

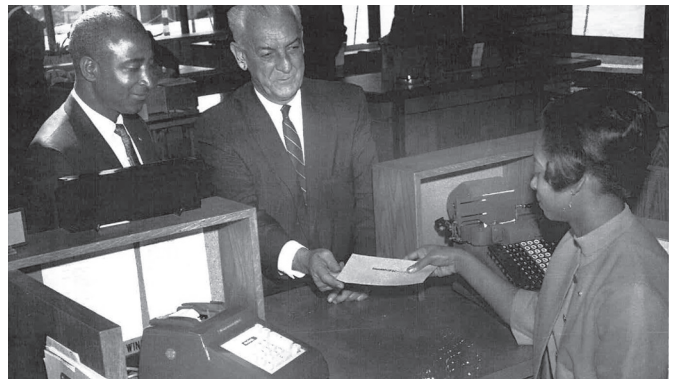


– THE LEGACY OF LIBERTY BANK –

Project Report and Architectural Program Recommendations

PRODUCED BY THE LIBERTY BANK
ADVISORY BOARD

MAY 12, 2015



*The story of Liberty Bank and how a multi-cultural group came together
to do something that had never been done before west of the Mississippi:
provide economic opportunities to their community that had been historically denied.*

ACKNOWLEDGEMENTS

ADVISORY BOARD

- Jocquelyn Duncan
- Derryl Durden
- Merle Richlen
- Michelle Purnell-Hepburn
- George Staggers
- Pastor Witherspoon

CAPITOL HILL HOUSING

MAKERS architecture & urban design



CHH Project Manager, Katie Porter, learns about the history of Liberty Bank from LBAB member, Michelle Purnell-Hepburn.

PROJECT SUMMARY



Workshop participants discuss desires for Liberty Bank site.

This report is the culmination of Capitol Hill Housing's (CHH) efforts to honor the history of Liberty Bank. Liberty Bank was founded in 1968 as a community response to redlining and disinvestment in Central Seattle. Its founders were a racially diverse group who recognized the need for financial resources in the predominantly African American community. As a result of their hard work, Liberty Bank provided business, personal, and home loans to people in the Central Area. For 20 years the bank provided financial services to people and businesses that were otherwise unable to get them. Its existence is an inspiring example of a community's solution to systemic problems.

This report offers recommendations on how to best tell the story of the people who raised the funds to start the bank, purchased the land for the building, designed the building, worked as tellers, sat on the bank's board, and believed in the community's success. Liberty Bank is a shining example of how communities can collaborate and support each other in order to meet mutually beneficial goals. It is a story that needs to be told and retold.

CHH convened an advisory board to determine how to best tell this story and how to honor Liberty Bank through art, historic documents, and architecture. The board is comprised of daughters of the original founders, a former executive director of the bank, long time community members, leaders in the Central area, and religious leadership. The community trusts this group to ensure that the legacy will be remembered and appropriately honored. The board worked collaboratively to provide clear direction to CHH. This report consists of the final recommendations of the Liberty Bank Advisory Board.

RECOMMENDED PROJECT LIST

	LOW COMPLEXITY	HIGH COMPLEXITY
PUBLIC	A1. Building name A2. Logo A3. Reuse brick facade A4. Plaque	B1. Curb extension
TENANTS	C1. Historic photos C2. Mural	D1. Interpretive signage D2. Vault door D3. Use safety deposit box doors

Throughout the planning process, the public and Advisory Board brainstormed a number of potential projects, of which the highest priority are listed below. Some are relatively simple and should be included in the Architect's building program, while others are more complex and may involve additional coordination or supplementary funding.

This chart outlines the basic organizing premise of the recommendations by audience and complexity. The goal is to address both public and private audiences while recognizing that not everything is within CHH's control. Ideally, all of these priorities would be included in the final design.

EXTERIOR PROJECTS

Liberty Bank's legacy will be celebrated within the public realm. The exterior projects are intended to be visible and engaging to pedestrians, cyclists, and motorists.

