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August 29, 2016

Clark County Historic Preservation Commission

REQUEST FOR REVIEW AND COMMENT ON PROPOSED FAÇADE IMPROVEMENTS AT 614 MAIN STREET; LUCKY LOAN PAWNSHOP (Vancouver Case Number PRJ-153387/LUP-55925)

The request proposes revisions to both the east and north facades of the building located at 614 Main Street. The site is located on the southwest corner of the intersection of Main Street and W 7th Streets. The plans include painting the north and east façades, removing the existing awnings and painting signs directly on the façades.

The site is within Heritage Overlay District Number 2. Section 20.510.030.B, states 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.

Per Section 20.510.020.B.2, the overriding policy for Heritage District Number Two is 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.

Section 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

The application is to paint the east and north elevations.

- 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.

- 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 proposes painting the cornices to emphasize the brick pattern.

- 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 painted brick façade with a stucco-like surface treatment below the ground floor windows.

- 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 is two stories. The window pattern and the horizontal band below the upper story windows clearly show this is a two story building.

- 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

The proposal would add signs painted directly on the building. The existing corner-mounted projecting sign may be repainted as well.



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Exhibits

1. Application Form
2. Applicant's renderings