



March 27, 2017

Clark County Historic Preservation Commission

**REQUEST FOR REVIEW AND COMMENT ON PROPOSED NEW FAÇADE AT
114 6th STREET**

The city received a request for a proposed façade replacement at 114 6th Street. The site is located on the northeast corner of 6th Street and Washington Street. The site is within Heritage Overlay District Number 2.

The request is to replace two large windows on the 6th Street façade with an overhead door and to repurpose the existing sign. The proposal includes repainting the tiles on the lower portions of the façade an aqua marine blue.

Within Heritage Overlay District Number 2, per the provisions of 20.510.030.B, Exterior Alterations, all exterior alterations to a historic building or a structure located within a Heritage Overlay District, visible from a public street or other public place, and all exterior alterations to a building listed on the State or National Registers of Historic Places, including changes to signs, marquees, awnings, canopies or other building appendages, whether a building permit is required or not, shall require advisory review by the Clark County Historic Preservation Commission. The standards for such review shall be those standards pertaining to architectural style, design, arrangement, texture, materials, color, and other pertinent factors designated in this section as standards for review of new construction and alterations to buildings within the specific Heritage Overlay District within which such property is located. The Clark County Historic Preservation Commission shall apply the standards for historic preservation projects which appear as Title 36, C.F.R., Part 67 of the Federal Register and shall consult with the Planning Official on any exterior alterations to a historic building within Heritage Overlay District.

The standards specific to Heritage Overlay District 2 are as follows:

3. Key architectural features. Certain architectural features, both existing on certain key buildings in the area, and formerly present on these and other buildings in the area, are key elements to be preserved and to be used for guidance in restoration of existing buildings and in construction of new buildings, consisting of the following:
 - a. Windows which are narrow and vertical in emphasis, symmetrically spaced, generally with large panels, and door openings which are generally narrow and high; windows

and door openings generally occupy less than half of the total wall area of the building frontage; bay windows are occasionally present.

- b. Construction generally of standard brick masonry, and occasionally stone block, sometimes exposed and at times painted, and side walls generally of brick.
 - c. Window and door frames generally of wood or painted metal, and most trim in wood or painted metal.
 - d. A prominent upper cornice, with occasional lower cornices, with occasional repetition of the upper cornice detail above bay windows and prominent window sills or heavily recessed windows.
 - e. A texture which is generally rough but firm-grained, and a color typically that of red brick or gray stone.
 - f. Dark and unobtrusive roofing materials.
 - g. Arches generally repeated at upper floors when present on the ground floors.
 - h. A clear articulation between floors.
 - i. Signs integrated into the architecture of the building or relatively inconspicuous additions to the building with lettering characteristic of that common at the beginning of this century.
5. Exterior alteration and new construction guidelines. The following guidelines shall be adhered to in the construction of new buildings and alterations to all existing buildings in Heritage Overlay District Number Two.
- a. Every effort should be made to provide a compatible new use for property, one that will require minimal alteration of the building and site; or, effort should be made to utilize the property for its originally intended purpose.

Finding: The building was previously used for a beauty school. The proposed use is a restaurant.

The application proposes removing two large windows on the eastern end of the southern façade and replacing them with an overhead door to allow for indoor/outdoor seating.

The applicant proposes painting the tiles on the lower facades aqua marine. Additionally, the existing sign cabinet on the west façade would be refurbished and used for the tenant.

Other than the changes described above, no modifications to the façades are proposed.

- b. Alterations to facades and the construction of new facades should incorporate as many as possible of the key architectural features, and should be compatible with any

adjacent or nearby key buildings. If possible, the original distinguishing qualities and character of a building, especially of its street facade, should be retained. Whenever possible, care should be taken to avoid altering or removing any historic material or significant architectural features such as cornices, display windows, recessed entries, original siding materials, or other features.

Finding: The proposed overhead door is only structural departure from the current appearance of the building.

