



CLARK COUNTY

HISTORIC PRESERVATION COMMISSION

Public Service Center
1300 Franklin St., 6th Floor
Vancouver, WA
www.clark.wa.gov/planning/historic

MEETING NOTES

Wednesday, February 2, 2022 – 6:00 p.m.

These are summary, not verbatim, minutes. Recordings are available on the Historic Preservation Commission’s page at www.clark.wa.gov/community-planning/historic-preservation-commission.

Members Present:	Andy Gregg (Chair), Jan Bader (Vice Chair), Paige Alfuth, Julie Bohn, Morgan Frazier, Greg Fuz
Members Absent:	Felicya Garcia
Staff Present:	Jacqui Kamp, (Clark County), Susan Ellinger (Clark County), Bart Catching (Clark County), Christine Cook (Clark County), Jason Nortz (City of Vancouver), Mark Person (City of Vancouver), Keith Jones (City of Vancouver), Becky Rude (City of Vancouver), Greg Turner (City of Vancouver) William Bjerke (City of Vancouver)
Guests:	Holly Chamberlain (The Historic Trust), Aaron Wigod (Aegis representative), Michele Reeves (The Historic Trust)

- **Roll Call & Introductions**
Chair Gregg called the meeting to order at 6:05pm.
- **Meeting Minutes**
November 3, 2021 Meeting Minutes: Commissioner Fuz moved to approve the minutes as drafted; the motion was seconded by Commissioner Alfuth. The minutes were approved unanimously, by voice vote.
- **Public Comment** on any items not on the agenda.
 - Holly Chamberlain, Director of The Historic Trust, delivered the monthly report for the trust activities, including updates on the Providence Academy projects. She also introduced the trust’s new President, Michele Reeves.
- **Public Hearing – Certificate of Appropriateness (COA) for Old City Cemetery fence replacement at 2700 E Mill Plain Boulevard, Vancouver, WA**
 - Chair Gregg opened the hearing.
 - The applicant, Mark Person of City of Vancouver Land Use Services, presented the staff report for the city. The project is to involve repair and replacement of several sections of damaged fence and dilapidated gates on the Mill Plain frontage of the historic Vancouver City Cemetery. The replacement fence sections are to be repaired or replaced with like-kind new materials and two of the gates are to be rebuilt. He discussed the compliance of the project with the City’s applicable ordinances. City Staff recommended approval of the certificate of appropriateness as presented.
 - Commissioner Bohn asked for more detail on the scope of application’s project description. She also offered information about helpful federal historic standards.



- Mark Person and Bill Bjerke of City of Vancouver Public Works provided more detail on the over 600-feet of fence to be replaced and discussed repair of the gates.
 - Commissioner Bohn asked for clarification of the exact locations of the gates to be repaired and the design of the fence sections to be replaced.
 - Bill Bjerke provided additional detail about the specific fence design as and the locations and sequencing of the fence sections to be repaired.
 - Chair Gregg opened the hearing for public comment. There were no public comments.
 - Chair Gregg closed the hearing for public comment.
 - Commissioner Alfuth offered positive comments on the quality and background information included in the city's application.
 - Chair Gregg called for a motion.
 - Commissioner Bohn moved to approve the application for certificate of appropriateness for the Vancouver City Cemetery fence repair project.
 - Commissioner Bader seconded the motion.
 - A roll call vote was held:

▪ Julie Bohn	Aye
▪ Greg Fuz	Aye
▪ Felicya Garcia	Not Present
▪ Jan Bader	Aye
▪ Morgan Frazier	Aye
▪ Paige Alfuth	Aye
▪ Andy Gregg	Aye
 - The motion passed 6 to 0.
- **Advisory Review – Vancouver Heritage Overlay: Aegis Mixed Use Development Phase II (Providence Academy Site) 312 East Evergreen Boulevard, Vancouver, WA**
 - Chair Gregg opened the public hearing.
 - Keith Jones presented the staff report for the city. He outlined the city's type-II application process, including public comment and SEPA notice already completed for the project. He presented brief introductory comments regarding the neighborhood/vicinity description, zoning and applicable overlays. He described the recent permitting of the site, including the Aegis phase I project. He also provided overview site plans and summary information for the overall project and current phase, such as square footage of various uses, parking, and open space areas. He also discussed shared public use plans for the open space areas and view corridor requirements per the Heritage Overlay standards applied to this project per SEPA mitigation. He discussed the building materials (primarily brick) as being compliant with the overlay. He concluded his comments. There were no questions.
 - Aaron Wigod, the applicant's consultant, presented for the applicant. Mr. Wigod presented an extensive project overview with accompanying slideshow. (To view the complete slideshow see the 2/2/22 meeting agenda attachments.) The highlights of the applicant's presentation were:
 - This project is focused on mixed use to be integrated into the community.
 - The project is to include ground-level retail, 200 apartment units, a 201-space parking garage, and 55 surface parking spaces.
 - Extensive consideration has been given to the integration of the historic Academy site into the new development, including view corridors and common open space amenities which are to open to the public.
 - The mitigation for the Academy smokestack/boiler removal was briefly discussed.
 - Commissioner Bohn asked about the location of the smokestack vs. the new buildings. Mr. Wigod responded that the new buildings will be over the smokestack

- footprint, but the interpretive installations and monuments to honor the smokestack are receiving intensive attention. He invited continued input on this subject.
- Mr. Wigod continued discussion of the mitigation, including landscaping/open space.
 - He discussed signage and historic wayfinding to encourage public interaction.
 - Examples of the public art for Phase I were shown and discussed.
 - Several options of pedestrian access points for the view corridor were shown and discussed.
 - Commissioner Bohn asked re view corridor and tree removal to clarify percentage of pedestrian passage vs. parking, etc.
 - Mr. Wigod clarified the size and location of the pedestrian corridor. He also discussed the necessary removal of several mature trees to be in compliance with the city's heritage sidewalk and street tree ordinance. This will be further mitigated by on-site landscaping plans.
 - Chair Gregg commented on the view corridor options.
 - Mr. Wigod continued the presentation.
 - He noted that the pedestrian path design and public art are still being planned and he welcomed the commission's input and comments going forward.
 - He provided overview of the architectural design elements of the new buildings.
 - He discussed the extensive public outreach and stakeholder coordination for the project, including multiple neighborhood meetings, staff consultations, etc.
 - Mr. Wigod concluded his presentation and opened the floor for questions.
 - Commissioner Frazier commented to emphasize that the Academy is to remain focal point and view corridor should not get too cluttered so as to draw the public into the site. She appreciated the attention to the view corridor and public engagement.
 - Mr. Wigod further elaborated on the public open space and plaza designs.
 - Commissioner Alfuth commented positively on the quality of the presentation and options shown by the conceptual designs but had concerns regarding the compatibility of the modern architecture style with the historic site. She mentioned the lack of affordable housing included with the project. She also commented on new ideas to memorialize the smokestack and possible green building design elements.
 - Mr. Wigod responded re expense of new buildings and subjectivity of architectural design decisions, as well as honoring the smokestack through art and monuments. He stated that recreation of the top portion of smokestack on-site is being considered.
 - Commissioner Bohn echoed the positive comments. She expressed concerns with compatibility issues of the new design, particularly the scale and modern design. She stated the contrasting colors of the proposed buildings are jarring to her (particularly the planned black metal balconies on the new buildings), as well as an apparent lack of cohesion with the historic Academy.
 - Mr. Wigod responded that all these concerns are not unique have been discussed for many years and were taken very seriously during the design phase. He noted that parking garages are very expensive to build. The economic tradeoff is to have a parking garage and more units to support it or more surface parking with fewer units.
 - He noted that due to expense of parking garages and scarcity of parking, they expect it to be fully-used by the tenants, but unused spaces could be public.
 - He discussed green roofs and that they are not economically feasible, but the new buildings are planned to be LEED certified.
 - He again encouraged art and design suggestions should go directly to his team.
 - Commissioner Alfuth clarified regarding location of "storefront" glass on west side of ground floor to encourage open view of site.
 - Commissioner Bader echoed positive comments for greenspace, but they include as many large/mature trees as possible.

