CALL MEETING TO ORDER

Daniel LaPlaunt called the meeting of the Historic Preservation Commission to order at 6:00 p.m.

Roll Call

Members present: Alex McMurry, Roy Matson, Bill Gannon, Daniel LaPlaunt, Steve Koreis and Lucy Page.

Member(s) absent: No members were absent.

Staff members present: Tammy Baraconi, City Planner; Emil Pierson, Community Development Director, LG Nelson, Building Official and Sarah Blosser, Recording Secretary

Approval of Historic Preservation Commission Agenda

Roy Matson made a motion to approve the agenda. The motion was seconded by Steve Koreis and was approved.

A motion was made by A. McMurry to waive the reading of the Minutes from November 19, 2009 meeting.

Approval of Historic Preservation Commission Minutes from November 19, 2009

S. Koreis made a motion to approve the minutes of the Historic Preservation Meeting of November 19, 2009 as written. The motion was seconded and was approved.

Election of officers

R. Matson observed that the existing bylaws state that the commission shall be made up of five members. We currently have six members and T Baraconi stated that we interpret the existing bylaws to mean that we may have no fewer than five members. She also noted that typically, the chairman does not vote unless there is a tie. In order for all six members to vote on the election of officers, the bylaws would need to be temporarily suspended.

S. Koreis made a motion to suspend the current bylaws in order to choose the chairman and vice chairman. The motion was seconded and passed.

Bill Gannon nominated Alex McMurry as chairman. Alex said that he would be willing to serve. R. Matson seconded the motion. The nominations were closed. The vote to approve was unanimous.

As the new chairman, A. McMurry asked for nominations for vice chairman. S. Koreis nominated D. LaPlaunt as the vice chairman. The motion was seconded. The vote to approve was unanimous.

PERSONS OF DISABILITY NEEDING ASSISTANCE MAY CONTACT THE CITY CLERK’S OFFICE (330-7670) 24 HOURS IN ADVANCE OF THE MEETING.
Comments by the public on non-agenda items:

Jeff Miller, 105 ½ S. Tower (360) 807-4056
Jeff appeared as a representative of the Centralia Downtown Association (CDA) Design Committee. The CDA is actively working to bring the design committee back up to speed. They also wish to offer their support for a re-evaluation of the historic façade survey. They would like to participate in the process. He noted that a second contact for the CDA would be the secretary, Paige Merriman.

Michelle Moline, 328 N Tower Ave. (360) 324-0224.
Michelle spoke to the commission on behalf of the Washington Historic Trust for Historic Preservation http://www.wa-trust.org/ regarding the the Valerie Sivinski Grant:

"The Valerie Sivinski Washington Preserves Fund is an annual grant program that provides up to $2,000 to organizations involved in historic preservation around our state. The goal of the fund is to provide small yet meaningful amounts of money to help promote historic preservation where it really happens – at the community level. Awards are given in the name of Valerie Sivinski, a preservationist who was killed in October 2000 while performing preservation-related work. Valerie was a longtime Board Member of the Washington Trust and served as president in the early 1990s."

A small group has formed and they have been requesting volunteers to participate in a downtown clean-up and encouraging businesses to participate with the CDA. She and two of those folks have completed the application for the grant; they are hoping to receive funding for visible and readable way finding signs from the freeway. The signs that we currently have are not visible, nor are they readable. They have put in a grant with the Washington Trust for a $2,000 grant to go towards readable signage. They hope to hear within the next 60 days. Although she is on the committee, she will not vote on our grant request. Should we receive the grant, it will go to the Community Development Department.

They are also working towards obtaining a Certified Local Government (CLG) grant.

"The benefits to local governments from participating in the CLG program are numerous. While CLG grants generally represent a relatively small amount of funds, they have often been used as seed money to attract funding from local government or other sources. Also, in many cases, the products generated by CLG grants have provided credibility to a fledgling local historic preservation program. Beyond being just a source of funds, the CLG program has helped institutionalize historic preservation and give it legitimacy as a function of local government. Since the local government staff working in the Program are often in the local planning office, the CLG program has helped forge critical connections between historic preservation and land use planning. Similarly, the CLG program has led to increased cooperation between local preservationists and the State Historic Preservation Office and resulted in a strengthened statewide preservation network."

