



CITY OF REDMOND LANDMARKS COMMISSION  
 PLANNING & COMMUNITY DEVELOPMENT  
 15670 N.E. 85<sup>th</sup> Street  
 Redmond, Washington 98073

RECEIVED  
 CITY OF REDMOND  
 JUL 09 2015  
 HEARING EXAMINER  
 EX 13 FILE #  
 City

**LANDMARK REGISTRATION FORM**

**PART I: PROPERTY INFORMATION**

**1. Name of Property**

historic name: REDMOND CITY PARK  
 other names/site number: Anderson Park; Survey & Inventory Field Site No. 1621

**2. Location**

street address: 7802 168<sup>th</sup> Avenue NE  
 parcel no(s): 1225059016  
 legal description: Lots 4-6, Block 1, Sikes 3rd Addition to Redmond plus portion NE ¼ of NW ¼ Section 12-25-5, beginning intersection NE 77th Street with W line subdivision thence n 87-48-40, E 118.20 feet thence N 75-56-40, E 216.42 feet thence N 00-42-13, W 264 feet thence S 75-56-40, W 216.42 feet thenc S 87-48-40, W 118.20 feet to W line side subdivision thence S along side line to beginning less state road

**3. Classification**

Ownership of Property:	Category of Property:	Name of related multiple property listing:
<input type="checkbox"/> Private	<input type="checkbox"/> building(s)	(Enter "N/A" if property is not part of a multiple property listing.)
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	NA
<input type="checkbox"/> public-State	<input type="checkbox"/> site	
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	
	<input type="checkbox"/> object	

**4. Property Owner(s)**

name: City of Redmond Parks and Recreation Department  
 street: 15670 NE 85<sup>th</sup> Street  
 city: Redmond state: WA zip: 98052

**5. Form Prepared By**

name/title: Adapted from National Register of Historic Places Form  
 organization: King County Historic Preservation Program date: March 8, 2010

**6. Nomination Checklist**

- Site Map (REQUIRED)  Continuation Sheets
- Photographs (REQUIRED): *please label or caption photographs and include an index*  Other (please indicate):
- Last Deed of Title (REQUIRED): *this document can usually be obtained for little or no cost from a title company*

## PART II: PHYSICAL DESCRIPTION

### 7. Alterations

Check the appropriate box if there have been changes to plan, cladding, windows, interior features or other significant elements. These changes should be described specifically in the narrative section below.

- |                              |  |  |   |                             |  |
|------------------------------|--|--|---|-----------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Plan (i.e. no additions to footprint, relocation of walls, or roof plan) | <input type="checkbox"/> Yes            | <input type="checkbox"/> No | Interior features (woodwork, finishes, flooring, fixtures) |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Cladding   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Other elements   |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Windows  |   |                             |  |

### Narrative Description

Use the space below to describe the present and original (if known) physical appearance, condition, architectural characteristics, and the above-noted alterations (use continuation sheet if necessary).

Redmond City Park is located immediately north of the intersection of Redmond Way and Cleveland Street, and just east of the city's historic downtown core. The 4.66-acre property contains six buildings, five auxiliary structures, and one object. The buildings include a caretaker's residence (aka Fullard House), a meeting house (aka Adair House) and an open-framed picnic shelter. All three are of rustic log construction and retain a high degree of physical integrity. They are considered features of significance (contributing buildings). Non-contributing elements include a public restroom and two well houses. While these were designed to complement the three rustic buildings, their dates of construction eliminate them as features of significance. Of the auxiliary structures, a modern playground, brick plaza, statue, picnic tables, pathway system and brick wall, only the pathways and rock wall are considered features of significance. The playground and plaza were both constructed within the last 25 years and their materials and design are incompatible with the architecture and layout of the park. The statue and picnic tables are also too new to be contributing features, although their design and materials are compatible with the historic character of the park.

The park is bounded on the north by NE 79<sup>th</sup> Street, on the west by 168<sup>th</sup> Avenue NE, on the east by an altered historic church building and other modern commercial properties, and on the south by the intersection of Redmond Way and Cleveland Street. The southern and westernmost boundaries of the site are enclosed by a rock wall. The southern portion of the site was originally the location of several of Redmond's early school houses. A brick schoolhouse was constructed in 1922 on a different site and most of the students were moved to the new facility. Oral histories indicate that shop and home economics classes were still held in the old schoolhouse probably no later than 1928 when the property was quit claimed to the Town of Redmond for "park or other municipal purposes". The Consolidated Grange Fair was headquartered there briefly until the Town of Redmond placed a bid for the removal of the old school buildings in June of 1929. The bid indicates that there were three buildings to be removed. The subsequent removal of those buildings accounts for the more open character of the southern portion of the site.

The northern portion of the site was vacant at the time of town purchase. A highly visible result of this is the large stand of mature conifers on the northern edge of the park. Two wells that supply much of the city's water were drilled in the park in 1951 and 1958. Both wellheads are contained in the two small wooden sheds in the north portion of the site.

The park has been altered somewhat over time. However, with the exception of a few elements, the landscape pattern is largely unchanged from the late 1930s. The few added elements primarily consist of rhododendrons and a conifer that have been planted around the houses. The stand of conifers on the northern portion of the park remains today and the southern portion remains relatively open. The relationship of the three log buildings to the site remains the same. The sidewalk and rock walls that were constructed as a part of the original WPA project remain. The only element that significantly distracts from the historic character of the park is the brick plaza that was added in 1982. It replaced a graveled parking area that was added after the construction of the houses. The plaza is located between the two houses and creates another means of entry to the park. This distracts from the original sidewalk entries that lead to the front porch of each house. As a result, the more common entrance to each house has become the back door.

