

Z0523-22:

# Historic Landmark Preservation Plan and Relocation or Demolition

Assessor's Map & Tax Lot(s): T3S R2E Section 33B Tax Lot 00700  
Site Address 14412 S Carus Rd, Oregon City, 97045,  
Applicant: Denise Lapp;

December 08, 2022

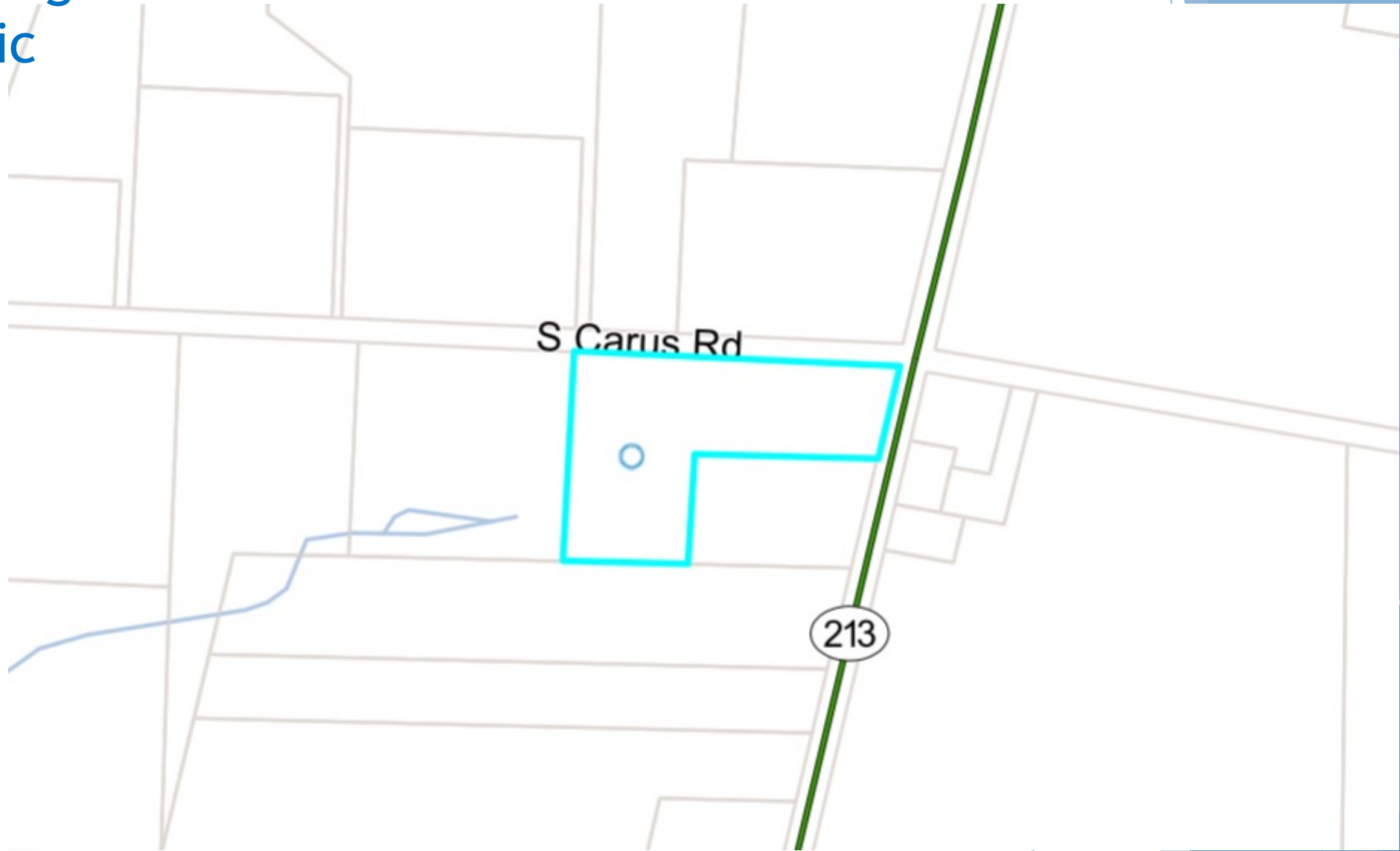
Public Hearing

# Proposal

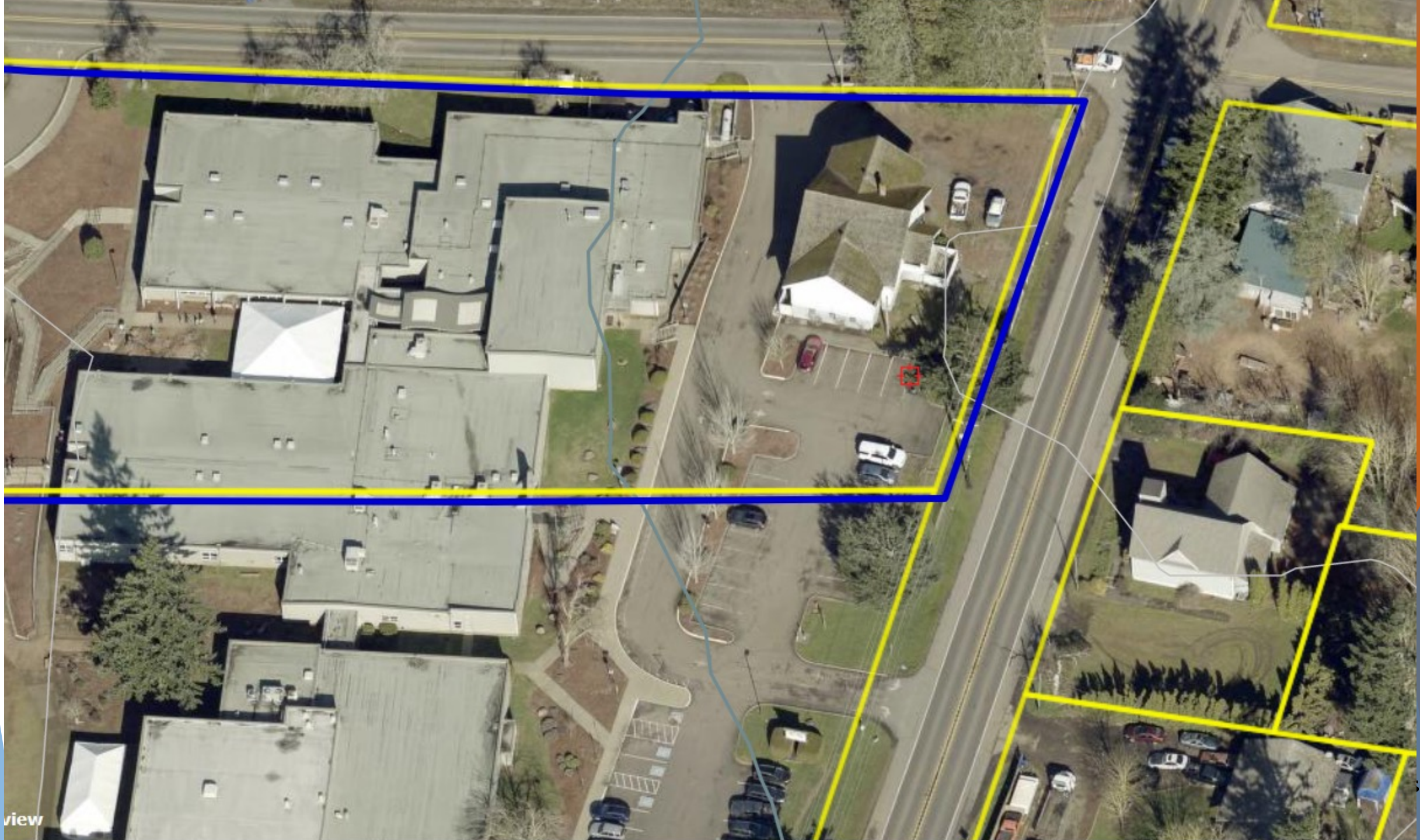
- ▶ The applicant is proposing to remove, or demolish, the 1926 historic school house that is the White Building located adjacent to Carus Elementary School.
- ▶ The school district is in the process of is selling the building for \$1 with the understanding that the buyer will remove and/or demolish the building by March of 2023. As an alternative to moving the building, the school district has applied for the Historic Review Board to consider the demolition of the building. The school district is pursuing these two options concurrently to ensure the school district can move forward with the land use planning process in case the relocation and sale of the building is unsuccessful.



# RRFF-5 Zoning with Historic Landmark Overlay











# Site Logistics

- ▶ Legal Description: 32E33B 00700
- ▶ Zone: Rural Residential Farm Forest 5-Acre (RRFF-5)
- ▶ Acreage: 4.75 Historic overlay covers 0.78 acres
- ▶ Other Land use:
  - ▶ CU-41-74; Conditional use approval of the school;
  - ▶ DR-10-6-77; Design review and approval of parking lot in the very northeast corner;
  - ▶ 1022-80-C,D; Northwest parking lot authorized under Design Review approval for 20 parking spaces only;
  - ▶ 934-80-V;
  - ▶ Z1293-90-Z (HL); Designation of 0.78 acres and the historic white building as a Historic Landmark;
  - ▶ Z0448-01-C; Courtyard and parking lot modifications;
  - ▶ ZPAC0112-21; The pre-application conference for the removal/demolition of the Historic Landmark and modify the traffic pattern at the school.

