



HISTORIC REVIEW BOARD AGENDA

Thursday, April 13, 2023

7:00 p.m.

Via ZOOM: <https://clackamascounty.zoom.us/j/81458244089>

Contact: Darcy Renhard
Email: drenhard@clackamas.us
Phone: 503-742-4545

Also published on the internet at:
<http://www.clackamas.us/planning/reviewboard.html>

1. CALL TO ORDER

2. PUBLIC COMMENT

This is an opportunity for attendees to provide comment to an item that is not on the agenda.

3. PROJECT PRESENTATION

<ul style="list-style-type: none"> a) Z0075-23: Consideration of the change in roof materials on the Benjamin Weddle Historic Farmhouse b) Z0575-22: Consideration of the removal, or demolition, of a historic landmark home located on the Strowbridge-Benson Farm. 	<p>Joy Fields JFields@clackamas.us 503-742-4510</p>
---	---

4. HISTORIC REVIEW BOARD MEMBERSHIP

5. OTHER BUSINESS

6. UPCOMING REVIEWS

6. ADJOURN

Paul Edgar * Howard Post

Michael Schmeer * Martha Waldemar

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at least three (3) business days before the meeting at 503-742-4696 or email drenhard@clackamas.us.

503-742-4696: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?



**Clackamas County Planning and Zoning Division
Department of Transportation and Development**

Development Services Building
150 Beavercreek Road | Oregon City, OR 97045

503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

NOTICE OF LAND USE APPLICATION IN YOUR AREA

Date of Mailing of this Notice: 03/08/2023

Notice Mailed To: Property owners within 750 feet of the subject property
Community Planning Organizations (CPO)
Interested Agencies

File Number: Z0075-23

Application Type: Historic Landmark Minor Alteration

Proposal: HISTORIC PROPERTY ALTERATION - Requesting review and approval to potentially modify the roof material on the historic home. The Historic Review Board will consider the application at their April 13th meeting. Members of the community can join the electronic meeting by phone, or by computer using the information provided on the website:
<https://www.clackamas.us/planning/reviewboard.html>

Applicable Zoning and Development Ordinance (ZDO) Criteria: In order to be approved, this proposal must comply with ZDO Sections ZDO 202, 707, 1307. The ZDO criteria for evaluating this application can be viewed at <https://www.clackamas.us/planning/zdo.html>

Applicant: VANDERMOLEN, LYNEIL

Property Owner: VANDERMOLEN LYNEIL A

Site Address: 22262 SW STAFFORD RD
TUALATIN, OR 97062

Location: 22262 SW Stafford Rd, approximately 980 feet east of the intersection of SW Newland Rd and SW Stafford Rd.

Assessor's Map and Tax Lot: 21E32B 01001

Zoning: EFU-EXCLUSIVE FARM USE

Staff Contact: Joy Fields

E-mail: JFields@clackamas.us

File Number: Z0075-23

Community Planning Organization: The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation. You are welcome to contact the CPO and attend their meeting on this matter, if one is planned.

If this CPO is currently inactive and you are interested in becoming involved in land use planning in your area, please contact Clackamas County Community Engagement at [503-655-8751](tel:503-655-8751). In some cases where there is an inactive CPO, a nearby active CPO may review the application. To determine if that applies to this application, call or email the staff contact.

How to Review this Application: A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost. Copies may be purchased at the rate of \$2.00 per page for 8 1/2" x 11" or 11" x 14" documents, \$2.50 per page for 11" x 17" documents, \$3.50 per page for 18" x 24" documents and \$0.75 per sq ft with a \$5.00 minimum for large format documents. You may view or obtain these materials:

- Online at <https://accela.clackamas.us/citizenaccess/>. After selecting the Planning tab enter the file number to search. Select File Number and then select Attachments from the dropdown list, where you will find the submitted application; or
- By emailing or calling the staff contact.

Decision Process: Following the closing of the comment period, a written decision on this application will be made and a copy will be mailed to you. If you disagree with the decision, you may appeal to the Land Use Hearings Officer, who will conduct a public hearing. There is a \$250 appeal fee.

How to Comment on this Application:

To ensure your comments are considered prior to issuance of the decision, they must be received within 20 days of the date of this notice. Comments may be submitted by email to the staff contact or by regular mail to the address at the top of this notice. Please include the file number on all correspondence, and focus your comments on the approval criteria identified above or other criteria that you believe apply to the decision.

Comments:

Your Name/Organization

Telephone Number

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at least three (3) business days before the meeting at 503-742-4545 or DRenhard@clackamas.us.

¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cán Biên dịch hoặc Phiên dịch? | 번역 또는 통역?



**Clackamas County Planning and Zoning Division
Department of Transportation and Development**

Development Services Building
150 Beaver Creek Road | Oregon City, OR 97045
503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

TYPE II OR III LAND USE APPLICATION

DEEMED COMPLETE

ORIGINAL DATE SUBMITTED:

FILE NUMBER:

APPLICATION TYPE:

The Planning and Zoning Division staff deemed this application complete for the purposes of Oregon Revised Statutes (ORS) 215.427 on:

Staff Name

Title

Comments:

Check one:

The subject property is located inside an urban growth boundary. The 120-day deadline for final action on the application pursuant to ORS 215.427(1) is:

The subject property is not located inside an urban growth boundary. The 150-day deadline for final action on the application pursuant to ORS 215.427(1) is:



Planning and Zoning
Department of Transportation and Development
 Development Services Building
 150 Beaver Creek Road | Oregon City, OR 97045
 503-742-4500 | zoninginfo@clackamas.us
 www.clackamas.us/planning

STAFF USE ONLY

RECEIVED

Z0075-23
 FEB 27 2023

Clackamas County
 Planning & Zoning Division

Staff Initials: _____ File Number: _____

Land use application for:

HISTORIC PROPERTY
ALTERATION, NEW CONSTRUCTION, MOVING, and/or
DEMOLITION

Application Fee: (None)

APPLICANT INFORMATION			
Applicant name: Lyneil Vandermolen	Applicant email: anagoptanye@gmail.com	Applicant phone: 503-638-6124	
Applicant mailing address: 22262 SW Stafford Rd.	City: Tualatin	State: OR	ZIP: 97062
Contact person name (if other than applicant):	Contact person email:	Contact person phone:	
Contact person mailing address:	City:	State:	ZIP:

PROPOSAL	
Brief description of proposal: Re-roofing historic house	Pre-application conference file number: ZPAC-0005-23

SITE INFORMATION		
Site address: 22262 SW Stafford Rd. Tualatin, OR. 97062	Comprehensive Plan designation: EFU	Zoning district:
Map and tax lot #: Township: <u>2S</u> Range: <u>1E</u> Section: <u>32B</u> Tax Lot: <u>1001</u> Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____	Land area: 15.3 acres	
Adjacent properties under same ownership: Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____		

Printed names of all property owners: Lyneil Vandermolen	Signatures of all property owners: <i>Lyneil Vandermolen</i>	Date(s): 02-20-'23
---	---	------------------------------

I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

Applicant signature:	Date:
----------------------	-------

When is a Historic Property Alteration, New Construction, Moving and/or Demolition permit required?

Zoning and Development Ordinance (ZDO) [Subsections 707.06\(C\) and \(D\)](#) allow County-designated Historic Landmarks or structures in Historic Districts or Corridors to be altered, moved, or demolished, and for new construction to occur on lots with a historic designation, subject to standards and only after approval of a County land use permit. **There is no charge for the permit application.**

What is the permit application process?

Permits for the alteration, development, moving, or demolition of historic property are subject to a "Type II" land use application process, as provided for in [Section 1307](#) of the ZDO. Type II decisions include notice to owners of nearby land, the Community Planning Organization (if active), service providers (sewer, water, fire, etc.), and affected government agencies. Applications for the moving or demolition of a Historic Landmark, or for a major alteration to the exterior of a Historic Landmark or a primary, secondary, or contributing structure in a Historic District or Historic Corridor, require review by the County's Historic Review Board. If the application is approved, the applicant must comply with any conditions of approval identified in the decision. The Planning Director's decision can be appealed to the County Land Use Hearings Officer.

How long will it take the County to make a decision about an application? The County makes every effort to issue a decision on a Type II land use application within 45 days of when we deem the application to be complete. State law generally requires a final County decision on a land use permit application in an urban area within 120 days of the application being deemed complete, and within 150 days for a land use permit in a rural area, although there are some exceptions.

Who can help answer additional questions?

For questions about the County's land use permit requirements and this application form, contact Planning and Zoning at **503-742-4500** or zoninginfo@clackamas.us. You can also find information online at the Planning and Zoning website: www.clackamas.us/planning.

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503- 742-4545 or drenhard@clackamas.us.

503-742-4545: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? 翻译或口译? | Cán Biên dịch hoặc Phiên dịch? | 번역 또는 통역?

A. Complete a pre-application conference:

You must attend a pre-application conference with Planning and Zoning staff before filing this application. [Information about the pre-application conference](#) process and a request form are available from the Planning and Zoning website. **There is no charge for the pre-application meeting.**

B. Review applicable land use rules:

This application is subject to the provisions of [Section 707, Historic Landmark \(HL\), Historic District \(HD\), and Historic Corridor \(HC\)](#) of the [Clackamas County Zoning and Development Ordinance \(ZDO\)](#).

It is also subject to the ZDO's definitions, procedures, and other general provisions, as well as to the specific rules of the subject property's zoning district and applicable development standards, as outlined in the ZDO.

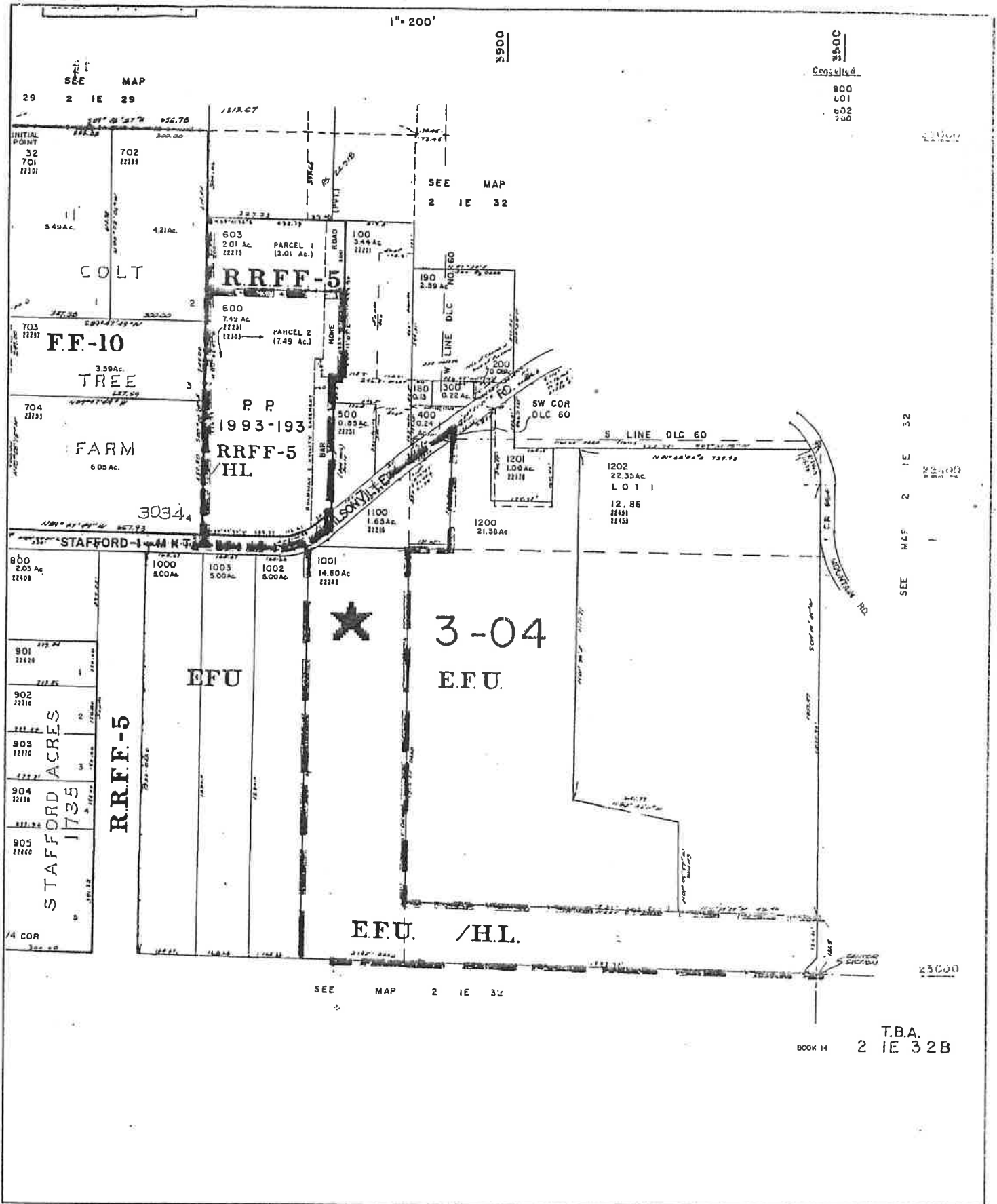
C. Turn in all of the following:

- Complete application form:** Respond to all the questions and requests in this application, and make sure all owners of the subject property sign the first page of this application. Applications without the signatures of *all* property owners are incomplete. **There is no charge for this application.**
- Site plan:** Provide a site plan (also called a plot plan). A [Site Plan Sample](#) is available from the Planning and Zoning website. The site plan must be accurate and drawn to-scale on paper measuring no larger than 11 inches x 17 inches. The site plan must illustrate all of the following (when applicable):
 - Lot lines, lot/parcel numbers, and acreage/square footage of lots;
 - Contiguous properties under the same ownership;
 - All structures, fences, roads, driveways, parking areas, landscaping, and easements, each with identifying labels and dimensions;
 - Setbacks of all structures from lot lines and easements;
 - Significant natural features (rivers, streams, wetlands, slopes of 20% or greater, geologic hazards, mature trees or forested areas, drainage areas, etc.); and
 - Wastewater treatment facilities (e.g., septic tanks, septic drainfield areas, replacement drainfield areas, drywells).
- Exterior materials list:** Provide a list of exterior materials pertinent to the application request.
- Building elevation diagrams (or photos):** Attach drawings of all affected structures. The drawings must indicate dimensions (height, length, width, and area) and be to-scale. They must show each side of the structure and any windows, doors, or other appurtenances. Photos may be used in lieu of drawings for small projects, but dimensions must also be indicated on the photos.
- Floor plans:** Attach detailed, accurate, and to-scale floor plans of all affected structures. Label all rooms according to use, show all of their dimensions, include the square footage of each room, and identify all doors and partition walls.
- Evidence of severe deterioration (for major alterations):** If the proposal includes a major alteration involving the replacement of a severely deteriorated distinctive feature, provide documentary, physical, or pictorial evidence of the deterioration.
- Evidence of submitted preservation plan (if moving or demolishing):** If the proposal includes moving or demolishing a primary, secondary, or contributing structure or elements within a Historic District or Historic

Dangerous Buildings, and the feasibility of correcting the deficiencies to meet the requirements of the building official rather than demolishing the building?

YES, and those findings are attached.

NO, for the following reasons:



THIS MAP IS FURNISHED AS A CONVENIENCE BY PACIFIC NORTHWEST TITLE

This map is not a survey and does not show the location of any improvements.
The company assumes no liability for errors therein.

