



CITY OF REDMOND
APPEAL APPLICATION FORM

(Staff Use Only)
File No: LAND-2015-00400
Date Received: **RECEIVED**
CITY OF REDMOND
MAR 03 2015
DEVELOPMENT
SERVICES CENTER

This appeal application form is for appeals of Technical Committee and Hearing Examiner decisions only.

Do not use this form if you are appealing a decision on a:

- Shoreline Permit
- Shoreline Variance
- Shoreline Conditional Use Permit
- Hearing Examiner decision on a SEPA appeal
- City Council approval or denial

Appeal Applications may be delivered to the Office of the City Clerk-Finance/Hearing Examiner by email, mail, personal delivery or by fax before 5:00 P.M on the last day of the appeal period.

City of Redmond Office of the City Clerk-Finance/Hearing Examiner Contact Information:

Mailing Address:
Office of the City Clerk/
Hearing Examiner
P.O. Box 97010, 3NFN
Redmond, WA 98073

Physical Address:
City Hall, 3rd Floor
15670 NE 85th Street
Redmond, WA 98052

Phone: 425-556-2191
Fax: 425-556-2198
Email: cdxanthos@redmond.gov
Web: <http://www.redmond.gov>

Appeals of City Council decisions may be appealed to Superior Court by filing a land use petition which meets the requirements set forth in RCW Chapter 36.70C. The petition must be filed and served upon all necessary parties as set forth in State law and within the 21-day time period as set forth in RCW Section 36.70C.040. Requirements for fully exhausting City administrative appeal opportunities must be fulfilled.

Section A. General Information

Name of Appellant: **Nokomis Club, in partnership with Redmond Historical Society**

Address: **Nokomis Club: P.O. Box 7012** City: **Bellevue** State: **WA** Zip: **98008-1012**

Address: **Hist Soc. 16600 NE 80th St Room 106** City: **Redmond** State: **WA** Zip: **98052-3977**

Email: **info@nokomisclub98052.org** Email: **info@redmondhistoricalsociety.org**

Phone: (home) _ (work) _ **Nokomis 425-882-4766** **Hist. Soc. 425-885-2919** (cell)

What is your relationship to the project?

Interested Citizens Project Applicant Government Agency



CITY OF REDMOND
APPEAL APPLICATION FORM

(Staff Use Only)
File No: LAND-205-00408
Date Received: IVED
CITY OF REDMOND
MAR 03 2015
DEVELOPMENT SERVICES CENTER

Name of project that is being appealed: 162TEN

File number of project that is being appealed: SEPA-2015-00017

Date of decision on project you are appealing: February 17, 2015

Expiration date of appeal period: March 3, 2015

Please choose the applicable appeal:

- Appeal to the Hearing Examiner of a Technical Committee Decision
 Appeal to City Council of a Hearing Examiner decision on an appeal Appeal to City Council of a Hearing Examiner decision on an application

Pursuant to the Redmond Zoning Code, only certain individuals have standing to appeal a decision on application or appeal. Below, please provide a statement describing your standing to appeal. (Please review the back page to determine if you have standing to appeal.)

Both Nokomis Club and Redmond Historical Society submitted written comments

Section B. Basis for Appeal

If you are appealing a Technical Committee Decision, please fill out items 1, 2, and 3 **only**. If you are appealing a Hearing Examiner's decision on an application, or a Hearing Examiner's decision on an appeal, you only need to fill out item 4 below. Attach additional sheets if necessary.

1. Please provide a concise statement identifying each alleged error and how the decision has failed to meet the applicable decision criteria (attach additional sheets as necessary):

Please see the attached response to Question No. 1



CITY OF REDMOND
APPEAL APPLICATION FORM

(Staff Use Only)
File No: LAND 7016-00402
Date Received: **RECEIVED**
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MAR 03 2015
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SERVICES CENTER

2. Please provide a concise statement identifying each alleged error and how the decision has failed to meet the applicable decision criteria (attach additional sheets as necessary):

Please see the attached response to Question No. 2

3. Please state the specific relief requested (attach additional sheets as necessary):

Please see the attached response to Question No. 3

4. Please provide a written statement of the findings of fact or conclusions (as outlined in the Hearing Examiner's decision) which are being appealed (attach additional sheets as necessary):

N/A



CITY OF REDMOND
APPEAL APPLICATION FORM

(Staff Use Only) LAND 2015-02-26-02 File No: RECEIVED Date Received: EDMOND MAR 03 2015 DEVELOPMENT SERVICES CENTER
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Standing to Appeal

TECHNICAL COMMITTEE DECISIONS

For appeals of a Technical Committee Decision on a Type I or II permit, the project applicant or any person who submitted written comments (party of record) prior to the date the decision was issued may appeal the decision. The written appeal must be received by the City of Redmond's Office of the Hearing Examiner no later than 5:00pm on the 14th calendar day following the date of the decision by the Department.

HEARING EXAMINER DECISION ON APPEALS OF TECHNICAL COMMITTEE DECISIONS

For appeals of a Hearing Examiner Decision on an Appeal of a Technical Committee Decision, the project applicant, any person who participated in the public hearing as provided in RZC 21.76.060, or the City may appeal.

HEARING EXAMINER DECISIONS

For appeals of a Hearing Examiner Decision, the project applicant, any person who participated in the public hearing as provided for in RZC 21.76.060, or the City may appeal.

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APPEAL APPLICATION FORM

Continuation Page

Response to Question 1.

Demolition would destroy a unique and irreplaceable part of Redmond's heritage. Most importantly, the building is a testament to the wisdom, community spirit, initiative and accomplishments of the women of Redmond during the height of the Depression.

The building has been used for over eight decades by the community. It was built to house the town's first library that served the community from 1933 through 1964. In 1972 the Redmond Chamber of Commerce assumed occupancy and for five more decades serviced visitors and businesses. The Chamber assisted up to approximately 500 small businesses until 2012.

Over twenty comments have been submitted focusing on the preservation of this building on this site. Each comment represents a "story of memories" and expresses the anticipated loss and grief associated with its potential demise. [See attachment 1]

Attachment 1

Attachment, selected public comments

Gail Cerra in 2/14/15 comment: "Our heritage is irreplaceable."

Mr. Rick and Dr. Marcia Hoover in 2/17/15 comment: "We need to retain some of the history . . . as a legacy."

Tom Hinman in 2/15 comment: Nokomis building is "a cherished community landmark."

Laura Cruz in 2/10/15 comment: "A historic building with a lot of important roles . . .and integral part of Redmond's history."

Helen Usabelli in 2/13 /15 comment: "The Nokomis raised money through dinners, card parties and vaious other methods. . . Members bought and catalogued books, took turns being librarians and janitors. . . Community room was used for many activities. This building served the community . . special and helpful to the residents of Redmond. I surely think the efforts of these women should be recognized. This building added so much to the culture and entertainment of early Redmond."

Al Brown, son of Irene and Alfred Brown who donated the land for Redmond's first library, in a 2/15/15 comment: "This building and its land is unique for its contribution to Redmond's history, the history of the library and especially because it tells the story of a group of women during the height of the Depression who did something amazing at the time of personal and national adversity. . . Save the building and the land for the community."

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Continuation Page

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Response to Question 2.

