



# City of Longview

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

## Agenda - Final

### Historic Preservation Commission

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Monday, September 25, 2017

6:10 PM

City Hall Small Conference Room

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1. **Roll Call**

2. **Approval of Minutes**

*August 28 Minutes will be presented at the October meeting*

3. **Constituent Comments**

4. **Board Member Comments**

5. **Reports**

**Project Longview**

**Reports from Staff**

6. **Old Business**

**Request to replace the roof of the Nichols/17th Ave Lake Sacajawea Restrooms to match picnic shelter.**

*Doors will also be painted to match.*

**[HPC CA  
2016-2](#)**

**CA 2016-2 PROPOSAL TO REMODEL AND RESTORE THE MONTICELLO HOTEL**

Craig Collins of Collins Architectural Group P.S. has provided designs and renderings for a remodel of the Monticello Hotel to restore many aspects of the ground floor facade and lobby to original design.

SECOND PHASE REVIEW January 2017: Craig Collins of Collins Architectural Group P.S. has provided designs for the first floor tenant improvements which include finish work for two restaurant spaces and a ballroom/reception area. Also presented for review is a draft plan set for renovations to convert the 3rd floor from offices back to apartments. Because the property has applied for Special Valuation, all work must be approved as appropriate.

SPECIAL VALUATION REQUEST: The Monticello Hotel has applied for Special Valuation of 2,466,300 for rehab and restoration of the Crystal

Ballroom, front facade, 3rd floor apartments and building systems.

Staff Recommendation: Review request after site visit and make a motion to certify an amount for the Special Valuation tax break for the property.

**Attachments:** [CA 2016-1 Monticello Hotel Renovations](#)

[Inventory Information Criteria Checklist](#)

[Inventory Information Survey-Inventory Form](#)

[Monticello Hotel Historic Property Information Survey-Inventory Form](#)

[EXTERIOR REMODEL & SITE IMPROVEMENTS PERMIT SET 10.6.16](#)

[Dining room floor pictures](#)

[Monticello 1st Floor T.I. Permit Set](#)

[Monticello 3rd floor renovation draft set](#)

[Updated Application for Special Valuation signed 09-22-2017](#)

## 7. New Business

### [HPC 9-15-17](#) R.A. LONG PARK IMPROVEMENTS

#### COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Address quality of place issues

CITY ATTORNEY REVIEW: N/A

#### SUMMARY STATEMENT:

On March 25, 2010, the City Council approved Resolution 1957 adopting the R.A. Long Park Master Plan. This Plan was developed to accomplish three goals: 1) Celebrate the history of R.A. Long Park; 2) Enhance pedestrian and vehicular safety and park access within the Circle; and 3) Increase activity and improve the condition of R.A. Long Park.

The phase 1 Park improvements to construct the fountain, replace the concrete plaza, replace west plaza steps with ADA ramp, upgrade park lighting, and upgrade the existing electrical service was advertised for bids in February 2016. The received bids significantly exceeded the available budget and all bids were rejected. Subsequently, the City Council and Historic Preservation Commission agreed to resolve safety issues by removing the upper concrete plaza and portions of the lower plaza, with a commitment to begin construction on the replacement in 2018. Those plaza areas were removed and replaced with grass.

Recently there have been suggestions that a gazebo or pavilion structure would be a more appropriate and useful feature for the park than a fountain, and likely be less costly; and that perhaps the central concrete plaza should be eliminated. Staff presented conceptual design options and

cost estimates for Council consideration at the workshop held on 8-15-17:

1. Replace the upper and lower plaza with historic concrete and fountain the center of the upper plaza
2. Replace the upper and lower plaza with historic concrete and gazebo in the center of the upper plaza
3. Replace the lower plaza with historic concrete, upper plaza with grass and gazebo in the center of the upper plaza
4. Other park improvements - park lighting, electrical service, sidewalk repairs

At the workshop, Council directed staff to develop conceptual design for option 3 and include park lighting and electrical service as part of the improvements and schedule a joint workshop with Historic Preservation Commission, Parks and Recreation Board, Project Longview and Monticello Hotel as project stakeholders to review project conceptual design as presented.

The next step is to get project stakeholders input and confirm:

1. Project design
2. R.A. Long Park master plan update process
3. Project Longview review
4. Approval from the Historic Preservation Commission and the Parks and Recreation Board
5. Public outreach process

#### FINANCIAL SUMMARY:

Current project secured funding is \$300,000 from the Kuntz Family Trust, and \$75,000 from a private donation. The private donor has indicated support for either a fountain or a gazebo/pavilion. Additional funding is needed to complete the project.

#### RECOMMENDED ACTION:

Discussion and direction to staff.

**Attachments:** [RA Long Park Workshop 9 18 17 - JC](#)

[RA Long Park Presentation HPC 4-27-15 2](#)

[Certificate of Appropriateness Application RAL Park](#)

[Color samples for RA Long Park pavers brick](#)

[Park Improvements layout](#)

[Minutes of Council Action on RA Long Park Master plan for demo of plaza](#)

## 8. Adjournment