



Clark County Historic Preservation Commission

Meeting Notes

Tuesday, May 1, 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, Alex Gall, and Roch Manley
Members Absent:	Mark Pelletier and Robert Heaney
Staff Present:	Jacqui Kamp and Sharon Lumbantobing (Clark County); Keith Jones, Jason Nortz, Mark Person (City of Vancouver)
Guests:	Aaron Wygod, Mike True, and Sandy Campanario (Academy project)

I. Roll Call & Introductions: Commission members and staff introduced themselves.

Robert Hinds, Chair, moved the New Business Items to the top of the agenda due to the large audience in attendance for these agenda items.

II. New Business Items:

- 1. The Academy (NRHP - House of Providence):** Request for feedback on proposal for two new buildings at site. This is not the official Heritage Overlay review by the HPC. Applicant is seeking feedback only from the HPC. Official review for recommendation is yet to be scheduled. Keith Jones gave an overview of the project. The HPC is a recommendation body to the city staff because the property is not on the local register. The City of Vancouver heritage overlay states that there are height restrictions on the front of the building and around the building. There are standards and review criteria in the code for building materials, setbacks, and sign restrictions.

Mike True, President of the Historic Trust, stated that the Trust acquired the Providence Academy in 2015 and undertook some recent roof renovations. The Trust's goal is to influence the development of the site in a way that activates activity on the site and enhances the historic site. The Trust adopted guiding principles to filter how the site is redeveloped. The principles speak to historic preservation, compatibility with the Academy, financial sustainability, safety and code compliance (including elective upgrades), and stakeholder feedback and public engagement. The Academy building needs approx. \$15 million dollars for rehabilitation. Marathon Acquisition Development shares the Trust's values and goals for the site to position the Academy for the future. The Trust is in the planning process and we have held an online open house and public engagement. Parking

on the site is a concern. The development agreement with the city requires addressing parking. The goal tonight is get constructive input from the HPC that we can incorporate into the planning process.

Aaron Wygod, Vice President of Marathon Acquisition Development, gave an overview of the proposed plan to create an economic engine to generate proceeds from the land sale to renovate the Academy. Buildings A and B will be mixed used urban buildings that will have ground floor retail combined with residential and office space to activate C Street, which is deactivated at present. A public plaza, where the El Presidente restaurant currently stands, will activate the public area and provide a better link to the Academy. Our guiding principles are to: “Give the historic site new life while embracing its architecture, spirit and history, and “Create compatible juxtaposition of old and new; employ current design to accommodate modern needs while incorporating traditional elements and showcasing the Academy’s inspired history”. The proposal aims to create more view corridors and plazas in compliance with the overlay and redo the landscaping. We will also include historical and abstract art on the site referencing the site’s story and contribution to the Pacific Northwest.

Fox commented that consideration could be given to echo the Academy’s arched windows with square panes. Wygod said it is cost prohibitive to use arched windows on such large window openings and given the large number of windows, but that they would consider the square panes. Square panes might impede the users experiences on the inside of the building. The interior designer said that thought could be given to incorporating arched windows in other places in the new buildings, such as the ground floor. Fox also suggested making the landscape design seamless between the new buildings and the Academy.

Wygod requested HPC feedback on the use of balconies, and the rhythm and symmetry of the windows to mimic the window symmetry of the Academy. Brown brick on the upper facades and red brick on the lower facades helps make the Academy stand out so that it is not surrounded by a sea of red brick. The neutral color palette ties the new buildings to the Academy.

The Historic Trust website has a place for the submission of public comments. Hinds stated that the Historic Trust has been very proactive at reaching out to the HPC for input throughout this process. Hinds invited the HPC members to give three minutes of comments.

Denniston asked True why they didn’t consider selling the development rights on the site of this proposed development and transferring the actual development to another site as opposed to developing the site. True stated they didn’t pursue the transfer of development rights as a priority and that the development and density of the proposal helps activate the site, which is underutilized. The activation of the site is as important as the financial consideration. Denniston stated that the new buildings are all mass and would deactivate the Academy. The renderings minimize the impact of the discrepancy between the scale of the new buildings and the Academy. The Academy does have complexity and the new buildings are a big box that does not really provide a gateway to the site. The two most important view sheds will be destroyed by the massing of the new buildings. The Academy is formal architecture devoted to the poor. It is a landmark in a landscape. The proposal is no longer focusing on a building in a landscape. The new buildings combined with existing buildings will create a hard edge on the urban landscape that forms a barrier between the Academy and downtown. Mother Joseph had to fight city council to combine four lots to build this site, so to divide the site and sell it off for a new development are not in the spirit of the original site.

