



City of Longview

1525 Broadway
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Minutes

Historic Preservation Commission

Monday, September 25, 2017

6:10 PM

City Hall Small Conference Room

1. Roll Call

Co-Chair Jason Hanson called the meeting to order at 6:40 pm after a site visit to the Monticello Hotel.

In attendance were: Gary Nordin, Nick Higgins and Nat Light. Cam Hanna attended by conference call for the RA Long Park plaza discussion but did not vote. Jonell Kenagy was excused. Staff present: Adam Trimble, Planner; Craig Bozarth City Engineer and Ivona Kininmonth. Bill Kasch, resident was in attendance.

2. Approval of Minutes

Tabled until October

3. Constituent Comments

Mr. Kasch asked if a project he has been working on to install an interpretive panel for a walking tour at RA Long Park could be on the agenda. The Commissioners added the item to the agenda at the top. The Commissioners provided feedback on the design and asked if the information presented had been verified or fact checked. Mr. Kasch said he has worked with Dennis Weber.

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.

Staff presented a proposal by the Lions organization to replace the roof of the 17th Ave/Nichols Blvd bathroom and the Hemlock Plaza bathroom roof at Lake

Sacajawea with roofing to match what was installed at the picnic shelter. The Commissioners asked for details to be presented to them prior to a decision to approve but offered that the picnic shelter turned out good and it would be beneficial to have them match.

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](#)

The Commissioners considered an application for Certification of Approval for Special Valuation on Historic Property submitted by the Monticello Hotel. Monticello Place, LLC has participated in design review of their project and the commission has conducted regular walk-throughs to verify the work proceeded to approved designs. The request is for \$1,233,099, out of a \$2,466,300 million dollar investment. Nick Higgins made a motion to certify the property for the amount requested. Nat Light seconded the motion. The motion carried.

7. New Business

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](#)

Ivona Kininmonth, Engineer, presented 3 options for projects at RA Long Park considered by the City Council. These new options resulted after all the bids for the project approved for RA Long Park in 2016 were rejected. Ivona next presented possible options to save costs on the project given there are not sufficient funds currently, although a donor was secured for the potential gazebo.

The Commissioners discussed the options and the consensus was that option 3 had been take off the table after the joint workshop, with Project Longview also feeling the plaza has to come back. The group discussed the cost saving options and agreed that the colored and tinted concrete was not as important as preserving the design of the plaza which could be achieved with stamped concrete in places where the colored concrete had been used. In discussion the group found that the square pavilion designs were not appropriate for the park but that the octagonal or oval gazebo could be appropriate. A few commissioners felt metal roofing would be difficult to approve for the park setting but the design would need to go through a separate review.

Nat Light made a motion that the HPC finds option 2 acceptable with the cost savings identified by staff to use regular concrete with stamping in place of the colored and tinted concrete. The motion continued to state that the original geometry and shape of the plaza, the elevation, stamping, and hedge border

are significant features that need to be included or preserved in the design. Modifications as previously approved for a ramp to access the plaza are acceptable. Gary Nordin seconded the motion. In discussion the group noted that a gazebo or other monument or feature would need separate review when proposed. The motion carried unanimously.

8. Adjournment

The meeting adjourned at 8:20 pm.