

City of Vancouver • P.O. Box 1995 • Vancouver, WA 98668-1995
www.cityofvancouver.us

**Clark County
Historic Preservation Commission
Staff Report**

Project Number: PRJ-160765/LUP-70715

Project Name: Jorge's Tequila Factory

Request: Certificate of Appropriateness for placement of a wooden treatment on the corner of the building

Project Address: 1004 Washington Street
Tax Assessor Serial Number 51750000

Applicant: Jorge Castro
1004 Washington Street
Vancouver WA 98660

Staff: Mark Person, AICP, Senior Planner

Meeting Date: November 7, 2018

I. SUMMARY

The request is for a Certificate of Appropriateness for the placement of a wooden treatment on the corner of the building at Washington and Evergreen.

The site is within the city of Vancouver.

In accordance with VMC 17.39.080 and the Secretary of the Interior's Standards, staff recommends that the Commission deny the Certificate of Appropriateness request.

II. CLARK COUNTY HERITAGE REGISTER AND NATIONAL REGISTER OF HISTORIC PLACES STATUS

The Ford Corner Dealership Buildings are located at 1004 Washington Street and 204 W Evergreen Boulevard. The buildings were placed on the Clark County Heritage Register in 2015.

III. HISTORIC NAME

Ford Corner and Marine Building

IV. COMMON NAME

None

V. BOARD RESPONSIBILITY

Under City of Vancouver Ordinance M-3243 (VMC Chapter 17.39), the Clark County Historic Preservation Commission has the responsibility for reviewing matters of historic preservation within the city of Vancouver.

VI. STATEMENT OF SIGNIFICANCE

The original statement of significance for the nomination identifies Criteria 2 and 5. Criterion 2 relates the structure to a distinctive architectural characteristic of a type period, or method of design or construction or representation of a significant and distinguishable entity whose components may lack individual distinction. Staff finds that the buildings represent a distinct period of commercial architecture the essence of which has been successfully preserved. The nomination also identified Criterion 5 regarding persons of significance in national, state, or local history. These buildings are associated with not just one but several prominent businessmen and community leaders.

VII. PHYSICAL DESCRIPTION

1004 Washington Street-

The building is a Beaux Arts style commercial structure. The building is a 2-story building with a 100' by 100' footprint located at the southeast corner of Washington Street and W. Evergreen Boulevard. The building has a symmetrical, decorative cream colored brick façade with a flat roof and parapet. The ground floor was a showroom. Both facades had 5 large window bays separated by brick pilasters. The upper story window bays consist of three vertical windows separated by the same brick pilasters. All of the windows are now aluminum framed. The western-most window bay on the Evergreen façade at one time was the main entrance and contained a garage door opening with an incline ramp up to the building's second floor repair shop. This entry ramp were removed and replaced with a window bay in the 1929 construction of the 204 Evergreen building. The ramp was relocated to the north side of the 204 Evergreen building, entering off of Columbia Street. The brick entryways on the Evergreen façade were added in 1987. The recessed showroom entrance was originally in the middle bay on the Washington façade. This entry was replaced with a store front window bay. In 1941 a new building entrance was constructed in the northern-most bay along Washington Street to access the second floor offices. The entry is surrounded by green-glazed fluted terra cotta.

VIII. STAFF REVIEW AND COMMENT

The design review criteria are listed in the adopted rules and regulations of the Clark County Historic Preservation Commission. The standards used are the Secretary of the Interior's Standards for Rehabilitation. The standards and findings are listed below.

Secretary of the Interior's Standards for Rehabilitation

1. **Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure or site and its environment, or to use a property for its originally intended purposes.**

Finding: The existing use is commercial. The proposed treatment would face Evergreen and Washington. It is to be attached directly to the existing façade using tension rods.

2. **The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.**

Finding: The proposed treatment would not destroy the distinguishing original qualities or character of the building but would cover a portion of the brick identified in the nomination. The existing façade is not being altered, other than the placement of the proposed treatment. As noted in the nomination, the façade is organized into bays by pilasters with geometric ornamentation. The proposed treatment would cover one of the unique features of the building and introduce a material not reflective of the building's past or present.

3. **All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.**

Finding: The proposed treatment does not seek to create an earlier appearance.

4. **Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.**

Finding: Over time, the use of the building has changed from auto sales and auto repair to office and commercial uses.

5. **Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.**

Finding: The proposal would cover a portion of the brickwork at the corner of Washington and Evergreen. As previously stated, the pilasters are referenced in the original nomination. The proposed treatment would cover the pilasters that include ornamental features that are distinctive.

6. **Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications or features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.**

Finding: The proposed treatment is not to repair or replace deteriorated architectural features.

7. **The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.**

Finding: The proposal does not include any surface cleaning of the building.

8. **Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any project.**

Finding: No ground disturbance is required. No subsurface artifacts should be impacted.

9. **Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, materials, and character of the property, neighborhood or environment.**

Finding: The proposed treatment would not destroy the significant historical, architectural or cultural aspects of the building; however, it does cover a portion of the distinctive brick and brickwork referenced in the original nomination. Additionally, the treatment adds a new material to the façade that is not reflective of the building's past or present.

10. **Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.**

Finding: No new additions or structural alterations are proposed.

IX. STAFF CONCLUSIONS AND RECOMMENDATION

Staff concludes that the applicant has not demonstrated that the proposed treatment is in conformance with the Secretary of the Interior’s Standards for Rehabilitation.

If the Commission finds that a certificate of appropriateness is should be approved for this site, the proposed treatment would be subject to building permit review through city of Vancouver.

X. EXHIBITS

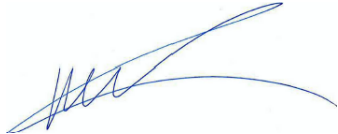
1. Vicinity Map
2. Application Packet

XI. APPEAL

The commission’s decision regarding a nomination to the Clark County Heritage Register may be appealed to the City Council. Appeal of the City Council’s decision may be appealed to superior court. The letter of appeal shall state the case number designated by the city and the name of the applicant, name and signature of each petitioner and a statement showing that each petitioner is entitled to file the appeal under VMC Chapter 20, and the specific aspect(s) of the decision and reasons why each aspect is in error as a matter of fact or law, and the evidence relied upon to prove the error.

A fee of \$1,763.00 must accompany the appeal. However, if the aggrieved party is a recognized neighborhood association, the fee assessed is \$133.00. Submit the appeal request and fee to Development Review Services, either at the Customer Service Counter, first floor of the City Hall, 415 W 6th Street, Vancouver, WA, or to PO Box 1995, Vancouver, WA, 98668-1995.

For more information on the appeal process, refer to Vancouver Municipal Code 20.210.130 or contact Mark Person at 360-487-7885 or mark.person@cityofvancouver.us.



Report Prepared by
Mark Person, AICP, Senior Planner

10/31/18
Date