



proud past, promising future

CLARK COUNTY  
WASHINGTON

## DEPARTMENT OF COMMUNITY PLANNING

### CLARK COUNTY HISTORIC PRESERVATION COMMISSION MINUTES

Meeting Held: September 6, 2016

Member Present:	Sarah Fox, Alex Gall, Sean Denniston, Rob Heaney and Shell McKedy, Roch Manley and Robert Hinds
Members Excused:	
Staff Present:	Jacqui Kamp and Sharon Lumbantobing (Clark County), Jon Wagner and Jan Bader (Vancouver)
Volunteers:	None
Guests:	Sally Fisher (Clark County Public Works/Solid Waste, Leigh Radford (Clark County Public Information Office), Lisa Bayautet, Michele Holden, Seannette Corkill, and Eric Lanciault

- I. **Roll Call & Introductions:** Everyone in attendance introduced themselves.  
**Approval of Minutes from June 7 and Aug 2, 2016 meetings:** Both meeting minutes were approved unanimously with the following corrections to be made to the Aug 2 minutes:
  - Correction to date in header.
  - Robert Hinds should be listed as excused. Robert Heaney should be listed as present.
  
- II. **Public Hearing: Certificate of Appropriateness Application – Clark County Poor Farm (78<sup>th</sup> St Heritage Farm) 1919 NE 78<sup>th</sup> St, Vancouver: Proposal for new educational signage for the compost demonstration site**
  - No conflict of interest proclaimed on the part of those present.
  - Jacqui Kamp presented the staff report.
  - Questions for staff:
    - Sean Denniston: Does the signage text refer to the historical context of composting/agricultural practices on the site? The answer is no.
    - Roch Manley: Should the HPC use the Master Plan as the criteria for evaluating the composting sign proposal? The answer is no, it is there to provide the commission context into the vision of the community for the site and how both the historic and agricultural educational component are integrated.
    - Sally Fisher (project applicant): We train 30 volunteers per year on how to compost at this site and they train the public on other sites. The signage is great for the Poor Farm. Agrees that doing research on the historic composting and agricultural practices of the site and then including this in a brochure would be great to do. All compost material is generated on site. No additional off-site compost will be added.
    - Leigh Radford (project applicant): the interpretative sign and site demonstration sign has been designed to be consistent with the color of the site's landscape and building structures. Signage is designed for high readability. Planter boxes at the base of the signs were designed to hold plants and compost. Photographs used in the sign were taken of actual people at the Farm.

- Public Comment:
  - What is the exact location and size of the compost bin? The compost demonstration bin is on the 78<sup>th</sup> street side of the property and the bin is 30 ft x 30 ft.
  - How will the compost bin be managed for insects/mosquitoes and odors? There are a lot of elderly residents in the neighboring manufactured home park who have significant breathing issues. The response is that the county will ensure that insects, mosquitoes, and odors will be managed. Naturescaping at the Casee center has a good example of properly managed composting that has no insects and odors.
  - Will the new parking lot accommodate the expected number of visitors? Yes, the new parking lot is adequate for anticipated number of visitors.
  - Aspergillus mold is associated with compost. How will the county manage its compost? The signage should add text about who is responsible and who to contact. The sign text is too wordy and hard to read. The design is good, but it should be edited for length. Would be good if sign included historic context of composting practices. Please ensure that photos are taken of actual people on the farm and ensure that elderly people can read the signs.
- Public Hearing closed.
- Commission deliberation:
  - Motion made to add criteria that if archeological material is discovered, the county will add an Inadvertent Discovery Plan (IDP). Motion passed unanimously.
  - Further discussion: Jacqui Kamp stated that while the composting sign is about current composting practices, the Poor Farm can include reference to a historic garden that depicts historic agricultural practices. Sarah Fox commented that current uses of an historic site are just as important as historic use of a site.
- Motion made to approve the composting sign. All approved; no opposed. Motion passed.

