



Preserving Downtown Ridgefield



Table of Contents

1. INTRODUCTION.....	1-1
2. BACKGROUND.....	2-1
2.1 GOAL OF THIS PROJECT	2-1
3. HISTORIC INVENTORY	3-1
3.1 OVERVIEW	3-1
3.2 INITIAL ASSESSMENT AND RECOMMENDATIONS.....	3-1
3.3 CONCLUSION.....	3-3
4. PRESERVATION GOALS	4-1
4.1 GOALS IN 2008 COMPREHENSIVE PLAN	4-1
4.2 DOWNTOWN PRESERVATION PLANNING GOALS	4-2
5. FUNDING RESOURCES	5-1

List of Tables

Table 4-1. Preservation Goals and Implementation Steps	4-6
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Appendices

Appendix A. How-To Documents

1. INTRODUCTION

Inhabited by native peoples for centuries, the Ridgefield area was settled by Euroamerican families in the middle 1800's. After the Civil War, the area built up rapidly, and became known as Union Ridge. The post office was established in September of 1865 in the home and small trading post of the first postmaster, Asa Richardson. Commerce became more established in 1882 when Stephen Shobert and J.J. Thompson opened the first store. The 1890 name change to "Ridgefield" was even more formalized at a special election held in 1909 when the people decided by a vote of 62-12 to incorporate as the City of Ridgefield.

Ridgefield is a community whose heritage is deeply connected to the water and the land. As the gateway to the Ridgefield National Wildlife Refuge and a key entry point to the Columbia River, Ridgefield offers unparalleled access to prime examples of the Pacific Northwest way of life. Knowledge of Ridgefield's history can provide a context in which to understand current growth and development trends, and to affirm a sense of continuity and community. The City of Ridgefield has made considerable efforts to invest in and invigorate its downtown. The design of the downtown has successfully encouraged pedestrian activities, shopping, and tourism.

The City participated in the 1999-2000 historic inventory project overseen by Clark County Community Development. Since that time, the City has been closely involved with projects in the downtown, the establishment of Overlook Park, and the creation of the *14 Essential Guidelines for Downtown*

Ridgefield and the Downtown Ridgefield Walking Map.

With this Preservation Plan, the City of Ridgefield has completed the planning portion of a project to promote and advance historic preservation in downtown Ridgefield. Funded by a grant through Clark County, the Preserving Downtown Ridgefield Project aimed to energize local business and property owners to preserve the historic heritage and quality of Downtown. As part of this project, a booklet of resources and "How-To" documents was compiled for property owners and staff with information about what it means to list property on the Clark County Heritage Register, the National Register of Historic Places, or both, and how to do it (see Appendix A).

A basic reconnaissance-level survey of the downtown core was completed evaluating the potential for a commercial historic district and identifying the properties with immediate potential for listing on historic registers. This Preservation Plan for downtown Ridgefield is built upon the findings of the reconnaissance survey, the discussion during previous planning projects, a public meeting that was held in 2010, and the context of previous downtown planning efforts.

These findings are not intended to stand alone. The recommendations contained herein should be integrated with the concurrent planning effort for the downtown and the waterfront. Historic preservation, and the action steps in this report should be incorporated with new plan and direction for the downtown.

2. BACKGROUND

The cultural and historic resources of a community tell the story of its past and make any single community distinct from other places. These resources provide tangible connections to the people and events that have shaped our communities and our collective histories. Historic preservation and landmark designation also generate a wide range of economic benefits, including heritage tourism, tax incentives, and the jobs and businesses associated with the rehabilitation and adaptive reuse of vintage buildings. Given the growing recognition of the energy embodied in existing traditional downtowns and older neighborhoods, historic revitalization is today increasingly viewed as synonymous with sustainability. Preserving the physical reminders of our past creates a sense of place and focuses community pride.

