



City of Longview

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

Agenda Virtual or In-Person

Historic Preservation Commission

Monday, February 28, 2022

5:30 PM

Small Conference Room, City Hall

1. **HYBRID MEETING DETAILS**

22-000109 Join Virtual Zoom Meeting

<https://us02web.zoom.us/j/88246281771?pwd=Um53NmN3TUIvOERJTEUwTjIUQXI4Zz09>

Meeting ID: 882 4628 1771 Passcode: 1923

Dial In: 1.253.215.8782 US (Tacoma)

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**

22-000111 Minutes of the January 24, 2022 Regular Meeting

4. **CONSTITUENT COMMENTS**

5. **BOARD MEMBER COMMENTS**

6. **REPORTS**

22-000113

- Grant Subcommittee report on scanning project
- Reports from Staff
- New member recruitment....
- Library Cleaning project update- see article
- Pounder Building- Guse's coffee business updates.

7. **UNFINISHED BUSINESS**

22-00094 Special Valuation for 1162 Commerce Avenue Wilhelmsen. Staff will provide an update during the meeting.

22-000121 CA 2022-2: Proposal to install two new interpretive panels at Lake Sacajawea Park, Nichols Blvd. and Hemlock Street (pedestrian bridge vicinity). The Longview 23 Club is proposing two new interpretive panels on the topics of Fowler's Slough and the construction of Lake Sacajawea. The request is for conceptual approval of the proposal, locations, design and topics of the panels. If approval is given to proceed, the proponents will return for approval of the full design and copy of the interpretive panels.

Design review: Lake Sacajawea is on the local and national historic registers. The proposal is a non-historic addition and is reviewed for compatibility, potential visual impacts and whether it can be reversed with out permanent impact. In the guidelines for preservation of a *historic setting* a recommended action is: "Identifying, retaining, and

preserving building and landscape features which are important in defining the historic character of the setting." Interpretive panels are an enhancement to a historic place and can contribute to the goals of historic preservation by educating people about the place they are experiencing. In the past, panels to help identify birds found at Lake Sacajawea have been approved. The locations proposed will likely be less impactful to the landscape due to all the structures and hardscape already present around the pedestrian bridge. A location with a more natural surrounding may require the panels be hidden or camouflaged so as not to stand out. Staff recommends locations close to existing improvements, like benches or the bridge structure so as not to contribute another unnatural structure but blend with those already present.

Recommended Action: Motion to grant conceptual proposal for the proposed interpretive panels proposed by the Longview 23 Club with any conditions or modifications agreed to at the meeting.

8. NEW BUSINESS

22-000112 CA 2022-2: Proposal to replace roof covers of fishing dock shelters at Lake Sacajawea Park.

Jen Wills, Longview Parks and Recreation Director has been approached by Steelscape to replace the metal roofs of various fishing shelters at Lake Sacajawea with new metal roofing- same color as the roof for the new restroom buildings at Lake Sacajawea, rainforest (green).

Level of Review: Lake Sacajawea is on the National and Local Historic Registers. The various fishing dock shelters are considered non-historic, non-contributing improvements. The proposal should be reviewed for compatibility, and avoidance of negative impacts to the historic resource. The green, nature toned color, non-reflective and uniform color will be an improvement on the existing roof coverings which are brown.

Recommended Action: Motion to approve the proposal.

9. ADJOURNMENT



City of Longview

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Longview, WA 98632
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Minutes

Agenda Virtual or In-Person

Historic Preservation Commission

Monday, January 24, 2022

5:30 PM

Small Conference Room, City Hall

1. **HYBRID MEETING DETAILS**

22-00056 Join Virtual Zoom Meeting

<https://us02web.zoom.us/j/88246281771?pwd=Um53NmN3TUlvOERJTEUwTjIUQXI4Zz09>

Meeting ID: 882 4628 1771 Passcode: 1923

Dial In: 1.253.215.8782 US (Tacoma)

2. **ROLL CALL**

Meeting called to order at 5:37 p.m.

In attendance

Members: Arthur Chang; Gary Nordin; Russel Strobel; Nathanael Light

Guest attendees: Ivona Kininmonth, Engineer; Spencer Boudreau, Council Liaison

Not in attendance

Cam Hanna, Chairman; Jason Hanson, Co-Chair

Prior to the meeting, we learned that Cam Hanna passed away in December 2021. We also received an email from Jason Hanson submitting his immediate resignation from the Commission.