### **Contributing Resources**

All of the contributing resources in the park were influenced by the National Park Service Rustic Style of the 1920s and 30s. All of the contributing buildings are of log construction with wood shingle roofs. The foundations consist of concrete pads upon which the logs are set. The two houses exhibit differing methods of log construction.

- *Caretaker's Residence (Fullard House), 1938*

The northernmost cabin, currently referred to as the Fullard House, was built using a piece on piece construction method. This method employs a vertical log corner post, with horizontal logs scribed to fit with one another to form a stacked log wall panel that slides into place between the vertical members. This construction method was popular in the early days in French Canada. A more common expression of this form of log construction utilizes squared logs; however the Fullard house utilizes round logs. The house is a simple, one-story, 30' x 24' building. It was built in the side gable form. The roof is clad in wood shakes and has small exposed log rafters. The building's foundation is a system of poured concrete piers set on grade, with logs cut to fit on each pier. The cabin has a central front door facing west. The door is composed of vertical wood planks with an applied decorative wood pattern consisting of a series of 1" x 2" wood strips made into a centered cross with a circle at the midpoint. The top and bottom ends of the cross expand to form mirrored diamond patterns that end at the door corners. A hammered iron pull and backing plate are located just below the cross piece on the latching side of the door. A porch with a shed roof extends the full length of the façade. It is supported by four vertical log columns. The porch flooring is unfinished tongue-in-groove wood approximately 4" wide.

In the rear is a secondary entrance and porch offset to the southeast corner. It has a shed roof and is supported by two vertical log posts. The entry is fitted with a decorative door matching the pattern of the front. The back porch has concrete steps with brick insets that were a replacement to the original at the time of the brick plaza installation. The railings on both porches consist of small round logs; the top rail is slightly squared. The gable ends of the building have square wood shingles in even rows. The south gable end has an uncoursed rubble chimney centrally located with a wide base that gradually tapers beginning at the start of the gabled end. An additional chimney consisting of multi-colored brick projects through the roofline at a nearly central location. This chimney serves to vent the heating system and is capped with a single row of bricks slightly offset from the rest. On the north gable end is an access panel to the attic area. Most of the windows are six-light wood casement

windows that swing outward. The larger front windows are paired. There is also a fixed single pane window next to the rear door. The interior of the building is primarily a single room open to the roof with simple king post log trusses. Finishes are all wood with narrow tongue-in-groove flooring, exposed log walls, and wood frame windows. The fireplace is coursed rubble and there is no interior chimney. The simple, utilitarian light fixtures are not original.

The Fullard House remains largely intact. The only major alterations are the addition of a concrete ramp on the front porch; three flat skylights on the east slope of the roof; and the addition of a restroom and mechanical equipment on the interior.

- *Meeting Facility (Adair House), 1938*

The southernmost cabin, currently referred to as Adair House, was built as a meeting house. It was built in the scribe fit, saddle notched method of log construction. This method has its roots in Sweden. Squared logs with tapered ends extend beyond the corners of the cabin approximately 12" to 18". At the corners, these horizontally laid logs have curved notches cut out of the tops and bottoms, and are matched with the notches cut in the adjacent logs for a tight fit. The building has a simple 22' x 36' rectangular plan with a side gable roof clad in wood shakes with exposed log rafters. It has a gable roofed front porch. The porch gable is sided with coursed wood shingles as are the upper portions of both side elevations.

The foundation is poured concrete piers set on grade, with logs cut to fit on each pier. The front door matches that of the Fullard House. The log rail of the porch is formed by stacking squared logs that match the details of the main body of the building. The entry is flanked by paired, six-light casement windows that swing outward. These match those of the Fullard House. The west (side) elevation also mirrors the Fullard House with a tapering uncoursed rubble chimney. The east (side) elevation has two vertical plank doors with matching concrete stoops. Both stoops are covered by a single shed roof clad in wood shakes and have wooden railings, all recently re-constructed. On the north elevation are two widely set pairs of symmetrical multi-light casement windows that swing outward. The interior of the Adair House has finishes identical to the Fullard House as well as a single large open space.

The Adair House remains largely intact. The only major alterations are a slightly inclined concrete ADA sidewalk leading centrally onto the front porch. The north roof slope has four flat skylights and the south roof slope has one. Like the Fullard House, mechanical equipment and a restroom have been added on the interior.

- *Picnic Shelter, 1938*

In the northeast quadrant of the park is an open log structure that serves as a picnic shelter. It is a T-shaped structure with a rear projection that ends in a stone chimney. The structure appears more as a log building that has not been completely enclosed, as it has regular openings that serve as windows and doors, with low vertical log railings. Full height logs (grouped in threes) serve as corner posts and the uncoursed rubble chimney tapers toward the top in the same manner as the stone chimneys on the other buildings. The roof is composed of log rafters with exposed tails and purlins covered with wood shakes. The roof is supported by a modified multiple king post truss system made of peeled logs of various sizes. The trusses are completely open and visible as is the underside of the roof. Gable ends are open and the notching system used in this structure is minimal, with only slight notches cut

to join members. Most of the structural connections are accomplished using nails at these minimal notches. Horizontal logs support all elements but the chimney and these logs are placed on poured concrete piers. The entire floor area inside and out has been paved with poured concrete, and the piers extend two to three inches above the flooring. This concrete pad extends approximately three feet beyond the exterior walls of the shelter.

The picnic shelter remains largely intact. A full concrete slab has been poured within the building and extends outside of the building's footprint approximately four feet on all sides. The building houses several non-historic picnic tables and the stone fireplace has been sealed and is no longer functional.

