



78th Street Heritage Farm Preservation and Maintenance Plan

Clark County, Washington

Final

August 2018

Prepared for
Clark County Community Planning
Vancouver, Washington



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Abbreviations and Acronyms

ADA	Americans with Disabilities Act
County	Clark County Community Planning
CCHR	Clark County Heritage Register
CDBG	Community Development Block Grant
CLG	Certified Local Government
DAHP	Department of Archaeology and Historic Preservation
EIFS	exterior insulated and finish system
FT	feet
FY	fiscal year
GFA	gross floor area
Heritage Farm	78 th Street Heritage Farm
HUD	U.S. Department of Housing and Urban Development
IBC	International Building Code
IEBC	International Existing Building Code
IECC	International Energy Conservation Code
N/A	not applicable
NFPA	National Fire Protection Association
NPS	National Park Service
NRHP	National Register of Historic Places
NTFP	National Trust Preservation Funds
QTY	quantity
SHPO	State Historic Preservation Office
SF	square feet
TPO	thermoplastic polyolefin
USDA	United States Department of Agriculture
WSU	Washington State University
VCT	vinyl composite tile

Executive Summary

This report presents a Preservation and Maintenance Plan for the 78th Street Heritage Farm. The plan assesses the conditions of the farm's historic contributing resources and provides recommendations on approaches to preservation and maintenance. Clark County Community Planning retained AECOM to prepare the plan.

The Clark County Poor Farm, now known as the 78th Street Heritage Farm, is listed in the National Register of Historic Places, the Washington Heritage Register, and the Clark County Heritage Register. Clark County operated a poor farm at the site from at least 1873 until 1943. The historic district is locally significant for its association with social welfare and early twentieth-century poor farm relief programs. The historic district is also significant as part of a network of mid-twentieth century, state-operated agricultural extension centers established to aid individual counties with agricultural research and development. Nine historic resources contribute to the district:

- Administration Building (1926)
- Garage (1926)
- Milk House (1936)
- Agricultural Shop (1962)
- Bunk House (c. 1925/c. 1955)
- Hog Barn (c. 1920/c. 1955)
- Machine Shed (c. 1930)
- Poor Farm Cemetery (1913)
- Hazel Dell Park (forested site only) (1950)

The farm's other buildings and structures do not contribute to the historic significance of the farm. The agricultural landscape contributes to the historic setting, but has changed over time.

The intent of this Preservation and Maintenance Plan for the 78th Street Heritage Farm is to provide means for documenting original construction and subsequent alterations and identifying current conditions. The plan makes prioritized recommendations for future work to buildings and the site that support the farm's operations and opportunities and help minimize loss, damage, or irreversible effects on historic resources. The plan is intended to guide ongoing stewardship and historic preservation, support the growth of educational and interpretive activities, and help Clark County make informed decisions about the utilization, upgrading, and maintenance of the historic buildings, the treatment of historic sites and setting, and interpretation planning.

The AECOM project team completed a visual assessment of the district's historic contributing resources in April 2018 to evaluate the existing conditions. Input gathered at a stakeholder engagement meeting in April 2018 informs the plan with clarifying explanations about building conditions and potential new uses for historic resources. Rough order of magnitude cost estimates are provided for recommendations for major work.

The following resource matrix provides a summary for each of the district's historic resources, including existing conditions and recommendations for immediate and long-term work, overall treatment approaches, and opportunities for new uses.

Photo	Resource	Condition	Recommendations			Opportunities
			Immediate	Long term	Overall	
	Administration 1926 Current Use: Offices	Good	Minor: Repair columns; cornice/trim; interior doors Major: Repair exterior wall	Minor: Clean exterior Major: Evaluate structure	Preservation/ Restoration	Caretaker's residence; restore main entrance
	Garage 1926 Current Use: Storage	Good	Minor: Repair siding and windows; repair cracks in wall Major: N/A	Minor: Clean exterior; remove electrical Major: Finish interior	Preservation/ Rehabilitation	Meeting space; classroom
	Milk House 1936 Current Use: Storage	Good	Minor: Replace rotten wood on door; repair cracks in wall Major: N/A	Minor: Clean exterior; paint; patch cracks Major: Finish interior	Preservation/ Rehabilitation	Meeting space; classroom
	Agricultural Shop 1962 Current Use: Shop	Fair	Minor: Repair windows, ceiling; infill chimney Major: N/A	Minor: Clean exterior; Major: Siding, roof	Preservation	No new use
	Bunk House c.1925/c.1955 Current Use: Vacant	Poor	Minor: Secure entries Major: Documentation	Minor: Interpretation Major: Reconstruct	Reconstruction	Reconstruct bunk house in original location to conceal utility pumps
	Hog Barn c. 1920/c.1955 Current Use: Storage	Poor	Minor: Repair/replace Joists; windows, door; stairs; paint Major: New foundation	Minor: Paint interior; remove abandoned electrical system Major: N/A	Preservation	No new use
	Machine Shed c.1930 Current Use: Storage	Fair	Minor: Repair posts and foundation Major: N/A	Minor: Repair siding, windows, header; paint Major: Roof	Preservation/ Rehabilitation	Interpretive exhibit; picnic/rest shelter
	Cemetery 1913 Current Use: Cemetery	Good	Minor: Install Interpretive sign Major: N/A	Minor: North access; boulder; burial directory Major: N/A	Preservation	Interpretation; Interpretive Trail
	Hazel Dell Park 1950 Current Use: Recreation	Good	Minor: N/A Major: N/A	Minor: Access to farm and trail; Interpretation Major: N/A	Preservation	Expansion; Access to Interpretive Trail

1. Introduction

The following subsections summarize the project objectives and project team.

1.1 Objectives

This Preservation and Maintenance Plan for the 78th Street Heritage Farm (Heritage Farm) assesses the conditions of the farm's contributing resources and provides recommendations on approaches to preservation and maintenance. Clark County Community Planning (County) retained AECOM to prepare the plan.

The Clark County Poor Farm, now known as the 78th Street Heritage Farm, is listed in the National Register of Historic Places (NRHP), the Washington Heritage Register, and the Clark County Heritage Register (CCHR). Clark County operated a poor farm at the site from at least 1873 until 1943. The site is locally significant because of its association with social welfare and early twentieth-century poor farm relief programs. The site is also significant because it was part of a network of mid-twentieth century, state-operated agricultural extension centers established to aid individual counties with agricultural research and development.

Since 2010, Clark County has been transitioning the property from its previous use as the Washington State University (WSU) Extension research facility to a center for community learning and sustainable agriculture. The farm is currently home to a variety of community-based agricultural activities and organizations, including the WSU Extension Services.

The intent of this Preservation and Maintenance plan is to provide a means for documenting original construction and subsequent alterations, identifying current conditions, and making prioritized recommendations for future work to buildings and the site. The plan also outlines alternative plans of action and funding requirements to help minimize loss, damage, or irreversible effects on the historic buildings.

Development of this plan involved review of existing documentation, completing the documentation and assessment of existing structures, conducting stakeholder outreach, and making recommendations on alternative plans of action. The plan will guide ongoing stewardship, support the growth of educational and interpretive activities, and help Clark County make informed decisions about the utilization, upgrading, and maintenance of the historic buildings, the treatment of the historic grounds, and archaeological and cultural resource management and protection.

The development of the Preservation and Maintenance Plan will also assist Clark County and its partners with navigating complex issues regarding the conflicts between the various stakeholders. The plan will take into account the needs of interested parties in relation to the historic buildings and landscape and will help guide Clark County with funding and infrastructure decisions.

1.2 Project Team

Several individuals contributed to the preparation of the Heritage Farm Preservation and Maintenance Plan.

AECOM

- Patience Stuart, MS, Architectural Historian/Project Manager
- Brandon Grilc, MS, Architectural Historian
- Alfred Voegels, AIA, PMP, LEED AP, Historical Architect
- Adriane Fowler Truluck, RLA, LEED AP, Historic Landscape Architect
- Kirk Ranzetta, Ph.D, Senior Architectural Historian

Clark County

- Jacqueline Kamp, AICP, Planner/Project Manager
- Sharon Lumbantobing, Planner

The Heritage Farm staff and Advisory Committee provided property access and valuable stakeholder input about the current and potential future use of the property's resources. Special thanks to the community for their enthusiastic engagement and to the following individuals:

- Joe Zimmerman, Farm Operations Specialist/Public Works

- Pat Lee, Program Coordinator/Public Works
- Bill Bjerke, Program Manager/Public Works, Parks
- Doug Stienbarger, County Director, WSU Clark County Extension
- Blair Wolfey, WSU Clark County Extension
- Rob Freed, Heritage Farm Advisory Board
- Kevin Tyler, Engineering Services Manager/Public Works

2. Methodology

The project was executed through three main components: a field survey and condition assessment, stakeholder engagement, and a report with recommendations.

2.1 Field Survey and Condition Assessment

Prior to fieldwork, AECOM reviewed existing documentation for the Heritage Farm, including historic designation, master planning, interpretation and permits. A review of historic aerial photographs and drawings that show the property's change over time from the historic period to the present is available in Appendix A.

AECOM conducted a field survey and condition assessment on April 12, 2018, to assess the condition of each contributing resource and its character-defining features. Using Condition Assessment Field Forms, project team members photographed and documented observations about the condition of building elements to complete a detailed evaluation and assessment (Appendix B).

Field observations included the following:

- Materials and construction methods of various building elements, including foundation, structure, roof, roof features, exterior cladding, trim, windows, entries, interior floor plans and materials, and lighting, mechanical, electrical, and plumbing systems
- Alterations to building elements
- Overall condition and deficiencies of building elements
- Recommendations for future work
- Immediate and long-term priorities and potential major or minor financial impact of recommended future work

During the field survey and condition assessment, AECOM also assessed the overall landscape and landscape elements to develop recommendations that may assist with Interpretive Trail planning to convey the historic district's significance.

2.2 Stakeholder Engagement

AECOM and Clark County are conducting public outreach with stakeholder groups to incorporate user input into the Preservation and Maintenance Plan. Three public meetings are associated with the project to engage stakeholders:

1. April 26, 2018. Heritage Farm Advisory Team Meeting. Clark County and AECOM provided a brief overview of project, described current conditions, and facilitated discussion to gather stakeholder input about the property's current, planned, and potential uses that relate to the treatment of historic properties.
2. August 8, 2018. Clark County Council Meeting. Clark County and AECOM will present an overview of the Preservation and Maintenance Plan and findings to the Clark County Council.
3. August 16, 2018. Heritage Farm Advisory Team Special Meeting. Clark County and AECOM will provide a brief overview of project and present the findings of the process. The Clark County Historic Preservation Commission will be invited to the meeting.

2.3 Report and Recommendations

This Preservation and Maintenance Plan uses the conventions for content and organization of a Historic Structures Report identified in the National Park Service (NPS) Preservation Brief No. 43, Preparation and Use of Historic Structure Reports.¹ Overall, the report provides a basis for making informed decisions for the site's ongoing stewardship and maintenance.

The report includes information from existing documentation in previous reports, which include the following:

- Clark County Poor Farm; Southwestern Washington Experiment Station Intensive Level Documentation of the Clark County Poor Farm buildings and Poor Farm Cemetery Remote Sensing Project, Clark County, Washington (2010)²
- 78th Street Heritage Farm Master Plan (2010)³
- 78th Street Heritage Farm Interpretive Trail Plan (2011)⁴
- Clark County Poor Farm; Southwestern Washington Experiment Station National Register of Historic Places Registration Form (2012)⁵

The report provides an assessment of building conditions and preservation priorities. It also provides recommendations based on the Secretary of the Interior's Guidelines for the Treatment of Historic Properties.⁶ The findings of the condition assessment and input gathered through stakeholder engagement meetings inform the recommendations. The report includes rough order of magnitude cost estimating for major work and identifies potential grant opportunities as funding for future work. Historic maps and aerial photographs, condition assessment field forms, and stakeholder input worksheets are included as appendices.

¹ Deborah Slayton, "Preservation Brief 43: The Preparation and Use of Historic Structure Reports," (Washington D.C.: National Park Service, U.S. Department of the Interior, Technical Preservation Series, 2005).

² SWCA Environmental Consultants, *Intensive-level Documentation of the Clark County Poor Farm Buildings and Poor Farm Cemetery Remote Sensing Project, Clark County, Washington* (Portland, OR: Clark County, WA, 2010).

³ Clark County, *78th Street Heritage Farm Master Plan* (Clark County, WA, 2010).

⁴ Clark County, *78th Street Heritage Farm Interpretive Trail Plan* (Clark County, WA, 2011).

⁵ Patience Stuart, Clark County Poor Farm; Southwestern Washington Experiment Station National Register of Historic Places Registration Form (U.S. Department of the Interior, National Park Service, 2012).

⁶ National Park Service (NPS). "Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings," 2017.

3. Site Overview

The following subsections provide an overview of the Heritage Farm site, including boundaries and setting; ownership, management, and operations; historic significance; and contributing and non-contributing resources within the historic district.

3.1 Boundaries and Setting

The Heritage Farm includes approximately 99 acres in the Hazel Dell vicinity between NE 78th and NE 68th Streets to the north and south, respectively, and between NE 19th and NE 24th Avenues to the east and west, respectively, approximately 0.5 mile east of Highway 99 and 0.7 mile east of Interstate 5. The property encompasses the Clark County Poor Farm historic district and shares the same boundary.



Figure 1. Aerial site plan of Heritage Farm (Clark County Public Works)

Hazel Dell is a community of around 19,500 people, located approximately 4 miles north of Vancouver in unincorporated Clark County, although the farm site has a Vancouver address and zip code.⁷ Although the Hazel Dell area historically was primarily agricultural, very few farmsteads remain. The farm is currently the largest single-owned parcel in Hazel Dell.⁸ The site comprises two separate tax lots that are both currently owned by Clark County: a 78.92-acre lot that contains all Heritage Farm and Experiment Station resources, the bulk of the farm landscape, the cemetery near the southwest corner of the district, and the 20-acre Hazel Dell Park at the southeast corner of the district.

The farm is located in both the Salmon Creek and Burnt Bridge Creek Watersheds. Cougar Creek, which is part of a Palustrine Scrub-shrub Seasonally Flooded wetland, runs east–west through the property. Hazel Dell Estates, a mobile home development, is adjacent to the west edge of the property.

3.2 Ownership, Management, and Operations

Clark County owned the property from 1871 until 1949, operating it as a poor farm during the majority of this time. The State of Washington began using the site in 1943 as the Southwest Washington Experiment Station and owned the property from 1949 until 2008. A 22-acre portion of the property, now Hazel Dell Park, was reserved for county ownership. In 2008, ownership transferred back to Clark County. In May 2016, Clark County Parks took over administration and operation of the farm. The state continues to use the property for the WSU Clark County Extension program.

In 2010, Clark County adopted a master plan that centers on the farm’s function as “an accessible agricultural, education and recreational community-based asset that [reflects] the area’s history and provide a healthy and sustainable environment.”⁹ The master plan was adopted based on the following community guided principles:

- Celebrate our agricultural heritage.
- Maintain WSU’s presence on the site through programs, research, and office facilities.
- Showcase and promote sustainable agricultural and building practices.
- Support agricultural research that supports sustainable farming practices.
- Enhance community wellness and inspire life-long learning.
- Promote community volunteerism.
- Integrate a variety of activities and resources that provide community access.

The Clark County Parks department maintains a partnership with WSU. Together, they oversee the following farm operations and programs:

- WSU Clark County Extension
- Master Gardener Foundation Organic Fields
- Community Gardens rental garden plots
- Clark County Food Bank Garden for the Community
- Roots to Road with small-scale farm training primarily for veterans in the Partners in Careers program.
- 4-H Restorative Community Service Food Bank Garden
- Agricultural research and education
- Local agriculture and business development
- Workshops on food safety and nutrition
- Food preservation education
- Health and wellness education

The non-profit group Friends of Heritage Farm receives and manages funds, donations, and endowments for the Heritage Farm.

⁷ U.S. Census Bureau, “Hazel Dell CDP, Profile of General Population and Housing Characteristics: 2010,” Demographic Profile Data, 2010.

http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_10_DP_DPDP1&prodType=table (Accessed April 27, 2018)

⁸ Clark County, Washington, “78th Street Heritage Farm,” website. <http://www.clark.wa.gov/farm/property.html> (Accessed April 11, 2018)

⁹ Clark County, 78th Street Heritage Farm.

3.3 Historic Significance

The farm is locally significant for its association with social welfare and early twentieth-century poor farm relief programs. Counties operated poor farms throughout the United States until the system was reorganized in the 1930s and then largely discontinued following the Roosevelt administration's passage and implementation of social security legislation. Clark County operated a poor farm on the historic district property from as early as 1873 until 1943, although the earliest remaining resource in the district, the cemetery, dates to 1913. The district is representative of the commitment to poor relief that was shouldered by counties prior to the federal government's assumption of social welfare responsibilities.

In addition, the farm is locally significant for its association with mid-twentieth-century state-operated agricultural extension centers implemented to aid individual counties with agricultural research and development. Washington State College (now WSU) established the Southwestern Washington Experiment Station on the property to "increase production of agricultural products in Clark County by determining the adaptability of new crops and by developing improved varieties, cultural practices and fertilizer recommendations for the important agricultural soils of the region."¹⁰ The station conducted research in commercial vegetables and fruit crops, insect and disease control, fertilizer development, irrigation, animal science, soils, seeds, Christmas trees, and other horticultural studies.¹¹ The historic district conveys this significant contribution to local agricultural growth and is representative of the agricultural research and education provided to local farmers in Clark County and the Southwest Washington region.

Overall, the farm retains integrity of setting, materials, association, and feeling. Although some alterations occurred to the exterior of the Administration Building and stabilization efforts have occurred to some outbuildings, the district also retains integrity of design and workmanship. Two buildings, the Bunk House and Hog Barn were re-located during the period of significance to other areas of the same property, but the district still maintains integrity of location. The agricultural landscape and associated buildings and sites convey the historic significance of the property's association with welfare support and agricultural development throughout its use as the Clark County Poor Farm (1913-1943), and the Southwestern Washington Experiment Station (1943-1966). Although the poor farm existed on the property prior to 1913 and state agricultural research occurred after 1966, this period of significance is most reflective of the existing significant resources that comprise the historic district.

3.4 Contributing and Non-Contributing Resources

The Clark County Poor Farm historic district comprises 99 acres, most of which is agricultural farmland. The historic district has 19 resources, including 14 buildings, 3 sites, and 2 structures. Nine of these resources are historic and contribute to the historic district, while the others are considered non-contributing to the district. The resources are grouped into five clusters based on geographic location and resource type:

Administration buildings

- Administration Building (contributing)
- Garage (contributing)
- Milk House (contributing)

Greenhouses and Agricultural buildings:

- Agricultural Shop (contributing)
- Tool Room (non-contributing)
- Head House (non-contributing)
- Pesticide Shed (non-contributing)
- Greenhouses cluster (non-contributing)

Central outbuildings

- Machine Shed (contributing)
- Bunk House (contributing)
- Hog Barn (contributing)
- Well House (non-contributing)
- Greenhouse (non-contributing)

¹⁰ Clark County Historical Society, "Memorandum of Understanding between the Experiment Station, State College of Washington and the County Commissioners and Welfare Department of Clark County, 1943" in "Farm, Clark Co, 1944-1946," Book V, Page 470-473

¹¹ Washington State University (WSU) Libraries, Archives 72, Southwestern Washington Research Unit Records 1943-1975, Finding Aid. <http://www.wsulibs.wsu.edu/MASC/finders/UA72.htm> (Accessed April 27, 2018).

Cemetery

- Poor Farm Cemetery (contributing)

Hazel Dell Park

- Forested Pasture site (contributing)
- Picnic Shelter (non-contributing)
- Picnic Shelter (non-contributing)
- Bathroom (non-contributing)
- Utility Shed (non-contributing)

The contributing resources and agricultural landscape convey their association with the farm’s early twentieth-century history as the Clark County Poor Farm and the farm’s mid-century history as the Southwestern Washington Experiment Station.

At the direction of Clark County, this Preservation and Maintenance Plan provides a condition assessment and recommendations for those resources that contribute to the historic district. The overall landscape and setting is also included in this document as it relates to future planning for an Interpretive Trail at the farm.



Figure 2. Contributing resources to Clark County Poor Farm Historic District.

4. Historic Context

The following historic context is largely excerpted from the Clark County Poor Farm Historic District NRHP nomination, prepared in 2012 by Patience Stuart, and the Intensive-level Documentation of the Clark County Poor Farm buildings and Poor Farm Cemetery Remote Sensing Project, prepared in 2010 by SWCA Environmental Consultants.¹²

4.1 Anderson Donation Land Claim

The historic district property was originally part of the William Reese Anderson and Sarah Jane Anderson Donation Land Claim. William Anderson was born in 1822 in Washington County, Virginia, and arrived in Oregon around 1848. In 1851, he married Sarah Jane Sturgess, a 14-year-old woman who lived in Clackamas County, Oregon. They lived in Linnton, Oregon, a small settlement along the west shore of the Willamette River, downstream from Portland. Federal land records show that the Andersons secured a Donation Land Claim north of Vancouver in 1865.¹³ The Andersons, including their 13 children, were important early pioneers of the Hazel Dell area.¹⁴ The family donated land for education, and roads and schools have since been named in their honor.¹⁵ In 1871, the Andersons forfeited 100 acres of their Donation Land Claim to Clark County due to a sheriff's bond held against the property in the late 1860s. By 1873, this tract was established as the Clark County Poor Farm and remained in county ownership until 1949. The property returned again to county ownership in 2008.

4.2 Clark County Poor Farm

The following subsections discuss the historic context of poor farms in the United States and the Clark County Poor Farm, including its construction history, social and agricultural history and the cemetery.

4.2.1 Poor Farms in the United States

Poor farms in the United States resembled a British model, which placed responsibility on the local community to care for its impoverished citizens.¹⁶ Local church parishes often held this responsibility in England.¹⁷ In the United States, local government managed the care of those in poverty. The purpose of the poor farm was "to be a place, supported by the local community, where the intelligent poor, unable to support themselves, may find comfort in their old age, and for the relief of the intelligent, indigent adults of any age."¹⁸ However, the implementation of poor farms often resulted in unsatisfactory and unsanitary conditions. Residents, generally referred to as "inmates," were commonly mistreated. In Olympia, Washington, in 1925, a 76-year-old inmate of the Thurston County Poor Farm set the barn on fire at the claiming that he was "driven to it by alleged mistreatment at the hands of the superintendent."¹⁹ Harry C. Evans' 1926 book, *The American Poorfarm and its Inmates*, provides a diatribe against the existence of poor farms. He asserts that "living in this mess of insanity and depravity, this prison place for criminals and the insane, are several thousand children and respectable, intelligent old folk, whose only offense is that they are poor."²⁰ Although physical abuse was not common, Evans implied that inmates unable to work were generally ignored and neglected, and that "little opportunity [was] made to amuse or entertain them."²¹

Poor farms, developed as a social welfare system, were wrought with politics, financial constraints and social stigmas against elderly and indigent persons. Jane Morrison and Julie Koler's NRHP documentation for the Multnomah County Poor Farm in nearby Troutdale, Oregon, describes the intentions and shortcomings of the Poor Farm system. "Public health and welfare institutions of the early twentieth century were distinguished by the concept of self-sufficiency through farm operations, a secondary purpose of which was to provide inmates of the

¹² Stuart; SWCA.

¹³ United States of America, "William R Anderson and Wife Land Patent," December 22, 1865.

¹⁴ "Marilla Anderson Gardner, "Reflections on Pioneer Life in Hazel Dell, WA," 1934-35.

¹⁵ Gardner, 1934-35.

¹⁶ Timothy B. Askin, "Oregon's Forgotten Public Social Welfare Institutions: the Oregon State Hospital and the Multnomah county Poor Farm as Case Studies in the Challenge of Preserving Stigmatized Places," (Master's thesis, University of Oregon, 2010), 49.

¹⁷ Ibid, 49.

¹⁸ Harry C. Evans, *The American Poorfarm and its Inmates*, (Des Moines, IA: Loyal Order of Moose, et al, 1926), 7.

¹⁹ "Inmate Admits Arson," *The Oregonian*, Nov. 3, 1925, 23.

²⁰ Ibid.

²¹ Ibid.

institution healthful occupation in a rural environment.”²² Despite intentions of financial autonomy, only 18 farms in the United States were reported to be financially self-supporting in 1923-24.²³

Evans provided an analysis of poor farms throughout the United States with details for each individual state and selective case study summaries of individual facilities. In 1926, Washington had \$1,677,828 invested in 24 poor farms for 862 individuals, 87 percent of whom were male.²⁴ ²⁵ Ten of the farms had 10 or fewer inmates. The operation costs of these smaller facilities were estimated to be more than twice as expensive per person as larger facilities.²⁶ Of the seven Washington poor farms included in the summary, all but King County’s facility were cited as poorly maintained and unsanitary, with unclean conditions, cesspools, vermin, and fire hazards.²⁷ King County, apparently was “the only poor farm in the state where inmates [had] a clean sheet a week.”²⁸

A variety of financial and contract systems were used to operate the poor farms. Contracts may have included a county-appointed superintendent that received a salary, a lease agreement to rent the property, or a contract bid to operate the facility. In some situations profits from selling the farm produce were counted as county revenue, while in other situations, these profits went to the superintendent as part of the payment structure. Often extremely low bids were accepted and operators only made money by “grossly neglecting his charges.”²⁹ The operator may have been paid a stipend for each inmate, and was given ownership of the farm production and profits from selling produce.³⁰ The financial system at the Clark County Poor Farm varied. Documentation shows that at times, the superintendent was paid a salary to oversee the farm. Stipends were allocated for the inmates, but profits from selling produce were deposited as county income.³¹ In the 1940s, however, the superintendent rented the property from Clark County for farm production and his own profit.

Poor farms began to decline in the 1930s as other, national services became available to serve those facing poverty. Morrison and Koler state that “labor laws, old age pensions, and poor relief—when combined with a growing concern for sanitation and health care—made the undifferentiated workhouse (poor farm) a primary target for early twentieth Century reform.”³² The Social Security Act of 1935 had the largest impact on discontinuing the need for county-funded poor farms by providing a federal system to support the nation’s increasing elderly and retired workers. State welfare pensions for the elderly were practically non-existent before 1930.³³ During the Great Depression, poverty among the elderly increased dramatically and could not be ignored. By 1935, thirty states had passed legislation to develop old-age welfare pension programs.³⁴

A summary of the Social Security Administration’s history summarizes the threshold of change that influenced the development and implementation of a new federal aid program:

As 1934 dawned, the nation was deep in the throes of the Depression. Confidence in the old institutions was shaken. Social changes that started with the Industrial Revolution had long ago passed the point of no return. The traditional sources of economic security: assets; labor; family; and charity, had all failed in one degree or another. Radical proposals for action were springing like weeds from the soil of the nation’s discontent. President Franklin Roosevelt would choose the social insurance approach as the ‘cornerstone’ of his attempts to deal with the problem of economic security.³⁵

The extreme poverty and economic dependence caused by the Great Depression catalyzed several social movements to initiate programs that ensured minimum family incomes, monthly pensions for the elderly, and reform for state economies.³⁶ President Roosevelt addressed economic security concerns by initiating a Social Insurance Movement and the eventual passing of the Social Security Act in 1935. The federal Social Security Act provided programs for general welfare and income and benefits for retired workers, and was paid for through

²² Jane Morrison and Julie Koler, “Multnomah County Poor Farm National Register of Historic Places Registration Form,” U.S. Department of the Interior, National Park Service, 1990, Sec. 8, p. 2.

²³ Evans, 20.

²⁴ Ibid, 83.

²⁵ Ibid 102-103.

²⁶ Evans, 102-103.

²⁷ Ibid.

²⁸ Ibid, 84.

²⁹ Ibid, 16.

³⁰ Clark County Board of County Commissioners, financial records. (Clark County Community Planning).

³¹ Ibid.

³² Morrison and Koler, Sec. 8, p. 6.

³³ Social Security Online, “Historical Background and Development of Social Security.”

<http://www.ssa.gov/history/briefhistory3.html> (Accessed April 27, 2018).

³⁴ Ibid.

³⁵ Ibid.

³⁶ Social Security Online.

Federal Insurance Contributions Act taxes.³⁷ Benefit payments began in 1937 in annual lump sums, and monthly benefits were initiated in 1940.³⁸

4.2.2 Clark County Poor Farm (1913-1943)³⁹

Beginning in 1873, Clark County operated a poor farm on the nominated property, although a two-story Colonial Revival house, constructed circa 1898, is the earliest known building to house poor farm residents. An 1898 article in the *Vancouver Independent* states that Clark County had built a \$3,000 house on the poor farm property.⁴⁰ The superintendent also built a wagon shed “to take care of the wagon which former superintendents allowed to stand out in the weather until it was all but ruined.”⁴¹ These resources no longer remain on the property.



Figure 3. Original Poor Farm building, constructed circa 1898. This building was destroyed by a fire in 1923 prior to the construction of the 1926 Administration Building and related resources. (Clark County Community Planning)

In 1898, the property served 16 poor farm inmates, including 9 children, with approximately 7 acres of land in cultivation.⁴² Census records for 1910 show Andrew Remington and his wife operating as Poor Farm superintendents with Delia Steelman, age 13, as a servant for the eight inmates. The majority of the inmates were between the ages of 50 and 78 aside from three young siblings ages 1, 3, and 8.⁴³ Census records from 1920 list Edward J. Harris as Superintendent with his wife and three sons also living at the farm.⁴⁴ Hattie Robertson, 57 years old, is listed as a servant. Thirteen inmates were included in the 1920 Census, all between the ages of 53 and 88.⁴⁵

The early poor farm residential building burned in a May 1923 fire. An article in the *Morning Oregonian* reported that “the Clarke [sic] county poor house, a one-story frame building, three miles north of Vancouver, was destroyed by fire . . . with a loss estimated at \$5,000. Fourteen men, the inmates of the institution, and two women cooks were removed to safety.” The inmates were sent to the county “pest house,” an antiquated term for

³⁷ Social Security Online.

³⁸ Ibid.

³⁹ The introductory paragraphs to the section “Clark County Poor Farm (1913-1943)” in this document are largely paraphrased from the document by SWCA Environmental Consultants, *Intensive-level Documentation of the Clark County Poor Farm buildings and Poor Farm Cemetery Remote Sensing Project*, Clark County, Washington (Portland, OR: Clark County, WA, 2010), 4-9.

⁴⁰ “The County Farm,” *Vancouver Independent*, June 16, 1898, in *The County Farm Cemetery, Clark County, Washington*, by Rose-Marie Harshman, Kitty R. Oman and Mary Snell, 2001, 1.

⁴¹ Ibid.

⁴² Ibid.

⁴³ “1900 U. S. Census of Clark Co. Poor Farm #49/49,” in *The County Farm Cemetery, Clark County, Washington*, by Rose Marie Harshman et al. (Vancouver WA: Self published, 2001), xxi.

⁴⁴ Ibid.

⁴⁵ Ibid.

a hospital for those with communicable diseases, meaning “house of pestilence.” This temporary facility was located approximately 6 miles east of the property off of what is currently Fourth Plain Boulevard.⁴⁶

Discussions about rebuilding the Poor Farm residence began almost immediately, and by November 1923, Clark County Commissioners had proposed erecting a “two story fireproof building 75 by 100 feet in size, with foundations strong enough to carry a third story. The structure [would] be strictly modern as to conveniences and sanitation.”⁴⁷ However, paying for the building proved to be a challenge. The appropriation of \$25,000 for construction costs was vetoed by Clark County commissioners in 1925.⁴⁸ The argument supporting the veto suggested that the land, located near the then recent construction of the Pacific Highway, was far too valuable for a county use.⁴⁹ The commissioners argued that the potential value of the property sale could have been used to purchase a new plot of land and pay for construction without expense to taxpayers.⁵⁰

However, in 1924, Clark County commissioners approved funds and allocated \$80,000 “for the construction and equipment of a building to be erected upon the farm ... for housing the aged and infirm.”⁵¹ The money was appropriated for construction, but the Commissioners choose to delay construction and discuss bond financing to secure the budget. Portland architect William Wallace Lucius prepared plans and specifications for a Poor Farm building in 1924, and was paid \$2,000 for his services.⁵² Lucius practiced architecture in Portland from 1913 to c. 1932, and was in a partnership with architect Earl G. Cash from 1923 to 1926.⁵³ Lucius did not become the architect of record for the Poor Farm, presumably because his business partnership with Cash ended around the same time Clark County was prepared to move forward with the building’s construction.⁵⁴

4.2.3 Construction of Poor Farm Administration Building

In January 1926, Clark County entered into a contract with the Portland architecture firm of DeYoung and Roald Architects to design a new Poor Farm facility to replace the one that had burned in 1922. James W. DeYoung (active from 1909 to 1959) and Knud A. Roald (active from 1910 to ca. 1960) worked in partnership from 1919 until 1930 and were responsible for the designs of several buildings in Washington and Oregon, particularly in Portland, OR.⁵⁵ Some of their designs, such as the New Heathman Hotel, at 712 SW Salmon Street in Portland, built in 1927, the Paramount Theater, at 1037 SW Broadway, built in 1927, and the Children’s Farm Home School in Benton County, Oregon, built in 1926, are listed in the NRHP.⁵⁶

DeYoung arrived in Portland in 1907. He worked as a draftsman for Doyle & Patterson in 1909, and as a superintendent and architect for the L.R. Baily Company from 1911-1917 before partnering with Roald.⁵⁷ When the partnership dissolved in 1930, DeYoung continued practicing by himself until 1959.⁵⁸

Roald arrived in Portland in 1910, where he worked as a draftsman for Henry Hefty, David Chambers Lewis, and later for the L.P. Bailey Co., Architects and Builders.^{59 60} After working with DeYoung, Roald practiced on his own until the early 1940s, when he went into partnership with John T. Schneider. After World War II, he formed a new partnership known as Roald, Schmeer, & Harrington (with Millard H. Schmeer and Elmer G. Harrington). Roald retired in 1963 and died in 1965.^{61 62}

The style chosen for the Poor Farm Administration Building and Garage is a scaled-down iteration of the Italian Renaissance style, commonly used for government buildings and large-scale commercial buildings. Identifying features of the style include a low-pitch hipped roof often clad in tile, arches above doors, and small classical columns or pilasters supported entrances and porches.⁶³ The Italian Renaissance style evokes a sense of

⁴⁶ “Poorhouse is Burned,” *Morning Oregonian*, May 4, 1923, 1.

⁴⁷ “Poorhouse to be Built,” *Sunday Oregonian*, Nov. 11, 1923, 18.

⁴⁸ “Fund for Poorhouse Vetoed,” *The Sunday Oregonian*, June 28, 1925, 7.

⁴⁹ *Ibid.*

⁵⁰ *Ibid.*

⁵¹ Clark County Board of County Commissioners, Resolution, May 7, 1924.

⁵² *Ibid.*

⁵³ Richard Ellison Ritz, *Architects of Oregon* (Portland, OR: Lair Hill Publishing, 2002), 262-263.

⁵⁴ *Ibid.*

⁵⁵ Ritz, 335.

⁵⁶ Oregon Historic Sites Database, 2012. http://heritagedata.prd.state.or.us/historic/index.cfm?do=v.dsp_main (Accessed April 27, 2018)

⁵⁷ Ritz, 101.

⁵⁸ *Ibid.*

⁵⁹ Ritz, 334-335.