The 2014 evaluation by the City of Redmond Planning Dept. (Environmental Checklist, Question No. 13, part b.) asserting that the architectural integrity of the building has been lost subsequent to remodeling is in error. [See attached photographs.]

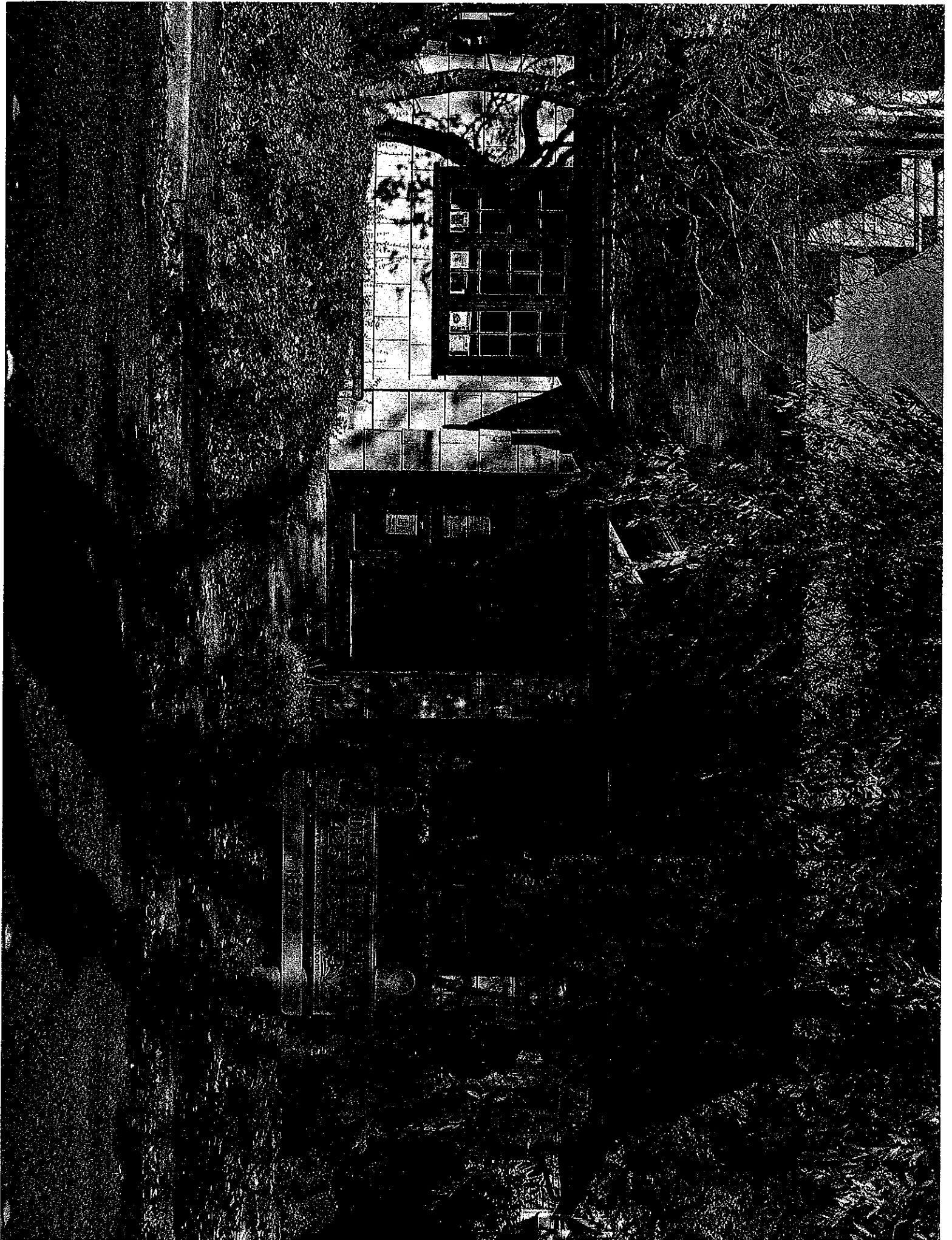
The historic inventories conducted in 1998 and 2005 show the site known as “Redmond’s third library site” and “Nokomis Club” was included in both inventories. The determination of eligibility indicates that the building is eligible for inclusion on both the local register of historic places and the National Register of Historic Places. The City of Redmond placed the building and site on the “First Priority Sites” list. [See attachment 2]

The 2005 inventory meets historic preservation criteria in all six study units: 1) social movements/organizations; 2) architecture/landscape; 3) commerce; 4) education; 5) politics/government/law; 6) WPA improvements.

Significant attributes applicable to the site are: 1) Contribution of the Nokomis Club, the library and the community; 2) Redmond Public Library, 1933-1964; 3) Construction of the addition by WPA labor in 1937; 4) Depression Era architecture.

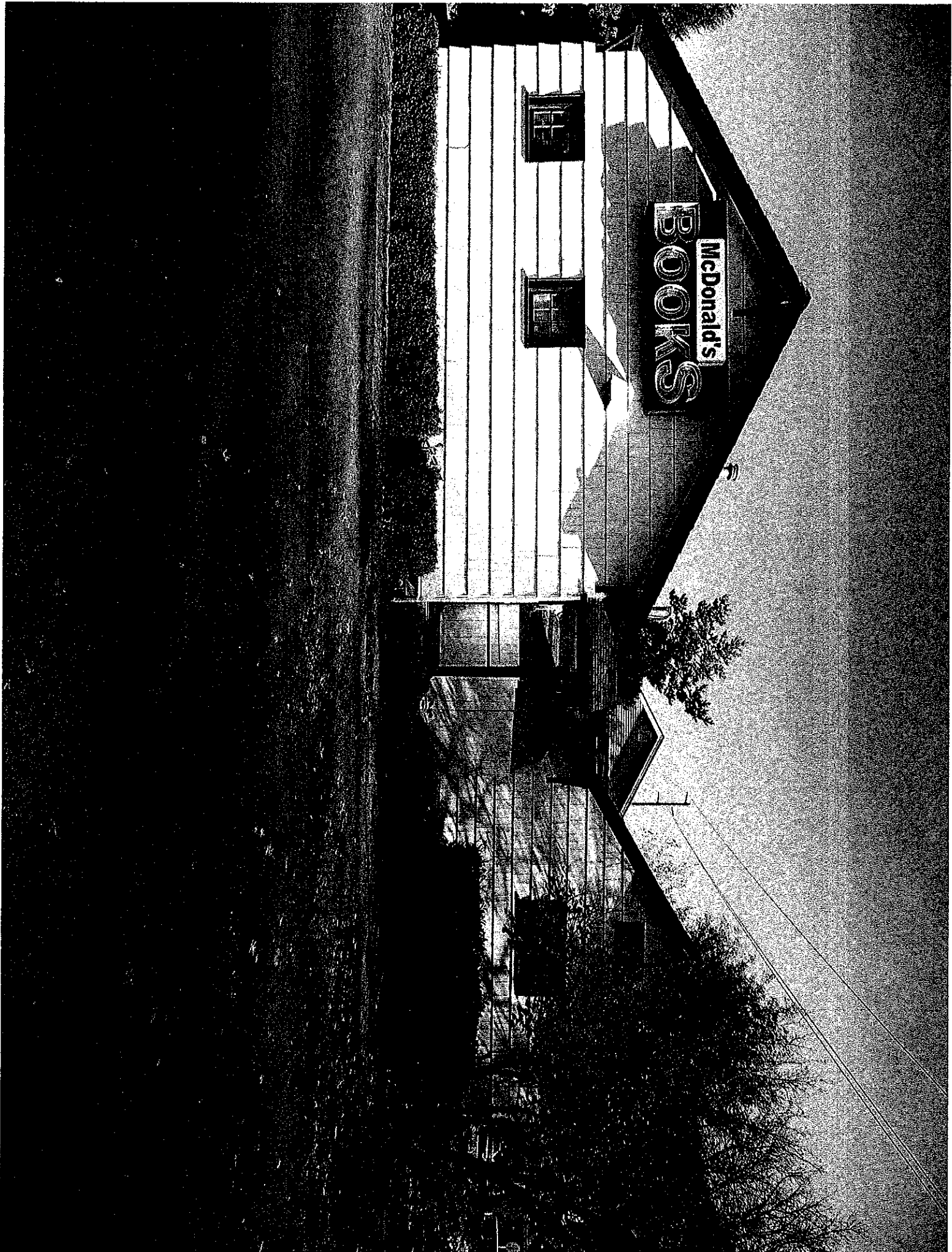
Comments by Historic and Cultural Resources experts are attached for the record, as follows:

1. Historic Property Inventory Reports for 1998 and 2005
2. Department of Archaeology and Historic Preservation
3. Redmond Historical Society.
4. Washington Trust for Historic Preservation
5. Other documents related to Nokomis transfer of ownership to Chamber of Commerce, Earnest Money Receipt and Agreement regarding continued “community use”
6. King County Historical Preservation, to be submitted
7. Comments by Nancy Way, author of Our Town Redmond, to be submitted





McDONALD'S
BOOK
EXCHANGE
425-986-4728
JUNE



McDonald's
BOOKS

Incentives Matrix

	ID #	Inv Form No	Name of file	Address	Code Flexibility	Technical Assistance	Preservation Easement Purchase	Improvement grants or loans	Property tax relief for reinvestment	Current Use Taxation	TDR
1 st Priority Sites (Regulated)	1	22	Redmond School	16600 NE 80 th St	X	X	X	X	NA	NA	X
	2	17	Methodist Church	16540 NE 80 th St	X	X	X	X	NA	NA	X
	55	10	Bill Brown's Bldg	7830 Leary Way	X	X	X	X	X ¹	X ²	X
	57	23	Redmond State Bank	7841 Leary Way	X	X	X	X	X ¹	X ²	X
	59	11	Brown's Garage	16389 Redmond Way	X	X	X	X	X ¹	X ²	X
	62	26	Stone House	16244 Cleveland St	X	X	X	X	X ¹	X ²	X
	63	25	Skjarstad's Shoe Shop	7867 Leary Way	X	X	X	X	X ¹	X ²	X
	65	21	Oddfellows Hall	7979 Leary Way	X	X	X	X	X ¹	X ²	X
	75	16	Justice White House	7529 Leary Way	X	X	X	X	X ¹	X ²	X
	56	24	Redmond Trading Co.	7805 Leary Way	X	X	X	X	X ¹	X ²	X
64		Lodge Hall	7875 Leary Way	X	X	X	X	X ¹	X ²	X	
1 st Priority Sites (Voluntary)	6		Woodside House	8336 164th Ave NE	X	X	X	X	X ¹	X ²	X
	7	20	Nokomis Club/Library	16210 NE 80th St	X	X	X	X	X ¹	X ²	X
	18	3	16715 NE 79th St/Sierra Construction	16715 NE 79th St	X	X	X	X	X ¹	X ²	X
	27	19	Morelli Chicken Farm	5830 148th Ave NE	X	X	X	X	X ¹	X ²	X
	28	18	Morelli Chicken Farm	5538 148th Ave NE	X	X	X	X	X ¹	X ²	X
	85		Dudley Carter Haida house	7747 159th PI NE	X	X	X	X	NA	NA	X
	14		Redmond Cemetery	180th Ave NE	X	X	X	X	NA	X ²	?
25	12	Campbell Mill Boarding House	6081 E. Lk. Sammamish Pkwy	X	X	X	X	X ¹	X ²	X	
2 nd Priority Sites (Vol)	13		King County Public Works Yard	7733 Leary Way	X	X ³		X		X ²	
			Perrigo House*	Eagle Rim Apartments	X	X ³		X		X ²	
	16		17150 Avondale Way	17150 Avondale Way	X	X ³		X		X ²	
	24		6213 Elk Sammamish Pkwy	6213 E. Lk. Sammamish Pkwy	X	X ³		X		X ²	
	34	5	7860 132nd Ave NE	7860 132nd Ave NE	X	X ³		X		X ²	
	35		7717 151st Ave NE	7717 151st Ave NE	X	X ³		X		X ²	

¹ Must meet State standards.

² Degree of tax relief varies with significance of site.

³ Type of technical assistance may be more limited in these categories.

*Added at the request of Council President Richard Cole. Private deed restrictions may limit demolition, but existing City requirements do not prohibit demolition.

Historic Property Inventory Report for

Nokomis Club/3rd Library Site

at 16210 NE 80th St

Attachment 1a
Page 1 of 2

LOCATION SECTION

Historic Name: Nokomis Club/3rd Library Site

Field Site No. 1620 OAHF No.

Common Name: Chamber of Commerce

Property Address: 16210 NE 80th St

Comments: USGS Quad: Bellevue North

County King Township/Range/EW Section 14 Sec 1/4 1/4 Sec Quadrangle 2 SE

UTM Reference Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com
Sequence: 565755 Easting: 5280566

Tax No./Parcel No. 922505905Z

Plat/Block/Lot

Supplemental Map(s)

Acres 0.22

IDENTIFICATION SECTION

Survey Name: Redmond

Field Recorder: Stephen Emerson

Date Recorded: 10/1/1998

Owner's Name: Redmond Chamber of Commerce

City/State/Zip: Redmond, WA 98073

Classification: Building

Resource Status Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

DESCRIPTION SECTION

Historic Use: Social - Clubhouse

Current Use: Social - Civic

Plan: Unknown No. of Stories: 1

Structural System: Unknown

Changes to plan: Moderate

Changes to interior: Moderate

Style Vernacular

Changes to original cladding: Moderate

Changes to other: Moderate

Changes to windows: Moderate

Other (specify): Other

View of

taken

Photography Neg. No (Roll No./Frame No.):

Comments:

Form/Type

Other

Attachment 1a
Phys 2012

Nokomis Club/3rd Library Site at 16210 NE 80th St

at 16210 NE 80th St

Historic Property Inventory Report for

Cladding	Foundation	Roof Material	Roof Type
Shingle	Concrete - Block Concrete - Poured	Wood - Shingle	Gable

NARRATIVE SECTION

Date of Construction: ca. 1933
 Architect:
 Builder: Nokomis Club / WPA
 Engineer:

- Study Unit
- Architecture/Landscape Architecture
 - Commerce
 - Education
 - Social Movements/Organizations

