



City of Longview

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

Agenda

Historic Preservation Commission

Monday, June 22, 2026

5:30 PM

Small Conference Room, City Hall

1. **HYBRID MEETING DETAILS**

26-00511 Please click the link to join the webinar: <https://us02web.zoom.us/j/88111913944>
Webinar ID: 881 1191 3944
Or Telephone: (253) 205 0468; or (253) 215 8782; or (346) 248 7799

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**

26-00512 MINUTES FROM APRIL 27, 2026
NO MEETING WAS HELD ON MAY 25, 2026

4. **CONSTITUENT COMMENTS**

5. **CHANGES /REVISIONS TO THE AGENDA**

6. **WORKSHOP**

7. **NEW BUSINESS**

26-00514 CERTIFICATE OF APPROPRIATENESS COA 2026-2 KESSLER BLVD IMPROVEMENTS

RECOMMENDED ACTION:

MOTION FOR APPROVAL TO PROCEED WITH THE KESSLER BLVD IMPROVEMENT PLANS

26-00515 CERTIFICATE OF APPROPRIATENESS COA 2026-3 NICHOLS BLVD SYSTEMIC PEDESTRIAN CROSSING IMPROVEMENTS

RECOMMENDED ACTION:

MOTION FOR APPROVAL TO PROCEED WITH THE NICHOLS BLVD PEDESTRIAN IMPROVEMENT PLANS

26-00516 HISTORIC REGISTER INVENTORY

8. **OLD BUSINESS**

26-00513 ESTABLISHING REVIEW PARAMETERS

9. **REPORTS**

10. **BOARD MEMBER COMMENTS**

11. **ADJOURNMENT**



Minutes

Historic Preservation Commission

Monday, April 27, 2026

5:30 PM

Small Conference Room, City Hall

1. **HYBRID MEETING DETAILS**

26-00368 Please click the link to join the webinar: <https://us02web.zoom.us/j/88111913944>
Webinar ID: 881 1191 3944
Or Telephone: (253) 205 0468; or (253) 215 8782; or (346) 248 7799

2. **ROLL CALL**

The meeting was called to order at 5:30 pm.

In attendance: Angela Stephenson; Chair; Mike Chapman; Reed Hadley; Jerame Moore;
Excused: Gena Graham; Amber Havens;
Unexcused: Summer O'Neill, CoChair;
Staff: Nick Little, Community Development Director; Irene Rutikanga, Planner; Nancy Vandehey, Admin

3. **APPROVAL OF MINUTES**

26-00369 **MINUTES FROM MARCH 23, 2026**
The minutes were approved as presented. This passed unanimously.

4. **CONSTITUENT COMMENTS**

5. **CHANGES TO THE AGENDA**

6. **WORKSHOP**

7. **OLD BUSINESS**

8. **NEW BUSINESS**

26-00371 **POLICY ALIGNMENT DISCUSSION AND ESTABLISHING REVIEW EXPECTATIONS**
Nick Little shared his determination of the HPC's role in review and approval processes. With staff and board member changes in recent years, there will always be a slightly varied interpretation of the ordinance. Ultimately, it's the board's direction of what should be brought forward as a Certificate of

Appropriateness, and he'd like to move forward with setting clear review expectations to refer back to as a reference for future changes.

26-00370

CERTIFICATE OF APPROPRIATENESS CA 2026-1 LIBRARY METAL HOOKS

RECOMMENDED ACTION: MOTION FOR APPROVAL TO PROCEED WITH LIBRARY BUILDING METAL HOOKS INSTALLATION

Discussion includes location, keeping long term and alternatives to drilling into mortar were discussed. Mike Chapman made a motion, seconded by Angela Stephenson, for approval to proceed with Library building metal hook installation. This passed unanimously.

9. REPORTS

Nick Little shared some information about the Downtown Summit, hosted in January, that was given to the Downtown Advisory Committee last week and going to Council on May 14th.

10. BOARD MEMBER COMMENTS

11. ADJOURNMENT

Nancy shared that the May 14th Council meeting will be the Historic Preservation month proclamation and RA Long award to Angela Stephenson.

The meeting adjourned at 6:09 pm.



City of Longview

Agenda Summary

CERTIFICATE OF APPROPRIATENESS COA 2026-2 KESSLER BLVD IMPROVEMENTS

RECOMMENDED ACTION:

MOTION FOR APPROVAL TO PROCEED WITH THE KESSLER BLVD IMPROVEMENT PLANS

Attachments:

1. COA Application
2. Kessler Improvements Plan

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

Application No. _____ Date _____

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 _____

Name of Building or Site _____

Owner of Building or Site _____ Phone _____

Home Address _____

Name(s) & Address of Agent _____

_____ Phone _____

Name & Address of Architect or Designer _____

_____ Phone _____

Name & Address of Builder or Contractor _____

_____ Phone _____

Approximate date of Starting Work _____ Completion _____.

