



City of Longview

1525 Broadway
Longview, WA 98632
www.ci.longview.wa.us

Agenda Special meeting start time 4:30 P.M. Webinar Training, Regular meeting to follow

Historic Preservation Commission

Monday, May 23, 2022

4:30 PM

Small Conference Room, City Hall

1. **HYBRID MEETING DETAILS**

22-000313 Join Virtual Zoom Meeting

<https://us02web.zoom.us/j/88246281771?pwd=Um53NmN3TUlvOERJTEUwTjIUQXI4Zz09>

Meeting ID: 882 4628 1771 Passcode: 1923

Dial In: 1.253.215.8782 US (Tacoma)

2. **ROLL CALL**

3. **WEBINAR TRAINING**

22-000314 Design Review Training by Michelle Thompson

4. **APPROVAL OF MINUTES**

22-000338 Minutes of the April 25, 2022 meeting.

5. **CONSTITUENT COMMENTS**

6. **BOARD MEMBER COMMENTS**

7. **REPORTS**

22-000310

- Reports from Staff- Memo with summary of the Commission's authority after a Certificate of Appropriations is granted.
- Subcommittee on scanning grant
- Certified Local Government Grant 2022

8. **UNFINISHED BUSINESS**

22-000308 Design Review Process Discussion

9. **NEW BUSINESS**

22-000309 Award Nominations 2022 Robert. A Long HPC Award

22-000311 CA 2022-1 Special Valuation for Tyni building at 1162 Commerce Ave.

Recommended Action: Motion to accept the documentation provided and grant special valuation in the amount of \$60,579.28 for the Tyni building and direct the chair to sign the agreement.

10. **ADJOURNMENT**



City of Longview

Agenda Summary

Design Review Training by Michelle Thompson

Michelle Thompson, MSHP from the Department of Archaeology and Historic Preservation will present a training on Design Review.

Materials for reference:

<https://www.codepublishing.com/WA/Longview/#!/html/Longview16/Longview1612.html>

<https://www.nps.gov/tps/education/rehabyes-no/rehabstandards.htm>

Attachments: None



Minutes

Agenda

Historic Preservation Commission

Monday, April 25, 2022

5:30 PM

Small Conference Room, City Hall

1. HYBRID MEETING DETAILS

22-000248 Join Virtual Zoom Meeting

<https://us02web.zoom.us/j/88246281771?pwd=Um53NmN3TUlvOERJTEUwTjIUQXI4Zz09>

Meeting ID: 882 4628 1771 Passcode: 1923

Dial In: 1.253.215.8782 US (Tacoma)

2. ROLL CALL

The meeting was called to order at 5:30 pm.

In attendance:

Gary Nordin, Chair; Arthur Chang, Co-Chair; Russ Strobel; Nat Light; Rick Johnson. There are 2 vacancies on this board.

Staff: Adam Trimble, Planning Manager; McAllister Kosar, Planner; Ivona Kininmonth, Engineer; Nancy Vandehey, Admin Assistant

Arthur Chang, seconded by Rick Johnson, made a motion to let Ivona Kininmonth present her item first.

Ivona Kininmonth updated the board on the Lake Sacajawea projects. The Martin's Dock portion wasn't award due to bids coming in over budget. Restroom demo will start after July 4th and should be finished by December. Concrete sidewalks should take about 2 months, starting May and should be completed prior to July 4th. Ivona brought CMU (Concrete Masonry Unit) (burgundy) and roof (rainforest) samples to view. There is about a 10 to 12 week ordering lead time. The roof will come with a 20 year warranty and is more durable than shingles. Currently, the tree near the restroom doesn't need to be removed; only if there's an issue when they start digging will they know for sure. Adam Trimble shared a previous presentation to help update Rick Johnson on these projects.

3. APPROVAL OF MINUTES

22-000250 Minutes of the March 28, 2022 regular meeting.

Minutes of the April 14, 2022 special meeting.

Arthur Chang, seconded by Nat Light, made a motion to approve the April 14, 2022 minutes. This passed unanimously.

Nat Light, seconded by Russ Strobel, made a motion to approve the March 28, 2022 minutes. This passed unanimously.

4. CONSTITUENT COMMENTS

5. BOARD MEMBER COMMENTS

Arthur Chang shared photos he took of the color matching attempts on the paint matching to the Library Exterior. Discussion was had on the HPC authority after the project has started. Adam will review the Ordinance to find more guidance.

The board welcomed Richard (Rick) Johnson to HPC.

6. REPORTS**22-000251**

- **Reports from staff**
 - **OPMA reminder**
- **Subcommittee on scanning grant**
- **Subcommittee on CLG grant 2022**
- **Update on Lake Sacajewea bathroom project**
 - **Ivona Kinninmonth to present material samples for CMU**

Adam Trimble had sent an email from Michelle Thompson regarding an upcoming training on May 6th, that members were encouraged to attend on their own time. He asked the board if they would be interested in Michelle leading a webinar training prior to the meeting on May 23rd with a start time around 4:30.

Adam Trimble shared some recent OPMA changes. Reminder to reply back to staff on emails rather than reply all to board members. Also, as a board we should not be recommending a certain product or contractor to an applicant. We do a good job as a whole, so keep it up.

Arthur Chang provided an update on the scanning project. He will provide a list to Michelle Thompson of what is planned for scanning.

The CLG (Certified Local Government) grant was submitted on Friday by Adam Trimble. Michelle Thompson informed Arthur that our application was the first one received.

Ivona Kinninmonth presented at the beginning of the meeting. See notes under Roll Call.

7. UNFINISHED BUSINESS**22-000253 HPC design review discussion**

Adam shared the concept review that was shared from Michelle Thompson, Arthur previously had shared a draft design review process and Michelle has offered the training in May. This is an ongoing discussion.

