

# Exhibit A

2014



## LANDMARKS COMMISSION

### CERTIFICATE OF APPROPRIATENESS #14.10 TYPE II

*Property*  
Si View Park  
400 SE Orchard Drive  
North Bend, Washington

*Date Issued*  
October 2, 2014

*Scope of Work*  
Reconfigure interior spaces and replace certain interior elements in the Fieldhouse

The following work was reviewed by the Design Review Committee on September 11, 2014, pursuant to the attached application and supporting documentation, and approved by the North Bend Landmarks Commission on September 25, 2014:

- Relocate main entry doors and replace existing windows in entry foyer; install new windows on the north wall of the stage; install new ramp and metal railing at northeast service entry.
- Replace gymnasium flooring with third grade maple; retain salvageable flooring for use in classroom wing. Repair existing gymnasium wall paneling with paneling salvaged from stage and lobby.
- Install retractable wall system on stage to provide two additional programmed spaces; re-orient and rebuild stage steps. Install storage drawers underneath stage.
- Remove existing kitchen cabinets; build new cabinets that match the design and general configuration of the existing.
- Convert men's restroom to a maintenance room; relocate men's and women's restrooms to the current kitchen space. Relocate existing kitchen. New linoleum or tile flooring will be installed in kitchen and restrooms. Add a service hall to access these rooms and the northeast entry.
- Reconfigure several rooms in the classroom wing, including the lobby, fireside room, various storage and mechanical rooms.
- Replace various doors and hardware as needed to meet universal accessibility standards, matching existing design and using in-kind materials.
- Repair/replace existing wood floors in classroom wing, using salvaged gymnasium floor where possible, and new material to match where needed, particularly near entries.

LANDMARKS COMMISSION

Certificate of Appropriateness #14.10

October 2, 2014

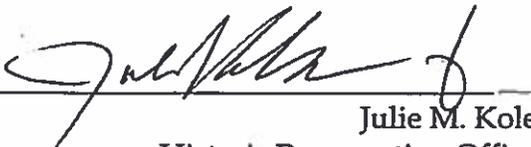
Page 2 of 2

The following conditions shall apply:

- Applicant shall submit final construction drawings for staff review prior to starting work.
- Applicant shall submit pre-work photos of each room or feature impacted by project, including a photo of each wall, floor and ceiling in impacted rooms.
- Applicant shall submit photographic documentation of the work upon completion of the project.

This Certificate is hereby issued pursuant to City of North Bend Ordinance 974, but does not waive the applicant's responsibilities with respect to other permit requirements and obligations.

Thomas K. Hitzroth, Chair  
North Bend Landmarks Commission

by   
Julie M. Koler  
Historic Preservation Officer

**Note to Applicant:** Work must occur exactly according to approved plans and specifications. Any revisions, omissions and/or additions to plans and specifications must be reviewed and approved by the North Bend Landmarks Commission.

**Appeal Procedure:** Any interested person may appeal the above decision to the North Bend City Council. Written notice of the appeal may be filed within (35) calendar days of the issuance of the Certificate of Appropriateness.

cc: Matthew Swett, Applicant  
Travis Stombaugh, Si View Metropolitan Park District  
Minna Rudd, Si View Metropolitan Park District  
Dave Dembeck, Si View Metropolitan Park District  
Mark Joselyn, Si View Metropolitan Park District  
Gina Estep, City of North Bend  
COA Log File

**Attachments:** COA application and associated drawings  
DRC Report  
Findings of Fact and Decision



# King County

Department of Natural Resources and Parks  
Historic Preservation Program  
201 S. Jackson, Suite 700  
Seattle, WA 98104  
206.477.4528  
www.kingcounty.gov/landmarks

## CITY OF NORTH BEND LANDMARKS COMMISSION FINDINGS OF FACT AND DECISION Si View Fieldhouse Certificate of Appropriateness No. 1410

**PROPERTY:** Si View Fieldhouse at Si View Park  
**PROPERTY ADDRESS:** 400 SE Orchard Drive, North Bend, Washington  
**OWNER:** Si View Metropolitan Park District  
**APPLICANT:** Matthew Swett, Taproot Architects LLC

### SUMMARY

The North Bend Landmarks Commission (commission) approves a certificate of appropriateness (COA) to reconfigure interior spaces and replace certain interior elements of the Si View Fieldhouse, located in Si View Park, a City of North Bend landmark, 400 SE Orchard Drive, North Bend, Washington.

Public Hearing: The commission held a public hearing on a COA application for the Si View Fieldhouse on September 25, 2014 at the subject property, 400 SE Orchard Drive in North Bend. Staff sent the COA application and supporting documentation, including the Design Review Committee Report to commissioners prior to the hearing. A staff recommendation was submitted to commissioners at the hearing.

At the hearing, staff briefly summarized the proposal, which was followed by a presentation and tour of the subject property by the Applicant, Matthew Swett of Taproot Architects. Minna Rudd, David Dembeck, and Mark Joselyn, all representing the owner, Si View Metropolitan Park District, also participated in the tour. Swett reviewed the changes that would occur in each room, beginning with the entry foyer. He pointed out the features of significance in each room and how they would be impacted. He indicated that a number of the changes are needed in order to meet federal universal accessibility standards and local life-safety codes.

Three people offered oral testimony and all spoke in favor of approving the application as submitted; no one spoke in favor of denying it.

The commission's decision to approve the COA application was based on it meeting the Secretary of the Interior's Standards for the Treatment of Historic Properties, specifically Standards 2 and 6;

North Bend Municipal Code 19.20.030.E; and Part VI.B of the Rules and Regulations of the North Bend Landmarks Commission.

### FINDINGS

The commission found that the proposed project is in compliance with the above-noted standards and criteria. In making its decision, the commission adopted the following specific findings:

1. Si View Park, of which the subject Fieldhouse is the primary element, is significant under Criterion A1 for its association with the broad theme of a nationwide Depression-era economic recovery program (Works Progress Administration) and under Criterion A3 as an excellent example of Depression-era public architecture, known variously as CCC-style or Park Service Rustic.
2. The features of significance include: massing and roof configuration; original roofing material; stone masonry foundation, chimneys, fireplace; half-log siding; original entrance porches; interior structural components of natatorium; gymnasium, stage, kitchen cabinetry, space configurations on main floor; interior wood finishes; and all of the land area within the boundaries of the designated area.
3. The features of significance in the Fieldhouse which are impacted by this proposal include: gymnasium, stage, kitchen cabinetry, space configurations on main floor, and interior wood finishes.
4. Si View Park was constructed as a recreational facility and included the subject Fieldhouse (aka the community center), a caretaker's residence (aka the annex), and a baseball diamond. Over time tennis courts and a restroom building have been added. The park continues to be used for recreational purposes.
5. Currently the restrooms and kitchen do not meet federal standards for universal accessibility. A new kitchen with accessible cabinets and new restrooms are proposed to meet the standards.
6. The Fieldhouse does not currently meet current building and life-safety codes. The rehabilitation will provide for better egress through rear doors in the gymnasium by moving stairs, and a fully accessible rear door and new hallway by moving and shrinking the kitchen.
7. The Fieldhouse consists of three wings with the following uses: swimming pool; gymnasium; and classrooms and other ancillary services. The classroom wing lacks adequate circulation for users of the space; it is necessary to travel through other rooms to get to the kitchen, restrooms, or other parts of the building. A reconfiguration of some space is necessary to facilitate better circulation and provide more efficient use of classrooms.

