

**KING COUNTY LANDMARKS COMMISSION
MEETING MINUTES***

*September 26, 2019
Fall City Library – Meeting Room
33415 SE 42nd Place
Fall City, WA
(Approved 11/21/2019)*

COMMISSIONERS PRESENT: Poppi Handy, Chair; David Pilgrim, Rebecca Ossa, Cristy Lake, Amy Blue, Ella Moore

COMMISSIONERS EXCUSED: Amber Earley, Caroline Lemay

STAFF PRESENT: Jennifer Meisner, Sarah Steen

CALL TO ORDER: Handy called the meeting to order at 5:01pm. Introductions of commissioners and staff were made. Commissioners also disclosed that they attended site visits to the Prescott-Harshman House and the Ronnei-Raum House to view the properties in advance of the hearing.

Convene KENT LANDMARKS COMMISSION

SPECIAL COMMISSIONER: Nancy Simpson

CITY STAFF PRESENT:

GUESTS: Brice Sandhal

CERTIFICATE OF APPROPRIATENESS: Harriet Lyons House, Mill Creek Historic District (COA# 19.20) – proposal to expand mudroom addition

Steen presented a brief staff report on the current project, detailing the original design elements and previous alterations to the house as well as the current status of the mudroom expansion project. The owners had already begun work on expanding the small side addition when the city issued a stop work order to enforce building permit and COA requirements. Steen detailed the information requests and detail changes recommended by the DRC.

Handy invited the applicant, Brice Sandhal to speak about his project. Sandhal described his interest in adding some interior transitional space at the side entrance. His intent was to make the larger addition fit with overall design of the house.

Handy asked for additional public comment. Hearing none, she closed the public comment period and asked the commissioners for internal discussion of the project. Pilgrim offered more detail on the DRC discussion concerning design details, specifically pointing out the gutter/eave line and dimensions of the new addition, and that the owner had complied with all DRC requests. Blue commented that the design seemed well in keeping with the standards. Handy asked for a motion on the project.

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

Simpson/Pilgrim moved to approve COA# 19.20, the expansion of the side mudroom, as outlined in the DRC report to the KCLC. Motion passed 7-0.

PUBLIC COMMENT: None

ANNOUNCEMENTS: None

ADJOURN

Convene ISSAQUAH LANDMARKS COMMISSION (5:10pm)

SPECIAL COMMISSIONER: Todd Sargeant

CITY STAFF PRESENT: None

GUESTS: Erica Maniez (Director of Issaquah History Museums), Sarah Martin

PUBLIC HEARING: Issaquah Auto Freight Building Landmark Nomination

Sarah Martin, preservation consultant and author of the Auto Freight Building landmark nomination, gave a presentation on the history of the Auto Freight Building within the context of transportation and commercial development of Issaquah. Martin described the initial construction and ownership history of the Freight Building, and noted design details as well as later alterations and renovations. She concluded by relating the significance of the Freight Building directly to the designation criteria.

Handy asked if the commissioners had any questions. Moore asked what the use is going to be. Martin answered that it will remain in use by the Issaquah History Museums as a storage space, but that may change. Pilgrim asked if the building covers the entire parcel. Martin answered yes, only a small amount of the parcel isn't covered. Handy asked about the interior of the building as part of the nomination, and Steen noted that designating the interior was part of the commission's discussion regarding protected features of significance.

Sargeant asked if the property is given landmark status, what restrictions would be imposed given the variety of materials used in the building. Handy clarified that any changes would be reviewed against the standards. Additional discussion on original materials vs salvaged materials, and the process of determining and defining features of significance. Steen followed with a brief synopsis of the interlocal agreement with Issaquah and the formal designation process. She also discussed the role of the commission in defining significant landmark features and reviewing projects.

Handy opened the hearing to public comment. Darren Sprinkle asked if the designation applied to the interior of the building, would the tenant have to go through the design review process (he was asking about the Food Bank, which is not impacted by the landmark designation.) Handy asked if there were any other comments. Hearing none, she closed the public hearing portion of the meeting.

Handy asked if there were any other questions for the applicant or staff, hearing none she opened up the internal commission discussion period. Moore stated that the mix of materials question had come up before, and reiterated that changes were reviewed for impact to character and was not related to material types or consistency. Sargeant continued on the theme of character, stating that the mix of materials was an aspect of the building's historic character. Commissioners agreed.

Handy asked what commissioners thought of including the interior in the designation. Lake said she is open to including it, as did Ossa. The interior volume of the space and the heavy structural members were specifically called out. Lake asked if, in the 1991 renovations, additional walls were added to the interior. Martin answered yes, the north wall was rebuilt. Moore asked if only one door was operable, Martin said she thought that was the case on the front elevation. Erica Maniez clarified which doors were used for what purpose. Moore asked how the apartment on the top of the building was accessed. Martin said an interior staircase once led up to it, but was no longer there.

