

KING COUNTY LANDMARKS COMMISSION

MEETING MINUTES*

*October 22, 2020
Zoom (Call-in) Conference
Seattle, Washington
(Approved 11/19/2020)*

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

COMMISSIONERS EXCUSED: None

STAFF PRESENT: Sarah Steen, Jennifer Meisner

GUESTS: Tom Minichillo, Jeff Potter, Norah Robinson, Jason Fristensky, Mike Ullmer, Larry Jaramillo; Katy Merrell, Chris Purrier, Trin Truong, Ellen Brenden, Andy Mitton, Bob Hoshide, Candace Tucker

CALL TO ORDER: Handy called the meeting to order at 4:31pm. Introductions of commissioners and staff were made.

Convene KING COUNTY LANDMARKS COMMISSION

OTHER BUSINESS: Baring Bridge Project Update

Tom Minichillo and his project team with the King County Roads Services Division gave an update on the Baring Bridge replacement project. Minichillo detailed the history of the bridge and of the planning process involved in determining the appropriate approach and eventual design of the bridge replacement. The Baring Bridge was recently listed on the National Register, in addition to its existing designation as a King County Landmark. The Section 106 process for this project is underway, and mitigation measures will be discussed as the project progresses.

CERTIFICATE OF APPROPRIATENESS #20.21: Approve final landscaping plan and design of new maintenance building – Olson Farm/New Community Church, 21401 244th Ave SE, Maple Valley (*condition of CoA #18.18*)

Steen gave a brief staff report and presentation on the Olson Farm, detailing its history both as a farm and in its current use as the New Community Church. She noted that this review is a follow-up to CoA #18.18, required as a condition attached to that CoA that the landscape plan and final design of the maintenance building be approved by the commission prior to work being undertaken.

Handy asked if the applicant would like to present on the project. Jeff Potter talked about church campus development, and efforts made to be sensitive to the historic value of the site, including restoration of the barn. He discussed the reasoning behind the master plan design, and the need for the maintenance building for a site that large. He also spoke on the compromises made with other county code requirements in terms of landscaping in deference to the historic significance,

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

including that border trees would be planted in a way to maintain the public sight lines to the historic buildings.

Handy asked if commissioners had any questions for the applicant. Moore asked to clarify the location of the new maintenance shed, if it was visible from Hwy 18. Potter said it was not. Handy noted that it was situated low on the landscape. Earley asked if an archaeological survey had been done on the site. Potter said no, but that they had completed the SEPA review for their project, which included environmental, historic and cultural resources. He said he thought there was no evidence found of resources other than the house and barn, and that King County had not required a survey, though the Muckleshoot Tribe had been consulted per SEPA. Handy and Earley noted their surprise that an archaeological survey wasn't required by the previous CoA. Pilgrim said the site had been extensively altered, with the scale of soil movement involved in building the golf course. Earley said the extensive ground disturbance didn't necessarily eliminate the potential for resources to be found.

Handy asked if there were any additional questions, and if there were members of the public who wished to speak. Potter noted that the CoA being considered was limited to the conditions imposed by the earlier CoA, limited to the landscape plan and the design of the maintenance building. Blue asked if the plan included a new pool house. Potter responded that no, the old pool was too onerous to maintain under current standards, so the plan was to create a landscaped plaza in its place. A future play area is proposed on site west of the mansion at a lower topography.

Noting there were no further questions, Handy closed the public comment period and moved into commission deliberations.

DRC reported that the landscaping was a complicated plan, and some questions had come up about the new maintenance building, which were answered during the meeting. Pilgrim noted the church had been good stewards of the property, and recommended approval of the proposal. He also said the orchard trees had been discussed, and again requested new trees be installed as a reference to what was there before. Lemay stated that she had questions on the extensive circulation on the site, saying the Potter had explained the church use and interconnectedness of the site well. Earley restated her concern for the lack of archaeological survey and was interested in conditioning the CoA approval to require a survey to be performed on areas of the site under consideration. Handy asked Steen to review the prior CoA and meeting minutes from 2018 to review the earlier commission discussion. Earley said she had looked at CoA #18.18, and there was no mention of archaeology. Blue asked for clarification on where the survey would be required, Earley confirmed it would cover the new maintenance building site and the installation of the landscape plan. Other commissioners concurred. Handy asked for additional discussion, hearing none, she called for a motion.

Blue/Earley moved to approve CoA #20.21 as proposed and recommended by the DRC with the condition that an archaeological survey be conducted on the maintenance building site and newly landscaped areas. The motion passed 8-0.

CERTIFICATE OF APPROPRIATENESS #20.23: Mitigation tree planting within Willowmoor Historic District – Marymoor Park, 6046 West Lake Sammamish Parkway NE, Redmond

Steen gave a brief staff report and presentation on Marymoor Park, with details on the historic district within the park, reviewing the mitigation tree plan locations and scope. A Sound Transit project on the north end of the park resulted in the removal of trees, triggering a mitigation requirement to plant trees elsewhere in the area. This proposal involved augmenting existing stands of trees in the northeast area of the historic district with trees planted to satisfy the mitigation requirement.

Handy asked if the applicant wished to present on the proposal. Ullmer explained the Sound Transit project in more detail and noted the targeted locations for mitigation trees. Handy asked if the viewshed toward the Clise Mansion had been considered when the tree locations were determined. Robinson stated that the plantings were focused around the existing groves, which shouldn't negatively impact the view corridors within the historic district. Lemay asked how the trees would be irrigated. Ullmer said water bags placed around the base of the trees would be used for three years.

Handy asked if any members of the public wished to speak on the project. Hearing none, she closed the public comment portion and requested commissioner deliberation. Commissioners agreed the proposal seemed fairly straightforward, so Handy called for a motion.

