



PLANNING & ZONING DIVISION

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

STAFF RECOMMENDATION to HISTORIC REVIEW BOARD

This document represents the Staff Recommendation on a Land Use Application requesting the review of changes to the existing pool, pool deck, and landscaping and the construction of a new accessory building.

SECTION 1 – SUMMARY

DATE: May 1, 2025

CASE FILE NO.: Z0124-25

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

LOCATION and Tax Lot: 1100 SE WAVERLY DR, Milwaukie, 97222. Tax Map 11E26, Tax Lot 0100.

Applicant: Keava Campbell, Winterbrook Planning

Owner of Property: Waverly Country Club

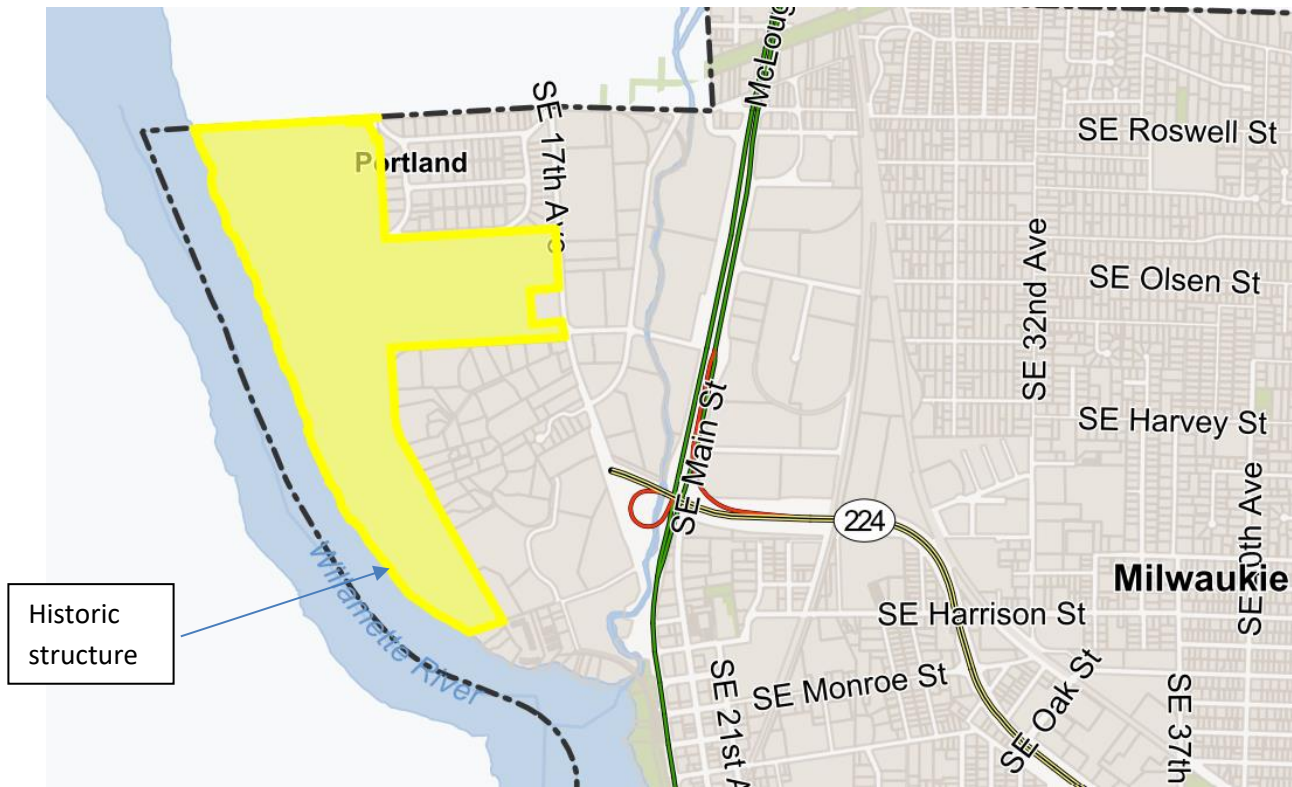
Zoning: R-7 and Historic Landmark; Other portions of the Historic Landmark property outside of this application area are zoned Open Space Management District

CITIZENS PLANNING ORGANIZATION: None

PROPOSAL: The applicant is proposing a Non-Conforming Use (NCU) verification for the Waverly Country Club and requesting approval for an alteration of the pool, along with the addition of a pool house and extension of the pergola. The applicants had a pre-application conference, ZPAC0052-23, to discuss the project.

APPLICABLE APPROVAL CRITERIA: This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Sections(s) 202, 315, 707.01, 707.04, 707.05, 707.06(C) and 1307.

Location Map



Rendering



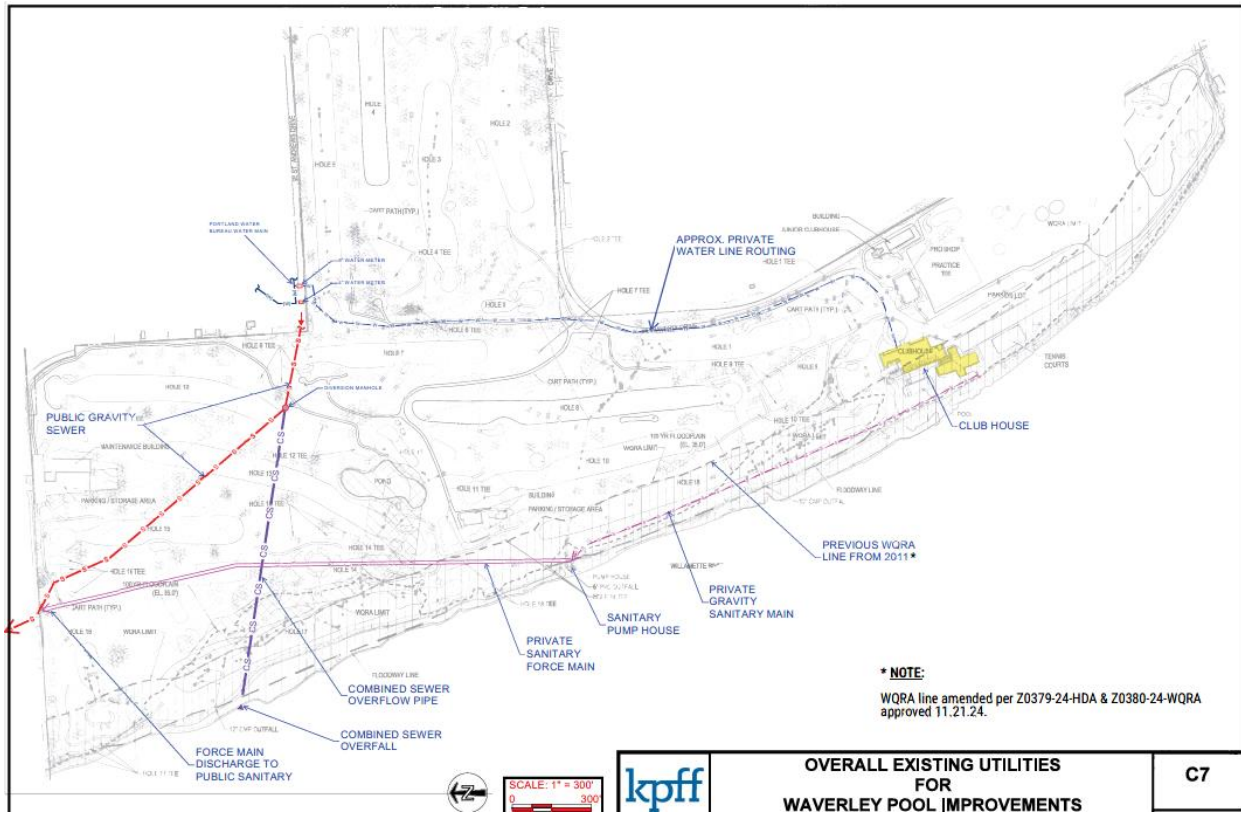
Pool proposed for replacement through Z0124-25