- Property appears to meet criteria for the National Register of Historic Places: **Yes**
- Property is located in a potential historic district (National and/or local):
- Property potentially contributes to a historic district (National and/or local):

Statement of Significance

[Emerson, 1998 Survey] The front section of this building was built in 1933 with the support of the Nokomis Club, Redmond's first women's club. It was originally used as both the Redmond Public Library and a meeting place for the club. The back section was built in 1938, at which time it became the club house. This section has an attached plaque that mentions improvements by the WPA in 1936-1937, but the plaque was probably moved from the other (front) building, as that agency's work probably occurred at an earlier date than the back building's date of construction. Apparently, in 1953, the library and the club house switched places. The two buildings remained separate until as late as 1964, but were later joined. The Redmond Public Library was moved to larger quarters in 1964 and the united structure currently serves as the City of Redmond Chamber of Commerce. There remain some questions about the physical integrity of this building, but it is significant for its association with the history of Redmond, specifically concerning the Nokomis Club, the Redmond Public Library, and the WPA involvement. It appears to be eligible for inclusion on the National Register of Historic Places.

Description of Physical Appearance

[Emerson, 1998 Survey] This structure is composed of two 1-story, side-gabled, primary buildings, one in back of the other, joined by a central gabled section. The front (south) building has a wood shingle roof, wide horizontal wood panel siding, and a concrete block foundation. On the front (south) facade is a partially enclosed front-gabled entry vestibule that accesses a wood and glass front entry door with a three-panel side light to the west. The wide overhanging eaves feature supporting knee braces in the roof gables and the entry gable. The windows are rectangular multiple-pane casement. The back (north) building is very similar to the front, with a wood shingle roof, wide horizontal wood panel siding, and overhanging eaves with knee braces. This building is different in that it has a poured concrete foundation and features an exterior full-height battered brick chimney on the east elevation. Windows are multiple-pane fixed wood sash. An entry door on the north elevation has a gabled canopy supported by square wood posts and knee braces. These two primary buildings are joined by a short gabled section similar in material appearance to the main structures. There are two commemorative plaques on this structure. One, to the right of the front entry, says "Redmond Public Library, Built and Sponsored by Nokomis Club, Grounds Presented by Mr. and Mrs. A.N. Brown, Dedicated to this Community 1933." The other is attached to the rear structure, to the right of the south side entry, but was probably once attached to the front structure. It says "Improved by Works Progress Administration 1936-1937."

Major Bibliographic References

Hardy, Naomi. Redmond Historic Advisory Council, e-mail communication, November, 1998.
 Way, Nancy. Our Town Redmond, Marymoor Museum, Redmond, 1989.

Attachment 1 b
Page 1 of 3

Nokomis Club/3rd Library Site at 16210 NE 80th St

Historic Property Inventory Report for

LOCATION SECTION

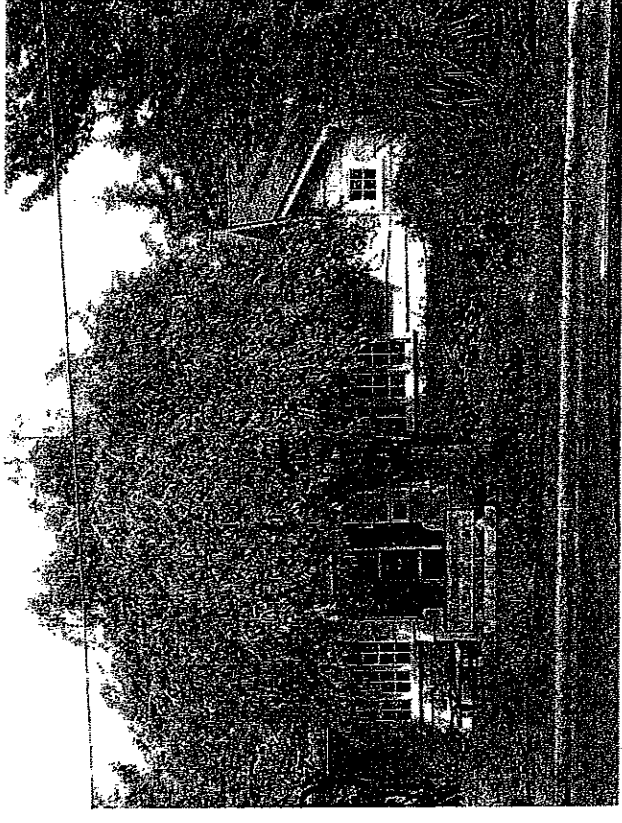
Historic Name: Nokomis Club/3rd Library Site Common Name: Chamber of Commerce
Property Address: 16210 NE 80th St Comments: USGS Quad: Bellevue North
Field Site No. 1620 OAHF No.
County King Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec Quadrangle
T25R05E 2 SE
UTM Reference
Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com
Sequence: 566755 Easting: 5280566
Tax No./Parcel No. 0225059057 Supplemental Map(s) Acreage
0.22

IDENTIFICATION SECTION

Field Recorder: L. Melton Survey Name: Redmond
Owner's Name: Redmond Chamber of Commerce Date Recorded: 7/28/2005
City/State/Zip: Redmond, WA 98073
Classification: Building Resource Status
Survey/Inventory Comments
Within a District? No
Contributing?

DESCRIPTION SECTION

Local District:
National Register District/Thematic Nomination Name:
Historic Use: Social - Civic
Current Use: Social - Clubhouse
Plan: Unknown No. of Stories: 1
Structural System: Unknown
Changes to plan: Moderate Changes to interior:
Changes to original cladding: Slight Changes to other:
Changes to windows: Intact Other (specify):
Style
Vernacular



View of South and East Elevations taken 5/16/2005
Photography Neg. No (Roll No./Frame No.):
Comments:

Attachment 16
 Page 2 of 3

Nokomis Club/3rd Library Site at 16210 NE 80th St

Cladding	Foundation	Roof Material	Roof Type
Shingle	Concrete - Block	Asphalt / Composition	Gable
Wood	Concrete - Poured		

NARRATIVE SECTION

- 1. Study Unit
- 2. Social Movements/Organizations
- 3. Architecture/Landscape Architecture
- 4. Commerce
- 5. Education
- 6. Politics/Government/Law

Date Of Construction: ca. 1933

Architect:

Builder: Nokomis Club / WPA

Engineer:

- Property appears to meet criteria for the National Register of Historic Places: Yes
- Property is located in a potential historic district (National and/or local):
- Property potentially contributes to a historic district (National and/or local):

Statement of Significance

[Emerson, 1998 Survey] The front section of this building was built in 1933 with the support of the Nokomis Club, Redmond's first women's club. It was originally used as both the Redmond Public Library and a meeting place for the club. The back section was built in 1938, at which time it became the club house. This section has an attached plaque that mentions improvements by the WPA in 1936-1937, but the plaque was probably moved from the other (front) building, as that agency's work probably occurred at an earlier date than the back building's date of construction. Apparently, in 1953, the library and the club house switched places. The two buildings remained separate until as late as 1964, but were later joined. The Redmond Public Library was moved to larger quarters in 1964 and the united structure currently serves as the City of Redmond Chamber of Commerce. There remain some questions about the physical integrity of this building, but it is significant for its association with the history of Redmond, specifically concerning the Nokomis Club, the Redmond Public Library, and the WPA involvement. It appears to be eligible for inclusion on the National Register of Historic Places.]

