



TO: Clark County Historic Preservation Commission

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FILE: **HST 2020-00001 Summit Grove Lodge, Certificate of Appropriateness for proposed storage shed at Summit Grove Lodge (30810 NE Timmens Rd, Ridgefield, WA, 98642)**

I. SUMMARY

The historic **Summit Grove Lodge** is located at 30810 NE Timmen Rd, Ridgefield, WA (Tax Assessor's Parcel # 211447005). The property owners, Genteel Investments, have applied for a Certificate of Appropriateness for a proposed new storage shed. Summit Grove Lodge is listed in the Clark County Heritage Register. Exterior modifications to the farmhouse will be reviewed by the Historic Preservation Commission to ensure there is no significant impact to the historic structure.

The application states that Summit Grove Lodge is proposing construction of a 22 x 26-foot one-story storage shed located behind the lodge. The shed will be placed behind the part of the building that is an addition to the original footprint of the building. It will have an asphalt shingle roof matching the historic lodge roofing by type and color. It will not be visible from the main street. The exterior walls of the storage shed will be board and batten siding to match the back of the lodge adjacent to the new shed. The siding will be stained to match the color of the board and batten siding on the main lodge adjacent to the proposed structure.

The applicant submitted their application for a Certificate of Appropriateness on February 18, 2020. Due to the COVID-19 pandemic, the Historic Preservation Commission was not able to hold meetings and public hearings until August 5, 2020. On June 10, 2020, the applicant notified staff that the storage shed had already been constructed (see Attachment B).

II. BACKGROUND

The Summit Grove Lodge property is the site of the first eating house established in the State of Washington, circa 1840. It was known as Headley's Camp and was a popular rest stop for travelers before crossing the Lewis River barge. In addition to meals, services included wagon repair, feed sales and a small mill. A range of services were provided to travelers into the 1900's as the road evolved into the Old Pacific Highway, the primary route



between Portland and Seattle. In 1923, a gasoline pump was installed as automobile travel became more popular. Construction of the Lodge building, (then known as Summit Grove Tavern) and eight cabins began in 1927, under the ownership of William and Mary Marshall. The Summit Grove Tavern was operated by the Marshall family continuously until 1968, though a new route between Portland and Seattle had been established by 1940, taking with it most of the through traffic.

In 1956, William Marshall died and Mary was left to run the Tavern. The Columbus Day Storm of 1962 crushed the cabins and repairs were made only on the main lodge. Mary ran the Tavern until 1968 when she sold the twenty-five acres to Mr. & Mrs. Carl Gardner. The Gardners renamed it the Summit Grove Inn. In 1970, Roy and Byron Giffin bought the Inn and renamed it the Summit Grove Chalet. They owned the Chalet until 1982 when a fire caused severe damage to the inside of the structure.

Guests at the Lodge included President Roosevelt, Ulysses S. Grant, Cornelius Vanderbilt, Shirley Temple, Jack Benny, Stan Laurel, Oliver Hardy, John Dillinger and Clark Gable.

III **HISTORIC NAME**

Summit Grove Lodge

IV. **COMMON NAME(S)**

Headley's Camp, Headley's Auto Camp, Barbeque and Fountain, Summit Grove Inn, Summit Grove Chalet

V. **BOARD RESPONSIBILITY**

Under Clark County Ordinance 40.250.030(G) Historic Preservation Ordinance, the Clark County Historic Preservation Commission has the responsibility for conducting design review of Register properties within the County and for jurisdictions with which there is a valid interlocal agreement.

VI. **PHYSICAL DESCRIPTION**

The massing of units for the Summit Grove Lodge is classified as attached irregular. The basic floor plan of the structure is an L-Shape with the area of the old restaurant jetting out past the garage (North Addition). The exterior walls of the structure are all framed construction with half-logs in a horizontal shape along the front of the building and the front of the garage (North Addition). The part of the structure where the restaurant was located was constructed with two logs; one full log for the interior wall and one full log making up the exterior wall.