⁶⁰ Michelle L. Dennis, “Children’s Farm Home School, National Register of Historic Places Nomination Form,” Washington D.C.: National Park Service, 2008, Sec. 8, p. 7.

⁶¹ Ritz, 334-335.

⁶² Dennis, Sec. 8, p. 7.

⁶³ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2006), 397.

responsibility, orderliness, and prosperity.⁶⁴ These institutional characteristics were achieved through the massing and ornamentation of the Clark County Poor Farm Administration Building and its contemporary subordinate buildings, the Garage and Milk House.

DeYoung and Roald's architectural specifications called for "a building 105 x 45 feet, of stucco construction, one story, except at the center, where an upper story will be built containing five rooms for the use of the superintendent and his family. The structure will contain dormitories for men and women, kitchen, dining room and living room, and will house 35 inmates."⁶⁵

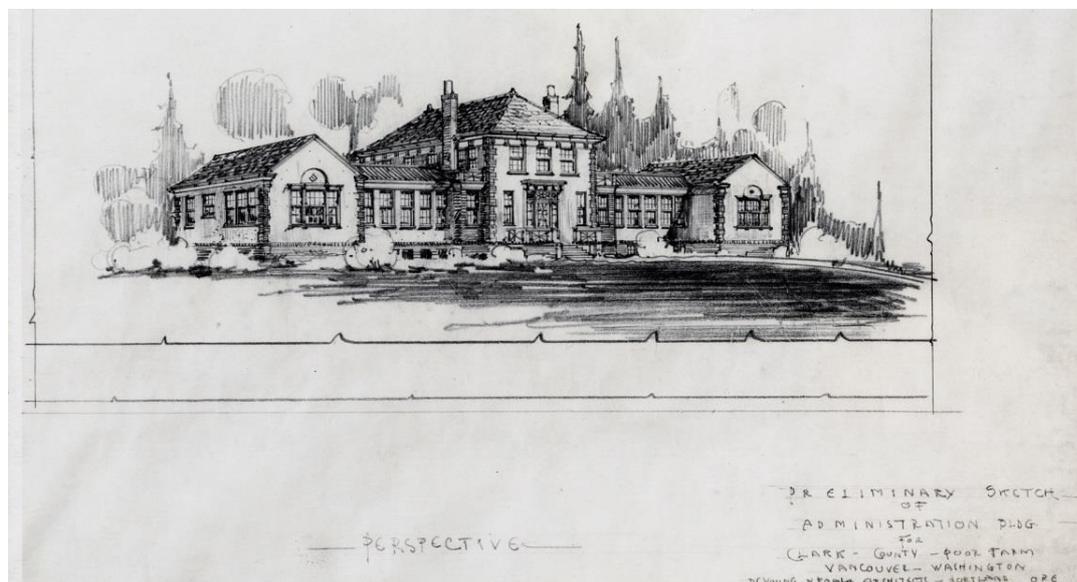


Figure 4. Preliminary Sketch of Administration Building, Roald DeYoung Collection (Oregon Historical Society)

A 1926 insurance policy for the property described the building as a "two story brick and tile roof composition dwelling house building."⁶⁶ Issued in 1928, an additional policy covered the barn building known as the "Private County Barn," which was the wood gambrel roof building that was demolished in 1963.⁶⁷

The Clark County Board of Commissioners called for contractor bids for building construction in January 1926.⁶⁸ The project budget was \$25,000, although at the hearing, several commissioners still protested against the project, due to the possibilities of other uses at the site.⁶⁹ Anderson Construction, a Portland construction company, was awarded the contract with a bid of \$21,481 and began construction in March 1926.⁷⁰ Construction moved quickly. By March 11, the excavation had been completed, and forms for the concrete were in place.⁷¹ The company completed the project in June 1926 and the building was scheduled to be occupied by June 21.⁷² The 4-bay garage was part of this construction.⁷³ Clark County appointed Mr. and Mrs. W. L. Vest as Superintendent and Matron of the "County Farm" in January 1925 while the residents were still at their temporary location.⁷⁴ The residents transferred back to the Poor Farm property. The facility on Fourth Plain Boulevard was replaced in 1933 with the Clark County Hospital.⁷⁵

⁶⁴ SWCA Environmental Consultants, 5

⁶⁵ "Portland Bid Accepted," *The Sunday Oregonian*, Feb. 7, 1926, 12.

⁶⁶ Providence Washington Insurance Company, Standard Fire Insurance Policy No. 266390, June 10, 1926 (Clark County Community Planning).

⁶⁷ Firemen's Insurance Company, Standard Farm Property Form Policy No. 669018, Feb 20, 1928.

⁶⁸ "Clark Board to Open Bids," *Morning Oregonian*, Jan. 16, 1926, 2.

⁶⁹ Ibid.

⁷⁰ "Portland Bid Accepted," *The Sunday Oregonian*, Feb. 7, 1926, 12.

⁷¹ "Progress Made on County Farm," *The Columbian*, March 11, 1926.

⁷² "Poor Farm Buildings Completed," *Morning Oregonian*, June 15, 1926, 17.

⁷³ "New Buildings Completed and Accepted by Clark County Commissioners at Clark County Poor Farm," *Vancouver Chronicle*, June 15, 1926, in *Vancouver Area Chronology*, ed. by Carl Landerholm, (Vancouver, WA: Clark county Historical society, 2002), A.E. 253.

⁷⁴ Clark County Board of County Commissioners. "County Commissioner Meetings Archives," January 13, 1925.

⁷⁵ "Construction of the Clark County Hospital was begun on the site of the former 'pest house' at St. Johns Road and 'I' street, Vancouver," *Vancouver Chronicle*, Jan. 21, 1933, in *Vancouver Area Chronology*, ed. by Carl Landerholm, (Vancouver, WA: Clark County Historical Society, 2002) A.E. 276.



Figure 5. Administration Building, circa 1940 (Clark County Community Planning).

4.2.4 Social and Agricultural History of Clark County Poor Farm

A 1926 article describing the progress on the new building indicates that the Poor Farm had about 50 acres under cultivation in hay, grain and potatoes, and a large garden was also planned to supply food for the residents.⁷⁶ Livestock maintained at the farm included 11 cows, 38 chickens, and an unreported number of hogs. The article explained that all the labor on the farm, including harvesting crops and cutting wood, was performed by county prisoners.⁷⁷ Dairy farming was also an important aspect of the Poor Farm. The property included a dairy barn and a herd of Guernsey cattle.⁷⁸



Figure 6. Clark County Poor Farm / Southwestern Washington Experiment Station, circa 1945. View is facing northeast from south ridge of property (Clark County Community Planning).

Newspaper articles from various years provided accounts and observations of operations costs, crops, and resident conditions. For example, a 1932 *Morning Oregonian* article describes the farm's operations costs. The

⁷⁶ "Progress Made on County Farm," *The Columbian*, March 11, 1926.

⁷⁷ *Ibid.*

⁷⁸ "Guernsey Breeders to Tour," *Morning Oregonian*, Aug. 11, 1934, 2.

farm cost \$8,488 to operate in 1931 and provided an \$864 return on produce sales.⁷⁹ These numbers were used to admonish the farm superintendent who, according to the article, was considered “physically unable to do hard work and extravagant in his management of the farm,” which ideally would have been a self-sufficient operation.⁸⁰ A 1936 article in *The Columbian* provides a detailed account of the Poor Farm, its living conditions and recent improvements. There were 28 residents in 1936 between the ages of 47 and 88, including four women, and the building reportedly could accommodate up to 38 individuals.⁸¹ Recent renovations provided more privacy in the basement for the residents, as described in the 1936 newspaper article:

The basement once was mainly one large room, little more than a bare barracks space, where the men had their cots. There was no privacy. Now it is divided by cleanly-enamelled partitions. They are cubby-holes, to be sure, but they afford dearly-prized privacy of one-bed or two-bed rooms to the inmates.⁸²

Showers were also installed.⁸³ Other improvements included the construction of the Milk House to the east of the main Administration Building. This building was built to separate the milk-handling from the laundry, which were located together until this new construction.⁸⁴ The Milk House was also intended for vegetable storage.⁸⁵



Figure 7. Poor Farm buildings, from left to right: Administration Building, Garage, Milk House, Barn, date unknown (Clark County Community Planning)

The 1936 newspaper article continues with a description of the farm production. Under the direction of Superintendent John Gretsch, unlike the 1932 account, the farm was almost fully self-sufficient. Surplus produce was used for trade or distributed to other county facilities, such as the hospital.⁸⁶

The farm produces everything possible for its own use. The seven head of purebred dairy cattle which were on the farm when Gretsch took over have been increased to 16 head of purebreds, plus two steers and a heifer which are to furnish meat for the home this winter. Gretsch does his own butchering, and places the meat in cold storage until needed. The dairy furnishes butter and milk to both home and hospital. There are three big Chester White brood sows on the farm and a huge boar, along with a couple of shoats. Last year Gretsch butchered and smoked 13 hogs; this year there will be more after the summer litters. All year the home has had all the potatoes it could use, and now Gretsch is trading the surplus, at Scotchman's prices, for a hayrake he needs in the fields. The farm's strawberry patch turned out, in addition to all the fresh berries that were needed, 840 pounds of frozen berries both this year and last – enough so that the inmates have had fresh berries every Sunday this year. The farm's 750 chickens supply it with eggs, and 13 turkeys will provide repasts at the traditional feast days next fall. The farm's truck garden supplies it with fresh vegetables in season; and 2700 quarts are canned by hand each year to tide over during winter. The farm owns a team of horses and a truck but no tractor.

⁷⁹ “Candidates Put on Grill,” *Morning Oregonian*, Oct. 13, 1932, 20.

⁸⁰ *Ibid.*

⁸¹ “County Farm,” *The Columbian*, June 19, 1936.

⁸² *Ibid.*

⁸³ *Ibid.*

⁸⁴ *Ibid.*

⁸⁵ *Ibid.*

⁸⁶ *Ibid.*

The work is done by Gretsch and his hired hands, assisted by such of the inmates that are able-bodied.⁸⁷

Poor Farm residents who could work were expected to contribute to farm production. In addition, Mr. and Mrs. Gretsch had two paid assistants at the Poor Farm.⁸⁸ Newspaper documentation suggests that prisoners from the county jail were also brought to the property as temporary laborers, and on some occasions, escaped while under the superintendent's supervision.^{89 90}

The reporter continues with remarks about the living conditions for the residents:

As for conditions at the home, they appear to be reasonably good, considering the fact that the inmates are persons who are coming to the end of the trail in empty purses and discouragement in one way or another. . . . But they have a warm and fairly comfortable place to stay and it is kept sanitary kitchen, laundry and other facilities and the general atmosphere seems to be peaceful. Several of them said they were mighty glad to have been able to come to such a place.

The living situation may not have been as positive as the *Columbian* reporter described in 1936. Clark County Poor Farm resident L. B. Lamar wrote a letter to the editor of *The Oregonian* in October 1932.⁹¹ Excerpts from this article describe the collective experience of "that peculiar pseudo eleemosynary, quasi-panel institution, the poor farm," as having one's life erased from the social world.⁹² The inmates' "commitment to a home or farm maintained at public expense marks their virtual erasure from the list of remembered names, of remembered faces, or remembered accomplishments. Concerned by the loss of identity in this system, he lamented that "their past is easily forgotten. Their present is but a fleeting of dismal hours. Their future is horizoned by a potter's field."⁹³ Lamar also acknowledged the political disagreements and budgeting challenges surrounding County supported poor farms and that such debates became especially evident during elections.⁹⁴

In 1938, the management of the poor farm was reorganized, and the operation of the farm was moved from the former Clark County Indigent Department to the newly formed Clark County Welfare Department under the supervision of Clark County Institutional Manager who oversaw operation of the poor farm, county hospital, and county clinic.⁹⁵ A report from 1938 indicates that the farm then had 12 cows, 21 pigs, 100 chickens, 350 chicks, and two horses.⁹⁶ A similar report from the following year indicates that the farm cared for 30 residents, had one part-time four full-time employees, and operated at a cost of 70 cents per inmate per day.⁹⁷

Although the Poor Farm property began its transition to becoming the State Extension facility in 1943, the property continued to operate as a residence for the elderly for a short time longer as the Evergreen Convalescent Home.⁹⁸ A 1946 article in *The Clark County Sun* indicated that R.W. Brossard had been leasing the property from Clark County since 1943 and continued to operate the residence "as a home for old people."⁹⁹ Brossard's lease agreement includes an inventory of the farm, including food supplies, sundries, furniture, bedding, tools and equipment.¹⁰⁰ Twenty rocking chairs and 7 upholstered arm chairs are listed in the inventory, as well as 57 straight chairs and various quantities of bedding sheets, pillows and blankets.¹⁰¹

A 1943 sketch of the property illustrated the house and garden near the northwest corner, with the barn lot adjacent and corn fields in the northeast corner.¹⁰² Two long narrow pastures enclosed with electric fence were located to the south on either side of the farm's central road. A large vegetable garden was at the center of the property along the east side of the road, while 14 acres on the west side was fenced off for the state experiment

⁸⁷ "County Farm," *The Columbian*, June 19, 1936.

⁸⁸ Ibid.

⁸⁹ "Prisoner Makes Escape," *Morning Oregonian*, June 18, 1925, 4.

⁹⁰ "Prisoner Walks Away," *Morning Oregonian*, Aug. 6, 1926, 3.

⁹¹ L.B. Lamar, letter to the editor, *Morning Oregonian*, Oct. 4, 1932, 4.

⁹² Ibid.

⁹³ Ibid.

⁹⁴ Ibid.

⁹⁵ Clark County Welfare Department, Bulletins / Worksheets Folder, Clark County Hospital and Poor Farm Box 1, Clark County Historical Museum.

⁹⁶ Clark County Welfare Department.

⁹⁷ Ibid.

⁹⁸ United States Coast and Geodetic Survey, *Planimetric Map – Portland Area* (Washington D.C.: U.S. Coast and Geodetic Survey, 1947), 7.

⁹⁹ "Inclusion of 75 More Acres Asked," *The Clark County Sun*, June 14, 1946.

¹⁰⁰ "Inventory Clark County Farm March 31, 1944," Clark County Historical Society, Farm, Clark Co, 1944-1946, Book X, Pg. 11-14.

¹⁰¹ Ibid.

¹⁰² "Memorandum of Understanding between the Experiment Station, State College of Washington and the County Commissioners and Welfare Department of Clark County," Clark County Historical Society, Farm, Clark Co, 1944-1946, Book V, Page 470-473.

station. An alfalfa field was located just south of this area. Clover and stubble were identified on the hill beyond the Central Outbuildings grouping and to the east of the vegetable garden. What would become Hazel Dell Park at the southeast corner of the property was fenced off as pasture and woods, with another 14 acres fenced off to the west for the state experiment station beyond the crest of the hill. The cemetery is delineated along the west edge of the property, although it overlaps into the state's southern research plot.

Historic photographs from 1947 show two cylindrical wood hoop silos located near the barn. Silos had an important function on the farm, described as "an essential addition to the farm equipment," and were used for storing and utilizing feed for livestock.

Washington and Oregon's state extension programs both published instruction manuals on constructing wood silos for farm owners. An instruction manual published in 1926 by the State College of Washington (later WSU) Extension Service recommended wood hoop silos as "one of the best, cheapest and most efficient types."¹⁰³

The circular shaped silo has been found to be the best, as it is easiest to fill, can be packed evenly and is easily constructed without any framing. It also has the greatest capacity for a given amount of material. Locate it close to the barn, preferably outside except under special conditions, and readily accessible from the feeding alleys of the barn. Have the filling door at the top accessible from the cutting and filling machinery so as to be conveniently filled as possible. Place the doors next to the feeding alley.¹⁰⁴

The 1926 manual provided detailed instructions on how to construct serviceable and affordable homemade silos. The silos required a foundation of a poured concrete floor or, if the ground was hard and dry, a concrete perimeter ring. An open gap between the silo and roof would have served as ventilation for the fermenting silage (fodder) inside. The metal hoops that bound the staves together would be loosened in the fall as they swelled from the moisture of the fermenting silage, and tightened as the silage dried over the winter. In 1951, Oregon State College published its own instruction manual, *A Homemade Wood Silo*, focusing on the popularity of grass silage in the region. The manual asserted that "a roof is an absolute necessity" in the region.¹⁰⁵ Wood staves, as long as the height of the silo, were installed to make the silo as airtight as possible, including space for a door frame. Guy wires were used to anchor the structure.¹⁰⁶

¹⁰³ A. B. Crane and W. W. Henry, *Constructing a Wooden-Hoop Silo*, (Pullman, WA: Extension Service, State College of Washington, 1926), 4.

¹⁰⁴ *Ibid.*

¹⁰⁵ M.G. Huber and W. L. Giebeler, *A Homemade Wood Stave Silo* (Corvallis, OR: Oregon State College, Federal Cooperative Extension, 1951), 21.

¹⁰⁶ *Ibid.*

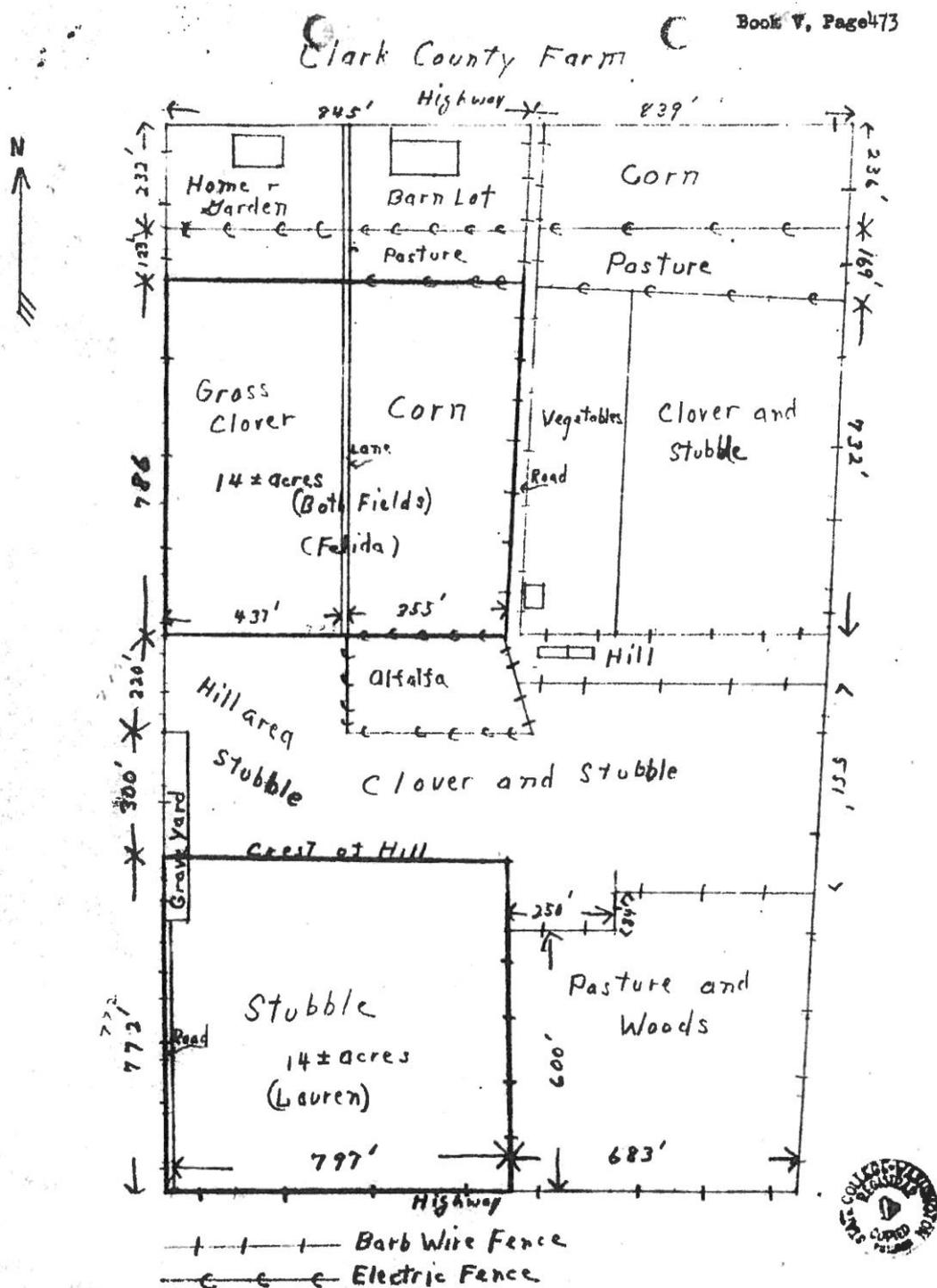


Figure 8. Site Plan of farm from 1943 Memorandum of Understanding between the Experiment Station, State College of Washington (now WSU) and the County Commissioners and Welfare Department of Clark County (Clark County Historical Society). The two lots leased to the state in this document are the two 14-acre squares shown at the left (west) edge of the plan that had Felida and Lauren soil types. What would become Hazel Dell Park was then identified as pasture and woods.

4.2.5 Clark County Cemetery

Platted and used for burials in 1913, the Clark County Cemetery is the earliest resource remaining in the district associated with the Clark County Poor Farm and marks the beginning of the historic district's period of significance. Records reviewed and collected by Rose Marie Harshman, Kitty R. Oman, and Mary Snell indicate that approximately 200 burials took place in the cemetery between 1913 and 1937.¹⁰⁷ Although several poor farm residents were buried in the cemetery, many of the burials are not associated with the poor farm. Funerals and

¹⁰⁷ Harshman et al., xii.

burial in the county farm cemetery were provided by Clark County for anyone whose relatives were unable to pay, up to \$35.¹⁰⁸ Often, transients, or those with no family or no known family who died were also buried at the county cemetery. Clark County negotiated deals with five local funeral homes to provide a basic funeral service, a simple, lidded pine coffin, and transportation of the body to the cemetery. Limber Funeral Home and Knapp's funeral home provided the majority of burials.¹⁰⁹ The grave markers were county-issued, metal stakes. An access road/path was completed from NE 68th Street to access the site in 1966. Reports indicate that several bodies were later transferred to other cemeteries by descendants who had funds to provide a different burial place.¹¹⁰

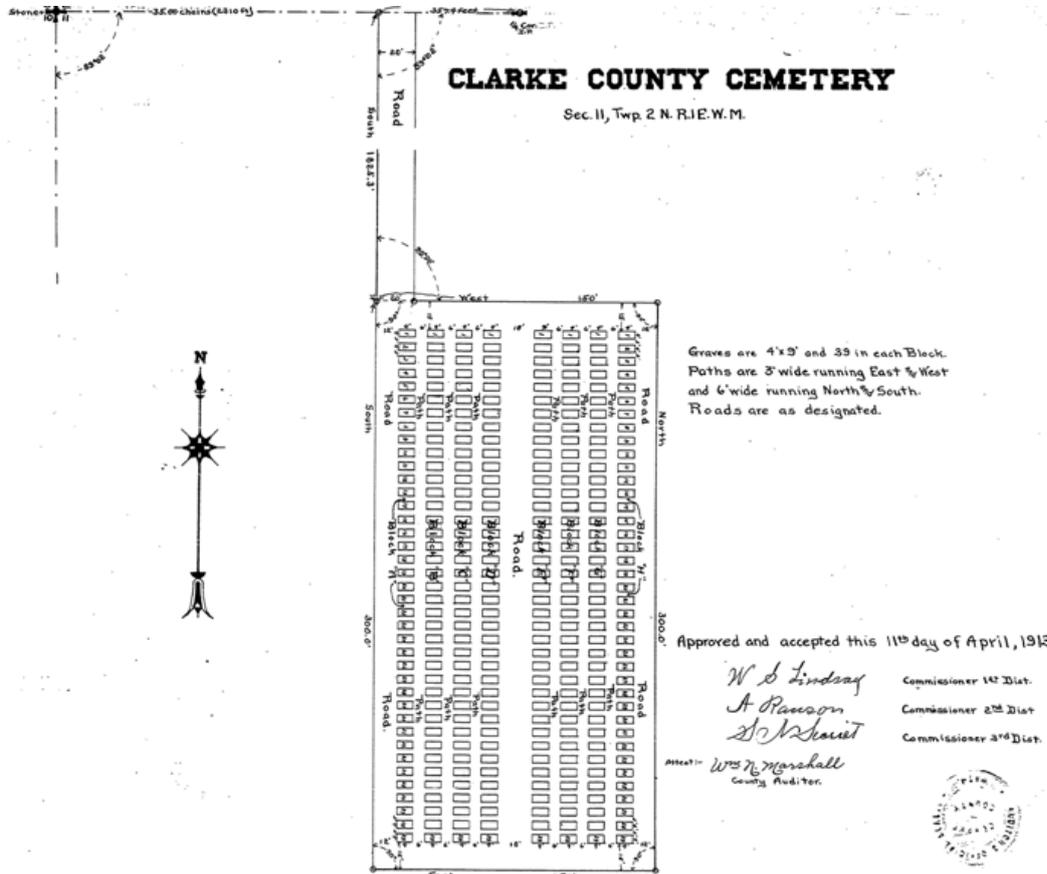


Figure 9. Clark County Cemetery plat map, 1913.

The cemetery was unused and essentially forgotten once the Southwestern Washington Experiment Station took over the property. A Clark County commissioner visited the cemetery in 1966 and, according to an article in *The Columbian*, observed that “the graves were unmarked and untended. Nameplates used to identify the dead had rusted away. Grass, brush and briars created an impassable jungle.”¹¹¹

In response to the commissioner’s visit, the cemetery was cleaned and enclosed with chain link fencing. A boulder was placed on the site as a monument. The boulder has one brass plate outlining a brief history of the cemetery and a dedication to those buried there, stating “Although their lives ended in poverty, these pioneers raised families and toiled in the woods and fields build this country.” A second brass plate bears the inscription:

IN LIFE FORSAKEN
 IN DEATH FORGOTTEN
 THESE UNKNOWN PIONEERS
 BUILT OUR DESTINY

The dedication plaque states that 200 burials were performed in the cemetery between 1873 and 1935, although this is not determined. The year 1873 is the generally accepted date of the acquisition of the property by Clark

¹⁰⁸ A.B. Larson, “Letter to Mr. H.K. Ghormley regarding County Burials, January 22, 1935,” Funerals Folder, Clark County Hospital and Poor Farm Box 1, Clark County Historical Museum.

¹⁰⁹ Harshman et al., xii

¹¹⁰ Jerry Stone, “Unknown Pioneers Honored,” *The Journal, Vancouver Bureau*, Dec. 26, 1966.

¹¹¹ “Cemetery final refuge for poor,” *The Columbian*, Feb. 26, 1979, 11.

County. Harshman, et al, in their exhaustive review of death certificates, newspaper obituaries, and funeral home records, have found that burials at the farm continued until as late as 1937.¹¹²

4.3 Southwestern Washington Experiment Station

The following subsections discuss the historic context of the Southwestern Washington Experiment Station, including the agricultural history of Clark County, WSU's extension services, the development of the Southwestern Washington Experiment Station and its local agricultural contributions. The section ends with a summary of site development and changes to the property associated with the Southwestern Washington Experiment Station.

4.3.1 Agricultural History of Clark County

Vancouver, the Clark County seat, was settled by the Hudson's Bay Company in 1825 as a fur trading post. Agriculture and lumber quickly became the primary industries, and most transportation occurred on the river. Prune farming was established in Clark County in the 1890s and became a prominent industry in the Hazel Dell area. An advertisement in *The Oregonian* referred to the area as the "rich Clarke County prune belt, 5 miles from Vancouver."¹¹³ Vancouver had a large cooperative cannery and several prune drying operations throughout Clark County. Logging was an additional leading industry in the area, as well as cutting cordwood and some gold mining along Chicken and Gold Creeks.¹¹⁴

Until the end of World War II, Clark County, particularly Hazel Dell, was primarily an agricultural community with smaller family-owned and operated farms and prune orchards.¹¹⁵ Seventy-three families operated farms in Hazel Dell circa 1925.¹¹⁶ E. A. Taylor and F. R. Yoder provide a description of Clark County's agricultural economy in *Rural and Social Organization of Clark County*, published in 1928.

"The agriculture of the county is diversified. Dairying, and the growing of forage crops and prunes are leading types of farming along the river bottoms. In the terrace lands between the river bottoms and mountains, a wide variety of crops are grown, including prunes, other orchard fruits, berries, nuts, potatoes, hay, grain, and garden truck. Poultry and dairy products are extensively produced. In the mountainous and hilly lands in the northern and eastern parts of the county, general farming, dairying, grazing, and poultry raising are the leading types of agriculture."¹¹⁷

Prune production in Clark County reached its height in the 1930s, but began to diminish during World War II.¹¹⁸ Seasonal impacts, such as brown rot and cold pollination periods, or insect infestations affected harvests, as well as property neglect during World War II. An article describes that "During the period previous to the war, prices received by growers were frequently insufficient to provide a profit. With little incentive to take care of the trees, many growers abandoned their orchards, with the result that commercial production ceased. During the war, little concerted effort has been made to bring these orchards back into production."¹¹⁹ Acute labor shortage, and focus on primary incomes or crops also contributed to the decline.¹²⁰ After World War II, canning and freezing of fruit, including prunes, became widely popular and the demands of fruit orchards increased, reestablishing the importance of fruit crops in the area. The Southwestern Washington Experiment Station initiated a series of experiments to determine appropriate spacing, fertilizers, insecticides and fungicides to develop more resilient varieties and improve conditions for orchards in the region.¹²¹

4.3.2 Washington State Extension Facilities

A state legislative act in 1891 set up the experiment station program in conjunction with WSU (then the Washington Agricultural College) and provided for stations both east and west of the Cascade Mountains. In 1894, the Ross Station (now WSU Puyallup Research and Extension Center) was established on 60 acres of land in Puyallup. The facility had an unsteady beginning. In 1897, the legislature failed to appropriate money for

¹¹² Harshman et al., vi.

¹¹³ "For Sale – Acreage," Advertisement, *The Oregonian*, April 13, 1918, 16.

¹¹⁴ Donna Schmaltz, "A History of Hazel Dell," (Vancouver, WA: self published, 2000), 4.

¹¹⁵ Harley Mays, "HD history dates to 1854," *The Columbian*, Feb. 20, 1976.

¹¹⁶ E. A. Taylor and F. R. Yoder, *Rural Social Organization of Clark County* (Pullman, WA: State College of Washington Agricultural Experiment Station, 1928), 18.

¹¹⁷ Taylor et al., 8.

¹¹⁸ "Drop in County," *The Sun*, Feb. 28, 1946, p. 6, Sec. 2.

¹¹⁹ Ibid.

¹²⁰ Ibid.

¹²¹ "Prune Program for 1946," *The Sun*, Feb. 28, 1946.

the station and it closed. It reopened in 1899 only to close again in 1903. The facility reopened as the Western Washington Station in 1907 and has remained in operation since.¹²²

The President of the College was in direct control of the Western Washington Experiment Station until 1943 when Board of Regents appointed a single director, E.C. Johnson, to manage all the college's agricultural experiment work throughout the state.¹²³ The Board's goal was to have more coordination and cooperation between the various experiment stations. In 1965, the Institute of Agricultural Sciences was incorporated into the newly established College of Agriculture and all experiment stations were renamed. As part of this restructuring, the Southwestern Washington Experiment Center became the Southwest Washington Research Unit in 1966.¹²⁴ The Puyallup facility, the largest in Western Washington, has grown to 330 acres and research activities include work in horticulture, crops and soils, entomology, plant pathology, poultry science, dairy science, air pollution and other extension services.¹²⁵

4.3.3 Southwestern Washington Experiment Station (1943-1966)

Negotiations began in 1943 among Clark County, the Governor's office under Governor Arthur B. Langlie's direction, and Washington State College (now WSU) to convert a portion of the Poor Farm facility to an experimental farm under the direction of the Washington State College. The state chose Clark County for the experimental station to train many of Vancouver's Kaiser Shipyard workers to become farmers in the northwest, as an economic opportunity for those who would stay in the area once World War II was over.¹²⁶ An article in *The Columbian* argues that the Poor Farm is no longer a necessary part of county services with the new implementation of federal Social Security programs:

Poor Farms, as such, are out of date now that the government is taking care of everybody from the cradle to the grave. We don't advocate turning the present inmates of the county farm adrift, but a few acres could be set aside for their maintenance and the rest of the land turned over to the state, provided a binding agreement could be reached for its permanent maintenance and use by the Western Washington experimental station.¹²⁷

Washington State Governor Langlie supported this transition and educational opportunity by stating his belief that improved farming opportunities would largely offset unemployment after the war.¹²⁸

In September 1943, Washington State College agreed to lease 28-acres for approximately two years at no charge, as decided by Clark County Board of Commissioners.¹²⁹ The state was allowed use of the farm's machinery on a rental basis when John Gretsche, then superintendent of the Poor Farm, deemed available.¹³⁰ Gretsche's time to assist with the farm was an additional service available to the state in exchange of payment to Clark County, and the Clark County Welfare Department was given the opportunity to purchase produce grown on the experimental grounds at wholesale prices.¹³¹ The state's \$15,000 grant to fund the program was supplemented with funds for salaries and travelling expenses by Washington State College in Pullman.¹³²

The transfer took place in October 1943, and the property was renamed as the Southwestern Washington Experimental Station with Dr. D. F. Allmendinger appointed as Superintendent.¹³³ The experimental farm planned for Clark County Poor Farm was unique. According to a newspaper article that quoted director Allmendinger, the project's goals were "the development and perfection of crops and growing methods for this southwest part of the state."¹³⁴ Soil type was particularly important for the research, and the 14 acre state plots were divided by their Felida silt loam or "Lauren" soils.¹³⁵ Felida soils are compact and derived from basalt and alluvial deposits and occupy slopes and elevated eroded terraces.¹³⁶ Lauren soils are derived mainly from basalt, have good drainage,

¹²² WSU Libraries, Archives 33, Western Washington Research and Extension Center Records, 1895-1976, Finding Aid. <http://www.wsulibs.wsu.edu/MASC/finders/ua33.htm> (Accessed April 27, 2018)

¹²³ Ibid.

¹²⁴ WSU, 2004.

¹²⁵ WSU Libraries, Archives 33.

¹²⁶ "Use the County Farm," *The Columbian*, July 28, 1943.

¹²⁷ Ibid.

¹²⁸ "Many Visit Farm with Gov. Langlie," *The Columbian*, Aug. 11, 1944.

¹²⁹ "Memorandum of Understanding," 1943.

¹³⁰ Ibid.

¹³¹ Ibid.

¹³² Wilma Morrison, "Clark County Experimental Farm Designed to Aid Newcomers Attracted to Area by War Industries in Vancouver, Vicinity," *The Sunday Oregonian*, Jan. 9, 1944.

¹³³ WSU, 2004.

¹³⁴ "Contract for Experimental Farm Signed," *The Columbian*, Oct. 12, 1943.

¹³⁵ "Memorandum of Understanding," 1943.

