# CITY OF REDMOND LANDMARK COMMISSION

August 22, 2013

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), Joe Palmquist (Vice

Chairperson—DRB), Craig Krueger, Scott Waggoner, Kevin Sutton,

Arielle Crowder

**EXCUSED ABSENCE:** David Scott Meade (Chairperson—DRB), Miguel Llanos (Vice Chair—

LC)

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**

MR. HITZROTH MADE A CORRECTION ON PAGE 5, PARAGRAPH TWO, OF THE FEBRUARY 7, 2013 MINUTES, IN WHICH IT WAS NOTED THAT MR. HITZROTH WAS THE HISTORIAN OF THE KING COUNTY LANDMARKS HERITAGE COMMISSION. HE CORRECTED THAT TO SAY THAT HE HOLDS THE HISTORIAN POSITION ON THE KING COUNTY LANDMARKS COMMISSION, WHICH IS NO LONGER CALLED THE LANDMARKS AND HERITAGE COMMISSION.

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. KRUEGER TO APPROVE THE AMENDED MINUTES OF THE FEBRUARY 7, 2013 MEETING. MOTION APPROVED (6-0).

### **ANNOUNCEMENTS**

Mr. Hitzroth noted that there was a History Day event in Redmond City Hall recently. The State Historical Society was thrilled with the idea and that the City was taking the initiative recognizing young people in this annual event. Mr. Hitzroth noted that there were many items to discuss at this meeting, including the bell installed by the Public Safety Building in 2006.

## **COMMISSION DISCUSSION**

**Topic:** Annual Joint Meeting with Redmond City Council **Description:** Preparation for October 8<sup>th</sup> Joint Meeting

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

Ms. Dietz asked the Commission to review three questions that staff has proposed to ask City Council for the joint meeting between the Council and the Landmark Commission. The plan is to brief the council about some of the activities, such as History Day, that the Commission has worked on. The Haida House will be included in the discussion, as well. The hope is to create a lot of question and answer activity with the Council. Ms. Dietz would like to get the Commission's vision for Old Town Redmond. Last year, the City was pursuing a grant to create a Historic Master Plan for Old Town. That grant was not received for various reasons, but that does not mean the City does not want to have a Historic Master Plan. Staff has worked on design criteria for Old Town that would help existing landmark structures maintain their integrity and adapt to the way that Downtown is changing as an urban center.

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The Plan could also guide new structures that would come into that area to help them be compatible with the character of a corridor like Leary Way, for example. Cleveland Street is evolving quickly, and a Cleveland streetscape project is underway presently. As that street becomes a new, modern street, turning the corner to Leary would create a very different experience. Also, Ms. Dietz said the Commission should discuss an opportunity to move the old school bell that is by the Public Safety Building so that it is preserved a bit longer in a healthy state. There are issues in its current placement.

With regard to the Old Town discussion, Ms. Dietz wanted input from the Commission. At the next meeting, that input would be incorporated into the overall vision presented by staff. She asked for feedback on the policies laid out by staff and how those should be shared with the City Council. One policy was to maintain the integrity of zones such as Old Town with unique and historic qualities, which Ms. Dietz said could be included as a very high level statement. Mr. Krueger said he did not have any issues with the Master Plan overall, in that he wanted to protect the buildings already there and encourage new buildings to conform as a way to enhance the neighborhood. He wanted to know how the City could encourage current buildings to put some effort into renovating structures in the historic area. Rather than waiting for someone to come in and propose a renovation, he would like to find some ways the City could incentivize that work toward improvement in the Old Town area.

Mr. Hitzroth said he agreed with that, but said there were limitations to what the City could do in terms of creating a false sense of history. For example, the bicycle shop in Old Town has a façade that never existed in Redmond, but it has been made to look like a frontier-era building. He wanted to make sure any renovation stayed within the constraints of what Redmond really was in the past. Mr. Krueger said that the corner of Cleveland and Leary was of particular concern. Underneath that façade, he understood, was a historic building, which he believes should be renovated. Mr. Hitzroth agreed with that idea, in that the spot Mr. Krueger was talking about has a second floor that is as it was when it was built in 1910.

Mr. Palmquist asked if staff was presenting another layer of zoning for the Historic District. He asked if the Commission should be concentrating on the eastern portion of that area. He noted that Old Town has some of the newest streets and buildings in the City. He thought the Commission should focus more of its discussion with the Council on Leary and Cleveland and the historic buildings there. Ms. Dietz said that was a good point. She said the Old Town Master Plan would address the historic core of Old Town, recognizing the Old Town Zone is a bit bigger. Thus, Cleveland, Leary, and Gilman are the roads of main concern as far south as Justice White and as far north as 80<sup>th</sup> Street. Mr. Hitzroth said historically, more rural homesteads were located at 164<sup>th</sup> and to the east. He would like to see the Commission consider the area out as far as 164<sup>th</sup>, which would incorporate the Triangle and what was once Brown's Garage.