- c. Canopies should be compatible with the building to which they are attached, and should not disrupt key horizontal or vertical details of existing or adjacent buildings; and shall provide adequate lighting underneath.

Finding: Canopies are not proposed.

- d. Attempts should be made in new construction to articulate the street facade by the use of bay windows above the first story, and by rhythmically spacing building projections and recessions and other details, while maintaining the continuity of building lines along the street.

Finding: The proposal does not change the building's articulation.

- e. Facade materials should be restricted to those commonly in use in the early 1900's, such as brick and wood. Metal window and door frames should have nonmetallic finishes and colors.

Finding: The proposed overhead door is the only proposed revision. The existing windows and the tile below them would be removed.

- f. Buildings and accessories should not imitate styles inappropriate to the period exemplified by the key buildings (such as Spanish, Colonial, Federal, Georgian, etc.), which are not characteristic of or compatible with examples of architecture common in Vancouver in the early 1900's.

Finding: The proposal includes minimal adornments. It does not mimic any inappropriate period.

- g. Dark glass or opaque window panes should be avoided in favor of clear or textured glass similar to that in the key buildings.

Finding: The applicant will install clear windows in keeping with those of the adjoining buildings.

- h. Colors should contribute to the distinct character of the building. For non-listed structures, colors should be compatible with neighboring buildings. For listed structures, period-appropriate building colors shall be researched and incorporated in

any new color scheme. Significant departures from these standards shall be reviewed and approved by the Historic Preservation Commission.

Finding: This is a non-listed building. The rendering indicates a muted aqua marine or similar color.

- i. Continuity of cornice lines should be maintained physically or visually, between adjacent buildings.

Finding: The cornice lines will not be changed. The upper portion of the building will not be structurally altered.

- j. Each building should be recognized as a product of its own time and place. Efforts should be made to avoid designs that seek to create an early appearance but which have no historic basis (Colonial, Bavarian, wild west and other artificial themes).

Finding: The applicant has not designed the building to recreate an early appearance.

- k. Changes have taken place over the course of time and are the evidence of the history on a building and its site. These changes may have acquired significance in their own right and should be recognized and respected during alteration work.

Finding: There is no evidence the façade has been changed since the initial construction. The character of the façade will be retained, with the exception of the overhead door.

- l. Stylistic features or examples of skilled craftsmanship that characterize the building should be treated with great sensitivity.

Finding: All remaining stylistic features are within the upper façade and that is to be retained generally intact.

- m. Architectural features that have deteriorated should be repaired rather than replaced whenever possible. Repair or replacement of missing architectural features on historic buildings should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings.

Finding: The facades do not show major deterioration.

- n. Building surfaces should be cleaned with the gentlest means possible. Sandblasting or other cleaning methods that could damage the historic building materials should be avoided.

Finding: The applicant has not indicated any cleaning of the facades are proposed.

- o. Contemporary designs for new alterations or additions to the existing buildings should not destroy the significant architectural and historical material present on

those buildings. Such designs must be compatible with the size, color, material and character of the building and the conservation district as a whole.

Finding: The applicant is retaining the facades except for removing the two most-easterly windows and replacing them with an overhead door.

- p. Whenever possible, new additions or alterations to a building should be designed in such a way that if they are removed in the future, the essential form and integrity of the original building would remain unimpaired.

Finding: This is not applicable to this proposal

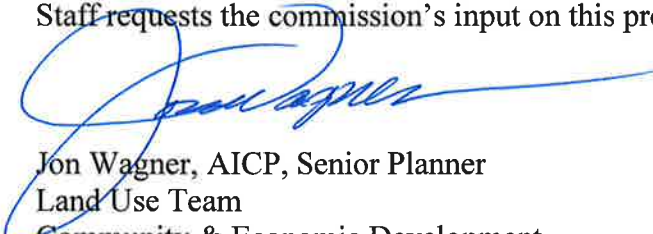
- q. In strict restoration projects, any reinforcement required for structural stability and any installation of protective or code-required mechanical system should be concealed so as not to detract from the property's historical quality, except when concealment would result in the alteration or destruction of historically significant materials or spaces.

