



# CLARK COUNTY

## HISTORIC PRESERVATION COMMISSION

Public Service Center  
1300 Franklin St., 6<sup>th</sup> Floor  
Vancouver, WA  
[www.clark.wa.gov/planning/historic](http://www.clark.wa.gov/planning/historic)

### MEETING NOTES

Wednesday, May 1, 2019 - 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](http://www.clark.wa.gov/community-planning/historic-preservation-commission).

Members Present:	Sean Denniston, Alex Gall, Roch Manley, Robert Hinds, and Michelle Kapitanovich
Members Absent:	Sarah Fox, Andy Gregg
Staff Present:	Sharon Lumbantobing, Jacqui Kamp, Larisa Sidirov (Clark County); Mark Person (City of Vancouver)
Guests:	Mike and Denise McGaffey, Wes Wright, Holly Chamberlain

- I. **Roll Call & Introductions:** Commission members and staff introduced themselves.
- II. **Approval of the Meeting Minutes from April 3, 2019.** Kapitanovich moved to approve the minutes and Denniston seconded. Meeting minutes were approved.
- III. **Vancouver Heritage Overlay Review: former Eagles Hall building (107 E. 7<sup>th</sup> St, Vancouver) – Request for input on façade improvements:** Person gave a summary of the staff report. HPC input is being sought on the design review permit. Building is not listed on any register. Proposed alterations include façade improvement, awning and lighting. It has a 1920 and 1955 build date. The applicants, Mike and Denise McGaffey, shared that it was formerly a furniture store. The space will be divided into three spaces. The HPC stated that there isn’t much historic fabric left on the building. It’s almost a blank canvas to work from. The HPC is concerned about how the proposed renovations of this building fit into the proportions and vocabulary of neighboring buildings in the historic overlay and ensuring that it doesn’t create discontinuity with the neighboring buildings. Overall, it looks like the proposal is a contemporary use of the building in a sympathetic style with the overlay. The HPC suggested to be aware of the city’s sign ordinance if blade signs that extend over the sidewalk are intended to be used. The HPC suggested looking at the historic color palette to see if that might be helpful to tie the building to its surroundings.



**IV. Vancouver Heritage Overlay Review: Schofield building (602 Main St, Vancouver) – Request for input on façade improvements:** Person gave a summary of the staff report. HPC input is being sought on the design review permit. The building is not on any register. The proposal is for façade improvements to bring back some of the historical elements. The applicant, West Wright, stated that they want to remove the horizontal plywood façade to expose the original transom window, which runs across the façade in a grid pattern with original glass still intact. Wright does not know the original use of the building, but suspects it was a mercantile and clothier. Originally, there was a recessed entryway, and the entryway still has some angular recessed spaces. The HPC stated that the removal of the horizontal plywood façade to reveal the original transom will tie into the formal composition, craftsmanship and detailing of the upper level. However, the street level façade improvements should also acknowledge and respect the formal composition of the upper level. Currently as proposed, the façade improvements and door placements are breaking from the formal composition and vertical lines of the upper level. The improvements don't have to be made all at once, but the proposed design should take this into account and then the implementation of the façade improvements can be made over time when there is the opportunity.

**V.** Person shared that the Historic Trust is proposing to put ADA handrails on buildings 9 and 10 along the north side that are not visible from Evergreen. The city is going to exempt this from design review as they are not visible from the street. Chamberlain stated that the handrails will be plain round pipe rails.

**VI. Updates on Rules and Procedures:** Kamp distributed a binder with the Rules and Procedures update which the HPC will be reviewing section by section. The HPC has already reviewed the bylaws, but some issues are still being discussed between the city of Vancouver and the county. Last month, the HPC discussed the CCHR nomination process. This month, the HPC is reviewing the updated CCHR nomination form. Staff updated the form so it is easier to use, in an electronically fillable format and removes some sections which aren't necessary. We used Spokane's CCHR nomination as a model. The HPC suggested that the UTM section should be retained or use latitude and longitude; one or the other should be used because parcel numbers can change over time. Lat/long is probably more familiar to most people. Staff will add this back into the CCHR nomination form. Staff will also add labels with names of each HPC member to each binder.

## **VII. Old Business and Updates**

- Demo Presentation update: Alex Gall plans to attend the Cultural Resources Summit on behalf of the HPC and present the demolition study and why it is needed.
- PBRS Update: Jacqui provided an update. The assessors selected 8 historic properties in the Current Use program and developed a spreadsheet to show how the PBRS would affect their taxes. The sample properties all showed a decrease in the benefit, but still a substantial benefit, utilizing the PBRS proposed scoring. The HPC stated that they would like to see properties on the CCHR be awarded the maximum PBRS points possible to incentivize properties to list on the CCHR. Bonus points for offering public accessibility once a year could be offered. Buffer could be written as sight lines and rights of way. As

downtown develops more and more, preserving sight lines is going to become increasingly more important. The HPC asked if there will be public review of this PBRS system. Staff replied that there will be a lot of public discussion and public hearings with the county council before this is approved. The PBRS system is at a very early design stage.

- Intangible Heritage/Cultural Resources Committee: The reasoning behind it is that there is an emphasis on intangible cultural resources in the international community, started by UNESCO. The idea is to form a committee to explore how we might incorporate this into the county's HPC program and approach tribal organizations to see if they are interested to collaborate. Alex, Andy, and Sean expressed interest. Alex will contact DAHP to see if they are interested.
- CCHM's First Thursday in Ridgefield on May 2, 2019, 7:00 pm at Old Liberty Theater. The topic is Main Street. Michelle might be able to attend. Staff will send Michelle the HPC powerpoint.
- The CCHM plaque program. The Hillborn designed Medical Arts building will be having an event next week to unveil the plaque. Tuesday, May 7, 3:30 – 4:00. Does an HPC member want to attend and say a few words? Roch, Robert, Sean, and Andy might be available.
- Roch will be out of town on June 5.

**VIII. Public Comment:**

- Chamberlain gave update on the recent legislative session.

**IX. Adjournment:** The meeting was adjourned at 8:00 p.m.