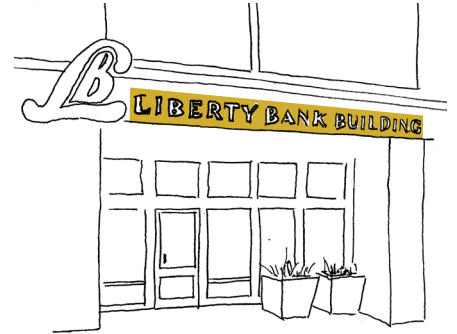
A1. LOW COMPLEXITY

LIBERTY BANK BUILDING BRANDING

This development will be named the "Liberty Bank Building." The architect will design building name signage.

DESIGN CRITERIA

- Consider using fonts and colors similar to historic design.
- At a minimum, prominently locate building name and historic Liberty Bank logo on E Union St façade.
- Consider integrating building name into the residential courtyard gateway.
- Integrate the original LB logo into building name signage, where appropriate.



A2. LOW COMPLEXITY

LIBERTY BANK LOGO

In addition to using the logo in branding (see above), the Advisory Board recommends the "LB" symbol to be a fabricated art piece at a highly visible location (similar to the Wonder Bread sign or Rainer "R"). Since the logo celebrates an important cultural and honored institution, the sign should be considered art and not be subject to the City sign code. This interpretation is subject to DPD approval.

DESIGN CRITERIA

- Locate at the corner of E Union St and 24th Ave E and attach to the building between the first and third story.
- Designate as an "art piece" (not as a sign) and ensure it is large enough to be visible by pedestrians, cyclists, and motorists.
- Consider tactfully lighting the LB symbol so it is visible at night.



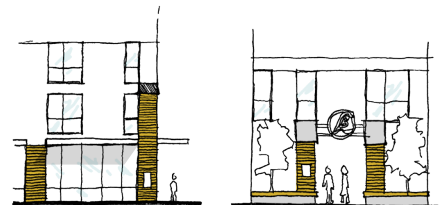
A3. LOW COMPLEXITY

REUSE BRICK FACADE

At the time of construction, the honey-yellow colored brick used on the façade of Liberty Bank was unlike anything else used nearby. This brick will be saved and reused in the new construction. In addition to the historic reference, this effort will lessen the environmental impact of the overall construction. The architect will save all brick necessary to reuse in high-visibility locations.

DESIGN CONSIDERATIONS

- Locate reused honey-colored brick where brick veneer was illustrated in the architectural conceptual design. Ensure historic brick is used at the corner of E Union St and 24th Ave E and the gateway into the courtyard. To the extent feasible, reuse brick at other prominent ground-floor locations.
- Where new brick veneer is necessary (if not enough historic brick remains), distinguish new brick with a different color or treatment.
- Where appropriate, incorporate used brick in retaining walls, benches, or other features in the landscape (see Curb Extension).





A4. LOW COMPLEXITY

CORNER PLAQUE

A plaque will tell the story of Liberty Bank and describe the importance of the logo, brick reuse, and other interventions. The architect and CHH project manager will collaborate with the Advisory Board to develop a narrative and fabricate and install the plaque.

DESIGN CRITERIA

- Coordinate with Advisory Board to develop narrative text and images.
- Fabricate with metal, using raised or engraved lettering.
- Consider anti-graffiti application.
- Locate at eye-level at the corner of E Union St and 24th Ave E.
- Securely attach to building façade.



B1. HIGH COMPLEXITY

CURB EXTENSION

Located outside the property line/Limits of Disturbance (LOD), the sidewalk, grass median, and vehicle parking strip could be utilized to help tell the story of Liberty Bank. This property is owned by the Seattle Department of Transportation and using it will require collaboration with SDOT. The Advisory Board has explored opportunities to expand the curb to incorporate interpretive material and help calm vehicle traffic along Union St. The most feasible location appears to be near the existing driveway between the Liberty Bank site and its neighbors to the west. The architect will assist the CHH project manager as needed in coordinating with SDOT to define design parameters, then design the landscaping and design features.

