



**Clark County  
Historic Preservation Commission  
Staff Report**

**Project Number:** PRJ-151445/LUP-51343

**Project Name:** Be Well Nutrition, Certificate of Appropriateness for placement of a wall-mounted, three-foot diameter sign on the north elevation of the Greely Building.

**Project Address:** 1012 Washington Street  
Tax Assessor Serial Number 051720-000

**Applicant:** Cortney Gillam  
311 W Evergreen Blvd #160  
Vancouver WA 98660  
(360) 750-8888

**Staff:** Jon Wagner, AICP, Senior Planner

**Meeting Date:** April 5, 2016

**I. SUMMARY**

The request is for a Certificate of Appropriateness for the placement of a three-foot diameter, circular sign, located on the north elevation of the existing building, facing toward West 11th Street.

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 approve the Certificate of Appropriateness request, with conditions.

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

The Greely Building is on the Clark County Heritage Register (Sep. 13, 2005).

**III. HISTORIC NAME**

Greely Building

**IV. COMMON NAME**

Formerly known as the Koplan Building

**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 building is significant for its associations with the history of automotive businesses in Clark County and for being an early and rare surviving example of a building constructed specifically to house such a business.

**VII. PHYSICAL DESCRIPTION**

The following narrative is from staff report regarding listing the Greely Building on the Clark County Heritage Register, Sep. 13, 2005.

The building is an L-shaped American bond brick building. The building contains frontage on 11th Street to the north, Washington to the east and Columbia to the west. The inner portion of the building's L shape contains an off-street parking lot which has frontage on 11th and Columbia. The southern portion of the block contains the Vancouver Marketplace building which was built at the same time as the Greely Building and is similar to the Greely Building in design, detail and massing. The eastern two-story portion of the Greely Building along Washington dates to 1920 and the western one-story portion was constructed between 1928 and 1949.

**Exterior**

The primary material on the exterior of the building is brick. The main façades on Washington and 11th contain five bays separated by brick piers. The piers are ornamented with a brick outline with a chevron accent near the top. At the top of each pier is a square accent with an interior circle.

Both central bays contain an entrance on the first floor, which was redesigned when the Koplan family bought the building in the mid-1960s. The Washington façade has a recessed street-level aluminum-frame double-door entrance with Mid-Century Modern flair, contemporary with the time of its installation. The 11th Street façade has a traditional, Colonial Revival-inspired street-level entrance with a single wooden door flanked to the west by a large wood-framed, brick-silled 15-light display window. The recessed entrance is lined with used brick which further emphasizes the Colonial feel.

On the Washington elevation, each of the other bays is punctuated with a large display window topped with transoms. The 11th Street façade has two large display windows to

the east of the entrance and two recessed overhead doors to the west of the entrance. The second floor of each bay has three six-over-six vinyl –clad windows that are replacements for the original deteriorated wood windows.

### **Interior**

The interior of the building contains an open sales floor on both stories of the older portion of the building and a one-story sales area with a mezzanine on the newer portion of the building. The various sales areas on the first floor are delineated with pillars, less than full-height display walls and varying floor levels. The second floor, accessed by stairs near the southeast corner, has a smooth concrete floor and partially exposed brick walls. The large, rough wooden columns, exposed beams throughout and the ceiling-mounted auto engine hoist and track in the northeast corner have been retained from the original structure.

## **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 sign would face 11th Street. The sign is to be placed on the existing façade, and is designed to fit within the dark brown brick trim above the entrance door. It is to be wall sign attached directly to the existing façade.

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 sign would not destroy the distinguishing original qualities or character of the building. The existing façade is not being altered, other than the placement of the proposed sign.

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 sign 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 retail uses. Due to the use changes within the building, it is appropriate to allow contemporary signage.

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

**Finding:** The proposal maintains the existing facade along 11th Street. The distinctive façade features bays separated by brick piers, brick outline ornamentation and transom windows, all of which are being maintained with the proposed improvements.

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 improvements are 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 sign would not destroy the significant historical, architectural or cultural aspects of the building. The existing façade is being maintained.

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 proposed sign is in conformance with the Secretary of the Interior's Standards for Rehabilitation.