8. The enclosed entryway to the building is an addition that was constructed in 1988. The subject proposal is to reconfigure this space to allow for more direct pedestrian access into the building and to provide storage for equipment used outside the building. No features of significance would be removed or altered in this space.
9. The lobby provides access only to the gymnasium and the social room. A portion of the north wall would be removed to allow for direct access into the fireside room. The west half of the present lobby would be enclosed to provide storage of equipment accessible to both the gymnasium and the social room. Some areas of the existing wood paneling, a designated feature of significance, would be removed. It would be salvaged for use in making repairs to other walls in the building.
10. The social room currently provides the only access to the kitchen. The kitchen is being moved further to the west so that it is accessible from other spaces in the classroom wing. Existing openings between the social room and kitchen will be closed off and a new doorway will be opened.
11. The fireside room would serve as the primary lobby for the building. It will keep its overall floor plan, but walls will be opened up on the south for direct access to the building entry, and on the east to provide access to a reception desk and a new egress hallway. Approximately half of the south wall and half of the east wall will be removed. The north wall will be moved south to provide for storage in the adjacent classroom. Historic finishes that are removed with the walls will be salvaged and re-used in the building.
12. To provide for better programming of space in the building, room dividers will be placed on the stage to allow it to be used as a temporary classroom. These dividers would have no impact on historic features of significance. When retracted they would leave the original spatial relationship of the gymnasium and the stage intact. The existing paneling on the stage storage closets will be removed and re-used.
13. The gymnasium floor has reached the end of its usable life. Some of the boards have deteriorated as a result of moisture from below, and they have been refinished so many times that there is no additional surface to refinish. New third-grade maple flooring matching the existing fir flooring in color as closely as possible would be installed since it is more durable for the high traffic that occurs in the space.
14. Several of the existing doors in the building have also reached the end of their usable life. Many no longer close adequately, and there are various bad repairs that have been made. They also do not meet federal accessibility standards for hardware. All efforts to salvage and repair existing doors will be made. Those that must be replaced or widened will be replaced in-kind with new hardware that meets these standards.

15. Existing flooring will be retained where possible and refinished. Where new flooring is needed due to rot or extreme wear, it will be replaced in kind. Ceramic tile or linoleum will be used in the kitchen and restrooms to allow for adequate cleaning and mopping of these spaces.
16. Existing wall paneling in the gymnasium will remain. Where gaps are such that they need to be closed, new wider boards to match the existing will be used.
17. Proportions and style of the existing kitchen cabinets will be recreated in the new cabinets and will include new ceiling-level upper cabinets.
18. New windows located on the north wall of the building will match the style of other north facing windows on the building, but will be of the same construction as the recently replaced pool windows.

#### MINUTES AND EXHIBITS

The minutes of the North Bend Design Review Committee meeting of September 11, 2014 and the North Bend Landmarks Commission public hearing of September 25, 2014, are on file in the King County Historic Preservation Program office, 201 S. Jackson, Suite 700, Seattle, Washington.

The following exhibits were entered into the record:

- Exhibit No. 1: COA No. 1410 application and supporting drawings
- Exhibit No. 2: Staff Recommendation
- Exhibit No. 3: Design Review Committee Report

#### DECISION

At its September 25, 2014 meeting the commission unanimously approved a certificate of appropriateness to rehabilitate the interior of the Fieldhouse at Si View Park based on the above-listed Findings and related exhibits.

NORTH BEND LANDMARKS COMMISSION

  
Thomas Hitzroth, Chair

10-2-14  
Date

Findings of Fact and Decision  
Si View Park COA No. 1410  
October 2, 2014  
Page 5 of 5

TRANSMITTED this 2nd day of October, 2014 to the following parties and interested persons:

Matthew Swell, Taproot Architects LLC  
Travis Stombaugh, Si View Metropolitan Park District  
David Dembeck, Si View Metropolitan Park District

Minna Rudd, Si View Metropolitan Park District  
Mark Joselyn, Si View Metropolitan Park District  
Gina Estep, City of North Bend

**NOTICE OF RIGHT TO APPEAL OR RECONSIDER**

**Appeal.** Any person aggrieved by a decision of the North Bend Landmarks Commission issuing or denying in whole or in part, a Type II or III Certificate of Appropriateness may, within 35 calendar days of mailing of notice of the action, appeal the decision to the North Bend City Council. Written notice of appeal shall be filed with the Historic Preservation officer and the City Clerk and shall be accompanied by a statement setting forth the grounds of the appeal, supporting documents and argument. (KCC 20.62.110 A, as adopted by reference in NBMC 19.20.030.G.)

**Reconsideration.** Any person aggrieved by a decision of the North Bend Landmarks Commission issuing or denying, in whole or in part, a Certificate of Appropriateness may, within 20 calendar days of mailing of notice of the decision, petition the Commission for reconsideration on the grounds the decision was based on 1) error or omissions of fact; or, 2) that new information bearing on the decision, and not reasonably available to the Commission at the time of the decision, is available. The written petition shall be filed with the Historic Preservation Officer and shall be accompanied by 1) a statement setting forth the grounds for the petition; and, 2) any supporting documents. Within 70 calendar days of a petition for reconsideration, the Commission shall review the record, and may, at its discretion, render a revised decision. The Commission may, at its discretion, hold another public hearing on the matter.



To: Si View Park Metro District

RE: Evaluation report for the existing fir flooring located at Si View Metro Parks District in North Bend, Washington.