Handy asked if there were any additional questions, or thoughts on the criteria. Pilgrim believed that A1 was the only applicable criteria, and stated that he thought the Black Diamond mine salvaged timbers were the most significant interior features. Handy asked if the salvaged timbers were used only as columns, Martin said yes, most of the columns and some of the framing around the garage bays. Steen asked if they were clearly discernable. Martin said yes, all the largest timbers used on the interior were from the Black Diamond mine. Additional discussion defining specific interior features which should be included. Pilgrim asked if there were plans for the apartment. Maniez said yes, they planned to restore it to how it was originally.

Handy summarized that the parcel boundaries, all the exterior as well as the interior salvaged heavy timber columns, heavy framing around the large bay doors, and the interior volume are included as features of significance.

Blue concurred that criterion A1 was met. Handy and Lake agreed.

Blue/Sargeant moved to approve landmark designation for the Issaquah Auto Freight Building under Criterion A1, with the following boundaries and features of significance: the entire parcel boundaries and entire exterior of the building; the original heavy structural columns and heavy framing around the garage bay doors as well as the interior volume of the space. The motion passed 7-0.

PUBLIC COMMENT: None

ADJOURN

Convene KING COUNTY LANDMARKS COMMISSION

APPROVAL OF MINUTES: Handy asked for any changes/corrections to the July 25, 2019 meeting minutes.

Pilgrim/Ossa moved to approve the July 25, 2019 minutes of the King County Landmarks Commission. The motion passed 6-0.

GUESTS: Larry White, Kelsey Wilson, Steve Wilson, Sara Cox, Emily Nelson, Cindy Parks, Sara Retsland, Megan Stewart, Kathy White, Emily Ridout, Chad Ridout, Michele Hare, Dan Barnett, Darren Sprinkle, Jeff Murdock

CERTIFICATE OF APPROPRIATENESS: Prescott-Harshman House (COA #19.15) – proposal to alter interior rooms and features to accommodate a new commercial use.

Steen presented a brief staff report on the location and history of the house, detailing its significance for its use in the early development of rural telephone service in the area and the elements included in the landmark designation. She showcased the adaptive reuse project elements proposed to make the house a commercial coffee shop, reviewing significant features in and proposed changes to each room.

Handy invited the applicants to speak on their project. Sara Cox introduced herself and the other owners of the Aroma Coffee Company, stating that their intention was to preserve as much of the building as possible. She said that their proposed changes were limited to practical necessities to make the interior feasible as a commercial space. Handy asked if there were any questions for the applicant. Blue noted that many questions were answered on the tour of the site which preceded the hearing. Handy then opened the public comment period, asking if anyone present wished to speak about the proposed project.

Larry White, Carnation resident, said he raised his family in Fall City, and spoke in support of the project. He said he's always admired the building from outside, and allowing people to experience the house as a commercial space would be an asset to the community, both economically and socially.

Emily Ridout, one of the owners of the Harshman House, spoke in support of the project. Her family's intention in buying the building was to make it a community coffee shop, and they've been working closely with the Aroma Coffee Company owners to accomplish that goal. She said the unique history of the house will be showcased within the design of the interior space.

Cindy Parks, board member of the Fall City Historical Society, spoke in support of the project. She noted that Fall City doesn't have a community center, or good gathering spaces aside from the library, and that this project would both display local history and fill a community need.

Megan Stewart, Fall City resident, spoke in support of the project. She said she has always wanted a space like this, but had thought it wasn't possible given the septic issues in Fall City. Emily Ridout answered, saying they'd been working with the city on the necessary septic upgrade, but before they move forward with that permit they'd wanted to make sure the house could be altered enough to accommodate a commercial use.

Darren Sprinkle, project contractor, spoke in support of the project. He said his interest was to protect the historic character and significant features of the house.

Dan Barnett, resident of Fall City, spoke in support of the project.

Kelsey Wilson, co-owner of Aroma Coffee Company, spoke in support of the project. She noted that the historical significance of the house centered on it being the hub for early regional telephone communication, and that there was a correlation to what they were trying to do by recreating it as a community space.

Handy asked if any other members of the public wished to speak. Hearing none, she closed the public comment period and asked the commission to begin internal deliberations.

Lake, Ossa, Blue, Sprinkle and Cox discussed some of the internal wall configurations shown in the drawings. Ossa asked about plans for the historic doors slated for removal. Cox said they were open to suggestions for how to reuse them in the design. Ossa suggested they preference them for reuse when considering the design. Ridout stated they have more historic doors stored in the basement of the house.

