



STAFF RECOMMENDATION to HISTORIC REVIEW BOARD

This document represents the Staff Recommendation on a Land Use Application requesting the review of a new single family home. The site is a Historic Landmark and was designated as The Ralph H, Sawtell Farm.

SECTION 1 – SUMMARY

DATE: September 30, 2024

CASE FILE NO.: Z0306-24

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

LOCATION and Tax Lot: At 14886 S HERMAN RD, Molalla, 97038, approximately 1,000 feet west of the intersection of S Herman Rd and S Adams Rd.. Tax Map 05S02E28, Tax Lot 102.

APPLICANT: Ivan Ivanov

OWNER: Marina and Sergey Kutsev

TOTAL AREA: 2 acres

ZONING: EFU with Historic Landmark (HL) Overlay.

CITIZENS PLANNING ORGANIZATION: Molalla

PROPOSAL: Proposed construction of a new home on a two acre parcel created through a Measure 49 land division on a property that has a Historic Landmark Overlay designated through Z0132-91.

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

Location Map

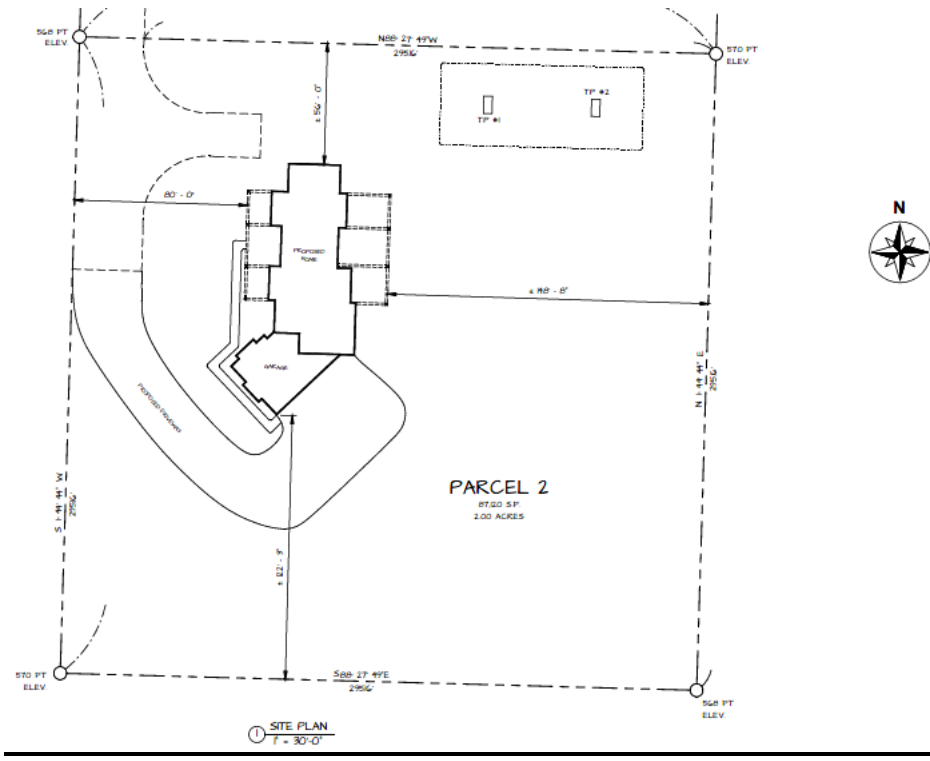




Historic structures

Measure 49 lots for home site authorizations

Site Plan





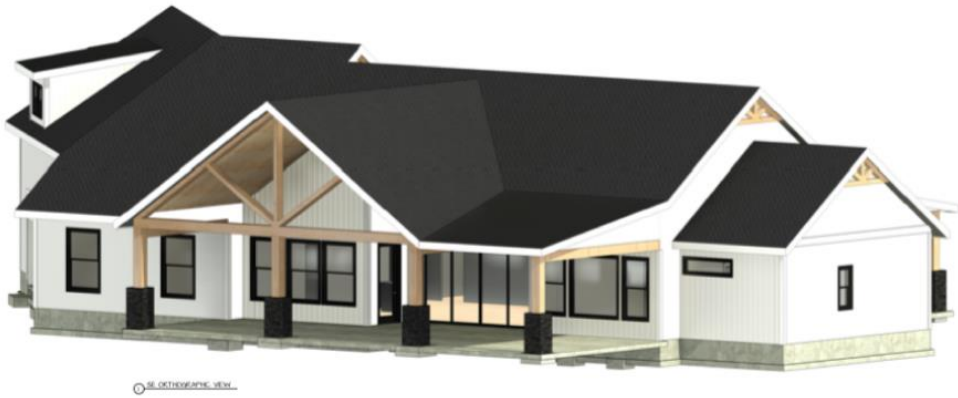
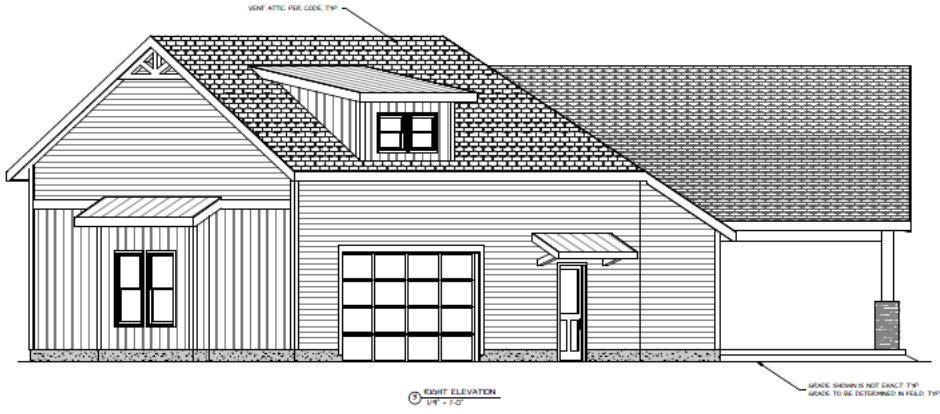
3 NW PERSPECTIVE VIEW



3 NW PERSPECTIVE VIEW

View from Historic Landmark structures

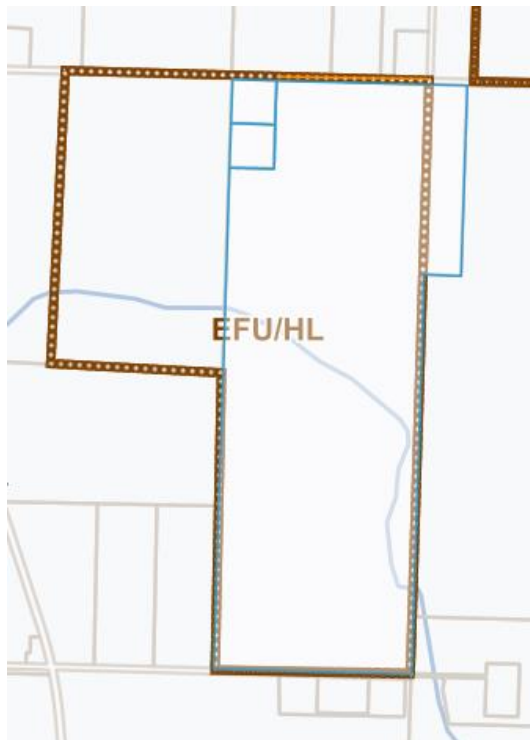




Lot configuration at the time of the Measure 49 approval:



Reconfigured Tax lots after Z0459-19 re-configured Measure 49 parcels



The farm complex is part of the South Molalla Prairie Historic Landscape District that has no special design standards and was not adopted by the BCC. The farm complex is approximately 1,400 feet from the home proposed through Z0306-24.

See 2023 aerial images of the contributing farm complex buildings below:

Looking East:



Looking South:



Looking west:



BACKGROUND:

Excerpts from the 1991 Historic Landmark designation application follow: “The subject farm complex is composed of a Craftsman/Bungalow house, garage, a large Gambrel barn, two sheds south of the barn, a corn crib, two small wood-frame buildings and three buildings. It is believed that many of the smaller outbuildings may have been constructed after the historic period.The Gambrel barn is one of two “high-style” barns in the Molalla area. The Sawtell barn is distinctive for its size, shape and architectural details. It followed the state-of-the-art farm technology developed by the most advanced agricultural colleges of the day...The Sawtell Farm is significant as an excellent example of a 20th century farm complex. It is enhanced by one of the finest examples of a Gambrel type barns in the county. The farm complex is also a very important contributing element in the South Molalla Prairie Historic Landscape District.