MAP # 21E32B.01001



3. Explain how the designated resource cannot reasonably be used in conjunction with the proposed use:

4. Explain how the continued location of the landmark or contributing resource on the proposed development site precludes development on the site which would provide a greater community benefit:

5. Explain how the designated landmark or contributing resource is structurally capable of relocation:

6. Explain how the loss of the landmark or contributing resource will not affect the integrity of

Corridor, or moving or demolishing a structure/element designated as, or contributing to, a Historic Landmark, you must provide evidence of having already prepared and submitted the preservation plan detailed in ZDO Subsection 707.06(D)(1) to Planning and Zoning ahead of a media release. The preservation plan shall have included a narrative describing how the applicant will accomplish the following:

- Advertising the resource in local, regional, and historic preservation newspapers of general circulation in the area once per week during the pre-application period and providing evidence of such advertising;
- Giving public notice by placing a sign on the subject property informing the public of intended action which will remove or demolish the structure and including the County department and telephone number to call for further information, with the sign remaining on the subject property until a permit is issued;
- Preparing and making available information related to the history and sale of the subject property to all who inquire;
- Providing information regarding the proposed use for the Historic Landmark site; and
- Keeping a record of the parties who have expressed an interest in purchasing or relocating the structure, and ensuring that an adequate effort has been made to secure a relocation site by providing a list of property locations and owners who were contacted regarding purchase of a relocation site.

Note: Pursuant to [ZDO Subsection 1307.07\(C\)\(2\)](#), the Planning Director or designee may modify the preceding list of submittal requirements. Please consult the information provided in your pre-application conference.

the designated Historic District or Historic Corridor, if applicable:

9. Explain how adequate effort has been made to seek a relocation site within the Historic District or Historic Corridor, if applicable:

10. Explain how approval of the demolition would not act to the substantial detriment of the public welfare or be contrary to the intent and purposes of [ZDO Section 707](#):

Clackamas County Page 19 of 20 Updated 01/01/2021 Historic Property Alteration, New Construction, Moving, Demolition (Type II)

11. Has a building official provided findings determining the status of the subject building as a dangerous building under County Code Chapter 9.01, *Uniform Code for the Abatement of*

D. Describe the proposal:

1. What Historic Landmark, Historic District, or Historic Corridor is being proposed for alteration, new construction, moving and/or demolition?

Name and description of historic property:

the Benjamin Weddle Farm.

2. Describe all of the proposed alterations of, and/or development on, the subject historic property:

New roof on the house. Cedar shake is currently very expensive and I want to know if composite shingle would disqualify the house from remaining on the register.

property:

Clackamas County Page 4 of 20 Updated 01/01/2021 Historic Property Alteration, New Construction, Moving, Demolition (Type II)

3. Check the box next to the type(s) of alterations/development proposed, and complete the associated additional section(s) of this application that follow.

- Minor alteration:** This is an alteration to restore portions of the exterior to the *original historic appearance* while performing repairs. Examples include: adding gutters and downspouts; repairing or providing a compatible new foundation that does not result in raising or lowering the building elevation; a change in material to match the original type of material on a structure or grounds; a change in type of roof material in character with the original roofing material; and replacing storm windows or doors.
(No additional questions to answer)
- Major alteration:** This is an alteration that exceeds the scope of a minor alteration but does not include the development of a new structure.
(Answer additional questions in Part E on Page 6)
- New construction:** This is the development of any *new structure* on a lot with a historic designation or in a Historic District or Historic Corridor, including construction of a new detached garage, barn, shed, or other accessory building.
(Answer additional questions in Part F on Page 11)
- Moving:** This is the relocation of a primary, secondary, or contributing structure within a Historic District or Historic Corridor, or of a structure designated as, or contributing to, a Historic

3. Check the box next to the type(s) of alterations/development proposed, and complete the associated additional section(s) of this application that follow.

- Minor alteration:** This is an alteration to restore portions of the exterior to the *original historic appearance* while performing repairs. Examples include: adding gutters and downspouts; repairing or providing a compatible new foundation that does not result in raising or lowering the building elevation; a change in material to match the original type of material on a structure or grounds; a change in type of roof material in character with the original roofing material; and replacing storm windows or doors.
(No additional questions to answer)
- Major alteration:** This is an alteration that exceeds the scope of a minor alteration but does not include the development of a new structure.
(Answer additional questions in Part E on Page 6)
- New construction:** This is the development of any *new structure* on a lot with a historic designation or in a Historic District or Historic Corridor, including construction of a new detached garage, barn, shed, or other accessory building.
(Answer additional questions in Part F on Page 11)
- Moving:** This is the relocation of a primary, secondary, or contributing structure within a Historic District or Historic Corridor, or of a structure designated as, or contributing to, a Historic Landmark.
(Answer additional questions in Part G on Page 13)
- Demolition:** This is the demolition of a primary, secondary, or contributing structure within a Historic District or Historic Corridor, or of a structure designated as, or contributing to, a Historic Landmark.
(Answer additional questions in Part H on Page 16)

Landmark. **(Answer additional questions in Part G on Page 13)**

- Demolition:** This is the demolition of a primary, secondary, or contributing structure within a Historic District or Historic Corridor, or of a structure designated as, or contributing to, a Historic Landmark.

(Answer additional questions in Part H on Page 16)

Clackamas County Page 5 of 20 Updated 01/01/2021 Historic Property Alteration, New Construction, Moving, Demolition (Type II)

E. For major alterations:

If you are proposing a major alteration to a Historic Landmark, or to a primary, secondary, or contributing structure within a Historic District or Historic Corridor, accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. Explain how the property be used for its historic purpose or is being placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment:

E. For major alterations:

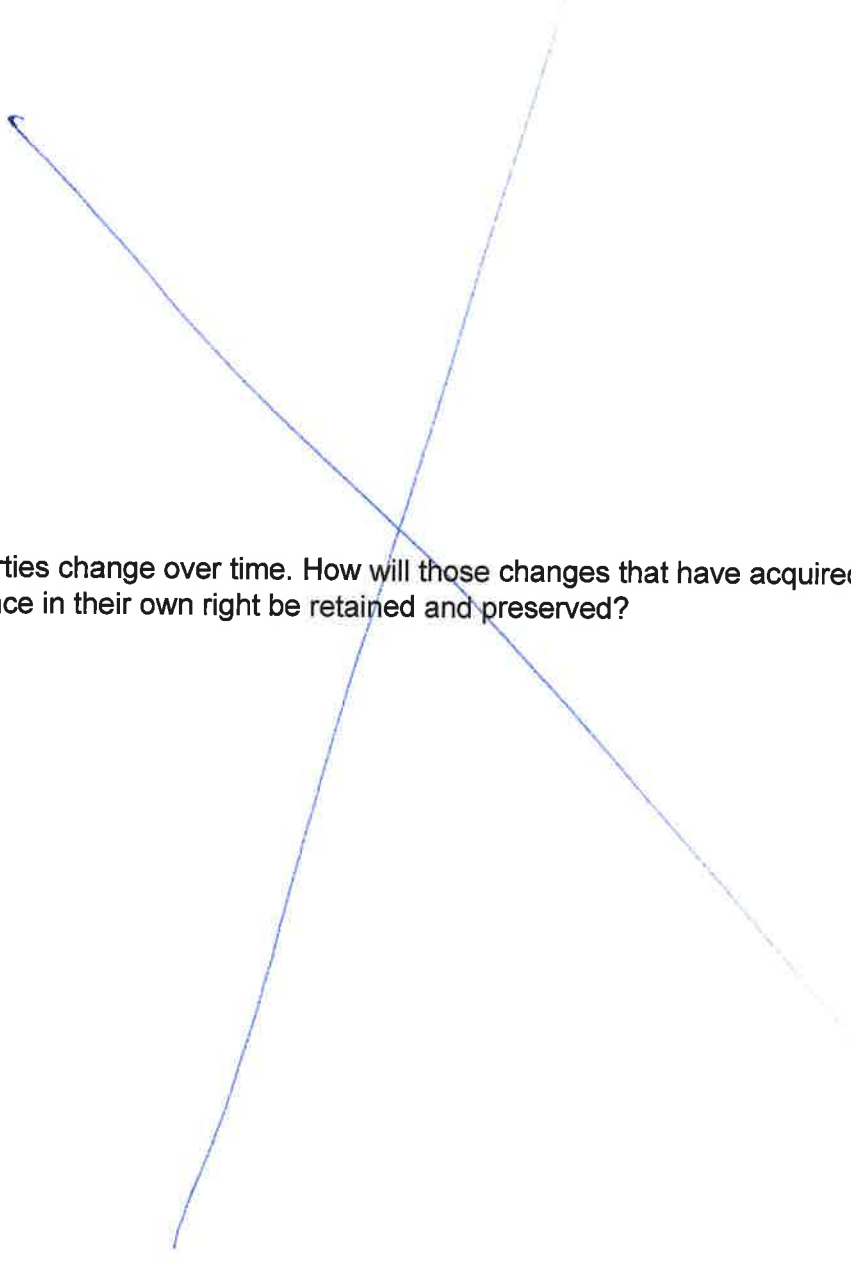
If you are proposing a major alteration to a Historic Landmark, or to a primary, secondary, or contributing structure within a Historic District or Historic Corridor, accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

- 1. Explain how the property be used for its historic purpose or is being placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment:

Maintenance of historic house

- 2. How will the historic character of the property be retained and preserved, and how will the removal of historic materials or alteration of features and spaces that characterize the property be avoided?

I'm assessing the cost of re-roofing. The most affordable replacement is composite shingle. But if historical looking synthetic shakes such as DaVinci or Cedar brands are affordable, I would use them. What I need from the historical review committee is a decision about whether or not using composite shingle would threaten its historical designation.



4. Most properties change over time. How will those changes that have acquired historic significance in their own right be retained and preserved?

5. How will the proposed alteration preserve distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the historic property?

3. Each property shall be recognized as a physical record of its time, place, and use. How will proposed changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, not be undertaken?

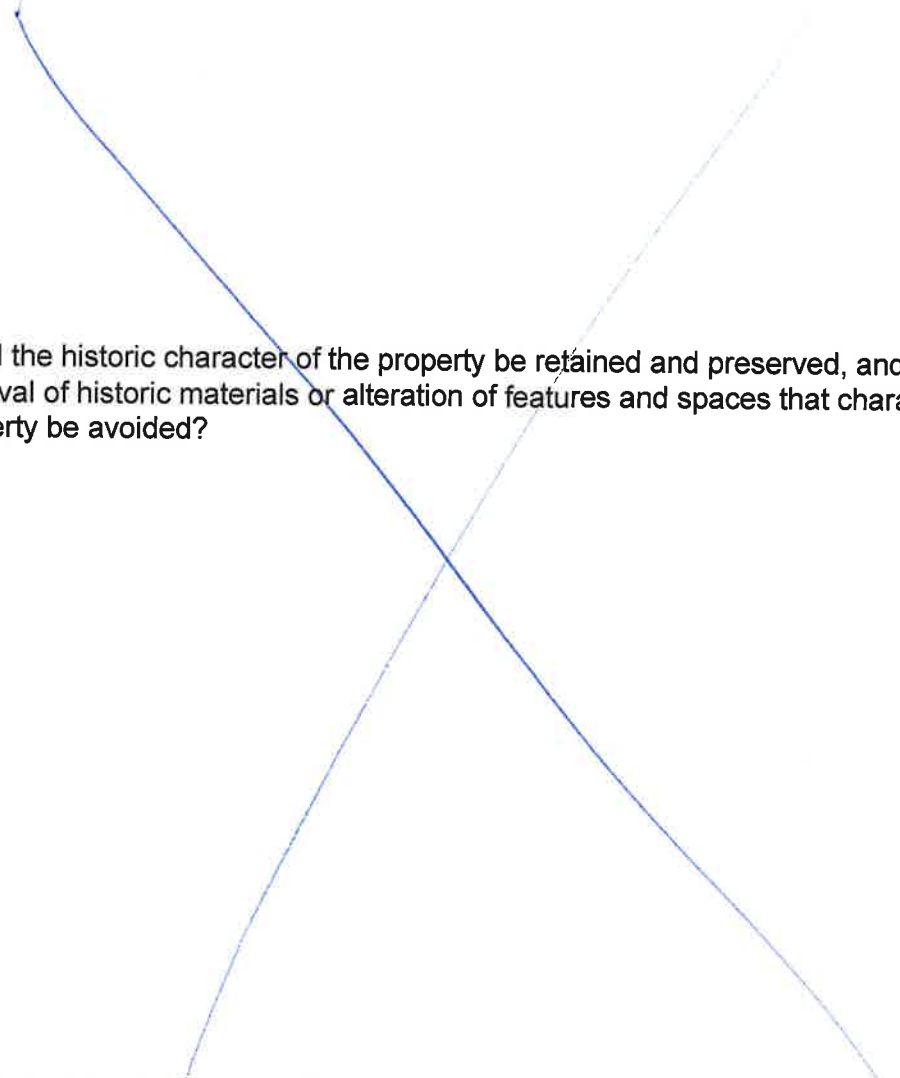
The history of asphalt shingles began with a proto-type in 1893 and was in general use by 1911. My house was built in 1913. The U.S. National Board of Fire Underwriters campaigned to end the use of wood shingles in 1920. By the 1920's composite shingles became common.

I don't believe that given the history of both asphalt and composite shingles, it should be necessary to continue roofing the house in shingles. Very little of the roof is visible from the front anyway, because it is a two story house with gables.

If synthetic shakes are affordable, I would use them.

4. Most properties change over time. How will those changes that have acquired historic significance in their own right be retained and preserved?

Except for removing the inappropriate 1980's aggregate gravel steps and sidewalks to replace them with cement, the exterior of the house is unchanged since I bought it. Todd Iselin of the Clackamas County Historical Review Committee oversaw our restoration.



2. How will the historic character of the property be retained and preserved, and how will the removal of historic materials or alteration of features and spaces that characterize the property be avoided?

Clackamas County Page 6 of 20 Updated 01/01/2021 Historic Property Alteration, New Construction, Moving, Demolition (Type II)

3. Each property shall be recognized as a physical record of its time, place, and use. How will proposed changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, not be undertaken?

5. How will the proposed alteration preserve distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the historic property?

Re-roofing doesn't change any of the original architecture.

6. Will the proposed alteration include the replacement of a deteriorated distinctive feature?

NO

- YES. (In the box below, describe why the replacement is necessary because of the severity of the deterioration, and explain how the new feature will match the old in design, color, texture, and other visual qualities and, where possible, materials.)

The new roof would also be a grayish color but the texture might appear different if I use the composite shingles.

7. Will you use any chemical or physical treatments such as sandblasting?

NO

- YES, but they are appropriate, will be undertaken using the least damaging or gentlest means possible, and will not cause damage to historic materials for the following reasons:

applicant?

