



City of Longview

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

Agenda

Historic Preservation Commission

Monday, October 28, 2024

5:30 PM

Small Conference Room, City Hall

1. **HYBRID MEETING DETAILS**

24-00964 Please click the link to join the webinar: <https://us02web.zoom.us/j/88111913944>
Webinar ID: 881 1191 3944
Or Telephone: (253) 205 0468; or (253) 215 8782; or (346) 248 7799

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**

24-00965 MINUTES FROM AUGUST 26, 2024

4. **CONSTITUENT COMMENTS**

5. **CHANGES TO THE AGENDA**

6. **WORKSHOP**

24-00966 DAHP Training by Michelle Thompson

7. **OLD BUSINESS**

8. **NEW BUSINESS**

9. **REPORTS**

10. **BOARD MEMBER COMMENTS**

11. **ADJOURNMENT**



Minutes

Historic Preservation Commission

Monday, August 26, 2024

5:30 PM

1. **HYBRID MEETING DETAILS**

24-00581 Please click the link to join the webinar: <https://us02web.zoom.us/j/88111913944>
Webinar ID: 881 1191 3944
Or Telephone: (253) 205 0468; or (253) 215 8782; or (346) 248 7799

2. **ROLL CALL**

The meeting was called to order at 5:31 pm.

In attendance: Mike Chapman, Chair; Summer O'Neill, CoChair; Rick Johnson; Angela Stephenson; Reed Hadley

Excused: Gena Graham

There is one vacancy on the board.

Staff: Ken Hash, Interim CD Director; Nancy Vandehey, Admin

3. **INTRODUCTION OF NEW MEMBER**

Reed Hadley was recently appointed. Brief introductions were made.

4. **APPROVAL OF MINUTES**

24-00580 **MINUTES FROM MAY 29, 2024**

The minutes were approved as presented.

No meetings were held in June and July, as there was no business.

5. **CONSTITUENT COMMENTS**

6. **CHANGES TO THE AGENDA**

7. **WORKSHOP**

24-00792 **CERTIFICATE OF APPROPRIATENESS CA 2024-3 – 1300 BROADWAY - PAINTING
RECOMMENDED ACTION: RECEIVE PRESENTATION & CONSIDER IN NEW BUSINESS**

Ken Hash shared the photos over zoom. Color sample tiles were passed around. There were questions about what would be painted and which colors for each section of exterior.

Rick Johnson made a motion to move this item to new business for approval. Angela Stephenson seconded. This passed unanimously.

24-00793 CERTIFICATE OF APPROPRIATENESS CA 2024-4 – 1166 COMMERCE AVE – HVAC INSTALLATION

RECOMMENDED ACTION: RECEIVE PRESENTATION & CONSIDER IN NEW BUSINESS

Ken shared the photos in the packet over zoom. There were questions of location, weight and implications to historical value. This is an upgrade of the functionality for the incoming business. Reed Hadley made a motion to move this item to new business for approval. Rick Johnson seconded. This passed unanimously.

24-00794 CERTIFICATE OF APPROPRIATENESS CA 2024-5 – WOMEN'S CLUB – HVAC INSTALLATION

RECOMMENDED ACTION: RECEIVE PRESENTATION & CONSIDER IN NEW BUSINESS

Ken presented the pictures online over zoom. He discussed some options and downsides of providing screening for the enclosure. Reed Hadley made a motion to move this item to new business for approval. Rick Johnson seconded. This passed unanimously.

24-00795 CERTIFICATE OF APPROPRIATENESS CA 2024-6 - LIBRARY WINDOW INSTALLATION
RECOMMENDED ACTION: RECEIVE PRESENTATION & CONSIDER IN NEW BUSINESS

Keith Walling shared a brief history on this project. This is the next phase of the project previously approved by this board. It will be 8 to 10 weeks to repair the windows after removal from the library. They will add a slip on the inside of the window. They will color match the windows back to the color as it is now. The windows will continue to open. This will be all the wood windows in the original portion of the Library - not the addition. Reed Hadley made a motion to move this item to new business for approval. Rick Johnson seconded. This passed unanimously.

