



CITY OF REDMOND LANDMARKS COMMISSION  
PLANNING & COMMUNITY DEVELOPMENT  
15670 N.E. 85<sup>th</sup> Street  
Redmond, Washington 98073

## LANDMARK REGISTRATION FORM

### PART I: PROPERTY INFORMATION

#### 1. Name of Property

historic name: REDMOND STATE BANK

other names/site number: Brad Best Realty; HRI Field Site No. 1634

#### 2. Location

street address: 7841 Leary Way NE

parcel no(s): 7198800058

legal description: East 37 feet of south 22 feet, Lot 1, Block 4, Town of Redmond plat

#### 3. Classification

Ownership of Property:

- private  
 public-local  
 public-State  
 public-Federal

Category of Property:

- building(s)  
 district  
 site  
 structure  
 object

Name of related multiple property listing:

(Enter "N/A" if property is not part of a multiple property listing.)

NA

#### 4. Property Owner(s)

name: Best Family Partnership LP

street: 7841 Leary Way

city: Redmond

state: WA

zip: 98052

#### 5. Form Prepared By

name/title: Abby Kaminski, Julie Koler and Todd Scott

organization: King County Historic Preservation Program

date: April 22, 2010

**6. Nomination Checklist**

- Site Map (REQUIRED)
- Photographs (REQUIRED): *please label or caption photographs and include an index*
- Last Deed of Title: *this document can usually be obtained for little or no cost from a title company*
- Continuation Sheets
- Other (please indicate):

## PART II: PHYSICAL DESCRIPTION

### 7. Alterations

Check the appropriate box if there have been changes to plan, cladding, windows, interior features or other significant elements. These changes should be described specifically in the narrative section below.

- |   |  |  |   |                             |  |
|---|--|--|---|-----------------------------|--|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | Plan (i.e. no additions to footprint, relocation of walls, or roof plan) | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Interior features (woodwork, finishes, flooring, fixtures) |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | Cladding   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Other elements (entryway door)                             |
| <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No | Windows  |   |                             |  |

### Narrative Description

Use the space below to describe the present and original (if known) physical appearance, condition, architectural characteristics, and the above-noted alterations (use continuation sheet if necessary).

The Redmond State Bank building is located at 7841 Leary Way in Redmond, Washington, in the heart of the city's historic commercial district. Clad in red brick the building was constructed in 1911 to house Redmond State Bank, the community's first bank. 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 nearly 100 years of steady occupancy.

### Site

The building is located at a busy downtown Redmond intersection, at the northwest corner of Leary Way and Cleveland Street. It is oriented south-southwest toward Cleveland Street, with a cutaway corner entry facing the intersection, and a prominent secondary face along Leary Way. The adjacent commercial blocks of downtown Redmond are built up in all directions. An addition to the bank building, located on the west elevation and constructed in 1981, replaced what was a separate structure constructed in 1928 to house Redmond's first automated telephone company. While physically attached to the bank, this building is outside the landmark boundaries. A separate building abuts the bank to the north. The fabric of this commercial district is pedestrian-friendly in scale and character, and buildings do not exceed two stories in height. Directly across Leary Way and Cleveland Street is the Brown Building completed in 1913. Several other early 20<sup>th</sup> century buildings are located along Leary Way to the north.

### Exterior

Redmond State Bank is a small one-story, one-part commercial block building, essentially a simple box with entry and fenestration, and little ornamentation. It is rectangular in plan and has a cutaway corner entrance. It is clad in red brick. 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 onto Cleveland Street (south elevation) and the other facing on to Leary Way (east elevation). The built up flat roof has a stucco-clad parapet on both primary elevations. Historic photos indicate that the parapet was originally plain brick, and had a sign centered above the entry which read "BANK". 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. Windows appear to be reconstructed frames and new glass, although the configuration is similar to other buildings of the period. There are fixed, angled vinyl awnings attached to the bottom of the transoms in all openings, and these shelter the display windows and the front door. 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. A large box sign projects from the parapet on the east elevation and reads "Brad Best REAL ESTATE".

### **Interior**

The interior of the building has been rehabilitated with new finishes and fixtures. The space consists of one room with an original vault space in the northwest corner. The original plaster has been removed, and all walls are now exposed brick, including the vault walls. The ceiling has been lowered slightly to accommodate mechanical ductwork and electrical conduit, and is now covered with drywall. New openings have been cut into the vault walls and these are framed with simple brick arches. A similar brick arch frames an opening into the adjacent building to the west.