NO

YES, for the following reasons:

6. Explain how the designated resource cannot reasonably be used in conjunction with the proposed use of the subject property:

7. Explain how the continued location of the landmark or contributing resource on the proposed development site precludes development on the site which would provide a greater community benefit:

Clackamas County Page 18 of 20 Updated 01/01/2021 Historic Property Alteration, New Construction, Moving, Demolition (Type II)
8. Explain how the loss of the landmark or contributing resource will not affect the integrity of

8. Will any significant archeological resources be affected by the project?

NO

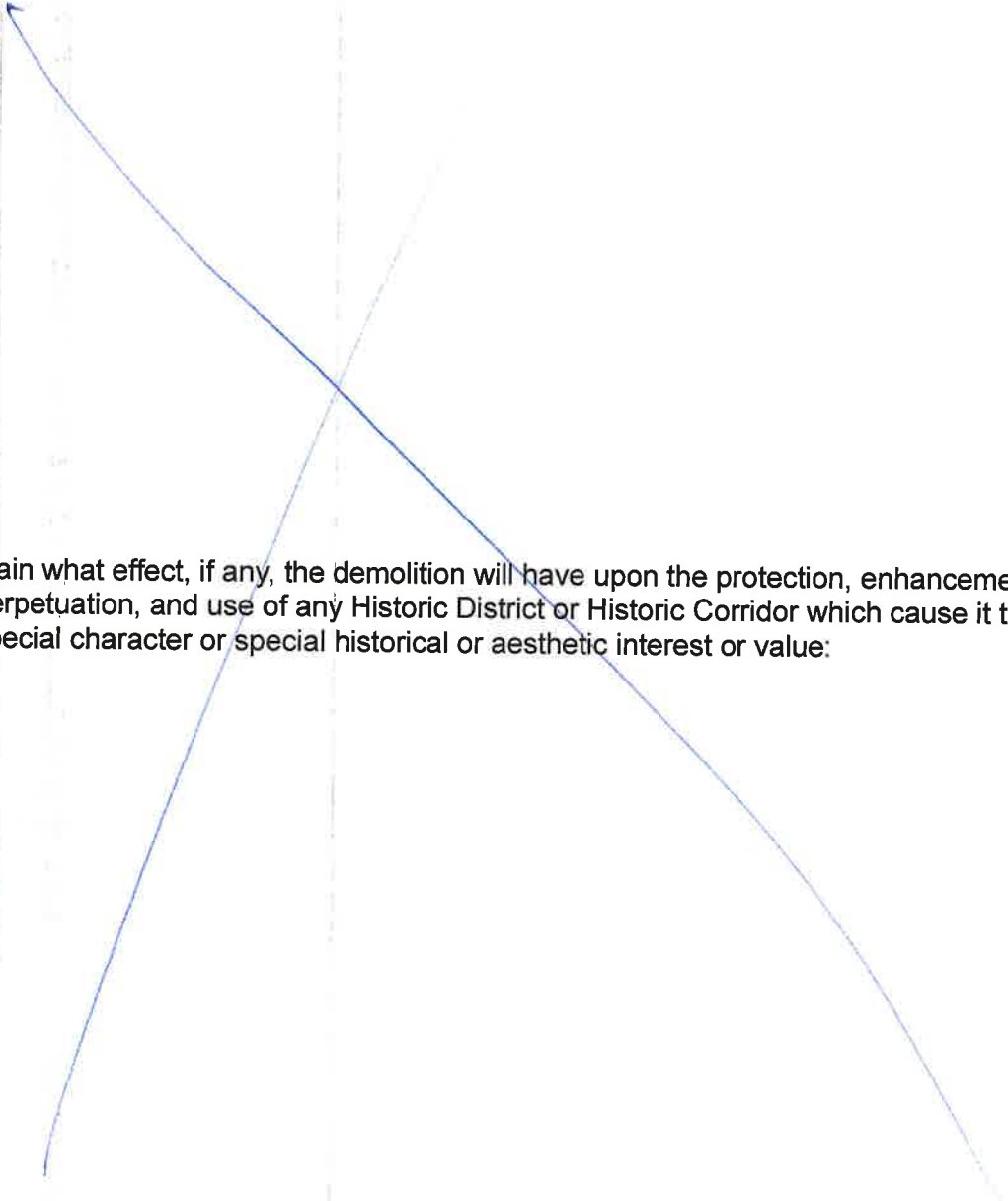
YES, but they will be protected and preserved, or must be disturbed and mitigation measures will be undertaken, as described in the box below:

9. a. Is any new addition, exterior alteration, or related new construction proposed?

NO (*No additional questions*)

YES, but it will not destroy historic materials that characterize the property; will be differentiated from the old; and will be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment for the following reasons:

the Historic Landmark, Historic District, or Historic Corridor:



4. Explain what effect, if any, the demolition will have upon the protection, enhancement, perpetuation, and use of any Historic District or Historic Corridor which cause it to possess a special character or special historical or aesthetic interest or value:

Clackamas County Page 17 of 20 Updated 01/01/2021 Historic Property Alteration, New Construction, Moving, Demolition (Type II)

5. Would suspension of the proposed demolition involve substantial hardship to you, the

- b. If you propose new additions or adjacent or related new construction, explain how the development will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property, including historic plant materials, and its environment would be unimpaired:

N/A

If you are proposing to demolish a primary, secondary, or contributing structure within a Historic District or Corridor, or designated as a Historic Landmark, accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. Explain how the demolition is consistent with the Comprehensive Plan:

2. Explain how the demolition is consistent with the purposes of ZDO Section 707, as set forth in Subsection 707.01:

Clackamas County Page 16 of 20 Updated 01/01/2021 Historic Property Alteration, New Construction, Moving, Demolition (Type II)

3. Explain how the demolition is consistent with the criteria used in the original designation of

F. For new construction:

If you are proposing new construction on a property with a Historic Landmark designation, in a Historic District, or in a Historic Corridor, accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. How is the design of the proposed structure compatible with the design of the Historic Landmark building(s) on the subject site, or in the subject Historic District or Historic Corridor, considering scale, style, height, and architectural detail, materials, and colors?

It's already on the County Historical Register

2. How is the location and orientation of the new structure on the site consistent with the typical location and orientation of similar structures on the site or within the subject Historic District or Historic Corridor, considering setbacks, distances between structures, location of entrances, and similar siting considerations?

No new structure

The rest of the questions have nothing to do with the house.

the designated Historic District or Historic Corridor, if applicable:

7. Explain how adequate effort has been made to seek a relocation site within the Historic District or Historic Corridor, if applicable:

H. For demolition:





**Planning and Zoning
Department of Transportation and Development**

Development Services Building
150 Beaver Creek Road | Oregon City, OR 97045

503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning



1 of 11 > 02/12/2022



STAFF RECOMMENDATION to HISTORIC REVIEW BOARD

This document represents the Staff Recommendation on a Land Use Application requesting the replacement of the roof on the Weddle House. The site is a Historic Landmark also known as the Benjamin F. Weddle Farm.

SECTION 1 – SUMMARY

DATE: March 23, 2023

CASE FILE NO.: Z0075-23-HR

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

LOCATION: 22262 SW Stafford Rd, located approximately 980 feet east of the intersection of SW Newland Rd and SW Stafford Rd. Tax Map 02S01E32B, Tax Lot 01001

APPLICANT: Lyneil Vandermolen

OWNER: Lyneil Vandermolen

TOTAL AREA: Approximately 15.72 acres

ZONING: EFU (Exclusive Farm Use) and Historic Landmark.

CITIZENS PLANNING ORGANIZATION: Far West Association

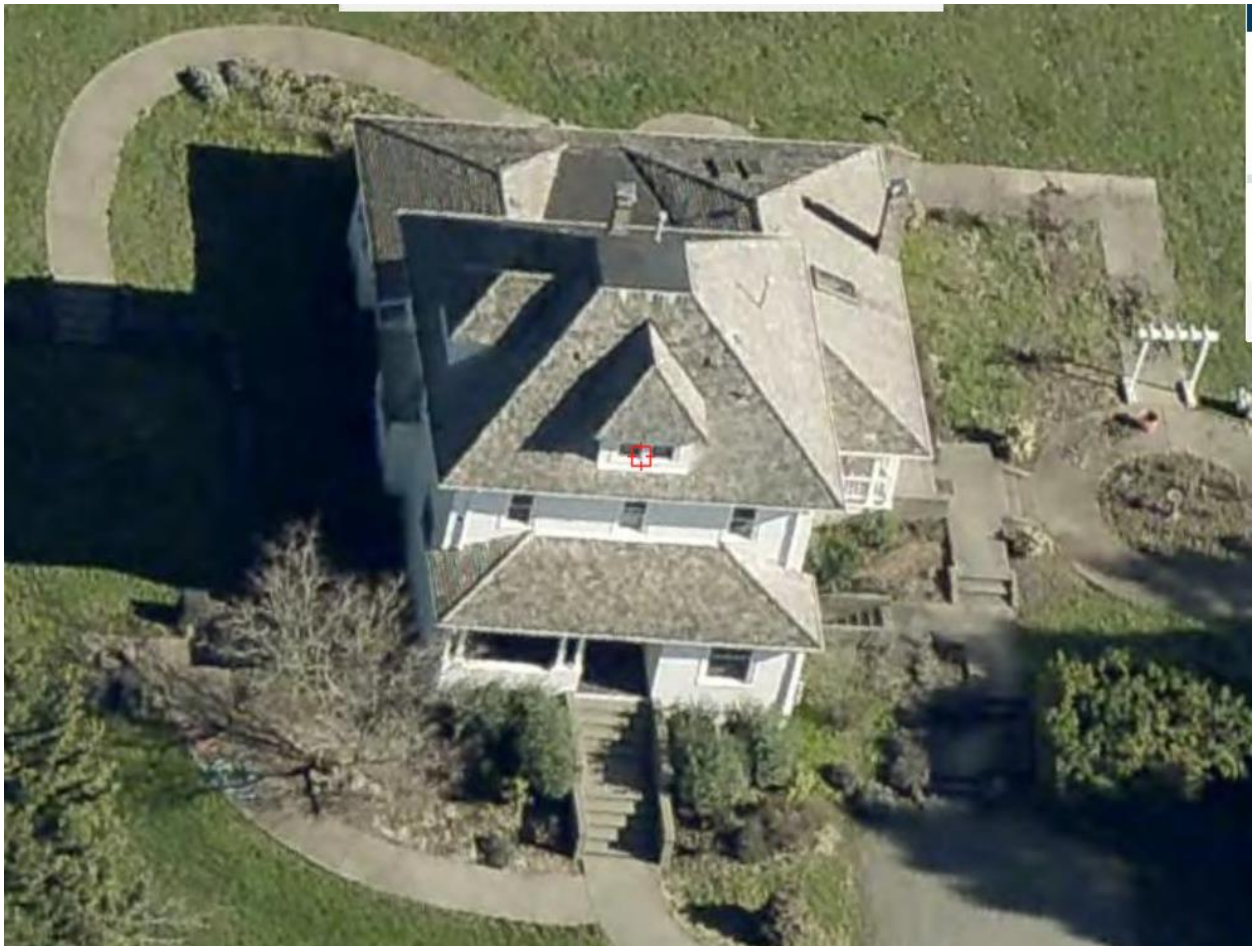
PROPOSAL: Proposed re-roofing of the historic home with materials that differ from the original cedar roofing materials.

APPLICABLE APPROVAL CRITERIA: This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Sections(s) 202, 401, 707.05 (B), 707.06(C)(2), and 1307.

Location Map



Aerial Image



North Side Elevation



BACKGROUND:

Excerpts from the 2007 Historic Inventory, follow:

“Benjamin F. Weddle purchased a portion of this land in 1902, from John A. Wied and the remainder was purchased in 1906, from Gottlieb Schiewe. Weddle built the subject farmhouse on 105 acres of land in 1913. Weddle primarily grew grain; he later drove the school bus for the Stafford School. Weddle sold the Craftsman style house in 1926 to Gottlieb and Martha Keller, who owned it well past the historic period. The Kellers were engaged in several types of farming, including dairying, growing potatoes, egg and chicken production. It was common for farmers in this area to grow general crops (i.e. six acres potatoes, two acres fruit, one acre vegetables) and then to sell the produce in Portland. Stafford Road was an early market road.”

“This area along Stafford Road is of historic interest. Many buildings in the area date to the turn of the century. It was an early crossroads which included a store and a post office (no longer extant). Several other historic buildings are still extant including the Stafford School, the Schatz Farm and the First German Baptist Church.The subject property is significant as an example of an early twentieth century farm complex located on an early Territorial, then farm to market Road (Stafford). The Craftsman house and large gable roof Western Barn are individually significant buildings for their type.”

“Architectural features, such as the truncated hip roof on the Weddle House, suggest that this may be a 19th century house, however, today it must be judged as an early 20th century building. This is due to the overwhelming number of Craftsman features. The highly visible Weddle House is the largest Craftsman style building in the Stafford area. Major alterations include residing the house which also changed the window surrounds, front porch enclosure and rear addition. Although these changes do compromise the historic architecture of the house, the form and massing of the structure as well as many of the Craftsman details are still evident and thus exemplify the style.”

“The house is part of a farm complex. The large gable roof barn appears to date from the historic period and may pre date the dwelling. It is an excellent example of a Western Barn. Other buildings include a smaller barn, sheds and silos. It is unusual to find extant silos in this area. This farm complex is highly visible from Stafford Road as well as Newland Road to the south.”

The Historic Landmark is not on the National Register per SHPO Resource ID: 31072.

Previous land use decisions include:

- A. Z0110-91 – Designation of the property as a Historic Landmark.
- B. Z0304-14, property line adjustment with the property to the west.

Site Description: The project site is primarily flat farmland around this historic structure. As the historic inventory identifies, the historic farmhouse is near a group of agricultural buildings including a stable and barn structures. There is a water quality resource with habitat conservation area on the backside of the property

DISCUSSION AND RECOMMENDATION:

The Planning and Zoning Staff finds that, based on the findings below, the subject site is eligible for the replacement of the wood shakes with composite shingles that are designed with a similar aesthetic to the wood shakes. The State Historic Preservation Office provided a few options for the property owner to consider for fire resistance and aesthetics. Based on analysis of the ordinance standards, staff recommends approval of the proposed re-roofing of the farmhouse on the subject site.

Applicable Criteria And Findings: Section 707 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. The definitions found in ZDO Section 202 are the basis for the language used and the underlying EFU Zoning District is subject to Section 401.

Section 707.02 APPLICABILITY

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

Finding: The property at 22262 SW Stafford RD, Tualatin, 97062, is 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 property that has Historic Landmark Designation has historically been as a farm and will continue to be used as a farm. This standard is for informational purposes only, since re-roofing the farmhouse will not change the use of the home. 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:

B. Review and make recommendations on proposals to alter the exterior of a Historic Landmark or primary, secondary, or contributing structure within a Historic District or Historic Corridor, subject to Subsection 707.06;

Finding: The applicant is proposing to change the roof material on a Historic Landmark. Thus, the Historic Review Board is reviewing and providing recommendations to staff regarding Z0075-22. This criterion is met.

707.06 THE REVIEW PROCESS

Section 707.06.02 C. Alteration and Development:

2. *Minor Alterations:* Minor alterations shall be reviewed as Type II applications pursuant to Section 1307. In addition, the review authority may consult with the Historic Review Board, or any member thereof, in applying the provisions of Subsection 707.06(C)(2). An alteration shall be considered minor when the result of the proposed action is to restore portions of the exterior to the original historic appearance while performing repairs, such as:

- a. Addition of gutters and downspouts;
- b. Repairing or providing a compatible new foundation that does not result in raising or lowering the building elevation;
- c. Change in material to match original type of material on the structure or grounds;
- d. Change in type of roof material in character with the original roofing material; and
- e. Replacement of storm windows or doors.

