



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 Ryderwood, in Cowlitz County. The building has long held a place of distinction in the community, serving as the primary, informal community meeting place for several decades.

Conclusion: The site meets this criterion.

The site has integrity: The property is well maintained and has been in continuous use since its establishment. The property is currently a library.

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 1926.

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, serving as the primary, informal meeting place for the town's people. Its original function as a "third place" was evident as it was the town's café for approximately thirty years. It has maintained that purpose in the form of a library for the last sixty years or so.

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 building is significant due to its age and near-original condition as an example of the quaint and utilitarian nature of early logging towns.

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 building's designer was one of Long-Bell's architects at the time, E.N. Larry. This architect is well known and is responsible for the design of many buildings in Ryderwood and Longview during that time period. E.N. Larry had a productive career that was cut short by his untimely death in 1926, the same year as construction of the café. He is responsible for the design of the town's original steam heating plant, the adjacent Post Office, and the notable Ryderwood Community Church.

Conclusion: The site meets 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 structure was an essential community fixture in the early days of Ryderwood. The building is an excellent example of the town's dual histories, first as a logging town and later, as a retirement community. Its dual purpose (first a café, and later a library) reflects the dual history of the town itself and the changing needs of its residents over time. 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.

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. : N/A**

Conclusion: N/A

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. 004 with no conditions.

H. CONDITIONS OF APPROVAL:

No conditions of approval are recommended.