[2005 Update]: This property is associated with a period of continued community growth despite economic depression and war (1930-1945) as the town functioned as a rural agricultural hub, provided new opportunities for subsistence and market farming and housed shipyard workers from Kirkland. This resource appears to be eligible for the National Register of Historic Places and the Local Register of Historic Landmarks.

Reference Emerson's 1998 Survey.

Description of Physical Appearance

[Emerson, 1998 Survey] This structure is composed of two 1-story, side-gabled, primary buildings, one in back of the other, joined by a central gabled section. The front (south) building has a wood shingle roof, wide horizontal wood panel siding, and a concrete block foundation. On the front (south) facade is a partially enclosed front-gabled entry vestibule that accesses a wood and glass front entry door with a three-pane side light to the west. The wide overhanging eaves feature supporting knee braces in the roof gables and the entry gable. The windows are rectangular multiple-pane casement. The back (north) building is very similar to the front, with a wood shingle roof, wide horizontal wood panel siding, and overhanging eaves with knee braces. This building is different in that it has a poured concrete foundation and features an exterior full-height battered brick chimney on the east elevation. Windows are multiple-pane fixed wood sash. An entry door on the north elevation has a gabled canopy supported by square wood posts and knee braces. These two primary buildings are joined by a short gabled section similar in material appearance to the main structures. There are two commemorative plaques on this structure. One, to the right of the front entry, says "Redmond Public Library, Built and Sponsored by Nokomis Club, Grounds Presented by Mr. and Mrs. A.N. Brown, Dedicated to this Community 1933." The other is attached to the rear structure, to the right of the south side entry, but was probably once attached to the front structure. It says "

Attachment 1b
Page 3 of 3

Historic Property Inventory Report for Nokomis Club/3rd Library Site at 16210 NE 80th St

Improved by Works Progress Administration 1936-1937.

[2005 Update]: On the front (south) façade is a partially enclosed front-gabled entry vestibule that accesses a wood and glass front entry door with a three-panel side light to the west. This front entry was remodeled prior to the 1998 survey. Originally, it was an open, gable roof porch with square supports.

Reference Emerson's 1998 Survey.

Major
Bibliographic
References

King County Property Record Cards (c.1938-1971). Puget Sound Regional Archives, Pritchard-Fleming Building, 3000 Landerholm Circle SE, MS-N100, Bellevue, WA 98007.

Attachment 2



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

February 26, 2015

Mr. Robert G. Odle, Planning Director
Ms. Linda E. De Boldt, Public Works Director
City of Redmond
15670 NE 85th Street
Redmond, Washington 98052

In future correspondence please refer to:

Log: 022615-28-KI

Property: 16210 NE 80th Street, Redmond

Re: 162TEN Determination of Non-Significance and Environmental Checklist (2015-00017)

Dear Mr. Odle and Ms. De Boldt:

The Washington State Department of Archaeology and Historic Preservation (DAHP) is in receipt of the Determination of Non-Significance (DNS) and Environmental Checklist for the above referenced proposal. From these documents, we understand that a five story apartment building is proposed to be constructed at 16210 NE 80th Street that would entail demolition of the existing building. In response, I have reviewed these materials in regard to impacts of this action on significant cultural and historic resources at this location.

Research into the Washington State Inventory of Cultural Resources reveals that the building at this location was inventoried in 1998 and identified as the Nokomis Club/3rd Library. The inventory also recommended the building as being eligible for listing in the National Register of Historic Places. In view of this recommendation, the association of the building with Redmond's early to mid-20th century history, and the association of the Nokomis Club with women's history, this proposal would appear to have a negative impact on this historic property. As a result, we recommend that alternative designs/site planning be explored that result in the building's preservation/re-use on site. If alternative designs prove not to be feasible, we recommend that other measures be identified and implemented to minimize negative impacts. Measures may include, but not be limited to, offering the building to be re-sited/relocated for long-term preservation and re-use.

These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer (SHPO) under the purview of the State Environmental Policy Act (SEPA).

Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me at 360-586-3073 or greg.griffith@dahp.wa.gov.

Sincerely,

Gregory Griffith
Deputy State Historic Preservation Officer

C: Kimberly Dietz, City of Redmond Historic Preservation
Chris Moore, Washington Trust for Historic Preservation





REDMOND
HISTORICAL
SOCIETY

Old Redmond Schoolhouse Community Center
16600 NE 80th, Room 106
Redmond, WA 98052-3977

Phone: 425-885-2919
Email: info@redmondhistoricalsociety.org
Website: www.redmondhistoricalsociety.org

Attachment 3
Page 1 of 2

February 12, 2015

City of Redmond Planning Dept.
15670 NE 85th St
P.O. Box 97010
Mail Stop 2SPL
Redmond, WA 98073-9710

Attn: Mr. Gary Lee:

Subj: Public Comment on Project, 162Ten, File Number: LAND-2014-01610

Our Mission states, Redmond Historical Society serves the community through stewardship: collecting, preserving and sharing Redmond's unique heritage. Consider this comment not from the public, but for the public, the people of Redmond.

For the public, we speak from our preserving mission. Construction of the 162TEN project means the loss of an historically significant building. As reported in the 1998 Historic Property Inventory Report for the Nokomis Club/3rd Library Site located at 16270 NE 80th St, as well as the 2005 update, this small structure "appears to meet criteria for the National Register of Historic Places."

That report goes on to say that this property is associated with a period of continued community growth despite economic depression and war (1930-1945) as the town functioned as a rural agricultural hub, provided new opportunities for subsistence and market farming and housed shipyard workers from Kirkland. Moreover, the building is significant for its association with the history of Redmond, specifically concerning the Nokomis Club, the Redmond Public Library, and the Works Progress Administration (WPA) involvement.

There are two commemorative plaques on this structure. One, at front entry, says "Redmond Public Library, Built and Sponsored by Nokomis Club. Grounds Presented by Mr. and Mrs. A.N. Brown, Dedicated to this Community 1933." The second reads, "Improved by Works Progress Administration 1936-1937."

The story of the women of Nokomis and their determination to organize a library -- and then raise money during the Depression for a permanent home -- deserves to be remembered. It is a humble building but it served its purpose not only as a library but also as a gathering place. It is a reminder of this City's small town origin and the role women played in the life of the community. Preserving individual pieces of it is not the same experience as walking in the door and experiencing its simplicity.

For the people of Redmond, the Redmond Historical Society urges the City, the property owners, and the developer to explore in full any options to preserve this irreplaceable piece of Redmond history, including relocating the building to a site within the City and refurbishing it for the benefit of the citizens of Redmond. The City has preserved historical buildings at Anderson Park with WPA connections. Why not the Nokomis building?