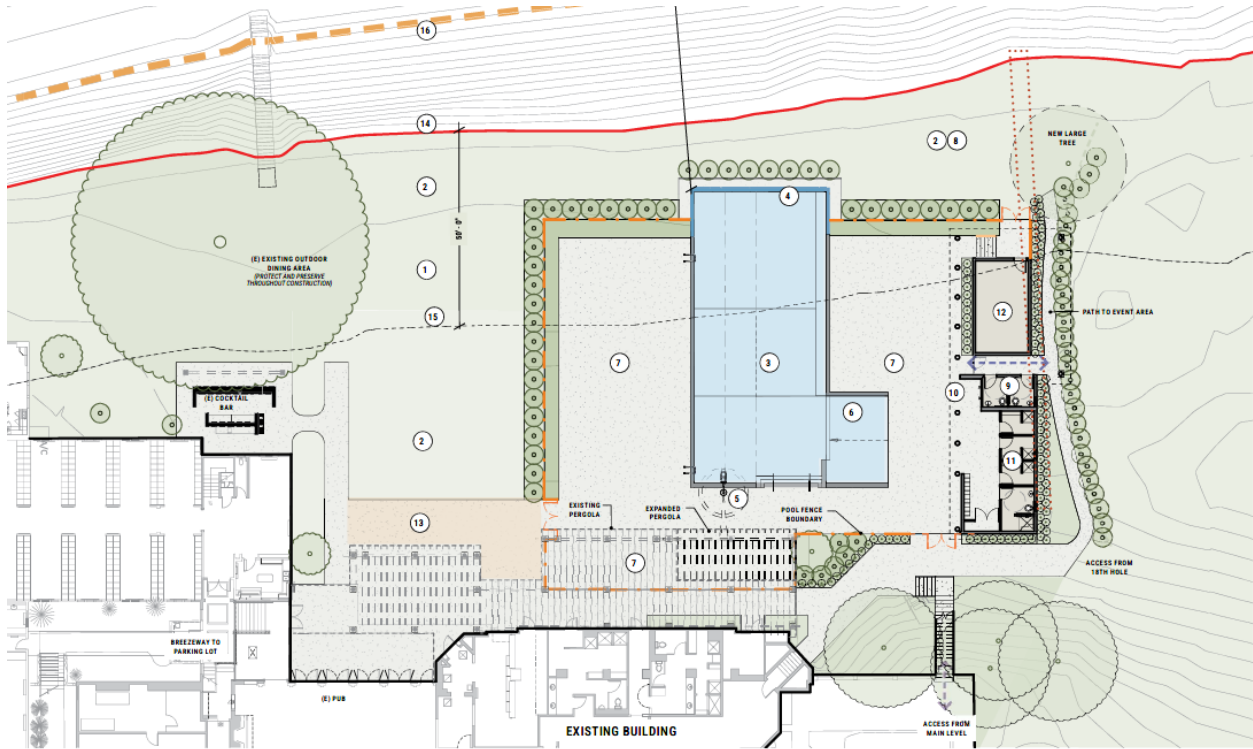
New Pool House

Pergola Expansion



Site Plans

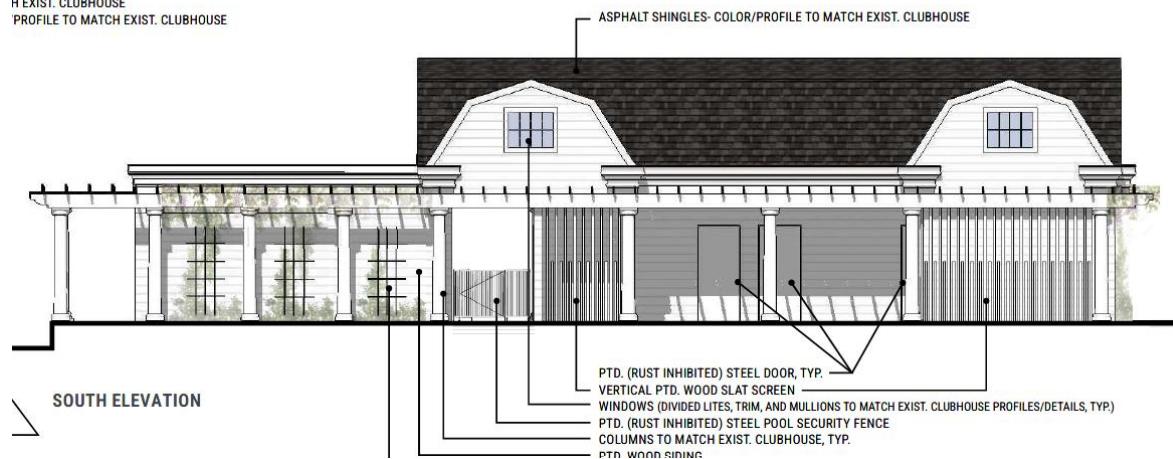


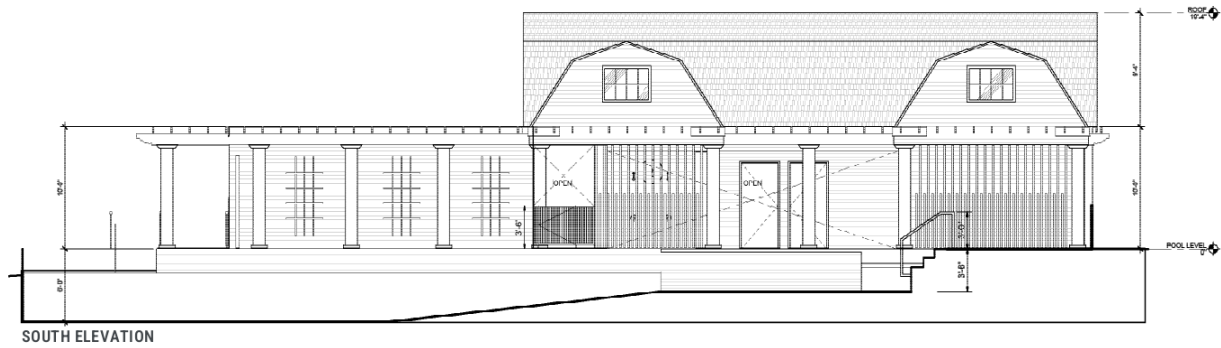


Proposed Elevations of Pool House

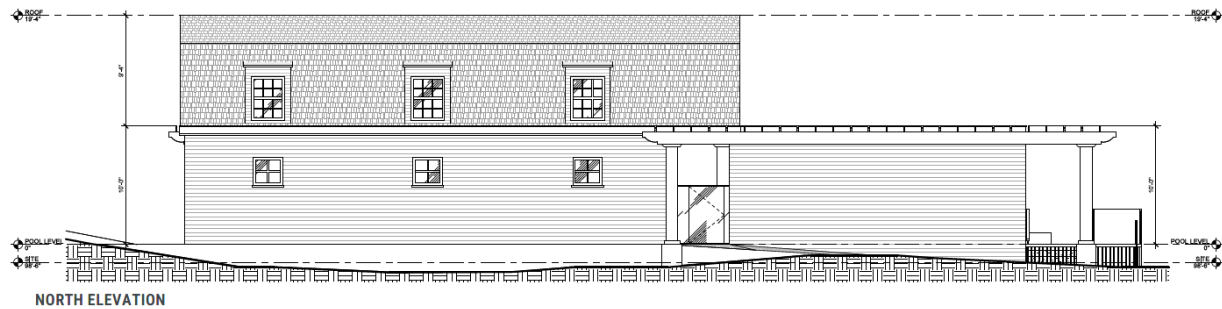
View from Pool

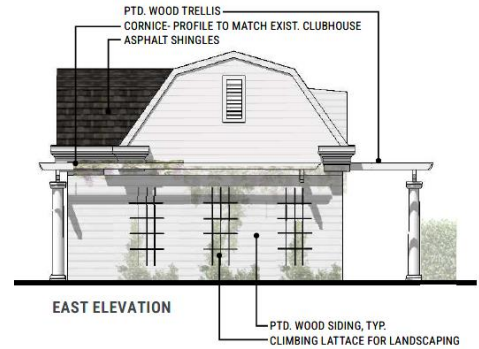
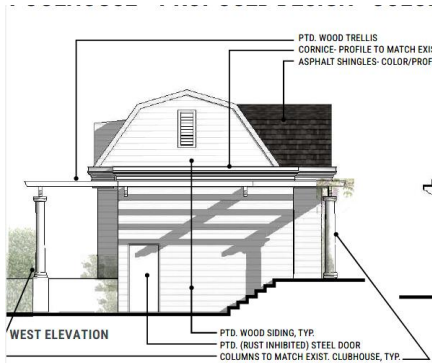
H EXIST. CLUBHOUSE
PROFILE TO MATCH EXIST. CLUBHOUSE



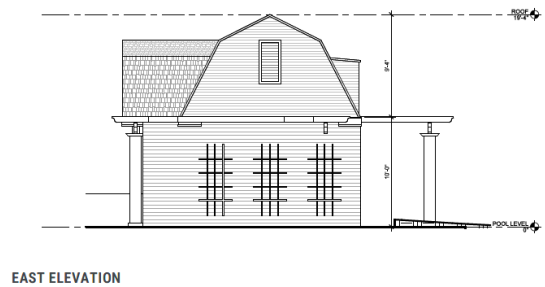
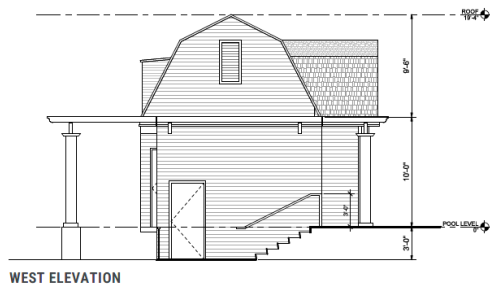


View from Golf course





POOLHOUSE - PROPOSED DESIGN - EXTERIOR ELEVATIONS



BACKGROUND:

Excerpt from 1986 land use file (attached): “Country Club is significant for its architectural merit as well as for its value as the oldest country club in Oregon. In addition the club grounds are the site of the first grafted fruit orchard on the West Coast. The current club building was designed in the Colonial Revival style by prominent architects, Whitehouse and Foulheux. The elegant building is sited above the Willamette River and employs several features common to the style: gambrel roofs, shingle siding and porticos with Doric columns.”

Excerpt from 2013 National Register Nomination “Period of Significance 1913-1947” and “The club dates to 1896, one of the oldest golf clubs in the country and the oldest continuously operated club west of the Mississippi River. At the founding, the club’s name was simply “The Golf Club,” a name that was quickly modified to “Portland Golf Club.” And

“The primary façade faces east and is symmetrically organized into three sections; a center section flanked by two approximately identical wings. The ridgeline of the gambrel roof is parallel to the front façade, beginning above the first floor with the second floor tucked into the roofline. At the center is a double cross gable. A porte cochere projects from the central bay to a roundabout drive protecting the building’s main entry. ... “

“The west façade looking toward the river is simply organized. Unlike the east façade, it is asymmetrical with a central, two-story mass similar in size and form to its companion on the

