CITY OF REDMOND
LANDMARK COMMISSION
January 16, 2014

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

COMMISSION MEMBERS PRESENT: Thomas Hitzroth (Chairperson—LC), Miguel Llanos (Vice Chair—LC), David Scott Meade (Chairperson—DRB), Joe Palmquist (Vice Chairperson—DRB), Craig Krueger, Scott Waggoner, Kevin Sutton, Mike Nichols

EXCUSED ABSENCE: Arielle Crowder

STAFF PRESENT: Kim Dietz, Senior Planner, Redmond Planning Department

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

The Landmark Commission is appointed by City Council to designate, provide additional incentives to, provide review of changes to, and provide expertise on archaeological and historic matters pertaining to properties qualifying for either a national, state or local register status.

LANDMARK COMMISSION
The meeting of the Landmark Commission was called to order by the Chairperson of the Commission, Thomas K. Hitzroth, at 7:00 p.m.

MEETING MINUTES
IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. MEADE TO APPROVE THE MINUTES OF THE SEPTEMBER 19, 2013 MEETING. MOTION APPROVED (8-0).

ELECTIONS OF LANDMARK COMMISSION CHAIR AND VICE-CHAIR
IT WAS MOVED BY MR. MEADE AND SECONDED BY MR. KRUEGER TO NOMINATE MR. HITZROTH AS CHAIR AND MR. LLANOS AS VICE-CHAIR FOR THE LANDMARK COMMISSION. MS. DIETZ NOTED THERE WERE NO TERM LIMITS FOR THESE POSITIONS. MR. HITZROTH CLARIFIED THAT, BY CITY CODE, THE COMMISSION CHAIR AND VICE CHAIR HAVE TO BE SELECTED EVERY YEAR. MOTION APPROVED (8-0).

COMMISSION DISCUSSION
Topic: Certificate of Appropriateness for Redmond State Bank Building, Brad Best Realty Building
Description: Tenant Improvements/Adaptive Reuse Modifications
Applicant: Homegrown Partners LLC, Ben Friedman and Ashley Sullivan
Staff Contact: Kim Dietz, 425-556-2415, kdietz@redmond.gov

Mr. Hitzroth noted that he had taken part in a meeting on this topic on January 8 in an advisory role. He clarified that he would not gain any benefit from any decision made on this issue, directly or indirectly, and has not been in touch with anyone involved in this Certificate since January 8. He did not believe he had a conflict of interest in the matter. Mr. Meade did not believe that was the case. Mr. Meade said he talked with staff about this issue, but he did not believe he had a conflict of interest, either. Ms. Dietz said this building was at the corner of Leary and Cleveland. She noted that Brad Friedman and Ashley Sullivan would be presenting on behalf of the applicant. An intern from the University of Washington has helped with the research on this application and she will continue working on the Old Town planning process.

Mr. Friedman spoke first on behalf of the applicant, who is the co-founder of Homegrown Sustainable Sandwich Shop. A member of the family who owns this building, Joan Yankus, was in the audience. The applicant said his shop represented the idea that food is the liaison between our Earth and our community with an awareness of our economic, social, and environmental impacts. The shop's ingredients are organic, involve local sourcing, and are sustainable. Sustainable Sandwich Shop will have its sixth

location in Redmond and its third occupancy of a historic building, which also speaks to the idea of sustainability. The applicant showed some of the other historic buildings his business has preserved.

The current proposal was formerly the Redmond State Bank. It was one of the earliest financial institutions in the area and was founded in 1911. The Bank later became the First National Bank of Redmond and was acquired by Seattle Savings and Trust in 1976. The features of significance are all on the exterior of the building, including the east 37 feet of the south 22 feet of the parcel. That means that there are two sections of the building, one that is historically landmarked and one that is not. This is a rare, well-preserved example of an early commercial building in Redmond's earliest period of community development between 1889 and 1911. It still to this day maintains its integrity with regard to location, material, setting, and design. In his feasibility study, site plan, and design, and in consulting with City staff, the applicant used the eight standards of preservation and rehabilitation standards 9 and 10 to make sure the project would not only revitalize but also honor this building.

The applicant is looking for an adaptive re-use of this building for a purpose other than which it was built or designed for. In this case, a bank will be turned into a café, and there will be some interesting changes both inside and out. Demolition will involve removing all the exterior awnings, the Roman brick within the storefront, and a partial section of brick wall within the interior bank vault. The applicant said the awnings have been present for about the last one hundred years on the building. However, in 1911, there are photos that show no awnings. The applicant would like to remove them to expose the more historic building and to allow in more natural light. The awning removal will involve no patching of brick and no penetrations of the brick walls. The applicant will patch the wood trim these awnings are connected to with modern putty and paint the trim as well to preserve it.

The Roman brick storefront will be removed from around the front of the building. The sill of the building also has Roman brick, which will remain intact. In the 1960's, as the story goes, a driver ran into the building and repaired the crash area with Roman brick. There is some beautiful masonry work on the base of the building, but the applicant said it was not within his budget to restore it. The applicant is proposing pulling the Roman brick off the storefront area. A bank security door surrounded by wood paneling was once in the storefront. The applicant would like to bring the storefront as close as possible to that original state. The applicant noted that because the Roman brick has been on this site for 40 years, it has been landmarked. Thus, the applicant would go through the documentation process with photo-journaling for reconstruction and brick storage. The applicant would like to work with the City for a good place to store the brick for those who might use it in the future.