Without a Chair and Co-Chair, nominations were taken. Russ Strobel nominated Gary Nordin to be chair and was seconded by Arthur Chang. This passed unanimously. Arthur Chang volunteered for Co-Chair and was seconded by Nat Light. This vote also passed unanimously.

3. **APPROVAL OF MINUTES**

22-00054 Minutes of the January 3, 2022 Special Meeting

Nat Light made a motion to approve the minutes. This was seconded by Arthur Chang. This passed unanimously.

4. **CONSTITUENT COMMENTS**

Spencer Boudreau, attending as a Council Liaison, noted that the official liaison positions have not been finalized, so the commission may have another Council member assigned.

5. **BOARD MEMBER COMMENTS**

Nat Light wanted to recognize the degree of dedication of Cam Hanna to this group and hopes that the City will do a formal recognition for his family.

6. REPORTS

Arthur Chang reported that Chris Skaugset left the Director position at the Library, so they currently don't have staff to provide access to the Longview Room. He will be working with Nat to move forward with the project. They are still pressure washing the exterior. It looks cleaner but it appears there are some cracks and some damage to the terra cotta.

Adam Trimble received an email from the Department of Archeology looking for members to join their email list for Historic Preservation information from them.

7. UNFINISHED BUSINESS**21-0003 CA 2021-x Special Valuation for Tyni Building window rehabilitation.**

Staff will present receipts and documentation for the investment made in painting, cleaning, window replacement and eligible expenses for the Tyni building special valuation request. The Commission must review and vote to certify the amounts to allow the special valuation, or request more information if needed. Attachments will be presented at the meeting. Flyer on how Special Valuation works:

https://dahp.wa.gov/sites/default/files/Special%20Valuation%20Pamphlet%202012_0_0.pdf

Recommended Action: Motion to accept the documentation provided and grant special valuation in the amount of _____ for the Tyni Building ownership.

Adam Trimble will draft a letter to the local commission. This needs to be recorded with the County. He shared a letter from Larry Wilhelmsen. Current pictures were displayed for all to view. This item was tabled for a future meeting.

21-0004 CA 2021-7 Library security camera upgrades: The Longview library received approval for interior security cameras at the November 2021 HPC meeting. Exterior cameras on the building were denied until exploration of alternative locations or concealment was explored.

Standard: 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.

Guidance: "Making changes to historic buildings without first exploring equivalent health and safety systems, methods, or devices that may be less damaging to historic spaces, features, and finishes"

Comment: "Note: Although the work in this section is quite often an important aspect of rehabilitation projects, it is usually not part of the overall process of preserving character-defining features (identify, protect, repair, replace); rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to obscure, radically change, damage, or destroy character-defining features in the process of rehabilitation work to meet health and safety code requirements."

Recommended Action: Motion to approve the application with conditions that all work shall be constructed in the least invasive means possible to preserve original materials if cameras are ever removed.

Ivona Kininmonth shared a presentation for the exterior cameras proposing to match the camera casing color to the bricks. Nat Light, seconded by Arthur Chang, made a motion to accept CA 2021-7 Library Security Upgrades with building mounted cameras painted to match. This passed unanimously.

8. NEW BUSINESS**22-00052 CA 2021-6 Lake Sacajawea restoration projects- Addendum to Martins Dock rehabilitation.**

A change in materials is proposed for the support structure of Martins Dock. The attached material will be used to substitute for the original wood 6x6's that stand on end to support the dock structure.

Recommended Action:

Motion to approve the materials proposed for the Martins Dock rehabilitation project.

Ivona Kininmonth shared a presentation with photos of the dock recommending replacing 12x12 wood with concrete. The dock is non-historic. It will be poured concrete then stamped. She'll be requesting a varied pattern. Arthur Chang, seconded by Nat Light, made a motion to accept the dared colored concrete with saw cuts for the Martins Dock rehabilitation project. This passed unanimously.

