



City of Longview

1525 Broadway
Longview, WA 98632
www.ci.longview.wa.us

Agenda

Historic Preservation Commission

Monday, October 23, 2023

5:30 PM

Small Conference Room, City Hall

1. **HYBRID MEETING DETAILS**

23-001605 Please click the link to join the webinar: <https://us02web.zoom.us/j/88111913944>
Webinar ID: 881 1191 3944

Or Telephone:

+1 253 205 0468 US; +1 253 215 8782 US (Tacoma);
+1 346 248 7799 US (Houston); +1 408 638 0968 US (San Jose)

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**

23-001606 MINUTES FROM SEPTEMBER 25, 2023

4. **CONSTITUENT COMMENTS**

5. **CHANGES TO THE AGENDA**

6. **WORKSHOP**

7. **OLD BUSINESS**

8. **NEW BUSINESS**

23-001559 2023 ROBERT A. LONG HISTORIC PRESERVATION AWARD NOMINATIONS
STAFF RECOMMENDATION: COMMISSION DISCUSS AND VOTE ON A NOMINEE FROM
THE TWO NOMINATIONS RECEIVED TO BE PROCLAIMED BY CITY COUNCIL.

9. **REPORTS**

23-001607 REVITALIZEWA CONFERENCE REPORT

10. **BOARD MEMBER COMMENTS**

11. **ADJOURNMENT**



Minutes

Historic Preservation Commission

Monday, September 25, 2023

5:30 PM

Small Conference Room, City Hall

1. **HYBRID MEETING DETAILS**

23-001531 In Person or by Microsoft Teams - [register here](#) for Teams (required)
[Join on the Web](#) - Meeting ID: 276 224 413 660 Passcode: bsPx8Y

2. **ROLL CALL**

The meeting was called to order at 5:30 pm.

In attendance: Arthur Chang, CoChair; Jerry Bakken; Rick Johnson; Darin Molnar; Caitlin Tweedy

There is one vacant position.

Excused: Nat Light, Chair;

Staff: Mac Kosar, Planner; Nancy Vandehey, Admin

3. **APPROVAL OF MINUTES**

23-001532 Minutes from August 28, 2023

The minutes were approved as presented.

4. **CONSTITUENT COMMENTS**

5. **CHANGES TO THE AGENDA**

6. **WORKSHOP**

23-001489 CA 2023-9 LIBRARY HANGING TRACK BARS

RECOMMENDED ACTION: CONSIDER ITEM IN NEW BUSINESS

James Newkirk from the Library spoke on this item. It was moved onto New Business for decision.

7. **OLD BUSINESS**

8. **NEW BUSINESS**

23-001490 CA 2023-9 LIBRARY HANGING TRACK BARS*(See workshop items for details/photos)***RECOMMENDED ACTION: APPROVAL OF CA 2023-9 LIBRARY HANGING TRACK BARS***There was a short discussion with James Newkirk from the board.**Jerry Bakken made a motion, seconded by Caitlin Tweedy, to approve CA 2023-9 Library hanging track bars. This passed unananimously.***9. REPORTS****23-001533 ReVitalizeWA Conference - Oct 4-6, 2023***Nancy was asked to share contact information with the members of DAC that are planning to attend to possibly coordinate transportation.***10. BOARD MEMBER COMMENTS***It was discussed that the new ADA sidewalk ramps installed near Kessler school and in the park were not scored, marked and are bright new concrete. It was asked for them to follow up with Engineering to coordinate future installments to get them to match.***11. ADJOURNMENT***Arthur Chang asked to be excused from the October meeting. The meeting adjourned at 5:48 pm.*



City of Longview

Agenda Summary

2023 ROBERT A. LONG HISTORIC PRESERVATION AWARD NOMINATIONS

STAFF RECOMMENDATION: COMMISSION DISCUSS AND VOTE ON A NOMINEE FROM THE TWO NOMINATIONS RECEIVED TO BE PROCLAIMED BY CITY COUNCIL.

The Commission has received two nominations for the 2023 Robert. A Long Historic Preservation Award.

- JH Kelly Company
- Columbia River Reader, Hal Calbom and Sue and Ned Piper

Staff recommends the Commission consider and vote on a nominee from the two submissions to recommend to City Council for Proclamation.