- *Circulation system, ca. 1938*

A system of peripheral and internal concrete pathways connect various components of the park. There are straight sidewalks along the south and west boundaries, and a curved sidewalk along the north boundary, all next to the adjacent streets. Internal sidewalks connect all major features on the property. Two curved sidewalks start at the southwest and south-central entries and converge just south of the Adair House. Straight sidewalks extend from the west boundary to the Fullard House, Adair House and plaza; a straight sidewalk extends from the north boundary to the picnic shelter.

The circulation system remains largely intact. Several sections of these sidewalks have been repaired or replaced in recent years, but the work done is replacement in-kind and is compatible with the historic sidewalk sections.

- *Rock Wall, ca. 1938*

Along the south and west boundaries of the park is a low retaining wall constructed of a variety of stone types including large cobble, split cobble, and quarried igneous rock. The wall is laid roughly in courses with an unfinished mortar joint and unfinished top. At the east end of the south boundary the wall is no more than ten inches high. The wall is at its highest point, approximately three feet above grade, at the intersection of the south and west walls. The wall tapers down to grade as it moves north along the west boundary. Three sets of steps interrupt the wall: one on the west section near the Adair House; one at the southwest entry to the park; and, one in the middle section of the south wall. The steps are of a similar construction as the wall, but smaller stones are used as risers, and the treads are finished concrete.

### **Non-Contributing Resources**

- *Restroom, ca. 1980*

This rectangular, one-story building has a central breezeway and side gable roof. Finished logs are used as the exterior material; they are saddle knotted at the corners. Within the breezeway are openings to two restrooms. The roof is covered with wood shakes and there are multiple flat skylights. Gable ends are closed and covered with wood shakes, and a decorative fan-shaped louver is placed in each gable. The building is set on a poured concrete stem wall. This building is non-contributing due to its age.

- *Well houses, 2008*

Near the northern edge of the park are two well houses that replace similar structures constructed to shelter equipment for wells that were drilled in the 1950s. These are two of the city's primary wells, as the park is located atop an aquifer. Both well houses are small, one-story buildings with single or double doors. Each has a combination hip and gable roof covered with composition shingles with exposed rafter tails. The walls are composed of split logs arranged vertically. Both buildings are partially shielded by vegetation and both have sidewalks leading to the primary entries. These buildings are compatible with the historic features of the park, but are non-contributing due to age.

- *Playground, 2004*

Near the eastern edge of the park is a large playground consisting of two sand pits surrounded by concrete borders. Several modern steel and wood benches are placed on the concrete borders. Within the large pit are several metal and plastic structures consisting of slides, steps and other playground equipment. This feature is non-contributing due to its age.

- *Plaza, 1982*

From the center of the west sidewalk and joining the three largest buildings on site is a brick walkway, plaza and various raised planters. The plaza forms a common area between the Fullard House to the north, Adair House to the south and restroom facility to the east. The plaza is a modern style with elevated planting beds, and an elevated brick and concrete stage. Two large metal flagpoles are located near the center of the plaza. This structure is considered non-contributing because of its age.

- *Picnic Tables, n.d.*

Spaced periodically throughout the park are steel and wood picnic tables permanently affixed to a concrete base and surrounded by a small concrete slab. The design and materials of these tables are compatible with the historic features of the park, but they are non-contributing due to age.

- *Statue, 2000*

At the edge of the south open space, near the Adair House, is a near life-size bronze statue of a woman holding her hat and the hand of a young girl. The statue is entitled "Aurora and Diane" and was sculpted by Lisa Sheets. The piece is on a brick and concrete base and is partially surrounded by a wood railing. It is non-contributing due to age.

**PART III: HISTORICAL / ARCHITECTURAL SIGNIFICANCE**

**8. Evaluation Criteria**

Redmond Municipal Code recognizes five designation criteria for consideration as a City of Redmond Landmark.

Designation Criteria:

- A1 Property is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.
- A2 Property is associated with the lives of persons significant in national, state, or local history.
- A3 Property embodies the distinctive characteristics of a type, period, style, or method of design or construction or represents a significant and distinguishable entity whose components lack individual distinction.
- A4 Property has yielded, or is likely to yield, information important in prehistory or history.
- A5 Property is an outstanding work of a designer or builder who has made a substantial contribution to the art.

Criteria Considerations:

Property is

- a cemetery, birthplace, or grave owned by a religious institution/used for religious purposes
- moved from its original location
- a reconstructed historic building
- a commemorative property
- less than 40 years old or achieving significance within the last 40 years

**Historical Data (if known)**

Date(s) of Construction: 1938	Other Date(s) of Significance:	
Architect:	Builder:	Engineer:

**Statement of Significance**

Describe in detail the chronological history of the property and how it meets the landmark designation criteria. Please provide a summary in the first paragraph (use continuation sheets if necessary). If using a Multiple Property Nomination that is already on record, or another historical context narrative, please reference it by name and source.

Redmond City Park meets City of Redmond landmark criterion A1 for its association with events that made a significant contribution to the broad patterns of local history. It is a direct product of a nationwide Depression-era economic recovery and public infrastructure program that had a significant impact on the physical development of parks throughout King County. In addition, it meets criterion A3 for exemplifying the distinctive characteristics of a type, period, and style of construction. The park's buildings are good examples of Depression-era public architecture, known variously as CCC Style or Park Service Rustic. Redmond City Park occupies a significant place in Redmond community history. Established in 1938 under the auspices of the Works Progress Administration (WPA),



Redmond City Park was the first and only community park in Redmond until 1968. At this writing, Redmond has 23 developed and eight undeveloped parks.

