



**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

HISTORIC REVIEW BOARD AGENDA

Thursday, October 13, 2022

7:00 p.m.

Via ZOOM:

<https://clackamascountry.zoom.us/j/85128867816>

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

a) Z0410-22 – Solar panels proposed on garden sheds†	Joy Fields JFields@clackamas.us 503-742-4510
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4. UPCOMING REVIEWS

5. OTHER BUSINESS

6. ADJOURN

† Attachments

Amanda Gresen, Chair * Megan Burt * Paul Edgar * Kerry Lawson * 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?



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Memo

To: Historic Review Board members
From: Joy Fields, Senior Planner
cc: file
Date: October 6, 2022
Re: HRB meeting, October 13

Hello,

We have a meeting scheduled for Thursday next, October 13, 2021. This will be an evening meeting set to begin at 7:00 p.m and held via Zoom, with one application to review, one preservation plan to receive, and a third matter to discuss informally.

The first application relates to the installation of solar panels to the Simon P. Bigham House, which was designated as a Historic Landmark through Z0928-86. This installation of solar panels will allow the use of alternative energy sources while not altering the primary home that was the focal point of the Historic Landmark designation. On this application, staff is seeking guidance to inform a staff decision on the proposed scope of work. Attached are my staff recommendation, the submitted application for the proposals (which contain the applicant's narrative and images, along with information from the inventory and/or nomination of the sites).

Additionally, though the application is not before us at this meeting, I would like to discuss with you all an upcoming application from the Canby School District to either demolish or relocate the Carus Schoolhouse. Last year you heard that the district has expressed a desire to redevelop the site of the building and has been marketing the building for relocation to by any interested party. The Historic Review Board was to updated in December 2021 on the current state-of-play and was asked for your assistance in publicizing and promoting the potential for the building to be purchased and relocated. You will be provided with an update on the status of this process and the School District will submit a Preservation Plan prior to submitting a land use application for consideration at an upcoming meeting.

Also, there will likely be time for us to continue the discussion of how the HRB would like to be involved with educational opportunities and take advantage of resources available for CLGs.

Take a look at the attached documents and feel free to contact me with questions. Hope to see you all (via Zoom) Thursday the 13th, at 7:00 p.m. Thank you in advance.

Joy Fields, Senior Planner
Phone: 503-742-4510



STAFF RECOMMENDATION to HISTORIC REVIEW BOARD

This document represents the Staff Recommendation on a Land Use Application requesting the addition of solar panels to a contributing resource in the Historic Preservation Overlay to the property known as the Simon P. Bigham House.