### **Physical Integrity**

The building remains largely intact with only minimal changes. The exterior was at one time painted white, as evidenced by historic photos and small remnants of white paint on the brick, but that paint was later removed. The original bank sign above the entry which read "BANK" was removed after the building was sold in 1955. The original sign for Brad Best Realty was replaced by the current sign. Original interior finishes, hardware and fixtures have all been removed.

### PART III: HISTORICAL / ARCHITECTURAL SIGNIFICANCE

#### 8. Evaluation Criteria

Redmond Municipal Code recognizes five designation criteria for consideration as a City of Redmond Landmark.

**Designation Criteria:**

- A1 Property is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.
- A2 Property is associated with the lives of persons significant in national, state, or local history.
- A3 Property embodies the distinctive characteristics of a type, period, style, or method of design or construction or represents a significant and distinguishable entity whose components lack individual distinction.
- A4 Property has yielded, or is likely to yield, information important in prehistory or history.
- A5 Property is an outstanding work of a designer or builder who has made a substantial contribution to the art.

**Criteria Considerations:**

Property is

- a cemetery, birthplace, or grave owned by a religious institution/used for religious purposes
- moved from its original location
- a reconstructed historic building
- a commemorative property
- less than 40 years old or achieving significance within the last 40 years

#### Historical Data (if known)

Date(s) of Construction: 1911	Other Date(s) of Significance:	
Architect:	Builder:	Engineer:

#### Statement of Significance

Describe in detail the chronological history of the property and how it meets the landmark designation criteria. Please provide a summary in the first paragraph (use continuation sheets if necessary). If using a Multiple Property Nomination that is already on record, or another historical context narrative, please reference it by name and source.

The Redmond State Bank building was constructed in 1911. It is significant under *Criterion A1* for its association with the broad theme of commerce; and under *Criterion A3* as a rare example of an intact 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. Redmond State Bank was one of the earliest financial institutions in the area. It was established, with a starting capital of \$10,000, on July 28, 1911 by F.W. Roberts, F.M. Roberts, James P. Weeter, and C.A. Shinstrom. The bank later became the First National Bank of Redmond and was acquired by Seattle Trust and Savings in 1976. It currently houses a real estate company.

For thousands of years the streams, dense forests and the rich bottomland of the Sammamish Valley provided shelter and food for Native Americans. The first Euro-American settlement in the area dates to the early 1870s when homesteads were established by Luke McRedmond and Warren Perrigo along the Sammamish River, then known as Squak Slough. Traveling by scow or rowboat over the waterways and via rudimentary trails, additional homesteaders, loggers, miners, trappers and fisherman gradually settled in the general area.

By 1880, the U.S. census recorded some 50 people including 11 children and several Indians, residing in the community. In the early 1880s, the first wagon road was constructed between Kirkland and Redmond and steamboats began to serve small communities along Lake Sammamish and the Sammamish River. As more settlers arrived, the first post office was established in 1881 and the community became known as Melrose in reference to Perrigo's inn. However, in 1882 Luke McRedmond successfully petitioned to have the name changed to Redmond. By the late 1880s, as timber clearing activity and the regional market for agricultural goods expanded the Redmond area experienced gradual population growth and increasing development.

The completion of the Seattle, Lake Shore and Eastern Railroad in 1889 was a turning point in local development. Timber-harvesting interests actively acquired land and cleared the thick stands of trees that still dominated the area. The new railway facilitated ready transportation of logs and milled lumber and numerous sawmills began to operate in the area. A railway depot was constructed and regularly scheduled passenger service to Seattle and to North Bend via Issaquah commenced. Subsequent commercial, civic and residential development occurred including the first permanent general store, a meat market, new school buildings, churches and improved or new wagon roads. In 1891, Luke and Kate McRedmond filed the first recorded plat for the Redmond town site. It became the core of historic commercial development and encompasses most of what is now considered the old downtown area. The subject building is located within this plat.

By 1900, Redmond and the nearby farms and communities in Happy Valley, Avondale and Union Hill had a population of 271. During the following decade educational, fraternal and religious buildings were constructed in conjunction with expanded residential, agricultural and commercial development.

