

**CITY OF REDMOND  
LANDMARK COMMISSION  
September 19, 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), Miguel Llanos (Vice Chair—LC), David Scott Meade (Chairperson—DRB), Joe Palmquist (Vice Chairperson—DRB), Craig Krueger, Kevin Sutton

**EXCUSED ABSENCE:** Mike Nichols, Arielle Crowder, Scott Waggoner

**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 7:58 p.m.

**MEETING MINUTES**

**IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. MEADE TO APPROVE THE MINUTES OF THE AUGUST 22, 2013 MEETING. MOTION APPROVED (6-0).**

**COMMISSION DISCUSSION**

**Topic:** Farrel-McWhirter Certificate of Appropriateness

**Description:** Modifications to Barn

**Staff Contact:** Kim Dietz, 425-556-2415, [kdietz@redmond.gov](mailto:kdietz@redmond.gov)

Ms. Dietz noted that Teresa Kluver from the Parks Department would be presenting to the DRB about an opportunity to use the hay barn at Farrel-McWhirter Farm Park in an enhanced way for people who participate in the pony program, in particular with the management and caring of the tack. The hope is to create a better experience for students and animals. Some changes have been proposed for the hay barn. This is a Level 2 Certificate of Appropriateness. Ms. Dietz will be doing some things internally as a Level 1 Administrative Certificate of Appropriateness.

Ms. Kluver said she was from the Operation Division of the Parks Department, and gave the Commission some background on her job. She works with the Recreation Division, which involves helping people operate facilities at McWhirter Farm Park, which has several historic structures on it. She gave the Commission a virtual tour of the park. Some former pony stalls are used as a museum and picnic space. Inside the hay barn, the main portion was formerly used for hay storage. It is now used for a classroom and for tack storage. Tack should be in a heated, ventilated place. This space is neither heated nor ventilated properly. The former pony stalls on the opposite side of the museum are used for program preparation. Ponies are kept in the paddock area across from the old caretaker's house. Sheds, known as noble sheds, are in place, giving each pony an individual space. The goal for Parks is to have an enclosed, heated space for the tack to extend the life of the leather, which is very expensive.

It is best to have a unique space for each pony, in that if one pony gets a fungus, that disease could be transferred very easily when one saddle blanket is used on multiple horses. This could also increase efficiency for students and volunteers. A small cleaning area is required for the tack as well. Currently, the equestrian program does about 3,000 tack-ups each year, which means taking the tack on and off a horse. All the equipment is carried from inside the barn to outside the barn and around the corner to

where the horses are tacked up. Ms. Kluver said this was not efficient. She said the program was growing. There are some enhancements planned to the pony yard adjacent to the barn. There is the potential to add 420 to 500 tack-ups a year. The hope is to improve the space with wider doors and have no steps to carry equipment. This would put the tack-ups closer to the program area. The current space is crowded, and Ms. Kluver is proposing to enclose the stall spaces, to insulate, and to add heating.

She is also proposing access between the classroom and the tack-up area, access between the tack and the paddock, and better protection of the equipment used. The stalls and dividers would be removed with the hope to reuse the wood in the project. The upper portions of the walls are not enclosed. The stall dividers would be used to cover those with insulation inside of them. On the inside of the barn, there are stud bays between the future tack and the barn. Insulation would be added on that side with sheeting. The two side walls of the current stall area would be insulated, too. Four-foot doors would be added so that people could carry tack through without trouble. A window would be added to the tack space.

Mr. Meade asked what heat would be used. Ms. Kluver said an electric forced-air heating unit would be mounted to the ceiling. The electric capacity is already in place. She noted that the footprint of the building would not be changed at all, nor would the roofing be changed. Mr. Meade confirmed that the ceiling would be insulated, and the ceiling cavity would be enclosed. Ms. Kluver said the insulation would fill the stud bays, with R-19 material, which would then be sheeted. The lights would have to be removed and better fixtures would be used. She said on the inside of the barn, T-111 siding would be used. On the inside of the tack area, one wall is already done because it is in natural wood. The stall separator wood has been proposed to be used on the walls where there are stud bays. There may be some plywood involved in detail areas. Mr. Meade confirmed that batten insulation would be used, in that the stud bays are not consistent in size. The contractor will have to be creative. The applicant said the area would be semi-heated, and would stay at about 55 degrees. It does not need to be 75 degrees.