¹³⁶ Curtis F. Marbut, Hugh H. Bennett, J.E. Lapham, and M.H. Lapham, *Soils of the United States, Bulletin No. 96* (Washington D.C.: United States Department of Agriculture Bureau of Soils, 1913), 692.

and occupy elevated terraces near stream valleys.¹³⁷ The north section had Felida soil, which was used for strawberries, raspberries, loganberries, boysenberries, oats (standard and new) soy beans, and sweet corn, as well as meadow grasses and pasture grass crops.¹³⁸ The south section consisted of Lauren sandy loam soil. Prunes plums, peaches, apricots, and grapes were tested in the south section for their suitability to Clark County. The state also conducted experiments at private orchards throughout Clark County on prunes, pears, peaches, and apples.¹³⁹

Allmendinger's program for 1944, the first full year the station was in production, included 17 kinds of vegetables as well as blackberry, raspberry, peach, prune, and grape projects, and a special emphasis on strawberry planting trials to identify a disease resistant variety.¹⁴⁰ Identifying optimum varieties of crops was essential to the program, as Dean Edward Johnson of the Western Washington experiment station described in a newspaper article:

To most people sweet corn is just sweet corn, berries are berries, and a peach is a peach, but to the experimenter, corn and other vegetables, berries and other fruits, are made up of many varieties, each with its own characteristics and qualities and the tests now under way will help to determine which are the best and most desirable in Clark County.¹⁴¹

A 1945 account of the farm's vegetable trials included carrots, beets, chard, onions, lima beans, white navy beans, kidney beans, soy beans, bush beans, potatoes, cabbage, tomatoes, sweet corn, pole beans and cucumbers.¹⁴² A half-acre plot was planted with flax, a relatively new crop to Clark County in 1945.¹⁴³ The "shiny round seed-pods" of the flax was popular both for oil production for paints, and the stalks were used for "long-wearing linen." Both products were scarce during World War II and were in high demand.¹⁴⁴ The peach tree orchard was grown from seed due to the "impossibility of obtaining new trees." The farm manager intended to graft the seedlings during fall transplanting.¹⁴⁵

Strawberries were a substantial crop at the experimental site. Over 150 types of strawberries developed at the Puyallup, WA experiment facility were brought to the Southwestern Washington Experiment Station to test their adaptability to the local soil and climate.¹⁴⁶ The strawberry tests were performed on the north section of the farm in the section's Felida silt loam soil.¹⁴⁷ The experiment intended to find the best varieties for commercial and large quantity production.¹⁴⁸ Later research at the Southwestern Washington Experiment Station resulted in the development of Simazine, a systemic herbicide to control weeds among strawberry crops.¹⁴⁹

4.3.4 State Ownership of Southwestern Washington Experiment Station

In 1946, the state approached Clark County to extend its 28 acre operation to the entire Poor Farm site to include pear and filbert orchards in the farm experiments.¹⁵⁰ Brossard, who had been managing the Evergreen Convalescent Home at the property with his wife, was approximately 6 months from the end of his 3-year lease of the farm. Allmendinger, the experimental farm's director announced his intention to move his offices from the county courthouse to the farm premises, which would terminate the building's use as a convalescent home.¹⁵¹

An alternative idea proposed for the property was a "boys' ranch" to serve as a training school and youth rehabilitation center for delinquent male foster children between the ages of 12 and 16.¹⁵² It was eventually determined that the site was best suited for the agricultural experiment station due to the representative soil types, and that a boys' camp could more easily be established at a different site.¹⁵³ The Washington State

¹³⁷ Marbut, 693.

¹³⁸ "Varied Trials Being Made on County Plot," *The Columbian*, Aug. 2, 1945.

¹³⁹ Virginia Dolezal, "Irrigated produce Shows Improvement in Culture," *The Sun*, Aug. 2, 1945.

¹⁴⁰ Wilma Morrison, "Clark County Experimental Farm Designed to Aid Newcomers Attracted to Area by War Industries in Vancouver, Vicinity," *The Sunday Oregonian*, Jan. 9, 1944.

¹⁴¹ "Dean Visits Experiment Farm Plots," *The Columbian*, July 26, 1943.

¹⁴² Virginia Dolezal, "Irrigated produce Shows Improvement in Culture," *The Sun*, Aug. 2, 1945.

¹⁴³ Ibid.

¹⁴⁴ Ibid.

¹⁴⁵ Ibid.

¹⁴⁶ "Varied Trials Being Made on County Plot," *The Columbian*, Aug. 2, 1945.

¹⁴⁷ Ibid.

¹⁴⁸ "10 Years Old; Much Research Under Way," *The Columbian*, July 31, 1953, 5.

¹⁴⁹ Deborah Peterson, "Why Do Farmers Want Research Unit Left Open?" *The Columbian*, Feb. 25, 1979.

¹⁵⁰ "Inclusion of 75 Additional Acres Asked," *The Sun*, June 14, 1946.

¹⁵¹ Ibid.

¹⁵² "The County Farm," *The Clark County Review*, March 3, 1949, 4.

¹⁵³ "Clark County 'Boys Town' Loses Land Bid," *Oregon Journal*, March 19, 1949.

College (now WSU) appointed \$54,930 in the budget for operation of the Southwestern Washington Experiment Station for 1949-1950 biennium.¹⁵⁴

The transfer occurred in April 1949, and was amended in November 1949, deeding 80 acres of the property to the state at a cost of \$1.00 for the experiment station.¹⁵⁵ Washington State College moved into the building, and assumed control of all but 21 acres of the original 99-acre tract, which were retained by Clark County. The deed specifically stated that in the event that Washington State College vacated the property or the experiment farm was discontinued and the land was not used for farming for six consecutive months, it would automatically revert back to county ownership.¹⁵⁶ The retained 21 acres included the one acre cemetery platted in 1913 along the western property line toward the southern end of the property, and a 20-acre portion in the southeastern corner of the property, which was reserved for "county shops," but became Hazel Dell Park in 1950.^{157 158}

Dr. David Allmendinger served as superintendent of the Southwestern Washington Experiment Station from its early trial program in 1943 until 1953, when Allmendinger left the position to become superintendent of the state's Western Washington experiment station in Puyallup.¹⁵⁹ At the time in 1953, the Southwest Washington station had 8 individuals on staff.¹⁶⁰ Dr. R. M. Bullock transferred into the superintendent position.¹⁶¹ By 1959, Dr. Perry C. Crandall was superintendent and served in this role until his retirement in 1980.¹⁶²



Figure 10. Southwestern Washington Experiment Station in 1953, showing Poor Farm Administration Building, Garage, Milk House, and Barn (demolished in 1963) (*The Columbian*).

In 1966, the name changed again, this time from Southwestern Washington Experiment Station to Southwestern Washington Research Unit.¹⁶³ However, this change coincided with the institutional restructuring of the statewide program and marks the end of the period of significance for the historic district. The WSU Institute of Agricultural Sciences, which formerly operated the program, was absorbed by the College of Agriculture in 1965 as part of a revised operations system.¹⁶⁴

¹⁵⁴ "More Money," *The Columbian*, Mar. 22, 1949.

¹⁵⁵ Clark County, Deed G36358 between Clark County, Washington and the State of Washington, November 14, 1949, Bk. 478, p. 49.

¹⁵⁶ Ibid.

¹⁵⁷ "County Farm Decision to be Made on Friday," *The Columbian*, March 15, 1949.

¹⁵⁸ Clark County Board of County Commissioners, "Resolution Relating to the Establishment of a County Park," 1950, Bk. B-1, Pg. 425 (Clark County Historical Museum).

¹⁵⁹ Ibid.

¹⁶⁰ Ibid.

¹⁶¹ "10 Years Old; Much Research Under Way," *The Columbian*, July 31, 1953, 5.

¹⁶² "Raspberry Researcher to Retire this Year," *The Chilliwack Progress*, February 27, 1980.

¹⁶³ WSU, 2004.

¹⁶⁴ WSU Libraries, Archives 33.



Figure 11. Administration Building, 1979 (*The Columbian*)

4.3.5 Local Contributions of Southwestern Washington Experiment Station

From 1949 until 1966 the property was owned by WSU and operated as the Southwestern Washington Experiment Station. The property remained in university ownership until 2008, but the facility operated under a revised system with different names in later years, including the Southwest Washington Research Unit, WSU Vancouver Research Extension Unit, WSU's 78th Street Extension, and now the Heritage Farm. In 1950, the Southwest Washington Experiment Station was one of seven similar facilities in Washington State.¹⁶⁵ Agricultural research analyzed multiple crops, including tree fruits, vegetables, forages, small grains, ornamentals, Christmas trees, and berry crops.¹⁶⁶ The program hosted annual farmers' field days to share hands-on practical education on irrigation systems, fertilizer, and farming techniques. Field Days were also an opportunity to explain field experiments and introduce new crop strains.¹⁶⁷ Local equipment distributors and dealers also used the facility as an opportunity to draw audiences of potential buyers to give demonstrations of equipment.¹⁶⁸



Figure 12. Field Day tour and demonstrations, 1947 (WSU).

¹⁶⁵ "15 Projects Slated to Be on Display," *The Columbian*, July 14, 1949.

¹⁶⁶ WSU, 2004.

¹⁶⁷ "Experiment Station Field Day on Friday," *The Columbian*, Aug. 3, 1950.

¹⁶⁸ "County Irrigation Draws Many Farmers," *The Columbian*, Aug. 3, 19xx.



Figure 13. Regents Visit, 1950 (WSU)

Newspaper articles touted the trickle-down success the Southwestern Washington Experiment Station provided for local farmers. Research and training on disease control, resistant crops, soil conditions, fertilizers and irrigations provided a boon of knowledge, harvest yields, and profitability to farming practices in Southwestern Washington. For example, one experiment began in 1950, tested 44 varieties of peaches to identify the variety most adaptable and valuable to the local area.¹⁶⁹ The experiment involved years of recording the varieties date of bloom, date of harvest, yield, and size of fruit.¹⁷⁰ Another experiment, conducted in 1950-1951, evaluated 100 varieties of tomatoes to determine the hardiest, most productive, and best suited varieties for the Southwest Washington climate and soil.¹⁷¹ Additional research implemented standard practices of spraying Boron in pear orchards to improve production.¹⁷²

One newspaper article summarizes the value of the Southwestern Washington Experiment Station:

Although we are becoming more and more of an industrial center, agriculture still remains the backbone of our community. Anything that enables the farmers of this county to produce more and better crops and thus increase their incomes is of benefit to everybody. The experiment station is designed to take as much guesswork out of farming as possible. Instead of the individual farmer wasting time and money finding out which are the most suitable crops for his land, the experimental farm undertakes this task with experts trained expressly for such a job. It is difficult to evaluate the seven experimental farms in this state in terms of dollars and cents but it is the consensus of economists that they are well worthwhile. Those in charge of the local station can cite facts and figures indicating that Clark County is profiting from the various phases of the crop experiments constantly being undertaken.¹⁷³

¹⁶⁹ "County Irrigation Draws Many Farmers," *The Columbian*, Aug. 3, 19xx.

¹⁷⁰ "10 Years Old; Much Research Under Way," *The Columbian*, July 31, 1953, 5.

¹⁷¹ "Tomatoes are Featured in 1951 Exhibits," *The Columbian*, July 13, 1951.

¹⁷² Deborah Peterson, "Why Do Farmers Want Research Unit Left Open?" *The Columbian*, Feb. 25, 1979.

¹⁷³ "Experimental Farm," *The Columbian*, July 15, 1949.



Figure 14. Water evaporation in fields, view facing south from Administration Building parking lot, 1964 (WSU)

4.3.6 Southwest Washington Research Station Site Development

Under Washington State ownership, additional development occurred at the Southwestern Washington Research Station property. Agricultural fields were maximized. Some subsidiary buildings were relocated to different groupings on the property, and several greenhouses and agricultural buildings were constructed.

Silos (c.1950)

Historic photos indicate that two cylindrical wood stave silos with conical metal roofs were located near the barn. The silos are present in a 1947 photograph but are gone by 1950.



Figure 15. Two wood cylindrical silos near the barn, 1947 (right); silos no longer extant by 1950 (WSU).

Greenhouses (1952)

The Men's Amateur Chrysanthemum Society of Vancouver conducted its own experiments at the Southwestern Washington experiment station to develop frost- and rot-resistant varieties for home gardens.¹⁷⁴ The Station allocated a half-acre for chrysanthemum testing and cultivation, and director Allmendinger and Dr. E. J. Kraus of Oregon State College (now Oregon State University) assisted with the experiment.¹⁷⁵ This local club provided funds and labor to construct a 20 x 40 foot greenhouse on the site in 1952 for the chrysanthemum experiments

¹⁷⁴ "Flower Society Plants Tonight," *The Columbian*, June 14, 1950.

¹⁷⁵ Ibid.

(demolished).¹⁷⁶ Through these efforts, 11 garden-type chrysanthemum varieties were developed and introduced.¹⁷⁷

All greenhouses constructed during the period of significance have been demolished.

Agricultural Buildings (1960s – 1980s)

Reports show that in 1962, the Agricultural Shop, a 20 x 40 foot shop building from the Hanford Site in Hanford, WA was dismantled and moved to the Southwestern Washington Experiment Station. The building was reassembled along the south side of the agricultural buildings grouping.

The barn was demolished in 1963 and two storage sheds were built on its foundation during the early 1970s.¹⁷⁸ During the 1980s more storage buildings and greenhouses were constructed.

The Agricultural Shop is the oldest of four utilitarian agricultural buildings located among the greenhouses in generally the same area as the former barn and early agricultural buildings. The three non-historic buildings (Tool Room, Pesticide Shed, and Head House) were constructed circa 1980.



Figure 16. Agricultural Shop, moved to property from Hanford site, 1962 (WSU).

Central Outbuildings (1940s - 1950s)

Aerial photographs indicate that the Hog House was moved to its current location between c.1945 and 1955 from its likely original location east of the barn. The Bunk House was relocated from its original location approximately 100 feet southwest along the east side of the property's central road to its current location adjacent to the Machine Shed between 1955 and 1959. Several improvements were made to the well and water pump in the Central Outbuildings grouping in the 1940s and 1950s, likely necessitating the Bunk House's relocation.

It has been reported that the Hog Barn structure was moved to its current location, due to newer posts that comprise the building's foundation. It is known that the Clark County Poor Farm activities included raising pigs, suggesting that this structure is original to the farm, even if it was moved to its current location sometime during the period of significance. Photographs from the 1940s show a building with similar form and fenestration to the Hog House to the east of the former barn. It is possible that the Hog Barn may originally have been constructed in the Greenhouses and Agricultural Buildings grouping along NE 78th Street. A site plan sketch from 1943 does not show the Hog Barn in this location, and there is a "barn lot" at the north end of the property. By 1955, according to aerial photographs, the Hog Barn was its current location.

The Machine Shed appears in its location on a 1943 sketch of the property.

¹⁷⁶ "Mum Fanciers Build Greenhouse," *The Columbian*, Nov. 28, 1952, 9.

¹⁷⁷ WSU, 2004.

¹⁷⁸ *Ibid.*

Administration Building (1968)

The main building was renovated to hold staff offices and administrative space in the main floor and to provide indoor experimental laboratory space in the basement. The most notable alteration made during this time was the removal of the main entrance from the north elevation in 1968.



Figure 17. Administration Building, showing basement windows to experiment rooms, 1965 (WSU).

Cemetery

Berry fields, as part of the facility's agricultural experiments, were planted in the southwest fields. One of these fields was planted over the top of the east half of the Clark County Cemetery plat, diminishing all above-ground evidence of this part of the cemetery. These crops have since been removed to restore the cemetery grounds.

Hazel Dell Park

In 1949, when the majority of the farm property was deeded to the State of Washington for the Southwestern Washington Experiment Station, 20 acres was reserved for "county shops."¹⁷⁹ However, Clark County Commissioner meeting minutes from April 1949 include a "letter of permission given to Hazel Dell Community to use county property for playground purposes, until it is to be used for other purposes."¹⁸⁰ The park was officially designated in 1950.¹⁸¹ A 1961 park summary provides an inventory of all developments on the property: Community kitchen with 8 coin operated electric plates, table shelter, 26 picnic tables, softball field, 2 horseshoe pits, slide, merry-go-round, barbeque pit, rest rooms, free play areas, 1 swing set, 3 tree swings.¹⁸² In 1972, park amenities were reported as including "tables, kitchen, shelter, restrooms, playground equipment, and a shade tree arboretum," as well as a caretaker residence.¹⁸³ The park maintains these developments and structures, aside from the demolished caretaker residence within the property's forest and meadow setting.

¹⁷⁹ "County Farm Decision to be Made on Friday," *The Columbian*, March 15, 1949.

¹⁸⁰ Clark County Board of Commissioners, "Commissioners Proceedings, April 8, 1949," 1949.

¹⁸¹ Clark County Board of County Commissioners, "Resolution Relating to the Establishment of a County Park," 1950, Bk. B-1, Pg. 425 (Clark County Historical Museum).

¹⁸² Rudolf Luepkel, *Parks in S.W. Clark County Washington* (Vancouver, WA: Clark County - Vancouver Regional Planning Commission, 1961), (Clark County Community Planning).

¹⁸³ Clark County Parks and Recreation, "Annual Report" 1972 (Clark County Community Planning), 5.

5. Condition Assessment

The following subsections explain the framework used for evaluating condition, historic integrity, and identifying character-defining features. Additional subsections summarize the existing conditions of each contributing resource.

5.1 Condition Evaluation Framework

The conditions of resources and building elements are assessed as excellent, good, fair, or poor. The following describes how each condition rating is applied in the assessments:

Excellent: Resource and/or building elements are intact and in new or pristine condition. No work is required to maintain current condition.

Good: Resource and/or building elements are intact, structurally sound, and performing their intended purpose. Elements have few or no cosmetic imperfections or require minor/routine maintenance.

Fair: Resource and/or building elements show early signs of wear, failure, or deterioration (building cracks, paint), though are generally structurally sound and performing their intended purpose. Up to 25 percent of the element may be in need of repair or replacement.

Poor: Resource and/or building elements are missing or show signs of imminent failure or breakdown, are no longer performing their intended purpose, and/or require repair and/or replacement. More than 25 percent of the building element may be deteriorated or damaged.

During the site visit, a condition assessment field form was used for each resource to record the condition of the resource's building elements (Sample form in Appendix B). Observations of conditions requiring immediate attention, generally for those resources evaluated as fair or poor, are noted in Section 5.3.

5.2 Historic Integrity and Character-Defining Features

Historic integrity is the authenticity of a property's historic identity, evidenced by the survival of physical elements that existed during the property's prehistoric or historic period that are defining of the property's character and convey its significance.¹⁸⁴ The NPS defines historic integrity as the composite of seven aspects:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

Overall, historic properties either retain aspects of integrity or they do not. The NPS provides the following guidance on assessing the integrity of historic properties:

All properties change over time. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both *why* a property is significant and *when* it was significant.¹⁸⁵

The retention of specific aspects of integrity that express a property's **character-defining features** is paramount for a historic property to convey its significance based on why, where, and when the property is significant. Regardless of the selected treatment option or combination thereof, key elements that distinguish the building's historic character must be retained in order for the building to have historic integrity. For the purposes of this study, character-defining features may be evaluated as either **primary** or **secondary**. Primary elements are those that are important in defining the historic character of a building and that should be retained or only

¹⁸⁴ NPS. "How to Apply the National Register Criteria for Evaluation," National Register Bulletin. U.S. Department of the Interior, National Park Service, 1997.

¹⁸⁵ Ibid, 46.

minimally altered. Secondary elements are less critical in contributing to the historic character and may be able to undergo greater change without substantially impacting the building's overall historic character.¹⁸⁶

5.3 Existing Conditions

The following subsections describe the existing conditions, physical descriptions, historic integrity, character-defining features, and assessment findings for the nine resources that contribute to the Clark County Poor Farm Historic District. A vicinity locator map identifies the location of each resource. Photographs are provided to illustrate conditions.

¹⁸⁶ NPS 2017.

5.3.1 Administration Building

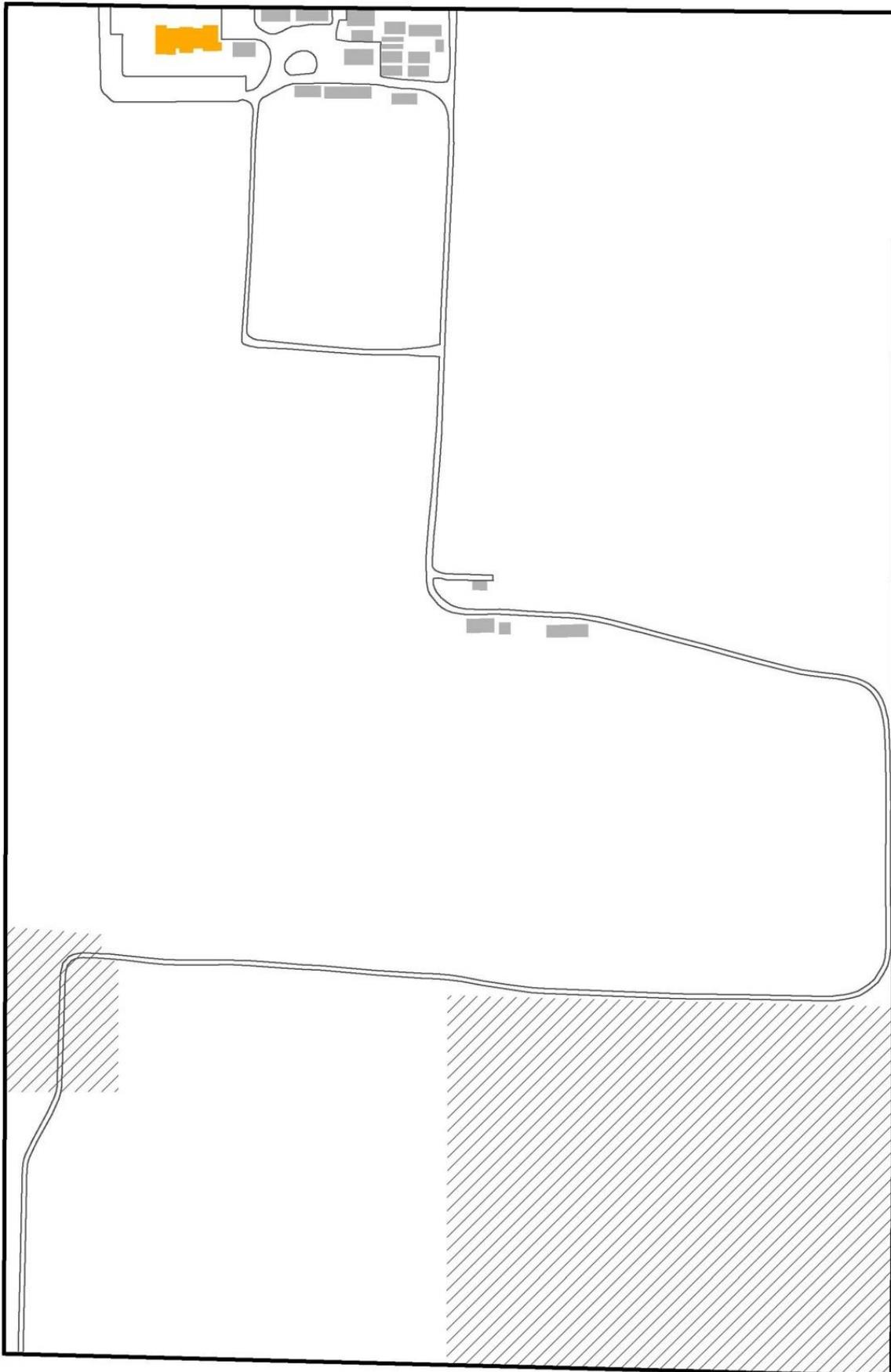


Figure 18. Vicinity locator map for the Administration Building



Year Built: 1926 **Current Use:** Administration / Offices **Approximate Area:** 11,670 square feet

Historic Use: Living Quarters (Poor Farm); Offices (Experiment Station)

Overall Building Condition: Good

Description:

The Administration Building is an H-shaped Italian Renaissance-style building (approximately 11,670 square feet) that consists of a rectangular two-story central mass with a hipped roof and two one-story rectangular front-gabled projecting wings. The wings are connected to the central mass by two one-story hyphens with low-pitched mansard roofs. Collectively, the Administration Building is constructed out of vertical wood framing members atop a board-formed concrete foundation and a daylight basement. The exterior is faced with a textured stucco finish with a projecting stucco-clad water table, brick quoins, and a rusticated foundation. Brick quoins are located on the elevations above the water table at the corners of the central mass and the wings on the north façade. The foundation is ornamented with horizontal grooves on the north, west, and east elevations, with basement windows throughout. The roof of the Administration Building displays a wide eave overhang above a moulded wood cornice, ventilated soffit, and fascia board. It is covered with asphalt shingles and thermoplastic polyolefin (TPO) and is finished with an aluminum gutter system, metal exhaust vents, and two brick chimneys. The central mass wood cornice features Doric ornamental triglyphs and pendant guttae on the north façade, while the wings exhibit cornice returns. Typical windows throughout the building are one-over-one single-hung vinyl sashes with brick sills; however, some of the original six-over-six double- and four-over-one single-hung wood sash windows remain.

The north façade includes the central mass flanked by two one-story brick-clad projecting bays with a central vinyl window above the water table. The central mass comprises a center 24-light fixed wood window flanked by two vinyl windows at the first floor. Two original centrally located diamond-pattern leadlight wood casement sash windows with brick sills are flanked by an original wood window to the east and a vinyl window framed by an attached metal fire escape to the west. The hyphens that connect the central mass to the wings display four vinyl windows. The wings feature a large Palladian-styled window with a center ten-over-ten double-hung wood sash window flanked by two narrow two-over-two double-hung wood sash windows under a blind arched window with a center brick diamond. The windows are framed with a heavy wood entablature. The basement includes recessed three-over-one double-hung wood sash and one-over-one single-hung vinyl windows. The west basement window is framed by a corrugated metal light well.

The east elevation comprises a one-story rectangular wood porch framed by two vinyl windows to the south and a grouping of three vinyl windows to the north. The porch is built atop brick supports and features a single-door opening with a nine-light paneled wood door. The porch is covered with a low-pitched hipped roof supported by wood box posts that are tripled at the corners. The roof is finished with TPO. The porch is accessed by a set of wood steps with wood handrails and wood latticework railing. Two vinyl basement windows are located near the north and south elevations. The south window is partially infilled with a metal air intake louver. A covered HVAC system atop a concrete pad is connected to the elevation under the three windows to the north.

The south elevation consists of a one-story rectangular wood porch attached to the central mass. The porch is flanked by vinyl windows on the first floor and basement and a pair of double-door openings with narrow-light steel basement entry doors. The porch is built atop concrete pillars and features a single-door opening with a nine-light wood door framed by three vinyl windows. The porch is covered with a low-pitched hipped roof below two vinyl windows on the central mass. The roof is supported by wood box posts atop concrete plinths that are tripled at the corners. The roof of the porch is finished with TPO and a metal porch light fixture. The porch is

accessed by a set of concrete steps with metal handrails and is enclosed with wood latticework. A globe light fixture is located at the center of the ceiling. The south elevation of the east wing includes two symmetrically placed vinyl windows above two vinyl basement windows under the water table. The south elevation of the west wing is wider than the east wing but is consistent in ornamentation. It comprises a single-door opening with a nine-light composite door under a shed-roof porch supported by simple wood box posts. The porch is framed by three fixed metal basement windows and a vinyl window directly above the roof on the first floor. A paired and single vinyl window above a wood window is located on east elevation of the west wing.

The west elevation displays an off-center single-door opening with a nine-light paneled wood door flanked by vinyl windows. The door is located above a concrete switchback-style wheel-chair accessible ramp with metal handrails and latticework.

The interior of the Administration Building has a daylight basement below the first floor and a partial second floor that encompasses only the central mass. The floors are accessed by a central wood staircase with a wood balustrade and handrail and carpet runner. The basement floor is configured with offices, storage rooms, conference rooms, mechanical rooms, a walk-in cooler, and labs. Typical rooms feature finished concrete floors, gypsum board walls with rubber baseboards, and an unfinished exposed subfloor wood ceiling with fluorescent downlights. Other rooms and spaces include vinyl composite tile (VCT) flooring, carpet, horizontal wood shiplap walls, wood cabinetry, and linear fluorescent light fixtures, dropped acoustical tile ceilings, and exposed ductwork, metal wire trays, and plumbing. The first floor includes offices, toilet rooms, a kitchen, break room, conference room, and work room connected by corridors with arched openings. Typical rooms feature carpet floors, lath-and-plaster walls with rubber baseboard attached to the original wood baseboards, and plaster ceilings with fluorescent light or globe light fixtures. Most rooms also feature wood chair and picture rails, ductless multi-zone split-system HVAC units, and two panel wood doors with original hardware. Other rooms and spaces include plastic wainscoting, built-in wood cabinetry, ten-light French wood doors, multi- and single-light wood doors, flush-panel wood doors, heating registers, and VCT flooring. A brick fireplace with a carved wood mantelpiece is located in the conference room. The toilet rooms are finished with welded sheet vinyl flooring, gypsum board walls with plastic wainscoting and rubber baseboards, and plaster ceilings with globe light fixtures. The toilet rooms include new fixtures. The second floor offices and workrooms feature matching finishes, doors, and wood trim. Other room features include wood wainscoting and built-in wood cabinetry. The toilet room on the second floor includes new welded sheet vinyl flooring, beadboard walls, and a plaster ceiling with a round light fixture.

The Administration Building is in good condition and retains sufficient integrity of its Italian Renaissance design through its form, cladding material, fenestration, and ornamentation, as well as its significant association with the property's Poor Farm and Southwestern Washington Experiment Station histories.

Character-Defining Features:

Primary:

- Two-story H-shaped form
- Stucco exterior
- Brick quoins
- Roof forms
- Palladian-styled wood windows
- Detailed wood cornices
- Rusticated foundation
- South porch

Secondary:

- Wood sash windows
- Water table
- Wood cornice
- Leaded wood windows
- East porch

Condition Observations:

Exterior:

- Peeling paint on roof trim
- Biological growth on roof
- Broken cornice return
- Water infiltration behind insulated paneling
- Improper flashing for windows
- Rust on handrails
- Peeling paint on wood porch columns
- Bird nest in porch
- Biological growth on window wood window frames
- Rust on fire escape

Interior:

- Peeling paint on concrete floors
- Peeling paint on interior wood doors
- Cracks in plaster ceiling
- Unattached post and beam frame
- Water damaged ceiling in lab

Alterations:

- Brick chimney removed (c. 1953)
- Infilled main entrance on the north façade (1968)
- New south porch steps (c. 1968)
- South porch foundation infill (c. 1968)
- New insulated paneling on south elevation of the west wing (c. 1990s)
- Fire escape addition (c. 1998)
- New roof (2010)
- Installation of ductless multi-zone split system (2010)
- Addition of ramp to comply with Americans with Disabilities Act (ADA) regulations (2010)
- Creation of new spaces in the basement and first floor (2010)
- Remodeled toilet rooms (2010)
- New HVAC and shelter (c. 2010)
- Addition of wire trays and exposed ductwork (c. 2010)
- New interior staircase handrail (c. 2010)
- New composite door (c. 2010)
- Window infill (c. 2010)
- New plaster ceilings and light fixtures (c. 2010)
- New electrical box (c. 2011)
- New corrugated metal light wells (c. 2011)
- New nine-light paneled wood doors (c. 2012)
- New vinyl basement windows (c. 2012)
- Addition of carpet (c. 2012)
- New ventilated soffit (date unknown)
- New aluminum gutter system (date unknown)
- New vinyl windows (date unknown)
- New basement entry doors (date unknown)
- New porch light on south porch (date unknown)
- New wood lattice work on porches (date unknown)
- New metal railing on the south porch (date unknown)
- New rubber baseboards (date unknown)
- New fluorescent light fixtures (date unknown)
- Addition of plastic wainscoting (date unknown)
- New VCT flooring (date unknown)



Peeling paint on wood soffit



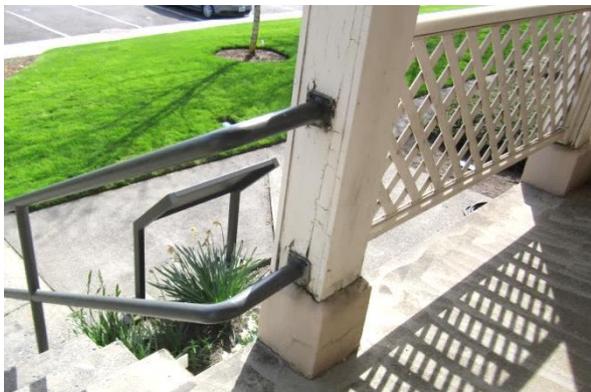
Warped insulated paneling on the south wing



