



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

May 31, 2016

Clark County Historic Preservation Commission

REQUEST FOR REVIEW AND COMMENT ON PROPOSED FAÇADE IMPROVEMENTS AT 909 MAIN STREET

The city received a request for a proposed revisions to both the east and west facades of the building located at 909 Main Street. The site is located on east side of Main Street.

The site is within Heritage Overlay District Number 2. Within that district, per the provisions of 20.510.030.B, changes to signs, marquees, awnings, canopies or other building appendages, whether a building permit is required or not, shall require advisory review by the Clark County Historic Preservation Commission.

20.510.020.B.2 states the overriding policy for Heritage District Number Two as follows:

It is the policy of the city to ensure the preservation of important street frontages representative of downtown Vancouver at an earlier time, to encourage the restoration of the façades of older buildings to their original character, to enhance and expand the economic, cultural, and architectural attraction of the area, and to coordinate the actions of individual property owners to the benefit of all property owners. In order to accomplish this policy, the regulations set forth in this chapter are deemed necessary to preservation and enhancement of the area.

20.510.020.3 provides the following description of key architectural features:

Certain architectural features, both existing on certain key buildings in the area, and formerly present on these and other buildings in the area, are key elements to be preserved and to be used for guidance in restoration of existing buildings and in construction of new buildings, consisting of the following:

- a. Windows which are narrow and vertical in emphasis, symmetrically spaced, generally with large panels, and door openings which are generally narrow and high; windows and door openings generally occupy less than half of the total wall area of the building frontage; bay windows are occasionally present.

Staff Response

The applicant is not proposing changes to the windows.

- b. Construction generally of standard brick masonry, and occasionally stone block, sometimes exposed and at times painted, and side walls generally of brick.

Staff Response

No changes to the brick face of the western façade are proposed. The eastern façade is proposed to be repainted from the current beige color to white; matching the signage proposed on the Main Street façade.

- c. Window and door frames generally of wood or painted metal, and most trim in wood or painted metal.

Staff Response

The applicant proposes painting the window and door frames on the east façade blue.

- d. A prominent upper cornice, with occasional lower cornices, with occasional repetition of the upper cornice detail above bay windows and prominent window sills or heavily recessed windows.

Staff Response

The applicant is not proposing changes to the cornices on the building. On the western façade, the entrance door and windows are deeply recessed.

- e. A texture which is generally rough but firm-grained, and a color typically that of red brick or gray stone.

Staff Response

The structure retains the existing brick façade.

- f. Dark and unobtrusive roofing materials.

Staff Response

The roofing material is not visible from street level. The applicant is not proposing to change the roof.

- g. Arches generally repeated at upper floors when present on the ground floors.

Staff Response

There are no arched windows on this building.

- h. A clear articulation between floors.

Staff Response

The building appears to be a single-story or a single-story with a mezzanine.

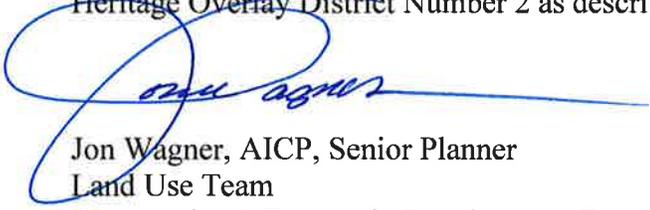
- i. Signs integrated into the architecture of the building or relatively inconspicuous additions to the building with lettering characteristic of that common at the beginning of this century.

Staff Response

It is not clear that the lettering is characteristic of that common at the beginning of this century (at the time it was written, this section referred to the beginning of the 20th century). Attached are copies of photos from the Clark County Historical Museum website. These range from 1885 to 1935. They were selected to show the characteristics.

Staff requests the commission's input on this proposal.

Other than the determination of the proposed lettering, the application meets the standards of the Heritage Overlay District Number 2 as described in VMC 20.510.020.B.2.



