CLARK COUNTY

HISTORIC PRESERVATION COMMISSION

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

MEETING NOTES
Tuesday, August 18, 2020 – 6:00 p.m.

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

Members Present:	Sean Denniston, Feli Garcia, Andy Gregg, Greg Fuz, and Michelle Kapitanovich
Members Absent:	Donald Trost
Staff Present:	Sharon Lumbantobing and Jacqui Kamp (Clark County), Mark Person (City of Vancouver)
Guests:	Dane Walla, Ryan Hurley, Russ Klennert, Doug Wilson, Liz Oliver, Eric Lanciault, Jerry Acheson, Alex Gall

1. **Roll Call & Introductions:** Commission members and staff introduced themselves. Don Trost was absent.

2. **Approval of the Meeting Minutes from August 5, 2020.**
A motion was made by Greg Fuz for staff to edit the minutes to add the names of those who testified with a brief summary of the comments made and bring it back to the Sept 2 HPC meeting for approval. Michelle Kapitanovich seconded the motion. The motion passed unanimously.

3. Thank you to Alex Gall and Roch Manley, outgoing commission members.

4. **Public Comment** on any items NOT on the agenda.
There were no public comments.

5. **Heritage Overlay Advisory Review: Spanky's Building** (812 Main Street)
Mark Person gave an overview of the Spanky's Building project, which is in the Vancouver Heritage Overlay No. 2. The applicant applied for façade replacement, new stucco and a new canopy structure. This building is coming to the HPC for an advisory review.

   Questions to staff included: why the building façade couldn't preserve more of the historic look and materials; were the Secretary of Interior's standards for rehabilitation or new construction being followed; and are any elements of the original building going to remain.

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Dane Walla, the architect for the applicant, replied that the northwest entry goes into a lobby that has some of the original look of the theater. There is very little of the original material that could be put into use. Walla stated that this building cannot go back to its original look because renovations in the 1940s by Day Hillborn used inferior materials and severely damaged the original brickwork and windows along the front, inserted concrete beams, and added three windows on the second floor. The current proposal is a bold contemporary statement, but we tried to make it subdued so as not to detract from the other buildings in the vicinity.

Questions to the applicant included: what method is being used to remove the stucco from the brick; how stucco meets the intention of the historic overlay which is to preserve the materials in use at the time of construction; and will the window glazing be replaced? Walla replied that the stucco will be removed by hand because this is an unreinforced masonry building. New stucco will be applied where the old stucco is. Stucco is a light material and is an ideal choice to apply on unreinforced masonry. The original window framing will remain, and some glass will need to be replaced.

Other questions of the applicant included how much of the existing structure is going to remain and whether the pedestrian connection between the building and the adjacent sidewalk could be improved. Walla replied that all the existing structure will remain except for a new mezzanine floor along the front interior and that improved pedestrian access as not yet been considered, but tenant improvements like this could be made at a later time.

Ryan Hurley, developer, stated that the current condition of the building is a result of a planned demolition. The previous owner had received demolition approval and planned to demolish the entire structure because it was unreinforced masonry and rebuild a new structure. The market did not support the demolition and rebuilding. They figured out a way to renovate the building in a way that would allow for leasing with the appropriate market values that exist downtown. They looked at twelve different options and tried to keep the windows in place, to make it attractive and for tenants to have natural lighting. Preserving a historic building and providing a marketable building for tenants was a challenge. They tried to maintain the integrity of the window openings of the 1940's era because the 1900's era had been demolished and badly damaged. Russ Klennert, developer, stated that the building has to be brought up to current safety standards while still preserving its beauty.

Other questions of the applicant were if there are any photos of the building under Hillborn's design and was the option of restoring the 1940's look of the building considered? Walla stated that he has not seen any of the Hillborn design. Walla did not have an answer to the question about the 1940s design.

The HPC asked if the sign permit would need to come before the HPC now or later and if it would require a variance. Person clarified that the sign permit would need to come before the HPC for advisory review and stated that the code allows signs to protrude into the right of way, but it requires a right of way permit. Hurley stated that the current proposed sign is in the location of the old signage and respects the structural aspects of the building and will comply with the measurements in the city ordinance.

The commission deliberated.

Commissioner Bohn stated that it is unfortunate that the brick is being covered up with stucco and that the historic quality and character is being lost. This is not the intent of the historic overlay. The signage should be an inconspicuous addition to the building. The proposed signage and lettering should not block the building and be the first thing you see. Commissioner Garcia and Kapitanovich agreed with Bohn's comments.

Commissioner Fuz stated that he is sympathetic to the idea that the building should be restored to a historic appearance. However, he recognizes that the structural and safety issues need to be addressed. The building is on a prominent corner and is an opportunity to tell the story of how this building has transformed over the decades. He has reservations about the details of the signage.

Commissioner Denniston stated that the difficulty is that the building has the 1900's design, the 1940's mid-century renovation, and the building's current heavily damaged state. The Heritage Overlay District No. 2 code section outlines key architectural features, standards for alteration, and standards for new construction. The proposal doesn't follow the code requirements. The materials, color palette, the canopy and the projections do not reflect the 1940's design. The proposal is a new design and it's a good design. The problem is that the code has design guidelines that were not followed.

