

**APPROVED APRIL 14<sup>TH</sup>**

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

**February 11, 2016**

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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 (arrived at 5:35 p.m.)  
Sandra Allbery  
Chris Deiner-Karr  
Eric Livingston  
Tim Raetzloff  
Steve Waite  
Dave Teitzel, City Council Member

**STAFF PRESENT**

Kernen Lien, Senior Planner  
Diane Cunningham, Administrative Assistant

**OTHERS PRESENT**

Kristiana Johnson, City Council President  
Gerry Tays

**READING/APPROVAL OF MINUTES**

**COMMISSIONER LIVINGSTON MOVED TO APPROVE THE MINUTES OF JANUARY 14, 2016 AS SUBMITTED. COMMISSIONER ALLBERY SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.**

**AGENDA ADDITIONS/CHANGES**

Discussions relative to form updates and the band shell at the Frances Anderson Center were added to the agenda. The discussion relative to a geocaching plan was postponed to the next meeting.

**REQUESTS FROM THE AUDIENCE**

There were no audience comments.

**PUBLIC HEARING: To determine the eligibility of the First Baptist Church of Edmonds, located at 404 Bell Street, for listing on the Edmonds Register of Historic Places (File Number PLN20150061)**

Mr. Lien reviewed the application for designation of the church located at 404 Bell Street for inclusion on the Edmonds Register of Historic Places. He advised that the church's original name was the First Baptist Church of Edmonds, but the name was changed in the 1990s to the North Sound Church. The Commission agreed that the official name, if designated for the Register, would be the First Baptist Church of Edmonds. Mr. Lien noted that the owners have signed the appropriate forms, giving authorization for the property to be listed on the Register.

He briefly reviewed the benefits and requirements associated with listing a property on the Register. He provided a description of the subject property and nearby historic properties and reviewed the three criteria the building must meet in order to be listed on the Register:

1. ***The structure must be significantly associated with the history, architecture, archaeology, engineering or cultural heritage of Edmonds.*** Mr. Lien said the building, itself, does not have any strong architecture, archaeology or engineering features that can be significantly associated with Edmonds. However, the church has served the Edmonds community for more than 107 years. The criteria could be met if the Commission finds the church is significantly associated with the history and cultural heritage of Edmonds.
2. ***The structure must have integrity.*** Mr. Lien noted that the building has undergone many changes since its original construction in 1909, but the exterior is largely unchanged since the 1950 remodel. The only minor change is the opening of the bell tower. If the period of significance is determined to be the 1950 remodel, the building may be considered to meet the integrity criteria.
3. ***The structure must be at least 50 years old.*** Mr. Lien noted that the original church structure was constructed in 1909 with a major remodel in 1950. Both the original construction and the 1950 remodel are more than 50 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:

- d. ***Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history.*** Mr. Lien explained that the church has been used for many weddings, baptisms, funerals and community events, and the congregation has supported residents of the City for more than 100 years.
- e. ***Is associated with the lives of persons significant in national, state or local history.*** Mr. Lien noted that Alice Kerr, the first female mayor of Edmonds (elected in 1924), was a member of the congregation, and records show that she played a significant role in church activities. However, this fact may not meet the criteria if the period of significance does not start until the 1950 remodel.
- g. ***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 church was moved from its original location at 6<sup>th</sup> Avenue North and Edmonds Street. However, the structure does have some architectural features that could be considered significant, including the windows on the front and the bell tower.

Mr. Lien reviewed that he has some reservations about recommending the structure for the Register, primarily because he is not confident it meets all three of the required criteria. Specifically, the Commission must determine if the church is significantly associated with the history or cultural heritage of Edmonds and whether it has integrity. If the Commission finds that it does meet all three criteria, they should identify the structure's period of significance and define its significant features. The Commission's recommendation will be forwarded to the City Council for a public hearing and final decision.

Mr. Lien advised that a public comment was received from Gerald Tays, expressing his belief that the church building does not meet the criteria for listing it on the Register. He suggested the Commission not make a recommendation on the church until they have had a training session with Michael Hauser, architectural historian with the Washington State Department of Archaeology and Historic Preservation.

No one in the audience indicated a desire to participate, and the public hearing was closed.

