

KING COUNTY LANDMARKS COMMISSION

MEETING MINUTES*

*January 27, 2022
Zoom (Call-in) Conference
Seattle, Washington
(Approved 03/24/2022)*

COMMISSIONERS PRESENT: Cristy Lake, Chair; Caroline Lemay, Vice-Chair, Amber Earley, Dean Kralios, Adam Alsobrook, Tanya Woo, Candace Tucker

COMMISSIONERS EXCUSED: Amy Blue

STAFF PRESENT: Sarah Steen, Jennifer Meisner

GUESTS: Bonnie Eiber, Dawn Moser, David Fall, Candace Cruz, Richard Elfers, Audrey Rodriguez, Anthony Tran, Stephen Schmeising, Vanessa Chin, Jonathan Kesler, Karen Jones, Cele Wolman, Jesse Scott, Mary Ehliis, Sarah Martin, Suzanne Vargo, Cindy Parks

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

Convene ENUMCLAW LANDMARKS COMMISSION

SPECIAL COMMISSIONER: Mike Kuffler (*absent*)

CITY STAFF PRESENT: None

GUESTS: Richard Elfers (applicant)

CERTIFICATE OF APPROPRIATENESS #22.01: Enumclaw Masonic Hall, 1837 Marion Street – proposal to install fiberglass Doric columns along front façade

Steen gave a brief staff report detailing the history of the site and described the project proposal. She noted that the Enumclaw Historical Museum (EHM), which owns and operates the Masonic Hall, has been interested in installing columns along the front façade since they nominated the building for landmark status in 2019. Steen also noted that a 4Culture grant was funding the project.

Lake asked the applicant if they would like to present on their project. Richard Elfers, co-president of the EHM, reiterated that installing the columns was a long-standing goal of the museum.

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. Commissioner Kralios spoke on behalf of the DRC, saying that overall, the proposal was consistent with the guidelines. There were detail questions about how the capital of the columns would interface with the crossbeams now at the top of the posts. Commissioner Tucker asked if Elfers had been able to address that concern, he said yes, they should be able to box in the beam to create a finished look and allow the column

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

capitals to sit comfortably on the beams. Steen displayed a photo of the beams under discussion. Tucker said she also had a concern about how the bases would sit on the composite decking and interact with an existing rail. Commissioner Lemay agreed that the uneven beam was an issue and asked if there was an elevation drawing of the façade with the proposed columns available. Steen said they had submitted photos and materials specifications but since the applicants are doing the work themselves, they hadn't created or submitted any formal architectural drawings. Steen reviewed additional photos to show the spacing of the existing 6x6 posts, noting that adding the columns would roughly double the diameter of the supports. Elfers said that the rail that is on the front deck could be adjusted if necessary, as it is not historic.

Lake asked if there were any additional questions. Hearing none, she closed the public comment section and asked the Commissioners for deliberation on the matter.

Lemay said that the columns would be an improvement over what is in place now. Tucker concurred. Woo and Kralios requested that the applicants follow up with HPP staff prior to installation to ensure resolution of the beam connection. Commissioner Alsobrook discussed the architectural meaning of Doric columns, and how the original EMH was reminiscent of the first Masonic Temple constructed in Washington State, in Olympia. He noted that this is not a restoration project, but they are trying to improve the aesthetics of the building while referencing what was there originally. Alsobrook's concern would be introducing a false sense of historicism, but he doesn't think it's an issue here because the fiberglass material. He also noted that installation of the columns was reversible.

Kralios asked if the columns would be painted. Elfers said the columns come white, and they are paintable. He said they hadn't planned on painting them but would if the Commission had a recommendation.

Lake asked if there was any additional discussion. Hearing none, she requested a motion.

Kralios/Tucker moved to approve the CoA for five new fiberglass Doric wrap-around columns installed over existing posts as proposed and recommended by the DRC, with a condition that the applicants confer with HPP staff regarding the final design plan of the beam enclosure. The motion passed, 7-0.

PUBLIC COMMENT (*general*): None

ADJOURN: The ELC was adjourned at 5:01 pm.

