

JUL 09 2015

HEARING EXAMINER
EX _____ FILE # _____

Witness and Exhibit Lists — Addendum

Appellant: Nokomis Club, in partnership with Redmond Historical Society

162TEN – DNS Hearing for July 9, 2015 at 9 am

Page 1 of 1

Witness: None

Exhibits:

27. Email messages from Kim Dietz to Gary Lee, dated Sept. 11, 2014; and from Gary Lee to Robert Pantley, dated Sept 11, 2014. Source: City of Redmond
28. Article from the March 1996 Redmond Chamber of Commerce Newsletter, Redmond Business. Source: Redmond Historical Society archives.

From: Gary Lee
To: Robert Pantley
Cc: Kim Dietz; Steve Fischer
Subject: FW: Request for property of the former Nokomis/Chamber of Commerce building -162Ten
Date: Thursday, September 11, 2014 4:08:12 PM
Attachments: image005.jpg
image006.jpg

Hello Robert,

Please see the email below from Kim Dietz. I am not sure if you know Kim, she is our Planner responsible for Historic Preservation. She would like to talk to you about getting access to the existing building before it is demolished for your proposed 162Ten development project.

Thanks,

Gary Lee,

Senior Planner

(425) 556-2418

City of Redmond, MS: 2SPL PO Box 97010 Redmond WA 98073-9710

From: Kim Dietz
Sent: Thursday, September 11, 2014 2:26 PM
To: Gary Lee
Subject: Request for property of the former Nokomis/Chamber of Commerce building

Gary;

Can you please connect me with the developer for the property containing former Nokomis/Chamber of Commerce building?

For Historic Preservation, I would like to photograph the interior and exterior of the structure prior to its demolition.

As well, I would like to request his/her removing the windows and lcvrs that are located in the portion of the building that was first constructed by the WPA. We believe these to be original fixtures and would make a great contribution to the Historical Society's artifacts.

Many thanks,
Kim

Kimberly Dietz
Senior Planner
Neighborhoods and Historic Preservation

REDMOND
BUSINESS

March 1996

A grand new look

□ Chamber remodel adds offices, new reception area

The office of the Redmond Chamber of Commerce has a grand new look. After about six weeks of work, Tenhulzen Remodeling, Inc. has finished the remodel of the interior of the Redmond Chamber of Commerce office building.

The Redmond Chamber has been looking at facilities needs for several years. In 1995 the Chamber decided to remodel the building to create a more efficient and professional workspace for the growing Chamber staff. The remodel would meet the needs of the Chamber for the next three to five years.

The reception area is now dominated by a new reception counter that is a granite gray with dark blue trim. It provides workspace for the receptionist and includes more display area and storage. The rest of the workspace in the front area is separated from the reception area with new dividers. The entire workspace is done in white, grays and dark blue.

In the back part of the building, the old meeting room and kitchen area has been transformed into three new office spaces, a conference room, and an efficiency coffee service area. The conference room includes two

storage closets, a small counter, and new secure and energy-efficient back doors.

The meeting area is about half the size of the old meeting room. The new offices will be occupied by the Membership Services Director, the Leadership Institute Director, the Programs Director, and the Director of Marketing and Sales.

In addition to creating new office spaces, the remodeling includes a new coat of paint and new carpeting in the updated colors in all the work areas. The electrical wiring is reworked, and cabling for the phone system and a computer network is carried in the walls. A gas water heater replaces the old electric water heater.

When asked for a price quote on the remodeling, Jack Tenhulzen's first input into the job was to include in the plans a more energy-efficient and comfortable heating system. The newly remodeled workspaces include a forced-air gas furnace that provides consistent heating throughout the building. It replaces an ailing oil furnace and baseboard electric heaters.

"What was fun for us is that we did the design work. We interviewed all members on staff and looked at how they did their work," said Tenhulzen when asked about the job.

For the month of January, Tenhulzen and crew worked around the Redmond Chamber staff, with only one week of total shutdown to disrupt the office. During the week of shutdown, the walls were painted, and new carpet was put down throughout the building.

Credit for working around the office staff goes to Tenhulzen's crew boss, Charlie denTex, and the various sub-contractors who worked on the job. All the sub-contractors are Redmond-based and include Bel-Red Electric Service, Inc., Chapin Painting, Gowing Floor Coverings, Hudy Plumbing, and MacDonald Miller Co., Inc.

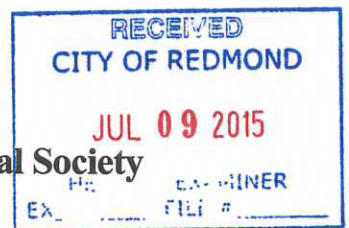
"We're very pleased with the workmanship and efficiency of Tenhulzen Remodeling, and also the speed of their work. We have a great looking office," said Dan Ramirez, Executive Director of the Redmond Chamber.

An open house to showcase the new workspaces is in the planning, but stop in anytime to take a look.

