

KING COUNTY LANDMARKS COMMISSION MEETING MINUTES*

*December 20, 2018
Tipping Floor Conference Room (#7255)
King Street Center, 201 S. Jackson
Seattle, Washington
(Approved 01/24/2019)*

COMMISSIONERS PRESENT: Cristy Lake, Acting Chair; David Pilgrim, Ella Moore, Amber Earley, Rebecca Ossa, Amy Blue

COMMISSIONERS EXCUSED: Caroline Lemay, Poppi Handy

STAFF PRESENT: Jennifer Meisner, Sarah Steen

GUESTS: (listed below)

CALL TO ORDER: Lake called the meeting to order at 4:33 pm. Introductions of commissioners and staff were made.

Convene KING COUNTY LANDMARKS COMMISSION

APPROVAL OF MINUTES: Lake asked for any changes/corrections to the November 29, 2018 meeting minutes. There were none.

Ossa/Blue moved to approve the November 29, 2018 minutes of the King County Landmarks Commission. The motion passed 4-0 (Earley and Moore abstained as they was not present at that meeting).

Convene WOODINVILLE LANDMARKS COMMISSION

SPECIAL COMMISSIONER: Phyllis Keller (absent)

CITY STAFF PRESENT: Elaine Cook, Deputy Mayor

GUESTS: Brian Rich, Brian Bishop, Kim Faust, Kelly Price, Keith Maehlum, George John, Beth Dwyer

CERTIFICATE OF APPROPRIATENESS: Woodinville School (COA #1824) – proposal for adaptive reuse - including altering south elevation; restoration/reconstruction of historic elements; altering landscape grade; and developing surrounding site.

Woodinville Deputy Mayor Elaine Cook began the presentation with the history of site development planning from the city's perspective, including some of the economic obstacles that

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

have previously prevented larger-scale development of that area. She said over a year of work been put into this project proposal, and reiterated the city's enthusiastic support for the current development plan. Kelly Price described the overall intention and vision of the civic campus project from the developer's perspective. Beth Dwyer, architect with GGLO, reviewed the larger site plan to explain how the proposed adaptive reuse of the Woodinville School fits into the whole. She noted the orientation of site elements such as roads and existing buildings, clarifying what buildings will remain and generalized how the construction of an underground garage (podium) would alter the site. Dwyer noted which of the new buildings were residential, which commercial, and described some of the intended public amenities in the intervening spaces. She then focused on the school itself, first clarifying the grade changes around the periphery of the school/site which will result from the construction of the podium.

Blue asked if the existing buildings on site behind the school are vacant. Rich and Price answered yes, except for the YMCA, which will be retained. Dwyer then reviewed the footprint and plans for the layered parking garage to be built under the parcel. Moore asked how many spaces will be available, Dwyer answered 400. Lake asked the base source of the grade elevation numbers, Dwyer responded that they are feet above sea level. Moore asked if garage was under the entire site, project team responded that it was. Blue asked if they will be digging under existing buildings to install the garage, Price and Dwyer explained that no, they will not be digging under retained buildings, but around them. Dwyer further explained they will be adding structural walls at the basement/parking garage level to keep buildings such as the school intact, forming part of the seismic upgrading plan. Dwyer then closely detailed how the grade change/podium will surround and affect the school, noting that more thoroughly explaining the effect of grade changes was a request of the DRC.

Dwyer went through the site plan visually, delineating exterior surface gathering spaces and retail areas, as well as materials used in each. Using different rendered perspectives, she described how the new larger buildings will be pulled away from the school to avoid diminishing the historic building by scale.

Dwyer briefly reviewed the history of the Woodinville School, then reviewed each elevation against the current conditions assessment completed by Brian Rich. The brick, windows, and defining historic features on three elevations will be restored. Guard rails around basement-level light wells will be replaced with those that meet code, and the windows restored. Cook asked if the historic windows will be kept. Rich answered yes, the historic windows will be restored and hardware repaired to functionality. Blue asked the intended use of the school building, Price responded that the use hadn't yet been determined but it will likely be a market or food hall.

Dwyer noted that the south elevation is where most of the proposed modifications will take place. Some of the proposed changes on the south elevation are to make the building ADA accessible without altering the primary (north) elevation.

There was some discussion on treatment of the light wells. Moore commented that the raised podium/grade change would make the school look shorter. Pilgrim pointed out the podium was only on three sides of the school, not on the façade. There was some more detailed discussion on the historic astral windows. Steen asked if the window hardware will be repaired or replaced. Rich

responded they will fix what they can and try to source matching hardware for what is not repairable.