On the side of the garage (North Addition) at the front entry way, the walls are composed of random rubble. The backside of the structure is composed of vertical planks. There are two medium gables on the roof of the house, one over the garage and one over the NE entry way of the Lodge. The roof on the main unit of the structure is composed of a high gable. There are two chimneys atop the roof of the Lodge, each with single stack units. One is offset left on the backside of the house and one is offset right.

For the complete physical description, please see the nomination.

VII. STAFF REVIEW AND COMMENT

Design Review Criteria:

The design review criteria are listed in the adopted rules and procedures of the Clark County Historic Preservation Commission (April 8, 2008). The standard used is that of the Secretary of the Interior.

Secretary of the Interior's Standards for Rehabilitation:

1. **Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure or site and its environment, or to use a property for its originally intended purposes.**
Findings: The applicant is proposing the construction of a detached, freestanding storage shed, that is not visible from the main street. The applicant does not propose to remove or alter any historic material or distinctive architectural features on the historic lodge structure.
2. **The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.**
Findings: The applicant is proposing the construction of a detached, freestanding storage shed. The applicant does not propose to remove or alter any historic material or distinctive architectural features on the historic lodge structure.
3. **All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.**
Findings: The applicant is proposing the construction of a detached, freestanding storage shed to be placed behind part of the building that was an addition to the historic structure. The exterior of the storage shed is designed to be compatible with the existing roof and siding materials on the addition. Staff finds that the proposed storage shed meets the criteria based on the information available.
4. **Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.**
Findings: Staff finds that the proposed free-standing storage shed will not remove or alter any historic material or distinctive architectural features on the Lodge structure.
5. **Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.**
Findings: Staff finds that the proposal is treating the historic structure with sensitivity and is not impacting any distinctive stylistic feature or example of skilled craftsmanship.
6. **Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the**

material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications or features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Findings: N/A

7. **The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.**

Findings: N/A

8. **Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.**

Findings: To staff's knowledge, the proposal should not affect any archaeological resources. If an inadvertent discovery is found, it is recommended that work cease, and the applicant contact the Washington Department of Archaeology and Historic Preservation for guidance.

9. **Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, materials, and character of the property, neighborhood or environment.**

Findings: Staff finds that the proposed changes do not destroy any historical, architectural, or cultural materials of the property. The changes seem compatible with the character of the property.

10. **Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.**

Findings: The small storage shed will not be attached to the existing historic lodge and could be removed in the future without impairing the integrity of the original historic lodge structure.

VIII. STAFF CONCLUSIONS & RECOMMENDATIONS

Staff believes that the proposal meets the applicable criteria as stated above.

In accordance with CCC 40.250.030 and the Clark County Historic Preservation Program Rules and Procedures, and the findings stated under the design review criteria above, staff recommends that the commission approve the certificate of appropriateness application for the proposal as submitted.

NEXT STEPS: If the commission approves the Certificate of Appropriateness application, the conditions, if any, will have to be filled out on the Certificate and signed by the Chair at the meeting. This document will be forwarded to the Clark County Permit Center. If there are conditions, the applicant/designated agent will have to sign the conditions of approval form.

If the commission does not approve the Certificate of Appropriateness application, the applicant must make the necessary modifications to the storage shed and return to the Historic Preservation Commission for reexamination of the Certificate of Appropriateness application.

APPEAL PROCEDURES: A final decision of the Historic Preservation Commission on a certificate of appropriateness may be appealed only by a party of record, as that term is defined in Clark County Code 40.250.030. For properties located in the unincorporated area of Clark County, final decisions may be appealed only if, within twenty-one (21) calendar days after written notice of the decision is mailed, a written appeal is filed in the Superior Court of Clark County, pursuant to Chapter 36.70C RCW or applicable state law.

IX. ATTACHMENTS

- A. Summit Grove Lodge Certificate of Appropriateness application and proposal packet
- B. Photo of Completed Storage Shed
- C. Summit Grove Lodge Clark County Heritage Register Nomination packet
- D. Summit Grove Lodge Washington State Heritage Register Nomination packet