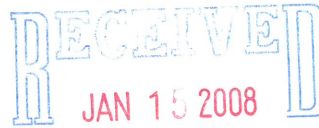


Clark County, Washington  
Historic Preservation Commission



# Clark County Heritage Register Nomination Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets. Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

Historic name The Kapus Granary  
Other names/site number Formerly at 27225 NW 11<sup>th</sup> Avenue, Ridgefield

### 2. Location

street & number 15716 NE 112<sup>th</sup> Avenue parcel#: 196660000 not for publication  
city or town Brush Prairie vicinity \_\_\_\_\_  
State Washington code WA county Clark code 011 zip code 98606

### 3. Classification

#### Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

#### Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

#### Number of Resources within Property

(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
	1	buildings
		sites
1		structures
		objects
1	1	Total

#### Name of related multiple property listing:

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

#### Number of contributing resources previously listed in the Clark County Heritage Register

Bertha "Bertie" Fifield House

### 4. Owner Consent for Nomination, Designation and Listing

I (we) consent  do not consent  to the nomination, and designation of the above property on the Clark County Heritage Register. I (we) also certify that I am/we are the legal owner(s) of the above property.

*James E. Hunter*  
Owner signature

1/8/08  
Date

*Deane L. Hunter*  
Owner signature

1/8/08  
Date

**5. Functions or Use**

**Historic Functions**

(Enter categories from instructions)

Agriculture/Subsistence - Storage

**Current Functions**

(Enter categories from instructions)

Agriculture-Storage "WORK IN PROGRESS"

**6. Description**

**Architectural Classification**

(Enter categories from instructions)

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revival

Other: Vernacular with Greek Revival

Elements

**Materials**

(Enter categories from instructions)

foundation concrete

walls Fir bevel siding/interior ship-lap

roof Metal

other

**Narrative Description**

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

# Clark County Heritage Register Continuation Sheet -

PROPERTY NAME: KAPUS GRANARY  
CLARK COUNTY, WASHINGTON

Section number 6

Page 1 of 4

## NARRATIVE DESCRIPTION

The Kapus Granary was originally part of a farm ensemble that consisted of the Kapus farmhouse, water tower, garage, outhouse, chicken house, smokehouse, bunkhouse, brooder house, creamery, machine shed and barn. The farmhouse, water tower, garage and outhouse are currently listed on the Clark County Heritage Register. The smokehouse, bunkhouse, brooder house, and creamery had been demolished prior to the original listing. The granary and a barn were not included in the listing because they were located on a separate parcel and were no longer physically associated with the Kapus Farm. (SEE FIGURE 1 – MAP OF KAPUS FARM ENSEMBLE) In February of 2005, a Level II Mitigation Documentation of the Kapus Farm, Granary, and Barn was prepared for the Port of Ridgefield, which at the time was proposing a development on the land occupied by the Kapus farm structures. Their architectural description and information was used for the narrative description before the relocation. The present owners of the Granary who relocated the structure to their farm in Brush Prairie, authored the rest of the description which indicates what changes were made once the structure was moved.

### Before Relocation

The Kapus Granary built circa 1929 is an excellent example of a well-constructed, twentieth-century granary in Clark County. Typically used for storage of grains, either for feed or for human consumption, these buildings were more typically utilitarian in design. Although the gable roof is common on structures of this type, the decorative use of applied corner posts, cornice treatments, pocket doors, and gable returns are all uncommon design elements for an agricultural outbuilding. The tongue-and-groove siding and flooring was expensive, but allowed for tighter seals between boards, a feature which would have been important for limiting or eliminating rodent intrusion. Throughout the granary, signs of excellent craftsmanship are evident, including the cut-and-mitered face string of the stairway between the first and second floors. This method was used to eliminate unsightly joints between the face string and the stair risers, and is typically found in houses rather than agricultural outbuildings. The incorporation of architectural details suggests an owner of more than modest means who took pride in the appearance of his farm.



# Clark County Heritage Register Continuation Sheet -

PROPERTY NAME: KAPUS GRANARY  
CLARK COUNTY, WASHINGTON

Section number 6 Page 2 of 4

The Kapus Granary is a two-story, rectangular building approximately 18 feet wide and approximately 25 feet long. The gable roof is clad with cedar shingles and has a rafter and purlin framing system. The purlins are 1x6 boards and run across the 2x4 rafters. Tongue-and-groove beaded board encloses the overhanging eaves. The gable ends have bargeboards with crown molding meeting the roofline. The gables also feature rake boards with crown molding. The gables have decorative returns, which themselves are clad in wood shingles. The returns carry the fascia and crown molding found running along the eaves on the east and west elevations. Below the eaves and eave returns is a simple cornice consisting of a fascia and a crown molding which, coupled with the applied corner boards, give the granary a vernacular Greek Revival look.

The exterior of the granary is clad in horizontal shiplap wood siding with V-cut joints. On the north elevation, a pair of windows is centered on the second floor. These windows, like the others on the first and second floors, are fixed, wood-framed, four-light windows, each measuring approximately 32 inches tall and 28 inches wide. The windows are separated by a 6-in wide board. They are trimmed with 1x4 boards and have wooden sills. In the peak of the gable on the north elevation is a pair of windows similar in design and treatment to elsewhere on the building, but each measuring only 24 inches high and 18 inches wide. On the west elevation, two pairs of similar windows are equally spaced on the first floor. On the south elevation, a four-panel door is located in the southwest corner. On the second floor, centered on the south elevation, is a pair of windows identical to those found on the north elevation. On the first floor of the north side of the east elevation is a pair of windows identical to those found elsewhere on the first and second floors of the structure. On the south side of the east elevation is the main entrance to the granary, consisting of a double pocket-door set in a simple board trim. These four-panel doors have recessed pulls and are accessed by a concrete step.

The interior of the first floor features two large stalls for grain storage. The stalls are located along the east and west walls and run from the north wall southward. Each is 7 feet wide. The eastern stall is 10 feet long and the western stall is 14 ½ feet long. They are divided by a walkway approximately 3 feet wide, running to the north wall. The walls of these stalls are approximately 4 feet tall and have slots on the interiors of their east and west for receiving the dividing walls. Chutes in the ceiling of the first floor correspond to the individual sections of the stalls. The walls of this story are finished with tongue-and-groove boards from floor to ceiling. The flooring is also of tongue-and-groove boards.

The 2x8 joists supporting the second floor are exposed on the ceiling of the first floor. They run from east to west and are spanned by two rows of 2x4 cross-bracing. Crown molding runs between the joists on all walls. Stairs leading to the second floor are against the south wall, and ascend towards the east. These stairs have closed risers and a cut-and-mitered face string. The door on the west side of the south wall opens into the structure. It has a Bennington clay knob set in a wrought bronze escutcheon, although there is no lock. This escutcheon is identical to one shown in the 1902 Sears, Roebuck and Co. catalog (Sears Roebuck and Co. 1902:536).

The second floor of the granary is characterized by three large stalls for grain storage. These stalls also have slots for the insertion of dividing walls. The holes in the floor corresponding to the chutes attached to the ceiling of the first floor are still extant. Two of the stalls occupy the western wall. The northern of the two is approximately 7 feet wide and 10 feet long. The southern stall is approximately 5 ½ feet wide and 14 feet long. At the south end of the second floor is a short flight of four steps with open risers ascending towards the south to a quarter landing. From that quarter landing, a steep set of ladder steps ascends towards the east, leading to the attic storage space. The walls and ceiling of the second floor are clad in tongue-and-groove boards. The ceiling on this floor measures 9 ¼ feet, although the slope of the gable roof begins at a height of 6 ½ feet. The floor of the second story is tongue-and-groove board.

## Clark County Heritage Register Continuation Sheet -

PROPERTY NAME: KAPUS GRANARY  
CLARK COUNTY, WASHINGTON

Section number 6 Page 3 of 4

The attic storage space is floored with tongue-and-groove boards on the western half of the space and the eastern half is exposed joists. The peak of the gable is supported by sistered 2x6 boards at both the north and south ends. The rafters are left exposed.

The granary was at one time electrified. Evidence on the exterior of the granary indicates that it received electrical current through suspended wires that extended from either the house or water tower. The electrical wires were attached to the northeast corner of the granary and entered through small holes. The wires still exist on the exterior and interior of the building. Both the first and second floors were lit. A single porcelain rotary switch, located on the first floor's east wall, north of the pocket doors, seems to have operated all the building's lights. These types of switches were first used in the 1880s and continued in use for many years (Tod 1977:57). To the north of that switch is the fuse box which contains two fuses. The wiring throughout the structure is fabric-wrapped electrical wire held off the wood walls and ceiling by cylindrical porcelain insulators embossed "Alligator Inc." This probably represents the original wiring of the granary, and is likely unaltered. Electricity may have been extended from the south side of the granary to the barn. On the exterior of the south side of the barn, wires emerge from near the ceiling of the second floor.