SECTION 1 – SUMMARY

DATE: October 13, 2022

CASE FILE NO.: Z0410-22-HR

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

LOCATION: 14725 SE Linden Ln

APPLICANT: Fredrick Sawyer

OWNER: Fredrick Sawyer and Pamela Ahern

TOTAL AREA: Approximately 0.40 acres

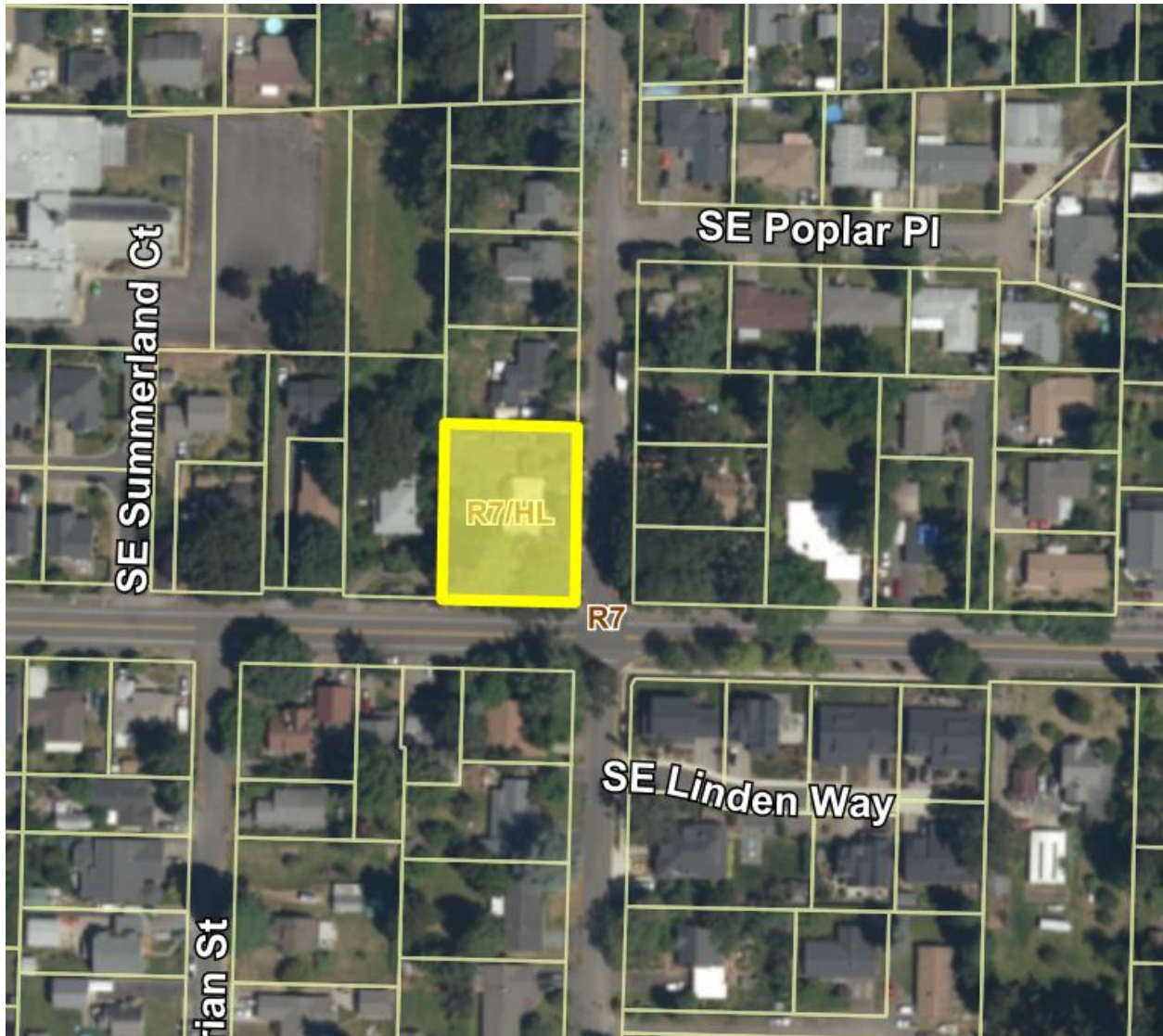
ZONING: R7 (Single Family Residential)

