

FREQUENTLY ASKED QUESTIONS REGARDING THE LANGLEY REGISTER OF HISTORIC PLACES

What is the Langley Register of Historic Places?

The Langley Register of Historic Places (Register) is our local government's official list of properties that have contributed to the community's history. The Register was established by ordinance passed by the Langley City Council in December, 2007. This ordinance charges Langley's Historic Preservation Commission (Commission) with the responsibility for the stewardship of historic and architecturally significant properties. Nominations to the Langley Register must be accompanied by owner consent, or in the case of a district, the majority of the owners' consent.

What kinds of properties are eligible for the Langley register?

Any building, structure, site, object, or district may be proposed to be for inclusion in the Langley Register of Historic Places if:

- It is significantly associated with the history, architecture, engineering, or cultural heritage of the community,
- It has historic integrity,
- It is at least fifty years old, or if newer, possesses exceptional importance, and
- It meets at least one of the following criteria:
 1. It is associated with events that have made a significant contribution to the broad patterns of national, state or local history;
 2. It embodies the distinctive architectural characteristics of a type, period, style, or method of construction;
 3. It is an outstanding work of a designer, builder or architect who has made a substantial contribution to the field;
 4. It exemplifies or reflects elements Langley's cultural, economic, political, aesthetic, archaeological, engineering, or architectural history;
 5. It is associated with the lives of persons significant in national, state or local history;
 6. It is a structure removed from its original location but is significant for its architectural value or historic merit;
 7. It is the birthplace or grave of an historical figure of outstanding importance and is the only surviving structure or site associated with that person;
 8. It is a cemetery that derives its significance from age, from distinctive design features, or association with historic events or cultural patterns;
 9. It is a reconstructed building that has been executed in an historically accurate manner on the original site, or
 10. It is a unique example of folk architecture created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

What are the Langley Historic Preservation Standards?

The key to retaining Langley's unique visual and cultural heritage is to preserve the character defining features of existing buildings, the landscape and views, corridors, vignettes, and natural environment while assuring that changes and new construction are compatible with their surroundings.

The Commission has established general preservation standards to guide the appropriateness of proposed work to properties listed on the Langley Register. Additionally, these standards are intended as criteria for evaluating and managing Special Property Tax Valuation projects.

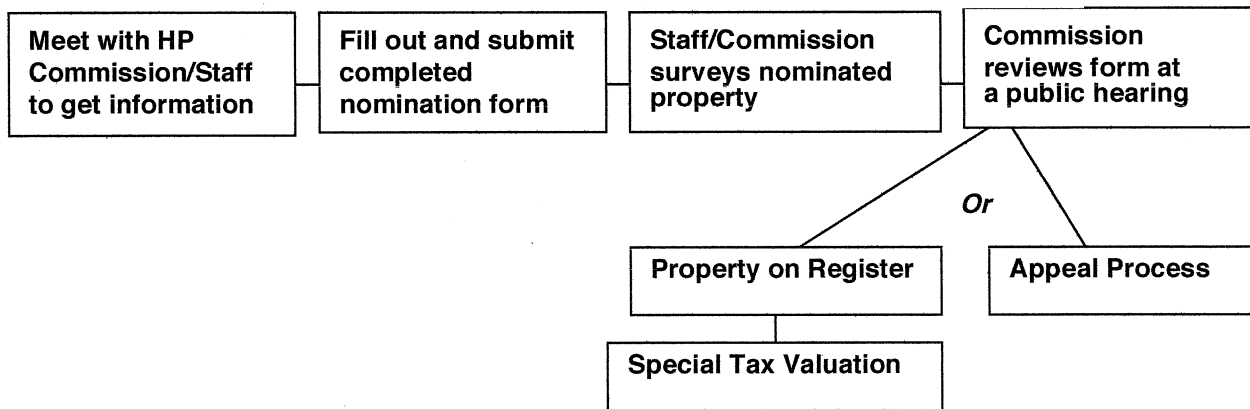
Preservation Standards:

1. Retain and preserve the historic character of significant structures. Avoid removal of historic materials or alteration of the features that characterize the property. Preserve any distinctive features, finishes or examples of craftsmanship or construction techniques that characterize a structure;
2. Make changes to all structures as authentic as possible, based on the property's history and materials;
3. Preserve pre-1940 changes to a property if it has historic significance or are good examples of their era;
4. Changes made to a post-1940 property shall reflect its era's original features, while still responding to the character of surrounding structures. Careful attention should be paid to size, massing and setback, roof configuration, window and door type and placement; materials; and colors;
5. Identify a property's historic features and develop a plan to maintain them before any repairs begin. Use photographs, if possible, to record the historic development of the property, its style, features, and uses;
6. Repair deteriorated historic features rather than replacing them. If replacement is necessary, use a new feature that matches the old in design, color, texture and material;
7. Avoid changes that create a false sense of history, like adding architectural features from another era or place. Each building is a physical record of its own time, place and use;
8. Learn the history of a property prior to making alterations. The Commission and the South Whidbey Historical Society may be of some assistance; If a feature of the property is missing, replace it only if there is physical evidence or a photograph to show its original appearance;
9. Use the gentlest means possible to clean all surfaces. Improper cleaning of historic materials like pressure washing of old wood or sandblasting of brick - may cause irreversible damage;

10. Preserve a property's exterior character even if its interior uses change. If a change of function is necessary, consider new uses that require minimal alteration to the property's defining characteristics and surroundings;
11. Design additions or alterations so they not damage materials on the original structure and so that they are compatible with the massing, size, scale and architectural features of the older sections. Differentiate new work from the old, however, and do not replicate the original design;
12. Ensure that any new additions or alterations are constructed so that, should they were to be eventually removed – the property's historic integrity would be unimpaired;
13. Seek approval from the Langley Historic Preservation Commission before demolishing, relocating, or significantly altering any property listed on the Register, and;
14. Preserve historic landscapes whenever possible by respecting vistas and open spaces around historic properties. Attempt to preserve the compatibility of a landscape with it's surroundings.

What's involved in the nomination process?

The Nomination Application Process



Suggestion: Applicants are advised to contact the Historic Preservation Commission Staff Planner at the Langley City Hall prior to initiating the nomination process to discuss the application process and Register requirements.

What are the minimum requirements for an application?

1. Langley Register Nomination Form

Nomination Forms are available by contacting the Historic Preservation Commission Staff.

A completed nomination form should be submitted, at a minimum, four weeks prior to the Commission's monthly meeting.

Applicants must submit eight (8) hard copies of the completed nomination form and accompanying documents to the Commission Staff.

2. Site plan with north arrow and street names.

3. Sketch floor plans or architectural drawings (8.5" x 11" format), if available.

3. Color photographs:

The following photos should be submitted as a minimum:

- Aerial view from Google Maps of site.
- View that best describes / shows visual character.
- Opposite corner views.
- 4 Elevations.
- Context of property to adjacent buildings or to neighborhood.
- Landscaping or outbuildings on property.
- Unique or interesting details both exterior and interior.
- Representative interior photographs of significant interior features (if appropriate).

What happens once an application is submitted?

Once staff determines the application is complete, a hearing will be scheduled with the Commission.

1. **PUBLIC NOTICE:** Staff will prepare a public hearing notice to be published in the South Whidbey Record at least ten (10) days prior to the hearing date.
2. **HEARING:** Staff will present the nomination to the Commission. The applicant, or a qualified representative, should be present, and will have an opportunity to offer comments concerning the nomination.
3. **DECISION:** If the Commission finds that the nominated site qualifies, it is added to the Register. If the Commission determines that the site does not qualify, it will not be added to the Register.
4. **APPEAL:** The owner(s) of a property deemed unqualified for the Register by the Commission may appeal the commission's decision to the Langley city council.