

Approved October 8<sup>th</sup>

**CITY OF EDMONDS  
HISTORIC PRESERVATION COMMISSION  
SUMMARY MINUTES OF REGULAR MEETING**

**September 10, 2015**

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**CALL TO ORDER AND ROLL CALL**

Chair Scott called the meeting of the Edmonds Historic Preservation Commission to order at 5:30 p.m. in the 3<sup>rd</sup> Floor Conference Room of City Hall, 121 – 5<sup>th</sup> Avenue North.

**COMMISSIONERS PRESENT**

Emily Scott, Chair  
Larry Vogel, Vice Chair  
Sandra Allbery  
Eric Livingston (arrived at 5:55)  
Tim Raetzloff  
Gerry Tays  
Kristiana Johnson, City Council Member  
Lora Petso, City Council Member

**STAFF PRESENT**

Rob Chave, Planning Manager  
Diane Cunningham, Administrative Assistant

**COMMISSIONERS ABSENT**

Chris Deiner-Karr  
Dave Teitzel  
Steve Waite

**GUESTS PRESENT**

Aaron Anckner, Window World of Puget Sound

Chair Scott announced that Katie Bojakowski has resigned her position on the Commission.

**READING/APPROVAL OF MINUTES**

**VICE CHAIR VOGEL MOVED TO APPROVE THE MINUTES OF JULY 9, 2015 AS SUBMITTED. COMMISSIONER ALLBERY SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.**

**AGENDA ADDITIONS/CHANGES**

The agenda was updated to add discussions about window replacement on the Schumacher Building, the resignation of Commissioner Bojakowski and the need to find a new professional member, and demolition permits.

**REQUESTS FROM THE AUDIENCE**

No one in the audience indicated a desire to address the Commission during this portion of the meeting.

**WINDOW REPLACEMENT ON SCHUMACHER BUILDING**

**Aaron Anckner, General Manager, Window World of Puget Sound, Lynnwood**, provided drawings and reviewed the details of the project, noting that the existing windows are not original to the building and were likely replaced in the late 1980's. The proposal is to replace all of the existing upper story windows on all sides of the building with vinyl windows. In addition to replacing the windows, the property owner is proposing to replace one piece of the wooden trim (in kind) at the rear of the building because it is rotted past the point of repair.

Commissioner Tays expressed his belief that the windows on the building are character defining from a historic standpoint. Although the muntins and mullions do not serve a functional purpose, they provide a texture that is character defining. Vinyl windows have no texture. Mr. Chave noted that the vertical bars were present on the windows of the original building. Mr. Anckner agreed that the look could be duplicated, but the vertical divider would need to be placed between the panes of glass rather than on top.

Mr. Chave provided historic photographs to illustrate how the color scheme of the windows has changed over time, but the pattern and style of windows has always been consistent with the original building. He reviewed the Secretary of the Interior Standards and explained that the general principle is to maintain the historic character of the structure. He suggested that, aside from color, the proposed new window design is inconsistent with the historic character of the building. However, changing the windows as proposed would not do irreparable harm to the historic character of the building, as no changes are proposed to the openings or wood surrounds and the alteration could be reversed.

Commissioner Raetzloff asked if wood pane windows could be used instead of vinyl. Mr. Anckner agreed that is an option, but it would be more costly. Vice Chair Vogel asked about the condition of the wooden sashes right now, and Mr. Anckner answered that the wood components of the windows are relatively sound. Vice Chair Vogel asked if it would be possible to replace the glass and reseal the windows using the existing frames and sashes, and Mr. Anckner answered affirmatively. This process is called "reglazing," and it is highly likely that at least some of the muntins in the center dividers would break during the process. If the existing wood components remain intact, reglazing would be comparable in cost to vinyl windows.

Commissioner Livingstone arrived at the meeting at 5:55 p.m.

The Commission discussed the appropriateness of the proposed window modifications. Ms. Cunningham referred to written comments relative to the proposed project that were submitted by Commissioner Waite, who was unable to attend the meeting. The Commission agreed that the windows are an important character-defining feature of the building, and they were less inclined to support the proposed vinyl windows. Instead, they recommended that the property owner consider other options, such as reglazing using the existing window frames. Mr. Anckner advised that if the existing wooden muntins are damaged during the reglazing process, it could cost between \$100 and \$200 more per window to replace them, and the property owner is proposing to replace a total of 20 windows. The cost of replacing the windows with new frames to match the existing windows would be phenomenal (about \$2,000 each). At the request of the Commission, Mr. Chave agreed to research local and state opportunities to provide financial assistance for the more costly options. Commissioner Tays agreed to have an informal discussion with the property owner regarding the Commission's concerns and potential alternatives.

**CHAIR SCOTT MOVED TO TABLE THE DISCUSSION REGARDING THE SCHUMACHER WINDOW REPLACEMENT PROJECT UNTIL A SPECIAL MEETING ON SEPTEMBER 17, 2015. COMMISSIONER ALLBERY SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.**

The Commissioners were encouraged to email their additional thoughts and leads to Commissioner Tays, who would meet with the property owner to discuss alternatives.

## **COMMITTEE REPORTS**

### **Registration Committee**

Chair Scott reported that she is scheduled to meet with the property owners of a historic building on Maplewood who are interested in placing the home on the Register. The structure built in 1955 and is identified on both the 2012 and 2015 surveys. She also reported that Commissioner Teitzel made contact with the owner of a historic home on 216<sup>th</sup> Street Southwest who is interested in listing the property on the Register. The craftsman-style home is located on property that was formerly an orchard. She agreed to continue to pursue the home on Maplewood, and Commissioner Raetzloff agreed to work further with the owner of property on 216<sup>th</sup> Street.

