

CITY OF LANGLEY

HISTORIC PRESERVATION COMMISSION MINUTES

Public Meeting July 14, 2009

Chair Bob Waterman called the meeting to order at 3:05 pm

ATTENDANCE

Members Present: Bob Waterman, Jerry Finrow, Fran Abel, Harrison Goodall, and Linda Beeman (arrived at 3:50 pm)

Members Absent: Cathy Blackburn and Marty Fernandez

Audience: John and Andrea Rosenman

Staff Present: Larry Cort

APPROVAL OF MINUTES

Jerry Finrow moved to approve the June 9, 2009 meeting minutes. Harrison Goodall seconded. The motion passed unanimously.

OLD BUSINESS

Jerry Finrow said that he had spoken to Betty Kemp with Island County about the two historical buildings located on the fairgrounds property (the Brookshill barn and the McLeod cabin) and learned that she needed to talk to Bill Oakes to find out who actually owns the buildings and also who has the authority to sign a potential nomination to the Langley Historical Registry. She said that she would research the answers to these questions and get back to Jerry with answers.

Harrison Goodall said that he had a discussion with the Island County Assessor about tax incentives that might be available for renovation of historical buildings. Larry Cort said that there were several different programs available for buildings that are on a historic registry. Larry said that one program, the Public Benefit Rating System, was established for Open Space and Forests and that there was talk about expanding this tax incentive program to include historic buildings.

Bob Waterman asked the Commission to diverge from the agenda at this point and proceeded to introduce John and Andrea Rosenman, owners of the Albert Melsen home at 415 4th St.. Bob Waterman had contacted the Rosenmans regarding nominating their home to the Langley Registry of Historic Places and had invited them to attend this meeting to learn more about the pros and cons of registration. The Rosenmans said that their initial response to the idea of nominating their home to the Langley Registry was positive however their reservation was that they were thinking about a remodel to the house entrance and they wouldn't want to be restricted in the ability to do that. Mr. Rosenman said that he would like the standards for remodels to be objectified so that over time and as the Commission changes, what could and could not be done would be clearer. Bob Waterman recognized that Mr. Rosenmans concern was a priority of the Commission and was on their work-plan. Harrison said that the Commission had adopted and were using the Secretary of the Interior standards. Jerry Finrow added that the Commission recognized that remodels to historic buildings were inevitable and

those changes needed to retain the overall historic integrity of the building. The conversation between the Rosenmans and the Commission continued for a while before the Rosenmans left.

Jerry Finrow said that he felt that it would be beneficial to have a one-page tax benefit information sheet available to give to folks contemplating nomination to the Langley Registry. Jerry added that it might be advantageous to write an article in the Record on the tax benefits available for registered properties.

Jerry said that he would follow up on the pole buildings at the Fairgrounds and would also follow up with the Breedlove home on Anthes Avenue.

Bob Waterman said that he was still playing phone tag with Mr. Lyski from the Methodist Church regarding the nomination of the original part of the church.

Bob talked about including the older part of the library in the list of potential register nominations.

Bob mentioned the old DeBruyn barn (owned by Ray Haman) to Harrison Goodall since he was already researching old barns on the island.

Harrison Goodall asked Larry Cort about the buildings/barns on the Fossek farm and wondered if they were aware of the tax incentives. Larry said the farm was in an agricultural tax bracket but that the County did not have a special valuation for historic properties.

Larry Cort told the Commission that they had received their grant and that he was writing a memo for the mayor requesting that Island County release their share by October 1st. The money would be used to hire a professional to inventory 60 buildings, some of which might be eligible for nomination to the Langley Registry. Larry said that the inventory process would take about 8 months to complete. There was some discussion about whether the Commission should move ahead with seeking nominations or wait until the survey was completed. The Commission agreed to proceed with soliciting nominations.

Bob Waterman said that he would proceed with obtaining the Albert Melsen house nomination.

Harrison Goodall said that he would work on a nomination of the older part of the library.

The Commission shared their thoughts about the town drive-around. One question was raised about how the Commission could be of assistance to other City committees and boards. Bob presented large copies of photos of Langley taken over time and asked if these photos would be helpful to other committees and boards in looking at historic patterns in the City and this led to new business.

NEW BUSINESS

The Commission discussed the idea of creating a historical district. Larry said that although the City couldn't designate a historic district without 50% support from the property owners, the City could create a historic overlay. Jerry Finrow said that the Commission needed to identify sites that were considered to be the most important elements that needed protection from a historical perspective, and focus on those sites. Jerry added that clarity of the most important historical elements was needed and that that information was what should be provided to the other City committees, commissions and boards.

The Commission asked Larry Cort about the current work on zoning changes and changes to the design standards and how the Commission might play a part in that discussion. Larry said that work on updating the City's design standards was on the 2010 workplan adding that right now the City was working on the broad issues and the fine tuning would take place next year. Larry said the Commission should move forward by identifying the significant historical elements of Langley and identifying what code support was needed to begin to create stewardship and pride in Langley's historical elements and in that way they would be ready to participate in next years design standards/code update.

The commission agreed to each work on a "top 10" list of buildings and sites that they felt were worth preserving.

The Commission briefly reviewed the 2009 work-plan.

The Commission identified several priority items to work on: use the professional inventory to provide a foundation for creating standards; create a list of tax incentives to prepare a handout for potential nominations; continue connecting with owners of historic properties; and continue their work engaging prospective nominations more directly.

Fran said that she would contact Mr. Dahlgren about all of his Langley properties.

Harrison Goodall shared information on the cost of printing copies of the walking tour booklet. He said the price from Kinko's was 500 copies at \$.50 apiece and price from Boomerang was 500 copies at \$1.20 a piece.

Harrison gave a brief overview of the information that he handed out and also provided some suggested changes to the Nomination Form for discussion at a later date.

ADJOURN

Linda Beeman moved to adjourn the meeting. Fran Abel seconded. The motion passed unanimously. The meeting was adjourned at 5:17 pm. The meeting was held in the Langley City Hall. Mary Jo McArdle recorded the minutes of this meeting.