For many years Traditional Floor Maintenance Services has refinished the fir floors at the Si View Park District. These old growth fir floors and the building itself, has always been very special to me. I met with Dave Dembeck, and Minna Rudd on the morning of 10/6/14 to walk the building and review the remodel plans as they pertain to the floors. Mr. Mallory, who in the past has worked with me refinishing the floors at the Si View Parks District building, was present for the inspection. It was requested that I look at the floors to give an evaluation on the condition of the existing fir floors, give my recommendation as to possibility of salvaging boards in the gym area which might be used in other areas of the building, and also give my recommendation for proper wood species to use as replacement.

My appreciation for the original floors, as well as the feel and significance of the whole center is not lost in my recommendation. I am aware of the historical value and also the value the Center brings to the community through the well-attended programming it provides. It is with this understanding that I weight all factors and give the following recommendations.

1. Nails are showing in many of the flooring boards in all locations. Another sanding of the floor boards is not recommended as it would most likely result in boards splitting.
2. There will not be enough boards in the gym area that could be salvaged to provide flooring in any of the rooms that were discussed during the visit.
3. Existing floor board splitting is already present and visible in all rooms.
4. It is our recommendation not to use fir wood for any of the flooring in the Community Center building. Replacement Fir boards available today would not match the existing boards in either color or durability.
5. Our recommendation would be to remove the fir flooring in the gym and then replace it with #1 Maple and use a gloss finish.
6. In areas other than the gym, a hardwood should be used as well, select white oak would look best and it is the most durable. We would recommend using an oil based finish using linseed oil instead of a soy oil commonly used, this may help match the color/feel of the fir that is in place and while also providing durability.
7. Reviewing the remodel plans, it was mentioned that wood flooring was planned for the main entrance area of the building. It is our recommendation, from our many years of experience, that wood in this location is not suitable. We strongly advise against using any kind of wood flooring in a heavily used and often wet location. There was mention of an alternate plan of using slate which would be the proper flooring under those conditions.

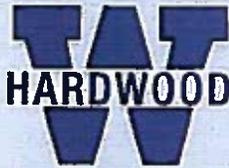
If there are questions from our evaluation feel free to call.

  
Earl Kanz

Traditional Maintenance Services

360-733-7230





**Western Hardwood, Inc.**  
P.O. Box 55961 • 512 N.E. 165th  
Shoreline, WA 98155  
Phone (206) 367-3717  
Fax (206) 367-5746

10-19-2014

David Dembeck

SI View Metro Parks

RE: Floor Inspection at Community Center

Dave,

After walking through the Community Center to look at the flooring, I have the following to report/ advise on the condition.

Nails and cracking of the thin portion of flooring on the groove side are present throughout. I would have to advise that any further refinishing of the existing fir flooring would result in more cracking and breaking loose of thin pieces of flooring at the tops of the grooves. At this point I would say any refinishing would be a waste of money and result in many repairs down the road. I don't feel that any of the flooring could be salvaged for use in any of the other rooms.

My recommendation for the gym and other rooms would be going with Maple flooring. Maple is a hard wood that would hold up better over time. The only area that I would not recommend Maple would be in the lobby area. With all of the traffic that you will have coming in through the front doors, I think something like a stone or tile would be better served to take the abuse of dirt and water being tracked in.

The fir flooring on the elevated stage seems to be in good shape, a refinish would be sufficient for this area.

I would also recommend going with an oil based sealer and finish in the gym with a gloss finish. for the other rooms I would use a swedish finish, or waterbased finish that would allow you to use a semi gloss or satin finish.

If the flooring is removed and replaced, it might also be wise to look at adding a layer of plywood on top of the existing ship lap sub flooring prior to adding the new flooring to help sturdy up the existing sub floor system. It seemed like you had a lot of movement and vibration transferring throughout the gym flooring, when people were playing basketball.

Let me know if you have any further questions, or if I missed something that we discussed.

Paul Ferry, Vice President Western Hardwood Inc cell 425 359 0055

Maple & Synthetic Gym Floors • Hardwood Floors • Sanding, Refinishing & Swedish Finish • Commercial & Residential



## Si View Community Center Facility Usage Room by Room Comparison

### Overview

The Si View Community Center is a central hub with year-round activities serving the greater Snoqualmie Valley area residents. Over the 76-year life of the facility, usage patterns have dramatically increased not only due to introduction of many new programs but to the explosive population growth in the Snoqualmie Valley area in recent decades. When the park district was formed in 2003, facility usage was in the range of 20,000 visitors per year, whereas ten year later in 2013, the district served over 140,000 participants. The area population, program offerings and participations continues to grow today. For example, through August 2014, the district has served 108,237 participants, which is 15% ahead of last year.

The following room by room breakdown focuses on typical usage of the gymnasium, fireside room and social room spaces for a normal fall season schedule which is somewhat lighter than summer and winter seasons. Seasonal events such as the Festival at Mt Si or Harvest Carnival are not included in the breakdown reports as they are not categorized as typical activities. Regular programs also take place at the adjacent pool, on the fields and at several off site facilities that the district partners with. A complete list of activities offered at the community center can be found at the end of the report.

The gymnasium is the largest space available in the facility and as such is used for many special events from family nights to private rentals such as weddings and fundraising events, in addition to typical gym activities of group fitness classes and sports groups. It sees a large amount of foot traffic but only occasional use of tables and chairs in the space.

The Social Room is the most sought after room in the building with its mirrors and ballet bars, and direct connection to the kitchen. It houses the before school program with daily seated breakfast service, various dance classes including tap health and wellness programs, after school program activities as well as private rentals. Tables and chairs are set up in this room frequently, often several times per day.

The Fireside Room is the home base of the after school program. During school hours it is used for various preschool programs and in the evenings for health and wellness programs. The room is regularly rented out for birthday parties and as meeting space. Large mats, tables and chairs travel in and out of this room on a daily basis.

The lobby area, although not specifically reported on below as it is not categorized as programmable space, serves as the access point to all classrooms in the facility. It serves as the waiting area for parents and siblings, often times crammed full of strollers, baby carriers, bikes and trikes. It catches everything from muddy cleats to stroller wheels to high heels on a daily basis exposing the floors to extremely heavy use at all times.

### Breakdown of Gymnasium typical activities

A standard four week month is used for reporting purposes. Numbers are based on fall 2014 activities. The gymnasium has approximately **3,850 program participants per month**. This number does not include occasional drop in visitors. Some activities use multiple rooms, and those visits are counted for all spaces used.

