

# KING COUNTY LANDMARKS COMMISSION MEETING MINUTES

*Thursday, November 19, 2015  
Snoqualmie City Hall  
38624 SE River Street  
Snoqualmie, Washington  
(Approved 1/28/16)*

**COMMISSIONERS PRESENT:** Poppi Handy, Chair; Lorelea Hudson, Vice Chair; Tom Hitzroth; Kji Kelly; Caroline Lemay; Ella Moore; Rebecca Ossa; David Pilgrim; Dave Battey, Snoqualmie Special Commissioner

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Jennifer Meisner, Todd Scott

**GUESTS:** None

**CALL TO ORDER:** Chair Handy called the meeting to order at 7:50 pm.

**APPROVAL OF MINUTES:** Handy asked for any changes/corrections to the minutes available for approval. There were none. Hitzroth/Hudson moved to approve the August 27, 2015 minutes of the King County Landmarks Commission as submitted. The motion passed 6-0 with Handy and Kelly abstaining as they were not present at that meeting.

## **CERTIFICATES OF APPROPRIATENESS**

**Willowmoor Historic District** (COA No. 1525) requests to erect a fence around a maintenance yard.

Scott provided an overview of the project, indicating that the park has about \$100,000 of portable equipment that they would like to not only secure, but screen from view. He described the materials and stated that fence posts would be set in concrete. As a result they will be required to have the project reviewed by KCHPP in order to determine if any archaeological surveying or monitoring is needed.

Hitzroth mentioned that he had seen the Olmstead plans and that area is not impacted by the proposed fencing. Hitzroth also indicated the proposed location is adjacent to the historic barnyard, but not in the barnyard. Pilgrim asked whether additional landscaping would be installed, since the application states there “may be” additional landscaping. Scott said they were having existing trees evaluated by their arborist, so they may put in some additional trees or screening vegetation. However, there is no funding for landscape screening, so it’s unknown when or if it happens. Pilgrim also asked if the new fence would be visible from the park? Scott indicated it would be visible from an adjacent road and parking area, but not from the rest of the historic district.

Lemay asked what was driving the size of the area they want to enclose. Scott indicated it was primarily good maneuverability, and the potential to also include some other equipment that is

stored elsewhere. One fence line was determined by existing landscape screening, another by an existing gravel pit that they had considered enclosing as well. Kelly asked why they had chosen chain link rather than wood. Scott said cost and maintenance were driving factors, and they thought the green might blend in better than a wooden fence.

Pilgrim/Moore moved to approve the Type II COA request to erect a fence in the Willowmoor Historic District as recommended by the DRC and to ratify the agreement between the DRC and the applicant. The motion passed 7-1, with Kelly voting nay because he felt the material was inappropriate for use inside the district.

**Cooper Farm** (COA No. 1520) requests to remove additional milking stanchions in the barn.

Scott provided an overview of the project, adding that the primary reason for removing the additional stanchions was due to limited access to the distilling equipment. Hitzroth asked for clarification that there was now better representation of the original condition along the south with the added stanchion. Scott confirmed that was the case. Ossa asked what changes were being made to the floor. Scott said it was remaining intact. The existing manure troughs will be fitted with an insert to create a single floor level, but they will still be differentiated. The line in the floor where the stanchions were will also remain visible.

Hudson said the DRC was happy to see the number increase on the south side. Fire danger was a concern due to heat from some of the distilling equipment. Lemay indicated the applicant didn't fully know what the level of complexity for the piping was going to be until the equipment was selected. It wasn't practical to design the layout completely until then. Hitzroth also said he asked why they didn't anticipate this, and he agreed with Lemay that they couldn't have anticipated all of the details when they submitted their original plan.

Lemay also said they could have done a beam to support the stanchions on the north side, but it would have just been floating in air. Hudson said there is no context along the north row of stanchions since that portion of the loft floor has been removed. Pilgrim was concerned that this project continues to have changes, and the overall integrity continues to diminish. At some point it will no longer be historic. Ossa is also concerned about the effect of cumulative changes. Handy reminded the commission there was a master plan that was approved shortly after designation of the farm, and Hudson said the commission also knew there would be some significant changes to the barn when it was designated. Ossa asked whether the size of the distillery had changed since the concept was originally presented. Handy replied that it hadn't; there had just been new details and dimensions. Handy also indicated she would prefer the applicant not use the leftover stanchions as part of the railing for the loft.

Lemay/Hudson moved to approve the Type II COA request to remove two additional stanchions and relocate a third one inside the barn at the Cooper Dairy Farm as recommended by the DRC, and to ratify the agreement between the DRC and the applicant. The motion passed 8-0.

**Mukai Agricultural Complex** (COA No. 1511) requests to install a fence.

Scott provided a quick overview of this request, indicating the DRC had recommended a 120 day continuance, as they preferred not to review the proposed fence until the issue of who controls the property has been resolved by the courts. Currently the matter is before the state court of appeals, although Scott doesn't believe a hearing date has been set.

Hitzroth/Ossa moved to continue the Type II COA request to install a fence at the Mukai Agricultural Complex to March 24, 2016 at 4:30 pm as recommended by the DRC. The motion passed 8-0.

**OTHER BUSINESS:** Hudson made a presentation on the recent volunteer efforts to conduct an archaeological dig at the Hori Furoba on the grounds of the Neely Mansion. She said they had 50 or 60 volunteers, including a number of students from WSU-Vancouver. Many artifacts were discovered, and early indications are that the site had probably been disturbed over the years, by regrading or landscaping work. Her office will continue to process the artifacts and develop a report once everything has been processed. The Neely Mansion Association was very pleased with the dig and did a great job of helping out. They even invited a Buddhist monk to the site to offer a prayer.

Meisner and Scott briefed the commission on their recent participation in the national preservation conference in Washington, DC. Of particular interest were a field session on digital surveying attended by Scott, and a short course commission training attended by Meisner. She will likely use the materials from the short course as supplemental information for a series of commissioner trainings staff is planning to do next year. Meisner also participated in some lobbying activities with DAHP and Washington Trust for Historic Preservation staff, and Steve Day, former KC commissioner.

**HISTORIC PRESERVATION OFFICER'S REPORT:** Meisner informed the commission of the recent approval by King County Council to disperse \$28 million in bond funds to a variety of specific projects around the county. She congratulated Commissioners Kelly, Ossa, Moore and Handy for receiving some of the funds for projects they are involved with at some level. She informed them that the Barn Again program had been reinstated and would have \$500,000 available over the next two years. KCHPP will be managing that program. Hopefully some of the funds can be used to hire a part time administrative staff person to help manage the barn program and the increased work load due to the influx of new projects. She also informed them that there would be a revolving fund called Preservation Action that will be used to acquire and rehabilitate properties. This program will be managed by Historic Seattle.

**PUBLIC COMMENT:** None.

**ANNOUNCEMENTS:** Battey wanted to let the commission know that he is happy to be involved with them again. It has been 25 years since he first served on the commission and he thinks it's a pretty neat group. He commended them for working well together and looks forward to the next opportunity they have in Snoqualmie.

**ADJOURNMENT:** The meeting was adjourned at 8:55 pm.