8. NEW BUSINESS**22-000252 Historic Preservation month - May 2022****Nat to propose HPC award and proclamation**

Nat Light is working on a presentation for the Proclamation for Historic Preservation Month in May. Nat Light will accept the proclamation at Council. He'd like a quote from Gary Nordin.

He would like to propose that the board take applications for the Robert A. Long Historic Preservation Award. A discussion on the process was had.

Nat Light made a motion to proceed with a solicitation for nominations for the R.A. Long Preservation Award to be awarded in 2022. This was seconded by Arthur Chang. This passed

unanimously.

Arthur Chang made a motion to create a subcommission with Nat Light to work on a presentation for the May 26th Council meeting regarding the CLG grant projects. Nat Light seconded. This passed unanimously.

22-000249 Proposal to reduce the commission from 7 to 5 members.

Russ Strobel requests a discussion on reducing the number of commission members from 7 to 5 members.

Recommended action:

Motion to present a recommendation to city council to amend LMC 16.12.040 to reduce commission members from 7 to 5.

Russ Strobel stated that he was contacted by City Council to start a discussion on reducing the board members from 7 to 5 to see if it would make the board more efficient. Arthur Chang disclosed that he had a discussion with Ruth Kendall that he had some hesitations on a reduction. The discussion concluded that a 7 member board was the best option to include a variety of experience, opinions and perspective to the board. They discussed how to reach a broader audience for recruitment.

Russ Strobel made a motion to not change membership from 7 to 5. Rick Johnson seconded. This passed unanimously.

9. ADJOURNMENT

Next meeting will be May 23rd.

Nat Light made a motion, seconded by Russ Strobel, to adjourn at 7:30 pm. This passed unanimously.



City of Longview

Agenda Summary

- **Reports from Staff- Memo with summary of the Commission's authority after a Certificate of Appropriations is granted.**
- **Subcommittee on scanning grant**
- **Certified Local Government Grant 2022**

Attachments:

1. Memo re- Commission authority on inspection



Memorandum

May 17, 2022

TO: Longview Historic Preservation Commission

FROM: Adam Trimble, Planning Manager

SUBJECT: Commission authority over approved projects

The Longview historic preservation program includes voluntary listing of properties by owners on the local historic register, then a design review requirement for any changes proposed to those properties prior to issuance of a building permit. The authority granted to the Historic Preservation Commission (HPC) is clear in ordinance- work may not start prior to approval by the commission in the form of a certificate of appropriateness. Where the work requires a building permit this authority is stronger as the criminal and civil codes of the city provide avenues for enforcing stop work orders.

Below are excerpts from the law:

16.12.050 Longview register of historic places.

(4) Effects of Listing on the Register.

(a) Listing on the Longview register of historic places is an honorary designation denoting significant association with the historic, archaeological, engineering, or cultural heritage of the community. Properties are listed individually or as contributing properties to an historic district.

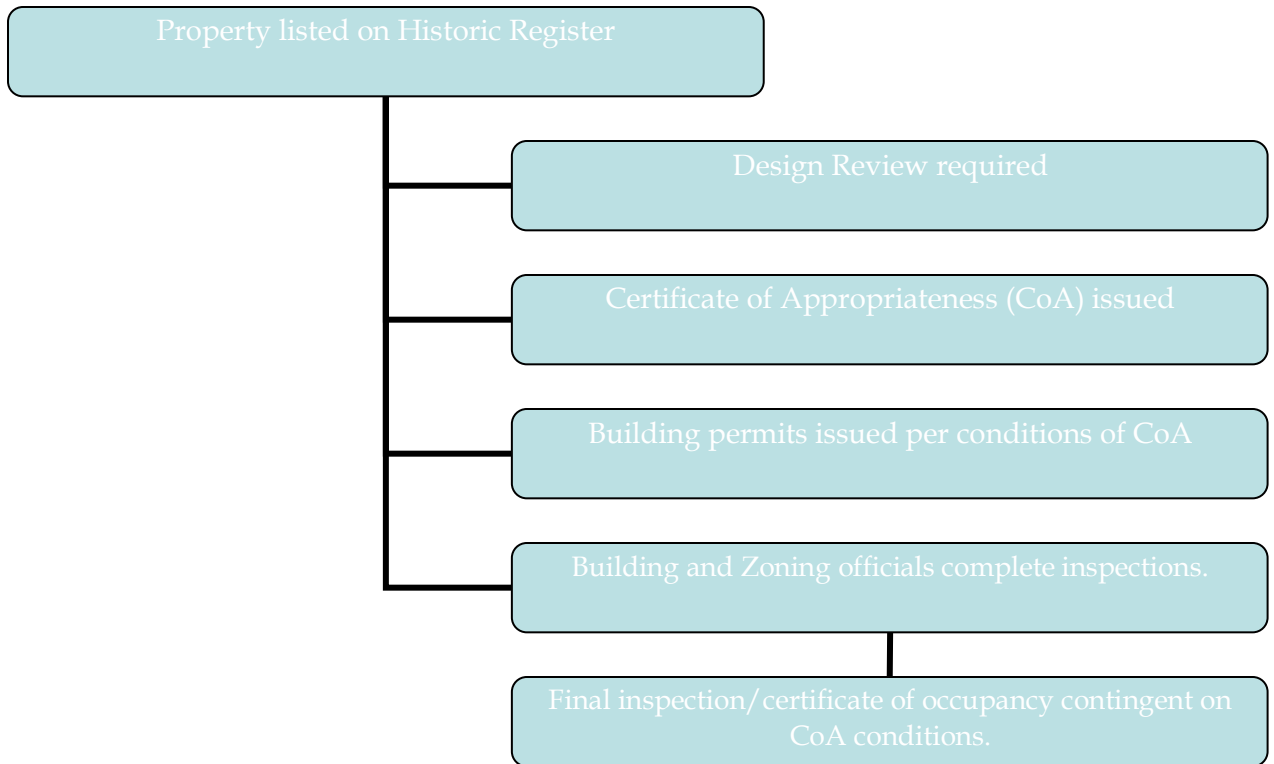
(b) Prior to the commencement of any work on a register property, excluding ordinary repair and maintenance and emergency measures defined in LMC 16.12.060, the owner must request and receive a certificate of appropriateness from the commission for the proposed work. Violation of this rule shall be grounds for the commission to review the property for removal from the register.

