



# 78<sup>th</sup> Street Heritage Farm Preservation & Maintenance Plan

County Council Work Session, Aug. 8, 2018, 6<sup>th</sup> Floor Training Room

Public Service Center, 1300 Franklin St., Vancouver, WA

# Project Team

**Clark County Community Planners**

Jacqui Kamp

Sharon Lumbantobing

**AECOM (Consultant) Architectural Historians**

Patience Stuart



# History of the property



# Pioneer Farm – Anderson Donation Land Claim (1865-1871)





# Pioneer Farm – Anderson Donation Land Claim (1865-1871)





# Poor Farm (1873-1944)

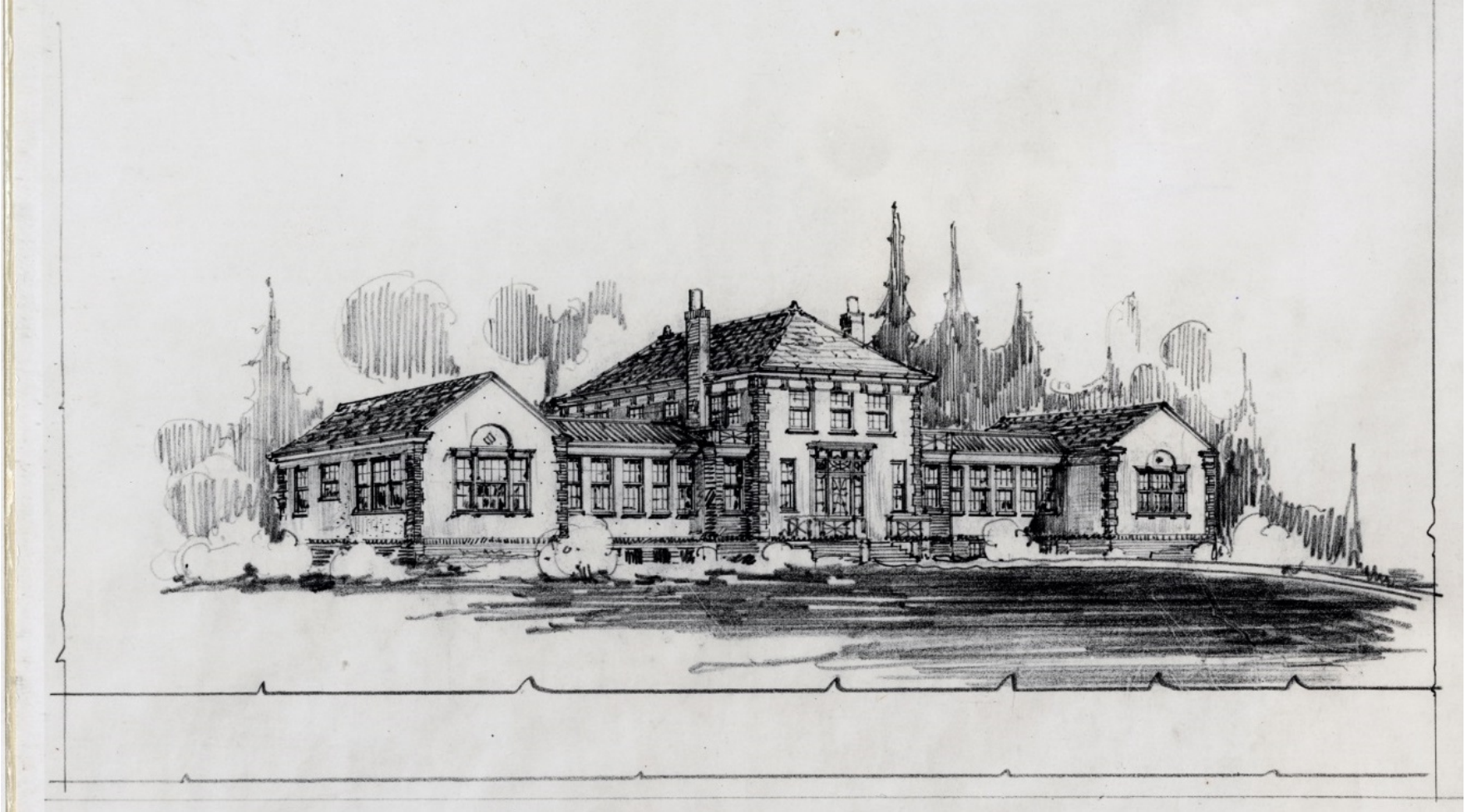


Olive McCafferty Harris

Photo credits: Olive McCafferty Harris



# Poor Farm (1873-1944)



# Poor Farm (1873-1944)

1944



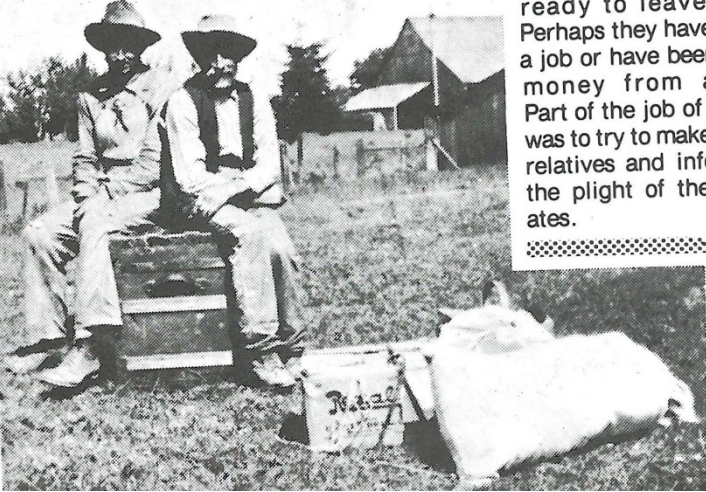
Present