In 1906 and 1909 additional portions of the original McRedmond and Perrigo homesteads were platted for anticipated commercial and residential development. A modest network of wagon roads connecting the inland towns east of Lake Washington continued to be expanded and improved and Redmond became the hub of a rural district flanking the Sammamish River valley. By 1907, the burgeoning commercial area was clustered near the Hotel Redmond and the railroad depot and included two general stores, several saloons, a few hotels and rooming houses, a livery and feed store, and several specialty shops including a hardware store and shoe shop. Commercial enterprises were typically housed in modest wood frame buildings with false front facades. The Redmond Trading Company building was the first brick masonry structure, built in 1908. Around 1905, William "Bill" Brown opened a saloon that was so successful he was able to replace it with a large brick building in 1913. By 1910, the local population was dominated by farmers and timber or mill workers and had doubled in size. The time was ripe for establishing a financial institution, and in 1911 a second prominent brick building was built in the commercial district. It housed the Redmond State Bank, the

Historical/Architectural Significance (continued)

community's first bank. Today, the bank building remains a rare, well-preserved example of an early 20<sup>th</sup> century commercial building in Redmond, which served the community's financial needs for over half a century.

## PART IV: MAJOR BIBLIOGRAPHICAL REFERENCES

### 9. Previous Documentation

Use the space below to cite the books, articles, and other sources used in preparing this form (use continuation sheet if necessary).

Previous documentation on file:

- included in Redmond Historic Resource Inventory # 1634
- previously designated a Redmond Landmark
- previously designated a Community Landmark
- listed in Washington State Register of Historic Places
- preliminary determination of individual listing
- (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings, Survey #:
- recorded by Historic American Engineering, Rec. #:

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- King County Historic Preservation Program
- Local government
- University
- Other (specify repository)

### Bibliography

Bagley, Clarence B., History of King County, Washington, Vol. 1, S.J. Clarke Publishing Company: Chicago, Seattle, 1929.

Emerson, Stephen. "Redmond State Bank," King County Historic Sites Survey File No. 1634, 1998.

Emerson, Stephen. "Historic Overview: City of Redmond, King County, Washington". Eastern Washington University Archaeological and Historic Services: Cheney, Washington, 1998.

King County Property Record Cards (c.1938-1972), Puget Sound Regional Archives, Pritchard-Fleming Building, 3000 Landerholm Circle SE, MS-N100, Bellevue, WA 98007.

Hardy, Naomi. Historic Downtown Redmond Walking Tour. May 2001.

Image number L90.30, "Leary Way, Redmond. ca. 1915." Special Collections, East Side Heritage Images. University of Washington. <http://content.lib.washington.edu/u?/imlseastside,398>. Accessed February 2010.

Image number L87.44.123, "Brad Best Real Estate, Redmond, August 18, 1956". Special Collections, East Side Heritage Images. University of Washington. <http://content.lib.washington.edu/u?/imlseastside,510>. Accessed February 2010.

Bibliography (continued)

Image number L86.55.7, "Leary Way and Cleveland Avenue Looking Northwest, Redmond, 1986". Special Collections, East Side Heritage Images. University of Washington. <http://content.lib.washington.edu/u?/imlseastside,246>. Accessed February 2010.

Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. The Preservation Press: Washington, D.C., 1987.

Malowney, Georgeann. *Images of America: Redmond, Washington*. Arcadia Publishing: Chicago, 2002.

Melton, Lisa. "Redmond State Bank," King County Historic Sites Survey File No. 1634, 2005.

"Redmond State Bank". Redmond Historical Society, [www.redmondhistoricalsociety.org](http://www.redmondhistoricalsociety.org).

Sanborn Fire Insurance Maps, Redmond, 1908, 1926.

Stein, Alan J. "Redmond – Thumbnail History," HistoryLink, 1998.

Way, Nancy. *Our Town Redmond*. Publishers Press: Salt Lake City, 1989.



## King County

Office of Business Relations and Economic Development

### Historic Preservation Program

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## CITY OF REDMOND REGIONAL LANDMARKS COMMISSION FINDINGS OF FACT AND DECISION *Redmond State Bank Landmark Designation*

### SUMMARY

The Redmond Regional Landmarks Commission designates the Redmond State Bank (Brad Best Realty; HRI Field Site No. 1634) located at 7841 Leary Way N.E. in Redmond, Washington, a City of Redmond Landmark. The building is owned by Best Family Partnership LP.