For the Redmond Historical Society Board of Directors

Joseph J. Townsend
President



Attachment 4

February 13, 2015

Gary Lee
City of Redmond Planning
Department, Development Services Center
15670 NE 85th Street/P.O. Box 97010, Mail Stop 2SPL
Redmond, WA 98073-9710

RE: File Number: LAND-2014-01610
Project Location: 16210 NE 80th Street

Dear Mr. Lee,

On behalf of the Washington Trust for Historic Preservation, I am submitting public comment on the above-referenced project. Specifically, our concern is in regards to the historic building currently located on the site, which is commonly known as the Nokomis Club. Although the building is not a designated historic landmark in the City of Redmond, it has been identified as potentially eligible for listing on the National Register of Historic Places. In addition, this building was significant enough to have been included in three separate historic resource surveys conducted in 1998, 2005, and 2011. This significance rests on its association with the history of Redmond, specifically concerning the Nokomis Club, the Redmond Public Library, and the involvement of the Depression-era Works Progress Administration in constructing a portion of the building.

While the owner has chosen not to pursue historic designation for the property nor does the Redmond Municipal Code allow for designation without owner consent, we believe that the building's historic significance should be taken into consideration nonetheless. This includes exploring the possibility of retaining the building on site, moving it to a nearby location, or some level of meaningful mitigation beyond mere photo documentation if the project is permitted to proceed. It is evident from the website of the City of Redmond that this community values its history and has taken steps to retain those buildings it deems worthy of preservation. Not having seen the SEPA Checklist submitted for the project, I do not know the extent to which the applicant is aware of the historic significance of the property. However, we would encourage the City of Redmond to explore the options noted above in recognition of the significance of this historic property.

Thank you for your consideration.

Best regards,

A handwritten signature in cursive script that reads 'Cathy Wickwire'.

Cathy Wickwire
Operations Manager

cc: Kimberly Dietz, Senior Planner, Neighborhoods and Historic Preservation

Attachment 5

Redmond, Washington, Oct. 29, 1971

RECEIVED FROM GREATER REDMOND CHAMBER OF COMMERCE Hereinafter called "Purchaser"

In consideration of the undertakings described below DOLLARS (\$)

in the form of check for \$, Cash for \$, Note for \$, due , paid or delivered to agent as earnest money

in part payment of the purchase price of the following described real estate in the City of Redmond, County of King, Washington; commonly known as Nokomis Property at 16210 N.E. 80th St., Redmond, Washington

(The parties hereto hereby authorize agent to insert over their signatures the correct legal description of the above designated property if unavailable at time of signing, or to correct the legal description entered if erroneous or incomplete.)

Beginning at a point 50 feet north and 526.2 feet west of section corner common to sections 1, 2, 11 and 12, township 25 north, range 5 east, W.M., in King County, Washington; thence west 50 feet; thence north 193.7 feet; thence east 50 feet; thence south 193.7 feet to the point of beginning.

TOTAL PURCHASE PRICE is In consideration of the following: DOLLARS (\$) payable as follows:

The Nokomis Club of Redmond is a non-profit corporation of the State of Washington, and was organized for purposes of community betterment. Since the time the Nokomis Club was organized, there have been many other groups and organizations which have taken over much of the work and areas of concern to the Club. The Chamber of Commerce is one of these organizations. The Nokomis Club desires to have the above described property continue to be used by the community. Accordingly, the Nokomis Club agrees to convey the property to the Greater Redmond Chamber of Commerce upon the following undertakings: 1) Pay outstanding real estate taxes -- approximately \$1800.

- 1. Title of seller is to be free of encumbrances or defects, except: taxes. 2) Pay \$3000 into a scholarship fund for next 15 years to be administered by the Nokomis Club 3) Allow the Nokomis Club to use the premises as a meeting place on the last Friday of each month for 15 years.

Rights reserved in federal patents or state deeds, building or use restrictions general to the district, existing easements not inconsistent with purchaser's intended use, and building or zoning regulations or provisions shall not be deemed encumbrances or defects. Escrowmaster to be discharged by seller may be paid out of purchase money at date of closing. Seller shall make available to purchaser at office of closing agent as soon as practicable, a standard form purchaser's policy of title insurance or report preliminary thereto issued by PIONEER NATIONAL TITLE INSURANCE COMPANY and seller authorizes agent to apply at once for such title insurance. The title policy to be issued shall contain no exceptions other than those provided for in said standard form plus encumbrances or defects noted in Paragraph 1 above. Delivery of such policy or title report to closing agent named herein shall constitute delivery to purchaser. If title is not so insurable as above provided and cannot be made so insurable by termination date set forth in Paragraph 8 hereof, earnest money shall be refunded and all rights of purchaser terminated; provided that purchaser may waive defects and elect to purchase. If title is so insurable and purchaser fails or refuses to complete purchase, the earnest money shall be forfeited as liquidated damages unless seller elects to enforce this agreement. The agent shall not be responsible for delivery of title.

- 3. If financing is required, the purchaser and seller agree to apply with the lending institution suggested by the agent and hereby authorize the agent to arrange such financing of this sale and to advance so much of the earnest money as may be necessary for loan costs attributable to purchaser; provided that if the purchaser desires to obtain the financing himself he shall so notify the agent and shall complete a written application for such financing within 10 days from the date of execution hereof. A veteran purchaser agrees to complete this purchase if the sale price is adjusted by the seller to conform with the Certificate of Reasonable Value issued by the Veterans' Administration. Seller and agent agree to refund earnest money (less credit report fee and appraisal fee, if any) in event financing contemplated by the veteran purchaser is not obtainable. If purchaser is obtaining a V.A. guaranteed loan on new construction seller agrees not to violate paragraph 3 of V.A. Technical Bulletin 28 A-6. If purchaser is obtaining an FHA insured loan it is expressly agreed that, notwithstanding any other provisions of this contract, the purchaser shall not be obligated to complete the purchase of the property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless the seller has delivered to the purchaser a written statement issued by the Federal Housing Commissioner setting forth the appraised value of the property for mortgage insurance purposes of not less than \$ which statement the seller hereby agrees to deliver to the purchaser promptly after such appraised value statement is made available to the seller. The purchaser shall, however, have the privilege and option of proceeding with the consummation of this contract without regard to the amount of the appraised value then made by the Federal Housing Commissioner.
- 4. (a) If this agreement is for conveyance of fee title, title shall be conveyed by Warranty Deed free of encumbrances or defects except those noted in Paragraph 1. (b) If this agreement is for sale on real estate contract, seller and purchaser agree to execute a real estate contract on or before the date of closing on Real Estate Contract Form A-1564 currently distributed by Title Insurance Companies. The terms of said form are herein incorporated by reference. Said contract shall provide that title be conveyed by Warranty Deed. If said property is subject to an existing contract, mortgage or deed of trust which seller is to continue to pay, seller agrees to pay said contract, mortgage or deed of trust in accordance with its terms, and upon default, purchaser shall have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the payments next falling due on the contract between seller and purchaser herein. (c) If this agreement is for sale and transfer of vendee's interest under existing real estate contract, the transfer shall be by proper purchaser's assignment of contract and deed sufficient in form to convey after acquired title.
- 5. Taxes for the current year, rents, insurances, interest, mortgage reserves, water and other utilities constituting liens shall be pro-rated as of closing. Purchaser shall pay for remaining oil in fuel tank, the amount to be determined by the supplier.
- 6. Purchaser shall be entitled to possession on closing.
- 7. Purchaser offers to purchase the property in its present condition, on the terms noted. This offer is made subject to approval of the seller by midnight of In consideration of agent submitting this offer to seller, purchaser agrees with agent not to withdraw this offer during said period, or until earlier rejection thereof by seller. Purchaser agrees that written notice of acceptance given to agent by seller shall be notice to purchaser. If seller does not accept this agreement within the time specified, the agent shall refund the earnest money upon demand.