Blue/Ossa moved to approve CoA #20.23 as proposed and recommended by the DRC. The motion passed 8-0.

PUBLIC COMMENT: None

HISTORIC PRESERVATION OFFICER'S REPORT: Meisner reported on the upcoming (first ever) virtual John D. Spellman Awards program. HPP partnered with KCTV to produce short videos profiling the awardees and new landmark designations around the county and is expected to air in early November or December. Next year commissioners will be invited to take an active role in the Spellman Awards program. Meisner also reported on the slate of new commissioners moving forward in the appointment process. Four commissioners have been recommended to assume the three positions now reaching their term limits and one seat which has been vacant for some time.

ANNOUNCEMENTS: None

ADJOURN: The KCLC was adjourned at 5:32 pm.

Convene NORTH BEND LANDMARKS COMMISSION

SPECIAL COMMISSIONER: Gardiner Vinnedge

CITY STAFF PRESENT: None

GUESTS: None

CERTIFICATE OF APPROPRIATENESS #20.22: Phase 2 park development plan, including parking, visitor access, circulation paths, new barn construction - Tollgate Farm, 901 Bendigo Blvd N, North Bend.

Steen gave a brief staff report on the history of the Tollgate Farm and the phased redevelopment project Mount SiView Parks has undertaken to create an active community park on the farmstead. She noted specifically the complex history of the site and the importance of potential archaeological resources. Steen also reviewed the design of the new barn planned for the site, and the parking and circulation paths in detail.

Handy asked if the applicant wished to speak on the proposal. Mitton introduced the project design team and presented detailed visual slides on the proposed design and materials intended for the second phase of the project. The purpose of the project is to create agricultural-based community experiences, in addition to enhancing the popular trail use in the area. A new barn and food production areas served by a 15-stall parking lot and enhanced access drive into the farmstead. Mitton showed maps of the site and photos of existing conditions, explaining known historic and suspected pre-contact sites, as well as the different proposed uses. He noted that a cultural resources survey is currently underway, and that the project team has been working closely with the Snoqualmie Tribe in its planning efforts. Mitton then offered additional details on access, parking and circulation plans and proposed materials, noting that most of the hard surfaces will be reinforced turf and permeable pavers to lessen the impact of solid asphalt or concrete. Mitton went on to describe proposed site lighting, locations of a kitchen garden, an ethno-botanical garden based on traditional Snoqualmie foods, a corral and types of associated fencing.

Bob Hoshide presented the design of the new barn, describing architectural details and the barn's relationship to the community park amenities and uses.

Handy asked if the commissioners had questions for the applicants. Lemay asked about wood siding had been considered rather than hardiplank. Hoshide noted that the house had historic wood siding which had been repaired during restoration. The wood was expensive, and less durable than hardiplank. Moore asked if the dimension of the house's wood siding and barn hardi siding was the same. Hoshide said they were similar, and the difference wouldn't likely be overt. Pilgrim asked where the water funneled by the gutters and downspouts would be directed. Mitton said they were working with the geotechs to develop a water management system. Lake asked how deep the excavation would need to be for the parking lot. Mitton answered that it would be between 10" to 18" depending on stormwater requirements. He noted the barn would be constructed on pin foundations because of the soils, so excavation there will be minimal. Earley asked if the excavation permit from the state included an archaeological component. Mitton said yes. Moore asked about the cultural resources study due in December, and whether it would affect the CoA process. Steen said that the study would be included with the property files and did not need to be completed prior to the CoA review.

Lake noted that the 1850s road was realigned in the 1930s with the highway, and the old bridge over the creek removed. Some remnants may be located within the project area. Pilgrim asked about the cemetery Lake had mentioned. Lake said she had found reference of a cemetery in 1950s newspaper article behind the original Tollgate store building, but not located precisely. She wanted the project team to be aware there may be a historic cemetery in the area. Mitton said they

had discussed a tribal cemetery on site with the Snoqualmie, Lake responded that the cemetery she was referencing was a separate one, dating from the historic period.

Pilgrim reiterated his concern about the drainage plan. Mitton described the permeable pavers that will allow for water infiltration. He noted that the site is in a river bottom, and they are looking at the site topography with regards to drainage plan for the barn. Pilgrim asked that staff review the drainage plan for the barn when it is complete and include it in the property files. Moore asked for additional information on the setbacks related to the creek. Mitton answered that the setbacks are larger than what is required, and an improvement on existing conditions. Moore asked if plantings were required within the setback. Mitton said yes, but they are working with the city to maintain the open viewsheds on the site and will focus plantings accordingly.

Blue noted that the lighting fixtures proposed for the barn and site appeared more modern than those used on the house. Moore concurred that the proposed fixtures were more detailed than they would be historically. She also noted that the sliding doors on the barn looked like garage doors, making the barn appear more modern. Handy and Ossa agreed the doors should be painted the same color of the barn to diminish them visually. General discussion followed on distinguishing old and new construction, and appropriate paint colors for the doors. Moore and Handy asked about any interpretive signage planning for the site. Mitton noted there are six panels already existing on site, detailing its history.

Vinnedge stated that the community had been waiting for this site to be redeveloped for public use for some time and is excited the work is underway.

Blue/Vinnedge moved to approve the application as proposed and recommended by the DRC with the following conditions: that staff review the final drainage plan and planting restoration plan prior to implementation; and that the man doors and vents on the barn be painted the same color as the main structure; and that the rolling door color be a matching or neutral color. The commission also recommends that additional interpretive signage focusing on the barn be installed on site. The motion passed 9-0.

PUBLIC COMMENT: None

ANNOUNCEMENTS: None

ADJOURN: The meeting was adjourned at 6:40 p.m.