CITIZENS PLANNING ORGANIZATION: Oak Grove Community Council

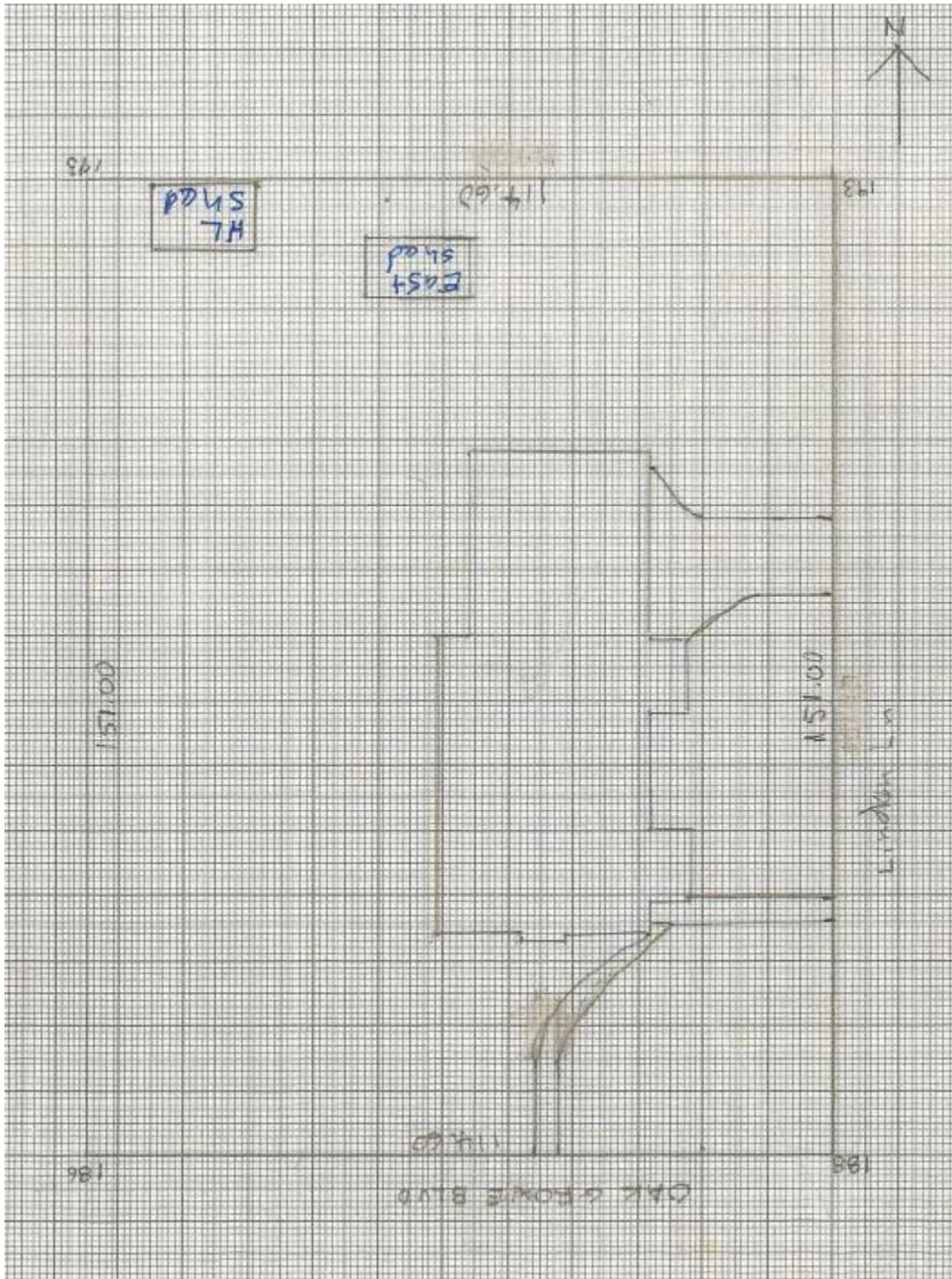
PROPOSAL: Proposed addition to an established Clackamas County Historic Landmark with the addition of solar panels to the two sheds in the backyard. One of the sheds is the Garden Shed that was identified as a contributing resource in the Historic Landmark Inventory.

APPLICABLE APPROVAL CRITERIA: This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Sections(s) 707.05, 707.06(C)(3), and 1307.

Location Map



Site Plan



Site Photographs

GARDEN SHED

7 BeeLine now | Existing shed



PROPOSED EXTENSION OF ROOF ON GARDEN SHED

1 BeeLine now : Proposed Shed



BACKGROUND:

Borrowing the language from the 2007 Historic Inventory: "The Simon P. Bigham House is an excellent example of a compact Arts and Crafts style dwelling. Designed and built by Bigham the house has remained virtually unaltered with the exception of the shingled garage to the north elevation. The uncoursed stone building has many features which exhibit Bigham's skill as stone craftsman, such as the projecting gable entrance with the round headed window and door opening. The house is surrounded by a low rock garden wall. Within the yard are a fish pond and fireplace/barbeque which were crafted by Bigham's hand". Excerpt from SHPO record #30774 "Associated Resources: Garden house with gable roof, shingled walls and casement windows." The applicant is requesting to modify the gable roof on the Garden house to be able to install solar panels on the structure in addition to adding solar panels to the 1990s shed labeled East Shed on the site plan.

DISCUSSION AND RECOMMENDATION:

The design proposed to enable solar panels to be placed on the garden shed, significantly alters the shape and size of the garden shed. However, the nomination for the property to be classified as a historic landmark was focused on the primary house. Allowing the sheds (contributing and noncontributing) to be the location of the solar panels reduces the need for the historic home to be the support for the solar panels. The Oregon Revised Statutes ORS 215.439 requires local governments to allow the installation and use on a residential structure of a solar photovoltaic energy system, but does allow for land use review if proposed on a Historic Landmark.

