

KING COUNTY LANDMARKS COMMISSION MEETING MINUTES*

*Thursday, January 25, 2018
Snoqualmie City Hall, Council Chambers
38624 SE River Street
Snoqualmie, Washington
(Approved 2/22/2018)*

COMMISSIONERS PRESENT: Poppi Handy, Chair; Caroline Lemay, Vice Chair; Lorelea Hudson, Cristy Lake (excused herself during Snoqualmie hearing due to a potential conflict as she is an employee of Northwest Railway Museum), Ella Moore (left after Newcastle hearing), Rebecca Ossa, David Pilgrim

COMMISSIONERS EXCUSED/UNEXCUSED: None

STAFF PRESENT: Jennifer Meisner, Todd Scott

CALL TO ORDER: Handy called the meeting to order at 5:05 pm. Introductions of commissioners and staff were made.

Convene SNOQUALMIE LANDMARKS COMMISSION

SPECIAL COMMISSIONER PRESENT: Dave Battey

CITY STAFF PRESENT: Mark Hofman, Community Development Director

GUESTS: Dennis Snook, James Mayhew, J. Craig Thorpe, Richard Anderson, Selena Lee, Pam Lee, Thara Johnson

PUBLIC HEARING: Puget Sound Electric Railway Car 523 Landmark Nomination

Scott indicated that several commissioners and staff had toured the car just prior to the hearing. He provided the commission with a brief history of Snoqualmie and an overview of Puget Sound Electric Railway (PSER), and Car 523, including various modifications to it over the years. He indicated it is the last remaining car from the railway, and that Northwest Railway Museum plans to restore it. Scott then described the process for designation of landmarks.

Scott said the car met Criterion A1 for its direct association with the growth and development of King County; Criterion A3 as an excellent and rare example of an electric interurban car from the early 20th century; and Criterion A5 as an outstanding example of a wooden interurban car produced by the St. Louis Car Company. Scott then recommended the commission designate the car as a City of Snoqualmie landmark. He recommended the features of significance include the entire interior and exterior of the car. There would be no boundaries of significance, as the car is a moveable object.

Richard Anderson, Executive Director of the Northwest Railway Museum (NRM), and author of the nomination was invited to make a presentation. He thanked the commission for the

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

opportunity to submit the nomination. He stated the PSER stopped service in 1928 because it was no longer viable as a transit option, and it couldn't compete with buses that operated on subsidized roads. The car could reach 60 mph and could make it from Seattle to Tacoma in an hour, fifteen minutes. Initially the railway offered parlor car service on 523, which was a more luxurious, spacious ride. Eventually more seats were added which reduced the parlor car service. The railway had a significant impact on Kent Valley – a would-be homeowner could get cheap land there and commute to Seattle for work. One reason NRM has acquired the car is because they can establish a context better than a private owner could.

Anderson said they are about to launch a capital campaign for restoration of the car and have commissioned artist J. Craig Thorpe to produce a fine art piece depicting the car at the Auburn PSER Depot in about 1915. Thorpe presented a current sketch for the painting, and indicated that it was slightly in error due to some additional research recently completed. He'll be completing another sketch before developing the final painting. Anderson said the car has a literal connection to Snoqualmie because of the Snoqualmie Falls power plant providing power to the railway. The Georgetown Steam Plant powered the northern end of the line.

He stated that the car is the only known moveable artifact remaining from the railway. Thousands of people rode the car during the Alaska-Yukon-Pacific Exposition of 1909. It also served to carry soldiers to and from Camp Lewis during World War I. The all-time ridership record for the car was established during the war. By the 1910s many affluent people were buying autos and as a result PSER eliminated the parlor car service in 1922. The museum will be restoring the car to its 1915 period, but they will be installing batteries for power, as there is no option to create an electric railway from the museum.

Handy opened the public hearing and asked for testimony from the audience.

