



# LCLT

LOPEZ COMMUNITY LAND TRUST

NEWSLETTER FALL 2013

## SARD INTERNS 2013

### *Sustainable Agriculture and Rural Development*

*“One of the problems in business today is that college graduates trained in a single professional discipline (i.e. design, engineering or business) end up graduating as domain experts but with little experience working across multiple disciplines. This type of education made sense in design, engineering and business professions when graduates could be assured that the businesses they were joining offered stable careers that gave them a decade to get cross discipline expertise.*

*The business world is now a different place. Graduating students today are entering a world with little certainty or security. Many will get jobs that did not exist when they started college. Many more will find their jobs obsolete or shipped overseas by the middle of their career.*

*This means that students need skills that allow them to be agile, resilient, and cross functional. They need to view their careers knowing that new fields may emerge and others might disappear.” Business Insider, 2011*

Interns for LCLT have consistently expressed their desire for 1) meaningful work 2) life skills for an unknown future and 3) a sense of belonging in community. This is precisely what our intern program seeks to provide, both through our construction internship program and our sustainable agriculture internships. This summer seven LCLT sustainable agriculture interns worked on six different Lopez sites, including Horse Drawn Farm, Crowfoot Farm, Lopez Harvest, Lopez Island Vineyards, The Sweetbriar Farm, and the LIFE Garden and Farm Program. They came from Seattle, Tacoma, New York City, Montana, Oklahoma, North Carolina, and California. Each of them told us how welcomed they felt by our Lopez community and how much they realized they had to learn. One intern came because her sister had worked for Horse Drawn Farm, another as the result of a conversation with the niece of one of our board members.



Clockwise from top left: Junho Kim, Lillian Burke, Jenny Godwin, Matthew Wagshol

**Junho Kim**, a philosophy student at Columbia University was born in this country, but spent much of his childhood in South Korea. He is fluent in both English and Korean. Before attending Columbia, he served four years in the U.S. Marine Corps as an assistant section chief overseeing the welfare of ten Marines and also as a maintenance manager overseeing six million dollars worth of gear. He interned with Jon Stewart's *Daily Show*. Junho arrived with a variety of video equipment and spent his last two weeks filming and interviewing Lopezians about their approaches to life. He hopes eventually to work professionally in film.

**Lillian Burke** had never worked on a farm before interning with us this past summer and didn't know if she would like it or be able to do the work. At the close of her internship, she said, "What attracts me to farming is the lifestyle. I want to keep that going as it seems really good to live off the earth. I may not be a farmer, but I'm going to take aspects of farming and apply it to everything I do. Some people seem to work in order to take a permanent vacation, but if you truly love your work, you wouldn't want to quit. It IS a way of life." After returning to Antioch College in Yellow Springs, Ohio, Lillian spent the rest of her summer working

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# SARD UPDATE

## *Sustainable Agriculture and Rural Development*

In addition to working with seven sustainable agriculture interns this past summer, LCLT also published a new Farm Products Guide and successfully coordinated another year of a Grain Community Supported Agriculture (CSA) with Horse Drawn Farm. Forty-one wheat CSA shares were sold this year. Thanks to the expert guidance of local resident and locavore Marney Reynolds, LCLT joined with the Lopez Locavores to buy a second electric mill for grinding flour from Lopez wheat. Now two small mills are available for people to use in the seed library. In other SARD news, LCLT had a table at the Lamb, Wool and Goat Festival in May, one of our favorite agricultural events of the year.



Rhea at Lamb, Wool and Goat Festival



## **YES on 522 Campaign**

The *Yes on 522* campaign is a grass-roots effort to require labeling of genetically-engineered foods. Labeling gives shoppers information they need to make decisions for themselves rather than leaving it up to a for-profit chemical or pesticide corporation. American companies are already required to label genetically-engineered food in 64 other countries. There is a rising sea of people who think that the same information should be available to American shoppers. Contrary to claims made by those opposed to labeling, updating labels is a routine part of doing business in the food industry and should not increase costs to shoppers. If you believe shoppers have a right to know if the food they eat and feed their families contains genetically engineered food or not, please educate yourself about I-522.

For more info contact: <http://yeson522.com>.