east. With a daylight basement created by the sloping grade, however, this elements reads as a three-story structure. Also unlike the east façade, this center block does not have complementary flanking wings but features a single, one-story wing (plus daylight basement) to the south. Over time, this façade has evolved to accommodate the club's growth. In 1930, the center section at the lower level below the dining room was extended to create a first floor terrace. In 1947, the flat band of windows at the first floor dining room was replaced by band of windows in bow form."

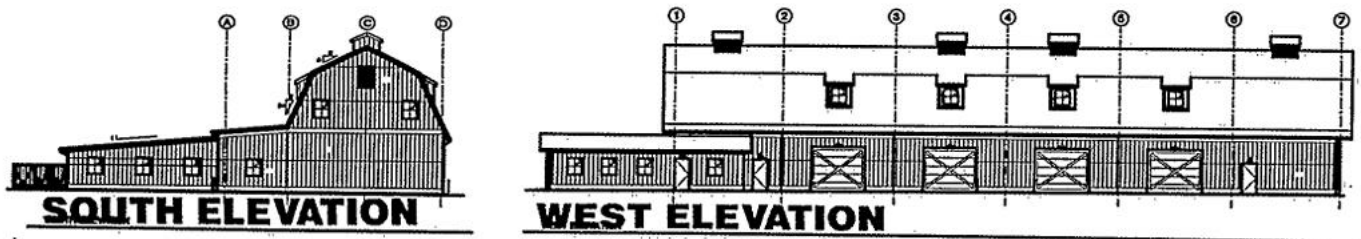
The National Register Nomination notes that the Waverley Country Club is the earliest extant clubhouse in Oregon that included guest rooms to accommodate members and dining rooms, ballrooms, card rooms, and other support facilities for sporting activities. Also, the architect responsible for the 1913 design and the 1930 additions and alterations is *the architect of 46 notable buildings in the state with 15 of them listed in the National Register including the Oregon State Capitol.*

Therefore the country club use, the golf course, and architecture of the clubhouse are historically significant aspects of the site. Designation file describes the setting as. "The place is significant as well for the site of the first grafted fruit orchard"

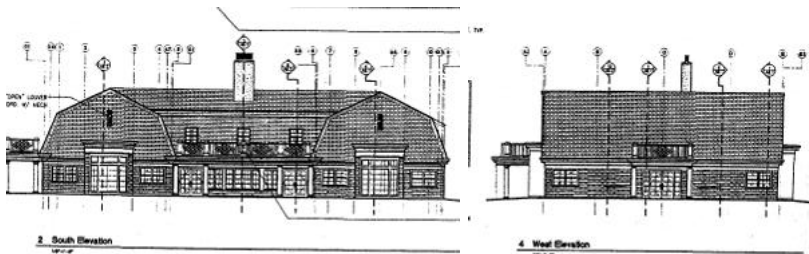
Previous land use decisions include:

- A. Z0593-87 – Approval to rebuild an equipment shed at Waverley Country Club damaged by fire.
- B. Z0262-98 - Replacement maintenance facility with staff offices for Waverley Country Club – located adjacent to Ococho Street.
- C. Z0652-05 – Pro Shop Replacement
- D. Z0054-11 – Golf Course Renovation
- E. Z0297-18 – Boat Moorage
- F. Z0379-24 – HCA Map Verification
- G. Z0380-24 – WQRA Boundary Verification

Replacement maintenance facility



Z0652-05 – Replacement Pro-shop



Site Description: Located on the east side of the Willamette River, the Country Club contains about 138 acres developed with a golf course, clubhouse, maintenance facilities, and other structures.

