



CITY OF REDMOND
APPEAL APPLICATION FORM

(Staff Use Only)

File No: _____

Date Received: _____

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OFFICE OF THE
HEARING EXAMINER

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 of Redmond

Address: PO Box 7012

City: Bellevue State: WA Zip: 98008 Email: info@nokomisclub98008.org

Phone: (home) 425-282-4766 (work) — (cell) —

What is your relationship to the project?

Interested Citizen Project Applicant Government Agency



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Name of project that is being appealed: 162 TEN; LAND-2014-01610/SRE
File number of project that is being appealed: LAND-2014-01610, PR-2014-00990
Date of decision on project you are appealing: April 22, 2015
Expiration date of appeal period: May 6, 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.)

Submitted previous written statements. Attached is an addendum to those statements

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 state the facts demonstrating how you are adversely affected by the decision (attach additional sheets as necessary):

See attachments



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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):

See attachments

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

See attachments

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):

See attachments

The community of Redmond will be adversely affected by the demolition of the Nokomis Building located at 16210 NE 80th Street. Residents will lose a historic resource and its associated values of community spirit and initiative as well as the example of the accomplishments of Redmond's women during a time of great national adversity beginning at the height of the Great Depression.

Historic and cultural resources are required to be respected and preserved according to the *Growth Management Countywide Planning Policies*, which says on page 7, "City's should be using development review to protect what may be landmark of the future." The county planning policies on page G-6 states, "Environmental review of development should include evaluation of both architectural and historic aspects." Yet there has been no effort in any deliberation of the Design Review Board on September 4, 2014 and February 5, 2015 or the Technical Committee decisions of April 2, 2015 and April 22, 2015 to discuss the historical and architectural importance of the Nokomis Building.

The policies of the City of Redmond as stated in the *Comprehensive Plan* (page 3-8) states, "The historic fabric together with unique qualities of new development patterns define the character of a city. It is essential to preserve some historic resources to maintain the character of Redmond and to continue to honor the past." Preservation policies include (pages 3-8—3-10):

- CC-28: Encourage preservation, restoration, and appropriate adaptive reuse of historic properties to serve as tangible reminders of the area's history and cultural roots. Continue to designate and protect Historic Landmarks.
- CC-30: Acquire historic properties when feasible. Consider cost sharing for acquisition, lease or maintenance with other public or private agencies or governments.
- CC-32: Maintain an ongoing process of identification, documentation, and evaluation of historical properties. After an initial survey is completed, conduct a follow-up survey approximately once every 10 years.
- CC-33: Maintain and update the inventory as new information arises to guide planning and decision making, as well as to provide reference and research material for use by the community.
- CC-35: Encourage nomination of historic resources that appear to meet Landmark criteria by individual, community groups and public officials.
- CC-50: Partner with or provide staff support, when possible, for private businesses and nonprofit agencies in preservation and educational efforts.

In order to define the historical value of the Nokomis Building, The City of Redmond did hire historical preservation specialists in 1998 and 2005 to perform historical inventories of the Nokomis Building. The 2005 inventory concludes that the Nokomis Building meets historic preservation criteria in all six historic preservation study units of :

- | | |
|------------------------------------|----------------------------|
| 1) social movements/organizations; | 2) architecture/landscape; |
| 3) commerce; | 4) education; |
| 5) politics/government/law | 6) WPA improvements. |

Both the 1998 and 2005 inventories indicate 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.

The inventories conclude that the Nokomis Building meets the criteria for inclusion in the National Register of Historic Places and Local Register of Historic Places. The City of Redmond also included the Nokomis Building as a first priority site in their inventory of historical sites.

As recently as February 27, 2015, J. Todd Scott, Acting Historic Preservation Officer, King County Historic Preservation Program writes,

“The Clubhouse, built in 1933 and expanded by the WPA in 1937, is significant for its social, educational and civic association. According to our information and a recent account of the history of the Nokomis Club, the property was the focus of the activities of the Nokomis Club for nearly 40 years and variously contained Redmond’s library, meeting space used by the Redmond City Council, and for the past 40 years it has housed the Redmond Chamber of Commerce. Although the building has been altered moderately, it is significant for its role in Redmond’s history rather than its architecture and is still widely known and recognized as the Nokomis Clubhouse. The property’s significance lies in its associations with Redmond’s social and women’s history, literary and educational history, WPA heritage and more recent ongoing civic/commercial history—none of which is dependent on architectural distinction.

The property was inventoried as a significant historic resource in 1998 and again in 2005 and found eligible for landmark designation both times. Copies of the inventory were provided to the City and are also available through the Redmond Historical Society. As submitted, the response to ECL item 13 is factually false, as noted in staff comments. Applicants should be required to check readily available sources in completing the ECL. Current Assessor photos demonstrate that the building is easily recognizable and substantially intact from its appearance in the late 1930s and 1940s and has not been significantly altered since it was inventoried. Thus the City’s finding that the building is ineligible for City-County landmark designation appears to be unfounded.”

In a letter dated February 26, 2015, Gregory Griffith, Deputy State Historic Preservation Officer, State of Washington, Department of Archaeology and Historic Preservation, states,

“Research into the Washington State Inventory of Cultural Resources reveals that the building at this location [16210 NE 80th Street, Redmond] 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 the 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 [162TEN project] 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.”

Omission of consideration of the historical importance of the Nokomis Building by the City of Redmond may be due to the fact city staff is not qualified nor certified in the field of preservation research and analysis. However, the historical inventories performed by historical preservation specialists attest to the importance of the Nokomis Building, as do the professional comments from the King County Historical Preservation Program and the State of Washington, Department of Archaeology and Historic Preservation. The preponderance of the county and city policies promote preservation by acquisition, revision of plans as new information arises, and partnering or providing staff support for nonprofit agencies in preservation and educational efforts in order to retain reminders of the Redmond’s history, social, and cultural genesis. Preservation is essential for the Nokomis Building site so that the women of Redmond’s past are honored and respected.