

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

*January 24, 2019  
Tipping Floor Conference Room (#7255)  
King Street Center, 201 S. Jackson  
Seattle, Washington  
(Approved 02/28/2019)*

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

**COMMISSIONERS EXCUSED:** Amy Blue

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

**GUESTS:** Jason Ludwig (*others listed below*)

**CALL TO ORDER:** Handy called the meeting to order at 3:30pm. Introductions of commissioners and staff were made.

## **Convene KING COUNTY LANDMARKS COMMISSION**

**APPROVAL OF MINUTES:** Handy asked for any changes/corrections to the December 20, 2018 meeting minutes. There were none.

Lake/Pilgrim moved to approve the December 20, 2018 minutes of the King County Landmarks Commission. The motion passed 5-0 (Handy & Lemay abstained as they was not present at that meeting).

## **Convene RENTON LANDMARKS COMMISSION**

**SPECIAL COMMISSIONER:** Elizabeth Stewart (*absent*)

**CITY STAFF PRESENT:**

**GUESTS:** Jeffrey Taylor

**CERTIFICATE OF APPROPRIATENESS:** Woolworth Building (COA #1901) – proposal for multiple commercial sign installations and replacement of second-story aluminum windows. DRC recommends approval.

Steen gave a brief staff report, detailing the ongoing reconstruction/rehabilitation work on the Woolworth building, the areas of significance called out in its designation report and the current

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

COA proposal under consideration. She also reviewed the design concerns raised by the DRC, and how the owner has communicated his intention to address them.

Handy asked if the property owner wished to speak, Steen noted he was absent but had signed an agreement at the DRC meeting on January 10th. Handy asked if Pilgrim (Chair of the DRC) wanted to add any more detail on the committee's concerns with sign design and placement. Pilgrim said the committee discussed the signs in some depth, and aside from some issues with the "ascension" sign orientation and location, the committee didn't feel like the commercial signs detracted from the historic character of the building overall. Moore requested and received some clarification on which elevations of the building would have signs installed (south and east).

Handy asked if there was any more discussion or questions on this proposal. After a couple more general comments about the orientation and location improvement of the "ascension" logo sign, Handy called for a motion.

Lemay/Lake moved to ratify the agreement between the commission and applicant, and approve a COA to make the proposed modifications to the Woolworth building as recommended by the DRC. The motion passed 7-0.

### **Convene NORTH BEND LANDMARKS COMMISSION**

**SPECIAL COMMISSIONER:** *(position vacant)*

**CITY STAFF PRESENT:**

**GUESTS:** Minna Rudd, Bob Hoshide

**CERTIFICATE OF APPROPRIATENESS:** Tollgate Farmhouse (COA #1902) – proposal for interior rehabilitation of farmhouse for public use and an exterior one-story restroom addition to the east elevation.

Steen presented a brief staff report on the Tollgate Farmhouse, including the history of the building, the interior and exterior areas of significance outlined by the designation report, and details on the exterior restoration just completed by SiView Metro Parks. She also reviewed proposed materials and plan details of the interior rehabilitation project under consideration. Parks has been developing the 10-acre+ site as community grounds and the farmhouse as a public interpretive/gathering space, and rehabilitating the farmhouse interior is the next phase of that project.

Handy opened up the hearing for public comment. Minna Rudd gave a presentation on the rehabilitation proposal on behalf of the SiView Metro Parks. Rudd described the intentions of the site project as a whole, and reviewed the items of concern raised by the DRC in their meeting on January 10<sup>th</sup>. She mentioned they were using state Heritage Capital Projects Grant funding for the interior restoration/rehabilitation, and that parks had just passed a community capital bond, which will fund future phases of the project. That will be used to extend the trails, develop the parking

lots, etc. Rudd first addressed a question about whether one of built-in interior closets will be kept, stating yes, the plan was to keep the closet. She then detailed some of the plans for the kitchen. The stove venting (in the kitchen island) will have a down-draft system, negating the need for a visually intrusive overhead system. Bob Hoshide, the project architect, reviewed the lighting plans for the house, taking commissioner questions about lighting choices and details. Lake asked why both restrooms were not placed in the addition, Rudd stated that North Bend building code requires two separate restrooms as part of the occupancy requirement. Lemay noted that the outside ADA restroom will benefit the park year-round. There was some discussion about square foot/restroom requirements and occupancy. Rudd stated meeting the two ADA restrooms requirement was one of the most challenging parts of the project.