# Poor Farm (1873-1944)

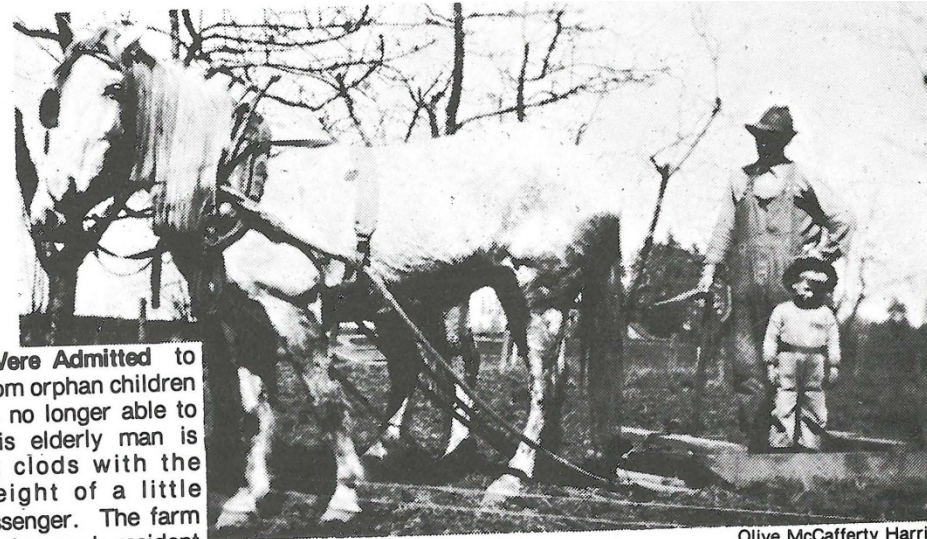
**These Two Men**, having all their belongings in the trunk, boxes and flour sacks, are ready to leave the farm. Perhaps they have been given a job or have been sent travel money from a relative. Part of the job of the Harrises was to try to make contact with relatives and inform them of the plight of these unfortunates.



Olive McCafferty Harris



Olive McCafferty Harris



Olive McCafferty Harris

**All Ages Were Admitted** to the farm from orphan children to old folks no longer able to work. This elderly man is smashing clods with the added weight of a little orphan passenger. The farm was productive, each resident contributing according to his ability. Young and old worked side by side.