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 pool house, pool, and expanded pergola.

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 pool and country club clubhouse at 1100 SE WAVERLY DR, Milwaukie, 97222 is a small portion of a designated Historic Landmark. **This criterion is met.**

Section 707.04 Uses Permitted

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

Finding: The use of the subject property for pool house, replacement pool, and expanded pergola is being reviewed through Z0124-25 and Z0069-25. The R-7 underlying zone requires a conditional use review for new pools, country clubs, and golf courses. Because this use and structure pre-dates the initial zoning that took effect in the 1960s, the alteration is being reviewed through a nonconforming use verification and alteration with the Type II land use application, Z0069-25. **This criterion is met.**

Section 707.05 Historic Review Board

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

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

Finding: Adding structures to the property and re-orienting the pool requires building permits, and expanding the pergola and other landscape related features are being considered with the new construction. Thus, the Historic Review Board is reviewing and providing recommendations to staff regarding Z0124-25. **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 the pool house 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 being reviewed for the alteration of the pool and the pergola.**

Pool: The applicant provided plans for the pool that date from 1927 and 1974. The plans from 1974 show the walkways around the pool and suggest that the 1970s alteration expanded the size of the pool while leaving it in the same orientation and location. As noted in the 2013 National Register nomination, the clubhouse use and sporting activities for men and women that date back to the late 1800s are part of the significance. Therefore, maintaining a functional pool is important to maintain the historical characteristics of the site. However, the question is whether the orientation is a distinctive feature that shall be preserved, or whether the change in orientation with the addition of a pool house is a change that retains the historic purpose and character while allowing the property to change over time. Staff have not found any features of the existing pool mentioned as historically significant and thus find that the historical use can be preserved even if the modern style of having pools overlook natural features is facilitated by the primary axis being re-oriented to an east-west direction.

Pergola: The floor plans and renderings from 1913 indicate that a pergola was proposed to extend from the western façade of the clubhouse out to the northern most aspect of the clubhouse. Therefore, although the existing pergola was built in 2018 without review by the Historic Review Board, staff find the expansion of the pergola to the north appears to be in line

with, although shorter than the original plan to provide outside seating with a pergola cover on the northwest side of the clubhouse.

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

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

Finding: The proposed pool house is considered new construction. The scale, height, gambrel roof, board and batten siding, and color seem to be compatible with the clubhouse, especially the 1930s addition and does not take away from the historic aesthetic of the historic clubhouse because it is clearly subordinate and complimentary. Therefore, the orientation of the new pool and pool house structure is consistent with the location and orientation of similar accessory structures on subject property and supports the historic pool use. **This criterion is met.**

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

Finding: The orientation is in line with other accessory structures such as the golf pro-shop located on the eastern side of the clubhouse on the other side of the drive. The proposed pool house is on the western side of the clubhouse on the other side of walkways and pergola. The orientation of the pool house is perpendicular to the 1930's addition and main clubhouse which is the primary structure on the historic landmark property. Staff find that the addition of the pool house does not eliminate any historically significant features from the historic site and the orientation to the east-west is needed to keep from encroaching into the golf course that is historic in its own right. Therefore, the orientation of the new pool house structure is consistent with the location and orientation of similar accessory structures on subject property and supports the historic pool use. **This criterion is met.**

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

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

Finding: The primary orientation of the pool house is towards the pool that is to the west of the clubhouse and on the western façade that has changed through the years to accommodate changes to the needs of the country club and its members. The location of the pool house is linked to both the clubhouse and the pool through walkways that have existed on the site since the 1930s. There are no changes to the historic structure, proposed in this application.

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

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

SUMMARY OF FINDINGS AND RECOMMENDATION

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

LAND USE FILES

FILE # 896-86-2

LEGAL DESCRIPTION:

1 S 1 E SEC. 26

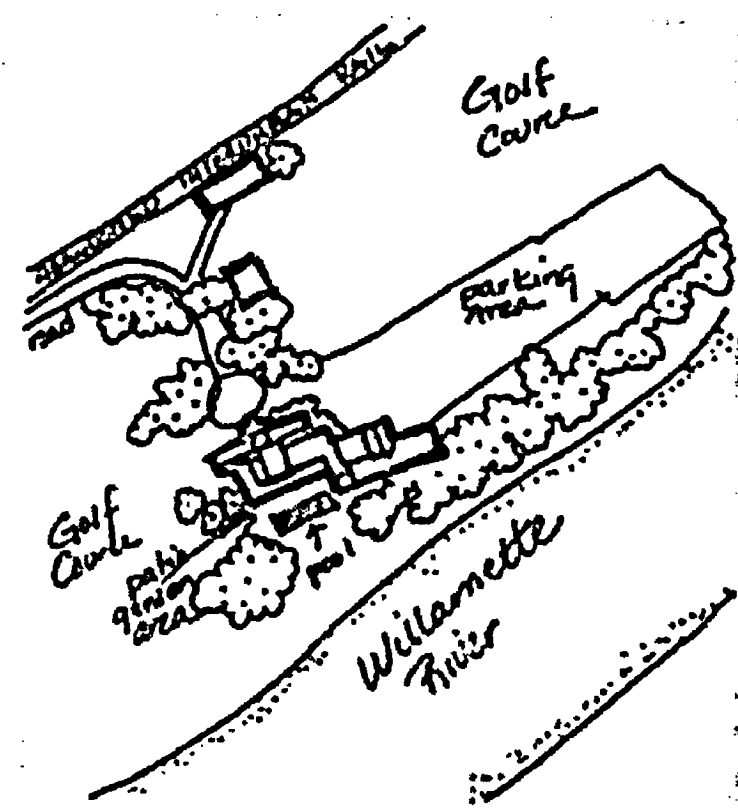
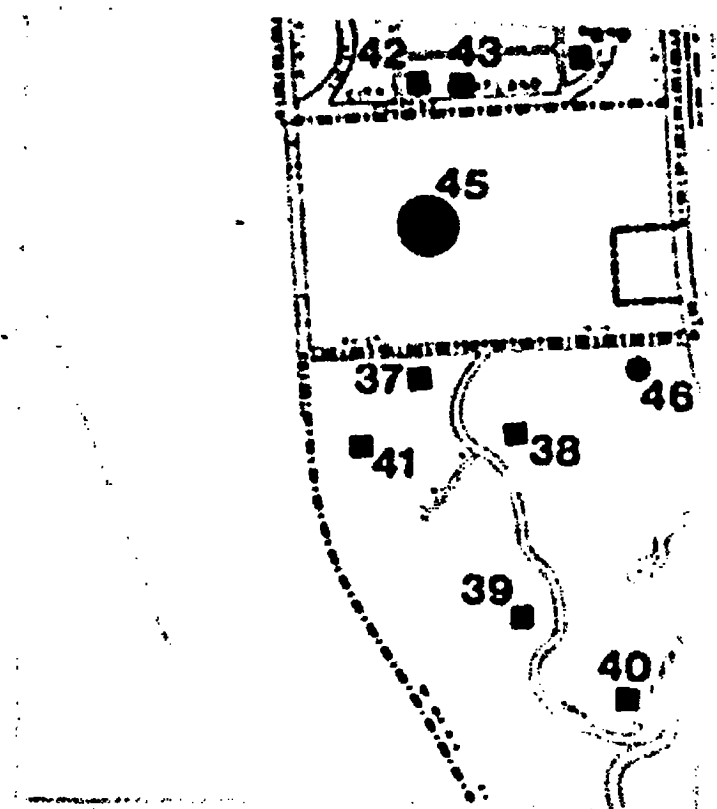
TAX LOT 100