16.12.060 Review of changes to Longview register of historic places.

The commission's recommendations shall be in writing and shall state the findings of fact and reasons relied upon in reaching its decision. Any conditions agreed to by the applicant in this review process shall become conditions of approval of the permits granted. If the owner agrees to the commission's recommendations, a certificate of appropriateness shall be awarded by the commission according to standards established in the commission's rules.

The commission's recommendations and, if awarded, the certificate of appropriateness shall be transmitted to the building or zoning official. If a certificate of appropriateness is awarded, the building or zoning official may then issue the permit.

The diagram below summarizes the design review process:



The law does not outline an inspection or final acceptance role for the Commission however with detailed approvals and conditions listed in a CoA, the work of the commission can be ensured through the inspection process by city staff. Situations where applicants go back on commitments, run out of funds or ask to deviate from an approval will remain a challenge and must be addressed on a case by case basis.

If you have any questions please contact me at 360-442-5092 or adam.trimble@ci.longview.wa.us



City of Longview

Agenda Summary

Award Nominations 2022 Robert. A Long HPC Award

For the 2022 Robert A Long Award one nomination has been received as of the date of this agenda. The commission may make the award per the attached Award Selection Criteria.

PROCEDURE OF ELECTION: More than one nomination may be presented by any member of the LHPC. Nominations are open for persons both living or deceased, and not limited only to residents of Longview. Award winners may also be a pair of people; as a husband and wife, or team or group, as a club.

After closing of nominations, the floor is open for discussion of merits of each nominee on how they match the criteria. With a vote by 'hand, the list shall be brought down to two finalists, followed by a final vote. Majority vote shall be the winner.

Attachments:

1. RA Long Historic Preservation Award criteria 2
2. McCrady RA Long Historic Preservation Nomination

April 23, 2009

ROBERT A. LONG HISTORIC PRESERVATION AWARD

I. PURPOSE; of the R.A. Long Historic Preservation Award is to select on an annual basis someone(s), whom the Longview Historic Preservation Commission decides most helps preserve the legacy of R.A. Long. Nominees may meet any one, or a combination, of the criteria listed below.

II. NOMINATION;

In developing criteria for selecting an award winner, the Longview Historic Preservation Commission has used as a guideline the Longview City Municipal Code of the Longview Historic Preservation Ordinance: Section 16.12.010 titled 'Findings and purpose.

III. SELECTION CRITERIA; An award winner may have:

- a) used research and documentation to enhance and acknowledge buildings, sites and districts thus helping presser through inclusion on Longview's historic register.
- b) encouraged or performed restoration maintenance to preserve the aesthetics of cultural assets; ex, helped restore a totem pole, park, building, store or street curb appeal.
- c) raised citizen awareness of heritage, cultural @r aesthetics of the city, thus helping create civic pride and the prosperity and welfare of the city.
- d) fostered civic pride in accomplishments of the past and sense of identity based on city's history"
- e) protected historic resources to attract tourists and visitors, thus stimulating local economy;' examples as writing plays, books, brochures, contributing works of art as statues, murals, signs, and/or financial assistance enabling any of these taxes, for as incentives, provide and
- f) encouraged, and or assisted private owners to preserve historical features of original buildings, districts, neighborhoods, streets and sites.
- g) provided identification of historic landmarks, buildings and land sites.
- h) conserved or restored valuable historical materials as artifacts, documents and photos.

Note: there may be criteria considered that is not expressly listed here.

IV. PROCEDURE OF SELECTION; More than one nomination may be presented by any member of the LHPC or the community. Nominations are open for persons either living or deceased, and not limited only to residents of Longview. Award winners may also be a pair of people, as a husband and wife, or team or group, as a club. After closing of nominations, the floor is open for discussion of merits of each nominee on how they match the criteria. With a vote by hand, the list shall be brought down to two finalists, followed by a final vote. Majority vote shall be the winner.

NOMINATION OF MARK McCRADY
2022 ROBERT A. LONG HISTORIC PRESERVATION AWARD
REFURBISHMENT OF COMMERCE AVENUE STREET CLOCK

I am pleased to submit a nomination for Mark McCrady for the R.A Long Historic Preservation Award for 2022. I have known Mark for 22+ years and in my capacity as Assistant City Manager and City Manager at the City of Longview, worked with Mark during his tenure on the Longview City Council from 1996-2005, including his service as Mayor from 2001-2005. Mark has been a strong advocate for the history of Longview and has been instrumental in supporting various historic initiatives, both during his tenure on the City Council and continuing after his service as a citizen of the City.

The residents of Cowlitz County and visitors to the City of Longview have long enjoyed the history and assets of R.A. Long's planned City. There have been several books written about how R.A. Long built the City and left the community with the incredible buildings, parks, and artifacts that have provided the fabric and community pride for Longview.

This specific nomination for this year's award is to recognize Mark's leadership in the restoration of the Commerce Avenue Street Clock. Mark has had a keen interest in restoring clocks and this has been an avocation of his for many years. While I know the HPC has extensive knowledge of the history of Longview and likely the clock on Commerce Street, I thought I would provide some brief background on the history of the clock.

