

APPROVED APRIL 9TH

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

March 12, 2015

CALL TO ORDER AND ROLL CALL

Vice Chair Vogel called the 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

Larry Vogel, Vice Chair
Sandra Allbery
Chris Deiner-Karr
Eric Livingston (arrived at 5:50 p.m.)
Gerry Tays
Steve Waite
Lora Petso, City Council Member

STAFF PRESENT

Kernen Lien, Senior Planner
Diane Cunningham, Administrative Assistant

GUESTS

Kirsten Paust

COMMISSIONERS ABSENT

Emily Scott, Chair (excused)
Katie Bojakowski
Tim Raetzloff
Kristiana Johnson, City Council Member

READING/APPROVAL OF MINUTES

COMMISSIONER TAYS MOVED TO APPROVE THE MINUTES OF MARCH 12, 2015 AS SUBMITTED. COMMISSIONER DEINER-KARR SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

AGENDA ADDITIONS/CHANGES

Item 7b (How to Begin Historic Research on a Property) was rescheduled to the April 9th meeting. Item 7a (Public Hearing related to Profitt/Astell House) was placed before Item 5a. The remainder of the agenda was accepted as presented.

REQUESTS FROM THE AUDIENCE

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

NEW BUSINESS

Public Hearing to Determine the Eligibility of the "Profitt/Astell House" Located at 825 Main Street for Listing on the Edmonds Register of Historic Places (File Number PLN20100013)

Mr. Lien referred to the application for designation of the Profitt/Astell House at 825 Main Street for inclusion on the Edmonds Register of Historic Places and noted that the property owner has signed the nomination form. He briefly reviewed how the application meets the following designation criteria:

- ***The structure must be significantly associated with the history, architecture, archaeology, engineering or cultural heritage of Edmonds.*** Mr. Lien explained that the home is associated with the early residential growth of Edmonds and is associated with George Profitt, a one-time water superintendent and plumbing proprietor of Reliable Flooring, and James Astell (son of Carrie Yost Astell) who served several terms as a City Council Member, as well as the town's fire chief.
- ***The structure must have integrity.*** Mr. Lien explained that the house is a largely intact example of a two-story Craftsman bungalow.
- ***The structure must be at least 50 years old.*** Mr. Lien advised that the home was constructed in 1901 and is 114 years old.

Mr. Lien explained that in addition to the above criteria, the property must meet at least one of the eleven designation categories listed in Edmonds Community Development Code 20.45.010 (A through K). He reviewed that the subject property would be consistent with the following categories:

- ***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.*** Mr. Lien explained that the subject house is an example of a two-story Craftsman bungalow.
- ***Is associated with the lives of persons significant in national, state or local history.*** Again, Mr. Lien advised that the home is associated with the early residential growth of Edmonds and is associated with George Profitt, a one-time water superintendent and plumbing proprietor of Reliable Flooring, and James Astell (son of Carrie Yost Astell) who served several terms as a City Council Member, as well as the town's fire chief.
- ***Is a building or structure removed from its location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with a historic person or event.*** Mr. Lien explained that the BOLA Report and application noted that the house was once located on a knoll on the site of the original grade school on Main Street approximately two blocks west of its current location. It is noted that the house was purchased by George Profitt in 1928 and moved to its current location. This would have been around the time that the Edmonds Elementary School (currently the Francis Anderson Center) was constructed.

Next, Mr. Lien reviewed that the house is a two-story, rectangular Craftsman bungalow, and the significant features include the front gabled roof, full-width hip roofed front porch, windows, and supporting brackets at the gable ends. He recommended that the Commission find the application meets the criteria and is eligible for designation on the Edmonds Register of Historic Places. The exterior of the structure contains the significant features. He further recommended the Commission make a recommendation to the City Council that the property be listed on the Edmonds Register of Historic Places. He provided historic photographs of the home.

Commissioner Tays noted that the 1st story windows on the west side are not original, and were probably changed when the building was moved. The leaded glass windows were a common feature of homes in the late 20s and early 30s. It was noted that the windows are still more than 50 years old.

The Commission had a brief discussion about what the property's official name should be. Mr. Lien reminded the Commission that one of the criteria is that the property is associated with someone of significance in the City, and Mr. Profitt and Mr. Astell were both historic figures. However, he acknowledged that neither was involved with the home's construction. It was noted the property is identified as the "Profitt/Astell House" in the BOLA Report. When asked, the owner of the home, Kirsten Paust, indicated she did not have a preference. The Commission agreed the appropriate name for the home is "Profitt/Astell House."

Commissioner Waite reminded the applicant that, once the property is listed on the Register, a Certificate of Appropriateness would be required for changes that require a building permit. He encouraged the homeowners to approach the Commission for advice and support relative to any changes proposed in the future to ensure the historic integrity of the home is maintained.