Attachments:

1. 2023 R.A Long HP Award Nominee submissions summaries



Longview Historic Preservation Commission

2023 Nominations for the City of Longview Robert A. Long Historic Preservation Award

JH Kelly:

Nomination Summary for the City of Longview Robert A. Long Historic Preservation Award

I am pleased to nominate the JH Kelly Company for the City of Longview Robert A. Long Historic Preservation Award. The dedication demonstrated by the JH Kelly Company towards the preservation of Longview's historic assets exemplifies a remarkable commitment to maintaining the city's cultural heritage. Their restoration efforts have contributed significantly to the enhancement of Longview's aesthetic appeal, citizen awareness, and economic vitality.

1) Restoration Maintenance and Aesthetics:

The JH Kelly Company's restoration projects, particularly the restoration of the Log Arches at Lake Sacajawea, the historic interpretive panels, and the Monticello Convention site panels and plaza, showcase their exceptional dedication to preserving the visual and cultural aspects of Longview's historic assets. Through meticulous restoration, they have breathed new life into these landmarks, ensuring that their historical significance is preserved for generations to come.

2) Fostering Civic Pride and Sense of Identity:

By actively engaging in the restoration and preservation of Longview's heritage, the JH Kelly Company has fostered a strong sense of civic pride within the community. Their efforts serve as a reminder of the accomplishments of the past, allowing residents to connect with the city's history on a deeper level. These restored landmarks stand as testaments to Longview's identity and contribute to a collective sense of belonging.

3) Economic Stimulation and Historic Resource Protection:

The JH Kelly Company's commitment to protecting historic resources has had a tangible impact on Longview's local economy. Their restoration projects have attracted tourists and visitors, resulting in increased economic activity within the city. By contributing to the restoration of landmarks, producing informative materials such as the interpretive panels, and supporting private business in preserving public historical features, the company has played a pivotal role in attracting attention to Longview's historical charm.

4) Identification and Conservation of Landmarks:

Through their restoration initiatives, the JH Kelly Company has played a key role in identifying and preserving historic landmarks, and land sites. Their efforts have contributed to the establishment of Longview's visual identity, ensuring that the city's history remains observable

and accessible to all. Furthermore, their commitment to conserving and restoring historical properties further enhances the city's historical narrative.

In conclusion, the JH Kelly Company's unwavering dedication to preserving Longview's historic assets aligns perfectly with the criteria set forth for the City of Longview Robert A. Long Historic Preservation Award. Their contributions stand as a testament to their commitment to preserving the city's heritage and fostering a strong sense of pride within the community. It is with great enthusiasm that I submit this nomination for their outstanding efforts in historic preservation.

Jennifer Wills

The Columbia River Reader, Hal Calbom and Sue and Ned Piper

Dear McAllister Kosar:

For the Robert A. Long Historic Preservation Award I nominate the Columbia River Reader together with Hal Calbom who wrote the recently released beautiful book "Empire of Trees" which covers Longview's history from the beginning to the present.

The Reader published it under the direction of publisher Sue Piper with the collaboration of her husband Ned Piper.

The three took their project a long step further when they gifted a copy to each member of the graduating classes of both R.A. Long and Mark Morris high schools.

This book also is an excellent sequel to "R.A. Long's Planned City" (written by my father, the late John M. McClelland Jr.), which was released in 1998 and has long been out of print.

So, just to clarify, I nominate together The Columbia River Reader, Hal Calbom and Sue and Ned Piper for this prestigious award.

Yours,

John M. McClelland (III)

RevitalizeWA 2023 Report

Background

RevitalizeWA is Washington state's annual conference for historic preservation and downtown revitalization. It is hosted by different city each year and encourages exploration of the host city's downtown core by locating the seminars in smaller venues spread across the city core, rather than utilizing a convention center or standard exhibit hall. The conference also organizes field sessions to visit nearby communities with successful downtown programs or sites of historic significance. In 2023, the conference was held in Vancouver, WA.

HPC involvement

In 2023, the Certified Local Government (CLG) grant program was extended to cover RevitalizeWA registration fees. The HPC submitted a draft grant application to the City of Longview to send 2 committee members to the conference. The City expanded the scope of the grant request to include two members from the Downtown Advisory Committee. The HPC members requested and were granted additional funds from the City to attend a field session in the city of Ridgefield.



