

KING COUNTY LANDMARKS COMMISSION MEETING MINUTES*

*January 23, 2020
King Street Center
7th Floor, Room 7255 (Tipping Floor)
201 S. Jackson Street
Seattle, Washington
(Approved XX/XX/XXXX)*

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

COMMISSIONERS EXCUSED: Amy Blue, Caroline Lemay

STAFF PRESENT: Jennifer Meisner, Sarah Steen

GUESTS: Kay Longhi, Kate Weiland, Brenda Bradford

CALL TO ORDER: Handy called the meeting to order at 4:30pm. Introductions of commissioners and staff were made.

Convene KING COUNTY LANDMARKS COMMISSION

APPROVAL OF MINUTES: There were no minutes available for review.

CERTIFICATE OF APPROPRIATENESS: Mukai Fruit Barreling Plant, 18005 107th Ave SW, Vashon (COA #20.01)

Steen gave a brief staff report, detailing the Mukai Agricultural Complex and the Barreling Plant, as well as some of the history of the Mukai family. She gave an overview of the first phase of the adaptive reuse project on the barreling plant, primarily addressing structural issues with the north and west elevations and insulating the roof.

Handy asked if the applicant would like to speak about their project. Kate Weiland, project architect for BuildingWork, reviewed the project in additional detail, showcasing the reasoning behind the structural and design decisions made. Kay Longhi, President of the Friends of Mukai, spoke about history of the group's involvement with Mukai, the restoration and rehabilitation work already accomplished on the house and garden, and the overall vision of the site. She described the prior uses of the barreling plant (including a brief period of being used as a batting cage,) and the desire of the Friends to restore the productive function of the plant as well as its physical material. Longhi invited the commission to hold a commission meeting at the house.

Handy opened the public comment period, and asked if the commissioners had any questions. Steen asked for clarification on the north elevation historic window restoration. Weiland said the individual panes will be removed, wood sash and muntins repaired, and double pane lights installed. Lake asked if the existing rafters will support the added weight of the insulation and

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

sheathing. Weiland said that according to the project engineers, it would. Ossa asked about the calculations of the roof insulation; if the 3.5” was the minimum which could be installed. Weiland described negotiations with the Friends and King County about how much insulation should be applied to the roof, saying that though the 3.5” does not meet code requirements, they thought it was a fair compromise between energy loss reduction and historic character impact. Some of the energy loss of the lower roof insulation could be made up in other parts of the envelope.

Handy asked about the connection between the roof pitches where they meet at the north end, beyond the sign wall. Weiland answered it would need a metal enclosure, and that she can get the specifications to the commission when it’s been decided. Pilgrim asked what would be installed on the back of the sign wall. Weiland answered that wood siding would be applied. If intact siding was found under the asphalt roofing, it would be restored. Moore clarified the footings would remain wood posts and concrete. Weiland said yes.

Meisner noted that archaeological concerns involved in ground disturbance for structural work has been discussed with the King County archaeologist. He recommended that the Friends either have a monitor onsite, or they could do a survey beforehand. Longhi confirmed that the Friends have a professional archeologist on their board, who has offered to donate her services for the project. Earley also suggested that any material and equipment staging/lay down be confined to the gravel parking lot, rather than undisturbed areas of the site.

Handy asked how the fascia between the west and east roof pitches would be made to work. Weiland noted that fascia needed to be added for structural support on the west pitch.

Handy closed the public comment period and asked for commission debate. Pilgrim reported on the DRC discussion, including talking about the cistern, and a general concern about how the fascia board may collect water behind it. Overall the presentation was good and thorough. Moore asked if flashing would help with the fascia issue. Pilgrim said the appearance might be impacted. Handy noted an added piece of flashing would actually line up with the line of flashing which will be installed when the asphalt roofing is put in. Meisner said it was really a long-term maintenance issue for the Friends, ensuring the paint layer remains intact. Handy also brought up how the sign board interrupts the fascia line, since it is proud of the edge of the roof. She also said she would be in favor of carrying the flashing line across, and conditioning the COA for staff review of this detail prior to installation.

Pilgrim/Lake moved to approve the application as outlined in the DRC report with the following conditions: that during construction the staging and laydown areas be restricted to the existing gravel parking lot; and that the applicant submit roof edge flashing and fascia design details to HPP staff prior to installation. The motion passed 6-0.

PUBLIC COMMENT: None

HISTORIC PRESERVATION OFFICER’S REPORT: Meisner first introduced four of her University of Washington preservation certificate students who were sitting in on the commission meeting. She noted that the 2020 commission meeting schedule has been sent out, and mentioned that commissioner recruiting is underway to replace those commissioners who will term out in

2020. Commission annual public disclosure forms are also due back to the county. Meisner then brought attention to a couple of bills now working through the state legislature, which HPP tracks. Senate bill 6519 requires consultation with tribes for any ground disturbing work funded by the state. An existing Executive Order 0505 does the same thing, but this current senate bill would put it into law. Meisner said generally that was a good, except that the bill does not include above-ground resources, and there is a concern that EO 0505 (which does include above-ground resources) would no longer be enforced if Senate Bill 6519 passes. Meisner also mentioned legislation moving forward called the Pacer Energy Financing program for energy retrofits. Its tied to the property rather than the property owner, and can be used both for energy retrofitting and for resiliency. Cultural Access Washington (Inspire), an increase on sales tax, is also back in legislation. It would generate 70 million in revenue for arts and culture. Finally, Heritage Capital Grants are open for application.

Meisner reported that staff attended a heritage summit in Snoqualmie, organized by the Mountains to Sound Trust, saying it was good to meet and get an idea of all the work going in the valley. Lake talked about the organizational heritage summit, how it has really started to bring together those working in the valley, and is developing an overall collaborative vision. Meisner also brought up a couple new 4Culture heritage intern opportunities, one of which will be focused on the Vasa Hall. She noted that the first regional workshop of the year is being planned in Federal Way, which will include training on mid-century modern and architectural design of the 1960s and 1970s. Upcoming conferences and trainings include RevitalizeWA in Wenatchee, and the Society of Architectural Historians will be holding their national conference in Seattle in late April. Also the Cultural Resources Protection Summit will take place in May hosted by the Suquamish Tribe at the House of Awakened Culture. NAPC Forum is coming to Tacoma in July, and HPP was awarded a CLG grant to cover registration for commissioners and special commissioners. HPP staff will hold a window repair workshop at the Neely Mansion in the summer, and a public archaeological event will take place in Fall City. Northwest Anthropological Conference is coming up in March as well.

Meisner noted that the HPP Strategic Plan will be updated this year, and staff will begin work on that in the fall.

ANNOUNCEMENTS: None

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