

CITY OF REDMOND
DESIGN REVIEW BOARD AND LANDMARK COMMISSION
March 15th, 2012

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

BOARD AND COMMISSION MEMBERS PRESENT: David Scott Meade (Chairperson—DRB), Joe Palmquist, Mike Nichols, Scott Waggoner, Lara Sirois, Tom Hitzroth (Chairperson—LHC), Miguel Llanos

EXCUSED ABSENCE: Craig Krueger, Jannine McDonald

STAFF PRESENT: Steve Fischer, Principle Planner; Kim Dietz, Senior Planner; Dennis Lisk, Associate Planner

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

The Landmarks and Heritage 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.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide

LANDMARK COMMISSION

The meeting of the Landmarks & Heritage Commission was called to order by the Chairperson of the Commission, Thomas K. Hitzroth, at 7:02 p.m.

STATUS UPDATE

Project: Odd Fellows Hall - Restoration of Odd Fellows rings

Description: Status Report

Applicant: Tim Short

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

Mr. Hitzroth commented on the meeting notes of December 1, 2011, when the Commission last reviewed this project. He noted that on page 5, the text *the comments from the Landmark Commission and Design Review Board members* was in the middle of the DRB's meeting, and pointed out the Commission had no part of that. He asked if the Commission's minutes could be separate from the DRB minutes. He said that would be clearer for the DRB and the Landmark Commission.

Kim Dietz presented to the Commission regarding the rings of the Odd Fellows Hall. She was looking for comments from the Commission regarding the use of the City's Heritage Restoration and Preservation Grant Program in support of the rings. Previously, the Commission had given direction to investigate that program and support the actions of the tenant of the Odd Fellows Hall. Ms. Dietz wanted to confirm that with the Commission, get approval, and consider next steps.

Ms. Dietz re-oriented the Commission with the history of the Odd Fellows rings and where they have been placed over the years. At times, the rings were put on the upper façade under the eaves; on two other occasions, including most recently, the rings were hanging from a bracket. Today, Redmond's Bar and Grill has a bracket sign, which was approved through staff, based on the City's Sign Code in this district. The rings are not currently on that sign. A Certificate of Appropriateness allowed the tenant to remove the rings temporarily and store them on site, then to come back to discuss options for replacing the rings. In December, the tenant proposed the restoration the Commission is discussing at this meeting. The preservation easement on this structure, which is the result of a grant provided to the Odd Fellows (then

Edwardian Antiques) for roof replacement in 2003-2004, notes the rings' location as back up under the eaves.

At the last meeting, the applicant said that he would like to restore the rings back under the eaves, and the Commission gave support for that placement rather than the bracketed placement. The Commission had discussed that the rings would be better protected from weather under the eaves. Mr. Hitzroth and Ms. Dietz have visited with the applicant and were able to photograph the rings, evidence of which Ms. Dietz showed to the Commission. There are three layers of wood that make up the rings and several segments that make up the entirety of the rings. Ms. Dietz showed the Commission a quote from Artech to repair the rings. Normally, more than one quote would be preferable, but after repeated requests for quotes from other service providers, Ms. Dietz was directed back to Artech. Artech does yearly service on the Old Redmond Schoolhouse bell that is featured at the Public Safety Building, and has also done work on West Seattle's totem pole, as an example of similar efforts. The idea is to restore the rings as close to their original color as possible. On April 19th, Ms. Dietz is hoping to bring in the completed application for the grant from the Odd Fellows tenants.

COMMENTS FROM LANDMARK COMMISSION MEMBERS:

Mr. Llanos:

- Asked Ms. Dietz how much was in the grant fund right now. Ms. Dietz replied that there is about \$71,000 in the fund. The City did have some work that occurred during the year, so that amount may change.
- Ms. Dietz estimates that following the work on these rings, there would be more than \$65,000 in the fund, possibly close to \$70,000.
- Mr. Llanos asked if this fund would be replenished. Ms. Dietz responded that during each of the City's two-year budget cycles, she propose the historic program through the Budgeting By Priorities process.
- Ms. Dietz further explained that an accompanying piece is included for the grant program. So, every two years, the City is able to determine if more money is put into that fund or if it would be kept as is. She noted that the City may just leave the fund as it is this term. Or, more money may be put into it.
- Mr. Llanos asked if Ms. Dietz was planning to ask for more money. Ms. Dietz said she would not be requesting any more. As conditions change, as there are more requests for the grant program, and as more properties are acquired, she might ask for more money. At this time, she does not have information that would allow her to explain why she would be asking for more.

