

Figure 1: Site Vicinity

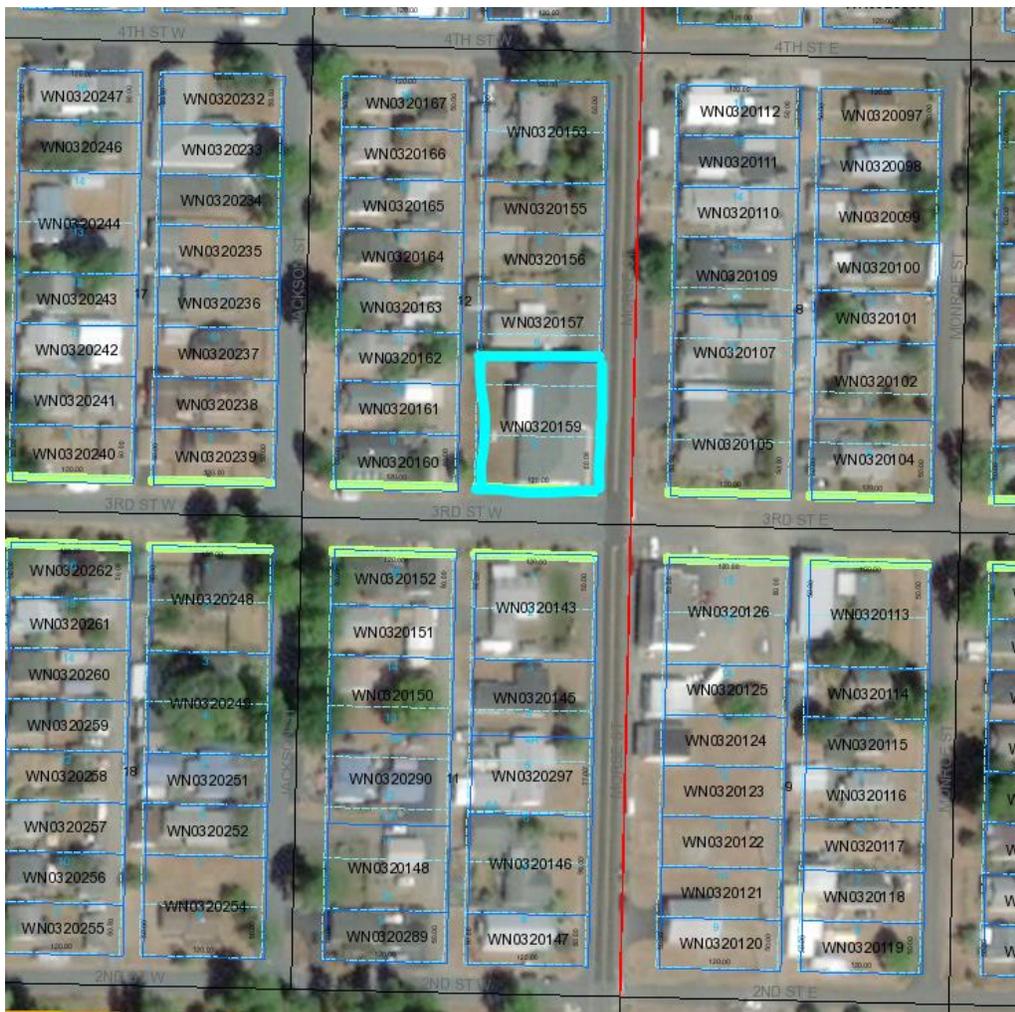


Figure 2: Site Parcels

A. APPLICATION PROCESSING AND PUBLIC NOTICE

This application was processed according to CCC 18.80 and the By-Laws of the Cowlitz County Historic Preservation Commission.

Public notice will be provided in accordance with CCC 18.80.050. Notice of the application will be published once in Longview's *The Daily News*, a newspaper of general circulation in the community, on April 21st, 2019. In addition, notice of the public meeting will be posted on the County's website and emailed to interested parties, as self-identified by request.

This report provides findings, conclusions, and a recommended action that will be transmitted to the Historic Preservation Commission.

B. APPLICABLE COUNTY PLANNING REGULATIONS:

1. Land Use & Development Code CCC 18.80.050

C. VERIFICATION OF MATERIALS AND CONDITIONS:

Application Materials. Staff worked with the applicant over the course of several months, providing guidance regarding interpretation of the application materials. Staff reviewed the application and it was determined complete on April 17th, 2019.

Site Condition. Staff has visited the site on multiple occasions in the past and been given multiple tours by the applicant. Additionally, Staff will visit the site on the morning of Monday, April 29th, 2019 and review the site with application materials in-hand.

D. FINDINGS RELATING TO DESIGNATION CRITERIA

Applications to the Cowlitz County Register of Historic Places must meet certain criteria in order to be eligible for inclusion. These criteria are listed in CCC 18.80.050.

Staff reviewed the application within the context of the minimum criteria, and evaluated notations of the criteria that were used by the applicant to support inclusion on the Register.