Mr. Meade asked about exhaust air. Ms. Kluver was not sure if that was needed. That has not been specified in other tack rooms that she has researched. The blankets are washed every one to two weeks. A slab floor is already in place. The only place missing a slab is underneath the feed troughs, and Ms. Kluver said that void would have to be filled in. The new door would be a swing door. A slider door would not insulate, seal, and lock properly. Mr. Meade suggested a Dutch door that could be opened halfway during warm days. Ms. Kluver said the proposed door would match one of the original doors on the entry side of the building. Mr. Hitzroth pointed out that a Dutch door was never part of the barn to begin with, and the idea was to preserve the integrity of the building without creating a new feature. He asked if any of the interior wood was more than 40 years old. Ms. Kluver said parts of it could be. Most of the wood on the exterior walls would stay.

Mr. Hitzroth asked about the age of the wood because of the historic standards. Anything over 40 years old could be considered historic. He asked who would determine where and how the wood inside the barn would be salvaged for future use. Ms. Kluver said the wood would be stored onsite and reused onsite. She would make the call on where the wood would be used. But the only place for reuse proposed would be on the upper halves of the two exterior walls, where wood is needed. Mr. Hitzroth said if the wood is historic, he was concerned about the preservation of that material if it is unused for future use. Ms. Kluver said the wood would be stored inside until it could be used. She did not think there would be enough for all the space where wood would be needed on the site.

Ms. Dietz met with the King County Preservation Architect to get some advice on how to treat the stalls, and asked if this would be treated as interior or exterior. If it was considered exterior, a Level 2 Certificate of Appropriateness would be needed for the work on the stalls. The architect said this was interior, and so, that leaves the City the chance to work with Ms. Kluver and document what happens. As the work proceeds, photographs will be taken to document the placement of items. Thus, the reuse of the wood could be marked specifically and potentially restored in the future. There are certain ways to label wood such that a historic piece of material is not destroyed. Also, the historic labeling is clear and will stand the test of time. Ms. Dietz is looking at standards for that, allowing Ms. Kluver to reuse the wood onsite and making sure that it is part of the interior and thus better preserved. Ms. Kluver noted that there is no past photo documentation of the interior of the building at all. Several repairs have been made within the stall areas while the City has owned this property. The gate enclosures have been changed. Mr. Meade asked

if the stall boards could be used for the ceiling finish. Ms. Kluver said she was not sure if there was enough wood to do that, though she was open to that idea.

Mr. Krueger asked if there were two windows. Ms. Kluver said only one window is being installed, as space is tight and wall space is at a premium. The other window would be boarded off and sided to look like an exterior. The shutters would be left in the open position and would allow for some interpretive signage. That boarded-off window faces the plaza. A casement window has been suggested by the King County Preservation Architect. It can be insulated, but it should be recessed such that the shutters still function. Mr. Palmquist asked what the Commission's role was with this project. Mr. Hitzroth said the idea was to approve a Type 2 Certificate of Appropriateness. While this is an interior part of the building and the features of significance only cover the exterior, there is also a provision in the standards about changing of historic materials that does not specify interior or exterior.

Mr. Meade asked about the siding. Ms. Kluver said it would be siding to match. Some work on the small animal barn adjacent to the hay barn was done two years ago, and siding was found that matches the barns very closely. The siding would be painted to match with trim to match, as well. Ms. Dietz said that all of the work done inside the barn would be under Ms. Kluver's supervision. She said that any work of this magnitude would be done so that, if ever in the future it was determined that the structure would need to be restored to what it is currently, that type of restoration work would be possible. The scope of work described by Ms. Kluver could be removed, bringing the structure back to the character that it has present day. The King County Preservation Architect said the remodel proposed was suitable for this type of structure, because the work going on in the barn now would have been going on in the past as well. Ms. Dietz said this project was a perfect example of adaptive reuse. The Architect did not think this project would jump to a more significant Level 3 Certificate of Appropriateness which would indicate a reduction of the building's character.

