



proud past, promising future

**CLARK COUNTY HISTORIC PRESERVATION COMMISSION
MINUTES**

Meeting Held: November 1, 2016

Member Present:	Sarah Fox, Robert Hinds, Sean Denniston, Shell McKedy, and Roch Manley
Members Excused:	Alex Gall and Rob Heaney
Staff Present:	Sharon Lumbantobing (Clark County), Jan Bader, Jon Wagner and Greg Turner (Vancouver)
Volunteers:	None
Guests:	Rob Freed

- I. **Roll Call & Introductions:** Everyone in attendance introduced themselves.
Approval of Minutes from October 4, 2016 meeting: Sarah Fox made a motion to approve the October minutes with three minor corrections. Shell McKedy seconded and all were in favor. Robert Hinds abstained because he was not present at the Oct. 4 meeting.

- II. **Special Valuation Review:** Greg Turner provided an overview of the Special Valuation review process in preparation for review of the Luepke Building at Dec 3 HPC meeting. Greg summarized the Nov 1, 2016 memorandum that was handed out to commissioners that describes the property’s eligibility, rehabilitation process, qualified expenses, and roles and responsibilities of the applicant, county assessor, city staff and Clark County HPC. Buildings have to be listed on the Clark County Historic Register or the national register in order to qualify for special valuation. This is one of the most powerful incentives the Commission has to encourage restoration. A question was asked if the city staff would only be reviewing the receipts or the actual work to ensure it was completed. Greg Turner replied that staff could walk through the site to make sure the work has been done. County Staff will provide the HPC with the link to the HPC’s Rules and Procedures which contain a section on Special Valuation.

- III. **Old Business and Updates:**
 - **Interpretative panels and plaques:** Jan Bader stated that interpretative panels are currently being designed for the dental surgeon building, quarter master storehouse (renamed Spruce Corps Records Storehouse), artillery barracks, and infantry barracks with grant funds from the Historic Preservation Grant funds from 2016. Four additional interpretative panels are also being designed for the courthouse, Leupke, the historical museum, and the Poor Farm, which will be ready for the HPC to see in December. The location of their placement on the properties have mostly been determined. The Poor Farm panel placement still needs to be determined.

- IV. **New Business and Announcements:**
Historic Promotions Grants: Sarah Fox provided a summary of the recommendations put forward by the Historic Promotions Grants committee. The HPG committee was not given a firm budget, but was given a target to be in the \$80,000 range. The HPG committee is proposing to award \$91,090 for grants, which includes some grants that were a carryover from last year. All of the grant awards proposed for 2017 are

one-year grants, with no carryover into a second year of funding. The HPG committee wanted to fund as much work as possible and decided to reduce the funding levels on some grants in order to do this, but not to the point where it interfered with accomplishing the goals of each grant application. Some grant applicants did not provide an estimated budget for materials. The HPG committee recommended to staff to revise the grant application form for next year to include a line item for applicants to submit more detailed budget estimates. The committee also preferred to fund future work, not work that had already been done. The HPG committee looked at each application with questions such as: 1) how is this organization supported? 2) How are they working to be self-sufficient? 3) Have they provided budget estimates of work or bids or expertise?

Roch Manley made a motion to approve the HPG committee's recommendations on the HPG grant applications. Shell McKedy seconded and all were in favor.

- V. Public Comment:** Rob Freed, who is an archeologist and former chair of the Historic Preservation Commission, introduced himself. Freed provided an update on the Poor Farm. Freed spoke about the need to assess the historic structures before they are restored, and their purpose and the placement of the silo that was moved there. Freed stated that a Children's Learning center is being planned on 6 acres adjacent to Hazel Dell Park, which is part of the Poor Farm. The Children's Learning center was never part of the original Poor Farm. Siting new buildings, moving forward with restoring historic buildings, placing new trails and signs, adding new irrigation systems, and adding public restrooms are issues that should come before the HPC. Members of the HPC stated that they would be happy to be involved in the work proposed and forthcoming as the Poor Farm is one of the most important historic assets in the county. Shell McKedy suggested that the HPC could tour the Poor Farm as a group to get more familiar with the buildings and issues.

Freed is also concerned about the Weber Arboretum property that is currently owned by Clark College Foundation, which acquired it a decade ago from the Weber Family. A Friend's Group oversees the property and a caretaker lives on the property. The property is on both the county and national registers and is also the site of the Stanger house, the oldest standing structure in the county. Freed was a consultant on that property several years ago and he believes there is a high archeological interest/resources on the site, such as ice shed, root cellars, etc. He is concerned about current uses, such as a vegetable garden established in the last five years, and how this might impact the archeological integrity of the site. A vegetable garden doesn't require an archeological predetermination of non-significance, but he has concerns that the archeological resources might be disturbed by current activities.

Jan Bader states that there are two Clark College caretakers living on the property and the City has had numerous conversations with them about how they can use the property and what can and cannot be done. Sarah Fox stated that this might be a good opportunity to get DAHP involved to discuss with the caretakers/property owners what inadvertent archeological discoveries look like. The HPC's role is education and awareness and DAHP is not a regulator but they could be a good partner to the Friends and the Foundation that oversees the property. Freed stated that he would contact DAHP to correct their database which misstates Freed's report as having done an archeological assessment of the entire site, when only a small part was actually assessed.

- VI. Adjournment:** Robert Hinds made a motion to adjourn the meeting. Roch Manly seconded.