



STAFF RECOMMENDATION to HISTORIC REVIEW BOARD

This document represents the Staff Recommendation on a Land Use Application requesting the review of a new single family home. The site is a Historic Landmark and was designated as The Lone Elder Flax Plant #4.

SECTION 1 – SUMMARY

DATE: September 5, 2024

CASE FILE NO.: Z0322-24

STAFF CONTACT: Joy Fields, jfields@clackamas.us; (503) 742-4510

LOCATION and Tax Lot: At 26110 S HWY 170, on the east side of Hwy 170 approximately 500 feet south of the intersection of S Lone Elder Road and S Hwy 170.. Tax Map 41E15BB, Tax Lot 1100.

APPLICANT: Brennan Latham

OWNER: Susan and Martin Hooper

TOTAL AREA: 1.46 acres

ZONING: EFU with Historic Landmark (HL) Overlay.

CITIZENS PLANNING ORGANIZATION: Molalla

PROPOSAL: Proposed construction of a replacement home on a 1.46 acre parcel that has a Historic Landmark Overlay designated through Z1724-97.

APPLICABLE APPROVAL CRITERIA: This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Sections(s) 202, 401, 707.01, 707.04, 707.05, 707.06(C) and 1307.

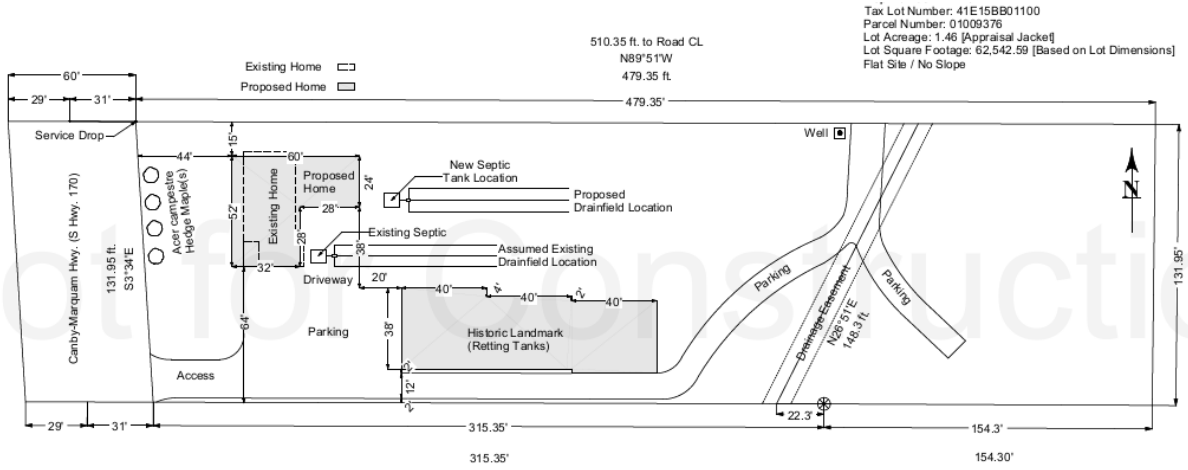
Location Map



Home proposed for replacement through Z0321-24 and Z0322-24

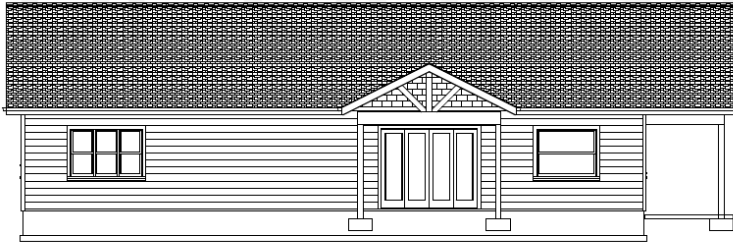
Lone Elder Flax Plant Historic Structures