### **Community History**

Redmond City Park is a significant example of how Americans have supported and enhanced their communities through volunteer effort. It was established as a direct result of community initiative provided by the women of the Jr. Nokomis Club. In 1934, three leaders in the Club, Perky Peterson, Marie Matthews and Florence Matilla, approached Redmond's Mayor Brown with a proposal that the City acquire property for a park. The women felt that young people needed a place to play other than the school grounds. Before meeting with the mayor, the Jr. Nokomis Club had developed a park plan that included bringing in the municipal government as a critical partner. Throughout the entire project the Club was continuously at the table seeing to the project's success. The club women actively participated in securing the donation of the approximately three acre parcel of land for the park.

The Club's plans included having several buildings constructed by the WPA, a federal program which was part of Franklin Delano Roosevelt's New Deal. The City applied for construction assistance under the WPA and the women, in spite of the scarcity of money during the Depression, successfully raised the funds to pay for construction materials through various enterprises, including dinners and bake sales. Club members and their families cleared the brush and grubbed out stumps from the site. The WPA workers built the cabins, stone walls and sidewalks, and turned the vacant land into an attractive community park. The project benefitted the community in another important way by creating jobs for the men in the community. For decades after creation of the park, the Jr. Nokomis Club continued to donate volunteer time and money to maintain and improve the park.

Formed in 1909, the Jr. Nokomis Club was a community improvement club, representative of organizations founded by women in communities across the Pacific Northwest in the early decades of the 20th century. These clubs were dedicated to improving their communities in a variety of ways ranging from creating infrastructure, e.g. installation of street lights and street improvements to increase safety, to amenities such as establishing public parks, playgrounds and gardens. Originally women's clubs, eventually men joined these organizations and the women and men worked side by side for the good of the community. The community benefited also by putting unemployed local men to work, as the WPA policy was to hire men from the community where a project was undertaken. After the WPA construction work was completed, the Jr. Nokomis Club continued to make improvements to the cabins and park grounds with volunteer work and donated funds.

The land for the park was donated to the City by Ezra Sikes. He gave the land with two conditions: the park was to be named for his wife, Jenny Adair, and there was to be a sidewalk around the outer perimeter of the park. The sidewalk was a part of the work done by the WPA in the 1930s. However, the park was not given a name until 1946 when it was named for Albert "Andy" Anderson. Anderson was a City employee who completed much of the park's landscaping in the 1940s. Anderson was widely admired and regarded affectionately in the community for his enthusiastic volunteer work with youth.

The Ezra Sikes request that the park be named for his wife was discovered by the club in 1982. Forty-eight years after the agreement with Sikes to name the park for his wife, women of the Jr. Nokomis

Club approached the City with the request that it "make good" on the agreement. The City responded by naming the larger of the WPA cabins "Adair House".

Other prominent community leaders have been honored at Anderson Park by having various landscape features named for them. For example, the park plaza built in 1982 is named for Helen Peterson, a long-time community leader and activist who is distinguished in Redmond history as the founder and coordinator of Derby Days, an early bicycle race which was held at Anderson Park from 1939 to the 1980s. The second WPA cabin was named Fullard House in 1982 for Clarence "Clary" Fullard, who lived in the cabin 23 years in his capacity as the park's caretaker. In naming the rustic cabin for Fullard, the following recognition of his commitment to the Redmond community is cited as follows: "devoted many years of his life to the unselfish, dedicated and loyal service to the City of Remond. . . ." Also noted in his service to the community was his significant leadership in organizing the Redmond Volunteer Fire Department in 1946 and serving as its first president. He is also commended for having, over his lifetime in Redmond, "continuously performed many services for the city and its citizens. He is quoted as having declared that "his heart and soul are in this town. . . ."

### **Contribution of the Works Progress Administration**

The WPA was designed to coordinate the programs of various federal agencies providing work to the unemployed during the Great Depression. Created under the Emergency Relief Appropriation Act of 1935, the guiding principal was that gainful employment on public projects was preferable to the acceptance of doles in terms of worker self-respect, the conservation of skills, and solid economic recovery. Once underway, the WPA itself furnished most of the jobs and dominated the public works program on a nation-wide scale.

The WPA required that projects must 1) have authorized local sponsors; 2) have general public usefulness; 3) not interfere with private employment; 4) be capable of completion by the available supply of WPA-eligible workers; 5) not demand excessive expenditure of material as compared with labor; 6) be capable of completion by the end of the fiscal year; and 7) be on public property.

Although it merged with the Public Works Administration (PWA) in 1940 to become the Federal Works Agency, the programs of the WPA were not liquidated until 1944. The peak year of activity was 1938. By 1941, the WPA had employed over 8,000,000 people -- one fifth of all workers in the country. During its approximately nine-year lifespan, the WPA completed more than a quarter of a million projects encompassing nearly every field of economic and social activity. Seventy-eight percent of total WPA expenditures were spent on construction, engineering, and conservation projects, and the remaining twenty-two percent on community service programs.<sup>1</sup>

Throughout King County, the WPA (along with the PWA and other federal recovery programs) left a lasting legacy of artistic, literary, historical and archival accomplishments, as well as a wide range of public works projects. Roads, bridges, docks, sidewalks, flood control projects, parks, schools, and a variety of public buildings and facilities were built in Seattle and throughout King County with WPA funding and labor. Recreational and community facilities were common as evidenced by WPA Press Release #1077:

“Large community recreational developments through WPA projects include White Center, Des Moines, Issaquah, Preston and Enumclaw. Typical is the Des Moines development where WPA erected a large field house of peeled logs, 50 by 135 feet, with facilities for community meetings, recreational activities, lockers and shower rooms. Work included a baseball field with grandstand and bleachers, tennis courts, a caretaker’s cottage and a wading pool. Walks, roads and parking space have been provided as well as an outdoor kitchen. Construction of playground equipment, lawns, shrubs and a fence for the entire area are called for in the project.”