Breakdown of activities for a calendar month:

- 18 weekly fitness/health and wellness classes with minimal equipment (mats, free weights, steps) – 600 users per month
- 5 weekly open gym sessions for either basketball or volleyball – 200 users per month
- Twice daily before and after school program physical activities with various equipment from scooters to mats and other large toys – 2,000 visits per month
- Twice weekly indoor soccer program – 100 visits per month
- Occasional special events/rentals including Kids Night, Teen Night, Family Night, Special Needs Program, and one private rental. These events use variety of equipment from mats to tables and chairs. – 400 participants for the month
- Ongoing rentals for the indoor playground group with various play equipment three days a week, weekly alternative school PE class rental and weekly special needs PE class rentals – combined total of 550 users per month

### **Breakdown of Social Room typical activities**

A standard four week month is used for reporting purposes. The numbers are based on fall 2014 activities. The Social Room has approximately **2,240 program participants per month**. This number does not include occasional drop in visitors. Some activities use multiple rooms, and those visits are counted for all spaces used.

Breakdown of activities for a calendar month:

- 6 weekly health and wellness classes with minimal equipment– 240 users per month
- 20 weekly dance classes including 5 tap classes – 700 users per month
- Two weekly special interest programs – 100 users per month
- Before school program breakfast service on all school days with tables and chairs – 700 users per month
- Two weekly gymnastics classes with mats and other large equipment – 50 users per month
- Occasional special events/rentals including Kids Night, Teen Night, Family Night, Special Needs Program, and two private rentals. These events use a variety of equipment from mats to tables and chairs – 450 participants for the month

### **Breakdown of Fireside Room typical activities**

A standard four week month is used for reporting purposes. The numbers are based on fall 2014 activities. The Fireside Room has approximately **1,850 program participants per month**. This number does not include occasional drop in visitors. Some activities use multiple rooms, and those visits are counted for all spaces used.

Breakdown of activities for a calendar month:

- 3 weekly preschool programs using mats, tables and chairs – 150 users per month
- After school program with mats, tables, chairs – 1,200 users per month

- Occasional special events/rentals including Kids Night, Teen Night, Family Night, and three private rentals. These events use a variety of equipment from mats to tables and chairs – 500 users for the month

### **Complete List of Activities**

The following list includes all programs and events hosted at the Community Center in 2013, including the gymnasium, social room and fireside rooms throughout the year. Aquatics and off site programs are not included.

- 136 private rentals
- Indoor playground 3 days per week during school year
- 2 school year long weekly rentals for PE classes
- 5 family night events
- Harvest carnival
- Haunted house
- Holiday bazaar
- Daddy daughter dance
- Weekly gymnastics classes 9 months out of the year
- Weekly zumba youth class 6 months out of the year
- 6 weekly Hot Tots classes 8 months out of the year
- 3 preschool movement classes 8 months out of the year
- 17 youth dance classes 8 months out of the year
- Before and after school program 9 months out of the year
- 6 Tween night events
- 15 days of no-school day programs
- 6 Kids night out events
- Weekly social skills class 6 months out of the year
- 2 weekly youth acting classes 6 months out of the year
- 2 specialized recreation events
- 7 twice weekly year-round karate classes
- 3 weekly year-round Fitmates boot camp classes
- 3 weekly Zumba classes 10 months out of the year
- 3 Step aerobics 10 months out of the year
- Weekly year-round Belly dancing class
- 3 weekly year-round Body pump classes
- 2 weekly yoga classes 9 months out of the year
- 3 Watercolor workshops
- 2 weekly indoor soccer classes 8 months out of the year
- 10 weeks of summer camps k-5
- 10 weeks of summer camps grades 6-8
- 1 week of Gymnastics camp
- 1 week of Pirate camp
- 2 weeks of Lego camps

- 3 weeks of dance camps
- Adult basketball league 4 months out of the year
- Adult volleyball league 6 months out of the year

### **Conclusion**

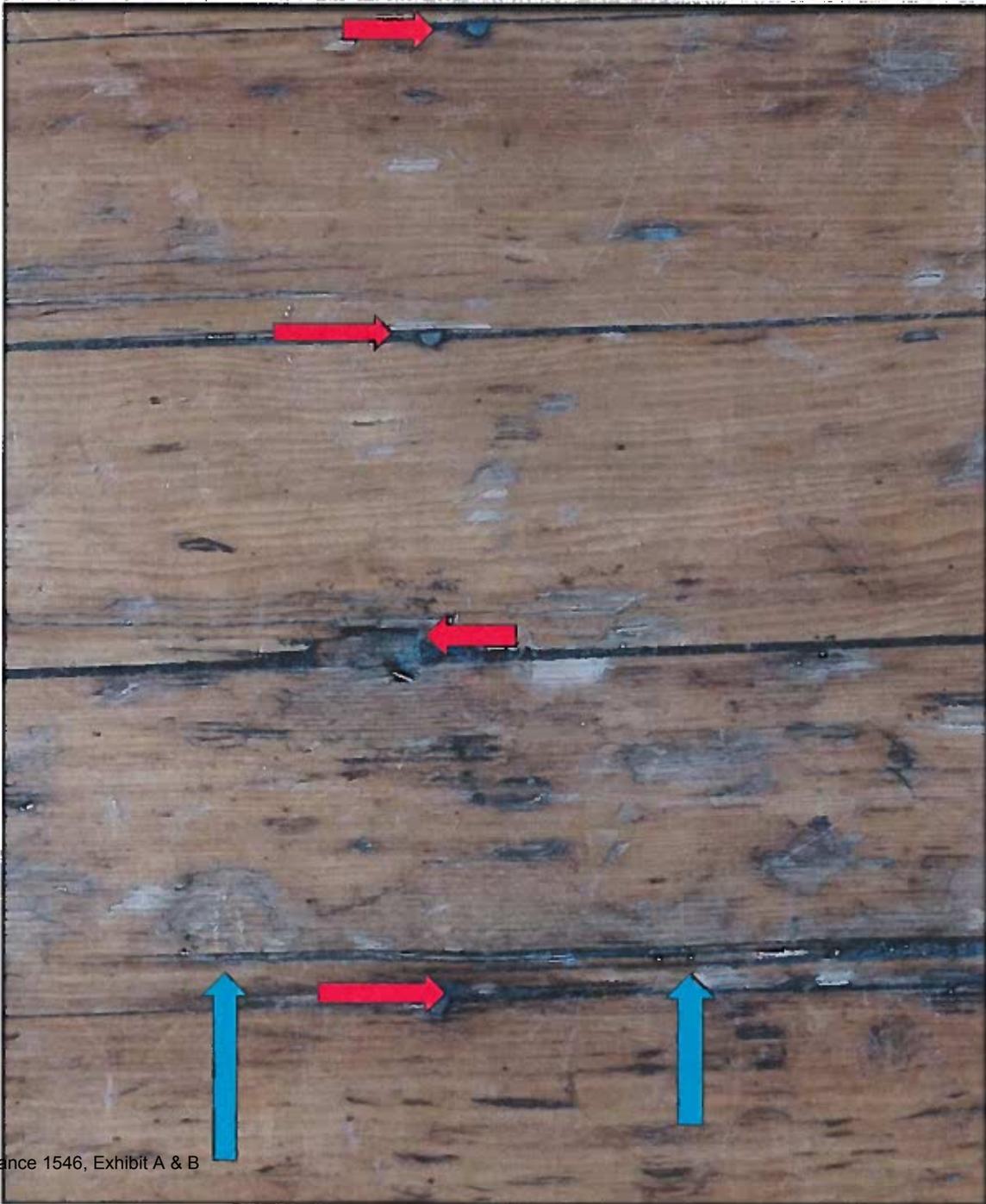
Although the gymnasium is the largest of the available spaces and sees a great deal of foot traffic (3,850 monthly), the combined use of the Social and Fireside rooms (4,090) surpasses that of the gymnasium. In addition, the floors in these smaller classrooms have significantly more exposure to wear and tear with the frequent use of tables, chairs, and mats getting moved in and out of the rooms multiple times per day.

