



Agenda

Edmonds Historic Preservation Commission

FOURTNER ROOM

121 5TH AVE N, CITY HALL - 3RD FLOOR, EDMONDS, WA 98020

OCTOBER 12, 2017, 5:30 PM

- I. CALL TO ORDER AND ROLL CALL**
- II. APPROVAL OF MINUTES**
 - 1. Approval of Draft Minutes: September 14, 2017
- III. AGENDA ADDITIONS / CHANGES**
- IV. REQUESTS FROM THE AUDIENCE**
- V. NEW BUSINESS**
- VI. UNFINISHED BUSINESS**
 - 1. Presentation on the Edmonds Museum Remodel
- VII. ACTION ITEMS**
 - 1. Let's Make a Scarecrow
 - 2. Next steps for two Yost properties
- VIII. COMMISSION CHAIR COMMENTS**
- IX. COMMISSIONER COMMENTS**
- X. ADJOURNMENT**

Historic Preservation Commission Agenda Item

Meeting Date: 10/12/2017

Approval of Draft Minutes: September 14, 2017

Staff Lead: N/A

Department: Planning Division
Prepared By: Diane Cunningham

Background/History

N/A

Staff Recommendation

Review and approve the draft minutes

Narrative

Draft minutes are attached

Attachments:
HPC170914d

DRAFT
Subject to October 12th Approval

CITY OF EDMONDS HISTORIC PRESERVATION COMMISSION SUMMARY MINUTES OF SPECIAL MEETING

September 14, 2017

CALL TO ORDER AND ROLL CALL

Chair Raetzloff called the meeting of the Edmonds Historic Preservation Commission to order at 5:33 p.m. in the 3rd Floor Conference Room of City Hall, 121 – 5th Avenue North.

COMMISSIONERS PRESENT

Tim Raetzloff, Chair
Sandra Allbery
Chris Deiner-Karr
Emily Scott
Larry Vogel
Dave Teitzel, City Council Member

STAFF PRESENT

Kernen Lien, Senior Planner
Diane Cunningham, Administrative Assistant

OTHERS PRESENT

Kurt Campbell
Cari Campbell

COMMISSIONERS ABSENT

Steve Waite (excused)
Eric Livingston, Vice Chair (excused)

APPROVAL OF MINUTES

COMMISSIONER SCOTT MOVED THAT THE MINUTES OF AUGUST 10, 2017 BE ACCEPTED AS PRESENTED. COMMISSIONER ALLBERY SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

AGENDA ADDITIONS/CHANGES

The agenda was adjusted to add a discussion about the Yost Houses. In addition, the public hearing (Item VII.1) to determine the eligibility of the Gerdon House (9209 Caspers Street) and the discussion regarding the nomination policy (Item VI.1) were moved up on the agenda before the presentation on the Edmonds Museum Remodel (Item V.1). The remainder of the agenda was approved as presented.

REQUESTS FROM THE AUDIENCE

There were no comments from the audience.

NEW BUSINESS

Nomination Policy

Mr. Lien said the City received a request from the owners of the Gerdon House, asking that the City provide a letter acknowledging that their property could be removed from the Register upon request. He explained that the participation in the program is voluntary and the code is silent on when the Commission will initiate or support removal of a property from

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the Register. However, the Commission's long-standing position has been that a property will only remain on the Register while the property owner is in support of the listing. However, an exception would apply if the property owner had taken advantage of a specific land use or tax benefit based on the property being listed on the Register. To make the Commission's position clear, staff is recommending the following policy statement:

"It is the policy of the Edmonds Historic Preservation Commission that a property will be added to and remain on the Edmonds Register of Historic Places as long as the current property owner is in support of the listing, unless the property has received a land use or tax benefit that was afforded to it only as a result of its listing. In this case, the listing must continue for the duration of the benefit."

COMMISSIONER VOGEL MOVED THAT THE COMMISSION ADOPT THE NOMINATION POLICY STATEMENT AS WRITTEN. COMMISSIONER DEINER-KARR SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

The Commission directed staff to write a letter to the Campbells, as per their request, and include a copy of the policy statement for further clarification.

