

Edmonds Historic Preservation Commission

The Mission of the Edmonds Historic Preservation Commission (EHPC) is to encourage the owners of historically and/or architecturally significant structures to voluntarily place their property on the Edmonds Register of Historic Places.

The Primary Responsibilities of the Edmonds Historic Preservation Commission are to identify and actively encourage the conservation of the city's historic resources by:

- *Initiating and maintaining a Register of Historic Places and reviewing proposed changes to properties listed on the Historic Register*
- *Raising community awareness of the city's history, focusing on historic resources and sites*
- *Serving as the city's primary resource in matters of history, historic planning, and preservation*

Visit Our Website at www.ci.edmonds.wa.us/hpc.stm to download an application form to add your building to the Edmonds Register of Historic Places.

This brochure provides an overview of the application process to assist property owners with the process of having your property nominated to the Edmonds Register of Historic Places. It is important for you to refer to the Edmonds Community Development Code ECDC 20.45 for complete requirements.

It is completely FREE to apply!

This brochure provides an overview of the application process to assist property owners

Edmonds Historic Commission

Preservation Guide

How to Apply:

- *Gather photos and all related history on the building that you can*
- *Develop reasons why you believe the property is eligible*
- *Fill out the nomination form*

Your Commitment:

- *It's simple. In order to stay on the Historic Register and continue receiving the benefits, any significant changes must maintain the property's historic and architectural integrity.*
- *All "significant changes" will require EHPC review prior to being completed. This review is integrated with the normal building permit process to minimize any delays.*



Work with City Staff and your EHPC Commissioners to complete the process of application and review

Please ask for assistance at any time if you are confused about the application process

Remember: it is FREE to apply and submit your application!

Once a property is determined to be "eligible" by the EHPC and the City Council, the property owner has the final decision about whether their property is placed on the Register



For further information:

Edmonds Historic Preservation Commission
c/o Edmonds Planning Division
121 5th Ave N
Edmonds WA 98020
425-771-0220
<http://www.ci.edmonds.wa.us>

Photographs from the collection of the Edmonds-South Snohomish County Historical Society

Design
Chuck Erickson © 2007

Although there have been many changes to Edmonds' physical appearance over the years, the preservation of historic resources has become an important community value as evidenced by the enduring presence of many historic structures and sites. The Edmonds Historic Preservation Commission hopes that more residents will be inspired to place their property on the Edmonds Register of Historic Places.

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Steady commercial growth resulted in an increase in residential development. The small streets in Edmonds became populated by houses in a wide variety of architectural styles—many of which still stand while others have been replaced with larger condominium structures.

Edmonds is located in an area that was inhabited seasonally by the Squamish Native Americans. Eventually it developed as a pioneer settlement and logging town in the third quarter of the 19th century. It began as part of a land claim taken out by Pleasant H. Ewell in 1866. By 1870 the land was sold again and quickly developed into a small logging operation by George Brackett. The town was officially incorporated in 1890 as part of Snohomish County and at that time the land was platted and a wharf was added along the waterfront. Modest houses, commercial buildings and a row of shingle mills dominated the cityscape.

Passenger ferry service arrived by 1900 which aided the continuing growth of the town.

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Living History in Edmonds

Above: The Yost Garage (1913/1917), on 5th Avenue, was established by prominent businessmen and developer Allen Yost—the first resident to acquire a car. He operated a car dealership, garages and fuel station here. The building was converted into a mixed-use commercial building in 1973 and was completely renovated in 2007.



Above: An assembly in front of the Independent Order of Oddfellows Hall on Main Street. Built in 1890, the west wing was added in 1927. The first motion picture seen in Edmonds was shown here in 1909. The building is on the Washington Heritage Register and has been successfully adapted for use as a local business.

Below: The coming of the railroad in 1891 supported the development of shingle mills along the Edmonds waterfront. At the height of their productivity, Lumber and shingle mills played a major economic role in early Edmonds.



Benefits of Registering:

Is My Building Eligible?



Commitment
Property owners who use special tax valuation must sign an agreement with the Edmonds Historic Preservation Commission that guarantees they will meet the following standards for ten years:

- The property must be maintained in good condition
- Further improvements or changes to the property must be approved by the Edmonds Historic Preservation Commission. The Commission is committed to helping all property owners achieve their goals while meeting preservation standards

Nonconforming Building Restoration/Special Restoration Code/Historic Reconstruction Code

Special building codes may be used in the remodeling or alteration of historic buildings. In addition, there is more flexibility granted to buildings on the Edmonds Register of Historic Places when portions of the building don't conform to existing zoning height and bulk standards.

