



# Clark County Historic Preservation Commission

## Meeting Notes

Tuesday, March 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](http://www.clark.wa.gov/community-planning/historic-preservation-commission).)

Members Present:	Robert Hinds, Sean Denniston, Alex Gall, Mark Pelletier, Roch Manley and Robert Heaney
Members Excused:	Sarah Fox
Staff Present:	Jacqui Kamp and Sharon Lumbantobing (Clark County); Jan Bader and Jon Wagner (City of Vancouver)
Guests:	Anita Will, Carrie Schulstad, Caroline Mercury, Lisa Bayautet, Bruce Furstenberg, Holly Chamberlain, Jordan Boldt, Mike Hole, Doris Hale, Joe Stotz, Dan Norfleet, Rob Freed, Bryan Halbert

- I. **Roll Call & Introductions:** Commission members and staff introduced themselves.
- II. **Approval of the Meeting Minutes from February 6, 2018.** Alex Gall made the motion to approve the minutes with revision. Sean Denniston seconded. Commission members approved the minutes as amended.
- III. **New Business Items:**
  - **Informational presentation: City of Vancouver's Culture, Arts & Heritage Plan –** Jan Bader presented the current culture, arts, and heritage program which is 20 years old and explained that the plan is currently being updated. BDS is the consultant assisting the city with the Plan update. There is a 26 member advisory committee helping with the update. Bader gave an overview of the city's historic/heritage building program and the public arts program, special events and festivals. Best Practices for Success are: champions, staffing, budget, community council. Element 1 is to build the capacity of the cultural sector. Element 2 is to strengthen Vancouver's cultural core. Element 3 is to expand the cultural space (performance space, live/work space, display space, maker's space). Next steps are: 1) stakeholder feedback (Feb-March), final plan review by advisory committee (March 19), city council workshop April 9, city council adoption of plan (April 16) and then implementation.
  - **Camas Downtown Association: interpretive panel discussion:** Carrie Schulstad and Carolyn Mercury (Main Street Program) presented their request for consideration of HPC support for four interpretive panels along 4<sup>th</sup> Avenue downtown: one panel on each of the four main blocks of the downtown. The downtown is attracting first time and repeat visitors from all over the country. One panel would be about the founders of

Camas/Chinookan tribes, one panel about the early merchants/civic leaders, one panel about the leaders/visionaries who made the city what it is today, one panel about the culture of the community. The panels would be ADA accessible. Rough mockups of the panels were handed out as illustrative examples. The Downtown Camas Association has a website with info, but wants to make the info more accessible on panels in the downtown area. This had been submitted as a proposal for an HPG grant in 2018, which was not awarded. The proposal now is for it to be considered for funding in the 2019/2020 HPC budget, which would be developed as a collaboration between the City of Camas and the HPC and the Camas Downtown Association. Kamp suggested that the panels could be tied to specific buildings with the broader story themes. Hinds appreciated the proposal's inclusion of Native American history, which often gets overlooked. Denniston suggested that if these panels are funded, there should be a connection to the county's historic mobile app. The commission will consider funding this when they have their budget discussion.

- **CLG Grant 2019 – Camas-Washougal Port Authority.** Kamp explained that the Parkersville National Historic Site is on the national register as an archeological site. Kamp, Lumbantobing and Gall have been out to see the site and suggested to the Port Authority that a good path forward would be for them to develop a Cultural Resources Management Plan to understand where the archeological constraints are before they further develop the site, which is currently in use as a park. This site might be of potential interest to the Historic Preservation Commission to apply for a 2019 CLG grant. Bruce Furstenberg presented the proposal request. He stated that proposed commercial developments threatened the site. It was rezoned as a park to protect it. Gall informed them last summer that the Port Authority should not be digging in the park because it is a nationally registered archeological site. Gall added that part of the problem is that the boundaries of the national site encompass the entire park, whereas the exact locations of the archeological sites are piecemeal and it's not clear where they are located. There is also a lot of fill on the site and it would help to identify how deep it is. The Port Authority needs to identify what is out there, which will guide their future development so they can know what they can develop and where. Beyond the prehistoric archeology, there is also a lot of western history there, such as steamboat landing. Furstenberg explained that the nearby Steigerwald Nature Reserve is also undertaking a similar Cultural Resources Management Plan. The commission will evaluate whether it wants to apply for a 2019 CLG grant on behalf of Parkersville.
- **Slocum House:** The city owns the Slocum House which is on both the national and local historic registers. There is some renovation work being done that will require a Certificate of Appropriateness. The Farmer's Market is currently leasing the house. Bader presented the repairs to the building that are being proposed. Some of the trim in the molding is rotten and needs to be replaced. Door handles are skeleton key types and a hodgepodge of different styles and are proposed to be upgraded so that they are functional, retain the character of the building, and provide security. Two of the door locks are functional, but the rest are painted over and have no internal components. On the second floor, the hardwood floors have old carpet, which is proposed to be removed and the original fir floors will be restored and mitigated for lead paint. The upstairs bathroom is old, but is not original to the house. The plumbing needs work and the toilet and sink are beyond repair. Denniston suggested that an attempt be made to maintain the locks and toilet and sink, but understands that the building has to be usable. Denniston suggested to consider leaving the original locks but adding modern digital door locks or look for reconditioned historic locks from the same period. Denniston

understands that maybe these solutions won't work, but an attempt should be made. Denniston suggested that if the second floor wood floor is damaged to look at sourcing wood floor material from the attic or non-public rooms. For the wood columns, Heaney suggested hemlock wood or western red cedar. There are also better joints to use than what was previously done, such as joints that have an angle.