Convene KENT LANDMARKS COMMISSION

SPECIAL COMMISSIONER: Nancy Simpson (*absent*)

CITY STAFF PRESENT: None

GUESTS: Candace Cruz (applicant), Stephen Schmeising (owner)

CERTIFICATE OF APPROPRIATENESS #21.01 *(amendment)*: Mill Creek Historic District, Becvar House, 410 Prospect Ave – proposal to increase height and width of approved new garage

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 applicant received approval from the landmarks commission in January 2021 to rebuild a garage on site. The architect has requested an amendment to that CoA to increase the height and width of the garage design to accommodate interior car lift mechanical equipment.

Lake invited the applicant to present on the project. Candace Cruz, engineer, spoke about the project, reiterating the reasons behind the proposal to raise the height of the garage to allow enough space for safe use of a car lift as well as additional storage space in the garage. She noted nearby examples of taller garages in the neighborhood. Stephen Schmeising spoke on the project as well, but due to technical audio issues added his comment in the chat feature, noting the new orientation of the garage should improve the sight lines on the property and draw attention to the house, lessening the visual impact of the garage.

Lake asked Kralios for the DRC report. Kralios and Tucker focused on the impact the added height and width the new garage design would have on the site overall. Kralios noted some concern that the increased scale of the garage would overwhelm the historic house. They requested a section drawing to better understand the reasoning behind the increased height, which the applicant provided.

Lake asked for public comment. Kent planner Jonathan Kesler spoke regarding code issues related to the project, saying the maximum height for accessory buildings in that area is 23 feet. Hearing no additional comment, Lake asked if the commissioners had any questions for staff or the applicant. Hearing none, she closed the public comment section and asked for commission deliberation.

Lemay stated she had no remaining concerns with the additional height, noting that the section drawing was helpful to understand owner's intent. Tucker, Earley and Alsobrook concurred.

Kralios/Lemay moved to approve the amendment to CoA #21.01 to allow increased height and width of the new free-standing garage design as proposed. The motion passed 7-0.

CERTIFICATE OF APPROPRIATENESS #22.02: Mill Creek Historic District, Calhoun House, 431 Prospect Ave – proposal to construct a new garage with ADU on parcel

Steen gave a brief staff report detailing the history of the site and described the project proposal.

Lake invited the applicant to present on the project. David Fall, architect, spoke on behalf of the owner. The owner has a number of vehicles and wanted a garage behind the house to store them and include a small ADU unit over the garage. He presented different siding options and explained how the new structure would relate to the house in terms of site slope and height.

Lake requested Commissioner Kralios to give the DRC report. Kralios and Tucker reviewed the proposal, and overall were in support of the project. They focused on the scale of the building and how the garage/ADU would sit on the site. Because of the slope and existing features on the site, the garage/ADU would sit lower than the house and be relatively obscured. They felt that it would not overwhelm the small historic house at streetside. The DRC recommended approval.

Lake asked for public comment. Jonathan Kesler commented again on Kent city code. Hearing no additional public comment, Lake asked if the commissioners had any questions for staff or the applicant. Earley asked if Steen had spoken with the applicant about the Inadvertent Discovery Plan, saying she wanted to add using the IDP as a condition in the motion. Steen said yes, she had discussed the potential for archaeological discovery in that area and had provided the applicant with a copy of the IDP. Woo asked a procedural question concerning precedence between building permits and CoAs. Steen that in terms of code, permits take precedence, and design review includes considering criteria related to other permitting regulations. Steen and Meisner noted it's unusual for city code to be discussed at Commission meetings as it is outside the purview and scope of the Commission's regulatory authority. It's the applicant's responsibility to comply with all codes and regulations.

Tucker asked the applicant if the calculations for impervious surface had been done. Fall said yes, they were included on the drawings. Tucker asked if that was an element the Commission could consider, considering the potential impact of drainage on the property. Commissioner Lemay and Alsobrook reiterated that no, code is not within the regulatory authority or expertise of the Commission. Woo asked about final approval for siding and paint color. Steen noted that in the Mill Creek Historic District, paint color is not regulated. The siding selection is up for consideration and approval by the Commission. Fall agreed with staff that the accessory building should be muted in design compared to the house.

A zoning question was put forward in the chat. Lemay and Meisner reiterated that the focus of the Landmarks Commission does not include zoning or code issues but is based on and limited by the Rules and Regulations of the Commission itself. The Commission does not have regulatory authority to render decisions outside of established guidelines, standards and criteria contained in those Rules.