**X. EXHIBITS**

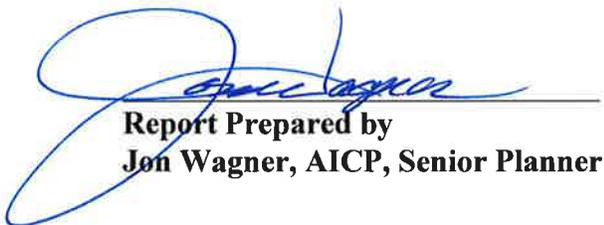
1. Vicinity Map
2. Application Packet

**XI. APPEAL**

The commission's decision regarding a Certificate of Appropriateness may be appealed to City Council. Appeal of the City Council's decision regarding a waiver of a Certificate of Appropriateness may be appealed to superior court. The letter of appeal shall state the case number designated by the city, the name of the applicant, name and signature of each petitioner, a statement showing that each petitioner is entitled to file the appeal under VMC Chapter 20.210, the specific aspect(s) of the decision and reasons each aspect is in error as a matter of fact or law, and the evidence relied upon to prove the error.

A fee of \$1,386.00 must accompany the appeal. However, if the aggrieved party is a recognized neighborhood association, the fee is \$104.00. Submit the appeal request and fee to Development Review Services at the Community Development Department, 415 W 6<sup>th</sup> Street, first floor, Vancouver, Washington, or to P.O. Box 1995, Vancouver, WA 98668-1995.

For more information on the appeal process, refer to Vancouver Municipal Code 20.210/130 or contact Jon Wagner at 360-487-7885 or [jon.wagner@cityofvancouver.us](mailto:jon.wagner@cityofvancouver.us).

  
Report Prepared by  
Jon Wagner, AICP, Senior Planner

2/26/2016  
Date



(Scale 1:2523.89)



**Greely Building**  
Vicinity Map

NW 1/4 of Section 27 T2R1E WM



Development Review Services



CITY OF VANCOUVER  
VANCOUVER  
BRITISH COLUMBIA

Plot Date: Aug 24, 2005  
Map produced by: gat

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.





The applicant agrees that all work performed in conjunction with a Certificate of Appropriateness will be in conformance with the Design Guidelines and *The Secretary of the Interior's Standards/Guidelines* if not otherwise specified and no changes or additions will be made without approval of the Historic Preservation Commission or by granting of a new Certificate of Appropriateness.

Name of Applicant: Cortney Gillam Date: 2/17/16

Applicant's Mailing Address: 311 W Evergreen Blvd # 100 Vancouver, WA 98660

Telephone Number: 360.750.8888 Alternate Number: N/A

Property Address: 1012 Washington St #160 Parcel Number: \_\_\_\_\_  
Vancouver, WA 98660

Name of Property: Be Well Nutrition

Name of Owner: Cortney Gillam Telephone #: 360.750.8888

Name of Architect: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Name of Contractor: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Type of Work (Check All That Apply)

- Alterations/Additions
- New Construction
- Demolition
- Relocation

**Submission Requirements Checklist**

The application along with all supporting information must be filed at least thirty (30) days prior to the next regularly scheduled meeting of the Clark County Historic Preservation Commission. The Commission meets the second Tuesday of each month at 6:00 pm at the O.O. Howard House located at 750 Anderson Street, Vancouver, Washington.

- Seven (7) Copies of Application.** Submit seven (7) copies of the application and all supporting documentation. Application forms or information sent via facsimile or email will not be accepted.
- Detailed Description of Project.** Attach a detailed and typewritten description of the activity for which you are seeking a Certificate of Appropriateness.
- Drawings, Samples, Site Plans, Etc.** Submit plans, elevations, or other illustrative information necessary to explain the application. Such information would include detailed plans showing both existing and proposed conditions, material samples or product information, description of building materials, landscaping/site plans, photographs, etc. Architectural drawings, construction plans, etc. should be printed on paper no larger than 11"x17".

Refer to the Clark County Historic Preservation Rules & Procedures for Design Review for further instructions on information to be submitted, as well as important notes related to the Certificate of Appropriateness process. Failure to supply adequate documentation or required materials will result in delays in processing the application and/or denial of the request. Revisions made to applications after submittal deadline and prior to the Commission hearing may be considered at the following month's hearing.

I certify by my signature below that the information in this application is accurate and complete. Clark County Historic Preservation staff has permission to copy materials, including architectural drawings, necessary for the review of my Certificate of Appropriateness application. I also acknowledge the fact that it will be necessary for the commission members and/or staff to make site visits at any time before, during, or after the COA application review process, including for enforcement purposes.