The site is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community: The property is one of the oldest buildings in, and an original construction of, the community of Ryderwood in Cowlitz County. The building has long held a place of distinction in the community and historically served as the seat of decision-making in Ryderwood.

Conclusion: The site meets this criterion.

The site has integrity: The property is well maintained and has been in continuous use for community functions since its establishment. The property currently houses the offices of Ryderwood Improvement and Service Association, Ryderwood History Project, exercise and game room, auditorium, and dining room with attached commercial kitchen.

Conclusion: The site meets this criterion.

The site is at least 50 years old, or is of lesser age and has exceptional importance: The applicant notes that the building was first constructed in 1923.

Conclusion: The site meets this criterion.

1. **Is associated with events that have made a significant contribution to the broad patterns of national, state, or local history:** The founding of Ryderwood and the development of the timber industry in the Northwest is really made up of a series of events over the course of 40+ years in the late 19th and early 20th centuries. Taken together, these events may be interpreted as one larger event in the establishment of broad patterns of economic development and regional settlement. The building was and remains an essential community fixture, providing not only essential basic services and serving as the seat of decision-making in Ryderwood, but also by instilling local pride of place.

Conclusion: The site meets this criterion.

2. **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:** The applicant notes that the hipped roof lines are distinctive and similar to many other homes and buildings in both Ryderwood and Longview dating from that era. Long-Bell's contracted architect at the time of construction, Archibald Norman Torbitt, was known to have designed the vast majority of, if not all, of the main buildings in Ryderwood. The Department of Archeology and Historic Preservation advises that Archibald Norman Torbitt was "one of the most diverse designers to practice in Washington state." While the building's individual features may be generally indistinctive, when taken as a whole, the building clearly represents a time and place of design- that of early logging-town architecture that is best known for its utility and quaint nature.

Conclusion: The site meets this criterion.

3. **Is an outstanding work of a designer, builder, or architect who has made a substantial contribution to the art:** The architect is unknown.

****SPECIAL NOTE****- Anecdotal evidence suggests that the architect who designed the building was Archibald Norman Torbitt, Long-Bell's contracted architect at the time of construction.

Conclusion: The site does not meet this criterion.

4. **Exemplifies or reflects special elements of Cowlitz County's cultural, special, economic, political, aesthetic, engineering, or architectural history:** The building is intimately tied with the early development of Ryderwood, which was essential in not only the development of Cowlitz County, but also of Longview, and the wider Pacific Northwest region. Much of the timber that came from Ryderwood ended up in homes built across the country and even in buildings in Asia and Europe. Additionally, Ryderwood was instrumental in the long-term development of the Northwestern timber industry and larger economic movement.

Conclusion: The site meets this criterion.

5. **Is associated with the lives of persons significant in national, state, or local history:** The applicant provides information that indicates the structure was an essential community fixture in the early days of Ryderwood. Not only did the building provide critical basic services to the people of the early logging town, but was also the seat of decision-making for families and the town at large. Ryderwood was founded by R.A. Long, one of the most influential timber barons, and is responsible for the economic success and even founding of many other towns and cities across the nation including nearby Longview, WA. After the town became a retirement community in 1953, the building maintained its local prominence and still serves as the seat of decision-making for the community.

Conclusion: The site meets this criterion.

6. **Has yielded or may be likely to yield important archaeological information related to history or prehistory:** N/A

Conclusion: N/A

7. **Is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event:** N/A

Conclusion: N/A

8. **Is a birthplace or grave of a historical figure of outstanding importance and is the only surviving structure or site associated with that person:** N/A

Conclusion: N/A

9. **Is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns:** N/A

Conclusion: N/A

10. **Is a reconstructed building that has been executed in a historically accurate manner on the original site:** N/A

Conclusion: N/A

11. **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.** : The Auditorium’s hardwood flooring was salvaged from the demolition of the Ryderwood School Gymnasium by concerned retirees and townsfolk, and reinstalled in this location. In this manner, the building represents clear community ownership and pride of place that is essential to our understanding of folk architecture. The people who salvaged the flooring and reinstalled it in the Auditorium were not formally trained and the source of the flooring and its new life represent a unique example of material reuse.

Conclusion: The site meets this criterion.

E. FINDINGS REGARDING THE COMPREHENSIVE PLAN

Inclusion of the property onto the Cowlitz County Register of Historic Places is compatible with goals and established policies in the current Comprehensive Plan, including:

- **Cowlitz County Comprehensive Plan (2017), Goal PTR 4 and Associated Policies:**
Promote community pride by identifying and mapping distinctive areas, sites, structures and objects that have historic, cultural, architectural and archeological significance.

F. CONCLUSIONS:

The property meets and exceeds the minimum criteria to be considered eligible for listing on the Cowlitz County Register of Historic Places.

G. RECOMMENDATION:

Staff recommends approval of Case No. 003 with no conditions.

H. CONDITIONS OF APPROVAL:

No conditions of approval are recommended.