



Clark County
Historic Preservation
Commission

Certificate of Appropriateness Application

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: Jason & Lisa Kemp Date: 9/12/16
 Applicant's Mailing Address: 12615 NE 5th Ave Vancouver WA 98685
 Telephone Number: 360 903 2423 Alternate Number: 360 903 6994
 Property Address: 12615 NE 5th Ave Parcel Number: 117894054
 Name of Property: Nelson Farmhouse
 Name of Owner: Jason & Lisa Kemp Telephone #: 360 903 2423
 Name of Architect: N/A Telephone #: _____
 Name of Contractor: N/A 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: Jason Kemp  Date: 9/12/16

Nelson Farmhouse Proposal for Exterior Modifications

Preparations have begun to professionally paint the house and garage in 2017. Part of these preparations is to resolve a few items associated with the house so that painting may proceed. The home owners are proposing three items for consideration:

1. The removal of the existing attached garden shed from the original main structure.
2. Removal of the outside plumbing chase that is structurally tied into the garden shed structure.
3. Installation of a detached all wood constructed 8x8 gabled roof garden shed replacement.

1. Removal of Attached Garden Shed

The attached garden shed is located on the southeastern exterior wall of the main house. The shed has a foot print of 5.5' x 17.5' and an average ceiling height of approximately 6' (Exhibit 1).



Exhibit 1 Garden Shed Profile

The shed is of historically incorrect and non-conforming construction. As a result, extensive dry rot has set in on the eastern wall of the shed siding. Additionally, the torch down roof and associated flashing of the shed have failed in several areas due to incorrect installation and age (Exhibit 2 & 3). We are concerned this structure may begin to be a vector point for water to enter into the main structure walls. There are also two main structure windows (circa 1980's aluminum storm windows) at the same elevation of the shed roof (Exhibit 4). The combination of a shallow pitched roof with repeated past tar build up from repairs has begun to let water to intrude into the sills of both windows. We propose to remove the garden shed structure as it was not part of the original farmstead and is considered a risk to the parent historical structure.



Exhibit 2 Dry Rot Example



Exhibit 3 Roof Showing Membrane Lifting



Exhibit 4 Windows Affected by Roof Line

This proposed work would include:

- Removal and disposal of the attached garden shed structure and materials.
- The existing concrete slab shed foundation will be left in place at this time. It is a flat slab poured to the same dimensions of the garden shed structure.
- Repair and preservation of existing main structure siding – if siding needs to be replaced it will be replaced with custom milled profile matching the original siding placed on the house. Focus on the siding will be on preservation over replacement.
- Repair of the two small windows including appropriate flashing and trim to match the existing trim that was installed originally with the windows.
- All siding and trim involved with the shed removal will be sealed/caulked, primed, and painted to match the rest of the house.

2. Removal of Attached Plumbing Chase

The plumbing chase houses one electrical $\frac{3}{4}$ " Ø conduit, one galvanized 1 $\frac{1}{2}$ " Ø, and one 2" Ø ABS waste water pipes (Exhibit 5). The plumbing chase appears to have been constructed at a different time than the garden shed but was tied structurally into the roof of the shed upon construction. The chase appears to use modern dimensional lumber and a mismatched lap siding similar to what can be found at most chain lumber stores. The chase is not water tight and utilizes an inadequate pitched cap atop the chase that is simply painted (Exhibit 6A & 6B). The chase is haphazardly flashed and tarred at the base to the shed roof. The construction of this chase is similar in methods to the garden shed and provides little protection from the elements. We would like to remove the chase to avoid moisture and rot from moving into the original structure wall.



Exhibit 5 Chase Plumbing



Exhibit 6A Chase Profile

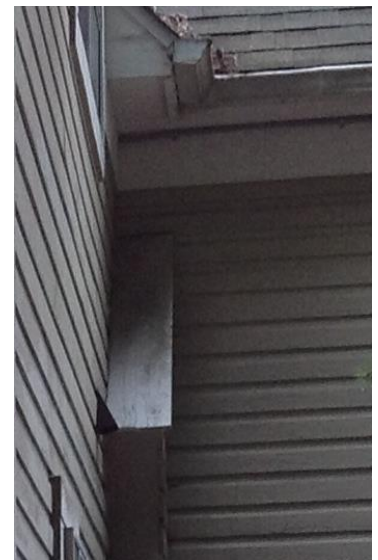


Exhibit 6B Chase Painted Cap

This proposed work would include:

- Removal and disposal of the plumbing chase structure and material.
- Repair and preservation of existing main structure siding – if siding needs to be replaced it will be replaced with custom milled profile matching the original siding placed on the house. Focus on the siding will be on preservation over replacement.
- Contractor flashing and sealing of pipe egresses from the house to be water tight.
- All siding involved with the plumbing chase removal will be sealed/caulked, primed, and painted to match the rest of the house.
- All piping and conduit will be painted in siding and trim profile colors to provide visually consistent aesthetics in an effort to minimize visibility.

3. Installation of new detached garden shed

We are proposing the installation of a prefabricated all wood construction detached garden shed. The new structure will have an 8'x8' finished footprint. Walls are to be 8' in height and finished with a gabled roof and double barn style locking door. The roof will be finished in a green 30 year architectural shingle to match the shingles on the main home. The shed will be painted to match the home siding and trim colors. Exhibits 8, 9, and 10 show the proposed location for the new shed placement in red and the removal of the old shed in green. The wood yard debris bin will be removed. The shed placement was chosen to provide adequate working distances from the home and minimal visual impact from the street.



Exhibit 8 New Shed Location



Exhibit 9 New Shed Location



Exhibit 10 New Shed Street View



Exhibit 11 New Shed Example

The manufacturer of the shed provides delivery and installation including the concrete block surface footings/shims to support and level the structure. Exhibit 11 shows a typical view of the proposed shed. Structural drawings are available upon request.

Thank you for your review and continued support for the stewardship of this historical home –

Sincerely,

Jason and Lisa Kemp