MAP

Address: 0110C S.E. Waverly Drive

T/R/S: 1S 1E 26

Tax Lot: 100



**CLACKAMAS COUNTY, OREGON, INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM**

HIST. NAME: Waverly Country Club/Luelling Farm Site

DATE OF CONSTRUCTION: 1913/1847

COMMON NAME:

ORIGINAL USE: Farm

ADDRESS: 01100 S.E. Waverly Drive

OWNER: Waverly Country Club

PRESENT USE: Country Club

ARCH./BLDR.: Whitehouse and Fouileux

T/R/S: 1S 1E 26

TAX LOT: 100

STYLE: Colonial

RESOURCE TYPE: Building; Site

THEME: Architecture - 20th century; Social organization;
Recreation; Agriculture; Settlement

ADDITION:

BLOCK:

LOT:

QUAD: Lake Oswego

LOT SIZE: 138.57 acres

ZONE: O.S.M./R7/HL (Historic Landmark)

PLAN TYPE/SHAPE: Asymmetrical

NO. OF STORIES: 2

FOUNDATION MATERIAL:

BASEMENT (Y/N):

ROOF FORM & MATERIALS: Gambrel with shed roof dormers

WALL CONSTRUCTION: Wood

STRUCTURAL FRAME: Stud

PRIMARY WINDOW TYPE: Multi-light casement. Eight-over-eight,
double-hung sash.

EXTERIOR SURFACING MATERIALS: Shingles. Paneled pilasters.

DECORATIVE FEATURES: Portico with massive Doric columns.

Balcony above, with balustrade. Bevel and leaded glass.

Fanlight. Elliptical arch with keystone. Lamps. Minor
entrances.

OTHER:

CONDITION:

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Pool and south wing.

NOTEWORTHY LANDSCAPE FEATURES: See site plan.

ASSOCIATED STRUCTURES: Several buildings of similar
architectural style around the main building.

KNOWN ARCHEOLOGICAL FEATURES: None

SETTING: On immaculate grounds including golf course and several
trees remaining from early agricultural efforts. Located
adjacent to Willamette River, between the Waverly
Heights/Garthwick neighborhoods and Milwaukie Pioneer Cemetery.

**STATEMENT OF SIGNIFICANCE (HISTORICAL AND/OR ARCHITECTURAL
IMPORTANCE, DATES, EVENTS, PERSONS, CONTEXTS):** The Waverly.

Country Club is significant for its architectural merit as well as for its value as the oldest country club in Oregon. In addition, the club grounds are the site of the first grafted fruit orchard on the West Coast.

The current club building was designed in the Colonial Revival style by prominent architects, Whitehouse and Foulheux. The elegant building is sited above the Willamette River and employs several features common to the style: gambrel roofs, shingle siding and porticos with Doric columns. This building replaced an earlier clubhouse that was constructed in 1908 near the interurban railway right-of-way.

The Waverly Country Club began as an organization in 1396, when the first golf club was initiated in Southeast Portland bounded by the current 26th and 39th Avenues and Powell and Division Streets. The organization, which was the first of its type in Oregon, moved to the Milwaukie vicinity around 1899, the year of their incorporation. The original members included Scottish financier William MacMarter, who was instrumental in moving the club to its present location. His wife was responsible for founding the Portland Symphony. Other members included: W. J. Honeyman, K. K. Baxter, C. C. Robinson, Walter J. Barns, H. C. Campbell, William MacIntosh, C. F. Swingert, S. B. Linthicum, Lew Russell, Hugh Wallace, Peter and Thomas Kerr. The first president was Abbott L. Mills, president of First National Bank.

The place is significant as well for the site of the first grafted fruit orchard. Pioneer Henderson Luelling is responsible for bringing 700 fruit trees to Oregon that were grafted to native stock as the basis for the state's fruit industry. Luelling, along with William Meek, developed the area and a number of original trees are known to be in the vicinity. Later, Luelling imported more trees from noted horticulturalists A. J. Downing and Ellwanger and Barry. Their successors Henry Miller and Joseph Lambert continued their efforts. Depressed economic conditions caused Miller and Lambert to pursue the nursery business, becoming major influences in the area of seeds, bulbs, rare plants, and trees, including the first Gingko trees. Miller is also responsible for importing the first Italian prunes to the region.

SOURCES: Dimon, Elizabeth, 'Twas Many Years Since, Milwaukie, 1981.
Lynch, Vera Martin, Free Land for Free Men, Portland, 1973.

Waverly Club History

NEGATIVE NO.: II #3-13

SLIDE NO.: 50a-50i

RECORDED BY: Morrison/Hayden

DATE: 10/83. Revised 6/86.

SHPO INVENTORY NO.: 45

hpl/waverly:mp

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLACKAMAS COUNTY, STATE OF OREGON

CLACKAMAS COUNTY
FILED

DEC 2 1987

JOHN F. KAUFFMAN, County Clerk
By [Signature] Deputy

In the Matter of Designating
Various Properties as Historic
Landmarks

ORDER NO. 87-1394

FILE: 860-86-2

This matter coming before the Board of County Commissioners and it appearing that by Order No. 87-546 this Board adopted new Subsection 707 of the Zoning and Development Ordinance, "Historic Landmark (HL), Historic District (HD), and Historic Corridor (HC)": and

It further appearing that Subsection 707 provides that properties may be designated Historic Landmarks on the basis of various criteria set forth therein; and

It further appearing the Historic Review Board at it's meeting on August 4 and August 10, 1987 has recommended the designation of a number of properties as Historic Landmarks; and

It further appearing a hearing was held before this Board on August 26, 1987, at which testimony was taken and evidence presented; and

It further appearing that a decision was made by this Board on September 16, 1987:

NOW THEREFORE IT IS HEREBY ORDERED the properties described on the attached list are each zoned Historic Landmark; and

It is further ordered that the required changes be made in the relevant zoning maps.