Signature of Applicant: [Signature] Date: 2/17/16

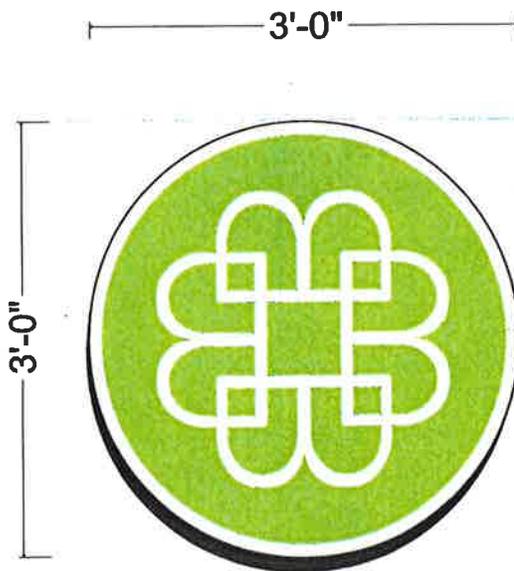
**EXHIBIT**  
2 (6 PGS)





NORTH ELEVATION

PHOTO NOT TO AN EXACT MEASURABLE SCALE



- SINGLE-FACED, ILLUMINATED BUILDING SIGN:
- PLEX-FACED MODULE WITH VINYL GRAPHICS AND JEWELITE TRIM.
- CONFIRM EXACT POSITIONING



**GARRETT SIGN**  
 811 HARNEY STREET VANCOUVER, WA 98680  
 (360) 583-8081 • (800) 594-1191 • FAX (360) 593-8848  
 WWW.GARRETTSIGN.COM

**BE WELL NUTRITION LLC**

1012 WASHINGTON ST SUITE 160 VANCOUVER, WA 98680

DATE: 1/12/16	SCALE: 3/4"=1'-0"	DRW: G
DESIGN #: BEwell_bu1b		REDRAW#3



I APPROVE THIS SUBMITTED DESIGN AND IT FULLY MEETS OUR SIGN CRITERIA. IF THE SIGNS ARE RENTALS THEY ARE RECOGNIZED AS THE PROPERTY OF GARRETT SIGN. ACCESS TO THE PROPERTY FOR REMOVAL OF THE SIGNS WILL BE ALLOWED WITHOUT DELAY. THE LANDLORD WILL NOT LEAN OR ATTACH ANY CLAIM, CONSIDERED ABANDONED OR ADRESSED ANY FEES AGAINST RENTAL SIGNS, THE TERMS OF THIS APPROVAL WILL TRANSFER TO FUTURE PROPERTY OWNERS.

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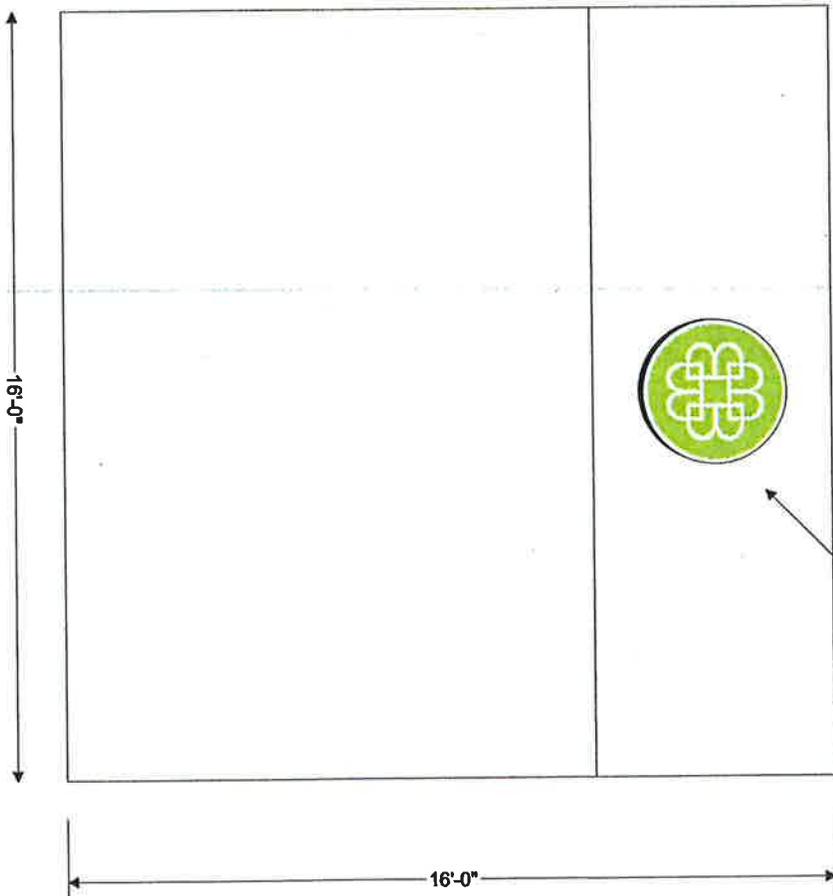
PRINT NAME

LANDLORD SIGNATURE & DATE

ACCEPTED BY & DATE

Wall Height: 16'-0"  
Wall Width: 16'-0"  
Wall Area: 256 sq ft

Sign Area Allowed: 256 x .12 = 30.72 sq ft  
Total Proposed Sign Area: 9 sq ft



New (3'-0" x 3'-0" single faced illuminated fascia sign.