Lemay noted that where one of the hall doors will be closed and sealed in place, the bathroom side of the wall will need to be smooth for ADA bars to be installed. Rudd said it was generally understood at the DRC that the hall side would still read as a door, but the bathroom side would be a wall. Rudd next answered a question raised about how the pantry wall removal will be handled by stating a vertical trim piece will be installed in the wall surface where the wall once was.

Moore noted the plan for new flooring as compared to SOI Standard 9, citing the emphasis on restoring historic material rather than replacing with new material, and asked if the flooring in place is bad. Rudd said the flooring is severely deteriorated and must be replaced. Hoshide stated that oak flooring will be installed everywhere but the entry and the restroom, which will be tiled with a porcelain tile.

Lake asked if parks was able to locate where the historic family cemetery is within the parcel. Rudd said no, it had not come up in the study that was done for the trail. Lake said the markers are no longer there, but it was in the farmyard area. Earley asked if parks had done an archaeological survey on the site, Rudd stated one had been done in areas of trail development, but the whole 10 acre site, which included fields, had not been surveyed. Earley asked if the new restroom addition would occupy the same footprint as the historic one-story addition. Rudd and Hoshide said yes.

Ossa asked if archaeology had been done there, and Earley asked if there were any foundation remnants visible. Hoshide said no to both questions. Earley also stated another feature that could be located near the historic addition is the privy, which are usually highly archaeologically significant. Any landscaping planned in areas around the house, or any sort of ground-disturbing work, will probably require an archaeological survey to be done beforehand. Rudd said once they get farther into planning the site around the house, they can look at that as part of future COA proposals.

Handy asked if the commission wanted to condition the COA to require an archaeological survey around the house, including the area covered by the new addition. General consensus was yes. Earley noted that the site's proximity to the river meant finding evidence of Native American occupation was highly likely. Meisner asked for clarification on the area the survey covered - if the new addition stayed within the footprint of the historic one, a survey wasn't necessarily needed. Earley said there still may be remnants of the old foundation and subsurface that is worth surveying, and should be recorded. The general thought is that a survey should be required where the addition is planned, ramp installation, and new ground disturbance around the house site.

Ossa asked if there were any changes were planned for upstairs. Rudd answered no. Rudd then ran through the remainder of outstanding questions raised by the DRC. No sprinkler system is required by code; a commercial kitchen will not be necessary since won't be holding cooking classes or preparing food to sell; the refrigerator will be paneled to blend in to the cabinetry. General discussion on kitchen design details. Lemay asked about interpretive signage, Rudd said there were interpretive signs already in place on site. Hoshide said they will mill the woodwork replacements to match what is historically there. Rudd asked if the commission had any additional concerns or questions about the plan for the house and site. Moore said she was glad to see this work was being done to rehabilitate the farmhouse and use the site for community benefit.

Handy asked if the commissioners had any more questions or comments, or wished to discuss the proposal further. She then asked for a motion on the proposal.

Lake/Lemay moved to approve the restroom addition and interior rehabilitation work on the Tollgate Farmhouse as presented and recommended in the DRC report with following conditions: perform an archaeological survey on areas of planned ground disturbance. The motion passed 7-0.

**OTHER BUSINESS:** Todd Scott made a presentation on the Pacific Coal Company site planning. The building was demolished, but the site has not been delisted, and there is currently a plan to build an asphalt plant on the site. DPER has asked staff to comment on the plans being implemented now. Scott said with the scale of expected soil cleanup and ground-disturbance, and as it was such a significant coal mining site, it might be a good opportunity for an archaeological survey. Scott offered an industrial background and explanation of the site, including how the buildings on site came to all be demolished by 2017.

Scott stated that if the owners don't delist the property, they will have to obtain a COA to build the new plant. The owners are now applying for a Shoreline and Land Use permits, and Scott notes that since we've been asked to comment, now is a good time to request an archaeological survey. Meisner stated they may or may not delist the property. Scott stated that because archaeology was not listed as a feature of significance, the commission couldn't condition the delisting to require it. But since they have been asked to comment, staff/commission could request it now. General agreement was that asking for a survey makes sense.

**HISTORIC PRESERVATION OFFICER'S REPORT:** Meisner briefed the commission that the County Council had supported the Hearings Examiner's denial of appeal on the Vashon Hardware Store, and passed the ordinance doing so. Heritage Capital Grant Program is up for refunding by the legislature, King County owns one of the buildings up for funding (Mukai Agricultural Complex). Meisner invited commissioners to advocate for the projects, and to accompany staff on a trip to Olympia to lobby state legislators to fully fund the valuable state-wide program.

**ANNOUNCEMENTS:** None

**OTHER BUSINESS:** 10Minute Commission Training – Roberts Rules of Order

**ADJOURN:** The meeting was adjourned at 5:00pm.