



proud past, promising future

CLARK COUNTY HISTORIC PRESERVATION COMMISSION
MINUTES

Meeting Held: April 4, 2017

Member Present:	Robert Hinds, Shell McKedy , Sean Denniston, Roch Manley, Rob Heaney, Sarah Fox
Members Excused:	Alex Gall
Staff Present:	Sharon Lumbantobing (Clark County); Jan Bader, Jon Wagner and Rebecca Kennedy (City of Vancouver)
Volunteers:	None
Guests:	Ryan Wilson, Mark Wooten, Mychal Pynes, Lisa Bayautet, Rahim Abbabe

- I. **Roll Call & Introductions:** Everyone in attendance introduced themselves.
- II. **Approval of Minutes:**
 - Roch moved to approve meeting minutes from Feb 7, 2017. Sean seconded. All were in favor. Minutes approved.
- III. **Heritage Overlay Review(s)** (Jon Wagner)

114 W 6th St - Proposed new façade: Jon Wagner and the property owner’s architects gave an overview of proposed changes which include sectional door to replace windows and exterior paint colors to be changed. This is the former site of the Vancouver School of Beauty. The proposed new tenant is a restaurant. The sectional doors will create linkage between indoors and outdoors and create an area that is more attached to the street. The building has not been well cared for by previous owners. The windows above the entrance door and storefront currently have plywood which will be replaced with glass. There was discussion about existing paint colors, ceramic tiles on the exterior, wainscoting, plywood framing, and window glass replacement.

Jon requested comments from the Historic Commission.

Rob Hinds stated that even though the existing windows will be changed, he didn’t think that the existing windows which are boarded over, added to the historic value. The proposed changes seem very gentle and it will be good to have a business operating there.

Shell McKedy remembers that the transom over the door used to be openable. The architect replied that no change is proposed to the transoms as long as they are lockable.

Sean Denniston likes that only minimal replacement is being proposed. The sectional door is the biggest intrusion. He suggested that the sectional door be integrated as seamlessly as possible, with the section

lines of the door lined up with the tile lines, or carrying the color of the tile onto the door frames or glass could help integrate the door, if possible.

Roch agreed with Rob Hinds description of this being a gentle change that seems appropriate to the building. Roch asked about plans for the exterior lighting for outside nighttime use. The architects said only the existing sign lighting and soffit lights over the doors will remain. No new lights will be introduced.

Rob Heaney agreed with Roch's comments but questioned the modernity of the garage door. The architect explained that the door trim color will be painted the same as the other trim to blend it in with the rest of the trim.

108 W 8th St – Proposed new façade: Jon Wagner and the property owner's architect, Rahim Abbabe, gave overview of the proposed changes to the building where the Mighty Bowl restaurant is located currently. The façade is nondescript and does not retain the historic character of what was originally there. The proposal is to add some additional features. Rahim stated that the kitchen was renovated first and now the exterior façade and sit down restaurant are being proposed. The Hong Kong Inn and the Palace were previous occupants. Current owners want to recreate the post and beam façade, retain the cornice which has a concrete relief, and bring more light into the interior with store front glazing. The right most front glass panel will be frosted to hide the indoor trash receptacle with the upper portion of the windows being transparent to draw in light. A new wood paneled sign will be placed on the exterior over the central bay window. All four bay windows will have exterior lights and under each new steel clad awning. The awnings will have articulation with odd angles to reflect the history of the siding material previously used. Accordion and sliding doors are being considered. One section of the façade wall will have pots mounted on the wall for plants. Rebecca Kennedy explained that historic buildings didn't have exterior areas for trash receptacles. City code doesn't allow trash and recycling receptacles to be placed outside. The city is working with business owners to find ways to get into compliance with city code by designing and integrating trash receptacles into their buildings over time.

Jon requested comment.

Rob Hinds stated that he sees this as a past-present fusion, but is glad to see this building being put to good use and likes the design.

Shell McKedy likes the flower pot design and the proposed colors. Shell raised a question about the lack of continuity of the glass along the front façade. Shell noted that the architect has taken a boring space and made it interesting. Shell inquired about the use of clear block that has a historical reference. It doesn't open and doesn't let UV through. The architect said he will discuss this with the owner. Trash, kitchen storage, and exit requirements made the design a challenge.