**III. Heritage Overlay Review(s) - Recommendation for 614 Main St, Vancouver, Lucky Loan: Proposal for facade changes - Jon Wagner/Seanette Corkill**

- Jon Wagner presented the staff report.
- Seanette Corkill gave an overview of proposed exterior paint color changes, removal of awning, and explained that each pawn shop in town had their own color receipts to differentiate themselves. The color blue is associated with Lucky Loan's receipt and proposed paint choices. The brick exterior is currently painted and the color scheme is what is being changed.
- Sarah Fox and Sean Denniston explained that paint is not good for brick as brick is porous and needs to breathe. Exterior paint seals the brick and can lead to problems on the exposed interior brick. Sarah will look for contact info of brick expert. Denniston states that the long-term condition of the building and its underlying material is what is most important. Denniston suggests the following questions be asked of the painter:
  - What is the method that will be used for preparing the brick surface for painting? Pressure washing can further damage brick.
  - What type of paint will be used?
  - What is the current state of the interior and exterior of the brick? Check to see if there is efflorescence on the interior brick (which is the migration of salt to the surface of a porous material, where it forms a coating)
- Shell McKedy stated that the neighboring brick building is showing signs of spalling on the interior that gets worse the further inside the building.
- Fox noted that the Historic Preservation Commission is in the role of advisor, not an authority to tell property owner what to do regarding paint.

- Fox and Denniston agree that the proposed color scheme is an improvement of current color scheme.
- Robert Hinds agrees that the proposed paint is sympathetic to the site.

**IV. Old Business and Updates: Jan Bader/Eric Lanciault**

- **Carnegie Library (Historical Museum): Update on building renovation project and requesting feedback on additional restoration projects**
  - Jan Bader explains that people have been complaining about the stairs since the early days of its construction. Eric Lanciault explains that there is an immediate step down from the main door, and the tread is only 9 inches deep. Today's code requires treads to be 11 inches deep. The rise meets current code. There is no center hand rail. The stairs are simply unsafe. Building code requires minimum accessibility. In 2007, an elevator was installed in the back of the building that meets the accessibility code. Stairs still need to be renovated to meet accessibility codes. A rendering of proposed stairs was done as a cost estimating exercise; it is not the actual stair design. Research on historic use of handrails will be done. Today's code requires two side handrails. It appears that the current stairs are original.
  - Sean Denniston asks what type of de-icer is being used and states that potassium chloride is the best for concrete.
  - Eric Lanciault states that they are also proposing exterior repainting and removing the wrought iron grill from two front windows flanking the main entrance, but retaining the iron grills on lower windows for security purposes. The iron grills are not original to the building, but they were installed, but not mentioned specifically, when the building was nominated as a historic site.
  - Jan Bader stated that the building is also applying for funding to install air conditioning.
  - Eric Lanciault explains that they are also researching floor replacement options after they remove the asbestos floor tiles. Options include: restoring the original fir floor underlayment if possible, or adding new hardwood to match recently replaced hardwoods in a 1948 addition in Room 107. There has also been discussion to restore an original skylight.
- **Budget update/discussion:**
  - Jacqui Kamp explained that the Commission needs to decide about funding the plaques and interpretative panels for the Poor Farm, Courthouse, Luepke and Kiggins buildings. Alex Gall stated that sometimes interpretative signs can detract from the building. Sean Denniston suggested that some signs can be placed across the street from the building so the whole context can be seen. Jan Bader stated that this might be difficult at the Luepke building due to lack of setback from the street. The commission unanimously agreed to use the budget to purchase both plaques and interpretative signs for all four buildings. Jacqui Kamp will seek the Commission's input on the style of plaque to be used.
  - **Museum Sponsorships/Outreach Events:**
    - Jacqui Kamp reports that the Historic Preservation Commission agreed at the last meeting to sponsor the Two Rivers Museum essay contest. They will let the Commission know when this contest will take place during the fall curriculum.
    - La Center Hospital nomination: Rob Heaney hasn't followed up yet with the building owner to seek his approval to nominate the building to the historic register.
  - **Training –CAMP.** The Commission agrees to sponsor this event for \$500 to \$1,000. The training camp for historic preservation commission members will take place in Tacoma in March 2017.

**V. New Business and Announcements:**

- **Chair Elections:** Robert Hinds agrees to continue to serve as chair and Sarah Fox agrees to continue to serve as Vice-Chair for another year. The Commission members all agreed and none were opposed. No one else was nominated for these positions. It was suggested that newer members should consider running for these offices to encourage rotation and fresh leadership in June.
- **Historical Promotions Grant subcommittee:** Three volunteers are needed to review applications for the grants. This will require attendance at one 3-hour meeting in late October. Shell McKedy, Rob Heaney, and Sarah Fox volunteered.
- **Roundtable:** Robert Hinds mentioned that at the NACP conference last year, he saw that the southern states were addressing difficult issues like slavery, racial terrorism and social injustice on their historic signage and interpretative panels. He suggests that the Commission also address difficult issues such as the treatment of Native Americans in the county's signage.

**VI. Public Comment:** No topics discussed

**VII. Adjournment**