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**CLARK COUNTY HISTORIC PRESERVATION COMMISSION  
MINUTES**

Meeting Held: October 4, 2016

Member Present:	Sarah Fox, Alex Gall, Sean Denniston, Rob Heaney and Shell McKedy, Roch Manley
Members Excused:	Robert Hinds
Staff Present:	Jacqui Kamp and Sharon Lumbantobing (Clark County), Jon Wagner (Vancouver)
Volunteers:	None
Guests:	Jason and Lisa Kemp, Rebecca Kennedy, Ryan Wilson, Kaare Hyde, Ryan Wilson, and Jan Klinias

- I. **Roll Call & Introductions:** Everyone in attendance introduced themselves.  
**Approval of Minutes from September 6, 2016 meeting:** Alex Gall made a motion to approve the September minutes with minor corrections. Shell seconded and all were in favor.
  
- II. **Public Hearing:**
  - A. **Certificate of Appropriateness Application – Nelson Farmhouse 12615 NE 5<sup>th</sup> St, Vancouver.**  
Proposed exterior modifications to include: removal of attached garden shed from house, removal of exterior plumbing chase from house, and installation of new detached garden shed.
    - No conflict of interest proclaimed on the part of those present.
    - Sharon Lumbantobing presented the staff report.
    - **Questions for staff and Discussion:**
      - Sean Denniston asked what year the garden shed and plumbing chase were constructed. The home owners estimate that it was added in the 1980s.
    - Applicant presentation:
      - Lisa Kemp, homeowner, introduced herself and thanked the HPC.
    - Questions/comments for applicant:
      - Roch Manley suggested using a heat strip on the outside plumbing when the plumbing chase is removed. He likes the owners’ suggestions for trim repair on the windows, which have a Swedish design.
      - Shell McKedy asked if the siding is cedar. Jason Kemp, owner, replied that it is. 500 ft of new siding will need to be replaced on the side of the house when garden shed is removed.
      - Sean Denniston asked if the plumbing will be left exposed. Owner replied that it will be.
      - Jason Kemp said that he plans to do repair and renovation on the home in stages, such as bringing the kitchen into alignment with what it might have been. A 1980’s renovation brought the ceiling lower. Current renovation focus is on the exterior.
      - Jason Kemp stated the exterior siding will have to be custom milled cedar to match the profile of the existing siding. Sean Denniston encouraged the owner to try to find existing

cedar siding. Jason Kemp stated that nothing commercially available exists that matches the profile.

- Shell McKedy asked how the siding is holding up on the rest of the home. Jason Kemp, owner, says that the majority of the siding is in good condition and has been well cared for.
  - Sean Denniston asked if the porch is original. Jason Kemp stated that it is. It's a concrete slab, not wooden structure. Owner's long term goal is to return the porch to how it looked in 1895, but keep the concrete slab. Lisa Kemp, owner, stated that she is seeking more photos of the house from different angles. She is trying to use genealogical websites to track down people who may have photos.
  - Sean Denniston said the house is Queen Anne, not Greek Revival. Queen Anne often has Greek Revival elements but is a mixture of different styles.
  - Shell McKedy stated that in the back, there are three different window types. Jason Kemp, owner, explained that there have been three renovations since the 1970s. Kitchen has aluminum windows. Back siding has a one inch jog out from the wall two-thirds up the wall, unclear as to why. The roof line has been changed twice.
  - Lisa Kemp had Anderson Windows out to assess the windows because she wants to replace them over time with wood frame windows similar to the original windows.
- Public Comment: no public comments
  - Commission deliberation: Roch Manley made a motion to approve the Certificate of Appropriateness. Shell seconded the motion. The HPC unanimously approved the application of Certificate of Appropriateness.
  - Public Hearing Closed

**B. Heritage Overlay Review(s) –**

**Recommendation for 400 E. Evergreen Blvd. (House of Providence/Academy) :** Proposal for repairs and improvements to building

- Jon Wagner presented the staff report.
- Ryan Wilson, Wilson Architects, gave a powerpoint presentation. Repair in one area leads one to want to repair other systems at the same time as they are all linked (roofs, decks, columns, skylights, brick masonry). The unreinforced masonry building doesn't perform well seismically. The three stories of porches are uninhabitable and failing, but they are supporting the roof. Investigative work on porch column bases revealed a rubble foundation held together loosely with cement that supports a masonry column base. It is proposed to remove rubble foundations and replace them with concrete foundations and reface the concrete columns with salvaged brick. A few of the columns along the deck are original, but most have been replaced over the years. They are a Doric type column. Most columns are failing. The railing is a 30 inch high railing with original balusters. The decking boards that provide the walking surface of the decks are failing. All columns to be replaced at the south decks. New columns to be a consistent size. The entire railing system at south decks to be replaced and a new top rail with intermediate cables (wire rails) to be provided for safety purposes.
- Sarah Fox asked why they are mixing the two styles of railing even though they are replacing the balusters. Alex Gall asked if they could lengthen the baluster height to comply with current code.

The combination of the two styles is awkward. Shell McKedy agreed that the 42 inch baluster would have a better visual appeal than mixing the two styles.