In Clark County and in Ridgefield, there has been a great deal of discussion about how to create livable and sustainable communities through compact, mixed land use patterns. This discussion includes the concepts of new urbanism and traditional neighborhood design, among others. A consistent theme in these dialogues is the goal of attaining a community core that has a human scale, a pedestrian orientation, and an area of mixed retail, business, residential, and civic uses. This pattern has existed historically in cities of all sizes for hundreds of years, and can be seen today in the core of virtually every community, including downtown Ridgefield. A traditional downtown concentrates people close to many of their daily needs, promotes a mix of transportation modes, and offers

alternatives to sprawl. Furthermore, concentrating growth in existing areas conserves resources and maximizes public investment in infrastructure. These goals are supported by the County's Historic Preservation program and by goals adopted as part of the City of Ridgefield Comprehensive Growth Management Plan.

The City of Ridgefield is engaged in numerous events and projects in support of the historic downtown. In addition to the heritage events listed below, the City also participates, through interlocal agreement, with the County Historic Preservation program. Preservation-minded organizations in Ridgefield include: The Heritage Committee, Friends of the Ridgefield Library, Friends of the Ridgefield Wildlife Refuge, Ridgefield Art Association, and the Ridgefield Business Association. Events include commemorative Heritage Days, which celebrate the City's history through various activities throughout downtown Ridgefield featuring antique photos, fire engines and farming equipment, genealogical exhibits, and the popular Old Timers Panel. Other events with historic elements are the City's Hometown Celebration, Garden Club Plant Sale, Art Association Sale, Cruise-In, Fourth of July Parade, National Night Out, Port of Ridgefield Annual Picnic, and BirdFest.

2.1 GOAL OF THIS PROJECT

The goal of this project is to provide a detailed Downtown Preservation Plan. This Plan addresses the importance of the area in the history of Ridgefield, increases the ability of owners to

rehabilitate historic structures, and recommends updates to development standards and review procedures that are applicable to the District's unique character. This project provides:

- Goals and objectives,
- Recommended amendments to development review,
- Identification of eligible structures, and discussion of the potential for historic districts,
- Information and assistance to owners of historic properties, and
- Recommendations for funding additional preservation work.

Attendees at public meetings about the present and future of Ridgefield's downtown in 2010 commented about how they see the area, identified its

strengths and weaknesses, and described the opportunities and threats to preserving its historic character. Historic preservation was frequently suggested as one of the primary principles with which to guide downtown development. The vision of a well-preserved downtown reflects the community's desire to strengthen the character and cohesion of the area, and promote its economic viability with heritage. The goals are focused on property owner and resident education, increasing the number of properties on the historic registers, and improving regulatory protections. For each goal, Table 1 provides a list of implementation steps along with an estimated time frame for when the steps could be completed.

3. HISTORIC INVENTORY

Properties in downtown Ridgefield were surveyed for their eligibility for listing in the National Register of Historic Places. Determination of eligibility for the National Register is the appropriate methodology for historic surveys and is also used as the preliminary determination of eligibility to the Clark County and the Washington State Heritage registers. Holly Chamberlain and Derek Chisholm surveyed the area in early May, setting study area boundaries. Chamberlain returned to the area and completed a detailed assessment which is summarized below.

Derek Chisholm and Holly Chamberlain are local architectural historians and preservation planners. Chisholm has served on the Board of Directors of the Washington Trust for Historic Preservation, has been a speaker at the National Preservation Conference and teaches a class in Historic Preservation at Washington State University, Vancouver. Chamberlain was appointed to the Governor's Advisory Council on Historic Preservation and served as Vice Chair of the Clark County Historic Preservation Commission. Together, they have nearly four decades of experience in preservation planning and historic rehabilitation.

