



Mr. Keith Jones  
Senior Planner, Community and Economic Development Department  
City of Vancouver  
415 W 6th St  
Vancouver, WA 98668-1995

Re: Aegis (LUP-69248) – DAHP Letter

Dear Keith:

I am in receipt of the letter Nicholas Vann of the Department of Archaeology and Historic Preservation sent you on July 2, 2018. I'd like to address the concerns Mr. Vann states in his letter.

First, it's important for you to understand the Academy redevelopment design team sought feedback from Mr. Vann during the design process. As you know we conducted an extensive public outreach campaign which included requesting feedback from DAHP through Mr. Vann. Attached is correspondence between Mr. Vann and Mike True of the Historic Trust regarding the proposed redevelopment. Some of Mr. Vann's concerns are stated in both his correspondence to you and to Mike. The critical distinctions however are that in his correspondence to Mike, Mr. Vann did not express concerns about the site layout and Mr. Vann expressed support for the development. Mr. Vann concluded his correspondence to Mike by stating ... "Overall, I think the project is compatible within its historic context. My comments above are just design suggestions for your consideration."

Second, all of Mr. Vann's concerns were of course considered early in the design process. I think part of the problem is Mr. Vann reviewed the renderings and elevations without a complete understanding of the site limitations and how the design was formulated.

Mr. Vann suggests an alternative approach to the site plan by siting the new buildings to the North of the Academy. We of course considered many iterations of the site plan. The reality is we need to activate C Street and Evergreen Boulevard to revitalize and activate the site. If we moved the new Southern-most building to the North portion of the site, the Southern half of C Street will remain as parking and will not be activated. Patrons coming and going from the new apartments, retail space, and public plaza will invigorate the site. Retail cannot survive along 12<sup>th</sup> Street and to be viable the multi-family portion of the development needs a presence south of 11<sup>th</sup> Street and a connection to East Evergreen Boulevard which the new plaza provides. Lastly, the property where the Southern building is now located is very valuable. The Trust cannot pay off the Academy's debt and fund the preservation of the Academy without selling that property.

Mr. Vann's also suggests increasing the overall building footprint on the site but limiting the maximum height of new construction to be below the roof ridge of the Academy. It is infeasible to increase the footprint of the new Southern building. The site needs drive lanes for car circulation and parking. Also, larger foundations, larger roofs, and more elevators, all makes construction of a development with larger footprints more expensive. This development is already stretching economic viability. It can't absorb inefficiencies like larger footprints with fewer stories. We could simply build fewer stories with the same footprints but that creates the same inefficiencies. Density and efficiency

makes developments viable. We are not maximizing density at this site but we do need the proposed density and efficiencies to make the development economically viable.

We understand the desire to have the bell tower and Academy generally visible from C Street. The reality however is that even with new buildings that are slightly lower than the Academy's roofline, from the pedestrian perspective the Academy will not be visible other than through the view corridors. The Academy will only be visible from C Street over new buildings if those buildings are one or two stories and building one or two story buildings is not economically feasible. It's important to note that the Heritage Overlay does not have height restrictions along C Street other than the view corridor with which the development complies. It's also important to note that the views of the prominent Southern façade are preserved and enhanced by the new development.

Mr. Vann also recommends that "characteristics of the existing buildings be better represented in the new construction." He mentions the Academy's "large projecting cornice, exterior porches, stone base, accented entry points, and gables." The design team went to great lengths to analyze every element of the Academy and carefully weigh which characteristics could and should be represented in the new buildings. As you know, we also engaged the community through stakeholder interviews, two public open houses, and public online comment, and informally sought advice from the Clark County Historic Preservation Commission, City of Vancouver planning staff, and DAHP. The Development Team also established an Academy Advisory Team comprised of design, preservation, and architecture professionals to assist in formulating design revision recommendations based on the feedback. All of the considerations Mr. Vann suggested were vetted.

We considered a large projecting cornice but the zoning of this site does not allow projections over the public right of way. The Southern building is constrained by the width of the site. We could not make the building any narrower to include a projecting cornice. The design team also concluded that a projecting cornice on the new buildings would inappropriately mimic and distract from the Academy.

The new buildings have exterior balconies. They are a different style than the Academy's porches and not continuous like the Academy's porches. Continuous porches are not functional for multi-family buildings. It's important to include design elements of the Academy in the new buildings but it's also important not to mimic but rather differentiate those elements.

A stone base was considered for the new building. The design team ultimately decided that copying a design element that would never otherwise be used in current design would look contrived. The team concluded that a brick base with concrete sills would sufficiently anchor the buildings similar to the stone base anchoring the Academy.

The entry points of the new buildings are accented and accentuated by the arched canopies that relate to the arched windows in the Academy and the red brick above the entries that runs up to the parapet. The design team discussed gables at length but ultimately they were not included because they would conflict with the shape and height of the new buildings.

