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**Clark County  
Historic Preservation Commission  
Staff Report**

**Project Number:** PRJ-148377 / LUP-44545

**Project Name:** The Ranck Building

**Project Address:** 901 Washington Street

**Owner/Applicant:** Dean W. Irvin  
114 E 6th Street  
Vancouver WA 98660

**Staff:** Bryan Monroe-Associate Planner

**Meeting Date:** July 7, 2015

**I. SUMMARY**

The Ranck building is located at 901 Washington Street (Tax Assessor serial number 51650000). The property owner has requested nomination of the properties to the Clark County Heritage Register.

**II. CLARK COUNTY HERITAGE REGISTER AND NATIONAL REGISTER OF HISTORIC PLACES STATUS**

The subject building is not on any historic register currently. Consent for nomination and designation to the Clark County Heritage Register has been signed by the owners of the property.

**III. HISTORIC NAME**

The Ranck Building

**IV. COMMON NAME**

None

**V. BOARD RESPONSIBILITY**

Under the City of Vancouver Ordinance M-3243 (VMC Chapter 17.39), the Clark County Historic Preservation Commission has the responsibility for reviewing matters of historic preservation within the City of Vancouver.

## **VI. STATEMENT OF SIGNIFICANCE**

The applicant's statement of significance for the nomination identifies Criteria 1, 2, and 5. Criterion 1 involves associating the structure to events that have made a significant contribution to the broad local, state, or national history. Criterion 2 relates the structure to a distinctive architectural characteristic of a type period, or method of design or construction or representation of a significant and distinguishable entity whose components may lack individual distinction. The nomination identifies Criterion 5 regarding persons of significance in national, state, or local history.

## **VII. PHYSICAL DESCRIPTION**

The Ranck Building at 901 Washington Street in downtown Vancouver dates back to 1908. The structure is noted as having design influences of Queen Anne, Beaux Arts, and Richardsonian Romanesque styles. Comparing the applicant's recent photos to the photos taken during building construction indicates the primary building composition remains intact. The applicant notes alterations to the building cornice as well as to some doors and windows. At one point the exterior brick had been painted. The paint has been since been removed from the West and South facades. The building floor plate is basically a 50 by 100 rectangle with a small cut-out in the northeast corner of the building. The roof is flat with a perimeter parapet. Exterior features include pairs of three light windows aligned vertically and horizontally. The windows are separated by projecting brick pilasters. The vertical pilasters and window alignment are countered by a slightly recessed, horizontal banding in the façade brick pattern.

## **VIII. STAFF REVIEW AND COMMENT**

The review criteria for the proposal are listed in the adopted rules and regulations of the Clark County Historic Preservation Commission (VMC 17.39). Any building, structure, site, object or district may be designated for inclusion in the Clark County Heritage Register if it:

- Has integrity of location, design, setting, materials, workmanship, feeling and association; and
- Is at least fifty years old, or is of lesser age and has exceptional importance; and
- Is significantly associated with the history, architecture, archaeology, engineering or cultural heritage of the community; and
- Meets at least one of the criteria listed at VMC 17.39.070.

The applicant has marked the following as applicable:

- 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.
- Is associated with the lives of persons significant in national, state or local history.

**Finding:** The structure has integrity of location, design, setting, materials, workmanship, feeling and association. Minimal alterations to the structure have occurred over time.

The structure is more than 50 years old (circa 1908).

The building embodies the distinctive architectural characteristics of a type period and style.

The structure is associated with Clark County history with respect to the building owner and to his personal roles in the community. The applicant has provided in-depth biography material on the owner and his contributions to Vancouver history.

Staff finds that the applicant has established that the structure is associated with the lives of persons and businesses significant in local history events and that the structure embodies the distinctive architectural characteristics of the architect.

Designation and listing on the Clark County Heritage Register is an honorary designation denoting significant association with the historic, architectural, archaeological, engineering or cultural heritage of the community.

**Once listed, heritage register properties will be subject to the requirements of VMC 17.39.070 and 17.39.080.** Such regulations include but are not limited to:

- Prior to the commencement of any work associated with the significant features as defined in the designation of the register property or historic district, excluding ordinary repair, maintenance and emergency measures defined in VMC Section 17.39.080 the property owner must request and receive a certificate of appropriateness from the commission.
- Prior to whole or partial demolition of a register property or historic district property, the owner must request and receive a waiver of a certificate of appropriateness.
- After demolition of a structure the commission may initiate removal of the property from the Clark County Heritage Register.
- All properties which are designated and listed on the Clark County Heritage Register shall have a copy of the listing recorded with the county auditor's office. A copy of the designation and listing letter for recording shall be forwarded to the auditor's office by commission staff.

## **VII. STAFF CONCLUSIONS AND RECOMMENDATION**

Staff finds that the nomination of the Ranck Building meets all four of criteria of VMC 17.39.070 and the adopted Rules and Regulations of the Clark County Historic Preservation Commission. Staff recommends the listing of the Ranck Building on the Clark County Heritage Register subject to listed conditions of approval.

## **VIII. EXHIBITS**

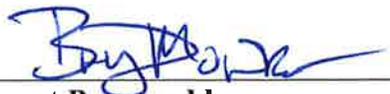
1. Vicinity Map
2. Land Use Application
3. Nomination Form
4. Applicant submitted exhibits
5. List of contributing elements

## **XI. APPEAL**

The commission's decision regarding a nomination to the Clark County Heritage Register may be appealed to the City Council. Appeal of the City Council's decision may be appealed to superior court. The letter of appeal shall state the case number designated by the City and the name of the applicant, name and signature of each petitioner and a statement showing that each petitioner is entitled to file the appeal under VMC Chapter 20, and the specific aspect(s) of the decision and reasons why each aspect is in error as a matter of fact or law, and the evidence relied upon to prove the error.

A fee of \$1,312.00 must accompany the appeal. However, if the aggrieved party is a recognized neighborhood association, the fee assessed is \$75.00. Submit the appeal request and fee to Development Review Services, either at the Customer Service Counter, first floor of the City Hall, 415 W 6th Street, Vancouver, WA, or to PO Box 1995, Vancouver, WA, 98668-1995.

For more information on the appeal process, please refer to Vancouver Municipal Code 20.00.800 or contact Development Review Services at 360-696-8005.

  
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**Report Prepared by**  
**Bryan Monroe, Associate Planner**

6-30-15  
**Date**

  
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**Greg Turner, Supervisor**  
**Planning Review Team**

6-30-15  
**Date**