Manley stated while he agrees with Denniston, the proposal is in compliance with the code, even if we feel that the new buildings might pose a barrier to downtown. The images, site plan, and the view corridor provide only a small glimpse of the side of the Academy and parking. The new buildings appear to loom large over the Academy and have a heavy presence. Manley liked the use of the brick and color palette, but suggested using precast sills and base to better mirror the Academy. There are some subtleties in the Academy windows that could be mirrored in the new buildings.

Gall is concerned about how the Academy appears diminished by the new buildings, in part due to the massing of the new buildings and loss of view corridors.

Hinds is concerned about the scale and the view corridor from C Street, which diminishes the Academy. Hinds likes the streetlights and thanks the presenter for sharing the thought process behind many of the decisions that were made. Hinds asked about parking. Wygod stated that there is no underground parking, but there is a row of parking along Evergreen and the majority of the parking is behind the site.

Fox suggested that Building A should be a lower building and that a taller building should be placed at the back of the site. Wygod replied that economic decisions dictated this decision. Fox stated that the massing of Building A and B feel like a wall, blocking the Academy. Lower rooftops would help people engage with the activity on the street. Building A could be configured differently, such as breaking it into two buildings. Fox reiterated having larger landscaping areas to allow for the potential to have larger trees. Bringing wood elements or metal elements to the balconies could help tie it to historic Academy buildings. Wygod stated that wood would be challenging but wrought iron is feasible.

Wygod stated that some of the HPC comments are not on the list of options. Economics is driving a lot of the decisions being made. The massing is to address the density issue. The intent is to create the economic stimulation to help preserve the Academy long-term.

Gall asked what will be happening along the north and east sides of the property. True replied that he is looking into ways to preserve the smokestack on the northeast side of the property. We need a stable income stream to preserve and restore the Academy. Hinds concluded this discussion by saying that he and Gall attend the Revitalize WA conference last week, including the Fort Worden site which was \$78 million dollars in the red. Finding economic solutions to restore and preserve these historic sites is important.

2. **St. James Catholic Church (NRHP):** Mark Person gave an informational update on a new chapel on the church grounds. A new 310 sq ft, freestanding chapel, located on the northeast corner of the property. It will be 31 ft in height. The existing cathedral was built in 1835, but is not on the local register. We are just sharing this with the HPC for informational purposes only. Denniston commented that some sort of differentiation in the design to separate the old building from the new is warranted to make people aware that it's not original. Hinds stated that he has the same concern, but thinks the proposal does have sufficient differentiation. Manley asked what is the purpose of this building. The purpose is that it is a private place for prayer and that it will hold the original tabernacle from Mother Joseph's time. Denniston commented that consideration might be given to the placement of the door so that it better connects to the existing church. The building proponent stated that

this is not possible. Manley stated that he likes the symmetry of the building and the density of the site. Gall and Fox have no issues with the proposal.

3. **Lewisville Park (CCHR):** This is a request for feedback on proposal for maintenance building, but it will be postponed until the HPC's next meeting in June as the presenter is out sick today.
 4. **Midcentury Modern Architecture lecture proposal:** Jacqui stated that the JC Penney building in downtown Vancouver is interested in the Special Valuation program. Teresa Brum, Economic Director from the City of Vancouver, would like to invite DAHP to come to Vancouver to talk about Special Valuation to property owners. Mid-century buildings are now becoming eligible for the local register. We could focus this talk for property owners of mid-century buildings. Denniston stated that we are losing a lot of mid-century buildings and proactively engaging their owners is a good idea. Kamp stated that figuring out who the midcentury property owners are will be a bit of a challenge, and she will start looking for a date and location for this meeting. Gall stated that Russ Holder from DAHP is moving to Vancouver and could be engaged as a consultant in the future. Manley suggested that inviting testimonials from property owners who have taken advantage of the Special Valuation might be helpful.
- III. **Approval of the Meeting Minutes from March 6, 2018.** Manley moved to approve the minutes and Denniston seconded. Meeting minutes were approved with minor spelling changes.
- IV. **Approval of the Meeting Minutes from April 3, 2018.** Fox moved to approve the minutes and Manley seconded. Meeting minutes were approved.
- V. **Public Hearing on Clark County Historic Code Update (Title 40.250.030)**

Hinds opened the hearing by asking if any HPC members have any conflicts or ex-parte contacts. None did.

