



Clark County Historic Preservation Commission

Meeting Notes

Tuesday, Feb 6, 2018 - 6:00 p.m.

(These are summary, not verbatim, minutes. Audio recordings are available on the Historic Preservation Commission's page at www.clark.wa.gov/community-planning/historic-preservation-commission.)

Members Present:	Robert Hinds, Sarah Fox, Sean Denniston, and Alex Gall
Members Excused:	Mark Pelletier, Robert Heaney, and Roch Manley
Staff Present:	Jacqui Kamp and Sharon Lumbantobing (Clark County); Jon Wagner and Keith Jones (City of Vancouver)
Guests:	Jami Herbelin, Brad Richardson, Lisa Bayautet

- I. **Roll Call & Introductions:** Commission members and staff introduced themselves.
- II. **Approval of the Meeting Minutes from December 5, 2017:** Sarah Fox made the motion to approve the minutes with revisions. Alex Gall seconded. All commission members approved the minutes as amended.
- III. **New Business Items:**
 - **Review and feedback for Evergreen Hotel (The Evergreen Inn):** Jami Herbelin addressed the Historic Preservation Commission five years ago to inquire about window replacements for the more than 100 wood framed windows. Current condition of windows is that there is dry rot on the wood window frames and water is leaking into building causing rot of dry wall and mold issues. The Evergreen Inn is being used as a retirement home/assisted living facility and has 90% Medicaid patients and their budget is not sufficient to repair/replace the wood frames with new wood frame windows.
 - The HPC memo from 2013 was passed out to current HPC members.
 - Herbellin learned that wood window replacement and repairs is running \$1,081 per window and stated that it is hard to find wood window repairers and the process is time consuming. She found that the vinyl window quotes are coming out at about half the price of wood windows.
 - Sarah Fox asked if the windows are different on each floor. Herbelin explained that the first floor windows correspond to a dining area, and are metal windows which were replaced in the 1980s. The windows on the upper floors are failing at a faster rate than the first floor.
 - Alex Gall mentioned that the building is on the National Register of Historic Places and should be eligible for federal tax credits. Jacqui Kamp explained the Current Use Program and Special Valuation programs.
 - Herbelin stated that the current owners applied for and received the federal tax credit in the 1980s and asked if it could be applied for a second time. Kamp stated she will look into this.

- Robert Hinds stated that the historic building has been repurposed for use as an assisted living facility and needs to maintain sanitation levels, and thinks that the vinyl windows would not alter the exterior appearance of the building.
 - Fox suggested possibly prioritizing replacement of the first floor windows with wood frames, as they are the most visible from the street. Fox stated that the windows above the first floor are not readily visible from the street and could possibly be replaced with vinyl. Fox also asked if the wood windows could be stored for the future in case a future building owner wanted to use them. Herbelin stated that there is no space to store the wood frame windows once they are removed.
 - Denniston stated that changing from wood to vinyl windows will change the look of the building. Vinyl windows can have a 15 year warranty, because glass and vinyl have different properties and need to be replaced every 15 years, whereas wood windows last 100 years. Vinyl windows cost more over the long term because of more frequent replacement over time. Fiber glass frame windows can give you a similar look to wood windows. Cellular core vinyl windows are another good option and are different from vinyl windows. These two options will give you a longer life span and a better look than just vinyl windows. The slight wave in the glass in the wood frame will be lost with vinyl replacement.
 - Denniston suggested that the frontage windows on the first floor should be prioritized for repair, while the upper floors could be replaced with the two vinyl options he mentioned.
 - Denniston stated that vinyl windows are a bad option from energy efficiency standards, historic preservation, and cost replacement.
 - Denniston suggested getting price quotes for these other two vinyl options, as well as wood window repair so that the HPC can evaluate and recommend the best option.
 - Jon Wagner clarified that because this building is on the National Register of Historic Places, the HPC is just giving a recommendation; this is not a Certificate of Appropriateness.
 - Denniston stated that the biggest driver of cost will be whether you can use a standard window or need all custom windows.
 - Herbelin said March 15 is the building's 100th birthday and will send invitations to Jacqui
 - Alex Gall stated that windows play a big role in terms of a building's historic integrity.
 - Gall agreed with Fox's earlier suggestion that repairing/replacing the ground floor windows with wood frames and using vinyl windows on the upper floors might be acceptable as a cost savings measure.
 - Kamp suggested that Herbelin should meet with Denniston to get suggestions on what price quote options to pursue and then work with Jon Wagner and Keith Jones to prepare materials to submit for the HPC to review.
- **Demolition process for buildings over 50 years old:** Alex Gall stated that there is such a building boom in the city and county, that there are a lot of historic buildings just getting demolished. Gall suggested to look and possibly revise the city's and county's demolition permits to require that buildings over 50 years old aren't demolished without some type of review of their historic value and ensure that they are documented before demolition.
 - Once a historic building is demolished, there is currently no record that it ever existed.
 - Bellingham and Tucson have a demolition process that might be helpful for us to look at.
 - A waiting period so that a building can be documented is a good first start.
 - There might be a way to do this without changing current code, such as through SEPA or public involvement.
 - Bellingham is the only city in the state that submits demo permits to DAHP.
 - Current demo permits don't even have a check box to indicate the age of the buildings.

