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**Clark County
Historic Preservation Commission
Staff Report**

Project Number: PRJ-153948 / LUP-69967
Project Name: Sedgwick Building / Murray's Corner
Project Address: 801 Washington Street
Applicant/Owner: Murray's Corner LLC
114 E 6th Street
Vancouver WA 98660
Staff: Mark Person, AICP, Senior Planner
Meeting Date: September 5, 2018

I. Summary

The Sedgwick / Murray's Corner building is located at 801 Washington (Tax Assessor serial number 48094000). The property owner has requested the building be nominated for inclusion on the Clark County Heritage Register.

II. Clark County Heritage Register and National Register of Historic Places Status

Consent for nomination and designation to the Clark County Heritage Register has been signed by the owners of the property. The subject building is not currently on a historic register. The building is however within a designated Heritage Overlay District (VMC 20.510.020). The area contains a concentration of older buildings either entirely preserved in the architectural style of the early 1900's, or having significant key remaining characteristics of such style, and which are capable of restoration to their original character. Although there are few buildings of historical or architectural significance, the concentration of several older buildings and remaining parts of older buildings in the area collectively provide a street facade reminiscent and characteristic of turn-of-the-century downtown Vancouver, and provides both a historical asset and the potential to recreate the original character of lower Main Street as a cultural and economic asset.

This building was previously nominated and a meeting was held before the Clark County Historic Preservation Commission in December 2016 (see attached minutes). In 2016, staff did not recommend that the structure be placed on the local registry due as the criteria for

listing the structure had not been adequately demonstrated. The Clark County Historic Preservation Commission did not approve the nomination at that time.

III. Historic Name

Sedgwick Building / Murray's Corner

IV. Common Name

None

V. Board Responsibility

Under the City of Vancouver Ordinance M-3243 (VMC Chapter 17.39), the Clark County Historic Preservation Commission has the responsibility for reviewing matters of historic preservation within the City of Vancouver.

VI. Statement of Significance

The applicant's statement of significance for the nomination identifies Criterion 5. Criterion 5 relates to persons of significance in national, state, or local history.

VII. Physical Description

The building style is a typical 1900's commercial building. The rectangular building is two stories tall with a full basement. The building is 40 feet by 100 feet. The original façade is a non-reinforced brick. The basement and foundation are poured concrete. There is a grade change from the north end of the building to the south end that results in a sloped ceiling in the basement and a bi-level configuration on the ground floor. The building roof is flat asphalt with a surrounding parapet.

Comparing historical and recent photos, the exterior façade has been altered. The original brick is now clad in a stucco finish. Awnings have been installed over the first story windows and a roof cornice line feature has been added. The 1937 picture indicates three horizontal bands in the frieze that are now only faintly visible. A 1977 Columbian article photo indicates quoins between the first and second stories at the southwest corner. The quoins are no longer visible.



Figure 1 – 1937 Photo

The south façade has two commercial window bays on the first floor. The second story has three vinyl double hung windows with centered keystone elements above and pronounced sub-sills below.

The west elevation is symmetrical. The ground floor is centered on the entry doors to the second floor apartments surrounded on either side with two storefront window bays. The second story has eight double hung vinyl windows similar to the south façade.

The north façade still has the original brick exposed. The first floor is now covered by the adjacent building. The second story appears to have previously had symmetrically spaced vertical windows with arched lintels that have been filled in with brick.

The east façade also has the original brick exposed and faces an adjoining one-story building. The second story also had vertical windows with arched lintels.



Figure 2 – Current Photo

VIII. Staff Review and Comment

The review criteria for the proposal are listed in the adopted rules and regulations of the Clark County Historic Preservation Commission (VMC 17.39). Any building, structure, site, object or district may be designated for inclusion in the Clark County Heritage Register if it:

- Is at least fifty years old, or is of lesser age and has exceptional importance; and
- Has integrity of location, design, setting, materials, workmanship, feeling and association; and
- Is significantly associated with the history, architecture, archaeology, engineering or cultural heritage of the community; and
- Meets at least one of the criteria listed at VMC 17.39.070.

The applicant has marked the following as applicable:

- Is associated with the lives of persons significant in national, state or local history;

The nominated structure is over 50 years of age. The building has integrity of location, feeling, and association due to the similar building forms and ages of surrounding buildings. The building is within a designated heritage overlay district intended to preserve a historic area of Vancouver's original downtown core.

The building form of the subject building is relatively unchanged however; the materials and workmanship have been significantly altered over time. The interior of the building was remodeled due to a fire in 2000. Exterior windows are now vinyl. The brick façades abutting the streets have been encased in stucco covering up architectural details and brickwork.

The applicant has provided biographic information on the original owners Cyrus W. Sedgwick and his daughter Dr. Isabelle Sedgwick. Additional biographic information is included for past owners, including Glen and Clarence Murray who operated a tavern in the building starting in the 1930's and Dean Irvin who started a furniture business in the space in the 1973.

The National Register Bulletin regarding criteria for evaluation notes when using persons as a criterion for nomination of a building, said persons must be individually significant within a historical context. It must be shown and documented that the persons activities during the period associated with the building are historically significant. Staff finds that based on the information provided that Dr. Isabelle Sedgwick and Dean Irvin were significant influences in local history at the time of their association with the building.

Staff recommends placing the building on the local register due to the association with the lives of persons significant in local history. The Clark County Historic Preservation Commission shall make the final decision regarding placement on the register.

Exhibits


1. Vicinity Map
2. Vancouver Land Use Application
3. Nomination Form 2018
4. Nomination Form 2016
5. CCHPC Meeting Minutes from December 2016
6. Nomination Exhibits

IX. Appeal

The commission's decision regarding a nomination to the Clark County Heritage Register may be appealed to the City Council. Appeal of the City Council's decision may be appealed to superior court. The letter of appeal shall state the case number designated by the City and the name of the applicant, name and signature of each petitioner and a statement showing that each petitioner is entitled to file the appeal under VMC Chapter 20, and the specific aspect(s) of the decision and reasons why each aspect is in error as a matter of fact or law, and the evidence relied upon to prove the error.

A fee of \$1,763.00 must accompany the appeal. However, if the aggrieved party is a recognized neighborhood association, the fee assessed is \$133.00. Submit the appeal request and fee to Development Review Services, either at the Customer Service Counter, first floor of the City Hall, 415 W 6th Street, Vancouver, WA, or to PO Box 1995, Vancouver, WA, 98668-1995.

For more information on the appeal process, please refer to Vancouver Municipal Code 20.210.130 or contact Development Review Services at 360-696-8005.



Report Prepared by
Mark Person, AICP, Senior Planner

8/24/18
Date



Greg Turner, Manager
Land Use Team

8-24-18
Date