As we did in 2012, LCLT continues to educate about GMO issues. According to a July 27, 2013, article in the *New York Times*, Americans overwhelmingly support labeling foods that have been genetically modified or engineered, with 93 percent of respondents saying foods containing such ingredients should be identified. Dr. Don Huber, professor emeritus at Purdue University in Indiana, noted his colleagues have identified a new organism, possibly linked to overuse of Roundup, the world's most common weed killer and found in all genetically-modified corn and soybeans. That organism may be causing spontaneous miscarriage and infertility in women and livestock.

# Len Kanzer Fund for Housing

In 2005, Lorna Reese and the Kanzer family established the Len Kanzer Memorial Fund for Housing. The Fund is available to prospective residents of LCLT housing coops as a revolving loan fund for their down payment. Len was a board member of LCLT for years and passed away in 2003. Over the last decade over 18 households have borrowed from the fund with a zero default rate. This summer, Len's wife Lorna and members of the Kanzer family gathered on Lopez and donated yet another generous gift in honor of Len. They also toured Common Ground. One family member gave the other family members water bottles with this quote from Common Ground resident, Chris Greacen: "*Common Ground* is about reinventing the American Dream. It's about smaller footprints and larger lives." The water bottle added "Larger lives made possible, in part, by the Len Kanzer Fund for Housing." We are grateful to the Kanzer family for their vision and commitment to affordable housing on Lopez.



Kanzer family water bottle



Sandy Bishop

# FROM THE DIRECTOR: REMEDIATION

Pioneers in any endeavor often encounter unexpected problems, and our pioneering Common Ground neighborhood is no exception. The beautiful straw bale, earthen-plastered homes have developed moisture problems. We were puzzled because older straw bale homes on Lopez have had no such difficulty. To solve this problem, we sought help from researchers in the field with more experience.

Our search led us to experts in Victoria, B.C. and Totnes, England, as well as Ashland, Oregon. We spoke with Steve Satow in Victoria, who had just co-edited the recently-released *Straw Bale Alternative Solution Resources* (with contributions from Chris Magwood), a publication designed to assist in obtaining building permits within the context of the British Columbia Building Code. We also spoke via conference call with Andrew Morrison, a straw bale building teacher



new overhangs

and discovery.

Jim Carfrae comes from the community that brought the Transition Town movement to the world's attention. He lives in a straw bale home that he constructed and continues to monitor for his scientific studies. He has been complimentary of LCLT's work as an organization, and contributed his consulting time to us *gratis*. Jim arrived on the evening of August 30th, went to work the next morning, and stayed for five days. He conducted tests on samples of the lime plaster and the earthen plaster. He brought his own moisture meter and checked the bale walls. He met with all interested homeowners and answered their questions.

This entire journey has been full of surprises. There have been lots of straw bale homes built in the northwest, but not many of these straw bale homes have been built with earthen plasters that are covered with a rendered lime plaster. Only a very few areas in the United States, much less the world, have a temperate maritime climate, and England is one of those places. The single most significant factor appears to be the permeability of both the earthen and lime plasters. The lime process available in the United States for plasters is different in quality compared with the time-honored lime processes of Europe. Dr. Carfrae discovered that our lime plasters had not cured properly, leaving our walls vulnerable. Thus, the

traditional European style lime putty is necessary, and LCLT finally located a vendor in the States. Additional construction vulnerabilities, such as the insufficient overhangs, aggravated the situation, revealing a perfect storm confluence.

Undaunted, Common Ground and LCLT joined forces to remediate the office and eleven homes. The first task was to provide larger overhangs to better protect the weather-exposed strawbale walls. Items stored against the exterior walls needed to be removed to allow the walls to properly transpire. The next step was to purchase wall-drying machines and adapt them to the thickness of a strawbale in order to thoroughly dry the walls. This



Jim Carfrae

involved drilling holes in both the interior and some exterior walls, which then demanded repairing the finish coats of plaster inside and out.

All exterior plasters are to be covered with a proper lime wash produced from three year old lime putty. We will be working on further remediation with Bryce Gilroy-Scott of Victoria, who is coming to teach us how to make and apply the lime wash. Sandy and Rhea met Bryce on a previous trip to Victoria. He was very warm at that time and a believer in our work as an organization. Bryce has been teaching at the University of Victoria, and has worked on natural building in England. Bryce has a degree in architecture, and is a consultant and educator in the fields of sustainable communities, construction and energy. He currently teaches at the University of British Columbia and the Pacific Design Academy. He has a decade of study and