Disclaimer

The notes, comments, and interpretations of the event and any information shared by individuals, city, or state officials are the sole opinion of Arthur Chang and do not reflect the official position of the Longview Historic Preservation Commission or the City of Longview.

Report, Day 1

Day 1 consisted of registration and a field session. I did not attend the networking events or opening plenum. The 101 style seminars I missed are available for GLC cities by request from Michelle at DAHP (I have attended 2 of them on prior occasions)

Ridgefield Field Session

The advertising for the Ridgefield session listed structures of historic significance in the form of a walking tour. While the tour included the historic structures, the relevance to historic preservation was, perhaps, oversold. Ridgefield's downtown area has few extant historic structures due to a series of fires in the first half of the 20th century. Of the remaining structures, the most significant, listed structure is the current city hall located in the former Ridgefield State Bank. The bank opened in 1920 and served the community until 1975 when the bank relocated to Vancouver. The building was gifted in perpetuity to the city with the stipulation that it only be used for municipal purposes. The building is a formal Classical Revival structure with brick construction and a pair of full columns at the street entrance. Despite some clearly newer modifications, such as the light fixture at the top of the entry alcove, the building is in good physical condition as well as having very good historic integrity.

The structure was listed on the county register in 2018, and the effort to list the structure has been credited for encouraging additional listings in the community. City staff report 2 additional register listing applications this year.



FIG 1. Interior of City Hall, Ridgefield State Bank Building

The Ridgefield School District Maintenance Building is another historic brick clad building located across the street from City Hall. It was formerly retail space and has changed hands multiple times in the past century, including as an automobile showroom. Currently, the building serves as the maintenance yard for the Ridgefield School District's fleet of busses and maintenance vehicles and is known to the locals as the "Bus Barn". While the building itself and the paved lot behind the structure serve the school district well, the heart of downtown is hardly the ideal location for semi-industrial activity and the traffic that accompanies it. There is a plan to trade the building to the Port of Ridgefield for a remote site to conduct fleet maintenance while the Port would rehabilitate the

structure into a mixed retail space/business incubator. They estimate 6-9 small businesses would be able to lease space inside and the paved lot could be used for parking or additional retail space. The structure is unlisted.



FIG 2. RSD maintenance Building, Rear

Another historic structure downtown is the Old Liberty Theater, which was built in 1945. It is currently a performing arts space with a coffee shop located in the lobby. It does not appear to be listed on the county register and likely has low integrity. We did not tour the interior of the structure.

The Union Ridge Presbyterian Church was built in 1884 and is one of the oldest extant structures in the city. It is no longer used for religious purposes and is private ownership. It was going to be restored and listed, but the current owner, a local real estate agent and politician with a history of converting historic buildings, has elected to convert the structure into a market/business incubator.

Notes

I noticed substantial exterior and interior use of 3M command strips at city hall. The exterior applications were adhered directly to brick and showed severe UV yellowing on the clear plastic mounting components. This may be a viable non-permanent attachment solution for structures in Longview.

Non-Historic Preservation Content

Ridgefield is a rapidly growing city. In 2007, the city had a population of 3500 people. As of last count, the city was nearing 15000 residents. The Ilani Casino (pronounced ey-lah-neigh) has also introduced tourism as a new revenue stream for the city, which was unheard of 10 years ago. The city did not even have a hotel until ~4 years ago. There are numerous new housing developments which are a mix of single-family, town house, and multi-family homes, almost all relatively high density and on compact lots. A Costco is under construction near the freeway which has also attracted other businesses to the area.

The City is proud of their "strict" building requirements and openly admit they only want high-quality and high-cost developers. They do not subsidize or financially incentivize affordable housing, but claim to have some programs to encourage such: no detail was given. The city is also proud of having the lowest property tax rate in all of Washington. City infrastructure improvements and development are forced upon the developers with a tax credit system that reimburses the developer for any infrastructure construction beyond the state/county required minimums. The City representative fully acknowledged that costs are passed to home buyers with no explanation on the effect on affordable housing.

