

**KING COUNTY LANDMARKS COMMISSION
MEETING MINUTES***

*September 24, 2020
Zoom (Call-in) Conference
Seattle, Washington
(Approved 10/22/2020)*

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

COMMISSIONERS EXCUSED: Poppi Handy

STAFF PRESENT: Sarah Steen, Jennifer Meisner

GUESTS: Mary Moore, Candace Tucker

CALL TO ORDER: Lemay called the meeting to order at 4:33pm. Introductions of commissioners and staff were made.

Convene SAMMAMISH LANDMARKS COMMISSION

SPECIAL COMMISSIONER: Walt Carrell (*absent*)

CITY STAFF PRESENT: None

GUESTS: None

CERTIFICATE OF APPROPRIATENESS: Reconstructed addition porch design revision, Reard House, 1516 22th Ave SE, Sammamish (COA #19.22)

Steen gave a brief staff report on the prior CoAs and discussions concerning the reconstructed addition on the Reard House, detailing the plan of its use as community gathering space and outlining the proposal to revise one of the entry porch designs to resolve an error in the dimensions of the new foundation. The revision would create an inset porch, similar but shallower than the design preferred by the Sammamish Heritage Society in an earlier CoA application. At the time of the earlier CoA, the owners (Sammamish Parks) preferred to rebuild the porch as it was when the addition was demolished, and the landmarks commission concurred with the owner's approach.

Lemay asked if the applicants wished to speak on the project being considered. Mary Moore, project contractor and member of the Sammamish Heritage Society, showed the progress of the site work through her iPhone, explaining the issue with the foundation pour and the porch framed in. The foundation had been poured 2' short along the side of the house, so the applicants had cantilevered a section of wall and inset the entry porch to look similar to historic photos. Moore also described some of the scheduling issues plaguing the project, which may have contributed to the error in the foundation work.

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

Lemay asked what the proposed plan was to cover the overhang resulting from the cantilever. Moore responded that the wood materials on the inset porch would match those used in the front porch, and that the porch would be supported by a post/pier foundation. She also noted that skirting and landscaping installed by parks would cover the gap between the wall and ground. Pilgrim asked if the door would be operable. Lemay asked if a path would lead up to the door. Moore replied that the door would be operable, but not publicly accessible, and there would be no path or other indication it was a public entry. Blue asked for clarification on the plan for porch railing. Moore answered that because historic photos did not clearly show a railing, and because the porch wasn't high enough off the ground to require it, railing would not be installed.

Lemay asked if there was any public comment. Hearing none, she closed the public hearing portion of the meeting and called for commissioner discussion. Reporting for the Design Review Committee, Pilgrim reviewed the prior commission discussions regarding the porch and the project timeline. He noted that both DAHP (for the Heritage Capital Grant) and the City had signed off on the revised porch design. Lemay noted that the DRC had discussed why the cantilevered wall couldn't just be continued along the entire side, as approved under the previous CoA. Lemay and Ossa mentioned the DRC had agreed there should be no rail along the inset porch, so it was less visible to the public. In general, the DRC felt the inset porch was compatible with the overall character of the house. Lake reminded the Commission of the Park's concerns with security. Meisner noted that the fascia and trim band should be continued from the house across the porch to tie the design together.

Blue/Pilgrim moved to approve the revised porch design application as proposed and recommended by the DRC. The motion passed 6-0, with Moore abstaining.

PUBLIC COMMENT: None

ANNOUNCEMENTS: None

ADJOURN: The SLC was adjourned at 5:05 p.m.

Convene KING COUNTY LANDMARKS COMMISSION

APPROVAL OF MINUTES: Lemay asked for any changes/corrections to the July 23rd and August 27th meeting minutes. Hearing none, she called for a motion.

Moore/Ossa moved to approve the July 23rd minutes of the King County Landmarks Commission. The motion passed 5-0, with Lemay and Earley abstaining. Early/Lemay moved to approve the August 27th meeting minutes. The motion passed 6-0, with Pilgrim abstaining.