DATED this 25th day of November, 1987

[Signature]

Chairman Ed Lindquist

[Signature]

Commissioner Dale Harlan

[Signature]

Commissioner Darlene Hooley

(*) See File #
860-86-2

[Signature]

CLACKAMAS COUNTY HISTORIC PROPERTIES EVALUATION FORM

Criteria for Architectural, Environmental, and Historical Significance

Name: Waverly Country Club Rank: Primary, 74 points
Address: 1100 S.E. Waverly Drive, Portland
Legal: 1S-1E-26, 100
Style: Colonial Date: 1913
Zone: O.S.M./R-7 Land Size: 138.57 acres

ARCHITECTURE

STYLE/BUILDING TYPE/CONVENTION: Significance as an example of a particular architectural style, building type, or convention.

Especially fine or extremely early
Excellent or early
Good if many survive
Of little interest

10
5
3
0

DESIGN/ARTISTIC QUALITY: Significance because of quality of composition, detailing, and craftsmanship.

Excellent
Very Good
Good
Fair/Poor

4
3
2
1

MATERIALS/CONSTRUCTION: Significance as an example of a particular material or method of construction.

Especially fine or extremely early
Excellent or early
Good
Of little interest

4
3
2
1

INTEGRITY: Significance because it retains its original design features, materials, and character.

No apparent changes
Minor changes
Major changes
Altered/Deteriorated

7
5
3
0

RARITY: Significance as the only remaining, or one of the few remaining, properties of a particular style, building type, design, material, or method of construction.

One of a kind
One of few
One of several
One of many

10
5
3
0

SUBTOTAL 33

ENVIRONMENT

LANDMARK: Significance as a visual landmark.

Symbol for the community
Conspicuous/well-known in community
Conspicuous/well-known in neighborhood
Not conspicuous/not well-known

10
7
5
0

SETTING: Significance because the current land-use surrounding the property contributes to the integrity of the pertinent historic period.

Excellent
Very good
Good
Fair/Poor

4
3
2
1

CONTINUITY: Significance because the property contributes to the continuity or character of the street, neighborhood, or community.

Establishes character
Important/maintains character
Compatible
Incompatible

7
5
3
0

SUBTOTAL **27**

HISTORICAL ASSOCIATION

PERSON/GROUP/ORGANIZATION: Associated with the life or activities of a person, group, organization, or institution that has made a significant contribution to the community, state, or nation.

Particularly strong
Strong
Some
None

10
7
5
0

EVENT: Associated with an event that has made a significant contribution to the community, state, or nation.

Particularly strong
Strong
Some
None

10
7
5
0

PATTERN: Associated with, and illustrative of, broad patterns of cultural, social, political, economic, or industrial history in the community, state, or nation.

Particularly strong
Strong
Some
None

10
7
5
0

LIKELIHOOD TO YIELD INFORMATION: Resource has yielded, or may be likely to yield, information important in prehistory or history.

Particularly important
Important
Some importance
Unlikely

10
7
5
0

SUBTOTAL 20

TOTAL 74

ECONOMIC, SOCIAL, ENVIRONMENTAL, ENERGY CONSEQUENCE ANALYSIS
FOR CLACKAMAS COUNTY HISTORIC PROPERTIES

PROPERTY IDENTIFICATION		RECOMMENDED ACTION
Name: Waverly Country Club Address: 1100 S.E. Waverly Drive, Portland Legal: 1S-1E-26, 100 Land Size: 138.57 a. Zone: O.S.H./R-7 Use: Golf course/Country Club Surrounding Land Use: Residential, City of Milwaukie		* Historic Landmark Designation
CONSEQUENCE OF ACTION		CONSEQUENCE OF NO ACTION
E C O N O M I C	* Maintain and potentially enhance surrounding property values and enhance tourism. * Encourage application to National Register of Historic Places to utilize tax incentives.	* Potential loss of significant County historic resource, which could reduce tourism potential in area and lower property values.
S O C I A L	* Historic resource protected to enhance understanding and appreciation of County's historical, cultural, and architectural heritage. * Foster neighborhood and civic pride.	* Potential loss of significant County historic resource--loss to present and future generations.
E	* Reinforce Open Space Management zoning designation for public and community use.	
E		

Environmental/Energy

W.R.G./F.H.D./S.R.

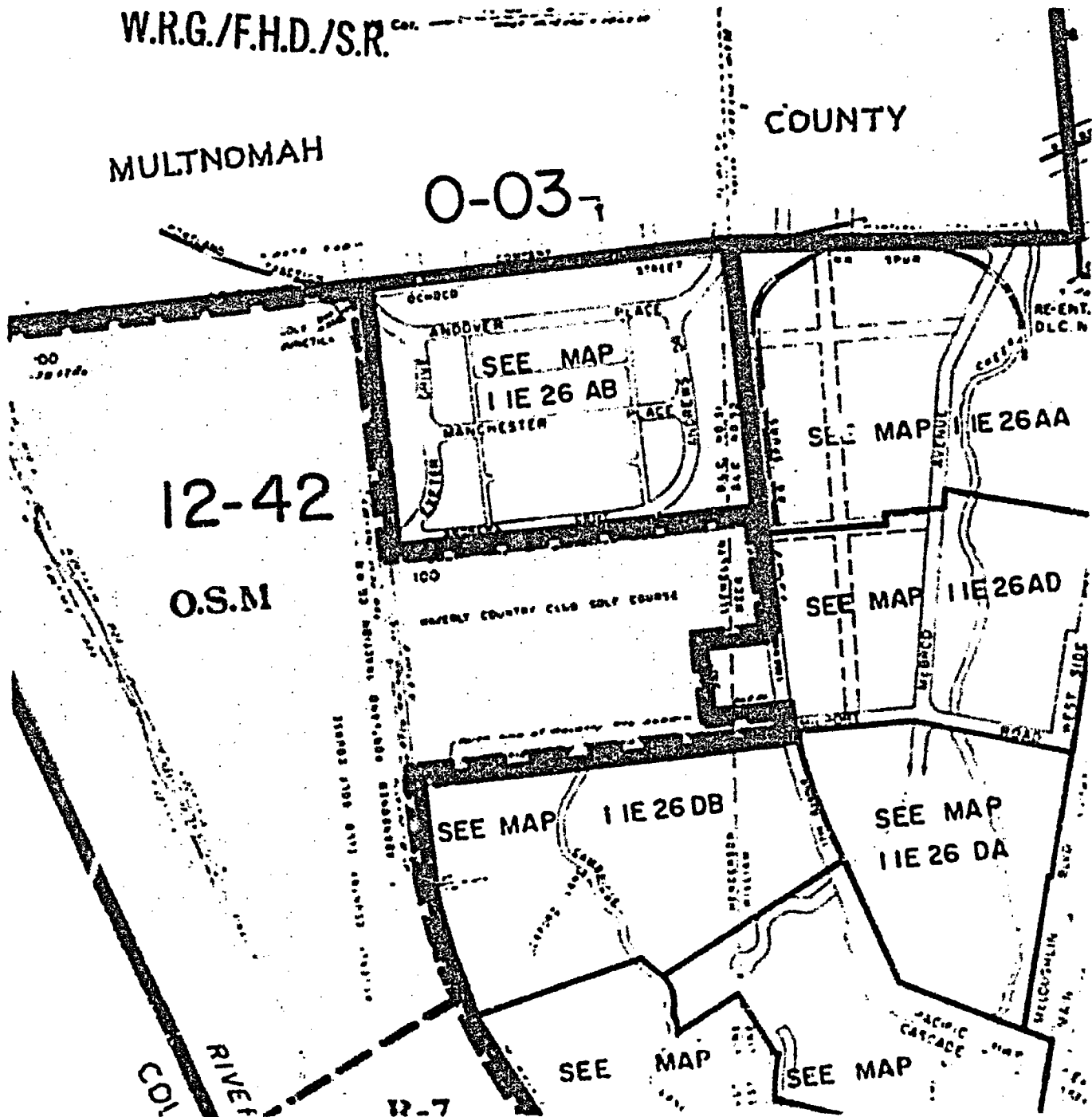
MULTNOMAH

COUNTY

0-03

12-42

O.S.M



W.R.G./F.H.D./S.R.

