

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

*November 21, 2019  
King Street Center  
7<sup>th</sup> Floor, Room 7278 (Frog)  
201 S. Jackson Street  
Seattle, Washington  
(Approved XX/XX/XXXX)*

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

**COMMISSIONERS EXCUSED:** Caroline Lemay, Vice Chair

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

**GUESTS:** Walt Carrel; Mary Moore; Monica Thompson; Shelby Perrault; Kim Hartman; Harry Shedd

**CALL TO ORDER:** Handy called the meeting to order at 4:36 pm. Introductions of commissioners and staff were made.

## **Convene KENT LANDMARKS COMMISSION**

**SPECIAL COMMISSIONER:** Nancy Simpson

**CITY STAFF PRESENT:** None

**GUESTS:** None

**CERTIFICATE OF APPROPRIATENESS (public hearing):** 416 Jason Avenue, Mill Creek Historic District, Kent (COA 19.25) – proposal to install new windows; replace entry doors; hardscape front yard; install porch rail

Handy opened the public hearing. Steen presented her staff report describing the proposal, reviewing the house, site, and neighborhood, as well as detailing the current status of the project. The applicant had already started the hardscaping work on the front yard when she was told a COA was required. None of the proposed alterations on the house have taken place. Steen reviewed the recommendations of the DRC, including the rerouting of the entry path, requiring that front windows, if replaced, be replaced in wood, and to allow more latitude on material selections for the non-publically visible areas of the house. Some of those recommendations have already been implemented.

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

Pilgrim summarized the DRC discussion, offering additional detail on proposal elements such as entry doors and windows. He mentioned the railing should be replaced as close to the original as possible. Blue stated that she appreciated the owner already implementing recommendations. Handy asked for public comment, and hearing none she closed the public hearing and asked for a motion.

Blue/Moore moved to approve the Type II COA #19.25 proposal as described in the November 21<sup>st</sup> DRC report, subject to the conditions outlined in the report. The motion passed 7-0.

**PUBLIC COMMENT:** None

**ADJOURN**

### **Convene SAMMAMISH LANDMARKS COMMISSION**

**SPECIAL COMMISSIONER:** Walt Carrel (*recused*)

**CITY STAFF PRESENT:** None

**GUESTS:** Mary Moore; Monica Thompson; Shelby Perrault; Harry Shedd

**CERTIFICATE OF APPROPRIATENESS (public hearing):** Reard House, 1516 220<sup>th</sup> Avenue SE (COA 19.22) – proposal to reconstruct kitchen addition on the west elevation

Handy opened the public hearing at 4:45pm. Steen noted that both the Special Commissioner Walt Carrel and Commissioner Ella Moore were recusing themselves from this part of the hearing as they are members of the Sammamish Heritage Society, the applicant on this project. Steen then described the proposal, outlining the project to reconstruct a missing kitchen addition on a historic farmhouse owned by the City of Sammamish in Black Rock Park. She noted a disagreement between the SHS and the City on the design details of a porch on the primary elevation.

Handy asked if the applicant(s) wished to speak. Mary Moore, representing SHS, described board discussions regarding restoring an inset porch on the addition, which is their preferred approach, and handed out rough schematics for interior layout. She discussed SHS's desire to have the house restored to its original form and detail, since that has been the goal since the beginning of the house restoration. Acknowledging that the city would prefer an enclosed porch to allow for additional storage on the first floor, Moore stated that her rough drawings of layout options showed it was possible to do both – have an inset porch and interior storage space.

Handy thanked SHS for presenting, and asked if representatives from the City of Sammamish would also like to speak on the project. Monica Thompson, speaking for the City, noted that Parks very supportive of the restoration work undertaken by SHS, and that they have been a primary financial supporter in the effort. She said they are beginning a large park improvement project around the house, which is in part designed to support community and SHS programs there.

Thompson reviewed the overall park project with the commissioners. She explained they had always understood that porch would be enclosed, and were only recently informed of the alteration of design to return it to an inset porch. Thompson said the city would prefer it enclosed, for interior storage space, as well as exterior security and public wayfinding clarity. The addition needs to contain the ADA bathroom, some event storage area, and a small catering kitchen, in a fairly small space. She reiterated that the city remains committed to working with SHS on successfully restoring the house for community use.

Handy asked if the commissioners had any questions for the applicants. Blue asked for clarification on the location of the main entrance, and the accessible entrance. Handy asked if the submitted proposal was with the inset porch. Steen said no, the COA application was based on the permit set, which has an enclosed porch. Blue asked whether the porch on the north side would also be redesigned, noting that originally there were a set of inset porches the front and rear of the building. Steen said no, since the north elevation would be less visible to the public, and would need to allow for an ADA ramp into the house, that porch will be enclosed. Blue then asked for clarification of porch details in some of the historic photographs.

Handy asked if the commission had any more questions for the applicant. Hearing none, she opened up the public hearing portion of the meeting and asked if anyone would like to speak.

Harry Shedd, resident of Sammamish and a board member of the Sammamish Heritage Society, spoke in favor of the inset porch alteration. He also mentioned that the Sammamish City Council is considering the idea transferring ownership of the house to SHS. He requested the commission table the project until the council votes on the ownership question. Handy thanked Shedd and said the commission would take that under consideration

Mary Moore, president of the Sammamish Heritage Society, stated that she disagreed with some of Thompson's characterizations of past city support of the project.