3.1 OVERVIEW

The study area for the field survey included the commercial buildings within the downtown area of Ridgefield. Centered on Main and Pioneer, the area also included surrounding blocks, south to Sargent Street, north to Mill Street, and east to 5th Avenue. Presently, there are 142 Ridgefield or Ridgefield "vicinity" properties inventoried. The

information is archived at the State Department of Archaeology and Historic Preservation (DAHP) and available for viewing on line through DAHP's "WISAARD" tool

(<http://www.dahp.wa.gov/pages/wisaardIntro.htm>). Of these, 27 are located very close to the commercial study area roughly centered at Pioneer and Main, while 12 are within commercial core. According to Clark County Community Planning's website, the Shobert House at 415 Shobert Street is the only property currently listed in the National Register of Historic Places in the vicinity of the study area (<http://www.clark.wa.gov/longrangeplan/historic/sites.html>). Project staff reviewed the inventory information on line, visited the inventoried properties in person, and conducted a basic reconnaissance-level assessment of other buildings in the area.

3.2 INITIAL ASSESSMENT AND RECOMMENDATIONS

While there are many buildings within the study area which contribute to understanding the history of Ridgefield, there are not sufficient numbers with a high enough level of architectural integrity close enough together to form an historic district. Typical character-changing alterations include window and storefront replacements and application of siding over historic material. Some individual properties are likely eligible for the Clark County Heritage Register and/or the National Register of Historic Places. These properties are listed below.

104 N Main Ave.
Built: c. 1910

Historic uses: Ridgefield State Bank, Independent Order of Odd Fellows Lodge (fraternal organization), furniture store, hardware and paints store.

Current uses: True Value Hardware (retail store), Country Insurance and Financial Services (office).



An historic photograph compared with a contemporary view indicates that 104 N. Main Avenue has received few alterations over the years. Located at a prominent intersection, and survivor of a 1916 fire which destroyed much of downtown, this building has played an important historic role as community social and commercial center.

304 Pioneer
Built: c. 1918

Historic uses: Greeley's Ford Garage, auto sales showroom and repair, Ridgefield School District bus barn.

Current use: Ridgefield School District Maintenance Shop.

Built c. 1918 by farmer-turned automobile salesman Charles Henry Greeley (spelled Greely in some sources), this building has had a strong connection with transportation in Ridgefield since its construction. Greeley lived in Clark County from at least 1907, and branched out from farming to selling agricultural implements by 1912. He built another auto sales and repair facility in Vancouver in c. 1920. By 1930, Greeley had left the auto business and had returned to farming. In the 1940s, the building was owned by Harold Patee who operated the Patee Garage. The school district purchased the property in the 1950s.



113 S. Main Street
Built: 1884

Historic use: Union Ridge Church, The Presbyterian Church of Ridgefield, Community Church of Ridgefield.

Current use: Bell Tower Cathedral wedding chapel and special event center.

Built by community subscription, this was the first church structure in Ridgefield, and it retains many of the original architectural features included by builders Shobert and Forcia. An important symbol of spiritual life within the community, it has also been used as a community gathering spot. In 1928, students met here for classes after the school building burned down.



230 Pioneer Street
Built: c. 1920

Historic Use: Ridgefield State Bank

Current Use: Ridgefield City Hall

The Ridgefield State Bank is historically important for having been a relatively large bank (in terms of its financial holdings) for a relatively small community. In c. 1930, the bank was purchased by Ed Firstenburg, who converted it into a branch of First Independent Bank. This financial institution-turned city hall is an example of adaptive re-use.



3.3 CONCLUSION

While an historic district meeting National Register or Clark County register standards is not likely to be created at this time, there is a core historic area which should be commemorated in other ways.

Extant vintage buildings represent the historical development of the town. While these structures may not retain a high enough level of architectural integrity to qualify for a landmark

register, they contribute greatly to the small-town streetscape and help communicate the past. Additional research would provide sufficient information to update the existing interesting walking tour brochure and/or create historic plaques or other interpretive elements.

The owners of the four properties identified above should be provided with a property owners handbook (Appendix A). Additionally, there are two residential areas near the downtown with a strong potential for historic district eligibility. These areas should be the subject of future studies, as is recommended in the following action items.