Site Plan



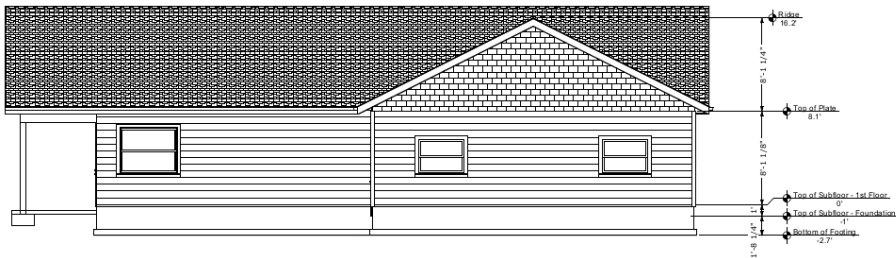
Proposed Plans

View from S Hwy 170



West Elevation
1/4 in = 1 ft

View from Historic Landmark structures



East Elevation
1/4 in = 1 ft



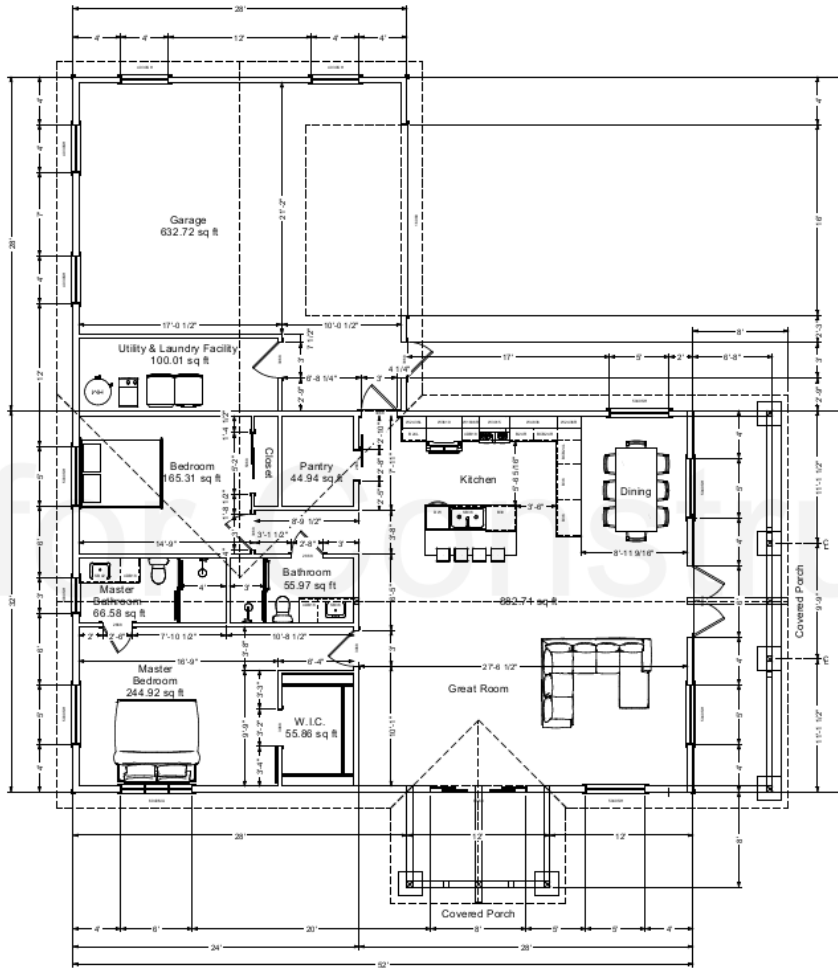
See 2023 aerial images of the contributing buildings below:

Looking East:



Google Street View:





BACKGROUND:

The 1997 land use decision for designating the subject property as a Historic Landmark includes the following description “The wretting tank building is a simple rectangular utilitarian building built circa 1936. Clad with concrete and sheet metal, it does not have any decorative features. The Lone Elder Flax Plant Wretting Tank Building, combined with the rest of the complex (See SHPO #1999, #2000, #2001, and #2002), are the only known buildings in the county to be associated with the large industry of flax processing. The Lone Elder Flax Plant Wretting Tank Building is significant for its association with the flax industry and the New Deal programs of the 1930s.” and “The Lone Elder Flax Plan was operated by the Clackamas Flax Growers from 1936-1955. This plant was the organizations headquarters and a major industry and employer in the area” and “Flax was used for linen fabric and for twine and cord. The flax was processed and then sent to mills in Salem. Near the end of the 1940s and the beginning of the 1950s, nylon was invented and the flax industry slowly subsided, causing the end of the Lone Elder Flax Plant in 1955.

Therefore the association with the historic industry, programs and people led to the Historic Landmark Designation on the subject property, and no architectural significance was identified. As noted in the land use file, the home on the property that is being proposed for replacement is not from the time period of significance and is therefore, considered noncontributing.

Designation file describes the setting as “Setting: The Lone Elder Flax Plant Wretting Tank building is located on the east side of Highway 170, a busy and noisy, two-lane thoroughfare. The building is set back from the road. The site is level. Across the road, to the west, is an undeveloped parcel. On the east there is a pasture. On the south there are buildings associated with the flax industry (see SHPO #2002). On the north there is a vacant lot. The area is a mixture of agricultural and industrial uses.”

Previous land use decisions include:

- A. Z1724-97 – Land use file that designated some of Lone Elder Flax Plant Wretting Tanks as a Historic Landmark.

The design of the home is intended to be in the craftsmand style with a gabled roof, a small covered front porch and a large side porch. The garage is tucked into the design and less prominent than many of the current home designs.

There is no landscaping or visual barrier proposed to separate the replacement home from the wretting tank.

Site Description: Located on the east side of Highway 170, a busy and noisy, two-lane thoroughfare, the property is a relatively flat 1.46 acer property with the location of proposed replacement home in the same footprint as the existing 1950s home. There are still wretting tanks and historic buildings located south of the proposed home.