- The minimum desired requirement would be a photo of every exterior face of the building and a schematic drawing of the floor plan.
- Fox, Denniston and Gall volunteered to be on a subcommittee to work on this.
- **Public Benefit Rating System (PBRs):** Kamp explained that the county is looking into a public benefit rating system to replace the Current Use program. This pertains to classification for timber land, forest land, agricultural land and open space, and historic properties.
 - There are fairness issues associated with the Current Use program.
 - The PBRs uses a point system that the county can use to prioritize which properties are eligible for tax credits and the value of the tax credits.
 - Historic buildings fall under the Open Space classification and the PBRs could change the point system so that historic buildings might get a different percentage than they do under the Current Use program.
 - Currently, buildings on the national register and county historic register can be in the Current Use program.
 - There may be an evaluation as to whether county historic register properties, which have more scrutiny, could get more points under the PBRs, than national register buildings.
 - The county is starting to research PBRs this year and will later hold public outreach and meetings.

IV. Old Business & Updates:

- 2018 Budget Discussion: Lumbantobing explained that HPC members need to set budget priorities for the HPC budget for 2019-2020.
 - The City of Vancouver provides \$10,000/year
 - The commission can request funding from the county through the Historical Promotion Grant. Currently, the mobile app is allocated \$2,000/year for maintenance. The HPG program budget can also be used to fund non-grant activities of the HPC (such as interpretive panels in Camas, La Center, etc). HPC must make a budget request to the County Councilors to request the use of the HPG funds above the \$2,000 for the app.
 - CLG Grant requests for 2019 will not require matching funds. HPC should think about suggestions for the CLG grant application:
 - Denniston asked about updating the county's inventory list. The HPC could submit a CLG grant request to DAHP to update the cultural inventory.
 - Fox asked about providing training on restoration for historic home owners.
 - Kamp talked about a Parkersville preservation plan.
- CLG Grant 2018 – Preservation Plan for the Poor Farm: Kamp explained that this is a historic structures report to assess the condition of the buildings with cost estimates for maintenance and rehabilitation. This will result in prioritization and future vision of uses for each building. The Heritage Farm Advisory Board will hold a public meeting in April with the consultant to introduce the Preservation Plan. The HPC will be invited to that meeting. There will be a second meeting for the consultant to present their final report in August.
- Cemetery fence update: Gall shared photos and provided an update of the completed split rail fence.
- Revitalize WA HPC session: Hinds was accepted as a presenter to talk about the Jefferson Davis highway marker de-designation process, the relationship to historic preservation law and community involvement, which ties into the national controversy surrounding these monuments. Gall and Denniston are interested to attend this conference. Denniston's proposal on this same topic was accepted at the NAPC Conference.

- HPC audio tapes update: Lumbantobing shared that the county applied for a grant from the state auditor's office for \$2,000 to digitize the HPC meetings from 2002-2013; there are 100 cassette tapes. We will be notified in March about our grant application.
- HPC Code and Rules and Procedures update: Kamp gave an update on the historic code update. DAHP has a model code on their website and we are looking at this model code as well as other counties. We will be clarifying nomination procedures, de-designation procedures, and the appeals process, and adding historic district language, clarifying review process, removing references to other parts of the county code, and reviewing whether a section of code should be in the Rules and Procedures and vice versa.
- 2018 HPC appointment process: Kamp explained that tomorrow the vacancy announcement will be posted in a news release. Two vacancies are available. We need to appoint an interview subcommittee at the March meeting and schedule interviews.

V. Public Comment

- Lisa Bayautet requested consideration for cultural events at the Poor Farm cemetery. Lisa mentioned that she is interested in doing research on similar sites like the farm.
- Jon Wagner announced his retirement in April and that Keith Jones will be his replacement.

VI. Adjournment: Meeting was adjourned at 8:00 p.m.