



proud past, promising future

CLARK COUNTY  
WASHINGTON

**DEPARTMENT OF  
COMMUNITY PLANNING**

**CLARK COUNTY HISTORIC PRESERVATION COMMISSION  
MINUTES**

Meeting Held: February 2, 2016

|                  |   |
|------------------|---|
| Member Present:  | Robert Hinds, Sarah Fox, Shell McKedy, Roch Manley, Alex Gall                           |
| Members Excused: |   |
| Staff Present:   | Jacqui Kamp (Clark County)  |
| Volunteers:      |   |
| Guests:          | Mike & Lisa Bayatet, Mike Odrin, Michelle Schuster, Bruce & Heidi Kramer, Gretta Sutton |

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

**II. November 3, 2015 and December 22, 2015 Minutes Approved:**

Sarah Fox made a motion to approve the Nov. 3, 2015 meeting minutes. Shell McKedy seconded. All were in favor.

Roch Manley made a motion to approve the Dec. 22 meeting minutes, Sarah Fox seconded. All were in favor.

**III. Public Hearings**

- **Clark County Poor Farm (78<sup>th</sup> St. Heritage Farm) – 1919 NE 78<sup>th</sup> St: Nomination to the Clark County Heritage Register:** Jacqui Kamp, County Planner III, summarized the Clark County Department of Community Planning Staff Report and Recommendation to the Historic Preservation Commission dated January 27, 2016. Pictures of the lighting, sign and the site plan are included in the case file.
  - The site is listed on both the National Register and Clark County Heritage Register in 2013. The applicant is applying for a certificate of appropriateness for lighting and an interpretive sign for the parking area on the west side of the Administration building.
  - There will be eight light poles proposed and that will provide moderate lighting levels to match the expected pedestrian traffic. The other request is for an interpretive sign regarding the Low Impact Development (LID) methods that are used to treat stormwater runoff.
  - Staff noted that the applicant submitted on the day of the hearing, an updated light fixture, different than the one provided to the commission in their hearing packet. Staff stated that the commission could make a decision with reviewing the light change that evening or continue the hearing if more time was needed to review updated version.
  - In May of 2015, the Historic Preservation Commission reviewed and approved the certificate of appropriateness for the proposed new parking lot and landscaping with the condition that the lighting and signage would come back before them when designed.
  - Staff recommended approval of the certificate of appropriateness with review of the newly provided light, based on the findings utilizing the Secretary of Interior Standards for Rehabilitation for those applicable criteria.
  - The applicants, Matt Hall, Clark County Public Works and Mike Odrin, Olson Engineering, gave an overview of the project. The height of the fixture is 20 feet high. It is actually seven

poles with eight light fixtures. The new light fixture is more low profile than the one in their packet.

- Mike Odrin stated that the Highway 99 lighting standards require full shielding from offsite properties and the right of way. The light has been approved by Clark County through the review process and meets that requirement. There was a mix up in the lighting between what was presented previously to Clark County to what was put on the electrical plans for construction. Recently, they noticed the discrepancy. The difference between the two lights is that the new version is way more low-profile than what was originally presented. The light meets the best practice standards for low impact development. They are similar to what is mounted at the new Sports Authority in Hazel Dell.
- Commissioner Fox asked the color. Odrin stated it would be black.
- Commissioner Manley asked if the fuse drop lens was included. Odrin stated that it would not be. Manley further asked about a motion detector. Odrin said it would not because of rules. They would instead be on a timer.
- Commissioner McKedy stated that she was here for the presentation last year about the parking area and there was discussion about a type of lighting that would be more of a vintage style and this seems very modern. Odrin stated that he was not at that meeting, but stated that there are certain criteria and standards that have to be met per the Highway 99 code. He is unaware of vintage style lighting that may meet the criteria.
- Commissioner Gall stated it may be different if we were replacing the existing lighting. For example, gas lighting that we were considering replacing in-kind. This situation seems more of a new use.
- Manley stated he was taken aback by the box light fixture, but sees that this one is more low profiled. He further stated that you could do more historic type lighting, but it could detract from the historic significance of the site as well.
- McKedy stated that it doesn't go with the building and doesn't think a vintage type light would detract at all. There could be other ways to go about this.
- Matt Hall discussed the signage. The project is treating stormwater with a few different methods as a demonstration project for Low Impact Development (LID). It is mostly infiltration through pervious paver systems to meet the requirements of the site and the grant by the Department of Ecology. The sign was designed by the Department of Environmental Services, who do a lot of signage throughout the county for stormwater and other county facilities. This is consistent with that design that they use around the county. It will be adjacent to the existing mailbox, east of the entry drive. The area was designed to accommodate pedestrians to safely view the sign.
- Gall asked if there were any other options for vintage style. He likes the LED much better than the previous light. Are there other lighting options? Odrin stated that vintage light usually has a globe and to meet the standards, there would need to be some type of blocking of that globe. Those types of lights usually have a dispersed light that would flow into adjacent properties which is against the code criteria. We are very conscious of the neighbors adjacent and do not want to affect their property. This technology affords for timers and energy reducing LED lights. There may be something else out there that is historic-esque type light, but not sure if it is what you are envisioning.
- Manley asked if there are any other pedestrian lights further east or other lights associated with the site. Hall stated that he thinks that there is some lighting/security lighting near the farm outbuildings/greenhouses. Odrin stated that the historic photos in the packet do not show any lighting that could be seen.