Olive McCafferty Harris

# Experimental Farm (1944-present)





# 78<sup>th</sup> Street Heritage Farm (2008-present)



## 1 ADMIN BUILDING

Washington State University Extension programs, staff and plant clinics are housed here.

## 2 GREENHOUSES

Master Gardener Foundation leases the greenhouse area and holds plant sales every May and September.

## 3 CERTIFIED ORGANIC GARDEN

WSU Master Gardeners maintains this site. Produce goes to local food banks and pantries.

## 4 PARTNERS IN CAREERS (PIC)

Roots to Road is a PIC program focusing on training, education and employment for veterans interested in small scale farming and business development.

## 5 WSU EXTENSION 4-H RESTORATIVE COMMUNITY SERVICE GARDEN

Approximately 25 plots are gardened by juveniles working off their community service requirements.

## 6 COMMUNITY GARDENS

84 plots of 20-foot by 20-foot. Annual rent is \$60 per plot. Rent includes water and parking. Local residents garden or farm the plots using pesticide-free methods.

## 7 CLARK COUNTY FOOD BANK

Volunteers plant, weed and harvest 10 acres of food crops. Approximately 33,000 people receive the produce in emergency food boxes; about 40% are children.

## 8 TERRACE DEMONSTRATION

This shows how to farm or garden on a slope using permaculture theories.

## 9 VIEW POINT

At the top of the hill on a clear day, you can see three or four volcanic mountains.



## 10 HISTORIC CEMETERY

The cemetery contains the remains of 312 men, women and children buried between 1913 and 1937. Not all were residents of the poor farm. Clark County provided funeral and burial here for anyone who had no family or whose relatives could not afford the services.

## INTERPRETIVE TRAIL PLAN

The county is designing interpretive exhibits and signs for a trail system that will wind through the 79-acre site. Visitors will be able to learn about the experiences of local pioneer settlers and poor farm residents, and how their lives led to the success of a local agricultural industry. Planning for the trail signs was paid for by a grant.

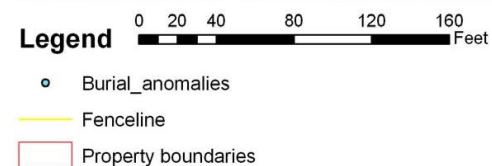


# Preservation Initiatives



# Cemetery Remote Sensing project

- Determining correct cemetery boundaries
- Internments conform to plat diagram
- Plat generally represents an accurate view of burial locations
- Recommendation to move fence



# Master Planning Efforts

## 78<sup>th</sup> Street Heritage Farm Master Plan 2010

*Agriculture*

*Historic Preservation*

*Community Access*

*Sustainable Design*

*Education & Research*



78<sup>th</sup> Street Heritage Farm  
MASTER PLAN  
APRIL 2010





# Interpretive Trail Planning

## THE POOR FARM

### *life on the county farm*

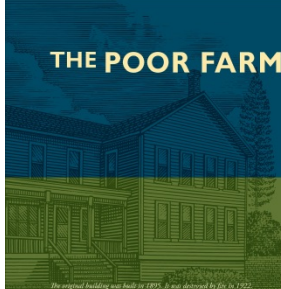
Founded on this site in 1873, the Clark County poor farm housed some of the community's poorest residents and grew food for local hospitals.

In the 1800s and early 1900s, social security, unemployment insurance, Medicare, and food stamps did not exist. Back then, charity really did begin at home.


Beginning in the mid-1850s, those who could not rely on family and friends for help had to apply to the county for assistance. If their situation seemed temporary, they were given money, food, clothing, fuel, medical treatment and other necessities. But if they seemed unable to support themselves in the long term, they might be sent to the poor farm.

No one wanted to go to a poor farm. The rules were strict and accommodations minimal. Able-bodied residents were expected to work on the farm and care for other residents.



The Clark County Farm had room for 30 residents. They grew crops, maintained orchards, and raised livestock. Some of the farm products grown on site were passed on to the county-funded hospital and some were sold to cover some of the cost of running the farm. In 1939, the farm operated at a cost of 70 cents per resident per day.