In 1996, Longview City Council purchased the pedestal clock in front of the former Big 4 Furniture building from the US Federal Bankruptcy Court after Mr. and Mrs. Pat Petrie filed bankruptcy. Following the purchase of the clock, John and Mary Chilson, former RA Long Historic Preservation award winners and longtime advocates for preserving the history of Longview, invested \$10,000 dollars of their own money and provided the oversight to restore the clock. After over 20 years of service, several of the components for the clock reached the end of their useful life and the clock needed a complete refurbishment.

Mark's passion for clocks and the historic significance of this clock in the Longview community drove Mark to volunteer to provide the project management and donate his skills to provide part of the labor needed for the restoration of the clock. He also collaborated with Mr. George Pease with Woodbay Company, LLC to assist with the clock restoration and the expertise Mr. Pease had in restoration of historic clocks. George is a recognized expert in the field of McClintock street clocks and had performed similar restoration projects.

The following is a summary of the three phases of the project that Mark led and had to be undertaken to restore the clock.

1. Completely refurbish and replace the working components of the Commerce Avenue pedestal clock. Refurbishment included new controls that allowed the chimes to be programmed for hours of operation; provided for the clock to be self-correcting after a power outage and adjust the time for daylight savings time; and, the glass for the four dials was also replaced with a more vandal-resistant product.
2. The second phase of the project required rebuilding the master clock inside the Country Folks Deli and relocation of this clock to the Longview Room at the Longview Public Library. When the street clock was installed in front of the Lumberman's Bank in 1926, the master control clock was placed inside the building and remained in this privately-owned building throughout the transfer of the property to various owners. While the master clock no longer controlled the street clock, it is part of the system and needed to be restored and moved to a city owned building to preserve the history of the clock for the enjoyment of City residents. Mark was instrumental in collaborating with the City and the building owners of the Country Folks Deli to secure the master clock.
3. The third phase included compensating the building owners of The Country Folks Deli for the master clock that had resided in the building for year. Mark proposed, and the building owners agreed, to a replacement of the existing master clock with a clock that reflects the period in history of the clock.

Mark also led the initiative to seek funding for the project. He secured the support of The Longview Public Service Group to be the fiscal agent and applicant for donations and grants for this project. The LPSG was entrusted to collect contributions and pay the bills for the project with the money that Mark was able to secure for the project.

Mark prepared funding applications and received a commitment of \$7,000 from the City of Longview, and a generous donation in the amount of \$5,000 was provided by Longview Noon Rotary. It should be noted Longview Rotary has been a big supporter of other historical restoration projects including providing funding support for some of the amenities for the Shay Locomotive restoration project.

Without Mark McCrady's enthusiasm and passion for Longview's history and the Commerce Avenue Clock, this restoration would not have happened, and it is my pleasure and honor to nominate Mark McCrady for the 2022 R.A. Long Historic Preservation Award.

Respectfully submitted,

Bob Gregory

COMMERCE AVENUE CLOCK



The pedestal clock located at 1326 Commerce Avenue is actually a clock system. The first component is the four-dial clock located on the sidewalk.

MASTER CLOCK



Located inside the Country Folks Deli was the original master clock for the street clock. When the clock system was installed in the Lumberman's Bank in 1926, this clock, via a transformer that converted 110-volt power to 12-volt DC and electro-mechanical controls inside the clock, sent electrical impulses to the four slave clocks and the chime solenoids in the pedestal clock outside the bank. This clock is the brains of the clock system. It is now located at the Longview Public Library.



City of Longview

Agenda Summary

CA 2022-1 Special Valuation for Tyni building at 1162 Commerce Ave.

Recommended Action: Motion to accept the documentation provided and grant special valuation in the amount of \$60,579.28 for the Tyni building and direct the chair to sign the agreement.

Staff will present receipts and documentation for the investment made in painting, cleaning, window replacement and eligible expenses for the Tyni building special valuation request. The Commission must review and vote to certify the amounts to allow the special valuation, or request more information if needed. Attachments including the formal agreement are in the agenda. Flyer on how Special Valuation works: https://dahp.wa.gov/sites/default/files/Special%20Valuation%20Pamphlet%202012_0_0.pdf

Staff worked with the building owner to complete documentation of expenses. The owner was unable to provide additional details beyond the spreadsheet. Staff is recommending we accept the documents we've received and proceed with the certification. Must be completed by October 1.

Attachments:

1. Tyni Building Special Valuation draft packet

Application and Certification of Special Valuation on Improvements to Historic Property

Chapter 84.26 RCW

File With Assessor by October 1

File No: _____

I. Application

County: Cowlitz

Property Owner: WILHELMSSEN FAMILY TRUST

Parcel No./Account No: 01595

Mailing Address: 2251 CASCADE WAY

Legal Description: Lot 23, Block 78, Plat of Longview No. 10, according to the plat thereof recorded in Volume 6 of Plats, Page 30, records of Cowlitz County.

Property Address (Location): 1162 COMMERCE AVE, LONGVIEW WA 98632

Describe Rehabilitation: Work performed to restore, preserve and rehabilitate the commercial building Tyni Building, including replacement of non-conforming aluminum windows with compatible modern windows, roofing, cleaning, façade restoration and painting.

Property is on: (check appropriate box) ☐ National Historic Register ☒ Local Register of Historic Places

Building Permit No: LV-21-01423

Date: 12/22/2021

Jurisdiction: Longview

County/City

Rehabilitation Started: 07/01/2022

Date Completed: 12/22/2021

Actual Cost of Rehabilitation: \$ 60,579.28

Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.

Signature(s) of All Owner(s):

II. Assessor

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation: \$ _____

Date: _____

Assessor/Deputy

Who can file this application?

The owner of record may file an application with the county assessor in which the property is located.

When should I file my application?