In Redmond, by February 1938, WPA had allocated \$11,125 in funds to match \$1,695 furnished by the city. This work included “an addition to the caretaker’s house, erecting a water tower, installing a sprinkler system and plumbing, constructing roads, picnic shelters and kitchen, clearing, excavating and doing other incidental work in beautifying the grounds.”<sup>2</sup> Additional WPA work was done in 1941 when Redmond dedicated the new town park. At this time water lines, landscaping, tables, benches, sidewalks and playground equipment was installed. The workers also painted the building constructed only a few years earlier. Total WPA funds for these park improvements were \$11,757, with the city contributing \$3,591. The park was dedicated on June 12, 1941, and a strawberry shortcake festival was the highlight.

“The celebration will begin at 7:30 in the evening. Strawberry shortcake and coffee will be served free of charge. Ice cream in Dixie cups will be served free to the children. Speakers will include city and WPA officials and other prominent citizens.”

Carl W. Smith, state WPA administrator, indicated “that the park provides a center for local and countywide athletic events and is greatly enjoyed by the citizens of Redmond and the surrounding countryside.”<sup>3</sup>

### **The Influence of Rustic Architecture**

"Rustic" architecture, a term used to describe the stylized, romantic character of hand-built structures in American parklands, evolved roughly between 1916 and 1942 under the aegis of the National Park Service. The style grew in response to a new view of the American concept of wilderness. With the conquering of a continent, wilderness was recognized increasingly as a resource to be preserved and respected. Rustic architecture was in great part a function of this philosophy, influenced as well by the popularity of the picturesque landscape and the Craftsman school of architecture and decorative design. The rustic style was

... a natural outgrowth of a new romanticism about nature, about our country's western frontiers ... the conservation ethic slowly took hold in this atmosphere of romanticism. Part of this ethic fostered the development of a unique architectural style. Perhaps for the first time in the history of American architecture, a building became an accessory to nature ... Early pioneer and regional building techniques were revived because it was thought that a structure employing native materials blended best with the environment.<sup>4</sup>

In the Pacific Northwest, a tradition of massive log and stone structures with a Swiss Alpine character was established on a grand scale at Glacier National Park by the Great Northern Railroad's Glacier Park Hotel Company.

Organized in 1933, the Civilian Conservation Corps (CCC) played a major role in the rustic building program of the national parks. The CCC also operated, under authority of President Roosevelt and under supervision of the National Park Service, within state, county and municipal park systems. Through this mechanism and through the publishing of a Park Service textbook for CCC crews (entitled Park Structures and Facilities) the theory and practice of rustic design and construction were made available to local park systems around the country.<sup>5</sup> Another publication, Park and Recreation Structures – a three volume compendium of “successful natural park structures” designed in a variety of styles and with a variety of materials – would have been available for review, at the time the Redmond facilities were being developed. This publication was especially pertinent since it featured the three structures completed between 1927 and 1929 by the Park Service at Longmire, within Mt. Rainier National Park. These structures – particularly the early ones such as these Longmire buildings – served as the basis of most of the design done during the work relief programs of the 1930s.<sup>6</sup>

The rustic tradition of the Pacific Northwest and building programs in nearby Mt. Rainier National Park, clearly influenced the design and construction of the buildings and structures at Redmond City Park. The log construction, multi-light casement windows, and stone chimnies are all hallmarks of the style.

#### Notes

1. Above material paraphrased from Mitchell, Broadus, Depression Decade: From New Era through New Deal, 1929-1941. Volume IX, The Economic History of the United States, Rinehart and Company, Inc. (New York: Toronto), pp. 319-324.
2. WPA Press Release #398. Seattle, February 25, 1938.
3. WPA Press Release #1332. Seattle, June 10, 1941.
4. Merrill Ann Wilson: National Park Service Historical Architect, quoted in #5 below.
5. Above material from Tweed, Soullier, Law National Park Service Rustic Architecture: 1916- 1942, NPS Western Regional Office, Division of Cultural Resource Management, Feb., 1997, pp. i-ii, 3, 10, 91-93.
6. Longmire Buildings National Historic Landmark Nomination, Statement of Significance, 1987.

## PART IV: MAJOR BIBLIOGRAPHICAL REFERENCES

### 9. Previous Documentation

Use the space below to cite the books, articles, and other sources used in preparing this form (use continuation sheet if necessary).

Previous documentation on file:

- included in Redmond Historic Resource Inventory # 1621
- previously designated a Redmond Landmark
- previously designated a Community Landmark
- listed in Washington State Register of Historic Places
- preliminary determination of individual listing
- (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings, Survey #:
- recorded by Historic American Engineering, Rec. #:

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- King County Historic Preservation Program
- Local government
- University
- Other (specify repository)

### Bibliography

1. 9/1/1938 Eastside Journal Newspaper article.
2. Plat of Sikes Third Addition to Redmond recorded 10/17/1913, Recording No. 893595, King County, WA.
3. Copy of Quit Claim Deed from School District No. 200, dated 10/9/1928, King County, WA, deeding park property to "Town of Redmond".
4. Copy of Deed from William E. and Jennie A. Sikes dated 8/31/1938, Recording No. 3008539, p. 189, vol. 1801, King County, WA, deeding park property to "Town of Redmond".
5. Redmond Historic Resource Inventory File No. 1621, 1998, updated 2005.
6. Well log documents dated 10/17/1952 and 8/15/1958.
7. 1981 blueprints from Carter Kerr for Phase II Renovations to Anderson Park.
8. City of Redmond, Washington, photographic records.
9. Mitchell, Broadus. Depression Decade: From New Era through New Deal, 1929-1941. Volume IX, The Economic History of the United States. Rinehart and Company, Inc. (New York: Toronto), pp. 319-324, 1947.
10. Fifth Annual Report of the County Road Engineer, 1939, King County, State of Washington, p. 184.