- Jan, representative of the applicant, replied that the cable rail system appears darker on the photo than what will actually be seen from the street. It is thin stainless steel cable that won't be visible from the street. Nick Vann from the Washington Department of Archaeology and Historic Preservation stated that any modification of the building (raising the rail to 40 inches) will detract from the historic character.
- Kaare Hyde stated that the cable rails provide safety while retaining the feel of the historic building features and are not highly visible from the street.
- Roch Manley: One of the restoration principles is that any addition(s) must be able to be removed without damaging the original building, which this railing proposal does. The PowerPoint images show that the wire cables would look more prominent than the architect has suggested.
- Shell McKedy says she has never seen this wire cable approach on an historic building.
- Sean Denniston says that he has seen this wire cable approach in Philadelphia and it is quite common. Elongating the balustrade would change the character of the building. The wire cables do visually disappear once in place. He asks if a glass panel has been considered to heighten the railing, which would disappear even more.
- Ryan Wilson stated that glass panels were considered, but would also require support. The balustrades are failing at the top and bottom end points and integrally.
- Sean Denniston suggested trying to replace the end grain material of each balustrade post for those historical columns that can be replaced this way. Maintain as much historical material (balustrade) as possible.
- Sarah Fox asked staff why this application is not a Certificate of Appropriateness. Jacqui Kamp stated that this building is on the national register, not the local register. The HPC needs to give a recommendation, but this is not a proposal for a certificate of appropriateness.
- Shell McKedy asked how many balustrades can remain. Kaare Hyde replied that almost no balustrades can remain. The balustrades were originally constructed in 1871, made of fir, but most have been replaced. In a 1980's renovation, many columns were pieced together to preserve the balustrades.
- Sean Denniston asked what will the new wood materials be used and asks if cedar was considered. Kaare Hyde replied that mahogany will be used for the balusters and fir for the columns. Mahogany will last longer than cedar.
- Ryan Wilson described the deck system on three levels of deck. The renovation will replicate the tongue and groove fir decking on the main level. On two upper decks, new pedestrian traffic coating will be added to the decks and weatherproofing to protect the framing below. Soffit bead boards will be replaced. Decks are completely flat, but new decks will have a slight grade. The only maintenance will be a liquid applied top coat and slip resistant coating. Wilson also explained that the original roof was a standing seam metal roof but today there are 4-5 different roof systems (standing seam metal, membranes, and mechanically fastened roll roofing among others) that have been put in place. All the current roofing systems will be removed and replaced with standing seam metal roof like it was originally. The building was designed with cornices with a built in gutter system, primarily made of wood with formed sheet metal in some places. Most of the gutters are

failing at the downspout. It is proposed to remove the sheet metal gutters and replace them with wood, like the original.

- Sean Denniston asked what the flashing will look like. Ryan Wilson replied that it will be a membrane with a 25-30 year life span.
  - Shell McKedy asked why a wood gutter and not a metal gutter will be used. Kaare Hyde replied that the original gutters are fir. As many gutters as possible will be repaired.
  - Ryan Wilson explained that skylights have been added at various times and no two are alike. There are a total of 19 skylights and all are failing. The ones going into the chapel, which were original, will be replaced, those going into the attic will be removed.
  - Sean Denniston asked if there is any indication of the color of the original roof and if it was copper. Ryan Wilson stated that he believes the original roof was tin painted red. Kaare Hyde explained that there are four levels of roof on top of the original tin roof that was painted red.
  - Ryan Wilson stated that the skylights are not visible from the ground and it is still under discussion what types of skylights will be used.
  - Roch Manley commented that if seismic upgrades are done on the roof, this could compromise the unreinforced wall masonry. Ryan Wilson stated that seismic upgrades and reinforcing where the roof and wall intersect is being examined.
- C. Recommendation for 812 Main St. (Spanky's):** Proposal for façade improvements
- Jon Wagner presented the staff report.
  - Roch Manley, architect and HPC commissioner, explained that he was approached to help with development of Spanky's. He picked up what had been done to date and added his own input. The owner had gotten a demolition permit that allowed interior and some exterior demolition, to allow them to install a store front system and get the building weather tight. The building was originally constructed sometime between 1895 and 1905 with Italianate brick masonry windows, but the building had been renovated in the 1950s by the Spelman shoe store and the historic windows had been badly cut into. The renovation of the 1950s didn't respect the historic character of the building, but was inspired by the Art Deco era. It's not possible to go back to the 1900 architecture. The new design is proposing to retain as much of the 1950s as possible, including stucco panel at the top, middle section will be fiber cement panel product on exterior that has a wood appearance, lower section will be transom windows that are already partially installed, 18 inch canopy, storefront glass windows at street level that have already been purchased and installed. Roch Manley is encouraging the building owners to consider including a laser cut mural on the exterior, showing historical images of this building and streetscape. It was impossible to retain the original 1900's arched windows. Exterior paint colors are currently being considered (dark and light greys and blue).
  - Sarah Fox asked if any consideration was given to using exposed brick in the exterior, which might be less expensive than an art mural. Roch Manley replied that the 1950's renovation did not retain any exposed brick. The current proposal doesn't use exposed brick.
  - All agreed that the current building design is very contemporary and does not fit into the historic overlay district but understood the difficulty, given the 1950's renovation in which much of the historic character of the building was lost.

- Shell McKedy suggested incorporating the arched windows motif into the top of the mural art on the side of the building, using a modern interpretation of the historic arched windows in the mural panel will reflect back on the building's Italianate design.

**III. Old Business and Updates:**

- **Interpretative panels and plaques:** Jacqui Kamp stated that the courthouse, Leupke, and museum historical panels will be ready for the HPC to see in December. The location of their placement on the properties have mostly been determined. The farm panel placement still needs to be determined.
- Sarah Fox: Georgia Pacific Mill now has a new lobby with a small museum open to the public on the first Friday of the month. They have plans to redo the front of the building and could be a good candidate for the Historic Grant program.

**IV. New Business and Announcements:** No topics discussed

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

**VI. Adjournment:** Meeting Adjourned