



**Lynden Historic Preservation Commission – Meeting Agenda**  
**December 19, 2017 at 8:00am**  
**Pioneer Museum Conference Room, 217 Front St.**

**1. CALL TO ORDER**

**2. ROLL CALL**

All Commissioners present expect for Mark Bratt (absent with notice)

Staff: Dave Timmer

**3. PUBLIC HEARING**

- *Application for Listing on the Lynden Register of Historic Places*
  - *412 Front St, The Lauckhart Building*

**Declaration of Conflict:** All of the commissioners reported no ex parte communication or conflict of interest in this property. They stated they can hear and make a decision on this property fairly.

Staff introduced the application and reported on the process for Listing. *This is the first nomination for Listing onto the local register.* The LHPC will make a recommendation for listing or not recommend listing to the register. The application and LHPC decision will then be forwarded on to the Lynden City Council for their final decision. Once “listed” a management agreement will be signed and recorded for the property which will run with the property. The City will include an indication of Listing on their parcel data / zoning map. After listing, the property owner will come before the commission again for a Certificate of Appropriateness for renovation plans.

Kirby Jones, with his wife are property owners of 412 Front St, discussed the process of finding out some of the historical information for the building. Is excited about the possibilities and sees this project as a project of personal interest and to add to the downtown atmosphere. His desire, and his wife’s, is to add to and incorporate the historic components of the building. The application describes much of the historic information that he has found and has identified which criteria for listing he believes the building meets for local listing.

There were no statements, from the public, in support or opposition to the listing. Staff agrees with the criteria as stated in the application. It is this type of structure and project that the City's preservation program was initiated for.

*The Commission deliberates:*

*General:*

The Commission discussed implications for listing and whether they should only look at the exterior of the building regarding the criteria. There are significant historic elements on the interior (original flooring, brick dividing wall, upstairs stairway, doors and frames). The application includes interior elements but the Commission did not explicitly confirm specific interior features as a part of this listing. The applicant states that plan are to highlight the fir floor, brick interior and whatever they can interiorly but it needs to meet code and to pencil out. The upstairs will likely look different – the existing lathe and plaster is failing, there is water damage from the next door fire and neglect, additionally, the electrical system and other elements need to be renovated to allow for residential occupation.

*Category of Historic Property:*

It is a building.

*Level of Significance:*

The building meets the standards for listing on the Local register.

*Integrity of the Property:*

The building has a high level of integrity. A large component of the original building is intact and the building has seen few upgrades for several decades. It is in solid condition but will need code updates as part of its renovation.

*Special Conditions:*

There are no special conditions besides the criteria below that make the property eligible for listing.

*Determination of Criteria - from LMC 19.65.050(A):*

1) It is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.

Generally, this building represents a period of construction in downtown Lynden that signified the town's establishment and transition into the 20<sup>th</sup> Century.

2) It embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction.

It is a typical architectural style for a World War I period brick and wood commercial building – particularly of the Pacific NW with old growth fir floors and massive wood beams.

4) It exemplifies or reflects special elements of the City's cultural, special, economic, political, aesthetic, engineering, or architectural history.

As stated, earlier, the building reflects the 100+ yr old downtown commercial building that occurred during Lynden's transition into the 20<sup>th</sup> century. It represents a period of increased wealth and establishment. The commercial uses (dry goods store, early photography studio, tavern/pool hall) are in interesting reflection of the time period of their use.

5) It is associated with the lives of persons significant in national, state or local history.

Henry Lauckhart was a successful real estate agent in Lynden who built the building. R.L Averill, a later owner was a successful jeweler in Lynden for many years. They appear to be persons of local significance at this stage in Lynden's history.

**Troy Luginbill - Motion to approve the nomination of the Lauckhart Building (412 Front St) for Listing onto the Lynden Register of Historic Places, as presented and based on the above criteria (1, 2, 4, and 5). Second by Denny DeMeyer.**

**Motion passes 4-0.**

#### **4. ADJOURNMENT**

**Meeting was adjourned at 8:50am**

**Next Meeting: January 3, 2018 at 8:00am with the Survey Consultant.**