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

Exhibits

1. Application Form
2. Applicant's Submittal
3. Photos of Signage from 1885 to 1935



Planning Permit Application

LAND USE PRELIMINARY APPLICATION (LUP)

415 W 6th ST ~ Vancouver, WA 98660
 PO Box 1995 ~ Vancouver, WA 98668
 Phone (360) 487-7800
 www.cityofvancouver.us

Type Of Work		
<input checked="" type="checkbox"/> Type I	<input type="checkbox"/> Type II	<input type="checkbox"/> Type III
<input type="checkbox"/> Type IV	<input type="checkbox"/> Tree Removal Only **	
Use Type (Check One Box Only)		
<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family
<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Duplex
<input type="checkbox"/> Wireless Communications Facility (new) please see VMC 20.890		
Process Type		
<input checked="" type="checkbox"/> Standard		<input type="checkbox"/> Streamline

Additional Information		
Special Review type: (if applicable)	<input type="checkbox"/> Tenant Improvement	<input type="checkbox"/> Other
	<input type="checkbox"/> Unoccupied Commercial/Utility Structure	
Plan Approval Type: (if applicable)	<input type="checkbox"/> Conceptual	<input type="checkbox"/> Detailed
	<input type="checkbox"/> Hybrid	
	Sewage Disposal: <input type="checkbox"/> Septic <input type="checkbox"/> Public	
Water Source:	<input type="checkbox"/> Private Well	<input type="checkbox"/> Public
# of Units:		
# of Proposed Lots:		
# of Acres:		
Size:	<input type="checkbox"/> Up to 25 acres	<input type="checkbox"/> Over 25 acres
Impervious Area sf:		
Sq Ft:	Ground Floor:	
	Upper Floor:	

Project Site Information And Location	
Project site address:	909 Main St.
Suite/bldg./apt #:	
Project name:	
Tax Assessor Serial Number:	
Nearest intersection if no site address:	

Description Of Project
Design review.

Notice

I/we understand that per VMC 20.210.090 (Review for Counter Complete Status), if it is determined that the application is not complete, the City shall immediately reject and return the application.

If submitting electronically, I/we understand that if my electronic plan submission is deemed to be incomplete I will receive notification after the prescreening process and review will not begin.

I/we agree that City of Vancouver staff may enter upon the subject property at any reasonable time to consider the merits of the application, to take photographs and to post public notices.

PROPERTY OWNER	
Name	Wayne Magnoni
Address:	3306 NE 41 st Street
City/State/Zip:	Vancouver WA 98663
Phone:	(360) 694-9450
E-mail:	

Required Signatures	
Applicant signature:	
Print name:	Brett M Allred
Date:	12-9-2015
Property Owner signature:	
Print name:	Wayne magnoni
Date:	1-9-16

APPLICANT	
Name	Brett Allred
Address:	909 Main Street
City/State/Zip:	Vancouver WA 98660
Phone:	(360) 693-3283
E-mail (required):	brett@beigekond.com

* Please note that the contact listed as "Electronic Plans Submitter" should be the individual responsible for accessing ePlans, (electronic plan review software), and will receive all ePlans correspondence.

CONTACT or ELECTRONIC PLANS SUBMITTER*	
Name	
Address:	
City/State/Zip:	
Phone:	
E-mail (required):	