To learn more about these programs, please go to their website: Certified Local Government

Michelle noted that the application deadline for this grant is April 15th. She has spoken to some of the commission members and they have indicated their willingness to help with the grant. Michelle reported
that there are currently seven different Historic Commissions that have applied for and received funding for support staff people to come and work as directed by the various commissions.

Michelle said that as we move forward in ratifying the Certified Local Government (CLG), the design guidelines would be something that the support staff could provide for us. She is asking that the commission meet in the interim to potentially bring forward a committee - perhaps D. LaPlaunt, would be available to help with that application. She is willing to be a citizen to help in the grant writing process. She has the grant application available. This grant could also be used for the architectural survey update (the last time the architectural survey was done was in 1987). It does not have to be so specific that every agenda items needs to be listed. As the year progresses, other issues may come up that the staff person would be able to help with. It is a non-matching grant.

The City Council would also be involved in approving the grant application. The Council’s last opportunity to approve the application would be April 12th, 2010. The CLG allows us to be in a certified local registration with a ten year tax break for rehabilitation of historic buildings.

The Heritage Barn Conference is May 6 – 8 in Walla Walla. Lewis County has three additional barns that are listed on the historic barn register. Every Heritage Barn is listed on the National Trust website.

The Main Street Conference is May 19 – 21 in Port Townsend. The Dept. of Commerce is no longer the home for the Main Street program – it now in the Dept. of Archaeology and Historic Preservation. Registration is on the DAP website this week. Spokane was selected as the National Trust Conference location for 2011. The omnibus bill still remains in the senate.

There is a bill pending that would change the Federal Historic Tax Credit from 20% to 30%. She urged the commission members to contact their representatives to vote in favor of this bill. You can find updates on the National Trust website.

The Chairman asked if there was further discussion and there was not.

**Presentation on Phase II, Marquee Design for the Fox Theater**

Scott White, President of Historic Fox Theater Restoration – they are in the middle of the marquee restoration. He introduced his designer who is here from Sacramento.

**Presentation made Fernando Duarte of Fernando Duarte Design, Sacramento, CA**

The project began in April of 2008. Their goal was to restore the FOX theatre to the way it looked in 1930. They want it to be a contemporary performing art center but give the appearance as it would have been in 1930.

He is here to show us how far they have come, and where they hop to be when it has been completed. They want the input from the Historic Preservation Commission.

Fernando Duarte has been in business as a designer for 22 years. His firm has restored about 24 theaters. This will be their fourth FOX Theater. Mr. Duarte provided handouts for the commission (a copy is

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included as part of the record.) He provided color illustrations of the proposed blade sign and the restored marquee.

F Duarte provided a sample of the proposed paint color – an example of enameled paint used in the Art Deco era of the 1920’s. It is a deep burgundy that they propose will blend well with the brick. He also had samples of the proposed accent colors.

They are proposing using classic neon – the glass is colored and remains colored when the neon gas is turned off. Contemporary neon tubing is clear when the gas is turned off.

He also provided a sample of the three light bulbs used at the time for the outside lighting. They are proposing using the clear bulb because the filament is visible and can be dimmed. On the front of the marquee they will use a bulb that will be white when it is off and a warm white when it is on. In the centerpiece of the marquee ceiling panels they are proposing the use of a sculptured piece with a large white bulb. He asked if the commission had any questions. They commission was enthusiastic about the design.

The next phase of the design would be the full specifications, the drawings and all details. There will also be a model for the commission to review before it goes to the City Council. They intend to provide a finished design before asking for council approval.

A commission member noted that a photo of the original blade sign showed attached ladders. Duarte explained that original blade sign had ladders installed for changing light bulbs, the new blade sign would not need those. The proposed lights will operate for 3,000 hours. They are hoping to have ‘chasing’ lights around the blade sign.

Emil Pierson suggested that because Tower Ave. is a State highway – S White should check with the Department of Transportation for the guidelines on chase lighting.

Alex McMurry asked if the colors are reasonably close to the originals. Duarte stated that it is hard to tell – there is nothing of the original color left. They work with color samples switched to gray scale to help identify the colors in the black and white photographs. Scott asked the commission to feel free to contact him and he will pass that information on to the designer.

