



**COMP PLAN TEXT**

**Historical, Archaeological & Cultural  
Preservation Element**

**Clean Version**

# 8 Historical, Archaeological and Cultural Preservation Element

---

## Introduction

Cultural resources in Clark County are rooted in a rich and colorful history that dates back thousands of years. The historical record of the county includes the formation of the region's unique physiography, settlement of the region by Native American groups, exploration by European nations, location as headquarters for the Hudson's Bay Company Columbia District trade networks, destination for thousands who took the Oregon Trail, and location as an industrial center (first for pulp and paper, then aluminum and shipbuilding, and now high-tech industries).

The Growth Management Act of 1990 (GMA) requires all local jurisdictions to "Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance." Knowledge of Clark County's history can provide a context in which to understand current growth and development trends, and a sense of continuity and community so valuable to county residents.

This element of the 20-Year Plan includes:

- a summary of existing information about settlement patterns, key events, and historic and archaeological resources which remain in Clark County,
- existing agencies, groups and programs that are involved in historic, archaeological and cultural preservation and identification issues; and,
- goals and policies related to historic, archaeological and historic preservation in Clark County.

## Background and Existing Conditions

### History

The beautiful location and rich natural resources of Clark County have influenced its development history and settlement pattern. The history of the county is important because of the impacts historical settlement patterns have on current and proposed land use policies. From Native American settlements, to scattered European farms, to small farming communities, to mill towns, to regional employment centers, the development pattern of Clark County has mirrored that of the United States as a whole.

### Historic and cultural resources

Historic buildings and properties are the cornerstone of Clark County heritage and culture. They are the legacy of the spirited settlers and residents who shaped the land and the history of the region. Although Clark County is rich in properties of the past, the future of historic preservation is up to us. Historic Preservation programs rely on citizen involvement to protect and restore historic sites in our community.

Table 1 | Registered historic sites

Number of Clark County registered historic sites - 2015	Number of sites
Clark County Heritage Register	72
National Register of Historic Places/ Washington Heritage Register	43
Washington Heritage Barn Register	26

**Existing Programs and Policies to Recognize and Protect Historic, Archaeological and Cultural Resources**

There are a number of organizations and public agencies in Clark County which are interested in documenting and preserving Clark County's historic, archaeological and cultural resources. National and state legislation and programs help to frame the programs here in Clark County.

**National Programs:** The National Historic Preservation Act of 1966 authorized the creation of the National Register of Historic Places as a means of recognizing and honoring buildings, sites, structures, objects, and districts that are important to our past. Listing of properties in the National Register is an honorary recognition but receive some protection from federal agency actions as a result of the environmental review process known as "Section 106." Placement on the register is strictly voluntary for the landowner and therefore does not provide absolute protection. The National Register is maintained by the National Park Service.

**The State Historic Preservation Officer (SHPO) and Department of Archeology and Historic Preservation (DAHP)**

The SHPO was established as a result of the National Historic Preservation Act of 1966 and is appointed by the Governor. The SHPO administers federal and state historic preservation laws and programs and directs the DAHP. DAHP maintains records of cultural and historic resources in the Inventory of Cultural Resources and administers the National Register of Historic Places, the Washington Heritage Register and the Washington Heritage Barn Register designated programs. The SHPO and DAHP staff are responsible for reviewing federal, state and local agency projects that may affect cultural and historic resources.

**The Clark County Historic Preservation program and the Clark County Historic Preservation Commission**

The Clark County Historic Preservation program is a mandated ongoing program. As a Certified Local Government, Clark County is responsible for maintaining a historic preservation commission, surveying local historic properties, enforcing state or local preservation laws, reviewing National Register Nominations and providing for public participation. The Clark County Historic Preservation Commission (HPC) raises community awareness of the county's historic and cultural resources and serves as the county's primary resource on historic preservation. The HPC initiates and maintains the Clark County Heritage Register and reviews proposed design changes to properties listed in the register.

**Goals and Policies**

The Washington Growth Management Act of 1990 identified the following state goal for historic preservation:

**Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.**

The goals and policies in this plan reflect that overall state direction. The Community Framework Plan contains five policies to ensure that the county and its cities develop a coordinated approach to the identification and preservation of historic, archaeological and cultural resources. The goals in this element are intended to further clarify and direct staff efforts toward implementation of the overall state goal for historic preservation and the policies of the Community Framework Plan.