8. OLD BUSINESS

9. NEW BUSINESS

24-00796 CERTIFICATE OF APPROPRIATENESS CA 2024-3 – 1300 BROADWAY - PAINTING (ATTACHMENTS IN WORKSHOP)

RECOMMENDED ACTION: APPROVAL OF CA 2024-3 – 1300 BROADWAY - PAINTING

Rick Johnson made a motion to approve 2024-3 1300 Broadway painting. Reed Hadley seconded. This passed unanimously.

24-00797 CERTIFICATE OF APPROPRIATENESS CA 2024-4 – 1166 COMMERCE AVE – HVAC INSTALLATION (ATTACHMENTS IN WORKSHOP)

RECOMMENDED ACTION: APPROVAL OF CA 2024-4 – 1166 COMMERCE AVE – HVAC

INSTALLATION

Angela Stephenson made a motion to approve 2024-4 1166 Commerce Ave HVAC installation. Reed Hadley seconded. This passed unanimously.

24-00798 CERTIFICATE OF APPROPRIATENESS CA 2024-5 – WOMEN'S CLUB – HVAC INSTALLATION (ATTACHMENTS IN WORKSHOP)

RECOMMENDED ACTION: APPROVAL OF CA 2024-5 – WOMEN'S CLUB – HVAC INSTALLATION

Reed Hadley made a motion to approve 2024-5 - Womens Club HVAC installation. Rick Johnson seconded. This passed unanimously.

Keith inquired about the screening. No screening for enclosure is necessary.

24-00799 CERTIFICATE OF APPROPRIATENESS CA 2024-6 - LIBRARY WINDOW INSTALLATION (ATTACHMENTS IN WORKSHOP)

RECOMMENDED ACTION: APPROVAL OF CA 2024-6 - LIBRARY WINDOW INSTALLATION

There was a question of the overall project - this budget should be around \$229,000. Reed Hadley made a motion to approve 2024-5 - Womens Club HVAC installation. Summer O'Neill seconded. This passed unanimously.

10. REPORTS

Mike gave a short recap of awarding Jerry Kelly the RA Long Award at the May Council meeting. He also accepted the Historic Preservation month proclamation.

In October, without too many items, we will have Michelle Thompson from DAHP.

Ken Hash announced his retirement. Nick Little has been hired as the Community Development Director. Irene Rutikanga will be joining us as our planner.

Congratulations and thank yous were given to Ken for a job well done.

11. BOARD MEMBER COMMENTS

Mike Chapman, Ken Hash and Nick Little attended the Main Street Program joint meeting. Nancy shared a little history of the plan behind the joint meeting.

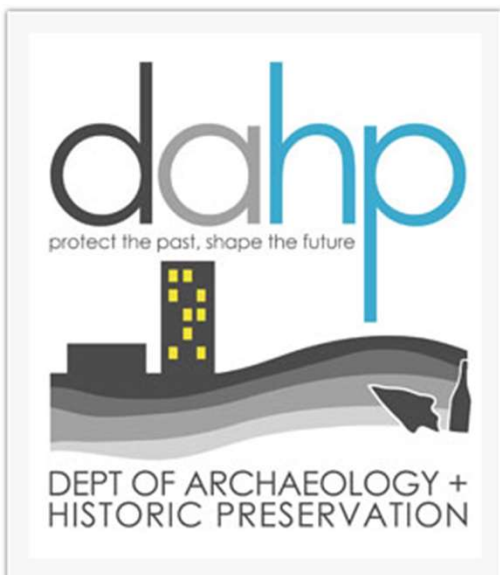
12. ADJOURNMENT

The meeting was adjourned at 6:29 pm.



HELLO, LONGVIEW

WELCOME TO CLG 101



Michelle Thompson
CLG Coordinator & Main
Street Design Specialist

Department of Archaeology
and Historic Preservation



HISTORY OF HISTORIC PRESERVATION

- National Historic Preservation Act of 1966
- CLG Amendment 1980



WHAT THE HECK IS A DAHP?

WHAT THE HECK IS A CLG?

A Certified Local Government (CLG) simply means a that your Historic Preservation Commission is “certified” by the National Park Service

CLG is an Accreditation
There are 60 CLGs in Washington



WHAT DOES A CLG DO

Promote
Preservation and
Educate

Survey

Add to Local
Register

Design Review

Special Tax
Valuation

National Register
Nomination
Review

1



2



3



WHY YOU BECAME A CLG?