Major Bibliographical References (continued)

11. Tweed, William C.; Soulliere, Laura E.; Law, Henry G. National Park Service Rustic Architecture: 1916- 1942. NPS Western Regional Office, Division of Cultural Resource Management, Feb., 1977, pp. i-ii, 3, 10, 91-93.

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HEARING EXAMINER  
FILE #

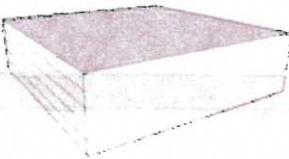
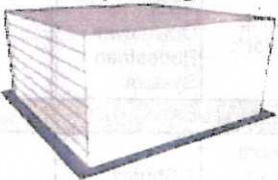


#14  
City

**Town Square (TSQ) Zone**

A. **Purpose.** The Town Square (TSQ) zone is one of four distinct mixed-use residential/office zones in the Downtown Neighborhood: Sammamish Trail (SMT), Town Square (TSQ), Anderson Park (AP), and River Bend (RVBD). All four zones are intended to provide for significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. These zones provide for a range of employment uses, such as financial and professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multistory office structures. These zones are intended as areas for the densest employment and residential uses in the Downtown, but also provide for supporting retail, service, and entertainment uses located within walking distance of each other. Some of the quieter streets in these zones allow residential uses on the ground floor, whereas the primary streets are intended for active, pedestrian-friendly, and activating commercial uses. The Town Square zone encourages new transit-oriented development in order to take advantage of the zones proximity to local and regional transit opportunities.

B. **Maximum Development Yield.**

Table 21.10.080A Maximum Development Yield				
Allowed	Base	Maximum	Illustrations	
Height	5 stories	8 stories	Example of a 5-story building	Example of 8-story building
Lot Coverage	100 percent	100 percent		
These are office building examples using Transfer Development Rights or GBP to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may achieve similar results.				

C. **Regulations Common to All Uses.**

Table 21.10.080B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	A. Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.



**Table 21.10.080B**  
**Regulations Common to All Uses**

Regulation	Standard	Notes and Exceptions
Front and side street (residential use on ground floor)	See Map 10.3, Downtown Pedestrian System	A. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per <b>21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets</b> , but not within the shorter distance of 100 feet or a quarter-block length from a street intersection.
<b>Setback Line (distance from property line)</b>		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, <i>Residential Setback Requirements</i>	
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System	
<b>Other Standards</b>		
Minimum Building Height	2 Stories	
Maximum Building Height without TDRs or GBP	5 Stories	Building height is limited in certain areas. See RZC 21.10.110.B, <i>Height Limit Overlay</i> .
Maximum Building Height with TDRs or GBP	8 Stories	A. Building height is limited in certain areas. See RZC 21.10.110.B, <i>Height Limit Overlay</i> . B. One floor of additional height may be achieved with the use of Transfer of Development Rights. See RZC 21.10.160, <i>Using Transfer of Development Rights (TDRs)</i> , or through compliance with RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program (GBP)</i> , except they may not be used to exceed eight stories where eight stories is allowed through bonus provisions. C. Maximum height for buildings is five stories without Transfer of Development Rights (TDRs) or bonuses. Bonus to eight stories granted for provision of 20 percent on-site usable open space in the form of plazas/arcades with water features that are accessible to the public during extended business hours, public meeting rooms, day care services, or the preservation of historic buildings or sites. The amenities shall be on the project site or within the zone in which the building is located. Such approval shall be granted through the site plan entitlement review process. TDRs or GBP may not be used to exceed the eight-story height allowed through these bonuses
Maximum Lot Coverage	100 percent	For residential development without ground floor commercial/office, lot coverage shall be governed by the Downtown Residential Densities Chart.





Table 21.10.080B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Base FAR Without TDRs or GBP	1.25	A. Maximum FAR without TDRs or GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR and GBP requirements. See RZC 21.10.160, Using Transfer of Development Rights (TDRs), and RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP). B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP, provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i> .
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential			
1	Multifamily Structure, Mixed-Use Residential	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i> . B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, <i>Downtown Pedestrian System</i> , or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020.F.5, <i>Ground Floor Residential Uses on Type II Pedestrian Streets</i> , but not within the shorter distance of 50 feet or a quarter-block length from a street intersection. C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, <i>Applicability</i> .
2	Dormitory	Bed (0.5, 1.0)	
3	SRO		





