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## DEPARTMENT OF COMMUNITY PLANNING

### CLARK COUNTY HISTORIC PRESERVATION COMMISSION MINUTES

Meeting Held: April 5, 2016

Member Present:	Robert Hinds, Roch Manley, Alex Gall
Members Excused:	Sarah Fox, Shell McKedy
Staff Present:	Jacqui Kamp (Clark County), Jan Bader
Volunteers:	
Guests:	Katie Anderson (CCHM), Representatives from North Clark Historical Museum

- I. **Roll Call & Introductions - Everyone in attendance introduced themselves.**
  
- II. **March 1, 2016 Minutes Approved:**  
Roch Manley made a motion to approve the March 1, 2016 meeting minutes. Alex Gall seconded. All were in favor.
  
- III. **Public Hearing: Certificate of appropriateness application – Greely Building 1012 Washington Street: Proposal for new sign**
  - Jacqui Kamp, presented the staff report on behalf of Jon Wagner, who was unavailable.
  - The request is for a Certificate of Appropriateness for the placement of a three-foot diameter, circular sign, located on the north elevation of the existing building, facing toward West 11th Street.
  - The Greely Building is on the Clark County Heritage Register (Sep. 13, 2005).
  - The building is significant for its associations with the history of automotive businesses in Clark County and for being an early and rare surviving example of a building constructed specifically to house such a business.
  - Secretary of the Interior's Standards for Rehabilitation
    1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure or site and its environment, or to use a property for its originally intended purposes.  
**Finding:** The existing use is commercial. The proposed sign would face 11th Street. The sign is to be placed on the existing facade, and is designed to fit within the dark brown brick trim above the entrance door. It is to be wall sign attached directly to the existing facade.
    2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.  
**Finding:** The sign would not destroy the distinguishing original qualities or character of the building. The existing facade is not being altered, other than the placement of the proposed sign.
    3. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.  
**Finding:** The proposed sign does not seek to create an earlier appearance.

4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.

**Finding:** Over time, the use of the building has changed from auto sales and auto repair to office and retail uses. Due to the use changes within the building, it is appropriate to allow contemporary signage.

5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.

**Finding:** The proposal maintains the existing facade along 11th Street. The distinctive facade features bays separated by brick piers, brick outline ornamentation and transom windows, all of which are being maintained with the proposed improvements.

6. Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications or features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

**Finding:** The proposed improvements are not to repair or replace deteriorated architectural features.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible.

Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

**Finding:** The proposal does not include any surface cleaning of the building.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any project.

**Finding:** No ground disturbance is required. No subsurface artifacts should be impacted.

- Discussion by HPC was around the attachment of the sign to the building, which they stated wasn't too intrusive.
- Public comment: None
- Deliberation: The members discussed and agreed with the findings of the staff report for the new sign.
- Motion: Roch made a motion to approve, Alex seconded. All were in favor.
- Manley-Aye, Gall-Aye, Hinds-Aye

#### IV. **Presentation: North Clark Historical Museum**

- Representatives from the North Clark Historical Museum provided an overview of the museum and their activities throughout the year
- They discussed the major renovation that was completed on the church building, which is on the National Register and Clark County Heritage Register
- The major themes at the museum include: pioneer heritage; Native American culture and logging
- They have a big event called Territorial Days the weekend after the 4<sup>th</sup> of July.
- The museum's biggest need is driving attendance and volunteers
- The commission and the museum representatives talked about archaeological artifacts and what do with their collections
- The HPC was very glad to meet with the museum and they hope to work together soon

#### V. **Vancouver Heritage Overlay**

- **HPC Preliminary review/update – 812 Main St. (Vancouver Heritage Overlay): Update on renovation process with full review in May**

Bryan Monroe and Jan Bader from the City of Vancouver provided an update on the renovation of the building which is in the heritage overlay. Interior renovation uncovered windows, which the property owner wanted to replace. The Planning Official determined that the replacement of existing windows and installation of new windows where windows previously existed did not require planning staff review, under Design Review provisions. In addition, the Planning Official determined that it did not require advisory review by the Clark County Historic Preservation Commission, under the provisions of the Heritage Overlay District, given the limited scope of the work (replacement of existing windows and re-installation of windows).

Staff presented a PowerPoint presentation with historic pictures, the current activity (as of March 31) and the building plans for the current project. The applicant has indicated that they intend to pursue façade improvements that will require Design Review and review by the Clark County Historic Preservation Commission, under the provisions of the Heritage Overlay. This item will be on the Commission's May agenda.

**VI. Old Business & Updates**

- **2017 CLG Grants:** Robert discussed the idea of two possible grants. One is for outreach and the other for administration. The outreach idea would be for the Vancouver Lake Archaeological District and the Chinook tribe to raise awareness of the area and the importance of the Chinook people to the area. The administration idea was for marketing materials for the commission. The discussion ended with the thought that more research and planning needs to go into the Vancouver Lake District idea and that the HPC wouldn't be ready for the April deadline for the grant submittal. All stakeholders would need to be part of a collaborative process for it to be a successful endeavor. The marketing material would be for a small amount that the commission could cover with their budget therefore it was decided not to move forward with either proposal for this grant round. More discussion will be forthcoming on the Vancouver Lake Archaeological District project idea.
- **Work Plan/budget updates:** No updates to report

**VII. New Business & Announcements**

- **CLG Training Debrief:** The commission decided to table this until next month to include all five members.
- **Roundtable:**
  - Katie Anderson of the Clark County Historical Museum provided an update on the museum flooring project. She had a sample of the laminate floor that is being put in. The commission discussed the project details with Katie and asked about the floor beneath the linoleum. It is most likely wood. The HPC asked if it would be possible to refinish the wood floor instead of replacing it. Katie will look into it and let the commission know the status.
  - Alex Gall shared the idea of the Archaeological Roadshow that is in conjunction with Portland State University. He would like to invite a representative to come to the HPC meeting in May.

**VIII. Public Comment:** None.

**IX. Adjournment**