



STAFF RECOMMENDATION to HISTORIC REVIEW BOARD

This document represents the Staff Recommendation on a Land Use Application requesting the addition of three new buildings including a schoolhouse, a sawmill and a future visitor center and the replacement of five (5) existing temporary covers with permanent all weather structures at Phillip Foster Farm. The site is a Historic Landmark and was nominated for inclusion on the National Registry as the Foster (Phillip) Farm.

SECTION 1 – SUMMARY

DATE: March 2, 2023

CASE FILE NO.: Z0469-22-HR

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LOCATION: 27950 SE Haley Rd, Boring, 97009, located on the southern side of SE Haley Rd approximately 200 feet east of the intersection with SE Kathy Ln. Tax Map 01S03E36A, Tax Lot 2400

APPLICANT: Daren Bouska

OWNER: St Joseph of Petersburg Church

TOTAL AREA: Approximately 0.42 acres

ZONING: RA-2 (Rural Area Residential 2 Acre) and Historic Landmark.

CITIZENS PLANNING ORGANIZATION: Boring

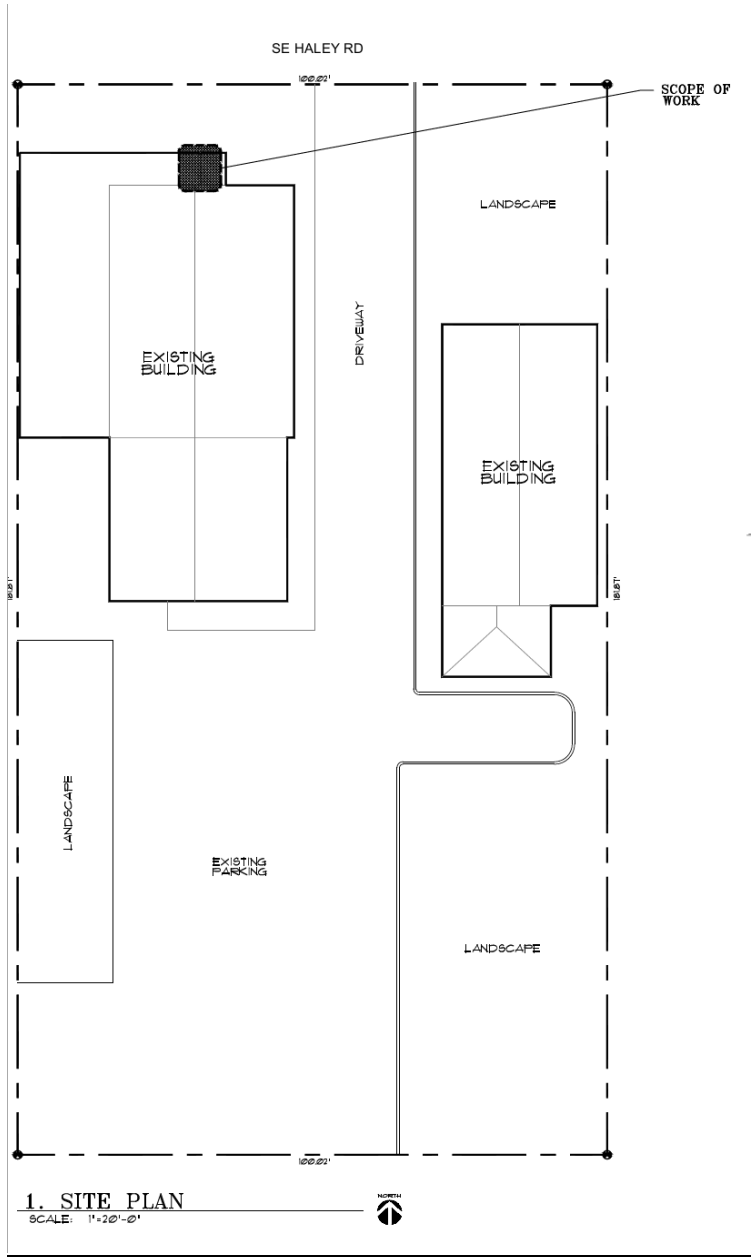
PROPOSAL: Proposed addition to an established Clackamas County Historic Landmark with the addition of an architectural element that is 2'6" by 13'10". As described by the applicant, this Cupola structures is "true to the time period of Gothic architecture that will enhance the beauty of this property" and nothing is being proposed for removal.

APPLICABLE APPROVAL CRITERIA: This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Sections(s) 202, 316, 707.05 (C), 707.06(C)(3), and 1307.

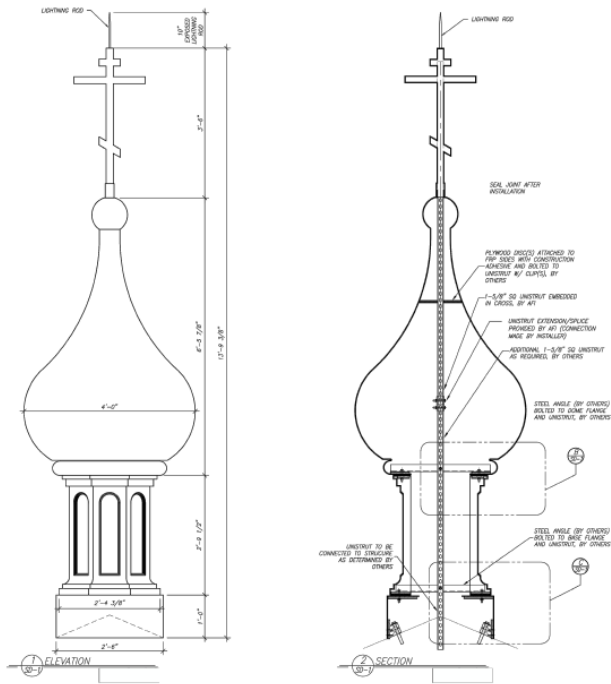
Location Map



Site Plan



Site Photographs and Plans



2. CUPOLA DETAIL

SCALE: N.T.S.

