



CLARK COUNTY

HISTORIC PRESERVATION COMMISSION

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

MEETING NOTES

Wednesday, October 3, 2018 - 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:	Robert Hinds, Alex Gall, Michelle Kapitanovich, Sean Denniston, Roch Manley, Sarah Fox and Andy Gregg
Members Absent:	
Staff Present:	Sharon Lumbantobing and Jacqui Kamp (Clark County); Jan Bader and Keith Jones (City of Vancouver)
Guests:	Peter Grimm, Luis Delgado, Dave Copenhaver

Roll Call & Introductions: Commission members and staff introduced themselves.

Vancouver Heritage Overlay District Review: Quinn Building (911 Main St, Vancouver, WA): Proposal for exterior changes to building. Keith Jones gave an overview of the proposal. The Quinn Building is not on the Clark County Heritage Register but is in the Vancouver Overlay District. This is a request for preliminary feedback. Peter Grimm with Scott Edwards Architecture gave an overview of the site history. The building is at the corner of Main St and Evergreen and was built in 1955 for the JcPenney department store. Grimm said he doesn’t have any historic record of the building that preceded this building. JcPenney was there until 1979 when it was moved from the downtown to the Vancouver Mall. It had glass windows on the main street level and no windows on the upper levels. It was a big box with a light base. The south and east facades were plain concrete. The front façade was greatly modified in the early 1980s by removing 80% of the brick and replacing it with large window openings on the second and third floors to convert it to offices. The ground floor remained the same. It has had different service and office uses in the building from then until today.

Gregg asked why it is being referred to as the Quinn Building as he believes it used to be a furniture store owned by the Flynn Building. Quinn has no historic tie to the building. The property owner replied that he likes the name Quinn. Gregg stated that JcPenney’s was moved from downtown to the mall in 1977, not 1979. Gregg showed a photo of the building that preceded the JcPenney’s building which is believed to have been a furniture store built in the early 1900s.

Denniston asked if the current mural is on original brick from the JcPenney’s building. Grimm replied that he thinks the underlying brick is original.



Grimm stated that the Heritage Overlay goals are: 1) to preserve key buildings along Main Street. 2) retain the features that are important to the key buildings (the handcrafted brick and masonry from the early 20th century), and 3) to ensure that new development is done in a sensitive manner in terms of design, materials, height, and scale. Grimm stated that the JcPenney's building might not be considered a key building from the early 20th century, but it still has some important design features and it needs to be designed to be compatible with the surrounding buildings in the overlay. The proposed design is to be a contemporary building of its time, but to be compatible with the surrounding properties. Retaining the large mass of building helps anchor the corner. In its era, it invited people to downtown. Today, the proposed design can still be an invitation to walk downtown. Another strategy was to remove the dark, monolithic store front system of the 1980's renovation and replace it with a lighter series of bay windows and bring the scale into alignment with its neighbors and make it part of a walkable district. A series of canopies at ground level provide weather protection and a space for people to window shop and socialize. Grimm said the proposed design reduces the amount of the inset for the recessed entry. The proposal will retain the blade signage from the original signage design of the JcPenney's building. Fifty years from now, we want this building design to be recognizable as a building of its time.

Hinds asked about the original entryway. Grimm reiterated that the entryway is still recessed, but the recess is reduced so that it is not as cave-like as it was originally. We are trying to reenergize the entry for the current retail environment. Hinds asked Denniston to comment on the preservation of the original storefront.

Denniston stated that the older building on the site in Gregg's photo might have been the original building from the early 1900s. The JcPenney's building appears to be a re-skinning of an original building. Manley seconded this thought. Denniston stated this means that this original building was re-skinned in the 1950s, the 1980's and then again in 2018. Having a better understanding of what this building was originally might help. There are requirements about color and material in the Overlay code. If you are re-skinning, that is an alteration that is so severe that it is like a new building. The verticality of the proposed windows fits into the overlay code. There is not a lot left of the original 1900s building. Completely wiping out the building could be problematic. Preserving the changes to the building that have occurred over time is important.

Fox asked if consideration had been given to using brick on the façade instead of the wood elements. Copenhaver, Cascadia Development, stated that costs keep increasing in the few months they have been involved. The building hasn't been able to be sold as is. They have looked at various design proposals. The brick is not original, it's thin, and there is dry rot behind it; it would be expensive to replace it. The wood on the facade is contemporary in an attempt to suit high tech tenants. It doesn't have to be wood.

Fox asked what are we trying to preserve about this building that is in the spirit of historic preservation and how does it fit in with the surrounding buildings.

Gall stated that if the building is a pre-war building and older than previous thought, what elements and from what era are worth preserving?

Grimm suggested that the original building might have been demolished. There is a concrete structure currently and the interior bearing elements do not seem to be from the 1920s. It might be that old, but it appears that the building was built in the 1950s.

Denniston stated that more research needs to be done to determine what era the current building was constructed. That answer will help determine the current treatment. The proposed design needs to reflect what the code requires of new construction (compatibility of materials and colors) and look at the composition of facades, such as verticality and bay designs, and the rhythm of the upper floors to the lower floors. There are a lot of ways to justify the design when you come to the city. It's important to know the story of the building.

Gall suggested looking at the Sanborn insurance maps to research the building.

Copenhover stated that the property owners have done the research on the building's history. But it is cost prohibitive to restore the building to its original form.

Denniston stated that the application could be revised to tell the story of the building's historical development and how you got to the current design.

Hinds reiterated that he would like to see the recessed entryway preserved. The wood on the façade feels too contemporary and it would be interesting to see if materials that reflect the midcentury character could be used. Hinds stated that the proposed design is going in the right direction. It's currently an eye sore and has been un-used for many years.