9. Workshop**22-00055 Workshop on design review and HPC involvement in completeness review for new applications.**

Staff has suggested the commission may want to designate a commissioner to conduct an early review for completeness of applications. Another option would be to hold workshops on new applications prior to considering them for a decision.

Research will be done to see what other cities are doing, but the board believes the best practice at this time would be to have an applicant present at a meeting for discussion, then the board can share criteria for them to follow. No decision will be made at the first meeting and they can return with a completed updated application for approval at a future meeting.

10. ADJOURNMENT

Athur Chang, seconded by Russ Strobel, motioned to adjourn at 6:18.



Certificate of Appropriateness Application

City of Longview
Historic Preservation Commission
Certificate of Appropriateness
Application

Lake Sacajawea
Interpretive Signs





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**Application For A
CERTIFICATE OF APPROPRIATENESS
Longview Historic Preservation Commission
Longview, Washington**

Application No. _____ Date 21 December 2021

Instructions: Print neatly or type. Submit by the 3rd Thursday of the month in order to be considered at the regular meeting on the 4th Thursday of that month. Insufficient documentation and incomplete applications will be returned or placed on hold. **Please be aware that the issuance of Building Permits is dependant on obtaining a Certificate of Appropriateness.**

Application is hereby made for issuance of a Certificate of Appropriateness (under Longview Ordinance 16.12.060 (1) & (3) for work as described below, and on plans, drawings, photographs, and descriptive material (attached) :

Address of Proposed Work Hemlock & Nichols, Longview, WA 98632

Name of Building or Site Lake Sacajawea

Owner of Building or Site City of Longview Phone 360.442.5092

Home Address 1525 Broadway St, Longview, WA 98632

Name(s) & Address of Agent Longview '23 Club

PO Box 934, Longview, WA 98632 Phone 360.355.5306

Name & Address of Architect or Designer _____

_____ Phone _____

Name & Address of Builder or Contractor _____

_____ Phone _____

Approximate date of Starting Work May 2022 Completion May 2022

Information required for processing of application:

- X 1. Plot Plan and /or floor plan
- X 2. Two sets of plans and or drawings to scale, of all elevations on all sides affected. Drawings submitted must look professional or be of high quality and detail if applicable to the project, or for structural or substantial alterations.
- X 3. Clear photographs of existing structure or property and listed features.
- n/a 4. Samples of material and color (roofing, siding, windows, etc...)
- n/a 5. Required permits from Community Development and/or Public Works Departments:

Circle (Building) (Plumbing) (Electrical) (Mechanical) (Demolition) (Windows, Siding) (R-O-W) (Other)



DESCRIPTION OF WORK (check appropriate categories):

() Historic Restoration	() Dwelling	() Siding	() Fence
() Renovation	() Commercial	() Porch	() Wall
(x) New Construction	() Garage	() Parking	() Steps
() Demolition	() Addition	() Walks	() Signs
() Foundation	() Awnings	() Windows	() Roof
() Chimney	() Skylights	() Color Change	() Painting

Itemize and describe all categories of proposed work. Include size, style, material and color: Provide information on the exact products that will be used: (product brochures, specifications, etc.) to assist the Commission in their review. Approved product choices will be stamped, and verified on final inspection.

*****Please attach or submit additional pages as necessary*****

Please see the attached project explanation.

IMPORTANT:

No work may differ from approved Certificate of Appropriateness.

Any proposed Changes must be Reviewed and Approved by the Commission as an addendum to the Certificate of Appropriateness.

Certificate of Appropriateness is valid for 12 months from date of issuance.

Certificate may be renewed at discretion of the Historic District Commission.

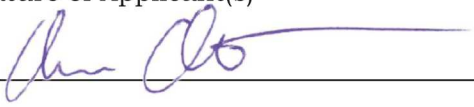
Do you intend to apply for Special Property Tax Valuation for Historic Property Renovation? ☐