The original building was built in 1895. It was destroyed by fire in 1922.



Poor Farm building, 1946.

*Over the hill to the poor-house I'm trudging, my weary way—  
I, a woman of seventy, and only a trifle gay—  
I, who am smart an' chipper, for all the years I've toiled,  
As many another woman that's only half as old.*

*What is the use of heaping on me a pauper's shame?  
Am I lazy or crazy? Am I blind or lame?  
True, I am not so supple, nor yet so awful stout;  
But charity ain't no favor, if one can live without.*

*I am willin' and anxious an' ready any day  
To work for a decent livin', an' pay my honest way;  
For I can earn my victuals an' more too, I'll be bound,  
If any body only is willin' to have me round.*

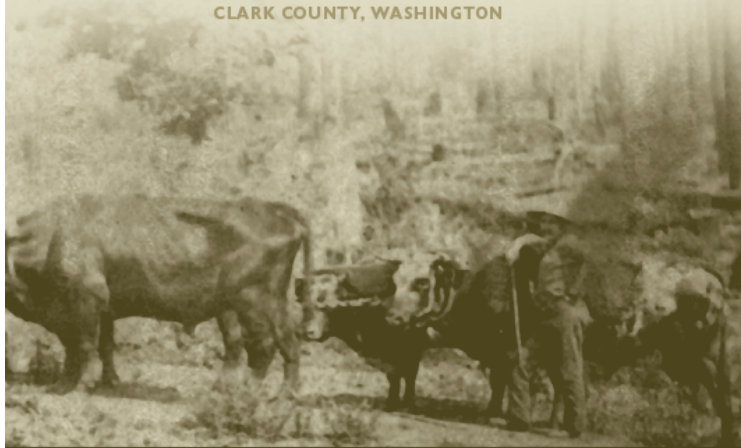
"Over the Hill to the Poor House," by Will Carleton, 1872

In the 1930s, the Great Depression impoverished many people. By 1933, half of Washington's population had lost their jobs. Poor people were often sent to the poor farm. Pictured left is the farm's camp, built near the Columbia River bridge in Vancouver, circa 1930s.