Commissioner Gregg asked if there was any thought of renovating the Old Theater sign which has a more historical look to it.

Public Comment was opened.

Eric Lanciault stated that he commends the HPC for digging in hard on this proposed design. He doesn't believe the structural arguments presented by the applicant foreclose the preservation of some of the historic design elements. The proposal guts the intent of the historic overlay.

Commissioner Bohn made a motion to not approve the proposed plans. Commissioner Garcia seconded the motion.

The commission discussed the motion.

Commissioner Gregg stated that the 9th Street side is the prominent side of the building, not the Main Street side of the building. The tenant sign could be placed where the original theater marquee sign was.

Commissioner Fuz stated that if this is an alteration and restoration, then he agrees that it does not follow the guidelines in the code. If this needs to be looked as a replacement building, a case can be made for this being a new structure. The HPC wasn't provided with any structural information to help reach this conclusion.

Commissioner Denniston stated that there are guidelines in the Heritage Overlay for new construction. The proposal doesn't meet those guidelines for new construction. There needs to be substantiation to show why each guideline can't be followed.

A roll call vote was taken and the motion passed unanimously.

6. **Pittock-Leadbetter House (114 NE Leadbetter St, Camas, WA 98607) (CCHR) –** discussion of City of Camas's proposal.

Eric Lanciault, architect, provided an overview of the City's proposal for the Pittock-Leadbetter House to change the use from residence to event center, including an addition to the back and interior renovations. The building is on the National Register of Historic Places and the Washington State Register, but not the Clark County Heritage Register. The building was constructed in 1901 and is in Queen Ann- Italianate style. The city of Camas wants to transform the home into an event center for conferences and weddings. The home was not designed to be an event center and needs to be brought up to standards in terms of safety, design, electrical and structural, and egress. The proposal is to create a new foundation inside the existing foundation, open the interior spaces on the first and second floors, and create a concrete addition at the back to house an elevator, exit stair, and a restroom. The new addition must be concrete to be fire safe and is designed to make the smallest connection into the historic building and have a minimal footprint.

Questions to the applicant included why Camas wants to gut the inside of the historic building to convert it into a continuous open space on the interior. Jerry Acheson, city of Camas, replied that the city council asked staff to preserve public access to the properties along the north shore of Lacamas Lake. There is a greenway system, farmland, forest, Camp Curry, and Lacamas Lake Park. The intent is to create a 7-mile loop around the lake for public access trail around the lake. The event center/museum is to allow for public access to the building. An economic development consultant looked at different types of uses of the building, such as office space, Bed and Breakfast. Conference center came out as the best economic use of the building so that it can be self-funding.

Other questions of the applicant included whether the landscaping is being proposed to screen the new addition and what materials will be removed during the renovation. Lanciault replied that a portion of the new addition will be carved into the hill and will be fully screened by forest and that the interior walls that subdivide the rooms will be removed. Everything proposed can be undone.

7. **Native American Petroglyphs, Grant House, Officer's Row, Fort Vancouver, WA:**

Doug Wilson, archaeologist with the National Park Service, and Liz Oliver, archaeologist with the Army Corps of Engineers, explained that two large boulders, each with a single petroglyph, are in front of the Grant House and were brought there in the 1950s. They became part of the Clark County Historic Museum's collection 20 years ago. Starting five years ago, there was tribal interest in relocating the petroglyphs back to their original location in the Columbia Hills State Park close to where they were taken from. The Army Corps is providing the funding and the expertise to move the petroglyphs in the Fall of 2020. There has been significant tribal involvement from four tribes since the beginning of this project and the tribes are positive about this.

The HPC asked how these petroglyphs will be protected from vandalism in the new location. Oliver replied that there will be a low rock wall around the petroglyphs and

signage explaining the significance of the petroglyphs, but they are relying on the public to do the right thing.

8. New Business

- Socially distanced ribbon cutting for the Camas Mill photo collage on Sept 4 at 4 pm. Gregg and Garcia volunteered to attend this.

- The Washington State Department of Archaeology and Historic Preservation (DAHP) invites review and comment on the Draft Washington State Historic Preservation Plan for 2021-2026: Inhabiting Our History. Denniston, Gregg, and Bohn volunteered to draft a letter to DAHP with recommendations and will bring this letter to the Sept 2 HPC meeting for discussion. Comments are due by 5:00 pm on Tuesday, September 8, 2020.

- The Clark County Poor Farm is receiving requests to build temporary storage sheds, primarily for the community gardens and the Food Bank area, where there are no trees and it is hard to screen. Multiple requests slowly coming in which are raising the issue of design, colors and screening. Denniston volunteered to coordinate with the Farm Advisory Board on this topic.

9. Old Business & Updates

NAPC Conference: Please submit the names of at least three of the NAPC sessions you attended to Sharon by August 31, 2020.

10. Adjournment: This meeting adjourned at 9:30 pm.