In reference to the three design criteria, the Commissioners primarily agreed that the structure is at least 50 years; and given that the period of significance is the 1950 remodel, it also has integrity. However, there was some disagreement about the structure's association with the history, architecture, archaeology, engineering or cultural heritage of Edmonds.

Based on the immense amount of research done on the building, Chair Scott said she is passionate about its integral part of Edmonds. While the building is a living organism and modifications have occurred, the changes are far enough away to

maintain its integrity and usage. It's an important building and an important aspect of the community. Buildings of this type are becoming fewer, and listing this visible and active community building would promote the Commission's mission of historic preservation in the area. Although the building would not be acceptable for the National Register, she believes it is acceptable for the local Register. Mr. Lien noted that, according to the BOLA Report, only 4 of the 18 properties on the Register would meet the criteria for the National Register.

Commissioner Waite emphasized the need to review applications based on the designation criteria and categories. In the Commission's motion, it is important to document why a property is or is not recommended for the Register. Council Member Teitzel noted that the building has been unchanged for 65 years. It is also the oldest continuously operating church building in Edmonds and is important to the City's cultural history.

Commissioner Raetzloff pointed out that he knows of no other church buildings from the early 1900's era that still exist in Edmonds. He also pointed out that the community of faith is a significant part of the City's background and has played a part in tying together the cultural fabric of the community. It is likely the 1950 remodel occurred during a time of great activity for the church, as they felt confident enough to do significant reconstruction and expansion. From the church's point of view, their significant period coincides with the 1950 remodel, and the church has remained nearly unchanged since that time.

Vice Chair Vogel shared information he knew about Alice Kerr, who was very active in the church. She was elected mayor of Edmonds during a time of reform, and she was chosen by the faith community to lead the effort. However, her period of time was prior to the period they are talking about for the building's significance. He noted that the guidelines are silent on whether a building's significance to cultural heritage must have occurred during the same time period associated with its integrity. He suggested perhaps there could be another classification to recognize structures in the City that do not meet the stricter criteria for the Register but are, nonetheless, part of the City's cultural heritage and worthy of some level of preservation. Absence of this other form of recognition, he supports interpreting the criteria in such a way that would allow the building to be listed on the Register.

Council Member Teitzel expressed his belief that listing the property on the Register would be good for Edmonds because it is a highly-visible building that has been in its current location for 65 years. It is on the 4<sup>th</sup> Avenue Arts Corridor, where there is a lot of foot traffic, and listing it on the Register offers a chance to celebrate a substantial part of the City's history. It also establishes a relationship that will allow the Commission to consult with the owners in an effort to maintain the historic characteristics of the church. If it is not listed, the opportunity will be lost. He felt an argument could be made that the building meets the required criteria.

Commissioner Allbery also voiced concern about losing the building as part of the City's historic culture. She would support a recommendation to add the building to the Register if there is no other way to preserve the structure as part of a future historic district.

Commissioner Livingston voiced support for recommending the building for the Register. He recalled a 1954 Supreme Court opinion that indicated that cities should be able to determine their own look, feel and security systems, and he felt this opinion could be applied to the subject property. He said he would be willing to bend some of the rules to get the property on the Register.

Commissioner Deiner-Karr said she also supports a recommendation to add the property to the Register. However, she voiced overall concern about how the criteria is interpreted. She suggested that, in the future, the Commission should conduct a more thorough research before pursuing properties to confirm whether or not they can meet the criteria for inclusion on the Register.

The Commission discussed specific evidence that would allow the structure to adequately meet both Criteria 1 and Criteria 2. Mr. Lien suggested that perhaps the time period used to identify the church's association with the City's history and/or cultural heritage could be mutually exclusive of the time period used for determining integrity. For example, the church has served the community for more than 100 years, including a significant person in Edmonds' history. Also, the building has maintained its integrity since 1950 and is at least 50 years old.

Commissioner Waite suggested they find other important people associated with the church's history. Council Member Teitzel said he is confident they can work with the church to collect more facts, but he was comfortable that the information provided to date supports the idea that the church is culturally significant from a faith perspective and an important part of the fabric of Edmonds.