Public Testimony:

Mark Hofman presented a letter from Mayor Matt Larson, indicating he had hoped to be at the hearing but had a scheduling conflict. The letter supports designation.

Handy asked for additional testimony. Hearing none she closed the public comment and opened the floor to commissioner deliberation. Hudson asked staff what the period of significance would be for the car. Scott said it would be 1915, as that is the period to which it will be restored. Pilgrim thanked Anderson for the tour of the car and the museum facilities.

Handy asked for a motion. Special Commissioner Battey moved to designate Puget Sound Electric Railway Interurban Car 523 as a City of Snoqualmie landmark based on the staff recommendation, and including the features of significance and findings contained in that recommendation. Lemay seconded. The motion passed 7-0 as Lake had excused herself from the dais and did not participate in the discussion.

OTHER BUSINESS/PUBLIC COMMENT: None

ADJOURN: Snoqualmie Landmarks Commission

Convene NEWCASTLE LANDMARKS COMMISSION

SPECIAL COMMISSIONER PRESENT: Pam Lee

CITY STAFF PRESENT: Thara Johnson, Senior Planner

GUESTS: Selena Lee

PUBLIC HEARING: Baima House COA No. 1801

Scott provided a brief overview of the project, and indicated that the owners have maintained the property for more than 30 years, and that the family is currently in a situation that necessitates selling the parcels they own adjacent to the house, as well as the house parcel. They have not been able to get a buyer because of the uncertainty about whether the house could be moved. They have always wanted to make the house part of a public heritage park for Newcastle, and this is their chance to do it. The house and outbuildings would be moved to a parcel that is more accessible to the public, and additional artifacts and interpretive signage related to the history of Newcastle would be displayed there.

Selena Lee provided additional information about the house stating it is the last remaining house of the mining era. The Baima family purchased the house many decades ago and lived there for a long time. She confirmed the family's situation which puts them in a position where they must sell the house and the land. The cost to develop the property requires that all the adjacent parcels be sold as part of a larger development due to the presence of wetlands and other critical area requirements. The Lees have owned the house since 1980, and Pam has served on the Newcastle City Council, the historical society board, and they've always wanted to donate the house to the public. The family has been working on trying to find the best resolution for selling the property for three years. Any potential buyers always want to know whether they can move the house, so the family is trying to arrange a development agreement with the city.

The proposed new location for the house is adjacent to the original wagon road that ran through the old site of Newcastle. There are some old apple trees at the new site, similar to those on the current parcel. They are proposing to have a pedestrian and bike trail that would connect the new location to 136th Avenue (the designated community landmark Rouse Road). The proposed heritage park would have a monument to Milt Swanson, the local historian who had documented much of the mining history. The Lees had wanted to gain control of the land where the historic mine entries are located, but have not been successful in acquiring them. They are no longer able to maintain the property and feel this is the window of opportunity for making the house available to the public. They have developed a preliminary budget for the park, but are unsure whether all the utilities will be required. Moore stated that she used to live in the community of Snoqualmie Falls and there is nothing left of it now. Consequently, she feels this project has great potential. Pilgrim asked which location option was being considered. Lee stated it was Option B, as the site is larger and there would be no need to align the road. Moore asked what Tract A, adjacent to the new location was for. Lee stated that it would likely be a water vault.

Handy opened the public hearing and asked for testimony from the audience. Johnson informed the commission that there had been a briefing at Newcastle City Council recently, and since there

were a number of new council members, many of them were not aware of the project. The council was generally supportive and excited about the project but wants more substantive information and specifics. It's very likely there would need to be a memorandum of understanding between the city and the Lees. She will begin that process depending on the decision made tonight. The city's parks and public works departments will also need to review costs associated with the park development. Lee mentioned that the intent was not to have the house open every day, but to develop an occasional schedule in conjunction with volunteers from the historical society.

