

Clark County, Washington
Historic Preservation Commission



Clark County Heritage Register Nomination Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) <http://www.nps.gov/history/nr/publications/bulletins/nrb16a/>. Complete each item by marking "x" in the appropriate box or by entering the information requested. **This form is similar but not exact to the National Register of Historic Places nomination form. Some sections of the National Register form were not applicable to the local register therefore were not included. When using the National Register Bulletin 16A to fill out the form, look for the section names for information on completing the specific section.** If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets. Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Sedgwick Building

Other names/site number Murray's Corner

2. Location

street & number 801 Washington St not for publication

city or Vancouver N/A vicinity

town _____

State Washington code WA county Clark code 11 zip code 98660

3. Classification

Ownership of Property

(Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing:

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the Clark County Heritage Register

N/A

4. Owner Consent for Nomination, Designation and Listing

I (we) consent ☐ do not consent ☐ to the nomination, and designation of the above property on the Clark County Heritage Register. I (we) also certify that I am/we are the legal owner(s) of the above property.

Owner signature _____

Date _____

Owner signature _____

Date _____

5. Functions or Use

Historic Functions

(Enter categories from instructions)

HEALTH CARE *sanitarium; medical
business/office*

COMMERCE/TRADE *specialty store*

DOMESTIC *multiple dwelling*

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE *restaurant*

DOMESTIC *multiple dwelling*

6. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and Early 20th Century American
Movements *Commercial Style*

Materials

(Enter categories from instructions)

foundation *concrete*

walls *brick*

roof *asphalt*

other *stucco*

Narrative Description

(Describe the historic and current condition of the property.)

The Sedgwick Building is situated in downtown Vancouver about a half mile north of the Columbia River, at the northeast corner of 8th and Washington streets. The location was in the far north part of downtown at the time of construction but is now more centrally located in Vancouver's urban core west of Interstate 5. A Sanborn fire insurance map indicates that at the time of construction, the block on which the Sedgwick is built was a mix of commercial and residential, with a slight advantage to the numbers of the latter. The Sedgwick home at 110 W. 8th to the east of the current building included Isabel's medical office, and an undertaker's business two doors to the east of the Sedgwick's included a residential portion. Businesses to the immediate north, such as the tin shop, carpenter shop, sporting goods store, and paint manufacturing and sales office, signaled that the transition to a more urban downtown setting for the block was underway. By the time of publication of the 1928 Sanborn, the entire block was developed, with the only remaining residential spaces those upstairs at the Sedgwick Building, and lodgings to the immediate east.

The two-story, rectangular, 50' x 100' Sedgwick Building, constructed in 1907 of non-reinforced brick manufactured by the Hidden Brick Company and laid in common bond, is built out to the lot line and set on a concrete foundation. Given its corner location, the southern and western facades are essentially equal in visual importance, though there are no entrances on the southern façade. Because

the building grade rises about 2' from south to north, the ceilings for the first floor range from 16' at the south end to 14' in the north end. The second floor ceilings are 12' tall at the south end to 8' tall at the north end. The flat roof is covered with asphalt and has a slight parapet.

Probably as built in c. 1907, but certainly by 1911 according to the Sanborn map of that year, the first floor contained the Sedgwick Sanatorium at the southwest corner with a grocery to the east, and two offices and a café occupying the northern three full-depth commercial spaces. The second floor Star Hotel had nine units and a shared bathroom. The interior was sheathed with lath and plaster throughout and had wooden floors. The full basement made of poured-in-place concrete has large timber beams supporting the street level floor. By 1928, as indicated by the Sanborn of that year, the northernmost first floor commercial space had been altered to be an "L" shape, with the two other spaces to the south of it shortened in depth accordingly.

The building remained largely intact for more than 90 years except for minor changes to the street level interiors (Irvin). In 2001, a fire which began on the first floor resulted in extensive damage to both floors. When rehabilitated, the original concept of commercial businesses on the first floor and residences on the second was maintained but the severity of damage, combined with the need to meet current codes, meant that little original material remains on the interior. The street level space was re-built to the specifications of restaurant owner Tom Owens to house Tommy O's Café and Lounge which continues to operate in the same space today. The restaurant's first floor dining room is set at the corner of 8th and Washington, and extends northward to occupy about one-half of the Washington Street frontage. The restaurant's lounge occupies the northern portion of the street level. They are connected via a hallway with stairs which accommodate the change in grade and also contains access to the stairs to the basement food preparation area. The south dining room is a rectangular space with large windows on the south and west sides, and plaster walls on the north and east sides. The lounge is essentially square, and has a painted, exposed brick wall on the east, plaster on the north and south walls, and large commercial windows with wide wooden sills set above a low plaster wall flanked by exposed brick piers to the west. The western two-thirds of the south wall has bamboo wainscoting topped with a horizontal wooden strip. The entryway at the north end is delineated by a 2/3-height translucent wall. A bar occupies the east wall, and the dining area the west portion. Restrooms are located at the northeast corner and are accessed via a short enclosed hallway.

The second floor apartments were reduced in number to eight to accommodate more current standards for studio apartments. They are accessed from a compact street-level vestibule which has stairs to the second floor on the south side and a doorway to the basement on the north side. The west wall has exposed brick surrounding the exit doors, which are topped by a flat arch of bricks. Each unit is sheathed in wallboard, has hardwood floors, high ceilings with skylights, individual kitchens and baths, and individualized HVAC. The basement now contains storage units for each apartment, and an additional kitchen for the restaurant.