## 78TH STREET HERITAGE FARM

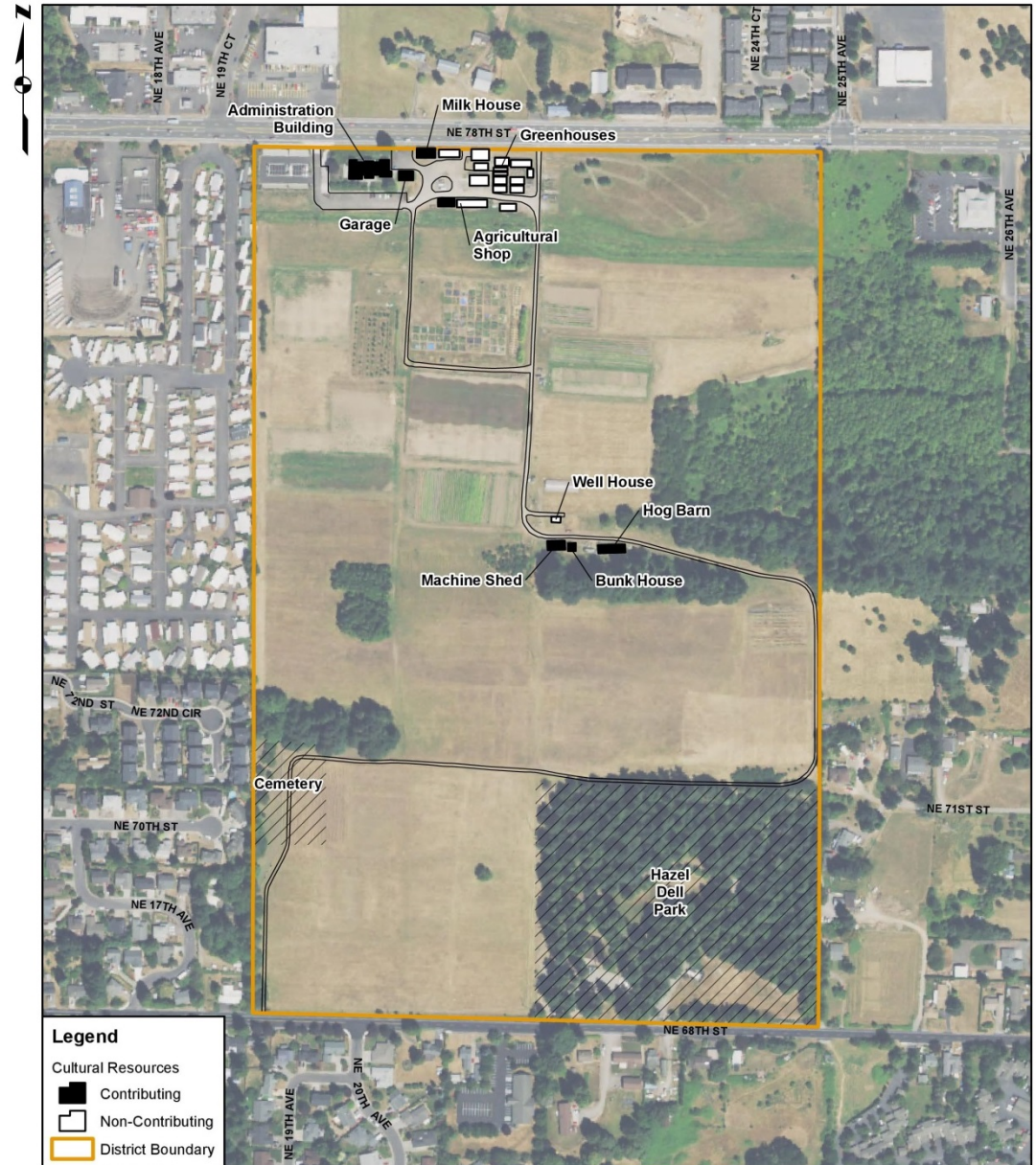
### *interpretive trail plan*

AUGUST 2011  
CLARK COUNTY, WASHINGTON



# Historic District

- National Register of Historic Places
- Washington Heritage Register
- Clark County Heritage Register



Source: Clark County NAIP, 2017



# Preservation and Maintenance Plan

# What is a Preservation & Maintenance Plan?

## – Historic Structures Report

- History & Significance
- Character Defining Features (primary and secondary)
- Alterations
- Condition Observations
- Recommendations
- Cost Estimates
- Funding Opportunities





# Overall Recommendations

- **Secretary of the Interior Standards for the Treatment of Historic Properties**
  - Preservation
  - Restoration
  - Rehabilitation
  - Reconstruction
- **Stakeholder Insight**
  - April 2018
- **Local Regulations**
  - Clark County Code 40.250.030
- **Building Code Considerations**



# Landscape Recommendations

- Historically Appropriate Materials
- Access/Use
- Drainage
- Screening
- Small Scale Features
- Vegetation Exhibits