The Planning and Zoning Staff finds that, based on the findings below, the subject site is eligible for solar panels and thus protection of the home with the County's Historic Preservation Overlay zoning is managed with the proposal. Based on analysis of the ordinance standards, staff recommends approval of solar panels to the two sheds located on the subject site.

Applicable Criteria And Findings: Sections 707.04(A)(1), 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 14725 SE Linden Ln is a designated Historic Landmark. This criterion is met.

Section 707.02(E) –Contributing Resource

1. Criteria for designation of a site, object, structure, or landscape feature as a contributing resource are as follows:

a. The resource is or, at the time the designation becomes effective, will be within a Historic District or Historic Corridor; and

b. The resource is 50 years old or older, may have received alterations, but retains its overall physical integrity, or is of special architectural or environmental or cultural significance; and

c. The resource contributes to the integrity of the Historic District or Historic Corridor; and

d. The resource does not merit landmark designation; and

e. The resource is compatible with landmarks in the district or corridor considering overall proportions, scale, architectural detail and materials.

Finding: The garden shed is located on the property that has Historic Landmark Designation and is listed as contributing on the SHPO Inventory Sheet. This standard is for informational purposes only. The garden shed and the other shed are not located in a Historic District or Historic Corridor, and thus are not contributing resources under this section of the Zoning and Development Ordinance. This criterion is not applicable.

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 garden shed, 1990s shed, and solar panels are all accessory uses allowed in the underlying zoning district of the property that has Historic Landmark Designation. Thus they are not primary uses, but are allowed without a conditional use permit. This standard is for informational purposes only, since the garden shed and the other shed are considered accessory uses, and thus are not “Primary Uses” under this section. 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: Modifying the garden shed, and installing solar panels on the two accessory structures requires a building permit and are 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 Z0410-22. This criterion is met.

707.06 THE REVIEW PROCESS

Section 707.06.02 C. 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.

f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the least damaging or gentlest means possible.

h. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

i. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

j. New additions and adjacent or related new construction shall 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.

Finding: Modifying the garden shed, and installing solar panels on the two accessory structures on a property on which a Historic Landmark is located is considered a major alteration because it is adding something to the Historic Landmark that was not originally there and is not maintenance. Extending the roof on the garden shed to be large enough to support solar panels does not change the windows, door, or the siding, but does change the extent of the roof. The garden shed is currently not a focal point of the back yard and is not currently contributing significantly to the historic character of the site. While SHPO may recognize the shed as a contributing resource the Clackamas County zoning code does not. Adding solar panels to the shed built in the 1990s does not alter the features or spaces that characterize the historic property. The addition of solar panels does not add a false sense of historic development. No chemical treatments are being proposed. In the future, the solar panels, and extension to the garden shed roof could be removed to re-establish the integrity of the historic property without impairing the historic characteristics. These criterion are met.

SUMMARY OF FINDINGS AND RECOMMENDATION

The Planning and Zoning Staff finds that the addition of solar panels on the two accessory 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 addition of the solar panels to this property.



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NOTICE OF LAND USE APPLICATION IN YOUR AREA

Date of Mailing of this Notice: 09/01/2022

Notice Mailed To: Property owners within 300 feet of the subject property
Community Planning Organizations (CPO)
Interested Agencies

File Number: Z0410-22

Application Type: Historic Landmark Major Alteration

Proposal: Major alteration to a property listed as a Historic Landmark. The applicant is requesting to modify the roof of the Garden House, and subsequently install solar panels on the two detached sheds that are on the Historic Landmark property. This project will be presented to the Historic Review Board at 7 pm on October 13, 2022. For more information and to access the online meeting, please visit the HRB website 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 707.05, 707.06(C)(3), and 1307. The ZDO criteria for evaluating this application can be viewed at <https://www.clackamas.us/planning/zdo.html>

Applicant: SAWYER, FREDRICK

Property Owner: SAWYER FREDRICK A & PAMELA J AHERN

Site Address: 14725 SE LINDEN LN
MILWAUKIE, OR 97267

Location: Northwest corner of the SE Linden Ln and SE Oak Grove Blvd intersection

Assessor's Map and Tax Lot: 21E12BB08400 **Approximate Property Size:** 0.40

Zoning: R7-RESIDENTIAL

Staff Contact: Joy Fields

E-mail: JFields@clackamas.us

File Number: Z0410-22

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.