The south and west facades on 8th and Washington are sheathed with lightly-textured stucco which has three decorative horizontal lines incised near the top. The stucco, which required repair after the 2001 fire, wraps slightly around the east and north façades. The cornice line decorative element,

applied decoration outlining the central doorway on the west façade, and decorative diamonds on the exterior walls are not original but date back to at least the 1970s (Irvin). Placement of entries and windows appears original. The first floor has a band of large commercial windows set essentially flush with the wall plane which wrap around the corner and is punctuated with entrances on the western side. The windows have square, multi-light transoms above, with four lights each on the south façade, five lights on the southern three on the west façade, and four on the northernmost window. Flat awnings separate the large windows from the transoms. The windows, which are set above low, sidewalk-level wooden panels, are typically divided into several tall, narrow sections by vertical strips of wood. The south façade has two of the commercial windows separated by a section of wall. That central pier, and the building corners flanking the windows to the east and west, have slightly prominent concrete bases. The west façade has four paired commercial windows flanking a slightly recessed central doorway with double security doors providing access to the second floor apartments. The southernmost window area contains a recessed entrance to the restaurant. The northernmost window has two doorways, both set flush with the wall plane. The northernmost one is a utility door leading to a storage area and a set of stairs to the basement; the southern one provides entry to Tommy O's lounge. A wicker sign containing the name of the restaurant is set at the corner of 8th and Washington and extends at an angle over the sidewalk at approximately the same height as the awnings.

The second floor on each of the two main facades has paired two-over-one double-hung, double-pane slightly recessed windows with lug sills with upturned ends. The openings are original, but the windows themselves date to the rehabilitation following the 2001 fire. The original windows were one-over-one double-hung wooden sash. The flush keystone motifs above each date to the 1970s (Irvin). The southern façade has three windows set symmetrically across the façade while the western façade has eight. The brick north façade, which is adjacent and attached to a one-story building has three arched window openings on the second floor which have been filled in with brick but have the same sills as the ones on the primary facades. The arches are formed of a double row of bricks. A brick chimney is attached to the northeast corner. The brick east façade, which is adjacent and attached to a one-story building, has four arched window openings on the second floor, three with a pair of windows and one single. The window arches are formed of brick headers.

A c. 1936 historic photograph, the sole one located during research for the nomination, shows the southern façade and part of the west façade and indicates that the first story windows had eight tall, narrow transom lights above large plate glass windows but it is difficult to see exactly how many transoms there were at that time due to the quality of the photograph and the non-prominent location of the building within it.

7. Statement of Significance
Applicable Clark County Heritage Register Criteria

- 1** It is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.
- 2** It embodies the distinctive architectural

- 3** It is an outstanding work of a designer, builder, or Architect who has made a substantial contribution to their field.

- ☐ 4 It exemplifies or reflects special elements of the county's history.
- ☒ 5 It is associated with the lives of persons significant in national, state, or local history
- ☐ 6 It has yielded or may be likely to yield important Archaeological information related to history or prehistory.
- ☐ 7 It is an historic building or cultural resource removed from its original location but which is significant for architectural value, or association with an historic person or event, or prehistory.
- ☐ 8 It is a birthplace or grave of a prehistoric or historical Figure of outstanding importance and is the only surviving structure or site associated with that person.
- ☐ 9 It is a cemetery or burial site which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns.
- ☐ 10 It is a reconstructed building that has been executed in a historically accurate manner on the original site.
- ☐ 11 It 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.

Areas of Significance

(Enter categories from instructions)

Health/Medicine

Other: Real Estate Development

Period of Significance

1907-1913

Significant Dates

1907-1913

Significant Person

(Complete if Criterion 5 is marked above)

Isabel Sedgwick, MD

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property.)

Statement of Significance: The Sedgwick Building is a rare example for its c. 1907 date of construction of a building which was developed in part by a professional woman who intended to house her business in it. That the woman in question, Dr. Isabel Sedgwick, was a physician at a time when few women were credentialed in that area, increases the significance, as does the fact that it is the only known remaining building in Vancouver associated with her. The building has played a long-time role in the commercial life of downtown Vancouver.

Early Influences on the Formation of the City of Vancouver

Despite British efforts to retain land associated with the Hudson's Bay Company's Fort Vancouver fur trading and other enterprises begun in 1825, Americans were not completely deterred from settlement on the north side of the Columbia River. Diminished fur trapping opportunities and American immigration from the east by the mid-1800s put pressure on Hudson Bay Company (HBC)

land claims and made more important its transition to agricultural, fishing, and timber operations. Political maneuverings which resulted in the Treaty of 1846 separating the United States from Great Britain at the current Canadian border fostered an aura of economic opportunity which prompted people to think about how they could take advantage of pending change. Henry Williamson's platting of Vancouver City prior to 1845 was an early American example of such an attempt. However, after registering the town in the territorial capital of Oregon City, he departed for California and left the property in British control. Amos and Esther Short settled with their large family on part of the same land in December 1845, and were therefore in good position to benefit from the separation of the nations in 1846, although they had to fight back multiple attempts on the part of the British to remove them (O'Connor). The institution of Vancouver Barracks by the United States Army in 1849 further solidified American enterprises in the region, though the Army and the HBC coexisted at Vancouver until 1860, and Fort Nisqually in the south Puget Sound area remained open until 1869. The tides of political geography, however, had clearly transformed the area into the northwestern United States.

Further political and geographic realities led to the separation of Washington Territory from Oregon in 1853 with the Columbia River as the border. Amos Short died that same year when his trading ship sank at the ever-dangerous mouth of the Columbia. As part of settling his estate, Esther formalized the family's claim to land west of Vancouver's present-day Main Street, and stretching what is today 26 blocks north from the river at Fourth Plain Boulevard. This was no easy task, as it transpired that Amos had not legally filed a claim and the land was still in the name of territorial short-timer Williamson. Long-lasting legal disputes resulted between Esther, the Catholic diocese, local government, and the American military which contributed to the town not incorporating until January of 1857 and the final disposition of legal claims concluding more than 40 years later (Jollota).

Despite the legal wrangling, Esther branched out from farming to allow operation of a ferry dock on her land and commenced operation of the Alta House hotel and restaurant in 1853 adjacent to the dock. Henry Weinhard was also among early investors to discern the business opportunities and opened a brewery in 1853 which utilized the abundant supply of water and abundant supply of military customers. Mother Joseph and her Sisters of Providence arrived in 1856 and energetically commenced an enormous, ongoing influence on the Pacific Northwest with their spiritual, educational, social service, and medical undertakings. By the end of the 1870s, Vancouver's downtown was well-established and had such urban trappings as a city hall, newspaper, county courthouse, brickyard established by the Hidden family, and a healthy variety of other commercial enterprises (Jollota).