LUP-54014/PRJ.152488

EXHIBIT

/

2 sheets

APPLICATION SUB TYPES			
Please check all applicable boxes and enter information where necessary			
<input type="checkbox"/> Archaeological Predetermination (fill out supplemental application)			
<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Land Extensive	<input type="checkbox"/> Non-Residential	
	<input type="checkbox"/> Commercial Pad	<input type="checkbox"/> Unoccupied Com/Utility Structure	
<input type="checkbox"/> Boundary Line Adjustment	# of lots to be reviewed: _____		
<input type="checkbox"/> Comprehensive Plan Amendment			
<input type="checkbox"/> Conditional Use Permit	Type of Use:	_____	
	Civil Review required?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Covenant Release			
<input type="checkbox"/> Critical Areas Permit (fill out supplemental application)	<input type="checkbox"/> Minor Exception	<input type="checkbox"/> Reasonable Use	
	Area Types:		
	<input type="checkbox"/> Fish & Wildlife	<input type="checkbox"/> Frequency Flooded	
	<input type="checkbox"/> Geological Hazard	<input type="checkbox"/> Wetlands	
<input checked="" type="checkbox"/> Design Review (contact case manager for submittal requirements)	<input type="checkbox"/> Vancouver Central Park	<input checked="" type="checkbox"/> Extension Modification Only	
	<input checked="" type="checkbox"/> Downtown	_____	
<input type="checkbox"/> Development Agreement (see VMC 20.250 for requirements)	<input type="checkbox"/> Initial Agreement		
	<input type="checkbox"/> Modification		
	<input type="checkbox"/> Extension		
<input type="checkbox"/> Engineering Variance Request Road Modification (see supplemental checklist)	<input type="checkbox"/> Administrative		
	<input type="checkbox"/> Design Major		
	<input type="checkbox"/> Technical / Minor		
<input type="checkbox"/> Historic Preservation ** (contact case manager for submittal requirements)	Historic Type:		
	<input type="checkbox"/> Major Modification		
	<input type="checkbox"/> Place Property on Registry		
	<input type="checkbox"/> Special Valuation		
	Register Type:		
	<input type="checkbox"/> State	<input type="checkbox"/> Local	
<input type="checkbox"/> National			
<input type="checkbox"/> Human Services Siting Request (fill out supplemental application)			
<input type="checkbox"/> Joint Use Parking Agreement (see VMC 20.945.030 for requirements)			
<input type="checkbox"/> Legal Lot Determination	# of lots to be reviewed: _____		
<input type="checkbox"/> Master Plan Public Facilities			
<input type="checkbox"/> Modification	Modification Type:		
	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Minor	
		<input type="checkbox"/> Major	
	<input type="checkbox"/> Mixed Use Master Plan		
	<input type="checkbox"/> Public Facilities Master Plan		
	<input type="checkbox"/> Planned Unit Development		
Post Decision Review Type: <input type="checkbox"/> Planning <input type="checkbox"/> Planning and Engineering			
<input type="checkbox"/> Planned Unit Development / Master Plan	<input type="checkbox"/> Commercial		
	<input type="checkbox"/> Mixed		
	<input type="checkbox"/> Residential		
<input type="checkbox"/> Preliminary Land Division	Plat Alteration?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

<input type="checkbox"/> Preliminary Site Plan Review	<input type="checkbox"/> Commercial Pad	<input type="checkbox"/> Land Extensive
	<input type="checkbox"/> Non-Residential	<input type="checkbox"/> Residential
	<input type="checkbox"/> Unoccupied Comm'l/Utility Structure	
<input type="checkbox"/> Shoreline Permit	Request Type:	
	<input type="checkbox"/> Conditional Use	
	<input type="checkbox"/> Variance Request	
	<input type="checkbox"/> Substantial Development	
	Shoreline Designation:	
	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Natural
	<input type="checkbox"/> High Intensity	<input type="checkbox"/> Medium Intensity
<input type="checkbox"/> Urban Conservancy		
<input type="checkbox"/> Similar Use Determination ** (see VMC 20.160.030 for requirements)		
<input type="checkbox"/> Statement of Exemption **	Exemption Type:	
	<input type="checkbox"/> Shoreline Permit	
	<input type="checkbox"/> Critical Area Permit	
	Exemptions Requested: (Critical Areas only)	
	<input type="checkbox"/> Fish & Wildlife	<input type="checkbox"/> Wetlands
<input type="checkbox"/> Geological Hazard	<input type="checkbox"/> Frequently Flooded	
<input type="checkbox"/> State Environmental Policy (SEPA) (fill out supplemental application)	Use Type:	
	<input type="checkbox"/> Single Family	<input type="checkbox"/> Other
	SEPA Type:	
	<input type="checkbox"/> Grading	<input type="checkbox"/> Non-Projects
	<input type="checkbox"/> Other	<input type="checkbox"/> Site Plan Rev (RES)
	<input type="checkbox"/> Land-division or PUD	
<input type="checkbox"/> Temporary Use ** (see VMC 20.885 for requirements)	Temporary Use Type:	
	<input type="checkbox"/> Commercial/Industrial	
	<input type="checkbox"/> Unforeseen Emergency	
	<input type="checkbox"/> Seasonal or Special Event	
	<input type="checkbox"/> Model Home	
	<input type="checkbox"/> Temp Sales Office	
<input type="checkbox"/> Tree Plan (see VMC 20.770.050 for requirements or see submittal requirement document for additional information)	<input type="checkbox"/> Level 1	<input type="checkbox"/> Level 2
	<input type="checkbox"/> Level 3	<input type="checkbox"/> Level 4
	<input type="checkbox"/> Level 5	<input type="checkbox"/> Level 6
	<input type="checkbox"/> Level 7	
	<input type="checkbox"/> Variance	
	Total # of Variance Requests: _____	
	<input type="checkbox"/> Zoning Certification ** (see FAQ document for additional information)	Year Built: _____
Footprint/Lot Coverage: _____		_____
Existing Building Height: _____		_____
Existing # Parking Spaces: _____		
<input type="checkbox"/> Zoning Verification *** (see FAQ document for additional information)		
<input type="checkbox"/> Zoning Change	Change Type	With Comp Plan Change?
	<input type="checkbox"/> Map Change	<input type="checkbox"/> Yes
	<input type="checkbox"/> Code Change	<input type="checkbox"/> No
	Proposed Zoning: _____	

**These application sub-types must be submitted as a separate LUP application. They may not be bundled with other sub-types.

