

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

September 18, 2014

CALL TO ORDER AND ROLL CALL

Vice Chair Raetzloff called the special meeting of the Edmonds Historic Preservation Commission to order at 5:30 p.m. in the 3rd Floor Conference Room of City Hall, 121 – 5th Avenue North. He read the Commission’s mission statement.

COMMISSIONERS PRESENT

Tim Raetzloff, Vice Chair
Sandra Allbery
Chris Deiner-Karr
Larry Vogel
Steve Waite

STAFF PRESENT

Kernen Lien, Senior Planner
Diane Cunningham, Administrative Assistant

COMMISSIONERS ABSENT

Gerry Tays, Chair (excused)
Emily Scott (excused)
Lora Petso, City Council Member (excused)
Kristiana Johnson, City Council Member (excused)

DISCUSSION AND POSSIBLE ACTION TO REMOVE THE RESIDENCE AT 533 – 3RD AVENUE SOUTH FROM THE EDMONDS REGISTER OF HISTORIC PLACES

Mr. Lien recalled that when the property was placed on the Register in 2009, the property owner indicated his plans to do an addition to the structure. He questioned if it would be possible to remove the house from the Register at some point in time if he was unable to obtain a Certificate of Approval for his planned addition. The Commission assured him he would retain that ability. Minutes of the public meeting the Commission held regarding the subject property were provided in the Staff Report.

Mr. Lien reported that the City recently received a building permit application for the subject property. Staff reviewed the proposal and prepared a diagram to illustrate the footprint of the existing house, as well as the proposed addition. The Commission discussed the proposal at their last meeting and expressed concern that it would not meet the criteria for a Certificate of Appropriateness. Because the City cannot issue a building permit for a property that is on the Register unless it gets a Certificate of Appropriateness, the property owner has requested that the property be removed from the Register.

Mr. Lien referred to the memorandum in the Staff Report explaining why the property should be removed from the Register because it would no longer meet the “integrity” criteria. He briefly reviewed the seven aspects of the Department of the Interior’s Integrity Criteria, which was provided as an attachment in the Staff Report. He summarized that the structure’s design, setting, materials, workmanship and feeling would all be impacted by the proposed addition. He recommended the Commission recommend to the City Council that the property be removed from the Register.

Commissioner Waite commented that the concern is not only related to the scale of the proposed addition. He is concerned that the proposal is simply a replication of what exists, which would end up falsifying the history of the building. When

complete, a person would not be able to determine which parts of the building are historic and which are new. He explained that although additions and alterations are anticipated on most historic structures, design intent is a very important factor. He further explained that adopted convention in the historic preservation field is that the design of each alteration should reflect the period in which it was done. The proposed design would not accomplish that intent.

The Commissioners shared examples of additions to historic structure that did not replicate the original building. Instead, they reflect the period in which they were done, yet paid homage to the original structure. This approach allows a structure's story to be told and leaves a record of what the construction tastes and design were over time.

The Commission discussed how they could be more proactive and provide guidance to property owners to help them design alterations and additions that meet the qualifications for a Certificate of Appropriateness. Doing so could result in better projects that benefit both the property owner and the City.

BOARD MEMBER VOGEL MOVED THAT, PER THE REQUEST OF THE PROPERTY OWNER AT 533 – 3RD AVENUE SOUTH, WHO IS CONTEMPLATING AN ADDITION TO HIS HOUSE THAT WOULD NOT QUALIFY FOR A CERTIFICATE OF APPROPRIATENESS, THE COMMISSION RECOMMEND THE CITY COUNCIL REMOVE THE PROPERTY FROM THE EDMONDS REGISTER OF HISTORIC PLACES. BOARD MEMBER DEINER-KARR SECONDED THE MOTION.

Mr. Lien clarified the Code does not require the property owner's authorization to remove a property from the Register. The process can be initiated by the Historic Preservation Commission. In this case, the property owner submitted the request, and staff invited him to submit his written request for the City Council's consideration.

ADJOURNMENT

The meeting was adjourned at 5:58 p.m.

APPROVED