



proud past, promising future

CLARK COUNTY HISTORIC PRESERVATION COMMISSION  
MINUTES

Meeting Held: May 5, 2015

Member Present:	Robert Hinds, Sarah Fox, Shell McKedy, Roch Manley, Alex Gall
Members Excused:	
Staff Present:	Jacqui Kamp (Clark County) Jan Bader, Bryan Monroe and Jon Wagner (City of Vancouver)
Volunteers:	
Guests:	Greta Sutton, Dean Irvin, Mark Dodd, Holly Chamberlain, Laura Pedersen, Lisa Schmidt

I. **Roll Call & Introductions - Everyone in attendance introduced themselves.**

II. **April 7, 2015 Minutes Approved:**

Alex noted that he was not in attendance at the meeting, yet his name was stated in the attendance. Sarah moved to approve the April 7, 2015 minutes with the revision of removing Alex’s name from “members present”. The motion was seconded by Shell. The motion passed unanimously.

III. **Public Hearing(s)**

- **Luepke Building– 1300 Washington, Vancouver – Nomination to Clark County Heritage Register:** Jon Wagner, Planner with the City of Vancouver presented the staff report. Members of the commission had the opportunity to visit the building on Monday, May 4. Jon summarized the staff report and stated that the building is significant under 5 of the Statement of Significance criteria. Staff finds that the nomination of the Luepke Florist Building meets all four of the four criteria of VMC 17.39.070 and the adopted Rules and Regulations of the Clark County Historic Preservation Commission and recommends listing the building to Clark County Heritage Register.

Questions/comments from commission:

- **Shell:** Are there interior shots of the building from the 1959 remodel
  - Noticed water damage in closet. Electrical was concerning/multiple stains from water damage
  - Jon stated that all of that will be looked at through permit process and everything will need to be brought up to code
- **Robert:** Is there any historic photos?
- **Holly:** There is one historic photo in CCHM collection. Have found no other interior shots; checked all archival locations
- **Alex:** The blueprints are available, may be able to take them somewhere to get scanned
- **Robert:** Did the other nomination have any photos?
- **Holly:** No.
- **Public Comment:** None.
- **Deliberation:** Sarah moved to approve the nomination. Shell seconded the motion. All were in favor.

- **John Pollock Grave – Nomination to Clark County Heritage Register:** Jacqui Kamp presented the memo/staff report and recommendation to the commission. She explained that during the appeals period, she received a letter from the property owner stating he did not want the listing on the entire parcel and didn't realize that was what the nomination had stated. They were able to figure out a compromise by amending the nomination to include a boundary description of the grave only. The nomination was amended with that description and sent back to the owner who signed the revised nomination.
  - Commissioner Hinds asked for some clarification because he didn't remember the commission approving the nomination pending changes. The letter from the property owner had stated that the commission had changed the nomination from what was put forward.
  - Kamp explained that the applicant had received the Findings of Fact which provided the deliberation of the hearing for the nomination. The commission had a discussion about whether the designation was on the parcel or just the grave. The owner had thought the nomination was specific to the grave only, therefore was not in agreement for the listing to be on the entire property. Typically, an entire parcel is listed unless a specific boundary description is included in the nomination.
  - Commissioner Manley remembers the discussion and had the same question regarding the entire parcel and believes this is good correction to the situation.
  - Commissioner Fox asked about the process and whether the past decision is appealed?
  - Kamp stated the commission is reviewing an amended nomination as the former decision never became official after the appeal process. Since the owner and staff were able to come up with a solution, everything was able to be handled administratively. Staff provided the amended nomination back to the owner for review and signature, and it was signed. There were not fees incurred by the owner.
  - **Commissioner Gall made a motion to approve the amended nomination of the John Pollock Grave to the Clark County Heritage Register. The motion was seconded by Commissioner Manley.**
- **Clark County Poor Farm – Design Review – Certificate of Appropriateness:** At the hearing, Jacqui Kamp, County Planner III, summarized the Clark County Department of Community Planning Staff Report and Recommendation to the Historic Preservation Commission dated April 15, 2015. Pictures of the site and the site plan are included in the case file.
  - Staff noted that the site is listed on both the National Register and Clark County Heritage Register in 2013.
  - The site had gone through a very extensive public involvement process to develop a concept design and master plan for the site. The whole point is to educate the public on sustainable agriculture practices, to learn about history and use it as an outdoor classroom for a lot of purposes. One of the elements of the master plan is for additional parking for the site.
  - Staff noted that the applicant is applying for a certificate of appropriateness for a 28,500 square feet parking area on the west side of the Administration building. The area is currently used as an informal parking area.
  - The application states that the parking lot will be designed to be an interpretive facility showing different Low Impact Development (LID) Best Management Practices for paving and stormwater runoff. The county has received a grant from Clean Water for the project.