4. PRESERVATION GOALS

Ridgefield has excellent historic assets in its downtown. The community character of the downtown has been very well preserved. It is vitally important to the future of Ridgefield that the downtown maintain its historic sense of place. This can be achieved by appropriate rehabilitation of the vintage buildings and by mindful development of vacant sites. The *14 Essential Guidelines for Downtown Ridgefield* report should be studied and applied during the development review of new construction, street design, etc.

The City has adopted preservation-related goals as part of previous planning projects. The following goals are adopted as part of the *City's 2008 Comprehensive Growth Management Plan*. These goals were listed under Land Use (LU) and Historic Preservation (HP).

4.1 GOALS IN 2008 COMPREHENSIVE PLAN

4.1.1 LU-8 Design Guidelines

Utilize the report titled *14 Essential Guidelines for Downtown Ridgefield*, by adopting it and integrating it with development review and strategic planning.

4.1.2 LU-10 Downtown Design

Ensure that the existing strengths of Downtown Ridgefield and the Waterfront areas are maintained:

- Orientation and access to the Lake River shoreline
- Continued use of Floating Homes along Lake River

- Comfortable, "Main Street" feeling
- Pedestrian, bicycle, and bus access

4.1.3 HP-1 Partnerships for Historic Preservation

Partner with Clark County to provide a strong historic and archaeological preservation program.

4.1.4 HP-2 Identify and Protect Resources

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

4.1.5 HP-3 Education Programs

Raise public awareness of cultural resources by creating educational and interpretive projects that highlight sites included on the county inventory or those eligible for inclusion in local or state heritage registers, or the National Register of Historic Places.

4.1.6 HP-4 Rehabilitate Historic Structures

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.

4.1.7 HP-5 Downtown Historic District

Explore the benefits of a downtown historic district. Benefits will include flexible building codes, reduced assessments, and more.

4.1.8 HP-6 History Tours

Develop guided and self-guided tours which highlight cultural and historic resources in Ridgefield.

Many of these existing goals have been addressed, but require ongoing implementation. These goals are refined in the section below, based on the new survey information, and formatted for incorporation into the current Downtown Planning project.

4.2 DOWNTOWN PRESERVATION PLANNING GOALS

The goals listed above have been reviewed. These existing goals, recent public input, and the results of the field survey have been considered in the development of the goals below. Each of the goals in Table 4-1 will provide downtown with continued momentum for improvement and economic stability through maintaining and improving individual buildings and a cohesive neighborhood scale in the downtown. More about each goal is provided below:

1. Provide education and involvement in Downtown Ridgefield history

This goal is intended to raise the profile of the historic nature of downtown by reaching out to groups through information and recreation. Making historic details accessible via several avenues will ensure a wide audience is reached. Some

implementation steps, such as sign blade toppers are passive and yet provide a hint of information that piques the interest of visitors to the downtown. More intensive methods cater to those already interested but wanting to know more, such as the walking tours and sidewalk installations. Each approach aims at continuing to stimulate interest in downtown history.

2. Provide education about preservation tools and resources

Providing education and tools will facilitate getting more properties preserved. There are few implementation steps included herein for this goal because the "How-To Guidebook" has already been created as a great starting place for people needing preservation resources. It would also be beneficial for City of Ridgefield staff, who frequently work with property owners, to attend historic preservation training. The City has adopted the Washington State Historic Building Code (WAC 51-19). This code (or the International Existing Building Code) should be routinely employed to provide flexibility for historic rehabilitations.

3. Increase number of properties listed on the Clark County and National Historic Registers

The National Historic Preservation Act of 1966 authorized the creation of the National Register of Historic Places as a means of recognizing sites and structures associated with significant people or events in our nation's history. Ridgefield also participates in the Clark County Historic Preservation Program and, with it, the Clark County Heritage

Register. Both the National and the local historic registers provide some level of protection for historic properties and valuable assistance for their rehabilitation. The Washington State Department of Archaeology and Historic Preservation (DAHP) performs the functions of the State Historic Preservation Officer (SHPO) which were established by the National Historic Preservation Act.

