



# Appeal Application Form



Office Use Only

DATE: 3/4/15 PROJ: \_\_\_\_\_ LAND: 2015-00409 ACCEPTED BY: CZ

Type of Review Process I II III IV V VI Plan Type: Appeal

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

**RECEIVED**  
**CITY OF REDMOND**  
 MAR 03 2015  
 DEVELOPMENT  
 SERVICES CENTER

Appeals may be delivered to the Development Services Center by mail, personal delivery, or by fax before 5.00pm on the last day of the appeal period. Appeals may be mailed to:

City of Redmond  
 Development Services Center, 2SPL  
 P.O. Box 97010  
 Redmond, Washington 98073

Appeals may alternatively be faxed to the Development Services Center at 425-556-2400, Attention: Planner On Call (or assigned Planner, if known).

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 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: Rosemarie Tves  
 Address: 16020 NE 98th Street  
 City: Redmond State: WA Zip: 98052 Phone #: 425 495.4142 (cell)  
425 881.5587

What is your relationship to the project?  
 Interested Citizen     Project Applicant     Government Agency

Name of project that is being appealed: Project 162 Ten  
 File number of project that is being appealed: LAND-02014-01610  
 Date of decision on project your are appealing: 2/17/15 Expiration date of appeal period: 2/3/15

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

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 comments on this project*

**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, 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 Attachment 1, #1, Page 1 of 2*

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 Attachment 1, #2, Pages 1 and 2 of 2*

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

*See Attachment 1, #3, Page 2 of 2*

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):

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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 of the decision was issued may appeal the decision. The written appeal must be received by the City of Redmond's Development Services Center no later than 5.00pm on the 14th 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 Decisions, 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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Attachment 1

DEVELOPMENT  
SERVICES CENTER

1.State facts demonstrating how you are adversely affected by the decision:

1. Historic Nokomis building, Redmond's first library building, will be demolished. The original site will be destroyed by the construction of a five story building. This significant tie to the Nokomis Club, an extraordinary group of women, and Redmond's history will be gone forever. This small cottage architecture from the Depression Era provides visual relief in a sea of six story concrete buildings and is a unique structure in Redmond's original downtown.
2. Five story building is way oversized for this sliver of land and dwarfs the two-story fourplexes of senior housing abutting it to the east.
3. Am concerned about construction activities that will adversely impact the seniors who reside next door. This was described in detail in comment submitted by disabled resident, Sandy Henderson

2.Provide a concise statement identifying each alleged error:

1. SEPA DNS Section on land use #8: two of four locations are inaccurate. The document states that the Veloce Apartments are to the south—they are to the north. The document states that Cascade Office building is to the east, which is accurate but misleading. Cascade Office building is three parcels to the east. The abutting property to the east has two story fourplexes of senior housing.

2. Parking: City's SRO parking is .50 per SRO requiring 48 spaces for this 96 unit complex. The applicant has provided metrics from two other similar complexes. I believe that using the applicant's metrics would calculate to 30 parking spaces. Yet the application describes just 29 spaces. I can agree that deviating from the established .50 ratio may be appropriate but I suggest that a split of the difference between 48 and 30 at 39 is more prudent.

3. Adopted Historic and Cultural Preservation policies have been ignored/overlooked except for one policy dealing with ownership being necessary for a building to be "landmarked." Staff drew a very narrow conclusion in the DNS #13b that cannot be substantiated by experts. Am attaching pertinent excerpts from Ordinance 2080 that was adopted in 2000.(See Attachment 2) Also included are field reports done by experts in 1998 and 2005 that substantiate my assertion.(See Attachments 3 a and b.)

4. Ownership of property and potential conflict of interest: The City has contributed close to \$1million to OneRedmond and its predecessor Redmond Economic Development Alliance. The City is an "investor member." The Mayor and one councilmember are boardmembers. The applicant is a board member of One Redmond as well. There is no quitclaim deed, no clear chain of title and no legally recorded document that proves ownership by OneRedmond. Yet city staff is accepting documents as proof of ownership. Should this application be approved, OneRedmond would receive a financial windfall from the purchase of the property by the applicant.

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Page 2 of 2

There is potential for conflicts of interest in the parties benefiting from the transfers. It is important for the City to be "fair" and equally important is for the City to appear fair. I submitted earlier comment that provides more detail that is related to the above.

3..State specific relief:

1. New public notice on SEPA DNS with correct location.
2. City accept nomination of Nokomis building and site as historic "landmark" building and site; and permit analysis and evaluation be completed by historic preservation experts.
3. Comment letter from Sandy Henderson, disabled resident who lives in abutting fourplex, should be reviewed carefully for identification of negative impacts. An exception to the setback requirements for downtown should be made more generous. The abutting senior housing, three fourplexes, has many years left in its "useful life." The construction materials used are similar to single family residential properties and totally dissimilar to what is used in new highrise buildings. There should be a greater setback because the abutting property is two story, wood-frame senior housing.
4. City takes a leadership role in preservation of the building at its original site for the benefit of the community and generations to come.

Historic Property  
Inventory Report for

Nokomis Club/3rd Library Site

at 16210 NE 80th St

*Attachment 3a  
1 of 2*

**LOCATION SECTION**

Field Site No. 1620

OAHF No.