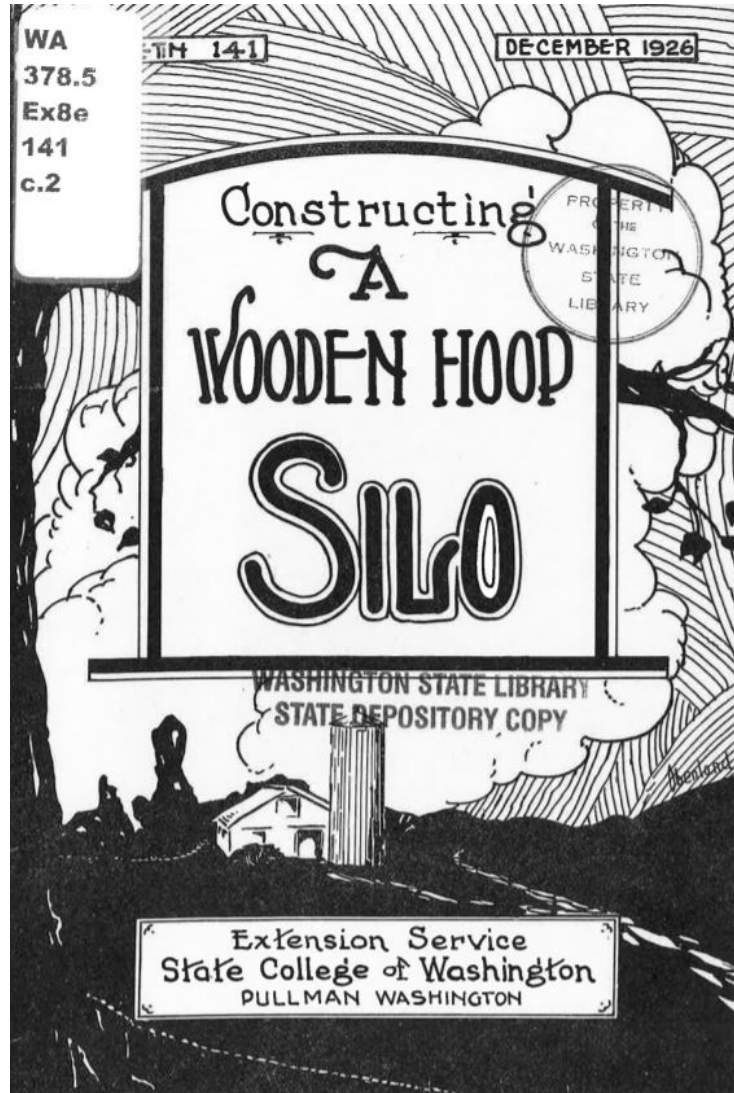


# Interpretive Trail



- Align rectilinear trail with agricultural use
- Connect to Hazel Dell Park
- Material and Color Palette
- Landscape Interpretation
- Plantings
- Viewpoints

# Donated Wood Silo





# Contributing Historic Resources



Administration



Garage



Milk House



Shop



Bunk House



Hog Barn



Machine Shed



Cemetery  
(site)



Hazel Dell Park  
(site)

# Specific Recommendations

**Immediate  
Minor**

**Long Term  
Maintenance**

**Immediate  
Major**

**Long Term  
Major**



# Administration Building (1926)

Current Use: Administration / Offices

Approximate Area: 11,670 sq. ft.

Overall Condition: Good

## Condition Observations:

- Water infiltration behind insulated panels
- Improper flashing over windows
- Organic growth of roof
- Unattached post and beam frame
- Water damage in basement laboratory



# Administration Building (1926)

Overall Recommendation: Preservation/Restoration

## Opportunities:

- Restore main entrance
- Second floor residential apartment



### Immediate – Minor

- Repair broken cornice return.
- Repair exterior wood trims and make watertight.
- Remove peeling paint and rust and repaint.
- Repair and repaint damaged interior doors.

### Long Term – Minor/Maintenance

- Remove biological growth.
- Prevent animal infestation.
- Infill and repaint cracks in floors and ceilings.

### Immediate – Major

- Inspect and repair or replace EIFS system on south elevation's west wing.

### Long Term – Major

- Restore the original main entrance.
- Evaluate post-and-beam structure for seismic capacity.



# Garage (1926)

Current Use: Storage

Approximate Area: 960 sq. ft.

Overall Condition: Fair

## Condition Observations:

- Cracking in structural tile on east elevation
- Cracking in structural tile under windows
- Organic growth of roof
- Crumbling mortar on window sills
- Broken wood window frame



# Garage (1926)

## Overall Recommendation: Preservation/Rehabilitation

### Opportunities:

- Classroom/Meeting space



#### Immediate – Minor

- Repair missing horizontal board siding.
- Repair broken window frames.
- Prepare surfaces and repaint peeling paint and rust.
- Repair and finish exterior walls structural cracking.

#### Long Term – Minor/Maintenance

- Remove biological growth.
- Monitor structural cracks.
- Infill and repaint cracks in floor.
- Removed abandoned electrical wiring.