**Table 21.10.080C**  
**Allowed Uses and Basic Development Standards**

Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
4	Housing Services for the Elderly	See Special Regulations.	<p>Parking requirements are as follows:</p> <ul style="list-style-type: none"> <li>A. Multifamily housing for senior citizens: Unit (0.5, 2.0).</li> <li>B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0).</li> <li>C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0).</li> <li>D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25).</li> <li>E. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system</li> </ul>
<b>General Sales and Services</b>			
5	General Sales or Services	1,000 square feet gfa (2.0, 3.5)	<ul style="list-style-type: none"> <li>A. Uses not permitted include:               <ul style="list-style-type: none"> <li>1. Gas station.</li> <li>2. Auto repair.</li> <li>3. Automobile sales with outdoor display and storage.</li> <li>4. Rental storage and mini-warehouses.</li> <li>5. Retail sales or services involving drive-through/drive-up facilities, except drive-through facilities confined within the garage of a multistory building of at least three stories shall be allowed when the drive-through lanes provide a queuing length adequate to serve peak demand without overflowing onto public sidewalks or streets, as determined by a professional traffic engineer and is approved by the City.</li> </ul> </li> <li>B. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby multistory mixed-use/residential developments.</li> <li>C. Parking standards for restaurant uses:               <ul style="list-style-type: none"> <li>1. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0).</li> <li>2. Take-out restaurant: 1,000 SF GFA (10.0, 10.0).</li> <li>3. 1,000 square feet gfa (5.0, 5.0) when the restaurant is located in a multistory building of at least three stories tall.</li> <li>4. The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 square feet gfa that support/enhance the City's vision for creating/enhancing Downtown as a pedestrian place provided:                   <ul style="list-style-type: none"> <li>a. The use is located in an office building and primarily serves the occupants and guests of the office building; or</li> <li>b. The use is visible from and within 100 feet of a promenade or Downtown park, such as Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example, or within 100 feet of a critical areas buffer of the Sammamish River and access to the River Trail, and the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons.</li> </ul> </li> </ul> </li> <li>D. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</li> </ul>
6	Hotels, Motels, and Other Accommodation Services	Rental room (1.0, 1.0)	
<b>Transportation, Communication, Information, and Utilities</b>			



**Table 21.10.080C**  
**Allowed Uses and Basic Development Standards**

Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
7	Road, Ground Passenger, and Transit Transportation	1,000 square feet gfa (2.0, 3.5)	Office only. No vehicle storage.
8	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone.
9	Battery exchange station		
10	Communications and Information	1,000 square feet gfa (2.0, 3.5)	
11	Local Utilities		
12	Large Satellite Dishes/Amateur Radio Tower	Adequate to accommodate peak use	See RZC 21.56, <i>Wireless Communication Facilities</i> .
13	Antenna Array and Base Station		A Conditional Use Permit may be required; see RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
14	Antenna Support Structure		Requires a conditional use permit. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
<b>Arts, Entertainment, and Recreation</b>			
15	Arts, Entertainment, and Recreation	Adequate to accommodate peak use	
<b>Education, Public Administration, Health Care, and Other Institutions</b>			
16	Education, Public Administration, Health Care, and Other Institutions, except those listed below	See Special Regulations.	Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator.
17	Day Care Center	See Special Regulations	Provisions for day care centers include: A. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). B. Play equipment shall be located no less than 10 feet from any property line. C. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc.
18	Religious Institutions	1,000 square feet gfa (10.0, 10.0) or 1/5 fixed seats	A. A seat is one fixed seat or 18 inches on a pew or bench, or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments). B. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.
19	Funeral Homes and Services		Excludes crematoriums.
<b>Other</b>			



Table 21.10.080C  
Allowed Uses and Basic Development Standards

Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
20	Vending Carts, Kiosks		<ul style="list-style-type: none"> <li>A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</li> <li>B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</li> <li>C. Structures shall be secured to prevent tipping and endangering public safety.</li> <li>D. Maximum size is six feet wide by ten feet long.</li> <li>E. Administrative design review required for structures.</li> </ul>
21	Automobile Parking Facilities		Surface parking lots are prohibited.

(Ord. 2642; Ord. 2652; Ord. 2679; Ord. 2709)

Effective on: 10/26/2013

### 21.10.090 River Bend (RVBD) Zone

A. **Purpose.** The River Bend (RVBD) zone is one of four distinct mixed-use residential/office districts in the Downtown Neighborhood: Sammamish Trail (SMT), Town Square (TSQ), Anderson Park (AP), and River Bend (RVBD). All four zones are intended to provide for significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. These zones provide for a range of employment uses, such as financial and professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multistory office structures. These zones are intended as areas for the densest employment and residential uses in the Downtown, but also provide for supporting retail, service, and entertainment uses located within walking distance of each other. Some of the quieter streets in these zones allow residential uses on the ground floor, whereas the primary streets are intended for active, pedestrian-friendly and activating commercial uses. The River Bend zone enhances this area as an entrance to downtown by requiring streetscape improvements, by using design standards to encourage the creation of mixed residential/office villages and buildings, and by linking the zone with the Downtown core and Sammamish River. The River Bend zone also preserves the "green" gateway on Leary Way at the south end of Downtown by providing for the acquisition of land and the application of design standards and forest management.

B. **Maximum Development Yield.**



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JUL 9 2015 #15

Table 21.10.100C  
Allowed Uses and Basic Development Standards

Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
16	Funeral Homes and Services		A. Excludes crematoriums. B. These uses are may occupy existing single-family structures in existence prior to 2005 provided: a) on-site parking is not located in the front yard; b) the exterior of the structure and landscaping maintains a single-family character; and c) the use is consistent with Comprehensive Plan Policies for the zone.

(Ord. 2642; Ord. 2652; Ord. 2679; Ord. 2709)