When asked, the City claimed to have little-to-no unhoused population and is in a much better place than other cities in WA. They did not mention the no-camping ordinance that has been in place for many years. This is reflected in the design of their downtown amenities and most noticeable on their public benches which are traditionally designed with no anti-sleeping forms or protrusions. On the walking tour, we encountered 2 potentially unhoused individuals utilizing the benches.

Main Street Program

The majority of the session was focused on the efforts of the Ridgefield Main Street Program, a non-profit focused on downtown revitalization and success. Their Main Street Program is primarily volunteer run, with a single staff member to handle daily administration and coordination. Something to note, while the Main Street program is similar in some aspects to the Chamber of Commerce, the Main Street Program only works with businesses and events located in the downtown core. They are not directly funded by the city government and source their operating budget from donations and corporate sponsorship. They do, however, utilize City funded public works labor. They are also able to apply for federal and state grants aimed at downtown revitalization.

Of note, the Ridgefield Downtown is located 3 miles from the freeway, the majority of the housing developments, and the Costco-related commercial development and is accessible by a two-lane road that goes through the center of town.

"Moolah" Program

The Main Street Program administers and funds the "Moolah" program which is a voucher-based subsidy program that began in 2018. This is an established practice in other communities such as the "Tenino Bucks" and "Camas Cash" programs in their respective cities and serves as an incentive to "shop local". The primary distribution method of the "moolah" is as a % reward on purchases made downtown. Customers can submit receipts to the Main Street administrator who will provide them with a percentage "cash back" in moolah that can be spent at downtown retailers. The moolah can only be spent in whole face denominations (no change) but the business is reimbursed for the whole face value by the Main Street Program. Moolah can also be distributed to the community as prizes in raffles or contests. The program is budgeted at the beginning of the year and is tracked closely to monitor the flow of funds as each moolah is serialized with a ~67% redemption rate over the lifetime of the program. They are projecting to be under the targeted budget this year and have had to ramp up rewards rates to encourage more use. It appears to be an effective program, although it requires a large budget: the moolah program budget in 2020 was \$30,000.

Flower Baskets

The Main Street Program also administers the City's flower basket program. Interested individuals or businesses can sponsor a basket and the program handles the installation and upkeep which included daily manual watering. It is reported to be a very expensive program.

Benches

The public benches in Ridgefield are traditional concrete and wood and most have been painted by members of the Main Street program as an informal downtown public art program. Each bench sports a different design and the overall effect is good. As noted earlier, the benches do not have any anti-sleeping accoutrement and this, combined with the public art, make for a very welcoming first impression.

Food Cart Pod

Across the street from City Hall is a pod of four food trucks/carts. The City of Ridgefield was gifted numerous brown sites by the City's previous business owners. The pod is adjacent to a lot with abandoned underground oil tanks that contaminated the adjacent lots. The pod was a quick way to temporarily utilize the space without incurring the costs of decontamination. The city provided electrical hookup and a metal awning and the food trucks/carts use propane for cooking and have their own greywater storage and management. There are port-a-potties on site, but the majority of customers use the public restrooms located at the waterfront 2 blocks away.

As one would expect, the local restaurants were initially concerned that the food trucks would harm their business; in fact, there is an established restaurant two lots away from the pod. However, the increase in population and efforts by the Main Street program

seem to have alleviated their concerns. The downtown retail businesses see the additional dining options as a draw to the downtown core and have fully embraced the food carts.

Final Comments

There appears to be a very strong sense of community pride and volunteer engagement in Ridgefield. That impression may be biased because of the makeup of the presenters, but the level of coordination and community buy-in required to run these programs is impressive.



Report, Day 2

Day 2 was all seminar-style sessions. I did not attend the networking event. One of the sessions was canceled due to covid, Authentic-ish main Street: Alternatives to Historic Materials. I have spoken to Michelle at DAHP and asked her make that seminar available to CLG cities in the near future. If it does become available, I highly recommend all HPC members view it as it should be extremely relevant and the speaker has a reputation for being *highly* technical.

Museums and Main Street

This session was located at the Clark County Historical Museum, a beautiful brick clad building that was the Vancouver Carnegie Library built in 1909. It is nationally listed (1982) and county listed (1985).