Ms. Dietz said she could develop some rich bullet points to provide to City Council. She was curious about the Commission's take on the Sign Code for Old Town and how that impacts business signs. Blade signs, surface signs, pedestal signs, and others are used now, and are often internally lit. Mr. Palmquist said he would want to make sure that there were no restrictions on allowing for the creation of a historical type of sign. He was not certain about all the ins and outs of the Sign Code, but he did not want to restrict the possibility of creating a historical sign. Mr. Krueger asked Ms. Dietz what the Sign Code currently said today about signs in the Historic District. He was not a fan of internally lit signs, but was not sure what feedback he could give to the City Council on this point. Ms. Dietz said she would bring back some excerpts of the Sign Code and some examples of what other historic districts use. Mr. Hitzroth said other jurisdictions have different standards compared to Redmond. He said that signage is very important, especially in historic areas. He asked if it would be appropriate for the Commission members to review the information they have and send comments to Ms. Dietz over the next few weeks before the next meeting. Mr. Hitzroth said Redmond was regarded in the county as a poster child for historic preservation, and he wanted to keep it. Redmond has the second highest amount of landmark properties in the county, and he wanted to keep the City's reputation as a progressive place. Mr. Krueger asked if the sign issue could be discussed at a point where there were not as many time constraints.

Ms. Dietz reviewed the idea of moving the historic bell by the Public Safety Building. She asked the Commission for direction on which alternatives made the most sense. Mr. Hitzroth gave some background on the project. He noted that several areas were explored in 2006, including the old Redmond schoolhouse. The Commission elected to put the bell in its current location to protect it from the

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elements and make it available to the public. The problem is that there is still some vandalism happening to the bell and it is still exposed to the elements. It has become costly to do rehabilitation on that bell. Mr. Hitzroth said the original reason to put the bell where it is does not seem to be working out well. He suggested putting the bell in a Plexiglas case, but the bell's own uprights are unable to support its weight. Thus, more preservation work will have to be done. He would like to preserve the bell for the next hundred years, but would also like to give it some context, since it is the 1892 school bell.

Ms. Dietz said City Hall, the Senior Center, and the Public Safety Building could all be locations for the bell. In the Commission's first discussion about the bell, the Old Redmond Schoolhouse Community center was considered as a location. New opportunities could be the Redmond Town Center in the Lake Washington School District office. Another spot would be the end point of the light rail station planned for Downtown Redmond. If the light rail option were chosen, the Commission would have to provide an interim plan for the bell.

Mr. Palmquist liked the idea of having the bell in the transit station, as the largest amount of people would see it. In the interim, he thought City Hall and the Schoolhouse would be the best option. He noted that the weight of the bell was a principal concern, which Mr. Hitzroth agreed with. The Commission looked at the Schoolhouse in 2006, but the size of the bell and its container became problematic. Mr. Hitzroth said inside City Hall was his choice, in that it was the most public area. Mr. Krueger asked why it could not be put inside, but Ms. Dietz said that could present a problem with the elements and not that many people would see it. Even in Plexiglas, moisture could get inside and the bell could degrade even further. Ms. Crowder said City Hall would be a good idea in that the bell was symbolic of the City. She said the light rail station would be interesting as well.

Mr. Waggoner liked the City Hall option, but said the school district location might provide some good context. Mr. Sutton said light rail would be a good long term option, but City Hall would be a good choice in the short term. Mr. Krueger said the district office would be a good idea, but he would like to keep the Schoolhouse location on the list. He noted that the transit location would not be available until 2030. Mr. Hitzroth said that the school district building, contextually, would be a good place, but not many people would see it. The school district does not have any archives. He said that would be his third choice. Mr. Palmquist said the school district building location could get a lot of traffic if the bell were placed on the corner and visible from the street. If it were placed inside, it would not be seen by that many people.

Ms. Dietz noted that the elms would come down around the Stone House on September 9<sup>th</sup> and 10<sup>th</sup>. The Scots pine, a feature of significance for the landmark designation of that property, is dead and needs to come down. Ms. Dietz said the property owner will come back to the Commission and talk about replacement. The pine may come down when the elms come down. When the trees come down, a large pot will be placed on the stumps that are remaining. A fence will be placed in the area so the property owner can still provide alcoholic drinks on the exterior. The fence would replace the fence that is in place today, but it would be of a different character and would most likely be a temporary fence. Mr. Hitzroth noted a Certificate of Appropriateness would have to be in place to remove the Scots pine, which Ms. Dietz agreed with. She said, for health and safety reasons, the dead tree needs to be taken down. Replacing the tree, she said, will occur through the proper Certificates of Appropriateness. Mr. Hitzroth said one Certificate would be needed for permission to remove the tree and another would be needed to figure out what it should be replaced with. Mr. Hitzroth said it was too bad the elms were coming down, in that they helped define the building. However, they are not in the building's parcel.

### **ADJOURNMENT**

MR. HITZROTH THE MEETING AT 7:30 P.M.