Signature of Owner(s) of Record

x _____

x _____

Signature of Applicant(s)

x  _____

x _____

Signature of Agent (s)

x _____

x _____

Project Explanation

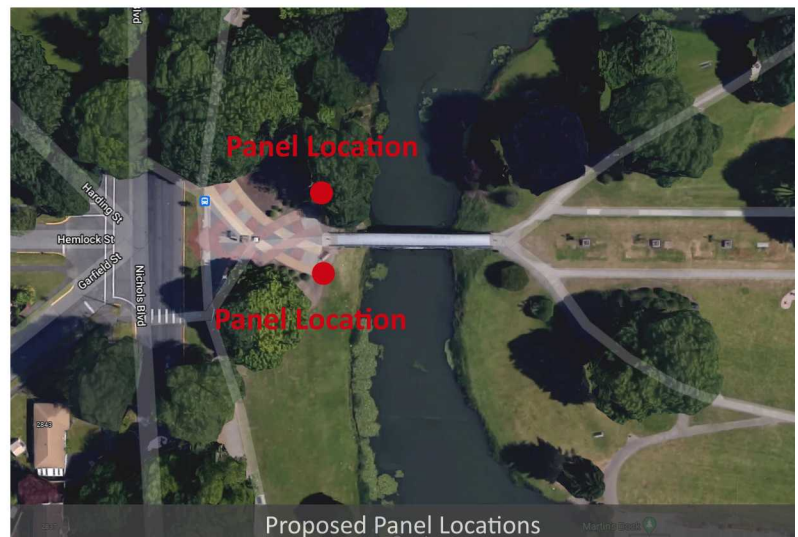
The purpose of this application for a Certificate of Appropriateness is to gain conceptual approval for the installation of two interpretive panels at Lake Sacajawea. The final layout and copy have not been developed for these signs; however, we are asking for an early review and approval of the concept.

The panels would address the following two subjects:

1. Fowler's Slough: The panel would discuss the environment prior to the massive construction effort undertaken to construct Longview and, more specifically, the lake. It would also address land ownership in the area prior to the arrival of Long-Bell and some of the pioneer families.
2. The Construction of the Lake: This panel would describe the construction of Hare & Hare's vision of the lake. It would encapsulate everything from the City Beautiful roots of the design to dredging the lake bottom and rolling the banks.

The panels would be placed on the north and south sides of the west end of the walking bridge at the end of Hemlock Street (see location drawing). Each sign would be set back far enough to the north and south to allow for readers of the panels adequate time to read the content and absorb the images while not impeding the flow of foot traffic across the bridge.

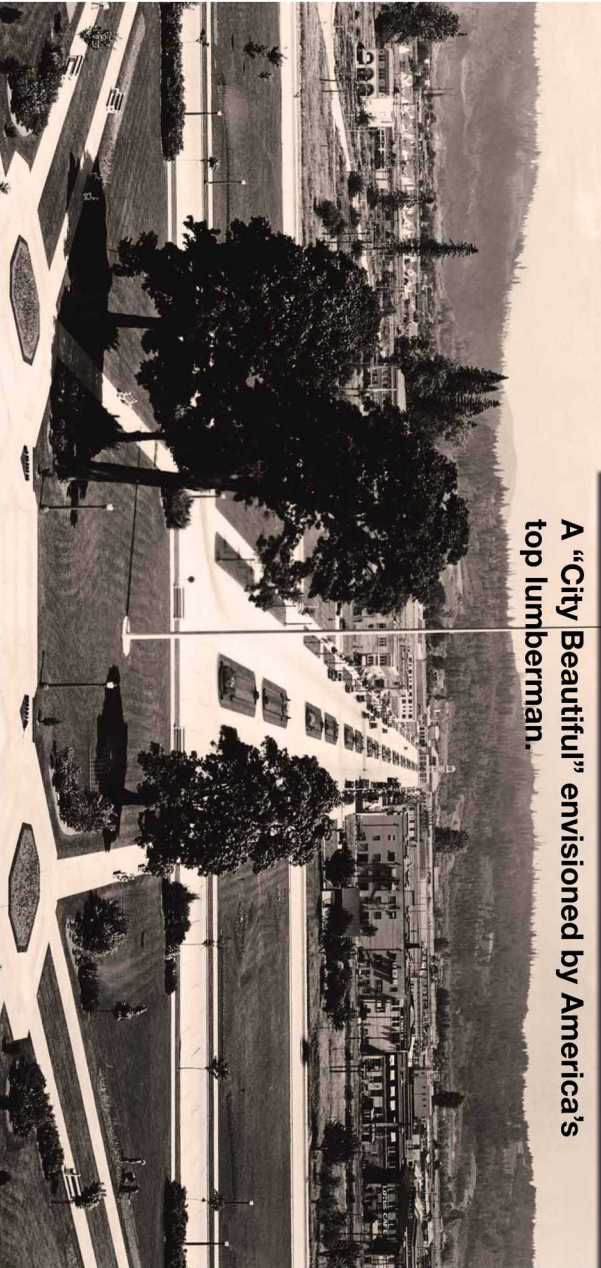
The interpretive panels will utilize the stylistic elements and general layout already established by the interpretive panels around the Shay and in Jefferson Square (example layout provided under Section C). Copy will be created by the Longview 23 Club. Design will be provided by Dan Polacek, who also designed the other panels.