The Sedgwicks Arrive in the West

Cyrus William Willis (1845-1941) and Lydia Ann Odell Sedgwick (1848-1930) were among the many who grasped the opportunities of western migration. Cyrus, a native of New York, moved with his farming family to Aurora, Illinois at age three. Despite Aurora's burgeoning manufacturing industry, the Sedgwick family continued in agricultural pursuits at least into the 1870s (Ancestry). Cyrus and Lydia, a native of Iowa, married in 1869, and had their only child, Alice Isabel, in Boonsboro, Iowa in 1870 (Sedgwick). They arrived in Clarke County in the fall of 1878, by way of several years in San

Francisco where Cyrus worked for a street railway line and a cattle operation. Despite two major fires, the Sedgwick's prospered in farming an 80-acre, well-timbered tract eight miles east of Vancouver near Fisher's Landing. They cleared 40 acres, and equipped the farm with fencing and modern improvements (Gaston). The farm home was a modest gable-front frame dwelling sheathed with narrow clapboards and supplied with a windmill to the rear. While Cyrus and Lydia also invested heavily in property in Vancouver and environs, Cyrus referred to himself as a farmer, or retired farmer, in the United States Census throughout his life, and Lydia as a homemaker.

Dr. Isabel Sedgwick

Alice Isabel, most commonly known as Isabel, achieved an extremely high level of formal education for a woman of her time. Following progression through public schools in the Vancouver area, she attended Forest Grove Academy and the Willamette University and then became a student in the medical department of the University of Oregon (which later became Oregon Health Sciences University). While the university does not have medical school records from that time, school archives confirm her graduation year as 1899 (Langford). She later took post-graduate courses in Chicago. Sources do not indicate what impelled her to such an unusual level of academic achievement for a woman of her time. Theoretically, however, she could have been influenced by her father's experience living in Aurora, Illinois, which was known for its progressive attitudes. Civic beliefs were expressed in such actions as having a high school for girls at the early date of 1855 (Aurora, IL). Certainly, Isabel's parents achieved a sufficient level of financial success to provide her with economic means to pay for an excellent education. Given that her other educational endeavors were in the Northwest, she probably attended the University of Oregon Medical School for reasons of geography, but it is also true that it is one of the few medical schools which accepted women applicants from its outset ("Changing").

Isabel was licensed to practice medicine in Washington, Oregon, and Iowa in 1899, and in Colorado in 1900 and began her practice in Vancouver in 1899 (Iowa State Board). By 1904, the Polk Directory shows her operating Sedgwick Sanitarium at 114 W 8th, also her residence with her parents, with Dr. William Watson as the Financial Manager, and herself as the doctor for the institution's Women's Department. In December 1904, she married farmer Pem Patton of Gaston, Oregon, but the marriage did not last long. She re-married in April 1907 at age 36 to Charles R. Putnam (1871-1958) in a ceremony held at her home with the Reverend T.E. Elliott, a Methodist minister, as the officiant. Putnam, a 36-year old a native of Ohio who worked at the time in Vancouver as a plasterer, had by 1911 become manager of Vancouver Harness Company and was operating a pool hall (Ancestry). Throughout the duration of their marriage, Isabel was variously known publicly by her birth surname, by Putnam, and as Sedgwick-Putnam. Charles and Isabel were certainly divorced by 1920, and possibly as early as 1913 (Ancestry).

Isabel's life choices indicate that she had a high level of energy and an entrepreneurial streak. By October of 1901, at age 31, she was not only practicing medicine but had commenced buying and selling real estate in and around Vancouver, as did her parents. In 1902, she branched out to buy tracts of timber in Lake County, Oregon, and also property in Portland's Albina neighborhood. Timber tract purchases were apparently not uncommon, although Isabel's may have been earlier than

many. A 1906 issue of the *Vancouver Independent* described a group of local women as being “victims of the timber claim epidemic.” The use of the term “victim” was somewhat tongue in cheek, as the notice went on in a rather admiring fashion to mention that several of the women who had traveled together to central Oregon had purchased promising tracts (“County and City” 15 November 1906; “\$71,000”). Later, one of Isabel’s other business ideas was attempting to market the mineral spring water and mud from one of her Eastern Oregon properties (“Wonderful Opportunity”).

Her entrepreneurial ambitions were also shown in April of 1913 when she applied to the Vancouver City Council for a franchise to operate a streetcar line. She and another applicant were turned down by council in June because neither, in the view of the council, had indicated a strong enough willingness to commit to actually developing the franchise rather than purchasing it on speculation, and then re-selling it. The City Council had had experience with that happening, as well as an instance where a previous franchisee started construction and then he and the bank he owned went bankrupt. The project was not only not completed but caused traffic disruptions for a significant period of time due to construction materials having been left at the site. Though Isabel claimed to have sufficient capital committed from investors, she would not say who they were, and she was working with the same Portland attorney who had worked for the franchisee who went bankrupt (“Dr. Sedgwick Seeks Franchise”). The franchise was denied, and the City Council began requiring applicants for any franchises to include a certified check for \$5,000 along with the application (“Franchisees”).

Whether Sedgwick would have indeed carried through with creating another streetcar line cannot be gauged but she surely would have been aware of the economic potential, and may have been relying on her father’s experience working for a street car line in San Francisco early in his years as a westerner. However, as she herself purchased an automobile in 1911, she would also have been aware of the growing trend for personal car ownership and use. In the five years at time of purchase since the first automobile in Vancouver had arrived on the scene in 1906, roads had already improved, both in terms of quantity and quality, and she may not have regretted losing out on the franchise. (“Dr. Sedgwick Seeks Franchise;” Vancouver City Council Minutes).

Volunteer stints related to her profession included serving in 1913 as a founding member and officer (third vice president) of the University of Oregon medical alumni association. She would have helped oversee the incorporation of Willamette University medical alumni into the group, as their medical school was being incorporated that year into the University of Oregon (eventually evolving into what is today’s Oregon Health Sciences University). In 1919, Isabel served as president of the Women Physicians of Oregon. One of the main projects of the eight members at the time was to raise funds to supply women-run mobile overseas hospitals (“Women Physicians”).

