

KING COUNTY LANDMARKS COMMISSION MEETING MINUTES*

*October 24, 2019
King Street Center
7th Floor, Room 7255 (Tipping Floor)
201 S. Jackson Street
Seattle, Washington
(Approved 11/21/2019)*

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

COMMISSIONERS EXCUSED: Poppi Handy, Chair

STAFF PRESENT: Jennifer Meisner, Todd Scott

GUESTS: Linda Frkuska, King County Parks Department; Jeff Murdock, Historic Seattle

CALL TO ORDER: Lemay called the meeting to order at 4:30 pm. Introductions of commissioners and staff were made.

Convene KENMORE LANDMARKS COMMISSION

SPECIAL COMMISSIONER: Linda Ottmar (*absent*)

CITY STAFF PRESENT: None

GUESTS: None

CERTIFICATE OF APPROPRIATENESS (public hearing): Kenmore Community Club, 7304 NE 175th Street (COA 19.23) – proposal to install new wood floor

Lemay opened the public hearing. Meisner described the proposal, stating that the floor has worn down and the applicant does not believe it can be sanded any further, as the tongue-in-groove joint is very near the top of individual boards. The proposal also calls for two species of wood, maple and oak, with the oak stained a darker color and used to border the floor on four sides, rather than two sides which is the current configuration. The applicant was not present so there was no additional presentation.

Ossa indicated that the DRC had discussed the possibility of using cherry rather than oak, and whether having the border on two or four sides was more appropriate. The applicant had preferred a symmetrical pattern rather than following the current pattern which they felt had changed over time. Lemay felt the applicant had done good research and there was good evidence the floor needed to be replaced. Lake asked if the original would stay underneath. Lemay indicated it would, but there would be a mastic over it. Moore asked why there was concern about using a

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

mastic, and Ossa replied that she felt it would make it harder for repairs and that the floor wouldn't have the typical spring of an old dance floor. Blue asked if the triangles would extend into the center of the floor and Lemay responded that they would likely be squared off at the top, so that the center portion of the floor would be a square/rectangle. Meisner also confirmed for Blue that the border would be three feet wide all the way around the perimeter.

Pilgrim is concerned about the use of the mastic as it destroys the flooring beneath, and concerned with the pattern, as it doesn't replicate what was there when the building was landmarked. Blue felt the existing pattern looks interrupted and the new floor might replicate what was there historically. Lemay asked for public comment, and hearing none she closed the public hearing.

Blue/Ossa moved to approve the Type II COA #19-23 proposal as described in the October 24th DRC report, with the condition that the owner take adequate photography of the existing floor, including the storage closets in order to document current conditions and identify the locations of the photographs on the new floor plan of the building. Photos of the new work should also be submitted when completed. The motion passed 6-1 with Pilgrim voting nay.

PUBLIC COMMENT: None

ADJOURN

Convene KING COUNTY LANDMARKS COMMISSION

APPROVAL OF MINUTES: There were no minutes available for review.

CERTIFICATE OF APPROPRIATENESS (public hearing): Marymoor Park (maintenance yard), 16325 NE Marymoor Way (COA 19.19) – proposal to install permanent equipment shelter (continuance from September 26, 2019)

Lemay opened the public hearing. Meisner described the proposal, stating that there are currently two temporary shelters located in this location and this larger shelter would replace both. Frkuska, the applicant, showed samples of paint colors on the adjacent buildings and color samples for the proposed standing seam roof. They would prefer the charcoal gray color, made by Champion Metal, in a 12" seam width. The gable ends of the shelter will be the same horizontal siding as what is on the adjacent art and maintenance barns, painted to match. Moore asked what the siding material was and Frkuska indicated it would be wood, and that the gable ends would be painted the lighter beige color, with the wood-wrapped metal posts painted the darker brown color. Blue asked about the width of the board, and Frkuska replied it has a 4-1/2" reveal. She also indicated the art barn has 4-1/2" while the maintenance barn has a 5" siding reveal.

Pilgrim had questions about the color and was concerned about it matching the historic buildings too closely. Scott reminded the commission that the art barn (closest to the shed) is actually not historic, it is a replica built in the last 40 years. Pilgrim was more comfortable with the color if the art barn is newer. Blue stated that this was continued so that the applicant could provide

additional details, and that had been done to her satisfaction. Earley asked if the applicant had discussed the project with the Parks archaeologist and she indicated that she had. Lemay also said it would be nice to have a master plan for the park. Meisner said staff could reach out to the park manager about a master plan. Lemay asked for public comment, and hearing none she closed the public hearing.