1. Direct Technical Assistance from DAHP
2. Annual CLG Grants
3. Because Longview is cool and unique and has neat historic buildings worth fighting for...

Historic Registers



National



State



Local

Historic Districts



Historic Districts are a way to add a bunch of related buildings to a register at once. A building in a district is either Contributing or Non-Contributing. Contributing buildings are entitled to all the benefits as a building individually listed on a register.

CLG Grants

- **10% of annual state historic preservation funding to CLGs by law**
- **Grants are competitive but you are very likely to receive one if you apply**

Grant Money can be used for:

- **Survey of your historic buildings**
- **Educational Materials**
- **Trainings**
- **National and Local Register Nominations**
- **National and Local Register Historic District Nominations**
- **Preservation Plans**
- **Façade Improvements**
- **Much more.....**



YOUR LOCAL HISTORIC PRESERVATION ORDINANCE

Chapter 16.12 LONGVIEW HISTORIC PRESERVATION ORDINANCE

Sections:

- 16.12.010 Findings and purpose.
 - 16.12.020 Short title.
 - 16.12.030 Definitions.
 - 16.12.040 Historic commission.
 - 16.12.050 Longview register of historic places.
 - 16.12.060 Review of changes to Longview register of historic places.
 - 16.12.070 Relationship to zoning.
 - 16.12.080 Review and monitoring of properties for special property tax valuation.
 - 16.12.090 Severability.
-

Longview Local Register Criteria

Any building, structure, site, object, or district may be designated for inclusion in the Longview register of historic places if it is significantly associated with the history, architecture, archaeology, engineering or cultural heritage of the community; if it has **integrity**; is at least **50 years old**, or is of lesser age and has exceptional importance; and if it falls in **at least one of the following categories**:

16.12.050 Longview Register of Historic Places.

- (a) Is associated with **events** that have made a significant contribution to the broad patterns of national, state, or local history;
- (b) Embodies the **distinctive architectural characteristics** of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction;
- (c) Is an **outstanding work** of a designer, builder, or architect who has made a substantial contribution to the art;
- (d) Exemplifies or reflects **special elements** of the city's cultural, special, economic, political, aesthetic, engineering, or architectural history;
- (e) Is associated with the **lives of persons** significant in national, state, or local history;

**There are more criteria than listed here.
Consult your local ordinance.**

INTEGRITY *DEPENDS ON THE CRITERIA* FOR WHICH THE RESOURCE IS BEING NOMINATED

1. Design
2. Materials
3. Workmanship
4. Location
5. Setting
6. Feeling
7. Association

INTEGRITY VS. CONDITION



DESIGN REVIEW

- ❑ Consider a Preliminary Review(s)
- ❑ Commissions have either advisory or quasi-judicial powers. If unsure, consult your City Attorney
- ❑ Decisions Should Never be Arbitrary. Follow Your Ordinance
- ❑ Be Aware of Setting Precedent



DESIGN REVIEW

(1) Review Required. No person shall construct any new building or structure, or reconstruct, alter, restore, remodel, repair, move, or demolish any existing property on the Longview register of historic places or within an historic district on the Longview register of historic places without review by the commission and without receipt of a certificate of appropriateness, or in the case of demolition, a waiver, as a result of the review.

The review shall apply to all features of the property, interior and exterior, that contribute to its designation.

Information required by the commission to review the proposed changes are established in rules.

(2) Exemptions. The following activities do not require a certificate of appropriateness or review by the commission: ordinary repair and maintenance, which includes painting, or emergency measures defined in LMC 16.12.030.

16.12.060 Review of Changes to Longview Register of Historic Places.

This section must be completed if the site is not on the State or National Register, or it is not on an approved historic survey. Please provide as much information as you can.

Builder or Engineer (specify): _____

Roof Type*: _____ Cladding*: _____

Plan Type: **Structural System:** **Foundation:** **Roof Material:**

DESIGN REVIEW

“The commission shall meet with the applicant and review the proposed work according to the **design review criteria established in rules.**”

16.12.060 Review of changes to Longview register of historic places.



SECRETARY OF THE INTERIOR'S STANDARDS

**10 practical guidelines emphasizing
repair over replace.**



STANDARD: 1

A PROPERTY SHALL BE USED FOR ITS HISTORIC PURPOSE OR BE PLACED IN A NEW USE THAT REQUIRES MINIMAL CHANGE TO THE DEFINING CHARACTERISTICS OF THE BUILDING AND ITS SITE AND ENVIRONMENT.