There was no additional public testimony, so Handy opened the floor to commissioner deliberation. Hudson stated the DRC was comfortable recommending a conditional COA approval, with the intent that the buildings couldn't be moved until a formal MOU or development agreement between the city and the owners was signed. She is concerned about the loss of archaeological information if the house is moved. She also feels the new site would need to have access to water as well as electricity. Ossa concurred and said the water could be brought to the site and stubbed out for future connection. Handy reminded the commission they've seen this project several times now, but what has changed is the new location, and it feels like a more appropriate solution. The Lees are also at a point where nothing else can move forward on the project without some assurance from the commission that it is okay to move the house. Lemay said there was adequate evidence to show that the Lees have attempted to get a buyer, but the challenges association with the house are real. She likes this location option better, and it's a good opportunity to save the building and solve the developer problem.

Pilgrim asked how the new landmark process would work. Scott suggested there would need to be a new nomination prepared for the new location, but that likely would not occur until the final plat was approved. Pilgrim also said the site needs utilities, whether the owner, developer, or the city puts them in doesn't matter. Ossa and Lake concurred. Pilgrim asked if there would be an expiration date on the COA, and what the process would be for satisfying the condition on the COA. Scott indicated there would not be an expiration date, but that the buildings couldn't be moved until an agreement was in place. The commission would then also review and approve a new COA for the final site plan at the new location. Pilgrim asked if the commission would have an opportunity to review the agreement. Scott said probably not, that it would likely just be between staff at the city and county. Pilgrim indicated he thought it would be better for the commission to have a chance to review the agreement. Several commissioners concurred. Scott indicated he will need to issue a set of findings for this COA and will include reference to the items discussed and submitted at the hearing.

Pilgrim/Lake moved to approve the Type III COA request to relocate the Baima House as recommended by the DRC, with the condition that the buildings can't be moved until a memorandum of understanding about the new heritage park location has been reviewed by the commission and signed by the city and owner, and to adopt the findings contained in the DRC report. The motion passed 7-0.

OTHER BUSINESS/PUBLIC COMMENT: None

ADJOURN: Newcastle Landmarks Commission

Convene NORTH BEND LANDMARKS COMMISSION

SPECIAL COMMISSIONER ABSENT: Cindy Walker

CITY STAFF PRESENT: None

GUESTS: None

CERTIFICATE OF APPROPRIATENESS: 1954 Store Building, (COA #1719) request to install various signs.

Scott briefly described the project indicating the DRC had recommended approval. He also indicated the signs met the district's signage guidelines, and included the painting over of an existing sign and moving a neon sign from the business two doors away. Ossa asked which signs were existing. Scott explained that the Bigg Dogg Firearms sign was existing and would be repainted for the new business. The address on the face of the canopy is existing and would not be modified. The neon sign located two buildings to the west would be relocated here and placed on top of the canopy. The window and door signs are completely new.

Lake/Lemay moved to approve the Type II COA request to install signage on the 1954 Store Building as recommended by the DRC, and to ratify the agreement between DRC and the applicant. The motion passed 6-0 (Moore had left prior to this item).

OTHER BUSINESS/PUBLIC COMMENT: None

ADJOURN: North Bend Landmarks Commission

Convene KING COUNTY LANDMARKS COMMISSION

APPROVAL OF MINUTES: Handy asked for any changes/corrections to the minutes. There were none.

Hudson/Ossa moved to approve the December 21, 2017 minutes of the King County Landmarks Commission. The motion passed 5-0 (Handy abstained as she was not present at that meeting, and Moore was not present for the vote).

GUESTS: None

CERTIFICATE OF APPROPRIATENESS: King County Courthouse (COA #1721) request to install new exterior doors and an interior optical turnstile.

Scott briefly described the project indicating the DRC had recommended approval. He said the drawings showed two different headers over the existing doors because they were drawn incorrectly, and that the new door would match the one to the north. Pilgrim said the optical turnstile would slow down exiting from the building, and there were general questions about how

this impacts emergency egress from the building. Scott indicated there are other emergency exits, they're just held closed unless an alarm sounds.