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drying machine at work

and consultant from Ashland. Finally, we Skyped England's Jim Carfrae, Ph.D, author of *Moisture Performance of Straw Bale Construction in a Temperate Maritime Climate* and lecturer in environmental building at the School of Architecture, Design and Environment in Plymouth, England. Eventually, we invited Jim Carfrae to come to Common Ground for a face-to-face consultation

# BOARD MEMBER PROFILE--SCOTT FINLEY

Board member Scott Finley has been an invaluable asset and solid advisor during our current remediation program at Common Ground. Scott was instrumental in leading us to the wall-drying machines and arranging for lab testing of the straw. Scott founded Atmosphere, Inc., an energy retrofit contracting company, in 1984 and since then has become a nationally-recognized leader in the industry with his integrated approach to energy, indoor environment, comfort and durability in green building retrofit and design. He served on the Governor's Task Force on Rural Development and was an architect of Seattle's Healthy Homes Initiative and the Mayor's Green Building Task Force.

Scott grew up in Whatcom County where he helped in the family grocery store which also served as the local community center. After earning his BA in anthropology from Western Washington University, Scott

worked with a mental health facility, on Indian reservations, in television and photo-journalism, public housing, community development and in building sciences. He and his wife Ande dreamed of moving to Lopez since first camping at Spencer Spit thirty years ago. They finally realized their dream in 2009 when they built a home and planted a garden at Cape St. Mary. They have four daughters and three grandchildren who love the island and visit often.

Since moving to Lopez, Scott has volunteered with the Historical Society, Lopez Locavores and the Community Trails Network. "Community has been a vital part of my life wherever I've lived," says Scott. "LCLT's work to preserve land, provide affordable housing and support agriculture is at the core of a healthy community, and I am excited to be part of it."



Board member Scott Finley

## REMEDICATION (continued)

practice in the field in the UK. He is also completing his PhD in Architectural Science at the University of Nottingham, developing a method of applying ecological footprinting to building construction and operation.

Finally, LCLT has corresponded with Jane Schofield, the English author of the primer *Lime in Building: A Practical Guide*, available on Amazon.com, and recommended by Jim Carfrae and Bryce Gilroy-Scott. She has offered her guidance as well.

We are most grateful to Jim's and Bryce's generosity, to Jane Schofield, to Common Ground, Bruce Creps, and everyone involved in the collaboration, cooperation, and creative problem solving. These are beautiful homes that are energy efficient and homeowners love them. Onward we go....

## SARD INTERNS (continued)

on an organic berry farm outside of town.

**Matthew Wagshol** was surprised by the physical strength it takes to farm. After returning to his home community he wrote, "Indeed, it's been fun working on my household's and my partner's gardens using many donated seeds from your wonderful seed library (thanks!) and also taking art [classes] via work trade on a multi-yard urban farm that sells at the farmers market and a *house stand*. Still eating lots of fresh veggies while also trying to maintain the community vibe of Lopez with my house in the city by coming up with projects we can work on for placemaking, to bring together people in the community here to share and connect with each other."

**Cameron Afzal** headed into the Peace Corps in Uruguay after his internship. Another intern, **Jenny Godwin**, stated during her closing interview: "I've done things I'm surprised about, that I might not have tackled on my own, like climbing a 30-foot ladder to prune vines. I'm surprised by what boundaries of my own have been pushed, and it's a good thing." **Tomas Pickering** arrived late in the season, having completed a stint in the Peace Corps in Malawi where he gained permaculture experience working with small-holder farmers. He wanted more experience in livestock management by working at Horse Drawn Farm. He was able to observe the birth of a calf at Sweet Grass Farm and learn from Scott Myers as well.

**Andrew Walton** stayed with our internship for an entire year, primarily because he was so committed to the LIFE Garden and Farm Program. A driving force in our local school's kitchen, he processed garden produce and eventually substituted as head cook of the cafeteria program. Andrew, who came to us with a BS in nutrition and the culinary arts from Bastyr University, also tried his hand at market gardening this summer at The Sweetbriar Farm.

# OCTOBER 19TH HARVEST DINNER GUEST SPEAKER: JOHN ANDERSON

As an assistant professor in virtual technology and design with the College of Art & Architecture at the University of Idaho, John Anderson dwells in the realm of possibility “In virtual technology design,” he says, “we coined a phrase: ‘there just is no box.’ It’s not about thinking outside the box or inside the box: it’s about defining our own box. When we work with colleagues in other disciplines then, we’re able to unleash all kinds of imagination.”