Copenhover stated that we will be redoing the entire streetscape, sidewalk repair, tree grates and trees, and concrete squares that children can draw on as a mosaic.

Kapitanovich asked about the east façade with a doorway entrance. Dave stated that it will be a blank wall because the neighboring site will eventually develop there.

Kapitanovich asked if the blade sign will be illuminated. Copenhover stated that there will be gooseneck type lamp to light the blade sign. Fox asked if the typography on the blade sign could follow the JcPenney or Flynn sign. Copenhover and Grimm liked that suggestion.

Grimm stated that it would be interesting to look into retelling the buildings history in the lobby.

Approval of the Meeting Minutes from September 5, 2018. Denniston moved to approve the minutes with edits and Gregg seconded. Meeting minutes were approved 5 to 0, with two members abstaining who were absent from the Sept 5 meeting.

HPC Chair Elections:

Kapitanovich made a motion to nominate Fox for the chair position. Gregg seconded. All unanimously voted for Fox as chair.

Kapitanovich made a motion to nominate Gall for the chair position. Gregg seconded. Six to one voted for Gall as vice-chair.

Ford Corner Dealership (aka Jorge's Tequila Factory at 204 W. Evergreen) : Request for feedback on alterations to the corner of the building. This building is on the Clark County Heritage Register. Luis Delgado (representing the applicant/current tenant) stated that the interior has been renovated to be more modern and appealing. We want to bring black and bronze colors on the outside of the building to give it continuity to the interior design. We would like to drill holes to keep the new siding up or use tension rods to attach new siding and a sign. Alternatively, we could

use tension rods in the window frames, requiring no screws. There are five columns around the building that we would like to attach the siding to, but at the very least, we would like to have it on the corner column together with a hanging sign.

Hinds stated that as long as the tension rods don't damage the building, it seems fine.

Gall stated that the building owner would need to apply for a Certificate of Appropriateness for this.

Fox stated that it is apparent that the brick still runs all the way across the building.

Denniston stated that the non-permanent fixture gives the owner more flexibility. If it's just on the corner, it's just an accent. If it's on all five columns, then you might lose sight of the whole building. In the Certificate of Appropriateness, we would need to see a rendering of how it would look on all five columns versus just the corner column.

Manley stated that putting it on all five columns could lose the impact. Putting it on the corner column gives it an accent and makes it a focal point.

Delgado asked about the impact of using screws. Denniston stated that bricks have a kiln-dried surface that once you puncture it, it provides a pathway for water to enter into. Usually you bore into the mortar joint, but mortar is not as strong as brick and might not provide enough of an anchor. The proposal needs to address how the siding will penetrate the mortar joint. The applicant should come back with a rendering of how many columns you want to have covered.

Manley stated that you don't want the structure to fall off and hurt someone. It might be worthwhile to talk to a structural engineer to ensure that the siding and sign won't fall off.

Jones stated that we need to check with the city's building department about the attachment and the projection of the sign into the sidewalk which will require a sign permit.

New Business:

1. 2018 Remaining Budget (\$1,087) & 2019 Budget and Work Plan

For the remaining 2018 budget, \$1000 could be used to hire a consultant to finalize the Parkersville nomination to the CCHR. The alternate plan is to use the remaining funds to take more photos of historic properties on the CCHR.

For the 2019 Budget and Work Plan, the city has budgeted \$10,000 per year. If city council approves this level of funding for 2019, the HPC agrees to continue funding the Membership category. HPC wants to denote on the county website that the HPC is a member of these organizations. HPC wants staff to find out what the organizations are doing in 2019 to see what the HPC could help promote.

Museum sponsorship of lecture series and walking tours: HPC needs to think about this when the museum submits a request.

Bader asked if one of the interpretive panels (from the county's budget) could be used for the Covington House instead of the Vancouver waterfront.

The HPC agreed to support Training for Commission and Staff. The NAPC will be in Tacoma in July 2019. Revitalize WA will be in Seattle in 2019.

The HPC agreed to support Program Administration.

For the Bucket List:

Fox suggested conducting a workshop for property owners of older homes on how to take care of your old building, even if it's not on the heritage register.

Gall suggested thinking about how to better reach out to the Native American tribes, and thinking about how to preserve intangible heritage and put it on the Clark County Heritage register (e.g., something salmon related, first foods). We can't put archaeological sites on the register as they are confidential, but putting something intangible is possible. Fox talked about Story Corps to capture oral heritage. Denniston suggested an audio recording on the register. A subcommittee will need to be formed to research this. This could possibly be the basis of a CLG grant for 2020.

2. Staff sent a letter to all the cities to let them know the Clark County historic code has been updated and county staff is willing to help them update their codes, if needed. Staff is also updating the Intergovernmental Agreements (that are out of date and were last updated in 1999). Staff will meet at next week's local government coordination meeting and will discuss the Intergovernmental Agreements that need to be updated. Staff is also updating the HPC Rules and Procedures.
3. Vancouver Historic Code Update. The city will have to decide when and how to do the code update.

Old Business:

- **Public Benefit Rating System (PBRS) Historic Categories:** The county's PBRS committee wants to seek proposed language from the Historic Preservation Commission on historic categories for its November or December meeting. Subcommittee members are: Sean Denniston, Andy Gregg, and Alex Gall.
- The 2019 Historic Promotion Grant applications were due on Sept 14. The subcommittee (Manley, Kapitanovich, and Hinds) will meet on Oct 12 to select the grant recipients.
- Staff will add draft demolition letter to the Nov 7 HPC meeting agenda.

Public Comment:

- No public comment

Adjournment: The meeting was adjourned at 8:30 p.m.