



**TO:** Landmark Commission

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**DATE:** September 15, 2016

**SUBJECT: Certificate of Appropriateness II for Anderson Park (Redmond City Park)**

Coordinated with work underway in the Downtown for the Couplet Conversion project, Zayo Group will repair cavities that have formed in the area beneath the Anderson Park WPA constructed rock wall. Scott Morrison, Area Director of Operations West will present on behalf of Zayo, a global provider of fiber optic networks. At its September 15<sup>th</sup> meeting, the Landmark Commission is asked to review the proposal described below and make a recommendation to the City's Technical Committee regarding this Level II Certificate of Appropriateness.

### **PROPOSED PROJECT**

The Commission provided an earlier recommendation regarding Couplet Conversion work along Redmond Way and in close proximity to the rock wall at its April 16, 2015 meeting. In response to emergency conditions as well as an opportunity for coordinated work, Zayo proposes the following to mitigate possible damage to the Anderson Park rock wall:

- Locate conduit to determine extent of the encroachment into Anderson Park property.
- Work with a qualified preservation control specialist to monitor on-site work.
- Hand dig conduit to expose and determine where voids exist.
- Fill voids with Controlled Density Fill (CDF).
- Remove fiber optic cable from conduit and fill conduit with CDF.
- Participate in a coordinated Joint Trench "Couplet Conversion Project", installing a new conduit and fiber in City of Redmond right-of-way.

These modifications to the site, described in detail in *Attachment A*, require review by the Redmond Landmark Commission and Technical Committee – a Level II Certificate of Appropriateness.

As a Level II Certificate of Appropriateness, this review process requires a recommendation by the Landmark Commission to Redmond's Technical Committee. A Level II COA requires the Commission to hold a public meeting during which the Commission will work with the applicant(s) to reach an agreement regarding what will be permitted. If the applicant(s) and the Commission can agree to the scope of work and any conditions that may be required (a stipulated agreement), this permit can be granted. If for any reason the applicant(s) and the Commission

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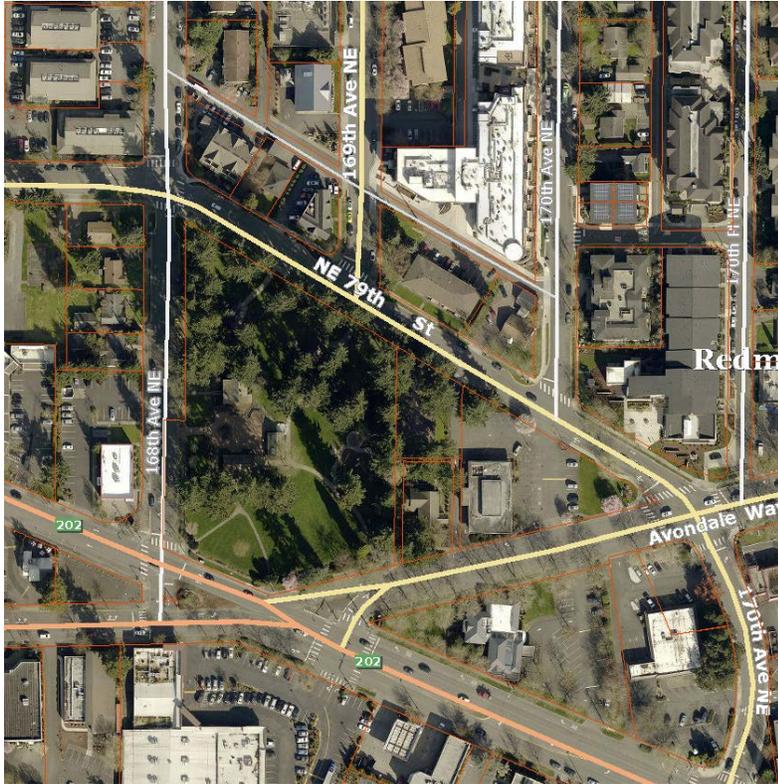
At your September 15, 2016 meeting, staff will provide a presentation describing the site modifications. The Commission will be asked to decide if the proposed work meets the standards detailed below and will need to recommend, recommend with conditions, or recommend denial of the proposal in all or in part. The Commission will also need to adopt findings of fact and conclusions such as the preliminary set of conclusions that are included in this report.