Witness and Exhibit Lists — Addendum No. 2

Appellant: Nokomis Club, in partnership with Redmond Historical Society

162TEN – DNS Hearing for July 9, 2015 at 9 am



Page 1 of 1

Witness: None

Exhibits:

29. 7/8/15 Letter from the Wash. Dept of Archeology & Historic Preservation/ to City of Redmond/Sharon Rice, Hearing Examiner; From Gregory Griffith, Deputy State Historic Preservation Officer. Source: Wash. Dept of Archeology & Historic Preservation



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

July 8, 2015

Ms. Sharon A. Rice
City of Redmond Hearing Examiner
PO Box 97010
Redmond, WA 98073-9710

In future correspondence please refer to:

Log: 022615-28-KI
Property: Library/Nokomis Club/Chamber of Commerce Building
Re: DNS Appeal

Dear Ms. Rice:

This letter is in follow-up to our letter to the City of Redmond of February 26, 2015 in regard to objecting to the SEPA Determination of Non-Significance (DNS) of the 162Ten proposal at 16210 NE 80th Street, former site of the Library and later Nokomis Club and Chamber of Commerce. Our letter was based upon the Department of Archaeology and Historic Preservation (DAHP) being the State "agency with environmental expertise" for archaeological and historic resources. We understand that the DNS is being appealed to the City's Hearings Examiner, based in part upon the Environmental Checklist analysis of the Nokomis Club building that is proposed for demolition.

In our February letter, DAHP indicated that the building is included in our Historic Property Inventory (HPI) database having been inventoried by the City in 1998 as part of a city-wide survey of historic properties. The DNS refers to a 2014 site visit. DAHP has no documentation of that visit, nor was any documentation or report provided as a proposed amendment to the City's 1998 Historic Property Inventory form. The City's 1998 HPI showed moderate changes had been made to the building. While DAHP has 2005 HPI update that continue to show the same moderate changes, DAHP has no information indicating changes to the building that materially alter the criteria upon which the 1998 eligibility opinion was based.

While acknowledging a moderate level of changes to the building, the 1998 surveyor recommended the building as eligible for the National Register of Historic Places. Our review of the HPI in February 2015 resulted in our continuing concurrence with the National Register eligibility recommendation, as related to the City in our February 26 letter. The building remains a National Register eligible property. We object to the DNS.

To provide some background about our evaluation of the building, properties can be found to be eligible for the National Register under at least one of four National Register criteria, as follows:

- Be associated with important events that have contributed significantly to the broad pattern of our history. or
- Be associated with the lives of persons significant in our past. or



- Embody the distinctive characteristics of a type, period or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction. or
- Have yielded, or may be likely to yield, information important in prehistory or history.

Besides meeting one or more of the above National Register criteria, a property must also have "historic integrity" which is the authenticity of a property's historic identity evidenced by the survival of physical characteristics that existed during the property's historic period. Historic integrity is comprised of seven qualities:

- location,
- design,
- setting,
- materials,
- workmanship,
- feeling
- association.

The City's designation criteria for the local register are the standards set forth in King County Code Chapter 2062. These local standards are identical to the National Register standards. They incorporate nearly verbatim the four National Register criteria and the seven qualities of Historic Integrity, used to determine National Register eligibility. The property met eligibility criteria in 1998, and we believe it continues to meet them.

If Historic Integrity has been compromised, it means a property has been dramatically altered or its setting has been lost. If integrity is compromised too far it means the property may not be eligible for the Register. In this instance, while we acknowledge that some historic building material has been changed or lost over the decades, the building is still able to convey a sufficient level of historic character reflective of the time period and building type.

It is our opinion that the building meets the first criteria for the National Register, that it is a property associated with important events that have contributed significantly to the broad patterns of history. The information we have indicates that the building has played a significant role in Redmond's civic and social history during the first half of the 20th century having been a site of the local library and later home to the Nokomis Club, a women's organization involved in various civic and educational activities including support for constructing the building for the library. There is also an interesting connection with The Depression Era Works Progress Administration (WPA) in assisting construction of the addition in the late 1930s. It may also be helpful to understand that our evaluation includes comparison with other representative examples of buildings from this time period and historic context. A search in our HPI and historic register databases (<https://fortress.wa.gov/dahp/wisaard/>) indicates that statewide there are few intact examples of properties associated with women's history and fewer still that represent women's social organizations and that are listed in the National or Washington Heritage Register. A search reveals that two YWCA's are listed plus three women's clubs are listed in the National Register located in Longview, Olympia, and Seattle. One in Ridgefield has been demolished. The Longview club is most similar to the Redmond property in construction dates and assistance from the WPA. Other examples in the HPI include women's club buildings in Kirkland and Tukwila, both of which were recommended as National Register eligible. Clearly, women's organizations during that time period played a significant role in their community's civic life and social well-being.



With this background into how DAHP evaluates properties in our inventory databases for National Register eligibility, it becomes apparent as to how we arrive at recommendations for avoiding or minimizing impacts to historically significant properties. Indeed, proposals being reviewed under SEPA that result in negative impacts to eligible historic properties are considered to have significant environmental impacts that should be mitigated or be reviewed for alternatives through preparation of an environmental impact statement (EIS). In view of the potential demolition of the Library/Nokomis Club, we reiterate our objection to the DNS and recommendations to explore alternative development options or identify appropriate mitigation measures.

Thank you for the opportunity to provide our additional comments regarding this proposal.

Sincerely,



Gregory Griffith
Deputy State Historic Preservation Officer
(360) 586-3073
greg.griffith@dahp.wa.gov

c: Allyson Brooks, State Historic Preservation Officer
Kimberly Dietz, Redmond Historic Preservation
Rosemarie Ives
Gary Lee, City of Redmond
Jennifer Meisner, King County Historic Preservation Officer
Alexa Munoz, Nokomis Club
Joe Townsend, Redmond Historical Society