Biological growth on roof



Bird nest in south porch



Peeling paint on south porch column



Broken cornice on north façade



Unattached post-and-beam frame



Rusted fire escape

Figure 19. Photographs of the Administration Building's existing conditions

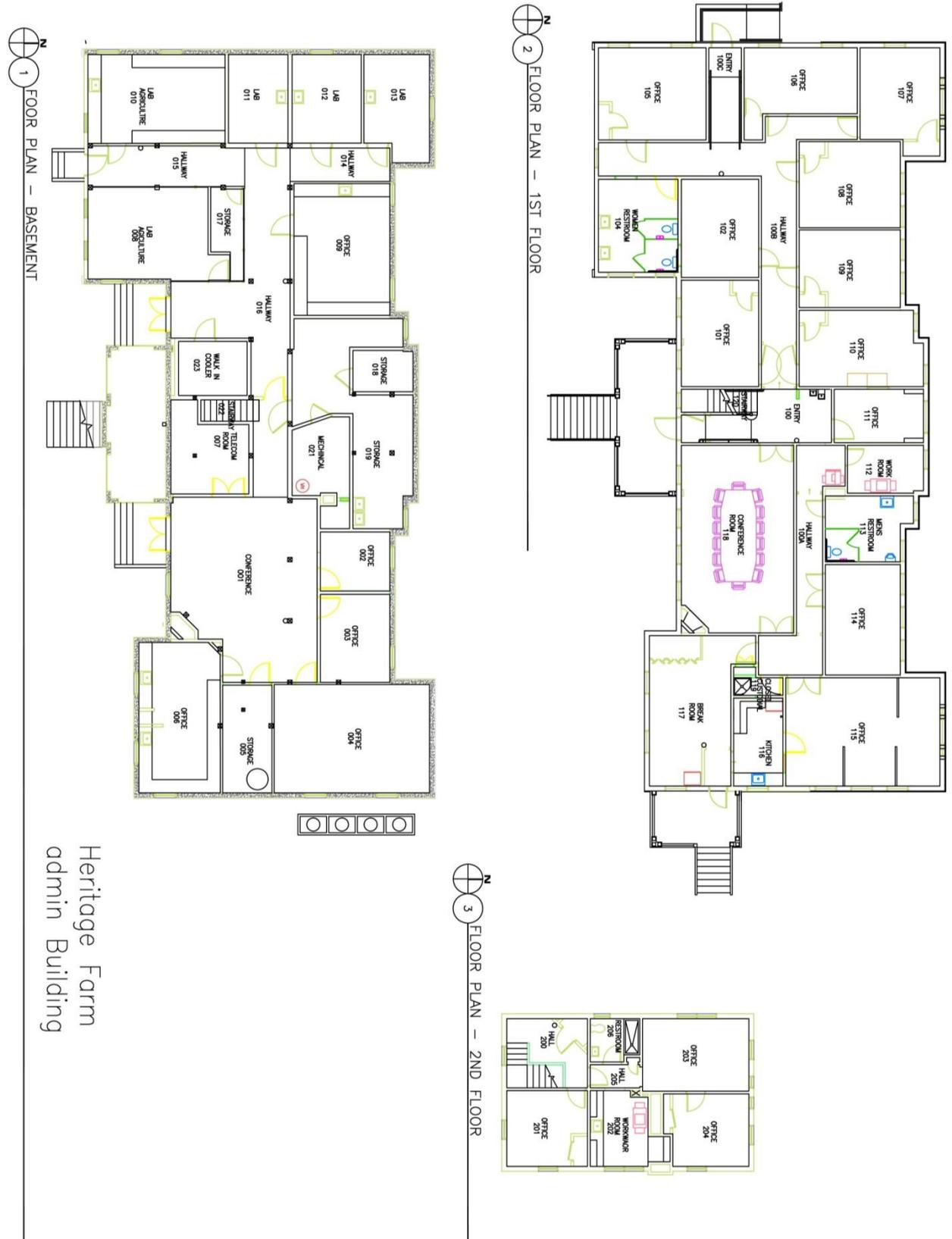


Figure 20. Administration Building Floor Plan

5.3.2 Garage

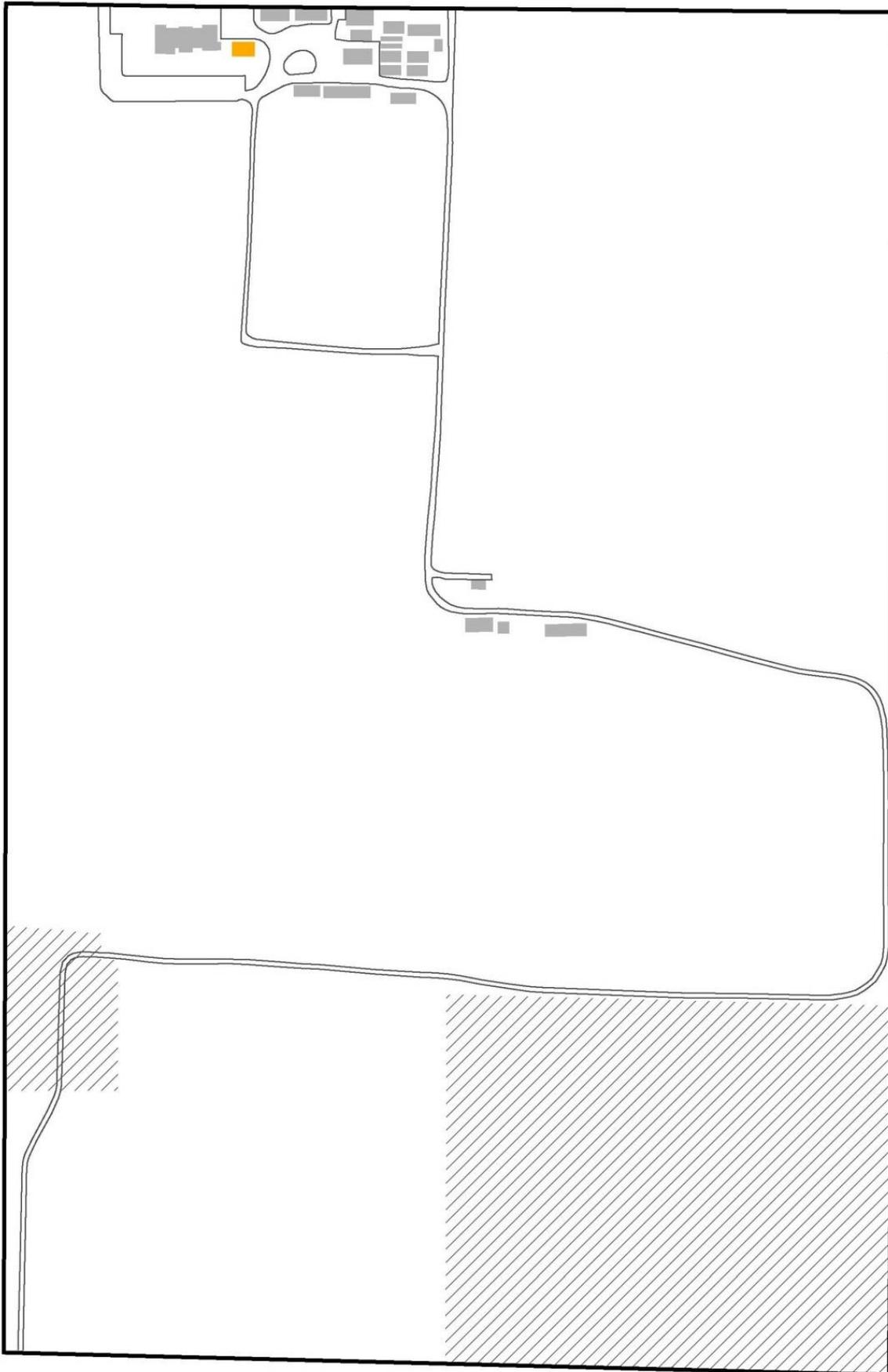


Figure 21. Vicinity locator map for the Garage



Year Built: 1926 Current Use: Storage

Historic Use: Garage

Overall Building Condition: Good

Description:

The Garage is a single-story rectangular Italian Renaissance-style building (approximately 40'-3" x 24'-0", 960 square feet) with a hipped roof. It is constructed out of hollow-clay block atop a poured-in-place concrete foundation with a short stem wall. The exterior displays a textured concrete stucco finish with a projecting stucco-clad water table above the stem wall and brick quoins on the north elevation. The stem wall features a horizontal groove on the west, east, and south elevations where topography allows. The hipped roof exhibits a wide eave overhang above a moulded wood cornice and is finished with asphalt shingles and an aluminum gutter system. The windows are three-over-one double-hung wood sashes with brick sills. Four divided X-brace-style bay wood doors separated by three wood columns faced with horizontal tongue-and-groove wood siding comprise the north elevation. The east and west sliding bay doors are attached to metal box rails on the exterior elevation, while the two center doors are upward operating. A large metal flood light is attached to the center of the elevation between the bay doors near the roof line. The east and west elevations are absent of fenestration. Two centrally placed wood windows are located on the south elevation. The interior of the Garage consists of an open floor plan with a smooth concrete floor, an exposed structural hollow-clay block walls, and exposed wood roof. New suspended fluorescent light fixtures with new electrical wiring are attached to the roof beams, although original wiring and conduit remain. Other interior features include a wood storage bench and modern metal storage shelves. The Garage is in good condition and conveys its historic integrity through the retention of original wood windows and what appear to be original wood bay doors.

Character-Defining Features:

Primary:

- Single-story rectangular form
- Stucco exterior
- Brick quoins
- Wood bay doors
- Hipped roof

Secondary:

- Wood sash windows
- Water table
- Wood cornice

Alterations:

- New asphalt shingle roof (2010)
- New aluminum gutter system (date unknown)
- New porch light (date unknown)
- New fluorescent light fixtures (date unknown)
- New electrical system (date unknown)

Condition Observations:

Exterior:

- Full-height structural cracking on the east elevation
- Structural cracking under the windows on the south elevation
- Peeling paint and exposed fasteners on roof features
- Missing horizontal board siding on north elevation
- Broken window frame and peeling paint
- Crumbling mortar on window sills
- Biological growth on roof

Interior:

- Cracks in concrete floor
- Cracks in structural hollow-clay block
- Abandoned electrical wiring and conduit



Broken window frame



Structural cracking on south elevation



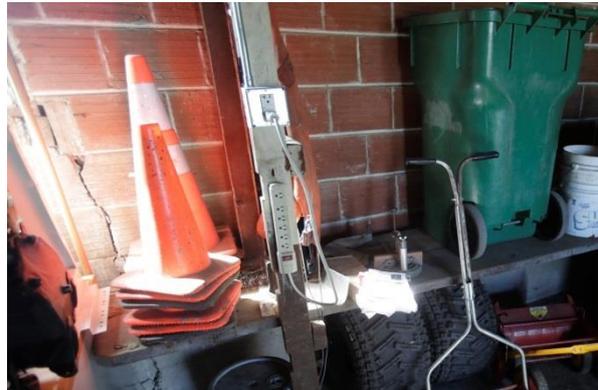
Structural cracking on east elevation



Missing wood siding at column



Biological growth on roof



Structural cracking on south elevation



Garage, April 17, 1965 (WSU)



Garage, December 3, 1962 (WSU)

Figure 22. Photographs of the Garage's existing conditions

5.3.3 Milk House

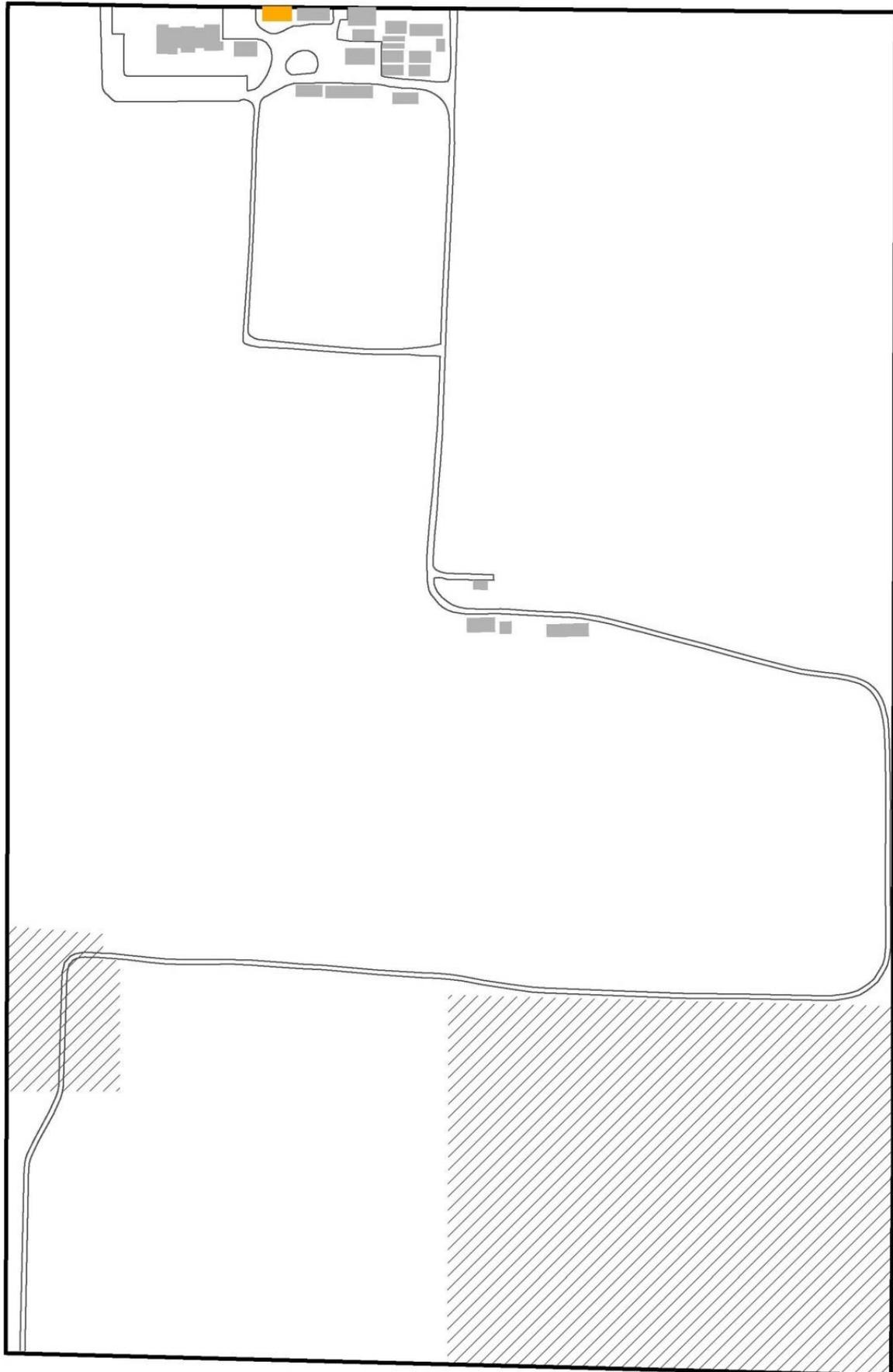


Figure 23. Vicinity locator map for the Milk House



Year Built: c. 1936 **Current Use:** Storage

Historic Use: Milk House (Poor Farm Era)

Overall Building Condition: Good

Description:

The Milk House is a single-story rectangular Italian Renaissance-style building (approximately 50'-3" x 24'-2", 1,200 square feet) with a hipped roof. It is constructed out of hollow-clay block atop a poured-in-place concrete foundation and displays a textured concrete stucco finish with a projecting stucco-clad water table and raked brick quoins. The hipped roof features a wide eave overhang above a moulded wood cornice and is finished with asphalt shingle and an aluminum gutter system. The windows are one-over-one single-hung wood sashes with brick sills. A center double-door vehicle opening with wood paneled mid-bar style casement doors is located on the west elevation. The north and south elevation display three symmetrically placed wood windows. The upper sash of the east window on the south elevation is infilled with plywood. The east elevation includes a pair of wood windows flanked by two single-door openings with a single-light three-panel door to the south and a wood paneled mid-bar style door to the north. The interior of the Milk House includes two spaces (west and east) with a finished slab-on-grade concrete floor and stucco walls. The large open space to the west, accessed through the vehicle opening, lacks a ceiling or light fixtures although original wiring and conduit remain. The east space has a finished stucco ceiling with a center single-bulb light fixture. It also includes a large wood prune dryer with exposed metal exhaust pipe. The Milk House is in good condition and conveys its historic materials, design, and workmanship, as well as the building's association with the Clark County Poor Farm operation.

Character-Defining Features:

Primary:

- Single-story rectangular form
- Stucco exterior
- Raked brick quoins
- Paired wood vehicle doors
- Hipped roof
- Two room plan

Secondary:

- Wood sash windows
- Wood pedestrian doors
- Water table
- Wood cornice
- Prune drier in east room

Alterations:

- New slab-on-grade interior concrete floor (c. 1950s)
- New asphalt shingle roof (2010)
- Roof ventilators removed (2010)
- New aluminum gutter system (date unknown)
- Window infill (date unknown)

Condition Observations:

Exterior:

- Biological growth on foundation
- Cracks in exterior stucco on the east and south elevations
- Structural cracking at southeast corner
- Exposed structural hollow-clay block on south elevation
- Damaged gutter on south elevation
- Cracks and spalling stucco on the water table
- Peeling paint on windows
- Peeling paint and rotten wood on doors and trim

Interior:

- Cracks in concrete floor
- Cracks in stucco ceiling
- Unfinished exhaust pipe opening in ceiling
- Dated electrical wiring, conduit, and light fixtures



Exposed structural block on south elevation



Structural cracking at the northeast corner



Exterior stucco cracks



Damaged gutter



Rotting wood on doors



Cracks in interior stucco

Figure 24. Photographs of the Milk House's existing conditions

5.3.4 Agricultural Shop

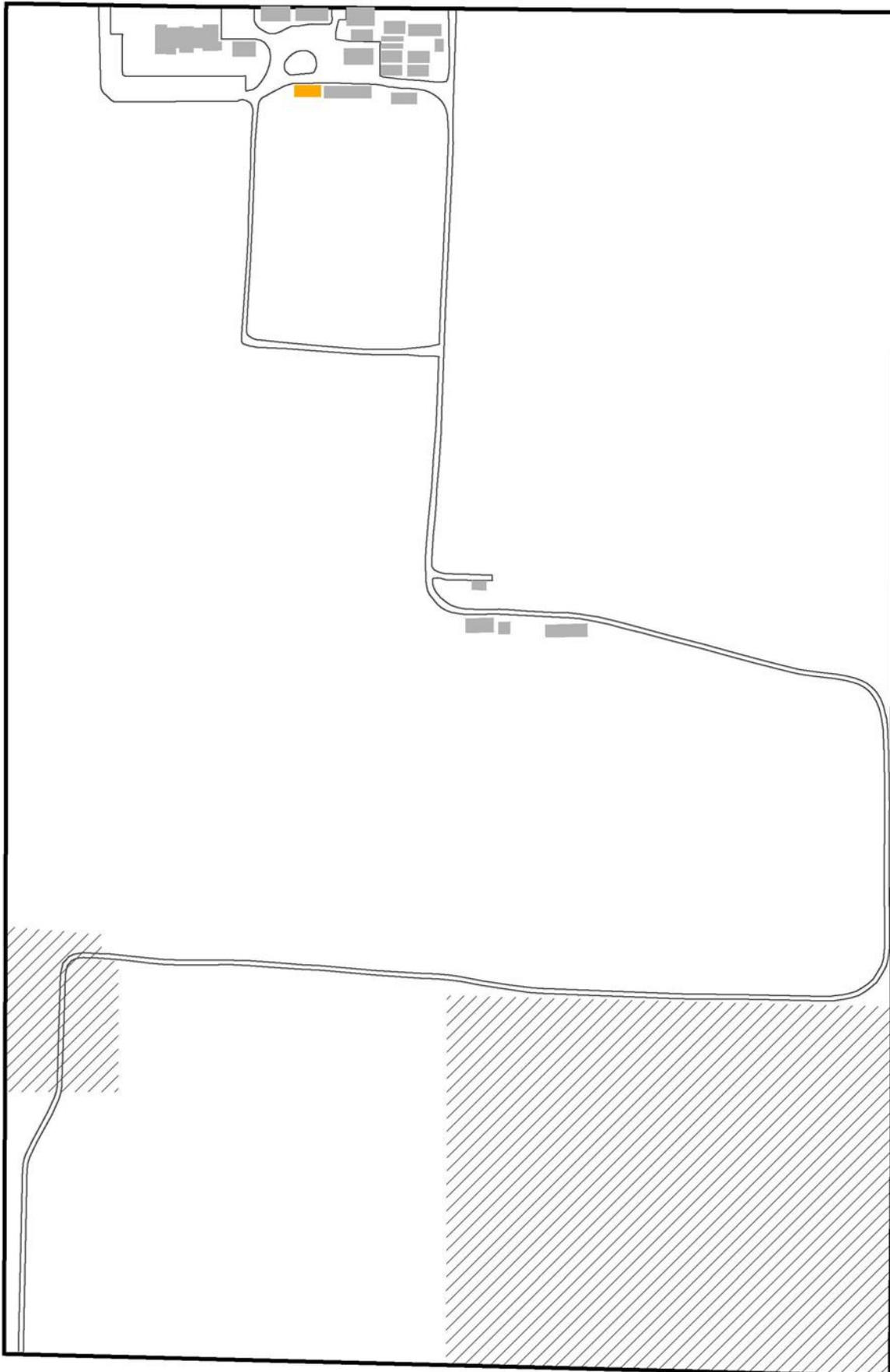


Figure 25. Vicinity locator map for the Agricultural Shop



Year Built: 1962 **Current Use:** Agricultural Shop

Historic Use: Agricultural Shop

Overall Building Condition: Fair

Description:

The Agricultural Shop is a single-story rectangular utilitarian building (approximately 20'-3" x 48'-10", 980 square feet) with a side-gabled roof. It is constructed out of a steel frame atop a poured-in-place concrete foundation with a short stem wall and is faced with vertical ribbed metal paneling. The gable roof is covered with ribbed metal paneling and features a ridge vent, two protruding metal chimneys on the south slope, and an aluminum gutter system on the north elevation. The windows are four-light fixed wood sashes with acrylic glazing. Typical windows retain their original design; however, others are missing wood muntins or are infilled with plywood. The north elevation consists of a single-door vehicle opening with a multi-panel steel overhead door flanked by a multi-panel steel pedestrian door to the east and three wood windows to the west. A single-door vehicle opening with a multi-panel four-light steel overhead door under an abandoned light fixture is located on the east elevation. The south elevation displays three pairs of wood windows. Three centrally located wood windows are located on the east elevation. The interior of the Agricultural Shop consists of an open floor plan with a concrete floor, an exposed structural steel frame with wood board walls, and an insulated wood board ceiling with new suspended troffer fluorescent light fixtures. Other interior features include a new gas furnace and water heater. New electrical wiring and conduit have been installed, although original wiring and conduit remain. The original chimneys have been abandoned, leaving exposed openings in the ceiling. The Agricultural Shop is in fair condition and retains integrity displayed through its original materials, workmanship, and association.

Character-Defining Features:

Primary:

- Single-story rectangular form
- Ribbed metal panel siding
- Ribbed metal panel roofing
- Gable roof

Secondary:

- Wood sash windows
- Overhead doors

Alterations:

- New gas furnace and water heater (c. 2008)
- New steel overhead doors (c. 2011)
- New aluminum gutter system (date unknown)
- New acrylic glazing in windows (date unknown)
- Window infill (date unknown)
- New pedestrian door opening and door (date unknown)
- New fluorescent light fixtures (date unknown)
- New electrical system (date unknown)
- New interior plywood walls (date unknown)

Condition Observations:

Exterior:

- Biological growth on foundation
- Peeling paint and rust on metal siding
- Rust and panel separation on roof
- Peeling paint and rotten wood on windows

Interior:

- Warped and stained wood walls
- Sagging ceiling wood board
- Abandoned electrical wiring and conduit
- Abandoned chimney openings



Rotting wood window frames



Deteriorated wood and peeling paint



Rusting metal siding and peeling paint



Warped and stained interior wall panels



Sagging ceiling boards



Abandoned chimney openings



Agricultural Shop, February 19, 1978 (WSU)



Agricultural Shop, May 5, 1962 (WSU)

Figure 26. Photographs of the Agricultural Shop's existing conditions

5.3.5 Bunk House

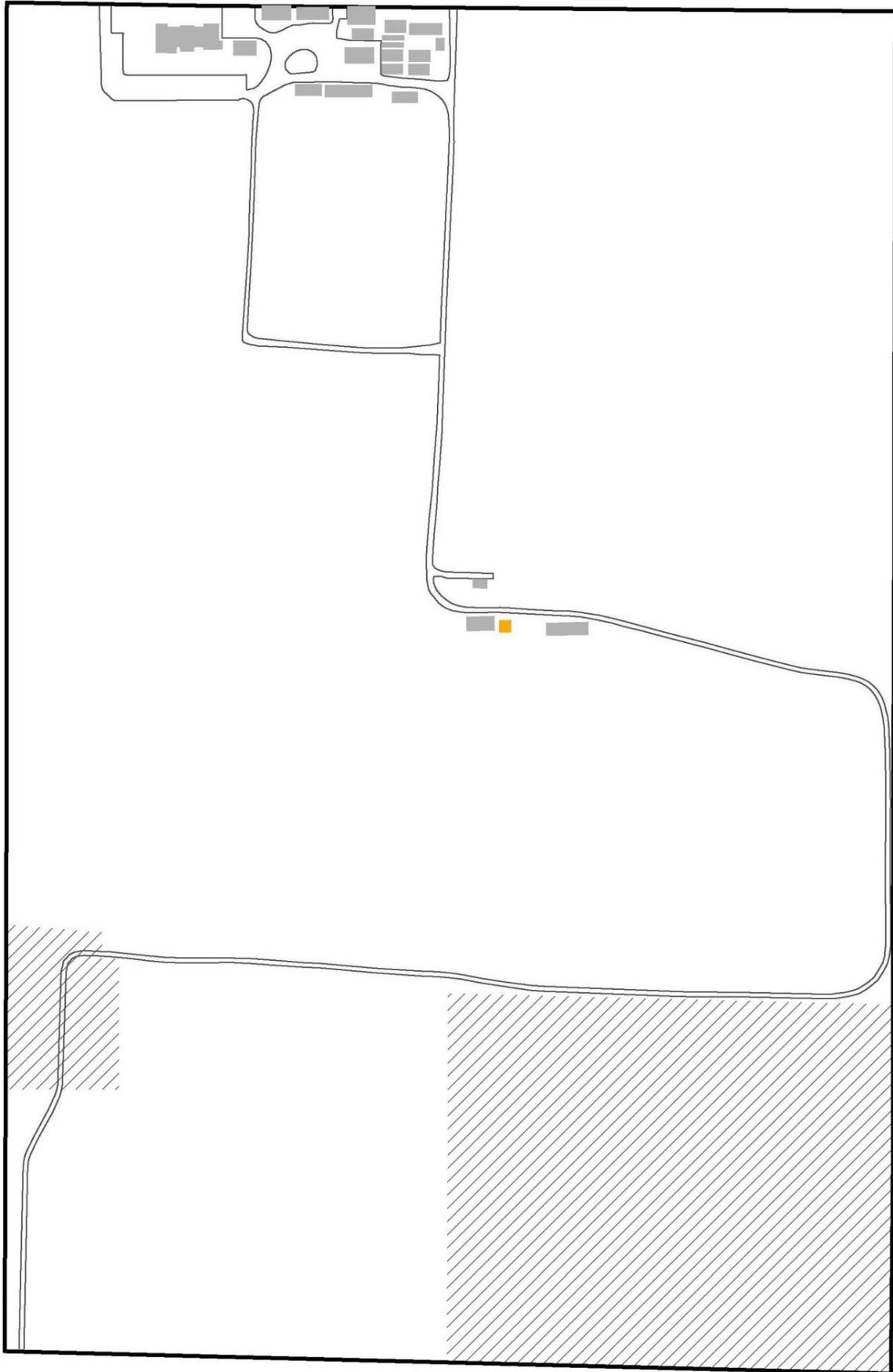


Figure 27. Vicinity locator map for the Bunk House



Year Built: c. 1925 **Current Use:** Vacant

Historic Use: Bunk House (Poor Farm Era)

Overall Building Condition: Poor

Description:

The Bunk House is a single-story square-shaped building (approximately 20'-4" x 20'-3", 400 square feet) with a front-gabled roof. It is constructed out of vertical wood framing members and currently rests atop hollow-clay blocks and stacked stone. The exterior is faced with horizontal V-joint shiplap wood siding with corner boards. The gabled roof features a wide eave overhang with exposed wood rafter tails, purlins, and fascia board. The roof is finished with asphalt shingles and plywood sheeting. The windows are one-over-one double-hung wood sashes infilled with corrugated fiberglass or plywood. The primary façade faces north and includes a pair of wood windows flanked by two single-door openings with multi-panel wood doors with infilled lights. The east door is located under a wood-gabled awning supported by wood knee brackets and accessed by a set of wood steps. The original gabled awning located above the west door and its steps have been removed. The west and east elevations consist of one wood window located near the north façade. Two centrally placed wood windows are located on the south elevation. The interior of the Bunk House consists of a large open L-shaped room and a kitchen with tongue-and-groove wood flooring, horizontal beaded tongue-and-groove woods walls, and a tongue-and-groove wood ceiling. The kitchen appears to retain its original cabinetry. Light fixtures are intact, but lack finishes. The original fireplace has been removed, leaving an abandoned opening on the interior brick chimney. The Bunk House is in poor condition, but conveys its historic materials, design, and workmanship despite being moved to its current location.

Character-Defining Features:

Primary:

- Single-story square-shaped form
- Horizontal board siding and corner boards
- Gabled roof and exposed features

Secondary:

- Wood sash windows
- Wood entry awnings
- Wood doors

Alterations:

- Moved (c.1957)
- Window infill (date unknown)
- Fireplace removed (date unknown)
- Awning removed (date unknown)
- Original steps removed (date unknown)
- Door lights infilled (date unknown)
- New wood steps (date unknown)
- Chimney removed (date unknown)

Condition Observations:

Exterior:

- Lacks permanent foundation
- Leaning elevations
- Biological growth on roof and awning
- Missing shingles on roof
- Holes in roof from abandoned chimney
- Sagging roof
- Peeling paint on wood siding and trim
- Raw wood windows
- No formal entry
- Exposed fasteners

Interior:

- Sagging floor boards
- Stained and peeling interior walls
- Collapsing ceiling
- Peeling wood trim
- Abandoned electrical system
- Abandoned chimney openings



Unstable foundation



Sagging foundation beams



Biological growth on roof



Sagging roof



Stained and peeling interior walls



Collapsing ceiling

Figure 28. Photographs of the Bunk House's existing conditions

5.3.6 Hog Barn

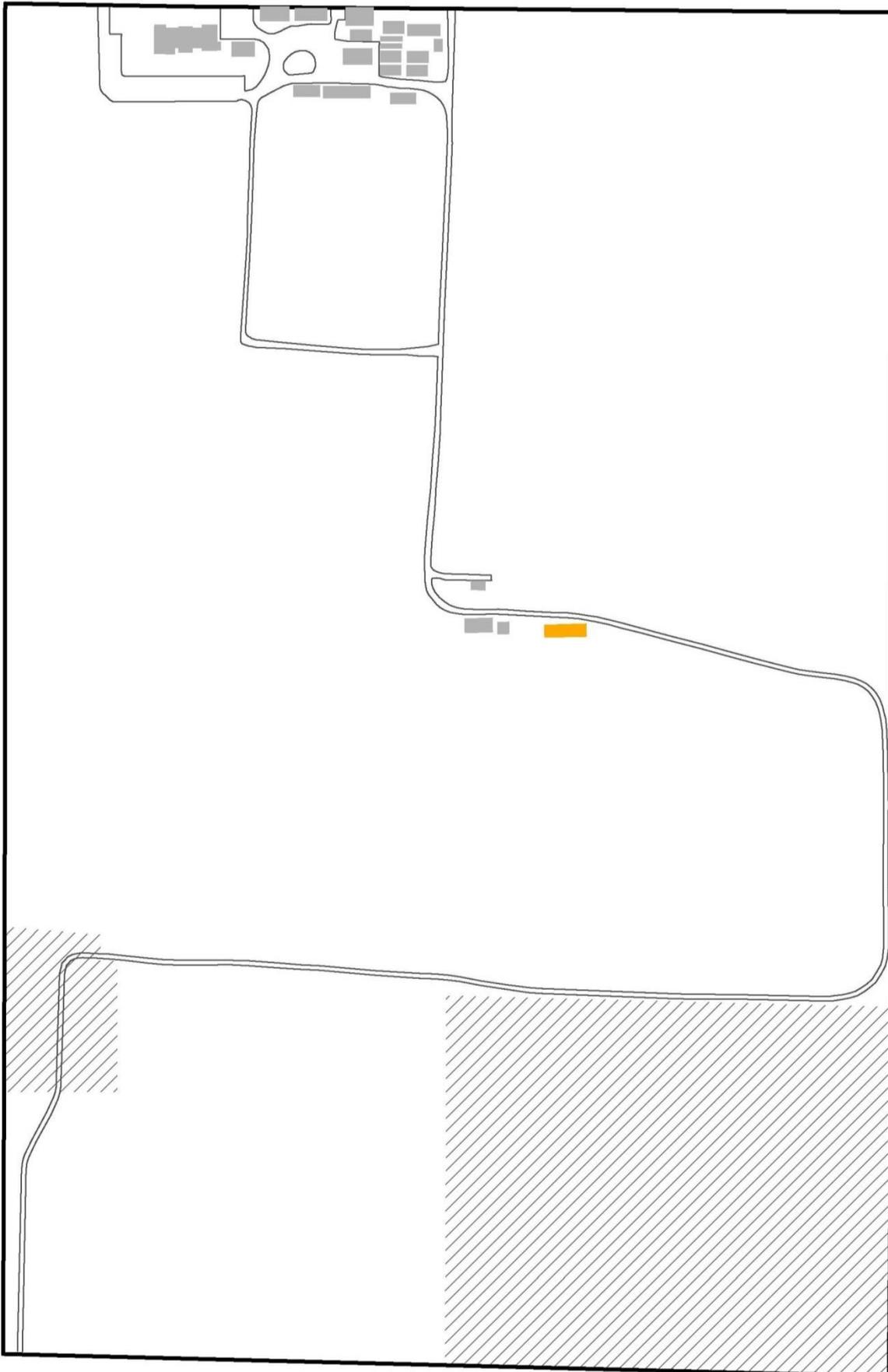


Figure 29. Vicinity locator map for the Hog Barn



Year Built: c. 1920 **Current Use:** Storage

Historic Use: Hog Barn (Poor Farm Era)

Overall Building Condition: Poor

Description:

The Hog Barn is a single-story rectangular building (approximately 70'-0" x 20'-3", 1,420 square feet) with a front-gabled roof. It is constructed out of vertical wood framing members and currently rests atop unattached wood posts on concrete footings. The exterior displays a patchwork of horizontal Dutch lap wood siding with corner boards. The gabled roof exhibits a wide eave overhang with exposed wood rafter tails, purlins, and fascia board. The roof is finished with corrugated metal and metal flashing. The windows are eight-light sliding wood sashes; however, most have been covered with plywood, removed, or infilled with corrugated fiberglass. The west and east elevations consist of wood sliding barn doors attached to new metal box rails under a wood drip gutter flanked by a wood window. A wood stud gable is located above the plywood sliding door and window on the west elevation. The north and south elevations consist of six symmetrically placed wood windows. The interior of the Hog Barn includes an open floor plan with a wood plank floor, exposed wood framing members with a wood board wainscoting on the north elevation, and an exposed wood roof. Abandoned knob and tube wiring and original electrical conduit remain. Other interior features include new wood shelves and plastic storage crates. The Hog Barn is in poor condition, but retains integrity in conveying its original narrow form, simple fenestration, and gable-end entries common with hog barn design.