Historic Name: Nokomis Club/3rd Library Site

Common Name: Chamber of Commerce

Property Address: 16210 NE 80th St

Comments: USGS Quad: Bellevue North

County King Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec Quadrangle

UTM Reference

T25R05E 2 SE

Zone: 10 Spatial Type: Point

Acquisition Code: TopoZone.com

Sequence: 565755 Easting: 565755 Northing: 5280566

Supplemental Map(s)

Tax No./Parcel No. 0225059057

Plat/Block/Lot

Supplemental Map(s)

0225059057

Acreage 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

P. O. Box 628

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:

Style

Changes to original cladding: Moderate

Changes to other:

Vernacular

Changes to windows: Moderate

Other (specify):

View of taken  
Photography Neg. No. (Roll No./Frame No.):  
Comments:

Form/Type

Other

**Historic Property Inventory Report for** Nokomis Club/3rd Library Site

at 16210 NE 80th St

*Attachment 3a  
Ref 2*

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

**NARRATIVE SECTION**

Study Unit	Other	Date Of Construction:	ca. 1933
Architectural/Landscape Architecture		Architect:	
Commerce		Builder:	Nokomis Club / WPA
Education		Engineer:	
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):

[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.

[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.

Historic Property Inventory Report for Nokomis Club/3rd Library Site

at 16210 NE 80th St

Attachment 36  
1 of 3 pages

LOCATION SECTION: Field Site No. 1620 OAHN No. \_\_\_\_\_

Historic Name: Nokomis Club/3rd Library Site

Property Address: 16210 NE 80th St

County: Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec Quadrangle  
King T28R05E 2 SE

Tax No./Parcel No. 0226059057 Plat/Block/Lot \_\_\_\_\_

IDENTIFICATION SECTION Survey Name: Redmond

Field Recorder: L. Melton Date Recorded: 7/28/2005

Owner's Name: Redmond Chamber of Commerce Owner Address: PO Box 628 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: \_\_\_\_\_

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): \_\_\_\_\_

Common Name: Chamber of Commerce

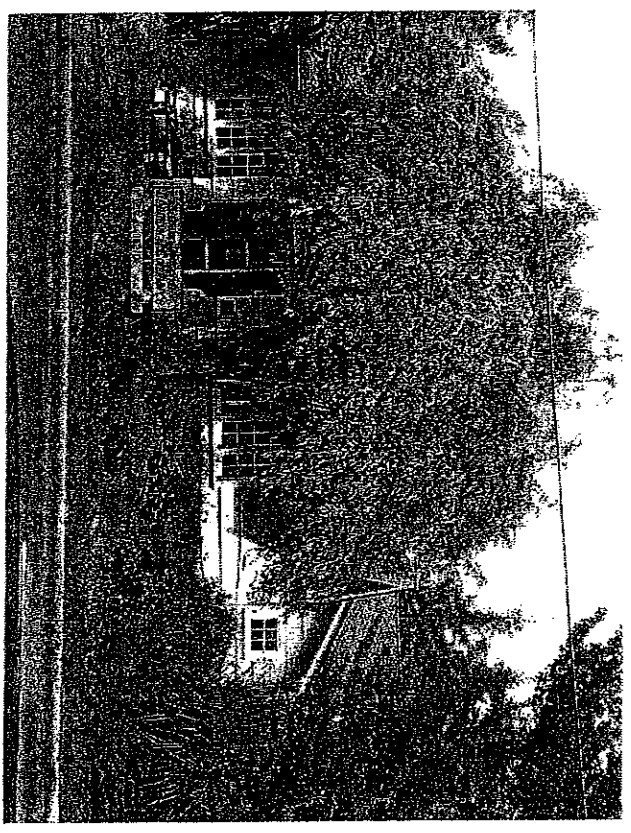
Comments: USGS Quad: Bellevue North

UTM Reference

Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com

Sequence: Eastings: 565755 Northings: 5280566

Supplemental Map(s) \_\_\_\_\_ Acreage 0.22



View of South and East Elevations taken 5/18/2005

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

Comments: \_\_\_\_\_

Form/Type Other



Historic Property  
Inventory Report for

Nokomis Club/3rd Library Site

at 16210 NE 80th St

*Attachment 36  
2 of 3 pages*

Cladding  
Shingle  
Wood

Foundation  
Concrete - Block  
Concrete - Poured

Roof Material  
Asphalt / Composition

Roof Type  
Gable

**NARRATIVE SECTION**

- 1. Study Unit Other
- 2. Social Movements/Organizations Date Of Construction: ca. 1933
- 3. Architectural/Landscape Architecture Architect:
- 4. Commerce Builder: Nokomis Club / WPA
- 5. Education Engineer:
- 6. Politics/Government/Law WPA improvements to the bu

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-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 "

Historic Property  
Inventory Report for

Nokomis Club/3rd Library Site

at 16210 NE 80th St

*Attachment 36  
3 of 3 pages*



Improved by Works Progress Administration 1936-1937."

[2005 Update]: 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. 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, Pitchard-Fleming Building, 3000 Landerholm Circle SE, MS-N100, Bellevue, WA 98007.

**ORDINANCE NO. 2080**



*Sept 2000  
addition*

*Attachment 2*

*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 2  
2 of 5

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

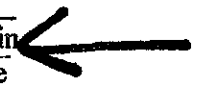
1. The City of Redmond will fashion a set of incentives to encourage the preservation, maintenance, and restoration of historic sites.
2. The City of Redmond will identify sites or structures that have potential significance primarily through studies conducted by the City or volunteer groups. Archeological 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

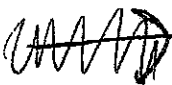
**HC-A-12** Where streets, roadways or portions of streets are identified as historically significant, street projects shall consider whether interpretive signage could be provided. The historic street name may be added to signposts along it.



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. 

Attachment  
5 of 5

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.