SCOPE OF WORK



3. ELEVATION

SCALE: N.T.S.

BACKGROUND:

Excerpts from the 2007 Historic Inventory, and the nomination application follow: “The First Swedish Baptist Church of Haley was designed in the Gothic Revival style of architecture. In Oregon, churches were typically designed in the Gothic Revival or the Classical Revival style from the 1850s through the 1940s.” “In the Sandy-Boring study area, the First Swedish Baptist Church of Haley is the only church on the inventory designed in the Gothic Revival style.” “Usually the Gothic Revival church was oriented with the gable end facing the street. Typical features included the steeply pitched gable roof form, long if not pointed arched windows, and a steeple or belfry at the main entrance.” “The First Swedish Baptist Church of Haley is a significant resource both for its association with religious history in Clackamas County, as well as for its architecture.”

Previous land use decisions include:

- A. Z0021-94, and B094-1017; The land use file and Board Order that designated the property as a Historic Landmark.

The St Joseph of Petersburg Orthodox Church became owners of the property in 2008 (Deed#08-078150).

Site Description: The project site is 0.42 acres in area and is located on the south side of SE Haley Rd. Access is provided by the existing driveways on SE Haley Rd, serving an existing parking lot located behind the parsonage and church. The site is generally level, devoid of “natural features” and occupied with several structures including the parsonage and church.

DISCUSSION AND RECOMMENDATION:

The Planning and Zoning Staff finds that, based on the findings below, the subject site is eligible for the construction of additional structures to facilitate the Gothic Revival aesthetic desired by the owners. The design proposed for the new structure is compatible with the historic character of the property. Based on analysis of the ordinance standards, staff recommends approval of the proposed structures located 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 RA-2 Zoning District is subject to Section 316.

Section 707.02 APPLICABILITY

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

Finding: The property at 27950 SE Haley Rd, 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 used as a church and will continue to be used as a church. This standard is for informational purposes only, since the Cupola is an architectural feature of the church and the use will not change with the addition of the structure, and the church use predates the initial zoning and thus is considered a nonconforming use that would be verified with future land use applications if the use changes. This criterion is met.

B. Conditional Uses: In urban and rural zoning districts, uses listed in Subsection 707.04(B)(2), which are not otherwise allowed in the underlying zoning district, are conditional uses, approval of which is subject to Section 1203, Conditional Use

1. In addition, the following criteria apply:

- a. The use will preserve or improve a resource which would probably not be preserved or improved otherwise;*
- b. The use will not require the extension or development of urban services in rural areas;*
- c. The use will not adversely affect surrounding natural resource uses; and*
- d. The use will utilize existing structures rather than new structures, except where new structures are determined by the Historic Review Board to be in the best interest of preserving the historic resource. All structures of any form or size, including new structures, shall satisfy Subsection 707.06.*

Finding: The addition of the cupola will not change the use of the property. Places of Worship such as the church use by St Joseph of Petersburg Orthodox Church is a conditional use in the underlying RA-2 Zoning District, but is not identified as a conditional use permitted pursuant to this subsection of 707. This criterion is not applicable and is for informational purposes only.

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, such as a cupola to the existing structure requires building permits 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 Z0469-22. 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.

Finding: The St Joseph of Petersburg Orthodox Church who owns and manages the property and the use as a place of worship will continue with the addition of the Cupola. The steeply pitched gable roof form, long if not pointed arched windows, and the orientation of the building were defining characteristics identified in the designation of the Historic Landmark. The addition of the cupola seems to be using designs that are compatible with the Gothic Revival design of the landmark buildings and as noted by the applicant: There will be no removal of any existing structure or historical character or materials from the property that characterize it's historical significance. We are in fact proposing to add additional elements ... true to the time period of Gothic architecture, that will enhance the beauty of this property. What is being added will stay in line with the existing time period. Nothing will be removed.

These criterion are met.

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.

Finding: The applicant noted that they “are proposing to add a Gothic-style cupola to the top peak of one of the rooflines of one section of the church. Again, this will enhance the historical character of the property because all churches in the Gothic time period had a cupola, whereas this church does not. So, instead of creating a false sense of historical development, we are adding authentic architectural elements that will enhance further historical accuracy”. As noted, in subsection d properties change over time. The proposed

addition of the cupola to an existing Historic Landmark does not include the removal or change to the existing historic structure. As noted by the applicant, they “are not altering the arched windows or roofline. No existing craftsmanship will be altered. All features and distinctive materials will remain intact.” Staff look forward to receiving input from the Historic Review Board regarding these criterion.

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: The proposed alteration will not involve digging on the property and there are no known archeological resources that would be affected by the project. As noted by the applicant: “The architectural elements that are Gothic in nature that characterize this property are the rooflines and arched windows. None of these elements will change. All will be preserved. The historical significance of this building are in those elements which will remain and not be altered except the top of one peak where the cupola will be installed.” The applicant is proposing a new exterior alteration to the Historic Landmark and staff agree with the applicant that the proposed cupola will have any impact on the historic materials that characterize the property. The cupola fits with the Gothic-style architecture of this time period and will enhance the overall historic aesthetic of this building. Thus, the new work will be compatible with massing and scale and will not impact the historic integrity of the property or its environment. If the cupola is removed in the future, the essential form and integrity of the historic property would be unimpaired. These criterion are met.

SUMMARY OF FINDINGS AND RECOMMENDATION

The Planning and Zoning Staff finds that the addition of cupola 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 additional structure on this property.