Although the first floor of the granary currently holds straw, it was at one time used for storing grains raised on the Kapus Farm. Beyond the documentary evidence that the Kapus family grew grains, there is further evidence that they were raising this grain for sale, rather than simply for their own or their animals' consumption. Written in pencil on the interior walls of the first floor are grain prices and calculations. The name Anton Kapus appears among these calculations.

Free-standing granaries are typically associated with German, Scandinavian, and eastern European settlers. The Kapus family was Germanic. Important features of granaries are the measures the builders take to make sure that the structure is both water-tight and resistant to rodents. Typically, the roofs of granaries are gabled with overhanging eaves. The buildings are raised on posts or blocks, and frequently have double walls to prevent or retard rodent intrusion. They typically have few or no windows, but when windows are present, they are almost universally fixed windows (Noble and Cleek 1995: 154).

**SEE ATTACHED PHOTOGRAPHS: # 9-32 (Photographs taken 2005)**

### After Relocation

In the fall/winter of 2007, the Kapus Granary was moved from its historic location. Under threat of demolition, the present owners sought to preserve the structure by relocating it to their working farm in Brush Prairie. The farm also is the site of another saved pioneer house from Camas, the Bertie Fifield House. In 2002, The Fifield House was saved from destruction in Camas and moved to its current site in Brush Prairie. The architecture is typical of Pioneer homes in this area from the earliest part of the twentieth century.

Relocation of the Kapus Granary revealed that the gable end walls were not constructed using a simple balloon frame technique but rise to a plate at the second and third floor and are framed as mirror image right triangles nailed together at the center. In its present location the building remains largely as described with the exception that the cedar shingle roof has been replaced with a standing seam metal roof and gutters and downspouts have been added. The building has been stained a natural gray and window trim has been painted a brownish red.

## Clark County Heritage Register Continuation Sheet -

PROPERTY NAME: KAPUS GRANARY  
CLARK COUNTY, WASHINGTON

Section number 6 Page 4 of 4

The extensively rotted west wall and west four feet of the floors have been rebuilt using like materials. A support wall was added during the moving process approximately three feet from the west (historical orientations) wall. The wall is made of two by six's with a top and bottom plate and six studs. The wall is open between studs (salvaged from Kapus Barn).

The extensive restoration work has provided the opportunity to make a few corrections/additions to the mitigation documentation. The windows on the first and second floor are not fixed but slide horizontally into cavities in the walls. Sets of two by six's oriented sideways to the stud framing allow an opening to slide the windows into the cavities, and provide vertical support. Each window opening and cavity is arranged, so that vertical support is maintained between each window width, allowing for no increased header support in the balloon framed walls.



The current location is on a working farm in a sloping rough pasture approximately 30 feet east of the southeast corner of the Fifield house. The historically north gable end faces NE 112<sup>th</sup> Avenue facing east northeast and is approximately 75 feet west of NE 112<sup>th</sup> Avenue. It is approximately 75 feet north of the existing barn on the property.

The attic which was minimally finished historically, has been finished with fir flooring and shiplap siding. The historically fixed attic windows have been hinged to tilt out from the bottom.

The historically west side wall abuts the Fifield house driveway. (SEE FIGURE 2 – 15716 NE 112<sup>th</sup> Avenue, Brush Prairie – Kapus Granary new location) The proximity of the granary to the historic Fifield house offers educational opportunities for the public to learn about the social history of Clark County across the breath of its geography. Its location on a working farm offers the possibility for making connections between the function of structures and farming practices. **SEE ATTACHED PHOTOGRAPHS # 33-45 (Photographs taken 2008)**

**7. Statement of Significance****Applicable Clark County Heritage Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for Clark County Heritage Register listing.)

- 1 It is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.
- 2 It embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
- 3 It is an outstanding work of a designer, builder, or Architect who has made a substantial contribution to their field.
- 4 It exemplifies or reflects special elements of the county's history.
- 5 It is associated with the lives of persons significant in national, state, or local history
- 6 It has yielded or may be likely to yield important Archaeological information related to history or prehistory.
- 7 It is an historic building or cultural resource removed from its original location but which is significant for architectural value, or association with an historic person or event, or prehistory.
- 8 It is a birthplace or grave of a prehistoric or historical Figure of outstanding importance and is the only surviving structure or site associated with that person.
- 9 It is a cemetery or burial site which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns.
- 10 It is a reconstructed building that has been executed in a historically accurate manner on the original site.
- 11 It is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

**Areas of Significance**

(Enter categories from instructions)

Agriculture

**Period of Significance**

1929-1963

**Significant Dates**

1929 (construction)

**Significant Person****Cultural Affiliation**

Austrian (owner)

Swedish (carpenter/builder)

**Architect/Builder**

Name unknown (live-in carpenter)

**Narrative Statement of Significance**

(Explain the significance of the property.)

SEE CONTINUATION SHEET

# Clark County Heritage Register Continuation Sheet -

PROPERTY NAME: KAPUS GRANARY  
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Section number   7  

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## STATEMENT OF SIGNIFICANCE<sup>1</sup>

The Kapus Farm appeared to be the quintessential Clark County farmstead. Settled in the 1880s and farmed by Valentine Kapus and family after 1888, the farm produced potatoes, grains, dairy and beef cows, pigs, chickens, and grapes. The farmland was gradually reduced during the twentieth century, but the farm remained in the Kapus Family until 1963.

The Kapus Farm originally occupied the entire northeast quarter of Section 21, consisting of 160 acres. This property was purchased by Valentine Kapus from Henry Burr in 1888. A map of Clark County dated 1888 (Habersham) shows that the area was agricultural in character with most of the land holdings sized at ½ or ¼ sections, and oriented along section lines. This is a reflection of the Donation Land Act which made land available in 640-, 320-, or 160-acre increments depending on how early one filed and whether or not the applicant was married. Early settlers and married applicants were eligible for more land.

Valentine Kapus was born in Veldes, Austria (now Bled, Slovenia), on February 13, 1838, and moved to the United States in 1864, first settling in Minnesota (Harshman 1993:712). In April, 1888, Valentine moved his wife Johanna, and ten children to Clark County and in that month purchased 160 acres, including the land on which the Kapus Farm would be built, from Henry and Mary Burr for \$2,850 (Clark County n.d.). On April 13, 1900, Johanna Kapus died in Portland from an apparent femoral hernia. Two months later on June 30, 1900, Valentine Kapus committed suicide by hanging himself "about ½ mile from home" (*Vancouver Independent*, July 12, 1900, noted in *Clark County n.d.*). Newspaper reports of the incident mention that Valentine had "shown signs of derangement for some time."

On the death of Valentine Kapus, the property passed to his sons, Anton, John, Lewis, and Frank. In 1914, Anton took sole possession of the farm and in turn passed ownership to his children, Anton V. Kapus and Dorothy Frances Kapus, in 1953. Dorothy and Anton V. each received half of the property. Dorothy retained the eastern half with the farmstead. Between 1953 and 1963, the property was divided again into as many as three tracts, the southern half being divided into equal portions. In 1963, the northern portion and the north half of the southern portion was sold to Waldon Groves. In 1984, the property was platted and divided into four lots. Lot 1 consisted of 15.5 acres and included the Kapus Barn and Kapus Granary. (SEE FIGURE 1 – MAP OF KAPUS FARM ENSEMBLE)

### **Embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction:**

The Kapus Granary built circa 1929 is an excellent example of a well-constructed, twentieth century granary in Clark County. The granary was built with an unusually refined level of design and craftsmanship for a building of

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<sup>1</sup> All of the historical information and architectural descriptions of the granary were taken from the *Level II Mitigation Documentation of the*



# Clark County Heritage Register Continuation Sheet -

PROPERTY NAME: KAPUS GRANARY  
CLARK COUNTY, WASHINGTON

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this type. Typically used for storage of grains, either for feed or for human consumption, these buildings were more typically utilitarian in design. Although the gable roof is common on structures of this type, the decorative use of applied corner posts, cornice treatments, pocket doors, and gable returns are all uncommon design elements for an agricultural outbuilding. The tongue-and-groove siding and flooring was expensive, but allowed for tighter seals between boards, a feature which would have been important for limiting or eliminating rodent intrusion. Throughout the granary, signs of excellent craftsmanship are evident, including the cut-and-mitered face string of the stairway between the first and second floors. This method was used to eliminate unsightly joints between the face string and the stair risers, and is typically found in houses rather than agricultural outbuildings. The incorporation of architectural details suggests an owner of more than modest means who took pride in the appearance of his farm.