Lake/Lemay moved to approve the Type II COA request to install new exterior doors and an interior optical turnstile on the west entry of the King County Courthouse as recommended by the DRC, and to ratify the agreement between DRC and the applicant. The motion passed 6-0.

OTHER BUSINESS: Proposed changes to rules and regulations.

Scott provided a brief overview of the policy and planning committee's recommendations for changes to commission rules. The two items are putting expiration dates on certificates of appropriateness and developing criteria for de-listing designated properties. For the expiration dates, the committee had recommended that an approved COA be valid for a period of three years or until the underlying permit expires unless the commission grants an extension. Pilgrim was concerned about the open ended nature of an extension. He would prefer that any extension also be limited to three years. Handy felt it might be preferable not to dictate a specific length of time for an extension, but Lemay felt it was better to prescribe the time. Hudson had no issue with a 3 year extension. After additional discussion, there was consensus that providing extensions in increments of three years was acceptable.

Hudson/Pilgrim moved to add the following sentence to Part VI.A. of the Commission's Rules and Regulations: "A Certificate of Appropriateness shall be valid for three years from the date of issuance unless the Commission grants additional extensions in increments of three years; provided however that Certificates of Appropriateness for actions subject to permits issued by the local permitting agency shall be valid for the life of the permit issued by that agency. The motion passed 6-0.

There was additional discussion about the procedure for de-listing a designated property. Pilgrim felt there needed to be more detail in how the process works after the public hearing. Scott said the process is not very well spelled out for designation, and expected it would be the same for de-listing. Lemay asked about willful neglect of a property, and felt that should not be a reason to de-list a property. Scott will prepare some additional language for review at the next policy and planning committee.

Election of Officers. Pilgrim/Ossa moved to elect Handy as Chair for 2018. The motion passed 5-0 with Handy abstaining. Pilgrim/Lake moved to elect Lemay as Vice-Chair for 2018. The motion passed 5-0 with Lemay abstaining.

HISTORIC PRESERVATION OFFICER'S REPORT: Meisner reported that the interlocal agreement with the City of Covington was moving forward. She also recently met with Councilmember Balducci about the possibility of developing an ILA with Bellevue. Meisner said she would be making a presentation at the annual meeting of AKCHO next week. Kirkland will be hosting an April commissioner training. Revitalize WA will be held in Port Townsend this year, in April, and the historic preservation program is offering to pay for the registration of any commissioner who would like to attend. Reappointments for Commissioners Ossa, Handy, and Pilgrim have been made.

Meisner also reported that she is working on a special use agreement between the county and Friends of Mukai for the barreling plant. She said they are considering applying for a Heritage Capital Projects grant from Washington State Historical Society. Fortunately that program has been finally funded by the legislature. She anticipates maximum awards to be \$1 million. Pilgrim asked about the status of the Skykomish Hotel, and Providence Heights College. Meisner said the hotel was temporarily on hold while additional work is being done. The level of deterioration was greater than anticipated, so it has taken longer, but there is a new roof and the exterior has been painted. Providence Heights College has a temporary reprieve due to a recent judge's decision, but she still expects the City of Issaquah to negotiate a settlement with the owner and issue the demolition permit. She also said that the appeal of landmark designation for the Baker House in Sammamish is scheduled for a closed hearing with the examiner in late February.

ANNOUNCEMENTS: Scott indicated the March commission meeting will be held in Tukwila at the Museum of Flight. Pilgrim said he had recently toured the Georgetown Steam Plant and would like to arrange a tour for the commission the day of the March meeting. Ossa will work on scheduling that. Pilgrim said the Tahoma School District has asked the Maple Valley Historical Society to vacate the landmark Maple Valley School by the end of the year. He's concerned they will abandon it and it will be subject to vandalism and continued deterioration.

PUBLIC COMMENT: None

ADJOURN: The meeting was adjourned at 7:20 pm.