



City of Longview

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

Minutes - Final - Not Approved

Historic Preservation Commission

Monday, September 12, 2016

5:30 PM

City Hall Small Conference Room

1. Roll Call

Chairman Cam Hanna called the meeting to order at 6:23 pm. A site visit preceded the meeting.

In attendance were Cam Hanna, Gary Nordin, Jason Hansen, Jonell Kenagy and Staff, Adam Trimble, Applicant; Craig Collins of Collins Architecture.

3. Constituent Comments

4. Board Member Comments

7. New Business

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.

Staff Recommendation: Motion to approve the proposal with the condition that finishes, and specific window designs be presented to the Historic Preservation Commission for approval under separate Certificates of Appropriateness when available.

Attachments: [CA 2016-1 Monticello Hotel Renovations](#)
[Inventory Information Criteria Checklist](#)
[Inventory Information Survey-Inventory Form](#)
[Monticello Hotel Historic Property Information Survey-Inventory Form](#)

The chair opened discussion on the Special Meeting item: A proposal to remodel and restore the Monticello Hotel. A site visit preceded the meeting. The group discussed the walkthrough and noted that the canopy area on the side of the restaurant will stay as will the wood fence around that area, for the time being. The exterior vent hood will be removed from the parking lot and added to top of canopy. Screening of the HVAC units on top of the canopy between the motel is being considered. The applicant reported changes considered for the rear of the building will happen in later phases.

The Chair asked what scope was being requested for approval: Mr. Collins

reported that phase 1 would include the Hotel facade and two restaurant spaces as a top priority along with the lobby restoration. He showed details of bifold doors to be installed where two former windows were previously installed. On the front corners of the building. The bifold doors are very heavy and require a large beam to suspend them from above. Outside panels will be new replaced glass windows. The proposal is to replace the entry doors on either side of the revolving door with new; more appropriate doors.

Mr. Collins provided a sample of the proposed window replacements. They will be low-e glass but not tinted. Cam Hanna has seen examples about placing the coating on the inside of the glass panel and asked if that could be explored to avoid the modern reflective look of the low-e glass.

Cam Hanna asked staff if the review applies only to listed features? Craig Collins noted that not that much is listed in the inventory and much of the work would be to restore missing or altered elements. Cam Hanna asked for example, what if terracotta is missing in the filled in facade? Craig Collins said it will be ordered and replaced because it is important. The patterning on the ceiling will be retained or restored and paintings will be relocated where non-original walls are to be removed. Cam noted that he hopes they will be sensitive to the flow of the paintings when re-hanging them.

The chair reiterated that today is approval for initial of removal (demolition) of non-historic additions so the project can get started. Window replacements; scored concrete design for the patios, interior finishes and other items will be pending future approvals. Cam asked if any recessed lighting would be added to the exterior landscape? Recessed LED's to light the outdoor plaza will be used. Cam Hanna asked how will outdoor seating area be tied in? Craig Collins expects a rope or chain with painted black columns will serve as a boundary. Outdoor seating area likely to have umbrellas non-permanent things.

Gary Nordin made a motion to approve phase 1 demolition with window treatments shown and proposed bifold doors in front, on both sides of the building. Jonell Kenagy seconded. Approval was unanimous.

Cam Hanna noted; please let us know if another meeting is necessary; we can hold another special meeting. Commission will make every effort to assist the project. Gary Nordin said he would love to see ongoing updates, a Facebook page or otherwise could be a great tool. Craig Collins estimates six months construction for phase one which includes re-doing the second floor and several apartment buildings.

8. Adjournment

Meeting adjourned 6:50 pm