

**KING COUNTY LANDMARKS COMMISSION
MEETING MINUTES***

*June 25, 2020
Zoom (Call-in) Conference
Seattle, Washington
(Approved 07/23/2020)*

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

COMMISSIONERS EXCUSED: Cristy Lake

STAFF PRESENT: Jennifer Meisner, Sarah Steen

GUESTS: Josh Williford, Janelle Williford

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

Convene KENT LANDMARKS COMMISSION

SPECIAL COMMISSIONER: Nancy Simpson (*absent*)

CITY STAFF PRESENT: None

GUESTS: Josh Williford, Janelle Williford

CERTIFICATE OF APPROPRIATENESS: New construction, Hazel Street, Mill Creek Historic District, Kent (COA #20.11)

Steen gave a brief staff report, detailing the vacant lot within the Mill Creek Historic Commercial District under consideration and the range of architectural styles and period of significance identified within the landmark nomination. She then gave an overview of the overall design of the new house with a description and google map tour of the site and surrounding houses.

Handy asked if the applicants would like to speak about their project. Josh and Janelle Williford stated that they were excited to build their house in such a great neighborhood.

Handy opened the public comment period, and requested the report from the DRC discussion. Pilgrim reported on the DRC, noting that the overall design of the house was considered compatible, and all committee members appreciated the location of the garage to the rear of the house off the alley. The side patio porch was the main discussion point at the DRC, with suggestions on how to work with the visual line of the patio roof in relation to the front façade of the house. Some had questions about how the house sits on the lot in relation to the property boundaries and setback requirements. The applicants noted that their options for the narrow lot were fairly limited, and this design was one that worked both with the physical restrictions and the architectural character of the neighborhood.

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

After the DRC report, commission discussion focused on the rear garage width expansion, and how the overhang would impact to the view from the public right-of-way. It was generally agreed the rear garage was deep in the lot and not particularly impactful to the design overall. Moore noted the roof pitch and siding reveal did not match historic patterns, nor did the mullions on the windows or lack of porch railing. Lemay and Ossa commented that it was preferable that the house read as new construction, and that the aim was for compatibility with the general character of the district rather than exactly matching or mimicking a historic look.

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/Earley moved to approve the application as outlined in the DRC report with the following conditions: the applicant submit the permit drawing set to HPP staff prior to construction. The motion passed 7-0.

PUBLIC COMMENT: None

ADJOURN

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APPROVAL OF MINUTES: Handy asked for any changes/corrections to the March 26th and May 28th meeting minutes. Hearing none, she called for a motion.

Pilgrim/Blue moved to approve the March 26, 2020 and May 28, 2020 minutes of the King County Landmarks Commission. The motions passed 7-0 and 6-0, with Moore abstaining from the May vote.

CERTIFICATE OF APPROPRIATENESS: *(amendment)* Willowmoor Historic District, Windmill (COA #13.04) – proposal to amend CoA to allow plexiglass mock windows with applied muntins and trim in windmill.

Steen presented a brief staff report on the 2013 CoA as issued, noting that the windows approved in the CoA had not actually been installed in the windmill. Park staff was now requesting an amendment to that CoA for a material change, so maintenance staff could remove deteriorated OSB panels and move forward with installing mock-up scratch-proof plexiglass windows.

Handy noted that the applicant was not present, nor were any members of the public, so she asked if the commissioners had any questions of staff. Pilgrim offered the DRC report, reviewing the applicant's reasons behind requesting the material change. He said the park had ongoing issues with vandalism, which was one of the main reasons for using a scratch and impact resistant poly/plexiglass material. The DRC also discussed light configuration, and the thickness of the muntins, stiles and rails on the model mock-up window that parks installed as an example. The committee recommended that the mock-up windows bear a closer resemblance to the historic windows shown in photograph, specifically by having a 4:6 light configuration and thick muntins,

meeting rail and surrounding trim (representing sash.) Ossa noted there was no discussion on sash color, but reiterated their recommendation for thicker window elements. Handy raised the issue of UV impact on plexiglass, asking whether the DRC had discussed this. Steen said they had, and material specifications provided by the applicant presented the material as UV resistant, advertising that it would not yellow or cloud over time. Pilgrim also noted that the committee expressed interest in encouraging or requiring that parks develop a more permanent long-term solution over the next 5 years – preferably installing actual windows in the windmill. There was some discussion on how to best protect actual windows from vandalism at the park.

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

Blue/Ossa moved to approve an amendment to CoA #13.04 as proposed and recommended by the DRC with the following conditions: that the mock-up poly/plexiglass windows conform in light configuration and element thickness to what is shown in historic photographs of the windmill; the design be reviewed by HPP staff prior to installation; and that park staff present a long-term solution for the windmill windows within 5 years from the date of the approved amendment. Motion passed 7-0.

HISTORIC PRESERVATION OFFICER’S REPORT: Meisner reported that HPP staff has been informed that our offices will not reopen, and staff will be permanently telecommuting. Logistics on the shift to working from home have not yet been formalized, but expect to hear more details about the plan over the summer months. Meisner also reported on the Mukai Fruit Barreling Plant phase one stabilization project, stating the Heritage Capital Grant contract with Washington State had been finalized, and that ongoing talks with a potential future long-term commercial tenant of the building were well underway, which will also involve a long-term lease agreement between the County and the Friends of Mukai. Meisner noted some interesting archaeology projects involving landmarks, including monitoring by HPP staff of the Neely Mansion exterior staircase foundation, approved by the commission in 2018. The HPP archaeologist discovered glass fragments and other historical artifacts during the dig, and is recommending recordation of the site. Another project involves the Ronnei-Raum House in Fall City – an archaeological consultant hired to monitor digging on the parcel for new septic has found historical artifacts there as well, and is also recommending the site be recorded. Meisner noted that the dates for the NAPC Forum had been selected. The Forum will host online sessions from August 3rd through August 9th and she encouraged commissioners to attend using funds from the CLG grant awarded to HPP to cover registration costs. Meisner also reported that HPP staff had applied for another CLG grant for 2021, to pay for a mid-century modern residential multiple properties document (MPD) as a designation tool for future preservation of mid-century modern houses across the county. As a closing note, Meisner said she would present a HPP budget update to the commission at the July meeting.

PUBLIC COMMENT: None

ANNOUNCEMENTS: None

ADJOURN: The meeting was adjourned at 5:48 pm.