Clark County Historic Preservation Code Update 40.250.030. Kamp gave a presentation of the county's historic code update, highlighting the changes proposed. The HPC has reviewed two draft versions of the code changes at its March and April meetings. Today, the third draft of the code is being handed out to the HPC members. There are two versions of the code; one was posted on the website for 15-day notice prior to the public hearing. A second draft with yellow highlights was posted on the web 7 days before the hearing, which includes comments from the county's senior deputy prosecuting attorney. Kamp reviewed the changes that the prosecuting attorney found:

- 1) A definition for property was added to this section of code includes buildings, sites, structures, and objects.
- 2) A definition for party of record was added to this section of code. The term was used but not defined.
- 3) Oxford commas were incorporated into this entire code section.
- 4) Page 1, Section B, Applicability was reworded for clarity. HPC wants to retain the term "listed or eligible to be listed".

5) Adding actors for every action statement.

Next steps in the code update process:

- HPC recommendations will be forwarded to the Planning Commission.
- The Planning Commission and the Development Engineering Advisory Board will hold work sessions on June 7 and the Planning Commission will hold a public hearing on June 21 and recommend code updates to the county council.
- The county council will consider the HPC code changes in August.

No public comments were made. Hinds closed the hearing and opened the discussion. No HPC members had any further comments.

Hinds made a motion to approve the code updates with the condition that Section B.1., B.2, and B.3 maintain the term “listed or eligible to be listed” and Section D.4.f. will add “and provide recommendations to the applicable agencies”. Fox seconded the motion. HPC members unanimously voted to approve the motion.

VI. Old Business & Updates:

1. **Revitalize WA debrief:** Gall found the conference to be very useful. Hinds and Gall gave a presentation about the process of delisting the Jefferson Davis Marker, in which 20 people attended. It provided a case study of how a historic preservation commission works through difficult issues. Kim Gant from DAHP asked if Gall and Hinds would give this presentation to all of the CLGs in September.
2. **Open Government Training Reminder:** Kamp sent the link to HPC members and requested that the training be completed.
3. **78th St. Heritage Farm update: Update on April 26 meeting on the Preservation Plan for the historic farm buildings and information on the grave marker found during the cemetery fence project:** Kamp stated that last Thursday the AECOM consultants gave a presentation on the condition of the seven contributing buildings on the property and the silo, and looked at the landscape in relation to the interpretive trail. They sought feedback from the public about their observations on the condition of the buildings and what the potential uses of the buildings are. Several members of the public stated that they are in need of a classroom building and the milk house and garage might be good candidates for this. The bunk house and the pig barn have never had foundations, have been relocated, and are sitting on stacked bricks (unsecured foundations). AECOM is going to suggest reconstructing the bunk house and using reclaimed wood from the building for the reconstruction. The Parks Department is wondering if the reconstructed bunk house could house and cover some well equipment. The pig barn is used for storage and it needs to be stabilized so it can continue to be used. The tool shed could possibly be used to house historic agricultural machinery and interpretive panels. AECOM will issue the first draft of their report by the end of this week which the HPC will receive for review. AECOM will give another presentation of their final findings to the Poor Farm Advisory before they submit their final report. Kamp will notify the HPC tomorrow about the date of this next meeting.
4. **Grave marker from Poor Farm Cemetery:** A neighbor of the cemetery commented at the April meeting that she had concerns about a grave marker that was recently found during

fence construction. Gall stated that during the fence monitoring, a grave marker was found outside of the cemetery by the archaeological monitor. It was not in its original location marking a grave. We did not feel comfortable leaving it at the cemetery, so it was turned over to the Clark County Historical Museum. If the Poor Farm eventually sets up a display area, it would make sense to return the grave marker to the Poor Farm.

5. **2019 CLG Grant was submitted for Parkersville:** The grant request was for an archaeological survey and a management plan based on what they learn from the survey. This was not a request for the Cultural Resources Management Survey that staff originally thought we would be requested. This is because there has been no comprehensive archaeological survey done for the site.
6. **SHPO Award in Olympia on May 15 at 1:00 pm.** The HPC is being awarded an Education Achievement award. Fox plans to attend. Hinds and Pelletier might attend. Kamp will send the address to HPC staff. The Clark County council has scheduled recognition of this award on May 22 at 10 am and Fox confirmed her attendance.

VII. **Public Comment**

Holly Chamberlain gave a reminder to visit the DAHP website to fill out a survey about the Historic Preservation Plan. Chamberlain gave a reminder about a free program for high school students to learn about preservation this summer.

Brad Richardson of the Clark County Historic Museum thanked the HPC for their support for the museum's lecture series. The next lecture is at the North Clark Historic Museum in Amboy on May 3. The Columbian also provided great coverage about the museum's partnerships with other organizations, including the HPC.

Mike True mentioned the Augmented Reality app. There are 12 episodes that are uploaded on Apple.

VIII. **Adjournment:** Meeting was adjourned at 8:50 p.m.