Ms. Kluver would maintain the character of the structure as well as the way it fits into the overall farm use. Also, the wall she is creating is not the primary façade someone walking into the farm would experience. Technically, a person would not notice the change. The change is utilitarian, in that the pony program participants are the only people who would truly see it. Mr. Hitzroth said that enclosing a barn in this way is not uncharacteristic of a barn that has been landmarked elsewhere in King County. He said this project does meet the standard Ms. Dietz noted, in that the new material could be removed and the old material could be put back in, if needed. Mr. Meade asked if taking out the stalls would impact the structural integrity of the building. Ms. Kluver said her construction staff has determined that is not the case. Ms. Dietz said after the Commission's recommendation on this project, the Technical Committee would review it next to ensure that the building was structurally sound.

**IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. MEADE TO APPROVE THE TYPE 2 CERTIFICATE OF APPROPRIATENESS FOR THE FARREL-MCWHIRTER BARN MODIFICATION AS DESCRIBED IN THE STAFF REPORT, WITH A CAVEAT THAT A COMPLETE PHOTOGRAPHIC DOCUMENTATION OF THE CHANGES MADE WILL BE FILED WITH THE LANDMARK FILE ON THIS PROPERTY. MOTION APPROVED (6-0).**

### **COMMISSION DISCUSSION**

**Topic:** Continued preparation for joint meeting with City Council

**Staff Contact:** Kim Dietz, 425-556-2415, [kdietz@redmond.gov](mailto:kdietz@redmond.gov)

Ms. Dietz noted that there is an October 8<sup>th</sup> meeting between the Landmark Commission and the City Council. She said the Zoning Code, where it has references to Old Town, has been added to the packet of the Commissioners by way of context. She wanted to work through portions of the Sign Code that deal with Old Town. She asked if the word "should" in the Code should be changed to "shall" with regard to the signs. Ms. Dietz is working on a long-range plan. Cleveland Street's streetscape is changing and the couplet project is starting, which make up the core of Old Town. She asked the Commission what direction the City should be moving in with regard to going after extra funding to establish new design standards for Old Town. She has provided a draft form of a vision statement, with particular attention to the Sign Code. Some strategies have been included as well from a workshop Ms. Dietz recently did with

staff. The City's Arts Administrator, Joshua Heim and planner Gary Lee, for example, have made some recommendations for the Landmark Commission to address on the Old Town Master Plan.

Mr. Meade asked about a phrase in the vision statement dealing with down-zoning and compensation for property owners, and if that refers to potential TDR's given to those property owners that could be used to increase equity on their properties. Ms. Dietz said that TDR's are open and available to people who landmark their structures. People who have already landmarked their structures cannot take advantage of the TDR program unless they choose to do so when they landmark, which creates a bit of a challenge. Anyone new coming in would have access to TDR's. Mr. Meade asked about the hotel. Mr. Hitzroth toured the hotel area recently. The owner wants to remove the siding on the hotel, but also wants to do what he can to restoring the building to a certain period. It is not clear what that period would be. It would be cost-prohibitive to restore it back to its 1910 or 1921 grandeur, with a balcony, a new entrance, and a remodel of the entire first floor. Mr. Hitzroth said consultants would be needed to plan for which period of time the remodeled building would reflect within the cost restrictions.

Ms. Dietz said that restoration could be a community process, meaning that people who are experts in the field could donate and assist with the process of removing the siding and restoring what is underneath. This is a key place in Old Town, and the restaurant in that building has no money to invest in restoration. If the Landmark Commission could get Council approval to try to make that project happen, staff would be happy to do that. Mr. Hitzroth said the building owner wanted it to be compatible with the other buildings around it. The owner is enthusiastic, but there is a funding issue. King County has suggested that if the siding comes down, the alley side of the building would be the first place to work as a test case of sorts, working on a smaller surface. Ms. Dietz confirmed there is a new owner of the building. Mr. Hitzroth said he building is so altered, its integrity is gone. It is not landmarked, and a part of a building cannot be landmarked. The first floor has been remodeled several times over the years. The building could be a Community Landmark, but such a designation would not get the same level of protection as a county landmark, except what the City wishes to impose. Mr. Meade asked if the property owner could be given some TDR's that could allow for some equity that could apply to the building.

