



CLARK COUNTY

HISTORIC PRESERVATION COMMISSION

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

MEETING NOTES

Tuesday, July 2, 2019 - 6:00 p.m.
City Hall, 415 W. 6th St., Vancouver

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:	Julie Bohn, Sean Denniston, Alex Gall, Andy Gregg, Michelle Kapitanovich, Roch Manley, and Donald Trost
Members Absent:	
Staff Present:	Jacqui Kamp and Sharon Lumbantobing (Clark County) and Mark Person (City of Vancouver)
Guests:	Jim Malinowski, Jason Kemp, Lisa Kemp, Matthew Roman, Shawn Suhrstedt, Lori Suhrstedt, Cindy Reed

- I. **Roll Call & Introductions:** Commission members, staff, and guests introduced themselves.
- II. **Approval of the Meeting Minutes from May 1, 2019.** Gregg made a motion to approve the minutes and Trost seconded. Meeting minutes were approved.
- III. **Introduction to two new HPC members:** Julie Bohn and Donald Trost
- IV. **Public Hearing: Certificate of Appropriateness for Nelson Farmhouse, 12615 NE 5th Ave., Vancouver:**

Kamp summarized the staff report for the Nelson Farmhouse (CPZ2019-00002). The Nelson Farmhouse is proposing renovation of the interior and exterior structure, which is listed in the CCHR. Exterior modifications include: 1) replacing six non-original aluminum sliding and plate glass windows with wood reproductions based on the original design of the house. Two window options are under consideration which include a custom made window or a high quality wood manufactured product, and 2) construction of a small addition to the existing contemporary kitchen bay. A porch and wood rail will replace the existing concrete steps and landing.

Staff finds that the proposal meets the applicable design review criteria listed in the Clark County Historic Preservation Commission Rules and Procedures, which is based on the Secretary of Interior Standards for Rehabilitation.

Matthew Roman, the architect of the property owners, provided more details on the type of proposed windows and window placement and proportions.

HPC questions for the applicant:

- Will the horizontal vinyl window on the second level be replaced? The owner replied that the second floor will be handled in a Phase II renovation at a later stage. A renovation in the 1980s shifted the roof line and inserted the aluminum windows.
- The HPC appreciates the effort to select a modern window with the right basic style and proportion.
- The HPC appreciates the architect using the existing cues in the building to guide current decisions, window placement and proportions.
- The HPC design review is only relevant to the exterior, not the interior modifications.
- The Nelson Farmhouse is on the CCHR, but not on the state inventory. Have the owners thought about placing the house on the state inventory? Jason Kemp said he is interested in the stewardship of the house and would be interested to learn about how to register for the inventory and to learn more about tax incentive opportunities. Staff will resend this info.

The chair opened the floor to public comment. There was no public comment.

The HPC deliberated:

- Trost stated that this proposal benefits the property. The owners intent to return the property to closer to how it looked is admirable.
- Kapitanovich appreciated the attention to detail on the windows and capturing what might have been there.
- Manley appreciates the approach taken.
- Denniston stated that he supports the staff recommendation.
- Bohn appreciates the proposal's thoughtfulness and attention to detail.

Manley made a motion to approve the Certificate of Appropriateness. Gregg seconded. The HPC voted unanimously to approve the Certificate of Appropriateness, including the aluminum clad wood assembly.

V. Vancouver Heritage Overlay: 111 W 7th Street exterior alterations: proposal to place a new entry and replace garage door to the basement with a smaller door.

Person gave a summary overview. The building is located within the Vancouver's Heritage Overlay District and was built in 1910. Tenants of the building are proposing to place a new

entry along 7th St. and replace the garage door to the basement along Washington St. with a person door. Shawn Surhstedt, the property owner, explained that the building has a city permit to turn the property into a music venue and needs to have two exits to meet the 250 person capacity. He reviewed photos of the existing building and described plans for the new entry and garage door replacement. Actual doors and glass have not yet been selected.

Gall asked if anyone on the HPC had any ex parte or conflict of interest. Manley stated that his architecture firm is working with property owner on this renovation. However, the HPC only has an advisory role on buildings in the Vancouver Heritage Overlay and is not taking a vote or making a binding recommendation.

Comments from the HPC included:

- Try to tell the story, find out how the building was used, what the basement was used for. There is nothing wrong with looking at other aesthetics of other openings nearby, but avoid replicating other doorways. You want compatibility of shape with other entrances, to keep the rhythm and character, but they can be different.
- Try to make the other entrance disappear. Red door is a welcome door. The other door is an emergency exit. Have it blend in and disappear, use similar colors and make it not pop out.
- Lucky Brewery was separated into two separate facilities. 111 W 7th Street may have been used to park the police cruisers because city hall and the police station were nearby. The police department is currently compiling their own history. Consider contacting them to see if they have any additional info about the police connection to the building.
- If the property owner comes back to the HPC for further input, it would be best to bring mockups of the proposal for a visual review.

