

**KING COUNTY LANDMARKS COMMISSION  
MEETING MINUTES\***

*February 25, 2021  
Zoom (Call-in) Conference  
Seattle, Washington  
(Approved 04/22/2020)*

**COMMISSIONERS PRESENT:** Cristy Lake, Chair; Ella Moore, Amber Earley, Dean Kralios, Adam Alsobrook, Tanya Woo, Candace Tucker; Amy Blue

**COMMISSIONERS EXCUSED:** Caroline Lemay

**STAFF PRESENT:** Sarah Steen, Jennifer Meisner

**GUESTS:** Josh Pitts, Daniel Ash, Candace Cruz

**CALL TO ORDER:** Lake called the meeting to order at 4:33pm. Introductions of commissioners and staff were made. Lake disclosed that a reporter had contacted her for background information on the Prescott-Harshman house. Tucker recused herself from the Prescott-Harshman house project review, because she is currently employed by Nelson Treehouse, the owner/applicant on that project.

**Convene KENT LANDMARKS COMMISSION**

**SPECIAL COMMISSIONER:** Nancy Simpson

**CITY STAFF PRESENT:** None

**GUESTS:** Candace Cruz (applicant)

**CERTIFICATE OF APPROPRIATENESS #21.01:** Mill Creek Historic District, Becvar House, 410 Prospect Ave – proposal to rebuild garage on site

Steen gave a brief staff report detailing the history of the site and the project proposal. The original free-standing garage at the Becvar house lot burned down in April of 2020, and the applicants are proposing to rebuild a new one-story garage of similar size but shifted north and reoriented east-west.

Lake asked the applicant if they would like to present on their project. Candace Cruz said the project was fairly straightforward as described in the staff report, noting that they were rebuilding a garage that burned. The owners were interested in moving it a little farther away from the house in part for safety, since the garage fire was pretty close to the house. She said she was available for any questions the commissioners may have.

Lake asked if any members of the public wished to speak. Hearing none, she asked if the commissioners had any questions for the applicant or staff. Woo asked the reasoning behind changing the orientation of the garage, and if any landscaping would be impacted by the move.

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

Cruz said reorientation was owner preference, and no trees or shrubs were expected to be disturbed. Earley asked if the new foundation was concrete slab, and Cruz confirmed that it was.

Kralios spoke on behalf of the DRC. He said they thought the new orientation of the garage actually reduced the visibility of the structure. He also noted that they weren't trying to replicate what was lost, but it appeared to be compatible with the Becvar house in design and materials. Moore asked if the garage shown in the historic photo was built at the same time as the house. Steen answered yes, she believed that it was. Blue stated that she saw no conflicts with this project as proposed. Lake and Earley concurred. Earley did note that the project was in a relatively high probability area for archaeological resources, so she recommended the applicant have an Inadvertent Discovery Plan (IDP) in place in case resources are uncovered during the foundation digging. Lake asked if commissioners had any other thoughts or comments. Hearing none, she called for a motion.

Blue/Moore moved to approve the CoA for the stand-alone garage reconstruction at the Becvar House as proposed and recommended by the DRC, with a recommendation that the applicant have an IDP on hand before beginning the project. The motion passed, 9-0.

### **Convene KING COUNTY LANDMARKS COMMISSION**

**APPROVAL OF MINUTES:** Lake asked for any changes/corrections to the January 28<sup>th</sup> meeting minutes. Hearing none, she called for a motion.

Tucker/Alsobrook moved to approve the January meeting minutes of the King County Landmarks Commission. The motion passed 7-0, with Commissioner Blue abstaining.

**CERTIFICATE OF APPROPRIATENESS #21.02:** Prescott-Harshman House, 33429 SE Redmond-Fall City Road

Steen presented a brief staff report on the location and design of an exterior deck and folly structure proposed on the site of the Prescott-Harshman House. She noted that the project had been first submitted a number of months ago, and the applicants redesigned elements of it in response to recommendations made by the DRC.

Lake invited the applicant to present on the project. Daniel Ash presented the architect drawing set for the exterior deck and folly proposed. He noted the neighboring building closer to the proposed seating deck and also owned by Nelson Treehouse, may also be developed in the coming years. Ash said the purpose of the deck is to create additional seating for Aroma Coffee, and the folly is designed as an interactive art exhibit, a display of the brand style of Nelson Treehouse. He said he was available for any questions the commission may have.