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.
- _____ 3. Clear photographs of existing structure or property and listed features.
- _____ 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)

DESCRIPTION OF WORK (check appropriate categories):

- | | | | |
|---|-------------------------------------|---------------------------------------|-----------------------------------|
| <input type="checkbox"/> Historic Restoration | <input type="checkbox"/> Dwelling | <input type="checkbox"/> Siding | <input type="checkbox"/> Fence |
| <input type="checkbox"/> Renovation | <input type="checkbox"/> Commercial | <input type="checkbox"/> Porch | <input type="checkbox"/> Wall |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Garage | <input type="checkbox"/> Parking | <input type="checkbox"/> Steps |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Addition | <input type="checkbox"/> Walks | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Foundation | <input type="checkbox"/> Awnings | <input type="checkbox"/> Windows | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Chimney | <input type="checkbox"/> Skylights | <input type="checkbox"/> Color Change | <input type="checkbox"/> 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*****

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 _____

Department Use Only

The following information to be completed by the Historic Preservation Commission:

Date application received _____

Date of Public Meeting _____

Inspected prior to hearing _____

Commissioners _____

Inspection upon Completion _____

Commissioners: _____

Planning & Building Dept. _____

The Historic Preservation Commission has made the following determination:

() Approved (Conditions) _____

() Denied (Findings) _____

Chair, Historic Preservation Commission:

Date:

X _____

STREETS:

DEMO
D1. Remove existing concrete at old crossing along 15th Ave.

RAMPS

1. Upgrade curb ramps crossing Kessler with perpendicular style ramp, with retaining curbs on either side.

TRAFFIC:

DEMO:
D2. Remove any remaining piano-style crosswalk markings
D3. Remove double-yellow centerline.

MARKINGS:

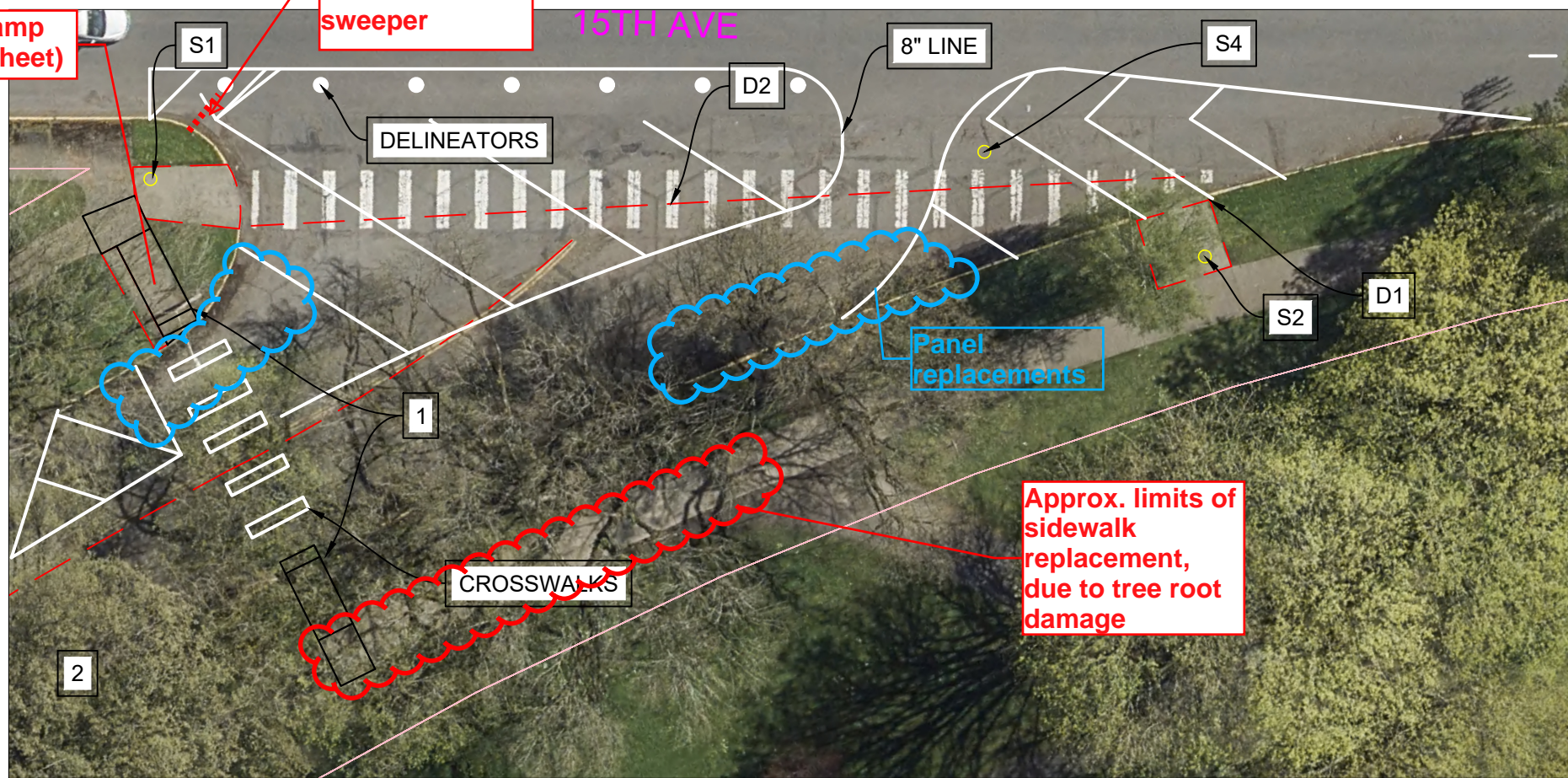
YIELD BARS ~ 20 LF
8" GORE FOR CURB EXTENSION - 320 LF
4" PARKING STALLS -
CROSSWALK BARS - 5 EA @ 2' X 12'
DELINEATOR POSTS ~ 5 EA @ 20' SPACING