The application must be filed by October 1 of the calendar year proceeding the first assessment year for which the classification is requested.

Example: The application is filed by October 1, 2004. If approved, the special valuation is placed on the property for the 2005 assessment year. Taxes due and payable for 2006 will reflect the reduction.

Is there a fee to file this application?

The county assessor may charge such fees that are necessary for the processing and/or recording of documents.

What happens after I file the application?

Within 10 days, the county assessor will forward the application to the local review board. The local review board will approve or deny the application before December 31 of the year in which the application is made. The local review board will notify the assessor and the applicant of the approval or denial of the application.

What does “historic property” mean?

Historic property means land together with improvements thereon, which is:

- (a) Listed in a local register of historic places created by comprehensive ordinance, certified by the Secretary of the Interior as provided in P.L. 98-515; or
- (b) Listed in the national register of historic places.

Historic property **does not** include property listed in a register primarily for objects buried below ground.

What does “actual cost” mean?

Actual cost means the cost of rehabilitation, which cost shall be at least twenty-five percent of the assessed valuation of the historic property (exclusive of the assessed value attributable to the land) prior to rehabilitation.

What does “rehabilitation” mean?

Rehabilitation is the process of returning a property to a state of utility through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its architectural and cultural values.

What does “special valuation” mean?

Special valuation means the determination of the assessed value of the historic property, subtracting for up to ten years such cost as is approved by the local review board.

What is a “local review board”?

Local review board means a local body designated by the legislative authority of the incorporated or unincorporated area.

What are the requirements that property must meet to be considered for special valuation as historic property?

Property must meet the following criteria for special valuation on historic property:

- Be a historic property;
- Fall within a class of historic property determined eligible for special valuation by the local legislative authority;
- Be rehabilitated at a cost which meets the definition set forth in RCW 84.26.020(2) within twenty-four months prior to the application for special valuation; and
- Be protected by an agreement between the owner and the local review board as described in RCW 84.26.050.

Statement Of Additional Tax, Interest, and Penalty Due Upon Removal or Disqualification from Special Valuation Under Chapter 84.26 RCW

1. Whenever property that is classified and valued as eligible historic property under Chapter 84.26 RCW is removed or disqualifies for the valuation, there shall become due and payable an additional tax equal to:
 - (a) The actual cost of rehabilitation multiplied by the levy rate in each year the property was subject to special valuation; plus
 - (b) Interest on the amounts of the additional tax at the statutory rate charged on delinquent property taxes from the dates on which the additional tax could have been paid without penalty if the property had not been valued as historic property; plus
 - (c) A penalty equal to twelve percent of the amount determined in (a) and (b).
2. The additional tax, interest, and penalty **shall not be imposed** if the disqualifications resulted solely from:
 - (a) Sale or transfer of the property to an ownership making it exempt from taxation;
 - (b) Alteration or destruction through no fault of the owner; or
 - (c) A taking through the exercise of power of eminent domain.

Appeals

1. Any decision by a local review board on an application for classification as historical property may be appealed to Superior Court under RCW 34.05.570 in addition to any other remedy at law.
2. Any decision on disqualification of historic property for special valuation exemption or any other dispute may be appealed to the current year Board of Equalization by July 1 or 30 days after the disqualification, whichever is the later, except the denial on the original application.

When Recorded Return to:

City of Longview
Community Development
PO Box 128
Longview, WA 98632

Certification of Approval for Special Valuation on Historic Property

Chapter 84.26 RCW

City Longview Historic Preservation Commission **Local Review Board**

Grantor (County): Cowlitz

Grantee (Property Owner): WILHELMSSEN FAMILY TRUST

Mailing Address: 2251 CASCADE WAY

LONGVIEW	WA	98632
City	State	Zip

Assessor's Property Tax Parcel or Account Number: 01595

Reference Numbers of Documents Assigned or Released:

Property Address: 1162 Commerce Avenue, Longview, WA 98632

Legal Description: Lot 23, Block 78, Plat of Longview No. 10, according to the plat thereof recorded in Volume 6 of Plats, Page 30, records of Cowlitz County.

This is to certify that the application for special valuation on historic property located on the above described property has been approved based on:

Work performed to restore, preserve and rehabilitate the commercial building known as the historic Tyni Building at 1162 Commerce Avenue, including replacement of non-conforming aluminum windows with compatible modern windows, roofing, cleaning, façade restoration and painting.

(Local Review Board Signatures)

Approved Amount of Cost of Rehabilitation

Date Approved

This Certification of Approval must be forwarded to the County Assessor on or before December 31 of the filing year with a copy of the agreement.

For tax assistance, visit <http://dor.wa.gov> or call 1-800-647-7706. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call 1-800-451-7985.

REV 64 0036e (w) (11/7/05)

HISTORIC PRESERVATION AGREEMENT

This Historic Preservation Agreement is entered into on this _____, day of _____
_____ May _____, 2022, by and between _____ WILHELMSSEN FAMILY TRUST _____
(hereinafter referred to as “Applicant”), and the LONGVIEW HISTORIC PRESERVATION
COMMISSION, (hereinafter referred to as “Local Review Board”).