VI. Historic Preservation Code Update:

- Lumbantobing stated that during discussions about updating the Intergovernmental Agreement, the city of Vancouver requested consideration be given to changing the current commission appointment process to allow the city to appoint two of the seven positions on the Historic Preservation Commission, as they do with all other Joint City-County advisory boards and commissions. Clark County and the City of Vancouver are both Certified Local Governments designated by the state and have from the beginning decided to have a joint city/county historic preservation program. This appointment process change would require updating the county's historic preservation code (40.250.030) to require a minimum of seven commissioners (currently the minimum is five), with two being appointed by the city and five by the county. Another code change necessitated by updating the intergovernmental agreement is to update the appeals process in 40.250.030 to state that the appeals process for properties in any of the cities/town would follow the process as outlined in the intergovernmental agreement and/or city code. To make these changes to the intergovernmental agreement, the county council would need to first update its Historic Preservation Code (40.250.030) and then update the language in the Intergovernmental Agreement.

- Gregg proposed to remove the phrase “shall be residents of the City of Vancouver” from the code update. The HPC agreed with this change.

VII. New Business

1. HPC Chair and Vice-Chair Elections:

- Kapitanovich made a motion to elect Gall as chair and Gregg seconded. The HPC unanimously voted to elect Gall as chair.
 - Gall made a motion to elect Gregg as vice-chair and Kapitanovich made a motion to elect Denniston as vice-chair. Gregg elected to withdraw his nomination and made a motion to elect Denniston as vice-chair and Trost seconded it. The HPC unanimously voted to elect Denniston as vice-chair.
2. Lumbantobing proposed preparing a form letter that could be sent to new owners of historic properties not listed on the CCHR, outlining the advantages of being listed to the new owners. The HPC supported this outreach idea. Staff will send the letter to the HPC and solicit comments on it, to be finalized at the August HPC meeting.

VIII. Old Business and Updates

1. AECOM’s Demolition Review Policy Analysis. HPC inputs are due by July 15 to AECOM.
- Manley stated that requiring SEPA for demolitions might be a hard sell to get property owners to comply.
 - Gregg stated that in Cowlitz County, SEPA is one of their more important tools. Gall stated that each jurisdiction interprets SEPA differently and it can be onerous for property owners. DAHP is experiencing an inconsistent process with Bellingham’s process. Gall stated that he would not advocate a full SEPA review for every demolition. Gall stated that it would be ideal if the county assessor’s office would retain the historic data from their publicly accessible website after a demolition; currently they delete it. Gregg asked if it would be feasible if the HPC website would archive that info. Gall stated that it would be ideal if the assessor maintained the data on demolished property, but just marked it “demolished”.
 - Denniston stated that he thought the consultant’s scope of work included an assessment of the county’s current process, but he didn’t see that in the consultant’s draft report. The consultant recommendations feel too generic. It’s not clear what Clark County and the City of Vancouver is currently doing and needs to change. Is Clark County’s and City of Vancouver’s current demolition process in alignment with SEPA and state regulations? If not, what needs to be changed? The report needs to provide more specific options for our process (county and City of Vancouver). What would it take to change those processes?
 - Gall agreed that the consultant didn’t define the county’s current process and identify areas that could be changed.
 - Bohn asked if the objective is just to document demolished buildings or also to prevent buildings from being demolished. There was discussion between the

bare bones documentation and protection of demolition, with emphasis on documentation at this point in time.

- Trost stated that 50 years seems like an arbitrary demarcation of historic significance and it might be better to pick a year of historic significance and then reevaluate that year every five years. Denniston agreed and disagreed. Wanted to see more of what the current county processes are for demolition.
 - Staff will discuss the HPC's input with consultant about adding current demolition processes for Clark County and City of Vancouver to the memo, with options that could be considered (code, technology, form/application) for initial screening (permit in a period of time) to a phased approach (Walla Walla).
2. DAHP grant for \$2,700 awarded to HPC to three HPC members to attend the National Association of Preservation Commissioners conference in Tacoma from July 22-26, 2020. Grant covers early bird registration, mobile workshop, hotel, and travel. Per diem to be covered by HPC 2020 budget (approx. \$750).
 3. Add additional member to the Intangible Cultural Resources committee: Julie Bohn joins Alex and Andy.
 4. Add additional member to the Demolition committee: Don Trost joins Alex and Sean.

IX. Public Comment:

Jim Malinowski asked if the HPC can nominate the Chelatchie Prairie Railroad and Columbia Springs fish hatchery to the local register to offer them protection. The HPC replied that only the property owner can nominate their own property, however, the HPC can provide assistance with writing the nomination or funding the writing of the nomination. Malinowski stated that the North Clark County Historical Museum provided a letter to county council to seek protection of these two historic properties. Community effort needed to make sure the properties are preserved. Malinowski asked what the HPC do to help protect the two resources. HPC has been providing grant funding for both Chelatchie Prairie Railroad and Columbia Springs for the past few years. Property owners could apply for HPG grants to have the nominations written. HPC can assist with advocacy on encouraging the nominations. Malinowski will forward the letter he sent to council to the HPC.

X. Adjournment: The meeting was adjourned at 8:30 p.m.