Character-Defining Features:

Primary:

- Single-story rectangular form
- Horizontal board siding and corner boards
- Sliding barn doors
- Gabled roof and exposed features
- Fenestration

Secondary:

- Wood sash windows

Alterations:

- Moved (c. 1955)
- New foundation (c. 1955)
- New corrugated metal roof (c. 2004)
- New wood sliding doors and hardware (2016)
- Fenestration infill (date unknown)
- Window infill (date unknown)
- Steps removed (date unknown)
- New interior wood shelving (date unknown)
- Storm entry removed (c. 2009)

Condition Observations:

Exterior:

- Lacks permanent foundation
- Bowing foundation beams
- Rotting joists
- Sagging roof
- Peeling paint on wood siding and trim
- Exposed fasteners
- Removed windows
- No formal entry

Interior:

- Worn floor boards
- Rotting joists
- Peeling paint on interior walls and trim
- Abandoned electrical system



Rotting floor joists



Unattached foundation



Bowing foundation beams



Peeling paint and missing siding



No formal entry



Missing windows

Figure 30. Photographs of the Hog Barn's existing conditions

5.3.7 Machine Shed

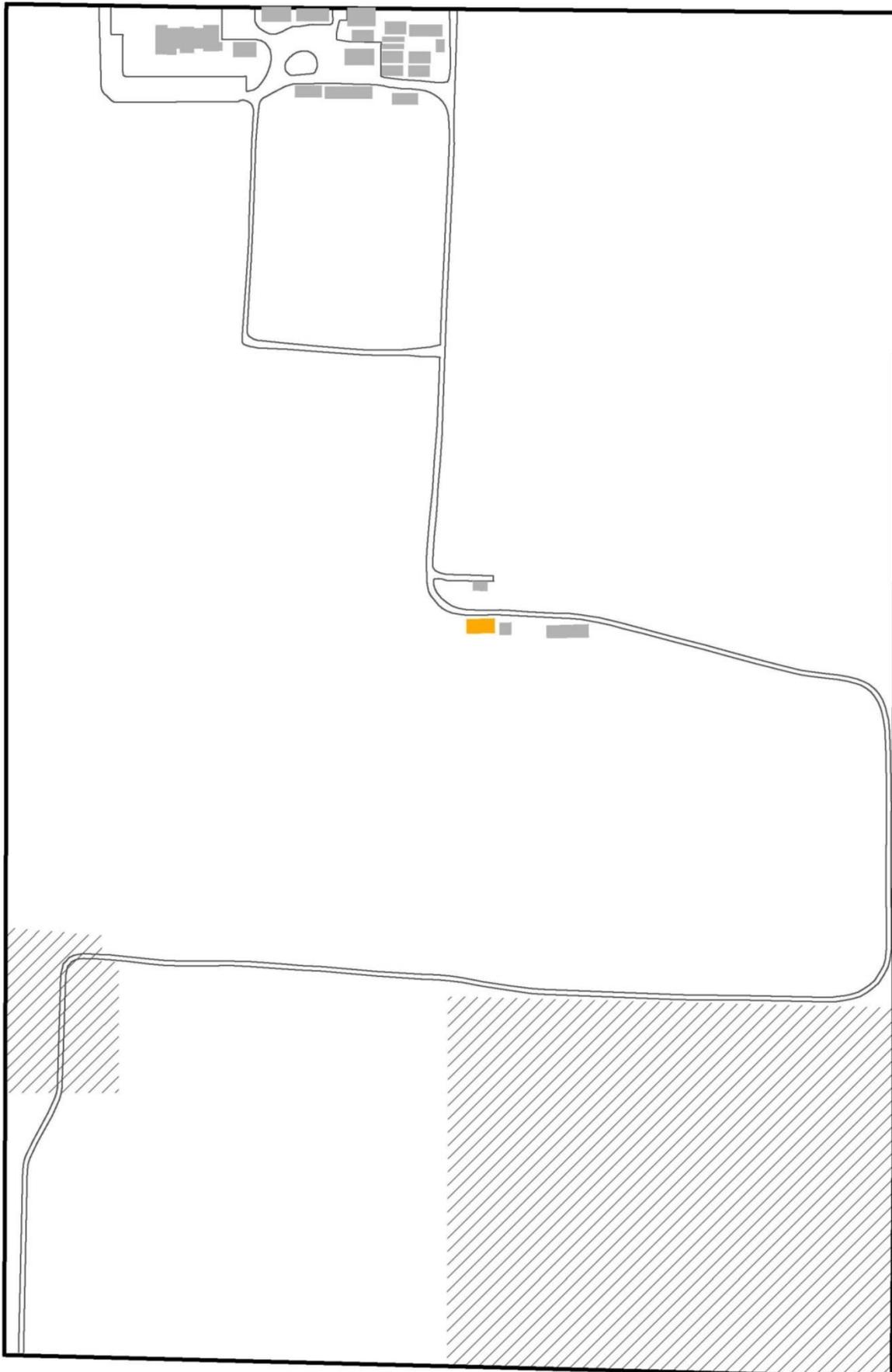


Figure 31. Vicinity locator map for the Machine Shed



Year Built: c. 1930 **Current Use:** Storage

Historic Use: Machine Shed (Poor Farm Era/Experimental Station)

Overall Building Condition: Fair

Description:

The Machine Shed is a single-story rectangular building (approximately 50'-8" x 24'-4", 1,230 square feet) with a side-gabled roof. It is constructed out of vertical wood framing members and currently sits atop a poured-in-place concrete foundation with a short stem wall on the west, east, and south elevations. The exterior is faced with horizontal V-joint tongue-and-groove wood siding with corner boards. The gabled roof features a wide eave overhang with exposed wood rafter tails, purlins, and fascia board. The roof is finished with corrugated metal and metal flashing. The windows are four-light fixed wood sashes; however, most have been removed, infilled with corrugated fiberglass, or missing glazing. The north elevation consists of three large open bays divided by heavy timber posts atop concrete footings. Two symmetrically placed wood windows under a wood gable window are located on the west and east elevations. The south elevation consists of three centrally located wood window openings. The interior of the Machine Shed includes an open floor plan with a dirt floor, unfinished walls, and an exposed wood roof. Abandoned knob and tube wiring, original light sockets, and an electrical box remain. The Machine Shed is currently in fair condition, but retains integrity, displaying the original materials and craftsmanship from its time of construction to convey the property's historic agricultural use.

Character-Defining Features:

Primary:

- Single-story rectangular form
- Horizontal board siding and corner boards
- Gabled roof and exposed features
- Bay openings

Secondary:

- Wood sash windows

Alterations:

- New corrugated metal roof (c. 1984)
- Window infill (date unknown)
- Window removal (date unknown)
- Exterior lights removed (date unknown)

Condition Observations:

Exterior:

- Biological growth on foundation
- Cracks in foundation
- Spalling concrete on foundation
- Rotting wood framing members
- Rust on roof
- Peeling paint on wood siding and trim
- Rotting wood siding
- Exposed fasteners
- Broken trim
- Removed and missing window materials
- Sagging and missing bay headers
- Abandoned light fixtures

Interior:

- Abandoned electrical wiring



Spalling foundation



Rotting wood framing member



Missing windows



Peeling paint



Missing bay header



Abandoned light fixture



Rusted metal roof

Figure 32. Photographs of the Machine Shed's existing conditions

5.3.8 Cemetery

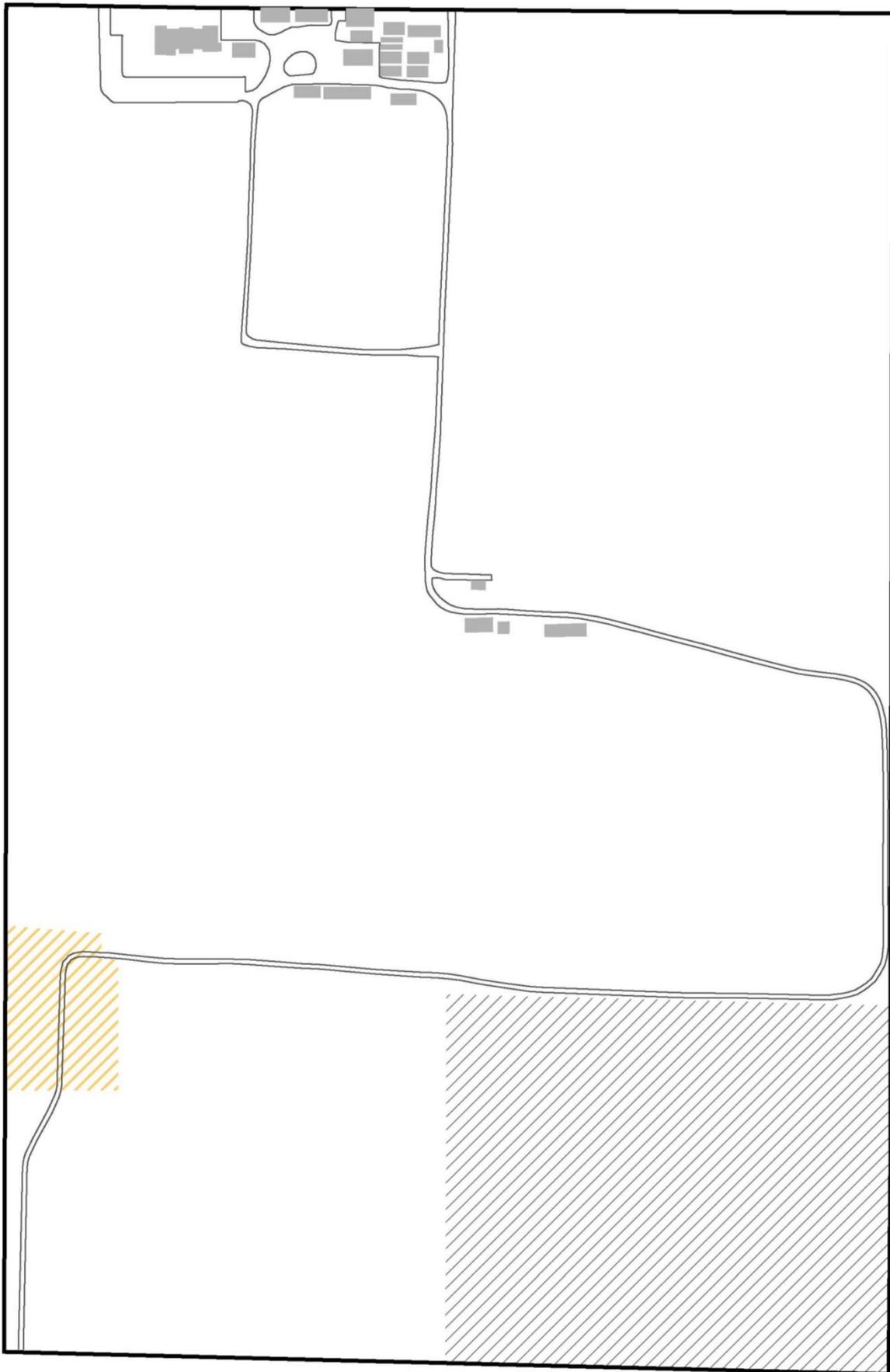


Figure 33. Vicinity locator map for the Cemetery



Year Built: 1913 Current Use: Cemetery

Historic Use: Cemetery

Overall Condition: Good

Description:

The Clark County Cemetery is located along the west edge of the property near the southwest corner. The 1913 cemetery plat and year of the cemetery's first burials marks the beginning of the period of significance for the district. The plat, which uses the county's former spelling of "Clarke," illustrates eight rows with 39 burial plots in each row, equaling a total of 312 plots. The plat map describes each grave as 4 x 5 feet in dimension with 5-foot-wide paths running east and west between the graves and 6-foot-wide paths running north and south between the rows. A road, 18 feet in width, travels south through the center of the cemetery toward NE 68th Street with four rows of burial plots on each side. Parallel, narrower roads delineate the east and west boundaries of the cemetery. A split rail wood fence installed in 2018 delineates the cemetery plat boundary and entrances.

Remaining features above ground include the center and west roads, which are currently grass paths, as well as the rural setting and rolling landscape. Perhaps one of the more character-defining features of the cemetery is its lack of permanent headstones or cemetery amenities.¹⁸⁷ Likely due to the resource's association with Clark County Poor Farm, a social institution of low prestige during the period of significance, metal markers staked into the ground were all that identified the burial sites. These metal markers have all been removed, although the Clark County Community Planning department retains one as an artifact. Remote sensing data suggests that some markers may be buried underground. A boulder, approximately 3 x 4 feet in dimension and affixed with a metal dedication plaque was placed near the northwest corner of the cemetery in 1966 to commemorate the cemetery and those buried there.

A remote sensing investigation and report indicate that below ground, the cemetery burials remain intact.¹⁸⁸ The investigation discovered that interments in the cemetery conform to the plat diagram for the cemetery, and that the plat generally represents an accurate view of burial locations.¹⁸⁹ Although alterations occurred above ground to the east half of the cemetery, this resource retains integrity above and below ground to convey its significant association with the Clark County Poor Farm.

Character Defining Features:

Primary:

- Plot boundaries displayed through grass paths along center and west roads
- Layout of 8 rows x 39 burial plots in each row 5- and 6-foot-wide paths between burials and rows

Secondary:

- Commemorative boulder at northwest corner

Alterations:

- Missing burial markers
- Tilled berry fields along cemetery's east road
- Wood fence delineating cemetery boundary
- Chain link fence on property boundary with gates to adjacent private residences

¹⁸⁷ Jerry Stone, "Unknown Pioneers Honored," *The Journal, Vancouver Bureau*, Dec. 26, 1966.

¹⁸⁸ SWCA Environmental Consultants, 49.

¹⁸⁹ SWCA Environmental Consultants, 49.



Poor Farm Cemetery, facing north



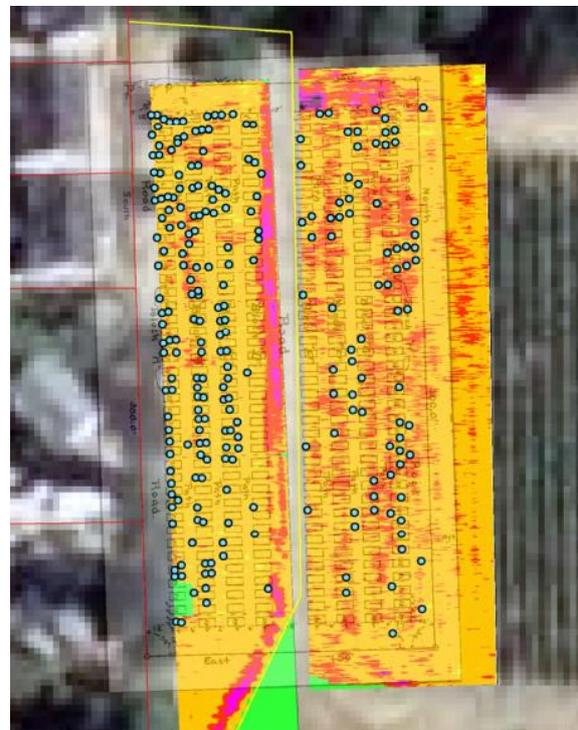
Wood split rail fence installed in 2018, facing southwest



Dedication plaque on commemorative boulder



North entrance to cemetery plat, facing northeast



Location map of Poor Farm Cemetery 1913 plat with GPR burial anomalies and cemetery access road anomaly, 2010 (SWCA)

Figure 34. Photographs and images of the Hog Barn's existing conditions

5.3.9 Hazel Dell Park

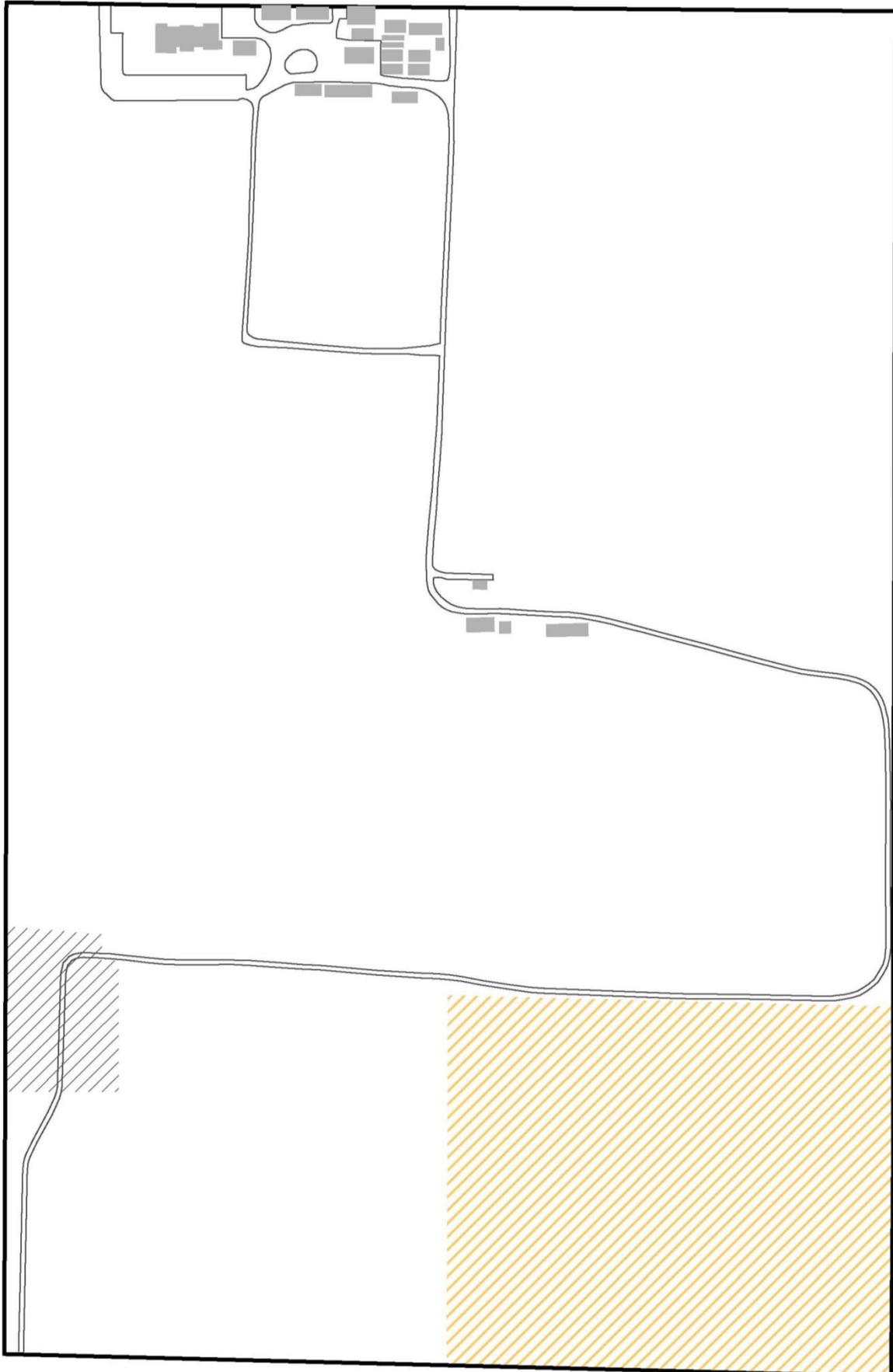


Figure 35. Vicinity locator map for Hazel Dell Park



Year Built: 1950 **Current Use:** Recreation

Historic Use: Pasture (Poor Farm Era)

Overall Condition: Good

Description:

Hazel Dell Park is located at the southeast corner of the district, delineated by a chain link and barbed wire perimeter fence and vehicle and pedestrian access from NE 68th Street. This site includes 20 acres of a forest setting of Douglas fir trees historically used as a wooded pasture. The county park was established in 1950 during the historic district’s period of significance, although its recreational function had no association with the Southwestern Washington Experiment Station. At the time, the park site was under county ownership, while the rest of the district was owned by WSU. The park includes two circa 1960 wood frame covered picnic shelters, the smaller one located on the east side of the site and the larger one on the west side, just north of the parking lot. Both open shelters have log uprights supporting simple A-frame gabled roofs. The smaller of the two is approximately 20 x 30 feet and has simple open gabled roof over 11 log upright supports. The larger shelter is approximately 40 x 60 feet and has 20 log upright supports. Both shelters house picnic tables. There is also a small circa 1980 20-x-20-foot wood restroom building and a 12-x-12-foot utility shed. A circa 1950 ranch-style caretaker residence with 1970s additions once occupied the park, but was demolished in 2011. Although Hazel Dell Park as a recreation site is not associated with the district, the site landscape retains integrity of setting to convey its former use as a wooded pasture during the Poor Farm era and therefore is a contributing resource. The park structures are non-contributing.

Character-Defining Features:

Primary:

- Douglas fir wooded area

Secondary:

- Rolling landscape

Alterations:

- Park amenity structures and buildings (shelters, restroom, utility shed, playground equipment)
- Walking paths
- Chain link and barbed wire perimeter fence



Park paths near northwest corner of site



Park amenities near south end of site

Figure 36. Photographs of Hazel Dell Park’s existing conditions

5.3.10 Landscape and Setting



Overall Landscape Condition: Good

Description:

The rolling terrain of the landscape rises in the south half of the farm, delivering views of the Hazel Dell area and the property’s rural farm setting, agricultural plots, and primary buildings. Cultivated fields express the farm’s agricultural landscape. A paved driveway serves as the main entrance to the property from NE 78th Street near the northwest corner of the district, extending east through a parking lot to the greenhouses. One main gravel road provides access through the rest of the property, traveling south through the center of the district, then turning east and continuing up a hill, passing a cultivated berry patch, then curving west toward the cemetery. Separate roads provide access from NE 68th Street to Hazel Dell Park and Clark County Cemetery. A power line utility corridor traverses the center of the property on a north-south alignment parallel to a 15-foot-wide waterworks easement. Some small copses of trees and abandoned orchards are scattered throughout the district, with the 20-acre wooded Hazel Dell Park being the largest. Trees, shrubs, and flowering perennials create a more formal setting around the main Administration Building.

A silo has been donated to the farm for interpretive use. The silo is currently stored on its side under a tarp. Additional information about the farm’s historic silos is in Sections 4.2.4 and 4.3.6. The bottoms of the wood staves are prone to deterioration.

Character-Defining Features:

Primary:

- Agricultural use and setting
- Rectilinear circulation paths and internal roads
- Hazel Dell Park former grazing for farm
- Cougar Creek seasonally runs east-west through property
- Color palette of dark and bright green, grey, brown, and tan

Secondary:

- Berry crops
- Abandoned test orchards

Alterations:

- Removal of farm buildings, including barns and silos
- Relocation of Hog Barn and Bunk House
- Regular crop and field changes since historic period
- PVC fencing
- Utilitarian features, including pump house, utility equipment boxes
- Removal of former agricultural buildings, including barns, original greenhouses, and other features





View facing south from greenhouse cluster



View facing north from central outbuildings



Fence and wetland, view facing southeast



Small-scale landscape features, view facing southwest



Former orchard, view facing east-northeast



Former orchard, view facing west



Path from cemetery, view facing east-southeast



Internal road curves at ridge, view facing northwest

Figure 37. Photographs of existing landscape conditions

6. Preservation and Management Strategies

The following subsections outline preservation management strategies relevant to the Heritage Farm, including a summary of the Secretary of the Interior's Standards for the Treatment of Historic Properties, an explanation of the Recommendations Priority Matrix used in this report; and guidance on planning for the farm's future. The section also discusses regulations regarding alterations to historic resources, building code considerations, and provides planning recommendations for an interpretive trail.

6.1 Secretary of the Interior's Standards for Treatment of Historic Properties

Under the National Historic Preservation Act, the Secretary of the Interior is responsible for establishing professional standards and for providing guidance on the preservation of the nation's historic properties.

The Secretary of the Interior's Standards for the Treatment of Historic Properties provide four distinct but interrelated approaches to the treatment of historic properties: **Preservation, Rehabilitation, Restoration, and Reconstruction**. These standards are intended to be applied to a wide variety of resource types, including buildings, sites, structures, objects, and districts.¹⁹⁰ **Mothballing** is also included as a potential approach.

The Secretary of the Interior's Standards for the Treatment of Historic Properties apply only to projects receiving Historic Preservation Fund grant assistance and other federally assisted projects. Otherwise, these Guidelines are intended to provide general guidance for work on any historic building.¹⁹¹

This report provides an overall treatment recommendation for each contributing resource. For some resources, more than one treatment recommendation is provided, based on the current and potential future use of that resource. Brief definitions of the treatment approaches are as follows:

Preservation

The NPS defines preservation as "the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property."¹⁹² Preservation is an appropriate treatment approach when the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations. Work, including preliminary measures to protect and stabilize the property, generally focuses on the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; the limited sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties more functional is appropriate for a preservation project.

Standards for Preservation

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.

¹⁹⁰ The treatment standards, developed in 1992, were codified as 36 Code of Federal Regulations (CFR) Part 68 in the July 12, 1995, Federal Register (Vol. 60, No. 133). They replaced the 1978 and 1983 versions of 36 CFR Part 68, entitled The Secretary of the Interior's Standards for Historic Preservation Projects. The revised Guidelines replace the Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, published in 1995 to accompany the treatment Standards.

¹⁹¹ NPS. "Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings," 2017.

¹⁹² Ibid.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Restoration

The NPS defines restoration as:

The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.¹⁹³

Restoration is an appropriate treatment approach when the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned

Standards for Restoration

1. A property will be used as it was historically or be given a new use that interprets the property and its restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

¹⁹³ NPS 2017.

Rehabilitation

Rehabilitation provides the most flexibility with adapting historic properties while retaining character-defining features. Rehabilitation “makes possible a compatible use through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.”¹⁹⁴

Depending on the proposed new use of a building, rehabilitation may trigger certain code upgrades. When a new use is to be applied to a building, further consideration of code deficiencies is necessary.

Reconstruction

The NPS defines reconstruction as:

The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. This treatment standard establishes a limited framework for recreating a vanished or non-surviving historic property with new materials, primarily for interpretive purposes.¹⁹⁵

Reconstruction is appropriate when a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction.

Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archaeological investigation to identify and evaluate those features and artifacts that are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

Mothballing

If a productive use has not yet been identified for a building, or funds are not currently available to put a structure into a usable condition, mothballing is an option for temporarily closing a building to protect it from weather and secure it from vandalism. Mothballing can be a necessary and effective means of protecting the building while planning for the property's future or while securing funds for a preservation, rehabilitation, or restoration project. Key factors to consider in mothballing involve stabilization, weatherization, security, ventilation, utilities, mechanical operations, maintenance, and monitoring.¹⁹⁶

Based on the conditions of the property's historic resources, Mothballing is not recommended as a treatment strategy at this time.

6.2 Recommendation Priority Matrix

This report organizes recommendations for future work in a matrix to help the owners and stakeholders prioritize maintenance, repairs, and major upgrades in regards to timing and financial impact.

¹⁹⁴ NPS 2017.

¹⁹⁵ Ibid.

¹⁹⁶ Sharon C. Park, “Preservation Brief 31: Mothballing Historic Buildings,” National Park Service, U.S. Department of the Interior, Technical Preservation Series, 1993.

The timing for recommended work is categorized as either immediate or long term. Immediate work should happen within the next 12 months due to issues related to a resource's structure, safety implications, or the farm's immediate goals. Long-term projects should be planned for execution in 1-5 years or are recommended for master planning and future farm endeavors. Ongoing monitoring and maintenance recommendations are also categorized as long term.

Financial impact is categorized as either minor or major. Minor work can be completed at low cost or incorporated into regular facility maintenance and repair budgets. Major work is likely to require larger budget allocations or grant funding.

Cost estimates are provided in Section 8.0 for recommendations for major work based on a rough order of magnitude cost per square foot of various project types.



Figure 38. Recommendation Priority Matrix.

Immediate/Minor recommendations are generally for repairs that are easy to perform and at a low cost, but are necessary to protect the structure of a resource or are part of the property's current interpretation goals.

Immediate/Major recommendations are generally for the replacement of key features, such as roofs or foundations, that are necessary to a resource's function. Detailed documentation of a historic resource at risk of collapse also falls within this category.

Long term/Minor recommendations are generally for ongoing maintenance, monitoring cracks, or other potential deficiencies. This category can also be applied to interpretation, security, or making existing alterations more compatible with the historic character of a resource.

Long term/Major recommendations are generally for the construction, rehabilitation, or restoration of major features that are not essential to the resource's function.

6.3 Planning for the Farm's Future

Master Planning

The Heritage Farm's Master Plan, first adopted in 2010 and currently in the process of being updated, highlights five key concepts in its vision and goals for the property's long-term future:

- Agriculture
- Historic Preservation
- Community Access
- Sustainable Design
- Education and Research

The plan "activates the agricultural areas as the central element of the site and provides facilities for community learning and gathering, administrative and program functions, naturalists, avid walkers, gardeners, farmers, demonstrations and research." It is anticipated that future development may occur on the farm property that coincides with the master plan.

Coinciding with the master plan is an Interpretive Trail Plan (See Section 6.6).

Stakeholder Insight

As an operating publically owned, multi-use agricultural facility, the farm conveys a historic continuum with enduring themes of community, farming, research, and education. Although many of these themes are iterations of what began during the historic period, the farm's needs continue to change. The farm's users and neighbors shared insight about the property's current and future needs during a stakeholder engagement meeting in April 2018. Stakeholders expressed the following priorities and concerns for the farm:

- Education for modern techniques for food production
- Agricultural Research
- Historic Preservation
- Flexibility for growth and land modifications
- Retention and display of historic artifacts
- Historic interpretation
- Archaeology
- Security and increased "eyes on the property"
- Public access and day use
- Crop contamination from pets
- Utility upgrades
- Classroom and event space
- New restroom facilities
- Improved storage and organization

Appendix C contains additional input gathered during the stakeholder engagement meeting.

6.4 Alterations to Historic Resources

Clark County Code 40.250.030 provides code regulations for Historic Preservation, including Clark County's historic change review process and zoning provisions. The code regulations are available online at:

<http://www.codepublishing.com/WA/ClarkCounty/html/ClarkCounty40/ClarkCounty40250/ClarkCounty40250030.html>

Clark County code requires review by the Historic Preservation Commission of all work on historic properties that exceeds ordinary repair and maintenance, stating that:

No person shall construct any new building or structure, or reconstruct, alter, restore, remodel, repair, move, demolish or make any material change affecting significant historic features as listed in the designation form(s) to any existing property on the CCHR or within a historic district on the CCHR,

without review by the commission and without receipt of a certificate of appropriateness, or, in the case of demolition, a waiver of certificate of appropriateness, as a result of the review.¹⁹⁷

In addition, the Heritage Farm's Operating Principles guide project and site decisions for the farm and its programs. Preserving the historic character of buildings is one of several principles, stated as:

We believe renovations of existing buildings should respect the building's historic character, including the character of late additions to the building. New buildings should reflect the feel of an agricultural landscape, but do not need to re-create the past.¹⁹⁸

Major additions and rehabilitation work often necessitate the involvement of a preservation consultant to guide design and construction work in a manner that does not diminish the integrity of character-defining features. New construction in a NRHP-listed historic district can diminish the historic property's integrity if not designed in compliance with the appropriate guidelines. The Heritage Farm contains building concentrations (Administration area), circulation patterns, and views that are important to the property's historic setting and feeling. New construction should not diminish these aspects of the property's integrity.

Plans for new construction should be reviewed with the Clark County Historic Preservation Commission.

Any change in use or major rehabilitation would require an analysis by a structural engineer to determine if any code or safety deficiencies are present related to a building's structural and seismic conditions.

6.5 Building Code Considerations

State of Washington Building Code requirements must be observed when planning to build new or altering existing occupied structures. Building codes currently in effect that could impact changes to the structures at Heritage Farm include the following:

- 2015 International Building Code (IBC) with statewide amendments
- ICC/ANSI A117.1-09, Accessible and Usable Buildings and Facilities, with statewide amendments
- 2015 International Residential Code with statewide amendments
- 2015 International Mechanical Code with statewide amendments
- 2015 International Fuel Gas Code with statewide amendments
- 2015 International Fire Code with statewide amendments
- 2015 Uniform Plumbing Code with statewide amendments
- 2015 International Energy Conservation Code/Washington State Energy Code
- 2015 International Existing Building Code (IEBC) with statewide amendments found in the IBC
- National Fire Protection Association (NFPA) Electrical Code (NFPA 70)

The 2015 IBC with state amendments applies to the repair, alteration, change of occupancy, addition to and relocations of existing buildings, per section 101.2. It is important to note that the State of Washington also adopts the 2015 IEBC with state amendments, which allows some flexibility and alternatives to the IBC when performing modifications to existing occupied structures. More specifically, the IEBC determines under Chapter 12 code requirements on different approaches for Historic Buildings. To minimize construction cost, a licensed architect should review the applicability of the IEBC for each structure and provide a comprehensive code analysis and approach to the building official by utilizing the IEBC, which could minimize any code-required alterations and therefore reduce construction costs. The IEBC prescribes different levels of alterations to the existing building with different requirements for each level.

Some considerations of the IEBC that are applicable to the Heritage Farm structures include the following:

- Building may remain as a B occupancy even if occupied as an A occupancy if less than 3,000 square feet and occupant load is less than 50 persons.
- Repairs shall be permitted with original or like materials and original methods of construction subject to other provisions of the IEBC.
- Interior finishes may be accepted if demonstrated to be historic.
- Where 1-hour rated construction when required may not need to be installed if wall or ceiling finish is of wood or metal lath and plaster.
- Grand stairways shall be accepted without complying with handrail and guardrail requirements.

¹⁹⁷ Clark County, County Code, 40.250.030 Historic Preservation, G.4.

¹⁹⁸ Clark County Parks Division, "Clark County Heritage Farm Operating Principles," date unknown.

Change of occupancy typically requires various code upgrades, even under the existing building code. Changing a building from a B occupancy (office) or S-1 (storage) to an A (Assembly) is considered increasing the means of egress hazard category; therefore, the means of egress needs to be evaluated. Change of occupancy also triggers many accessibility requirements. Other examples of code triggers for occupancy changes include the following:

- Changes of occupancy of a building typically require an evaluation of the structure and most likely will need to meet the current IBC code requirements for new buildings. There are exceptions to these rules that need to be further evaluated.
- Changes of occupancy require for all unsafe electrical conditions to be upgraded and for the electrical service to be upgraded to meet NFPA 70 for the new occupancy. The number of electrical outlets shall comply with NFPA 70 for the new occupancy.
- Change of occupancy that would result in an increase demand of energy shall comply with the 2015 International Energy Conservation Code (IECC) with state amendments. Compliance with the IECC is not required when approved by the code official and signed by a registered architect or State Historic Preservation Office (SHPO) representative demonstrating that compliance with any provision of the IECC would threaten, degrade, or destroy the historic form, fabric, or function of the building.

Per chapter 29 of the IBC, restrooms shall have a path of travel distance of 500 feet or less for a public facility at the Heritage Farm.

It is important to note that, per the IEBC, if a structure is moved from its original to a new location then the foundation for the structure at its new location shall be designed by a licensed engineer following the IBC as required for a new building. All other parts of the existing historic building can be treated as an existing building and follow the IEBC code.

It is recommended that a licensed architect and a licensed structural engineer conduct the required code analysis and reports for the local authority having jurisdiction.

6.6 Interpretive Trail Planning

Interpretation is a key component of historic preservation in that it provides an educational opportunity to communicate with people about the historic significance of a property. Interpretation increases public awareness and enhances the experience and understanding of a historic property. Effective interpretation follows a planned structured and thematic approach.

Coinciding with the master plan, Clark County has developed a conceptual plan for an Interpretive Trail at the farm. Clark County has identified the trail's main interpretive focus and theme as:

The past agricultural uses of the 78th Street Heritage Farm – pioneer homestead, poor farm, and university research station – exemplify Clark County's history as the location of the first domestic agriculture in the Northwest.¹⁹⁹

The interpretive plan involves developing a pedestrian trail that will wind through the farm, including stops to engage users and share the cultural, social, and political history of the property. The interpretation will provide visitors with information about local pioneer settlers, poor farm residents, extension services staff, and the growth of a local agricultural industry that continues today.

Interpretive Trail Recommendations:

- Trail alignment should follow a rectilinear alignment, in character with agricultural use, taking into account the historic circulation and paths of the farm. Circular curves are not appropriate to the character of a farm landscape.
- The trail system should connect to Hazel Dell Park, which can also serve as a secondary entrance and parking area for the trail.
- Trail materials should be selected from the historic and existing palette of materials and colors at the farm. For example, use a surfacing of stabilized compacted stone dust that matches the local soil in color. The goal is to ensure trails are not visually intrusive and support the rural character of the farm landscape.

¹⁹⁹ Clark County, 2011, 4.

- Historic ground photography should be reviewed to glean information about fence types, agricultural methods, site furnishings, gates, road and path character, and vegetation character. This first-hand documentary information can be used to inform appearance for new and restored features.

Interpretation Opportunities

- Use the landscape itself, plantings, and artifacts to tell the story in addition to or in lieu of adding signage.
- Use historically present vegetation types to create new interpretive plantings instead of using signage and interpretive waysides. This would provide an experiential element to visitors and provide flexibility for change from year to year.
- Plant an edible garden to convey the Heritage Farm's function and use. Consider using crops known to have been planted in the period of significance, such as strawberries.
- Plant chrysanthemums to interpret experimental floral gardens and the Chrysanthemum Society's involvement. If chrysanthemums are sold during plant sales, convey history to customers on-site or with plant labels.
- Use the existing Food Bank garden to talk about the Heritage Farm's history providing food to sustain its residents.
- Display historic photos of viewpoints at those viewpoints, creating effective interpretation with minimal text. Orient the display so that the viewer is facing in the same direction as the historic photograph. Add minimal labeling to the photograph to help orient the viewer to missing and present historic features.
- Look at historic planting patterns for agricultural fields and orchards; consider restoring in part for interpretive value.