*Submitted October 3, 2014 by Minna Rudd, Si View Metro Parks*

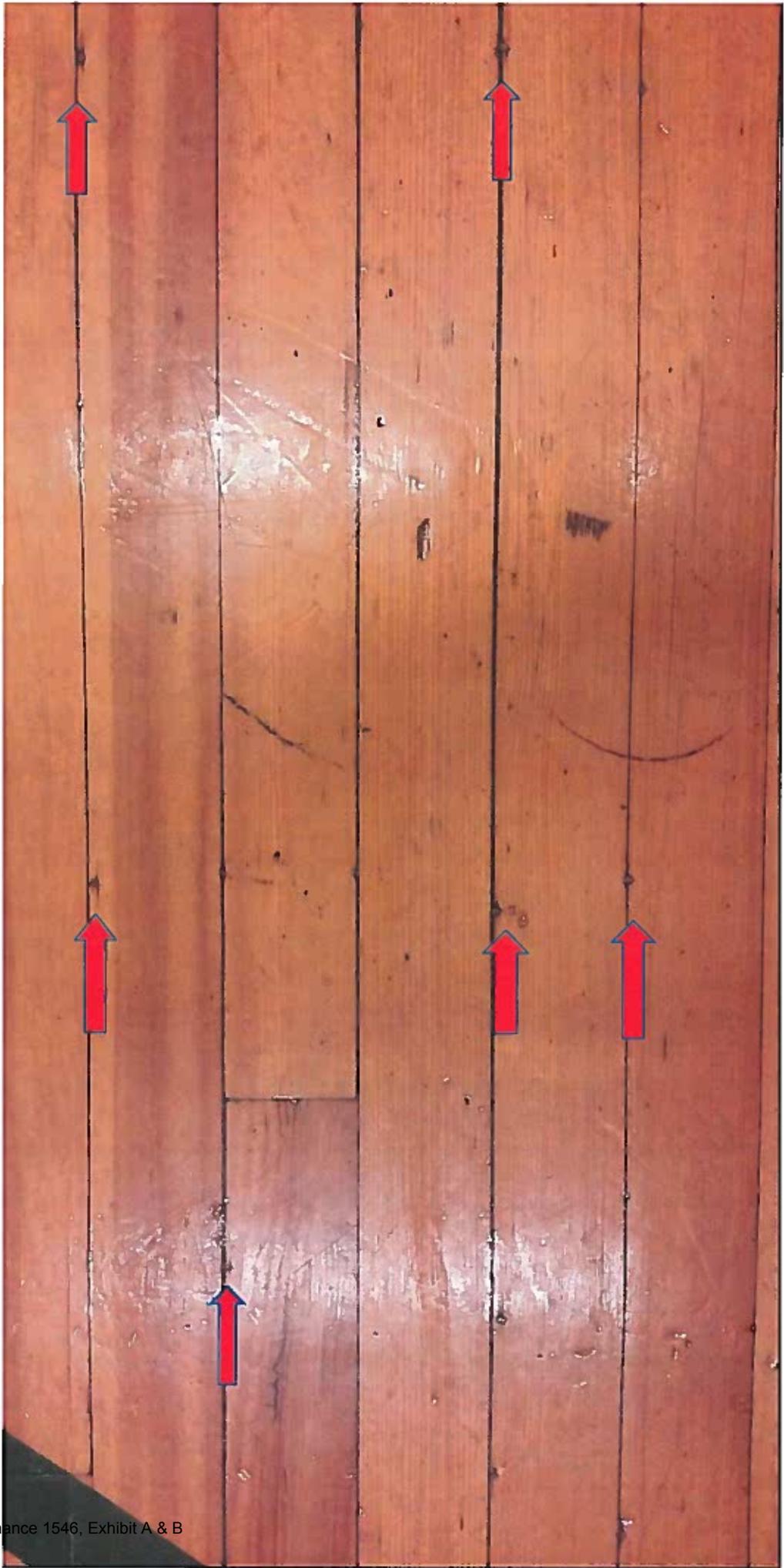
# Social Room

**Red arrow** – Exposed nail head.

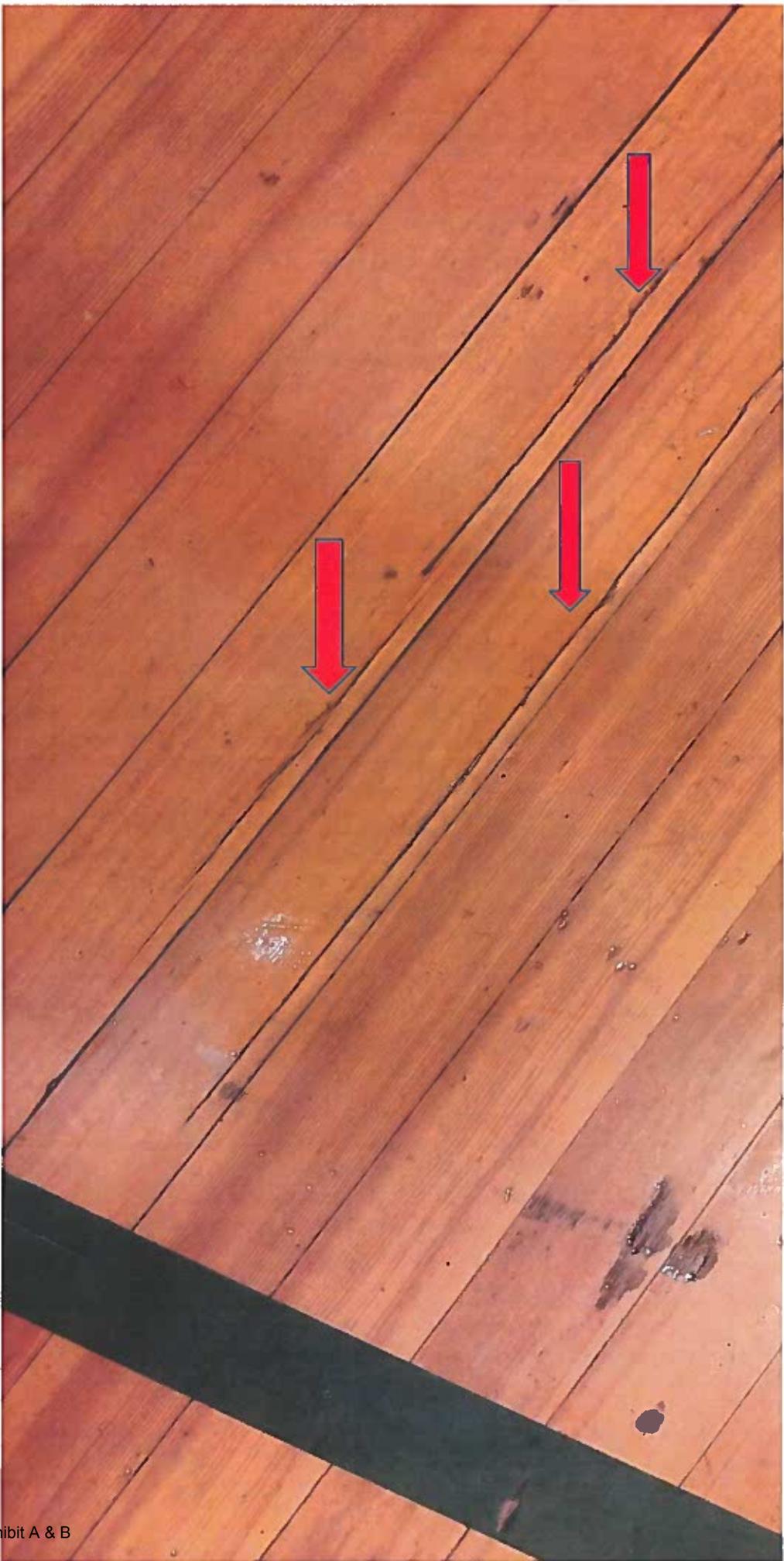
**Blue arrow** – Splitting at the top groove section of a tongue and groove joint. The floor boards have gone past their tolerance for sanding and are now too thin which produces splitting at their thinnest areas.



