

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

March 10, 2011

CALL TO ORDER AND ROLL CALL

Chair Vogel called the meeting of the Edmonds Historic Preservation Commission to order at 5:40 p.m. in the 3rd Floor Conference Room of City Hall, 121 – 5th Avenue North.

COMMISSIONERS PRESENT

Larry Vogel, Chair
Sue Bauer, Vice Chair
John Dewhirst
Andy Eccleshall
Eric Norenberg
Michael Plunkett

STAFF PRESENT

Rob Chave, Planning Division Manager
Kernen Lien, Planner
Diane Cunningham, Administrative Assistant
Carrie Hite, Parks and Recreation Director
Phil Williams, Public Works Director

COMMISSIONERS ABSENT

Steve Waite (excused)
Alan Macfarlane (excused)
Christine Deiner-Karr (excused)
Jenny Anttila (excused)

READING/APPROVAL OF MINUTES

Approval of the January 13, 2011 meeting was postponed to the next meeting.

VICE CHAIR BAUER MOVED THE COMMISSION APPROVE THE MINUTES OF FEBRUARY 10, 2011 BE AS PRESENTED. COMMISSIONER ECCELSHALL SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

ANNOUNCEMENT OF AGENDA

The agenda was accepted as proposed.

REQUESTS FROM THE AUDIENCE

There was no one in the audience who expressed a desire to address the Commission during this portion of the meeting.

CITY REPORT: DISCUSSION ON SOLAR PANELS AT FRANCES ANDERSON CENTER

Mr. Lien explained that the City Council forwarded this proposal to the Historic Preservation Commission. He explained that while a Certificate of Appropriateness would not be required until a building permit application has been submitted, the City Council has also invited the Commission to comment on the proposal. Council Member Plunkett questioned the

appropriateness of Commission comments now in light of the fact that they may be required to consider a Certificate of Appropriateness at some point in the future. Mr. Chave did not believe there would be a conflict. Mr. Williams said the City Council and staff are seeking general feedback from the Commission about what would be required to obtain a Certificate of Appropriateness at some point in the future. Council Member Plunkett emphasized that any opinion rendered by the Commission at this time would be subject to a future Certificate of Appropriateness.

Chris Herman, Sustainable Edmonds announced that Engrossed Substitute Senate Bill 6658 doubled the state production incentives for community solar projects. Rather than paying people to do the right thing (rebates), the bill pays a premium for the output of solar systems for a set period of time. He briefly described how the program works.

Mr. Herman provided a brief history of the Edmonds Community Solar Cooperative, which was formed in December 2010 to help Sustainable Edmonds move forward with the proposed project. He explained that the cooperative is eligible for federal incentives, which amount to 30% of the cost of the proposed system. They are also eligible to receive \$1.80 per kilowatt hour from the state production incentive. There are other opportunities, as well. The Cooperative's efforts are consistent with the goals of Sustainable Edmonds and the Mayor's Climate Action Committee. The Frances Anderson Center has been identified as an ideal place for solar power. Because it is a community facility, there are opportunities for public education and outreach.

Chair Vogel noted that the solar panels would not require any structural modifications to the building. Therefore, they could easily be removed in the future without any residual effects. Mr. Herman concurred and briefly described how the panels would likely be attached to the building and explained that the project would be designed to ensure that the structure is not damaged. He provided a photograph of the type of panel that would be used and where they would be located. He noted that the panels would not be highly visible from the street level. Chair Vogel said he supports the proposal as a way to further Edmonds' position as a progressive community. Rather than hiding the panels from street view, they should be used as an education tool. Mr. Herman advised that an education kiosk would be located inside the Frances Anderson Center.

Mr. Herman pointed out that Department of Interior's guidelines indicate that historic preservation and energy savings are compatible goals. He reviewed the guidelines and described how the project would comply. He noted that the project would also comply with the City's current height restriction and would not block view. He explained that the project would be done in stages as money becomes available. He cautioned that, once completed, the project is not anticipated to provide all the power required for the Frances Anderson Center. He provided a picture to show where the panels would be located and pointed out where Phase 1 would likely start.

Mr. Herman provided additional information about Sustainable Edmonds and how citizens could be involved in the project by becoming a member of the cooperative and/or purchasing a "sun slice." He explained the purpose of the cooperative and the advantages it provides to the project. He spent time explaining more about how the cooperative works and how its members and the City would benefit.

Commissioner Eccleshall inquired if running conduit for the project would result in any structural damage to the building. Mr. Herman explained how and where the conduit would be installed and said he does not believe the structure would be damaged and/or compromised.

Commissioner Eccleshall he sees this proposal as an opportunity to make the building more viable, which is a goal of historic preservation. It also demonstrates that the Commission is not opposed to progress as long as it does not significantly change the historic structure. Chair Vogel agreed and said he is excited about the proposal. The Edmonds community has a fairly high level of environmental awareness, and this is a natural proposal for them. He felt people would purchase "sun slices" not only because of the profit to be made but to promote renewable energy. Commissioner Dewhirst added that the proposal meets the Secretary of the Interior's standards and should have no negative impact on the building. The visual impact should be minimal, as well.

Chair Vogel suggested the project would also enhance the goals of the Commission to raise local awareness of the historic value of the Frances Anderson Center. Mr. Chave suggested the Commission could use this project as a public relations tool to show that the Commission encourages projects that improve the energy efficiency of historic structures without harming

the historic character. Chair Vogel suggested the educational kiosk located at the Frances Anderson Center should also point out the other things that have been done to make the building more energy efficient and the cost savings realized.