Lake asked for public comment. Hearing none, she asked if the commissioners had any questions for staff or the applicant. Blue asked for clarification on the landmark boundaries. Steen said the boundaries included the entire parcel. Earley asked if an archaeological survey had ever been done at the site. Ash said he didn't know whether one had been done – he wasn't there when the current owners bought the property. He thought most of the rehabilitation on the property to convert it to a

coffeeshop was focused on the interior. Earley asked how deep the footings for the exterior deck supports were expected to go, and how would they be installed. Ash said the few supports needed would be hand-dug, with the tree taking some of the structural weight of the deck. Woo asked how the deck would impact the root system, and how it would be attached to the tree. Ash said they were using a proprietary attachment system to bolt the structure to the tree, a hybrid system that allows the tree to grow and move naturally. He noted that Nelson Treehouse has extensive experience working with living trees and structural systems. Woo asked who would be responsible for monitoring and maintaining the structure. Ash said the owners were responsible for the property. Moore noted that the deck was not ADA accessible. Ash said that ADA accessible exterior seating existed elsewhere on the property. Moore then asked why the owners needed a 9-foot exterior deck. Ash said it was something the owners wanted to build for coffeehouse seating. Moore asked if there would be commercial advertisements on the folly. Ash said no, the intent is to blend into the site more discretely and naturally. Moore asked what the plans were for the adjacent property, also owned by Nelson Treehouse. Ash said there were auxiliary functions of running a treehouse business, so the owners were developing it for use as a commercial merchandise space.

Lake asked if the commissioners had any additional questions. Hearing none, she asked for commission deliberation. Moore stated she was opposed to this project because she was not convinced its construction was necessary. She felt it was a commercial advertisement on a historic landmark parcel. Earley asked if members of the DRC had any thoughts to offer. Kralios said the DRC considered how far back the structure was from the front property line and the Prescott-Harshman House, noting it was closer to the adjacent building than the historic resource. He also noted it was not an addition to the historic house, but built free-standing on the lot, and so was reversible. Kralios said its function was clearly associated with the café, offering additional outdoor seating. For the reasons he stated, the DRC supported the proposal.

Blue said she understood Moore's point, but that the fact that it is a free-standing structure which could be removed and did not directly impact features of significance raised the issue of how much the commission had control over limiting the owner's use of their property. Blue thought that within the confines of the criteria the commission used for review that this project met the criteria. Earley agreed but reiterated that the site was in a high-probability area for archaeological resources, noting that four archeological sites were located within blocks of the house. She requested to add a condition that an archaeological monitor be present during support post excavations. Lake agreed with Earley, saying the area had been continuously occupied as a town since the 1870s, and was a Native American village prior to that. Alsobrook stated he supported the application, as he thought the project as proposed met SOI Standards 9 and 10. Lake called for a motion.

Blue/Earley moved to approve the CoA for a free-standing exterior deck and folly at the Prescott-Harshman House, as proposed and recommended by the DRC, with a condition that an archaeological monitor be present during any excavation activities. The motion passed 6-1, with Commissioner Tucker recused from project review.

**PUBLIC COMMENT:** None

**HISTORIC PRESERVATION OFFICER'S REPORT:** Meisner reported on a pending Petition for Reconsideration for the Shoreline Naval Hospital Chapel's eastern boundary submitted by the building owner DSHS to the KCHPP office. She outlined the legal underpinnings of the request, as well as the reasoning behind the petition, stating that the owner believed that the landmark boundary decision was made in error. Staff has requested a boundary map clearly showing the revised boundaries as part of the petition package. The petition will come before the commission at its March meeting. Alsobrook noted that the commission struggled with having clear coordinates delineating the boundary, asking if the site would be surveyed. Meisner said staff did not request a survey but did request UTM coordinates be clearly shown on the map. Kralios asked for clarification regarding the owners, including DSHS and DNR. Meisner noted that DSHS were the building owners submitting the petition, and the landowner DNR, while not signing on to the petition, supported DSHS's request. Kralios asked if there were any differentiation with regard to this being a public agency landowner as opposed to a private landowner. Meisner said the code held no distinction between the two in terms of process and regulation. Tucker asked if the applicant remains the same, and if they will attend to speak on the project. Meisner said they were holding it as a public hearing, so the building owner/applicant will present their petition. Tucker requested more detail on the grounds for the petition. Steen clarified that the applicant had engaged counsel from the state Attorney General's office, who reviewed the audio recording and meeting minutes and put together an argument that elements of the commissions' deliberation was contradictory and that the final determination was made in error. Meisner said if the Shoreline City Council was involved in an appeal, they would have access to all public hearing records related to landmark nomination process. Earley asked for specific focus of the petition, Steen said it was tightly focused on the eastern boundary. Meisner suggested staff could arrange a commissioner site visit to tour the site and clarify the requested boundary revision. Commissioners agreed that a site visit would be valuable to do. Meisner also reported on the quarterly budget, saying that the HP Program, funding for which is based on recording fees, is in good shape financially.

**ANNOUNCEMENTS:** Blue shared news that North Bend is developing a form-based code for its downtown area, which might blend well with the historic district there. She offered to send additional information about the form-based code model to other commissioners. Alsobrook congratulated HPP staff on the new interactive iMap layer with the historic resources inventory and landmark information.

**TRAINING:** Steen presented a 10Minute Training on Parliamentary Procedure.

**ADJOURN:** The KCLC was adjourned at 5:55 pm.