

**CITY OF REDMOND
LANDMARK COMMISSION**

April 16, 2015

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

COMMISSION MEMBERS PRESENT: Thomas Hitzroth (Chairperson—LC), Miguel Llanos (Vice Chairperson—LC), David Scott Meade (Chairperson—DRB), Joe Palmquist (Vice Chair—DRB) Craig Krueger, Scott Waggoner, Kevin Sutton

EXCUSED ABSENCE: Mike Nichols

STAFF PRESENT: Kim Dietz, Senior Planner, Redmond Planning Department

RECORDING SECRETARY: Susan Trapp *with* Lady of Letters, Inc.

The Landmark Commission is appointed by City Council to designate, provide additional incentives to, provide review of changes to, and provide expertise on archaeological and historic matters pertaining to properties qualifying for either a national, state or local register status.

LANDMARK COMMISSION

The meeting of the Landmark Commission was called to order by the Chairperson of the Commission, Thomas K. Hitzroth, at 7:00 p.m.

MEETING MINUTES

IT WAS MOVED BY MR. MEADE AND SECONDED BY MR. PALMQUIST TO APPROVE THE MINUTES OF THE FEBRUARY 5, 2015 MEETING. MOTION APPROVED (7-0).

DISCUSSION

Topic: Couplet Conversion at Anderson Park

Description: Certificate of Appropriateness – Level II Review and Recommendation regarding proposed modifications to Redmond Way frontage including extension of two public plazas and work performed adjacent to historic rock wall

Staff Contact: Kim Dietz, 425-556-2415, kdietz@redmond.gov

Mr. Hitzroth met with Ms. Dietz and Ms. Singer, the couplet conversion project manager, at Anderson Park the week before this meeting. Nothing was discussed concerning the merits of this application. It was for information and clarification of the document that is being presented at this meeting. He did not see this as a reason to disqualify the discussion.

Ms. Dietz noted some changes to the Commission's packet regarding archeological issues. She noted that this was a Certificate of Appropriateness Level II, which means the Landmark Commission makes a recommendation to the Technical Committee. The project, which is the couplet conversion at the frontage of Anderson Park, would relocate sidewalk because the roadway will be expanding for an additional travel lane. The sidewalk would come closer to a WPA-constructed rock wall. Also, the project proposes two plazas that would be adjacent to the rock wall. The plazas would be at the entrances to Anderson Park from Redmond Way and would be accessible via staircases. The plazas would be at the corners of 168th and Avondale.

The features of significance for Anderson Park, as a landmark designated by the Regional Landmark Commission, include the Fullard House and Adair House log cabins as well as an open frame picnic shelter the Landmark Commission has dealt with before. There is also a concrete pathway system, retaining walls, steps, and all of the land area within the nominated boundary. Staff is recommending a complementary approach to this situation, because there are items within the parcel but not in the

nominated boundary. In some cases, however, there are specific recommendations for the rock wall, which is inside the boundary.

The rock wall was constructed by the WPA and is very sensitive. In some areas, there is very little mortar or no mortar holding the rocks in place. The wall caved in at one location when a utility borer was doing work below it. Park staff repaired the wall, but did not use mortar with the same makeup as what was used in the past. Staff is recommending a new plaza near the wall. Anderson Park will become the eastern gateway into Downtown Redmond and its historic area. The project proposes carrying out, in an interpretive manner, a gesture toward Redmond Creek. The creek used to flow through the park, but has since been piped and runs into Bear Creek.

The sidewalk would be peeled back in the proposal to come closer to the wall. There would be an extension of the plaza in a few areas, necessitating some changes to Avondale Way with more 90-degree intersections employed. A gateway treatment would be added, and a new plaza would be placed in front of the Value Village property. Ultimately, the traffic would become two-way on all of the streets surrounding the park. New vegetation would be added around the plazas.

The goals of the project include creating a gateway treatment to allow pedestrian access to the park and highlight the park as an entrance to the city. The hope is to capitalize on the historic elements in the park. Long-range goals include using the plazas as public space and as a spot to place the City's Moving Art Center. The southern plaza will be more of a gathering space. The gateway treatment will have an opportunity for art to mark the entrance to downtown. The surface of the plazas will be scored concrete surrounded by landscaping. Bench seating would be made of concrete with wooden slats on top of it to echo the log cabins and the logging history of the area.