Finding: The applicant is proposing to make a change in the type of roof material. Therefore the alteration to the exterior of the Historic Landmark is being reviewed as a minor alteration. The applicant noted that they are “assessing the cost of re-roofing. The most affordable replacement is composite shingle. But if historical looking synthetic shakes such as DeVinci or Cedar (CeDur) brands are affordable I would use them. What I need from the historic review committee is a decision about whether or not using composite shingle would threaten its historical designation.

Images of the brands discussed by the applicant and options offered by other applicants of roof replacement for Historic Landmarks are identified below:

DeVinci: Synthetic cedar imitation shakes advertised as “Thick construction, deep grooves and realistic grain patterns combine to create dramatic shadows and visual richness”



CeDur Synthetic Composite Cedar Shake Roofing Material



GAF Timberline asphalt shingle is advertised as “ultra-dimensional wood-shake look in an asphalt shingle with Dual Shadow Line for added depth.” This shingle type is replacing wood shakes on another Historic Landmark in Clackamas County.



The applicant and staff are looking towards the Historic Review Board to provide guidance on whether the applicant can choose a roof material based on cost if it is “*in character with the original roofing material*”.

SUMMARY OF FINDINGS AND RECOMMENDATION

The Planning and Zoning Staff finds that the re-roofing of the historic landmark with fire resistant materials that are in character with the original roofing material 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 with guidance of the roofing material for this property.



**Clackamas County Planning and Zoning Division
Department of Transportation and Development**

Development Services Building
150 Beavercreek Road | Oregon City, OR 97045

503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

NOTICE OF LAND USE APPLICATION IN YOUR AREA

Date of Mailing of this Notice: 02/13/2023

Notice Mailed To: Property owners within 750 feet of the subject property
Community Planning Organizations (CPO)
Interested Agencies

File Number: Z0575-22

Application Type: Historic Landmark Moving or Demolition

Proposal: HISTORIC PROPERTY APPLICATION - The applicant is proposing to move this historic residence to a new location on their property or demolish the historic home from the Strowbridge-Benson Farm Historic Landmark. The Historic Review Board will consider the application and make a recommendation to staff at the April 13th meeting. The staff report, agenda, and link to attend the meeting will be available one week prior to the meeting at <https://www.clackamas.us/planning/reviewboard.html>.

Applicable Zoning and Development Ordinance (ZDO) Criteria: In order to be approved, this proposal must comply with ZDO Sections ZDO 202, 401, 707, and 1307.. The ZDO criteria for evaluating this application can be viewed at <https://www.clackamas.us/planning/zdo.html>

Applicant: ROTH, PRESTON & AIMEE

Property Owner: ROTH PRESTON D TRUSTEE

Site Address: 18089 S STROWBRIDGE RD
OREGON CITY, OR 97045

Location: At 18089 S STROWBRIDGE RD, approximately 1550 feet south of the intersection of S. Strowbridge Rd and S Charriere Rd.

Assessor's Map and Tax 33E04 00500 **Approximate Property Size:** 75.34

Lot:
33E05 00100
33E04 00404

Zoning: EFU - EXCLUSIVE FARM USE

Staff Contact: Joy Fields

E-mail: JFields@clackamas.us

File Number: Z0575-22

Community Planning Organization: The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation. You are welcome to contact the CPO and attend their meeting on this matter, if one is planned.

REDLAND-VIOLA -FISCHER'S MILL
WARD, LANCE 503-631-2550
LANCECWARD@AOL.COM

If this CPO is currently inactive and you are interested in becoming involved in land use planning in your area, please contact Clackamas County Community Engagement at [503-655-8751](tel:503-655-8751). In some cases where there is an inactive CPO, a nearby active CPO may review the application. To determine if that applies to this application, call or email the staff contact.

How to Review this Application: A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost. Copies may be purchased at the rate of \$2.00 per page for 8 1/2" x 11" or 11" x 14" documents, \$2.50 per page for 11" x 17" documents, \$3.50 per page for 18" x 24" documents and \$0.75 per sq ft with a \$5.00 minimum for large format documents. You may view or obtain these materials:

- Online at <https://accela.clackamas.us/citizenaccess/>. After selecting the Planning tab enter the file number to search. Select File Number and then select Attachments from the dropdown list, where you will find the submitted application; or
- By emailing or calling the staff contact.

Decision Process: Following the closing of the comment period, a written decision on this application will be made and a copy will be mailed to you. If you disagree with the decision, you may appeal to the Land Use Hearings Officer, who will conduct a public hearing. There is a \$250 appeal fee.

How to Comment on this Application:

To ensure your comments are considered prior to issuance of the decision, they must be received within 20 days of the date of this notice. Comments may be submitted by email to the staff contact or by regular mail to the address at the top of this notice. Please include the file number on all correspondence, and focus your comments on the approval criteria identified above or other criteria that you believe apply to the decision.

Comments:

Your Name/Organization

Telephone Number

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at least three (3) business days before the meeting at 503-742-4545 or DRenhard@clackamas.us.

¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?



**Clackamas County Planning and Zoning Division
Department of Transportation and Development**

Development Services Building
150 Beaver Creek Road | Oregon City, OR 97045
503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

LAND USE APPLICATION

DEEMED COMPLETE

ORIGINAL DATE SUBMITTED:

FILE NUMBER:

APPLICATION TYPE:

The Planning and Zoning Division staff deemed this application complete for the purposes of Oregon Revised Statutes (ORS) 215.427 on:

Staff Name

Title

Comments:

Check one:

The subject property is located inside an urban growth boundary. The 120-day deadline for final action on the application pursuant to ORS 215.427(1) is:

The subject property is not located inside an urban growth boundary. The 150-day deadline for final action on the application pursuant to ORS 215.427(1) is:

RECEIVED



Jan 26 2023

Clackamas County
Planning & Zoning Division

Clackamas County Planning and Zoning
Department of Transportation and Development

Development Services Building
150 Beaver Creek Road | Oregon City, OR 97045
503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

NOTICE OF INCOMPLETE TYPE II OR III LAND USE APPLICATION

FILE NUMBER: Z0575-22
APPLICATION TYPE: Historic Review
APPLICANT NAME: Preston and Aimee Roth
SITE ADDRESS: 18089 S Strowbridge Rd, Oregon City, OR 97045
STAFF CONTACT: Joy Fields, EMAIL: jfields@clackamas.us
DATE OF APPLICATION SUBMITTAL: December 21, 2022
DATE DEEMED INCOMPLETE: January 13, 2023
DATE OF MAILING OF THIS NOTICE: January 17, 2023
DEADLINE FOR SUBMITTAL OF MISSING INFORMATION: June 20, 2023

Your Type II or III land use application has been deemed **incomplete**. Pursuant to Subsection 1307.07(E) of the Clackamas County Zoning and Development Ordinance, your application will be void unless the missing information is submitted within 180 days of the date the application was first submitted. Upon voiding of an application, 75 percent of your application fee will be refunded, and you will need to reapply if you are still interested in obtaining this permit.

MISSING INFORMATION REQUIRED FOR A COMPLETE APPLICATION:

- A. The application has to be signed by all of the property owners and applicant to be considered complete.
- B. Under item G(2.) of the application (page 13), the narrative states that the applicant proposes to move the building to "Tax lot#33E04 00402". However, on the first page of the application, Tax lot#33E04 00402 is not included as one of the lots in the ownership of the applicant. Was this a typo or does the applicant also own Tax lot#33E04 00402? Can you identify on the tax map the new proposed location to ensure there is no confusion about the proposal?



Planning and Zoning
Department of Transportation and Development
 Development Services Building
 150 Beaver Creek Road | Oregon City, OR 97045
 503-742-4500 | zoninginfo@clackamas.us
 www.clackamas.us/planning

STAFF USE ONLY

Staff Initials: _____ File Number: _____

Land use application for:

HISTORIC PROPERTY

ALTERATION, NEW CONSTRUCTION, MOVING, and/or DEMOLITION

Application Fee: (None)

APPLICANT INFORMATION			
Applicant name: Preston and Aimee Roth	Applicant email: Prestonroth14@gmail.com	Applicant phone: 503-998-8081	
Applicant mailing address: 18089 S Strowbridge Rd	City: Oregon City	State: OR	ZIP: 97045
Contact person name (if other than applicant):	Contact person email:	Contact person phone:	
Contact person mailing address:	City:	State:	ZIP:

PROPOSAL	
Brief description of proposal: Move Historic residence to a new location on our property. If moving is not approved we would like to demolish	Pre-application conference file number:

SITE INFORMATION		
Site address:	Comprehensive Plan designation:	Zoning district:
Map and tax lot #: Township: _____ Range: _____ Section: _____ Tax Lot: 33E04 00500 Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____	Land area:	
Adjacent properties under same ownership: Township: _____ Range: _____ Section: _____ Tax Lot: 33E04 00404 Township: _____ Range: _____ Section: _____ Tax Lot: 33E04 00401		

Printed names of all property owners: Preston Roth Aimee Roth	Signatures of all property owners: 	Date(s): 1/25/23 1/25/23
<p>I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.</p> <p>Applicant signature: </p>		
		Date: 1/25/23

IMPORTANT

Your application will be deemed complete, if, within 180 days of the date the application was first submitted, Planning and Zoning receives one of the following:

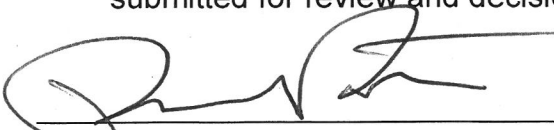
- 1. All of the missing information; or
- 2. Some of the missing information and written notice from you (the applicant) that no other information will be provided; or
- 3. Written notice from you (the applicant) that none of the missing information will be provided.

If any one of these options is chosen within 180 days of the date of the initial submittal, approval or denial of your application will be subject to the relevant criteria in effect on the date the application was first submitted.

Your application will be considered **void** if, on the 181st day after the date the application was first submitted, you have been mailed this notice and have not provided the information requested in Options 1-3 above. In this case, no further action will be taken on your application.

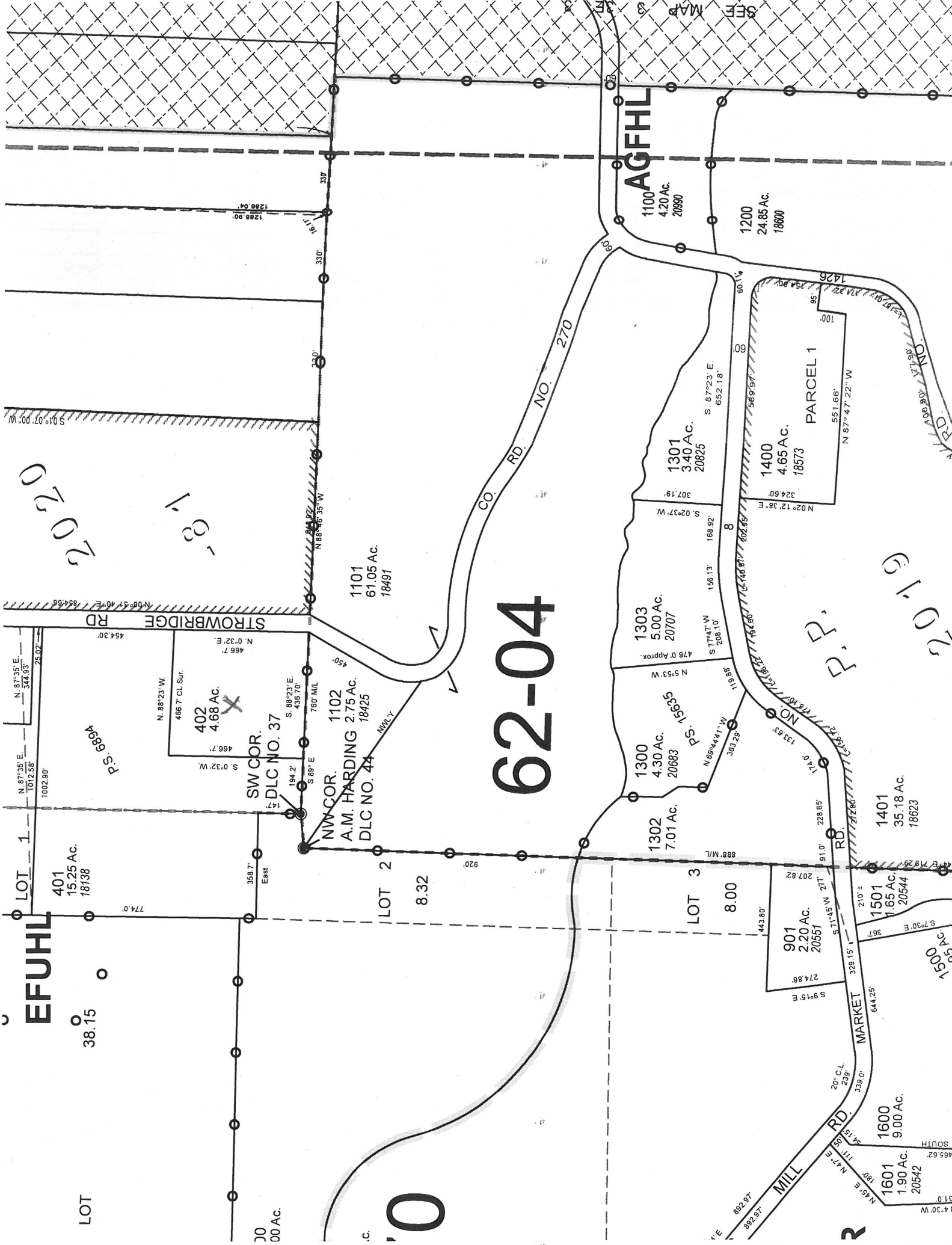
Applicant or authorized representative, please check one of the following and return this notice to: **Clackamas County Planning and Zoning, 150 Beaver Creek Road, Oregon City, OR, 97045**

- I am submitting the required information (attached); or
- I am submitting some of the information requested (attached) and no other information will be submitted; or
- I will not be submitting the requested information. Please accept the application as submitted for review and decision.