Chair Scott voiced her opinion that the building meets all of the basic criteria for inclusion on the Register, without bending or breaking the rules. Not only can its historic significance be tied to the people who attended church there, many civic-minded projects likely got their start in the building. Although the Commission would like to do research to find more specific history about the structure, the base requirements have been met by the information provided. Vice Chair Vogel recalled other properties on the Register that have changed significantly since they were originally constructed.

**Gerry Tays, Edmonds**, agreed that the building is important, although not necessarily historic. He explained the difference between the National Register of Historic Places and the National Landmarks Program and advised that the question of whether or not there is another historic church in the City would be legitimate if talking about a landmark, but it has no relevance to the current conversation. It's an either/or situation, either they save it or they don't. The historic district program was designed to give alternatives for significant historic buildings that do not meet the National Register standards. The standards for contributing buildings in historic districts are far lower. If a portion of 4<sup>th</sup> Avenue were designated as a historic district, the church would be an appropriate, and perhaps even a lynch pin, of the district.

Mr. Tays pointed out that the standards are the only ones set up by the Secretary of the Interior. Although the Commission can judge them differently, they must apply the same standards. He asked the Commission to consider his written comment, in which he mentioned that a representative from the Washington State Department of Archaeology and Historic Preservation has offered to provide training to the Commission. They all have expressed some uneasiness about their ability to make a correct decision, and professional guidance would be appropriate.

Commissioner Raetzloff summarized that the Commission has established that the criteria pertaining to the building's age and integrity have been met. With regard to Criteria 1, given the number of people who have participated in the church's congregation, it absolutely has a significant association with the cultural heritage of Edmonds, even since 1950.

**COMMISSIONER RAETZLOFF MOVED THAT THE COMMISSION FIND THAT THE FIRST BAPTIST CHURCH OF EDMONDS (FILE NUMBER PLN20150061) 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. VICE CHAIR VOGEL SECONDED THE MOTION, WHICH CARRIED 6-1, WITH COMMISSIONER WAITE VOTING IN OPPOSITION.**

Commissioner Waite said he would prefer the Commission postpone its decision until after seeking additional guidance from the Washington State Department of Archaeology and Historic Preservation.

Mr. Lien advised that he would schedule a public hearing and present the Commission's recommendation to the City Council. Commissioner Deiner-Karr agreed to conduct additional research on the property.

## **NEW BUSINESS**

### **Form Updates**

Commissioner Deiner-Karr suggested that changes to the application form should be postponed until the Commission has updated its work form process.

**APPROVED**

**List of Pending Properties**

Commissioner Deiner-Karr referred the Commissioners to the updated list of properties on the “pending” list and explained the changes that were made. Commissioners were assigned to review the applications for the following properties and update them as appropriate:

- Commissioner Waite – 415 Main Street and 120 Edmonds Street
- Vice Chair Vogel – 555 Main Street
- Commissioner Allbery – 524 Main Street and 232 Sunset Avenue
- Commissioner Livingston – 515 Dayley Street
- Commissioner Deiner-Karr – 536 and 560 Bell Street
- Council Member Teitzel – 209 Caspers Street

Mr. Lien also pointed out additional properties that are identified in the BOLA Report as meeting the criteria but not included on the “pending” list, and he agreed to forward his list to Commissioner Deiner-Karr. Commissioners were invited to email Ms. Cunningham for the materials pertaining to their assigned properties.

**Frances Anderson Center Band Shell**

Mr. Lien reminded the Commissioners that the Band Shell at the Frances Anderson Center is being replaced. Because the structure is separate from the building, it was determined that no Certificate of Appropriateness would be necessary. A building permit application has been submitted, and he shared photos of the proposed project.

**UNFINISHED BUSINESS**

There was no unfinished business on the agenda.

**ACTION ITEMS**

There were no action items.

**HISTORIC PRESERVATION COMMISSION CHAIR COMMENTS**

Chair Scott thanked the Commissioners for participating in a full and active meeting. She looks forward to the lively debate and education that happens at every meeting.

**HISTORIC PRESERVATION COMMISSIONER COMMENTS**

There were no Commissioner comments.

**ADJOURNMENT**

The meeting was adjourned at 7:00 p.m.