Each 34"x24" panel will be porcelain enamel coated 16 gauge steel and will be mounted using a anodized aluminum frame and post that will conform to ADA access standards, the same as the other panels noted above.

Longview: The Queen City of Lumber

A "City Beautiful" envisioned by America's top lumberman.



Kessler and Nichols spearhead the city planning

Once the last tree would ever lay be Longview was visited by R.A. Long, who sought the advice of Kansas City planner George Kessler on how the city should be designed. They



Longview Fibre was formed to utilize wood waste

Seeking to make efficient use of massive quantities of sawdust and other by-products created at the Long-Bell mills, the Longview Fibre Company was formed by Northern Lumber and Paper mill opened in 1927. As Long-Bell operations dwindled, Longview Fibre acquired forest land for its own use. Now owned by Kingstone Paper and Packaging, the mill still produces over a million tons of product annually.

Weyerhaeuser joins Long-Bell with massive mill

By 1930, Longview was home to two of the world's largest lumber mill operations. Long-Bell and Weyerhaeuser. By developing a 700 acre lumber and paper complex, Weyerhaeuser joined by several smaller forest help to realize Long-Bell's vision. Clean, well-constructed streets, boulevards and infrastructure complemented beautiful public buildings and extensive parks, providing a superb living space. The city was fully established as the "Queen City of Lumber."

Port of Longview acquired Long-Bell mill site

With its original timber holdings virtually harvested, Long-Bell was reduced until LP closed its Long-Bell Cabinet Division in 1979. Only the original "White House" Administration Building remains. The Port of Longview completed purchase of the entire site in 1989 and continues its redevelopment.

Long-Bell disliked Ramshackle towns

R.A. Long and his board of directors wanted a pleasant, well-planned modern city. This was a contrast to what Vandercock discovered throughout the Pacific Northwest. Ramshackle towns, characterized by drinking, debauchery and, more often than not, labor unrest.



Abundant timber triggered new city

After an extensive scouting trip from California to the Pacific Northwest, Weyerhaeuser's rugged 10-3 team provided the best value for the company. The company's 1919 purchase triggered Chief Engineer Wesley Vandercock (pictured above) to search for a suitable location to construct the company's mills and city.



7 points about Longview

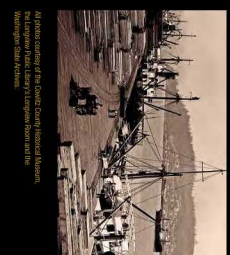
- 1 The Beauty of Longview
- 2 The Climate of Longview
- 3 The Abundance of Longview
- 4 Community Life in Longview
- 5 The Education of Longview
- 6 The Health of Longview
- 7 The Future of Longview

"Company town" idea mixed, too

Long-Bell's new city was expected to become a mecca for a wide range of forest industries, not just lumber. The company's nationwide advertising campaign trumpeted its attributes: a focus on families with schools, churches, parks and resources, access to natural resources and modern transportation.

Long-Bell accepted Vandercock's preferred choice

He convinced Long-Bell President R.A. Long to purchase the marshy land at the confluence of the Columbia and Cowlitz Rivers. Not only was the land ideal for mills and housing, but it was also close to lush, old-growth forests, the Columbia provided easy access for ocean-going ships and the Northern Pacific Railroad was close.



At the time of the Longview Port, the Columbia River and the Northern Pacific Railroad were the main transportation routes for Longview.