MULTNOMAH

COUNTY

0-03

12-42

O.S.M

COI
RIVER

12-7

SEE MAP
1 IE 26 AB

SEE MAP
1 IE 26 AA

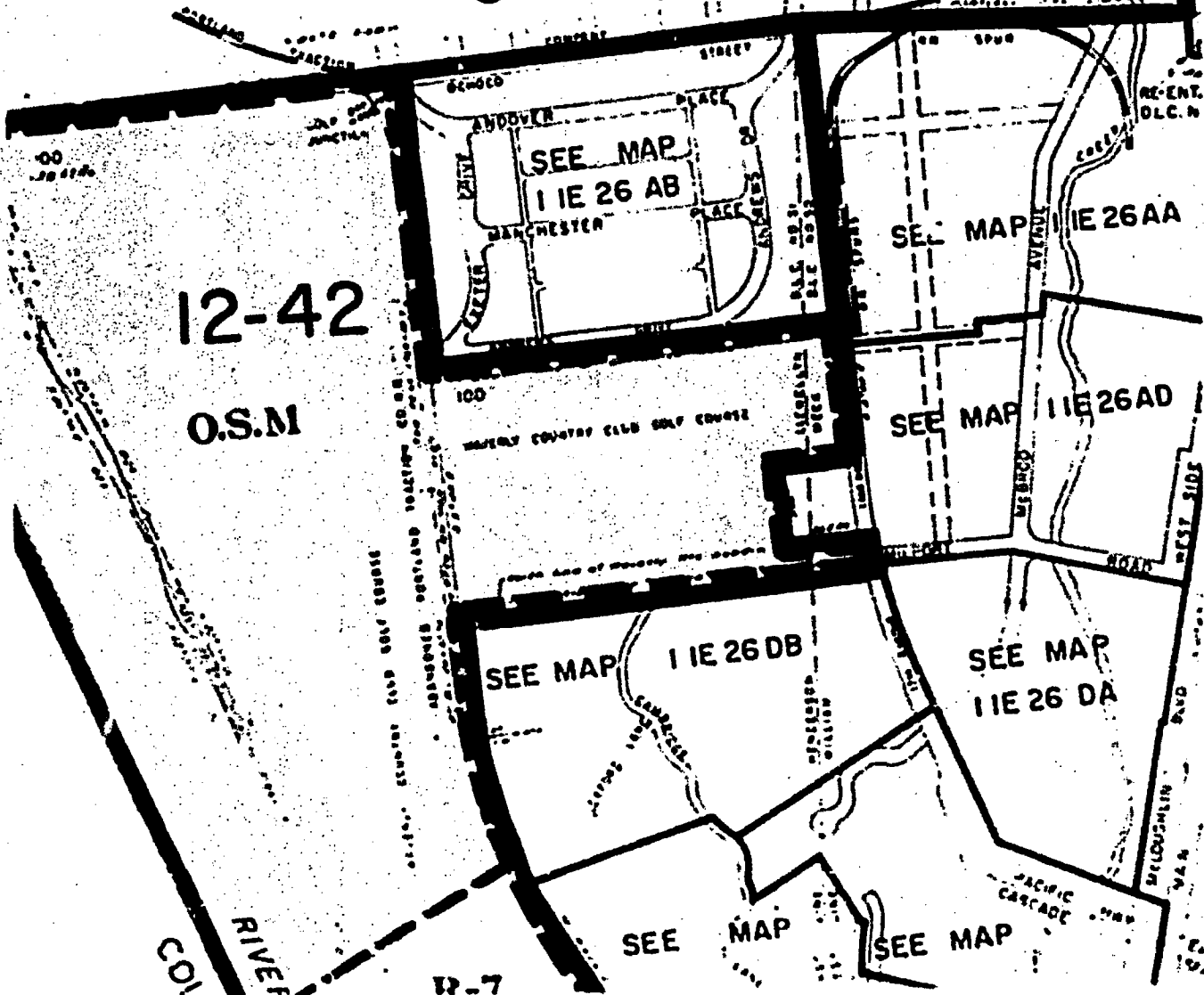
SEE MAP
1 IE 26 AD

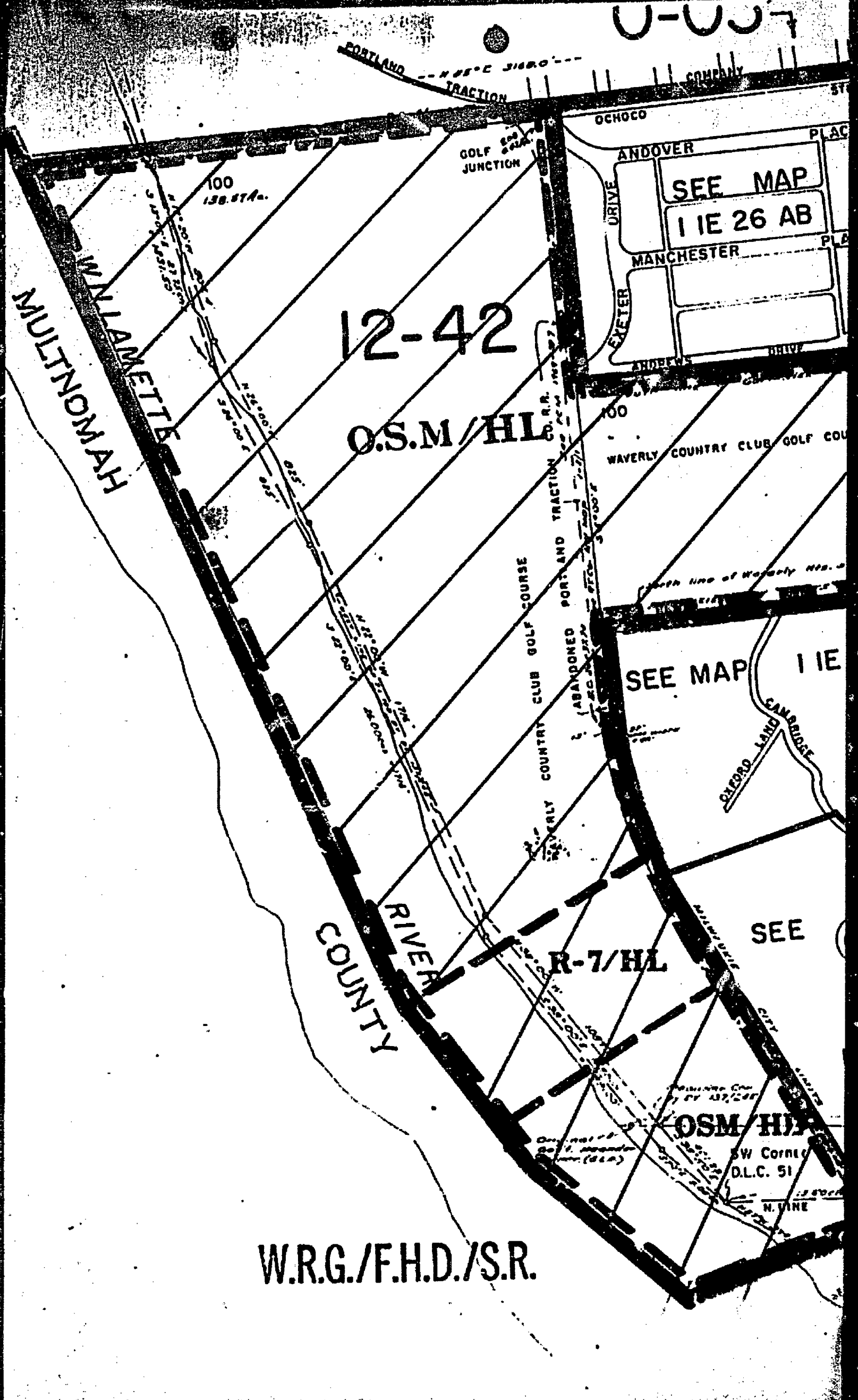
SEE MAP
1 IE 26 DB

SEE MAP
1 IE 26 DA

SEE MAP

SEE MAP





12-42

O.S.M/HL

SEE MAP

1 IE 26 AB

MANCHESTER

SEE MAP

1 IE

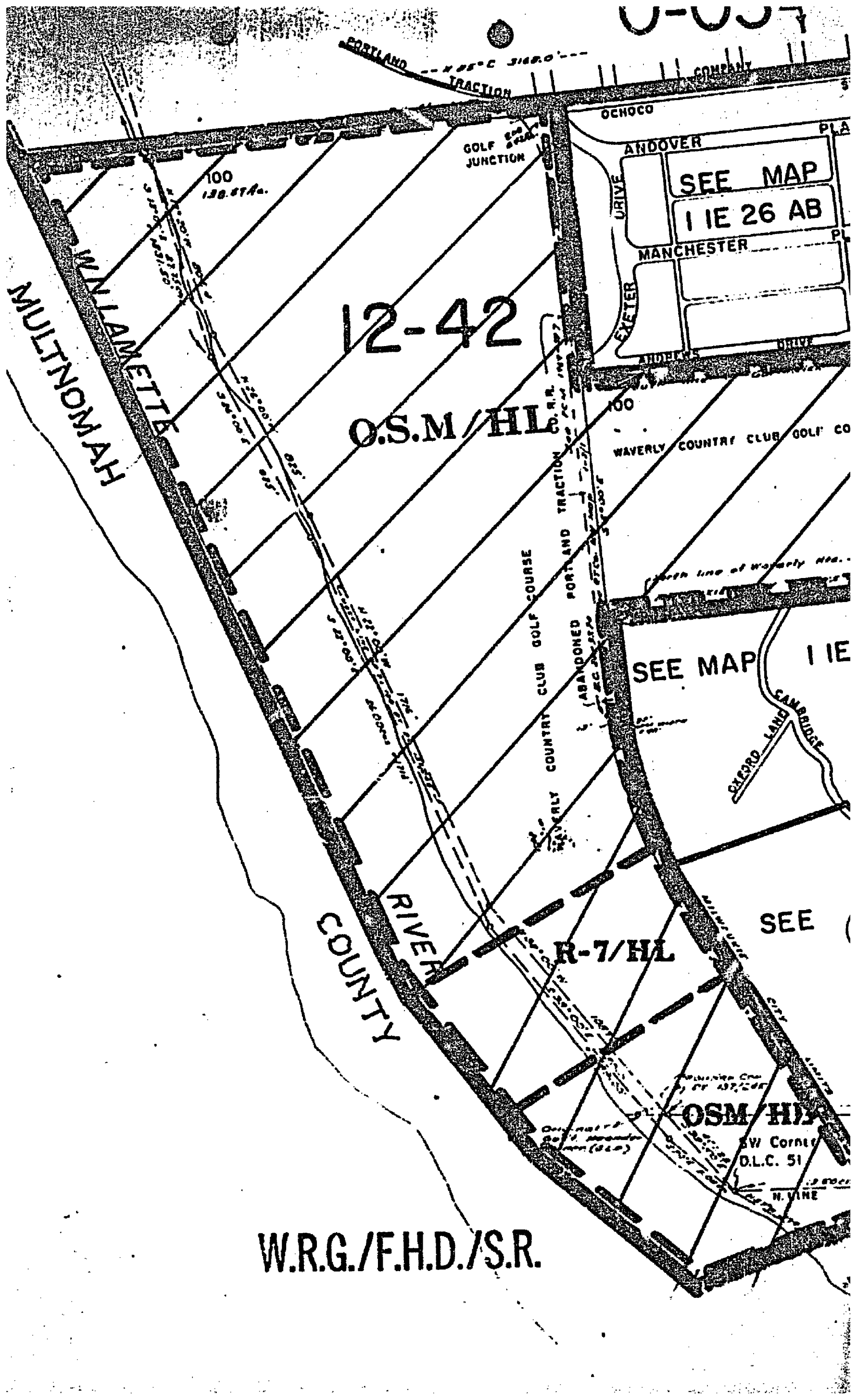
SEE

R-7/HL

OSM/HL

SW Corner
D.L.C. 51

W.R.G./F.H.D./S.R.



12-42

O.S.M./HL

SEE MAP
1 IE 26 AB

SEE MAP 1 IE

SEE

R-7/HL

OSM/HLS

SW Corner
D.L.C. 51

W.R.G./F.H.D./S.R.

File No: 896-86
Type: ZZ

ZONE CHANGE

Page : 1 of 2
Date : 09/25/91
Time : 11:37

Status: APPROVED

Dates Recieved 08/04/87 Decision 01/01/87
Final Expires

Applicant: CLACKAMAS COUNTY

Address:

City/Zip:

Phone:

Parcel No: 11E26 -00100 Owner: WAVERLY COUNTRY CLUB

Site Address:

Title: WAVERLY COUNTRY CLUB/192

Proposed Use: OSM/R-7 TO HL, COLONIAL 1913/1847 138ACRE

Const: OTH

Val by: EPF 0 No. of Units: 0
Staff Reviewer: PH

Comm Planning Organization

Water Supply:

*** Fees Required ***	*** Fees Collected & Credits ***
Fees: .00	
Adjustments: .00	Total Credits: .00
Total Fees: .00	Total Payments: .00
	Balance Due: .00

Desc/date	Act	Inspector	Comments
Route To Staff Reviewer			** No Entries **
Notice of Distribution			** No Entries **
Comments Received			** No Entries **
Hearing-Date-Continued-Action			** No Entries **
Staff Report (7 Days)			** No Entries **
Final (file closed)			** No Entries **