



proud past, promising future

**CLARK COUNTY HISTORIC PRESERVATION COMMISSION
MINUTES**

Meeting Held: November 6, 2012

Member Present:	Doug Wilson, David Fenton, Andy Gregg
Members Excused:	Eric Lanciault, Steve Kaiser
Staff Present:	Jon Wagner and Jan Bader, City of Vancouver; Jacqui Kamp, Clark County
Volunteers:	
Guests:	Ryan Zygar (Greely Building), Suzy Truitt/Leonard Felix (American Legion Hall), Jason Fish (Main Event)

I. Roll Call & Introductions

II. October 2, 2012 Minutes Approval

- Doug made a motion to approve the minutes. David seconded the motion. The motion passed unanimously.

III. Public Comment: None

IV. City Liaison Report: Nothing to report.

V. Public Hearing

- American Legion Hall (Camas) Nomination to Clark County Heritage Register: The Clark County Historic Preservation Commission received testimony at the public hearing on this application November 6, 2012.
 - Jacqui Kamp, County Planner II, summarized the Clark County Department of Community Planning Staff Report and Recommendation to the Historic Preservation Commission dated October 25, 2012. Pictures of the site are included in the case file.
 - Staff noted that the American Legion Hall, Post #27 is a two-story, Arts & Crafts – rustic structure that was designed in 1933 by local architect and WWI veteran Walter Day Hilborn who is known for designing many historic buildings in Vancouver such as the Clark County Courthouse and Kiggins Theater (NRHP) and in Camas, the City Hall/Library and Stoller Building.
 - The Hall is 10,630 square feet in size and was constructed in a utilitarian-style, shown by its lack of ornamentation which was common of structures built during the Great Depression.
 - The building was designed for use as a multi-purpose facility with areas for meeting and event space as well as offices for the local American Legion Hall, also known as the Bennett-Barnett Post #27 (the Post was initially named after Ray Bennett, a Camas/Washougal area resident that lost his life in France during World War I). It has also seen use as a roller skating rink and a neon sign company. While the building has gone through minor and mostly interior modifications over the years, the overall historical character of the building has remained largely intact.

- Many Camas residents served in foreign wars or stepped into mill jobs vacated by those serving overseas. The American Legion Hall gave those returning from war and service in the military, a place to socialize and be with others that had shared in their experiences. Although begun by veterans, for veterans, the Legion quickly became a gathering place for all members of the community.
- Although some changes have been made to both the exterior and interior, the Legion Hall building continues to exhibit the design of its original function as an important community gathering place. Not only was the building itself known for its gatherings, but the members of the Post were heavily involved in the Camas community; for example, helping those in need through a Legion-run soup kitchen.
- The Clark County Heritage Register nomination criteria were presented to the Commission in the staff report. Staff and the applicant found that the nomination met number 3 and 4 of the Statement of Significance criteria. They are listed below.
 - *#3 Is an outstanding work of a designer, builder, or Architect who has made a substantial contribution to their field.*
 - *#4 Exemplifies or reflects special elements of the county's history.*
- Staff stated findings indicating that the American Legion Hall meets all four of the criteria and the adopted Rules and Regulations of the Clark County Historic Preservation Commission which include:
 - *The American Legion Hall was built circa 1935, thus making it over 50 years old.*
 - *As is stated in the statement of significance, the American Legion Hall, Post #27 is significantly associated with the history of Camas and with the architect Walter Day Hillborn.*
 - *The building has strong integrity of design, materials, workmanship, feeling, location, and association.*
 - *The house falls into two of the categories identified above.*
- Staff recommended approval of listing of the American Legion Hall, Post #27 to the Clark County Heritage Register based on the findings.
- Staff presented photographs of the building that were taken at the site visit on November 1, 2012. They show the renovation work that has been done to the building since the photographs that were submitted in the nomination report. Staff also asked the commission whether the renovation plans and renovation work should be included in the nomination. The commission determined that it should be kept as part of the nomination and to add the renovation plans. Staff will add those to the final nomination and file.
- Suzy Truitt, one of the applicants, presented additional photographs of the building to the commission. They showed the window restoration and the roof trusses.
- Commissioner Wilson asked about the two chimneys that were depicted in Hillborn's original drawings. Mr. Felix stated that one of the chimneys was gone when they purchased the building and the other was crumbling and had to be taken down.
- Commissioner Fenton stated that this was a phenomenal project and he is all for it.
- Commissioner Wilson stated he likes the history of the American Legion and World War I, stating that we are close to the 100 year anniversary of the war and the potential connection to the Fort Vancouver Spruce Production Division and mill workers.
- Commissioner Gregg stated that we have found another Hillborn building.

- Commissioner Fenton made a motion to approve the American Legion Hall Post #27 to the Clark County Heritage Register. Commissioner Wilson seconded the motion and it carried unanimously.

VI. Unfinished/Old Business

- Greely Building (CCHR): The Greely building was back before the commission for the revisions to the previously approved Certificate of Appropriateness. At last month's meeting there were still some questions about the inconsistent submittal drawings and the commission had given their preference on the windows. Ryan Zygar, with Tamarack Development was present as the representative for the building. He stated that the architect – LaLonde – was his uncle. He did not have any updated drawings for the commission to review, however shared some photographs of window styles that they would like to incorporate into the building. They would like to go with a grid-style window pattern as an industrial look around the entry door. The commission chose to table the review until next month to receive more information from the applicant as to how the grid style would appear on the Greely building.
- 800 Main Street (Vancouver Heritage Overlay): Jason Fish, a representative for the building was present to discuss with the commission the proposal for a new façade for the building. David made a motion to recommend approval for the design review of the proposed façade design. Doug seconded the motion and it passed unanimously.

VII. New Business & Announcements

- Clark County Poor Farm: The Clark County Poor Farm has been listed to the Washington Heritage Register and forwarded to the Keeper of the National Register for inclusion in the National Register of Historic Places.

VIII. Work Session – Slocum House

- The commission and staff walked over to the Slocum House to take a look at the interior. The theater company has moved out and the city is looking to lease the space, but would like to get some feedback from the commission as to potential renovations that will need to happen. Staff took photographs and the commission toured the building.
- Since paint is reversible, the Commission doesn't care what color we paint the inside. They suggested that we work with our potential tenant to decide on the colors but did recommend something fairly neutral.
- They suggested if we want to determine the original paint colors on the trim, we can bring in a machine that x-rays through the paint. But also said if we were just going to paint over the existing color, that the step of determining the original color wasn't necessary.
- When we paint, we need to be careful to preserve the medallions that the lights hang from since they could be original.
- They were speculating whether the ceiling in the theater was a dropped one and a decorative medallion for that room might be above it.
- Recommended we hire a historic architect if we want to rehab the building into more of its original layout.
- The decorative column between the seating area and theater isn't original but is probably load bearing and needs to stay unless we restore those rooms.

- The black door that opens from the stage to the porch looks like it was an original door was either raised up from its original position or was put in to replace a window. We can either replace it with a window, lower it, just lock it off or put some steps outside it.
- If we are going to replace the door in the bay window of the east parlor, the window needs to be wood – not vinyl or aluminum- and should match the original as closely as possible.
- The addition on the back is not original so it can be reconfigured any way the City wants.
- The cabinets in the kitchen are also not original and can be removed.
- In the upstairs, the layout of the room on the west was changed to install a bathroom and closet and on the east to install a closet. No need to do anything with these other than paint and cleanup.