**8.0 Countywide Planning Policy**

The county and each municipality should identify cultural resources within urban growth areas and the county

**Goal: Identify, maintain, update and protect archeological and historic sites to guide decision-making in resource planning, environmental review and resource management.**

**County 20-Year Planning Policies**

**8.1 Policies**

- 8.1.1 Identify and evaluate archaeological and historic sites to determine which should be preserved. Identification and evaluation is a constant, ongoing process.
- 8.1.2 Identify those lands which are most likely to contain unrecorded archeological or historic sites.
- 8.1.3 Nominate cultural resources to the local, state and national Historic Registers. The Cultural Resources Inventory should be used as a reference in the identification of significant structures and places eligible for nomination.
- 8.1.4 Maintain the Clark County Heritage Register to provide a means to recognize and preserve cultural resources of local significance. The Cultural Resources Inventory should be used as a reference in the identification of significant structures and places eligible for nomination.
- 8.1.5 Review of land use actions should be sensitive and give consideration to protection of cultural resources.
- 8.1.6 Promote preservation, restoration, rehabilitation, and reuse of historically or architecturally significant older buildings.

**Goal: Increase recognition of historic, archaeological, and cultural resources.**

**8.2 Policies**

- 8.2.1 Provide education to county employees about cultural heritage preservation issues, including state and federal penalties for disturbance, destruction or removal of archaeological resources.
- 8.2.2 Provide a program of public education concerning the need to preserve cultural resources and keep the public informed of actions to carry out preservation plans.

- 8.2.3 Promote a wide variety of community involvement in preservation issues by linking the public with preservation groups and resources.
- 8.2.4 Establish and maintain government-to-government relations with Native American tribes for the preservation of archaeological sites and traditional cultural properties.
- 8.2.5 Clark County shall pursue its cultural resource goals through collaboration with residents, property owners, cultural organizations, public agencies, tribes, schools districts, libraries and others.

**Goal: Provide stewardship of County-owned cultural resources.**

### 8.3 Policies

- 8.3.1 Maintain County-owned cultural resources in an appropriate manner by following the Secretary of the Interior’s Standards for Rehabilitation, in consultation with the Clark County Historic Preservation Commission.
- 8.3.2 Identify, on a regular basis, County-owned properties that may be historically significant. Listing in the Clark County Heritage Register should be considered for county properties when appropriate.

**Goal: Devise and implement strategies and incentives that encourage historic preservation.**

### 8.4 Policies

- 8.4.1 Continue to utilize the Clark County Historic Preservation Commission as the authority and advisor to the County Planning Commission, the Board of County Councilors and other county agencies in matters of historic preservation
- 8.4.2 Expand the variety of incentives available to property owners to encourage historic preservation. Although many cultural resources are in private ownership, public agencies can offer incentives for their preservation and maintenance.
- 8.4.3 Develop methods to link cultural resource preservation with local economic development strategies, such as rehabilitation of commercial buildings, neighborhood revitalization and tourism.

### Strategies

- Waive or reduce permit and impact fees for re-use or rehabilitation projects that are consistent with surrounding land uses.
- Public awareness of cultural resources should be increased through educational and interpretive projects that highlight sites included on the county inventory or those eligible for inclusion in local and/or state heritage registers, or National Registers of Historic Places.
- Review the county’s and its cities’ policies for consistency regarding preservation of cultural and historic resources.
- Provide assistance to developers, landowners, and the construction trade regarding appropriate re-use and rehabilitation of identified historic sites and buildings

- Provide assistance to developers, landowners and others interested in obtaining grants and receiving available tax incentives for re-use and rehabilitation of identified historic sites and buildings.

**COMP PLAN TEXT**

**Historical, Archaeological & Cultural  
Preservation Element**

**Working Version**

# 8 Historical, Archaeological and Cultural Preservation Element

---

## Introduction

Cultural resources in Clark County are rooted in a rich and colorful history that dates back thousands of years. The historical record of the county includes the formation of the region's unique physiography, settlement of the region by Native American groups, exploration by European nations, location as headquarters for the Hudson's Bay Company Columbia District trade networks, destination for thousands who took the Oregon Trail, and location as an industrial center (first for pulp and paper, then aluminum and shipbuilding, and now high-tech industries).