Figure 39. Quintessential view overlooking the farm and Mt. St. Helens from the property's southern ridge. (Clark County Community Planning)



Figure 40. Raspberry harvest from experimental crops, July 1971.



Figure 41. Water evaporation in fields, April 1962.

7. Recommendations

The following subsections provide treatment recommendations for the nine resources that contribute to the historic district, including an overall treatment approach, preservation priorities, future work, and opportunities for new uses or interpretation. Future work is organized based on the Recommendation Priority Matrix in Section 6.2.

7.1 Administration Building

Overall Treatment Recommendation: Preservation/Restoration

Approximate Area: 11,670 square feet

Preservation Priorities:

Based on the overall good condition of the Administration Building, a combined treatment approach of Preservation and Restoration is recommended. The building is well maintained, and most condition issues can be addressed through cosmetic repairs or routine maintenance. The building retains many of its original distinctive materials, spaces, and character-defining features that lack extensive repair or replacement, making Preservation a viable treatment approach.

The south elevation of the west wing contains the building’s primary condition concern in need of immediate attention. It is recommended that Clark County inspect the failing exterior insulated and finish system (EIFS) for water infiltration and repair or replace deteriorated materials. The installed system appears to lack the proper moisture protection and drainage, which, based on visual observation, has led to wall sheathing and potentially wall framing deterioration.

Additional preservation and maintenance measures are recommended, including removing animal nests and biological growth, removing peeling paint and rust, and repairing historic trim. Cracks in interior floors and ceilings should be monitored and patched. Some wood panel interior doors recently damaged in a burglary are in need of in-kind repairs and paint.

Restoration is recommended to return the former front entrance to its original appearance on the visually prominent north façade. Using available historic photographs, physical evidence, and original drawings, the central arched opening infilled during previous building renovation could be reconstructed. Restoring the entrance would restore the building’s original appearance from the public right of way. It may only be feasible to restore the entrance in appearance, allowing the existing office and wall partitions to remain on the interior.

Based on the building size, occupancy, and open yards, the building does not appear to require fire sprinklers. A seismic upgrade most likely is also not required since the structural loads to the building are not being increased to trigger such upgrades. However, a qualified structural engineer should evaluate the post-and-beam connections in the basement for further recommendations.

Recommendations:	
Immediate – Minor	Long Term – Minor/Maintenance
<ul style="list-style-type: none"> • Repair broken cornice return. • Repair exterior wood trims and make watertight. • Remove peeling paint and rust and repaint. • Repair and repaint damaged interior doors. 	<ul style="list-style-type: none"> • Remove biological growth. • Prevent animal infestation. • Infill and repaint cracks in floors and ceilings.
Immediate – Major	Long Term – Major
<ul style="list-style-type: none"> • Inspect and repair or replace EIFS system on south elevation’s west wing. 	<ul style="list-style-type: none"> • Restore the original main entrance. • Evaluate post-and-beam structure for seismic capacity.

Opportunities:

The Administration Building provides office space for long-term occupants. The second-floor apartment, currently used as office space, was historically used by the Poor Farm manager and retains its floor plan. It has adequate kitchen and bathroom facilities and could be re-used as a residence if a caretaker or other need arose for the

farm. Any upgrades to this space should preserve original distinctive materials and features, such as lead pane windows, arched openings, and wood trim.



Figure 42. South elevation of west wing requires further assessment of damages to exterior wall



Figure 43. Original front entrance facing 78th Street was infilled as an office space. Entrance details could be restored as an architectural feature.

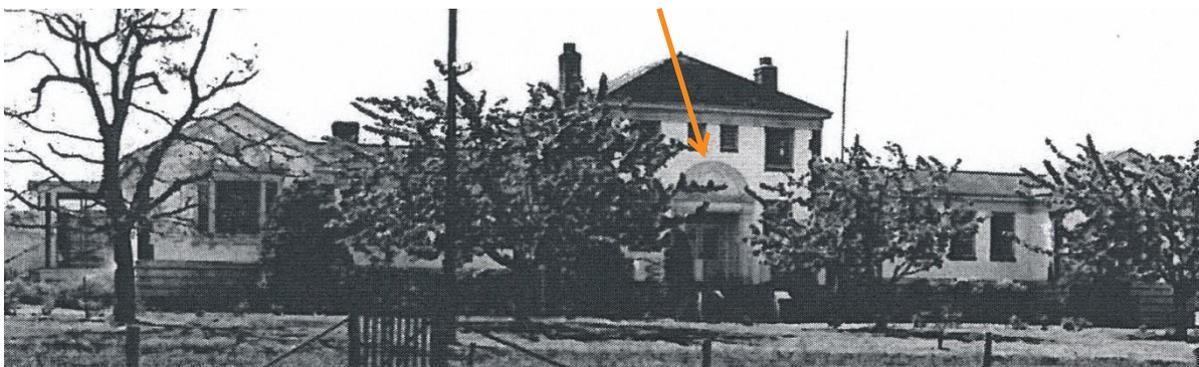


Figure 44. Original front entrance circa 1950s.

7.2 Garage

Overall Treatment Recommendation: Preservation/Rehabilitation

Approximate Area: 960 square feet

Preservation Priorities:

Due to the overall good condition of the Garage, a combined treatment approach of Preservation and Rehabilitation is recommended. The building, although retaining its original distinctive materials, spaces, and character-defining features, shows early signs of wear, failure, and structural cracking leading to a number of repairs, making Preservation a practical treatment approach.

Property features in need of immediate attention include the broken wood window frame on the south elevation, missing wood horizontal board siding between the bay doors on the north elevation, stabilizing structural cracking, and repointing crumbling mortar in the window sills. It is recommended that Clark County repair the window frame to prevent any further deterioration and water penetration, replace the missing wood siding to prevent exposure to the elements, infill structural cracking, and repoint the window sills to prevent further corrosion.

Additional preservation and maintenance measures recommended include removing biological growth, peeling paint and rust, and abandoned electrical wiring. Cracks in interior floors and structure should be monitored and patched.

Rehabilitation is recommended to provide the building with new uses. According to the Rehabilitation approach, possible rehabilitation should preserve and repair elements of historical or architectural value. New additions or alterations should not destroy historic materials, should focus on being revisable and subordinate to the overall historic character, and be differentiated from the old, but compatible to the character-defining features. New occupancy use of the building may require building code upgrades, including insulated walls and ceilings, new electrical wiring, new mechanical equipment, access to restrooms, proper egress, and health and safety measures. Such change of use must be evaluated by a licensed architect.

Recommendations:	
Immediate – Minor	Long Term – Minor/Maintenance
<ul style="list-style-type: none"> • Repair missing horizontal board siding. • Repair broken window frames. • Prepare surfaces and repaint peeling paint and rust. • Repair and finish exterior walls structural cracking. 	<ul style="list-style-type: none"> • Remove biological growth. • Monitor structural cracks. • Infill and repaint cracks in floor. • Removed abandoned electrical wiring.
Immediate – Major	Long Term – Major
<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • Finish ceilings and paint walls. • Insulate building. • Install new electrical system. • Install new mechanical equipment.

Opportunities:

The Garage provides storage for property maintenance. The open floor plan and size of the building could be re-used as a classroom for educational opportunities. Any upgrades to this space should preserve original distinctive materials and features, such as its concrete floor, structural blocks, and fenestration.

7.3 Milk House

Overall Treatment Recommendation: Preservation/Rehabilitation

Approximate Area: 1,200 square feet

Preservation Priorities:

Based on the overall good condition of the Milk House, a combined treatment approach of Preservation and Rehabilitation is recommended. The building is well maintained, and most conditions issued can be addressed through cosmetic repairs or routine maintenance. The building retains many of its original distinctive materials, spaces, and character-defining features that lack extensive repair or replacement, making Preservation a viable treatment approach.

Property features in need of immediate attention are structural cracking on the southeast corner and rotting wood on the west swing doors. It is recommended that Clark County infill and monitor structural cracking and replace the rotting wood panels on the bay doors with in-kind materials.

Additional preservation and maintenance measures recommended include removing biological growth on the roof and exposed foundation stem walls, repairing the damaged aluminum gutter on the south elevation, removing abandoned electrical conduits, repairing and repainting exterior cracking in stucco and exposed structural block, and repainting wood windows and doors. Cracks in interior floors and ceilings should be monitored and patched.

Rehabilitation is recommended to provide the building with new uses. According to the Rehabilitation approach, possible rehabilitation should preserve and repair elements of historical or architectural value. New additions or alterations should not destroy historic materials, should focus on being revisable and subordinate to the overall historic character, and be differentiated from the old, but compatible to the character-defining features. New occupancy use of the building may require building code upgrades, including insulated walls and ceilings, new electrical wiring, new mechanical equipment, access to restrooms, proper egress, and health and safety measures. Such change of use must be evaluated by a licensed architect.

Recommendations:	
Immediate – Minor <ul style="list-style-type: none"> • Replace rotting wood door panels. • Repair and refinish structural cracking. 	Long Term – Minor/Maintenance <ul style="list-style-type: none"> • Remove biological growth. • Repair damaged aluminum gutter • Remove abandoned electrical wiring. • Infill and repaint exterior cracks in stucco. • Infill and repaint exposed structural block. • Repair and repaint peeling paint. • Infill and repaint cracks in floor and ceiling.
Immediate – Major <ul style="list-style-type: none"> • N/A 	Long Term – Major <ul style="list-style-type: none"> • Finish walls and ceilings. • Insulate building. • Install new electrical system. • Install new mechanical equipment.

Opportunities:

The Milk House provides storage for property maintenance. The building’s overall size and two interior spaces, consisting of a large open space to the west and smaller space to the east, could be re-used as a classroom for educational opportunities in the west room and restrooms in the east room. Any upgrades to this space should preserve original distinctive materials and features, such as its concrete floor, structural block, and fenestration.

7.4 Agricultural Shop

Overall Treatment Recommendation: Preservation

Approximate Area: 980 square feet

Preservation Priorities:

Based on the overall fair condition of the Agricultural Shop, the treatment approach of Preservation is recommended. The building, although retaining its original distinctive materials, spaces, and character-defining features, shows early signs of wear, failure, and interior and exterior condition issues leading to a number of repairs, making Preservation a practical approach.

Primary features in need of immediate attention are the building’s rotting wood window frames, sagging insulated wood ceiling boards, and abandoned chimney opening. It is recommended that Clark County repair and repaint the rotting wood window frames to prevent further deterioration and water penetration, replace sagging ceiling boards for safety measures, and infill the abandoned chimney openings to prevent water penetration and animal infestation.

Additional preservation and maintenance measures recommended include removing biological growth, replacing the ribbed metal paneling on the roof and elevations with in-kind materials, replace missing windows with compatible window frame and profile, and removing abandoned electrical wiring. Original wood windows should be repaired, and cracks in interior floors should be monitored and patched.

Recommendations:	
Immediate – Minor	Long Term – Minor/Maintenance
<ul style="list-style-type: none"> • Repair rotting window frames. • Replace sagging wood ceiling boards. • Infill abandoned chimney opening. 	<ul style="list-style-type: none"> • Remove biological growth. • Repair and replace wood windows. • Infill cracks in floors. • Remove abandoned electrical wiring. • Replace wall panels.
Immediate – Major	Long Term – Major
<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • Replace roof. • Replace exterior metal panel siding. • Update lighting and power systems.

Opportunities:

The Agricultural Shop functions as the property’s general purpose shop. No new uses or restoration is currently proposed for the Agricultural Shop. However, any upgrades to this space should preserve original distinctive materials and features, such as its concrete floor, metal frame, and fenestration.

7.5 Bunk House

Overall Treatment Recommendation: Reconstruction

Approximate Area: 400 square feet

Preservation Priorities:

Due to the poor condition and deteriorated structure, the Bunk House is recommended for demolition and reconstruction. The building lacks a stable foundation and roof, and the structural condition of the interior floors has made the building unsafe to enter. Limited structural elements remain in adequate condition for preservation or rehabilitation. The building’s small size and simple features, coupled with the availability of accurate information about the building’s exterior appearance, make reconstruction a feasible treatment approach. Prior to demolition, measured drawings of the building’s elevations should be prepared to accurately note existing building character and features, including openings, roof pitch, entry gables, siding, and trims. Fewer details may be gathered for the interior floor plan due to its limited access. Some materials, such as windows or exterior siding, may be salvaged and used in the reconstruction.

Consider reconstructing the Bunk House in its original location near the well house to more accurately convey the building’s significant historic use as farm labor housing during the Poor Farm era. Use historic photographs and archaeological investigation to identify the building’s original location. The measured drawings prepared prior to demolition should be the basis for the design of the reconstruction. The Reconstruction standards allow for the design of a simple interior that does not attempt to appear historic or historically accurate.²⁰⁰ Use salvaged and in-kind materials for the building’s exterior where possible. Signage and interpretive aids should be installed to clarify information about the building’s reconstruction and clearly identify it as a contemporary re-creation.

Farm stakeholders inquired about reconstructing the bunkhouse in its original location, but as a shell around a new utility pump to be installed in 2018. Clark County should consult with the Historic Preservation Commission and Washington Department of Historic Preservation as part of the reconstruction process.

The new construction must meet building codes commensurate with any new use for the building.

Recommendations:	
Immediate – Minor	Long Term – Minor/Maintenance
<ul style="list-style-type: none"> Secure entries to prevent unsafe access to building interior. 	<ul style="list-style-type: none"> Interpret building’s Poor Farm history.
Immediate – Major	Long Term – Major
<ul style="list-style-type: none"> Prepare measured drawings. 	<ul style="list-style-type: none"> Reconstruct building on a new foundation in original historic location on the farm.

Opportunities:

Reconstruction is most appropriate for recreating a vanished or non-surviving historic property with new materials, primarily for interpretive purposes. Although the reconstructed Bunk House would be important for interpreting the property’s Poor Farm history, the building could also serve as a new use for current farm users.



Figure 45. Historic photograph shows original location of bunk house where utility equipment is now located.

²⁰⁰ NPS 2017.

7.6 Hog Barn

Overall Treatment Recommendation: Preservation

Approximate Area: 1,420 square feet

Preservation Priorities:

The treatment approach of Preservation is recommended for the Hog Barn due to its poor condition but functional purpose. The building lacks a stable foundation and roof and does not have a formal entry. Although it does retain its original distinctive materials, spaces, and character-defining features, many of its materials are in poor condition or are missing, posing imminent failure and a number of repairs, making Preservation a viable approach.

Primary features in need of immediate attention are the building’s unattached and bowing wood foundation beams, sagging roof, rotting wood floor joists, and lack of a formal entry. It is recommended that Clark County stabilize the wood foundation or replace it with a board-formed concrete foundation common to this building type, replace the sagging roof to prevent collapsing, repair rotting wood floor joists to prevent further deterioration, and install a formal entry for safe egress. It may be worth considering relocation of the building to facilitate the foundation work.

Additional preservation and maintenance measures recommended include removing and repainting peeling paint, replacing missing windows with compatible window frame and profile, and removing abandoned electrical wiring. The rotting wood door on the east elevation should be replaced with matching style door.

Recommendations:	
Immediate – Minor	Long Term – Minor/Maintenance
<ul style="list-style-type: none"> • Remove and repaint peeling paint. • Replace missing windows. • Replace rotting wood door. • Repair rotting floor joists. • Install formal entry. 	<ul style="list-style-type: none"> • Remove and repaint interior peeling paint. • Remove abandoned electrical wiring.
Immediate – Major	Long Term – Major
<ul style="list-style-type: none"> • Replace foundation. • Replace roof. 	<ul style="list-style-type: none"> • N/A

Opportunities:

The Hog Barn provides storage for farming equipment. No new uses or restoration is currently proposed for the Hog Barn. However, any upgrades to this space should preserve original distinctive materials and features, such as its horizontal wood board siding and fenestration.

7.7 Machine Shed

Overall Treatment Recommendation: Preservation/Rehabilitation

Approximate Area: 1,230 square feet

Preservation Priorities:

Due to the overall fair condition of the Machine Shop, a combined treatment approach of Preservation and Rehabilitation is recommended. The building, although retaining its original distinctive materials, spaces, and character-defining features, shows early signs of wear, failure, and cracking in the foundation, which may lead to a number of repairs, making Preservation a practical approach.

Primary features in need of immediate attention are the building’s cracking and spalling concrete foundation and rotting wood framing members. It is recommended that Clark County infill and repair the cracking and spalling concrete foundation to prevent water penetration and further corrosion, and repair the rotting wood framing member on the northwest corner of the building with a Dutchman-style repair with matching materials.

Additional preservation and maintenance measures recommended include removing biological growth, replacing the corrugated metal roof, repairing and installing missing wood bay headers above the bay opening, and removing abandoned electrical wiring. Peeling paint should be removed, and exterior wood siding repainted. Rotting wood siding and trim needs to be repaired and repainted to prevent further determination. Missing wood windows should be replaced with a compatible window frame and profile.

Rehabilitation is recommended to provide the building with new uses. The Rehabilitation approach encourages the preservation and repair elements that retain historical or architectural value. New additions or alterations should not destroy historic materials, should focus on being revisable and subordinate to the overall historic character, and be differentiated from the old, but compatible to the character-defining features. New occupancy use of the building may require building code upgrades, including insulated walls and ceilings if heated, new electrical wiring, new mechanical equipment, access to restrooms, proper egress if enclosed, and health and safety measures. Such change of use must be evaluated by a licensed architect.

Recommendations:	
Immediate – Minor <ul style="list-style-type: none"> • Infill and repair foundation. • Repair rotting wood posts. 	Long Term – Minor/Maintenance <ul style="list-style-type: none"> • Remove biological growth. • Repair and install missing bay headers. • Remove and repaint peeling paint. • Repair rotting wood siding. • Replace missing wood windows. • Remove abandoned electrical system. • Interpret building’s Poor Farm history.
Immediate – Major <ul style="list-style-type: none"> • N/A 	Long Term – Major <ul style="list-style-type: none"> • Replace roof. • Finish walls and ceiling but do not enclose north elevation • Install new electrical system.

Opportunities:

The Machine Shop provides storage for property maintenance equipment. The open floor plan and size of the building could be rehabilitated and re-used as a covered interpretation space or public space along the planned Interpretive Trail. Any upgrades to this space should preserve original distinctive materials and features, such as its bay openings, horizontal wood board siding, and fenestration.

7.8 Cemetery

Overall Treatment Recommendation: Preservation

Preservation Priorities:

Clark County's recent efforts have supported the preservation of the Clark County Cemetery. SWCA's 2010 ground-penetrating radar study detected and delineated the burial locations and extent of the cemetery.²⁰¹ Planned through consultation with the Department of Archaeology and Historic Preservation (DAHP), a split rail fence was installed in 2018 along the cemetery's north, east, and south edges. A chain link fence was installed along the west edge with gate access from private residences.

Interpretation activities are the primary recommendation for the cemetery. An interpretive sign for the cemetery designed as part of the Interpretive Trail Plan can be manufactured and installed at the site.

Recommendations:	
Immediate – Minor <ul style="list-style-type: none"> Install interpretive sign. 	Long Term – Minor/Maintenance <ul style="list-style-type: none"> Identify and locate individuals buried in cemetery. Improve north access to cemetery. Consider relocation of commemorative boulder.
Immediate – Major <ul style="list-style-type: none"> N/A 	Long Term – Major <ul style="list-style-type: none"> N/A

Opportunities:

The commemorative boulder, originally installed against a forested backdrop, is now in proximity to private residences west of the property. Through careful consideration of previous ground-penetrating radar study, and in consultation with SHPO, Clark County should consider relocating the boulder closer to the northeast fence corner for ease of viewing without entering the cemetery. The relocation of this secondary, but important, historic element would require consideration of burial locations, as well as maintenance of the cemetery's integrity of historic setting, feeling, and association.



Cemetery commemorative boulder, 1979 (*Columbian*)



Boulder and setting, 2018

Figure 46. Cemetery boulder with commemorative plaque

²⁰¹ SWCA 2010.

7.9 Hazel Dell Park

Overall Treatment Recommendation: Preservation

Preservation Priorities:

Within Hazel Dell Park, the wooded site contributes to the district’s setting as a former pasture during the Poor Farm era. The park’s other amenities, including buildings, structures, and paths, are non-contributing. Therefore, preservation recommendations are limited for Hazel Dell Park.

Any future changes or upgrades to Hazel Dell Park should preserve the wooded setting that characterizes the historic site.

Potential park expansion should not impact other contributing resources within the historic district, nor the farm’s historic circulation patterns.

Interpreting the site’s historic use during the Poor Farm era and the subsequent development of Hazel Dell Park would clarify the park’s association with the historic district.

Recommendations:	
Immediate – Minor <ul style="list-style-type: none"> N/A 	Long Term – Minor/Maintenance <ul style="list-style-type: none"> Improve access to the farm with a path to the planned Interpretive Trail.
Immediate – Major <ul style="list-style-type: none"> N/A 	Long Term – Major <ul style="list-style-type: none"> N/A

Opportunities:

Provide access from Hazel Dell Park to the planned Interpretive Trail through a new gate in the park’s fence.

7.10 Landscape and Setting

Overall Recommendation: Interpretive Trail Implementation

See Section 6.6 for recommendations specific to implementing an Interpretive Trail within the farm landscape.

Landscape Recommendations:

- Address drainage issues when designing new trails or repairing or upgrading existing alignments. In new trail construction, ensure trail surface is well drained (design with a crowned cross section, employ unobtrusive drainage features such as grassed swales and sheet flow-directed runoff).
- Replace non-historic PVC fencing with weathered wood or another style/material more consistent with the appearance of fences on the property during the period of significance.
- Screen undesirable features such as utility boxes from view, using materials that are unobtrusive and harmonious with an agricultural character, such as unpainted weathered board fencing, vines, or shrubs.
- Separate uses in different areas of the property. Consider a limited-access area for working farm and maintenance use, out of the way of the visitor areas.

Historically Appropriate Materials:

- Unpainted wood
- Wire
- Medium-brown aggregate
- Stabilized stone dust
- Painted wood or metal materials
- Rows of plantings (vines, trees, etc.)
- Wooden row markers (see historic photos)

Site Furnishings and Small-Scale Features:

- In garden plots, use unpainted wood, twine, wire, and other historically appropriate materials. Avoid installing PVC or bright colored plastic materials as part of the garden infrastructure.
- Consider reinstating the garden row markers visible in some of the historic photos from the 1940s-1950s.
- Replace visually intrusive modern features with similar features constructed of unobtrusive and/or natural materials that are more in keeping with the historic appearance of the farm. For example:
 - Replace the PVC fence with an unpainted cedar or other rot-resistant wood fence.
 - Replace the gray plastic-coated bollards with brown-painted metal bollards.
 - Replace the chain-link fence.
 - Consider whether this level of security fencing is really necessary for the property, and consider replacing with either a split-rail fence or a tall wood board fence.
 - Alternately, if the chain link fence is deemed necessary, plant trees and shrubs along the interior of the fence line, with a 3-foot setback from the fence to allow clearing and maintenance of the fence.

Vegetation

- Consider planting an exhibit orchard.
- Locate the orchard in all or a portion of the area planted historically in orchard trees. Replicate the tree spacing, row orientation, and planting pattern using historic aerials and ground photographs.
 - Consider the realistic level of maintenance and preferred level of authenticity before selecting a variety. Fruit trees that produce fruit tend to require a high level of maintenance and effort. Similar trees may provide the right appearance without as much fruit, reducing the level of maintenance required.
 - For a low-maintenance orchard exhibit, consider flowering plum, crabapple, or other trees in the same family as fruiting orchard trees that were grown on the property in the past, but that bear less or no fruit than the historically planted varieties.
- Consider planting exhibit crop fields.

Donated Wood Silo:

A wood stave/hoop silo donated to the Heritage Farm is stored between the Hog Barn and Bunk House. This structure is stored on its side and is covered with tarps. An analysis of historic photographs demonstrate that two wood hoop silos with conical metal roofs existed on the property prior to 1947, but were removed by 1950. They appear to have been similar in design, materials, and workmanship to the donated structure.

Due to the former presence of a similar silo, it would be appropriate to install the donated silo on-site for interpretive purposes. Historic manuals from 1926 and 1951 provide detailed instructions for this type of construction and should be referenced for in-kind installation. The silo requires a foundation, roof, and paint. Historic photographs provide guidance on these details.²⁰² The bottoms of the vertical staves show signs of deterioration and would require repair or replacement splices.

Location and spatial context are important factors to consider. Silos were functionally located adjacent to an associated barn for convenient access to feed. Generally, it is recommended that the donated silo be installed in the same vicinity as the historic silos; however, this area has been infilled with newer farm maintenance buildings and greenhouses, diminishing its historic setting. Furthermore, the barn, a key associated resource, is no longer extant.

If a new barn building with a period-appropriate design is planned for the Heritage Farm, the silo should be installed in proximity to this building as an interpretive tool for conveying the farm's historic and continued use. If no barn is planned, alternative interpretive strategies should be considered, such as creating a footprint or ghost structure to show the barn's association to the silo without a full reconstruction.

Interpretive signage would include the locations and contextual relationship of the farm's former barn and historic silos. The signage would also clearly identify the donated silo as not original to the property.

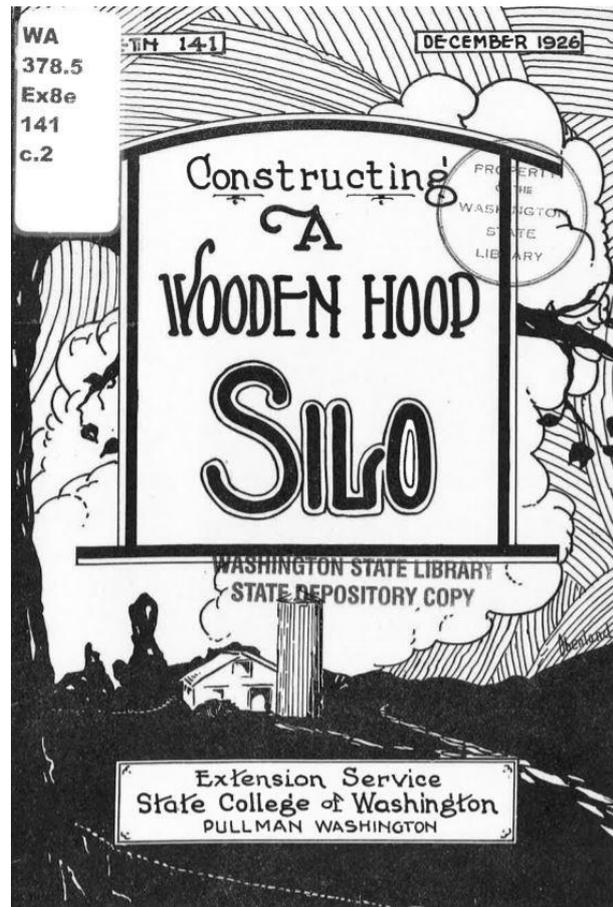


Figure 47. Consideration for donated wood silo

²⁰² Crane et al. 1926; Huber et al. 1951.

8. Cost Estimates

Concept-level cost estimates are provided for major recommendations, using each building's square footage as a cost basis. Additional costs for tasks not covered in the recommendations are included for consideration as opportunities and potential new uses adapt for the farm's historic resources.

AECOM has no control over the cost of labor and material, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. This opinion of probable costs of construction is made on the basis of experience, qualifications, and best judgement of professional construction cost managers familiar with the construction industry. AECOM cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

The estimating group has no control over the quality, completeness, intricacy, constructability, or coordination of design documents, or over the amount of funds available for this project.

AECOM's staff of professional cost managers has prepared this estimate in accordance with general accepted principles and practices.

The estimates have been prepared and are intended solely for the client's information and use for the Clark County Heritage Farm Preservation Plan only. AECOM assumes no responsibility to any other party in respect of, arising out of, or in connection with this document and/or its contents.

8.1 Administration Building

Building Type		11,670	SF		
Original Construction		1926			
Year Renovated		2012			
Number of Parking Spaces					
Building Height (FT above outside grade)		45			
Average Floor Height (FT)		15			
Floors Above Grade		2			
Floors Below Grade		1			
	Unit	SF	Cost \$/SF		NOTES
FOUNDATIONS					
Standard Foundations (footprint area)	SF	0	\$ -	\$ -	
Special Foundations (footprint area)	SF	0	\$ -	\$ -	
SUBSTRUCTURE					
Slab on Grade (area of floors at lowest level)	SF	0	\$ -	\$ -	
Basement Excavation	SF	0	\$ -	\$ -	
Walls for Subgrade Enclosures (basement wall area or retaining walls)	SF	0	\$ -	\$ -	
SUPERSTRUCTURE					
Floor Construction (suspended floor area for multi-story bldg)	SF	0	\$ -	\$ -	
Roof Construction (roof area)	SF	0	\$ -	\$ -	
Stair Construction	SF	0	\$ -	\$ -	
EXTERIOR CLOSURE					
Exterior Vertical Enclosures (gross wall area)	SF	950	\$ 80.00	\$ 76,000.00	Includes cost for modifying & restoring original entrance (250 SF) & for EIFS wall repair (35 *20 = 700 SF)
Exterior Doors & Windows	SF	0	\$ -	\$ -	
Exterior Horizontal Enclosures -ROOFING (roof area)	SF	5400	\$ 1.00	\$ 5,400.00	Includes cost for removing biological growth & patch work.
INTERIOR CONSTRUCTION					
Partitions	GFA				
Interior Finishes	GFA	0	\$ -	\$ -	
Specialties	GFA	0	\$ 1.00	\$ -	Includes cost for seismic analysis (only) Estimate \$12.00/sf (\$140,040.00) for full seismic upgrade
CONVEYING SYSTEMS					
Elevators	SF	0	\$ -	\$ -	
Escalators	QTY	0	\$ -	\$ -	
MECHANICAL SYSTEMS					
Plumbing	GFA	0	\$ -	\$ -	
HVAC	GFA	0	\$ -	\$ -	
Fire Protection	GFA	0	\$ -	\$ -	
Medical Gas System	GFA	0	\$ -	\$ -	
Sewage Treatment	GFA	0	\$ -	\$ -	
Solar Energy Mechanical Systems	GFA	0	\$ -	\$ -	
ELECTRICAL SYSTEMS					
Electrical Systems	GFA	11670	\$ 0.25	\$ 2,917.50	Protect all existing electrical devices, light fixtures & miscellaneous connections.