- Fox stated that we need to remember that the heyday of the farm was the 1940s and doubts that the “acorn” lighting was there during the historic era of the farm. As long as the color blends and it is below the max height and isn’t a bright light, it seems ok.
- Manley stated he would agree. He would want the lights to disappear into the landscape.
- McKedy asked the applicant the cost of the lights. Odrin estimated they probably cost \$50,000.
- Lisa Bayautet, an adjacent property owner, wanted to thank the staff and the commission on all they do. She discussed the significance of the building and site and its listing on the National Register. She cautioned the commission to not do something just to do something. She wanted to remind the commission of the importance of their decision, because it will become precedent.
- Mike Bayautet, stated that the grant was available to spruce up the parking lot and the standards of the county. The parking area is quite big with eight lights. He didn’t see what was beyond that area and the development plans for the future. He stated that he can see the sports complex lights from their house on the hill. Not sure if more lighting for night is necessary. If something was on a timer. The only use would be for early morning gardener or if events go past dark, but don’t see the reason for all the lighting.
- Mike Bayautet stated that the LED is very bright. Hall stated that the light levels have to match the use. It can range from high pedestrian, but this is moderate so the lighting levels are lower. It will be different than Fred Meyer that has higher pedestrian traffic.
- Mike Odrin stated that south of the parking lot is a wetland buffer. The parking lot has been reduced in size to its greatest extent possible. There are compact stalls along the southern portion to reduce the impact into the buffer. Secondly, through code they reduced the buffer from 50 to 40 feet. They will plant a landscape screen to keep headlight intrusion into the wetland buffer to meet the standard. Thirdly, they are going above and beyond code requirements and planting all native plants and stripping out all the grass so it all blends into the creek area. There will be no more development in the area. This is it. Pervious pavement will be used. There are three bioswale filtration cells. Odrin walked the group through the site plan showing the buffering.
- Robert Hinds asked Mike Bayautet to clarify his concern about the proposal. Mike stated that he didn’t understand the need for all the lighting for this site when there are no night time activities. Robert asked if this was code requirements. Jacqui Kamp responded yes and discussed the meeting last year when Laura Pedersen had presented and talked about the need for lighting because of the night meetings that occur.
- With no further public comment, the hearing was closed to move on to deliberations.
- Fox stated she likes the revised light and is comfortable with staff’s recommendation.
- McKedy would like to see other options such as a more vintage or historical type light to consider, especially with the amount of money it will cost.
- Gall asked what McKedy was envisioning for a vintage style light. McKedy stated there are some examples of period style lighting in Portland. If you have a Victorian house with modern light, it sticks out. She would like to investigate other options that would fit more with the building.
- Manley asked about the photocell and the motion sensor. Hall stated that the decision was made to allow flexibility to turn them off and on.
- Fox discussed the ability to shut them off. It seems to be able to assist with some of the concerns about the lighting. She further stated that the period lighting can cause more light to shine into the sky.

- Hinds stated that the applicant has done a good job in stakeholder management. With regard to the lighting and sign standards, staff has done a good job in summarizing the Secretary of Interior Standards. He stated he agrees with staff's findings.
- McKedy asked what would keep the commission from continuing this to find some other options of vintage quality lighting. We might save money. She questioned why we can't do that. We could find another option versus LED that is softer. We have a responsibility to do due diligence.
- Gall stated that having an historic light to light up a parking lot is counter to having a low profile light. It is not attached to the structure. He doesn't think it is adversely affecting the structures. Compared to the boxy halo light fixture, this is a huge improvement. He doesn't think getting a copper tone vintage light would move us in the direction of historic compatibility because it is illuminating the parking lot which wasn't part of the farm originally. As it has had many phases of historical significance, from being built in 1926 to its use in the 1940s, which historic era of light do you choose?
- **Manley made a motion to approve the Certificate of Appropriateness for the parking lot lighting and signage at the site. Gall seconded. Fox and Manley were in favor. McKedy opposed.**

#### IV. Old Business & Updates

- **Work Plan/Budget:** The Commission discussed their budget and work plan and made decisions that focused on building relationships with other historic preservation organizations, training opportunities and direct preservation for current historic sites or eligible sites.
- **Mobile app:** Jacqui updated the commission on the mobile app and discussed the outreach plans. That included the mobile app brochure to be distributed throughout the county.
- **Jan. 26 Camas Downtown Association presentation debrief:** Sarah and Jacqui briefly updated the commission on the presentation at the Camas Library. There is potential for a couple of new nominations in the Camas/Washougal area.

#### V. New Business & Announcements

- **Upcoming Training/Conferences:** The commission discussed the upcoming March 15 CLG Training in Tacoma (Jan, Jacqui, Robert, Sarah, Alex confirmed). Shell is interested and will inform Jan if she is available. They also discussed the April 25-27 RevitalizeWA Conference in Chelan. The price is reasonable and all members could attend if they have the time. They are to contact Jan if they would like to attend. CLG members get a 2 for 1 conference rate deal.
- **2017 CLG Grant Applications:** Applications are due in April. The commission will think about any potential projects.

#### VI. Public Comment

- Bruce & Heidi Kramer introduced themselves to the commission to get some feedback about their brick commercial building in downtown Washougal. They discussed energy code issues regarding interior brick walls, windows and exterior elements of the building. They are considering nominating the building but are also presenting working on some renovations.

#### VII. Adjournment – Alex made a motion to adjourn at 8:03 p.m.