Pilgrim asked Steen to repeat the features of significance listed in the landmark report. After doing so, she noted some elements have been replaced with newer matching material. Moore asked about the upstairs, Steen said there was no mention of the upstairs in the designation report, and it didn't contain the materials evident downstairs. Handy asked about casing and trim, if the thought was to replace it entirely or reuse historic and fill in any gaps with new matching material. Sprinkle said the plan was to reuse historic material and match wherever needed.

Pilgrim noted that the DRC had expressed an interest that the expanded openings end below the picture rail, so it would remain in place. Other commissioners agreed.

Commissioners generally agreed that a commercial coffee shop was a good use for the space, and a benefit to the surrounding community. Handy asked if there were any more questions. Lake asked if there was concern that taking out the entire wall of the telephone office would have too large an impact on its configuration. Pilgrim said that the reason the opening would be inset and cased, leaving the picture rail in place, was to address that, and leave clear evidence of the wall once there.

Pilgrim also noted that the DRC asked for more interpretive materials be included. Cox said the Fall City Historical Society has offered to help. Handy suggested one condition was that the contractors submit profiles of the trim and plan for reuse of historic doors for staff for review. Handy asked for a motion on the proposal.

Blue/Pilgrim moved to approve the application as submitted with the following conditions: the new enlarged wall openings will leave in place the picture rail and wall remnant above; that the applicant will reuse historic trim and submit profiles of any new woodwork for staff approval before installation; and that the historic doors be reused within the building wherever possible. The commission also recommends that interpretive materials showcasing the house's history be included in the new design. The motion passed 6-0.

CERTIFICATE OF APPROPRIATENESS: Marymoor Park, Maintenance Yard (COA #19.19)
– proposal to install permanent equipment shelter

Steen presented a brief staff report on the project proposal, specifying the location of the maintenance area within the historic district (within the larger Marymoor Park). She reviewed the proposed design and site plan to replace temporary equipment storage covers with a permanent shelter.

Ossa asked if the art barn and shop, the two permanent structures within the maintenance area, are both a light color with darker roofs. Steen answered yes. Ossa thought it may be better to paint the whole shelter building (gable end siding and trim) a darker color to make it fade into the background visually. Pilgrim noted that part of the DRC's concern was how the building would be obscured, especially because the pitch of the roof is shallower than the surrounding buildings. Handy and Ossa said that the metal roof will need to match the color of the surround asphalt roofs.

Handy noted that there were not a lot of specifications offered on design details. Pilgrim suggested the project be continued to allow the applicant to get additional design detail and color samples to the commission. Ossa and Moore agreed.

Blue/Moore moved to continue the application to the October Landmarks Commission meeting. The motion passed 6-0.

PUBLIC HEARING: Ronnei-Raum House Landmark Nomination

Sarah Martin, preservation consultant and author of the Ronnei-Raum landmark nomination, gave a presentation on the history, development, and architectural design of the house within the context of Fall City. She explained the designation and rehabilitation was a Preservation Action Fund project, led by Historic Seattle, with a goal of returning the rehabilitated and protected historic house to private ownership. She concluded by relating the design and significance of the house directly to the designation criteria, stating it is eligible under criteria A1 and A3.

Moore asked about the different sidings, including the seams between them, and how they will be handled during the rehabilitation. Jeff Murdock, the representative from Historic Seattle, answered that they reflect the history of the house and will be maintained. Pilgrim asked about removing a later addition to the rear of the house, Jeff said the plan was to remove it and build a deck in its place. Pilgrim asked if that presented an issue with designation. Steen said no, that removing a small non-historic addition to the rear (non-visible) side of the house was acceptable under the Standards. She noted that the owners would need to come back before the commission to make any changes to the exterior.

Steen briefly explained what a Multiple Property Document is, and how it relates to the designation of the Ronnei-Raum house, which is being nominated under the "Properties Associated with the Plat of the Town of Fall City" document.

Blue/Lake moved to approve landmark designation for the Ronnei-Raum House under Criteria A1 and A3, with the following boundaries and features of significance: all the land area within the parcel boundaries and entire exterior of the building. The motion passed 6-0.

PUBLIC COMMENT: None

HISTORIC PRESERVATION OFFICER'S REPORT: Meisner briefly mentioned the upcoming Spellman Awards, to be held on October 23rd in Issaquah. She also let the commission know that the Baring Bridge was listed on the National Register, and that Roads and HPP staff are working with the author to get a plaque on or near the bridge. Meisner also noted that the Preservation Action Fund is looking for another investment project, and are particularly interested in a commercial property.

OTHER BUSINESS: King County's GIS Mapping Project Presentation: Meisner offered an overview and update on the iMap project King County HPP staff have been working on as part of a 2017 CLG grant. The primary goal is to create a historic structures layer in the county GIS mapping system.

ADJOURN: The meeting was adjourned at 7:15pm.