Lake closed the public comment section and asked for commission deliberation. Kralios and Earley support the proposal. Alsobrook concurred, saying it does a good job meeting the guidelines in an historic district while providing additional housing. Lemay and Alsobrook requested the final siding choice be clarified, Steen displayed the preferred option on the siding. Lake and Woo felt the proposal with the preferred siding selection meets the guidelines and standards appropriately.

Kralios/Earley moved to approve the CoA #22.02 for the construction of a new garage and ADU with horizontal siding (option 2) as proposed and recommended by the DRC, with the condition that the applicant have and utilize an Inadvertent Discovery Plan during construction. The motion passed 7-0.

PUBLIC COMMENT (*general*): None

ADJOURN: The KLC was adjourned at 5:54 p.m.

Convene KING COUNTY LANDMARKS COMMISSION

APPROVAL OF MINUTES: Chair Lake asked for any changes/corrections to the December 16, 2021 meeting minutes. Hearing none, Lake called for a motion.

Kralios/Tucker moved to approve the December 16, 2021 meeting minutes of the King County Landmarks Commission. The motion passed 5-0, with Commissioner Woo abstaining.

PUBLIC HEARING: Vasa Hall Landmark Nomination

Steen presented an overview of the designation process, explaining the regulatory framework and nomination procedure.

Sarah Martin, consulting architectural historian and nomination co-author, presented on the landmark nomination of the Vasa Hall. She described the community history and significance of the building as a local Swedish American fraternal hall in Preston, noting how she believes it meets the designation criteria and the thresholds of integrity.

Lake opened the public comment period of the hearing.

Bonnie Eiber, member of the Skogsblomman Lodge (Vasa Hall), spoke in support of the nomination, citing its important longstanding role as a gathering place for the local community.

Cindy Parks spoke in support of the nomination of Vasa Hall. She is the great grand-niece of August Lovegren, who owned Preston's lumber mill in the late 19th and early 20th century, and whose house is a designated King County landmark. Cindy noted the hall's historic importance to the Swedish community in the Preston area and remains a cultural asset.

Jesse Scott spoke in support of the nomination. He said many places around King County have lost their historic buildings, and this hall should be protected and recognized with landmark designation.

Karen Escolan, a resident of Bellingham and member of the lodge, spoke in support of the nomination. She said she is a 50-year member, and her grandparents were 50-year members of the lodge. She remembers the mural above the stage from her visits as a child. She said the lodge holds a great deal of cultural references and importance, both tangible (painting and decorations) and intangible (dancing and gatherings.) Members continue to travel from around the state to attend meetings and events. Its important for the Swedish culture and for the logging history of the area.

Lake asked for any additional public comment. Hearing none, she invited the Commissioners to ask questions of the applicants or staff. Hearing none, Lake closed the public comment period and invited Commissioners to discuss the nomination application.

Commissioner Earley said the nomination form was very well done, and she supports the building as a landmark. Commissioner Alsobrook agreed with Earley on the quality of the nomination, and believed the building clearly met Criterion A1, noting community centers as third places play an important community function, and stated that he is in support of landmark designation.

Commissioner Lemay concurred and spoke on including interior features as significant.

Commissioners discussed what features might be included. Commissioner Kralios and Meisner pointed out that the staff report listed significant interior features. Alsobrook and Tucker said they would be in support of interior features as delineated in the staff report. Commissioner Woo said it was a significant building and she was excited to support the designation. Lake requested a motion on the nomination application.

Kralios/Earley moved to approve designation of the Vasa Hall as a King County landmark under criterion A1 with boundaries and features of significance included as follows: exterior features of the building; interior features of the assembly hall including open volume, pilasters and bracing, wainscotting, remaining original light fixtures, and recessed stage with mural; and all of the land area within the legal parcel. The motion passed 7-0.

PUBLIC COMMENT: None

HISTORIC PRESERVATION OFFICER'S REPORT: Meisner reported that the annual John D Spellman Awards were broadcast that morning over several platforms including YouTube, Facebook and KCTV. The link to the video program is live and can be seen on demand and recommended everyone take a look.

ANNOUNCEMENTS: Steen announced that Cristy Lake had been awarded with the Jim Ellis Spirit Award from the Mountains to Sound Greenway.

OTHER BUSINESS: Election of Cristy Lake as Chair, Caroline Lemay as Vice-Chair, and PPC and DRC committee assignments for 2022.

ADJOURN: The KCLC was adjourned at 6:46 pm.