STANDARD: 2

THE HISTORIC CHARACTER OF A PROPERTY SHALL BE RETAINED AND PRESERVED. THE REMOVAL OF HISTORIC MATERIALS OR ALTERATION OF FEATURES AND SPACES THAT CHARACTERIZE A PROPERTY SHALL BE AVOIDED.



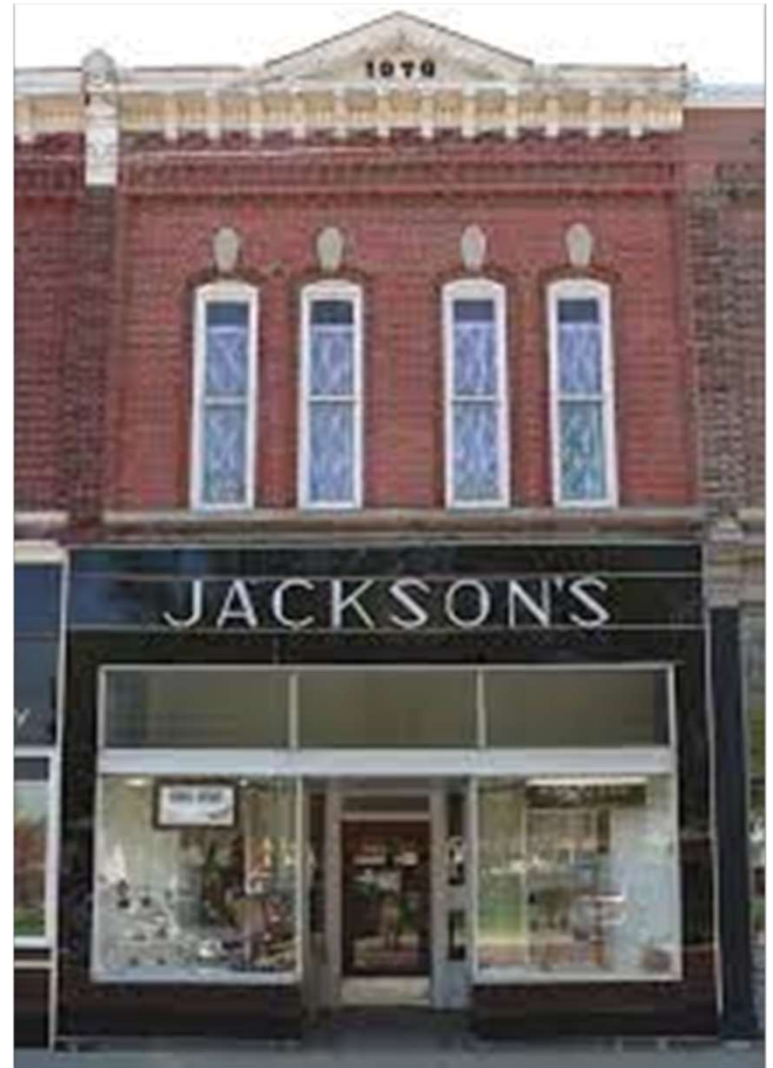
STANDARD: 3

EACH PROPERTY SHALL BE RECOGNIZED AS A PHYSICAL RECORD OF ITS TIME, PLACE, AND USE. CHANGES THAT CREATE A FALSE SENSE OF HISTORICAL DEVELOPMENT, SUCH AS ADDING CONJECTURAL FEATURES OR ARCHITECTURAL ELEMENTS FROM OTHER BUILDINGS, SHALL NOT BE UNDERTAKEN.



STANDARD: 4

MOST PROPERTIES CHANGE OVER TIME;
THOSE CHANGES THAT HAVE ACQUIRED
HISTORIC SIGNIFICANCE IN THEIR OWN
RIGHT SHALL BE RETAINED AND PRESERVED.