Demolition of historic buildings would detract from the historic character of downtown. In fact, the downtown has so few in-tact historic resources, that the loss of only one of two of them may forever undermine the identity and charm of the downtown. Recognizing properties that are listed on registers with plaques easily readable by the public will further elevate the interest in Ridgefield history and the success of Ridgefield in the future.

4. Establish zoning ordinance protections

Another goal that will aid in prevention of demolition and help maintain and potentially improve the historic character in downtown is the establishment of a historic preservation district. As explained above, there is not currently a consistent cluster of eligible buildings, as would be necessary for the formation of a historic district. Overlay zones, however, can define appropriate design, scale, and materials for remodeling and new construction projects, without requiring the establishment of an historic district. Numerous similar issues will be addressed by the Downtown/ Waterfront Integration

Planning Project. The City has previously enlisted support in developing downtown design guidelines. However, these guidelines have not been fully implemented as part of a design review program. The Downtown/ Waterfront Project will balance economic development, streamlining and design issues, and develop a recommendation, with accompanying code language, for how to conduct development reviews in the downtown. The code should address preservation of historic structures, and integrating new structures into the historic setting.

5. Encourage appropriate rehabilitation and restoration

Goal 5 is intended to work in concert with Goals 1, 2, and 3, but is more focused on getting actual improvement projects underway and completed downtown. The City may want to consider setting a more defined goal with a dollar amount in investment (i.e., \$50,000 private investment per year in rehabilitation or restoration work) as an annual objective for this goal.

Implementation steps include recognizing and thanking property owners for their work, educating staff to facilitate the review processes for historic rehabilitation projects, and potentially retaining services of historic resource experts for review processes or education.

6. Consolidate commercial opportunities

It is not the task of the Preservation Planning Project to assess market demand or the adequacy of local zoning. However, a well-preserved downtown is very likely to be an

economically vibrant downtown. In many cities the greatest benefit to the downtown can be had from limiting the amount of commercial development outside of the downtown.

The 2008 Comprehensive Plan reports the following total commercial land within the City limits, for the year 2004. There is additional land zoned for eventual commercial development, outside of the City limits. It is clear from the totals below that there is far more commercial property than the mere 21 acres zoned City Center.

Commercially-zoned property:	620 acres (in city limits) 391 vacant and underutilized
General Commercial:	246 acres
Neighborhood Commercial:	47 acres
City Center:	21 acres

The City's Comprehensive Plan acknowledges two distinct commercial areas: downtown and the I-5 interchange. These two areas can serve distinct purposes and complement one another. However, there should not be so much commercially-zoned land at

the interchange that the downtown is unable to attract business, or loses its position as the heart of the City. More importantly, the City should reconsider the provision of commercial land at the 45th Avenue roundabout. Developing this area as a commercial node would further diminish the viability of the downtown area.

7. Establish residential historic district(s)

The reconnaissance survey of downtown found the potential for one or two residential historic districts nearby. Implementation steps for Goal 6 pursue this finding with the aim of creating one or more residential historic districts. A formal survey will be needed for this goal, and there is an opportunity if districts are formed to create design goals for the districts, further strengthening and protecting the character of the area. Revenues for the surveys can be won from the DAHP annual CLG grants or from the Clark County Historical Promotions Grant program. The areas include small stretches along North Main and another on Maple Street, are depicted on the map below.