The interior bank vault is a huge relic of old Redmond. The applicant needs a fluid, back-of-house corridor, and so he has proposed keeping the two current arched doorways and removing one of the solid brick walls inside to create a third arched doorway. Using this corridor, one could turn right into the kitchen or left into the back of house kitchen, where catering spaces and offices would be located. This would be an important part of the project, but would be an intense project to align with the historic design. The same documentation of the demolished brick as noted before would be used in this case, as well. The interior brick wall extends beyond the vault. Menu boards and lights would be hung on the brick, and the brick would be preserved, not painted. The plan to mitigate damage to the bricks would involve no penetration for any interior brick. Mortar joints with half-inch furring strips and concrete screws would be used. Electrical conduit would be surface-mounted with mortar joints as well.

At the front of the building, the applicant would like to put in side lights and wood paneling in line with the building sills. A six-foot wide wooden façade sign and four gooseneck lights will be used. The lights will follow the mullions on the building, so the design of the building would not be interrupted. No bricks will be penetrated on the front of the building, either. On Leary Way, there will be blade sign for the store on two brackets with eight bolts, also through mortar joints. A two-lamp exterior light fixture is proposed to be installed. Instead of going into the brick, it will go into the stucco above. The intent is not to damage the brick in any way. The entire exterior stucco parapet, and all the wood trim, will be painted a charcoal color. It is close to the color used back in 1911, and will help add some contrast to the brick. There is an outline of an old bank sign atop the building that the applicant intends to keep as intact as possible.

As regards exterior lighting, four light fixtures will come through the stucco. The plan is to minimize the penetrations and damage to the brick. There will be a power supply through ¾-inch conduit and one-inch holes, thus minimizing damage as much as possible. A single-head light fixture will be utilized, which should fit in well with the other work happening on Cleveland yet still celebrate the building. The applicant showed the Commission some of the different renderings of the proposed design. Mr. Hitzroth thanked the applicant for his work on this project. He asked if the brick in the vault was external or internal brick. Ms. Yankus came up from the audience and said the whole vault has an exterior wall and two inside walls that are made of brick. Many of the walls are double-bricked. Mr. Hitzroth said the bricks coming out of this building would have to be protected. Ms. Yankus said she might be able to get some temperature-controlled storage units. She said the building is important to her family as well as preserving the brick. Mr. Meade said if there was no moisture, temperature would be irrelevant with the brick storage issue. He asked if there would be any new mechanical apparatus from the roof of the building and if it would be visible. The applicant said there is already a new roof on the building with a new HVAC system. Ms. Yankus verified that. The applicant said the shop would not have any new vents.

Mr. Llanos asked about the main door, and confirmed that windows would be put in on either side, which is not the original look of the building. The applicant said the original look of the building called for more security, and the proposed windows were solid wood panels. He said the entrance was not pleasing architecturally and not inviting without the proposed windows. He said that the Roman brick, in his opinion, was kind of a shame. He said peeling back that Roman brick would be a service to the building. Mr. Llanos asked about the top of the building, which appears to be brick in the 1911 photos. The applicant said the current parapet covered in stucco exists, and added that he was just a tenant in this building. He noted that the proposed work was already about 30% beyond his normal budget per unit, and said the designs presented appear to be the best way forward. Mr. Hitzroth noted that the current parapet design has existed since about 1938, which makes it part of the historic period as well.

Mr. Hitzroth asked the applicant to work with staff on the photo documentation of the brick demolition. The applicant said he would do that. Mr. Meade asked about the front stoop and how it would be ADA compliant. The applicant is taking a part of the un-landmarked portion of the building to the west and providing access in that manner. The ramp has been navigated into the current design. Mr. Hitzroth said there was a brass plaque underneath the Roman brick, and directed staff to help the applicant figure out what to do with that artifact. Ms. Dietz said it would be possible to bring that plaque inside or place it outside on an exposed wood sill. She said the plaque could be put aside during the renovation work to determine a good place for it. The applicant said the new door would have room on the bottom that might be a good spot for the plaque. The applicant noted that the Brad Best sign on the site has already been scrapped, and he apologized. Mr. Meade asked if the windows would be re-glazed. The applicant is proposing to keep them as is.

Mr. Krueger asked about the signs for the exterior of the building. The applicant said those signs would be wood and painted white. The window signage is white vinyl cutout. Mr. Krueger said the utility cabinet on Leary Way appears to be very obtrusive. The applicant said he would like to paint it in some way as an urban art project, but would take more direction from City staff on this issue. Ms. Dietz said the larger project involving the Cleveland streetscape is addressing some of these cabinets, but she was not sure if this particular cabinet would be involved. Ms. Yankus said she was considering removing all the awnings on the building to give it a more unified look.

IT WAS MOVED BY MR. MEADE AND SECONDED BY MR. KRUEGER TO APPROVE THE TYPE 2 CERTIFICATE OF APPROPRIATENESS FOR REDMOND STATE BANK AS PRESENTED BY STAFF AT THIS MEETING. MOTION APPROVED (8-0).

ADJOURNMENT
MR. HITZROTH ADJOURNED THE MEETING AT 7:39 P.M.

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MINUTES APPROVED ON **RECORDING SECRETARY**