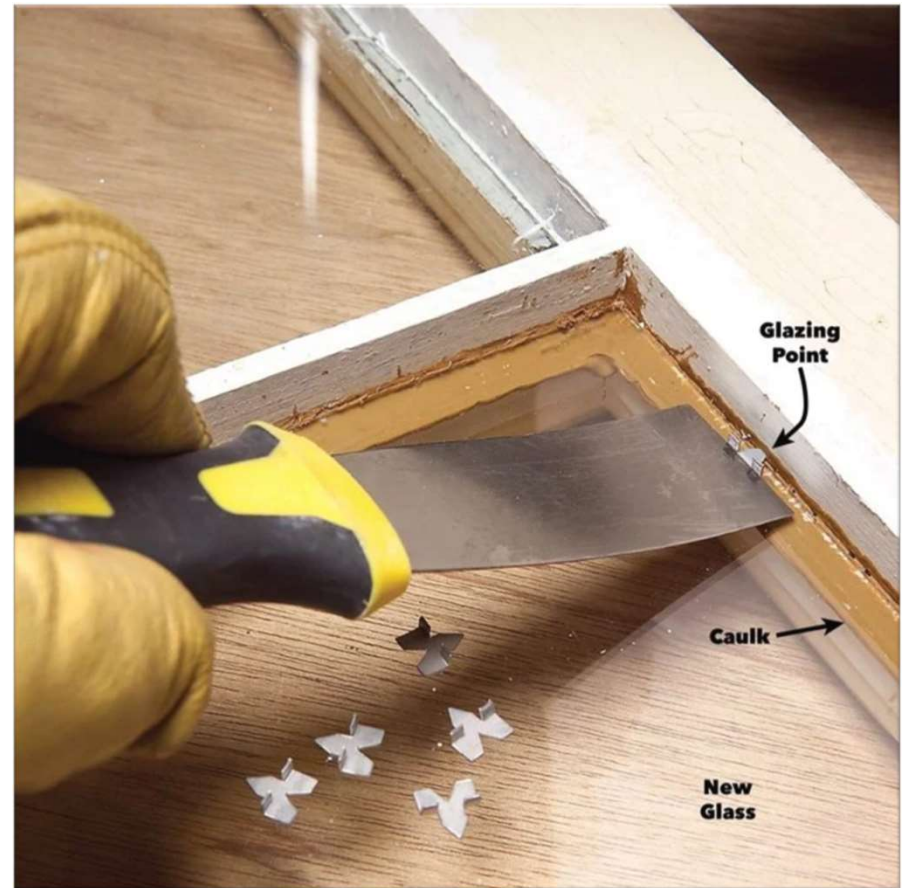
STANDARD: 5

DISTINCTIVE FEATURES, FINISHES,
AND CONSTRUCTION TECHNIQUES
OR EXAMPLES OF CRAFTSMANSHIP
THAT CHARACTERIZE A PROPERTY
SHALL BE PRESERVED



STANDARD: 6

DETERIORATED HISTORIC FEATURES SHALL BE REPAIRED RATHER THAN REPLACED. WHERE THE SEVERITY OF DETERIORATION REQUIRES REPLACEMENT OF A DISTINCTIVE FEATURE, THE NEW FEATURE SHALL MATCH THE OLD IN DESIGN, COLOR, TEXTURE, AND OTHER VISUAL QUALITIES AND, WHERE POSSIBLE, MATERIALS. REPLACEMENT OF MISSING FEATURES SHALL BE SUBSTANTIATED BY DOCUMENTARY, PHYSICAL, OR PICTORIAL EVIDENCE.



STANDARD: 7

CHEMICAL OR PHYSICAL TREATMENTS, SUCH AS SANDBLASTING, THAT CAUSE DAMAGE TO HISTORIC MATERIALS SHALL NOT BE USED. THE SURFACE CLEANING OF STRUCTURES, IF APPROPRIATE, SHALL BE UNDERTAKEN USING THE GENTLEST MEANS POSSIBLE.



STANDARD: 8

SIGNIFICANT ARCHEOLOGICAL RESOURCES
AFFECTED BY A PROJECT SHALL BE PROTECTED
AND PRESERVED.

IF SUCH RESOURCES MUST BE DISTURBED,
MITIGATION MEASURES SHALL BE UNDERTAKEN.



STANDARD: 9

NEW ADDITIONS, EXTERIOR ALTERATIONS, OR RELATED NEW CONSTRUCTION SHALL NOT DESTROY HISTORIC MATERIALS THAT CHARACTERIZE THE PROPERTY. THE NEW WORK SHALL BE DIFFERENTIATED FROM THE OLD AND SHALL BE COMPATIBLE WITH THE MASSING, SIZE, SCALE, AND ARCHITECTURAL FEATURES TO PROTECT THE HISTORIC INTEGRITY OF THE PROPERTY AND ITS ENVIRONMENT.