#### Immediate – Major

- N/A

#### Long Term – Major

- Finish walls and ceilings.
- Insulate building.
- Install new electrical system.
- Install new mechanical equipment.



# Milk House (c. 1936)

Current Use: Fertilizer Storage

Approximate Area:: 1,200 sq. ft.

Overall Condition: Good

## Condition Observations:

- Structural cracking at southeast corner
- Cracking in exterior stucco
- Exposed structural tile
- Organic growth on foundation
- Rotting wood on doors



# Milk House (c. 1936)

## Overall Recommendations: Preservation/Rehabilitation

### Opportunities:

- Classroom/meeting space (west)
- Restrooms (east)



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



# Agricultural Shop (1962)

Current Use: Agricultural Shop

Approximate Area:: 980 sq. ft.

Overall Condition: Fair

## Condition Observations:

- Organic growth on foundation
- Rust on metal siding
- Rotting wood window frames
- Sagging ceiling wood boards
- Abandoned chimney openings



# Agricultural Shop (1962)

## Overall Recommendation: Preservation

### Opportunities:

- Maintain current use as a general purpose shop



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



# Bunk House (c. 1925/c.1955)

Current Use: Vacant

Approximate Area: 400 sq. ft.

Overall Condition: Poor

## Condition Observations:

- Lacks permanent foundation
- Leaning exterior walls
- Collapsing roof
- Sagging floor boards
- Collapsing ceiling
- No accessible entry (no stairs)



# Bunk House (c. 1925/c.1955)

## Overall Recommendation: Reconstruction

### Opportunities:

- Reconstruct building in original location
- Screen/secure utility equipment behind walls
- New use to farm users



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



# Hog Barn (c.1920/c.1955)

Current Use: Produce Storage

Approximate Area:: 1,420 sq. ft.

Overall Condition: Poor

## Condition Observations:

- Lacks permanent foundation
- Deficient foundation beams
- Sagging roof
- Rotting floor joists
- No accessible entry (no stairs)



# Hog Barn (c.1920/c.1955)

Overall Recommendation: Preservation

## Opportunities:

- Maintain current use as storage



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



# Machine Shed (c.1930)

Current Use: Storage

Approximate Area: 1,230 sq. ft.

Overall Condition: Fair

## Condition Observations:

- Cracks in foundation
- Spalling concrete on foundation
- Rotting wood framing members
- Rotting wood siding
- Sagging and missing bay headers



# Machine Shed (c.1930)

## Overall Recommendation: Preservation/Rehabilitation

### Opportunities:

- Covered interpretation and public space on Interpretive Trail



<b>Immediate – Minor</b> <ul style="list-style-type: none"><li>• Infill and repair foundation.</li><li>• Repair rotting wood posts.</li></ul>	<b>Long Term – Minor/Maintenance</b> <ul style="list-style-type: none"><li>• Remove biological growth.</li><li>• Repair and install missing bay headers.</li><li>• Remove and repaint peeling paint.</li><li>• Repair rotting wood siding.</li><li>• Replace missing wood windows.</li><li>• Remove abandoned electrical system.</li><li>• Interpret building's Poor Farm history.</li></ul>
<b>Immediate – Major</b> <ul style="list-style-type: none"><li>• N/A</li></ul>	<b>Long Term – Major</b> <ul style="list-style-type: none"><li>• Replace roof.</li><li>• Finish walls and ceilings.</li><li>• Insulate building.</li><li>• Install new electrical system.</li><li>• Install new mechanical equipment.</li></ul>



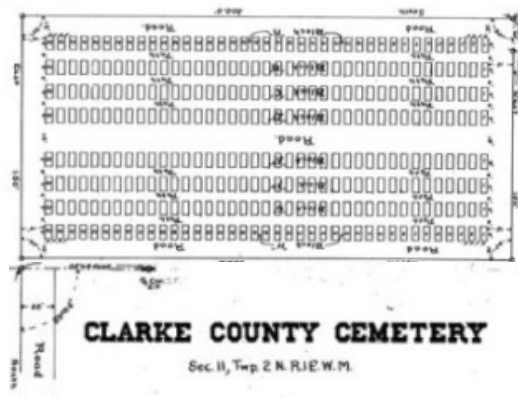
# Cemetery (1913)