The Edmonds Community Development Code (ECDC) normally requires that buildings that do not meet current zoning standards (such as height, setbacks, etc.) cannot be reconstructed if they are damaged or destroyed by more than 50% of their replacement value – they have to meet current codes. However, buildings listed on the Edmonds Register of Historic Places are exempt from this requirement – they can be rebuilt even if they do not meet current zoning bulk requirements (ECDC 17.40.020).

Development Flexibility

In the Downtown Business Area, expansion or remodeling of buildings listed on the Edmonds Register of Historic Places can benefit from special exceptions to some of the downtown zoning regulations. For example, historic buildings can be exempted from building step-back or open space requirements, and there is no parking required for any uses located in an historic building.

Seek Special Federal Tax Credits

Please refer to the website at <http://www.cr.nps.gov/hps/tps/tax/> for details about this federal program.

Criteria for listing your site on the Edmonds Register of Historic Places:

Significantly associated with the history, architecture, archaeology, engineering or cultural heritage of the City of Edmonds.

Structure is at least 50 years old or if not, has other significant historical and/or architectural merit.

Must have integrity: majority of the structure, design and materials are original and intact.

Falls into at least one of the following categories of historic significance:

- Is associated with events that have made a significant contribution to the broad patterns of national, state or local history
- 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
- Is an outstanding work of a designer, builder or architect who has made a substantial contribution to the art
- Exemplifies or reflects special elements of the city's cultural, special, economic, political, aesthetic, engineering or architectural history

- Is associated with the lives of persons significant in national, state or local history

- Has yielded or may be likely to yield important archaeological information related to history or prehistory

- Is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with a historical person or event

- Is a birthplace or grave of a historical figure of outstanding importance and is the only surviving structure or site associated with that person

- Is a cemetery that derives its primary significance from age, from distinctive design features, or from association with historic events or cultural patterns

- Is a reconstructed building that has been executed in a historically accurate manner on the original site

- Is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories

Details on how to apply to get your property on the Edmonds Register of Historic Places can be found on the city's website at www.ci.edmonds.wa.us/hpc.stm

Below: Along with many U.S. small towns, Edmonds received a \$5,000 gift from Andrew Carnegie in 1910 to build a library building. Only 271 of these libraries remain intact and Edmonds is fortunate that it now houses the Edmonds-South Snohomish County Historical Society and Museum. It is on the National Register of Historic Places and the Washington Heritage Register.



Built by Arthur Mowatt in 1891, an owner of a local shingle mill, this house sits on one of the original lots on Edmonds Street platted by one of Edmonds' founders, George Brackett. It has been carefully restored and is on the Washington Heritage Register.



This still-standing Dutch Colonial Revival-style house was built in 1921-22 for Ira Gerdon, who lived here with his family until 1948.



Built in 1890, the Bishop Hotel at Second and Bell Street was the first hotel in Edmonds. Over the years it was known as the Stevens Hotel, Olympic View Hotel and Olympic View Apartments. Sadly, it was torn down in 1975.

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Pride in Preserving a Piece of Edmonds' History

Many people have noted the historic "character" of the City of Edmonds and how important it is to preserve for future generations to enjoy. Zoning and other codes provide only limited protection since these typically deal with general form, height, and bulk issues – but not the special architectural styles, features and materials that many older structures provide. Registering your historic building helps preserve the historic context, and encouraging others to do the same will help assure that the "small town" feel of Edmonds will continue to be available for all to enjoy.

Special Property Tax Valuation

In 1985, the Washington State Legislature passed a law that allowed a local option of "special valuation" for certain historic properties within the state. Special valuation has been available to properties on the Edmonds Register of Historic Places since January, 2002. Under special valuation, qualified rehabilitation costs are deducted from the assessed value of the property for 10 years. This means that you may qualify for a financial break after the restoration of your property.

Eligibility

To qualify for special property tax valuation, the property must meet the following criteria:

- It must be listed on the Edmonds Register of Historic Places, or the National Register
- It must undergo substantial rehabilitation at an expenditure of at least 25% of the assessed value of the structure
- The work must have been conducted within 2 years prior to application
- The rehabilitation work must comply with the Washington State Advisory Council's Standards for Rehabilitation and Maintenance

Above: The Skaggs Safeway Store appears on the corner of 5th and Main in this c.1926 photo, with the 1910 Carnegie Library to the left). Both buildings are successful examples of the "adaptive reuse" of historical buildings for modern enterprises.

Left Top: A view up Main Street, circa 1938.

Left Bottom: The Auditorium of the Edmonds High School was renovated in 2006 as the Edmonds Center for the Arts. Built in 1939 with assistance from the Public Works Administration (PWA), it is one of the few examples of the Art Deco Style in Edmonds. Unfortunately, the adjacent 1909 school building was not saved.