Museum

While little time was available to explore the museum's exhibits, I was able to quickly swing through some of the exhibit space. Their approach to information presentation is best described as "busy". A good example of this approach is their suffrage centennial exhibit which highlights milestones in public achievements by women in Clark County. It is presented as 3' tall pages from a scrapbook with dense and closely spaced text blocks surrounded by visual design elements (read "visual clutter") that made the exhibit a little overwhelming. I would estimate approximately 60-80 linear feet of exhibit in a dark-ish room with low ceilings. It was a very cohesive design with an obvious intent. Perhaps the design was intended to speak to a different set of experiences.

Another example of this design sensibility is the presentation of their main exhibit covering moments in county history. The text description for each curio case is an oversized newspaper article, complete with curly font and blurry printing. Again, it is a very striking, cohesive, and intentful design and fits the theme of the exhibit very well. Readability, however, suffers.

They also had a number of free-standing exhibit panels very similar to the panels created for the HPC's exhibit in the library. They used the same 3A E-Panel substrate and I would not be at all surprised if they used the same vendor. I did not notice any handprints on their panels. They mounted the panels to movable wood bases using table-top/canvas offset clips. Any future exhibits by the HPC may want to utilize this style of display, but the method used for the library exhibit has proven robust, if a little unwieldy.

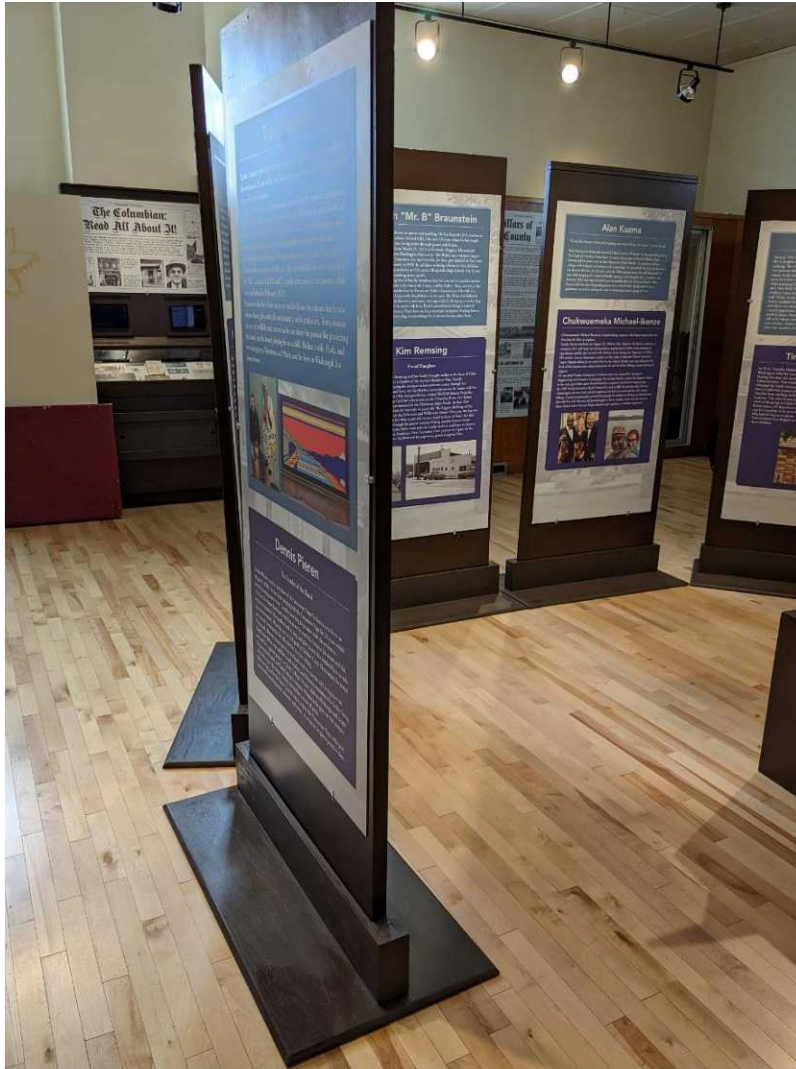


FIG 3. CCHM Freestanding Interpretive Display Panels

The basement of the building is dedicated to the research library and has a staff archivist on site as well as a digitization lab. I was only able to quickly pass through this space, though it is open to the public.