By March of 1915, Sedgwick had moved to Heppner, Oregon, and was practicing first out of the IOOF Hall there, offering osteopathic adjustment, and then from an office in the post office. She worked in Heppner most of that year, although she returned to Portland for medical treatment and for a conference, and presumably to visit family and friends. In addition to her medical work, she had multiple land interests in the area, which may be why she decided to live there for a time (“Week’s

News" multiple dates). She did have a delinquent tax bill for property in that vicinity in 1914; it is possible that she felt living closer would allow for easier oversight and management ("Delinquent Tax List").

By May 1921, Sedgwick had moved back to Portland and was advertising in *The Oregonian* as specializing in the diseases of women. Initially, she was working from an office in the Couch Street home she shared with her parents. By July 29, 1921, she had moved into an office in the Panama Building downtown at 3rd and Alder (no longer extant). She was cooperative with local colleagues, for example serving as a back up to physician Flora Barnes when the latter was gone from Portland for a few months in the fall of 1921.

In late 1923, Sedgwick was accused of performing what newspapers referred to as "an illegal operation," probably an abortion procedure, on Mrs. Gladys White, who died from septicemia. While a coroner's jury acquitted Sedgwick on December 29, the local district attorney vowed to continue prosecuting the case but did not convict her on any charges. Sedgwick was found dead in her office on June 27, 1924 by Mrs. Ruby Fessler, a nurse in her employ. The coroner determined that the overdose of chloroform which caused Isabel's death at age 50 was accidental ("Dr. Sedgwick is Dead;" "Operation"). Her estate was left to her parents, her second husband, an aunt, and the aunt's children ("Ex-husband").

The Sedgwick Building

In April, 1903, Isabel bought the subject property and an adjacent lot from the Methodist Episcopal Church for \$3500, and immediately sold it to her mother for the same amount. Following some other familial transfers, Isabel seems to have owned the property, next door to her then-current residence and office which was owned by her mother and father, by 1908. Sources indicate that her father was a partner in some fashion, however, and her mother may still have owned the land, though not the business. By 1910, it appears that Isabel owned the property outright.

Sources do not indicate why Isabel decided in c. 1907 to invest in having a building, described in an article that year in the *Vancouver Independent* as costing \$10,000, constructed to house her medical practice as well as other income-producing activities ("County and City," 11 April 1907). (Sources did not definitively show whether the building was completed in 1907 or 1908.) She, had, however, demonstrated her entrepreneurial side as early as 1901, by which time she was engaging in real estate investment. She had some financial backing from her parents, who were certainly savvy investors; the whole family would presumably have been aware that downtown Vancouver was poised for something of a boom. The 1905 Lewis and Clark Exposition in Portland focusing national attention on the region, the 1908 completion of both the north-south Spokane, Portland, and Seattle rail line bridge across the Columbia and the east-west rail line to Pasco, and the gradual installation of the Vancouver streetcar, were all major factors in encouraging economic development. Other people were also investing in similar buildings in downtown Vancouver around the same time, such as the Blaker and Baccus Building at 9th and Main, which was also constructed with commercial spaces on the first floor, and housing above, and Daisy Blazier's two-story brick building at 6th and Main ("County and City," 16 April 1908; 31 March 1908).

Research did not indicate whether or not the building was designed by an architect, nor revealed a contractor. However, if an architect was involved, and that architect was local, there were not many possibilities. The 1907 Polk directory notes that there were two architects in Vancouver – Dennis Nichols (c. 1868-1922) and William Frederick Kauffman (1862-1913), who are jointly known for their design of the 1909 Vancouver Public Library. Originally from Indianapolis, Nichols moved to Vancouver in 1906 by way of at least a period of time working in Pendleton, OR as a carpenter, as recorded in the 1900 census. Nichols became a well-known designer in southwest Washington, especially in the area of institutional buildings, such as schools. Kauffman is recorded in the 1900 census as living in the Vancouver area, with his occupation listed as farmer. The 1909 Polk directory adds Guy Albert Carpenter (1882-?) as a potential designer but he may not have been in Vancouver early enough to have designed this building. He practiced with Nichols that year but by 1911 had his own office. In terms of contractors, the 1907 Polk lists two contractors working in brick and stone – Moore and Hardin, and Martin Sypneski. The 1909 Polk indicates that both entities were still in business, although Sypneski was now part of a firm called Gooley and Sypneski.

Isabel's foray into property development and construction of her own office may have been in response to contemporaneous stereotypical views of women physicians. In 1849, Elizabeth Blackwell became the first American woman to graduate from medical school but, given trouble finding a job, opened her own clinic. Civil War nurses were among the women swelling medical school ranks post-war. By 1880, however, the over 2400 women practicing medicine in America were still experiencing the same prejudices on the part of male members of the profession and to some degree the general public which had caused Blackwell to open her own clinic. Male doctors were in general reluctant to open their facilities to women physicians as co-workers. Women were prohibited from joining medical societies and barred from attending hospital training sessions which would have helped them extend their education. As the ranks of women doctors grew, however, the public gradually accepted their efforts in general practice, especially in areas which seemed more traditionally female, such as gynecology and pediatrics, but public reluctance to accept surgical and more invasive procedures from women remained strong (Nilsson).

Did Isabel experience bias against her gender? A *Saturday Evening Post* article from 1910, just shortly after she opened the building, commented that women physicians continued to work under many handicaps. Only one hospital in New York City allowed women interns to practice, and Boston was not significantly better. Chicago and Philadelphia received slightly higher marks but Great Britain was held up as a much better example, with 20 London hospitals accepting women interns, and high numbers in Glasgow and Manchester as well ("Petticoat").