Sean Denniston likes the way the proposed design has been opened up and engages the street, and preserves the clerestory windows, which ties the building back to its historic use, even though the design is contemporary. However, the window that covers the garbage receptacle reads as the main entrance. Light shelves on the inside would draw heat out of the building. The architect agrees, but it was a struggle to design this building with its many restrictions.

Roch likes the geometry and proportion of the design with the grids in the windows and door. Roch suggested having augmented lighting at the entry. The architect said that each awning will have a

downlight and each column will be lit. Roch suggested that the blue and yellow is strongly associated with Ikea, but understands that this is part of the restaurant's branding.

Rob Heaney likes the proposed treatment of the building and it feels it is appropriate. Canopies usually relate to the buildings on the side and it feels that the articulated canopies might be choppy.

IV. **Old Business and Updates:**

- **Kiggins Plaque (Kiggins Theatre vs Theater).** Property owner requested that the plaque be redone because the word theater should be spelled 'theatre', which is how it was spelled historically. The nomination included the spelling 'theater' and that is how the plaque was prepared. The plaque cost \$120. The HPC agrees that the plaque is consistent with the nomination and does not want to use funds to redo this plaque, but would rather use funds to create new plaques for other buildings.
- **List of National Register buildings for potential plaques** HPC will look at the list of national register properties that are open to the public and consider which properties should have plaques created with HPC funding. Priority should be given to properties that are outside downtown Vancouver. Priority list to be discussed at next meeting.
- **Review of Farm Cemetery Interpretative Panel.**
 - Overall the plaque lacks active verbs, has redundant word choices, several conflicting dates, and needs to be rewritten; more stories need to be included.
 - Uses the word "dead" and "shoots" repeatedly. Could use other words like "deceased".
 - Reword the top right corner or delete text in top right corner and add another story. Remove the sentence "poor farm residents are buried here".
 - John Kohlikar sentence has too many "shot and shoot".
 - 1873 – 1943 and 1937, dates are conflicting.
 - The word "several" is too few and it conflicts with "200" which is too precise of a number.
 - Lisa Bayautet shared that Rosemary Harshman (360) 256-0977, chenette@pacifier.com, did the genealogy of those buried at the cemetery and she has more stories about the people buried here. It cost \$34.00 to be buried; the county covered most of the costs. Those who didn't want to pay the \$34, were wrapped in blankets and snuck in at night and put in the cemetery. There could be more bodies outside of the known and marked graves that were detected through ground penetrating radar that was done.
- **2017 Work Plan/Budget –La Center Hospital nomination proposal.**
 - The property owner is requesting funds for a consultant to assist with the preparation of a nomination to the Clark County Heritage Register. The property has been moved to its current location and is therefore not eligible to be nominated to the National Register. Robert Heaney says it has been carefully rehabilitated and restored. Sarah stated it is worthwhile to support historic preservation in La Center, as well as other areas outside the downtown Vancouver core. Jan believes that approximately \$1000 is available for this type of work in the budget.
 - Shell moved to use the HPC budget to fund hiring someone to prepare the nomination. Sarah seconded. All were in favor.

V. **New Business and Announcements:**

- **Approval to apply for 2018 CLG grant for Historic Structures Report for Clark County Poor Farm buildings.** Sarah moved to move forward with CLG grant. Shell seconded. All were in favor.

- **Appointment process – schedule selection committee meeting:** City Councilors want to be more involved this year and want to conduct interviews for the selection process. Other cities which have a joint city-county historic commission do this differently. Robert Hinds announced that the selection sub-committee will be Robert Hinds, Sarah Fox, Jan, Jacqui/Sharon and they will prepare a staff report to the city council with recommendations of who should be interviewed. The city and county councils will decide if they want to interview or just proceed with the HPC recommendations.
- **Historic Preservation Rules and Procedures update proposal.** The HPC agrees that staff can move forward with proposed Track Changes to the Rules and Procedures document.
- Sarah shared that she met with DAHP on their Camas walking tour today. This Friday Camas will have their First Friday and showcase buildings of historic significance. The mill opened a historic museum which will be open.

VI. Public Comment:

- No public comment.

VII. Meeting adjourned. Shell made motion to adjourn and Roch seconded. All in favor. Meeting adjourned.