- Mr. Wigod reiterated that the landscaping shown is conceptual.
- Commissioner Fuz echoed compliments about development concepts in the presentation. He expressed concerns about the lack of roofline articulation contributing to architectural massing issues. He also expressed interest about further parking reductions based on urban location of site and asked for clarification on the stormwater plans for the site.
- Mr. Wigod briefly discussed preliminary stormwater plans for the site, with a focus on swales and mostly underground detention to be used due to good infiltration of the site. He offered more discussion of the pedestrian corridor design. He reiterated that the parking garage design was driven by city parking requirements and economics of the site (i.e. the parking structure vs. street parking).
- Public Comments were offered by:
 - Glen Yung echoed the commissioners' previous comments and offered concerns about the uniqueness the site being lost through the development process.
 - Michelle Reeves (new President and CEO of the Historic Trust) introduced herself and presented a brief slideshow of the Trust's support for the project.
 - Lee Rafferty shared concerns with change and compatibility of the design but was generally positive for phase II, given her affinity for the site. She noted that she works on the City of Vancouver Culture, Arts and Heritage Commission and is chair of the Public Arts Commission who has approved previous art plans.
 - John McDonagh (President, CEO of Greater Vancouver Chamber of Commerce) offered continued support of the project overall, and phase II in particular.
 - Michael Walker (Executive Director Vancouver Downtown Assoc.) reiterated his group continues to be supportive of the ongoing development plans for the site.
 - Linda Glover (Executive Director of Devine Consign) was in favor of Aegis due to increased residential density, creating a walkable site, connectivity, etc.
- Keith Jones added a final comment supporting revisiting the tree plan/removal.
- The commissioners then discussed and deliberated the motion. Keith Jones clarified the commission's role in providing a recommendation motion and stated that he would note the discussion and deliberation in the final staff report decision.
- Commissioner Bohn reiterated the tree removal and architectural massing concerns.
- Commissioner Bader reiterated the importance of the view corridor and landscaping.
- Commissioner Frazier echoed importance of preserving all mature trees possible.
- Chair Gregg requested a motion to recommend approval of the project as presented by the city, provided that staff take the comments, questions, and concerns expressed by the commission as a deliberative body into account for future decision-making on the project.
- Commissioner Bader made the motion. There was further discussion on the motion.
- Commissioner Fuz discussed whether to add a choice of one of the view corridors into the recommendation. The commissioners discussed the pedestrian corridor treatment options but noted that this a recommendation only and city staff would be making a final decision shortly. The commission requested that the applicant bring public art concepts back for consideration when they are at that stage of design.
- Mr. Wigod offered to bring art portion of the project back to HPC for comments.
- Chair Gregg then offered an amended motion that "the Historic Preservation Commission recommends approval of the Aegis mixed use development phase II, with the proviso that the applicant consider the commissioners questions, concerns, and comments expressed in the course of the advisory review."
- Commissioner Bader approved of the modification of the original motion.
- Commissioner Frazier seconded the motion (as revised).

- A roll call vote was held:
 - Julie Bohn Aye
 - Greg Fuz Aye
 - Felicya Garcia Not present
 - Jan Bader Aye
 - Morgan Frazier Aye
 - Paige Alfuth Aye
 - Andy Gregg Aye
- The motion passed 6 to 0.

- **Old Business & Updates**

- **City of Vancouver Upcoming Strategic Plan.** Jason Nortz provided an update to the invitation for previous and future participation in the city's upcoming strategic plan updates.
- **Rules and Procedures Project Update.** Bart Catching provided the commission with a summary of staff's plan for updates to the HPC rules and procedures. The summary included the strategy to bring logical, workable sections of the rules and procedures to subsequent meetings of the commission in a sequential work session format for final comprehensive approval later in the year. The commission agreed.
- **Committee Reports:**
 - **Under-Represented Populations Committee** – Chair Gregg gave an update. He summarized communication with April Buzby at the Museum and using National History Day as a tool for outreach to schools. However, with the virtual format not much progress had been made.
 - **Heritage Overlay Committee** – Bart Catching gave a summary of the November committee meeting and discussions with Brad Richardson and continued coordination with prior overlay applicant Joe Squires as requested by the committee. Outreach to City of Vancouver staff is the next step.

- **Good of the Order**

Chair Gregg expressed thanks to staff and committee members for a good meeting. Commissioner Frazier thanked Commissioner Bohn regarding the comments

- **Adjournment**

Commissioner Frazier moved to adjourn the meeting. Commissioner Bohn seconded the motion. The motion passed unanimously by voice vote. The meeting adjourned at 8:51 pm.