Current Use: Cemetery

Overall Condition: Good

## Observations:

- Commemorative boulder at northwest corner
- Missing burial makers
- Wood fence delineates cemetery boundary
- Chain link fence at west end
- Vegetation abuts north access





# Cemetery (1913)

## Overall Recommendation: Preservation

### Opportunities:

- Consider relocation of commemorative boulder
- Research and install burial markers or interpretive map with names



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

# Hazel Dell Park

Current Use: Cemetery

Overall Condition: Good

## Observations:

- Security concerns

## Recommendations:

- Security concerns
- Preserve wooded setting
- Interpret historic use and park development



# Cost Estimates

Building	Recommendations	Cost \$/SF (includes soft cost)	Total Estimated cost (includes soft cost)
Administration Building (11,670 SF)	<ul style="list-style-type: none"> <li>• Exterior Insulated Finish System</li> <li>• Restoring front entrance</li> <li>• Removing biological growth</li> <li>• Seismic analysis</li> <li>• Electrical work</li> <li>• Other</li> </ul>	\$10/SF	\$116,731
Garage (960 SF)	<ul style="list-style-type: none"> <li>• Exterior enclosure repairs (window/door)</li> <li>• Remove biological growth</li> <li>• Install ceiling/paint walls</li> <li>• Lighting update</li> <li>• Communication devices</li> </ul>	\$35/SF	\$34,344
Milk House (1,200 SF)	<ul style="list-style-type: none"> <li>• Exterior enclosure repairs (doors)</li> <li>• Install ceiling and paint walls</li> <li>• Lighting update</li> <li>• Communication devices</li> </ul>	\$33/SF	\$39,960
Agricultural Shop (980 SF)	<ul style="list-style-type: none"> <li>• Replace exterior siding</li> <li>• Window repair</li> <li>• New roof</li> <li>• Interior repairs and finishes</li> <li>• cleaning</li> </ul>	\$85/SF	\$84,227



# Cost Estimates

Building	Recommendations	Cost \$/SF (includes soft cost)	Total Estimated cost (includes soft cost)
Bunk House (400 SF)	<ul style="list-style-type: none"> <li>• Demolition</li> <li>• New foundation</li> <li>• Framing and re-finishing existing siding</li> <li>• New doors/windows</li> <li>• New roof</li> <li>• Interior work</li> <li>• Electrical/lighting work/communications</li> </ul>	\$231/SF	\$92,454
Hog Barn (1,420 SF)	<ul style="list-style-type: none"> <li>• New foundation</li> <li>• Cleaning/paint</li> <li>• New doors/windows</li> <li>• New roof</li> <li>• Cleaning/finishes</li> <li>• Electrical/lighting work/communications</li> <li>• Steps/misc.</li> </ul>	\$96/SF	\$136,638
Machine Shed (1,230 SF)	<ul style="list-style-type: none"> <li>• Stabilizing foundation</li> <li>• Re-finishing siding</li> <li>• New windows</li> <li>• New roof</li> <li>• Interior cleaning/wood treatment</li> <li>• Electrical/lighting/communications</li> </ul>	\$82/SF	\$101,412

# Funding Opportunities

# Funding Opportunities

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## Local



## State



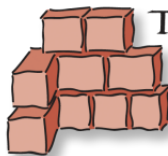
## Department of Commerce

## National



National Trust *for*  
Historic Preservation®

## Private



THE  
KINSMAN  
FOUNDATION

BULLITT  
FOUNDATION



M.J. Murdock  
CHARITABLE TRUST



PAUL G. ALLEN  
PHILANTHROPIES



## Next Steps

- Address comments from Department of Archaeology and Historic Preservation
- Incorporate Preservation Plan with Master Plan and farm maintenance plan
- Prioritize future work
- Secure funding to initiate major projects



# Clark County Community Planning

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