CERTIFICATE OF APPROPRIATENESS: Exterior paint, Prescott-Harshman House. 33429 SE Redmond-Fall City Road, Fall City (COA #20.16)

Steen presented a brief staff report on the Prescott-Harshman house, detailing its location, the history and significance of its use and the adaptive reuse project currently underway. She detailed the design of the proposed second-story window guards, explaining they were required by the

county for the upper story windows to be operable, allowing ventilation into the public spaces on the second floor.

Lemay noted that the applicant was not present, nor were any members of the public, so she requested the DRC report. Pilgrim said the discussion centered around the Fire Marshall's requirements for the window guards. Lemay noted that the DRC thought the exterior window guards as proposed were compatible. Ossa noted they were easily removed, so the proposal was reversible. Commissioners continued a general discussion on fire code.

Blue/Lake moved to approve CoA #20.16 as proposed and recommended by the DRC. The motion passed 7-0.

CERTIFICATE OF APPROPRIATENESS: Construction of an open shelter, Dougherty Farmhouse, 26524 NE Cherry Valley Road, Duvall (COA #20.17)

Steen gave a brief staff report and presentation on the history and boundaries of the Dougherty Farm, describing its diverse use as a community resource, especially noting the popular dog park within its boundaries. She described the proposed Eagle Scout project to construct a rustic open-sided pole shelter within the park, to offer some cover to community members during inclement weather.

Lemay noted that the applicant was not present, nor were any members of the public, so she requested the DRC report and commission discussion. Pilgrim noted a number of design concerns raised by the committee members, including the round log pole structure and proposed shed roof. The DRC thought that dimensional lumber and a gable roof would be more reflective of and compatible with the existing historic structures on the site. Earley raised potential archaeological concerns with the site and recommended a condition that the digging for the post holes be monitored by an archaeologist during shelter construction. She noted that investigation would be limited to specific areas of ground-disturbance.

Blue/Ossa moved to approved CoA #20.17 as recommended by the DRC with the following conditions: that the structure design be changed to incorporate dimensional lumber rather than round logs and a gable roof rather than shed; final design drawings be submitted to staff prior to construction; and that archeological monitoring take place whenever ground-disturbance occurs during construction. The motion passed 7-0.

CERTIFICATE OF APPROPRIATENESS: Rebuild rear addition, Ronnei-Raum House, 4310 337th Place SE, Fall City (COA #20.18)

Steen gave a brief staff report and presentation on the Ronnei-Raum house, detailing its history as a Preservation Action Fund project, bought by Historic Seattle and sold back into private ownership prior to its rehabilitation. The new owner was informed of the landmark protections put in place under Historic Seattle, and also signed a preservation easement agreeing to restore and rehabilitate the small house in accordance with established plans. Steen noted that this proposal involved rebuilding a rear non-historic enclosed porch addition that had been approved for

removal under an earlier CoA. Steen also described a site visit with the owner of the house to review both in-progress and future plans for the building and surrounding parcel.

Lemay noted that the applicant was not present, nor were any members of the public, so she requested the DRC report and commission discussion. DRC committee members mentioned that a new perimeter foundation was also being installed, and that their discussion had centered on how well the new addition matched what was there when the house was bought by the owner. Moore asked about archaeological investigation, and staff responded that prior to sale of the house Historic Seattle had contracted for an archaeological survey of the site. Lake stated that the owner was supportive of preservation, and it was good to see the restoration project underway. Meisner said the Preservation Action Fund committee viewed the outcome as positive, with a once neglected worker's cottage being rehabilitated for ongoing, active use.

Blue/Lake moved to approve CoA #20.18 as proposed and recommended by the DRC. The motion passed 7-0.

HISTORIC PRESERVATION OFFICER'S REPORT: Meisner reported that additional monies awarded through the 2020 Certified Local Government grant were going toward revising older nominations to better capture underserved and underrecognized people who had contributed to the property's significance. This targeted diversity and inclusion project was developed in part under 4Culture's Beyond Integrity workgroup, which King County HPP staff is involved with. Meisner stated that the 2020 Spellman Awards were moving forward in an entirely virtual format, in partnership with KCTV. More details will be reported as the production is underway. Meisner also mentioned that four new commissioner candidates are being forwarded to the Executive for appointment, to be seated in the new year.

PUBLIC COMMENT: None

ANNOUNCEMENTS: None

ADJOURN: The meeting was adjourned at 5:49 pm.