Ms. Dietz said the hotel could not be a county landmark, but it could be like the Perrigo House, which was a Community Landmark. Or, it could be like the Redmond Trading Company, which is on the Redmond Historic Register. Ms. Dietz said grant funding could be applied in any of those situations. The Community Landmark status could offer up to \$50,000 in grants. The applicant could come back in for repetitive grants, possibly. Usually, this situation translates into a preservation easement. Grant funding, plus a preservation easement, would mean that the part of the building to be addressed would stay the way that it would be built via the funding. Mr. Hitzroth said there were other grant opportunities, such as 4Culture. Ms. Dietz noted that the City grants do not require a landmarking process. The grant can be used to help a building become more compatible with a future landmarking, which could be exciting. The big bucks would happen after landmarking, so perhaps a phased approach would make more sense. Ms. Dietz asked the Commission members if they had other priorities in the Old Town area.

Mr. Llanos was not sure how this would be presented to the Council. Ms. Dietz said that the Commission would present its priorities and the Council would present its priorities as well. She wanted the meeting to be a conversation over priorities in order to make some additions to what the Council is considering. She said the Hotel Café, the Art Deco building, and other locations could be historic preservation priorities. She noted that the service station to the north of the Hotel Café has now come into favor for preservation by King County. Mr. Hitzroth said the Commission will soon be dealing with many buildings that are near the 40-year mark. He said the Alpha Building on Gilman dates to before 1945, and several buildings on that block could be eligible for historic preservation. Mr. Meade said the sidewalk realignment planned for this block could cause some conflicts. He said some of the buildings on this site could be reanimated into something special, though he noted that rebuilding them would be costly. Mr. Meade asked about the Haida House, which Mr. Hitzroth said had already been landmarked.

Ms. Dietz asked about the costs of rebuilding an old structure to make it usable again, and if that was a topic the Commission should have with the Council. She asked if this should be part of the City's budget planning process, or if there was a public-private partnership concept that should be explored. Pike Place Market, Ms. Dietz said, has recently supported several businesses financially during a public project for

seismic retrofitting. Mr. Hitzroth said some help from the City could certainly assist the landowners. Mr. Meade said reanimating the structures would help restore the charm of the area. He noted that getting a lot of these buildings up to City standards bears a heavy cost in City fees, which can stop a project in its tracks. Mr. Hitzroth said that presented a possible impediment to landmarking. He noted that the City should encourage development and landmarking, and said that high fees could stop that.

Mr. Krueger asked about landscape and streetscape improvements and how the Landmark Commission should provide some input. The trees along Cleveland and Leary are of particular concern to Mr. Meade. Mr. Krueger said he feels like he missed a meeting as to why the Landmark Commission is meeting with the Council. Mr. Hitzroth said this was simply a yearly meeting and that Mr. Krueger was on track. Mr. Meade said new streetscape, sidewalk, and monument recommendations should be the goal of the Landmark Commission. He wanted to provide a history lesson, of sorts, within the streetscape of Old Town using interpretive markers and signs. Enhancements to landscaping could help as well. Mr. Hitzroth said that recently, the Northern Pacific Railroad Association, a local club, has been looking to place a new historic marker by the old Redmond depot. He said commemorating the different features of Old Town would be appropriate, and he would like to see how such an idea fits into the Council's plans.

Mr. Krueger asked about funding for an update to the master plan for Old Town and where it was coming from. Ms. Dietz said staff pursued funding two years ago from 4Culture and the grant did not come through. She said the Landmark Commission could consider asking the Council to make a budget offer that is separate from the Historic Preservation Program to give the Council the chance to review a specific project for Old Town. A specialist who knows about master plans on historic areas could be utilized. The Council could potentially approve of such a plan and invest a certain amount of dollars in Old Town. Streetscape, design standards for facades and signs, and amenities in the right-of-way like benches and pots would be included in the proposal to the Council. Businesses in this area would be considered as well, as regards to what the City can do for them to help them stay viable. Mr. Krueger asked if there was a recommendation for funding for such a master plan. Ms. Dietz said that was not the case, in that this process was in its early stages. That scope of work would have to be created for the budget offer, but that would not happen until 2014 for the 2015 budget.

