

**TO:** Landmark Commission

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**SUBJECT: Certificate of Appropriateness II for Redmond State Bank**

Homegrown Partners, LLC proposes modifications to the Redmond State Bank, also known as the Brad Best Realty building, located at the northwest corner of the intersection of Cleveland Street and Leary Way in Redmond's Old Town historic core. The application for the proposed modifications is being processed as a Level I or Administrative Certificate of Appropriateness and as a Level II Certificate of Appropriateness (COA). Ben Friedman and Ashley Sullivan, the primary contacts for the Bank modifications, will present project details to the Commission at your January 16<sup>th</sup> meeting.

The components of this project that warrant a Level II COA require a recommendation by the Landmark Commission to Redmond's Technical Committee. A Level II COA is required for additions, replacement of historic materials with alternate materials, or for painting or covering historic materials or surfaces. This review uses the Secretary of the Interior's Standards for the Treatment of Historic Properties together with generally accepted preservation practices as guidelines in making decisions. A Level II COA requires the Commission to hold a public meeting during which the Commission will work with the applicant(s) to reach an agreement regarding what will be permitted. If the applicant(s) and the Commission can agree to the scope of work and any conditions that may be required (a stipulated agreement), this permit can be granted. If for any reason the applicant(s) and the Commission cannot agree, a public hearing would be scheduled in which the applicant(s) and any interested parties would have an opportunity to testify.

*Attachment A* includes the project scope and layout details. Of these, the following elements require a Level II COA:

- One new blade sign (east elevation)
- New entrance treatment at corner at Leary and Cleveland
- Addition of exterior lighting fixtures
- Removing awnings
- Painting historic surfaces
- Create additional (third) archway opening through interior vault

## PROPERTY BACKGROUND



The Redmond State Bank building is located at 7841 Leary Way in Redmond, Washington, in the center of Old Town's historic core. Clad in red brick, the building was constructed to house Redmond State Bank, the community's first bank. It was established on July 28, 1911 by F.W. Roberts, F.M. Roberts, James P. Weeter, and C.A. Shinstrom. The building remained in use as a bank until 1955 when it became

Brad Best Realty, which continues to occupy the building today. The Redmond State Bank building retains its historic character after over 100 years of steady occupancy.



Redmond State Bank is a small one-story, one-part commercial block building, essentially a simple box with entry and fenestration, and simple ornamentation. It is rectangular in plan and has a cutaway corner entrance. The building rests on a poured concrete foundation and base that was exposed prior to a 1981 remodel. The base is now covered with modern red brick that is different in size and finish than the original brick.

The building has two primary facades, one facing Cleveland Street (south elevation) and the other facing Leary Way (east elevation). The built up flat roof has a stucco-clad parapet on both primary elevations. The south facing facade has two asymmetrical bays separated by simple brick pilasters capped with plain concrete capitals. The east facade has a single bay flanked by identical brick pilasters. The corbelling and concrete trim of the cornice below the parapet are original. The window openings are original and contain large display windows framed in wood with multi-light transoms above. The front door opening has been infilled with a centered aluminum and glass door flanked by the same non-original brick used on the building's base. The building remains largely intact with only minimal changes. It retains integrity of location, materials, setting and design.



On April 22, 2010, the Redmond Regional Landmarks Commission unanimously approved a motion to designate Redmond State Bank as a City of Redmond landmark{Attachment B}. The Commission found that the Redmond State Bank meets City of Redmond Landmark Criterion A1 for its association with the broad theme of commerce, and Criterion A3 as a rare example of an early commercial building constructed during Redmond's

earliest period of community development (1889-1911). This period was initiated by the arrival of rail service to the community in 1889.

All exterior portions of the building within the eastern 37 feet of the southern 22 feet of the parcel are features of significance.

