

KING COUNTY LANDMARKS COMMISSION MEETING MINUTES*

*May 28, 2020
Zoom (Call-in) Conference
Seattle, Washington
(Approved 6/25/2020)*

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

COMMISSIONERS EXCUSED: None

STAFF PRESENT: Jennifer Meisner, Sarah Steen

GUESTS: Jamie Gray Burrell, Christoph Kruger, Annie Mathews

CALL TO ORDER: Handy called the meeting to order at 4:35pm. Introductions of commissioners and staff were made.

Convene NORTH BEND LANDMARKS COMMISSION

SPECIAL COMMISSIONER: Gardiner Vinnedge

CITY STAFF PRESENT: Jamie Gray Burrell

GUESTS: Christoph Kruger

CERTIFICATE OF APPROPRIATENESS: McClellan Building, North Bend Historic Commercial District, 228 W North Bend Way (COA #20.10)

Steen gave a brief staff report, detailing the North Bend Historic Commercial District and the history of the McClellan Building as once part of the McClellan hotel. She then gave an overview of the overall rehabilitation project on the second floor of the building, with a description of the proposed alterations to the exterior.

Handy asked if the applicant would like to speak about their application. Christoph Kruger, project architect, stated that the project details were covered in the staff report and he would be happy to answer any additional questions the commissioner have on the proposed work.

Handy opened the public comment period, and asked if the roof insulation plan was to install all rigid insulation or if there was some batt insulation still present in the attic. She also asked why ventilation was necessary. Kruger responded that there was more existing attic insulation than they had anticipated, and installing more rigid insulation under new roofing may not be needed according to code. If the existing insulation level met code requirements, additional ventilation would not be necessary. Pilgrim reported on the DRC discussion, noting they preferred placing new mechanical equipment on the roof as it would be the least publically visible. The DRC also

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

recommended metal-clad wood windows with a white sash color, to match the existing (vinyl) sash on the west elevation which would remain in place.

After a discussion about the plan to remove existing residential apartment units to create an open-plan office space, Lake asked if any of the interior had been documents, as they may be original to the period of time the building was a hotel. Kruger stated that the second floor had been extensively remodeled in the early 1990s, and it was unlikely any interior historic features remained.

Handy asked if the commissioners or members of the public had any additional questions, hearing none, she closed the public comment period and called for a motion.

Blue/Pilgrim moved to approve the application as outlined in the DRC report with the following conditions: that the new windows installed on the east elevation be metal-clad wood with white colored sash; any new mechanical equipment be installed on the roof, away from public visibility; and that the applicant confirm final roofing insulation plan with HPP staff prior to installation. The motion passed 9-0.

PUBLIC COMMENT: None

ADJOURN

Convene KING COUNTY LANDMARKS COMMISSION

APPROVAL OF MINUTES: No meeting minutes were presented for approval

GUESTS: Annie Mathews

CERTIFICATE OF APPROPRIATENESS: Jim Ellis Preston Activity Center (COA #20.09) – proposal to install new gazebo on activity center grounds.

Steen presented a brief staff report on the location and history of the activity center, detailing its significance for its rustic CCC-era design and its ongoing community function as a public gathering space. She also noted that a cedar gazebo matching the one proposed had been located to the south of the center on a parcel not owned by King County, but had been removed in 2019 for safety reasons. King County Parks was proposing to install a gazebo of the same design in a new location behind the activity center.

Handy asked if the applicant would like to speak about their application. Annie Mathews, Capital Projects Manager for KC Parks, said she would be happy to answer any questions the commissioners had about the project, noting that King County HPP was already working through the cultural resources/archaeology report for the project site. Pilgrim gave a report on the DRC discussion, noting that they had asked why the new location was selected behind the activity center, and for additional details on the foundation plan. He also stated that the DRC saw no conflict with the proposed design of the gazebo.

Blue asked about access to the adjoining parcel, since it has been used as part of the center's grounds, and Parks only recently became aware it was under separate ownership. Mathews said they were working with the owner on resolving that issue, most likely with an easement to allow the public using the center to access the property.

Handy asked if the commissioners had any additional questions. Hearing none, she asked for a motion on the proposal.

Blue/Lemay moved to approve COA #20.09 as proposed and recommended by the DRC. Motion passed 8-0.

CERTIFICATE OF APPROPRIATENESS: (*Amendment to COA# 20.07*) Patton Bridge, SE Green Valley Road – request to amend COA to reflect a material change in the proposed structural bracket from concrete to steel

Steen gave a short review of the structural work approved by the commission, and explained the engineers had redesigned the plan specifications for the exterior brackets. A concrete reinforcement was approved in the original plan, but the new design plans call for a smaller steel bracket instead, one that is more similar to the steel brackets now in place on the side and under the deck of the bridge.

Handy asked if the commissioners had any questions on the proposed amendment. Hearing none, she called for a motion to amend COA #20.07.

Blue/Lake moved to approve the proposed amendment to COA #20.07 to allow for a material substitution on the exterior structural brackets. Motion passed 8-0.

HISTORIC PRESERVATION OFFICER'S REPORT: Meisner reported that HPP staff will be telecommuting through Labor Day. She said the shorter virtual format for regional training workshops was successful and both workshops were well attended. One workshop covered the Open Public Meetings Act in an online context, the other presented on mitigation strategies for cultural resource loss in King County communities and ideas for Main Street designs in the age of Covid-19. Meisner also mentioned the NAPC Forum had also been shifted to an online format, and she encouraged all commissioners to take advance of the CLG grant monies available for registration. Two landmark nominations will be coming before the commission later in the summer. The Preservation Action Fund, which had bought and landmarked the Ronnei-Raum House in Fall City, had received an offer to purchase the house prior to it being rehabilitated. Their plan, she said, was to complete work on the septic system and accompanying archaeological monitoring before the house transferred ownership. Meisner also noted that she will be updating the commission on HPP program budget planning progress at the next commission meeting.

PUBLIC COMMENT: None

ANNOUNCEMENTS: None

ADJOURN: The meeting was adjourned at 5:23 pm.