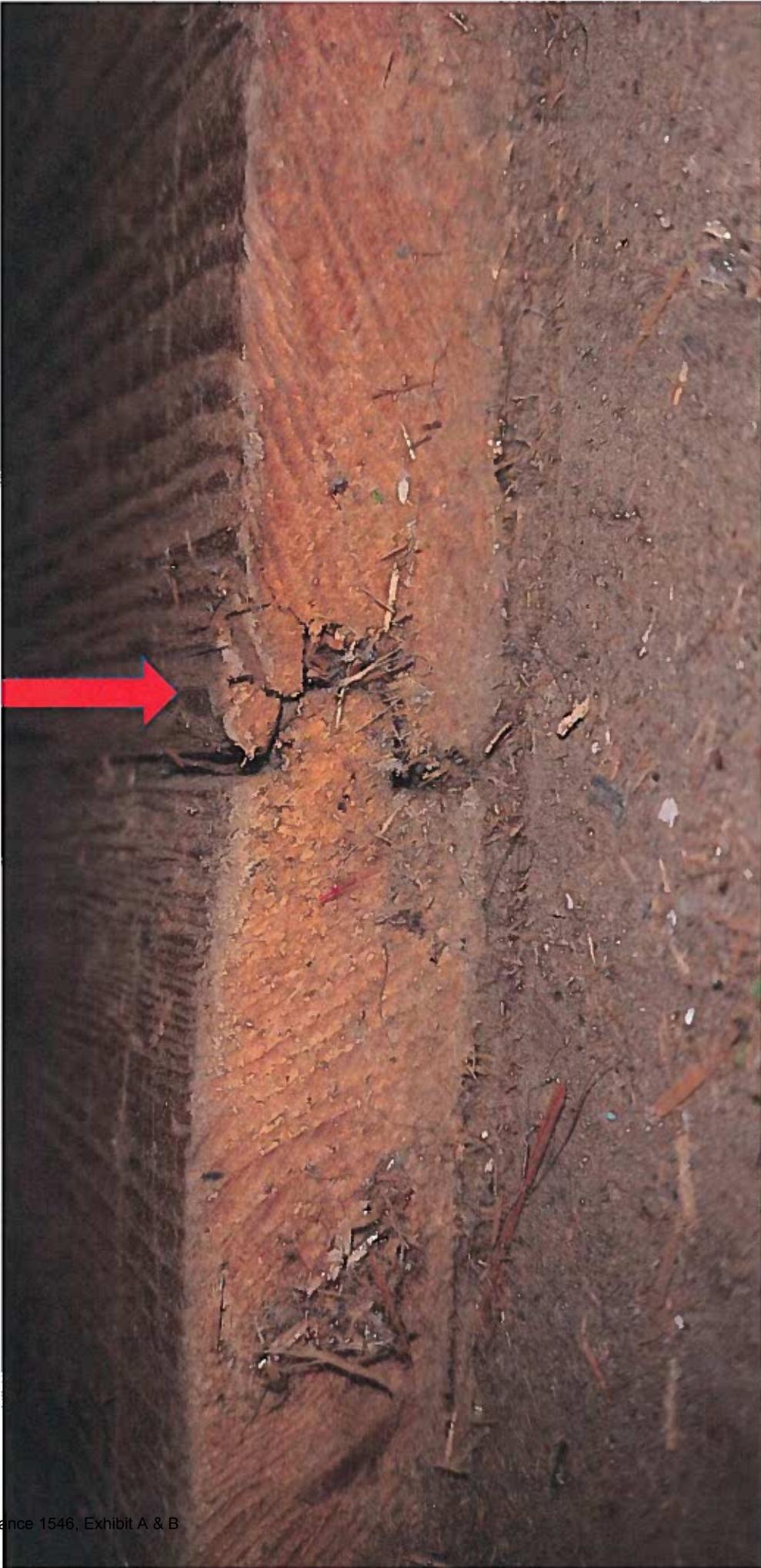




**GYM FLOOR. Red arrows show exposed nails, indicating thin worn boards.**



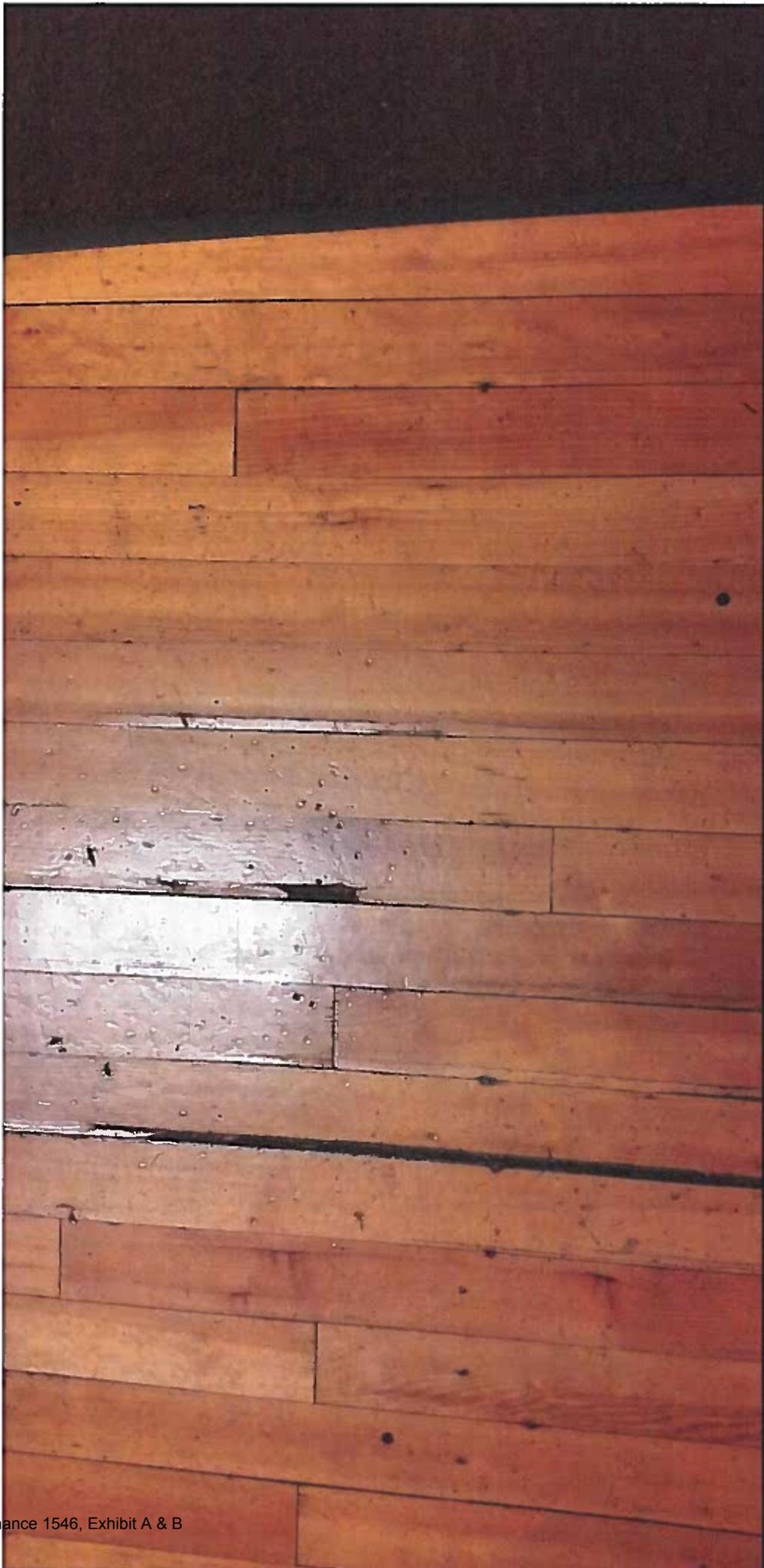
**GYM FLOOR. Red arrows show splitting of wood near the board nails.**