## **PROPERTY BACKGROUND**



Redmond City Park is located immediately north of the intersection of Redmond Way and Cleveland Street, and just east of the Historic Core. The 4.66-acre property contains six buildings, five auxiliary structures, and one object. The buildings include a caretaker's residence (aka Fullard House), a meeting house (aka Adair House) and an open-framed picnic shelter. All three are of rustic log construction and retain a high degree of physical integrity. They are considered features of significance (contributing buildings). Non-contributing elements include a public restroom and two well houses. While these were designed to complement the three rustic buildings, their dates of construction eliminate them as features of significance. Of the auxiliary structures, a modern playground, brick plaza, statue, picnic tables, pathway system and brick wall, only the pathways and rock wall are considered features of significance. The

playground and plaza were both constructed within the last 25 years and their materials and design are incompatible with the architecture and layout of the park. The statue and picnic tables are also too new to be contributing features, although their design and materials are compatible with the historic character of the park.



The park is bounded on the north by NE 79th Street, on the west by 168th Avenue NE, on the east by an altered historic church building and other modern commercial properties, and on the south by the intersection of Redmond Way and Cleveland Street. The southern and westernmost boundaries of the site are enclosed by a WPA constructed rock wall. The southern portion of the site was originally the location of several of Redmond's early school houses.

The park has been altered somewhat over time. However, with the exception of a few elements, the landscape pattern is largely unchanged from the late

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

All of the contributing resources in the park were influenced by the National Park Service Rustic Style of the 1920s and 30s.



*Rock Wall, ca. 1938*

Along the south and west boundaries of the park is a low retaining wall constructed of a variety of stone types including large cobble, split cobble, and quarried igneous rock. The wall is laid roughly in courses with an unfinished mortar joint and unfinished top. At the east end of the south boundary the wall is no more than ten inches high. The wall is at its highest point, approximately three feet above grade, at the intersection of the south and west walls. The wall tapers down to grade as it moves north along the west boundary. Three sets of steps interrupt the wall: one on the west section near the Adair House; one at the southwest entry to the park; and, one in the middle section of the south wall. The steps are of a similar construction as the wall, but smaller stones are used as risers, and the treads are finished concrete. The rock wall was damaged at approximately 15 feet east of the main park sign several years ago. The damage was repaired and the excavation necessary at that time demonstrated that the wall extends 6 to 8 inches below grade.

At its March 8, 2010 meeting, the Redmond Regional Landmarks Commission unanimously approved a motion to designate Anderson Park (Redmond City Park) as a City of Redmond Landmark {Attachment B}. Features of Significance for the Anderson Park include all exterior portions of the Fullard House; Adair House; and open-framed picnic shelter; concrete pathway system; retaining wall and steps; and all of the land area within the nominated boundaries of parcel 1225059016.

The Commission designated Anderson Park based on its meeting *Criterion A1* for association with Franklin Delano Roosevelt's New Deal Program and specifically the Works Progress Administration. In addition, it meets *Criterion A3* for exemplifying the distinctive characteristics of a type, period, and style of construction known variously as CCC style or Park Service Rustic.



Redmond City Park (Anderson Park) was also accepted for listing in the National Register of Historic Places in 2009, <https://www.nps.gov/nr/index.htm>.

## **STAFF RECOMMENDATION**

Staff recommends approval with conditions regarding the proposed modifications as described in the project packet, *Attachment B*. Photographs of the site's current conditions are also included in *Attachment C*.

The findings of fact and conclusions in this staff report rely on guidance from the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The nature of this proposal falls under the Secretary's standards for *Preservation*; defined as:

*Preservation* is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

The following is an evaluation of this proposal's relationship with the applicable *Preservation* standards.