- Staff recommended approval of the certificate of appropriateness based on the findings utilizing the Secretary of Interior Standards for Rehabilitation for those applicable criteria.
- Commissioner Fox asked about the signage that is mentioned in the narrative and if it was part of the proposal.
- Laura Pedersen, applicant, stated that there will be one interpretive sign that will explain the low impact development's paving, pervious concrete and grasscrete. The sign has not been designed yet. She will bring the designs back to the HPC once they are developed.
- Commissioner Fox stated that she would hope that the sign would not detract from the landscape and the historic site.
- Kamp stated that once the signs are designed, it will be reviewed by the HPC.
- Commissioner McKedy asked about the lighting plans mentioned in the application.
- Pedersen stated there will be parking lot lighting – pole lighting. Commissioner McKedy asked if it will be period style lighting. Pedersen stated that there are lighting requirements per code.
- Commissioner Manley asked about the landscaping details.
- Pedersen presented a larger landscape site plan to the commission. She went over some of the details of the plan.
- Commissioner Hinds stated that once the parking lot goes in the landscape will change. He can see the trees in the landscaping plan and asked if they were evergreen or deciduous. Pedersen stated there are both. His concern was mitigating the impact of the parking lot view from the street. Try and maintain the degree of greenery so the parking lot paving wouldn't be as visible. Pedersen indicated how there will be some landscape that will screen. She also mentioned that there will be grasscrete, not just black top.
- Commissioner Manley asked whether there was a maintenance plan. Pedersen stated that there was and that they were also looking into a vacuum. A vacuum is used to help keep the pervious surfaces from getting clogged.
- Pedersen stated that they've been working on this project for 5 years. This will be an improvement as it will add some height and interest with adding colors with the changing of leaves and blooming flowering trees.
- There was discussion among the commission and Pedersen on specific type of blooming flowers. Pedersen stated that the plants/trees are also subject to change depending on when construction starts. They are planning for the fall after the Harvest Fun Days, so the choices will depend on what's available at the nursery at that time.
- Lisa Schmidt, a neighbor of the site stated that she loves all that goes on at the site. It is a large activity center for the Hazel Dell area. She stated that the front of the site is still much like a farm and there isn't much lighting. She can see the lights of the baseball field down off St. Johns Road from her house. She questions why you need to light the area when no one is really there at night. Do you really need the lights? Regarding the landscape, she wants to encourage native plantings. Also, continue keeping the neighbors aware and marketing of things happening on the farm. She stated that this site is going to be much more valuable than can be imagined today. She's never seen anyone there at night.
- Commissioner McKedy asked Schmidt if she thought the lighting would be a detriment to her property. Schmidt didn't think so, but she is worried that lighting may encourage activities that could have unintended consequences.

- Pedersen stated that WSU does have evening classes at the site so there are night time activities.
- Commissioner Manley asked about the gate. Pedersen stated that it is inoperable. Manley asked about the hours. Pedersen stated that they are normal business hours. Manley stated that maybe the lighting could be automated for when the site is being used for night.
- Commissioner McKedy asked if some blooming flowers could be planted flanking either side of the entrance. Pedersen stated that the entrance will be widened. Schmidt asked if the fence was being removed. Pedersen stated that the fence is staying.
- Commissioner Gall asked if she had heard from other neighbors. Schmidt said she had spoken with her neighbors and they are ok with the proposal.
- **Fox made a motion to approve the certificate of appropriateness for the application with the caveat that it is only for the paving and landscaping. Applicant needs to return for another certificate of appropriateness for lighting and signage. Gall seconded the motion. All were in favor.**

#### IV. Old Business & Updates

- **CTRAN BRT Turtle Place Design update:** There is a meeting scheduled with CTRAN and the HPC on Thursday, May 7 at 6:00 p.m. in the Columbia Room at the Vancouver Community Library. Robert provided an update on the correspondence between him and CTRAN. He stated that the letter detailed how he felt the HPC had a role in the design of the station, but was told no. The HPC could be involved with the artist meeting. He stated that the design is not consistent with the Vancouver Heritage Overlay, so they received an invitation to participate.
  - Shell: would like to modify the roofline to a vintage roofline
  - Sarah: should have known about project earlier – lessons learned
  - Rob: this design gets put into place and people get upset about it not fitting in
  - Roch: applause to Robert and Sarah for stepping up and doing all they can
  - Dean Irvin: CTRAN pushed it through without any public process – he testified and got shut down; no one knew in the neighborhood
  - Robert: should we write a letter to city council; get the press involved
  - Shell: watched a CTRAN board meeting and was appalled at how much conflict there was
  - Sarah: hold off on letter until after the Thursday meeting
  - Roch: may be the dissenting voice - duplicating stations is a branding thing – helps riders know where they are; feel like it could be acceptable; how do we apply historic criteria to this type of new site
  - Robert: the letter would be to city council about process and details of structure
  - Robert: we'll go to the meeting –see what happens and maybe the problem will be solved – if not, we'll send letter
- **Clark County Historical Museum Lecture – John Yeon and the Shire:** Robert has spoken with the museum about marketing. They will be doing their usual process of getting the info out to the Columbian, other press. Robert reached out to the University of Oregon, the Architectural Center, and Friends of Columbia Gorge. The lecture is scheduled for June 4.
- **Mobile app update:** Screen shots of the mobile app were distributed to the HPC for review and feedback. There was discussion about adding cemeteries and the Vancouver Lake/Lake River Archaeological District. The developer will be at their June meeting for more discussion.

**V. New Business & Announcements**

- **HPC meeting location idea(s):** Jacqui summarized the thoughts behind the meeting location change that was introduced at the April meeting. Shell suggested we move this item to the June meeting.
- **Section 106 Review – Cedar Creek Bridge – Woodland:** The report states that the bridge is eligible for National Register listing. Jacqui shared the report on the screen. She stated that there were mitigation ideas as part of the report on interpretive pieces. They also did a survey report on a mitigation site. Jacqui contacted the Army Corps of Engineers and asked to be part of the mitigation team. More to come.

**VI. Public Comment –** There was discussion regarding the mobile application and working with area schools to test.

**VII. Work Session: Logo:** The HPC discussed the latest revisions of the logo. Shell suggested adding the apple tree, Cedar Creek Grist Mill, Esther Short house and the Pearson Airfield. Also discussed was prehistoric site (canoe, longhouse, etc.), and changing the columned structure to something more of a craftsman style. The HPC members agreed that they wanted the bottom two switched out and didn't like the "Texas flag".

**VIII. Adjournment:** With no further business to discuss, the meeting was adjourned at 7:50 p.m.