Signed

11/25/23
Date

Preston Roth
Print Name



EFUHL

LOT 1
401
15.25 Ac.
18738

LOT 2
8.32

LOT 3
8.00

LOT 4
38.15

SW COR.
DLC NO. 37
147'

NW COR.
A.M. HARDING
DLC NO. 44
18425

1102
2.75 AC.
18425

1101
61.05 AC.
18491

1301
3.40 AC.
20825

1300
4.30 AC.
20683

1303
5.00 AC.
20707

1400
4.65 AC.
18573

901
2.20 AC.
20551

1501
1.65 AC.
20544

1600
1.90 AC.
20542

1601
1.90 AC.
20542

1200
24.85 AC.
18600

1100
4.20 AC.
20890

1500
9.95 AC.
18623

62-04

AGFHL

P.D. 2016

2020

STROBRIDGE RD
MILL RD
MARKET RD
CO RD
AGFHL



Planning and Zoning
Department of Transportation and Development
 Development Services Building
 150 Beaver Creek Road | Oregon City, OR 97045
 503-742-4500 | zoninginfo@clackamas.us
 www.clackamas.us/planning

STAFF USE ONLY	
RECEIVED	
Dec 21 2022	
Clackamas County Planning & Zoning Division	Z0575-22-HR
Staff Initials:	File Number:

Land use application for:

HISTORIC PROPERTY

ALTERATION, NEW CONSTRUCTION, MOVING, and/or DEMOLITION

Application Fee: (None)

APPLICANT INFORMATION			
Applicant name:	Applicant email:	Applicant phone:	
Applicant mailing address:	City:	State:	ZIP:
Contact person name (if other than applicant):	Contact person email:	Contact person phone:	
Contact person mailing address:	City:	State:	ZIP:

PROPOSAL	
Brief description of proposal:	Pre-application conference file number:

SITE INFORMATION		
Site address:	Comprehensive Plan designation:	Zoning district:
Map and tax lot #: <i>Township: _____ Range: _____ Section: _____ Tax Lot: _____</i> <i>Township: _____ Range: _____ Section: _____ Tax Lot: _____</i> <i>Township: _____ Range: _____ Section: _____ Tax Lot: _____</i>	Land area:	
Adjacent properties under same ownership: <i>Township: _____ Range: _____ Section: _____ Tax Lot: _____</i> <i>Township: _____ Range: _____ Section: _____ Tax Lot: _____</i>		

Printed names of all property owners:	Signatures of all property owners:	Date(s):
---------------------------------------	------------------------------------	----------

<i>I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.</i>	
Applicant signature:	Date:

A. Complete a pre-application conference:

You must attend a pre-application conference with Planning and Zoning staff before filing this application. [Information about the pre-application conference](#) process and a request form are available from the Planning and Zoning website. **There is no charge for the pre-application meeting.**

B. Review applicable land use rules:

This application is subject to the provisions of [Section 707, Historic Landmark \(HL\), Historic District \(HD\), and Historic Corridor \(HC\)](#) of the [Clackamas County Zoning and Development Ordinance](#) (ZDO).

It is also subject to the ZDO's definitions, procedures, and other general provisions, as well as to the specific rules of the subject property's zoning district and applicable development standards, as outlined in the ZDO.

C. Turn in all of the following:

- Complete application form:** Respond to all the questions and requests in this application, and make sure all owners of the subject property sign the first page of this application. Applications without the signatures of *all* property owners are incomplete. **There is no charge for this application.**
- Site plan:** Provide a site plan (also called a plot plan). A [Site Plan Sample](#) is available from the Planning and Zoning website. The site plan must be accurate and drawn to-scale on paper measuring no larger than 11 inches x 17 inches. The site plan must illustrate all of the following (when applicable):
 - Lot lines, lot/parcel numbers, and acreage/square footage of lots;
 - Contiguous properties under the same ownership;
 - All structures, fences, roads, driveways, parking areas, landscaping, and easements, each with identifying labels and dimensions;
 - Setbacks of all structures from lot lines and easements;
 - Significant natural features (rivers, streams, wetlands, slopes of 20% or greater, geologic hazards, mature trees or forested areas, drainage areas, etc.); and
 - Wastewater treatment facilities (e.g., septic tanks, septic drainfield areas, replacement drainfield areas, drywells).
- Exterior materials list:** Provide a list of exterior materials pertinent to the application request.
- Building elevation diagrams (or photos):** Attach drawings of all affected structures. The drawings must indicate dimensions (height, length, width, and area) and be to-scale. They must show each side of the structure and any windows, doors, or other appurtenances. Photos may be used in lieu of drawings for small projects, but dimensions must also be indicated on the photos.
- Floor plans:** Attach detailed, accurate, and to-scale floor plans of all affected structures. Label all rooms according to use, show all of their dimensions, include the square footage of each room, and identify all doors and partition walls.
- Evidence of severe deterioration (for major alterations):** If the proposal includes a major alteration involving the replacement of a severely deteriorated distinctive feature, provide documentary, physical, or pictorial evidence of the deterioration.
- Evidence of submitted preservation plan (if moving or demolishing):** If the proposal includes moving or demolishing a primary, secondary, or contributing structure or elements within a Historic District or Historic

Corridor, or moving or demolishing a structure/element designated as, or contributing to, a Historic Landmark, you must provide evidence of having already prepared and submitted the preservation plan detailed in ZDO Subsection 707.06(D)(1) to Planning and Zoning ahead of a media release. The preservation plan shall have included a narrative describing how the applicant will accomplish the following:

- Advertising the resource in local, regional, and historic preservation newspapers of general circulation in the area once per week during the pre-application period and providing evidence of such advertising;
- Giving public notice by placing a sign on the subject property informing the public of intended action which will remove or demolish the structure and including the County department and telephone number to call for further information, with the sign remaining on the subject property until a permit is issued;
- Preparing and making available information related to the history and sale of the subject property to all who inquire;
- Providing information regarding the proposed use for the Historic Landmark site; and
- Keeping a record of the parties who have expressed an interest in purchasing or relocating the structure, and ensuring that an adequate effort has been made to secure a relocation site by providing a list of property locations and owners who were contacted regarding purchase of a relocation site.

Note: Pursuant to [ZDO Subsection 1307.07\(C\)\(2\)](#), the Planning Director or designee may modify the preceding list of submittal requirements. Please consult the information provided in your pre-application conference.

D. Describe the proposal:

1. What Historic Landmark, Historic District, or Historic Corridor is being proposed for alteration, new construction, moving and/or demolition?

Name and description of historic property:

2. Describe all of the proposed alterations of, and/or development on, the subject historic property:

3. Check the box next to the type(s) of alterations/development proposed, and complete the associated additional section(s) of this application that follow.

- Minor alteration:** This is an alteration to restore portions of the exterior to the *original historic appearance* while performing repairs. Examples include: adding gutters and downspouts; repairing or providing a compatible new foundation that does not result in raising or lowering the building elevation; a change in material to match the original type of material on a structure or grounds; a change in type of roof material in character with the original roofing material; and replacing storm windows or doors.
(No additional questions to answer)
- Major alteration:** This is an alteration that exceeds the scope of a minor alteration but does not include the development of a new structure.
(Answer additional questions in Part E on Page 6)
- New construction:** This is the development of any *new structure* on a lot with a historic designation or in a Historic District or Historic Corridor, including construction of a new detached garage, barn, shed, or other accessory building.
(Answer additional questions in Part F on Page 11)
- Moving:** This is the relocation of a primary, secondary, or contributing structure within a Historic District or Historic Corridor, or of a structure designated as, or contributing to, a Historic Landmark.
(Answer additional questions in Part G on Page 13)
- Demolition:** This is the demolition of a primary, secondary, or contributing structure within a Historic District or Historic Corridor, or of a structure designated as, or contributing to, a Historic Landmark.
(Answer additional questions in Part H on Page 16)

E. For major alterations:

If you are proposing a major alteration to a Historic Landmark, or to a primary, secondary, or contributing structure within a Historic District or Historic Corridor, accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

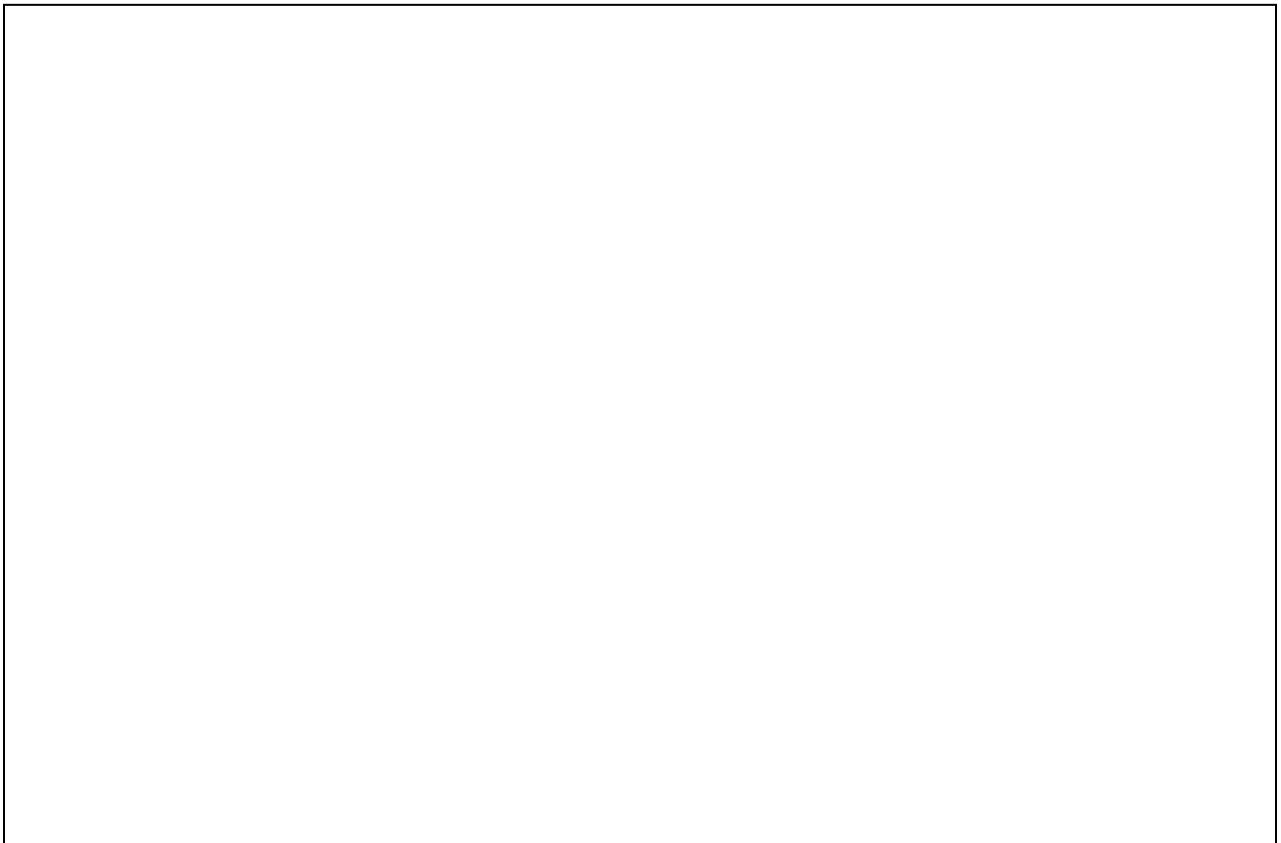
1. Explain how the property be used for its historic purpose or is being placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment:

2. How will the historic character of the property be retained and preserved, and how will the removal of historic materials or alteration of features and spaces that characterize the property be avoided?

3. Each property shall be recognized as a physical record of its time, place, and use. How will proposed changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, not be undertaken?



4. Most properties change over time. How will those changes that have acquired historic significance in their own right be retained and preserved?



5. How will the proposed alteration preserve distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the historic property?

6. Will the proposed alteration include the replacement of a deteriorated distinctive feature?

NO

YES. (In the box below, describe why the replacement is necessary because of the severity of the deterioration, and explain how the new feature will match the old in design, color, texture, and other visual qualities and, where possible, materials.)

7. Will you use any chemical or physical treatments such as sandblasting?

NO

YES, but they are appropriate, will be undertaken using the least damaging or gentlest means possible, and will not cause damage to historic materials for the following reasons:

8. Will any significant archeological resources be affected by the project?

- NO
- YES, but they will be protected and preserved, or must be disturbed and mitigation measures will be undertaken, as described in the box below:

9. a. Is any new addition, exterior alteration, or related new construction proposed?

- NO (*No additional questions*)
- YES, but it will not destroy historic materials that characterize the property; will be differentiated from the old; and will be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment for the following reasons:

- b.** If you propose new additions or adjacent or related new construction, explain how the development will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property, including historic plant materials, and its environment would be unimpaired:

A large, empty rectangular box with a thin black border, intended for the user to provide an explanation as requested in the text above. The box is currently blank.

F. For new construction:

If you are proposing new construction on a property with a Historic Landmark designation, in a Historic District, or in a Historic Corridor, accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. How is the design of the proposed structure compatible with the design of the Historic Landmark building(s) on the subject site, or in the subject Historic District or Historic Corridor, considering scale, style, height, and architectural detail, materials, and colors?

2. How is the location and orientation of the new structure on the site consistent with the typical location and orientation of similar structures on the site or within the subject Historic District or Historic Corridor, considering setbacks, distances between structures, location of entrances, and similar siting considerations?

3. Does your proposal include changes to yard areas, including planters, fences, ponds, walkways, and landscape materials?

NO

YES, but those changes, which are described in the box below, will be compatible with the overall historic setting for the following reasons:

4. Explain how the new structure will be used and, if for a commercial use, how that use will be of a scale appropriate to serve properties surrounding the historic overlay:

G. For moving:

If you are proposing to move a building identified as a primary, secondary, or contributing structure within a Historic District or Corridor, or designated as a Historic Landmark, accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. Explain how relocation is the only alternative for preservation of the Historic Landmark or contributing resource:

2. Identify the proposed relocation site and explain: how the relocation site will not greatly reduce the historical and/or architectural significance of the Historic Landmark or contributing resource; how the new site is a contextually appropriate setting; and whether the new site is in the same neighborhood as the current site:

3. Explain how the designated resource cannot reasonably be used in conjunction with the proposed use:

4. Explain how the continued location of the landmark or contributing resource on the proposed development site precludes development on the site which would provide a greater community benefit:

5. Explain how the designated landmark or contributing resource is structurally capable of relocation:

6. Explain how the loss of the landmark or contributing resource will not affect the integrity of the designated Historic District or Historic Corridor, if applicable:

7. Explain how adequate effort has been made to seek a relocation site within the Historic District or Historic Corridor, if applicable:

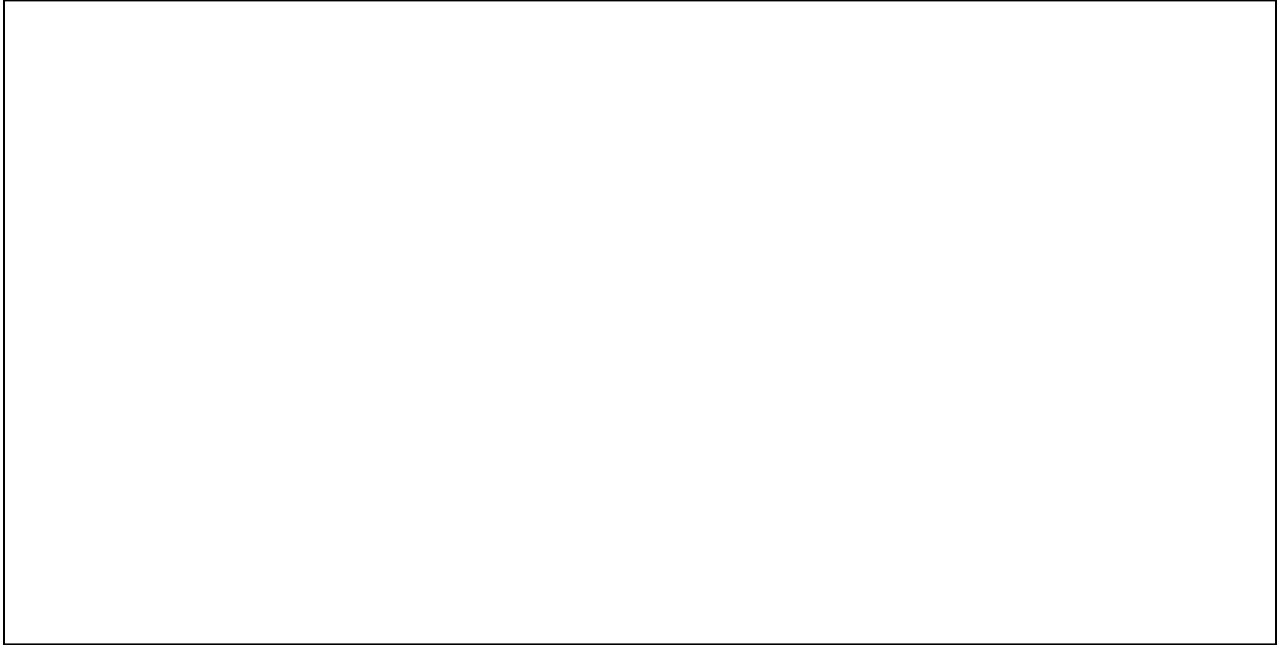
H. For demolition:

If you are proposing to demolish a primary, secondary, or contributing structure within a Historic District or Corridor, or designated as a Historic Landmark, accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

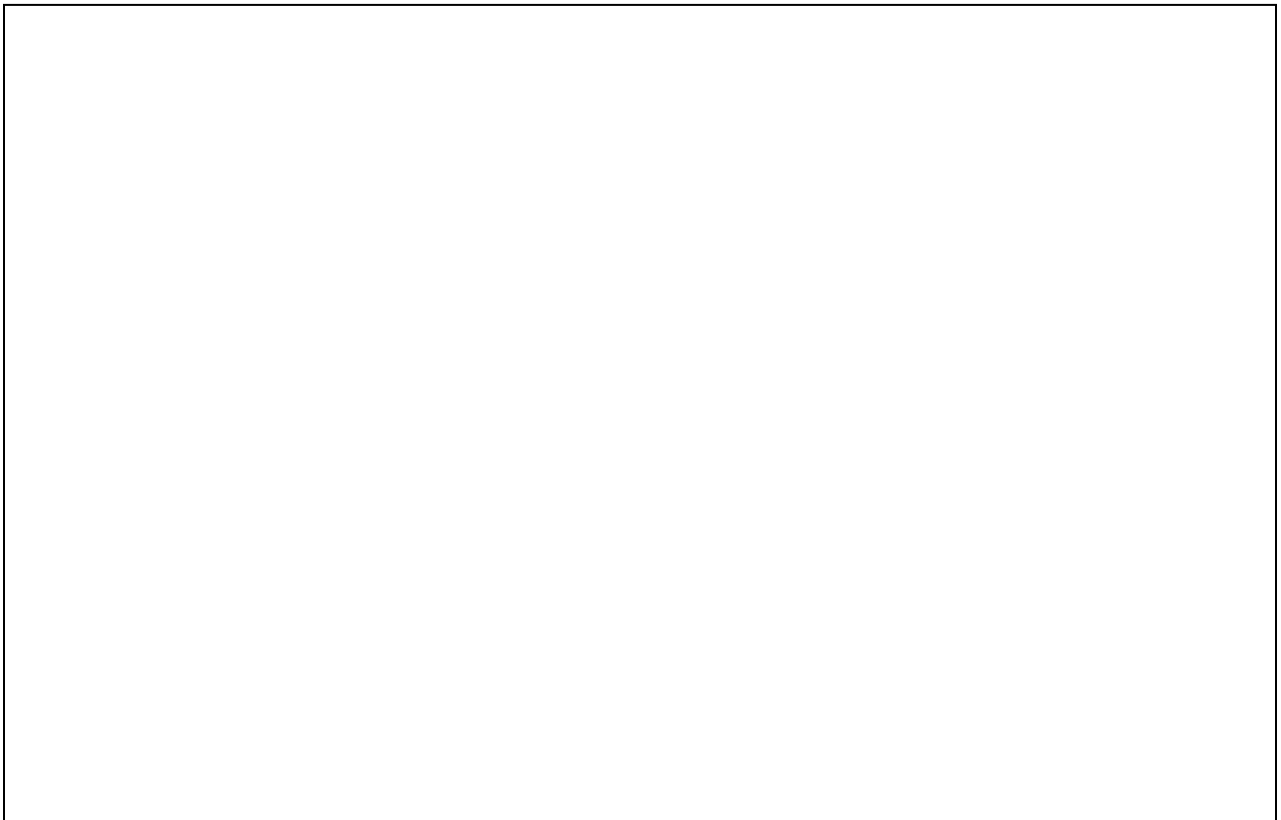
1. Explain how the demolition is consistent with the Comprehensive Plan:

2. Explain how the demolition is consistent with the purposes of ZDO Section 707, as set forth in [Subsection 707.01](#):

3. Explain how the demolition is consistent with the criteria used in the original designation of the Historic Landmark, Historic District, or Historic Corridor:



4. Explain what effect, if any, the demolition will have upon the protection, enhancement, perpetuation, and use of any Historic District or Historic Corridor which cause it to possess a special character or special historical or aesthetic interest or value:



5. Would suspension of the proposed demolition involve substantial hardship to you, the applicant?

NO

YES, for the following reasons:

6. Explain how the designated resource cannot reasonably be used in conjunction with the proposed use of the subject property:

7. Explain how the continued location of the landmark or contributing resource on the proposed development site precludes development on the site which would provide a greater community benefit:

8. Explain how the loss of the landmark or contributing resource will not affect the integrity of the designated Historic District or Historic Corridor, if applicable:

9. Explain how adequate effort has been made to seek a relocation site within the Historic District or Historic Corridor, if applicable:

10. Explain how approval of the demolition would not act to the substantial detriment of the public welfare or be contrary to the intent and purposes of [ZDO Section 707](#):

11. Has a building official provided findings determining the status of the subject building as a dangerous building under County Code Chapter 9.01, *Uniform Code for the Abatement of Dangerous Buildings*, and the feasibility of correcting the deficiencies to meet the requirements of the building official rather than demolishing the building?

YES, and those findings are attached.

NO, for the following reasons:

FAQs

When is a Historic Property Alteration, New Construction, Moving and/or Demolition permit required?

Zoning and Development Ordinance (ZDO) [Subsections 707.06\(C\) and \(D\)](#) allow County-designated Historic Landmarks or structures in Historic Districts or Corridors to be altered, moved, or demolished, and for new construction to occur on lots with a historic designation, subject to standards and only after approval of a County land use permit. **There is no charge for the permit application.**

What is the permit application process?

Permits for the alteration, development, moving, or demolition of historic property are subject to a "Type II" land use application process, as provided for in [Section 1307](#) of the ZDO. Type II decisions include notice to owners of nearby land, the Community Planning Organization (if active), service providers (sewer, water, fire, etc.), and affected government agencies. Applications for the moving or demolition of a Historic Landmark, or for a major alteration to the exterior of a Historic Landmark or a primary, secondary, or contributing structure in a Historic District or Historic Corridor, require review by the County's Historic Review Board. If the application is approved, the applicant must comply with any conditions of approval identified in the decision. The Planning Director's decision can be appealed to the County Land Use Hearings Officer.

How long will it take the County to make a decision about an application?

The County makes every effort to issue a decision on a Type II land use application within 45 days of when we deem the application to be complete. State law generally requires a final County decision on a land use permit application in an urban area within 120 days of the application being deemed complete, and within 150 days for a land use permit in a rural area, although there are some exceptions.

Who can help answer additional questions?

For questions about the County's land use permit requirements and this application form, contact Planning and Zoning at **503-742-4500** or zoninginfo@clackamas.us. You can also find information online at the Planning and Zoning website: www.clackamas.us/planning.

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or drenhard@clackamas.us.

503-742-4545: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод?
翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?

Preservation Plan

1. Advertising the resource in local, regional, and historic preservation newspapers of general circulation in the area once per week during the pre-application period and providing evidence of such advertising.
 - a. **We will advertise in one of the following newspapers: Pamplin Media or Circa Old Houses and will provide evidence of such if the county does not allow us to move it to a new location on part of the original historic homes land/property.**
2. Giving public notice by placing a sign on the subject property informing the public of intended action which will remove or demolish the structure and including the County department and telephone number to call for further information, with the sign remaining on the subject property until a permit is issued;
 - a. **We will post this notice on our property stating we will move the home to a different location on our property, we have [two lawfully established primary dwellings to make this possible](#). If the county does not allow we will have it demolished as indicated in the above need if no one else wishes to buy and work with the remodel/addition restrictions applied to a historic home.**
3. Preparing and making available information related to the history and sale of the subject property to all who inquire;
 - a. **We have this information available and can provide when requested**
4. Providing information regarding the proposed use for the Historic Landmark site; and
 - a. **In its place, we plan to build our forever family home that will be much more livable and efficient for our family. Its architectural build and style will mimic and reflect the Queen Ann style as our current home does. It will have a timeless look and feel as if its been there for over 100 years.**
5. Keeping a record of the parties who have expressed an interest in purchasing or relocating the structure, and ensuring that an adequate effort has been made to secure a relocation site by providing a list of property locations and owners who were contacted regarding purchase of a relocation site.
 - a. **We will keep track of this list in excel format and will have available when requested.**

Question H(1)

1. Explain how the demolition is consistent with the Comprehensive Plan:

Our home is in no way providing a community benefit, enjoyment, experience or a sense of cultural identity or pride, all of which are the general theme and or the Goals of ZDO 707.

*The majority of the community does not/would not even know our home exists as its hidden and unseen far from any street or road or passerby. The only resources to know of this property would be the county, online search, a very few local longtime landowners in the area and most importantly its owners who experience the property 24/7.

*The community will not experience a public community benefit loss with demolition or a move, as they do not experience it now nor will they ever.

707.01 Purpose

(A) –Stated Goals of the 707.01

(B) The comprehensive plan does not seem to be safeguarding its historic resources being there are no incentives to do so. No tax break or financial support and rules and codes that are not flexible or created to ensure and encourage the continued viability of old historic homes like ours.

(C)Our home is not a site that is open to be seen or used by the public now or nor will it ever be.

(D) The comprehensive plan does not facilitate the restoration, upkeep, support or flexibility to upkeep a historic building. All of which would allow for it to be relevant and viable for this day in age.

(E)There is no way to encourage additional knowledge on my home as its not viewable or accessible to the public in any way, not will it ever be open to the public.

(F) There is no way to foster community pride for a home that is unseen to all community members and is only physically seen by its current owners.

(G) It does not promote the enjoyment and use of historical and cultural resources appropriate for the education and recreation of the people of the county because It cannot be used or seen by the public.

(I) It is not increasing the value of my property. In fact, it is decreasing the value due to the homes poor function and real-world viability and efficiency. It is not increasing or adding economic or financial benefits to the county and its inhabitants as again no one can see it or have access to it except its owners.

(J)A move or Demolition solves the needed land use of creating a more appropriate, livable, viable, efficient and affordable family living space for the owners of both the land and the buildings/homes.

*My family lives with this house, the community/public does not have free reign to roam about my property and check out my home and learn about its history. In essence it only exists to my family or anyone who owns it. We are responsible for it, we are financially supporting it, repairing it, etc. The pictures are available for research, reflection, and remembrance.

*Our home is not adequate for our family or any future family in today's world, and the restrictions to an addition and or remodel on a historic home are so burdensome and costly that moving it or demolition are the only viable options.

Historical Landmark

707.02 (B) must receive 40 points to qualify

Question H(3) . Explain how the demolition is consistent with the criteria used in the original designation of the Historic Landmark, Historic District, or Historic Corridor:

In reviewing the grading scale that was initially used to determine if our home should have been designated a historic landmark back in 1994, I find some inconsistent rating/grading based on current conditions (30 years after the designation) and conditions at the time of the review. See below my evaluation in relation to the required 40 point score to be consider as a historic landmark.

1. Architectural Significance:

- a. It has been remodeled several times, original materials both inside and outside in many of cases are long gone. Replacement siding, old roof wood shingles have been removed and replaced with a comp roof material, addition of chimney after original construction date, addition of enclosed back porch. Addition of lower level windows changes/sizes, removal of original wood surface on front porch. Initial evaluation here was a (5) which is excellent or early 1861-1890. Our home was built in 1904 which would have given it (3) not a (5) per construction year guidelines and there have been many changes to our home.
- b. Initial evaluation was (4) excellent, Im not sure I believe this was the top rated of all the homes built in Clackamas County as I have seen several more stately/high end homes then ours, such as the CJ Huntley House which is a 1896 Queen Ann located at 916 Washington St Oregon City Oregon, our home should have been (3) Very Good and second highest rating available, our detail level is not in the same ball park as the level of the Huntley home.
- c. Initial evaluation was (1). I agree (1)
- d. Initial evaluation was (3) I agree (3)
- e. Initial evaluation was (7) I agree (7)

Original Total= 20, Current rating total = 17

2. Environmental Significance

- a. It is not a visible landmark in the neighborhood or community. Initial evaluation was (5) which is conspicuous well known. I do not agree and believe our home should be a (0) it is not conspicuous as it its so far from the road and below the elevation of the closest road making it all but unviewable. It is not a well-known property except for a very few local owners and historic home board members.
- b. Initial evaluation was (4) Excellent. I agree (4)
- c. It has 4 other historic buildings that are currently being maintained and not requested for demolition. Initial evaluation was (10) I can agree (10)
- d. It is not a critical element contributing to the street or neighborhood as its not even visible from the street or anyone in the "neighborhood". Initial evaluation was (5). I disagree, it doesn't contribute to the street or neighborhood because it is not visible or conspicuous to the street or neighborhood, it should be a (3)