WHEREAS, Applicant is the owner of record of the historic property commonly known
as _____ THE HISTORIC TYNI BUILDING, _____ located at _____
_____ 1162 COMMERCE AVENUE, LONGVIEW, WA 98632 _____
Longview, Cowlitz County, Washington, as more fully described in Exhibit “A”, attached hereto
and incorporated herein by this reference (hereinafter referred to as “Property”); and

WHEREAS, Applicant has requested special valuation of the property pursuant to
Chapter 84.26 RCW; and

WHEREAS, the Local Review Board has determined that the property has been
substantially rehabilitated within the two year period preceding the date of application and the
actual cost of said rehabilitation equals or exceeds twenty-five percent (25%) of the assessed
valuation of the property prior to the improvement; and

WHEREAS, the Local Review Board has verified that the property is historic property
that falls within a class of properties determined eligible for special valuation by local ordinance
or administrative rules; and

WHEREAS, the Local Review Board finds that the rehabilitation work has not altered the
property in any way which adversely affects those elements which qualify it as historically
significant;

NOW THEREFORE, in recognition of the foregoing, the Applicant enters into this Agreement with the Local Review Board and agrees to adhere to the following terms and conditions for the 10-year period of special valuation classification:

1. Applicant agrees to comply with the Washington State Advisory Council's Standards for the Maintenance and Rehabilitation of Historic Properties as set forth in Exhibit "B", attached hereto and incorporated herein by this reference.
2. Applicant agrees the property shall not be altered without the prior written consent of the Local Review Board, in the form of a Certificate of Appropriateness, signed by a duly authorized representative thereof. No construction, alteration or remodeling or any other action shall be undertaken or permitted to be undertaken which would affect the historic character of the property which classifies it as eligible for special valuation, or which would affect the appearance of the property as depicted in the photographs attached hereto and incorporated herein by this reference as Exhibits C through D, or which would adversely affect the structural soundness of the property, provided, however, that the reconstruction, repair, repainting, or refinishing of presently existing parts or elements of the property subject to this Agreement, damage to which has resulted from casualty loss, deterioration or wear and tear, shall be permitted without the prior approval of the Local Review Board, provided that such reconstruction, repair, repainting, or refinishing is performed in a manner which will not alter the appearance of those elements of the property subject to this Agreement as they are as of this date. Exterior changes which shall require the consent of the Local Review Board shall include, but not be limited to, any substantial structural change or any change in design, color, or materials.
3. Applicant agrees that the property shall not be demolished without the prior written consent of the Local Review Board.
4. Applicant agrees to make historical aspects of the property accessible to the public one day each year if the property is not visible from a public right-of-way.

5. Applicant agrees to monitor the property for its continued qualifications for special valuation and notify the appropriate County Assessor within thirty (30) days if the property becomes disqualified because of:

- a) A loss of historical integrity;
- b) A sale or transfer to new ownership exempt from taxations; or
- c) A sale or transfer to a new ownership which does not intend to agree to the terms of the Agreement nor file a Notice of Compliance form with the County Auditor.

6. The applicant and Local Review Board both agree that there shall be no changes in standards of maintenance, public access alteration, or report requirements, or any other provisions of this Agreement, during the period of the requirements, or any other provisions of this Agreement, during the period of the classification without the approval of all parties to the Agreement.

7. Term of Agreement: This Agreement shall take effect on the 1st day of the year following the execution hereof by the applicant, and it shall remain in effect until the property is no longer eligible for special valuation either through disqualification under RCW 84.26.080 or upon expiration of the 10-year period of special valuation, and ending December 31, 2033.

8. Hold Harmless: The applicant or its successors or assigns shall hold the State and the Local Review Board harmless from any and all liability and claims which may be asserted against the State and the Local Review Board as a result of this Historical Preservation Special Valuation Agreement or the participation by the Applicant in the special valuation program.

9. Governing Law: The terms of the Agreement shall be construed in accordance with the laws of the State of Washington.

STATE OF WASHINGTON)
 : ss.
County of Cowlitz)

GIVEN UNDER my hand and official seal this _____ day of _____
_____, _____.

LONGVIEW HISTORIC PRESERVATION
COMMISSION

ATTEST:

4



Cowlitz County Property Information

Property ID: 3021558

Parcel: 01595

Site Address: 1162 COMMERCE AVE

Owner Information

Owner: WILHELMSSEN FAMILY TRUST
Mailing Address: 2251 CASCADE WAY
 LONGVIEW, WA 98632-5505

General Property Info

Jurisdiction: LONGVIEW
Acres: 0.0000
Curr Assmt Yr: 2021
Abbr Prop Ref: 315 (LONGVIEW 10) -78 -23 33 -8N -2W

Sect/Township/Range: 33-8N-2W
Property Use: RETAIL STORE
Neighborhood: DOWNTOWN LONGVIEW
Tax Code Area: 400

Current Assessed Values For 2021

Land Value: \$60,000
Improvement Value: \$235,980
Current Use: \$0
Total Assessed Value: \$295,980

Current Taxes For 2022 Payable Year

Taxes: \$2,798.34
Assessments: \$145.94
Total Charges: \$2,944.28
First Half: \$0.00
Second Half: \$0.00
Total Paid: \$2,944.28
Total Due: \$0.00

Photos





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Property Details

Year Built - RETAIL_BLDG	1924
Area (SQFT) - RETAIL_BLDG FIRST	3,800
Area (SQFT) - RETAIL_BLDG THIRD_APT	3,540
Area (SQFT) - RETAIL_BLDG SEC_STRG	1,368

12-22-2021

Summary of Commerce Rehabilitation

The official project was initiated on 8-30-2021 with a permit and paper filing.

On 6/21/2021 I issued a report of work already accomplished and planned for the back of the building. The awnings over the south facing windows have all been replaced with SunTuff and building painted after repairing gaps in the wall coating with a rubberized coating. See photo with new windows installed.

The roof and new skylights have been installed by Rohl roofing.

The new windows are PLY GEM PACIFIC WINDOWS, Auburn, WA and ordered from Glassman Inc via my son owner of Avid Builder in West Seattle.

The black front windows with grids match the lower windows very well. The grids on the upper half of the other windows look good also. The upgrades were about \$3000 more as an effort to respond to the committees input.

Installation was done by Bozard construction who did the initial measuring.