COMMISSIONER WAITE MOVED THAT THE COMMISSION FIND THAT THE PROFITT/ASTELL HOUSE (FILE NUMBER PLN20100013) MEETS THE DESIGNATION CRITERIA. HE FURTHER MOVED THAT THE COMMISSION RECOMMEND TO THE CITY COUNCIL THAT THE PROPERTY BE LISTED ON THE EDMONDS REGISTER OF HISTORIC PLACES. COMMISSIONER ALLBERY SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

It was announced that Mayor Earling is scheduled to conduct a plaque ceremony at the Schumacher Building on June 2nd. It was anticipated that the plaque ceremony for the Proffitt/Astell House could take place on the same day.

COMMITTEE REPORTS

Registration Committee

Commissioner Tays pointed out that several applications for the Register were submitted immediately following the BOLA Report and are in the City's files. The owners of the properties received notification and are likely waiting for the Commission to move the applications forward.

The Commissioners discussed the status of the project to expand the historic survey beyond the BOLA Report. Ms. Cunningham reviewed that the City received a grant for the expanded study, and staff is in the process of finding a consultant. Commissioner Deiner-Karr suggested, and the remainder of the Commission concurred, that they should set forth specific criteria for the expanded study.

Education and Outreach Committee

Vice Chair Vogel said he would provide a presentation regarding the history of Edmonds at Edmonds Landing on April 20th at 1:30 p.m. They have invited him to concentrate his presentation on personalities from Edmonds' history.

Preservation Planning Committee

Commissioner Tays said the Preservation Planning Committee would like a future meeting agenda to be devoted to training the Commissioners on how to "assess the integrity of historic structures." The Commissioners reviewed previous applications and discussed specific concerns that needed to be addressed as part of the training.

South Snohomish County Historical Society

Commissioner Allbery reported that the Society's website is being reformatted so that it can be updated and managed in-house. Vice Chair Vogel agreed to ask the Society for permission to provide the Commissioners with a link to their server.

Commissioner Allbery said the Society must relocate the storage items that are currently at the former Woodway Elementary School by June. A potential alternative facility has been found, but it is located further away.

UNFINISHED BUSINESS

Discussion on the 2015 Strategic Plan

Commissioner Waite advised that the Preservation Planning Committee met recently, and the focus of their discussion was the Strategic Plan. Commissioner Tays noted that many of the corrections are intended to clarify the inconsistent terms that are used in the Comprehensive Plan. Ms. Cunningham advised that the City is in the process of updating its Comprehensive Plan, and potential amendments must be brought forward as soon as possible. Commissioner Waite agreed to forward the updated Strategic Plan to the staff and Commissioners for review. Ms. Cunningham suggested that it might be necessary to have a special meeting to take action on the Strategic Plan so that necessary amendments to the Comprehensive Plan can go forward as part of the current update.

Discussion on the Morris/Frost House

Commissioner Deiner-Karr recommended that the Morris/Frost House (formerly known as the Bigelow House) be renamed the "Elwell House." She reviewed historical information showing that the property where the structure is located, as well as the surrounding properties, was originally owned by Pleasant Elwell, who obtained them via a preemptive claim under the Homestead Act. The site was originally developed with a cabin that was eventually replaced with the current structure. She

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also provided historical information showing how the property changed hands and was subdivided over the years. The Commission agreed to discuss the property again at their April 9th meeting.

WEBSITE UPDATES

It was noted that the Commission’s web page needs to be updated to identify the current Chair and Vice Chair of the Commission. Ms. Cunningham said the information is correct on the new website that will be up and running soon.

HISTORIC PRESERVATION COMMISSION CHAIR COMMENTS

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

HISTORIC PRESERVATION COMMISSIONER COMMENTS

Commissioner Deiner-Karr said she recently spoke with former Commissioner Eccleshall, who agreed to help with the 2016 Historic Calendar.

The Commission discussed that, because the doors to City Hall are locked at 5:00 p.m., there is no way for members of the public to access their meetings unless someone is available to let them in. Council Member Petso noted that the City Council is aware of the concern and is working to address the problem.

Commissioner Tays reported that he has prepared an application for the house at 731 Main Street to be added to the Register. The home is one of four that were constructed to house logging company employees. The center of the building (gable over the second story) is the original portion of the house. When the house was purchased by the Crow Family (Crow Hardware), the wings had already been added but not finished. Mr. Crow finished the two wings. He noted that Dorothy Crow Williamson grew up in the house and now lives at the corner of 6th and Main. If staff has sufficient time to prepare, the Commission agreed to schedule the application for a public hearing on April 9th.

Commissioner Livingston said he recently spoke with Bob Rinehart who agreed to make arrangements for the Commission to make a presentation to the Chamber of Commerce relative to historic preservation. Vice Chair Vogel noted that the Commission already has a prepared presentation relative to the general history of Edmonds. Commissioner Tays pointed out that Mr. Rinehart is president of the Edmonds Public Facilities District Board of Directors. He recalled that he made a presentation to the Board of Directors about a year ago regarding the opportunity to add the Edmonds Center for the Arts to the Edmonds Register of Historic Places. Since that time, there has not been a quorum of members available to vote on moving the application forward.

ADJOURNMENT

The meeting was adjourned at 6:57 p.m.