DESIGN CRITERIA

- Ensure minimal loss of on-street parking.
- As appropriate, incorporate landscaping features (e.g., vegetation, seating, special paving, soft infrastructure).
- Incorporate interpretive signage or material.
- Light for safety and security.
- Construct using high quality materials. Avoid wood or other nondurable materials that may deteriorate over time.
- Manage stormwater flow and drainage.
- Ensure the sidewalk pedestrian zone is clear of all objects.
- Consider how the ground plane could be used (e.g., include a map of existing Central District businesses that benefited from Liberty Bank).
- Sequence with building construction.
- Provide universal accessibility (i.e., ADA).
- If curb extension is not feasible, consider if there is sufficient space on the existing planting strip (i.e., existing curb configuration) to accommodate the above objectives and design improvements.

INTERIOR PROJECTS

Located in the lobby, hallways, and other common areas within the building, indoor elements are intended to act as visual cues to remind residential tenants and their visitors of the legacy of Liberty Bank. Captions and descriptive narration will further tell the story.

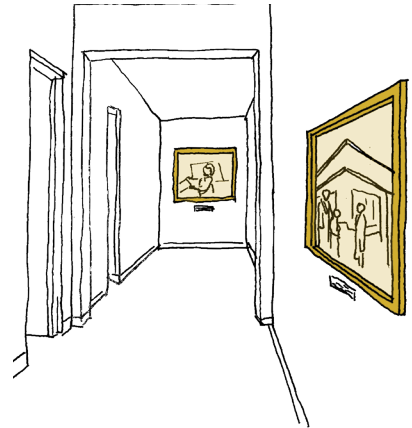
C1. LOW COMPLEXITY

FRAMED HISTORIC PHOTOS

A series of historic photos and memorabilia (e.g., board meeting notes) have been collected by Advisory Board members and others in the community. Michelle Purnell-Hepburn will assemble these relics and write captions. The architect will identify locations, size, specific materials, and estimated cost.

DESIGN CRITERIA

- Ideally, three frames will be located in the lobby and two in the common room.
- Locate frames in frequently-travelled hallways.
- Include a caption and description for each frame.
- Construct with high-quality materials and place under glass (i.e., do not use poster board that can easily be damaged).
- Securely attach to the wall.



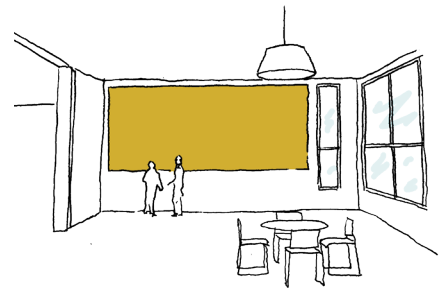
C2. LOW COMPLEXITY

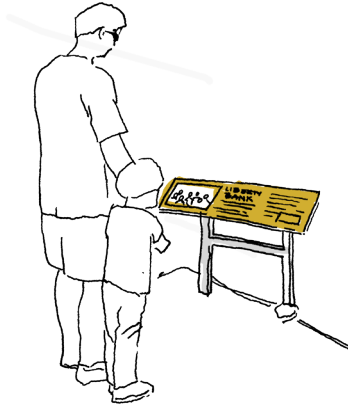
INTERIOR MURAL

A local artist will be commissioned by CHH to paint a mural on a wall in the lobby. This mural will provide historical context and help tell the story of Liberty Bank. The architect will work with the artist during conceptual design to identify the best location, approximate size, wall materials, preparation, and sequencing with construction.

DESIGN CRITERIA

- Locate in the lobby area, and to the greatest extent possible, make visible from the sidewalk outside.
- Coordinate with artist to ensure completion within budget (estimated \$9,500 artist award).
- Include an explanatory caption.
- Consider appropriate lighting throughout the day and night.
- Work with the Advisory Board to review initial concept.
- Make two-dimensional. Do not include interactive objects that may be removed or audio recording that could distract employees.