The exterior of the building was pressure washed and painted by Phuoc Phan out of Portland. The Clean Machine caused trouble with access to the north wall so it did not get completely washed and painted. It is only noticeable to a trained eye. Their building is very unsightly and should be addressed. Phan ground off the large bars protruding from the front and treated the stubs.

The tv cables going over the roof to the front have been removed.

Over 40 photos are attached as before and after comparison, however, they are not in a very good sequence.

The dollars spent amounts to \$60,579.28 as shown in the attached sheet.

Larry and Connie Wilhelmsen

Spending Transaction

1/1/2021 through 12/20/2021

12/20/2021

Date	Account	Num	Description	Memo	Category	Tag	Clr	Amount
8/30/2021	rental chec...	4002	...Bank Of A...	license for...	Comm-rehab			-461.85
9/2/2021	rental chec...	4004	Rohl Roofing	part of reh...	Comm-rehab			-31,430.08
9/16/2021	rental chec...	4013	Rohl Roofing	sky light r...	Comm-rehab			-3,791.61
9/30/2021	rental chec...	4018	Baker Lum...	awnings	Comm-rehab			-88.91
10/1/2021	rental chec...	4019	...Bank Of A...	repair	Comm-rehab			-145.57
10/20/2021	rental chec...	4030	Phuoc Phan	paint adva...	Comm-rehab			-1,000.00
10/28/2021	rental chec...	4029	Sherwin Wi...	paint	Comm-rehab			-63.48
11/2/2021	rental chec...	DEP	... Alaska Visa	anunings	Comm-rehab			-370.96
11/3/2021	rental chec...	4031	Phuoc Phan	Bal for co...	Comm-rehab			-1,500.00
12/1/2021	rental chec...	4038	...Bank Of A...	paint & m...	Comm-rehab			-792.80
12/3/2021	rental chec...	4040	...Armando S...	window in...	Comm-rehab			-227.43
12/14/2021	rental chec...	deduct	Key Bank	tip to wind...	Comm-rehab			-400.00
12/16/2021	rental chec...	4048	Glissman Inc	new windo...	Comm-rehab			-13,842.21
12/18/2021	rental chec...	4052	Bozard Con...	window in...	Comm-rehab			-6,464.38
1/1/2021 - 12/20/2021								
TOTAL INFLOWS								0.00
TOTAL OUTFLOWS								-60,579.28
NET TOTAL								-60,579.28

Date : _____ Driver: _____
Incomplete Complete
Line Item: _____
Qty : _____
TIME
C.C. Y N Name: _____

PLY GEM PACIFIC WINDOWS
5001 D ST NW
AUBURN WA 98001
PHONE : 300 227-3699

15:40:54
PAGE # : 1
ORDER # : 2570536
ORDER DATE : 08/30/21
LINES : 3
QUANTITY : 22



S O L D T O
31169 GLASSMAN INC / BLUEPRINT CAPITAL
1105 MAIN STREET
SUMNER, WA 98390
USA
CONTACT : GORDON
CONTACT : GORDON

S H I P T O
GLASSMAN INC / BLUEPRINT CAPITAL 31
1164 COMMERCE AVE
KRAIG 206-715-8860
LONGVIEW WA 98632
PHONE : 253 863-2297
PHONE : 253 863-2297

REMARKS : Requested by 01/01/0001
1
Imported from AccuQuote Quote #6275787
DEFERRED SCREENS
SCREEN ORDER NO: 2570813 CREATED @ 10:43
08/30/2021
Screen order must ship with original order
#2570536

TERMS	CUSTOMER P/O	SALESPERSON	ORDER TAKEN BY	SHIP DATE	MFG BY	SHIP VIA	ZONE
NET 30 DAYS	AB-1164	LOFTHUS, SEAN	Erin Redding	11/19/21	11/17/21	JOBSITE DELVRY	281

Ln#	Qty	System/Type	Description/Size/Glass	Color	Spacer/Grids	Mark #	Fin
1	17	3004/SH	PRO 200 SH 35 3/4 x 57 1/2 (HEEL)	WHITE	CLEAR/Has Grids	None Assigned	1 3/8" FIN S

Special Requests:
SDL Grids, Check Pattern and
Verify Options
[AQGV] 3x3 GRIDS; 3x3 IN TOP
FIXED
FIXED TOP ... 3/32 LOWE A x 3/32 CGIS20D A (O/A 3/4)
ALL VENTS 3/32 LOWE A x 3/32 CGIS20D A (HP2+)
UF SHGC VLT STC Lvl STC
NFRC: 0.27 0.27 0.48 I 28
CPD#: PWG-M-122-14653-00002

2	1	3004/SH	PRO 200 SH 39 3/4 x 57 1/2 (HEEL)	WHITE	CLEAR/Has Grids	None Assigned	1 3/8" FIN S
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Special Requests:
SDL Grids, Check Pattern and
Verify Options
[AQGV] 3x3 GRIDS; 3x3 IN TOP
FIXED
FIXED TOP ... 3/32 LOWE A x 3/32 CGIS20D A (O/A 3/4)
ALL VENTS 3/32 LOWE A x 3/32 CGIS20D A (HP2+)
UF SHGC VLT STC Lvl STC
NFRC: 0.27 0.27 0.48 I 28
CPD#: PWG-M-122-14653-00002

3	4	700/CPC	PRO 700 CSMT/PW/CSMT 95 3/4 x 59 3/4 (HEEL)	BLK/WHI	CLEAR/Has Grids	None Assigned	1 3/8" FIN S
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Special Requests:
SDL Grids, Check Pattern and
Verify Options
[AQGV] 7x4 GRIDS; 3x4 IN
FIXED; 2x4 IN VENT(S)
FIXED CENTER ... 1/8 LOWE A x 1/8 CLR A (O/A 3/4)
ALL VENTS 1/8 LOWE A x 1/8 CLR A (HP)
ALL VENTS 1/8 LOWE A x 1/8 CLR A (HP)
UF SHGC VLT STC Lvl STC
NFRC: 0.28 0.28 0.41 I 28
CPD#: PWG-M-131-03446-00002

RECEIVED BY _____ DATE _____
|
PRINT FULL NAME _____

*** END OF SHIPPING DOCUMENT ***

6/21/2021

Commerce Building Historic and Energy Rehabilitation

The driving force of rehab is to bring the building up to the national goal of minimizing energy usage and to maintain the historic character.