Table 4-1. Preservation Goals and Implementation Steps

Preservation Goals	Implementation Steps		Estimated Timing	
1. Provide education and involvement in Downtown Ridgefield history	1.1	Install sign blade toppers and/or gateway “Historic Downtown” signage	1.1	2010
	1.2	Research and record historic stories about properties and events in downtown	1.2	2011 / Continuing
	1.3	Develop a staff – and/or volunteer led walking tour; develop down-loadable self-guided walking tour brochure	1.3	2010
	1.4	Install interpretive elements along sidewalks	1.4	2011-2012
	1.5	Add a mural rendering of a historic photo of downtown	1.5	2011-2012
2. Provide education about preservation tools and resources	2.1	Assign responsible staff to assist with historic preservation	2.1	2011
	2.2	Make the “How-To Guidebook” available via the City website	2.2	2010 / Continuing
	2.3	Send building officials/permit reviewers to historic building training (DAHP or locally provided) and adopt International Existing Building Code	2.3	2011 / Continuing
3. Increase number of properties listed on the Clark County and National Historic registers	3.1	Recognize listed properties at City Council meetings (plaque)	3.1	2010 / Continuing
	3.2	Encourage individual property owners to list their properties	3.2	2010 / Continuing
	3.3	Provide streamlined permitting for registered properties	3.3	2011 / Continuing
	3.4	Reduce permitting fees for registered properties	3.4	2010 / Continuing
4. Develop appropriate mechanisms in Zoning Code	4.1	Define the area for overlay	4.1	2010
	4.2	Complete Draft Code (set regulatory controls to meet goals)	4.2	2010
	4.3	Draft code language	4.3	2010
	4.4	Complete adoption process	4.4	2011
5. Encourage appropriate rehabilitation and restoration	5.1	Recognize rehab projects by City Council	5.1	2010 / Continuing
	5.2	Educate design review staff and/ or committee members	5.2	2011 / Continuing
	5.3	Periodically retain historic resources expertise for evaluation and education	5.3	2011 / Continuing
6. Establish residential historic district(s)	6.1	Assign responsible party	6.1	2011
	6.2	Define the area for evaluation	6.2	2011 / 2012
	6.3	Pursue grant funding to conduct historic building/district survey	6.3	2011 / 2012
	6.4	Complete documentation/ nomination process	6.4	2011 / 2012
	6.5	Potentially identify design goals for district	6.5	2011 / 2012

5. FUNDING RESOURCES

There are limited resources available for private property rehabilitations. Public buildings have a few additional options. These are outlined below. There are also resources available to assist the City with continuing the preservation project.

5.1 CLARK COUNTY HISTORIC PROMOTIONS GRANT

This Preservation Plan was funded in the 2009 annual cycle of this program. The program has annual funds which can be used for the study of the recommended residential districts, the installation of historic exhibits, and other projects. The deadline for submittals is each September. The City and its partners should track the awards made in 2010, and determine if funds are available in 2011 for activities such as these. The contact is Troy Rayburn in the Clark County Commissioners Office.

5.2 DAHP CERTIFIED LOCAL GOVERNMENT GRANTS

With passage of the National Historic Preservation Act in 1966, Congress provided funding for preservation endeavors, including a program of matching grants to the states. To provide a regular source of revenue, the law established the Historic Preservation Fund in the U.S. Treasury with proceeds derived from the federal leasing of offshore oil drilling sites. These funds are distributed to State Historic Preservation Offices on an annual basis.

States use the funds for the historic preservation activities specified in

federal laws and regulations. Among these are conducting surveys to identify historically, architecturally, archaeologically, and culturally-significant resources, nominating these to the National Register of Historic Places, and carrying out a program of comprehensive preservation planning. Because these activities are also intended to meet local historic preservation needs, states are authorized to award 10% of their annual grant from the Historic Preservation Fund to grantees interested in participating in the state programs through the Certified Local Government Program. The 10% pass-through grant funds are awarded annually on a competitive basis.

The Certified Local Government Program (CLG) helps local governments toward preserving Washington's irreplaceable historic and cultural resources as assets for the future. In Washington, the CLG program is implemented and administered by the Department of Archaeology and Historic Preservation (DAHP).

Many local units of government use the Historic Preservation Fund (HPF) grants to conduct architectural and historical or archaeological surveys to accumulate data for comprehensive planning. Frequently, their motivation is to identify significant districts and individual properties that are eligible for listing on a local, state or national landmark register. Some municipalities conduct prehistoric or historic surveys and/or sponsor the preparation of National Register historic district nominations in order to enable property owners to take advantage of the federal tax credits and/or state Special Tax Valuation program that can result from

National Register listing. CLGs also use grant funds to develop design guidelines for locally-designated resources and historic districts. HPF grants can also be used for preservation planning activities. Communities typically use the grant funds to educate property owners about historic preservation through brochures, web sites, school curriculum development, and walking tours.

