



CLARK COUNTY

HISTORIC PRESERVATION COMMISSION

Public Service Center
1300 Franklin St., 6th Floor
Vancouver, WA
www.clark.wa.gov/planning/historic

MEETING NOTES

Wednesday, February 6, 2019 - 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:	Sean Denniston, Sarah Fox Alex Gall, Andy Gregg, Robert Hinds, Michelle Kapitanovich, and Roch Manley
Members Absent:	
Staff Present:	Sharon Lumbantobing and Jenna Kay (Clark County); Mark Person (City of Vancouver)
Guests:	Jami Herbelin, Jeff Sterling, Holly Chamberlain, Greg Goode, Neil Oldaker, Juliet McGraw, Jessica Engeman

- I. **Roll Call & Introductions:** Commission members and staff introduced themselves.
- II. **Approval of the Meeting Minutes from November 7, 2018.** The minutes were approved at the December 5, 2018 HPC meeting, but a new subtotal line for Special Valuation needed to be added. Manley moved to approve the minutes and Gregg seconded. Meeting minutes were approved unanimously.

Approval of the Meeting Minutes from December 5, 2018. Kapitanovich moved to approve the minutes with minor edit and Manley seconded. Hinds abstained from voting. Meeting minutes were approved unanimously.

III. Vancouver Heritage Overlay Review: The Academy Building (House of Providence) – request for input on minor alterations

Person gave a summary overview of the staff report. Improvements will be visible from the street and applicant needs to go through review. Applicant is looking for advisory input on these improvements to incorporate into the design review.

The Applicant/The Historic Trust walked the group through the packet. Three main scopes of work, mostly focused on mechanical and electrical upgrades. The portion on the exterior is what is being considered today. Site plan shows heat pump, transformer and louvers on the building.



Heat pumps: the building has an antiquated mechanical system insufficient for heating and cooling the ballroom and chapel. The focus of money and effort is to make these spaces more comfortable and useable. Trying to keep units minimally visible: between the north tower and courtyard edition. HP1, HP2 and HP3 are noted on the plan. The heat pumps are free standing units mounted on a concrete pad. Transformers: the antiquated electrical service needs upgrading: two existing transformers are between the main entrance and western edge. Currently not very visible from the El Presidente restaurant, but the restaurant will be coming down. Also visible on the upper right hand side. Originally contemplating two locations and had a preferred location. Now appears the restaurant will not be demolished in time to restore the transformer, so only asking approval for the location in the upper right hand corner. Trenching line is right off of Evergreen and will connect to the electrical room. Transformer planned to be screened with landscaping. Louvers: two basement windows would remove louvers. Two window sashes would be labeled and put in storage and available to be put back should the situation change. Additional louver will be screened with landscaping. First floor level – removal of two shaker style AC units, currently providing cooling to the ballroom. Plan is to replace units. One louver condition on backside of building, a transom over double casement window, sash removed and louver put in its place to help with ventilation on restroom. Last louver location: related to mechanical for chapel: three small dormers on backside of building, not facing primary views. Small dormers replaced with louvers. Locations shown on plans. Cut sheet for louver system and color chart: still in the process of trying to find the very best color. Louvers would match the sashes. Would like to field verify color. Considering a taupe, that closely mimics the color of the glass and stone of the basement window openings. Because the louvers will be in the window openings near the glass line, a color that goes away and mimics glass makes sense. Would like the option to mimic the glass or window color.

HPC questions for the applicant included:

- Where are the transformers? Two block dots on site diagram. Would move to northwest corner of El Presidente building, circled in red.
- What sort of landscaping is being proposed? No plan yet and Clark PUD may require one side remain accessible. Would be taller shrubs that cover at least three sides.
- How will this fit with the other plans for the site, and how does this fit among other feature elements? Theroposed location at SW corner of the Academy. Above transformer, there will be a pathway there.
- How will the placement of the units connect with the path between the Academy? There will be a fire lane between the units and the Academy.
- Louvers next to dormers' draw attention; if could be paired so two dormers look more the same instead of two items that look different, could be a way to ameliorate that issue. Response: dormers not randomly selected. Based on mechanical engineer analysis. We did not invest much in renderings at this stage. We are sympathetic to the HPC's concerns and our thoughts on color seem aligned.

Fox requested the HPC members to discuss the criteria in the staff report point by point.

Criteria 1: no issues

Criteria 2:

- Dormers are part of how the whole façade reads, removing glass and changing to louvers. I like going with a glass-like color instead of the trim color. This would minimize the impact. Response: Regarding, the MDO panels, the budget doesn't allow it. What is the incremental cost? Response: It wasn't fully priced, we had to pick and choose priorities.
- When selecting the heat pump location, consultant looked at the view corridor they were required to maintain. I think it's the logical spot, but screening is recommended.