DISCUSSION AND RECOMMENDATION:

The Planning and Zoning Staff finds that, based on the findings below, the subject site is eligible for the construction of a new single family home on the 1.46 parcel and that the proposed home design allows it to be differentiated from historic farm houses in the area while being compatible with the orientation and design of the homes on either side of the proposed homesite.

Applicable Criteria And Findings: Sections 707.01, 707.04, 707.05, and 707.06(C) provide the criteria used to determine how the Historic Preservation Overlay zone are applied to Historic Landmarks. Section 1307 provides the process by which the application is reviewed.

Section 707.02 APPLICABILITY

- A. *Section 707 applies to designated Historic Landmarks, Historic Districts, and Historic Corridors*

Finding: The property at 14900 S HERMAN RD is a small portion of a designated Historic Landmark. **This criterion is met.**

Section 707.04 Uses Permitted

- A. *Primary Uses: A Historic Landmark or properties within a Historic District or Historic Corridor may be used for any use which is allowed in the underlying zoning district, including home occupations, provided such use is not detrimental to the preservation of the historic resource, subject to the specific requirements for the use, and all other*

requirements of Section 707.

Finding: The use of the subject property for a replacement home is being reviewed through Z0321-24. Therefore, the proposed replacement home is an allowed use in the EFU zone with the Type II land use application **This criterion is met.**

Section 707.05 Historic Review Board

A Historic Review Board shall be established pursuant to Subsection 1307.03 and shall have the following responsibilities:

C. Review and make recommendations on all proposed new construction within a Historic District or Corridor, or on property on which a Historic Landmark is located, subject to Subsection 707.06;

Finding: Adding structures to the property requires building permits, and adding a new home is considered new construction on a property on which a Historic Landmark is located. Thus, the Historic Review Board is reviewing and providing recommendations to staff regarding Z0322-24. **This criterion is met.**

707.06 THE REVIEW PROCESS

Section 707.06. C (3). Alteration and Development:

3. Major Alterations: Major alterations shall be reviewed as Type II applications pursuant to Section 1307. Approval of an application for a major alteration shall be subject to the following criteria for rehabilitation:

- a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- e. Distinctive features, finished, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

Finding: The proposed new construction of a single family home is reviewed by criteria that are not tied to ZDO 707.06.C.03. The new construction is reviewed for compliance with ZDO 707.06.C.04 **Therefore, these criterion are Not Applicable.**

4. New Construction: Applications for proposed structures on a Historic Landmark site, or within a Historic District or Historic Corridor shall be reviewed as Type II applications pursuant to Section 1307. Approval of an application shall be subject to the following criteria:

- a. The design of the proposed structure is compatible with the design of the landmark building(s) on the site or in the district or corridor considering scale, style, height, and architectural detail, materials, and colors.*

Finding: The proposed replacement home site is in the same location of the noncontributing 1950s home. The subject property was designated a historic landmark based on the cement and metal building representing a significant period and location in Clackamas County history. There was no architectural details tied to the significance of the wretting tank. The gable roof on the wretting tank was installed in the 1980s. Therefore, staff find there are no architectural attributes that have to be matched for the home to be compatible. The scale and height are compatible with the other structures on the site that are historic. The existing home is red and there is no indication of color in the land use application. The wretting tank on the subject property is cement and sheet metal, thus there are no specific materials that would be required to be compatible. The historic building to the south that was involved in the twine production has vertical board and batten siding. Staff find that the horizontal board and batten siding on the subject property does not take away from the historic look or historic nature of the structure on the property to the south. **This criterion is met.**

b. The location and orientation of the new structure on the site is consistent with the typical location and orientation of similar structures on the site or within the district or corridor, considering setbacks, distances between structures, location of entrances, and similar siting considerations.

c. Changes to yard areas including planters, fences, ponds, walkways and landscape materials should be compatible with the overall historic setting.

d. Scale of commercial use: Individual permitted uses shall be of a scale appropriate to serve properties surrounding the historic overlay.

Finding: The primary orientation (primary front door) of the proposed home is towards the access drive that is to the south of the home and goes to the historic wretting tank. The location of the home is up near the road with the long axis parallel to the road which is similar to homes in the area. There are no changes to the historic structure, proposed in this application. The applicant does propose to replace the large maple trees with a maple hedge (*Acer campestre*), with no vegetation between the road and the historic landmark structure.

The home itself is designed in a simple craftsman/farm house style that is of a similar scale to the existing home and has a gabled roof. The applicant is proposing to shield the home from view of S. Hwy 170 using Hedge Maples.

None of the proposed alterations or new construction change the use of the property and do not change the commercial scale of the use.

Therefore, staff find the new construction criterion to be met.

SUMMARY OF FINDINGS AND RECOMMENDATION

The Planning and Zoning Staff finds that the replacement of the existing noncontributing home with the proposed structure does not compromise the historic integrity of the site and should be allowed on this Clackamas County Historic Landmark. Based on the above analysis of the ordinance standards, staff recommends approval of the home on this property.