I. CALL TO ORDER

II. NON-AGENDA PUBLIC COMMENTS

III. APPROVAL OF MINUTES
January 26, 2016 minutes

IV. NEW BUSINESS
A. Town Gown Loop and Downtown Walking Tours - John Keats, Parks and Recreation Director.
B. Tarragon/Echelon 185th Apartments – Larry Johnson, Mary Fialko, Mat Bergman
C. Graham-Fries Historic District Nomination Findings of Fact, Conclusions & Recommendation

V. OLD BUSINESS
A. 4Culture Preservation Special Projects Grant (Lee House, Rebekah’s, Hall House, McAdoo House)

VI. REPORTS
A. North Creek Schoolhouse Kitchen – Somppi/Elsemore
B. Red Brick Road Sculpture – Olsen

VII. REPORTS FROM STAFF

VIII. OPEN TOPIC DISCUSSION

IX. ADJOURNMENT
I. CALL TO ORDER
Liam Olsen called the regular meeting of the City of Bothell Landmark Preservation Board to order at 7:36 pm. In attendance were members Claudia Elsemore, Daphne Taylor, and Vicki Somppi. The meeting was staffed by Sarah Church, Historic Preservation Consultant. Guests in attendance were Patricia “Pat” Pierce, Martin “Marty” Fries, and Stephanie Marshbank.

II. NON-AGENDA PUBLIC COMMENTS
Pat Pierce - Would like to try again to have the “Lazy Husband Road” sign installed. The project was put on hold last year because apparently some members of the public thought it pejorative. However, Lazy Husband Road is a verifiably historical road and the sign should be placed.
Pat Pierce – The Bothell Museum of History will be applying for another grant from 4Culture to fix the front porch (the last grant was not approved). They will ask for $25,000 and the city will need to match that.
Vicki Somppi – The Arts Board has reconvened and will be looking for a sculpture to place outdoors in the City Hall environs. Any input would be appreciated.

III. APPROVAL OF MINUTES
MOTION by Somppi to approve the December 15, 2015 minutes.
SECOND by Elsemore
APPROVED unanimously

IV. NEW BUSINESS
a. None

V. OLD BUSINESS
a. Review of Graham-Fries Historic District Nomination
Church presented the nomination written on behalf of the board and property owners. The Graham-Fries Historic District consists of five WWII Era Cottages constructed between 1945 and 1953 by members of the Graham and Fries families. The district is significant under Criterion B, It is associated with the lives of persons significant in local, state or national history; and Criterion D, it embodies the distinctive architectural characteristics of a type, style, period or method of design or construction. LPB members and guests reviewed the nomination and made the following comments:

Fries presented some corrections and additions to the Fries family historical data: the Census data is incorrect, the Fries family was never in the dairy business; his parents lived in the White house while working swing shift at Boeing; the family did not generally build “spec” housing, rather one at a time for a specific customer who had cash or approved financing.

Fries asked: will anyone other than the board and City Council would ever see the nomination? Does it mean anything to anyone other than property owners? How does it benefit the property owner?

Taylor asked: Why would any property owner want to landmark their property if it is not advantageous to them?
Church explained that the property owners are eligible for certain grants, tax credits and other incentives. They will also eventually be on historical walking tours and listed as historic sites in brochures, etc. The nomination forms are posted to the city’s website and used for future reference on many different projects.

Pierce explained the Title 22 process and noted that these homes, whether on the register or not, would have the same requirements under Title 22 because they are eligible for the Register. She stated that there is some prestige and honor associated with being on the local Register.

Somppi discussed the Secretary of the Interior Standards and mentioned that once on the local Register, remodeling projects on the homes would be subject to them.

Fries stated that he is in the process of doing some remodeling on his home and has submitted plans for a small bathroom addition. He is also considering replacing some windows and changing some siding.

Church stated that according to BMC Title 22, once his home was on the local Register, he would need to present his renovation plans to the board for consideration and have them issue a Certificate of Appropriateness. Interior renovations are not affected.

Pierce stated that she would hate to see him change siding or replace windows and would like to work with him to find another solution.

Pierce presented some questions from Tina Hillinga, owner of 18921 101st AVE NE, who could not attend the meeting:

1. Can we make additions to the house? – Yes, you would just need to get a Certificate of Appropriateness from the LPB.
2. Would the property taxes increase? – Not simply from becoming a historic property. You would need to consult a realtor or tax advisor.
3. Can interiors be remodeled without a Certificate of Appropriateness? Yes, interiors do not need a COA.
4. What if the lot was rezoned commercial? Could it be? The Historic District designation does not directly affect zoning. In the future, someone could apply for a rezone and build a commercial structure. The home would be removed from the local Register.

Marshbank asked the following questions:

1. Will the historic designation be a benefit when she sells her home? Will the property be valued more highly because of it? Church stated that she would need to consult a real estate professional for that information.
2. Will the homeowners get plaques? Pierce asked if there could be one on the corner recognizing the district as a whole and then each individual home have one recognizing the house. The board discussed options and will bring it to a future meeting.

Fries asked about the qualifications of the LPB members, wondering if they are qualified to make judgements about these properties in terms of future COA applications. Each member discussed his or her qualifications and Church noted that staff provides background information to the board so they are able to make informed decisions.

Church provided information about various economic incentives available to owners of historic properties including 4Culture Landmarks Capital grants and Special Tax Valuation. Pierce discussed the application process. Fries expressed interest in applying for a 4Culture grant.

There was a consensus among board members that the district met the two criteria discussed in the nomination and that the five homes had enough integrity to be included in the district.
There were no objections to the Graham-Fries Historic District nomination.

**MOTION** by Somppi to recommend to City Council the designation of the Graham-Fries Historic District to the Bothell Register of Historic Places for meeting two of the criteria set forth in BMC 22.16.010.

**SECONDED** by Taylor

**PASSED** unanimously

**VI. REPORTS**

a. North Creek Schoolhouse Kitchen – Elsemore

Contacted Jerry Helm at Sno-Isle Technical Skills Center and he is interested in having his students build cabinets for the schoolhouse. Somppi stated that the plumbing and electrical is purported to be installed already but we should check with Clark Meek. Somppi will contact Meek and create a set of architectural drawings for the kitchen. Church noted that the schoolhouse fund has at least $1551.06 remaining and that Snohomish County Heritage Preservation Grants applications are due March 14th. LPB could apply for matching funds to finish the kitchen. Church will write the grant once all of the planning has been completed.

b. Second Red Brick Road Sculpture – Olsen

Met with the Bothell Arts Council about possibly funding another sculpture since the first one only used about 20% of the budget. They were in favor of the project and suggested that it might even become a reoccurring program.

Met with the Parks Board and they were in favor of a second sculpture. They may want to consider doing sculptures in other parks as well. Taylor suggested that this is something that could be done for the City Hall sculpture program as well.

**VII. OPEN TOPIC DISCUSSION**

A. none

**VIII. ADJOURNMENT**

**MOTION** by Elsemore to adjourn the meeting at 9:49pm.

**SECONDED** by Taylor.

**APPROVED** unanimously

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Claudia Elsemore, Secretary