The Growth Management Act of 1990 (GMA) requires all local jurisdictions to "Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance." Knowledge of Clark County's history can provide a context in which to understand current growth and development trends, and a sense of continuity and community so valuable to county residents.

This element of the 20-Year Plan includes:

- a summary of existing information about settlement patterns, key events, and historic and archaeological resources which remain in Clark County;
- existing agencies, groups and programs that are involved in historic, archaeological and cultural preservation and identification issues; and,
- goals and policies related to historic, archaeological and historic preservation in Clark County.

~~Other elements contain goals and policies which may also affect preservation efforts. For example, the Community Design Element (Chapter 10) identifies historic architectural and development patterns as a key design element which should be recognized and enhanced when new development is proposed in areas with historic resources. Chapter 2, Housing, contains policies relating to the re-use and renovation of existing structures. Chapter 1, Land Use, identifies areas appropriate for urban and rural development and those which should be preserved in open space. Readers of this element should be aware of the related policies and programs contained in other elements. Additionally, a more detailed summary of county history is included in the Resource Document. There are also many articles and books written about the history of the region.~~

## Background and Existing Conditions

### History

The beautiful location and rich natural resources of Clark County have influenced its development history and settlement pattern. The history of the county is important because of the impacts historical settlement patterns have on current and proposed land use policies. From Native American settlements, to scattered European farms, to small farming communities, to mill towns, to regional employment centers, the development pattern of Clark County has mirrored that of the United States as a whole. ~~Transportation and communication first led to the settlement of the region, and improved transportation and communication technology has further tied the region together. The history and cultural resources of the region are discussed in greater depth in the Resource Document.~~



### **Historic and cultural resources**

Historic buildings and properties are the cornerstone of Clark County heritage and culture. They are the legacy of the spirited settlers and residents who shaped the land and the history of the region. Although Clark County is rich in properties of the past, the future of historic preservation is up to us. Historic Preservation programs rely on citizen involvement to protect and restore historic sites in our community.

Table 1 | Registered historic sites

Number of Clark County registered historic sites - 2015	Number of sites
Clark County Heritage Register	72
National Register of Historic Places/ Washington Heritage Register	43
Washington Heritage Barn Register	26

**Existing Programs and Policies to Recognize and Protect Historic, Archaeological and Cultural Resources**

There are a number of organizations and public agencies in Clark County which are interested in documenting and preserving Clark County's historic, archaeological and cultural resources. National and state legislation and programs help to frame the programs here in Clark County.

**National Programs:** The National Historic Preservation Act of 1966 authorized the creation of the National Register of Historic Places as a means of recognizing and honoring buildings, sites, structures, objects, and districts that are important to our past, sites and structures associated with significant people or events in our nation's history. Listing of properties in the National Register is an honorary recognition but receive some protection from federal agency actions as a result of the environmental review process known as "Section 106." Placement on the register is strictly voluntary for the landowner and therefore does not provide absolute protection. The National Register is maintained by the National Park Service.

Sites or structures listed on the National Register are provided protection through various federal funding sources and prevents federal projects from demolishing federally funded sites without careful consideration. Placement on the register is strictly voluntary for the landowner and provides no absolute protection. The National Register is maintained by the National Park Service. In 2003, thirty five (35) properties in Clark County were listed on the National Register with many more being eligible.

**The State Historic Preservation Officer (SHPO) and Department of Archeology and Historic Preservation (DAHP)**

**Washington State Office of Archaeology and Historic Preservation:**

The SHPO was established as a result of the National Historic Preservation Act of 1966 and is appointed by the Governor. The SHPO administers federal and state historic preservation laws and programs and directs the DAHP. DAHP maintains records of cultural and historic resources in the Inventory of Cultural Resources and administers the National Register of Historic Places, the Washington Heritage Register and the Washington Heritage Barn Register designated programs. The SHPO and DAHP staff are responsible for reviewing federal, state and local agency projects that may affect cultural and historic resources.

The Washington State Office of Archaeology and Historic Preservation (OAHP) performs the functions of the State Historic Preservation Officer (SHPO) which were established by the National Historic Preservation Act. OAHP maintains records of all historic resource inventories and sites and acts as liaison between local agencies and the federal government. OAHP is also responsible for reviewing proposed federal projects for their potential impact on historic and archaeological resources.