A Good
Example



STANDARD: 10

NEW ADDITIONS AND ADJACENT OR RELATED NEW CONSTRUCTION SHALL BE UNDERTAKEN IN SUCH A MANNER THAT IF REMOVED IN THE FUTURE, THE ESSENTIAL FORM AND INTEGRITY OF THE HISTORIC PROPERTY AND ITS ENVIRONMENT WOULD BE UNIMPAIRED.



Rule of Thumb

A building must be listed on a register to receive financial incentives.



Historic Preservation Tax Incentives

Federal Historic Tax Credits

- **20% Federal income tax credit**
- **Income-producing buildings**
- **Listed on the National Register
or Contributing to a
National Register District**
- **The project must be "substantial"**
- **Anything "nailed down" qualifies**



Special Valuation: A Local Tax Incentive

BACKGROUND

During its 1985 session, the Washington State Legislature determined that as the state approached its centennial year, the preservation of a lasting legacy of historic resources was an important goal. In order to reach this goal, the legislature passed a law which allows a "special valuation" for certain historic properties within the state. The primary benefit of the law is that during the ten year special valuation period, property taxes will not reflect substantial improvements made to the property.

Definition:

"Special Valuation" is the revision of the assessed value of a historic property which subtracts, for up to ten years, such rehabilitation costs as are approved by a local review board.

Prior to the passage of this law, owners restoring historic buildings were subject to increased property taxes once the improvements were made. This had the effect of discouraging some owners from rehabilitating their historically significant structures. The Legislature decided that restoration of these properties would be encouraged if tax relief was available. Property tax relief was selected as a tool which could provide the financial incentives necessary to promote rehabilitation of eligible historic properties. Since passage of this law, nearly fifty local governments have implemented programs which allow their constituents to take advantage of this tax relief.

IMPLEMENTATION

Only local governments which implement the law are eligible to pass

on the tax relief to the public. The local government identifies the types of properties that are eligible for special valuation, and designates a local review board that will review applications.

ELIGIBILITY

To be classified as eligible for special valuation, a property must first meet the following criteria:

1. It must be listed in the National Register of Historic Places, individually, or certified as contributing to the significance of a National Register Historic District. In order to receive a statement that a property is certified as contributing to the significance of a National Register Historic District, a property owner should contact their local government, or the Department of Archaeology and Historic Preservation.

OR 2. It must be listed in the Local Register of Historic Places established by a Certified Local Government.

AND 3. It must be of a class of properties approved by the local government.

Eligible properties which undergo substantial rehabilitation may receive special valuation if the rehabilitation work is approved by the local review

board. The work must have been conducted within two years prior to application, and must be equal in cost to at least 25% of the assessed value of the structure prior to rehabilitation.

REQUIREMENTS

Protection of the Property

Property owners who want to take advantage of special valuation must sign an agreement with the local review board that guarantees they will meet the following standards during the ten-year property tax exemption period:

- The property must be maintained in good condition.
- The owner must obtain approval from the local review board prior to making further improvements.
- The property must be visible from a public right-of-way, or otherwise be made available for public view once every year.

The penalty for violating the agreement or other program requirements is substantial. All back taxes which would otherwise have been owed, interest on back taxes, and a penalty equal to 12% of back taxes and interest may be due.

(Continued on page 8)



The One Pacific Building, 7th & Pacific, Tacoma, WA

Special Tax Valuation

- An adjustment to property taxes for 10-24 years
- Income producing or residential are eligible
- Listed on the local Register or contributing to a local district
- The project must be "substantial"
- Anything "nailed down" qualifies

There are Lots of Other Grants, too!