John D. Lawson, Atty

- 8. The sale shall be closed in the office of within 60 days after title insurance policy or report preliminary thereto is delivered showing title insurable, as above provided, or after completion of financing, if financing is called for herein, whichever is later, but in any event not later than 120 days from date of this agreement, which shall be the termination date. The purchaser and seller will, on demand, deposit in escrow with the closing agent, all instruments and monies necessary to complete the purchase in accordance with this agreement; the cost of escrow shall be paid one-half each by seller and purchaser.
- 9. Linoleum; window screens; screen doors; plumbing and lighting fixtures (except floor and standing lamps); shades; Venetian blinds; curtain rods; all attached bathroom fixtures; trees; plants and shrubbery; water heating apparatus and fixtures; awnings; ventilating, cooling and heating systems (except stoves) that are now on the premises shall be included in the sale. Attached television antennas, if any, that are now on the premises shall remain intact and shall be included in the sale.
- 10. There are no verbal or other agreements which modify or affect this agreement. Time is of the essence of this agreement.

GREATER REDMOND CHAMBER OF COMMERCE

By: Wilbur B. Endicott Purchaser

By: Janet D. McClure Purchaser (Wife)

By: 16210 N.E. 80th St Redmond, Wash

A citizen or one who in good faith declared his/her intention to become a citizen of the United States. Purchasers herein warrant they are of legal age.

On this date 10/29/71 I/we hereby approve and accept the sale set forth in the above agreement and agree to carry out all the terms thereof on the part of the

seller and the undersigned further agrees to pay a commission of None Dollars (\$ -0-) to the above agent for services. In the event earnest money is forfeited, it shall be apportioned to the seller and agent equally, providing the amount to agent does not exceed the agreed commission. I/we further acknowledge receipt of a true copy of this agreement, signed by both parties.

NOKOMIS CLUB OF REDMOND By: Seller

By: Hazel Christensen, Sec Seller (Wife)

Seller's Address

Seller's Phone

MAR 03 2015

CITY OF REDMOND
APPEAL APPLICATION FORM

Continuation Page

Response to Question 3.

Summary: Historic Preservation Inventories emphasize the significance of women's initiative in the Depression Era. A modest but untouched building that is a remnant of a now vanished neighborhood in Redmond. It is more significant because it is in its original location, in the original city nucleus incorporated in 1912. All historic period properties within the city center district can be considered to possess historic significance. The physical, structural integrity of Redmond's first library building has been retained. It exhibits the vernacular bungalow Depression Era style characteristic of historic period properties that are far and few between in Redmond. It represents Redmond's historic character and serves as a connection with its past.

In conclusion, we recommend the City deny the demolition request and re-evaluate this permit application per Ordinance 2080 and other adopted historic and cultural policies which require due diligence *"as new information becomes available and as sites acquire further historic or cultural significance when the passage of time creates new symbols of past eras."*

[See attachment 4]

ORDINANCE NO. 2080



*Sept 2000
Adoption
Attachment 4
Page 1 of 5*

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING TITLE 20B, THE COMPREHENSIVE PLAN HISTORIC RESOURCES AND NEIGHBORHOOD POLICIES, CHAPTER 20C.40, CITY CENTER REGULATIONS, AND CHAPTER 20D.40, DESIGN STANDARDS, OF THE REDMOND MUNICIPAL CODE AND REDMOND COMMUNITY DEVELOPMENT GUIDE TO ADOPT THE HISTORIC PRESERVATION POLICY AND REGULATION AMENDMENTS AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Ordinance No. 1847 of the City of Redmond, passed by the City Council on July 18, 1995, adopted a Comprehensive Plan to comply with the mandates of the Growth Management Act, Chapter 36.70A RCW; and

WHEREAS, Ordinance No. 1901 of the City of Redmond, passed by the City Council on July 29, 1996, adopted the City Center development regulations under the mandates of the Growth Management Act, Chapter 36.70A RCW; and

WHEREAS, the Growth Management Act requires that comprehensive plans and development regulations shall be subject to continuing evaluation and review; and

Section 2. Amend Comprehensive Plan Historic Resources Chapter. The Historic and Cultural Resources Chapter of Title 20B, *Comprehensive Plan*, of the Redmond Municipal Code and Redmond Community Development Guide is hereby amended to read as follows:

Historic and Cultural Resources

Organization of this Chapter

This Historic and Cultural Resources Chapter is divided into the following sections:

The Introduction describes the intent of the Historical and Cultural Resources Chapter and its relationship to Redmond's vision of the future and other Comprehensive Plan Chapters.

The Planning Context describes how the policies in this chapter respond to the Growth Management Act and the Countywide Planning Policies.

The Historic and Cultural Resources Policies are divided into the following areas:

Attachment #

A. **Preservation Policies** set out the general goals to protect and rehabilitate historic and cultural resources.

Page 2 of 5

B. **Survey and Evaluation Policies** provide for an inventory and evaluation of historic and cultural resources.

C. **Regional and Community Involvement** indicates who will be involved in the process of identifying and assessing the importance of historic and cultural resources.

Introduction

Historic, cultural, and archeological resources will be managed through a four-step process:

1. The City of Redmond will fashion a set of incentives to encourage the preservation, maintenance, and restoration of historic sites.
2. The City of Redmond will identify sites or structures that have potential significance primarily through studies conducted by the City or volunteer groups. Archeological sites will be identified as part of the development review process.
3. The City Council decided upon sites that will be initially protected as City designated landmarks. These landmarks will be eligible for a full range of incentives to encourage their maintenance and preservation.
4. Other sites may be nominated as Historic Landmarks and will be fully evaluated under the Historic Landmark review process. The property owner must consent to the landmark designation of these properties. Sites that qualify will be eligible for various incentives. In return for these incentives, the City will require that the properties be maintained and will protect them through a design review process.

The City of Redmond and the general vicinity has a recorded history dating back to the 1870s. Its known history dates many centuries. As time moved forward some artifacts of these periods remained and others have either been altered or destroyed. The purpose of the chapter is to identify historic and archeological resources, indicate their value to the community, and serve as a basis for regulations and incentives to protect, enhance, or remember those resources that form the basis upon which the existing culture of Redmond has built its character.

Planning Context

The historic and cultural resources within the City give the residents a sense of unique identity. Policies to guide the preservation, use, and recognition of such resources assist the community in maintaining its unique identity. Such policies inform owners of historic properties of their value to the community and can serve to encourage economic development through the preservation of historic or cultural resources.

The Growth Management Act has thirteen goals meant to guide the development of comprehensive plans and development regulations. One of those thirteen is to identify and encourage preservation of lands, sites and structures that have historical or archaeological significance.