#### **Local Organizations and Programs**The Clark County Historic Preservation program and the Clark County Historic Preservation Commission:

The Clark County Historic Preservation program is a mandated ongoing program. As a Certified Local Government, Clark County is responsible for maintaining a historic preservation commission, surveying local historic properties, enforcing state or local preservation laws, reviewing National Register Nominations and providing for public participation. The Clark County Historic Preservation Commission (HPC) raises community awareness of the county's historic and cultural resources and serves as the county's primary resource on historic preservation. The HPC initiates and maintains the Clark County Heritage Register and reviews proposed design changes to properties listed in the register.

The Clark County Historic Preservation Commission is responsible for the cultural resource inventory, review of proposed restoration/rehabilitation to identified historic resources, review of nominations to local, state and federal registers of historic places, and implementation of the state special valuation tax incentive program. There are a number of other groups and organizations that participate in the preservation of historic, archaeological and cultural resources at specific sites, for designated areas or for the entire county.

#### **Goals and Policies**

The Washington Growth Management Act of 1990 identified the following state goal for historic preservation:

***Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.***

The goals and policies in this plan reflect that overall state direction. The Community Framework Plan contains five policies to ensure that the county and its cities develop a coordinated approach to the identification and preservation of historic, archaeological and cultural resources. The goals in this element are intended to further clarify and direct staff efforts toward implementation of the overall state goal for historic preservation and the policies of the Community Framework Plan.

#### **8.0 ~~County-Wide~~Countywide Planning Policy**

The county and each municipality should identify cultural resources within urban growth areas and the county.

**Goal:** ***Identify, maintain, update and protect archeological and historic sites to guide decision-making in resource planning, environmental review and resource management. Improve identification and evaluation of historic, archaeological and cultural resources.***

## County 20-Year Planning Policies

### 8.1 Policies

- ~~8.1.1 Working with Clark County Historic Preservation Commission and other interested agencies and organizations, the county shall maintain and update the current inventory of historic, archaeological and cultural resources in Clark County.~~
- ~~8.1.2 Working with Clark County Historic Preservation Commission, the county shall re-evaluate the criteria used to assess the significance of historic and cultural resources and shall develop guidelines for the evaluation of potential impacts to significant cultural resources from development activity.~~
- ~~8.1.3 Review current county criteria regarding significance of sites and compare these to National Register of Historic Places. Work with Clark County Historic Preservation Commission members and interested citizens to prepare a report with recommended amendments. Coordinate with each municipality in the county.~~
- ~~8.1.4 Inventory and evaluate non-structural resources, including districts and landscapes that provide unique insights into the history and development of the county.~~
- ~~8.1.5 Coordinate county inventory efforts with Native American groups, neighborhood associations, and university or other governmental inventory efforts.~~
- ~~8.1.6 Identify grants available for contracting inventory work.~~
- 8.1.1 Identify and evaluate archaeological and historic sites to determine which should be preserved. Identification and evaluation is a constant, ongoing process.
- 8.1.2 Identify those lands which are most likely to contain unrecorded archeological or historic sites.
- 8.1.3 Nominate cultural resources to the local, state and national Historic Registers. The Cultural Resources Inventory should be used as a reference in the identification of significant structures and places eligible for nomination.
- 8.1.4 Maintain the Clark County Heritage Register to provide a means to recognize and preserve cultural resources of local significance. The Cultural Resources Inventory should be used as a reference in the identification of significant structures and places eligible for nomination.
- 8.1.5 Review of land use actions should be sensitive and give consideration to protection of cultural resources.
- 8.1.6 Promote preservation, restoration, rehabilitation, and reuse of historically or architecturally significant older buildings.

**Goal: Increase recognition of historic, archaeological, and cultural resources.**

### 8.2 Policies

- 8.2.1 Public awareness of cultural resources should be increased through educational and interpretive projects that highlight sites included on the county inventory or those

eligible for inclusion in local and/or state heritage registers, or National Registers of Historic Places. [K1]

8.2.21 Provide education to county employees about cultural heritage preservation issues, including state and federal penalties for disturbance, destruction or removal of archaeological resources.

County employee awareness should be increased through training about cultural heritage preservation issues, including state and federal penalties for disturbance, destruction or removal of archaeological resources.