PUBLIC HEARINGS

Public Hearing to Determine the Eligibility of the Gerdon House (209 Caspers Street) for Listing on the Edmonds Register of Historic Places (File Number PLN20090012)

Mr. Lien briefly reviewed the process for reviewing nominations for properties to be included on the Edmonds Register of Historic Places. Following the public hearing, the Commission will forward a recommendation to the City Council, and the City Council will make the final decision. He also briefly reviewed the effects and benefits of listing a property on the Register, including the need for a Certificate of Appropriateness prior to commencing any work on the historic elements of the property. He advised that the Gerdon House is a "mail order" or "kit home." He provided historic photographs of the home that were taken at about the time it was constructed in 1922, as well photographs to illustrate the home's current condition. He referred the Commission to the criteria that must be considered when determining whether or not a property is eligible for listing on the Edmonds Register of Historic Places (ECDC 20.45.010). He reviewed the criteria as follows:

- **Is significantly associated with the history, architecture, archaeology, engineering or cultural heritage of Edmonds.** The house is associated with the early residential growth of Edmonds and was built for Ira Gerdon, who lived in the house until 1948.
- **Has integrity.** The house is a largely-intact example of the Dutch Colonial Style. Although changes were made to the windows, the replacements match the original windows. An addition was also added to the back of the house in the 1970's without impacting the historic character of the original structure. False storm shades were added to the front of the home, as well, but they do not impact the integrity of the structure.
- **Is at least 50 years old or has exceptional importance if less than 50 years old.** The building was constructed in 1922 and is 95 years old.
- **Falls into at least one of the designation categories spelled out in ECDC 20.45.010(A).** Designation Category B applies to the home. (*Embodies the distinctive architectural characteristics of a type, period, style or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction.*) The Gerdon House is a largely-intact example of the Dutch Colonial Style, and is a "mail order" or "kit house" from Montgomery Ward.

Next, Mr. Lien reviewed the significant features of the home as follows:

1. **Shape.** The original building is a two-story rectangular structure with the 1977 addition from the rear of the house and not visible from the street.

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2. **Roof and Roof Features.** The roof is a steep gambrel roof, typical of the Dutch Colonial Revival style. A continuous dormer across the front of the building opens up the second story.
3. **Openings.** The central entryway is accentuated with a decorative crown supported by classical columns. The door is flanked by sidelights and capped with a fanlight. The double-hung window sashes have decorative glazing on the top.
4. **Projections.** A brick chimney rises above the deck on the west façade of the house, and a pergola extends off the east side of the home.
5. **Trim and Secondary Features.** A glassed-in sunroom and deck extend out on the west side of the house.
6. **Materials.** The house is clad in wood clapboard.
7. **Setting.** The house sits on a large lot near the intersection of 3rd Avenue North and Caspers Street.

Mr. Lien concluded his presentation by recommending that the Commission find the Gerdon House meets the criteria for designation and forward a recommendation to the City Council that it be listed on the Edmonds Register of Historic Places. He reminded them that the owner's signed consent must accompany the nomination when it is presented to the City Council for final approval.

The Commissioners commended the Campbell's for the nice work they have done to restore the property and enhance its street view. They also thanked them for nominating their property for the Register.

COMMISSIONER DEINER-KARR MOVED THAT THE COMMISSION FIND THAT THE GERDON HOUSE MEETS THE CRITERIA FOR DESIGNATION. SHE FURTHER MOVED THAT THE COMMISSION FORWARD A RECOMMENDATION TO THE CITY COUNCIL THAT THE PROPERTY BE LISTED ON THE EDMONDS REGISTER OF HISTORIC PLACES. COMMISSIONER VOGEL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

It was discussed that, after the City Council formally approves the nomination, Commissioner Vogel would write an article for www.myedmondsnews.com and Chair Raetzloff would write an article for *THE EDMONDS BEACON* to announce the new addition to the Register. A press event would also be scheduled when the plaque is presented to the owners. It was agreed that the plaque would be located at the end of the sidewalk rather than on the home, itself.

OLD BUSINESS

Presentation on the Edmonds Museum Remodel

Mr. Lien reported that Thom Sullivan, Public Works Supervisor, met with Commissioner Waite to discuss the remodel proposal, which will require a Certificate of Appropriateness from the Commission. In addition, Commissioner Waite has met with the Building Official to discuss the concept of energy credits so that single-pane rather than double pane windows can be used. He briefly reviewed the project, noting that the new skylight will be visible when walking along the west side of 5th Avenue. The existing skylight is in poor shape and is no longer even attached to the building. The new skylight will result in energy credits that can be used when replacing the windows. He asked that the Commission take action on the Certificate of Appropriateness for the skylight portion of the project now. More discussion about the window and door replacement work could follow at a subsequent meeting.

The Commissioners agreed that the proposed new skylight would look very similar to the existing skylight, but it would be more functional.

COMMISSIONER SCOTT MOVED THAT THE COMMISSION APPROVE A CERTIFICATE OF APPROPRIATENESS FOR THE SKYLIGHT PORTION OF THE EDMONDS MUSEUM REMODEL. COMMISSIONER ALLBERY SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

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Mr. Lien advised that window and door replacement will occur over a number of years. He recalled that Commissioner Waite previously asked if the original windows had a rail horn or sill horn. He also asked if a paint sample could be required prior to removal of the windows and doors to examine and determine the original color. Mr. Sullivan responded that nothing conclusive is known about the rail and sill horns. They are hoping to do a demo/reinstall day to find any concealed details and old paint reveals that are currently hidden by the trim on the existing windows. At that point, they will know how to proceed with the rail on the sills. The new windows would be scratch-built and custom to the specific installation, so horn or no horn will be relatively minor adjustments. The intent is to look for color samples and documentation that will help match color choices with the originals. Diagrams of the proposed new windows were provided for the Commission's information.

