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**CLARK COUNTY HISTORIC PRESERVATION COMMISSION
MINUTES**

Meeting Held: December 6, 2016

Member Present:	Robert Hinds, Alex Gall, Roch Manley, Shell McKedy, Rob Heaney
Members Excused:	Sarah Fox and Sean Denniston
Staff Present:	Jacqui Kamp and Sharon Lumbantobing (Clark County); Jan Bader, Jon Wagner, Bryan Monroe, Jilayne Jordan, and Rebecca Kennedy (City of Vancouver)
Volunteers:	None
Guests:	Dean Irvin and Mark Dodd (Sedgwick Building), Bruno Amici (Luepke)

- I. **Roll Call & Introductions:** Everyone in attendance introduced themselves.
Approval of Minutes from November 1, 2016: Roch Manley made a motion to approve the November minutes. Alex Gall and Rob Heaney abstained as they were not present at the meeting. The minutes will be approved at the January meeting as there weren't enough commission members present to approve the minutes.

- II. **Public Hearing:** Nomination to Clark County Heritage Register – Murray's Corner/Sedgwick Building, 801 Washington St, Vancouver. Bryan Monroe provided a summary of the staff report and recommendation on the Sedgwick Building. Street façade reminiscent of turn of the century downtown Vancouver. Building style is early 1900 commercial, two story tall, 40 ft. by 100 ft., non-reinforced concrete façade. Exterior façade has been altered with a stucco finish and other alterations have been made to façade and windows. Staff finds that none of the persons associated with the building were significant historic figures. Staff finds that not enough information provided a positive recommendation to list this building as a historic structure, but recognizes that the Historic Preservation Commission reserves the final decision about a historic designation.
 - A question was posed to city staff regarding why they felt there was not enough information to find the building historically significant. Staff stated that the building was built in 1909 and sold three years later by a female doctor, Dr. Sedgwick. Several others were short term owners and no information yielded any significant influence they had in the county's history.
 - Mark Dodd described the building as a typical street car era commercial building as is the building next door. The Kenton and Hollywood district in Portland have been added to the local historic register based on the same building types.
 - Comments from Sean Denniston were read into the record.

- Staff stated that the building type is common but would have to check to see which building(s) were added to the register. The stucco and trim details on the façade were all original, but the sides are exposed brick.
- Mark Dodd (Sedgwick applicant) gave a presentation on the building and provided more information about Dr. Isabelle Sedgwick. She saw the potential for the streetcar commercial building, even though the streetcar never came to downtown Vancouver. It was an important time in downtown Vancouver's history.
- Dean Irvin spoke to an advisor at National Association of Historic Preservation in Washington DC who said they recognize the historic significance of streetcar commercial buildings, which have a simple and basic architectural style.
- Dr. Sedgwick is in a video at the Heritage Museum and a lot of information comes up about her in an internet search.
- The commission asked if this building referred to as "streetcar style" or "streetcar vernacular?" The applicant replied that the NAHP only referred to streetcar style, not streetcar vernacular.
- No public comments.

The board deliberated.

- Rob Heaney had not heard of "streetcar commercial style" and asked if it is distinctive and does it embody the period.
- Shell McKedy agreed with Sean's comments and stated that the female doctor's ownership meets the criteria of historical significance for the building.
- Robert Hinds asks whether the staff report sufficiently documents Dr. Sedgwick's involvement in the building.
- Roch Manley agrees with Shell's view of the building's significance due to its association with the female doctor.
- Roch asks if streetcar commercial architecture is a style, vernacular, or representative of a period of commerce.
- Robert Hinds states that the building has the potential to be considered historically significant based on the female doctor's historical significance and its architectural style, but these arguments need to be more developed in the report; the nomination is not complete enough.
- Roch Manley makes a motion to disapprove the nomination at this time.
- Rob Heaney seconds the motion.
- The motion was approved four to one. The nomination was rejected with the note that the report can be further researched with sourced references for the historical record, and can be brought back to the HPC at a later time.

- III. **Special Valuation Review:** Luepke Building – 1300 Washington St, Vancouver. Rebecca Kennedy provided a summary overview of the staff report. The special valuation for the Luepke building was reviewed for conformance with the requirements of the city's municipal code and RCW 84.26. The building is on the Clark County historic register and the National Register of Historic Places. Staff recommends approval of the Special Valuation Incentive Tax in the amount of \$228,984.71 (allowable costs) as rehabilitation work was completed over the last 24 months. Costs of \$7,229 were deemed not

eligible by staff for special valuation as they were movable pieces of furniture (not attached), paving and asphalt, and security alarms and permit fees that were not in the original footprint. Property owners must sign the Special Valuation Agreement and return it to staff for recording with the Clark County Assessor's Office prior to the Commission's approval being submitted to the Assessor's Office.

- The building owner explained that the building had a 1956 renovation with new lights and new windows. The rest of the building had been untouched. The renovation Special Valuation included plumbing, electrical and lighting work and to bring the building up to code, insulation, replacement of the HVAC, replacement of broken glass. The rehabilitation stayed within the building envelope. A cooler in the building had been insulated with horsehair that needed to be upgraded. The herringbone subway tile of the 1930's and the round window on the façade was respected. This represents 80 years of delayed maintenance.
- Roch Manley stated that the rehabilitation work on a Special Valuation has to be in compliance with the Secretary's criteria for rehabilitation.
- Rebecca Kennedy reviewed the budget line items and described the rehabilitation work in greater detail. Rebecca had several long conversations with the general contractor and ensured that the documentation of the renovation was provided. The Art Deco style was maintained but upgraded to be compliant with code, structurally sound, and energy efficient. An original greenhouse was torn down and an original concrete pad was rebuilt. The greenhouse will be rebuilt in the next six months. A high efficiency HVAC system was installed and is not visible from the street.
- No further questions or comments.

Shell McKedy made a motion to approve the Special Valuation for the Luepke building. Alex Gall seconded the motion. All were in favor. Special Valuation was approved. Robert Hinds signed the Special Valuation form.

IV. Old Business and Updates:

- Interpretative panels review: Jacqui Kamp, Jan Bader and Jilayne Jordan provided an overview of three interpretative panels for downtown Vancouver: Carnegie Library, Courthouse, Luepke building. The fourth panel is for the Heritage Farm. Staff is requesting HPC's feedback on the panels in terms of content and formatting. The HPC can submit minor comments to Jacqui by Friday, Dec 10, 2016, at the latest.
- The Historic Promotion Grants were approved by the Board of County Councilors last week.

V. New Business and Announcements: CAMP (National Historic Preservation Training) will be held in Tacoma on Tuesday, March 7, 2017.

VI. Public Comment: No public comment.

VII. Adjournment: Alex Gall made a motion to adjourn the meeting. Shell McKedy seconded. Meeting adjourned.