Mr. Hitzroth:

- Noticed on the contract that there was no deadline for completion. He asked if there was an estimate about how long this project would take. Originally, the rings were supposed to be remounted in June.
- Ms. Dietz responded that the June timeframe was indeed a condition, unless the tenant came in to talk to the Commission about another placement, which is the process underway at this moment.
- Ms. Dietz said Artech would like to place the rings back on the structure in the middle of the summer. Similar to the Schoolhouse bell, field work of that nature is better in warm, dry conditions.
- If the grant is processed in April, that would allow Ms. Dietz to get final approval from the City Council in May so that the rings would be ready to go in June or July.

Mr. Meade:

- Asked if the building owner would share at all in the total cost. Ms. Dietz noted that a grant can go a two ways. If it is \$5,000 or less, it does not have to have matching funds. At \$5,000 and greater, it does have to have matching funds.
- Ms. Dietz noted that after talking with the City Attorney's office, she understands a match can be a preservation easement. One of the things that could be a result of this work is that the City could request another preservation easement specific to the rings. That would give the City a commitment for a longer-term preservation.
- Mr. Meade asked if the tenant would be party to that expense. Ms. Dietz said the City could cover the entire expense. Using Artech's quote, in the \$3,000 range, a match would not be required. The preservation easement can actually be that match, in that the tenant would be committed to preserving the rings for a certain number of years.

- Ms. Dietz noted that the preservation easement on the façade is in place until perpetuity, or until both parties agree it is no longer necessary. A similar agreement could be added specifically to the rings, or the existing preservation easement could be amended.
- Ms. Dietz considered the idea of an additional easement, because technically the rings are covered through the existing easement. However, they are covered at the condition that they were in 2004, which is when the easement went into place. So technically, that is how that easement would be treated and that is why another easement would be considered.
- Or, if there were something else on the structure that would need an easement or protection, the Commission could go through that process. Considering the structure, the façade is the primary public experience of the site.

Mr. Hitzroth:

- Asked about the section in the document regarding the following: complete restoration in-house and documentation of the process either with visits from the Commission by Artech. He asked how that documenting process would work.
- Ms. Dietz has asked Artech for photo documentation of the process as part of the repair contract. Artech can take the photos, or Ms. Dietz or a Commission member could take them as well.

Mr. Llanos:

- Noted that there is no estimate about how long the rings might last. Ms. Dietz confirmed that, but noted that Artech could give a better estimation once the rings are stripped. There are many layers of paint and treatment on the rings.
- Ms. Dietz said information about color, specifically, would not be known until the layers of paint are stripped off.
- Mr. Hitzroth noted that the material of the rings has deteriorated, too. Ms. Dietz said she could ask Artech to report on the condition of the rings and how long they might last, which could dictate the term of the easement. Mr. Hitzroth said that would be a good idea.
- Ms. Dietz added that once the original color was discovered, she would bring that information to the Commission. She is not clear if the tenants would like to paint the rings a different color. If that is the case, Ms. Dietz will bring that back to the Commission, because that would be different than what many Commissioners might be anticipating.
- Mr. Hitzroth said he was interested to see what Artech would find, and noted that if the tenant wanted to depart too far from the original colors, the Commission should know about it.
- Mr. Llanos asked if the grant could be tied to the condition that the original colors should be retained. Mr. Hitzroth said that would be a discussion between the staff and the tenant in the future to balance the historic colors with the current design of the building.
- Ms. Dietz said that there are provisions in place through the Certificate of Appropriateness to entertain different colors than the features that are in place today. However, she will let the tenants know that the Commission's preference is to maintain the original color, if that can be determined.

Mr. Hitzroth:

- Mr. Hitzroth noted that the Secretary of the Interior's historic preservation standards generally apply to structures, but could, by extension, be moved to an object associated with the structure. The rules say that the object would have to be mounted in such a way that if it was ever removed in the future, one would never notice it was there to begin with.
- He added that he expects Artech will do a good job on the project, but he would like to see the rings mounted to see the process through in that respect. He did not know how the process would be documented, but assumed that Artech had a good process of doing that. He wanted to make sure staff's time did not have to be spent on taking pictures and doing documentation work.
- Ms. Dietz reviewed what the Commission would like to ask the tenant for regarding the rings. She noted that the Commission would like to know the life expectancy of the rings after restoration, the original color and treatment of the rings, and some details on the mounting process.
- Ms. Dietz said she had everything she needed to go forward, and thanked the Commission members for their time.