Due to the historical significance and the delicate nature of the rock wall, staff is recommending plazas that would reflect the history of Anderson Park, such as Redmond Creek. To maintain the integrity of the wall, staff would like Ms. Singer and her team to consult with a certified mason who specializes in historic masonry. She would get that information from King County Historic Preservation and from the state Department of Archeology and Historic Preservation. Those agencies will provide some technical guidance, as well. As the work is being performed, Lisa could consult with those agencies to deal with any emergencies, such as damage to the wall, to help maintain the integrity of the wall.

Mr. Llanos asked if people would end up sitting on the wall and if it were low enough to do that. Ms. Dietz said that was possible. Behind the wall is some landscaping, and so one question for the mason working on the project would be finding a way to place landscaping in front of the wall as well to create a buffer of sorts. The landscaping could make the wall less accessible, potentially. It is unclear how the City would prevent further damage from public use, because the majority of the wall is very accessible. Mr. Krueger said the place to sit on the wall would be at the plazas, and landscaping could be inserted to discourage sitting on the wall in those specific areas. Mr. Llanos agreed, and wanted to make sure this issue was considered.

Mr. Hitzroth noted that the plazas were not within the boundaries of the landmark property, nor do they interfere with any of the features of significance other than the remedial work being discussed. He hoped there would be some way to discourage people from interacting with the wall altogether. Ms. Dietz clarified that the plazas are in the boundary of the parcel, but not within the features of significance and their boundaries. Mr. Llanos asked if the landscaping might affect the historic significance of the wall. Mr. Hitzroth said the massing of the wall would not be altered. His only concern would be any damage from the machinery involved in the installation of the plazas or landscaping. If that was mitigated, he did not see any issues.

Mr. Meade said it would make sense to create a photographic inventory of the entire wall, in present form, in case there is a future collapse. That would help indicate where stones would go and what the wall should look like. Ms. Singer said the plan was to survey and photograph the wall now, prior to construction, and after construction. Mr. Krueger asked about what appeared to be a cabinet near the street, perhaps something that deals with traffic signals. He said it would be good to put that element underground. Ms. Singer said the cabinets would indeed be moving, and Puget Sound Energy vaults

would be installed. The vaults would be moving away from the wall to minimize impacts to the wall element. Mr. Krueger was more concerned about the visual display of the wall. Ms. Singer said the cabinet Mr. Krueger was focused on would be moving to the other side of the street, away from the park.

Mr. Hitzroth noted that this project was on the west side of the original settlement of Melrose. Down below Anderson Park, in the area where some excavations will be happening, was the area where Redmond's old log schoolhouse was located. On the site of Avondale, in 1872, County Road 33 was extended. On top of that in 1874 was County Road 54, which extended from Hope to Carnation. He suggested, in association with the COA the Commission is considering, there should be an awareness that things might be found in this area from the past.

IT WAS MOVED BY MR. MEADE AND SECONDED BY MR. KRUEGER TO APPROVE THE CERTIFICATE OF APPROPRIATENESS AS PRESENTED BY STAFF. MOTION APPROVED (7-0).

STAFF REPORT/TOPICS FOR NEXT MEETING:

Mr. Hitzroth complimented Ms. Singer for her historical sensitivity working on Cleveland Street and Anderson Park. He said this sensitivity is not seen in any other community but Redmond, and he appreciated her work. Ms. Singer thanked Mr. Hitzroth and said the work was important. Mr. Krueger asked when work on the COA project would start. Ms. Singer said it would begin in 2016.

Ms. Dietz said she would be meeting with a staff team to discuss different locations inside City Hall for the old school bell. It will return to City Hall in the summer. Right now, the bell is in Artech's facilities. A quote has been received for restoration services, and that will need to be processed. The ideas for placement include using a pedestal and perhaps a clear Lucite case of some sort. Ms. Dietz said she could bring those options back to the Commission at a later time.

ADJOURNMENT

IT WAS MOVED BY MR. MEADE AND SECONDED BY MR. WAGGONER TO ADJOURN THE MEETING. MOTION APPROVED (7-0). MR. HITZROTH ADJOURNED THE MEETING AT 7:27 P.M.