The HPF grant amount varies year-to-year based on the dollar amount granted to DAHP. During each of the last five years, the average amount DAHP has been able to grant has been approximately \$100,000. The average amount of each individual grant is approximately \$9,000.

The City of Vancouver pursues these grants annually and uses the funds for historic surveys. The City of Ridgefield should coordinate with Clark County's preservation staff person and the City of Vancouver's Community Planning Department in order to position itself for a grant in 2011.

5.3 M.J. MURDOCK CHARITABLE TRUST

In 2006, the Murdock Trust, headquartered in Vancouver, put over \$29 million into the economy in the form of grants and enrichment programs. Founder Jack Murdock's desire to "nurture and enrich the educational, spiritual, cultural, and social lives of individuals, families, and communities" continues to be reflected in grants, enrichment programs, and Trust activities to this day.

Organizations involved in advancing culture and the arts are welcome to apply for funding each year, as are projects targeted to elevating human

services, health, and health care in the region. In most cases, awarded funds are at work for the benefit of the people living and contributing in the Pacific Northwest, just as Jack Murdock did, although some are made beyond the five-state region of Alaska, Idaho, Montana, Oregon, and Washington to foster the commerce of national and international ideas in the Pacific Northwest.

Applications for grants are considered from organizations which have been ruled to be tax-exempt under Section 501(c)(3) of the Internal Revenue Code and which are not private foundations as defined in Section 509(a) of the Code. Charitable organizations applying for support must have in hand such IRS documentation of status.

Of major interest are organizations and projects that are not primarily or normally financed by tax funds.

5.4 WASHINGTON TRUST FOR HISTORIC PRESERVATION, VALERIE SIVINSKI "WASHINGTON PRESERVES" GRANTS

The Valerie Sivinski Washington Preserves Fund is an annual grant program that provides up to \$2,000 to organizations involved in historic preservation around our state. The goal of the fund is to provide small yet meaningful amounts of money to help promote historic preservation where it really happens – at the community level. Awards are given in the name of Valerie Sivinski, a preservationist who died in October 2000 while performing preservation-related work.

Examples of eligible projects include purchasing materials or services for "bricks and mortar" projects to

preserve a property or producing publications and/or interpretive elements that promote historic preservation of a specific resource. Highest priority will be given to projects that are urgent in nature, contribute significantly to the development of community preservation organizations, and/or are included in the Trust's Most Endangered Historic Properties list. Project work must conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and must comply with local design guidelines when applicable.

5.5 LOCAL IMPROVEMENT DISTRICT, BUSINESS IMPROVEMENT DISTRICT

A Business Improvement District (BID) assesses businesses or buildings in a specific geographic area to pay for program development or capital improvements such as parking. Property owners or businesses within the BID contribute money based on an assessment to a fund that is normally managed by a non-profit agency. Several cities, including Portland, have formed BIDs to promote downtowns and main street districts. BIDs can be

funded through a variety of sources. The most straightforward source is an assessment based on building value or business square footage. Commonly, the City or a non-profit organization can implement property management license fees that are managed. The costs of BIDs vary depending on the reach of the plan and the businesses that join. Typically, commercial BID members pay ten to fifteen cents per square foot.

Local Improvement District (LID) is a well-established mechanism whereby benefiting property owners are assessed to pay the cost of a major public improvement (including parking). An LID is a property tax assessment that requires "buy-in" by property owners within a specifically identified boundary. LIDs usually result as a consequence of a petition process requiring a majority of owners to agree to an assessment for a specific purpose. LIDs are a common funding tool used by municipalities.

5.6 OTHER

City of Ridgefield General Fund
Private donations

APPENDIX A

How-To Documents