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

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



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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:



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STAFF USE ONLY

RECEIVED

AUG 24 2022

Z0410-22

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: Frederick Sawyer	Applicant email: fredasawyer@comcast.net	Applicant phone: 503-786-3402
Applicant mailing address: 14725 SE Linden Ln	City: Milwaukie	State: ZIP: OR 97267
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: Modify Garden House Roof & install 10 solar panels	Pre-application conference file number: BO 87-1394
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SITE INFORMATION

Site address: 14725 SE Linden Ln	Comprehensive Plan designation:	Zoning district: R7
Map and tax lot #: Township: 2S Range: 1E Section: 12 Tax Lot: 21E12BB08100	Land area: 0.40 ACRES	
Adjacent properties under same ownership: Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____		

Printed names of all property owners: Frederick Sawyer Pamela Ahern	Signatures of all property owners: Frederick Sawyer Pamela Ahern	Date(s): 8-8-2022
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: Frederick Sawyer		Date: 8-8-2022

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

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:

Installing solar Panels on Shed.
Use the same siding on the roof
extension

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?

The historic house, garden rock work
& shed are being maintained.

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)

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?

Changes that create a false sense of historic development are not proposed

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

No changes that have acquired historic significance have occurred.

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

Use the same cedar shake siding.

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.)

Replace roof with similar color roofing

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:

Use same siding material.

- 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:

Not proposed

ners@gmail.com>

8/15/2022 12:18 PM

Autorun not triggered

BeeLine now

Existing shed



- Potting Shed Side.JPG (1 MB)
- Potting Shed at door.JPG (1 MB)
- Potting Shed Side.JPG (1 MB)