The designation of this property and structures requires that no feature of significance may be altered nor may any new construction take place within the designated boundary, without first obtaining a Certificate of Appropriateness from the City of Redmond Landmarks Commission pursuant to the provisions of Redmond Zoning Code, Chapter 21.30 Historic and Archaeological Resources. The following exclusions are allowed:

- In-kind maintenance and repair
- Routine landscape maintenance
- Emergency repair work

## STAFF RECOMMENDATION



Staff recommends approval with conditions of the proposed modifications described in the scope of work and associated diagrams {Attachment A}. Photographs included in Attachment C demonstrate existing conditions.

The Secretary of the Interior's Standards for Treatment of Historic Properties provide guidelines specific to the treatment of historic properties. The following is an evaluation of this proposal's adherence to the standards for *Preservation* and *Rehabilitation* {Attachment D}.

### Applicable Standards for Preservation

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

The Redmond State Bank has been owned and occupied by Brad Best Realty, a real estate agency, since 1955. The historic portion and part of the western addition to the building will be leased to Homegrown Partners LLC, a specialty sandwich shop. The applicant's proposal preserves the distinctive and contributing architectural features of the Bank's exterior.

**Entrance:** In the context of adaptive reuse of this historic landmark, modifications to the primary entrance at the corner of Leary Way and Cleveland Street are supported. This entrance includes masonry and a door that are not original to the structure though, in excess of 40 years of age, these elements fall within the timeframe of historic material. The entryway's original brick and upper window treatment will remain while the inset brick and door will be replaced. The

“Brad Best Realty” awning will be removed, holes repaired when the awning had been affixed to the structure, and in its place, the primary Homegrown sign and associated lighting will be installed.

**Exterior Facades:** A condition for limiting impact to historic masonry is recommended. Drilling, nailing, and other intrusions are not supported due to potential long-term impacts such as water damage. The applicant proposes installing one blade sign and associated lighting fixture on the eastern (Leary Way) façade. Staff supports a limited number of intrusions into the mortar joints for this purpose. However, to limit the diameter and number of intrusions, electrical wiring should run to the light fixture from/through other elements of the structure such as the wooden window frames or the upper concrete trim.

Lighting features proposed for installation on and through the masonry of the southern and eastern facades should be relocated to either the upper corbelling or concrete trim or to the window frames to limit additional intrusions of the bricks and mortar.

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

**Entrance:** Lighting fixtures proposed for the primary entrance will be mounted to wood elements versus masonry. Staff supports this choice as a way of limiting impacts to the historic masonry.

**Historic Record:** All modifications to the building’s exterior and to the interior vault shall be documented for the historic record and shall be undertaken so as to maintain the overall historic appearance and character of this specific structure as well as its relationship to other contributing structures found on site. Though the interior vault is not a feature of significance, it is a contributing element to the structure’s character and historic identity as a bank. Therefore, staff recommends detailed and photographic documentation regarding modifications to this feature. In addition, modifications shall not damage any distinctive historic features of the building’s exterior. Accidental damage shall be documented and repaired in accordance with the Secretary of Interior Standards including in-kind use of materials.

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

**Original Masonry:** Where modifications are proposed to historic material, in-kind material and techniques shall be used. For example, modifications to masonry shall be performed so that the bricks and the mortar match and weather in the same manner as the structure’s historic masonry. A detailed description of work and material and a photographic record of the workmanship shall be submitted to the City at completion of the work. A minimum of ten digital photographs shall be provided for every structural and architectural modification. For example, ten photographs

shall be provided showing modifications to the primary entrance. As the masonry is removed, staff shall be notified and work postponed when unique features of historic construction techniques are observed.

**Other Masonry and Material:** Where modifications are proposed to architectural and structural elements that are not historic, a record of the modification shall be created and no impacts to historic material will occur. A false-sense of history shall not be created by way of modifications. These changes shall be compatible with the historic elements though distinct to demonstrate a record of time and adaptation.