SIGNS:

S1. CROSS ONLY AT CROSS WALKS
S2. CROSS ONLY AT CROSS WALKS
S4. YIELD, RIGHT ONLY

6' wide ramp
(all this sheet)

Ensure 10' to
curb for street
sweeper



Panel
replacements

Approx. limits of
sidewalk
replacement,
due to tree root
damage

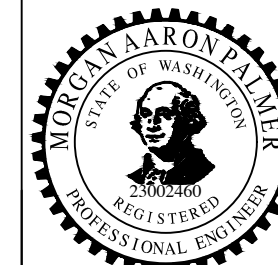


LONGVIEW WA

CITY MANAGER: Jennifer Wills
PUBLIC WORKS DIRECTOR: Chris Collins
CITY ENGINEER: Samuel Barham, P.E.

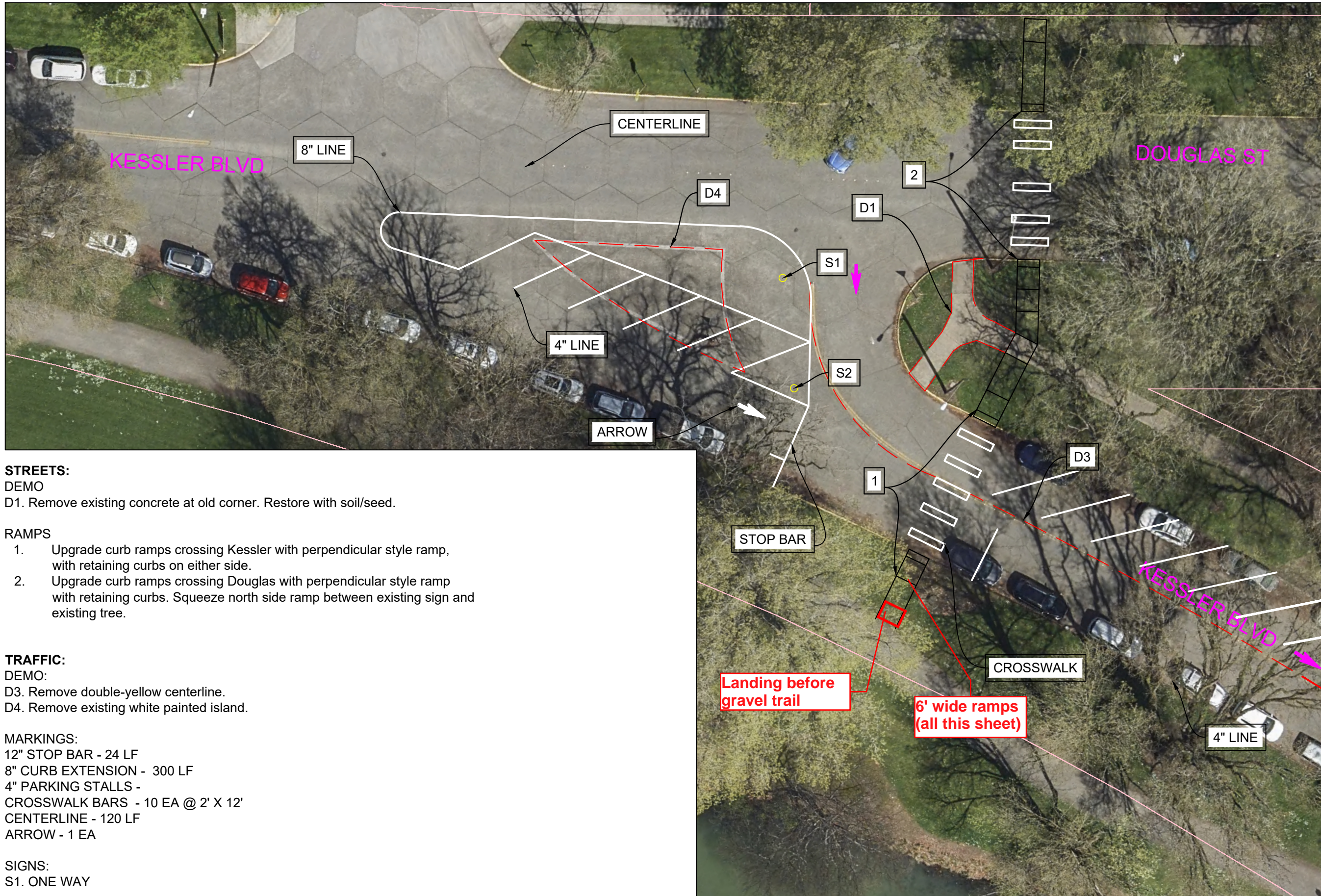
**Kessler Blvd
Douglas Street
to 15th Ave**