**Standard 1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.**

Anderson Park's use as a public park will continue and this Standard is met by the proposal.

**Standard 2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

The project does not propose to modify historic material. The proposed subterranean work will not modify the character of the property and following ground disturbances will restore the site such as by replacing earth and coordinating the restoration of landscaping with the Parks Maintenance and Operations and with the Couplet Conversion project.

**Standard 3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.**

The project proposes mitigating the unintended creation of a void underneath the Anderson Park rock wall. The work will occur in very close proximity to the wall and therefore the applicant will undertake measures to ensure that the wall remains stable and is not impacted or damaged. Work tasks will be reviewed with the code administrator in advance.

Additionally, a qualified historic preservation specialist that meets the Secretary of the Interior's Standards ([https://www.nps.gov/history/local-law/arch\\_stnds\\_9.htm](https://www.nps.gov/history/local-law/arch_stnds_9.htm)) will provide work task guidance and on-site monitoring during all ground-disturbing and mitigation activities. Staff will assist Zayo in facilitating this condition.

Accidental damage to the wall if any will not be repaired until after the code administrator has been contacted and the respective work halted. Based on inspection of the damage, the administrator may defer assessment to another party. Repair to such damage will also comply with the Secretary of the Interior's Standards for Treatment of Historic Properties.

**Standard 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

The work will be limited to the portion of the Anderson Park parcel from the rock wall south to Redmond Way sidewalk. This portion of the parcel features grass, one mid-story bush, and above-grade electrical utilities. The applicant will coordinate the relocation of conduit in a joint trench with the Couplet Conversion Project. Proposed Couplet Conversion modifications to this area have been previously discussed and notice of approval of a Certificate of Appropriateness Level II was issued on May 13, 2015 (*Attachment D*).

**Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

The rock wall will be preserved as it had originally been constructed. Its material including individual rocks and mortar, construction technique, and stability will be maintained and be secured as a result of the proposed work. Work performed in close proximity to the wall will be undertaken through the gentlest means possible as to support the preservation of the wall in its current condition. Further described in Standard 7, hand tools will be used to minimize disturbance of the earth to the greatest extent possible and to allow for active monitoring of the wall's integrity by the qualified preservation specialist.

Repairs regarding any accidental damage, as described in Standard 3, particularly those involving mortar will be reviewed in advance with the code administrator to ensure consistency of material and use of appropriate treatments based on existing historic material.

**Standard 6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.**

It is possible that proposed work taking place below the rock wall will unearth conditions that require emergency mitigation or repair. If this occurs, the work causing the respective damage or risk to the wall shall be halted and the code administrator shall be notified. Repairs will not take place until an appropriate treatment approach is identified that is consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties.

**Standard 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

Chemicals, treatments, and vibrations can affect the integrity of the wall. The existing conduit will be excavated through the use of hand tools, avoiding the use of machinery that could impact the wall's integrity. No chemicals, treatments, or other material will be applied to the wall without advance approval by the code administrator.

**Standard 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

The Washington Department of Archaeology and Historic Preservation and representatives of regional Tribes have been notified of the proposed project. A significant amount of ground-disturbing work has taken place over many years within the project area and it is unlikely that artifacts are present. In the event that artifacts are discovered, the ground-disturbing work and associated activities shall be halted and the following shall be contacted: Washington Department of Archaeology and Historic Preservation, Tribal offices of Archaeology and Historic Preservation including the Snoqualmie, Stillaguamish, and Muckleshoot, King County's Historic Preservation Officer, and the City's Historic Preservation Officer. Work shall not proceed until after this consultation and mitigation strategy approved by all parties.

## **ATTACHMENTS**

- A. Project Description**
- B. Photographs of Existing Conditions**
- C. Redmond Regional Landmarks Commission, Final Designation Report and Nomination, Anderson Park (Redmond City Park), March 8, 2010**
- D. Approval Notice, Certificate of Appropriateness Level II, LAND-2015-00684 Anderson/Redmond City Park (Couplet Conversion Project), May 13, 2015**