**Exemplifies or reflects special elements of the county's history:**

The agricultural history of Clark County stretches back to the establishment of Fort Vancouver by the Hudson's Bay Company in 1825. Several hundred acres near present-day Vancouver were sown with hay, grain, fruit and root crops. The rapid settlement of Clark County between 1850 and 1890 led to the mass-clearing of land for agricultural purposes, and many farms were started by American settlers from the east coast and immigrants from Europe, primarily Germans. Germans and Austrians combined to form the countries of origin of more foreign-born residents of Clark County than any other country, according to early twentieth-century census records. The Kapus' were of Austrian descent. The chief products of the early farms in Clark County were hay, grains, prunes, potatoes, and livestock. (Dwyer & Newell 1956:2).

Between 1940 and 1955, the population of Clark County increased 75% from just under 50,000 in 1940 to over 85,000 in 1955. During that time, an additional 10,000 acres of land came under cultivation. Clark County has a long history of small, family-owned farms that continues to the recent decades. The average size of farms in Clark County in 1954 was 51 acres, compared to the Washington State average of 270 acres. At that time, 51.4% of Clark County was in farms. By 2000, Clark County had become increasingly urbanized, and many smaller communities had become bedroom-communities serving Portland and Vancouver. This change is reflected in the decrease in Clark County land in farms from over 51% in 1954 to just over 17% in 2000. The average farm in 2000 was 44 acres (United States Bureau of Census 2000).

As Clark County rapidly urbanizes and agriculture has declined, many of the buildings that document our agricultural heritage are being lost. Grain growing and processing are aspects of farming that have virtually disappeared in the county. The presence of an historic granary poses the questions, "what grains have been grown in the county, and how successfully"? How was the grain harvested, processed and stored? What was the market for grains in our area? Why has grain production declined? How do historical methods compare to modern? Hopefully, the continued presence of an historic granary will elicit these questions for future Clark County citizens and inspire them to seek answers of our past, present and future.

Preserving the Kapus Granary also assures a tangible point of reference for the history of an early Clark County family. The granary has yielded an additional document that may supplement what is already known about the Kapus family. Folded away in a crevice the present owners found an invoice dated November 1, 1912 from Joseph Kapus "Altar Builder and all kinds of furniture and woodcarving"(SEE FIGURE 3 - INVOICE). The document bears two likenesses of ornately carved altars and the address "84 Union Avenue, between Washington and Stark

# Clark County Heritage Register Continuation Sheet -

PROPERTY NAME: KAPUS GRANARY  
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Section number 7

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Streets". The bill is addressed to G. Chamberlain, records payments by Chamberlain and J. Kapus on August 13. The bill shows a balance of \$34.15 and asks Chamberlain to remit \$17.07 (suggesting J. Kapus will pay the other half?)

A record of the name "Mrs. Himm (?)" "wheat" and a sum of weights is penciled on the reverse of the invoice. This suggests that the old invoice was used to record grain transactions. The fact that the weights are of non-uniform amounts, and are summed, poses the questions of whether the Kapus granary might have provided storage of other farmer's grain crops, as well as what they grew themselves.

*Every structure preserved yields a fresh set of questions to be answered about our community's heritage.*

**It is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories:**

As stated before, the granary was built with an unusually refined level of design and craftsmanship for a building of this type. Features such as the decorative use of applied corner posts, cornice treatments, pocket doors, and gable returns are all uncommon design elements for an agricultural outbuilding.

According to the Kapus Farmstead file, the garage, granary and water tower were built circa 1929 by a live in carpenter who was of Swedish descent. No other information is known.

**8. Major Bibliographical References****Bibliography**

(Cite the books, articles, and other sources used in preparing this form.)

Greenberg, Gail (1996) A Comprehensive Guide for Listing a building in the National Register of Historic Places. Lucid Press, Sausalito, CA

Archaeological Investigations Northwest, Inc. (2005) Level II Mitigation Documentation of the Kapus Farm, Granary, and Barn (1888-1929), Clark County, Washington Report No. 1432. Portland, OR.

**Previous documentation on file (CCHR):**

- Preliminary determination of individual listing has been requested
- Previously listed in the Clark County Heritage Register
- Previously determined eligible by the Clark County Heritage Register
- Recorded by Clark County Cultural Resources Inventory Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

**Name of repository:**

\_\_\_\_\_

\_\_\_\_\_

**9. Geographical Data****Acreege of Property** 9 acres**UTM References**

(Place additional UTM References on a continuation sheet.)

1	<input type="text" value="10"/> Zone	<input type="text" value="5"/> <input type="text" value="3"/> Easting	<input type="text" value="4301"/> Northing	3	<input type="text"/> Zone	<input type="text"/> Easting	<input type="text"/> Northing
2	<input type="text"/> Zone	<input type="text"/> Easting	<input type="text"/> Northing	4	<input type="text"/> Zone	<input type="text"/> Easting	<input type="text"/> Northing

**Verbal Boundary Description**

(Describe the boundaries of the property.)

The northeast quarter of the northeast quarter of the northeast quarter of section 21 Township 3 North, Range 2 East of the Willamette Meridean, Clark County Washington

**Boundary Justification**

(Explain why the boundaries were selected.)

The southeast 1 acre is excluded as it is a separate legal lot and contains a separate residence.

10. Form Prepared By

name/title Jim & Diane Hunter
organization Hunter's Greens date 12/31/2007
street & number 15716 NE 112th Avenue telephone 360.256.3788
city or town Brush Prairie state WA zip code 98606

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative photographs of the property.

Additional items

(Check with the CCHPC Staff)

Property Owner

name Jim & Diane Hunter
street & number Same as above telephone
city or town state zip code

4b. CLARK COUNTY HISTORIC PRESERVATION COMMISSION STAFF RECOMMENDATION

In my opinion, the property [X] meets / [ ] does not meet the Clark County Heritage Register criteria. (See continuation sheet.)

Signature of commenting staff (Handwritten signature: Jacqueline E. Kamp)

Date (Handwritten: 3/11/08)

4c. CLARK COUNTY HISTORIC PRESERVATION COMMISSION RECOMMENDATION / DECISION

IN THE OPINION OF THE CLARK COUNTY HISTORIC PRESERVATION COMMISSION, THE PROPERTY MEETS [X] / DOES NOT MEET [ ] THE CLARK COUNTY HERITAGE REGISTER CRITERIA. (See continuation sheet.)

CHAIRPERSON, Clark County Historic Preservation Commission (Handwritten signature: Robert A. Prael)

Date (Handwritten: 3/11/08)

## LEVEL II MITIGATION DOCUMENTATION OF THE KAPUS FARM, GRANARY, AND BARN REFERENCES

### Clark County

n.d. Heritage Register files pertaining to Kapus Farm, 1992-1996. On file, Clark County Department of Community Development, Office of Long Range Planning, Vancouver, Washington

### Clark County History

1960 Pioneers Came Early to Ridgefield Area. *Clark County History* 1:62-64.

### Dwyer, Joseph D., and S.R. Newell

1956 *Clark County Agriculture Washington*. Washington State Department of Agriculture, United States Department of Agriculture, and Washington Crop and Livestock Reporting Service, Seattle, Washington.

### Habersham, R.A.

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### Harshman, Rose Marie [compiler]

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### Noble, Allen G., and Richard K. Cleek

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### Ogle, Todd, Jason Allen, and Jo Reese

2004 *Cultural Resource Survey of the Port of Ridgefield Development, Ridgefield and Clark County, Washington*. Archaeological Investigations Northwest, Inc. Report No. 1323. Prepared for GVA Kidders Mathews, Portland, OR.

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1902 *1902 Edition of The Sears, Roebuck Catalogue*. Reprinted by Bounty Books, New York.

### Silverstein, Michael

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### Tod, Jack H.