Blue/Lake moved to approve the Type II COA #19-19 proposal as described in the October 24th DRC report, including the material samples presented at today's hearing (metal roof and paint colors). The motion passed 7-0.

CERTIFICATE OF APPROPRIATENESS (public hearing): Ronnei-Raum House, 4310 337th Place SE (COA 19.24) – proposal for an overall house rehabilitation project

Lemay opened the public hearing. Murdock, the applicant, made a presentation describing the project, which consists mostly of an interior remodel, with the removal of some non-historic features on the exterior, and new paint and roofing. The rehab will be based largely on a 1940 photo of the house, particularly the reconstruction of the front porch. They have chosen to re-create the 1904 porch as much as possible since much of the rest of the neighborhood seems representative of that period, and it also would offer an opportunity to provide preservation training for the creation of the porch scroll work. Trees and shrubs immediately adjacent to the house will be removed. The roof will be a three-tab asphalt composition shingle in a charcoal gray color. Blue asked if there would be a drop-down stair so that there would be access to the attic since they were removing the internal stair, to which Murdock replied yes.

Moore feels the new stove pipe that replaces the removed chimney seems out of character, since the chimney is brick. She would like to see a brick veneer. Murdock indicated the chimney is concrete block, but it was originally brick. He said brick would be difficult to use as there would be no support for it, but a form could be created around the pipe. Lemay felt a form of brick veneer, or false brick veneer would be too false. Pilgrim asked if the tankless heater needed venting, to which Murdock replied no. He then asked if the upstairs was intended to be storage only, and Lake asked if they were opening up the ceiling in a portion of the house. Murdock indicated the ceiling would extend to the rafters in the living room, but the rest of the upper floor would remain as storage space.

Pilgrim asked whether foundation work would be needed. Murdock indicated that the 1950 addition had a stem wall, but the rest consisted of post and pier. Hopefully they will only have to adjust some of the piers, and are not planning on pouring a new foundation. Lemay asked how the roof would be vented, and Murdock replied a standard ridge vent would be used? Ossa asked if the historic windows will continue as single pane windows? Murdock said they would, but the replacement windows would be double-glazed. Ossa and Lemay would prefer to see storm windows on the historic windows to help with energy loss. Lemay also asked whether any paint color investigation had yet been done, to which Murdock replied no. They plan to assess the color and replicate it.

Earley asked if the house had plumbing originally? If not, it would be good to identify the privy location, since they are planning on doing a lot of ground disturbance for the septic system. She

suggested they may need an archaeological survey. Lake indicated there was evidence of historic burials located in the area. Earley recommended research on the potential location(s) of the privy and then a localized archaeological survey if the privy location can be determined. Pilgrim had a final question about the Fall City guidelines, and Scott indicated they were just that, guidelines and not regulatory, as the Fall City district is a community landmark district. Lemay asked for public comment, and hearing none she closed the public hearing.

Blue/Pilgrim moved to approve the Type II COA #19-24 proposal as described in the October 24th DRC report, with the condition that the owner obtain an archaeological survey to assess the risk of encountering a historic privy or pre-contact archaeological materials during construction of the septic system. The Commission would also recommend adding storm windows to the historic single pane windows. The motion passed 7-0.

PUBLIC COMMENT: None

HISTORIC PRESERVATION OFFICER'S REPORT: Meisner reported that the Spellman Awards ceremony, held yesterday in Issaquah, was very successful. Several commissioners attended and everyone seemed to enjoy themselves. She also reported that she and Sarah Steen had spent some time in North Bend, at the city's request, visiting with a foreign contingent from Mestia in the Republic of Georgia. The group was here to learn from the City of North Bend about zoning and how to encourage historic preservation.

ANNOUNCEMENTS: None

OTHER BUSINESS: Policy & Planning Committee – Pilgrim indicated that the committee was supposed to meet in November, but he didn't believe a meeting had yet been scheduled. He also asked about getting updated information on commissioner terms and who might be up for re-appointment or replacement.

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