On Site Setting: Significance because the property consists of a complex of interrelated elements including associated structures from the historic period, viewsheds, natural features and historic landscape materials.”

Previous land use decisions include:

- A. Z0090-88 – Farm management plan that authorized the placement of a manufactured home up by Herman Rd on the property to be used as a farmworker dwelling.
- B. Z0132-91 – Land use file that designated the Ray H. Sawtell farm complex as a Historic Landmark within the South Molalla Prairie Historic Landscape District.
- C. Ballot Measure 49 claim, Election No. E129730 that authorized the three tax lots to be reconfigured and authorized two new homes to be developed on the property.
- D. Z0459-19; Land use application that modified the location and reconfigured the lots.

In the current application the applicant proposes to build one of the homes authorized by the state approval of the Measure 49 claim. The design of the home is intended to be in the farm house style with a gabled roof and large front porch. The garage is tucked into the design with access from the south and less prominent than many of the current home designs.

There is no landscaping or visual barrier proposed to separate the new home from the open farm field and farm complex located approximately 1,400 feet to the southeast of the proposed home.

Site Description: Located on the south side of S Herman Rd, approximately 1000 feet west of intersection of S. Adams Rd. The site is a generally flat 2 acre vacant lot that used to be part of the farm field. There is a historic farm complex to the southeast of the proposed home and more recent farm buildings located to the west of the home site.

DISCUSSION AND RECOMMENDATION:

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

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

Section 707.02 APPLICABILITY

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

Finding: The property at 14886 S HERMAN RD is a small portion of a designated Historic Landmark. **This criterion is met.**

Section 707.04 Uses Permitted

A. Primary Uses: A Historic Landmark or properties within a Historic District or Historic Corridor may be used for any use which is allowed in the underlying zoning district, including home occupations, provided such use is not detrimental to the preservation of the historic resource, subject to the specific requirements for the use, and all other requirements of Section 707.

Finding: The use of the subject property that is allowed in the underlying zoning district has been modified through the Ballot Measure 49 process reviewed and approved by the state. Therefore, this two acre vacant property has the authority to build a detached single family home. Thus, while the home is not identified as a primary use in ZDO 401 for the underlying EFU Zoning District, or ZDO 707 for the Historic Overlay Districts, the property has been given authorization from the state to build a home. This standard is for informational purposes only. **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:

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

Finding: Adding structures to the property requires building permits, and adding a new home is considered new construction on a property on which a Historic Landmark is located. Thus, the Historic Review Board is reviewing and providing recommendations to staff regarding Z0263-24. **This criterion is met.**

707.06 THE REVIEW PROCESS

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

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

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

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

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

- a. The design of the proposed structure is compatible with the design of the landmark building(s) on the site or in the district or corridor considering scale, style, height, and architectural detail, materials, and colors.*
- b. The location and orientation of the new structure on the site is consistent with the typical location and orientation of similar structures on the site or within the district or corridor, considering setbacks, distances between structures, location of entrances, and similar siting considerations.*
- c. Changes to yard areas including planters, fences, ponds, walkways and landscape materials should be compatible with the overall historic setting.*
- d. Scale of commercial use: Individual permitted uses shall be of a scale appropriate to serve properties surrounding the historic overlay.*

Finding: The proposed home site is in a two acre vacant part of the farm field. The farm field is part of the farm complex and the proposed location retains over 118 acres of farmland to support the historic farm complex. The proposed location on two acres with a private drive access onto SE Herman Rd. avoids alteration of features and spaces that characterize a property since the viewshed and farm land is retained closer to the historically significant

buildings. The orientation of the proposed home is southwest towards the access drive that will be shared by the other lot that was also part of the Measure 49 claim approval. There are no changes to the yard or landscaping proposed in this application.

The home itself is designed in a farm house style that is more modern than the historic home on the historic landmark farm complex and thus the proposed home design avoids creating a false sense of historical development, while providing a scale and roof style typical of a farm house.

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

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

SUMMARY OF FINDINGS AND RECOMMENDATION

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