ADDITIONAL DISCUSSION BY LANDMARK COMMISSION

- Mr. Hitzroth noted that the Commission will start up walking tours again in May to view the historic properties of Redmond, with some new information this year. He invited the other Commission members to go on a tour at some point.

ADJOURNMENT OF LANDMARK COMMISSION MEETING

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. MEADE TO ADJOURN THE LANDMARK COMMISSION MEETING AT 7:24 P.M. MOTION APPROVED (7-0).

DESIGN REVIEW BOARD

CALL TO ORDER

Mr. Meade called the meeting of the Design Review Board to order at 7:25 p.m.

MINUTES

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. NICHOLS TO APPROVE THE MEETING MINUTES OF THE FEBRUARY 2, 2012 MEETING. MOTION PASSES (5-0).

PROJECT REVIEW

L120058, Brookfield Veterinary Hospital

Description: Single-story wood frame building: 5,787 square feet

Location: 6651 East Lake Sammamish Parkway

Applicant: Katerina Prochaska with PKJB Architects + Engineers

Staff Contact: Dennis Lisk, 425-556-2471 or dwlisk@redmond.gov

Mr. Lisk noted that this building was proposed near the corner of East Lake Sammamish Parkway and 65th. It would be about 5,800 square feet in size. There would be two new parking areas to the south and north of the new building, as well as new landscaping added and street trees along East Lake Sammamish Parkway. The building is in a commercial area with business parks to the west, south, and east. The Les Schwab building is to the north. The Board last reviewed this project at the February 2, 2012 meeting, and was generally pleased with the design at that time. There were some comments made about the color tone of the roof and roofing materials. There was an interest in lighter colored roof from the DRB. Since then the applicant has decided to go with a darker, gray-green metal material for the roof. Mr. Lisk believes that will do well and provide a contrast in colors with the rest of the building. Staff is supportive of the design of the building and the landscaping proposed, and is recommending approval.

Katerina Prochaska presented on behalf of the applicant. She said that she took guidance from the DRB's comments at the last meeting regarding colors and materials, and has amended the color board to show actual paint samples for the project. Two metal roof samples have been provided as well. The wood trim stain and stone elements have not changed. The applicant has also taken to heart the comments about the placement of colors and materials, especially on the south and west eaves. The band between the red brick color and the lower color on the east elevation has been adjusted as well.

Mr. Meade:

- Said he preferred the green color of roofing to avoid a red, white, and blue scheme on the project. The applicant corrected Mr. Meade and noted that the color he believed was blue was actually green.
- Mr. Meade said he would retract his comment about the color and the applicant could pick either of the two roof materials presented.

Mr. Nichols:

- Said the project looked great and that the designer did a nice job. He likes the colors and materials and the interesting design. He likes the shape and the use of horizontal elements.
- Mr. Nichols would like the darker green color option for the roof.

Mr. Palmquist:

- Agreed that this was a great project and agreed with Mr. Nichols on the darker green roof color.
- Mr. Palmquist asked if the eave color changes from north to south and east to west. The applicant said that look was a function of the modeling program she was using to display the project. The building will not look different on different sides. Mr. Palmquist supported the project.

Mr. Waggoner:

- Said there was not much to add and gave the project a thumb's up.

Ms. Sirois:

- Stated that the colors looked nice and showed good variation. She noted the development of the site, in terms of landscaping, has moved slightly. She said the paths shown are a good element.
- Ms. Sirois is supportive of the project.

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. WAGGONER TO APPROVE L120058, BROOKFIELD VETERINARY HOSPITAL, WITH THE STANDARD INCONSISTENCIES CONDITIONS. MOTION APPROVED (5-0).

PRE-APPLICATION

PRE120004, Frito-Lay Truck Service Building

Description: New 30' x 48' pre-manufactured steel building (1,440 square feet) located in northeast corner of the 2.35 acre site

Location: 17260 NE 67th Court

Applicant: Donald Wolter *with* Wolter Design Group Architects

Staff Contact: Dennis Lisk, 425-556-2471 or dwlisk@redmond.gov

Mr. Lisk noted this was a pre-application for the Frito-Lay distribution facility, which is in southeast Redmond off of 67th Court near Marymoor Park. There is a large self-storage facility to the north. The proposed building would be a pre-manufactured steel structure. The applicant has considered different locations on the property; there are not many building envelopes on this lot. Right now, there is an existing open-air covered shed where some truck servicing is now done. The idea is to create an enclosed structure to do this work.

