

## CITY OF LANGLEY

### HISTORIC PRESERVATION COMMISSION MINUTES June 12, 2008

Chair Bob Waterman called the meeting to order at 9:38 am.

**Members present:** Bob Waterman, Linda Beeman, Herb Hesel, Harrison Goodall, Marty Fernandez, Fran Abel arrived at 10:05 am

**Members absent:** Jerry Finrow

**Staff/Guests present:** Larry Cort, Director of Community Planning  
Mary Jo McArdle, Minutes taker

**Minutes:** Linda Beeman moved, seconded by Harrison Goodall, to approve the minutes from 6-5-08 as amended. Motion passed unanimously.

#### **Building Biographies Update:**

- Bob Waterman – nothing new to add
- Marty Fernandez – nothing new to add
- Herb Hesel - nothing new to add
- Linda Beeman – spoke to several folks and got some conflicting information on who actually built the original building that she will follow up on

Bob Waterman said the Cemetery Board approached him asking if the Langley Woodmen Cemetery might be eligible for the Langley Historic Registry. Larry Cort indicated that it could be considered as a historic site.

Bob Waterman showed the Commission some pictures of the old City Hall/Fire Station's possible location in the 1930's.

#### **Historic Review Criteria and Langley Register**

Harrison Goodall led the continued discussion on the Criteria handout given to the Commission at their last meeting. The discussion started on page 3 beginning with Incentives.

Bob Waterman mentioned considering adding commercial buildings to the *Economics* heading adding that the Main Street program is founded on this; Larry Cort added tourism could be a strong economic incentive to commercial building owners.

The Commission re-visited the separation of responsibilities in developing standards for historic preservation with the focus of the Historic Preservation Committee's responsibility being the buildings on the Langley Register. Other standards mentioned in the first paragraphs are the responsibility of other committees/boards (DRB and PAB) and City staff. After discussing the separation of responsibilities, the Commission decided to move on to the example of standards provided in Harrison's handout, with a commitment to come back to the discussion in these paragraphs, at a later date.

Each of the 14 standards was discussed and modifications to several were suggested.

- On Item #8, there was some concern about the wording ‘only if there is evidence or picture...’ stating what if there were no pictures but the feature desired was a feature of the same period of the building.
- Larry Cort added that Standard #12 “ Cherish and respect views, vistas, and open spaces around and near heritage sites and make landscapes compatible to their surroundings” needs to be more prescriptive and less arbitrary.
- The Commission talked about adding a standard about maintenance.

Marty Fernandez asked about view corridors – Cascade Ave and if there had ever been any buildings on the waterside (bluff) of the street. Is this a view that might be considered a historic view corridor?

The Commission moved on to discuss this section on page 4 of the handout. Questions were raised about the following:

- Distinction between ‘rules’ and ‘standards’
- How long is Certificate of Appropriateness good for?
- The coordination of review and approval between the Historic Preservation Commission (HPC), the Design Review Board (DRB) and the city staff
- Inspections during the construction process and where the responsibility for compliance with the conditions of approval from the HPC
- Working with building owners in cooperation to encourage registry and pride in their buildings
- How to handle requests for a ‘stand-alone’ demolition request (request to demolish a building that is on the registry without an application submitted for a replacement building)
- How to handle buildings that are located within a Historic District but that are not historic and/or not a participant in the registry when the building owners want to remodel, do an addition, or rebuild

Harrison Goodall will re-draft these standards with suggested changes.

Linda Beeman asked if the Board members could commit to reviewing the rest of the document by the next meeting and come with their suggestions to move the process along and get to the actual form for Langley. It was decided that the discussion at the next meeting will move on to the Tax Valuation section of the handout and then go into discussion of the draft form. Once that is completed, then move forward with testing the final standards for Langley, on several citizens and buildings.

The Drake building status was mentioned briefly and in response the Board recognized that it has no authority to do anything until the process of establishing Langley's Standards and Nomination Form is completed and in force.

**Adjourn**

Bob Waterman moved for the meeting to be adjourned at 11:33 am. Linda Beeman seconded. The motion was approved unanimously.

The next meeting is Thursday Jun 19, 2008 at 9:30 am.