Background

Historical Museums saw a major boom around the centennial celebration in 1976: there are approximately 200 historical museums in Washington state. Many are volunteer run and most have static displays that haven't been updated since they were created. Occasionally, a museum will have a large enough collection to start putting on revolving exhibits and hire staff to manage their collection. If the museum has the funding, they eventually become professional organizations with full staffing and curation. Not every museum and not every community has the capacity expand to this level.

Seminar

The seminar consisted of three overlapping talking points: what it means for a Historical Museum to remain relevant in the community, how to develop programs that speak to the community, and how the Clark County Historical Museum has implemented those ideas.

The relevancy and community outreach aspects are interwoven and inseparable. A few quotes from the seminar "museums should continue to collect and share new historic knowledge" and "celebrate learning together" encapsulate the push to make the museum a

collaborative learning space that is open to collecting new stories and anecdotes from the community, even if that requires reevaluating the current narrative. Collaboration with organizations like the main street programs allows the museum to collect current information which will eventually become part of the historic narrative: "Museums know yesterday, main streets know today." Often times, when going into a community, try to build on existing historic "infrastructure" such as murals, old signage, or historic buildings rather than going in with a newly uncovered topic that while relevant, may have no immediate connection to the community.

When reaching out into the community, and especially when the end goal is the installation of a new interpretive panel or monument, it is very important to work with the community and build consensus and relationships rather than just "collecting feedback". Stakeholder surveys, community meetings, public outreach may double or triple your timeline, but they are vital to reducing community pushback and complaints. Often, even if a specific voice isn't included in the final result, if they are given the opportunity to share their story and can understand why their story wasn't included, they will still feel heard and respected.

Speaker panels about historic topics are one way to share the information collected by a museum with the public. When selecting speakers to share their stories, don't forget about the people making current history. Finding a way to make the topic relevant to the people who live in the community now is vital for engagement.

Historical Museums often focus on people and events, which can make it hard to qualify for historic preservation grants and resources which are often tied to a structure or landmark. With careful framing, the narrative can often be rewritten to include just enough structure/building content to qualify.

An important consideration is capacity and sustainability in the context of continuity of work. Funding is often limited and volunteer-based organizations often don't have the ability to take on new projects, no matter how exciting or interesting they might be.

[Clark County Historical Museum Programs](#)

The Clark County Historical Museum acts as a contractor for the entire county. They are often hired by cities or main street programs to develop programming for a city and derive a large portion of their operating budget from this work. Some examples are the downtown Camas interpretive panels, which was a 2 year collaboration that involved many rounds of community meetings and outreach to ensure community buy-in. The museum identified what historical aspects the community wanted to highlight, they developed a narrative structure, and designed the interpretive panels for the city to install. They also provided a design template for future panels so the city would have a cohesive presentation.

The museum also develops historic walking tours. Vancouver, Camas, and Ridgefield all had the museum develop their walking tour. Ridgefield even has an app for a self-guided tour. Museums can provide a more professional product than the many 3rd party tour services and can be a good value if partnered with programs like main street to drive business to the downtown core. The Museum is the official tour contractor with the Camas port for the riverboat tours.



The Past is Present

This session covered the United States Semiquicentennial (SemiQ) planning efforts at the federal, state, and national non-profit level.

Federal Commission and America 250 Foundation

The federal level commission is effectively defunct. The commission is scandal ridden and dysfunctional. The federal government is offering \$10,000 grants for SemiQ planning. Per state. NPS has preservation grants, but only for pre 1800 structures, effectively dismissing the western half of the United States. No further assistance is expected.

American Association for State and Local History (AASLH)

AASLH is a non-profit that does what it says on the tin. They have taken over the national level coordination and have published a guide for the SemiQ containing themes and goals developed in collaboration with state level stakeholders. Their field guide is included with the physical copy of this report and can be found online.

The bicentennial was very successful, but it is acknowledged that the programming was not inclusive and focused on glorifying westward expansion. As a result, the AASLH's 5 goals focus heavily on inclusivity, acknowledgment of mistakes past and present, and civic literacy.