ners@gmail.com>

8/15/2022 12:18 PM

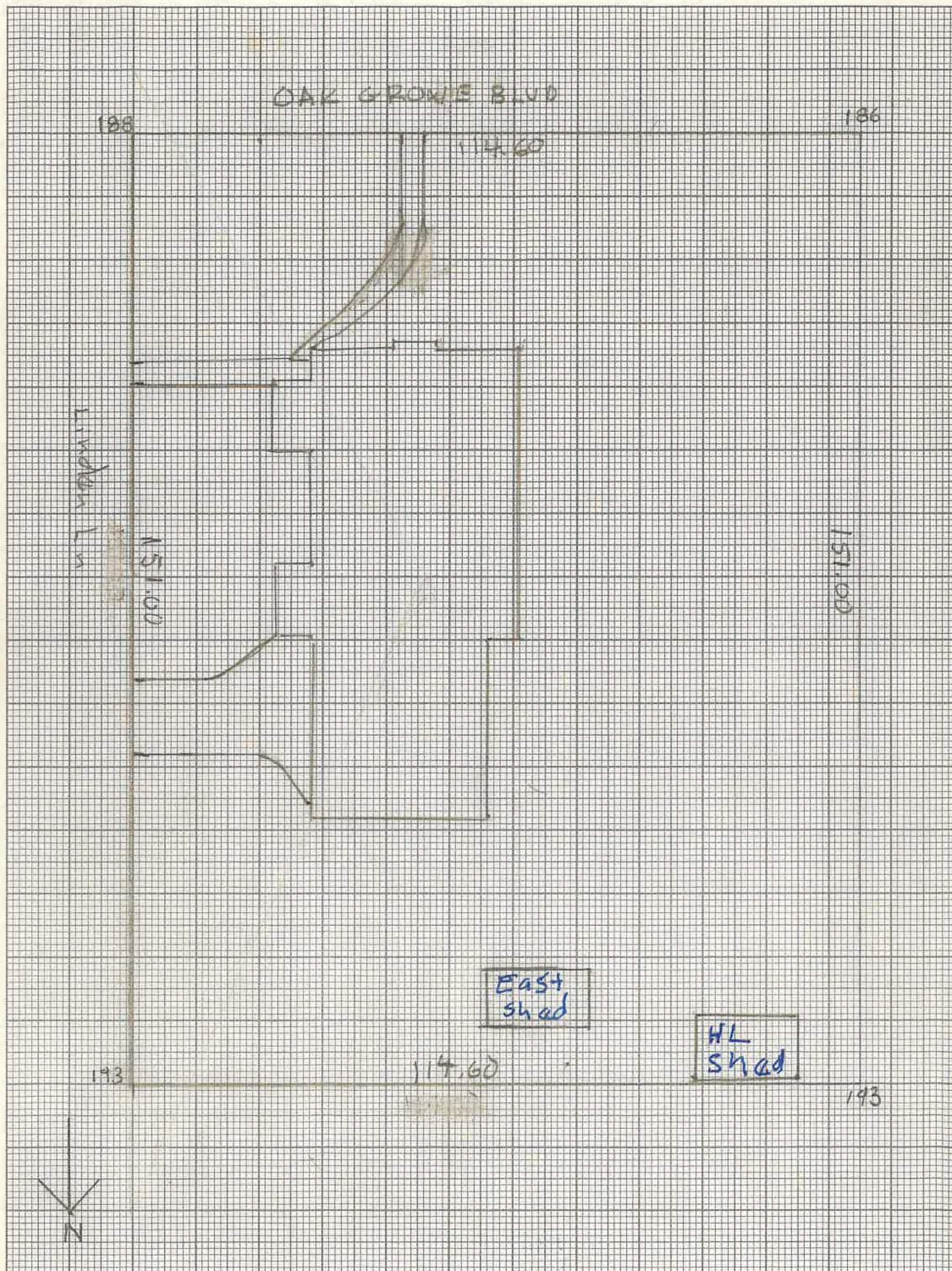
Autorun not triggered

BeeLine now

Proposed Shed



- Potting Shed Side.JPG (1 MB)
- Potting Shed at door.JPG (1 MB)
- Potting Shed Side.JPG (1 MB)



Oregon Historic Site Form--Intensive Level Survey

Location information	CLACKAMAS COUNTY HISTORIC LANDMARK
<input type="checkbox"/> (approximate address)	
address: 14725 SE Linden Ln <small>street # pre-dir street name suffix post dir</small> (2nd nbr, e.g. 213 - 215)	location description: (use for remote sites)
city: Milwaukie <input checked="" type="checkbox"/> vicinity state: OR zip: _____ county: Clackamas	associated addresses: Oak Grove
township: 2 S range: 1 E section: 12 1/4: BB tax lot nbr: 08400	USGS Location Information
block nbr: 41 lot nbr: 4 acreage: 0.40	USGS Quad Name: Lake Oswego
addition: First subdivision in Oak Grove zoning: Multi-Family	UTM Zone: _____ UTM Easting: _____ UTM Northing: _____
map nbr: Study Area 1 zoning_file_nbr Z0928-86	BO 87-1394
Resource Information	
resource type: Building evaluation: _____ NR Status: _____	current/other names: Isabel Arellano Residence
historic name: BIGHAM, SIMON, HOUSE	farmstead/cluster name: Bigham, Simon
primary constr date: 1906 (c. <input checked="" type="checkbox"/> secondary date: _____ (c.) <input type="checkbox"/> <small>(optional--use for major addns)</small>	# assoc resources: 2 # contributing: 2 # noncontr: _____
height (# stories): 1.5	description: Garden house
primary historic use: SINGLE DWELLING	local designation: Historic Landmark
secondary hist use: _____	historic use comments: Excellent example of uncoursed stonework
primary style: ARTS & CRAFTS / CRAFTSMAN	prim style comments: _____
secondary style: _____	sec style comments: _____
primary siding: STONE:OTHER/UNDEFINED	siding comments: Uncoursed stone & shingles
secondary siding: SHINGLE	plan type: Crosswing - Center
structural framing: Masonry; wood stud	architect: Simon Bigham
foundation material: Concrete secondary mat.: Basement	builder: Simon Bigham
roof material: Composition shin window material: Wood multi-light	
physical descr: Asymmetrical; 1-1/2 stories Intersecting gable roof Uncoursed stone and shingles w/uncoursed stone chimney projecting gable entrance w/round headed window and door openings Wood multi-light casement windows.	
alterations: Shingled garage addition to north of house, n.d.	
landscape: Rock garden wall with lamps at posts, foundation and pond, pond (lighthouse with lamp and windmill in ponds), iron gates. Rock and concrete paths. Garden house with gable roof, shingled walls and casement windows.	
setting: On corner lot at Linden Lane and Oak Grove Blvd., a moderately traveled road. One block from the Oak Grove commercial center. In neighborhood of early 20th Century and post World War II-era residences in proximity of electric interurban railway	
significance: The Simon P. Bigham House is an excellent example of a compact Arts and Crafts style dwelling. Designed and built by Bigham, the house has remained virtually unaltered with the exception of the shingled garage on the north elevation. The uncoursed stone building has many features which exhibit Bigham's skill as stone craftsman, such as the projecting gable entrance with the round headed window and door opening. The house is surrounded by the low rock garden wall. Within the yard are a fish pond and fireplace/barbeque which were crafted by Bigham's hand. Bigham also designed and built four smaller stone residences for his daughters. Two of the houses are found immediately north of this house. The other two are located within a few blocks. Each one expresses Bigham's skill as stone mason; no two are alike. Simon Bigham (1871-1947) was born in Pennsylvania. He moved to Portland in 1887 and lived in Oak Grove for 44 years, until the time of his death. Bigham is credited with designing and constructing the stone work at Silver Creek Falls Park near Silverton. He worked on several other State parks. He is also believed to have been involved with the construction of Crater Lake Lodge, Crown Vista and	