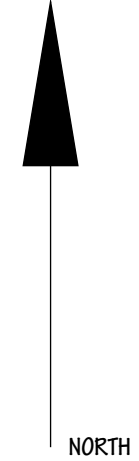
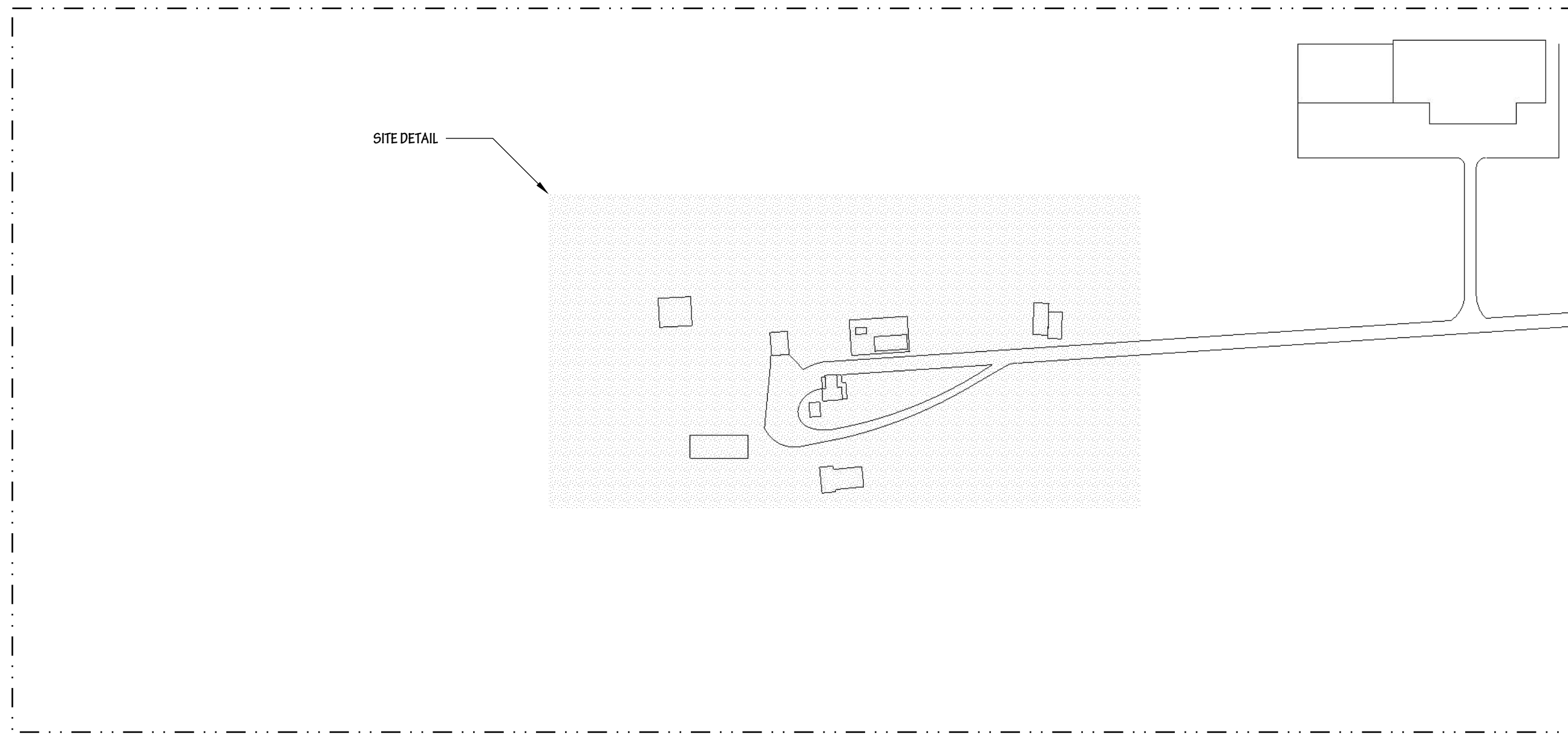
Original Total= 24, Current rating total = 17

3. Historical Significance

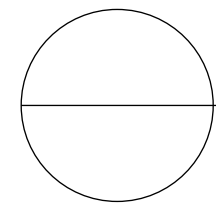
- a. Initial evaluation was (0). I agree (0)
- b. Initial evaluation was (0). I agree (0)
- c. Initial evaluation was (5). I agree (5)
- d. Initial evaluation was (0). I agree (0)

Original Total= 5, Current rating total = 5

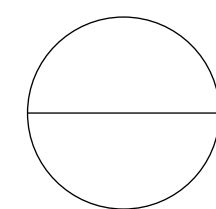
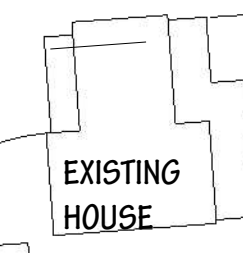
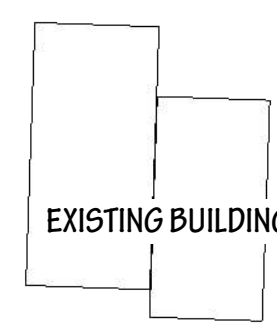
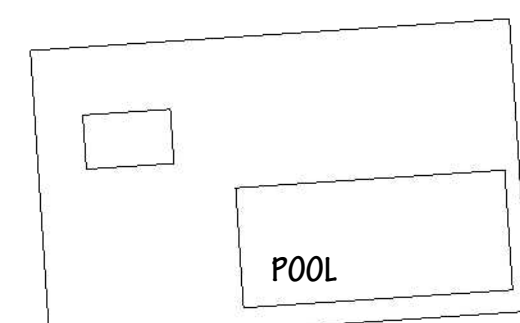
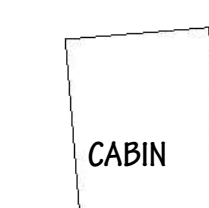
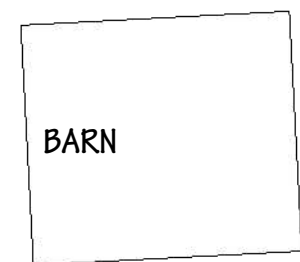
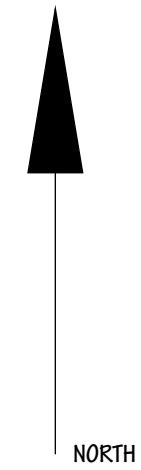
Grand total new Evaluation 39 points which doesn't meet requirement of a 40 score



S. STROWBRIDGE RD



SITE PLAN
SCALE: 1" = 200' - 0"



SITE DETAIL
SCALE: 1" = 40' - 0"



NEW WEST CONTRACTORS
34673 SE DUJUS RD.
ESTACADA, OR 97222
CCB # 227241
503.460.7102

PRESTON & AIMEE ROTH
18089 S. STROWBRIDGE
OREGON CITY OR 97045

ISSUE
1/7/2022

RE-ISSUE
MM.DD.YY

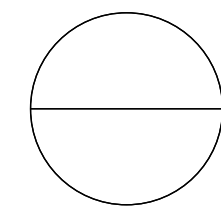
PROJECT NO.
245.170

PROJECT
STROWBRIDGE

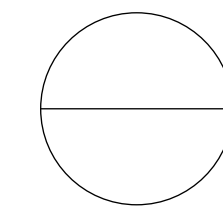
DRAWN BY
JB

DESCRIPTION
SITE PLAN

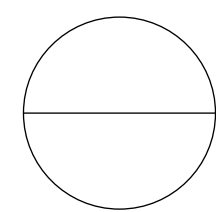




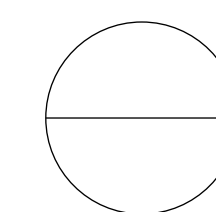
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



NEW WEST CONTRACTORS
34673 SE DUJUS RD.
ESTACADA, OR 97222
CCB #227241
503.460.7102

PRESTON & AIMEE ROTH
18089 S. STROWBRIDGE
OREGON CITY OR 97045

ISSUE
1/7/2022

RE-ISSUE
MM.DD.YY

PROJECT NO.
245.170

PROJECT
STROWBRIDGE

DRAWN BY
JB
DESCRIPTION
EXISTING HOUSE
ELEVATIONS



<https://circaoldhouses.com/property/historic-home-must-be-moved/>

Historic Home: Must Be Moved

\$250,000

FOR SALE

18089, South Strowbridge Road, Oregon City, Clackamas County, Oregon, 97045, United States



Description

Offering a historic home up for sale for \$250,000 Buyer must move it off the property to a new location and be required to follow all strict historic home requirements per state guidelines. Home is over 2000 feet from closest rd, power poles will need to be removed and reinstalled to allow for move. Fencing will need to be removed and reinstalled. Road/Driveway will need to be improved to allow for move and then out back to original footprint. Front gate will also need to be removed and reinstalled.

DETAILS

Property ID
468024

3
Bedrooms

1.5
Bathrooms

Square Footage
1800

C. Year Built
1906

Style
Queen Anne

Property Website



STAFF RECOMMENDATION to HISTORIC REVIEW BOARD

This document represents the Staff Recommendation on a Land Use Application requesting the approval to remove, or demolish, the 1904 historic farmhouse that is the farmhouse within the farm complex. The site is a Historic Landmark and was known as the Strowbridge-Benson Farm.

SECTION 1 – SUMMARY

DATE: April 6, 2023

CASE FILE NO.: Z0575-22-HR

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

LOCATION: At 18089 S STROWBRIDGE RD, approximately 1550 feet south of the intersection of S. Strowbridge Rd and S Charriere Rd. Tax Map 33E04, Tax Lots 00500 and 00404, Tax Map 33E05, Tax Lots 00100 and 00190.

APPLICANT: Preston and Aimee Roth

OWNER: Roth Preston D Trustee

TOTAL AREA: Approximately 106 acres in four tax lots that combine to form a single lot of record. The Historic Landmark Overlay Zone is only on tax lot 500 that is approximately 75.34 acres

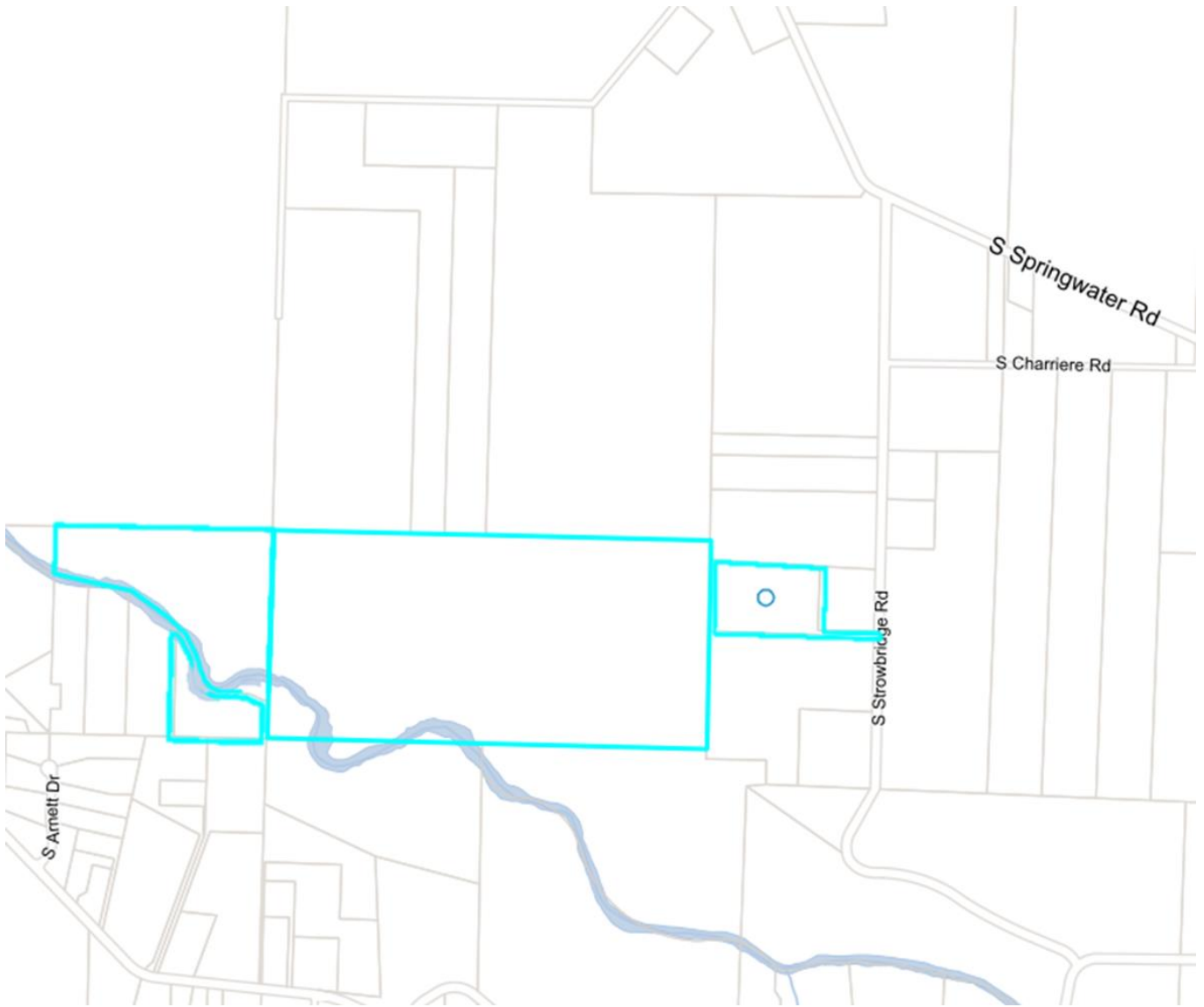
ZONING: EFU (Exclusive Farm Use) and Historic Landmark Overlay.

CITIZENS PLANNING ORGANIZATION: Redland - Fischers Mill - Viola

PROPOSAL: The applicant is proposing to remove, or demolish, the 1904 historic farmhouse that is part of the Strowbridge-Benson Farm complex.

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

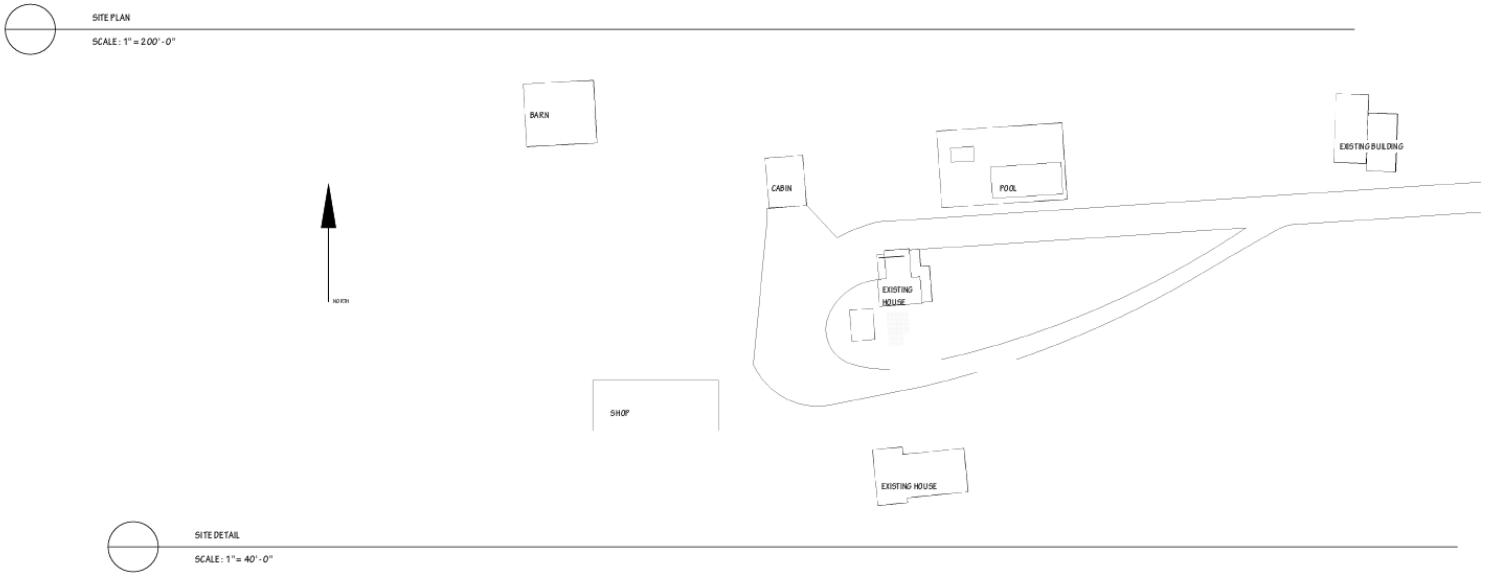
Location Map



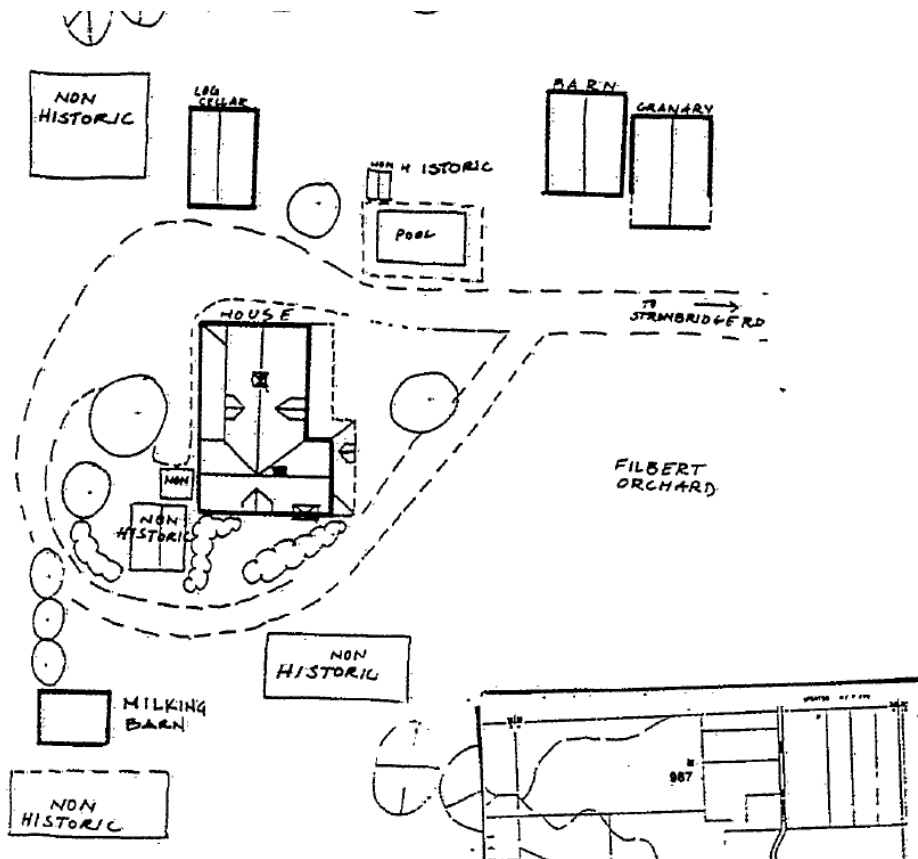
The four tax lots that are combined as a legal lot of record are outlined in blue in the a map above.