ENGINEER: MAP
CAD: MAP
CHECKER: TBD



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PRELIMINARY
DRAWING

PAGE	SHEET
	1 of 2



STREETS:

DEMO
 D1. Remove existing concrete at old corner. Restore with soil/seed.

- RAMPS**
1. Upgrade curb ramps crossing Kessler with perpendicular style ramp, with retaining curbs on either side.
 2. Upgrade curb ramps crossing Douglas with perpendicular style ramp with retaining curbs. Squeeze north side ramp between existing sign and existing tree.

TRAFFIC:
 DEMO:
 D3. Remove double-yellow centerline.
 D4. Remove existing white painted island.

MARKINGS:
 12" STOP BAR - 24 LF
 8" CURB EXTENSION - 300 LF
 4" PARKING STALLS -
 CROSSWALK BARS - 10 EA @ 2' X 12'
 CENTERLINE - 120 LF
 ARROW - 1 EA

SIGNS:
 S1. ONE WAY

**Kessler Blvd
 Douglas Street
 to 15th Ave**

ENGINEER: MAP
 CAD: MAP
 CHECKER: TBD



THIS IS A
 PRELIMINARY
 DRAWING

PAGE	SHEET
	2 of 2



City of Longview

Agenda Summary

CERTIFICATE OF APPROPRIATENESS COA 2026-3 NICHOLS BLVD SYSTEMIC PEDESTRIAN CROSSING IMPROVEMENTS

RECOMMENDED ACTION:

MOTION FOR APPROVAL TO PROCEED WITH THE NICHOLS BLVD PEDESTRIAN IMPROVEMENT PLANS

Attachments:

1. COA Application
2. CONCEPT_NICHOLS-Hemlock
3. CONCEPT_NICHOLS-Louisiana
4. Nichols proposed changes

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Longview Historic Preservation Commission
Longview, Washington**

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- _____ 3. Clear photographs of existing structure or property and listed features.
- _____ 4. Samples of material and color (roofing, siding, windows, etc...)
- _____ 5. Required permits from Community Development and/or Public Works Departments:
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| <input type="checkbox"/> New Construction | <input type="checkbox"/> Garage | <input type="checkbox"/> Parking | <input type="checkbox"/> Steps |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Addition | <input type="checkbox"/> Walks | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Foundation | <input type="checkbox"/> Awnings | <input type="checkbox"/> Windows | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Chimney | <input type="checkbox"/> Skylights | <input type="checkbox"/> Color Change | <input type="checkbox"/> Painting |

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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 _____

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Date of Public Meeting _____

Inspected prior to hearing _____

Commissioners _____

Inspection upon Completion _____

Commissioners: _____

Planning & Building Dept. _____

The Historic Preservation Commission has made the following determination:

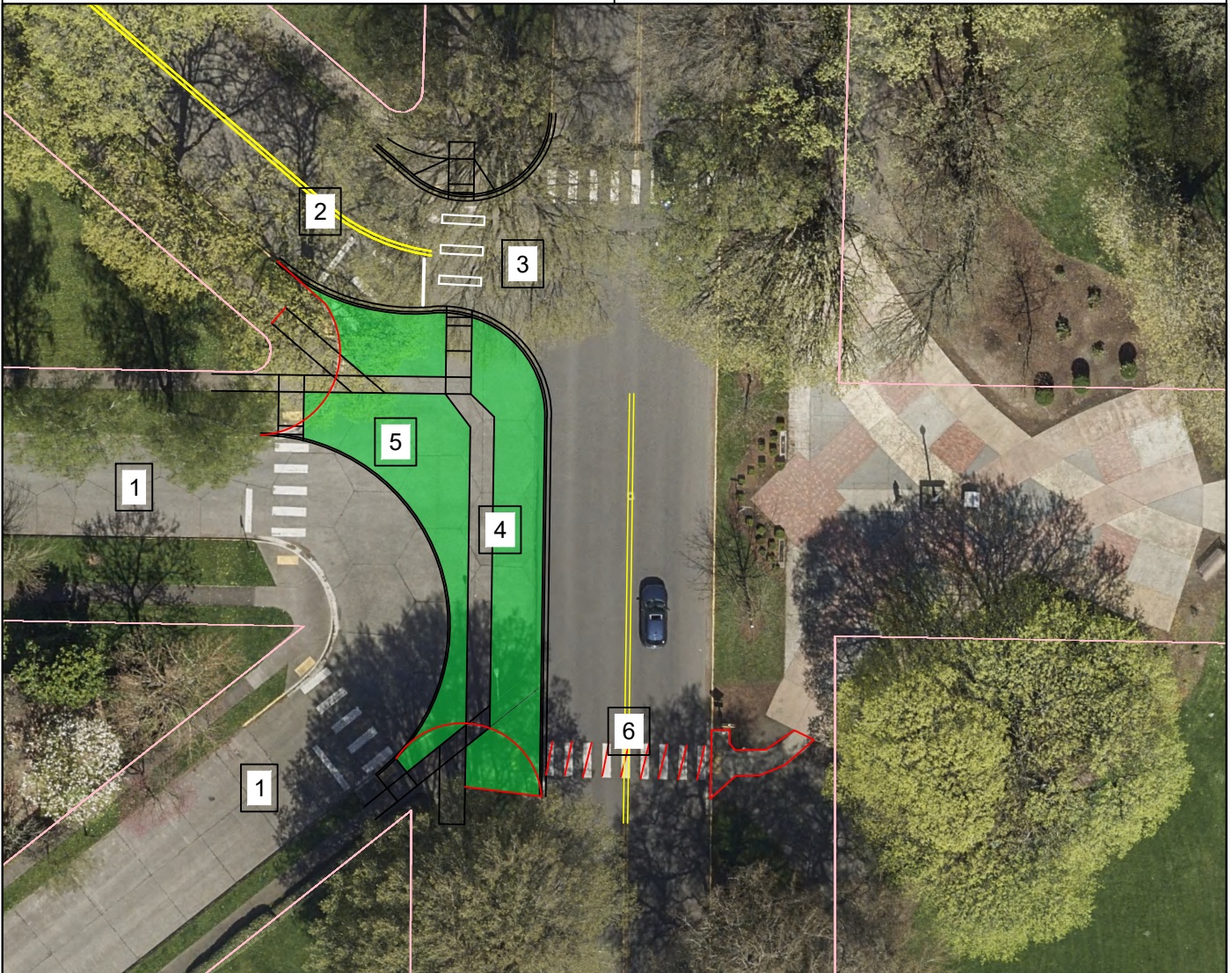
() Approved (Conditions) _____

() Denied (Findings) _____

Chair, Historic Preservation Commission:

Date:

X _____



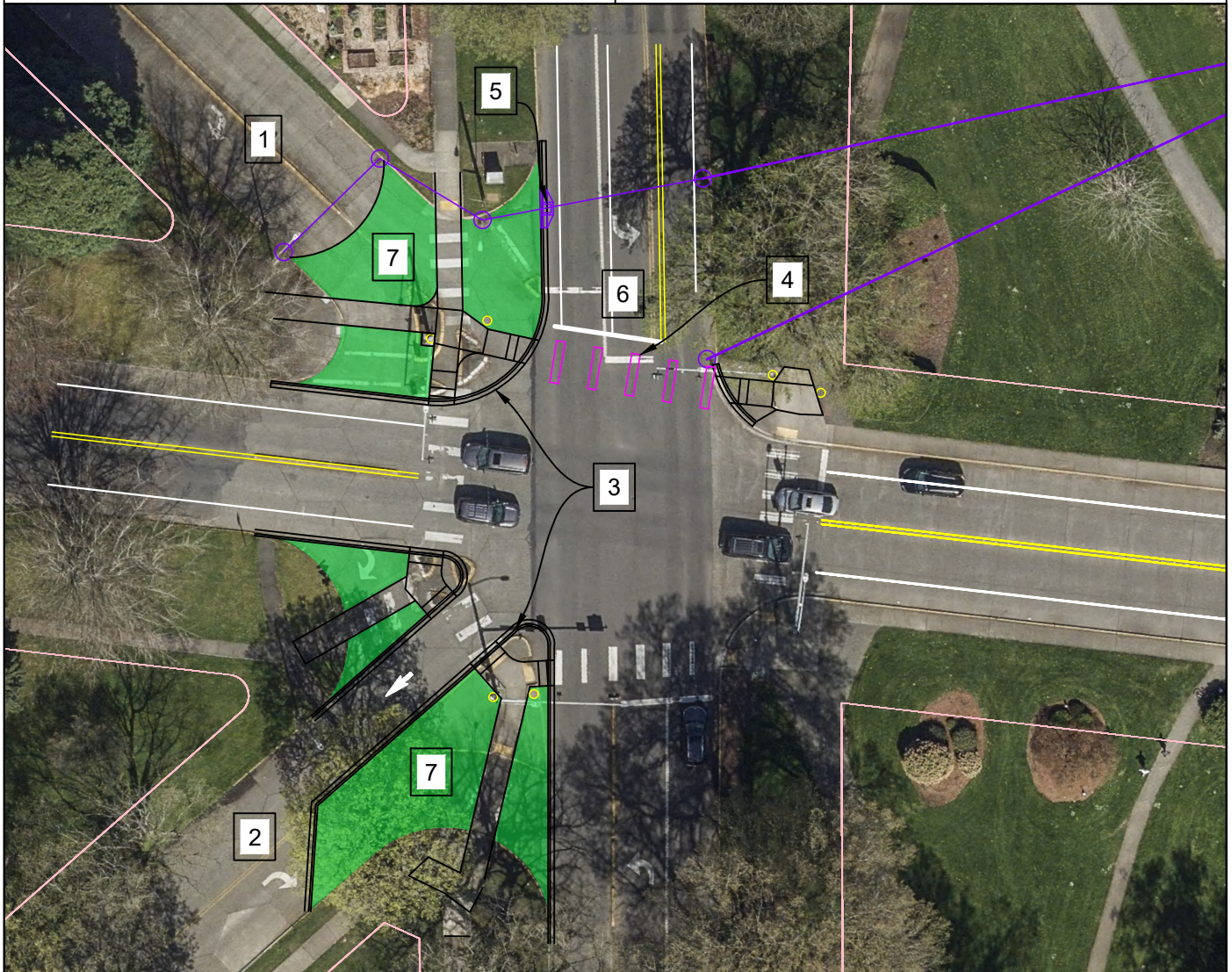
Notes:

1. Close Garfield and Hemlock to access from Nichols. Neighborhood traffic access via Harding or Florida. Create turn around for Fire response and neighborhood circulation.
2. Harding In and Out allowed. Correct approach angle so it enters Nichols perpendicular. Extend curb into intersection to reduce conflicts and direct turning movements. Remove old ADA ramps.
3. Consolidate crossing to one location. 28' curb to curb width.
4. Extend sidewalk and add ADA ramps for new crossings.
5. Remove concrete street and restore with landscaping.
6. Consider closing this crosswalk and RRFB and consolidating all crossings to north side of intersection.



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SHEET
1 OF 1



Notes:

1. Close Magnolia access from Nichols/Louisiana. Remove center curb.
2. Allow in-bound traffic on Lilac only, to allow buses and school flow to function as normal. Extend diagonal parking.
3. Extend curb to increase safety and comfort of pedestrian islands. Upgrade ADA ramps and move pushbuttons as needed.
4. Add crosswalk north side of Louisiana. Add curb ramp on NE corner.
5. Retrofit stormwater with added inlet on Nichols.
6. Extend bike lane, re-mark centerline and stop bars on approach.
7. Remove concrete street and restore with landscaping.