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the Columbia Gorge Hotel. Bigham and his brother, George, also a stone mason, crafted other residences in the area, including the Waldron House. George was employed by the E.C. Warren Company, a stone crushing operation of some scale in the early part of this century in the Oak Grove vicinity.

Research Information

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Research Title | <input type="checkbox"/> Research Census | <input type="checkbox"/> Research Tax | <input type="checkbox"/> Research Local Histories |
| <input type="checkbox"/> Research Sanborn | <input type="checkbox"/> Research Bios | <input type="checkbox"/> Research SHPO | <input type="checkbox"/> Research Interviews |
| <input checked="" type="checkbox"/> Research Obituary | <input type="checkbox"/> Research Newspapers | <input type="checkbox"/> Research State Archives | <input type="checkbox"/> Research Photographs |
| <input type="checkbox"/> Research City Directory | <input type="checkbox"/> Research Permits | <input type="checkbox"/> Research State Library | |

Research Local Library: _____ Research University Library: _____

Research Historical Society: _____ Research Other: _____

Bibliography: Oregonian, Oregon Journal - 24 NOV 1947
Clackamas County Historic Inventory 1984
TICOR Title Insurance

Record Information

ILS survey date: 9/30/2007 recorder: Morrison/Hayden; Sigler CC-SHPO #: 163
ILS date required (ID# used in city/agency database)

Survey Project Clackamas County Historic Landmarks Survey & Inventory Project
Name or other _____
Grouping Name Trolley Trail (Electric Interurban Railway) Survey & Inventory Project

comments/notes:

SHPO FILE INFO FOR THIS RECORD

RLS Date: 10/1/1983 Gen File Date: _____ NR Date Listed: _____ Master ID#: 30774 record ID: 47782