Staff comments on issues facing Historic Preservation Commission

Tammy Baraconi welcomed the new members to the commission. There are many issues facing the City, among them there are:

- There is no local registry currently
- Our current bylaws do not tell us how to accomplish this
- We have to create new bylaws and ordinances for the Historic Commission in order to take us forward in this process. That brings us up to the present with a lot of work to do. With that in mind, she requested that we adjourn to the workshop.

OTHER BUSINESS

Proposed By-Laws of the Centralia Historic Preservation Commission
D. LaPlaunt addressed the commission regarding finding our way to being a CLG. He believes it could be done if we would use our National Register application in conjunction with our local registry. He stated that he believes that we just need to ratify the work that we have done. No fee would need to be charged. The City would bear the expense for one notice to the public that the district has been established. He believes that we can begin a timeline that would make this possible.

Tammy asked if he is referring to the local registry. D. LaPlaunt replied that it is the Centralia Local Historic Register that we would be working. The properties have been listed and the district has been defined. He believes that we can submit all the properties at one time. Tammy said that the problem is that we have to let homeowners vote on the proposed district. Those procedures have to be established before we can go forward. Otherwise we are doing work that can not be officially recognized. LaPlaunt suggested that we mail out a ballot with a letter of explanation. Tammy has spoken with Megan Duvall, our certified local government liaison, who has told Tammy what we need to do. We don’t want to have to worry about someone challenging what we have done.

Michelle Moline asked if there were a way for the commission to reconvene to accept the bylaws as amended. Tammy replied that the proper procedure is to go through the bylaws, a public hearing will be held, there will be a recommendation to the City Council and City Council will make a determination.

In order for Council to make a recommendation on April 12th, the commission would have to make their recommendation on the 8th. The Commission would have to meet March 19th to ratify the grant application. D. LaPlaunt said that he would certainly be willing to meet next Monday to approve the grant application. Tammy said that she was not available to help next week – she is not available until Thursday of next week. If there is no CLG in place, they can not apply for the grant. LaPlaunt suggested that the commission meet as soon as possible to work on this process.

E. Pierson asked:
- Regarding the CLG grant – is it a matching grant? Does it have to be approved by the council? If this has to go before the council – scheduling that is the first issue.
- If the commission voted tonight and said they were in favor of being a CLG, if there are noticing requirements - that alone makes it difficult. Does the council have to ratify that decision?
- Pierson suggested that we contact Megan Duvall to learn whether or not this can be accomplished in this short time frame.
- Michelle Moline said she had spoken with M. Duvall this afternoon. She said that Megan told her that the grant does have to go to the City Council, but there does not have to be a public notice. She also said that our current bylaws do not address the CLG.
- LaPlaunt requested that a committee be formed to work on this project. He offered to head the committee and asked for others to join him. Roy and Steve volunteered to help. Tammy reminded him that if three people meet it becomes a quorum, so only one other person can assist him.
- Pierson again suggested that we make a conference call to M. Duvall to determine whether or not we can make this happen. The committee should come in tomorrow morning and make a conference call to Megan and do the research all at once.

LaPlaunt made a motion that a committee of himself, Roy Matson and Michelle Moline be formed to determine the ramifications of the CLG and the grant.

B Gannon asked if this process would affect the Main Street Program. No – this will not affect the Main Street Program.

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A McMurry asked if we have a second for the motion. S Koreis seconded the motion. The motion passed unanimously.

T Baraconi said she would be available to help tomorrow with the conference call.

D LaPlaunt suggested that we schedule another meeting – proposed next Monday – he asked the group if they would be willing to meet again soon. LG Nelson said that next Monday night would be a good night. LaPlaunt made a motion that the commission meet next Monday night. S Koreis seconded the motion which passed unanimously. There will be a special meeting next Monday night, 3/15/2010 at 6:00 p.m.

A McMurry requested that Michelle bring a copy of the grant that she has compiled. She agreed to make a copy available to the commission and to Community Development staff.

ADJOURNMENT OF PUBLIC MEETING

A motion was made to adjourn the public portion of the meeting. The motion was seconded and approved. Meeting adjourned at 7:30 p.m.

A special meeting for the Historic Preservation Commission is scheduled for Monday, March 15, 2010. The next regularly scheduled meeting of the Historic Preservation Commission is set for Monday, April 12, 2010.

Respectfully submitted,

Sarah Blosser, Recording Secretary