Although they cannot be regarded as thoroughly definitive sources due to the challenges of collecting data at the time, national medical directories provide some statistical information about Isabel's era. The 1902 *Standard Medical Directory of North America* published at approximately the same time as Isabel commenced her practice listed 28 hospitals and sanatoria in Washington. Deaconess Hospital in Spokane was the sole institution in either category identified as having a woman physician in charge. The *Directory* listed two women doctors in Clark County – Isabel in Vancouver and Dr. Louisa Van

Vleet Spicer Wright (1862–1913) in Washougal, although there may have been more. For example, Dr. Clara MacFarlane, an osteopath, advertised her services in the *Vancouver Independent* through much of 1906, as did Sedgwick, and an article noted that MacFarlane had practiced in Vancouver previously as well (“County and City,” 18 October 1906; “Dr. Isabel Sedgwick,” advertisement, many dates, 1906).

Local Polk city directories indicate that the largest cluster of Clark County medical practitioners in late 19th century through the turn of the 20th century were logically in Vancouver, given that it held the largest population as well as Vancouver Barracks and state institutions for the deaf and blind. Precedence for sanitarium facilities in Clark County existed from at least c. 1903, when the Meadow Glade Osteopathic Sanitarium was opened by Dr. Meade and Ada Mae Coon (“Zener”). The 1907-08 edition of the Polk directory, published at essentially the same time as Isabel opened the building and with the county population standing around 8,000, had 13 physicians (some with specializations), one optician, two osteopaths, six druggists, and one sanitarium (Sedgwick’s was not listed, nor was Dr. Charles Zener’s in La Center, or the Meadow Glade Sanitarium). The 1909 Polk listed 18 total physicians in Vancouver, of whom three were women. The 1912 Polk, the final issue prior to Isabel’s move to eastern Oregon, had her listed as one of 15 doctors in Vancouver, and one of 26 in Clark County. Two other women doctors were listed as practicing in Vancouver – Mrs. Mary Flagg and Mrs. Mary B. Flagg, who had offices at 1409 Columbia. Dr. Alice H. Chapman was practicing in Woodland, and Dr. Wright continued serving in Camas/Washougal.

The 1910 *Polk’s Medical Register* recorded 1455 doctors in Washington, of which 61 had traditionally female names, with the same two woman doctors in Clark County. This directory had separate categories for “Hospitals, Homes, Etc.,” which seemed to be institutions where people received medical care both during the day and overnight, and Sanitaria, with 132 contained in the first and 19 in the latter. Sedgwick’s Sanitarium was not listed, although St. Joseph’s Hospital, operated by the Sisters of Providence was, along with the Vancouver Sanitarium at 217 Main. A large number of institutions designated in the directory as “Hospitals, Homes, Etc.” had a person with a traditionally female name or indicated as “Mrs.” as a superintendent, proprietor, matron or similar position – none had “MD” or “physician” after the name. Of such institutions, only two had women specifically noted as physicians – both were maternity charity institutions operated by the Salvation Army. It was not atypical for women physicians to be serving in charity situations, as that was often the only route available for professional practice. (Indeed, Elizabeth Blackwell had opened a charity clinic serving women and children when other professional doors were closed to her (Nilsson)). Of the 19 institutions identified in the directory as sanitariums, several had women indicated as proprietors or superintendents, but no women were identified as being physicians. The same source listed 74 hospitals for Oregon. Similarly, quite a few had women indicated in a supervisory capacity but in this case none identified as physicians. Oregon had 19 sanitaria listed as well, again with none led by a woman physician but some in supervisory capacities.

It is unlikely that more information will become available as to Isabel’s motivations in opening the building, but her decision to offer the space to diverse businesses certainly was a sound economic strategy. As built, the Sedgwick Building housed the Sedgwick Sanitarium on the first floor, along

with a grocery store, pool hall (co-owned by her then-husband and a partner), telephone office, and the 9-room Star Hotel with its single shared bathroom on the second floor. Isabel only owned the property for a few years. No reason is known for certain for the sale but perhaps there was an aspect about not receiving the streetcar franchise that made her less interested in owning a building in downtown Vancouver. There was a major public campaign at the time in support of construction of what is now the Interstate Bridge, and it would seem that the assumption of property values rising could have interested her in retaining the property ("Mass Meeting;" "Vancouver Shows;" "Columbia River Bridge Special"). However, even with public support, the bridge would not be completed for a number of years (the opening date turned out to be 1917). Perhaps she decided to sell when public enthusiasm was high and property values rising, rather than waiting ("Park Hotel"). It is possible that she had been planning to move for some time as there were no advertisements for her business in the local paper for months prior to the sale.

Post-Sedgwick Ownership and Businesses

Sedgwick sold the property in December, 1913 to Portland businessman and significant investor R.V. Jones for \$40,000 and some wheat land in eastern Oregon. At the time, Jones served as president of the Western Trust Company of Portland. He and the company were major players in regional timber sales, railroad transportation and local real estate. He was also instrumental in shaping Vancouver's World War I-era economy and the nation's defense needs as one of the principals of the Columbia River Shipbuilding Company that started on April 3, 1917. The firm's shipyard, located on the Columbia River waterfront occupied today by the Interstate 5 Bridge interstate bridge, was noted for building multiple slipways, which would allow for simultaneous construction of vessels and launches of same ("Jones Buys"). Jones was also an officer in the Standifer Construction Company which employed several thousand people in shipbuilding ("Two Ships"). Jones retained ownership until December of 1919, when he sold the property for \$25,000 to Ira K. Williams, of Edmonds, Washington.

Over the years, the building was owned by several more people and home to a variety of typical downtown-style businesses. From 1914 through 2000, they included Arthur Calder's Insurance, The Pastime Club, Bakke-Davis AutoParts, Preston's Bike Repair and Locksmith, Merrifield and Anderson Real Estate, Clark County Land Company, Olson Electric, Silsby Finance, Zanlo Medicine Manufacturing, Emmitt Nathan Shades, Murray's Lunch Counter, Andre Leon Barber, Murray's Tavern, Cooksey's Tavern, Jomar Key Shop, Blacksmith Custom Furniture, Comfort Interiors, Zeke's Tavern, and the Cornerstone Gallery.

