

CITY OF LANGLEY

**HISTORIC PRESERVATION COMMISSION
MINUTES**

June 19, 2008

Draft to Larry 6-23-08

Chair Bob Waterman called the meeting to order at 9:36 am

Members present: Bob Waterman, Linda Beeman, Herb Helsel, Harrison Goodall, Fran Abel, Jerry Finrow (left at 11:00 am)

Members absent: Marty Fernandez

Staff/Guests present: Mary Jo McArdle, Minutes taker

Minutes: One correction on page 2 to add the word *resides* at the end of the sentence of bullet #4. Jerry Finrow moved to accept the minutes as amended, seconded by Fran Abel, to approve the minutes from 6-12-08 as amended. Motion passed unanimously.

Continued discussion of our scope of work focusing on the Top Tier items:

Bob Waterman expressed his interest in devoting this meeting to finalizing the standards and criteria and to look at the nomination form so that the committee can finalize these items at the next meeting. Once this process is completed consider going to an every other week meeting schedule.

Bob Waterman handed each committee member some information on Cemetery standards and criteria for the members to examine in consideration of the Woodlawn Cemetery being eligible for the Langley Historic Registry. He stated that he wasn't sure Langley's cemetery would qualify using this handout from Michigan and requested that the committee review the handout in preparation for discussion at the next meeting.

Jerry Finrow suggested the committee schedule a public hearing for citizens to let citizens know what the committee has been working on adding that a meeting might stimulate community interest in registering eligible buildings. Bob Waterman added that the committee needed to begin to make friendly and helpful community connections and community outreach. The final process needs to be simple and easy for folks to go through to get on the Langley register.

Harrison Goodall handed out the changes drafted from last weeks meeting. Harrison added that since Section 7 is already in the ordinance the committee should use it. Bob Waterman added that this section was taken from the State as well.

Bob Waterman read a *penalty clause* language from Snohomish County's regulations that the committee should consider adding to Langley's criteria.

Some discussion clarifying criteria for the Special Tax Property Valuation (STPV) process and how to clearly convey this incentive to prospective registrations. Mary Jo will contact the Island County Assessor to find out if there is a special form for folks to apply for the STPV. The

committee recognized that only buildings that are registered on the Langley Registry would be eligible for the STPV incentive.

Maintenance monitoring of registered buildings was discussed noting that this will require the Historic Preservation Committee to establish monitoring procedures for both buildings that are on the register but not receiving the STPV incentive.

Bob Waterman provided a brief outline on the white board for the committee:

- Langley Register
 - Standards and Criteria (relates to the Langley Ordinance)
 - Monitoring
 - Penalties
 - Special Tax Property Valuation process
 - Criteria for qualifying
 - Monitoring
 - Penalties

Several committee members suggested merging the criteria for both registration and the STPV. Jerry Finrow opposed stating that the two (maintenances) are not the same; that the committee needs to establish our own maintenance criteria regardless of STPV status. Jerry Finrow questioned the time commitment the committee would assume in monitoring the buildings that are on the register whether they are getting the STPV incentive or not. Is the committee willing/able to absorb this commitment? Harrison Goodall added that monitoring decisions could get very subjective.

Bob Waterman added that historical buildings may be a subset of buildings that the municipal code addresses under its *Life and Safety* elements covered under the authority of the building inspector. Another committee member added that maintenance monitoring is where the committee can be helpful and that the adopted language be positive and helpful, encouraging a cooperative arrangement rather than from an enforcement perspective.

Jerry Finrow suggested the Bob Waterman speak with the City Attorney to obtain some case law on maintenance monitoring of registered historic buildings.

Bob Waterman drew a graphic example of possible tax savings for folks to see the potential tax reduction if building owners wanted to take advantage of the Special Property Tax Valuation program for historic buildings registered on the Langley register.

Conclusion

Several Committee members are leaving soon so these items need to be brought to conclusion as soon as possible.

- Langley standards should be written so that at least some of the buildings in Langley will qualify;
- Look at the National Standards to see if any Langley buildings would qualify;
- Need to finalize process to get on the Langley Register;
- Need to finalize process to modify a building that is registered;
- Need to finalize process to obtain Special Property Tax Valuation;
- Need to finalize Historic Preservation Guidelines (technical guidelines, tools & recommendations);

- Need to look at 5-year timeline for reapplying for register if an application is initially rejected. Does the Committee really want this much time between applications? (Jerry Finrow)

Langley's Historic Preservation Ordinance

Public Information

Who Are We?

Langley Register and Preamble

Rewards

Responsibilities

Criteria

Process

Removal

Standards

What Properties

Review

Special Property Tax Valuation

Inventory

Historic Preservation Guidelines

Adjourned

Fran Abel motioned for the meeting to be adjourned at 11:20 am. Harrison Goodall and several others seconded. The motion was approved unanimously.

The next meeting is Thursday Jun 26, 2008 at 9:30 am.