Donald Wolter spoke on behalf of the applicant. He noted that Frito-Lay has been using this open structure for truck service for the last several years, and there is a need for an enclosed area. The applicant said this is not a major truck facility, but routine maintenance like oil changes would be done. The building is 30 feet by 48 feet. The applicant had considered attaching the building to the existing structure, or coming within ten feet of it, but that will not be possible due to storm drainage lines. Therefore, the only spot for in and out truck access without disrupting utilities would be the northeast corner. The applicant is proposing to take out the existing landscape corner on the site, which includes three mature pine trees. However, the applicant is proposing an alternative: a landscape buffer strip to the south of the maintenance building. Moving the building west would create a difficult space for trucks to maneuver in.

The applicant noted this pre-manufactured building would be simple and straightforward. It does have some translucent panels on the roof that would let in natural light. There will be a metal standing seam roof and gutter and fascia trim around the edge with brown downspouts and possibly a putty color for the rest of the building. The doors and roll up garage door would match the color of the building. The existing building is a tilt-up concrete building with a brownish-gray stain that is not too lively, in the applicant's opinion. He noted that he wanted to make sure he put together a building that would meet the needs of Frito-Lay and satisfy the rules of the City of Redmond.

Ms. Nichols:

- Asked about the structure east of the property. Mr. Lisk believed there was a light industry business there, in what appears to be another concrete tilt-up building. The Evangelical Chinese Church has been approved to occupy that space at some point in the future.
- Mr. Nichols said he understood the need for this structure, but said more camouflaging could be done with the landscaping on the south side. He would also support making the building a dark green color so it would not stand out so much.

Mr. Palmquist:

- Asked about the existing open-air service would go away with this new building, or if both would be in operation. The applicant responded that the open-air structure would stay for washing trucks and some additional covered parking for minor maintenance.
- Mr. Palmquist would like to beef up the landscape buffer all around the property, which looks like it has a hole at present on some elevations. He said there was not much else to do, seeing as how this is a simple metal building.
- The applicant asked why the north elevation landscaping should be beefed up, as there is a concrete wall there blocking the view of the site. Mr. Palmquist clarified that the east and south elevations would be best for more landscaping, and wherever adjacent buildings could see this building.
- The applicant said that there would be quite a bit of existing landscaping, even if the three trees he is proposing to remove are taken out.
- In general, Mr. Palmquist was supportive of the project, which is not very visible from anywhere around the area.

Mr. Waggoner:

- Noted that this is a utility building in an industrial zone and appropriate for the use intended. He asked if the applicant could include some photos of the other buildings around the site for context.
- Mr. Waggoner would like those photos so as to understand the issues of height and landscaping other DRB members have spoken of. Beyond that, Mr. Waggoner did not see any issues that would block this proposal.

Ms. Sirois:

- Agreed with her fellow Board members that a green color would be best for the building, both for the vertical and roof areas.
- Ms. Sirois was concerned about the shallow roof pitch and asked if a steeper roof was possible.
- Mr. Meade noted that most of these buildings had low-sloped roofs as a way to keep them less expensive. Ms. Sirois would like to see that roof boosted up a bit.
- The applicant said the only side a higher roof would have any impact on would be the west side. He added that indeed, the lower roof pitch is a matter of keeping costs low.

Mr. Meade:

- Said this building was not attractive by design, but noted that the industrial zone it sits in is designed for this structure. He said that a darker color on the building would be a good idea. He also called for contextual pictures of the site, as well.
- Mr. Meade said larger evergreen plantings should be considered, with an eye toward concealing as much of this building as possible. Beyond that, Mr. Meade said the applicant should come back soon for approval.
- The applicant said a darker color for the building would be fine. He also said he would work out the landscape screening with a landscape architect and City staff.
- The applicant thanked the DRB members for their time.

DESIGN AWARDS PROGRAM: CONTINUED DISCUSSION

Mr. Fischer noted that the DRB has been through the process to select the awards over the last several meetings. Staff has reviewed those choices and re-fashioned the slide show to present the winners in alphabetical order by different award classifications. Staff is working on getting all the contact information to notify the winners. Mr. Fischer is shooting for the first available City Council meeting date in June to hand out the awards. He noted that will be doing a lot of work to contact the winners over the next few weeks. Mr. Fischer will put in the list of award winners in the next staff packet for the DRB members to review. He is planning on putting the slide show on the City website.

ADJOURNMENT OF DESIGN REVIEW BOARD

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MS. SIROIS TO ADJOURN THE MEETING AT 7:53 P.M. MOTION APPROVED (5-0).

March 15, 2012

MINUTES APPROVED ON

RECORDING SECRETARY