One of the longest-term occupants and owners was Glenn Murray (1915-1997), who purchased the building in 1960. Glenn's father Clarence operated a restaurant in the building from at least the 1930s to 1946 when Glenn began operating a tavern in the same space. Glenn worked for a time in Clarence's café, which served shift workers and boarding house and apartment tenants, among others. Clarence also ran Murray's Garage at the northwest corner of the same block and was a pilot who operated an air taxi service headquartered next to the garage. The charter service accommodated both passengers and cargo flying out of and into Pearson Field. Clarence was known locally for

having flown under the Interstate Bridge in 1930 and landed on the frozen Columbia. (Murray, Gerry and Larry).

According to his sons, Glenn Murray was a hard-working, athletic man who lived most of his life in Clark County, as had his father. He entered the U.S. Air Force in California during World War II. After the war, he returned to Vancouver where he went back to work at the family café, where he met his wife Jean, and also worked for the city in the maintenance department. He provided a good life for his wife and two boys, Gerry and Larry. He encouraged and supported their athletic interests and education (Murray).

In 1960, Glenn told the family that he no longer wanted to pay rent for the business space and decided to purchase the Sedgwick building. He continued to work at the tavern. Every morning (except Sunday - because of laws prohibiting alcohol being sold that day) Glenn would make sure the coffee was ready for the Lucky Lager brewery workers coming off the graveyard shift. He was also open for the swing shift workers that headed in from Vancouver Plywood. Murray's Tavern was a place to relax, socialize, and keep up on things happening in downtown. Glenn kept working at the tavern until 1970, when he sold it to his friend Jerry Cooksey, who named it after himself, but kept the atmosphere the same. Eventually Cooksey's was renamed Zeke's; a tavern operated in the same location until 2000 (Murray).

Dean Irvin Begins a Business in the Sedgwick Building

After selling the tavern business, Murray continued to manage the building, which at that time was much the same as when originally built, with businesses on the ground floor and nine rooms and one shared bath on the second floor. Rental rates were inexpensive. (Murray). Murray was approached in 1973 by local teenager Dean Irvin, then 18 years old, who was looking for an inexpensive workshop in which to built custom-made furniture and a store front from which to sell it. Though Murray was unsure of Irvin's ability to conduct business in such a way that the \$125 per month rent would be paid, he told Irvin the place was his if his father co-signed the lease, which the latter agreed to do. Irvin immediately opened the 'Blacksmith' handmade custom furniture shop, his first store, with a showroom and massive basement workshop. Previous work experience leading up to this accomplishment included doing odd jobs, cleaning, and building and installing displays at Vancouver Furniture, then at 11th and Broadway. Other downtown concerns such as Hadley's Department Store and American Music, hired him to create window displays, which led to full-time employment doing that task at Meier and Frank in downtown Portland. Still attending Vancouver High School, Irvin worked full-time for Meier and Frank at the same time he was building furniture (Irvin, September 2016).

Irvin's new space at Murray's needed a lot of repair work, including removal of paint and dirt from the large windows. The ceiling, lath and plaster walls, and fir floors were damaged and stained from the occasional flooding that occurred when the bathtub above the space overflowed. Irvin made a long-term commitment to the space, however, and spent many hours scraping, scrubbing, clearing, repairing, building walls and displays, installing new lighting, refinishing the floor, and most importantly; having the plumbing repaired. Irvin also repaired the original sidewalk water-powered freight elevator to help move items into and out of the basement workshop (Irvin, September 2016).

Irvin's early handmade furniture, made in the basement workshop and sold from the street-level commercial space, was designed to be disposable. He fastened together scrap wood and heavy-duty cardboard tubing to form tables, shelves, chairs, and benches. He said, "When you were done with it, you didn't have to worry about moving it. You could throw it away or burn it." His expertise grew over time, and he began accumulating tools such as handsaws, sanders, chisels, a table saw, joiner, and band saw. As he began wanting to create more substantial pieces, he graduated to using hard woods, which he salvaged from shipping containers and pallets. He made friends with Ludwig Neff of the Columbia Machinery Works (CMW) family. Neff told Irvin that there was always plenty of quality steel in the CMW scrap pile for sale at a reasonable price (Irvin, September 2016).

As time went on, Irvin built word of mouth recognition and received commissions for more substantial pieces of furniture which he would build, deliver and install. Customers began asking him about other items and services, such as counters, window coverings, and flooring. Irvin noted that he "started making calls to suppliers. Some wouldn't sell wholesale to me, but some would. I started buying drapes, wallpaper, laminates, kitchen and bathroom countertops, carpeting for living rooms and bedrooms. When it came, I'd deliver it, install it and make sure that customers were happy." That "complete service and satisfaction guaranteed" policy, along with Irvin's creative design skills and hard work brought success and a feeling of accomplishment. He assessed the changes happening to his business and realized the business name of "Blacksmith" did not represent all services provided. In 1977, he established his new business, "Comfort Interiors," and transformed the erstwhile furniture showroom into a showcase for interior design materials. Irvin's business grew to the point where he needed multiple staff members and subcontractors. He also expanded the store by renting the space next to his which allowed him to double the showroom on a major downtown corner (Irvin, September 2016).

Business continued to grow rapidly as a result of Irvin's reputation for fair prices, high quality goods, great customer service, and persuasive advertising methods he had learned while working at Vancouver Furniture. Irvin kept an extensive list of customers and contact information, whether they had purchased for him or not. If he learned of a new style or a new product that someone might like, he would make sure to contact them. By 1986, Comfort Interiors had three stores and a mobile unit and Irvin decided to consolidate and refocus. He closed his original store in the Sedgwick Building. "Leaving the location was strictly a business decision," Irvin said. "I grew up in and around downtown. I loved the area, but the customers were outside of there. We had a store in Hazel Dell and one at Mill Plain and E. 105th Street. We put our energy and focus into them" (Irvin, September 2016).

Over the next 14 years, Comfort Interiors boomed, and Irvin started two other businesses as well. The Drapery, which manufactured a wide variety of window coverings, was a direct spinoff from the interior design business. He also started buying investment properties with an emphasis on downtown Vancouver buildings that he considered historic treasures to save, rehabilitate, and re-use (Irvin, September 2016).