Property Description: East 37 feet of south 22 feet, Lot 1, Block 4, Town of Redmond plat.

Public Hearing Record: The Redmond Regional Landmarks Commission (Commission) held a public hearing on the nomination of Redmond State Bank on April 22, 2010 at Redmond City Hall Council Chambers, 15670 N.E. 85<sup>th</sup> St., Redmond, Washington. The landmark registration form, staff report and boundary map were submitted to commissioners prior to the meeting. There was no public testimony. The designation decision was based on the property meeting Criteria A1 and A3 of King County Code (KCC) 20.62.040, as adopted by reference in the Redmond Community Development Guide (RCDG).

### FINDINGS

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, well preserved example of an early commercial building constructed during Redmond's earliest

period of community development (1889-1911). The building retains integrity of location, materials, setting and design. The following findings support this recommendation:

- a) Redmond State Bank was one of the earliest financial institutions in the area. It was established, with a starting capital of \$10,000 on July 28, 1911 by F.W. Roberts, F.M. Roberts, James P. Weeter, and C.A. Shinstrom. The bank later became the First National Bank of Redmond and was acquired by Seattle Savings and Trust in 1976.
- b) By 1900, Redmond and the nearby farms and communities in Happy Valley, Avondale and Union Hill had a population of 271. During the following decade educational, fraternal and religious buildings were constructed in conjunction with expanded residential, agricultural and commercial development.
- c) By 1907, the burgeoning commercial area was clustered near the Hotel Redmond and the railroad depot and included two general stores, several saloons, a few hotels and rooming houses, a livery and feed store, and several specialty shops including a hardware store, and shoe shop. Commercial enterprises were typically housed in modest wood frame buildings with false front facades.
- d) The Redmond Trading Company building was the first brick masonry structure built in 1908.
- e) By 1910, the local population was dominated by farmers and timber or mill workers and had doubled in size. The time was ripe for establishing a financial institution, and in 1911 a second prominent brick building was built in the commercial district. It housed the Redmond State Bank, the community's first bank. Today, the bank building remains a rare, well-preserved example of an early 20<sup>th</sup> century commercial building in Redmond, which served the community's financial needs for over half a century.
- f) The nominated property includes the building and that portion of the city lot on which it is located.
- g) The Landmark Registration Form, *Redmond State Bank*, provides additional contextual information in support of the above-stated facts.

#### MINUTES AND EXHIBITS

The minutes of the Redmond Regional Landmarks Commission public hearing of April 22, 2010 are on file in the King County Historic Preservation Program office, 400 Yesler Way Suite 510, Seattle, WA.

The following exhibits were distributed to Commissioners prior to the hearing and entered into the record:

- Exhibit No. 1: Redmond Landmark Registration Form, *Redmond State Bank*
- Exhibit No. 2: Staff Recommendation
- Exhibit No. 3: Boundary Map

### DECISION

At its April 22, 2010 meeting the Redmond Regional Landmarks Commission unanimously approved a motion to designate Redmond State Bank as a City of Redmond landmark based on the above stated findings.

Features of Significance: All exterior portions of the building and the east 37 feet of the south 22 feet of the parcel on which it is sited (legal parcel 7198800058).

### PROTECTION MEASURES

Controls: No feature of significance (as described above) 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 RCDG 20F.40.32. The following exclusions are allowed:

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

### INCENTIVES

The following incentives are available to the property owner:

1. Eligibility for grant funds for property rehabilitation or restoration (as available) through The Cultural Development Authority of King County (4Culture).
2. Eligibility for technical assistance from the King County Landmarks Commission and staff.
3. Eligibility for historic site marker.
4. Eligibility for application to the King County Landmark Loan Program.

5. Eligibility for Heritage Restoration and Preservation grant program through the City of Redmond.

Decision made April 22, 2010  
Findings of Fact and Decision filed April 28, 2010

REDMOND REGIONAL LANDMARKS COMMISSION

\_\_\_\_\_  
Lauren McCroskey, Chair

\_\_\_\_\_  
Date

TRANSMITTED this 11th day of June, 2010 to the following parties and interested persons:

Jayne Jonas, City of Redmond  
Brad Best, Best Family Partnership  
Miguel Llanos, Redmond Historical Society