SEANETTE CORKILL of FRONTDOOR BACK



CELL: 360.281.3853

EMAIL: SEANETTE@FRONTDOORBACK.COM

WEB: FRONTDOORBACK.COM

DATE: May 20, 2016

CLIENT: Beige Blond

909 Main Street, Vancouver, WA 98660

PROJECT: VDA – Word on the Street

OBJECTIVE: Identify areas of opportunity for improved aesthetics, visibility and branding



BEIGE BLOND

Existing



Proposed



BEIGE BLOND: Proposed Details

Remove cabinet sign

Keep existing sign



Remove awning

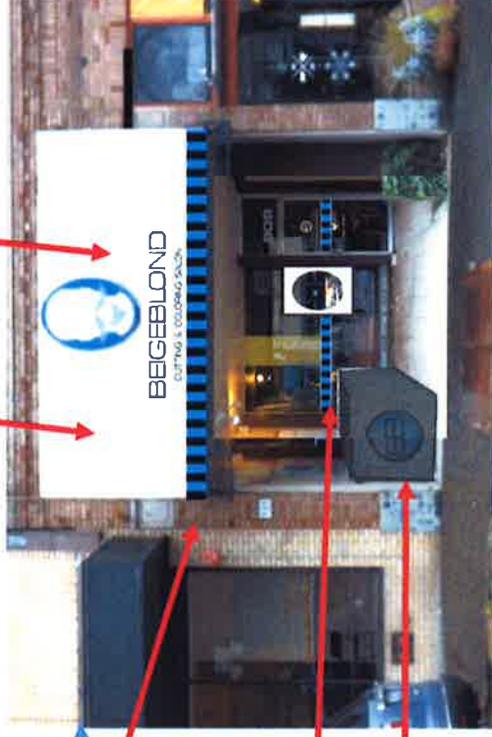
Refresh paint on existing wood backdrop with brighter white

Add 1/4" thick dimensional lettering

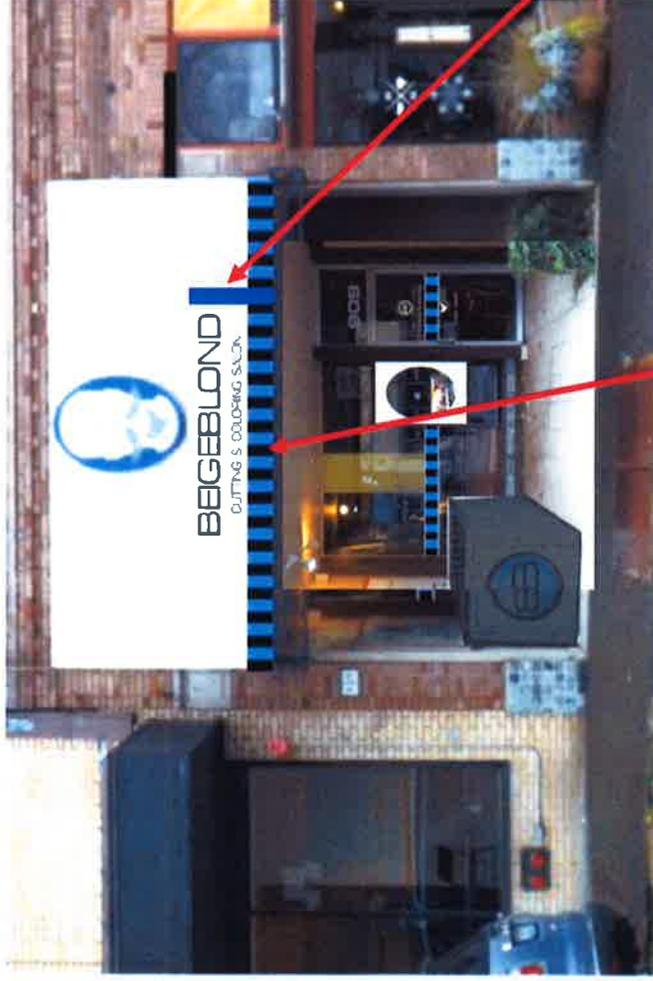
Horizontal aluminum trough to house linear lights to wash length of store front. Apply banded graphics to exterior