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- Black and White

**Map Size**

- Small
- Medium
- Large

**View Scale**

1 : 24,000

**Coordinate Format**

UTM

**Map Datum**

NAD83/WGS84

- Show target

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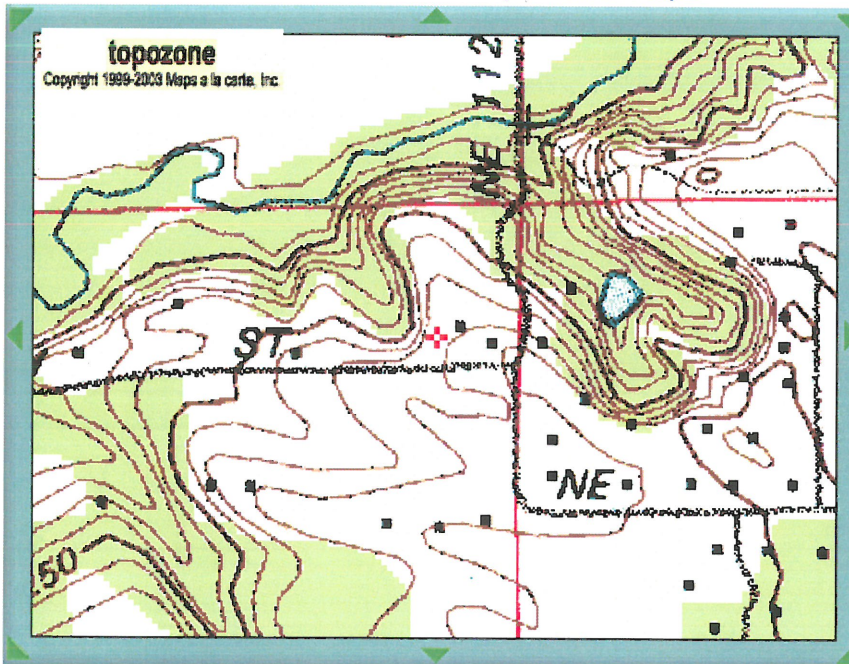
**USGS Orchards (WA) Topo Map**

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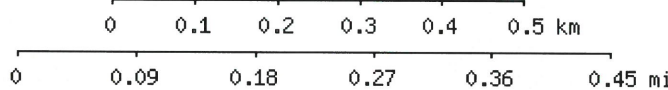
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## PHOTOGRAPH LOG

for

**Black & White Photographs Taken in 2005 by Archaeological Investigations Northwest, Inc.**

- Photo 9 The east elevation of the granary. The view is to the west
- Photo 10 The south and east elevations of the granary. The view is to the northwest. The windows are on the second floor of the south elevation. Note the top of the door on the west side of the south elevation visible behind blackberry overgrowth.
- Photo 11 The west elevation of the granary. The view is to the east.
- Photo 12 The north elevation of the granary. The view is to the southwest.
- Photo 13 The north elevation of the granary. The view is to the south.
- Photo 14 The interior, first floor of the granary. The view is to the north-northwest.
- Photo 15 The interior, first floor of the granary. The view is to the northeast. Note the canvas grain chute in the center of the frame.
- Photo 16 The interior, first floor of the granary. The view is to the south. The stairs lead from the first to the second floors and rise from west to east.
- Photo 17 The interior, second floor of the granary. The view is to the north-northwest.
- Photo 18 The interior, second floor of the granary. The view is to the northeast. Note the original 1929 electrical wiring.
- Photo 19 The interior, second floor of the granary. The view is of the steps, quarter landing, and ladder steps leading to the attic space at the south end of the second floor. The view is to the west.
- Photo 20 The interior, attic space of the granary. The view is to the north.
- Photo 21 Detail of the eave and eave return of the granary. The view is of the southeast eave return. The view is to the northwest.
- Photo 22 View of the concrete step in front of the pocket doors on the south elevation of the granary. The view is to the southwest. Note the drain in the concrete foundation at the lower right of the frame.
- Photo 23 Detail of the door hardware, at the interior of the first floor of the granary. The door is on the west side of the south elevation. The view is to the south.
- Photo 24 View of the pocket doors on the east elevation of the granary. The view is to the south-southwest.
- Photo 31 View of the Kapus Farm ensemble. The view is to the northeast.
- Photo 32 View of the Kapus farm house and water tower. The view is to the west-northwest. The roof of the outhouse is visible behind the bush at the left of the frame.





PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12



PHOTO 13

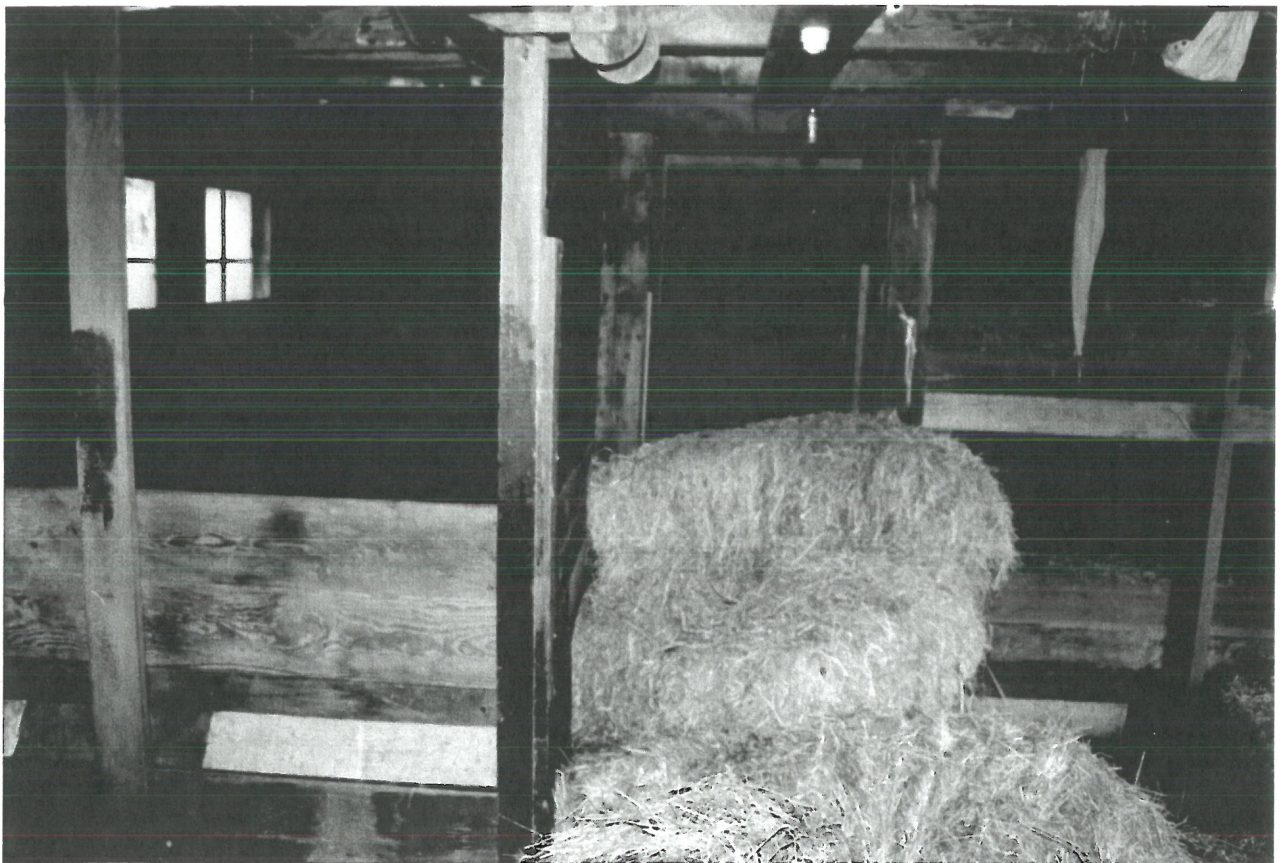


PHOTO 14

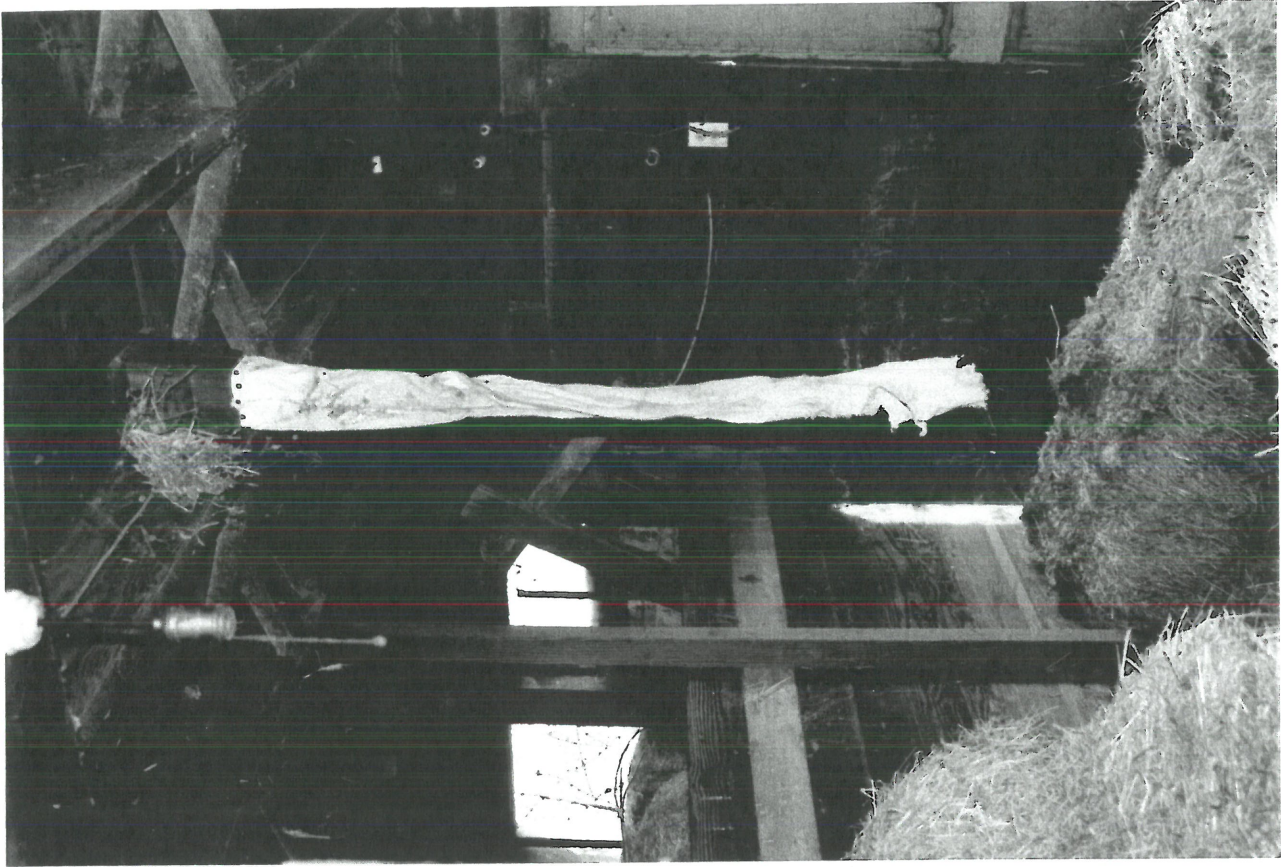


PHOTO 15



PHOTO 16



PHOTO 17

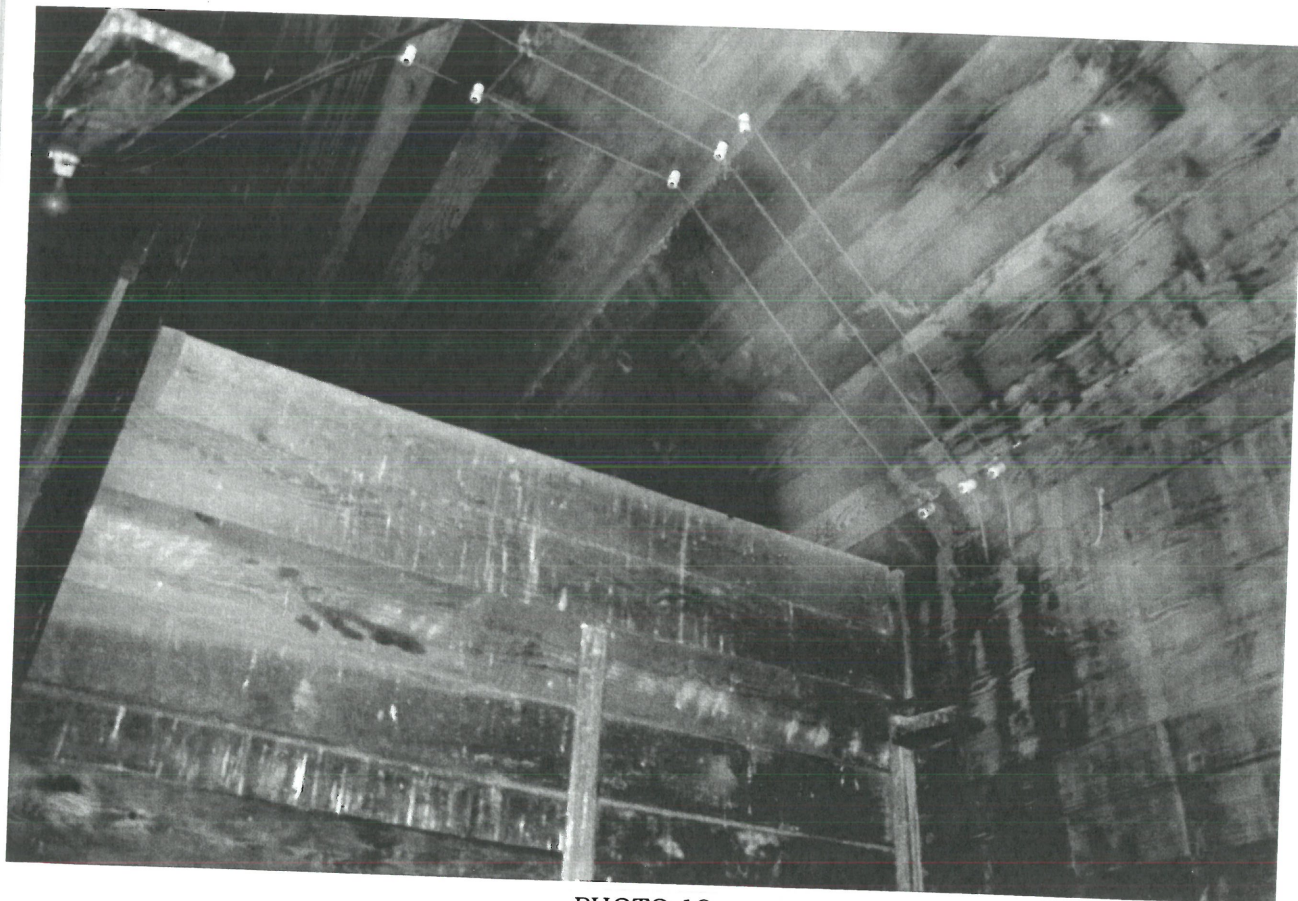


PHOTO 18



PHOTO 19



PHOTO 20



PHOTO 21



PHOTO 22

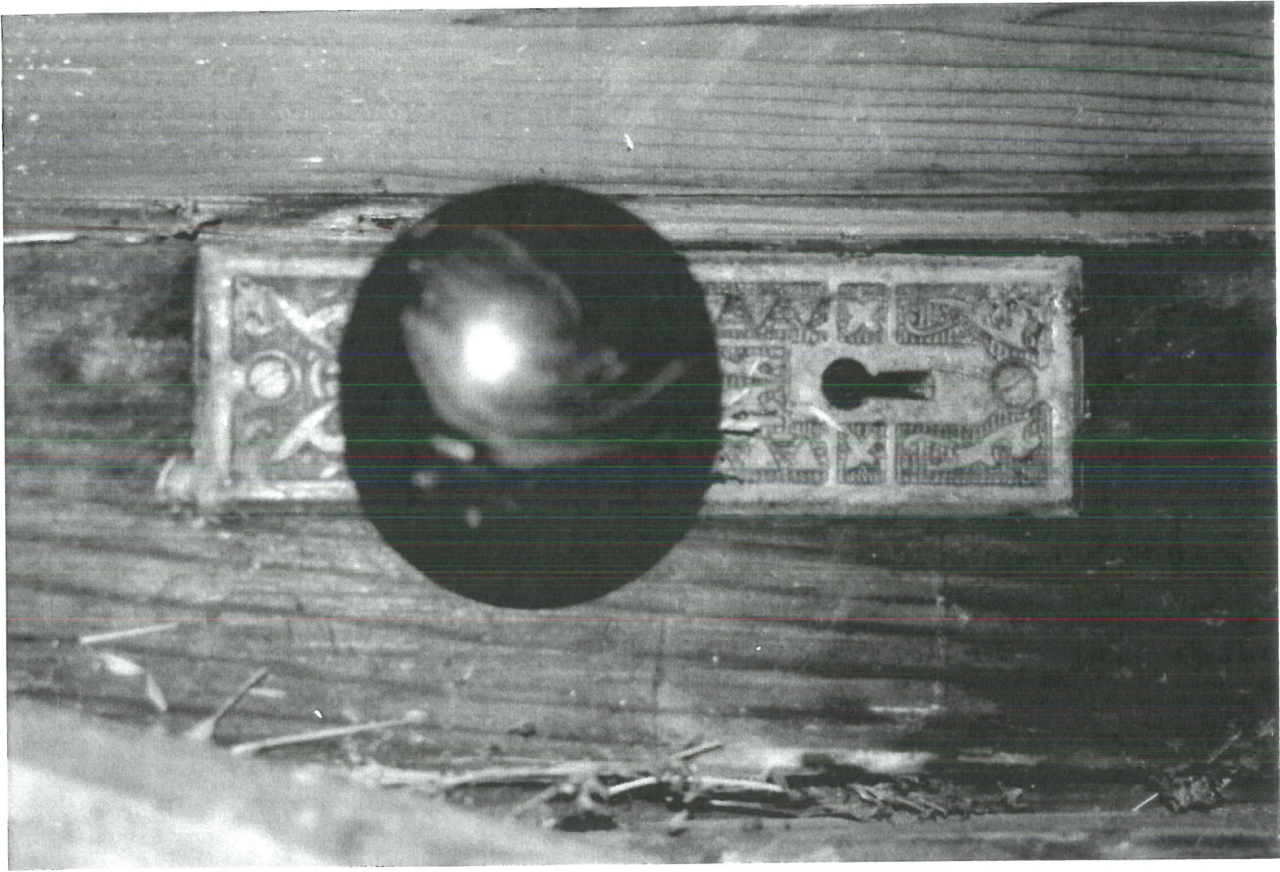


PHOTO 23



PHOTO 24



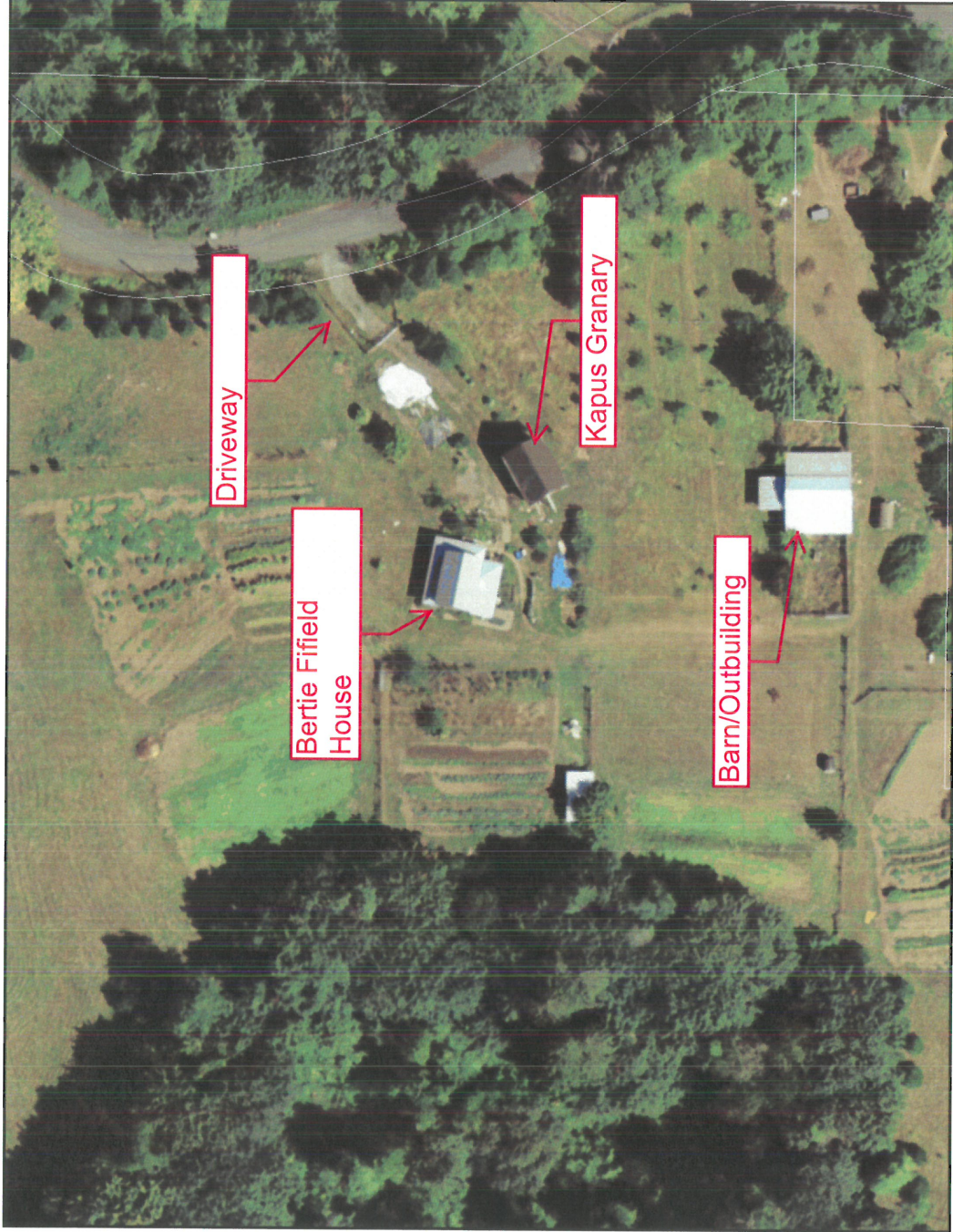


PHOTO 31



PHOTO 32

# 15716 NE 112th Avenue - Kapus Granary



0 125 250 375 ft.

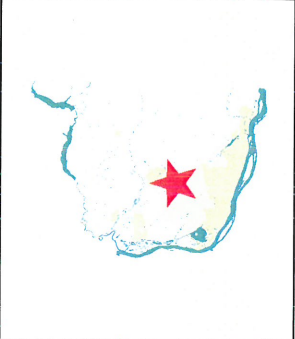
Map center: 45° 44' 9.7" N, 122° 33' 31.9" W

Scale: 1:1,309



## Legend

- Parcels
- Roads
  - Alley
  - Arterial
  - DNR
  - DNR (Private Land)
  - Driveway
  - Interstate
  - Interstate Ramp
  - Primary Arterial
  - Private Roads
  - Private Roads w/o Names
  - Public Roads
  - SR Ramp
  - State Route
- Waterbodies
- City Boundaries
- Urban Growth Boundaries
- County Boundary
- County Boundary



**FIGURE 2 - 15716 NE 112TH AVENUE- KAPUS GRANARY-NEW LOCATION**

Information shown on this map was collected from several sources. Neither Clark County, Washington, nor the producer of this document accept responsibility for any inaccuracies that may be present.

**PHOTOGRAPH LOG**  
**for**  
**Color Photographs Taken in 2008 by Clark County HPC Staff**

- Photo 33      The west roof elevation of the granary.
- Photo 34      The south and west elevations of the granary.
- Photo 35      The east elevation of the granary. The view is to the west.
- Photo 36      Closer view of the east elevation.
- Photo 37      The east and north elevation.
- Photo 38      Closer view of east elevation and roof.
- Photo 39      The interior, first floor of the granary. Note the stalls for grain storage.
- Photo 40      The interior, first floor of the granary. The view is to the south. Note the still existent grain shoots.
- Photo 41      The interior, second floor of the granary. The view is to the east.
- Photo 42      The interior, second floor of the granary. Note the cut-and-mitered face string of the stairs.
- Photo 43      The interior, third floor (attic) of the granary. The view is to the east.
- Photo 44      The interior, attic space of the granary.
- Photo 45      The Bertie Fifield House.



