OTHER BUSINESS: Adoption of Carnation Landmarks Commission Rules & Procedures

Steen gave a brief explanation on the need to pass Rules and Procedures for Carnation, since neither the town nor the county had any on record. Handy asked if there were any questions, and hearing none, she called for a motion to adopt.

Moore/Lemay moved to adopt the Carnation Landmarks Commission Rules & Procedures. The motion passed 6-0.

PUBLIC COMMENT: None

ADJOURN

Convene KING COUNTY LANDMARKS COMMISSION

APPROVAL OF MINUTES: Handy asked for any changes/corrections to the April 25, 2019 meeting minutes. There were none.

Pilgrim/Ossa moved to approve the April 25, 2019 minutes of the King County Landmarks Commission. The motion passed 5-0, with Moore abstaining.

OTHER BUSINESS – Policy & Planning Committee Report

Pilgrim stated that the PPC had met at Commissioner Amy Blue's office in Maple Valley, with all committee members and support staff attending. Pilgrim said the committee had initially been formed to look into what could be done regarding specific instances of demolition by neglect. Last year the committee assigned HPP staff a number of tasks to develop processes to address issues such as neglect.

Preservation Planner Todd Scott sent a letter to the Facilities Manager of the Tahoma School District to open a conversation about plans for the Maple Valley School. HPP has not received a response. HPP staff met with the county permitting department, to discuss maintenance code enforcement options. County permitting (formerly DPER) made it clear it does not have the staff to perform enforcement actions for lack of maintenance alone, but management of that department is relatively new and is interested in continuing discussions with HPP. Staff checked with the County Assessor to request notification should a landmark transfer ownership, as there have been issues in the past with new landmark owners saying they were unaware of designation. The Assessor's office said they don't have a method in place to do that efficiently on a regular basis,

but have been sending information piecemeal as they can. Staff will contact their office occasionally to update records.

Pilgrim noted that another request of staff was to survey existing landmarks to assess their condition and create consistent baseline documentation. With a few properties left to be surveyed, Steen completed the landmarks survey in June, and Pilgrim/Steen presented the initial report to the commission. A field trip to Selleck was discussed. Steen offered some detail on the most endangered properties, and outlined next steps involving owner outreach plans in partnership with 4Culture. Meisner noted that the timing of outreach is good since landmarks capital grant applications are due in September. Meisner also mentioned that the Preservation Action Fund might offer another option, if owners are interested in selling. Steen pointed out that the vast majority of landmarks in King County are in good condition.

Pilgrim said for new committee business, the PPC discussed interpretive signage, and how the use of public interpretive signage can be encouraged and funded. Meisner talked about ways projects could be designed to qualify for the 4Culture Special Projects fund, perhaps for larger interpretive installations or a historical marker tour. Additional discussion continued around funding sources for plaques and signage. King County Roads may already have some interpretive/historical markers in place, and Moore noted that additional interpretive information would be good to have along the Lake Sammamish Trail, managed by KC Parks.

Steen then gave a scheduling briefing on upcoming projects before the Commission, including the nomination of the Lunar Roving Vehicles in Kent and the request to remove landmark designation from Providence Heights College. She also detailed other nominations coming up in August and September, as well as the site visit to Mukai for a briefing on the Barreling Plant rehabilitation.

HISTORIC PRESERVATION OFFICER'S REPORT

Meisner reported on the second regional training held in June at the North Bend Theater, saying it was fun and successful. Presentations were offered on compatibility as well as 4Culture's Special Projects fund, and it was capped by a walking tour through some of the downtown historic buildings owned by Craig Glazier. Meisner also talked about the National Register Nomination for the Baring Bridge that was scheduled to go before the state ACHP that week, mentioning that staff would attend the meeting in support of the listing.

Meisner said the Neely Mansion held its 125th celebration over the weekend, hosting an afternoon gathering on site. Members of the board and others in the community spoke about the history of the mansion. She also gave a project status overview of the Mukai House, Garden and Barreling Plant, discussing the Heritage Capital Grant and talking about some of the broad outlines of the ongoing rehabilitation work. Meisner also discussed the status of HP Program funding within the County. She expects the program funding process to wrap up in November, once it works its way through DNRP management and finally the County Council.

PUBLIC COMMENT:

ADJOURN: The meeting was adjourned at 7:00pm.