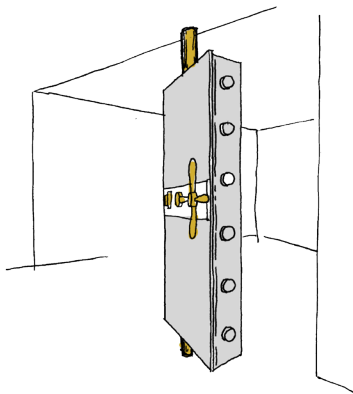


**D1. HIGH COMPLEXITY****INTERPRETIVE SIGNAGE IN THE COURTYARD**

The internal courtyard can become a place of contemplation and provide people an opportunity to learn and read more about the story of Liberty Bank. The architect will consider ways to design and integrate an interpretive display into the courtyard and work with the Advisory Board to develop the narrative.

DESIGN CRITERIA

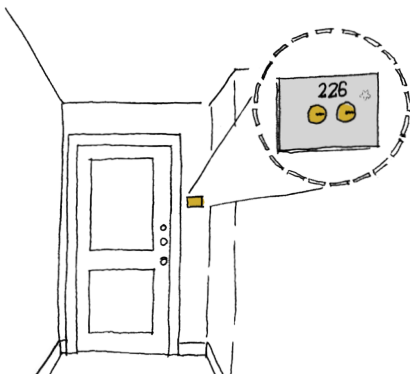
- Coordinate with the Advisory Board to develop narrative text and images.
- Locate in the courtyard and integrate with landscape design.
- Fabricate with high quality materials similar to the architecture and/or landscape design concept.
- Incorporate materials and elements that can be cleared of graffiti and securely attached signage.

**D2. HIGH COMPLEXITY****VAULT DOOR**

The vault door is a unique relic of Liberty Bank that remains in the building. The advisory board and public expressed great interest in repurposing it as a visual art piece within a common area (preferably the lobby). The architect will engage with an engineer to better understand the feasibility and estimated cost of the door's incorporation in the building. If deemed reasonable by CHH, the architect will integrate the vault door as a major conceptual art piece.

DESIGN CRITERIA

- Protect during demolition and securely store during initial construction.
- Coordinate with engineer to ensure safety during seismic activity.
- Locate in common area.
- If feasible, locate so both sides are visible.
- Design may include the frame.
- Design may include placing it in the concrete floor should engineering be costly.

**D3. HIGH COMPLEXITY****SAFETY DEPOSIT BOX DOORS USED AS UNIT NUMBERS**

The safety deposit boxes remain in the building. If possible, the doors with accompanying numbers will be used as residential unit numbers. This will be seen by any visitors and elicit inquiry and intrigue. The architect will save the appropriate number of doors, estimate construction cost, and design installation details.

DESIGN CRITERIA

- Securely attach to wall or residential doors at eye-level and conforming to ADA requirements.

CONCLUSION

The original Liberty Bank and Capitol Hill Housing's proposed Liberty Bank Building are linked by a common goal: to build a stronger community that is diverse, accessible, and livable.

Liberty Bank was a grassroots effort to provide financial resources to community members during a time of economic disenfranchisement by larger institutions. Through their commitment and courage, the bank's leaders filled a critical need, making it possible for local businesses to thrive and for families to set down roots.

Today we face a different challenge: to provide affordable housing to people with differing income levels. The Liberty Bank Building being developed on the Liberty Bank site by Capitol Hill Housing (CHH) will provide new affordable residences for people with lower incomes. This project offers a unique opportunity to recognize Liberty Bank's important contributions. By adding architectural and site elements that celebrate the bank's efforts, CHH will not only inform future generations of the Liberty Bank story, it will also demonstrate what local initiative and collaborative effort can accomplish. In this way, the project looks to the past, present, and future—and towards a more vibrant community.