After the turn of the 21st century, Irvin began considering getting out of the interiors business and therefore looked into the company's value and contemplated marketing it for sale. However, before he took a definite step, he received his annual request from Southwest Washington Independent Forward Thrust (SWIFT), a non-profit organization serving Vancouver and environs, to make a donation to their annual fundraising gala auction. Irvin noted, "Every year we donated materials, services, or sometime a whole room installation to SWIFT...It was a great charity and we liked supporting it." While on the phone with a SWIFT representative, the conversation came around to discussing the annual donation. "I was asked what I'd donate," Irvin said, "and I don't know why, but I said what about a business? What about a whole business?" SWIFT director Pamela Cundy and marketing firm Ten Angry Pit Bulls figured out a way to turn the idea into reality by auctioning off the business via eBay (Irvin, September 2016).

About 700 people were in attendance at the auction when the gift, the largest in the history of SWIFT, was announced to great applause and appreciation ("Businessman"). The business was purchased by Vancouver community and business leader Victoria Bradford, who moved the business back downtown, approximately one block from its original location ("\$100,000").

Irvin Returns to the Sedgwick Building

Dean Irvin's move of his business out of the Sedgwick Building did not lessen his interest in the building. He connected serendipitously one day in the late 1990s with building owner Gerry Murray, who had taken over managing the building when his father Glenn became ill and subsequently passed away in 1997. Irvin indicated an interest in purchasing the building, but Murray did not want to sell it at that point. Irvin asked to be informed if Murray changed his mind (Irvin, September 2016).

On June 5, 2000, a three-alarm fire which started in a street-level art gallery devastated the structure, including the other ground floor business, Zeke's Tavern, and the second floor apartments. Because the building had not been upgraded in 90 years, the insurance settlement was not enough to cover the enormous amount of work to rehabilitate it to modern codes and standards ("Blaze;" "Fire"). Murray and his family had to make a decision as to whether to tear it down or put additional funds into renovation. Upon opting for rehabilitation, Murray hired architect David Hardister to draw up plans that would keep the exterior as true to the original as possible, while turning the devastated interior into more modern spaces ("Building").

By late 2001, the building now known as "Murray's Corner" opened for business and occupancy. The eight new second floor studio apartments had hardwood floors, original height ceilings, kitchens, bathrooms, skylights, individual HVAC, cable and internet. The building also provided a laundry room. The street level commercial spaces were made to order. Murray convinced Tom Owens, owner of the popular and successful Tommy O's Café, to move it from its location two blocks to the north in the Vancouver Marketplace. The major rehabilitation was recognized by Clark County in 2002 with a Community Pride Design Award, a then-annual program honoring projects noted for their innovative approach to architectural design, community enhancement, historic preservation, public facilities, or sustainable development ("Blaze;" "Building," "Tommy O's").

Murray retained ownership of the Sedgwick Building until early 2016, when he and Irvin once again connected accidentally and Irvin mentioned his continuing interest in the building. This time, Murray said yes to selling the building. On April 27, 2016, Irvin bought the building in which he had started his first business – the business that led to his desire to protect and preserve historic buildings in downtown Vancouver (Irvin). Today, the first floor of the building is occupied by Tommy O's Café and the second floor is residential.

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Previous documentation on file (CCHR): N/A

_____	Preliminary determination of individual listing has been requested
_____	Previously listed in the Clark County Heritage Register
_____	Previously determined eligible by the Clark County Heritage Register
_____	Recorded by Clark County Cultural Resources Inventory Survey # _____

Primary location of additional data: N/A

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of repository:

9. Geographical Data

Acreage of Property

Less than one acre.

UTM References

(Place additional UTM References on a continuation sheet.)

1 | | | | | | | | | | 3 | | | | | | | | | |

Zone	Easting	Northing	Zone	Easting	Northing
2 <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/>	4 <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/>
Zone	Easting	Northing	Zone	Easting	Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

West Vancouver #1 Lot 5, Block 9

Boundary Justification

(Explain why the boundaries were selected.)

The boundary is the legal description of the site.

