Clackamas County Planning and Zoning Division
Department of Transportation and Development

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

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

Memo

To: Historic Review Board members

From: Anthony Riederer, Planner

cc: file

Date: September 9, 2019

Re: HRB meeting, September 12

Hello,

We have a meeting scheduled for Thursday September 12, 2019. This will be an evening meeting set to begin at 7:00 p.m., in the first floor auditorium at 150 Beavercreek Road. The subject of this meeting is a proposed residential addition to and existing historic farm house.

This property is known within the Clackamas County's inventory of designated sites as the Kocher Residence. The home was built in approximately 1895 and was designated in the late 1990s as an example of the Queen Anne Style of architecture and for its association with local agricultural history.

Attached is the staff recommendation on this project along with the site historic nomination information. As of the time of this memorandum, no public comment has been received relating to this proposal.

Your role here is advisory, to supply information and recommendation to staff who will then render a decision. Broadly speaking, the proposal seems to be in keeping with the character of the existing structure. It is set behind the historic home and is secondary in scale. Care has been taken to match the existing in terms for form, materials, color, and architectural style. The style of the addition matches the historic dwelling without significantly detracting from its historic character.

Take a look, feel free to contact me with questions. Hope to see you all on the 12th at 7:00 p.m. Thank you in advance.

Anthony Riederer, Planner
Phone: 503-742-4528

CLACKAMAS COUNTY

PLANNING & ZONING DIVISION

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

LAND USE RECOMMENDATION

This document represents the Staff Recommendation on a Land Use Application requesting the construction of a building addition to the historic home on the Historic Landmark property known as the Kocher Residence House, SHPO #677/678.

SECTION 1 – SUMMARY

DECISION DATE: August 16, 2019

CASE FILE NO.: Z0379-19-HL

STAFF CONTACT: Anthony Riederer, (503) 421-9024

LOCATION: 26510 Barlow Road

APPLICANT: Terrell Miller

OWNER: same

TOTAL AREA: Approximately 2.91 acres

ZONING: EFU/HL, Exclusive Farm Use/Historic Landmark Overlay

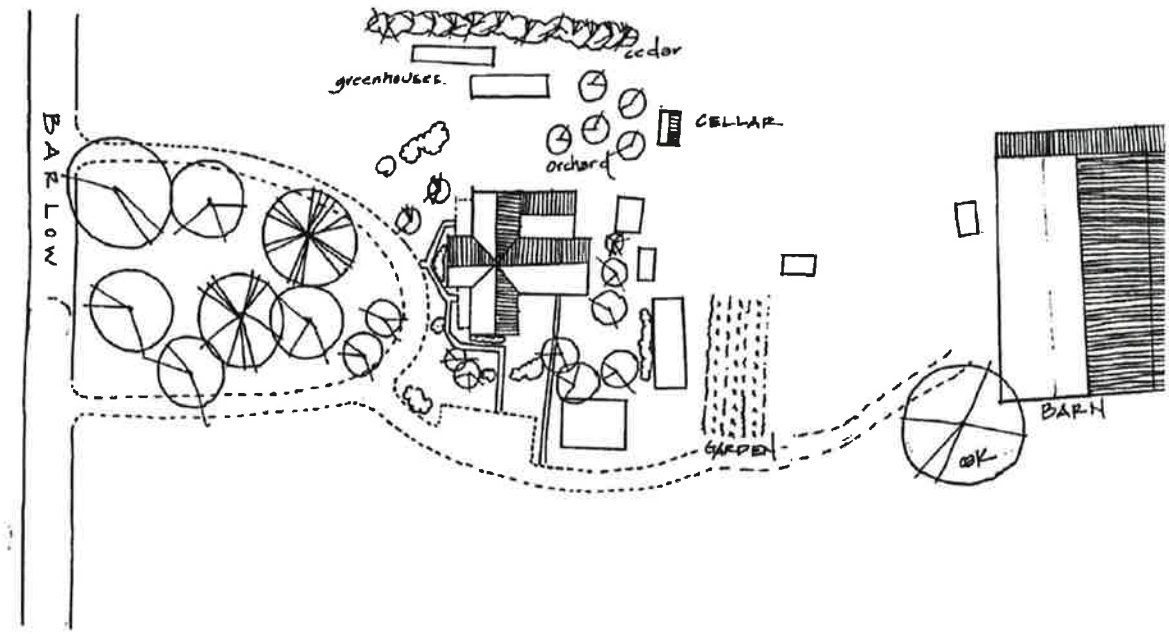
CITIZENS PLANNING ORGANIZATION: South Canby

