



City of Longview

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

Minutes

Historic Preservation Commission

Wednesday, June 1, 2016

5:30 PM

City Hall Small Conference Room

1. Roll Call

Chairman Cam Hanna called the meeting to order at 5:35 pm
In attendance were Abe Ott, Jonell Kenagy, Gary Nordin, Jason
Hanson and staff Adam Trimble.

Approval of the Agenda

The group moved up to the front of the agenda, a discussion of RA
Long Park Plaza demolition request.
The group moved to consider the April minutes and Reports at a future
meeting.

2. Approval of Minutes

3. Constituent Comments

4. Board Member Comments

Board Member Comments: Abe Ott informed the commission he is
resigning due to work demands and a need for more time at home
with family. He asked that the Commission please send thank you
letters for Historic Preservation Month. He noted that for Historic
Preservation Month crowds weren't huge but the people who came
really liked it. A personal tour of Millennium site was also offered for
those interested. Jonell asked about reimbursement for the posters.
Staff and Abe recommended having the printer invoice the three
sponsors and then get reimbursed. Jonell will draft a thank you letter
to the editor. The group gave a big thank you to Abe. He is welcome
back anytime.

Jonell Kenagy: Discussion of demolition of circa 1924 pump house building and endangered list of City owned buildings.

City Engineer Craig Bozarth addressed the recent demolition of an old City
owned sewer pump station on Oregon Way. He noted that knowledge of what
is important historically as far as City buildings are concerned would help him
plan ahead and offer consultation with the HPC before changes are made.
Jonell Kenagy stressed the importance of photographing and salvaging
artifacts when buildings are to be demolished. Mr. Bozarth noted that old

reservoirs would be next to be demolished and the City was always updating buildings and infrastructure.

5. Reports

Project Longview

Reports from Staff

Historic Preservation Month-Thank yous

Historic Districts

6. Old Business

7. New Business

CERTIFICATE OF APPROPRIATENESS CA 2016-1: REQUEST FOR A WAIVER OF A CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF THE CENTRAL PLAZA AND PORTIONS OF THE SIDEWALK IN RA LONG PARK.

Craig Bozarth, City Engineer, has direction to demolish the raised central plaza in RA Long Park and portions of the sidewalk nearby and replace it with grass. This application falls under the 'Request for a Waiver of a Certificate of Appropriateness' provisions in LMC 16.12.060 Review of changes to Longview register of historic places:

"(c) Demolition. A waiver of the certificate of appropriateness is required before a permit may be issued to allow whole or partial demolition of a designated Longview register property or in a Longview register historic district. The owner or his/her agent shall apply to the commission for a review of the proposed demolition and request a waiver. The applicant shall meet with the commission in an attempt to find alternatives to demolition. These negotiations may last no longer than 45 days from the initial meeting of the commission, unless either party requests an extension. If no request for an extension is made and no alternative to demolition has been agreed to, the commission shall act and advise the official in charge of issuing a demolition permit of the approval or denial of the waiver of a certificate of appropriateness. Conditions in the case of granting a demolition permit may include allowing the commission up to 45 additional days to develop alternatives to demolition. When issuing a waiver the board

may require the owner to mitigate the loss in historical properties significance of the Longview register property by means determined by the commission at the meeting. Any conditions agreed to by the applicant in this review process shall become conditions of approval of the permits granted. After the property is demolished, the commission shall initiate removal of the property from the register.

(d) Appeal of Approval or Denial of a Waiver of a Certificate of Appropriateness. The commission's decision regarding a waiver of a certificate of appropriateness may be appealed to the city council by the filing of a written notice within 10 days. The appeal must state the grounds upon which the appeal is based. In the event of such appeal, the city council shall conduct a hearing within 30 days thereafter. The appeal shall be reviewed by the council only on the records of the commission. Appeal of council's decision regarding a waiver of a certificate of appropriateness may be appealed to superior court. (Ord. 2289 § 1, 1987)."

Staff Recommendation: Motion to schedule a meeting to continue negotiations to attempt to find alternatives to demolition or motion to appoint a subcommittee of three to negotiate with staff outside of the regular meetings to attempt to find alternatives to demolition.

Initial Staff Findings: A) the application does not meet the Secretary of the Interior Standards for Rehabilitation which require: #2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided; and #5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved; and #6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

From:

https://www.nps.gov/tps/standards/four-treatments/standguide/rehab/rehab_standards.htm

Craig Bozarth, City Engineer and City Manager David Campbell presented a request for a waiver of a certificate of appropriateness to demolish the central plaza in RA Long Park. The request was generated by City Council direction after bids to complete the full RA Long Park project came it too high and were rejected. Because safety concerns over the plaza remain, the City Council made removal of safety hazards a high priority for the summer. City staff proposed to remove the plaza and replace it with grass.

The commission members questioned staff over the bid process and whether alternatives were considered or phasing of the project to replace the plaza only. Cam Hanna was told that the original budget still contained enough funds to replace the plaza in a paired down version- no tinted concrete and no infrastructure for a fountain. Jason Hanson pointed out that the concrete was not historic- the design is what has significance and the proposal completely removes the design element and the functional path connections. Gary Nordin asked if there was a plan to replace the plaza- staff said there was not at present. Abe Ott felt there was not way to approve this application without a plan for replacement; the first option should be to repair the existing plaza. Jonell Kenagy noted it was much harder to preserve something when it is gone- that the historic feature, whatever condition it is in, is the leverage point it getting a restoration or replacement. Staff suggested recommended the Commission form an committee to negotiate alternatives to demolition with the City Council. Cam Hanna, Gary Nordin and Jason Hanson formed the committee. David Campbell would share the request with council on June 16.

Cam Hanna thanked the staff for the information and asked if annual meetings with City Council could be had to keep the two groups familiar. Mr. Campbell noted the busy workshop schedule and lack of precedent for other boards and commissions but said where warranted workshops could be held.

8. Adjournment

A motion to adjourn was made and seconded at 7:31.