**Photo 33**



**Photo 34**



**Photo 35**



**Photo 36**



**Photo 37**



**Photo 38**



**Photo 39**

**Stalls for grain storage**



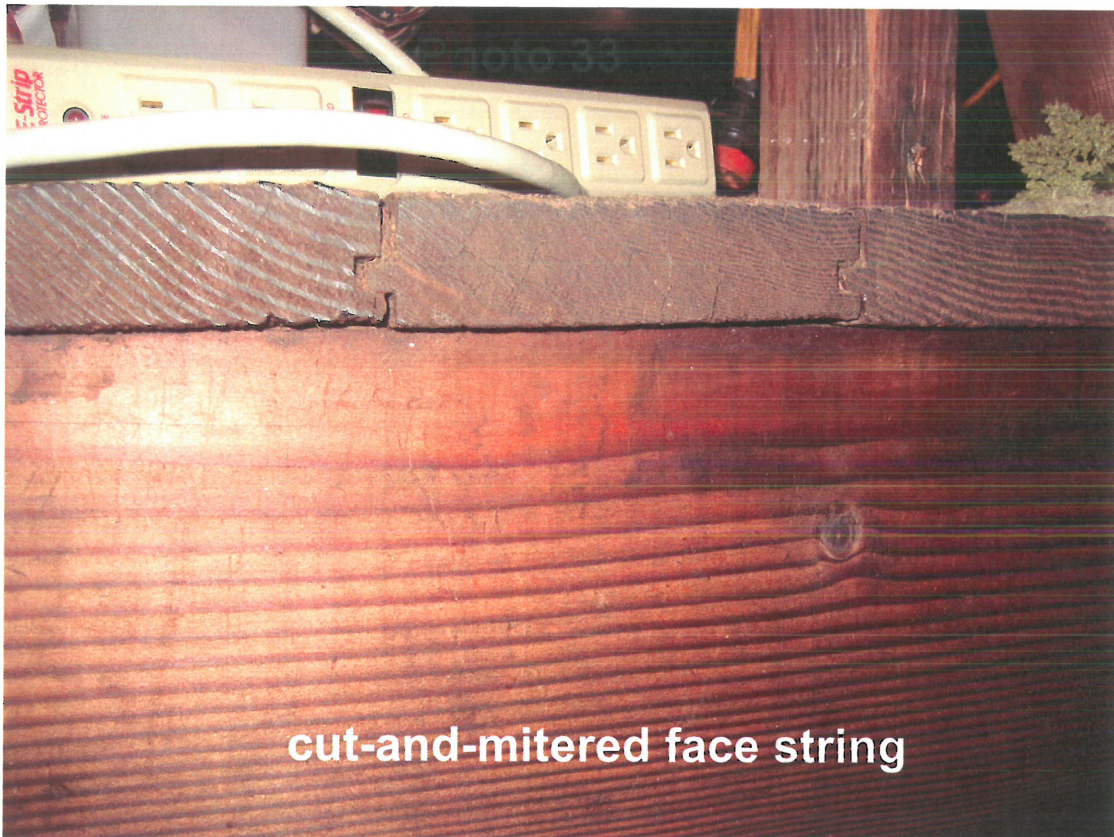


**Photo 40**  
**1<sup>st</sup> Floor Grain Shoots**

## 2<sup>nd</sup> Floor



Photo 41



cut-and-mitered face string

Photo 42

# Attic



Photo 43

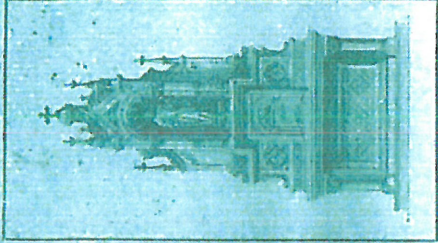


Photo 44



**Photo 45**

**Bertie Fifield House**



PORTLAND, ORE., *July 1912*

*M. G. Chambliss*

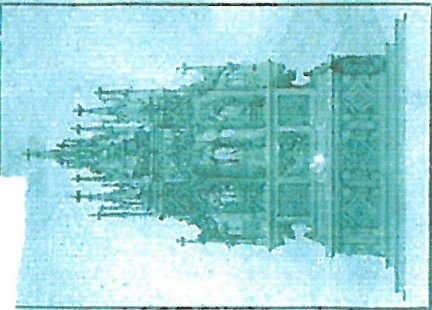
IN ACCOUNT WITH

# Joseph Kapus ALTAR BUILDER

AND ALL KINDS OF FURNITURE AND WOOD CARVING

Phone:  
East 3019

84 Union Avenue  
Between Washington and Stark Sts.



<i>Aug 13</i>	<i>Cash</i>	<i>99 55</i>
	<i>" "</i>	<i>65 40</i>
	<i>Balance</i>	<i>34.15</i>
	<i>Place Rent</i>	<i>17.07</i>
		<i>65</i>
		<i>17.72</i>

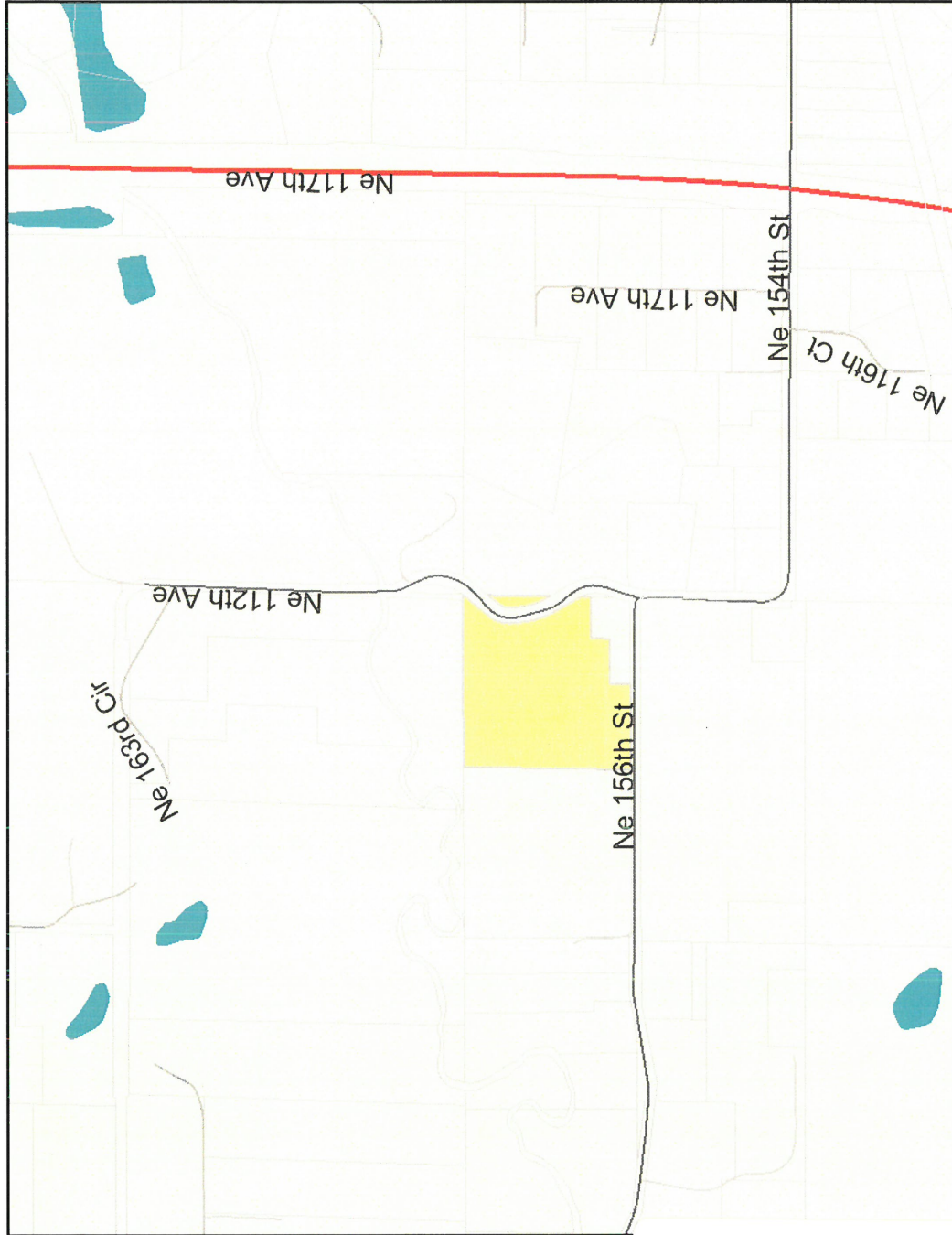
*Aug 13* *D Chambliss*  
*J Kapus*

*Rami Sign Co 1.50*

FIGURE 3 - INVOICE



# Kapus Granary Nomination



Map center: 45° 44' 12.3" N, 122° 33' 29.7" W

Information shown on this map was collected from several sources. Neither Clark County, Oregon, nor the producer of this document accept responsibility for any inaccuracies that may be present.

Notes: 15716 NE 112th Ave  
Brush Prairie



## Legend

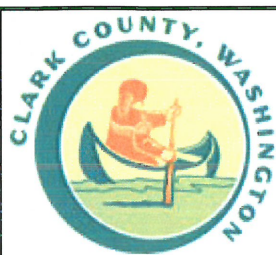
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- Roads
- Alley
- Arterial
- DNR
- DNR (Private Land)
- Driveway
- Interstate
- Interstate Ramp
- Primary Arterial
- Private Roads
- Private Roads w/o Names
- Public Roads
- SR Ramp
- State Route
- Waterbodies
- City Boundaries
- Urban Growth Boundaries
- County Boundary



Scale: 1:10,473







## Clark County Property Information

### Account Summary

Account No **196660-000** Tax Status **REGULAR PARCEL**  
 Supplemental Land valued as **Open Space**  
 Site Address 15716 NE 112TH AV, BRUSH PRAIRIE, #10 SEC 21 T3NR2EWM 8.96A  
 98606 (Complete Legal)  
[Account](#) | [Building](#) | [Environmental](#) | [Taxes](#) | [Documents](#) | [Permits](#) |  
[Splits/Merges](#) | [Sales](#) | [New Search](#) | [Maps Online](#)