Mr. Lien recalled that Commissioner Waite previously asked about the hardware for the new doors and whether or not the doors would have obscure glass with a hidden security metal panel behind. Mr. Sullivan responded that one of the new doors would have to have an American's with Disabilities (ADA) compliant knob on the inside, and there will also be an exterior knob. Color for the hardware can be left to the Commission's choice. The door light will need to be tempered since the interior has an information kiosk in front of it. The finish will need to be non-transparent for aesthetic reasons. Diagrams of the proposed new doors were provided for the Commission's information.

COMMISSIONER SCOTT MOVED THAT THE COMMISSION APPROVE A CERTIFICATE OF APPROPRIATENESS FOR THE TWO END DOORS ON THE SOUTH SIDE OF THE BUILDING (NOT THE ADA DOOR) OF THE EDMONDS MUSEUM REMODEL. COMMISSIONER ALLBERY SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

The Commissioners agreed that additional information is needed before granting a Certificate of Appropriateness for the ADA door and window replacements.

ACTION ITEMS

Review of the 2018 Calendar

Ms. Cunningham advised that the 2018 Calendar is nearly ready to be sent to the printer. Potential changes were discussed, and the Commission agreed to the following alterations:

- May 1st – Add the event Seattle/Everett Interurban Trolley services begin in 1910
- August 5th – Add the event SITKA Picnic
- November 8th – In 1910, Washington was the 5th state to vote to approve women's suffrage and give women the vote, 10 years ahead of the Federal amendment that approved it nationwide.
- Numerous lines were left off of the copy that Commissioner Vogel printed. Ms. Cunningham and Commissioner Scott agreed to double check to make sure the lines are included in the actual design.

Ms. Cunningham summarized the goal is to complete the calendar by the end of September so it can be sent to the printer. The Commissioners agreed that 3,500 calendars should be printed.

Palmer House

It was discussed that Commissioners were invited to tour the Palmer Home. Those who have not been through the home were encouraged to do so as a courtesy to the owners. It was also decided that they should seek the return of the plaque that was placed on the home, since it is no longer listed on the Register.

Discussion about Yost Houses (658 Maple Street and 536 Pine Street))

The Commissioners briefly discussed the historic integrity of the two homes, particularly noting the changes that have been made to each. It was discussed that both homes are owned by the same people. Commissioner Deiner-Karr agreed to search for pictures of the Yost houses from the County Assessor's Office, and Commissioner Allbery agreed to search for pictures in the museum's collection. Commissioner Vogel was assigned to take photographs of both homes.

Discussion about Property at 555 Main Street

Commissioner Deiner-Karr advised that the owner of this property is still interested in nominating it for the Register, and she encouraged them to submit an application. Ms. Cunningham agreed to locate a contact number so that a Commissioner could reach out to them.

HISTORIC PRESERVATION COMMISSION CHAIR COMMENTS

Chair Raetzloff did not provide additional comments.

HISTORIC PRESERVATION COMMISSIONER COMMENTS

There were no Commissioner comments.

ADJOURNMENT

The meeting was adjourned at 6:50 p.m.

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Historic Preservation Commission Agenda Item

Meeting Date: 10/12/2017

Presentation on the Edmonds Museum Remodel

Staff Lead: Thom Sullivan

Department: Planning Division
Prepared By: Diane Cunningham

Background/History

Thom Sullivan, Public Works Supervisor and Steve Waite have met and discussed the remodel to the museum. There will be a presentation by Thom Sullivan for possible Certificate of Appropriateness.

Staff Recommendation

Narrative

Thom Sullivan will present drawings of window and door replacements at the Edmonds Museum for the Historic Preservation Commission's consideration for a Certificate of Appropriateness.

Historic Preservation Commission Agenda Item

Meeting Date: 10/12/2017

Let's Make a Scarecrow

Staff Lead: Emily Scott

Department: Planning Division
Prepared By: Diane Cunningham

Background/History

Annual museum scarecrow contest

Staff Recommendation

Narrative

Historic Preservation Commission Agenda Item

Meeting Date: 10/12/2017

Next steps for two Yost properties

Staff Lead: N/A

Department: Planning Division
Prepared By: Diane Cunningham

Background/History

The city has been contacted by the owners of two Yost properties at 658 Maple Street and 536 Pine Street.

Staff Recommendation

Narrative

What is the commissioner's next steps?