The main effort is to replace a leaking roof and upgrade to energy efficient sky lites. The roofer has agreed to replace the sky-lites and awnings protecting the weather exposed windows on the south side light well.

Upgrading the apartment windows to insulated units that simulate historic appearance looks to be possible at acceptable expense and we just need approval of the committee.

I have already begun the repair of the back of the building. The windows over the entrance to 1166 have been repaired by replacement of four panes of glass, removal of dry rot casings, and repair of wood frames using Abatron LiquidWood & WoodEpoxy wood restoration kit. The back roof covering the entrance has had the old fiberglass material removed, the wood cleaned and painted, and new SunTuff clear plastic roof added as recommended by the roofer and purchased from Baker Lumber.

The roof over the entrance to 1162 has had all the rotten wood replaced with new wood newly bolted to the concrete wall, with wood and wall painted to match existing building. New SunTuff replaced the old fiberglass.

After the refuge is hauled away the back walls and concrete will be pressure washed to remove unsightly material on the back parking area. The back stair supports and railing are being replaced or repaired as appropriate using epoxy.

The back stairs needs to be pressure washed and painted and I will be looking for help in this area along with painting of other areas of the building. Will be searching for a painting contractor to remove the unsightly rusting metal rods protruding from the front of the building and touch up corrosion stains and repointing of loose brick.

I will be repairing the lower front of the building using epoxy and filler then painting to match.

Larry Wilhelmsen, 360-423-8568

10-28-2021

Dear Leo,

I am very sorry for what happened at your garage today. If you had told me you were doing work in the garage we never would have gone up to pressure wash. Your guys were nice to move the cars out of the way so we could do the wall, however, no one said anything about work inside.

If I remember correctly weeks back we viewed the inside of the garage together and I mentioned that a tarp could be clamped to the roof structure inside the garage to direct water to the back wall to save your work area. Then we could pressure wash the leaking area to clean for using my patching material after the area has dried and was prepped. It has been raining a lot so a good time has not been readily available.

As a good neighbor I had offered to help you with the above so the ball was in your court going forward. I offered that you could use the lift over the next six days to wash your garage and no response has been offered. Also you expressed an interest in getting a bid from my painter for your various buildings but he has not had a call. He will be working Sat and Sunday painting while the sun shines as the walls not adjacent to your property have been washed.

Larry Wilhelmsen, 360-423-8568

C.C. Officer Mansfield, Longview Police

11-10 - 2021
COMPLETED PAINTING BUILDING LAST
WEEK BUT COULD NOT GET ACCESS TO
PAINT WALL ADJACENT TO LEO'S LOT.



Community Development Department
1525 Broadway St. | P.O. Box 128
Longview, WA 98632
Phone 360-442-5086

Permit #: LV-21-01423

Application Date: 07/28/2021

Issued: 07/28/2021

Expires: 06/20/2022

Building Permit

FOR INSPECTION REQUESTS PLEASE CALL 24 HOURS IN ADVANCE (360) 442-5090

Job Address:	1162 COMMERCE AVE, LONGVIEW	Parcel Number:	01595
Permit Type:		Sub Type:	Building Permit (Commercial Misc./One Stop)
Valuation:	\$0.00	Project:	LV-21-01423

Contacts

	NAME	ADDRESS	PHONE / EMAIL
APPLICANT:	LARRY WILHEUSSEN		(360) 423-8568 LWILHEUSSEN2@YAHOO.COM
PROP OWNER:	WILHELSEN FAMILY TRUST	2251 CASCADE WAY LONGVIEW, 47 98632-5505	

Work Description

Upgrade apartment windows to historic standards.

Fee Summary

DATE	DESCRIPTION	FEE AMOUNT	PAID	BALANCE DUE
07/28/2021	Building Code Surcharge Fee - Commercial	\$25.00	\$0.00	\$25.00
07/28/2021	Building Permit Fees (Valuation)	\$436.85	\$0.00	\$436.85
TOTAL DUE:		\$461.85	\$0.00	\$0.00

NOTICE: Separate permits and approvals may be required for this project. Every permit shall expire by limitation and become null and void if the work authorized by such a permit is not completed within 180 days from date of issuance of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. I hereby certify that I have read and examined this permit and know the same to be true, and if any of the information provided is incorrect, the permit may be revoked. All provisions of laws and ordinances governing the type of project shall be compiled with whether specified herein or not. The granting of a permit or an approval does not presume to give authority to violate or cancel the provision of any federal, state, or local laws regulating construction, the performance of construction, and/or operation of the project or use.

I certify that I am currently registered and properly licensed as a general contractor or specialty contractor as defined under RCW 18.27.010, RCW 18.27.110, RCW 19.28.041, and /or WAC 296-46B-920 and am legally qualified to perform the work sought by this permit.

Or, that I am exempt from the requirements of the contractor laws, RCW 18.27.090 and/or RCW 19.28.261 and will do my own work or use all registered, licensed subcontractors.

Owner / Authorized Agent Printed Name

Owner / Authorized Agent Signature

Date

FOR INSPECTION REQUESTS PLEASE CALL 24 HOURS IN ADVANCE (360) 442-5090

This document shall be maintained in a conspicuous place on the job site.