# Notification

## Public, County Departments & Agencies

- ▶ 19 property owners notified
- ▶ Media Release issued and in Canby Herald
- ▶ CPO, County Divisions and Agencies
  - ▶ Clackamas Fire Department:
    - ▶ Comment received from the CPO
  - ▶ Comments received from the public:
    - ▶ *Terry Ahlgrim*
    - ▶ *Todd Iselin*
    - ▶ *Pat Tawney*

# Subsection 707.06

- ▶ *Subsection 707.06 (1): Preservation Plan*
  - ▶ *i: Advertise*
  - ▶ *ii: Sign*
  - ▶ *iii: Information*
  - ▶ *iv: Proposed Use*
  - ▶ *V.: Record of interested parties*
- ▶ *Subsection 707.06 (2): Media Release*

- ▶ *Subsection 707.06 (3): Review Authority*
  - ▶ *a. plans*
  - ▶ *b. public hearing*
  - ▶ *c. Comprehensive Plan*
    - ▶ 9.C.5 conflict between a historic resource and the safety of students, staff, and visitors to a current school
    - ▶ *conflict between a historic resource and the safety of students, staff, and visitors to a current school*
    - ▶ *to improve the safety of the transportation system for all users and reduce the number and severity of crashes for future years*



# Subsection 707.06

## ▶ Subsection 707.06 (3): Review Authority

- ▶ d. Purpose of 707.01
  - ▶ A. Implement the goals and policies of the Comprehensive Plan for Historic Landmarks, Districts, and Corridors;
  - ▶ B. Promote the public health, safety, and general welfare by safeguarding the County's heritage as embodied and reflected in its historic resources;
  - ▶ C. Provide for the identification, protection, enhancement, and use of sites, structures, corridors, objects, and buildings within the County that reflect special elements of the County's architectural, archeological, artistic, cultural, engineering, aesthetic, historical, political, social, and other heritage;

## ▶ Subsection 707.06 (3): Review Authority

- ▶ d. Purpose of 707.01
  - ▶ D. Facilitate restoration and upkeep of historic buildings, structures or other physical objects or geographical areas;
  - ▶ E. Encourage public knowledge, understanding and appreciation of the County's history and culture;
  - ▶ F. Foster community and neighborhood pride and sense of identity based on recognition and use of cultural resources;
  - ▶ G. Promote the enjoyment and use of historic and cultural resources appropriate for the education and recreation of the people of the County

# Subsection 707.06

## ▶ Subsection 707.06 (3): Review Authority

### ▶ d. Purpose of 707.01

- ▶ *H. Preserve diverse architectural styles reflecting phases of the County's history; and encourage complimentary design and construction impacting cultural resources;*
- ▶ *I. Enhance property values and increase economic and financial benefits to the County and its inhabitants;*
- ▶ *J. Identify and resolve conflicts between the preservation of cultural resources and alternative land uses; and*
- ▶ *K. Integrate the management of cultural resources and relevant data into public and private land management and development processes.*

## ▶ Subsection 707.06 (3): Review Authority

- ▶ ***Applicant:*** Demolition of the White Building promotes 707.01.B public safety and general welfare, by allowing for an improved traffic flow at South Carus Road where it intersects Cascade Highway

# Subsection 707.06

- ▶ *Subsection 707.06 (3): Review Authority*
  - ▶ e. Criteria in Original Designation
    - ▶ The quality of design ..rarely found in non-residential buildings
  - ▶ f. Relationship to historic district or corridor
  - ▶ g. Effects to historic district or corridor
  - ▶ *h. Whether suspension of the proposed demolition will involve substantial hardship to the applicant,*
  - ▶ *and whether approval of the request would act to the substantial detriment of the public welfare and would be contrary to the intent and purposes of Section 707;*

- ▶ *Subsection 707.06 (4)&(5): Review Authority*
  - ▶ 4. The application may be approved in consideration of Subsections 707.06(D)(2) and (3).
  - ▶ 5. The application may be suspended, if, in the interest of preserving historic values for public benefit, the building should not be moved or demolished.
  - ▶ 6. The Historic Review Board may research programs or projects underway which could result in public or private acquisition of the subject building and site, and assess the potential for the success of these programs or projects. i. If the Historic Review Board determines that there are reasonable grounds to believe that such program or project may be successful, it may extend the suspension period up to 30 additional days per extension, not to exceed a total of 120 days from the date of the decision suspending the application.

# Staff Recommendation

- ▶ To Approve removal or demolition as recommended in Staff Report





# Questions?