Vinyl window graphics to coordinate with other branded elements

Paint stair railing charcoal



BEIGE BLOND: Proposed Details



Blade sign centered at door along length of storefront

Wash upper front of store with recessed light in horizontal light tray with banded graphics

Concepts and designs by Frontdoor Back LLC all rights reserved

BEIGE BLOND: Proposed Details



Repeat the oval found in the logo by duplicating on the glass. Apply white or dense opaque film with oval cut-out to front of display box. The oval 'frame' will help emphasize this focal point / feature of the storefront. Product merchandising to be adjusted to fit within the opening.

Door signage to be revised and reapplied above/below banding.

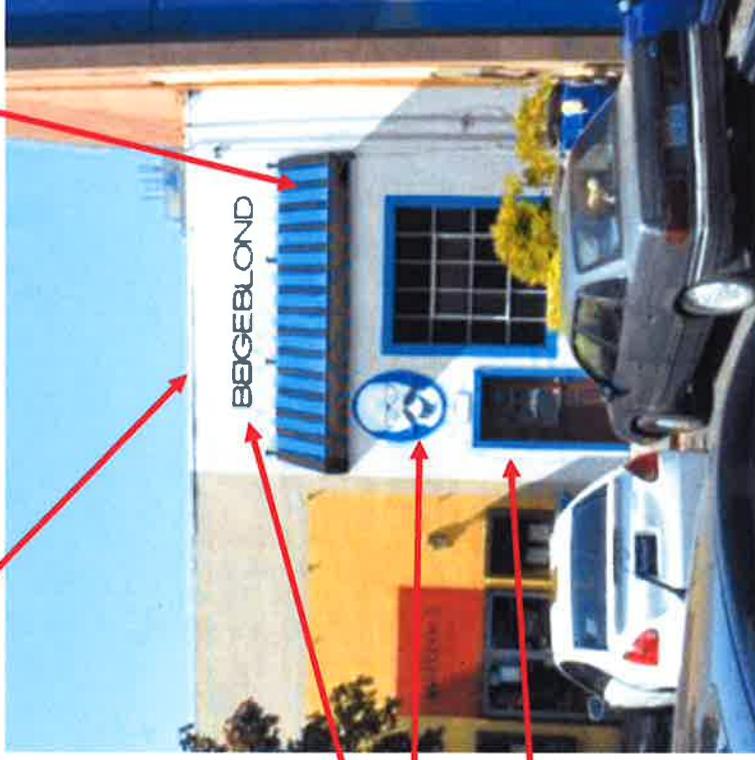
BEIGE BLOND: Proposed Details

Remove cabinet sign



3 Goosenecks (example above not shown in rendering) in black centered over lettering

Reuse awning over back entrance



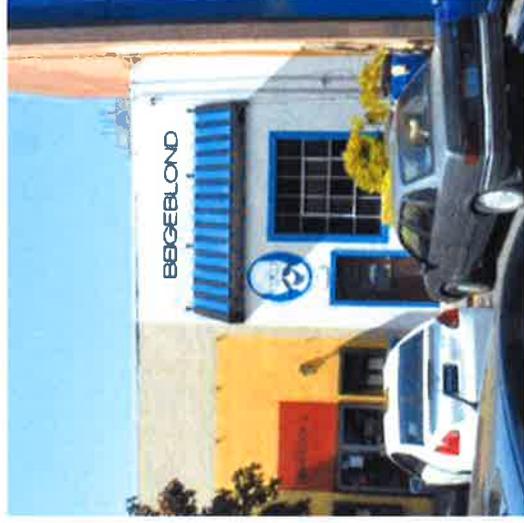
Dimensional lettering (to match front) above awning