**Application For A
CERTIFICATE OF APPROPRIATENESS
Longview Historic Preservation Commission
Longview, Washington**

Application No. _____

Date Feb 24, 2022

Instructions: Print neatly or type. Submit by the 3rd Thursday of the month in order to be considered at the regular meeting on the 4th Thursday of that month. Insufficient documentation and incomplete applications will be returned or placed on hold. **Please be aware that the issuance of Building Permits is dependant on obtaining a Certificate of Appropriateness.**

Application is hereby made for issuance of a Certificate of Appropriateness (under Longview Ordinance 16.12.060 (1) & (3) for work as described below, and on plans, drawings, photographs, and descriptive material (attached) :

Address of Proposed Work Lake Sacajawee between Tiela & 23rd

Name of Building or Site Lake Sacajawee Park

Owner of Building or Site City of Longview Phone 360.442.5000

Home Address 152 S Broadway Street
Longview, WA 98632

Name(s) & Address of Agent Kenneth Trillb, Director
2920 Douglas Street, LV, WA Phone 360.442.5405

Name & Address of Architect or Designer Skelscape
222 Kalama River Rd. Klamath Phone 360-673-8200

Name & Address of Builder or Contractor Same as above

Phone _____

Approximate date of Starting Work July 2022 Completion Sept 2022

Information required for processing of application:

- _____ 1. Plot Plan and /or floor plan
- _____ 2. Two sets of plans and or drawings to scale, of all elevations on all sides affected. Drawings submitted must look professional or be of high quality and detail if applicable to the project, or for structural or substantial alterations.
- X 3. Clear photographs of existing structure or property and listed features.
- X 4. Samples of material and color (roofing, siding, windows, etc...)
- _____ 5. Required permits from Community Development and/or Public Works Departments:

Circle (Building) (Plumbing) (Electrical) (Mechanical) (Demolition) (Windows, Siding) (R-O-W)

ROOF

DESCRIPTION OF WORK (check appropriate categories):

☐ Historic Restoration	☐ Dwelling	☐ Siding	☐ Fence
☒ Renovation	☐ Commercial	☐ Porch	☐ Wall
☐ New Construction	☐ Garage	☐ Parking	☐ Steps
☐ Demolition	☐ Addition	☐ Walks	☐ Signs
☐ Foundation	☐ Awnings	☐ Windows	☒ Roof
☐ Chimney	☐ Skylights	☒ Color Change	☐ Painting

Itemize and describe all categories of proposed work. Include size, style, material and color: Provide information on the exact products that will be used: (product brochures, specifications, etc.) to assist the Commission in their review. Approved product choices will be stamped, and verified on final inspection.

*****Please attach or submit additional pages as necessary*****

Steelscape would like to donate additional roofing for two pavilions. The color would be rainforest and match the already approved roofing that will be installed on the newly constructed Hemlock restrooms. The project is to help match the existing structures to the newly constructed one at Hemlock.

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Certificate of Appropriateness is valid for 12 months from date of issuance.

Certificate may be renewed at discretion of the Historic District Commission.

Do you intend to apply for Special Property Tax Valuation for Historic Property Renovation? ____

Signature of Owner(s) of Record

x Jennifer G. Hills

x _____

Signature of Applicant(s)

x Jennifer G. Hills

x _____

Signature of Agent (s)

x _____

x _____

Jen,

Would you have time to discuss the option of supplying roofing material for replacing the roofs on the 2 standing structures in conjunction with the new restrooms that have been approved by the city, to utilize the Steelscape Eternal “Rainforest”? These are the structures on the Nichols side across from 23rd Ave. & between Fir and Field St. across from Lion’s Island. These would utilize the same profile in Standing Seam as is currently on the structures and would match the new restrooms to be erected in Rainforest.

Please let us know when you would have time to have a brief discussion for this. As we will be manufacturing the restroom material pro bono, we can run the material needed for these structures as well at the same time.

Best Regards,



steelscape
Dan Hall | Technical Coordinator
222 West Kalama River Road, Kalama, WA 98625-9446
📠 (Office) +1 (360) 673-8428 | 📞 (Cell) +1 (360) 430-0431





Rainforest - by Steelscape
Same color that was approved for the new restroom construction at Hemlock Plaza
This would just include two more structures with the same roofing.