

**KING COUNTY LANDMARKS COMMISSION
MEETING MINUTES***

*July 24, 2025
Zoom (Call-in) Conference
(Approved 12/18/2025)*

King Street Center, Eighth Floor – Rm 8F
201 S Jackson Street, Seattle, WA 98104

COMMISSIONERS PRESENT: Dean Kralios, Chair, Jeff Murdock, Vice-Chair, Laura Murphy, Cecelia Gunn, Richard Anderson, Huy Pham

COMMISSIONERS EXCUSED: Kim Hartman, Francesca Renouard

STAFF PRESENT: Sarah Steen, Jennifer Meisner, Todd Scott

GUESTS: Lisa Hasselman, Sherrie Evans, Josh Sutton, Laura Maman, Pearlene Cheah, William Coil

CALL TO ORDER: Chair Kralios called the meeting to order at 4:30 p.m. Introductions of commissioners and staff were made, and the Chair outlined the structure of the hearing.

Convene BLACK DIAMOND LANDMARKS COMMISSION

SPECIAL COMMISSIONER: Keith Watson (*absent*)

CITY STAFF PRESENT: None

GUESTS: Sherrie Evans

CERTIFICATE OF APPROPRIATENESS #25.11: Black Diamond Depot, 32627 Railroad Ave – proposal to replace non-historic cedar and LP siding on rear elevation with Hardie Cedarmill cement lap siding

Steen presented the staff report, which described the history of the depot building, current use as the Black Diamond History Museum, and the non-historic siding replacement proposal for the rear elevation of the depot. The existing cedar lap and LP siding, both installed in the 1980s on rear additions, have deteriorated, and the museum is proposing to replace both with textured HardiePlank cement lap siding. Use of Hardie on the two center rear additions would match the southwest elevation siding, which was replaced in 2022. The north-west elevation has the only remaining historic wood drop-lap siding on the west elevation of the depot, and it will be repaired and restored as part of a separate project.

Commissioner Murdock reported that the DRC had no issues with the proposed siding replacement on the non-historic center rear elevation, which is limited in public visibility. The new Hardie siding installation will simplify the rear elevation siding material overall and is easily reversible in the future. The applicant, museum representative Sherrie Evans, noted that the non-historic siding replacement project and the historic siding restoration project will be funded through a 4Culture Landmarks Capital grant.

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

Chair Kralios opened the floor for public comment and asked if the commissioners had any questions for the applicant or staff. Hearing no questions or comments, Kralios closed the public comment period and asked the commissioners to discuss the project. Kralios reiterated the staff report's recommendations, noting that the project scope focused on replacing non-historic materials, would be painted to match the existing siding, was compatible with other non-historic siding on the less visible elevation of the depot, and met the SOI Standards. Commissioner Gunn agreed. Hearing no further discussion, Kralios asked for a motion.

Gunn/Murdock moved to approve CoA #25.11 as presented and recommended by the DRC. The motion passed, 6-0.

PUBLIC COMMENT (*general*): None

ADJOURN: The BDLC adjourned at 4:46 p.m.

Convene FEDERAL WAY LANDMARKS COMMISSION

SPECIAL COMMISSIONER: Marie Sciacqua

CITY STAFF PRESENT: None

GUESTS: Josh Sutton, Laura Maman, Pearlene Cheah

CERTIFICATE OF APPROPRIATENESS #25.13: Camp Kilworth/Rotary Lodge, 30900 50th Ave SW – proposal to replace cedar shingles with new synthetic roofing shingles, install rigid insulation over the roof deck with an enclosed electrical system, and a new gutter system

Steen presented the staff report, which described the camp's history, partnership with the YMCA to revitalize its use as a youth camp, and ongoing restoration and rehabilitation efforts. She detailed the proposal to replace the Rotary Lodge's deteriorated cedar shingle roof with synthetic shake roofing. Also included in the roofing replacement proposal was adding seismic improvements to the interior roof structure and raising the roof plane profile to allow space for subroof insulation and electrical conduit, which would require a thicker rake board to visually blend the increased height. A new half-round gutter system was also proposed to replace a failing existing system.

Commission Murdock detailed the DRC discussion, which focused on the visual impact of the increased roof plane height. Questions were also raised about whether the insulation should extend over the open porch and whether concealing the electrical conduit was necessary on the rustic lodge.

Applicant Pearlene Cheah and YMCA representative Josh Sutton spoke on behalf of the project proposal. They noted that this is the first phase of a rehabilitation project for the historic lodge, which will enable it to serve as a centerpiece of the camp. The applicants said that, in response to the DRC's concerns about the impact of the increased roof height, the proposed roof height could be reduced from 11 inches to 8.5 inches, while still providing sufficient space for the electrical conduit over the roof deck. The applicants said they'd prefer the conduit to be concealed to reduce its visual impact and minimize cutting into historic structural features. They also stated their belief that, while insulation over the unenclosed porch wasn't necessary, the

height difference between an uninsulated porch roof and an insulated main roof would create a greater visual disruption than if the roof were treated as a single unit.