**CROSS SECTION OF FLOOR BOARD. Arrow shows the area where splitting occurs.**

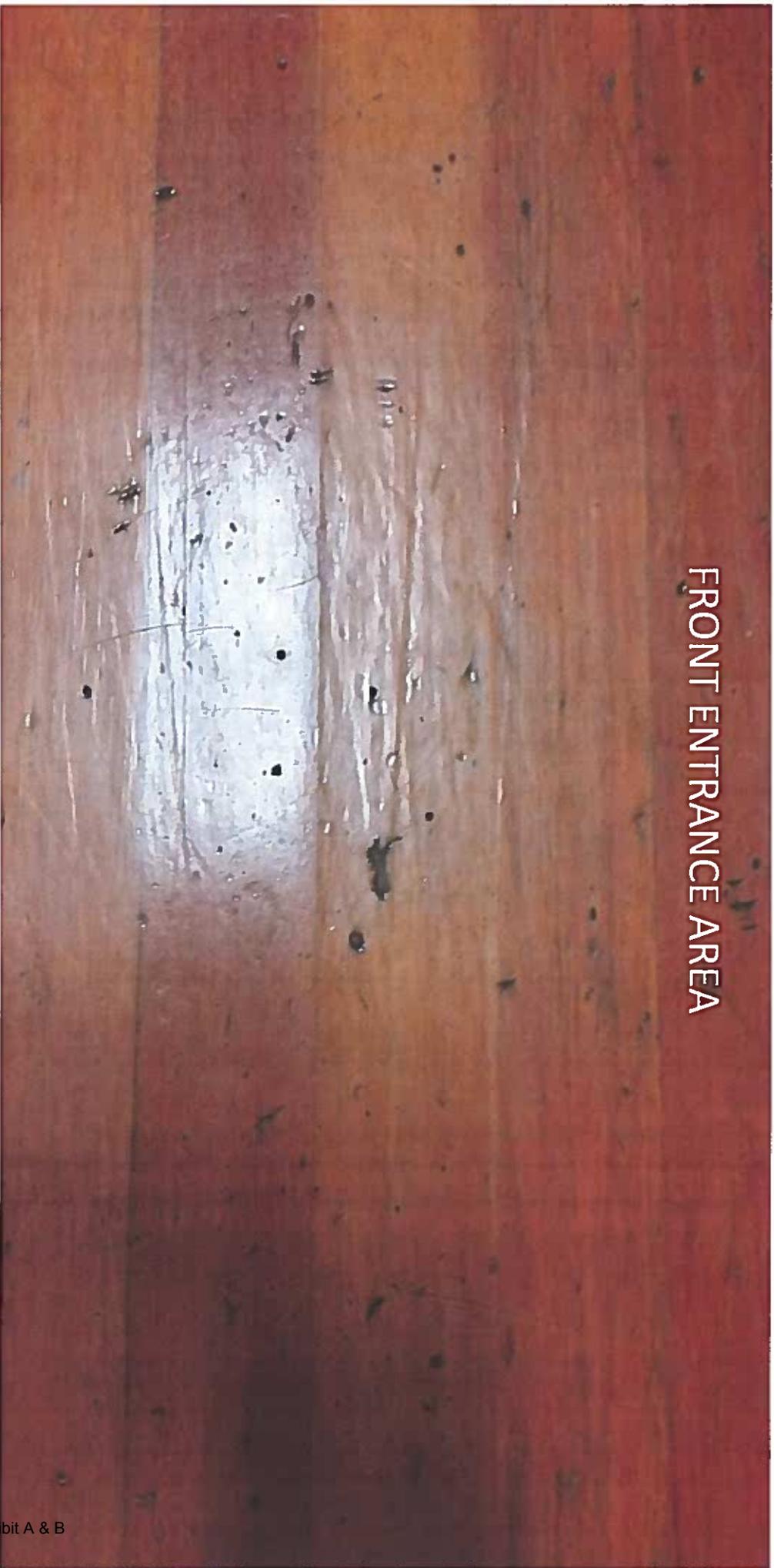


**Front Entrance Area – multiple past repairs are visible.**



**ENTRANCE RECEPTION AREA. Closer view of exposed nails, and spitting on the fir boards, even on repaired areas.**

**FRONT ENTRANCE AREA**



**CLOSE-UP OF RECENT REPAIR. Just beyond the rug, abrasions and pitting from gravel, debris, moisture and heavy foot traffic are visible.**

OLDER REPAIR

NEWER REPAIR

FRONT ENTRANCE



BETWEEN GYM AND CLASSROOM

HALLWAY BETWEEN ROOMS. Heavy foot traffic shows wear pattern.



Lakeside Office

**Donald L Peting, Preservation Architect & Consultant**

**1 November 2014**

**Travis Stombaugh  
Executive Director  
Si View Metropolitan Park  
PO Box 346  
North Bend, WA 98045**

**Dear Mr. Stombaugh,**

**As an architectural colleague and member of the Oregon State Advisory Board for Historic Preservation, I have been advising Matthew Swett regarding some of the decisions being made on the Si View Community Center in North Bend, Washington. It is clearly a special building and I commend the Park and the City for the careful rehabilitation of this unique structure.**

**Furthermore, I wish to comment on the "NOTICE OF APPEAL CITY OF NORTH BEND LANDMARK COMMISSION CERTIFICATE OF APPROPRIATENESS #14.10"**

**In regard to flooring, I very much favor using the more appropriate maple flooring as replacement for the original fir flooring. There are several reasons for this choice from a preservationist's perspective. Floor surfaces, particularly those that are extensively used and normally re-sanded and refinished, are replaced over time, not unlike nearly all roofing materials. Maple was commonly used in government buildings for a long lasting, more durable surface here in the Northwest, usually preferred over Douglas fir. Some examples for buildings I have worked on are the 1904 Guardhouse at Fort Worden, the 1917 Amateur Athletic Building in Bend, Oregon and the 1931 Cottage Grove Amory, all of which are on the National Register and have maple floors because of their heavy use.**

**Mailing address, 4935 West Hillside Drive, Eugene, Oregon, 97405  
Message: 541-345-7093 and Cell: 541-521-4516**

Stombaugh, page 2

While historically maple may have been more expensive than Douglas fir floors, they are likely similar in cost today when one wishes to use quality, old growth fir material. Use of old growth today is not a sustainable, ecologically thoughtful choice.