Lighting & Power	GFA	0	\$ -	\$ -	Existing to remain
Special Electrical Systems	GFA	0	\$ -	\$ -	No work anticipated
Communications Systems	GFA	0		\$ -	
EQUIPMENT					
Equipment	GFA	0	\$ -	\$ -	
Furnishings	GFA	0	\$ -	\$ -	
Special Construction	LS	1	\$ 2,150.00	\$ 2,150.00	Includes cost for other minor repairs in report.
FACILITY REMEDIATION					
DEMOLITION					
	SF	0	\$ -	\$ -	
SITWORK					
Site Preparation	SF	0	\$ -	\$ -	
Site Improvements	SF	0	\$ -	\$ -	
Liquid and Gas Site Utilities	SF	0	\$ -	\$ -	
Electrical Site Improvements	LS	0	\$ -	\$ -	No work anticipated
Other Site Construction	SF	0	\$ -	\$ -	
Total Construction Costs (\$/SF)			\$ 7.41	\$ 86,467.50	
SOFTCOSTS (35% of the total cost)					
20% General Conditions/General Requirements, Contractor Overhead, A/E, Insurance/Bonds, etc					
15% Contingency Allowance					
	35%			\$ 30,263.63	
Total Costs (\$/SF)			\$ 10.00	\$ 116,731.13	

8.2 Garage

Building Type		960 SF	Storage		
Original Construction		1926			
Year Renovated		N/A			
Number of Parking Spaces		N/A			
Building Height (FT above outside grade)		24			
Average Floor Height (FT)					
Floors Above Grade		1			
Floors Below Grade		0			
Unit	SF	Cost \$/SF	NOTES		
FOUNDATIONS					
Standard Foundations (footprint area)	SF	0	\$ -	\$ -	
Special Foundations (footprint area)	SF	0	\$ -	\$ -	
SUBSTRUCTURE					
Slab on Grade (area of floors at lowest level)	SF	0	\$ -	\$ -	
Basement Excavation	SF	0	\$ -	\$ -	
Walls for Subgrade Enclosures (basement wall area or retaining walls)	SF	0	\$ -	\$ -	
SUPERSTRUCTURE					
Floor Construction (suspended floor area for multi-story bldg)	SF	0	\$ -	\$ -	
Roof Construction (roof area)	SF	0	\$ -	\$ -	
Stair Construction	SF	0	\$ -	\$ -	
EXTERIOR CLOSURE					
Exterior Vertical Enclosures (gross wall area)	SF	1680	\$ 2.50	\$ 4,200.00	Includes cost for repairing exterior enclosures & other structural repairs.
Exterior Doors & Windows	SF	0	\$ -	\$ -	
Exterior Horizontal Enclosures -ROOFING (roof area)	SF	960	\$ 1.00	\$ 960.00	Includes cost for removing biological growth & patch work.
INTERIOR CONSTRUCTION					
Partitions	GFA	0	\$ -	\$ -	
Interior Finishes	GFA	960	\$ 4.00	\$ 3,840.00	Install ceiling and paint walls.
Specialties	GFA	0	\$ -	\$ -	
CONVEYING SYSTEMS					
Elevators	SF	0	\$ -	\$ -	
Escalators	QTY	0	\$ -	\$ -	
MECHANICAL SYSTEMS					
Plumbing	GFA	0	\$ -	\$ -	
HVAC	GFA	0	\$ -	\$ -	
Fire Protection	GFA	0	\$ -	\$ -	
Medical Gas System	GFA	0	\$ -	\$ -	
Sewage Treatment	GFA	0	\$ -	\$ -	
Solar Energy Mechanical Systems	GFA	0	\$ -	\$ -	
ELECTRICAL SYSTEMS					
Electrical Systems	GFA	960	\$ 4.50	\$ 4,320.00	

Lighting & Power	GFA	960	\$ 7.00	\$ 6,720.00	Remove existing light fixtures, replace with LED light fixture, remove existing receptacles and surface mounted branch circuit/conduits, replaced with new, and arranged in organized fashion
Special Electrical Systems	GFA	0	\$ -	\$ -	
Communications Systems	GFA	1200	\$ 4.50	\$ 5,400.00	Tele data outlets and other communication devices
EQUIPMENT					
Equipment	GFA	0	\$ -	\$ -	
Furnishings	GFA	0	\$ -	\$ -	
Special Construction	LS	0	\$ -	\$ -	
FACILITY REMEDIATION	SF	0	\$ -	\$ -	
DEMOLITION	SF	0	\$ -	\$ -	
SITWORK					
Site Preparation	SF	0	\$ -	\$ -	
Site Improvements	SF	0	\$ -	\$ -	
Liquid and Gas Site Utilities	SF	0	\$ -	\$ -	
Electrical Site Improvements	LS	0	\$ -	\$ -	No work anticipated
Other Site Construction	SF	0	\$ -	\$ -	
Total Construction Costs (\$/SF)			\$ 26.50	\$ 25,440.00	
SOFTCOSTS (35% of the total cost) 20% General Conditions/General Requirements, Contractor Overhead, A/E, Insurance/Bonds, etc 15% Contingency Allowance	35%			\$ 8,904.00	
Total Costs (\$/SF)			\$ 35.78	\$ 34,344.00	

8.3 Milk House

Building Type		1,200 SF Storage			
Original Construction		1936			
Year Renovated		N/A			
Number of Parking Spaces		N/A			
Building Height (FT above outside grade)		24			
Average Floor Height (FT)					
Floors Above Grade		1			
Floors Below Grade		0			
Unit	SF	Cost \$/SF	NOTES		
FOUNDATIONS					
Standard Foundations (footprint area)	SF	0	\$ -	\$ -	
Special Foundations (footprint area)	SF	0	\$ -	\$ -	
SUBSTRUCTURE					
Slab on Grade (area of floors at lowest level)	SF	0	\$ -	\$ -	
Basement Excavation	SF	0	\$ -	\$ -	
Walls for Subgrade Enclosures (basement wall area or retaining walls)	SF	0	\$ -	\$ -	
SUPERSTRUCTURE					
Floor Construction (suspended floor area for multi-story bldg)	SF	0	\$ -	\$ -	
Roof Construction (roof area)	SF	0	\$ -	\$ -	
Stair Construction	SF	0	\$ -	\$ -	
EXTERIOR CLOSURE					
Exterior Vertical Enclosures (gross wall area)	SF	2240	\$ 2.50	\$ 5,600.00	Includes cost for repairing exterior enclosures & other structural repairs.
Exterior Doors & Windows	SF	0	\$ -	\$ -	
Exterior Horizontal Enclosures -ROOFING (roof area)	SF	0	\$ -	\$ -	
INTERIOR CONSTRUCTION					
Partitions	GFA	0	\$ -	\$ -	
Interior Finishes	GFA	1200	\$ 4.00	\$ 4,800.00	Install ceiling and paint walls.
Specialties	GFA	0	\$ -	\$ -	
CONVEYING SYSTEMS					
Elevators	SF	0	\$ -	\$ -	
Escalators	QTY	0	\$ -	\$ -	
MECHANICAL SYSTEMS					
Plumbing	GFA	0	\$ -	\$ -	
HVAC	GFA	0	\$ -	\$ -	
Fire Protection	GFA	0	\$ -	\$ -	
Medical Gas System	GFA	0	\$ -	\$ -	
Sewage Treatment	GFA	0	\$ -	\$ -	
Solar Energy Mechanical Systems	GFA	0	\$ -	\$ -	
ELECTRICAL SYSTEMS					
Electrical Systems	GFA	1200	\$ 4.50	\$ 5,400.00	

Lighting & Power	GFA	1200	\$ 7.00	\$ 8,400.00	Remove existing light fixtures, replace with LED light fixture, remove existing receptacles and surface mounted branch circuit/conduits, replaced with new, and arranged in organized fashion
Special Electrical Systems	GFA	0	\$ -	\$ -	
Communications Systems	GFA	1200	\$ 4.50	\$ 5,400.00	Tele data outlets and other communication devices
EQUIPMENT					
Equipment	GFA	0	\$ -	\$ -	
Furnishings	GFA	0	\$ -	\$ -	
Special Construction	LS	0	\$ -	\$ -	
FACILITY REMEDIATION	SF	0	\$ -	\$ -	
DEMOLITION	SF	0	\$ -	\$ -	
SITEWORK					
Site Preparation	SF	0	\$ -	\$ -	
Site Improvements	SF	0	\$ -	\$ -	
Liquid and Gas Site Utilities	SF	0	\$ -	\$ -	
Electrical Site Improvements	LS	0	\$ -	\$ -	No work anticipated
Other Site Construction	SF	0	\$ -	\$ -	
Total Construction Costs (\$/SF)			\$ 24.67	\$ 29,600.00	
SOFTCOSTS (35% of the total cost) 20% General Conditions/General Requirements, Contractor Overhead, A/E, Insurance/Bonds, etc 15% Contingency Allowance	35%			\$ 10,360.00	
Total Costs (\$/SF)			\$ 33.30	\$ 39,960.00	

8.4 Agricultural Shop

Building Type		980 SF Shop			
Original Construction		1962			
Year Renovated		N/A			
Number of Parking Spaces		N/A			
Building Height (FT above outside grade)		20			
Average Floor Height (FT)					
Floors Above Grade		1			
Floors Below Grade		0			
Unit	SF	Cost \$/SF	NOTES		
FOUNDATIONS					
Standard Foundations (footprint area)	SF	0	\$ -	\$ -	
Special Foundations (footprint area)	SF	0	\$ -	\$ -	
SUBSTRUCTURE					
Slab on Grade (area of floors at lowest level)	SF	0	\$ -	\$ -	
Basement Excavation	SF	0	\$ -	\$ -	
Walls for Subgrade Enclosures (basement wall area or retaining walls)	SF	0	\$ -	\$ -	
SUPERSTRUCTURE					
Floor Construction (suspended floor area for multi-story bldg)	SF	0	\$ -	\$ -	
Roof Construction (roof area)	SF	0	\$ -	\$ -	
Stair Construction	SF	0	\$ -	\$ -	
EXTERIOR CLOSURE					
Exterior Vertical Enclosures (gross wall area)	SF	2800	\$ 12.50	\$ 35,000.00	Includes cost for demo & installation of new metal siding
Exterior Doors & Windows	SF	980	\$ 4.00	\$ 3,920.00	For repairing exterior windows
Exterior Horizontal Enclosures -ROOFING (roof area)	SF	980	\$ 12.00	\$ 11,760.00	Includes cost for demo & installation of new metal roofing
INTERIOR CONSTRUCTION					
Partitions	GFA	0	\$ -	\$ -	
Interior Finishes	GFA	980	\$ 3.00	\$ 2,940.00	Interior repairs and finishes
Specialties	GFA	0	\$ -	\$ -	
CONVEYING SYSTEMS					
Elevators	SF	0	\$ -	\$ -	
Escalators	QTY	0	\$ -	\$ -	
MECHANICAL SYSTEMS					
Plumbing	GFA	0	\$ -	\$ -	
HVAC	GFA	0	\$ -	\$ -	
Fire Protection	GFA	0	\$ -	\$ -	
Medical Gas System	GFA	0	\$ -	\$ -	
Sewage Treatment	GFA	0	\$ -	\$ -	
Solar Energy Mechanical Systems	GFA	0	\$ -	\$ -	
ELECTRICAL SYSTEMS					
Electrical Systems	GFA	0	\$ -	\$ -	

Lighting & Power	GFA	980	\$ 5.25	\$ 5,145.00	
Special Electrical Systems	GFA	980	\$ 1.00	\$ 980.00	
Communications Systems	GFA	980	\$ 1.20	\$ 1,176.00	
EQUIPMENT					
Equipment	GFA	0	\$ -	\$ -	
Furnishings	GFA	0	\$ -	\$ -	
Special Construction	LS	0	\$ -	\$ -	
FACILITY REMEDIATION	SF	0	\$ -	\$ -	
DEMOLITION	SF	0	\$ -	\$ -	
SITWORK					
Site Preparation	SF	980	\$ 1.50	\$ 1,470.00	
Site Improvements	SF	980	\$ 1.50	\$ 1,470.00	For cleaning and miscellaneous site work
Liquid and Gas Site Utilities	SF	0	\$ -	\$ -	
Electrical Site Improvements	LS	0	\$ -	\$ -	No work anticipated
Other Site Construction	SF	0	\$ -	\$ -	
Total Construction Costs (\$/SF)			\$ 63.66	\$ 62,391.00	
SOFTCOSTS (35% of the total cost) 20% General Conditions/General Requirements, Contractor Overhead, A/E, Insurance/Bonds, etc 15% Contingency Allowance	35%			\$ 21,836.85	
Total Costs (\$/SF)		0	\$ 85.95	\$ 84,227.85	

8.5 Bunk House

Building Type		400 SF	Vacant		
Original Construction		1925			
Year Renovated		1955			
Number of Parking Spaces		N/A			
Building Height (FT above outside grade)		20			
Average Floor Height (FT)					
Floors Above Grade		1			
Floors Below Grade		0			
Unit	SF	Cost \$/SF	NOTES		
FOUNDATIONS					
Standard Foundations (footprint area)	SF	400	\$ 13.00	\$ 5,200.00	Includes cost for new foundation
Special Foundations (footprint area)	SF	0	\$ -	\$ -	
SUBSTRUCTURE					
Slab on Grade (area of floors at lowest level)	SF	0	\$ -	\$ -	
Basement Excavation	SF	0	\$ -	\$ -	
Walls for Subgrade Enclosures (basement wall area or retaining walls)	SF	0	\$ -	\$ -	
SUPERSTRUCTURE					
Floor Construction (suspended floor area for multi-story bldg)	SF	0	\$ -	\$ -	
Roof Construction (roof area)	SF	0	\$ -	\$ -	
Stair Construction	SF	0	\$ -	\$ -	
EXTERIOR CLOSURE					
Exterior Vertical Enclosures (gross wall area)	SF	1105	\$ 17.00	\$ 18,785.00	Includes cost for framing & re-finishing existing siding
Exterior Doors & Windows	SF	400	\$ 18.00	\$ 7,200.00	Includes cost for new doors & windows
Exterior Horizontal Enclosures -ROOFING (roof area)	SF	400	\$ 12.00	\$ 4,800.00	Includes cost for demo & installation of new metal roofing
INTERIOR CONSTRUCTION					
Partitions	GFA	400	\$ 10.00	\$ 4,000.00	Includes cost for interior partitions
Interior Finishes	GFA	400	\$ 28.00	\$ 11,200.00	Includes cost for new finishes
Specialties	GFA	0	\$ -	\$ -	
CONVEYING SYSTEMS					
Elevators	SF	0	\$ -	\$ -	
Escalators	QTY	0	\$ -	\$ -	
MECHANICAL SYSTEMS					
Plumbing	GFA	0	\$ -	\$ -	
HVAC	GFA	0	\$ -	\$ -	
Fire Protection	GFA	0	\$ -	\$ -	
Medical Gas System	GFA	0	\$ -	\$ -	
Sewage Treatment	GFA	0	\$ -	\$ -	
Solar Energy Mechanical Systems	GFA	0	\$ -	\$ -	
ELECTRICAL SYSTEMS					

Electrical Systems	GFA	400	\$ 20.00	\$ 8,000.00	Provide new Electrical panel and service feeder
Lighting & Power	GFA	400	\$ 7.50	\$ 3,000.00	Provide new (2) pendant mount LED fixture, (1) switch, (1) occupancy sensor, (4) receptacles
Special Electrical Systems	GFA	400	\$ 2.00	\$ 800.00	Provide a security LED light fixture above exterior door with integral motion and photo sensor
Communications Systems	GFA	400	\$ 3.75	\$ 1,500.00	Provide (1) voice outlet & Smoke detector
EQUIPMENT					
Equipment	GFA	0	\$ -	\$ -	
Furnishings	GFA	0	\$ -	\$ -	
Special Construction	LS	0	\$ -	\$ -	
FACILITY REMEDIATION	SF	0	\$ -	\$ -	
DEMOLITION	SF	400	\$ 10.00	\$ 4,000.00	Includes cost for demolishing the existing barn
SITEWORK					
Site Preparation	SF	0	\$ -	\$ -	
Site Improvements	SF	0	\$ -	\$ -	
Liquid and Gas Site Utilities	SF	0	\$ -	\$ -	
Electrical Site Improvements	LS	0	\$ -	\$ -	No work anticipated
Other Site Construction	SF	0	\$ -	\$ -	
Total Construction Costs (\$/SF)			\$ 171.21	\$ 68,485.00	
SOFTCOSTS (35% of the total cost) 20% General Conditions/General Requirements, Contractor Overhead, A/E, Insurance/Bonds, etc 15% Contingency Allowance	35%			\$ 23,969.75	
Total Costs (\$/SF)			\$ 231.14	\$ 92,454.75	

8.6 Hog Barn

Building Type		1,420 SF	Storage		
Original Construction		1920			
Year Renovated		1955			
Number of Parking Spaces		N/A			
Building Height (FT above outside grade)		20			
Average Floor Height (FT)					
Floors Above Grade		1			
Floors Below Grade		0			
Unit	SF	Cost \$/SF	NOTES		
FOUNDATIONS					
Standard Foundations (footprint area)	SF	1420	\$ 20.00	\$ 28,400.00	Includes cost for new foundation & timber connectors.
Special Foundations (footprint area)	SF	0	\$ -	\$ -	
SUBSTRUCTURE					
Slab on Grade (area of floors at lowest level)	SF	0	\$ -	\$ -	
Basement Excavation	SF	0	\$ -	\$ -	
Walls for Subgrade Enclosures (basement wall area or retaining walls)	SF	0	\$ -	\$ -	
SUPERSTRUCTURE					
Floor Construction (suspended floor area for multi-story bldg)	SF	0	\$ -	\$ -	
Roof Construction (roof area)	SF	0	\$ -	\$ -	
Stair Construction	SF	0	\$ -	\$ -	
EXTERIOR CLOSURE					
Exterior Vertical Enclosures (gross wall area)	SF	2600	\$ 2.50	\$ 6,500.00	Cleaning and paint
Exterior Doors & Windows	SF	1420	\$ 10.00	\$ 14,200.00	Includes cost for new doors & windows
Exterior Horizontal Enclosures -ROOFING (roof area)	SF	1420	\$ 12.00	\$ 17,040.00	Includes cost for demo & installation of new metal roofing
INTERIOR CONSTRUCTION					
Partitions	GFA	0	\$ -	\$ -	
Interior Finishes	GFA	1420	\$ 3.00	\$ 4,260.00	Interior cleaning & finishes
Specialties	GFA	0	\$ -	\$ -	
CONVEYING SYSTEMS					
Elevators	SF	0	\$ -	\$ -	
Escalators	QTY	0	\$ -	\$ -	
MECHANICAL SYSTEMS					
Plumbing	GFA	0	\$ -	\$ -	
HVAC	GFA	0	\$ -	\$ -	
Fire Protection	GFA	0	\$ -	\$ -	
Medical Gas System	GFA	0	\$ -	\$ -	
Sewage Treatment	GFA	0	\$ -	\$ -	
Solar Energy Mechanical Systems	GFA	0	\$ -	\$ -	
ELECTRICAL SYSTEMS					

Electrical Systems	GFA	1420	\$ 6.00	\$ 8,520.00	Remove abandoned electrical equipment & wiring, replaced with new
Lighting & Power	GFA	1420	\$ 10.00	\$ 14,200.00	Provide new light fixtures, switch/occupancy sensor, receptacles with new branch wiring
Special Electrical Systems	GFA	1420	\$ 0.60	\$ 852.00	Provide a security LED light fixture above exterior door with integral motion and photo sensor
Communications Systems	GFA	1420	\$ 4.00	\$ 5,680.00	Provide (1) Voice outlet, & Fire alarm
EQUIPMENT					
Equipment	GFA	0	\$ -	\$ -	
Furnishings	GFA	0	\$ -	\$ -	
Special Construction	LS	0	\$ -	\$ -	
FACILITY REMEDIATION	SF	0	\$ -	\$ -	
DEMOLITION	SF	0	\$ -	\$ -	
SITEWORK					
Site Preparation	SF	0	\$ -	\$ -	
Site Improvements	SF	1420	\$ 1.10	\$ 1,562.00	For steps & miscellaneous site work.
Liquid and Gas Site Utilities	SF	0	\$ -	\$ -	
Electrical Site Improvements	LS	0	\$ -	\$ -	No work anticipated
Other Site Construction	SF	0	\$ -	\$ -	
Total Construction Costs (\$/SF)			\$ 71.28	\$ 101,214.00	
SOFTCOSTS (35% of the total cost) 20% General Conditions/General Requirements, Contractor Overhead, A/E, Insurance/Bonds, etc 15% Contingency Allowance	35%			\$ 35,424.90	
Total Costs (\$/SF)			\$ 96.22	\$ 136,638.90	

8.7 Machine Shed

Building Type		1,230 SF	Storage		
Original Construction		1930			
Year Renovated		N/A			
Number of Parking Spaces		N/A			
Building Height (FT above outside grade)		24.5			
Average Floor Height (FT)					
Floors Above Grade		1			
Floors Below Grade		0			
Unit	SF	Cost \$/SF	NOTES		
FOUNDATIONS					
\$Standard Foundations (footprint area)	SF	1230	\$ 5.00	\$ 6,150.00	Includes cost for stabilizing existing foundation
Special Foundations (footprint area)	SF	0	\$ -	\$ -	
SUBSTRUCTURE					
Slab on Grade (area of floors at lowest level)	SF	0	\$ -	\$ -	
Basement Excavation	SF	0	\$ -	\$ -	
Walls for Subgrade Enclosures (basement wall area or retaining walls)	SF	0	\$ -	\$ -	
SUPERSTRUCTURE					
Floor Construction (suspended floor area for multi-story bldg)	SF	0	\$ -	\$ -	
Roof Construction (roof area)	SF	0	\$ -	\$ -	
Stair Construction	SF	0	\$ -	\$ -	
EXTERIOR CLOSURE					
Exterior Vertical Enclosures (gross wall area)	SF	2268	\$ 4.50	\$ 10,206.00	Includes cost for re-finishing the existing siding
Exterior Doors & Windows	SF	1230	\$ 3.00	\$ 3,690.00	Includes cost for new windows
Exterior Horizontal Enclosures -ROOFING (roof area)	SF	1230	\$12.00	\$ 14,760.00	Includes cost for demo & installation of new metal roofing
INTERIOR CONSTRUCTION					
Partitions	GFA	0	\$ -	\$ -	
Interior Finishes	GFA	1230	\$ 8.50	\$ 10,455.00	Interior cleaning & wood treatment
Specialties	GFA	0	\$ -	\$ -	
CONVEYING SYSTEMS					
Elevators	SF	0	\$ -	\$ -	
Escalators	QTY	0	\$ -	\$ -	
MECHANICAL SYSTEMS					
Plumbing	GFA	0	\$ -	\$ -	
HVAC	GFA	0	\$ -	\$ -	
Fire Protection	GFA	0	\$ -	\$ -	
Medical Gas System	GFA	0	\$ -	\$ -	
Sewage Treatment	GFA	0	\$ -	\$ -	
Solar Energy Mechanical Systems	GFA	0	\$ -	\$ -	
ELECTRICAL SYSTEMS					

Electrical Systems	GFA	1230	\$ 7.00	\$ 8,610.00	Remove abandoned electrical equipment & wiring, replaced with new
Lighting & Power	GFA	1230	\$ 9.00	\$ 11,070.00	Provide new light fixtures, switch/occupancy sensor, receptacles with new branch wiring
Special Electrical Systems	GFA	1230	\$ 0.65	\$ 799.50	Provide a security LED light fixture above exterior door with integral motion and photo sensor
Communications Systems	GFA	1230	\$ 6.00	\$ 7,380.00	Provide voice/data outlet, other communication devices
EQUIPMENT					
Equipment	GFA	0	\$ -	\$ -	
Furnishings	GFA	0	\$ -	\$ -	
Special Construction	LS	0	\$ -	\$ -	
FACILITY REMEDIATION	SF	0	\$ -	\$ -	
DEMOLITION	SF	0	\$ -	\$ -	
SITEWORK					
Site Preparation	SF	0	\$ -	\$ -	
Site Improvements	SF	0	\$ -	\$ -	
Liquid and Gas Site Utilities	SF	0	\$ -	\$ -	
Electrical Site Improvements	LS	1	\$ 2,000.00	\$ 2,000.00	Allowance
Other Site Construction	SF	0	\$ -	\$ -	
Total Construction Costs (\$/SF)			\$ 61.07	\$ 75,120.50	
SOFTCOSTS (35% of the total cost) 20% General Conditions/General Requirements, Contractor Overhead, A/E, Insurance/Bonds, etc 15% Contingency Allowance	35%			\$ 26,292.18	
Total Costs (\$/SF)			\$ 82.45	\$ 101,412.68	

8.8 Cemetery

This preservation plan does not include major recommendations for the Cemetery.

8.9 Hazel Dell Park

This preservation plan does not include major recommendations for Hazel Dell Park.

9. Funding Opportunities

The following subsections provide applicable funding opportunities for the 78th Street Heritage Farm administered through local, state, national, and private grants.

9.1 Local Grants

9.1.1 Clark County Historical Promotion Grant

RCW 36.22.170 allows Clark County to impose a \$1 surcharge on filing fees to be used, at the discretion of the council, to promote historical preservation or historical programs, including preservation of historical documents. To make annual grant recommendations, the Historical Promotion Grants Program was initiated in 2006.

The Historic Preservation Commission reviews applications in the fall and submits recommendations to the Board of County Councilors in November. Final grant awards occur in December, and funding is available in January.

Historic Preservation Commission

Jacqueline Kamp, Planner III, Community Planning

Historic Preservation Commission

P.O. Box 9810

Vancouver, WA 98666-5000

(360) 397-2280 ext. 4913

jacqueline.kamp@clark.wa.gov

<https://www.clark.wa.gov/community-planning/historical-promotion-grants-program>

9.2 State Grants

9.2.1 Department of Archaeology and Historic Preservation Certified Local Government Grants

The Certified Local Government Program (CLG) provides grants to help local governments toward preserving Washington's irreplaceable historic and cultural resources as assets for the future. This unique nationwide program of financial and technical assistance was established by the National Historic Preservation Act. In Washington, the CLG program is implemented and administered by the DAHP. No match is required for FY2019 CLG grants.

Grant applications were due April 27, 2018. No information has been provided about the FY2020 grant cycle.

Department of Archaeology and Historic Preservation

Kim Gant, Certified Local Government & Survey Coordinator

(360) 586-3074

Kim.gant@dahp.wa.gov

<https://dahp.wa.gov/local-preservation/certified-local-government-program/certified-local-government-grants>

9.2.2 Heritage Capital Projects Fund

The Heritage Capital Projects Fund specifically supports heritage organizations that undertake capital projects with the goal of interpreting and preserving Washington's history and heritage. Non-profit organizations, tribes, and local government agencies may apply. The program is run through the Washington State Historical Society. Projects need to provide heritage preservation and/or interpretation. Each grant dollar must be matched with \$2, half of which may be in-kind.

Applications for the 2019-2020 funding cycle were due May 18, 2018. No information has been provided about future grant cycles.

Heritage Capital Projects Fund

Lissa Kramer

Heritage Capital Projects Manager

Washington State Historical Society

1911 Pacific Avenue
Tacoma, WA 98402
(253) 798-5909

heritage.capitalprojects@wshs.wa.gov

http://www.washingtonhistory.org/support/heritage/capitalprojectsfund/?_sm_au_=isVQQ5PrfJr86fW7

9.2.3 Valerie Sivinski Washington Preserves Fund

The Valerie Sivinski Washington Preserves Fund is a bi-annual grant program with the Washington Trust for Historic Preservation that provides up to \$2,000 to organizations involved in historic preservation around the state. The mission of the program is to provide small, yet meaningful, grants to brick and mortar preservation projects around the state. The grant program embodies the mission of the Washington Trust to help make local preservation possible by supporting projects at the community level.

Examples of eligible projects include purchasing materials or services for brick and mortar projects to preserve a property or producing publications that promote historic preservation of a specific resource. Highest priority will be given to projects that are urgent in nature, contribute significantly to the development of community preservation organizations, and/or are listed on the Washington Trust for Historic Preservation's Most Endangered Historic Properties list.

Applications for the 2019 Sivinski Fund grants will be available in the fall of 2018.

Valerie Sivinski Washington Preserves Fund

1204 Minor Avenue
Seattle, WA 98101
(206) 624-9449

jmortensen@preservewa.org

<http://www.preservewa.org/programs/valerie-sivinski-fund/>

9.2.4 Building Communities Fund

The Building Communities Fund Program awards state grants to nonprofit, community-based organizations to defray up to 25 percent or more of eligible capital costs to acquire, construct, or rehabilitate nonresidential community and social service centers. There is no minimum or maximum grant award amount.

The 2017-2019 grant cycle is closed. The website indicates that the next round of applications will be Spring 2018.

Building Communities Fund Program

Chuck Hunter, Program Manager

chuck.hunter@commerce.wa.gov

(360) 725-2924

Program Staff

360-725-3075

caprograms@commerce.wa.gov

<http://www.commerce.wa.gov/building-infrastructure/capital-facilities/building-communities-fund/>

9.2.5 Community Development Block Grant Program

Community Development Block Grant (CDBG) Program makes grants available annually through a competitive application process to assist Washington State small cities, towns and counties in carrying out significant community and economic development projects that principally benefit low- and moderate-income persons.

The Washington State CDBG Program is funded by the U.S. Department of Housing and Urban Development (HUD). The purpose of the state CDBG Program is to improve and maintain the economic and physical environment of eligible, non-entitlement cities and counties in order to enhance the quality of life for low- and moderate-income residents and, as a result, benefit the entire community.

A range of application dates are on the program's website.

Community Block Development Program

Laurie Dschaak, Grant Specialist

WA State Department of Commerce
PO Box 42525
128th 10th Ave SW
Olympia, WA 98504
(360) 725-5020

Laurie.Dschaak@commerce.wa.gov

<http://www.commerce.wa.gov/serving-communities/current-opportunities/community-development-block-grants/>

9.3 National Grants

9.3.1 National Trust Preservation Funds Grants and Stockton Memorial Fund

Grants from National Trust Preservation Funds (NTPF) are intended to encourage preservation at the local level by providing seed money for preservation projects. These grants help stimulate public discussion, enable local groups to gain the technical expertise needed for particular projects, introduce the public to preservation concepts and techniques, and encourage financial participation by the private sector.

As a general rule they do not fund acquisition or construction costs. Nonprofit organizations and public agencies that are members of the National Trust at the Forum or Main Street level are eligible to apply for grants. Grants typically range from \$2,500-\$5,000 and require a dollar-for-dollar match. No more than three grants will be awarded in any two-year period to a single grantee. Only one grant will be awarded per organization in any grant round. Only one grant will be awarded for a particular project phase.

The **Eldridge Campbell Stockton Memorial Preservation Fund** is specific to projects in Washington State and provides nonprofit organizations and public agencies matching grants from \$500 to \$5,000 (typically from \$1,000 to \$1,500) for preservation planning and education efforts. Funds may be used to obtain professional expertise in areas such as architecture, archaeology, engineering, preservation planning, land-use planning, fund raising, organizational development and law as well as preservation education activities to educate the public. The Stockton Fund is administered through the NTPF's overall grant program to streamline the application process.

Application deadlines are February 1, June 1 and October 1.

National Trust for Historic Preservation

Diana Maxwell, Manager, Grants
The Watergate Office Building
2600 Virginia Avenue NW, Suite 1000
Washington, DC 20037
(202) 588-6277

grants@savingplaces.org

<http://forum.savingplaces.org/build/funding/grant-seekers/preservation-funds>

9.3.2 United States Department of Agriculture Grants

The United States Department of Agriculture (USDA) offers several grant programs that support rural development, agricultural programs, farmers markets, and marketing initiatives.

The USDA's **Economic Impact Initiative Grants** includes a program for assisting in the development of essential community facilities in rural communities faced with unemployment and economic depression. Community Support Services, Educational, and Local Food Systems are listed in the USDA's examples of essential community facilities. Grants up to 75% of eligible project costs are available for applicants that meet demographic criteria. Interested applicants are encouraged to contact the local USDA Rural Development office.

<https://www.rd.usda.gov/programs-services/rural-community-development-initiative-grants>

The **Farmers Market Promotion Program** aims to increase domestic consumption of, and access to, locally and regionally produced agricultural products, and to develop new market opportunities. If the future use of a historic building is related to farmers' market development, this grant could be applicable. Local governments, producer networks and associations, and regional farmers market authorities and other entities are eligible to apply. The application deadline was May 7, 2018. The USDA has a policy for late applications.

<https://www.ams.usda.gov/services/grants/fmpp>

USDA Rural Development Washington State Office

Peter McMillin, Director of Community Programs
1835 Black Lake Boulevard, SW
Olympia, WA
(360) 663-4019
Peter.mcmillin@wa.usda.gov

Vancouver Office

500 W 12th Street, Suite 102
Vancouver, WA 98660
(360) 883-1987 x4

9.4 Private Grants

9.4.1 Lowe's Grant Programs

Founded in 1957, the Lowe's Charitable and Educational Foundation has a long and proud history of contributing to grassroots community projects. The Foundation's primary philanthropic focus areas include K-12 public schools and non-profit community-based organizations.

The **Lowe's Community Partners** grant program provides monetary assistance to nonprofit organizations and municipalities looking for support of high-need projects such as: building renovations/upgrades, grounds improvements, technology upgrades as well as safety improvements. Grants range from \$2,001 to \$100,000.

The **Lowe's Heroes** employee volunteer program is another opportunity for support, which Lowe's can provide to some grant recipients to help supplement the labor of projects. Applicants are encouraged to speak to their local store manager about this possibility before applying.

Grant applications may be submitted only during the cycle dates. Links to the grant application are provided online only during the cycle dates:

Spring Cycle: March 19, 2018 – May 11, 2018
Fall Cycle: July 2, 2018 – August 24, 2018

The **Lowe's Small Grants** program is an outlet for organizations seeking smaller-scale assistance for non-educational focused projects. These grants range from \$100 to \$2,000. Small grant project requests must fit within the Giving Guidelines. These requests are received on a rolling basis, with no specific cycle dates. Grant funds are distributed as Lowe's gift cards.

Lowe's Grant Programs

Community Relations
(704) 758-2917
community@lowes.com
<https://newsroom.lowes.com/apply-for-a-grant/>

9.4.2 Kinsman Foundation

Historic preservation is the principal funding area since the beginning of the Kinsman Foundation. The private foundation was built on the philanthropy of John and Elizabeth T. Kinsman of Milwaukie, Oregon. In 2006 they identified a primary interest in the area of architectural preservation, specifically the preservation, rehabilitation, restoration and reconstruction of historic buildings, structures and related sites. Most of the projects they fund involve buildings that are listed in the NRHP, either individually or as a contributing resource in an historic district. The foundation continues to consider grants for other historic preservation activities as a secondary interest.

Historic Preservation inquiries less than \$5,000 are processed throughout the year, and there is no application deadline. Inquiries for Conventional Grants larger than \$5,000 are due August 1 of each year, but may be submitted anytime during the year. These grants are scheduled for distribution in November.

Kinsman Foundation

3727 SE Spaulding Avenue
Milwaukie, Oregon 97267-3938

(503) 654-1668

grants@kinsmanfoundation.org

<http://www.kinsmanfoundation.org/>

9.4.3 Bullitt Foundation

The Foundation invites inquiries from nonprofit organizations that are working to safeguard the natural environment by promoting responsible human activities and sustainable communities in the Pacific Northwest. Their funding region is defined as the Emerald Corridor, consisting of the urban area west of the Cascade Mountains in Washington, Oregon, and British Columbia. Within that geographic range, a priority will be placed on projects and initiatives that promote sustainability within the three major metropolitan regions anchored by the cities of Portland, Seattle, and Vancouver, BC.

To be eligible, US organizations must have a current nonprofit tax status under the Internal Revenue Act. Applicants must have a 501(c)(3) determination letter, or identify themselves as a validly organized and operating municipal corporation, public agency, or Native American tribe.

All organizations must first submit a letter of inquiry or Proposal Inquiry form. The Bullitt Foundation does not accept unsolicited proposals or applications. The deadline for inquiries is March 15 and September 15. Grant applications are due May 1 and November 1 for organizations invited to apply.

The Bullitt Foundation

1212 Minor Ave

Seattle, WA 98101-2825

(206) 343-0807

grants@bullitt.org

<http://www.bullitt.org/grants/grantmaking-process/>

9.4.4 M.J. Murdock Charitable Trust Capital Project Grants

The Murdock Trust regularly makes grants to tax-exempt organizations that support construction, renovation, land purchase and other capital projects where capital growth and expansion are important to a nonprofit's vision for long-term growth and success. Preference is given to organizations that receive the majority of their funding from private sources. In most cases, the Trust prefers to receive requests for these types of projects once an organization has raised a portion of the needed funds.

There are no application submission deadlines, but it takes on average seven months to process, evaluate, and take final action on each request.

Capital Projects Grants

703 Broadway, Suite 710

Vancouver, WA 98660

(360) 694-8415

info@murdocktrust.org

<https://murdocktrust.org/grant-opportunities/capital-project-grants/>

9.4.5 Paul G. Allen Family Foundation

The Paul G. Allen Family Foundation supports communities in the Pacific Northwest and around the world through innovative programs and business models. From basic needs to inspiring young people through arts and education, the Foundation works with partners and grantees to make a measureable impact on people's lives.

Because their funding vision and priorities are carefully curated, at this time the Foundation does not accept unsolicited proposals.