Oval = Dibond aluminum with vinyl graphics

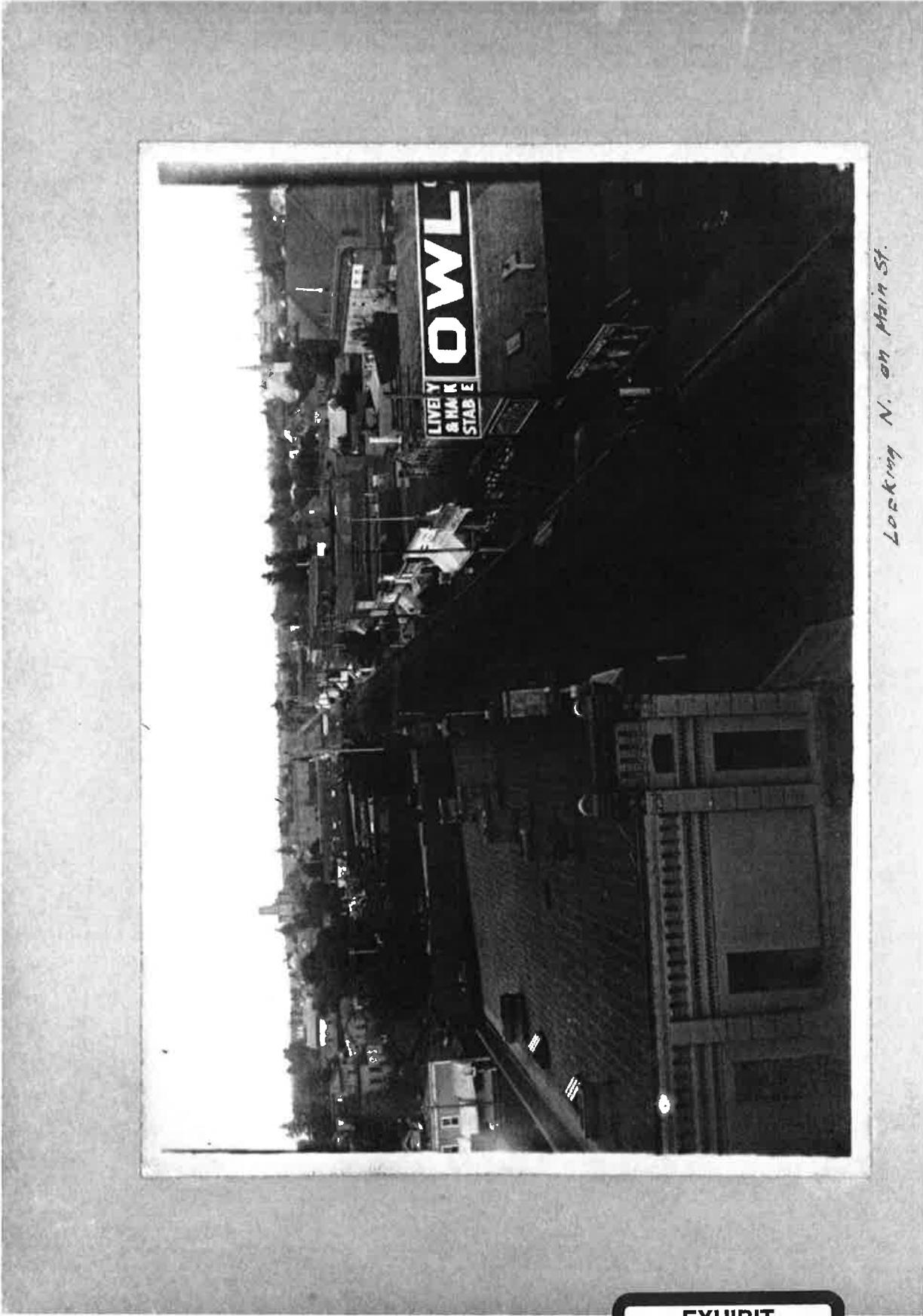
Paint wall area to match front color with brighter white. Trim window and door with blue.

BEIGE BLOND

 <p>Black Magic SW 1901</p>	<ul style="list-style-type: none"> Window trim and columns Roof line flashing Gate and railing Border around wall sign area
<p>Ivory Lace SW 7013</p>	<ul style="list-style-type: none"> Wall surfaces
 <p>Hyper Blue SW 6965</p>	<ul style="list-style-type: none"> Min 6" border around window and back door



Print this item: **Main Street Vancouver**



Looking N. on Main St.

1885

tabbles®
 3
 6 sheets

Print this item: **Cohen and Dietderich. Clothiers**



1907

Print this item: **6th and Main Street Vancouver**



1914

Print this item: **Independent Lumber Company**



1928

Print this item: [Holland Creamery Company](#)



1930

Print this item: **Henry Nelson's Tobacco and Confectionery Shop**



1935