8.2.2 Provide a program of public education concerning the need to preserve cultural resources and keep the public informed of actions to carry out preservation plans.

8.2.3 Promote a wide variety of community involvement in preservation issues by linking the public with preservation groups and resources.

8.2.4 Establish and maintain government-to-government relations with Native American tribes for the preservation of archaeological sites and traditional cultural properties.

8.2.5 Clark County shall pursue its cultural resource goals through collaboration with residents, property owners, cultural organizations, public agencies, tribes, schools districts, libraries and others.

**Goal:** Protect historic, archaeological and cultural resources through a comprehensive planning approach. [K2]

### 8.3 Policies

8.3.1 Review the county's and its cities' policies for consistency regarding preservation of cultural and historic resources.

8.3.2 Integrate historic districts (those identified now and in the future), cultural resource areas and specific historic sites and structures into zoning and planning maps.

8.3.3 Revise the zoning ordinance to include provisions to permit the review of individual development, redevelopment and demolition plans to ensure protection and minimize the impacts on cultural, historic and, particularly archaeological resources.

8.3.4 Establish a process for the resolution of land use conflicts relating to the preservation of historic, archaeological and cultural resources.

8.3.5 Provide assistance to developers, landowners, and the construction trade regarding appropriate re-use and rehabilitation of identified historic sites and buildings.

8.3.6 Provide assistance to developers, landowners and others interested in obtaining grants and receiving available tax incentives for re-use and rehabilitation of identified historic sites and buildings. [K3]

**Goal:** Provide stewardship of County-owned cultural resources.

### 8.3 Policies

8.3.1 Maintain County-owned cultural resources in an appropriate manner by following the Secretary of the Interior's Standards for Rehabilitation, in consultation with the Clark County Historic Preservation Commission.

8.3.2 Identify, on a regular basis, County-owned properties that may be historically significant. Listing in the Clark County Heritage Register should be considered for county properties when appropriate.

**Goal:** -Devise and implement strategies and incentives that encourage historic preservation.

### 8.4 Policies

8.4.1 Continue to utilize the Clark County Historic Preservation Commission as the authority and advisor to the County Planning Commission, the Board of County Councilors and other county agencies in matters of historic preservation.

8.4.2 Expand the variety of incentives available to property owners to encourage historic preservation. Although many cultural resources are in private ownership, public agencies can offer incentives for their preservation and maintenance.

8.4.3 Develop methods to link cultural resource preservation with local economic development strategies, such as rehabilitation of commercial buildings, neighborhood revitalization and tourism.

### Strategies

**• Ordinance and procedural changes are needed to implement the above goals, policies. Integration of planning is essential at all levels to assure successful implementation of a preservation program. The following are a range of strategies that may be considered in achieving the goals and policies of this element.**

**Train volunteers to participate in a review and update of the current county inventory.**

- **Include representatives from all communities and local historic preservation organizations.**
- **Develop guided and self-guided tours, which highlight cultural resources on the county inventory.**
- **Install interpretive signs for sites on the county inventory.**
- **Host educational seminars that will highlight cultural resources on the county inventory or those properties that may be eligible for inclusion.**
- **Waive or reduce permit and impact fees for re-use or rehabilitation projects that are consistent with surrounding land uses.**
- **Provide flexibility in the county zoning codes for uses on historical sites that are compatible with surrounding land use.**
- **Develop an educational effort oriented towards the general public regarding cultural resources: what they are, where they are, what is their significance and how they can be compatible with other planning goals.**

- Develop additional funding sources or minimize costs to supplement current county funding for the preservation of historic, archaeological and cultural resources. Possible funding sources are: research grants, user fees, use of volunteers and penalties for the violations of preservation policies.
- Promote historic preservation and programs through the Historic Preservation Grant Commission. Public awareness of cultural resources should be increased through educational and interpretive projects that highlight sites included on the county inventory or those eligible for inclusion in local and/or state heritage registers, or National Registers of Historic Places.
- Review the county's and its cities' policies for consistency regarding preservation of cultural and historic resources.
- Provide assistance to developers, landowners, and the construction trade regarding appropriate re-use and rehabilitation of identified historic sites and buildings.
- Provide assistance to developers, landowners and others interested in obtaining grants and receiving available tax incentives for re-use and rehabilitation of identified historic sites and buildings. [K14]