Chair Kralios opened the floor for public comment and asked if the commissioners had any questions for the applicants or staff. Commissioner Murdock asked whether any lighting was currently installed under the porch roof. The applicants responded that there were no lights overhead, but there were a couple of existing wall-mounted side lights. Commissioner Gunn asked for additional details about the wider fascia and rake boards concealing the insulation. The applicants responded that the fascia and rake would be cedar boards, painted to match the lodge. Chair Kralios asked if there were any further questions, and hearing none, closed the public comment period and asked the commission to discuss the proposal.

Murdock stated he appreciated the applicants' willingness to adjust their design, understood the applicants' arguments for extending the roof insulation over the unenclosed porch roof, and believed the reduced roof profile height is in better compliance with the SOI standards. Kralios agreed, noting that a common challenge in preservation is maintaining the building's historic character while keeping it functional. He supports the proposal with the reduction in roof height. Special Commissioner Sciacqua concurred.

Anderson/Pham moved to approve CoA #25.13 as presented at the Commission meeting and recommended by the DRC, including a 2.5" reduction in roof insulation, resulting in an 8.5" total increase in the proposed roof deck height. The motion passed, 7-0.

PUBLIC COMMENT (*general*): None

ADJOURN: The FWLC adjourned at 5:11 p.m.

Convene KING COUNTY LANDMARKS COMMISSION

APPROVAL OF MINUTES: Chair Kralios asked for any changes/corrections to the May 22nd and June 26th Landmarks Commission meeting minutes. Hearing none, Kralios called for a motion for each.

Pham/Gunn moved to approve the May 22, 2025, meeting minutes of the King County Landmarks Commission. The motion passed 6-0.

Murdock/Gunn moved to approve the June 26, 2025, meeting minutes of the King County Landmarks Commission. The motion passed 4-0 with Commissioners Kralios and Pham abstaining.

CERTIFICATE OF APPROPRIATENESS #25.14: Fujioka Farm/Plank House, 10515 SW 140th Street, Vashon – proposal to move 1914 Plank House southwest 200' (within landmark boundaries) and restore on a new foundation.

Steen presented the staff report, which described the farmstead's history, ongoing agricultural use, and the proposal to move the 1914 plank house 200 feet south within the landmark boundaries. Commissioner Murdock reported on the DRC meeting, stating that the discussion focused on the working farmstead, flexibility within the landmark boundaries, and the visibility of the oldest house on the site. He said the DRC believed moving the house south to free up valuable planting area was a reasonable proposal.

Applicant Lisa Hasselman said she appreciated the discussion at the DRC meeting and the commissioner's expertise.

Chair Kralios opened the floor for public comment and asked if the commissioners had any questions for the applicants or staff. Commissioner Murphy noted that the plank house has been moved once before in its history, sometime between Fujioka tenancy and ownership. The original immediate context of the house had already been altered. Murdock asked the applicant to explain the reasoning behind their choice of a new location – why they aren't moving it back to its original location off the street. Lisa said that the area where the house once stood has cultural significance as an arboretum planted by the Fujioka family, which they didn't want disturbed. She also noted that the location they are proposing is in direct line of sight from the public right-of-way, just on the other side of the planting area. Discussion continued around the orientation of the house at its new location and the applicant's plans for porch restoration.

Commissioner Anderson stated that he supported the proposal but still believes the Plank House will be losing some historic context. However, it will still be within the landmark boundaries, an integral element of the farm, with a similar relationship to the other historic structures. Murphy recommended an archaeological survey of the area where the house is now and in the new location. Lisa said they would like to host a public field school on the current house site after it has been relocated and would consider expanding it to the new site. Chair Kralios asked if there were any further questions, and hearing none, closed the public comment period and asked the commission to discuss the proposal.

Kralios expressed his support for the proposal for all the reasons discussed and supported having the applicant conduct an archaeological survey. Murdock and Gunn agreed.

Anderson/Pham moved to approve CoA #25.14 as presented at the Commission meeting and recommended by the DRC, with a condition that the applicant have an archaeological survey performed on the house site. The motion passed, 6-0.

HISTORIC PRESERVATION OFFICER'S REPORT: HPO Jennifer Meisner reported to the Commission on the 2025 Youth Heritage Project, which this year took place in North Bend and Snoqualmie. Steen served as a student advisor and Meisner as a final project panelist for the YHP. Meisner also noted that a half-day NAPC CAMP training is planned for October 17th out at Meadowbrook Farm, and that next year's CLG grant project will be a staff-led historic resource survey of Duvall. She reported on the successful outcome of an appeal of the commission's decision regarding the demolition of the Baring Bridge. The Hearing Examiner decided in favor of the commission.

PUBLIC COMMENT (*general*): None

ANNOUNCEMENTS: Commissioner Pham announced an internship funded by 4Culture's Beyond Integrity program, which will focus on the Japanese American history in the White River Valley.

ADJOURN: The KCLC adjourned at 6:01 p.m.