<b>Property Owner</b> HUNTER JAMES & DIANE	<b>Owner's Mailing Address</b> 11116 NE 156TH ST BRUSH PRAIRIE WA, 098606	<b>Property Location Address</b> 15716 NE 112TH AV, BRUSH PRAIRIE, 98606
<b>Administrative Data</b> <a href="#">Info...</a>	<b>Sales History</b>	<b>Assessment Data</b> <a href="#">Info...</a>
Zoning Designation <a href="#">Codes...</a> R-5 Comprehensive Plan R-5 Census Tract 40702 Jurisdiction Clark County Fire District FD 3 Park District District 0 School District Battle Ground Elementary Glenwood Middle School Heights High School Laurin Prairie Sewer District Rural/Resource Water District Clark Public Utilities Neighborhood Greater Brush Prairie Section-NE Township-Range <a href="#">1/4,S21,T3N,R2E</a> Urban Growth Area County C-Tran Benefit Area No School Impact Fee Battle Ground Transportation Impact Fee Rural 1 Transportation Analysis Zone 512 Waste Connections Friday Garbage Collection Day	<b>Last Sale Year</b> Sale Date 04/16/1996 Document Type CONT Excise Number 0395814 Sale Amount \$210,000.00	Land Value \$3,000.00 Building Value \$7,500.00 Total Property \$10,500.00 Re-valuation Cycle 3 Re-valuation Notices 2007 2006 2005 Assessor Neighborhood 14 <p style="text-align: center;"><b>2007 Values for 2008 Taxes</b></p> <b>Land Data</b> Approximate Area <a href="#">Info...</a> 8.96 acres Subdivision Survey <a href="#">010108</a> Land Use Code <a href="#">Info...</a> Single family unit not sharing structure with other uses Developer Packet <a href="#">Order...</a>

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EXHIBIT C



# Clark County Property Information

## Land & Building Details


Account No **196660-000**

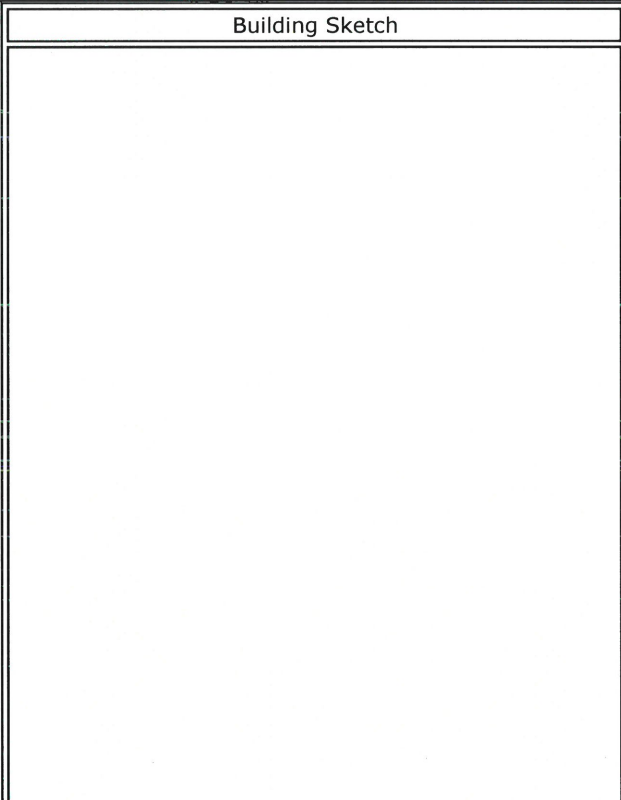
Site Address

**15716 NE 112TH AV, BRUSH PRAIRIE, #10 SEC 21 T3NR2EWM 8.96A 98606**

Abbreviated Legal Description

[Account](#) | [Building](#) | [Environmental](#) | [Taxes](#) | [Documents](#) | [Permits](#) | [Splits/Merges](#) | [Sales](#) | [New Search](#) | [Maps Online](#)

Land Data		Building 1		Photo Date: 09/24/2004	
Approximate Area	8.96 acres	Effective Year Built	1940	 <p><a href="#">View all photos, cards, and sketches...</a> Click photo for printable image</p>	
Subdivision		Actual Year Built	1912		
Survey	010108	Number of Bedrooms	01		
Land Use Code	Single family unit not sharing structure with other uses	Construction Quality	Codes... FR		
FEMA Flood Map	5300240306B	Building Style	Codes... 1.5FN		
		Building Type	Conv		
		Condition	Codes... AV		
		Square Feet Main	756		
		Square Feet Upper	384		
		Square Feet Basement	756		
		Square Feet Garage	na		
		Heat Type	Codes... HP		
		Central Air Conditioning	N		



SKETCH ADDENDUM		File No: 196660000
Parcel Number <u>196660-000</u>		Sublot
Property Address		Tract No
City	County	State
Zip Code	Date <u>09/15/03</u>	Source <u>APPRAISER</u>
Drawn By <u>RE</u>	Remarks <u>REDRAW</u>	
<p><b>FIRST FLOOR (From 087903-000)</b></p> <p>6 x 22 = 132                  24 x 26 = 624                  Subtotal 756 SF</p> <p>RCWP                  6 x 24 = 144 SF</p> <p>HWP                  6 x 10 = 60 SF</p> <p><b>Total 960 SF</b></p>	<p><b>SECOND FLOOR (From 087903-00)</b></p> <p>16 x 24 = 384 SF</p>	<p><b>Section # 3</b></p> <p>UNFIN. BASEMENT (FROM 087903)</p> <p>6 x 22 = 132                  24 x 26 = 624                  Subtotal 756 SF</p> <p><b>Total 756 SF</b></p> <p><b>Total OTHER 2100 SF</b></p>
<p>Scale: 1/180      Software by Dynamic Computing (800) 894-2719      1" = 15'</p>		





Deteriorated west roof @ original location



Shingles & perlins removed

Height reduced to clear utilities



Pulling granary into relocation site



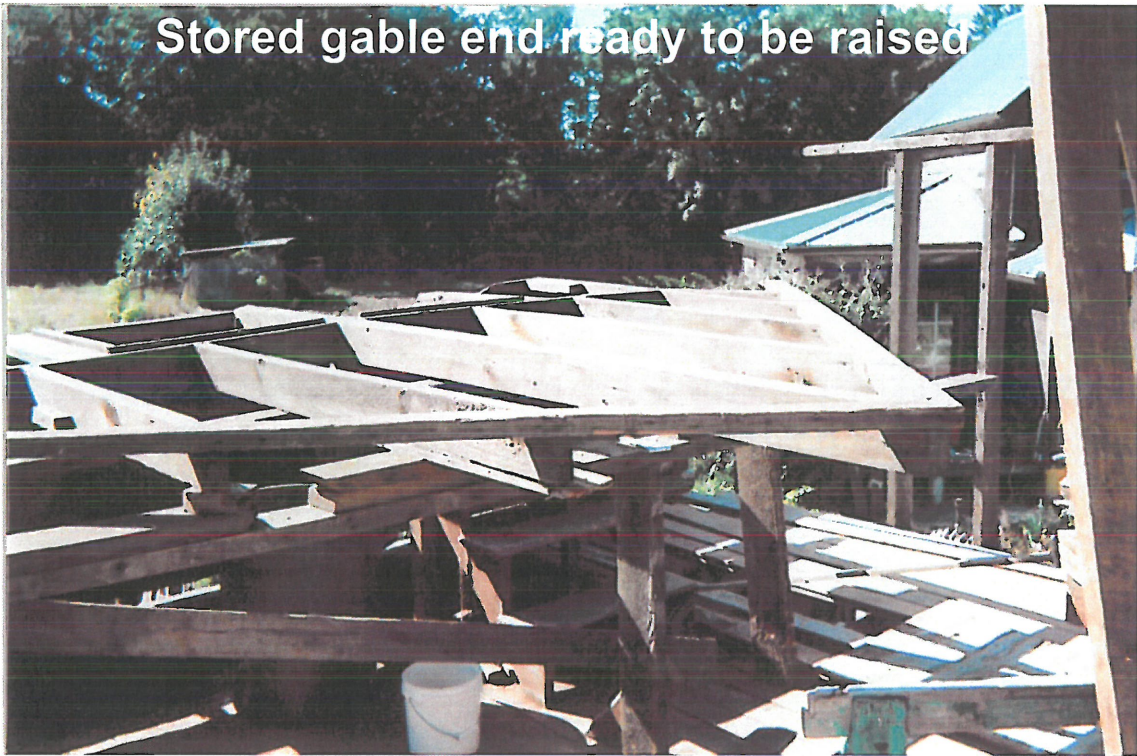


**Granary on blocking, new floor joists installed, west wall siding removed beginning to replace rotten studs**



**Half of studs and window framing replaced w/ oversized Kapok's Barn rafter**

Stored gable end ready to be raised



Raising gable end.





Purlins reattached



Restored rafters ready to be placed



Raising restored soffit



Installing new roof