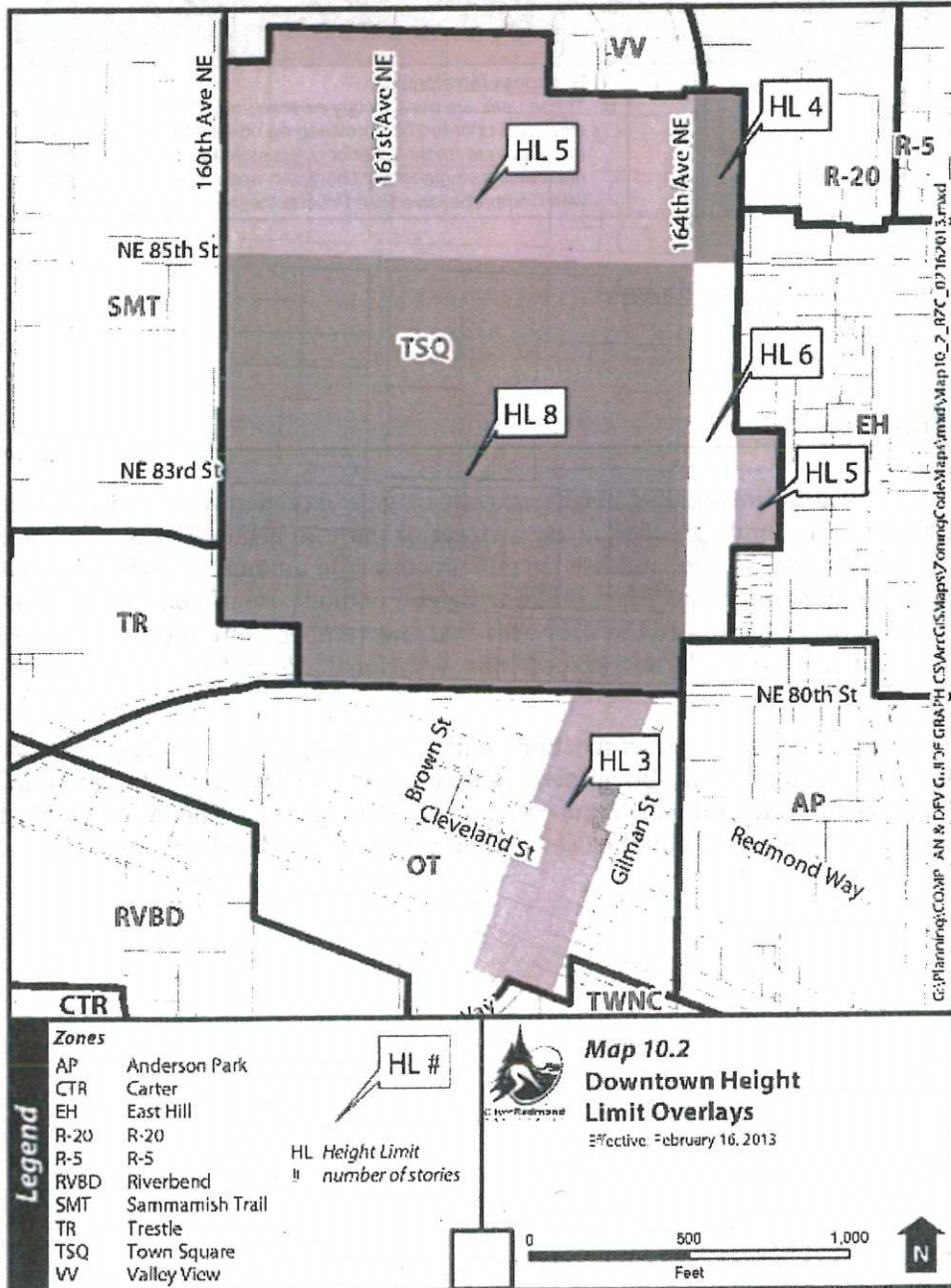
Effective on: 10/26/2013

**21.10.110 Building Height**

- A. **Height Tradeoff.** The maximum building height on a site may be exceeded when building height reductions are required at building edges, along a street or park, to achieve better design and stepped building height through the land use permit process. The amount of floor area that is allowed to exceed the prescribed maximum building height, without use of bonuses or transfer of development rights, shall not exceed the floor area that was removed or omitted to create the stepped building façade, and shall not exceed one additional floor above the prescribed maximum building height.
- B. **Height Limit Overlay.** Building height restrictions within the Height Limit Overlay (HL) areas shall be as indicated on Map 10.2, Downtown Height Limit Overlays. The designation HL followed by a number indicates the maximum number of floors allowed. The limits within the overlay areas may not be exceeded with the use of bonuses or transfer development rights.

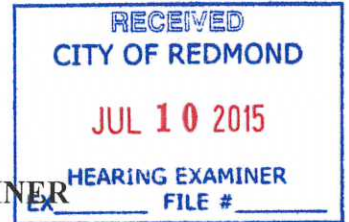


Map 10.2  
Downtown Height Limit Overlays



Note: Online users may click the map for a full-size version in PDF format.

APPEALS (SEPA-2015-00017 AND LAND-2014-01610)  
162TEN SITE PLAN ENTITLEMENT  
PLANNING DEPARTMENT REPORT TO HEARING EXAMINER



#16  
City

MEMO TO: Sharon Rice, Hearing Examiner  
FROM: Planning Department  
DATE: July 9, 2015  
PREPARED BY: Gary Lee, Senior Planner (425) 556-2418  
SUBJECT: CORRECTIONS TO MEMO DATED JULY 25, 2015

Below, please find the list of corrections to my memo dated July 25, 2015, listed by page number and item number:

1. Page 20, Staff Response to item 22; change "6,321" to "4,730", and "63%" to "48.8%".
2. Page 22, Staff Response to item 28; change "required are" to "required area".
3. Page 29, Staff Response to item 35n; change "NE 85<sup>th</sup>" to NE 80<sup>th</sup>".
4. Page 31, Staff Response to item 35v; change "NE 85<sup>th</sup>" to NE 80<sup>th</sup>".
5. Page 31, Staff Response to item 35w; change "NE 85<sup>th</sup>" to NE 80<sup>th</sup>".
6. Page 31, Staff Response to item 35y; change "NE 85<sup>th</sup>" to NE 80<sup>th</sup>".
7. Page 32, Staff Response to item 35z; change "NE 85<sup>th</sup>" to NE 80<sup>th</sup>".