Handy thanked the speakers, and closed the public hearing portion of the meeting. She then asked for a report on DRC review of the project. Pilgrim said that the porch was the main issue under discussion, since the interior structural work was beyond the purview of the commission. He said that fact that the north porch would remain enclosed, he thought the argument to open the south porch to restore to an earlier period wasn't as strong. Pilgrim also noted that when the house was designated the porch was enclosed. DRC recommended approval of enclosure of the porch, with concrete steps leading up to the inoperable door on the south (main) elevation.

Ossa said that they were also interested in what design was submitted with the State Heritage Capital grant application, which is the primary funding source for the project. She said it didn't specify returning to earlier inset porch, but included the photos and assumption of enclosed porched. Handy asked if DAHP had reviewed the project. Steen said yes, they reviewed the grant application with the enclosed porch design.

Pilgrim said the DRC also discussed the chimneys. He noted that Caroline Lemay (absent) did not want a reconstructed chimney on the roof. Meisner asked what Standard was considered when the DRC was reviewing the porch design. Ossa answered Standard #4.

Handy asked if the period of significance had been clearly identified. Steen said that the King County landmark form only listed the build date of 1895, but the house had been designated with enclosed porches. Handy clarified that the DRC recommendation was for the porches to be enclosed and the chimney not be reconstructed. Pilgrim said the chimney was left up for discussion by the full commission. There was additional discussion on whether to condition a chimney reconstruction. Blue added that she understood SHS's desire to return to an earlier porch design, though she thought the enclosed porches met the standards. Blue asked if the DRC report contained a recommendation on the chimney. Pilgrim said no. Lake asked if SHS restoration work on the house had always had the goal of returning the house to its original form and detail. Steen said yes, they'd been referring to the 1940 photo in prior reconstruction planning, as reflected in the decorative detail on the wraparound entry porch. Steen said that the commission was considering two somewhat conflicting Standards - #4 and #6. There was additional discussion regarding arguments for and against the enclosed porch.

Steen mentioned the Shedd's request to table the motion until the city council could vote on the ownership of the house. Thompson said the proposal won't go before the council until at least the January meeting. The city, as the owner, requested that the submitted COA application continue to be reviewed. SHS, as the applicant, requested the application be tabled. Further discussion about the tabling option. Handy asked if the commission's decision would change if the application was tabled. Other commissioners said no. Ossa pointed out again that the HCG accepted enclosed porches. Handy and Pilgrim noted that if ownership changes, that SHS could come back for another COA.

Handy/Earley moved to refuse the request to table the COA. The motion passed with Blue abstaining. Blue/Pilgrim moved to approve the Type II COA #19.22 proposal as described in the November 21<sup>st</sup> DRC report, to reconstruct the kitchen according to the designs submitted for permit. The motion passed 7-0.

**PUBLIC COMMENT:** None

**ADJOURN**

### **Convene KING COUNTY LANDMARKS COMMISSION**

Lake (sitting in for Handy as Chair) opened the meeting at 5:32pm.

**APPROVAL OF MINUTES:** Lake asked for any changes/corrections to the September 26, 2019 and the October 24<sup>th</sup>, 2019 meeting minutes. There were none.

Handy/Blue moved to approve the September 26<sup>th</sup>, 2019 and the October 24<sup>th</sup> 2019 minutes of the King County Landmarks Commission. The motion passed 6-0 with Earley abstaining from September and Handy abstaining from October.

**OTHER BUSINESS:** Steen presented a proposed amendment to COA #15.25 regarding fence height and color around an approved expansion of Marymoor's maintenance area. The applicant has requested to some of the design details of the fence – from 6' to 8' in height and to install brown slats instead of green. Lake asked if there was any public comment on this proposed change. Hearing none, she called for a motion.

Blue/Moore moved to amend COA #15.25 to approve the proposed changes in fence height and color. The motion passed 7-0.

**Special Valuation Application:** Buchanan House, 129 Sixth Avenue, Kirkland  
Steen presented the staff report on the Special Valuation application submitted by owner Kim Hartman, detailing the work completed on the house and reviewing each category of allowed expenses for the project. She asked the commission if they had any questions on the project. Pilgrim requested details on the process. Steen explained the procedure to apply for the property tax reduction.

Lake invited the applicant to comment. Hartman stated she was open to any questions the commissioners may have. The commissioners complimented the restoration/rehabilitation work she'd undertaken. Pilgrim asked about interior eligibility, since that varies from the landmark controls. Meisner explained that permanent work which prolongs the life the house is eligible under the SV program, and that the eligibility categories follow those of the federal preservation tax credit program. General discussion about the Buchanan House and the tax program.

Lake asked if there were any additional questions from commissioners. Hearing none, she asked for a motion.

Handy/Ossa moved to approve the Special Valuation application for the Buchanan House as submitted. The motion passed 7-0.

**HISTORIC PRESERVATION OFFICER'S REPORT:** Meisner reported that County Council approved supplemental funding for the HPP program, so the program is funded through next year. She then reviewed the commissioners' matrix of appointment dates and term periods. Meisner noted that a number of commissioners will term out in 2020, and staff will be recruiting new commissioners with a focus on diversity. She asked for current commissioners' help in reaching out to find quality candidates.

**TRAINING:** Commissioner Amber Early gave a training on archaeology, explaining the basic tenets of professional archaeological practice and regulatory framework.

**PUBLIC COMMENT:** None

**ANNOUNCEMENTS:** None

**ADJOURN:** The meeting was adjourned at 6:20 pm.