America 250 and the Washington State Historical Society (WSHS)

Washington State is one of the few west coast states with a formal state-level committee. Together with Colorado, Washington is trying to encourage other west coast states to formalize their SemiQ planning, but interest is muted. The America250 committee has created a state level set of goals and themes based on the AASLH guide. The America250 guide is also included with the physical copy of this report.

They are currently in the pre-planning phase and are in the process of applying for a state budget rider for funding to begin official work. There are 4 working groups:

- K-12 education
- Long term capacity to preserve at the state and local level (museum operating grants, digitization)
- One-time public programming for 2026
- Public engagement

Ultimately, their goal is to create resources for use by the state, similar to the suffrage centennial toolkits in 2020. These include marketing media packages, a state-level website (currently there is only a single page on the WSHS website), a calendar of events, and toolkits which will include education resources and turnkey exhibit templates.

If the committee is not granted funding, then the scope will be extremely limited and potentially non-existent. Keep an eye on this space as there should be more information to come.

HPC relevant notes

There is a digitization effort by the Washington Rural Heritage program that seems like a good partner for the LPL if they aren't already a member. They provide digitization grant assistance as well as a centralized and accessible repository for the digitized heritage objects.

The Northwest Digital Heritage organization is a part of the DPLA and is another repository of digital heritage. However, they have a much higher standard of quality for metadata and provide no digitization assistance.

Chronicling America is a Library of Congress program to digitize local newspaper archives. Most newspaper archives are stored on microfiche or microfilm and digitization would greatly increase accessibility as well as survivability.

There are tensions surrounding appropriation and ownership for digitized heritage objects belonging to First Nation communities. Outreach is necessary and important, but there is growing interest in historic preservation among younger First Nation members.

When creating a program, don't forget that out of state visitor and residents do not have the same knowledge base as people who grew up in state. Every state has an "(insert state here) history" curriculum and planners will need to decide on what audience they want to reach.



Historic Preservation: Changing the Narrative

This seminar replaced the alternative materials seminar. -warning- this seminar carried a very obvious philosophical and propaganda-esque bent. As such, the notes for this session will be more colored than the other sessions and will try to focus on the implicit rather than explicit messaging.

The focus of this session was to try and identify the role of historic preservation when confronted with modern needs such as housing and equity. They identified 4 inherent values of historic places:

- Cultural Value
- Aesthetic Value
- Environmental Value
- Economic Value

Cultural Value

Historic preservation has an obvious equity problem. Modern preservationists are quick to point out how they are bending over backwards to try and preserve cultural heritage from historically marginalized communities. They loudly declare that historic preservation isn't racist and doesn't propagate racism. Then they pull up a dozen slides showing how in minority heavy areas, there are few, if any, protected historic sites.

The clash between purported values and actual practice is a struggle when dealing with communities that have other, more pressing concerns than historic preservation such as affordable, safe housing.

Furthermore, historic cultural significance within minority communities is often not tied to a specific historic building, and when it is, the architecture of the structure itself is often not relevant. For example, nearly all of Seattle's LGBTQ+ historic cultural heritage is no longer extant. The community was displaced multiple times so the exact location at any one time of a business or meeting place is often irrelevant. The former locations have often been demolished or remodeled in the intervening year, eliminating any hope of registry listing, which requires some level of historic integrity. When the tools of historic preservation actively prevent the protection of minority-cultural heritage, the pro-equity message loses a lot of credibility. There are efforts to move beyond physical structures in the historic preservation space, but we aren't there yet.

And finally, don't forget that many minority communities were not legally allowed to own property due to racial exclusion laws. It can be hard to protect a building which legally couldn't exist.

Aesthetic Value

"The aesthetic value of the built environment should never be taken for granted."

There was a reminder that aesthetic values change over time, and that as stewards of history, we have a responsibility to preserve all forms of architectural aesthetic so that appreciation of a certain style has an opportunity to develop.

Environmental Value

This was glossed over, but it essentially entails looking at the embodied carbon in the building as well as the actual operating cost when making decisions to preserve, rehab, or demo.