The Paul G. Allen Family Foundation

505 5th Ave. S, Ste. 900

Seattle, WA 98104-3821

(206) 342-2030

info@pgafamilyfoundation.org

<http://www.pgaphilanthropies.org/>

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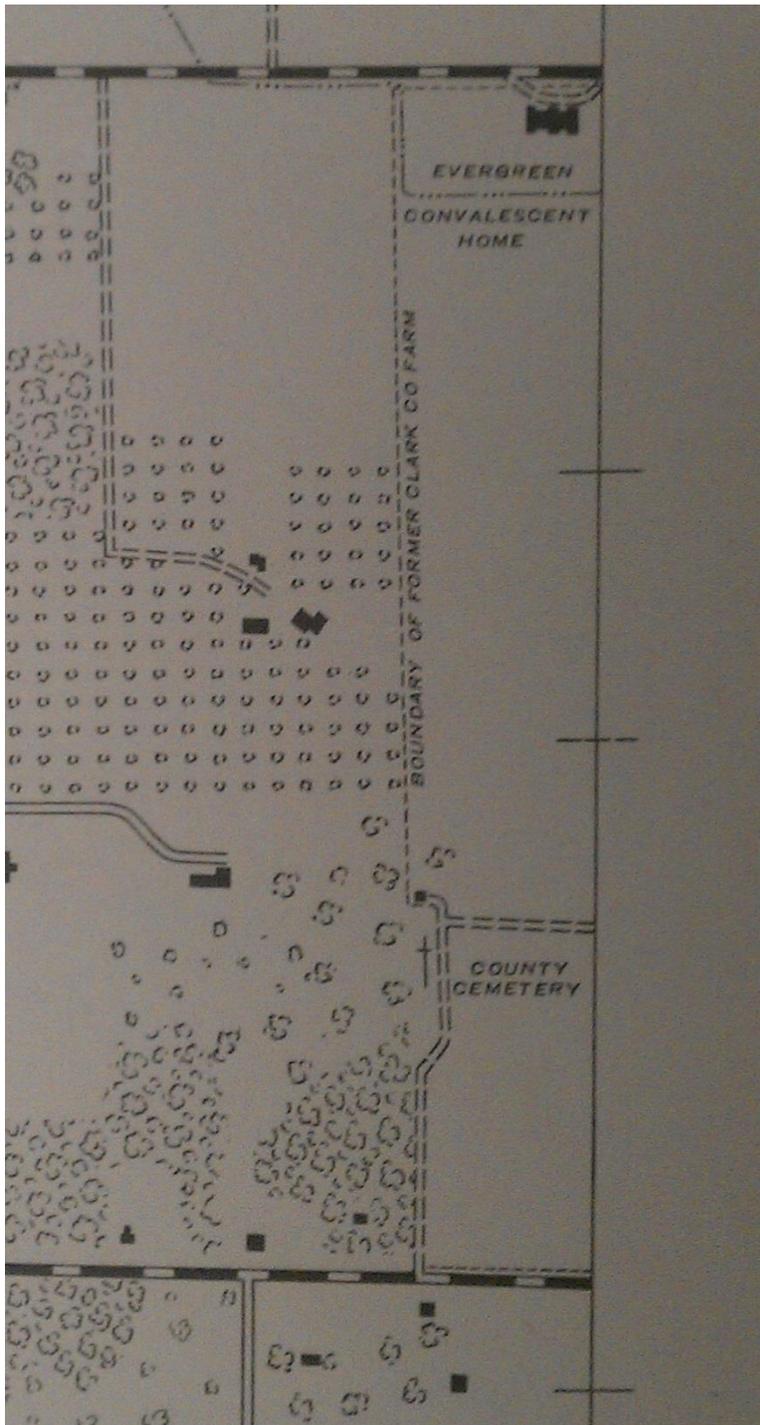
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Appendix A. Historic Maps and Aerial Photographs





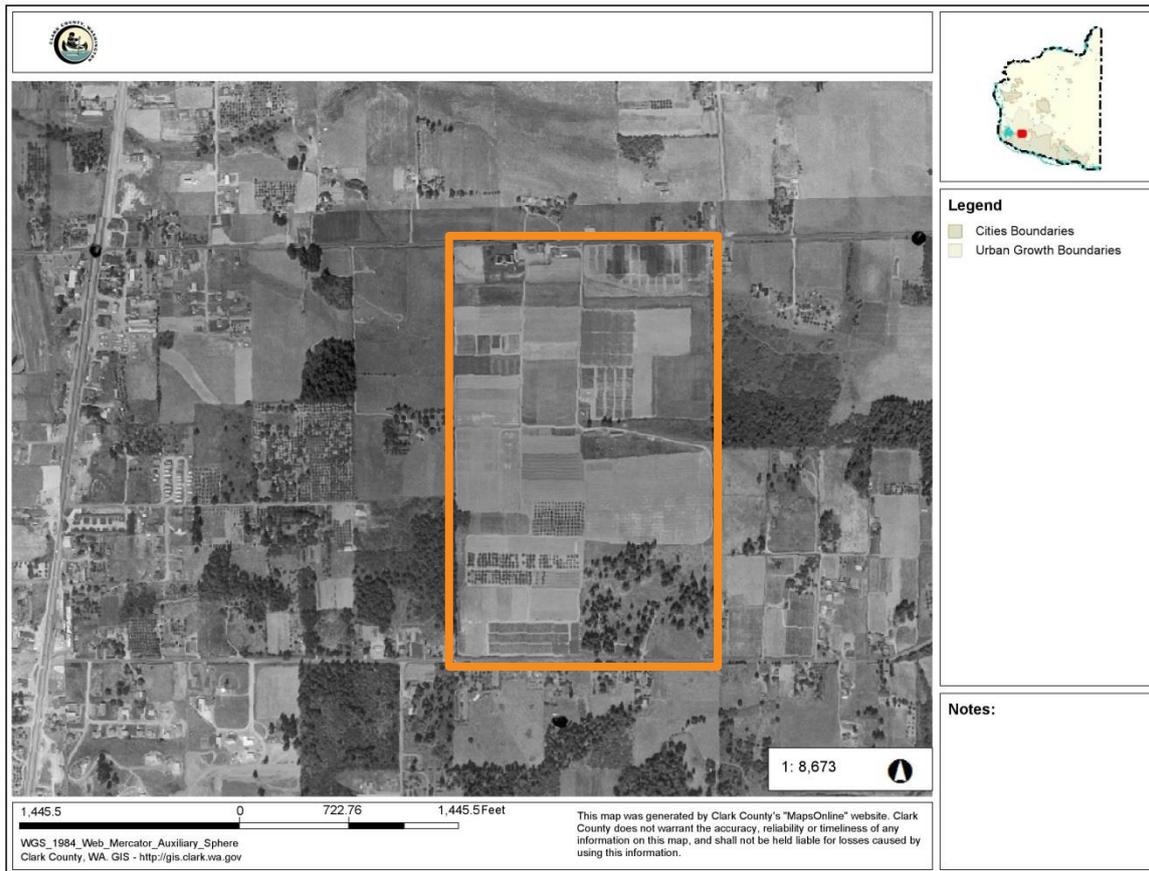
1947 Planimetric Map of Portland area showing the west edge of the historic district. The Heritage Farm had been converted to a convalescent home while the state leased 28 acres of the property for the Southwestern Washington Experiment Station. The map illustrates the County Cemetery, property roads, Administration Building, and historic curved drive on the north end of the Administration Building. (Image from U. S. Coast and Geodetic Survey, Planimetric Map – Portland Area, 1947).



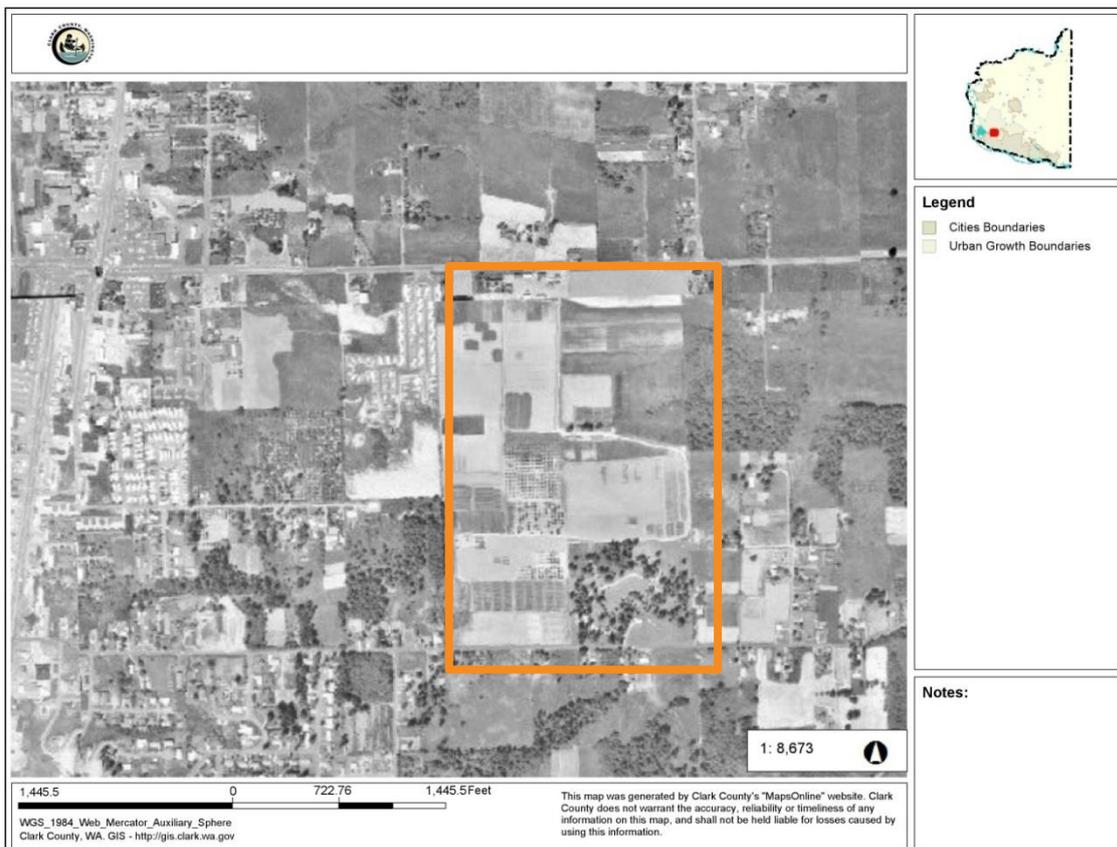
1955 aerial photograph of historic district, showing entire property. The Bunk House is shown in its original location along the central road prior to being moved to its current location adjacent to the east side of the Machine Shed (Clark County Historical Society)



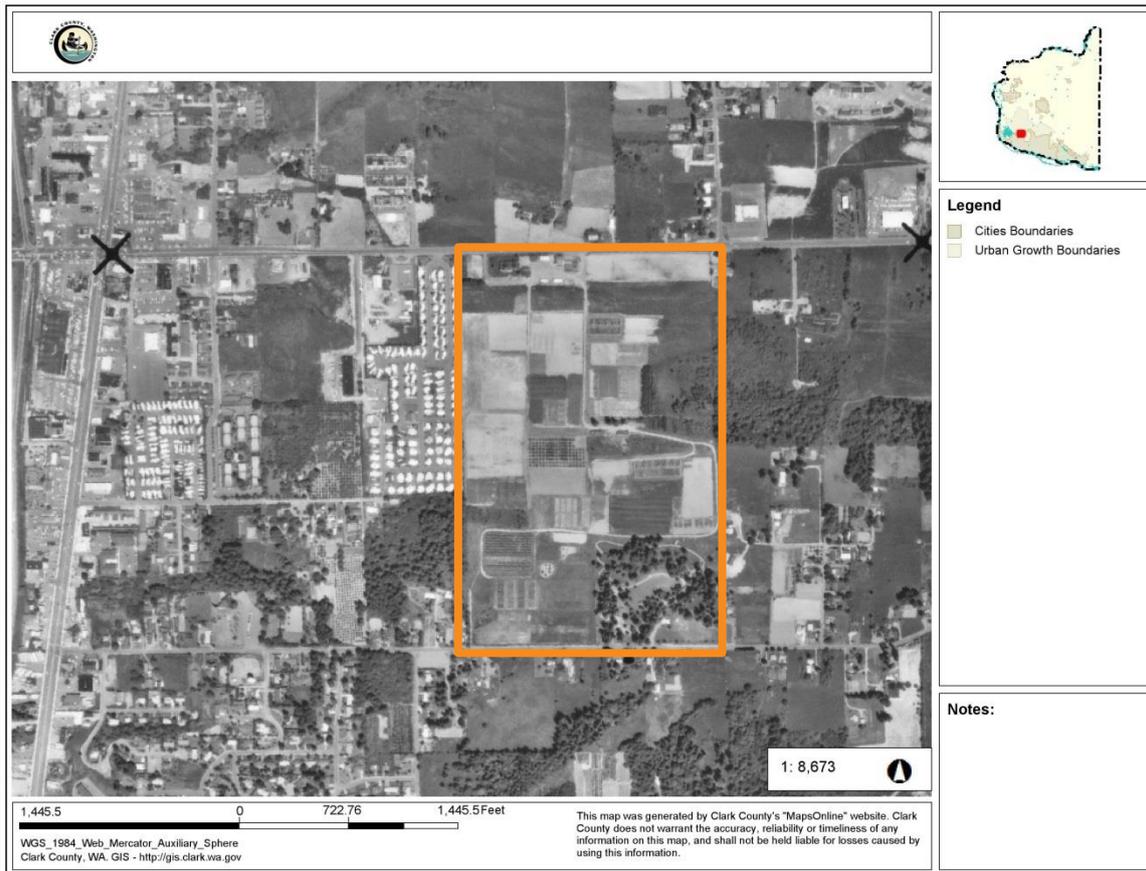
1959 aerial photograph of historic district. The Bunk House is shown in its current location adjacent to the east end of the Machine Shed. The Barn and early agricultural buildings (all demolished) are visible at the upper end of the image next to the Milk House. (Clark County Historical Society)



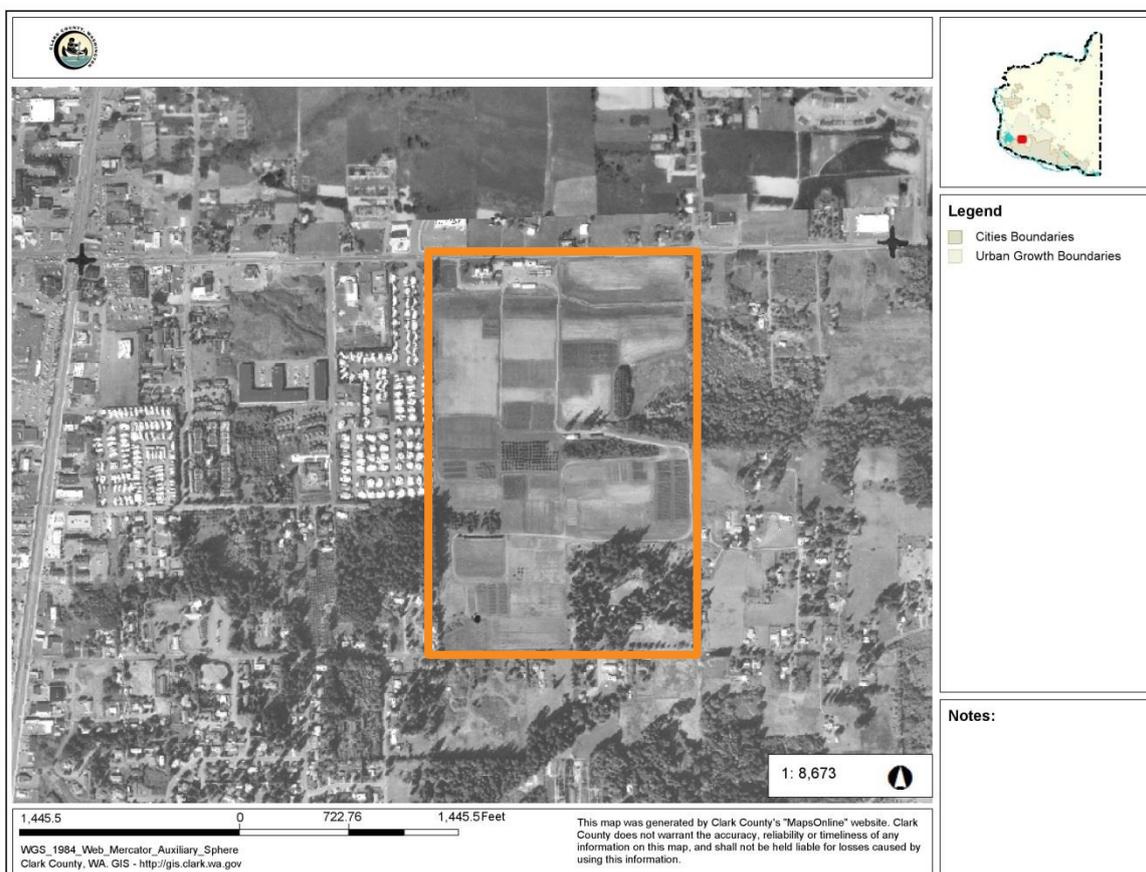
1955 aerial photograph of historic district (Clark County Department of Assessment and Geographic Information System).



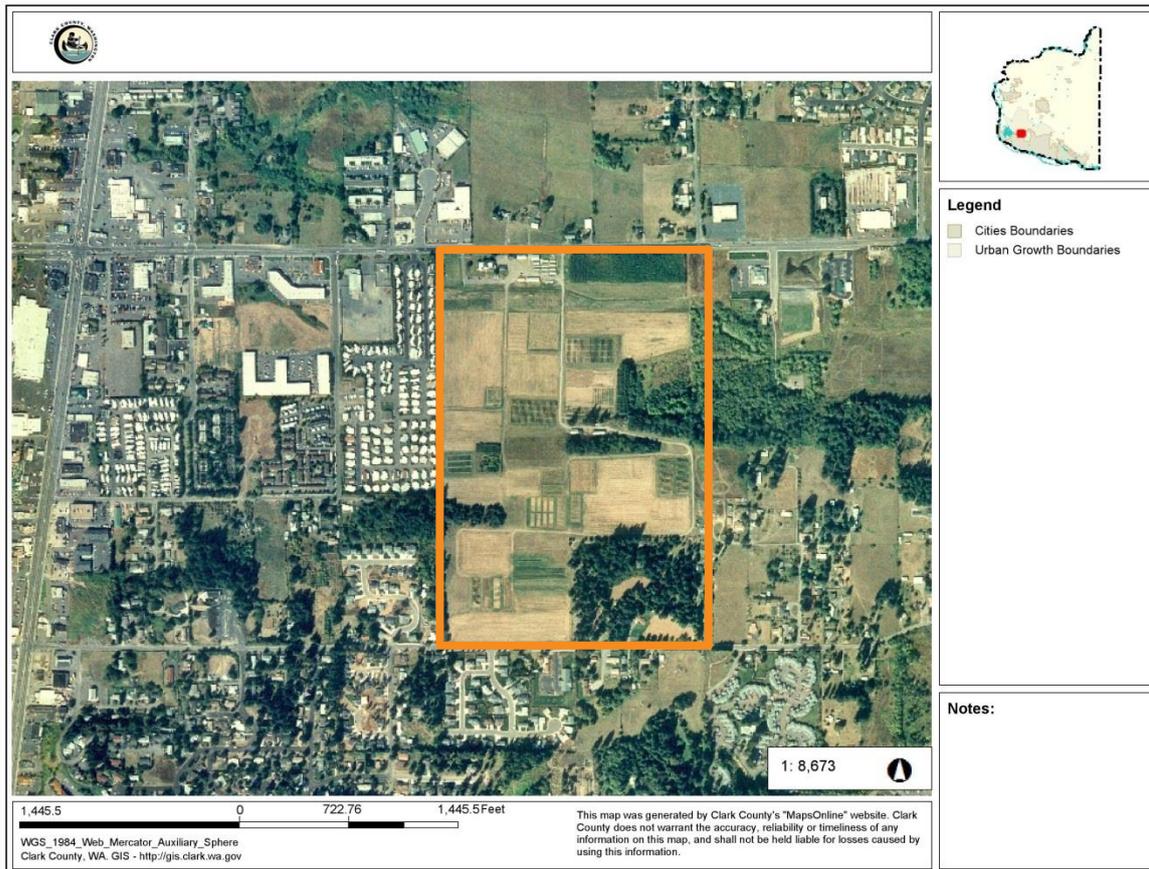
1968 aerial photograph of historic district (Clark County Department of Assessment and Geographic Information System).



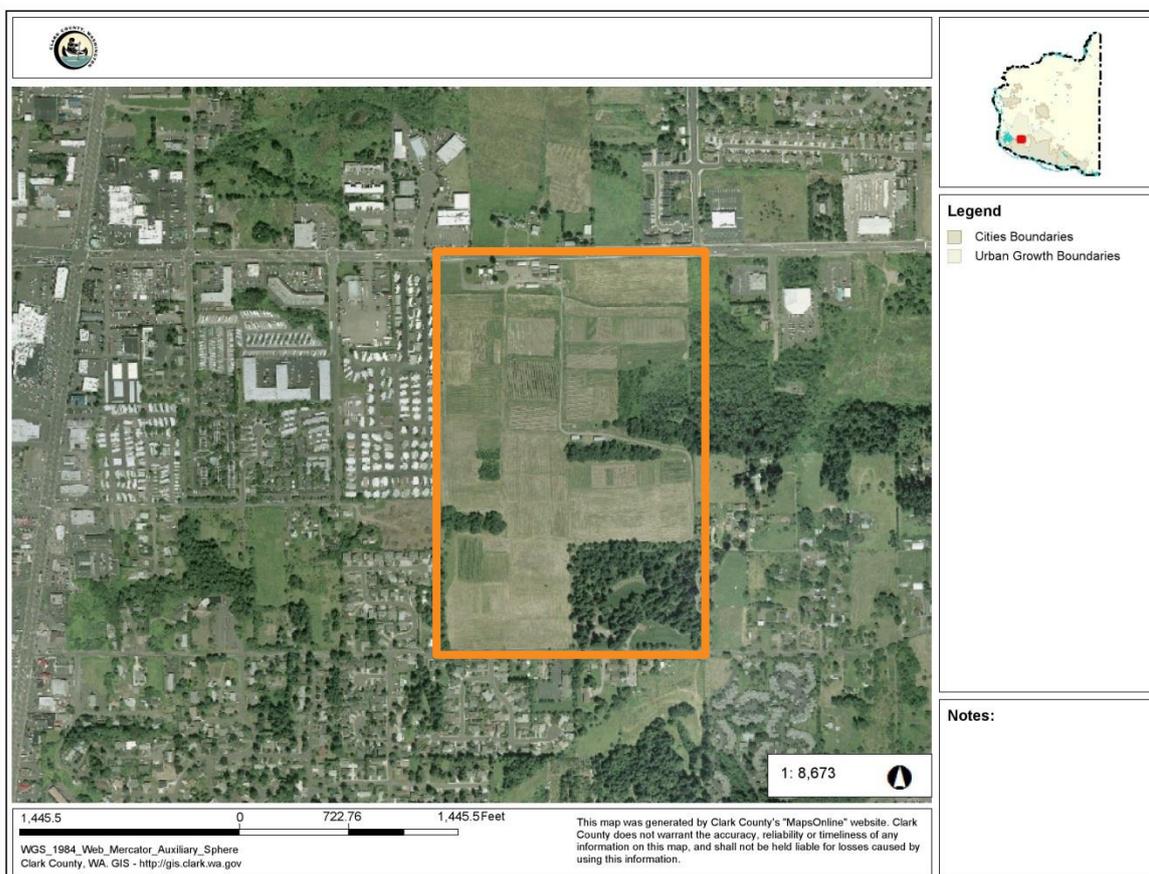
1978 aerial photograph of historic district (Clark County Department of Assessment and Geographic Information System).



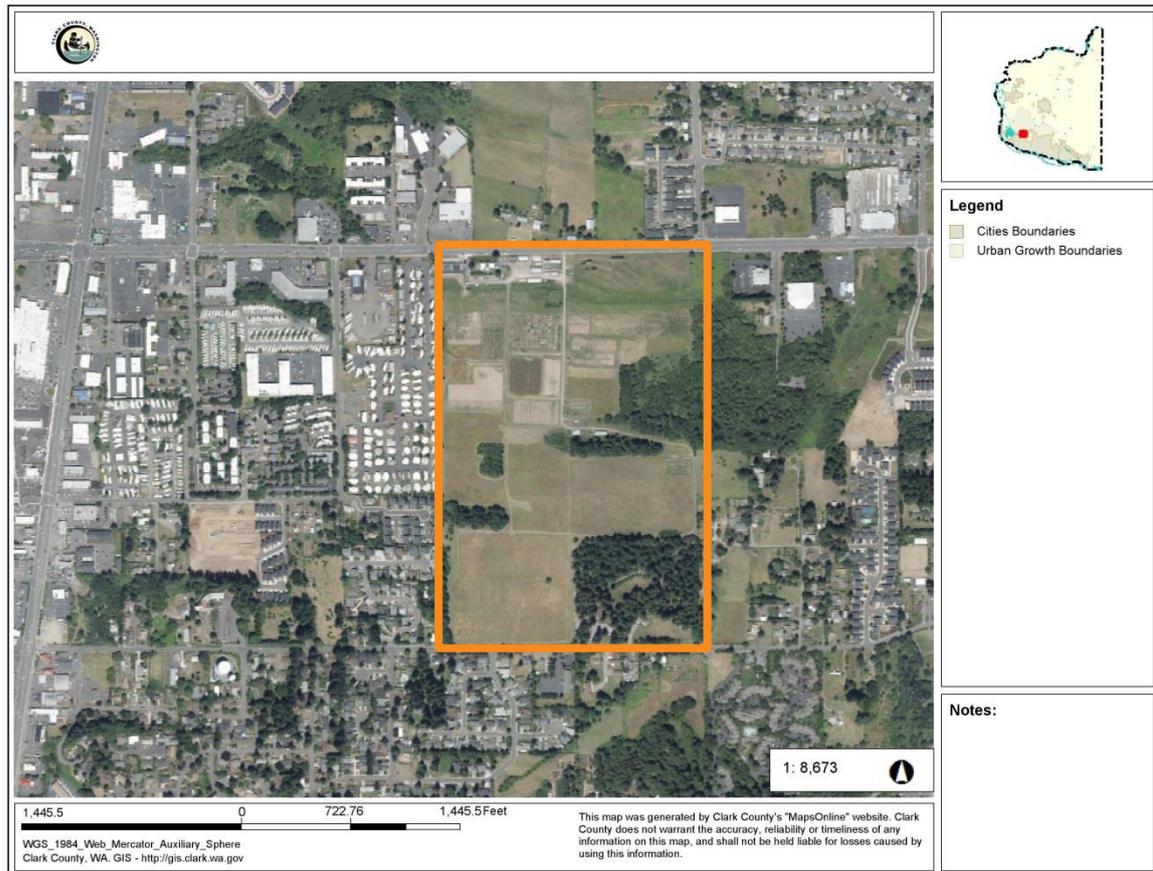
1984 aerial photograph of historic district (Clark County Department of Assessment and Geographic Information System).



1994 aerial photograph of historic district (Clark County Department of Assessment and Geographic Information System).



2005 aerial photograph of historic district (Clark County Department of Assessment and Geographic Information System).



2016 aerial photograph of historic district (Clark County Department of Assessment and Geographic Information System).

Appendix B. Condition Assessment Field Form Sample



Condition Assessment Field Sheet

Building: _____

Overall Condition: _____

Element	Material/Details	Alterations	Condition ¹	Condition Observations	Recommendations	Priority	Impact
Foundation			Excellent Good Fair Poor	Slight Moderate Critical	No work Maintenance Repair Replace Remove Install	Immediate Long Term Ongoing	Minor Major
Structure			Excellent Good Fair Poor	Slight Moderate Critical	No work Maintenance Repair Replace Remove Install	Immediate Long Term Ongoing	Minor Major
Roof			Excellent Good Fair Poor	Slight Moderate Critical	No work Maintenance Repair Replace Remove Install	Immediate Long Term Ongoing	Minor Major
Roof Features Flashing Ventilators Exhaust Gutters Downspouts			Excellent Good Fair Poor	Slight Moderate Critical	No work Maintenance Repair Replace Remove Install	Immediate Long Term Ongoing	Minor Major

¹ **Excellent:** Building elements are intact and in new or pristine condition. No work is required to maintain current condition.

Good: Building elements are in good condition are intact, structurally sound, and performing their intended purpose. Elements have few or no cosmetic imperfections or require minor/routine maintenance.

Fair: Building elements are in fair condition show early signs of wear, failure, or deterioration (building cracks, paint), though are generally structurally sound and performing their intended purpose. Up to 25 percent of the element may be in need of repair or replacement

Poor: Building elements are in poor condition are missing, show signs of imminent failure or breakdown; are no longer performing their intended purpose; and/or require repair and/or replacement. More than 25 percent of the building element may be deteriorated or damaged.

Element	Material/Details	Alterations	Condition ¹	Condition Observations	Recommendations	Priority	Impact
Exterior Cladding			Excellent Good Fair Poor	Slight Moderate Critical	No work Maintenance Repair Replace Remove Install	Immediate Long Term Ongoing	Minor Major
Exterior Trim			Excellent Good Fair Poor	Slight Moderate Critical	No work Maintenance Repair Replace Remove Install	Immediate Long Term Ongoing	Minor Major
Windows Louvers			Excellent Good Fair Poor	Slight Moderate Critical	No work Maintenance Repair Replace Remove Install	Immediate Long Term Ongoing	Minor Major
Porch/Entry			Excellent Good Fair Poor	Slight Moderate Critical	No work Maintenance Repair Replace Remove Install	Immediate Long Term Ongoing	Minor Major
Doors			Excellent Good Fair Poor	Slight Moderate Critical	No work Maintenance Repair Replace Remove Install	Immediate Long Term Ongoing	Minor Major

¹ **Excellent:** Building elements are intact and in new or pristine condition. No work is required to maintain current condition.

Good: Building elements are in good condition are intact, structurally sound, and performing their intended purpose. Elements have few or no cosmetic imperfections or require minor/routine maintenance.

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Poor: Building elements are in poor condition are missing, show signs of imminent failure or breakdown; are no longer performing their intended purpose; and/or require repair and/or replacement. More than 25 percent of the building element may be deteriorated or damaged.

Element	Material/Details	Alterations	Condition ¹	Condition Observations	Recommendations	Priority	Impact
Lights			Excellent Good Fair Poor	Slight Moderate Critical	No work Maintenance Repair Replace Remove Install	Immediate Long Term Ongoing	Minor Major
Other Exterior Features HVAC ADA			Excellent Good Fair Poor	Slight Moderate Critical	No work Maintenance Repair Replace Remove Install	Immediate Long Term Ongoing	Minor Major
Interior Floors			Excellent Good Fair Poor	Slight Moderate Critical	No work Maintenance Repair Replace Remove Install	Immediate Long Term Ongoing	Minor Major
Interior Walls Insulation			Excellent Good Fair Poor	Slight Moderate Critical	No work Maintenance Repair Replace Remove Install	Immediate Long Term Ongoing	Minor Major
Interior Trim Baseboards Wainscoting			Excellent Good Fair Poor	Slight Moderate Critical	No work Maintenance Repair Replace Remove Install	Immediate Long Term Ongoing	Minor Major

¹ **Excellent:** Building elements are intact and in new or pristine condition. No work is required to maintain current condition.

Good: Building elements are in good condition are intact, structurally sound, and performing their intended purpose. Elements have few or no cosmetic imperfections or require minor/routine maintenance.

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Poor: Building elements are in poor condition are missing, show signs of imminent failure or breakdown; are no longer performing their intended purpose; and/or require repair and/or replacement. More than 25 percent of the building element may be deteriorated or damaged.

Element	Material/Details	Alterations	Condition ¹	Condition Observations	Recommendations	Priority	Impact
Doors			Excellent Good Fair Poor	Slight Moderate Critical	No work Maintenance Repair Replace Remove Install	Immediate Long Term Ongoing	Minor Major
Fixtures			Excellent Good Fair Poor	Slight Moderate Critical	No work Maintenance Repair Replace Remove Install	Immediate Long Term Ongoing	Minor Major
Ceilings			Excellent Good Fair Poor	Slight Moderate Critical	No work Maintenance Repair Replace Remove Install	Immediate Long Term Ongoing	Minor Major
Lights			Excellent Good Fair Poor	Slight Moderate Critical	No work Maintenance Repair Replace Remove Install	Immediate Long Term Ongoing	Minor Major
Toilet Rooms			Excellent Good Fair Poor	Slight Moderate Critical	No work Maintenance Repair Replace Remove Install	Immediate Long Term Ongoing	Minor Major

¹ **Excellent:** Building elements are intact and in new or pristine condition. No work is required to maintain current condition.

Good: Building elements are in good condition are intact, structurally sound, and performing their intended purpose. Elements have few or no cosmetic imperfections or require minor/routine maintenance.

Fair: Building elements are in fair condition show early signs of wear, failure, or deterioration (building cracks, paint), though are generally structurally sound and performing their intended purpose. Up to 25 percent of the element may be in need of repair or replacement

Poor: Building elements are in poor condition are missing, show signs of imminent failure or breakdown; are no longer performing their intended purpose; and/or require repair and/or replacement. More than 25 percent of the building element may be deteriorated or damaged.

Element	Material/Details	Alterations	Condition ¹	Condition Observations	Recommendations	Priority	Impact
Mechanical Electrical Plumbing			Excellent Good Fair Poor	Slight Moderate Critical	No work Maintenance Repair Replace Remove Install	Immediate Long Term Ongoing	Minor Major
				Slight Moderate Critical			
				Slight Moderate Critical			

¹ **Excellent:** Building elements are intact and in new or pristine condition. No work is required to maintain current condition.

Good: Building elements are in good condition are intact, structurally sound, and performing their intended purpose. Elements have few or no cosmetic imperfections or require minor/routine maintenance.

Fair: Building elements are in fair condition show early signs of wear, failure, or deterioration (building cracks, paint), though are generally structurally sound and performing their intended purpose. Up to 25 percent of the element may be in need of repair or replacement

Poor: Building elements are in poor condition are missing, show signs of imminent failure or breakdown; are no longer performing their intended purpose; and/or require repair and/or replacement. More than 25 percent of the building element may be deteriorated or damaged.

Appendix C. Stakeholder Input



Existing Uses	Site Needs and Opportunities
<ul style="list-style-type: none"> • WSU Extension programs • Agricultural research • Staff offices • Food bank production • Master Gardener greenhouses • Biennial plant sale (May and September) • Professional training to veterans • Juvenile Community Service Garden • Community garden plots • Terrace/permaculture demonstrations • Mountain viewpoint • Historic cemetery • Hazel Dell Park • Cemetery currently gated off on NE 68th Avenue for security • Classroom in Administration Building, space limited to approximately 30 people 	<ul style="list-style-type: none"> • Interpretive Trail • Continued education on modern techniques for food protection • Larger classroom space • Historic preservation • Flexibility for growth and continued farm use • Continued research farm use as dictated by Memorandum of Agreement • Use of historic artifacts and objects in interpretation • Archaeology • Hazel Dell Park expansion along 68th Street • Fenced Interpretive trail to protect experiments and equipment; open access during the day • Rules specific to the farm, cemetery, park (i.e., pets on leashes) • Security – more eyes on the property • Restricted/fenced access to greenhouses • Community access and education • Education for the next generation • Farm storage could be better organized to open up spaces for other uses

Top preservation priorities for the 78th Street Heritage Farm

- Historic Preservation trail from NE 68th Street to NE 78th Street
- Present history to the public
- Record oral histories
- Add classroom in Milk House
- Add a better restroom
- Flexibility in continued farm use

Other notes and comments:

“This is a farm and not a park. Cemetery and Farm need separate rules from park rules. No dogs on farm. Security gates closed at dusk. I don’t want a fence along trail unless split rail – not barbed wire.”

Paraphrased:

Save the farm as an open educational component for the community. Connect the farm to the future by educating the next generation.

Resource	Condition Concerns/Clarifications	Opportunities
<p>Administration</p> 	<ul style="list-style-type: none"> No new siding in 20+ years Front lab in poor condition from former sewer damage (fixed) New roof in 2008 	<ul style="list-style-type: none"> Future caretaker apartment No major work planned Most users are associated with WSU Extension program Contains the farm's only formal classroom space ~30 people maximum
<p>Garage</p> 	<ul style="list-style-type: none"> Cracks could be from an earthquake or setting. Cracks have not worsened in 20 years. 	<ul style="list-style-type: none"> Improve storage Potential classroom space Need for bathrooms in this area Meeting or office space to produce revenue for the farm Could windows be added?
<p>Milk House</p> 	<ul style="list-style-type: none"> Formerly a sidewalk along the south side of the building (not plants). Door is sealed shut on east elevation that opens to main building space. 	<ul style="list-style-type: none"> Preferred space for a new classroom Convert rear "prune-drying" room to two restrooms. Good location Convert use to meeting space; "Already private funding, interest"
<p>Agricultural Shop</p> 	<ul style="list-style-type: none"> 2017 tornado caused damage to roof New door installed after April 2018 break-in 	<ul style="list-style-type: none"> Continued maintenance use Conveniently located Farm manager primary user
<p>Bunk House</p> 	<ul style="list-style-type: none"> Needs action soon Mum society used building for storage 20+ years ago Used as storage since it was moved to current location Moved when well was dug 	<ul style="list-style-type: none"> Reconstruction in original location as a shell around utility pump features. New utility pump upgrade expected 2018 Salvage materials
<p>Hog Barn</p> 	<ul style="list-style-type: none"> Stores empty crates, not heavy loads No code-compliant steps Unstable foundation Wood plank floor 	<ul style="list-style-type: none"> Determine appropriate type of foundation (post-and-beam or stem wall, similar to machine shed)
<p>Machine Shed</p> 	<ul style="list-style-type: none"> Header previously removed for equipment access 	<ul style="list-style-type: none"> Picnic shelter and open "museum" space using old farm equipment and interpretive signage on the walls.