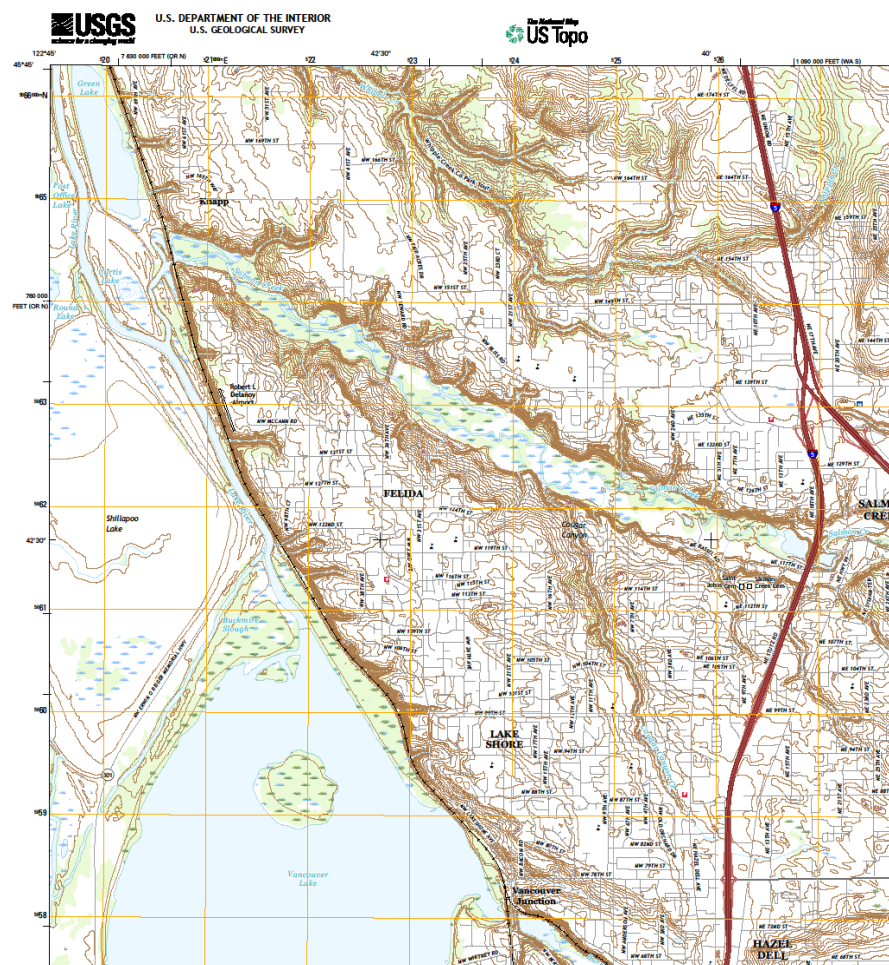
10. Form Prepared By

name/title Holly K. Chamberlain, with information partially provided by Mark Dodds
 organization n/a date June
 street & number 2223 G St. telephone 360-921-5992
 city or town Vancouver state WA zip code 98663

Additional Documentation

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.



A **Sketch map** for historic districts and properties having large acreage or numerous resources. N/A

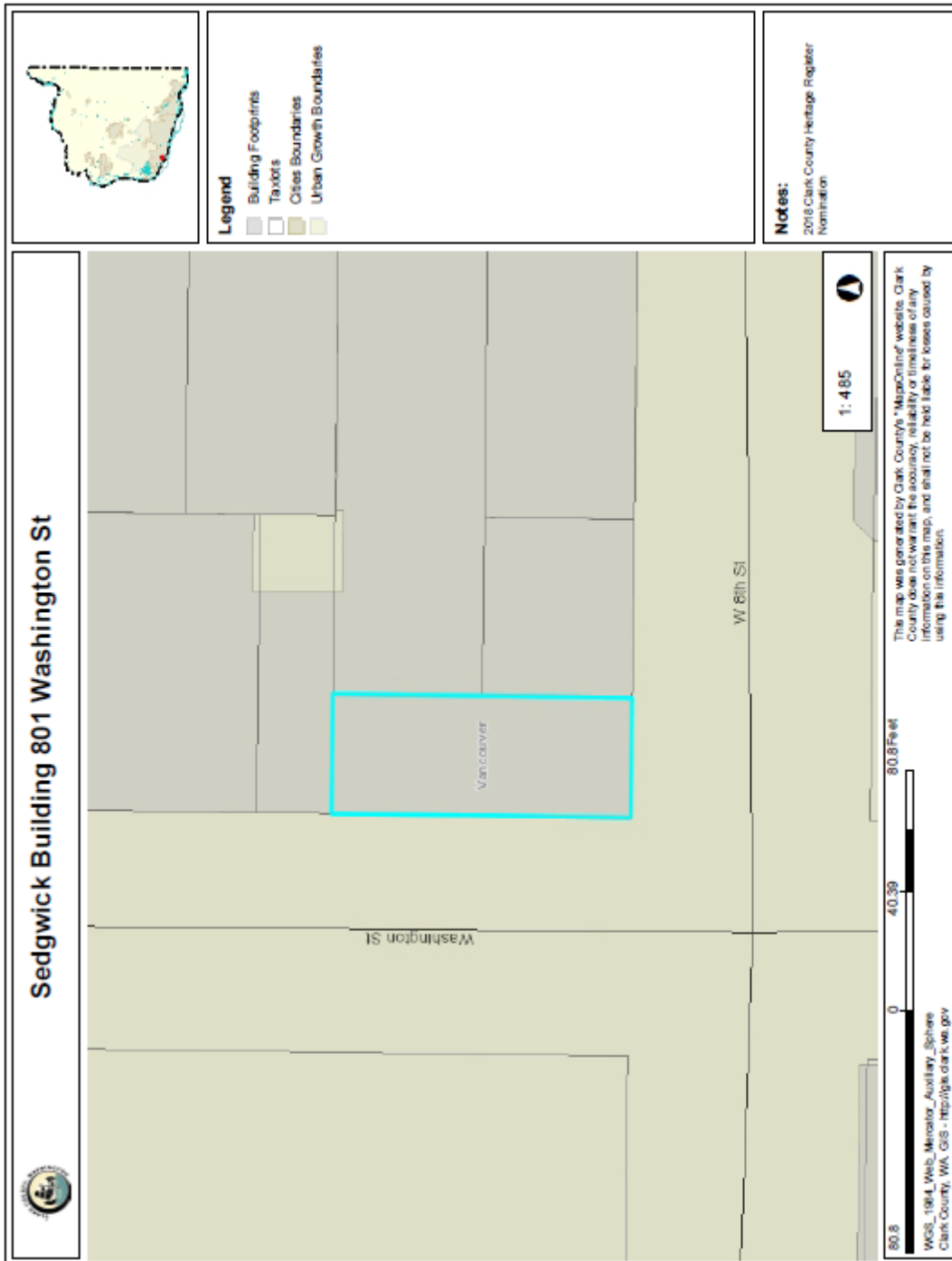
Photographs

Representative photographs of the property.

Additional items

(Check with the CCHPC Staff)

Location map



Property Owner

name Murray's Corner LLC c/o Dean Irvin
street & number 114 E 6th St telephone 360-737-8929
city or town Vancouver state WA zip code 98660

4b. CLARK COUNTY HISTORIC PRESERVATION STAFF RECOMMENDATION

In my opinion, the property ☐ meets / ☐ does not meet the Clark County Heritage Register criteria. (☐ See continuation sheet.)

Signature of commenting staff

Date

4c. CLARK COUNTY HISTORIC PRESERVATION COMMISSION RECOMMENDATION / DECISION

IN THE OPINION OF THE CLARK COUNTY HISTORIC PRESERVATION COMMISSION, THE PROPERTY MEETS ☐ / DOES NOT MEET ☐ THE CLARK COUNTY HERITAGE REGISTER CRITERIA. (☐ See continuation sheet.)

CHAIRPERSON,
Clark County Historic Preservation Commission

Date