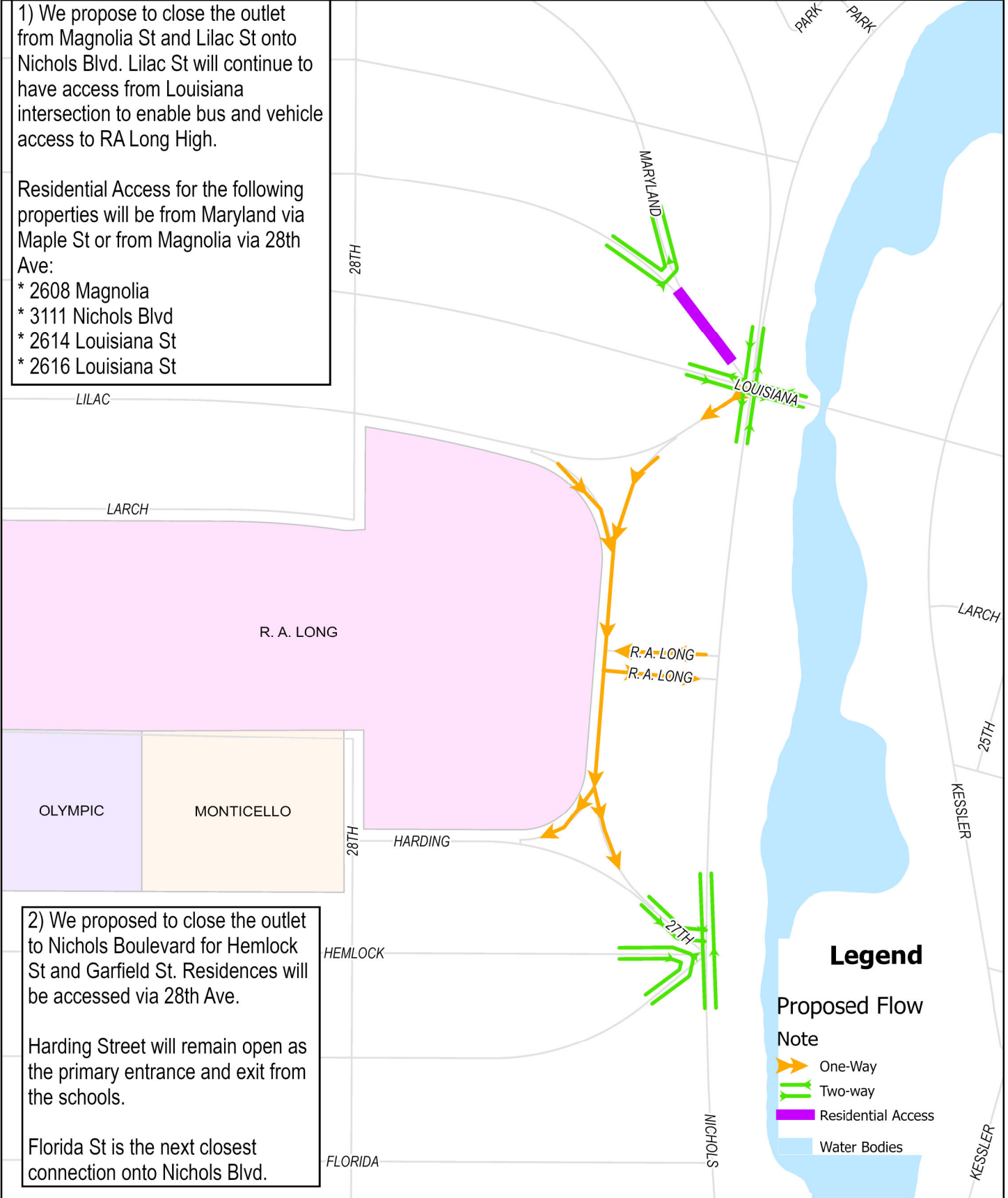
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PRELIMINARY
DRAWING

SHEET
1 OF 2

1) We propose to close the outlet from Magnolia St and Lilac St onto Nichols Blvd. Lilac St will continue to have access from Louisiana intersection to enable bus and vehicle access to RA Long High.

Residential Access for the following properties will be from Maryland via Maple St or from Magnolia via 28th Ave:

- * 2608 Magnolia
- * 3111 Nichols Blvd
- * 2614 Louisiana St
- * 2616 Louisiana St



2) We proposed to close the outlet to Nichols Boulevard for Hemlock St and Garfield St. Residences will be accessed via 28th Ave.

Harding Street will remain open as the primary entrance and exit from the schools.

Florida St is the next closest connection onto Nichols Blvd.