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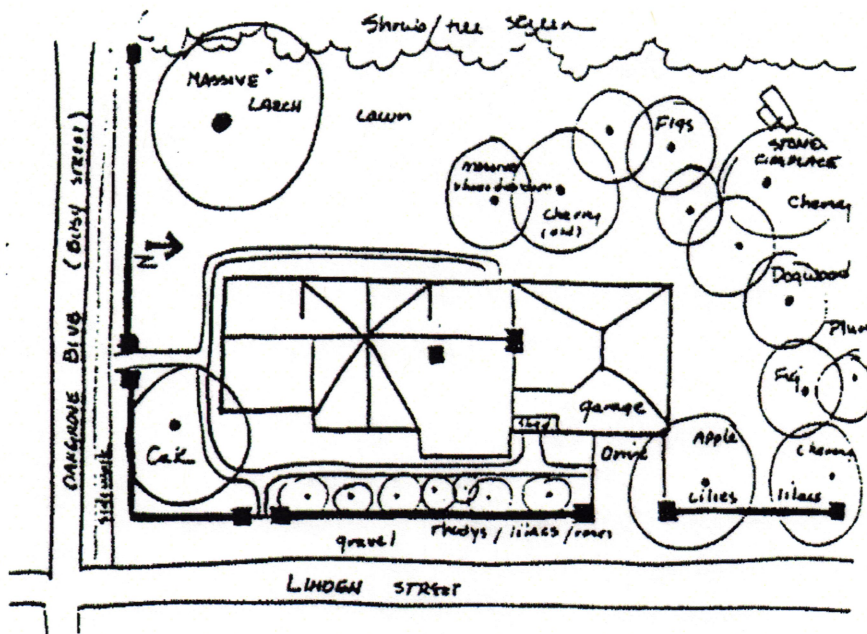
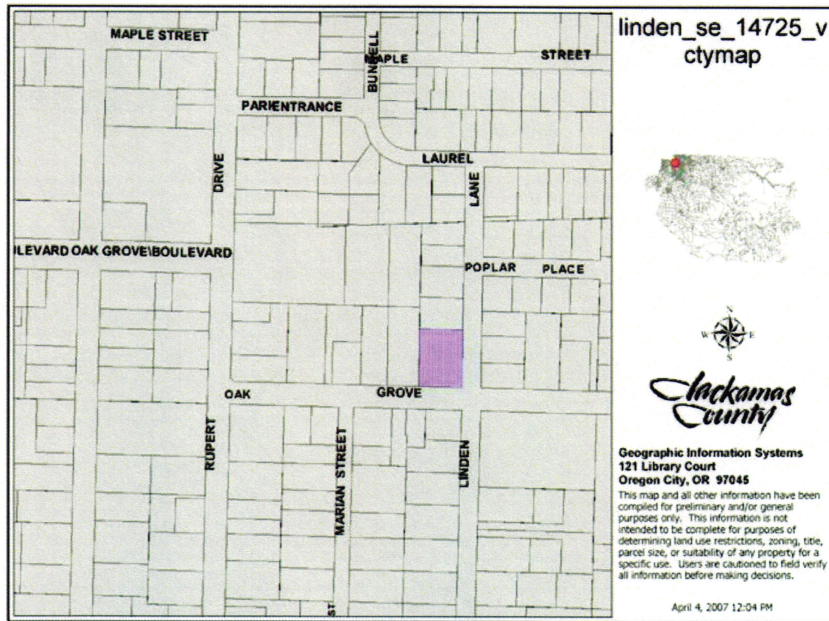
Report Photos



1 Simon Bigham House

Oregon Historic Site Form--Intensive Level Survey

Report Maps





CANBY
SCHOOL DISTRICT

Director of Finance, Denise Lapp

1130 S Ivy Street • Canby • OR • 97013 • 503-266-0020

October 6, 2022

Clackamas County Transportation & Development
Joy Fields, Senior Planner
150 Beaver Creek Road
Oregon City, OR 97045

Joy,

The following is a summary of the steps the Canby School District has taken in regards to the removal of the Carus White Building:

In September of 2021, the District met with Clackamas County to discuss their need to remove the building from their property as part of the 2020 bond program to further develop the site and increase parking and safety.

We were informed that to officially remove the historic designation on the school's property, we would need to complete certain steps to satisfy the Historic Review Board. The building would need to be offered for sale publicly, apply for demolition of the building to the Historic Review Board, and resolve any issues with SHPO.

The district hired MIG, Inc. to handle the land use application portion and Peter Meijer Architect (PMA) to assist with the Historic Review Board and SHPO.

In October of 2021, the District publicly advertised the property and marked the property for sale with two signs at the site. We received 33 inquiries which resulted in two potential offers to purchase and move the building to a new location. We are currently working with the primary buyer to complete the necessary requirements of the sale and moving of the building, with a deadline of March 2023 in order to stay on schedule for construction in the summer of 2023.

PMA worked with SHPO on an MOA which both parties have agreed to and signed. The District is in process of fulfilling the MOA requirements in the time frame allotted.

Since the sale is still pending, the District would like to begin the application process for the demolition of the building and bring it before the Historic Review Board in November. They can then move forward with the land use planning process for the site development. Should the sale go through, the district would update the Historic Review Board. If the building is moved to a location in unincorporated Clackamas County, the new owner will begin the process of registering the building with Clackamas County.

If any additional information is needed, please feel free to reach out. Thank you!

Sincerely,

Denise Lapp
Director of Finance

Canby School District Board of Directors

Stefani Carlson • Dawn Depner • Sara Magenheimer • Tom Scott • Rob Sheveland • Sherry Smith • Shelley Vissers