



City of Longview

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

Agenda

This meeting will be held on the virtual platform
zoom.us

Join Zoom Meeting

<https://us02web.zoom.us/j/8246281771?pwd=Um53NmN3TUlvOERJTEUwTjIuQXI4Zz09>

Meeting ID: 882 4628 1771
Passcode: 1923 Phone in
option: +12532158782

Historic Preservation Commission

Monday, February 22, 2021

5:30 PM

Small Conference Room, City Hall

1. **ROLL CALL**

2. **APPROVAL OF MINUTES**

THE MINUTES OF THE JANUARY 25, 2021 REGULAR MEETING ARE PRESENTED IN VIDEO RECORDING FORM AND CAN BE REVIEWED ONLINE HERE:

https://us02web.zoom.us/rec/share/SKZyjS4SIYwtHivlb55-7FoV82TDehF4GIdSKd-ol5fx_nlC9WeN2BlxdCisaYGJ.Af644-GonFD4j24Y?startTime=1611624744000

3. **CONSTITUENT COMMENTS**

4. **BOARD MEMBER COMMENTS**

5. **REPORTS**

6. **UNFINISHED BUSINESS**

7. **NEW BUSINESS**

21-000599 HPC CA 2021-1 Longview Public Library has requested to replace window in the rear of the building to better facilitate their drive-through services safely and efficiently.

The addition to the library off the back of the original building is not historic but was constructed consistent with historic standards: it is differentiated from the original but complimentary and using the same or similar building materials, height size and massing. The window facing Maple Street should be evaluated in this context as a replacement of a non-historic element which should be designed not to detract from the original and be consistent with the design of the modern addition.

Recommendation: review and provide guidance to the Library on an appropriate window treatment.- TO BE PRESENTED AT MEETING

8. ADJOURNMENT

Google Maps 1729 Maple St

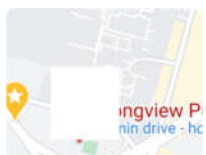


Image capture: Jul 2018 © 2021 Google

Longview, Washington

Google

Street View



The Secretary of the Interior's Standards for Rehabilitation
<https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidelines for Windows (excerpt)

<https://www.nps.gov/tps/standards/rehabilitation/rehab/windows01.htm>

As one of the few parts of a building serving as both an interior and exterior feature, windows are nearly always an important part of the historic character of a building. In most buildings, windows also comprise a considerable amount of the historic fabric of the wall plane and thus are deserving of special consideration in a rehabilitation project.

recommended

Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.



Deteriorated lower window sash shown prior to its replacement in kind.



Lower window sash replaced, based on physical documentation.

For example, on certain types of large buildings, particularly high-rises, aluminum windows may be a suitable replacement for historic wooden sash provided wooden replacement are not practical and the design detail of the historic windows can be matched.

Historic color duplication, custom contour panning, incorporation of either an integral muntin or 5/8" deep trapezoidal exterior muntin grids, where applicable, retention

of the same glass to frame ratio, matching of the historic reveal, and duplication of the frame width, depth, and such existing decorative details as arched tops should all be components in aluminum replacements for use on historic buildings.

not recommended

Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

Alterations/Additions for the New Use

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended

Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.

not recommended



Incompatible new window (lower right), resulting in loss of the building's historic character.

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are changed.