Legend

Proposed Flow
Note

- ➡ One-Way
- ↔ Two-way
- Residential Access
- Water Bodies



City of Longview

Agenda Summary

ESTABLISHING REVIEW PARAMETERS

Attachments:

1. HPC_Process Discussion Starter

The following excerpts from LMC Chapter 16.12 are those sections directly from the code that establish the requirements surrounding a Certificate of Appropriateness (CofA). This includes those code sections that establish the requirement to obtain a CofA, exemptions, and the authority of the HPC to conduct the CofA reviews.

Following these code citations is an abbreviated list of “Key Takeaways” summarizing the lengthy citations into 5 key points (for those of you who just want the cliff-notes™ version), as well as a list of goal that staff is hoping to achieve through this discussion. Lastly is a list of examples of potential exemptions that could be considered. This list is drawn from a brief review of other city’s exemptions.

Fell free to read through all the citations or simply skip to the Key Takeaways and Staff Goals for a more concise list approach.

Path Through the Ordinance

The following passages establish the **requirement to obtain a CofA**:

“Prior to the commencement of any work on a register property, excluding ordinary repair and maintenance and emergency measures defined in LMC § 16.12.060, the owner must request and receive a certificate of appropriateness from the commission for the proposed work...”
(LMC16.12.050(4)(b))

“No person shall construct any new building or structure, or reconstruct, alter, restore, remodel, repair, move, or demolish any existing property on the Longview register of historic places or within an historic district on the Longview register of historic places without review by the commission and without receipt of a certificate of appropriateness, or in the case of demolition, a waiver, as a result of the review.” (LMC 16.12.060(1))

Exemptions from this requirement are also **established**:

“The following activities do not require a certificate of appropriateness or review by the commission: ordinary repair and maintenance, which includes painting, or emergency measures defined in LMC § 16.12.030.” (LMC 16.12.060(2))

Ordinary maintenance and repair is defined as “...work for which a permit issued by the city is not required by law, and where the purpose and effect of such work is to correct any deterioration or decay of or damage to the real property or structure appurtenance therein and to restore the same, as nearly as may be practicable, to the condition prior to the occurrence of such deterioration, decay, or damage.” (LMC 16.12.030(13))

Lastly, the ordinance establishes as one of the “powers and duties” of the Historic Preservation Commission the ability to **review proposals for properties** on the historic register:

“...review proposals to construct, change, alter, modify, remodel, move, demolish, and significantly affect properties or districts on the register as provided in LMC § 16.12.050; and adopt standards in its rules to be used to guide this review and the issuance of a certificate of appropriateness or waiver.” (LMC 16.12.040(4)(d))

Key Takeaways:

1. A CofA is required to construct, reconstruct, alter, restore, remodel, repair, or move a historic structure or property (districts)
2. A Waiver is required for partial or entire demolition of a historic property
3. Ordinance maintenance and repair is allowed without a CofA
4. The HPC conducts reviews of proposals for waivers and CofAs
5. The HPC is to adopt standards to guide these reviews

Staff Goals

- Create guidance for what is exempt under “ordinary maintenance and repair,” allowing staff to have a set of guidelines that will ensure a consistent and predictable approach.
- Identify those items that might also be exempt from CofA review, but are *not* “ordinary maintenance and repair.”
- Determine whether this can be completed with a policy document adopted as part of the HPC’s rules for administration of the ordinance, *or*, pursue updates to the ordinance to reflect a different approach to CofA review
- Establish minimum application requirements, if deemed necessary

Examples of potential activities that could be exempted from CofA review:

- Painting or repainting previously painted surfaces
- Repairing or replacing roofing with same material
- Replacing, in kind, of deteriorated building elements (siding, gutters, broken glass fencing, etc.)
- Utility/mechanical repairs in same location and not visible from public rights-of-way
- Landscaping and vegetation maintenance
- Emergency stabilization work or work required to correct immediate fire and/or life safety issues
- Placement of temporary structures that do not permanently modify the structure or property (districts)
- Improvements/upgrades/installation to ADA facilities within the RoW (no caveats)
- Installation of ADA ramps, handrails, accessibility lifts, automatic door openers, or accessible parking improvements (with or without caveats)

Examples of minimum application requirements:

- Master application and typical property/owner/contractor information
- Detailed description of work to be performed (i.e. narrative)
- Site plan of the property, when a new structure is added or the expansion of the footprint of existing structure(s)
- Floor plan, if alteration to interior alteration is proposed
- Supporting information, as needed, to fully discern the proposed changes to the structure, such as plans, elevations, or other illustrative information showing both existing and proposed alterations; description of building materials, samples, or product information