Site Plans

From Application:

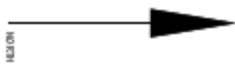


From Historic Landmark Designation file:



Aerial Image, Elevations, and Advertisement

Stowbridge Farmhouse





EAST ELEVATION

SCALE: 1/4" = 1' - 0"



WEST ELEVATION

SCALE: 1/4" = 1' - 0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

FOR SALE

18089, South Strowbridge Road, Oregon City, Clackamas County, Oregon, 97045, United States



Description

Offering a historic home up for sale for \$250,000. Buyer must move it off the property to a new location and be required to follow all strict historic home requirements per state guidelines. Home is over 3000 feet from closest rd, power poles will need to be removed and reinstalled to allow for move. Fencing will need to be removed and reinstalled. Road/Driveway will need to be improved to allow for move and then put back to original footprint. Front gate will also need to be removed and reinstalled.

BACKGROUND:

Excerpts from the 1994 Historic Landmark Designation (B094-1379):

“The house is an excellent and exuberant example of the Queen Anne style which was popular in western Oregon from the late 1880s through the first decade of the 20th century....Tall double-hung sash windows and horizontal wood siding are other elements associated with the Queen Anne stylistic type.”

“Noteworthy features of the subject building include the patterned or imbricated shingles above the decorative belt course in the gable ends, the delicate jigsaw ornament in the gable peak, and the partial roof returns.”

Other features within the farm complex that are noted include:

- 1900 Cellar that had board-and-batten in gable peak; hewn logs with half dovetail joinery and exposed peeled log rafters
- 1900 Milking Barn that had board and batten exterior with a side-wall overhead sliding door
- 1890 Granery
- 1890 Barn
- Old apple and pear trees, ornamental plantings and massive deciduous trees.

The Strowbridge-Benson farm was in the Carver-Eagle Creek- Fischer’s Mill area that was near the Barlow Road and heavily settled due to the location with suitable land for farming.

Previous land use decisions include:

- A. Z0842-94-Z (HL); Designation the Strowbridge-Benson Farm on tax lot 500 that is approximately 75.34 acres in size

The applicant is proposing to move the historic home to a new location on the original Strowbridge-Benson Farm land, likely outside of the designated Historic Landmark Overlay Zone. If this new location is not approved by the county, or too expensive for the applicant, then they

would like to demolish the structure. This application is to have both options moving forward simultaneously to ensure timely resolution for the property owners.

Site Description: The project site is a portion of the Strowbridge-Benson Farm complex located at 18089 S STROWBRIDGE RD, Oregon City, 97045 on tax lot 500. Access is provided by an existing driveway that crosses tax lot 404 that is part of the lot of record that contains the subject resource. The property generally slopes up to the location of the historic home and farm buildings. The remainder of the property, along with the tax parcels to the west and east that are part of the same legal lot of record, are involved with farming.

DISCUSSION AND RECOMMENDATION:

The Planning and Zoning Staff finds that, based on the findings below, the subject site is eligible for the removal or demolition of the Strowbridge-Benson farmhouse. The property owner has submitted a preservation plan and considered all location alternatives for the placement of the house. Based on analysis of the ordinance standards, staff recommends approval of the demolition application.

Applicable Criteria And Findings: Sections 707.04(A)(1), 707.06(D) 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 18089 S STROWBRIDGE RD, Oregon City, 97045 is 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 property that has Historic Landmark Designation has is currently and historically been farmland. The underlying zoning district is Exclusive Farm Use and farming is an allowed use, as is the restoration or alteration of a lawfully established dwelling. This criterion is not applicable.

Section 707.05 Historic Review Board

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

F. Review and make recommendations on all requests for moving or demolition of a Historic Landmark, subject to Subsection 707.06;

Finding: The applicant is proposing to remove, or demolish a structure that was part of the farm complex that was designated as a Historic Landmark. Thus, the Historic Review Board

is reviewing and providing recommendations to staff regarding Z0575-22. This criterion is met.

707.06 THE REVIEW PROCESS

Section 707.06. D. Moving or Demolition of a Historic Landmark or Contributing Resource: building identified as a primary, secondary, or contributing structure within a Historic District or Corridor, or designated as a Historic Landmark, shall be intentionally moved or demolished, unless approval is granted pursuant to Subsection 707.06(D). Moving or demolition of a Historic Landmark or Contributing Resource shall be reviewed as a Type II application pursuant to Section 1307. In addition:

1. The applicant shall prepare and submit a plan for preservation of the Historic Landmark prior to filing an application for moving or demolition.

a. The preservation plan shall include a narrative describing how the applicant will accomplish the following:

i. Advertise the resource in local, regional, and historic preservation newspapers of general circulation in the area once per week during the pre-application period and shall provide evidence of such advertising;

ii. Give public notice by placing a sign on the subject property informing the public of intended action which will remove or demolish the structure and including the County department and telephone number to call for further information. The sign shall remain on the subject property until a permit is issued.;

iii. Prepare and make available information related to the history and sale of the subject property to all who inquire;

iv. Provide information regarding the proposed use for the Historic Landmark site; and

v. Keep a record of the parties who have expressed an interest in purchasing or relocating the structure. To ensure that an adequate effort has been made to secure a relocation site, the applicant shall provide a list of property locations and owners who were contacted regarding purchase of a relocation site.

Finding: The property owner has applied for a Type II application to remove or demolish the historic farmhouse from the Historic Landmark portion of the property. The preservation plan submitted by the property owner included information on how the applicant would advertise, provide notice to the public, and provide information to those that inquired. The applicant provided a copy of the advertisement in historic preservation newspapers in 2023. The indicated that they would be keeping a record of the parties interested in purchasing the farmhouse and relocating the structure.

These criterion are met.

2. Following receipt of the preservation plan, the Planning Director shall issue a media release to local and state newspapers of general circulation in the County. The media release shall include, but not be limited to, a description of the significance of the Historic Landmark, the reasons for the proposed moving or demolition, and the possible options for preserving the Historic Landmark.

Finding: The Clackamas County Planning and Zoning Division received the Preservation Plan along with the application for the removal/Demolition of the historic structure on December 21, 2022 and the application was deemed complete on February 9, 2023 following the receipt of additional information. Working with staff from the Public and Government Affairs Division, a media release was issued on March 9, 2023. This criterion is met.

3. *The review authority for an application to demolish a Historic Landmark or contributing resource within a Historic District or Historic Corridor shall consider the following:*

- a. *All plans, drawings, and photographs submitted by the applicant;*
- b. *Information presented at the public hearing concerning the proposed work; proposal;*

Finding: The Historic Review Board was provided with a copy of the application for Z0575-22 that included the plans, drawings and photographs submitted by the applicant. This criterion is met.

c. *The Comprehensive Plan;*

HISTORIC LANDMARKS, DISTRICTS, AND TRANSPORTATION CORRIDORS
GOAL

- Preserve the historical, archaeological, and cultural resources of the County.

9.C Historic Landmarks, Districts, and Transportation Corridors Policies

9.C.5 *Identify conflicts by analyzing the economic, social, environmental, and energy consequences of land use actions with regard to significant historic resources.*

9.C.6 *Develop policies and programs to protect historic resources and minimize the conflicts.*

9.C.7 *Pursue private and public sources of funding for use by property owners in the renovation and maintenance of historic properties.*

9.C.8 *Pursue options and incentives to allow productive, reasonable use, and adaptive reuse of historic properties.*

Finding: There is currently a conflict between the use of the historic farmhouse and the enjoyment of the family's living space. As the applicant noted "The current layout of our home, the inability to spend time with family & friends due to space restrictions, its mechanical function, the significant costs to continue to maintain ongoing repairs/maintenance & the significant inefficiencies in a old home in todays world, are not realistic for a family of 4's needs in todays world. We have lived in our home for the previous 4 years and its just not viable for a family of 4 with extreme inefficiencies, space and constant and costly upkeep. I compare this to a 1920's-1950's car, they just arent made as a daily driver in todays world without significant and costly upgrades and upkeep and even then you really can not get them to a place as a daily driver. The counties strict remodeling/addition requirements for a historic home make it very challenging and cost prohibitive to work with. Moving or demolishing are the only options.". The County has not pursued private and public sources of funding for use of private property owners for the renovation of their private homes. Staff is not aware of any additional efforts, programs, or funding, that could be used to minimize these conflicts further for a private property owner. The applicant addressed the lack of funding and incentives for private property owners in the application narrative. Therefore, it appears that the moving or demolition of the structure is being considered to resolve these conflicts. This criterion is met.

- d. *The purposes of Section 707 as set forth in Subsection 707.01;*
707.01 PURPOSE Section 707 is adopted to: 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; 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; 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.

Finding: The historic farmhouse is a private residence that is not visible from the road thus it is not currently fostering neighborhood pride and sense of identity through the use of cultural resources. The Historic Landmark Overlay Zone has promoted the safeguarding of the historic farmhouse through highlighting the historic significance and requiring the Historic Review Board to consider modifications to the historic farm complex. Therefore, while the designation of the Strowbridge-Benson Farm as a Historic Landmark in 1994 “Provided 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”, the other historic structures that are part of the historic farm complex are still being used and maintained by the property owners.

This land use application is the way that the management of cultural resources has been incorporated into the public development process. This application is also a way that the Historic Review Board can identify and help resolve conflicts between the preservation of cultural resources and the alternate use of the property for a home that meets the modern expectations for space and usability.

As the applicant noted in the application, “The comprehensive plan generally speaks into how historic homes and or sites should or do provide some sort of community benefit, value or cultural experience. Our home provides none of those to the public in any way and our home is ONLY experienced by our family. No one in the community would be effected or have a loss of public benefit value in any way by having our home moved or demolished. No one would even know it was gone, except the county and a few longterm property owners in the area”.

This criterion can be met by moving the structure to a site that is visible to the larger community or by resolving the conflict by approving the demolition if moving the structure is not pursued.

e. The criteria used in the original designation of the Historic Landmark, Historic District, or Historic Corridor in which the property under consideration is situated;

Finding: As noted in the 1994 application to designate the historic structure known as the Strowbridge-Benson Farm house, there has been little change to the actual historic structure. The applicant states that “We are currently maintaining the other 4 Historic buildings on our property(barn, log cabin, milk barn and grainery) all of which take significant resources to maintain which we are not reimbursed for or compensated in any form of tax break etc from the county/state. However, as costs continue to rise to maintain the main living home, we will no choice but to allow the other 4 historic buildings to take a back seat.” Therefore, the house is not the only structure that gives the farm complex the historic significance that led to the original Historic Landmark Overlay Zone designation. The Historic Review Board will consider the request to move or demolish the farmhouse within the larger context of the farm complex.

This criterion is met.

f. The historical and architectural style, the general design, arrangement, materials of the structure in question, or its appurtenant fixtures; the relationship of such features to the other buildings within the district or corridor; and the position of the building in relation to public rights-of-way and to other buildings and structures in the area;

g. The effects of the proposed work upon the protection, enhancement, perpetuation, and use of the district or corridor which cause it to possess a special character or special historical or aesthetic interest or value;

Finding: The applicant is proposing to remove or demolish the historic farmhouse structure that was located between the historic log Cellar and the historic Milking Barn within a cluster of non-historic structures that includes the garage, pool, and additional dwelling. The proposed work of removing the historic structure and moving it to another location on the existing farm property would limit the loss of historical value. However, this Historic Landmark is not part of a Historic District or Historic Corridor and thus the removal or demolition historic farmhouse will cause a change to a district or corridor. This criterion is met.

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; and

Finding: The applicant noted in their application that they would experience substantial hardship if the application is not approved because “The house is to small, no insulation, no heat upstairs, our young children are constantly freezing, single pane crumbling windows, tiny bedrooms, constant insect infestation, costly inefficient oil heating, one bathroom for a family of 4, unable to have family and friends over as we dont have space in any area of the home to accomidate more. Our living/Tv room(biggest room in the home) does not allow for 4 seating spots so one of our family members sits on the floor every night. Our mothers/fathers/aunts/uncles out of state have to rent a hotel in

order to see us during the holidays or other events as we dont have room for them. This is not what we want for our family, our relationships and our life.”

However, no building permit applications have been filed with the county for constructing a new home on the property. Additionally, no replacement dwelling applications have been submitted to the county to allow the replacement of a lawfully established home on EFU land as required by ZDO 401. Therefore, there are additional items that need to take place that would likely take more than 60 days to complete.

Therefore, staff finds this Criterion is met, but could also be met with the suspension of demolition for 60 days or more.

- i. *When applicable, the findings of the building official in determining the status of the subject building as a dangerous building under County Code Chapter 9.01, Uniform Code for the Abatement of Dangerous Buildings, and the feasibility of correcting the deficiencies to meet the requirements of the building official rather than demolishing the building.*

Finding: There is no record of the home being dangerous. This Criterion is not applicable.

SUMMARY OF FINDINGS AND RECOMMENDATION

The Planning and Zoning Staff finds that the removal or demolition of the Strowbridge-Benson Farm home is in line with the criterion in the ZDO. Based on the above analysis of the ordinance standards, staff recommends approval of the removal and at least a 60-day suspension of the demolition of the Strowbridge-Benson Farm house located within the farm complex Historic Landmark.