Dwyer returned to detailing of the site plan around the school and the planned modifications to the south elevation. The elevator located on the south elevation will reach from the parking garage to the second story, providing ADA access to the whole structure. Price noted the concrete elevator shaft will also provide a tie-in point for seismic improvements to the building. Blue asked if the top of the elevator shaft would be visible from the front of the building. General response was no.

Pilgrim said one of the concerns in the DRC was the height of the surrounding buildings as compared to the school. He noted the north retail section closest to the school was a similar height, stepping back into the five-story residential section farther away from the school.

Dwyer summarized the proposed changes to the south elevation, including the elevator addition with a flat metal canopy, the removal of a central bank of four windows, and the addition of a 20' wide folding glass door opening with (dark brown or black) metal canopy. Existing entry doors would be infilled with salvaged brick. 1909-era basement level windows will be covered by the podium deck. Window openings will be infilled but outlines retained and visible from the interior.

Blue asked about the choice of concrete for the elevator shaft. Dwyer said they wanted to find a compatible material that was simple and understated, they thought that concrete was less visually prominent. Pilgrim noted that the original plans had the elevator farther east, more obtrusively projecting out from the building.

Moore asked if any interpretive materials will be installed in the school to explain its history. Price said yes, though they hadn't determined what specifically those would be. He stated they were endeavoring to create a "schoolhouse" district, with the history of the school itself a central focus.

End of presentation.

Lake asked if staff had anything to add. Steen pointed out to the commissioners that COA assessment criteria had been added to the staff report in more detail, in compliance with the recommendations of the Hearing Examiner report on the Vashon Hardware Store appeal. Meisner stated that as commissioners comment on a project they should be referencing the criteria, and specifically how the project under consideration does or does not comply with the Secretary Standards.

Lake asked if commissioners had any additional questions for the applicant or staff. Blue clarified that only the exterior and site were designated. Osso asked if the elevation for the retail/residential building within the site boundaries was under commission consideration. Steen said yes, the commission is looking at the compatibility of the new construction within the site boundary. Osso then asked the applicant for more detail on the design of new construction. Dwyer pointed to the existing renderings of the elevation. Moore asked how close the new building is to the school, and how both are oriented to the street.

Osso asked for some clarification on some of the south elevation changes. Dwyer stated the podium concrete will come up to the first floor of the school. General discussion on treatment of 1909-era basement windows, how they will be infilled and their outlines retained as a “ghost” remnant. Osso also asked if the entry doors on the south elevation could also be ghosted, to show the doors were once there. Rich pointed out they could recess the brick in those openings. Dwyer said yes, they can treat it in some way to show the doors were once there.

Lake closed the public comment period. Steen read Commissioner Lemay’s emailed comments into the record. Pilgrim brought up the DRC recommendation on the basement windows, agrees with Osso’s recommendation on including the same treatment for the historic south elevation doors. Osso asked staff if any changes to design will go through them, Steen said the commission can add that requirement to the motion. Blue mentioned the parapet will not be reconstructed, and will be removed from the final COA.

Osso/Earley moved to approve the proposal as presented and recommended in the DRC report with following conditions: “ghosting” of the entry doors on the south elevation, and any design changes be reviewed by staff prior to starting work. The motion passed 6-0.

OTHER BUSINESS: None

HISTORIC PRESERVATION OFFICER’S REPORT: Meisner followed up on the discussion started at the November landmarks commission meeting about resuming the historic plaque program. She said she hadn’t yet had the opportunity to research potential funding for plaques throughout King County, but Councilmember Dunn from District 9 has some surplus funds he allocated to the HP program to buy plaques for the newly designated landmarks in Enumclaw. She noted how expensive the plaques generally are. Lake said she had a source for less expensive plaques in the future. Early said she had gotten a request from her councilmember to meet with them as a new commissioner, and was wondering if that was normal procedure. Lake and Moore commented they also had met with their councilmembers, and it was a way to stay connected.

Lake asked about the potential of a proactive approach to changing water tables in projects like this in the future. Meisner said this subject is beginning to be a part of design considerations, and would be good for us to keep in mind as a potential future policy element.

Meisner reported on the Hearing Examiner’s decision regarding the Vashon Hardware Store appeal. She asked the commissioners to review the report, and consider the examiner’s recommendations on how to review the criteria in future project deliberations. Meisner updated the commissioners on where the appeal is in the process.

Steen introduced a 10-minute trainings plan for the commission – one short training on various questions or skills useful for a landmarks commission would be included at the end of every meeting. Commissioners are encouraged to bring up topics they would like to know more about. Meisner will be kicking off the new year with a quick training on Robert’s Rules of Order.

ANNOUNCEMENTS: None

OTHER BUSINESS/PUBLIC COMMENT: None

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