Finding: The proposal does not indicate any reinforcing will be visible from the front of the building.

- r. Mortar joints on brick or masonry-face buildings should be repointed only when moisture problems are evident or when enough mortar is missing that water stands in the joint. The old mortar should be duplicated to the greatest extent possible in composition, color, and texture. Most old mortar is high in lime content and "softer" than newer Portland cement types. When new mortar types are combined with old brick, changes in compression, expansion and contraction, caused by moisture migration stresses can damage the brick and break the mortar bond. In all joint repairs, the original joint size should be duplicated along with the method of application and joint profile.

Finding: The façades are brick. Repointing is not indicated on the application.

Staff requests the commission's input on this proposal.



Jon Wagner, AICP, Senior Planner
Land Use Team
Community & Economic Development

Attachments
Application
Narrative
Elevation drawing



CITY OF VANCOUVER
20.510 HERITAGE OVERLAY DISTRICT REVIEW APPLICATION

The Heritage Overlay Districts are intended to preserve the special architectural character and/or historic or cultural significance of certain areas within the City. The following additional regulations are imposed in areas so designated in order to do the following:

- A. Compatibility - To ensure that new development is compatible in scale, character, and design with existing buildings and with the preservation of existing architectural characteristics of significant buildings in the area
- B. Preservation - To preserve and encourage the restoration of existing older buildings in their original architectural style
- C. Retention of unique character - To retain, conserve, and improve historical, cultural, and architectural environments attractive to residents and to visitors, thereby promoting the economic health of the City while retaining its unique historical and architectural feature.

Property Owner:	Rob Aschieris <small>(Print or Type Name)</small>	Telephone:	(360) 696-8379
Mailing Address:	602 Main St Vancouver, WA 98660 <small>(No., City, State, ZIP)</small>		
Applicant:	Mychal Dynes <small>(Print or Type Name)</small>	Telephone:	(360) 513-9042
Mailing Address:	1211 NE 168th St. Ridgefield WA 98642 <small>(No., City, State, ZIP)</small>		
Relationship to Owner:	Tenant		
Tax Assessor Serial Number(s):	47940000		
Legal description: Lot(s)	5 & 6	Block(s)	7
Plat name		West Vancouver	
<small>(If a Metes and Bounds description, check here) <input type="checkbox"/>, and attach narrative to this application.)</small>			
Site Address (if any):	114 W 6 St Vancouver, WA 98660		
Architect	Ryan Wilson	Telephone:	(360) 696-4722
Contractor	Terry Jeffries	Telephone:	(360) 772-1192

Type of Work (Check All That Apply)

- Alterations/Additions
 New Construction
 Demolition
 Relocation

Signature of Applicant: Date: 2/22/17
~~12/12/16~~

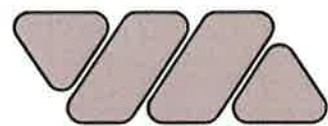
I certify by my signature below that the information in this application is accurate and complete.

Heritage Overlay District Review

The space to be renovated at 114 W 6 St. will be occupied by Little Conejo; a mexican restaurant

specializing in authentic tacos. A modest aqua marine strip will be painted along the base of the building on the existing tile. The bay of windows above the main windows will be cleaned and brought back to new condition. A garage door to be installed on the southeast corner of the space is the only structural change to the exterior. The door will roll open to sixth street and be an entrance to our patio. The patio will be sectioned off and leave five feet of walking space on the sidewalk surrounding the building. The existing corner sign will repurposed with our logo (below). It will be backlit from either side, utilizing its original design.

LITTLE
CONEJO



WILSON ARCHITECTS, PLLC
 404 E 15TH ST. #7 VANCOUVER, WA. 98663
 (360) 696-4722

EXTERIOR ELEVATIONS

FOR: THE CLARK COUNTY HISTORIC PRESERVATION COMMITTEE