Criteria 3:

- Replacing some of the windows with louvers does create a shift in what is being shown as historical. Louvers and dormers right above soffits on balconies, was that considered? On page HR-11, the dormer is above a balcony. It looks like it could go down instead of out, but I can't tell what's going on in there, but could be a location to avoid the whole issue. Similar issue with the ground level ones. The others look like ventilation, which historically was possible. Was it a mechanical design engineer or contractor who designed this? Response: design-build.
- Ground intake is generally bad for air quality. Might get a better solution with a better designer. Response: we have gone through many iterations that we thought would be something historically acceptable.

Criteria 4: no issues

Criteria 5: no issues

Criteria 6: applies to the MDO panels as well.

Criteria 7: no issues

Criteria 8:

- How much trenching will occur? Response: from the street to the proposed location for the transformation, along the western edge of El Presidente. Have received approval from DAHP including the demolition and trenching area.

Criteria 9:

- The location in the niche is probably the best place for the outdoor units, but those units create a vortex and we've seen units like that kick up dust and sand blast the brick around them, opening up the possibility of rapid deterioration. Are there any plans to make sure that doesn't happen? Response: Are you thinking a landscape solution could work? Reply: we faced a similar situation at the Carnegie library and increased the size of the pad to reduce the amount of kick-up. Units that exhaust out the side are the worst culprits and making sure the unit is not pointed at the brick. This is something to keep in mind.

Criteria 10: No issues.

- In sum, the HPC is in favor of a color more glass like than what is in the renderings and if possible to replace the glass instead of the MDF panel would be appropriate. Push back on the HVAC design to see if there is anything else better.

IV. Vancouver Heritage Overlay Review: Evergreen Inn – Window Replacement

Person summarized the staff report. The applicant will share updated information and is seeking feedback. Denniston went on site to talk with the applicant.

The applicant: We looked at federal funding as a possible option. The one closest has to be 25% of property value. Current property value is about \$4 million and we can't afford to spend 25% on renovations. We did get bids on restoration of the wood windows, but we would like to move forward with window replacement on the second, third, fourth and fifth floors (no window replacement on the ground level is needed), given the amount of time for restoration of the wood windows to happen. We see the advantages of double-paned glass. We are going with Old Seasons window samples in a forest green color to match the existing windows. Because the window replacement is on the upper floors, it won't be highly visible from ground level. We don't have room to store the old wood windows nor the funds to provide for a storage unit. We will advertise them for salvage. There are four resident room windows on the first floor that can't be opened and we would like to replace them, but that's not in the historical part of the building. Window brochure passed around and window sample displayed.

HPC questions for the applicant:

- Are the windows to be custom made? Response: Yes. No alterations. Windows will be double-hung so they can be cleaned. Will also hold screens in, to help health of residents. We have a challenge/risk violation for not having screens. Have had screens fall out previously too.
- Does the window product have some options on profile of the grid? Response: yes there are grid options and, a forest green exterior color is now an option, to match exactly.
- Did you get an estimate on restoration of the wood windows? Response: Yes, the average was over \$2000/window, not including installation. Also, the wood windows would have to be removed and repaired off-site. This would be a hardship for our residents to go without natural light for an extended period of time.
- Thank you for going through all of the effort on these windows, and for considering our input over the years and doing your homework on the options. Good work and good luck with the project.
- What is the warranty on the product? Response: 10-years, but we give a lifetime on residential.
- In sum, the HPC is in support of this project.

V. HPC Budget –

- \$3,184 not yet budgeted for the City of Vancouver's budget.
- CCHM's submitted a budget request in December for \$2,000 for 2019 Speaker Series. The HPC provided \$1,500 in funding for this in 2018. City of Vancouver will be making a request to fund the writing of the CCHR nomination for the Old Cemetery in the approximate amount of \$1,500-\$2,000. They said they can leverage some additional funds.

- Denniston recused himself from any discussion of the museum because he is on the board.
- Hinds made a motion to allocate \$1,000 to CCHM with option to revisit it later in the year. Seconded by Gregg and Manley. HPC voted unanimously to award \$1,000 to CCHM speaker series. Denniston abstained.
- Action item: staff to notify CCHM.