John’s classrooms work with the latest technology, including avatars, a graphical image in digital technology to represent a person three-dimensionally on a screen. He recently received a research and design grant from the National Science Foundation. A vivacious and energetic community member, John says he likes “health, happiness, community, dirt and the smell of an autumn morning.” He is also a husband and father of two children. He will speaking on “The Virtual Universe” at the Harvest Dinner.



## HIGHER EDUCATION AND LCLT

This past year LCLT worked with Heather Perry, Doug Sorin, and Murthy Srinivas, students and now graduates of the **Bainbridge Graduate Institute (BGI)**. At the suggestion of BGI staff, these students chose to study LCLT. They were particularly interested in LCLT’s financial viability and sustainability, and our role in fostering a sustainable community. BGI has as its vision: *to infuse environmentally and socially responsible business innovation into general business practice by transforming business education*. These students have already been successful in the traditional approach to business and have chosen to look at their lives in business from a more socially responsible perspective. Heather worked for Microsoft for years, Doug worked on Wall Street, and Murthy has had several successful business ventures both in India and the U.S.

In an April report they analyzed LCLT’s financials and after reviewing LCLT’s income statement in detail, stated that, in general, the expenses were in line with what they would expect for the organization. Similarly LCLT’s balance sheet looked solid. BGI reported that “LCLT is unique in the way that it builds community relationships between LCLT and the rest of Lopez, which has resulted in more community support for LCLT-led initiatives over the years. However, this approach does require the staff to go above and beyond typical job expectations and work a significant amount of extra hours. Finally, we would like to observe that both succession planning and board development are key components of preparing for a financially-sustainable future for LCLT. Direction and outcomes from these areas will, in turn, also affect LCLT’s financials in both the short and long term.” These students also explored the possibility of a commercial kitchen on Lopez, and conducted a workshop on asset mapping of resources available to the community. LCLT felt the interactions with Doug, Heather, and Murthy enriched our lives on a personal level, as well as organizationally. We wish them well in their next endeavors.

LCLT has had the opportunity to work with two other institutions of higher education. Our work came to the attention of both the President and Provost of the **University of Idaho** through one of its alumni and adjunct faculty member Ron Walters, a resident of Lopez. We were offered a contract with the University of Idaho to outline a program promoting a university-wide student learning experience through ***Building Affordable, Sustainable and Inspiring Communities (B.A.S.I.C.)***. LCLT completed the contract in May of this year. The contract identified three building project sites, a timeline, basic design parameters, a budget, and funding recommendations for a program in which students build their own housing and grow their own food. We look forward to the next steps taken in B.A.S.I.C.

Through one of this year’s interns, Lillian Burke, we now have a relationship with **Antioch College** in Yellow Springs, Ohio. Antioch offers a “cooperative education” program where students learn through experience. According to their website, Antioch College “believe[s] ideas don’t make sense until you’ve seen them work outside the classroom, in the lives of real people.” LCLT’s internship program qualifies as one of those opportunities outside the classroom. LCLT is accepting applications for a fall intern from Antioch for the LIFE Garden and Farm Program.



*Blooming Agave outside the office*

## Updates from Former Interns--

“Thank you for writing me a letter of recommendation. I have been accepted into the Fall 2013 Masters of Architecture Program at the University of Colorado Denver campus.” Emily Garin, Intern, summer 2009

“Thank you again for the glowing recommendation. I got the scholarship for a new graduate program offered by Penn State University on Bioenergy Systems! Although it doesn't cover the entire degree program, I hope this will open some doors in the world of bioenergy for me. Not enough people are addressing the problem of sustainable vehicle fuel, and I'm hoping to find viable plant-based fuels. Obviously, corn ethanol and soy biodiesel are not the answers. I hope all is well with you and your fellow Lopezians. I miss you all!”

Chaz Ott, Intern, summer 2008



## JOIN US FOR OUR ANNUAL LCLT HARVEST DINNER

### GUEST SPEAKER: JOHN ANDERSON



#### Lopez Center for Community and the Arts October 19, 2013

The doors open at 5:30 p.m.

Judging of dishes ends at 6:10

Dinner begins soon after.

Guest speaker at 7:30

Everyone is welcome! Please bring your own plates and cutlery and a potluck dish of local foods. Prizes are awarded to dishes for best presentation of local foods and best use of local foods.

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