The Countywide Planning Policies require that significant archaeological, cultural, architectural and environmental features shall be respected and preserved. They call for jurisdictions to work to identify, evaluate, and protect historic resources in a consistent and continuing fashion. These policies encourage land use patterns and implementing regulations to protect and enhance historic resources and sustain historic community character. This chapter will identify historic and cultural resources and give policy direction for development of implementing regulations and incentives to enhance or protect those resources.

Historic and Cultural Resources Policies

A. Preservation Policies

Part of what makes one community unique from another is its historical roots and existing cultural patterns. Both in and near Redmond are known areas of Native American influence. Early prehistoric archeological sites have been discovered. The Ts a p-abc (an Native American name translated as meanderer-dweller in T.T. Waterman's book on Lake Washington natives; a word later anglicized to the word Sammamish) Indians were the native peoples living near the meandering Sammamish River just prior to the movement of pioneers westward. Then came fur trappers, loggers, and then came farmers, mills, homesteads, schools, churches and small commercial businesses. Redmond incorporated in 1912. Each change left its mark and some left physical reminders of that past era. A valuable method of maintaining Redmond's unique community identity amidst change and growth is to protect some visible symbols of past culture and history.

HC-A-1 The preservation, restoration, acquisition, and adaptive re-use of historic, archeological, and cultural resources is encouraged in order to maintain the unique character of the Redmond community and to preserve tangible reminders of the area's history and cultural roots. ←

Historic resources are those properties that by virtue of age together with some value to express or interpret history are important to the community. Archeological resources are artifacts or material remains of past human life and activities, particularly of ancient cultures. Cultural resources are properties that have significance to the community by virtue of a truly unique design or prolonged association with community use.

A Historic Landmark designation will be used to identify those historic and cultural resources that will be managed under these policies. Archeological sites may also be designated as Historic Landmarks as they are found. This chapter designates Key Historic Landmarks. The Redmond City Council designated the Key Historic Landmarks based on the criteria in Policy HC-A-2. In addition, a process is established where, with the owner's consent, other sites will be designated as Historic Landmarks. Together both categories are referred to as Historic Landmarks and both will be managed as provided for in this chapter and implementing regulations.

HC-A-2 Key Historic Landmarks shall meet all of the following criteria:

- The structure or site is either 40 years old or is less than 40 years old but commemorates an important aspect of Redmond's cultural history.
- The structure or site has an important connection to a historic person, historic event, or was designed or built by a notable builder, designer, or architect.
- The structure or site makes an important contribution to the visual character of Redmond due to its location or design.
- The site or structure possesses integrity of location or design.
- Buildings currently used as residences shall not be designated as Key Historic Landmarks.

Historic resources add to the character of a city by giving it a unique flavor. They may reflect a use of certain materials, an architectural style, or an attention to detail. Improper alterations or additions can eliminate the very reason that the structure gave character to the area. Often historic

HC-A-12 Where streets, roadways or portions of streets are identified as historically significant, street projects shall consider whether interpretive signage could be provided. The historic street name may be added to signposts along it.

Some of the incentive programs for historic properties are offered at the State or Federal level. A number of these are dependant on the local government being certified under guidelines set up at the Federal level, but administered by the State Office of Archaeology and Historic Preservation. Further if a local government qualifies as a certified government they become eligible to receive certain grants to further work in historic preservation. Certified Local Governments:

1. Establish and maintain a historic inventory.
2. Develop and implement a system to designate Historic Landmarks.
3. Involve the public and property owners in the Historic Landmark process.
4. Have a historic commission.

HC-A-13 The City should become a Certified Local Government.

One method of saving historic and cultural sites that avoids issues of regulation and property rights altogether is outright purchase of property. The properties may serve as cultural or recreational centers, as city offices, or as space for human service providers. The City not only preserves its heritage in this fashion, but meets other needs as well. The Old Redmond Community Schoolhouse is an example of this method. The school has been leased by the City to preserve it and to provide for needs ranging from meeting/office space to recreational space.

HC-A-14 The development of parks and trails and acquisition of open space should be coordinated with the preservation, restoration and use of heritage sites.

HC-A-15 When opportunities arise to acquire historic or cultural resources, the City should evaluate the feasibility of purchase or lease. This may include exploration of cost sharing of acquisition, restoration, or maintenance with other public or private agencies or governments.

B. Survey and Evaluation

Identification of historic properties and archeological sites is an essential step towards preservation. A second step is to evaluate the historic and cultural significance of a property and the extent to which it has maintained its integrity. The third step is to designate buildings and sites as Historic Landmarks.

The City of Redmond, with funding assistance from King County, has conducted a partial inventory of properties that have historic potential. The City will seek to complete this first inventory step. The City will update site information as new information becomes available and as sites acquire further historic or cultural significance when the passage of time creates new symbols of past eras. A historic resource inventory serves to identify sites with the potential for historic or archeological significance. It also assists in the application process for rehabilitation funding or property tax relief. Knowing the history and significance of properties can foster stewardship by owners and the public.

HC-B-1 The City shall maintain and update an inventory of historic and archaeological resources to guide resource planning and decision-making on whether to nominate sites as Historic Landmarks and extend incentives.

For many areas of the city, Redmond has conducted initial surveys. Using this data, the city evaluated the most promising properties in more detail. The City maintains property evaluation forms like those recommended by the State.

- HC-B-2 An ongoing process of survey and evaluation should be established. After an initial survey is completed, a follow-up survey should take place once every ten years. Inventoried sites shall not be protected unless designated as historic sites. ←

Designation as a Historic Landmark is a statement that a property is meaningful to the community. Designation also can affect the use and economics of the designated property. Therefore, the process should be a public process and involve property owners and the community.

- HC-B-3 The City shall notify by certified mail and involve property owners when identifying properties for further evaluation or when nominating historic, archeological, or cultural resources for Historic Landmark status. When feasible, tenants will be informed through posting or other types of notice.

- HC-B-4 Historic, archeological, or cultural resources that meet the criteria for a Redmond Historic Landmark may be nominated for designation with the consent of the owner. The City or its authorized boards or commissions, individuals, property owners, or community groups may initiate nominations. ←

The third step, designation of a property, can occur at three levels, local, state, or national. King County, the State of Washington, and the United States through the Park Service all maintain registers of historic and archeological landmarks. Each level has its own significance. The City of Redmond has its own Historic Landmark process. When the City designates a property as a Historic Landmark, it will be eligible for city incentives and protected by the city's historic preservation policies and regulations. It is also an indication of the significance it has to the community.

- HC-B-5 The Key Historic Landmarks that meet the criteria in Policy HC-A-2 are shown on Map HC-1 and listed in Table HC-1. The Key Historic Landmarks shall be eligible for a full range of incentives to encourage their maintenance and preservation. Additional Historic Landmarks may be designated under the process referred to in Policies HC-B-5 and HC-B-6. These properties shall be eligible for incentives commensurate with their historic value. The City shall keep a list of all designated Historic Landmarks.

C. Regional and Community Involvement

Some historic survey and evaluation work has already been done by other governments or agencies. It is not efficient to duplicate these efforts. Likewise new information can update old survey information or new information can be added to existing survey work to enhance regional protective efforts. King County and the State of Washington both provide technical assistance for local programs. Through cooperation the likelihood of protecting or restoring resources increases. Historical preservation efforts work best when the owners and the public are involved and assume ownership of such plans and programs.