Historic Courthouse Grants
(DAHP Grant)



Historic Cemetery Grants
(DAHP Grant)



Historic Theater Grants
(DAHP Grant)

)



Sivinski Grant
(WA Trust Grant)



Heritage Barn Grants
(DAHP Grant)

A FIELD GUIDE TO AMERICAN HOUSES

THE GUIDE THAT ENABLES YOU TO IDENTIFY, AND PLACE IN THEIR HISTORIC AND ARCHITECTURAL CONTEXTS, THE HOUSES YOU SEE IN YOUR NEIGHBORHOOD OR IN YOUR TRAVELS ACROSS AMERICA—HOUSES BUILT FOR AMERICAN FAMILIES (RICH, POOR, AND IN-BETWEEN), IN CITY AND COUNTRYSIDE, FROM THE 17TH CENTURY TO THE PRESENT



VIRGINIA & LEE MCALESTER

Identify Styles & Features

10 PRESERVATION BRIEFS

Exterior Paint Problems on Historic Woodwork

Kay D. Weeks and David W. Look, AIA



U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services



A cautionary approach to paint removal is included in the guidelines to "The Secretary of the Interior Standards for Historic Preservation Projects." Removing paints down to bare wood surfaces using harsh methods can permanently damage those surfaces; therefore such methods are not recommended. Also, total removal obliterates evidence of the historical paints and their sequence and architectural context.

This Brief expands on that advice for the architect, building manager, contractor, or homeowner by identifying and describing common types of paint surface conditions and failures, then recommending appropriate treatments for preparing exterior wood surfaces for repainting¹ to assure the best adhesion and greatest durability of the new paint. Although the Brief focuses on responsible methods of "paint removal," several paint surface conditions will be described which do not require any paint removal, and still others which can be successfully handled by limited paint removal. In all cases, the information is intended to address the concerns related to exterior wood. It will also be generally assumed that, because houses built before 1950 involve one or more layers of lead-base paint,² the majority of conditions warranting paint removal will mean dealing with this toxic substance along with the dangers of the paint removal tools and chemical strippers themselves.

Purposes of Exterior Paint

Paint³ applied to exterior wood must withstand yearly extremes of both temperature and humidity. While never expected to be more than a temporary physical shield—requiring re-application every 5-8 years—its importance should not be minimized. Because one of the main causes of wood deterioration is moisture penetration, a primary purpose for painting wood is to exclude such moisture, thereby slowing deterioration not only of a building's exterior siding and decorative features but, ultimately, its underlying structural members. Another important purpose for painting wood is, of course, to define and accent architectural features and to improve appearance.

historic buildings, including areas of paint that have failed⁴ beyond the point of mere cleaning, scraping, and hand sanding (although much so-called "paint failure" is attributable to interior or exterior moisture problems or surface preparation and application mistakes with previous coats).

Although paint problems are by no means unique to historic buildings, treating multiple layers of hardened, brittle paint on complex, ornamental—and possibly fragile—exterior wood surfaces necessarily requires an extremely cautious approach (see figure 1). In the case of recent construction, this level of concern is not needed because the wood is generally less detailed and, in addition, retention of the sequence of paint layers as a partial record of the building's history is not an issue.

When historic buildings are involved, however, a special set of problems arises—varying in complexity depending upon their age, architectural style, historical importance, and physical soundness of the wood—which must be carefully evaluated so that decisions can be made that are sensitive to the longevity of the resource.

Justification for Paint Removal

At the outset of this Brief, it must be emphasized that removing paint from historic buildings—with the exception of cleaning, light scraping, and hand sanding as part of routine maintenance—should be avoided unless absolutely essential. *Once conditions warranting removal have*

¹ General paint type recommendations will be made, but paint color recommendations are beyond the scope of this Brief.

<https://www.nps.gov/orgs/1739/preservation-briefs.htm>

Help with Specific Design Review Topics

WASHINGTON STATE CERTIFIED LOCAL GOVERNMENT PROGRAM HANDBOOK

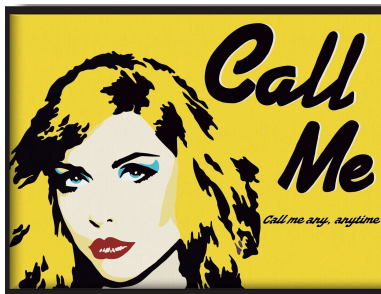


A Certified Local Government (CLG) is National Park Service (NPS) accreditation sought by a local municipality for their Historic Preservation Commission (HPC). There are 60 CLGs in Washington State.

Michelle Thompson
Certified Local Government (CLG) Coordinator
Department of Archaeology and Historic Preservation



michelle.thompson@dahp.wa.gov



(360) 890-2617

