

# KING COUNTY LANDMARKS COMMISSION MEETING MINUTES

*Thursday, March 24, 2016  
King Street Center  
201 S. Jackson Street  
Seattle, Washington  
(Approved 5/26/16)*

**COMMISSIONERS PRESENT:** Poppi Handy, Chair, arr. after approval of minutes; Lorelea Hudson, Vice Chair; Tom Hitzroth; Kji Kelly; Caroline Lemay; Ella Moore; Rebecca Ossa; David Pilgrim

**COMMISSIONERS ABSENT:** None

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

**GUESTS:** None

**CALL TO ORDER:** Vice Chair Hudson called the meeting to order at 4:37 pm.

**APPROVAL OF MINUTES:** Hudson asked for any changes/corrections to the minutes. There were none. Hitzroth/Kelly moved to approve the January 28, 2016 minutes of the King County Landmarks Commissions. The motion passed 7-0, as Handy was not yet in attendance.

## **CERTIFICATES OF APPROPRIATENESS**

**White Center Fieldhouse** (COA No. 1607) request to install solar panels on the south-facing roof.

Hudson provided an overview of the project, and indicated the panels would be visible from other areas of the park, and the parking lot, but not from the street. Scott indicated the final layout of the panels had not yet been determined due to an existing vent pipe on the roof. The applicant is researching whether that can be eliminated. If not, the panel layout will remain the same, but may have one or two of the panels removed. Pilgrim asked about the color of the panels, and Scott indicated they would be a medium blue-gray in color with aluminum frames and aluminum brackets. Because the project is utilizing grant funds, there will be some educational materials about renewable energy distributed to the neighborhood, or available on site. DRC has recommended the applicant work with staff to make sure the educational materials accurately portray the fieldhouse and the historic significance of the park.

Hitzroth/Lemay moved to approve the Type II COA request to install solar panels on the White Center Fieldhouse as recommended by the DRC and to ratify the agreement between the DRC and the applicant. The motion passed 8-0.

**Willowmoor Historic District** (COA No. 1605) requests to install permanent flooring adjacent to the stage.

Hudson provided an overview of the project, and stated the applicant had initially asked DRC for approval of colored concrete, but after some discussion, decided that a color might not be the best choice. DRC is recommending approval, with the condition that staff review the final concrete color and texture. Pilgrim asked Scott what colors staff would approve. Scott said that only a slight variation, a little lighter or little darker than a standard concrete gray, would be approved. There was additional discussion about the actual size of the concrete area, which was slightly larger than what had been previously submitted. Hitzroth corrected the staff report, which had misspelled Olmstead.

Hudson/Pilgrim moved to approve the Type II COA request to install a concrete seating area and asphalt walkways as recommended by the DRC and to ratify the agreement between the DRC and the applicant. The motion passed 7-0-1, with Hitzroth abstaining due to his previous involvement and opposition to the concert venue.

**Mukai Agricultural Complex** (COA No. 1511) requests to install a security fence on the east perimeter of the property.

Scott provided an update on this COA application, indicating that the last legal hearing had been completed and they are expecting a final decision from the judge within the next 60 days or so. Consequently, DRC is recommending a 90 continuance on this item, with the hope that control of the property will be determined by then. Moore asked who actually owns the property. Scott indicated the owner is a non-profit group, Island Landmarks. However, the question is which board of directors for the organization is the legal board, since there are two separate boards vying for control. Kelly asked about the roof, since DRC had not approved the request for a red colored roof. Scott said the applicant had withdrawn that application and submitted a Type I COA application for an asphalt composition roof in a weathered wood color. That COA was approved by the historic preservation officer in September, 2015.

Hitzroth/Hudson moved to continue the Type II COA request to install a fence at the Mukai Agricultural Complex to June 23, 2016, as recommended by the DRC. The motion passed 8-0.

**OTHER BUSINESS:** Pilgrim thanked Scott for forwarding the latest issue of NAPC's Alliance Review, and mentioned a recent article about demolition by neglect. He asked if the county had a similar code. Scott indicated they did not, but they probably should have one, or at least a minimum maintenance code. He also stated there has been some discussion about making some changes to the existing landmarks code, but staff had been reluctant to bring the issue forward because of a national trend to weaken landmark codes. However, it's something the commission's Policy and Planning Committee could consider working on. Several commissioners asked about the committee and Scott indicated it had been active a number of years ago, but was generally only active when there were specific issues to deal with. Handy suggested the committee could begin to meet regularly and asked who might be interested in the committee. Kelly, Pilgrim, Hitzroth, Lemay, and Handy all indicated they would be interested.

Moore informed the commission of a recent success in Issaquah, where a proposed bridge reconstruction was planned that would have a detrimental effect on a historic section of town. But a number of people spoke out against the project and city council voted it down.

Hitzroth said he'd been working with the City of Redmond on updating the design and land use regulations for the downtown historic core. One section had recommended wider sidewalks, but this would have impacted the designated landmarks downtown, so the guidelines were modified to exempt those buildings from the new sidewalk requirements.

Kelly asked about the code sections related to economic hardship. Scott indicated the county code talks about "reasonable economic return," not economic hardship. Hitzroth indicated he would like to see a good analysis of what exactly would be required of an applicant to demonstrate no reasonable economic return. Scott said he would do a quick analysis and send something to the commission soon.

**HISTORIC PRESERVATION OFFICER'S REPORT:** Meisner reported on the recent statewide CLG training that been held in Tacoma, which was co-sponsored by our program. She and Scott made presentations at the training, and a few of our regional ILA partners sent representatives, either staff or landmark owners. She also indicated King County might host one of these trainings in the future.

Meisner updated the commission on the historic barn grant program, stating that staff would be holding three workshops around the county, and that applications are due May 2. She also mentioned she has been working closely with Historic Seattle, 4Culture and county council staff on the completion of the Preservation Action Fund, which would allow for acquisition and rehabilitation of various properties around the county.

Meisner also stated staff had started working on the mid-century modern context statement, for which we'd received a CLG grant. The application deadline is approaching for the next CLG grant round, and staff was brainstorming ideas for the next project. One being considered is to do a survey of downtown Enumclaw. Hudson suggested they may also need some additional help with archaeology, as she was aware of a number of projects in the city that involved SEPA reviews. Meisner also mentioned she was preparing the job announcement for the preservation planner position, soon to be vacated by Charlie Sundberg, and the announcement should go out within the next few days.

**PUBLIC COMMENT:** None.

**ANNOUNCEMENTS:** None.

**ADJOURNMENT:** The meeting was adjourned at 5:17 pm.