Economic Value

This topic constituted the majority of the seminar as it is the main driver of development activity. The economics of historic preservation often don't pencil out. The speakers are based in Seattle, so they brought many examples of historic properties that were listed on their local registry, but were demolished due to a "financial hardship" exception. In one example, the tax assessor valued the historic, and listed, structure at \$0 and the land at \$10M. The non-profit owners of the structure could not afford the property taxes and the fate of the historic property is currently in the air.

Often, property owners claim that they need at least 4-8 units for a rental property in the city to be economically viable as a business. Even in the best of scenarios, it is hard to imagine 8 units carved out of a historic home outside of congregate style housing for students with any sort of quality of place.

And all of this is before the actual costs of maintaining a historic property come into play.

Economic Pressures:

- Increased frequency of maintenance
- Higher cost of replacement materials and craftsmanship
- Increased land valuation
- Seismic retrofit

They also showed an example of how historic preservation could be economically viable, but at the expense of equitability. A property owner used Historic preservation grants to restore and convert an affordable housing apartment block into a boutique hotel.

The Housing Struggle

Intertwined with the economic struggle is the current fight for affordable housing across the country. Historic preservation is seen by many to be in direct opposition to affordable housing initiatives. The optics are a little rough when blocks of a city are set aside for preservation and those same blocks were the subject of exclusionary lending, zoning, or sales practices in the past. Especially if the narrative is that the space would otherwise go toward guaranteed affordable housing for historically marginalized people.

The AIA Seattle is actively antagonistic towards the Seattle historic preservation community because of their focus on affordable housing. Note, the Washington AIA is a valued partner with Seattle historic preservation, it is just the AIA Seattle organization.

The panel offered a few ideas on how to increase the density of historic properties:

- Subdividing existing buildings (separate entrances and facilities)
- ADUs (relatively expensive to build a new structure and requires free lot space)
- Dormers to increase square footage and reclaim attic space
- Physically move buildings and redraw lot lines
- Convert office towers to housing (and bypass the historic problem altogether)

They also offered a nebulous framework for the future if historic buildings are to survive:

- Increase assistance programs: current historic protection grants are difficult to qualify for or have weird restrictions
- Increase loans to single family home owners in historic properties
- Develop more effective anti-displacement strategies
- Increase MHA funds and outreach to keep people in their homes
- Invest in community cultural institutions for advocacy



Innovations in Preservation

This was a short and not particularly useful demo on how to use the CARE tool which calculates the lifetime carbon cost of rehabilitation vs demo. and new construction. (caretool.org) The demo took place in the Providence Academy chapel, which is a beautiful space but absolutely horrible as an educational setting due to the acoustics. There is no value in attending any other sessions in this location.



Collaborative Vision for a Collaborative Change

This seminar showed the progress and process for the renovation of the Wentachee Valley Museum and Cultural Center and how it fits into the overall growth of the Wentachee downtown.

The WVMCC is currently located in two adjacent federal-style post office buildings. The street entrances are imposing and not welcoming. They intend to build a lobby between the two buildings and change the entrance from the street to a park behind the museum. This is a great example of compatible but differentiable (standards 9 and 10). They will also undertake a large restoration project for the existing structures for a combined cost of \$30M. They also shared some techniques to encourage investment from developers, including creative allocation of tax credits by temporarily adding developers to the building ownership to qualify.

The Wentachee downtown currently has ~100 housing units. 2 new developments that are aiming to break ground early next year will add 605 new units. They have no grocery stores, no schools, no services in the downtown core so they have a big planning job ahead of them.



Report, Day 3

I was unable to attend any day 3 sessions.

Final Observations

This conference is not aimed at the HPC member. Most people I spoke to were surprised that the City would send us over staff in the planning department. Much of the conference was devoted to main street and downtown revitalization which we in the HPC are not involved in. I would not say the conference was zero value, but it certainly was of low value to me as an individual commission member. Staff planners would likely gain significantly more from the conference next year.

One thing that I heard repeatedly was how well integrated Clark County's preservation and downtown revitalization efforts are. There are county level grants for historic preservation and the county led register of historic places. The historic museum partners with many of the cities in Clark County and provides professional services at a level individual cities could not generate on their own. There are a lot of success stories from Clark County cities about their revitalization efforts and they appear to have a decent level of community involvement.