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

**Historic Material:** All historic material, architecture and character of the structure's exterior shall be maintained. Modifications proposed include additional signage and changes to existing signage, reconstruction of the primary entrance, painting some historic material, removing awnings that over time and in a variety of forms have been present on the structure, and painting historic surfaces. The proposed paint colors appear to be consistent with colors applied to the structure during earlier time periods such as from 1911 to 1916. Staff recommends support for proposed exterior painting.

**Interior Brick Wall:** Though interior walls are not part of the features of significance, they contribute to the historic character of the structure and should be maintained. In this manner, staff suggests an alternative to painting the brick wall in the vicinity of the food preparation area. Todd Scott, King County Historic Preservation's Preservation Architect noted how brick from this time period accepts moisture and often does not allow paint overlays to adhere for extended periods. He also described how applying paint to historic brick changes that character of the brick in ways that are not reversible. Therefore, staff proposes securing furring strips to mortar joints then attaching laminated or other suitable panels to the strips. This technique could reduce maintenance of the brick and paint as well as safely accommodate cleaning with chemicals that will be required by King County Department of Public Health codes.

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

To preserve historic masonry and architectural elements, modifications, maintenance, and cleaning of the structure's exterior shall be performed using techniques suitable to the long-term integrity of historic material. For example, masonry shall not be washed using pressurized water or abrasive or corrosive chemical agents. For reference, *Attachment E* provides guidance regarding suitable maintenance of historic masonry.

## **Applicable Standards for Rehabilitation**

**Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

**Entrance:** The proposed modifications to the primary entrance shall not disturb or damage masonry associated with the original structure. The portion proposed for removal is limited to a modification and addition of brick made to the structure in approximately 1981. In addition, the door that is also proposed for replacement is not original to the structure and is instead a modern aluminum, commercial style. The modifications in this area shall not produce a sense of false history yet shall be compatible with the overall historic character of the structure. Staff recommends supporting this modification.

**Interior Vault:** Staff recommends support for proposed modifications to the interior bank vault. Establishing the proposed third archway will involve removal of original, historic masonry. It is unknown whether the brick was produced as exterior quality and therefore must not be stored in outside areas nor be exposed to weather. For long-term storage, staff recommends storing the brick in an interior location on site or in another secure and suitable location. The applicant shall work with the property owner to consider storage solutions and if not determined, shall contact staff before moving the brick off site. The intent of long-term storage is to support restoration of the vault wall if desired or required at a future date.

**Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Staff recommends two forms of documentation that provide detail of all modifications: construction notes and high-quality photography. The applicant shall also perform all modifications in the gentlest manner as to preserve historic material and the overall character of the structure.

In summary, staff recommends the following conditions:

- One new blade sign (east elevation) – Allow installation through mortar joints and limit the number of and diameter of intrusion. Use alternative opportunities other than masonry to connect electrical conduit to lighting fixtures.
- New entrance treatment at corner at Leary and Cleveland – Allow modification as proposed.
- Addition of exterior lighting fixtures – Locate lighting on surfaces other than masonry such as corbelling, upper concrete trim, or wooden window frames.

- Removing awnings – Allow this modification and associated repair using in-kind material such as Portland Cement or modern filler for woodwork.
- Painting historic surfaces – Allow exterior painting as proposed and suggest alternative to interior painting in food preparation area.
- Vault archway – Allow construction of third archway and require interior, secure storage of bricks. Require removal of bricks using techniques that maintain their integrity for future use in restoring the vault wall.

For additional reference, a photographic inventory of masonry in Redmond's Old Town is included in *Attachment G*.

## **ATTACHMENTS**

- A. Application and Scope of Work**
- B. Redmond Regional Landmarks Commission, Nomination and Designation Reports for Redmond State Bank**
- C. Photographs**
- D. Standards and Guidelines for Preservation and for Rehabilitation**
- E. Secretary of the Interior's Standards and Technical Preservation Services Guidelines for Masonry**
- F. Aerial Map**
- G. Photographic Inventory of Masonry in Redmond's Old Town**