

KING COUNTY LANDMARKS COMMISSION MEETING MINUTES*

*September 27, 2018
Kenmore City Hall, Council Chambers
18120 68th Ave NE
Kenmore, Washington
(Approved 10/25/2018)*

COMMISSIONERS PRESENT: Poppi Handy, Chair; Caroline Lemay, Vice Chair; Lorelea Hudson, Cristy Lake, Ella Moore

COMMISSIONERS EXCUSED: Rebecca Ossa, David Pilgrim

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 KENMORE LANDMARKS COMMISSION

SPECIAL COMMISSIONER PRESENT: Linda Ottmar

CITY STAFF PRESENT: Nancy Ousley, Assistant City Manager

GUESTS: Suzanne Greathouse, JoAnn Evans, Thomas Hitzroth, Amber Earley, Alex McMurry, Amy Blue, Sarah Martin, Flo Lentz, Trevina Wang

PUBLIC HEARING: St. Edward Seminary Landmark Nomination

Flo Lentz, and Sarah Martin, coauthors of the nomination and consultants for the City of Kenmore, made a presentation on the history and significance of the building. Lentz indicated the Seminary is very significant and meets four of the five eligibility criteria as well as all seven integrity criteria. It is significant for its role in the religious development of the Pacific Northwest; as a seminal achievement in the life and career of Bishop O'Dea; as a large scale example of the Late Romanesque Revival style in King County; and as an outstanding work of architect John Graham, Sr. Martin reviewed the building's physical characteristics and said it is rare to have a building with this much significance to still have such good integrity.

Scott indicated that two of six commissioners and staff had walked through the building just prior to the hearing. He provided the commission with a brief history of Kenmore's historic preservation program. Scott then described the process for designation of landmarks. He said staff felt the building certainly met the four criteria that the nomination authors had recommended. Scott then discussed the reasoning behind the recommended boundaries, which include only a 25' buffer around the seminary building itself. The building is currently being rehabilitated, and there are plans for an exterior deck on the north end of the building, hence the 25' buffer rather than just using the building's footprint as the recommended boundary. He recommended the features of significance include all exterior elements of the building and the interior spatial arrangement,

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

volume, light fixtures, and decorative details of the first floor main lobby, dining hall, and ambulatory. Scott emphasized that as the building is currently undergoing rehabilitation, the landmark designation is intended to reflect its physical characteristics once the rehab is complete. He has reviewed the permit documents that were submitted by the applicant and they are in compliance with the *Secretary of Interior's Standards for Rehabilitation*. The primary changes to the exterior are opening three doors at the north end of the dining hall Scott also indicated staff had received a letter from the Director of Washington State Parks, consenting to the landmark designation process for the building.

Alex McMurry, historic preservation planner for Washington State Parks, indicated that Parks supports the nomination. He also suggested that exterior elements as suggested as features of significance should be all original exterior elements, as there are some non-historic doors and fire escapes on the building.

Trevina Wang, project manager for Daniels Real Estate, the lessee of the building, clarified that only two doors at the end of the dining hall would be opened up for the new deck.

Handy opened the public hearing and asked for testimony from the audience. Hearing none she closed the public hearing and opened the floor to commissioner deliberation. Lemay asked about the 25' buffer and whether the great lawn or open space should be included as well. Scott said including additional open space could create undue requirements on maintaining the landscape in the park, along with the desire by the owner (Washington State Parks) to designate only the building had resulted in the 25' buffer recommendation. McMurry stated that State Parks policy was to follow the *Secretary's Standards* and there would be no changes to the great lawn or circular driveway.

Meisner stated that some of the existing fire walls in the ambulatory would be removed, but they're not original to the space. Handy asked whether the art deco architectural components should be called out in the findings. Scott said we could, but there is already sufficient information about the style and it primarily reads as Late Romanesque Revival. Lemay asked whether a period of significance should be included in the findings. Scott said we have gotten out of the habit of including a period of significance for single buildings, in part because of the assumption that it should always be restored to that period. Lake asked if floor plans would be drawn before changes to the building were made, and Scott indicated there are original plans and as-builts already. Scott asked the commission for permission to make final corrections to the nomination document as there were a couple of minor typographical and grammatical errors. The commission agreed.

Handy asked for a motion. Special Commissioner Ottmar moved to designate the St. Edward Seminary building as a City of Kenmore landmark under Criteria A1, A2, A3, and A5, and based on the staff recommendation and the features of significance, boundaries and findings contained in that recommendation, with the change suggested by McMurry to clarify that it is original elements that are features of significance. Hudson seconded. The motion passed 6-0.

