



Minutes

Historic Preservation Commission

Monday, October 10, 2016

5:30 PM

Monticello Hotel 1405 17th Ave

1. Roll Call

The Special Meeting started at 5:30 pm with a Site Visit at the Monticello Hotel. At 6:25 pm Chairman Cam Hanna called the meeting to order. In attendance were Jonell Kengay, Jason Hanson, Nick Higgins, Gary Nordin and Architect Craig Collins, and Staff Adam Trimble.

6. Old 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 interior finishes, and specific facade treatments be presented to the Historic Preservation Commission for approval through a phased 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](#)
[EXTERIOR REMODEL & SITE IMPROVEMENTS PERMIT SET 10.6.16](#)

The group took up the item of business CA 2016-2 Monticello Hotel renovations.

Staff informed the group that the project owners are going to apply for for Special Valuation to get a tax break on the work being completed. This scope of work includes two things; phase 2 improvements and design review of interior work (preservation of original materials).

Craig Collins noted a change would be made on plans shown- a champered (angled) edge on proposed patio would be added to the plan. Gary Nordin asked about a door on the North side proposed for a gift shop. The Commissioners confirmed it is a restoration of an original opening. Cam Hanna called for a motion: Gary Nordin made a motion to accept the phase 2 proposed renovations including re-established storefront on north side and noting the reversibility of the poured concrete patios in the front façade with insulation between the original granite foundation and the new

poured patio and noting the correction of the champered edge of the patio and including the new powder coated replacement doors adjacent to the front revolving door (to match existing frames). Jonell seconded. The motion was approved.

Group- thank you for the walk-through. Craig Collins said they were finding original materials during demo: subway tile walls, tile floors and wall paper. A local plumber brought in original basin sinks that had been removed. Wasser and Winters are rumored to have the original furniture.

8. Adjournment

Jason Hanson made a motion to adjourn- unanimous at 6:44 pm.