- In sum, the commission's advice is to research options before replacing locks and plumbing, and consider wireless switches for electrical or technology that can easily be removed in the future. Provide a drawing for column repair. As the wood column is going to be painted, use whatever type of wood will last the longest.

#### IV. Old Business & Updates:

- **2018 Budget Discussion:** Lumbantobing explained that HPC members need to set budget priorities for the HPC budget for 2019-2020.
  - Gall made a motion to approve the membership fees. Heaney seconded the motion. All approved.
  - The HPC approved 4-5 people to attend the Revitalize WA conference, and approved Denniston to attend the Iowa conference, and approved the DAHP training in Tacoma.
  - The HPC approved the funding for the Poor Farm cemetery panel fabrication and installation.
  - The HPC approved the funding for the CCHM lecture series at \$1,500. Staff can communicate this to CCHM.
  - The Commission is still thinking about funding level for the Hillborn display. HPC needs more detail. Hinds will discuss with Brad Richardson.
  - Next month, the HPC will discuss the county two year budget and 2020 city budget.
- CLG grant application ideas for 2019:
  - Options are:
    - 1) Parkersville
    - 2) Denniston asked about updating the county's inventory list. The HPC could submit a CLG grant request to DAHP to update the cultural inventory.
    - 3) Last month, Fox asked about providing training on restoration for historic home owners, and workshops on how to research and nominate a property.
  - The HPC agreed that staff can apply for the CLG grant with Parkersville.
  - Denniston suggested that the HPC could fund the update of the inventory list every year on a rolling basis throughout the county. Manley suggested that it could be a recurring line item on the annual budget.
- **Demolition permit:** Gall explained that many buildings over 100 years old are being demolished. The demolition subcommittee found that there is a need for documentation of buildings before they are demolished, and recommends amending the demolition permit application to capture age of building and documentation requirements. If buildings are over 50 years old, they should be required to do photo documentation for the historical record; this would be the bare minimum. The subcommittee thought about a tiered approach with more intensive documentation for buildings over 75-100 years old. The subcommittee recommended that staff identify how many buildings are over 50 and 100 years old. This is a pressing issue as old buildings are being rapidly demolished. Kamp said she could inquire to the county GIS department to see if this data is retrievable. Freed shared that when he was on the HPC, the Boise –Cascade Mill

was demolished before a building permit had been issued. The subcommittee feels that the HPC code update adequately addresses demolition. Kamp suggested that we have another discussion about the inventory and how we want to use it. We will put this on the agenda for April.

- **CCHM speaker series:** Sharon will resend the email from the CCHM. HPC members should please indicate which lecture they would like to attend.
- **HPC Appointment Process:** Jacqui stated that applications are due by March 9 for two vacancies. A subcommittee needs to be appointed. The HPC will conduct interviews. The city council will not conduct interviews this year. The county council may choose to interview and will appoint the two new members. The subcommittee is Hinds, Fox, and Manley. The county should confirm receipt of the applications.

## V. **Public Comment**

- Anita Will spoke about the Hillborn-designed mill in Whipple Creek Regional Park. It has a connecting trail to the Fairgrounds. She would like to request that it be on the inventory. The county purchased the park in 1994. The Columbia Land Trust restored the trails and ponds, which is bringing more visitors in. They have architectural bids to restore the electric mill to stabilize the foundation and ensure it's not a nuisance/hazard. Kamp explained that the Parks Foundation could apply for an HPG grant and she will connect with Anita to explain the details and the application period.
- Holly Chamberlain stated that the Heritage Barn register is offering grants. The application window is open now. Preservewa.org\Youth Heritage project, deadline is end of May. Staff will share this info with the Clark County Youth Commission and School Advisory Board. Cemetery grant funding will be coming soon from the state.

## VI. **Work Session: Clark County Code 40.250.030.** Comments due to staff on March 19. 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, 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.

Commission members provided the following input on the code update and will submit written input to staff:

1. c. delete "familiarize him or herself with the record.
2. Add text for demolition in case of emergency (see Oregon code).
3. 4a. if the owner requests, the HPC needs to consider it.
4. Effects of listing on the register. This might have to not be deleted
5. (3) demolition. "may require" this should be "shall"
6. Reassess the text under the zoning section.

## VII. **Adjournment:** Meeting was adjourned at 9:00 p.m.