



Lynden Historic Preservation Commission – Meeting Minutes
October 5, 2016 at 8:00 AM
Pioneer Museum Conference Room

1. CALL TO ORDER

2. ROLL CALL:

- All Commissioners present
- Staff: Dave Timmer, City Planner
- Public: Matt Treat

3. PUBLIC HEARING

- **Declaration of Conflict**
 - i. Commissioners were asked 2 questions: 1) Have they had interaction with the proponent about this Special Valuation review outside of this public hearing? 2) Do they stand to gain or lose financially as a result of this decision being made?
 - ii. All Commissioners answered: No, they can hear this review fairly.
- **Special Valuation Review:** *The Lynden Department Store, 100 5th St*

Review Procedure:

- 1. Chair introduces the Project:** Mark opens the public hearing and states that we are here for the review of the Waples Building Special Valuation application.
- 2. Applicant: Matt Treat, ForeFront Ventures, owner of the Waples Building**
 - a. Matt Treat - explained some of the process that they went through to be federally registered. He described efforts to maintain the historical elements – the poured concrete walls, the huge timber beams, the incredible wood floor, etc.
- 3. Questions from Commissioners:** The commissioners asked the applicant questions during the above discussion.
- 4. There were no statements in opposition to the application**
- 5. Comments by City Staff:** Dave thanked both the applicant for the work they put into the building and thanked the Commission for considering this review. He stated that this rehab work was the impetus behind Lynden's adoption of its Historic Preservation Ordinance and the City is in favor of Special Valuation for this property.

6. Deliberation by the Commission:

- a. Each Commissioner thanked Matt Treat for their investment into the community and for considering the historical significance of the building while they completed the rehabilitation.
- b. Consideration of the Special Valuation criteria:
 - i. **Historic Property:** The Waples Building is on the National Register of Historic Places. This is deemed eligible according to the Lynden Historic Preservation Ordinance 19.65.070(C) – National Registered property prior to Lynden becoming a Certified Local Government
 - ii. **24 months prior:** The rehabilitation work occurred within the 24 months prior to the special valuation application – August, 2016.
 - iii. **WACHP Standards:** The rehabilitation work did not adversely affect the elements that contribute to the historical significance.
 - iv. **Cost (25% of Assessed Value):** The assessed value of the building prior to rehabilitation was \$0 – therefore any rehab costs constitute an expenditure that is greater than 25% of the value.
- c. The application meets the conditions for Special Valuation consideration.

7. Motion by Luginbill to approve the Waples Building Special Valuation Application #16-01 and recommend Special Property Tax Valuation to the Whatcom County Assessor. Second by DeMeyer. Motion passes 5-0.

8. Post-meeting Tasks:

- a. Staff will contact Matt Treat for him to sign the Special Valuation Agreement with the Commission. The draft agreement is currently being reviewed by Legal Counsel.
- b. Staff will forward the application, findings, and agreement back to the Assessor.

4. NEW BUSINESS

- **Certified Local Government application**

- Dave gave a quick update that we are ready to submit our official application to DAHP to become a Certified Local Government. He will submit this month and may need additional information from a couple commissioners.

5. OLD BUSINESS

- **Training review?**
- **Research from other CLG's in Washington – report at next meeting**
 - Commissioners have been doing some background research into other CLG's around the state.
 - At the November meeting, Mark will facilitate a work session/brainstorm for next steps for the Commission.

6. ADJOURNMENT

Next Meeting: November 2, 2016 at 8:00am