VI. New Business:

- Two volunteers needed for the HPC Presentation to Battle Ground Lions Club. They meet the 2nd and 4th Thursdays of the month. Some dates that are available include Feb. 14, Feb. 28, March 14 and March 28. Fox volunteered and prefers March 28. Denniston and Greg might be available, depending on what time it is.
 - Action Item: Staff to find out what time the event starts and notify the HPC members, and Lions Club.
- 2020 CLG grant applications are due in April. One of their funding priorities is for registration, travel, and lodging for staff and commissioners to attend the National Alliance of Preservation Commission's (NAPC) FORUM 2020 conference in Tacoma. Date of forum is still to be determined. This is the first time this conference has been held on the west coast. Staff needs HPC approval to apply for this grant. Denniston moved to approve staff to submit the grant application, Gregg seconded. Unanimous approval.
 - Action Item: staff to submit the grant to DAHP by April
- HPC Rules and Procedures subcommittee needs to be formed; work is to be conducted Feb-April: review/edit and present to the HPC. The two volunteers are: Gregg and Denniston. Staff to follow-up with details.
- HPC Selection to fill two vacancies (subcommittee to be formed; interviews conducted in mid-March). The three volunteers are: Kapitanovich, Manley, Gall. Staff to coordinate/schedule in March.
- Chamberlain asked a question on behalf of Dean Irvin about his mid-century property, built in the 1940s. The original mid-century house is about 2200 sq ft. and the 1980's addition is about 3000 sq ft. Would the HPC consider listing it on the CCHR? The original owner was Charles Kellogg, founder of NW Copper. There are several different varieties of metal incorporated into the architecture. The original fireplaces remain. The HPC members replied that it depends on the details of the historical connections to local people rather than the historic significance or style of the house. If the nomination can make a strong case for the local history and association with local people, it might be approved, just need to be careful how its designated. In the past, projects like this have had to be very clear about what aspects are not historic. Chamberlain mentioned this being similar to the Thai Orchid building, and one HPC member also mentioned Summit Grove Lodge (two historic properties that abut much larger non-historic additions). Chamberlain will follow-up with Irvin.
- Person shared an inquiry from the Chumasero-Smith House regarding a new sign. Staff provided some information and requested initial feedback to share with the potential

applicant. It will require a Certificate of Appropriateness. The original sign might have some historic significance as it has a time capsule in it.

HPC comments:

- Two issues: 1) taking out old sign and 2) introducing a new sign that may or may not be appropriate. Could the original sign be left where it is and just add a secondary sign or hang a sign in another location?
- Staff to do further research and submit a Certificate of Appropriateness at a subsequent HPC meeting.
- Intangible Cultural Heritage (subcommittee to be formed in April or May). Tasks could include:
 - Audit of mobile app and website to identify opportunities to tell story of Native Americans: landscape, culture, history
 - ESRI Story Maps: platform to invite public participation (invite county GIS staff to discuss this possibility)
 - Intangible cultural resources such as the wapato gathering, salmon fishing, potlatch
 - Cultural landscape such as Vancouver Lake, rivers.
 - At the DAHP workshop in Tacoma, we saw examples of how map layers were used to bring more balanced story telling of the heritage.
 - We could also identify what other organizations in the county are doing with tribal archival resources, such as the Historic Trust, NCHM, CCHM, Two Rivers, Friends of Ridgefield Wildlife Refuge. There could be an opportunity to collaborate more. We could build relationships with the tribes to see how would like to be represented via the HPC.
 - This could be a multi-year task force.
- Demolition subcommittee update:
 - The subcommittee is having a hard time finding a good model. We are still at the data gathering phase. We looked at Denver and Philadelphia and other cities as examples, but a lot of those are for heritage register listed properties and how to preserve them, not how to record any structure over 50 years old. So many demolition programs are waiting periods for preservation and looking at options to preserve, not documenting buildings that are being demolished. We were offered a \$5,000 grant from DAHP to put towards this effort. We decided to hire a consultant to look at options and put a proposal together that we could take to the jurisdictions in the county. Fox reached out to the county's GIS department, and it will take a few more weeks to get the information requested.
 - We were invited to present our ideas on the demolition program at the Cultural Resource Leadership Summit in Snoquammish, attended by tribes, planners, etc.. They contacted us with others interested in the topic including WSDOT archaeologist. Will be like a symposium.

Public Comment:

Juliet McCraw – representing Friends of the Ridgefield National Wildlife Refuge. Thanked the HPC for awarding the HPG grant to FRNWR. We have started working on the project, which we wouldn't have been able to do without this funding. I have a background in archaeology and

ethnobotany. I am considering applying for one of the vacant positions on the HPC. I am interested in the HPC's work on intangible cultural heritage as this is what I do for a living. I would like to have a conversation with FRNWF on how to collaborate with HPC on this. I have deep relationships with the Chinook and Cowlitz tribes, and other groups.

Holly Chamberlain – representing Washington Trust for Historic Preservation, shared information about the Washington State Historical Society's Heritage Capital Projects Fund. The governor's budget has funding for about 2/3 of the project. There are projects towards the end of the list that need to be advocated to receive funding. Any comments you can submit to your state legislators will be helpful. Please take and distribute these postcards to get as many people to reply as possible. There are some other bills coming up, such as unreinforced masonry structures and seismic remedies. This is a huge issue that won't be solved by a few bills, but a start needs to be made. The best possible outcome is that buildings on the national register might get additional points for seismic reinforcement.

Adjournment: The meeting was adjourned at 8:15 p.m.