### **Education and Outreach Committee**

The Education and Outreach Committee did not have any activities to report.

### **Preservation Planning Committee**

**APPROVED**

The Preservation Planning Committee did not have any activities to report.

### **South Snohomish County Historical Society**

Commissioner Allbery announced that the scarecrow festival is just getting started, and they are hoping to register 125 scarecrows this year in honor of the City's anniversary. She also announced that the time capsule would be put in place on September 12<sup>th</sup>. The Heritage Days Dinner is scheduled for November 13<sup>th</sup>, and the format will be different this year.

Chair Scott said she plans to make a scarecrow for the Commission's entry, and she encouraged Commissioners to consider making individual entries, as well.

### **NEW BUSINESS**

#### **Discussion on Adding Tree Stumps to Edmonds Historic Register**

Chair Scott said this issue pertains to the Commission's previous discussion on allowing stumps to be listed on the Edmonds Register of Historic Places as objects. She explained that options include listing stumps on the Register, listing them on a separate inventory, and/or providing educational signage. She agreed to email information to the Commissioners in preparation for their continued discussion.

**CHAIR SCOTT MOVED TO POSTPONE THE DISCUSSION UNTIL THE OCTOBER MEETING. COMMISSIONER ALLBERY SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.**

#### **Filling the Vacant Commission Professional Position**

Ms. Cunningham announced that Katie Bojakowski has resigned her position on the Commission. She asked the Commissioners to provide feedback on the option of reassigning one of the existing Commissioners to serve in the professional position that was vacated by Ms. Bojakowski. She reminded the Board that Vice Chair Vogel shared a name of someone who may be interested in filling this position, but she does not live in Edmonds. As per Edmonds City Code (ECC) 10.90, vacancies are filled by the Mayor and Edmonds residency is required with some exceptions. The Commission directed Ms. Cunningham to advertise the vacant position.

#### **Demolition Permits**

Ms. Cunningham reminded the Commission of their previous request that the Building Department give them five days notice before issuing a building permit that involves the demolition of a historic structure. She referred to a list of demolition permits that she sent to the Commissioners on August 20<sup>th</sup>, and asked if any pictures were taken. It was discussed that Vice Chair Vogel had agreed to take pictures, and Google Maps also provides street views of the properties.

### **UNFINISHED BUSINESS**

#### **Maritime Cultural Heritage Project**

It was noted that, in light of Ms. Bojakowski resignation from the Commission, as well as her changing focus, this project will no longer be pursued. It was suggested that perhaps the project could be included as part of a future survey. Commissioner Allbery advised that she was recently approached by a diver who wants to locate and identify historic underwater structures on the south side of the ferry terminal. However, she did not collect his contact information.

#### **Discussion on Historic Survey Presentation**

Chair Scott commended the staff and consultant for a fantastic presentation that was well attended by the public. Ms. Cunningham asked if any Commissioners were contacted by interested property owners after the presentation. No specific contacts were noted, but the Commissioners agreed to have a discussion at their next meeting about mailing a follow-up letter to those who signed up on the list of attendees. Mr. Chave agreed to add the presentation to the Commission's website.

#### **Status of 2016 Calendar**

Chair Scott reported that she and Vice Chair Vogel are continuing their work on the 2016 calendar, and a draft should be available by next week. The Commissioners agreed that the calendar should be ready for publication by the end of October or first of November.

**APPROVED**

**Update on Historic Districts**

Council Member Petso reported that the concept of Historic Districts was presented to the City Council, and Mr. Chave identified the first steps. If one or more of the first steps make it into the Mayor’s budget, the concept will likely move forward in 2016. She advised that the biggest stumbling block is the representation that implementing the concept will likely require the addition of a full-time staff member. Council Member Johnson agreed that the cost of full-time staff may seem daunting, but she is optimistic that some intermediate steps could be accomplished with modest funds. For example, the Commission could focus their efforts on getting buildings in the areas that might become historic districts registered, bringing them one step closer to implementing the concept at some point in the future. Mr. Chave emphasized that you do not have to establish a district in order to promote historic areas. For example, there could simply be a cluster of identified sites within historic downtown Edmonds.

Mr. Chave suggested that for the next round of grants, the Commission could submit an application for funding to do a series of workshops for historic property owners. The Commissioners voiced support for this idea.

**Status of Profitt/Astell House Plaque Ceremony**

Ms. Cunningham advised that she and Commissioner Tays are still working to schedule the plaque ceremony.

**ACTION ITEMS**

There were no action items.

**HISTORIC PRESERVATION COMMISSION CHAIR COMMENTS**

Chair Scott thanked everyone for their participation and said she enjoys working with all of them.

**HISTORIC PRESERVATION COMMISSIONER COMMENTS**

Ms. Cunningham advised that a number of Commissioners’ terms will expire at the end of 2015. It was discussed that Vice Chair Vogel and Commissioner Tays would not pursue another term on the Commission.

Commissioner Raetzloff reported that he recently visited Port Townsend and Gig Harbor, where historic preservation has worked well. He questioned how the Commission could persuade the Edmonds community about the importance of historic preservation, as well.

**ADJOURNMENT**

The meeting was adjourned at 7:05 p.m.