Mr. Krueger asked if any budget request would be made for the 2014 budget. Ms. Dietz said that was possible, but that depends on the conversation between the Landmark Commission and the Council. If the Council believes the draft vision presented by the Commission sounds good, that could start the process towards a budget offer. If the Council is not feeling strong about this idea, the Commission would have to look at other options, such as more outside grant funding options. Mr. Krueger said with everything happening around Old Town, he felt like the historic buildings were a hole in the donut. He hoped the Council would recognize that this was the time to deal with the core of everything that is being developed in Redmond right now. Mr. Llanos said the conversation should be that the Council should fund this historic work very soon. Ms. Dietz brought up the Sign Code example, and noted that there were several "should" provisions in the law, but not a lot of "shall" provisions. She noted that the City really cannot say no when the law is challenged, and updating the Code might be an option. Mr. Hitzroth said the City should change the Code to make it stronger. Mr. Krueger said a holistic reset should be the order of the day with regard to how the Code governing Old Town, from signs to streetscapes.

Ms. Dietz summarized what she had heard from the Commission. She said the priority was to address Old Town with a preservation vision in mind. That would include everything, including design, investment, and the celebration of history. The idea would be that people would continue to learn about the historic elements of Old Town and continue to come there. Mr. Hitzroth asked about the school bell. Ms. Dietz said she already had some direction from the Commission about the bell based on the last meeting, which involved potentially bringing the bell into the new light rail station downtown.

#### **STAFF REPORT/TOPICS FOR NEXT MEETING:**

Ms. Dietz had intended to include Haida House as a closing item, but for time's sake, that item will be put off. That may not come up again until the beginning of 2014. The Community Academy is starting up, where general community members can learn about all functions of the City. That will keep Ms. Dietz from all Thursday night meetings in the near future through the end of the year. Mr. Hitzroth, Mr. Llanos, Ms.

Dietz, and two artists, as well as Joshua Heim and the Historical Society are going to be applying to 4Culture for a site-specific grant. This is done for sites that are historic, and this happens by bringing people to a place via various forms of art, such as dance or exhibits. The idea is to teach while celebrating. Staff has proposed that all of Old Town's core should be the focus of this grant. This was supported at 4Culture's level. Now, artists can propose projects to be part of that in 2014. Staff is putting together a collaborative application with a person who does a reader's theater. She works at Redmond's Senior Center and just worked with the City on the haunted history tour. Jacqui Calladine, a local multimedia artist, is also involved.

Mr. Hitzroth said part of the Commission's interlocal agreement with King County involved adopting their code, County Code 2062, which governs the landmarking process. The document has been intact since 1994, and it was just changed in August of 2013. The language previously said that an historic resource may be designated as a King County Landmark, or in the City's case, a Redmond regional landmark, if it is more than 40 years old, or in the case of a Landmark District, contains resources that are more than 40 years old, and possesses integrity of location, design, setting, materials, workmanship, feeling and association, or any combination of the foregoing. Mr. Hitzroth said all seven standards had to be met before. An issue earlier this year has changed the language from "and" to "or," meaning any one of the seven standards has to be met, not all seven. That broadens out the landmarking process quite a bit. He considered that each of the Commission members might be able to use a notebook that contains codes and standards for reference. King County Landmark Commissioners get such a notebook. Mr. Krueger said that would be helpful. He asked if the change in the county code was a good thing. Mr. Hitzroth said yes, and noted that a landmarking issue in another community that inspired a protest prompted the change. The new language should broaden landmarking possibilities. Mr. Hitzroth thanked the Commission members for their time.

**ADJOURNMENT**

**MR. HITZROTH ADJOURNED THE MEETING AT 9:10 P.M.**

---

**MINUTES APPROVED ON**

---

**RECORDING SECRETARY**