The Commission concluded that they are excited about the project and its benefits to the Edmonds Community. They see no negative effects on the historic character of the Frances Anderson Center. They agreed there is potential for leveraging the project to enhance the building's historic significance, as well as many other non-historic values within the community. They are happy to see the project proceed subject to permitting and a Certificate of Appropriateness.

Chair Vogel said he has been impressed learning about the life and character of Frances Anderson as he wrote the feature article for *THE PRESERVATIONIST*. He felt she would be happy about the proposed project.

COMMITTEE REPORTS

Registration Committee

Commissioner Eccleshall reported that the Registration Committee investigated ways to move forward with the items included in the Commission's Strategic Plan. Their work includes identifying a strategy for contacting property owners who have responded negatively or not at all to previous contacts. They are working to prepare a newspaper article to restate the Commission's mission and point out the positive things they have and can achieve. The Frances Anderson Center is an example of how the Commission can present themselves in a positive light rather than as a road block.

Commissioner Bauer announced that Commissioners Eccleshall and Anttila met with Mr. Chave to learn more about the special tax valuation incentive. She suggested they discuss this topic at their next agenda to make sure everyone understands the program. She recalled that the Registration Committee was charged with revisiting the list of potential incentives and providing a report to the Commission in April or May.

Commissioner Bauer suggested the Commission consider hosting a weekend event for other historic preservation commissions in the Puget Sound area. She agreed to pursue this option further with Megan Duval, Director of Local Government Programs, Washington State Department of Archaeology and Historic Preservation.

Education and Outreach Committee

Chair Vogel announced that a formal ceremony was held earlier in the day to present the plaque at the Frances Anderson Center. The event was covered by the local newspaper and Mayor Cooper attended. He said he forwarded a picture and a short article for publication in the Edmonds Patch.

Chair Vogel thanked Commissioner Eccleshall for getting the latest edition of *THE PRESERVATIONIST* published in his absence. He also thanked Council Member Plunkett for sponsoring the printing by providing paper. Commissioner Eccleshall suggested they print another batch of the latest edition. The Commission commended Chair Vogel and Commissioner Eccleshall for their efforts to prepare the document.

Commissioner Norenberg agreed to prepare a layout of the calendar as soon as he has the necessary software. Chair Vogel agreed to provide the software, and Commissioner Eccleshall agreed to help with the project.

Preservation Planning Committee

Commissioner Dewhirst reported that the Preservation Planning Committee met to prioritize the projects identified in the Strategic Plan. They agreed the highest priorities include: creating code language that allows the Commission to pursue the option of historic districts, expanding the historic survey outside of the downtown, and public education. The Committee agreed to review the existing code language related to historic districts and report back to the Commission at their next meeting. Ms. Cunningham agreed to send the Commissioners a copy of the Strategic Plan.

The Commission discussed the best approach for implementing the historic district concept, and they agreed that there may be collections of historic structures in the City where the owners may be interested in forming their own historic district.

Commissioner Dewhirst expressed concern that while the three committees have a general focus, they often seem to be going off in different directions. He suggested that each committee select a chair, and the three chairs could discuss how the activities of the various committees fit with the Commission's overall goal. Council Member Plunkett pointed out that the committees and the Commission have made great progress over the past two years. The Commission agreed it is important for the committees and the Commission as a whole to renew their focus from time to time. Commissioner Eccleshall suggested that committee assignments should be changed every few years. Chair Vogel noted that people tend to gravitate to what they do best. The Commission agreed to review the committee assignments occasionally.

OTHER REPORTS

Edmonds South Snohomish County Historical Society

Chair Vogel agreed to contact the Society to find out if Commissioner Macfarlane would continue to be their representative on the Commission.

NEW BUSINESS

FY12 Certified Local Government (CLG) Pass-Through Grant Application

Commissioner Dewhirst advised that the deadline for this grant application is approaching. He noted that the grant funding could be used to purchase more plaques or to fund educational opportunities for the Commission. Commissioner Eccleshall agreed to meet with Mr. Chave to discuss the grant opportunity and prepare an application. He agreed to stay in contact with the Commissioners via email regarding his progress. The Commission agreed it would be appropriate to seek grant funding for additional plaques (\$2,000) and for educational opportunities for the Commissioners (\$1,000).

Discussion about Ordering a New Supply of Plaques

Ms. Cunningham reported that the Commission still has approximately 8 to 10 plaques. She said the last time the plaques were ordered, they cost \$166.66 each.

UNFINISHED BUSINESS

Update on Outside Lighting at the Edmonds Museum

Neither the Commission nor staff had anything new to report on the status of the Museum's proposal to add outside lighting.

ACTION ITEMS

Potential Property Nominations

The Commission did not discuss this item.

Updates to Historic Inventory

The Commission did not discuss this item.

The Preservationist

The Commission agreed that the next edition of *THE PRESERVATIONIST* would feature the train station. Commissioner Dewhirst agreed to prepare the draft article.

HISTORIC PRESERVATION CHAIR COMMENTS

Chair Vogel did not provide any comments during this portion of the meeting.

HISTORIC PRESERVATION COMMISSIONER COMMENTS

Commissioner Eccleshall commended Chair Vogel for leading the discussion on solar panels for the Frances Anderson Center.

Commissioner Dewhirst announced that he may attend the Main Street Conference in Walla Walla in May.

ADJOURNMENT

The Commission meeting was adjourned at 7:01 p.m.