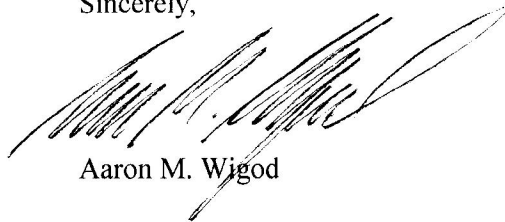
Mr. Vann also notes that "the color of the brick proposed is also important in relating back to the original building. The overall color scheme should complement the color scheme of the Academy and look intentional in the way it responds to its historic context." The new buildings are 75% brick and all of the materials are neutral in palette like the Academy. The red brick employed for the new buildings is very similar to the red brick of the Academy. The overall palette of the new buildings is very similar to the Academy works well with the Academy and the proposed landscape and hardscape.

We believe the design of the new buildings is compatible with the Academy and properly differentiated from the Academy. The goal of the new development is to preserve the Academy and activate the site while respecting the history and architecture of the site. We believe the new development accomplishes those goals.

We welcome further discussion of these issues. As you know we are open to all suggestions and input. Ultimately the development needs to be economically viable but otherwise we have welcomed and adopted many suggestions from third parties to make the development as pleasing and functional as possible for the Academy, community, and tenants.

Please let me know if you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aaron M. Wigod', written in a cursive style.

Aaron M. Wigod

CC: Mike Williams (Historic Trust)

## Aaron M. Wigod

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**From:** Aaron M. Wigod <aaron@marathonpad.com>  
**Sent:** Tuesday, July 31, 2018 7:29 AM  
**To:** 'Aaron M. Wigod'  
**Subject:** FW: Providence Academy

**From:** Mike True [mailto:mike.true@thehistorictrust.org]  
**Sent:** Monday, July 02, 2018 2:34 PM  
**To:** Aaron W. Wigod <aaron@marathonpad.com>; efuller@fg-cre.com; Mike Williams <Mike.Williams@thehistorictrust.org>; Paul Speer <pbspeer@gmail.com>  
**Subject:** Fwd: Providence Academy

Mike True  
President & CEO  
The Historic Trust  
750 Anderson Street, Vancouver, WA 98661  
Direct: 360.992.1805 | mike.true@thehistorictrust.org

*The former Fort Vancouver National Trust is now **The Historic Trust**.  
Please note my new email address.*

Begin forwarded message:

**From:** "Vann, Nicholas (DAHP)" <nicholas.vann@dahp.wa.gov>  
**Date:** May 24, 2018 at 4:28:22 PM PDT  
**To:** Mike True <mike.true@thehistorictrust.org>  
**Subject:** RE: Providence Academy

Mike,

I'm no longer making a trip down on June 1, unfortunately. But I did take a look at your proposed development adjacent to the Academy. First off, it'll be great to see the entire front of the Academy from the street once the 1976 restaurant building is removed. That will really enhance the building's prominence in a way it hasn't quite done so in over 40 years.

Regarding the design for the new multi-family housing, my initial thoughts are to try and tie in some of the characteristics of the existing buildings a little bit better than the current proposal. The Academy has such strong design features such as a large projecting cornice, exterior porches, stone base, accented entry points, and gable end form that calls attention said entry points from roofline down to the ground. The bell tower wouldn't necessarily be a feature you would want to provide a contemporary interpretation of as a design feature for the new construction, so it can stand on its own as a beacon in the Vancouver "skyline". But I do think that modern / contemporary interpretations of the other design features are important to allow the new buildings to contextually relate and respond to their immediate surroundings. Almost like offspring of the Academy building... they'll be different buildings and have features that speak to the generation in which they were constructed, but one would easily be able to tell that they are "genetically" related. It does look like the entry points for both buildings are called out by carrying the red brick all the way up to or through the top floor, but the other features are less obvious or not in the scope.

Also, the color of the brick proposed is also important in relating back to the original building. I don't mind the different color or the materiality, but I do think that the overall color scheme should complement the color scheme of the Academy. It looks like this proposal does that.


That's my two cents. Overall, I think the project is compatible within its historic context. My comments above are just design suggestions for your consideration. If you want to explore any further developed concepts, I'm happy to offer my insights.

Best,  
Nick

**Nicholas Vann, AIA** | State Historical Architect  
360.586.3079 (d) | 360.628.2170 (c) | [nicholas.vann@dahp.wa.gov](mailto:nicholas.vann@dahp.wa.gov)

**Won't you help us plan for the future? Please take this short survey and let us know what is important to you!**

Department of Archaeology & Historic Preservation | [www.dahp.wa.gov](http://www.dahp.wa.gov)  
1110 Capitol Way S, Suite 30 | Olympia WA 98501  
PO Box 48343 | Olympia WA 98504-8343

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