The use of slate flooring was less common but was a historically used material in the Northwest during that same time period. All of the coastal fortifications-most of which remain along the west coast from the end of the 19<sup>th</sup> Century-have slate roofing, some floor entryways, and some partitions. It was a premium material for its durability and longevity. Natural stone is strongly featured in the existing structure, both in the perimeter masonry base and the fireplaces and chimneys. Masonry is therefore an equally strong part of the building's identity and if a longer-lived flooring material were to be utilized, natural stone would be a good choice.

Current thinking in any heavily used historic facility is to ensure its longevity by using compatible and historically appropriate materials. The increase in population, denser programming, and intense use has made these changes in materials a thoughtful choice.

The necessity for a historic building to meet the practical needs of the present time, while maintaining its historic function, form, and character defining features while increasing its longevity, can better serve the needs of its community. Clearly the best preservation strategy is continued use.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald Peting". The signature is written in a cursive, slightly slanted style.

Donald Peting

# Exhibit B



11/3/14

Gina Estep  
Community & Economic  
Development Director  
PO Box 896  
North Bend, WA 98045

RE: NOTICE OF APPEAL CITY OF NORTH BEND LANDMARK COMMISSION CERTIFICATE OF  
APPROPRIATENESS #14.10

Dear Gina Estep,

Please accept this letter on the behalf of Si View Metropolitan Park District as our notice to appeal the  
City of North Bend Landmark Commission COA #14.10. The specific appeal pertains to:

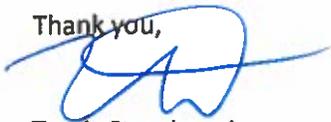
- Document. Signed COA #14.10, Second Bullet. "....retain salvageable flooring for use in classroom wing..."
- Document. Findings of Fact and Decision. Item #15, "Existing flooring will be retained where possible and refinished. Where new flooring is needed due to rot or extreme wear, it will be replaced in kind."

Due to the age and condition of the current flooring, increased use of the building and durability of the proposed product it is our intent to use maple flooring in all classroom spaces and slate in the entryway and common areas. By doing so it is our intent to use durable program appropriate materials that will increase the lifespan of the building, address the use of the building and match or highlight the significant historical features of the building.

Attached you will find recommendations from two flooring contractors, a breakdown of building use by program and space, pictures of failed fir flooring and a recommendation by a preservation architect.

Thank you for your time and consideration in this matter. For any comments or questions please feel free to contact me at 425-831-1900.

Thank you,



Travis Stombaugh  
Executive Director

