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**DEPARTMENT OF
COMMUNITY PLANNING**

**CLARK COUNTY HISTORIC PRESERVATION COMMISSION
MINUTES**

Meeting Held: July 7, 2015

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

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

II. June 1, 2015 Minutes Approved:

Roch made a motion to approve the June 1, 2015 meeting minutes. The motion was seconded by Shell. The approval of the minutes passed unanimously.

III. Public Hearing(s)

• Nomination to CCHR: Salvation Army Building – 311 W. Evergreen Blvd., Vancouver

Bryan Monroe presented the staff report for the nomination of the Salvation Army Building to the Clark County Heritage Register with a recommendation that the building be listed. Bryan distributed a list of the contributing elements of the building for the HPC to review and acknowledge as these will be the elements reviewed in any changes proposed in the future for the building. Mark Dodd, the applicant spoke about Day Hilborn’s contributions as an architect. Dean Irvin, owner gave background of his involvement with the building, purchasing it in 2006 and that it was once a blood bank. He stated it was built very well and is set up like a tri-level house. The HPC had questions for the applicant that included vegetation plans and ADA accessibility. There are building codes that allow for some code exemptions for historic structures. There was no public comment.

Alex Gall made a motion to approve the nomination of the Salvation Army Building to the Clark County Heritage Register. Shell McKedy seconded the motion. All were in favor.

• Nomination to CCHR: Ranck Building – 901 Washington St., Vancouver

Bryan Monroe presented the staff report for the nomination of the Ranck Building to the Clark County Heritage Register. Staff recommends approving the nomination to the register. A list of contributing elements was provided to the HPC. The applicants, Dean and Mark shared information about the history and about Ranck. Before becoming city treasurer in 1926, he presented to council a book he wrote. It was stories about the Northwest Territory. He was referred to as the “historian of Clark County”. Dean further mentioned that the roof of the building was leaking and that previous tenants/owners had stapled black plastic to the ceiling. The second floor is very interesting – it has all original doors, windows, fixtures, plumbing, gas lines for lamps, every space had a sink for bathing. The building was built for the home of Vancouver Independent. The parapet is gone, however may be recreated one day.

Roch Manley moved to approve the nomination of the Ranck Building to the Clark County Heritage Register. Shell McKedy seconded the motion. All were in favor.

- **Design Review - Certificate of Appropriateness: Lewisville Park, 26411 NE Lewisville Hwy., Battle Ground – Rebuild of Shelter “A” (Alder)**

Jacqui Kamp presented the Staff Report and Recommendation to the Historic Preservation Commission dated June 30, 2015. The proposal is to rebuild the shelter to pre-existing conditions as it was destroyed by a fallen tree during a windstorm in December of 2014. The park is listed in the National Register of Historic Places (1986) and the Clark County Heritage Register (1987). Because of its listing in the Clark County Heritage Register, proposals for new structures require review by the Historic Preservation Commission. According to the nomination written in 1986, the contributing structures at the park include the Central Shelter, 1937-1938; Bathhouse, 1937-1938; Caretaker's Cottage and garage, 1936-1937; Shelter D (Dogwood), 1936; Shelter A (Alder), ca.1937; Shelter H (Hemlock), ca.1937.

The two smaller shelters from the WPA (Works Progress Administration) era were Shelters A (Alder) and H (Hemlock). Both maintained a high degree of integrity although Shelter A had been given a new roof at the time of nomination. Both were built as open shelters of log up-rights supporting simple gabled shake roofs and served as a model for later shelters added in the 1950's and 1960's. Lewisville Park is the oldest publicly owned park in Clark County. Acquisition was prompted by the federal government's work relief programs, specifically the Works Progress Administration (WPA), which made funds available for a vast variety of socially worthy projects including recreational centers. Based on the findings utilizing the Secretary of Interior Standards for Reconstruction for those applicable criteria, staff recommends the commission approve the certificate of appropriateness application for the proposal as submitted with the consideration that any existing historic materials (if any) that can be practically retained, be incorporated in the reconstruction.

The HPC and the applicant discussed the project in depth. There were questions regarding the re-use of the original material versus what the site plan indicated. The contractor informed the HPC that he would be re-using all but two of the posts and that it was indicated in his bid, although not shown on the site plan. The commission also discussed the choice of the asphalt composite roof proposed versus the original material of cedar shake shingles. Although the roof material was changed to asphalt prior to the CCHR nomination, the HPC's role is to consider historical integrity. Jeremy Kanouth, applicant, stated that the change of materials for the roof will require additional funding and he would have to go back to the county for supplemental funds.

1. Commissioner McKedy moved to approve the building of the Alder structure at Lewisville Park, Shelter A, designated, with the condition that a cedar shake roof is installed as close to the original roof as possible. Also any existing structural members to be re-used.
2. Commissioner Manley seconded it. Commissioner Gall feels they are getting into the mountain out of the mole hill. He believes that the roof should be separate from the reuse. We have heard from the contractor that they plan on reusing the materials. He would like to keep it separate. The whole significance and element is the Northwest rustic style and the roof style is integral to that style.
3. Commissioner Gall made a motion to accept the certificate of appropriateness with contractor/applicant attempt to install a cedar shake roof. Commissioner Fox seconded. She stated that this is a softer condition where staff would be able to make a determination. Commissioner Manley stated he is comfortable with this language. Commissioner Fox stated that the difference is that we are asking that they go back to their funding source to see if it can happen instead of saying it has to happen.

4. Commissioner McKedy stated how important this structure is to the community and to have the cedar shake roof would be better for the physical integrity and historical integrity of the structure. There could be possibilities for funding if that is an issue.
5. Commissioner Fox stated that there may also be an opportunity for the project to come back to them, for worst case scenario and for a new solution to be developed. Jan Bader, staff reminded that the HPC could not use their outreach funds for this type of project.
6. Commissioner Fox called the vote. The motion did not pass.
7. **Commissioner Fox made a motion to approve the rebuild of shelter A with the condition that the composite roofing be substituted with cedar shake roofing. Commissioner Manley seconded. All were in favor.**

IV. Old Business & Updates

- **Mobile app update:** Garrett Ginter, Clark County GIS, was present to discuss the mobile app and where he is in the development. He explained that we will be in the testing phase in a couple of weeks. There were questions regarding analytics. Garrett explained that both app stores will give you data on downloads. Jacqui will keep the HPC informed on the progress and we will hopefully have something more visual to show at the next meeting.
- **Clark County Code of Ethics:** The HPC was given the document for their binders.

V. New Business & Announcements

- **Historical Promotion Grant:** The BOCC has ok'd the HPC to be the review body for the Clark County Historical Promotion Grant. The news release has gone out and the deadline for applications is September 25. Jacqui will provide more information at the next meeting.

VI. Public Comment –

- None

VII. Adjournment