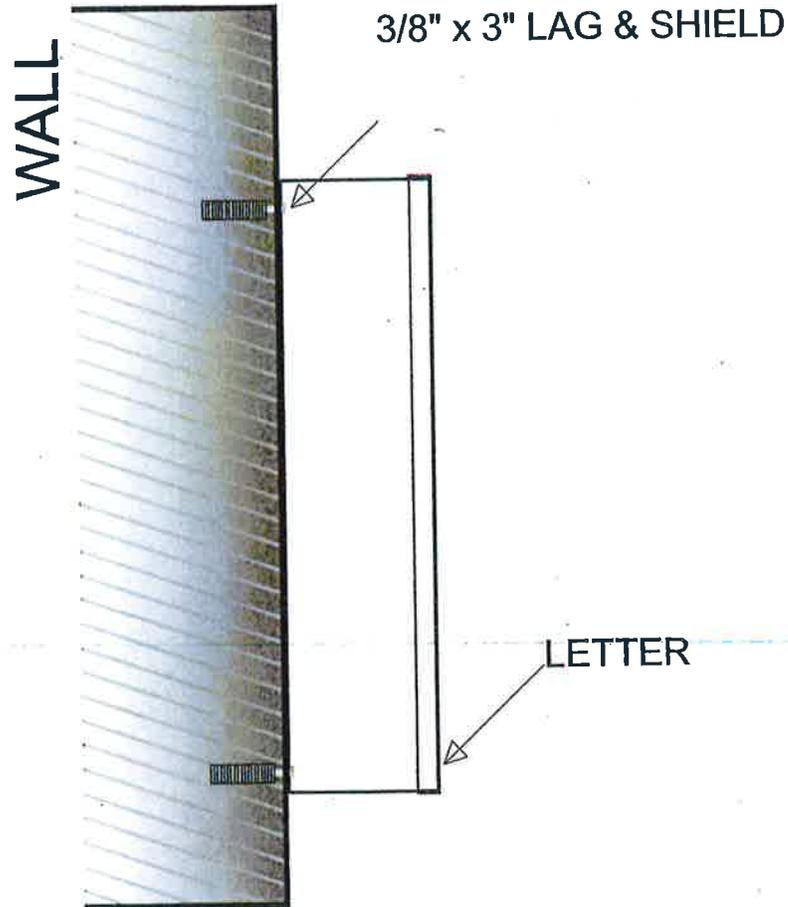
**GARRETT SIGN**  
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(360) 855-5087 • (360) 854-1151 • FAX: (360) 855-5948  
WWW.GARRETTSIGN.COM

**BEWELL**  
NUTRITION LLC  
1012 WASHINGTON ST SUITE 180 VANCOUVER, WA 98660

DATE: 2/3/16	SCALE: 1/4"=1'-0"	DRW:
PLAN: Elevation	ELEVATION: North	D. Taylor
DESIGN #: BEWELL_bu 1b		REDRAW #



# METHOD OF ATTACHMENT FOR L.E.D. ILLUMINATED LETTERS DIRECT WALL MOUNT



DATE: 2/3/16

JOB NAME & # : Be Well Nutrition

APPROVED X \_\_\_\_\_



## **GARRETT SIGN**

811 HARNEY STREET VANCOUVER, WA 98660  
(360) 693-9081 • (800) 994-1191 • FAX (360) 693-5948

[WWW.GARRETTSIGN.COM](http://WWW.GARRETTSIGN.COM)



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**WWW.GARRETTSIGN.COM**

02/18/16

Clark County Historic Preservation Commission  
City of Vancouver  
415 West 6<sup>th</sup> Street  
Vancouver, WA 98660

Be Well Nutrition is seeking a Certificate of Appropriateness to have (1) 3'-0" x 3'-0" single-faced L.E.D. illuminated building sign installed on the north elevation of the building. Please see method of attachment and illustration for additional details regarding placement and attachment. Additional questions please contact Garrett Sign Co., at 360-693-9081 and ask to speak with Jennifer King.

Thank you,

Jennifer King  
Garrett Sign Co.  
811 Harney Street  
Vancouver, WA 98660

360-693-9081 Office  
360-901-9631 Cell