



March 31, 2016

Clark County Historic Preservation Commission

REQUEST FOR REVIEW AND COMMENT REGARDING 812 MAIN (SPANKY'S)

Current Situation

The applicant received a demolition permit for the interior of the building on Sep. 21, 2015 (CMI-1896160). As this was interior work, not be visible from the street, it did not require either Design Review or Heritage Overlay District review

In the course of interior demolition, the contractors found several windows had been covered over. The city received an application for tenant improvements under Building Permit CMI-197030 on Feb. 19, 2016. The submittal included replacement of existing store front system, the installation of new windows in locations where windows previously existed, and the installation of a new window system above the existing ground floor storefront system.

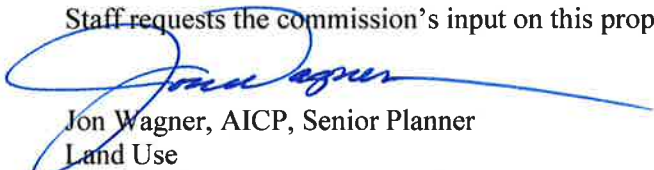
When the tenant improvement application was received (CMI-197030, Feb. 19, 2016), the applicant was told that under the Design Review provisions, replacement of windows did not required planning staff review. However, the applicant was not made aware that the building is within the Heritage Overlay District 2 and as such, under the provisions of 20.510.030.B, an advisory review by the Clark County Historic Preservation Commission is required.

Staff has prepared a PowerPoint presentation which includes some historic pictures, the current activity (as of March 31) and the building plans for the current project.

Also, the applicant is considering additional façade improvements. Staff has included a rendering of one possible design.

It has been noted Day Hilborn was involved in the development of this building. The Washington Department of Archaeology and Historic Preservation records indicate Hilborn did design an alteration of the building, then known as Hoffman's Store in 1943 and a building renovation for the Hoffman and Spelling Building in 1948.

Staff requests the commission's input on this proposal.


Jon Wagner, AICP, Senior Planner
Land Use
Community & Economic Development

Attachments: renovation plan set