OTHER BUSINESS/PUBLIC COMMENT: None

ADJOURN: Kenmore Landmarks Commission

Convene NORTH BEND LANDMARKS COMMISSION

SPECIAL COMMISSIONER ABSENT: Position vacant

CITY STAFF PRESENT: None

GUESTS: Amy Blue, Amber Earley

CERTIFICATE OF APPROPRIATENESS: Glazier's Dry Goods (COA #1817) – request to modify storefront and alley elevations.

Scott briefly described the project indicating the DRC had recommended approval with conditions. DRC would like to review the final permit set prior to construction. Scott reviewed newly submitted drawings which included each elevation and a floor plan along with new details for the signage. Since there were new drawings that DRC had asked for, and the commission seemed comfortable with those drawings, he asked if the condition could be just for staff review of the final permit set rather than DRC or the full commission. Commissioners concurred.

Lake/Lemay moved to approve the Type II COA request to modify the storefront and alley elevations of Glazier Dry Goods, with the condition that final permit plans be reviewed by staff prior to starting work. The motion passed 5-0.

OTHER BUSINESS/PUBLIC COMMENT: None

ADJOURN: North Bend Landmarks Commission

Convene AUBURN LANDMARKS COMMISSION

SPECIAL COMMISSIONER ABSENT: Greg Watson

CITY STAFF PRESENT: None

GUESTS: Amy Blue, Amber Earley

CERTIFICATE OF APPROPRIATENESS: Auburn Pioneer Cemetery (COA #1819) – request to adopt a landscape and signage plan.

Scott briefly described the project indicating the DRC had recommended approval with conditions.

Hudson/Lemay moved to approve the Type II COA request to adopt a landscape and signage plan for Auburn Pioneer Cemetery, with the conditions with the condition that the marker cleaning

methods be reviewed by staff prior to commencement, and that an archaeological monitoring plan be developed for any instance when digging occurs in the cemetery. The motion passed 5-0.

OTHER BUSINESS/PUBLIC COMMENT: None

ADJOURN: Auburn Landmarks Commission

Convene KING COUNTY LANDMARKS COMMISSION

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

Hudson/Moore moved to approve the August 23, 2018 minutes of the King County Landmarks Commission. The motion passed 3-0 (Lake and Lemay abstained as they were not present at that meeting).

GUESTS: Amy Blue, Amber Earley

CERTIFICATE OF APPROPRIATENESS: Gunnar Olson House, Happy Valley (COA #1820) – request to remove collapsed barn.

Scott briefly described the situation involving the barn, and indicated the DRC had recommended approval. He reviewed the likely timeline for the barn collapse, stating that it appeared to start deteriorating around 2006 or 2007, based on aerial photos, and had collapsed by 2013. The current owner acquired the property in October 2013.

Lemay/Lake moved to approve the Type III COA request to remove the collapsed barn at the Gunnar Olson House as recommended by the DRC. The motion passed 5-0.

OTHER BUSINESS: Hudson asked about the current situation of the Reynolds Agency near Auburn, a King County landmark. Scott said he'd talked to someone with the Muckleshoot Tribe who was asking about the landmark designation. It was his understanding that they had purchased the property. Amber Earley confirmed they had purchased the property and were going to be doing an archaeological survey and were hoping to get grants to do some stabilization or restoration work on the log house.

Lake brought up the question of how historic preservationists were planning to deal with the impacts of climate change. It was suggested that staff work with DNR climate change staff to develop a policy related to historic preservation.

HISTORIC PRESERVATION OFFICER'S REPORT: Meisner introduced Earley and Amy Blue, as new commissioners, who would be official in just a couple of days. They each gave a brief bio. Meisner said she and Lake, Earley and Blue had attended a recent CLG training in Tacoma. She reminded everyone that the annual Spellman Awards were scheduled for October 11, and would be held at the Auburn Masonic Temple in Auburn. She also informed them that she

had hired a new landmarks coordinator, Sarah Steen, and that she would start work October 15. She let everyone know that this is Hudson's last official meeting, and she would be sending an invitation out to them soon for a small event to honor Hudson's service.

ANNOUNCEMENTS: None.

PUBLIC COMMENT: None

ADJOURN: The meeting was adjourned at 6:55 pm.