

# **KING COUNTY LANDMARKS COMMISSION MEETING MINUTES\***

*Thursday, June 28, 2018  
Tipping Floor Conference Room (#7255)  
King Street Center, 201 S. Jackson  
Seattle, Washington  
(Approved 7/26/2018)*

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

**COMMISSIONERS EXCUSED:** Lorelea Hudson

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

**GUESTS:** Sharon Boswell, Melinda Powers

**CALL TO ORDER:** Handy called the meeting to order at 4:30 pm.

**APPROVAL OF MINUTES:** Handy asked for any changes/corrections to the minutes. There were none. Special Commissioners Weber (Kirkland) and Keller (Woodinville) had previously conveyed to staff that they had no changes or corrections.

Ossa/Lemay moved to approve the May 24, 2018 minutes of the King County Landmarks Commission. The motion passed 5-0 (Lake abstained as she was not present at that meeting).

**CERTIFICATE OF APPROPRIATENESS:** Preston Activity Center (COA #1812) request to replace the roof.

Scott briefly described the project indicating the DRC had recommended approval. He said the material was the same as what had been approved on Marymoor park facilities, but was a different color. The applicant had matched the color to the existing wood shingles as closely as possible. The gutters will be new K-style gutters which are somewhat similar to the original wood gutters that had a simple ogee profile. Scott believes the original downspouts are still being used. Pilgrim asked about the gutter color and material, as the DRC report indicated it is white, but the colors on the building appear to be more of an off-white or cream color. Scott indicated the colors in the report may be slightly off, and that the true colors are closer to a real white. The material is aluminum.

Lemay/Pilgrim moved to approve the Type II COA request to replace the roof and install new guttering on the Preston Activity Center as recommended by the DRC. The motion passed 6-0.

**CERTIFICATE OF APPROPRIATENESS:** Vashon Hardware Store (COA #1813) request to modify small storefront.

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

Scott briefly described the project indicating the project had already been completed and that DRC had recommended denial. Melinda Powers, applicant and owner, apologized for doing the process backwards, by doing the work first without obtaining a COA. She started renting the building in 2003 and had to fight over a change of use to convert the hardware store to a restaurant, with the help of Kate Krafft, commission staff at the time. She has now been open 13 years. The space with the small storefront has always been rented separately and none of the businesses there have been successful, in part because it feels isolated in that corner of the building. She is putting in a cooking school there now, and wants to have a separate appearance from the restaurant.

Powers said the building is beloved on the island and she is passionate about keeping it in great shape. Lemay asked about the underlying material on the façade, and Scott indicated it was painted plywood. Lemay said it reads as one long façade and the addition of the siding is too big a departure from what is there now. She thinks it looks nice, but the material doesn't seem appropriate to the exterior of the building. Powers said that from other angles the change appears much more subdued, and less noticeable. She said they had tried just using paint to create a contrast, but it really wasn't successful. She also added that historic buildings are only as successful as the business in them, and she felt the change was warranted to draw attention to the new business. She indicated it had already generated significant interest for the business even though it hasn't opened yet.

Pilgrim suggested that just painting the window frames a different color and adding additional signage should be enough. Ossa wondered whether about just a vertical break between the two storefronts rather than the addition of siding. Powers said they had looked at a vertical strip and paint, but it just didn't seem to provide enough contrast. Ossa also suggested adding a sign above the canopy, but Powers said that wouldn't be visible to pedestrians. Handy feels the siding is incompatible, but agrees that a successful business is important. Powers suggested there really wasn't that much siding added to the building, that this small section of the façade is mostly window and door openings. When you see it in person it really doesn't affect the overall appearance. She really felt the change in texture was helpful, as the paint wasn't enough of a change. She asked what if the siding was to be painted? Handy indicated that the texture is the problem, more so than any change in color.

Pilgrim said he was at a loss about what to do since the work has already been done. For him it clearly doesn't meet the guidelines. Ossa said potted plants might help differentiate the storefront, but Powers said they had also tried that. Handy then suggested changing the color all the way to the top of the parapet wall, just where that storefront is located. Ossa agreed this might be a better solution. Powers said she felt that would detract too much from the overall historic appearance of the building. She also indicated there is wood on the north side of the building already, so having it on this storefront would not be that much different.

Pilgrim/Lake moved to deny the Type II COA request to modify the small storefront on the Vashon Hardware Store as recommended by the DRC, and to adopt the findings in the DRC report. The motion passed 6-0.

**OTHER BUSINESS:** Meisner introduced Sherry Boswell, a historian who was part of the team that recently completed phase 3 of the county's Cultural Resources Protection Plan (CRPP3).

Boswell made a presentation providing commissioners with an overview of what the project had accomplished, including the development of numerous context statements and a model for assessing the likelihood of finding historic archaeological artifacts. Meisner said the county is now trying to determine the best way to disseminate the information from the plan, and likely will put the context statements on our website.

Scott updated the commission on the recent approval of a “delisting” process by the City of Kirkland, for single family residences that have previously been designated as city landmarks. He indicated the new ordinance would require that a property owner notify any agencies that had provided grant funding of the delisting, and that the agencies would likely attempt to recapture that funding. Pilgrim said he felt this was precedent setting, so the commission’s ability to provide any protection in Kirkland, and maybe other cities, is significantly decreased. He asked if our interlocal agreements with the cities can be modified to prevent this. Scott said he would have to check with our legal counsel. Pilgrim also said he felt like the principles behind what we do are being circumvented by the city, even though they agreed to the interlocal agreement to protect historic resources. Scott said city staff did explicitly leave the commission out of the new delisting process because they knew the commission couldn’t delist a property unless some aspect of its significance had changed. Pilgrim wondered how this might impact preservation going forward in Kirkland and suggested staff should prepare a response to the city that is signed by the commission chair and preservation officer. The commission concurred.

**HISTORIC PRESERVATION OFFICER’S REPORT:** Meisner reported that DAHP is updating the statewide preservation plan and encouraged everyone to take the survey that has been circulated. She also said she and Scott had interviewed two potential new commissioners, one an archaeologist and one an attorney. She would still like to get a contractor or engineer on board if that’s possible. She also let the commission know that the preservation planner for the program, Ivy Freitag, had taken a new position in Omaha and that Scott would be moving over into the preservation planner position. A job announcement has been made for the design review coordinator position.

**ANNOUNCEMENTS:** Scott indicated the July meeting would be held in Issaquah in order to hear a landmark nomination for Gilman Town Hall. Handy indicated she would not be able to attend.

**PUBLIC COMMENT:** None

**ADJOURN:** The meeting was adjourned at 6:00 pm.