PROPOSAL: Proposed construction of a building addition to the existing historic home.

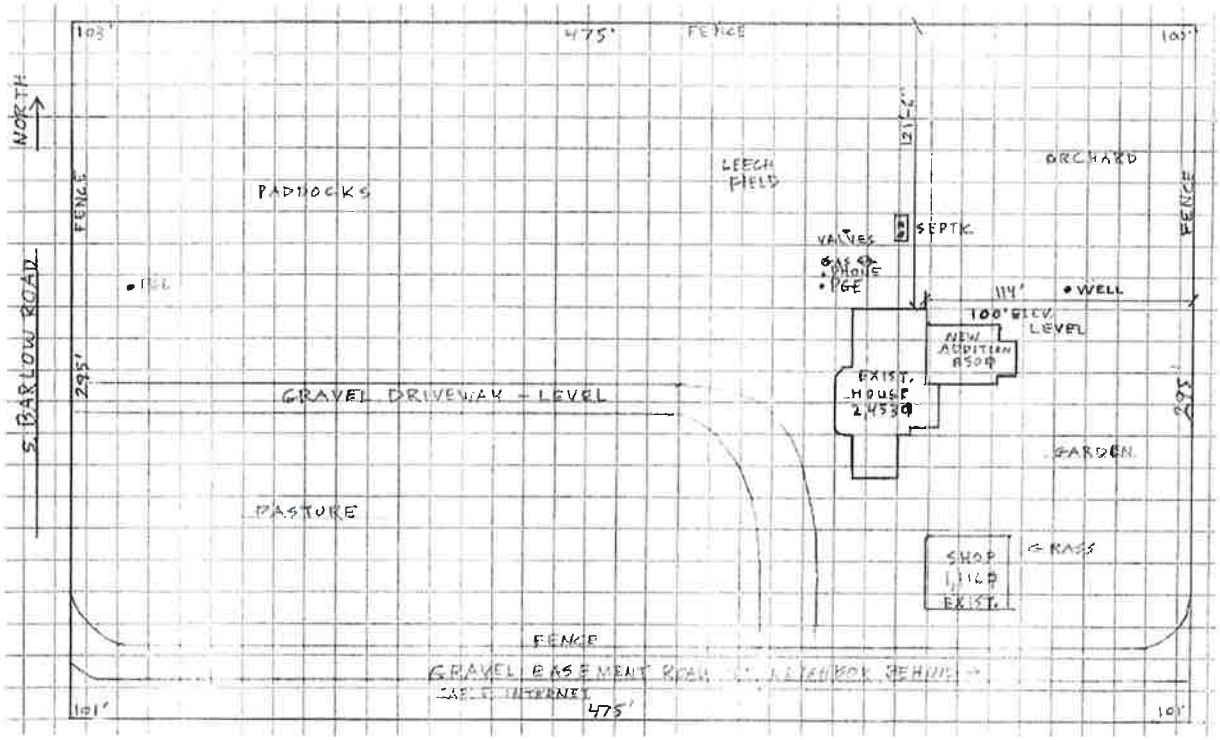
APPLICABLE APPROVAL CRITERIA: This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Sections(s) 401, 707.06(C)(3), and 1307.

Location Map

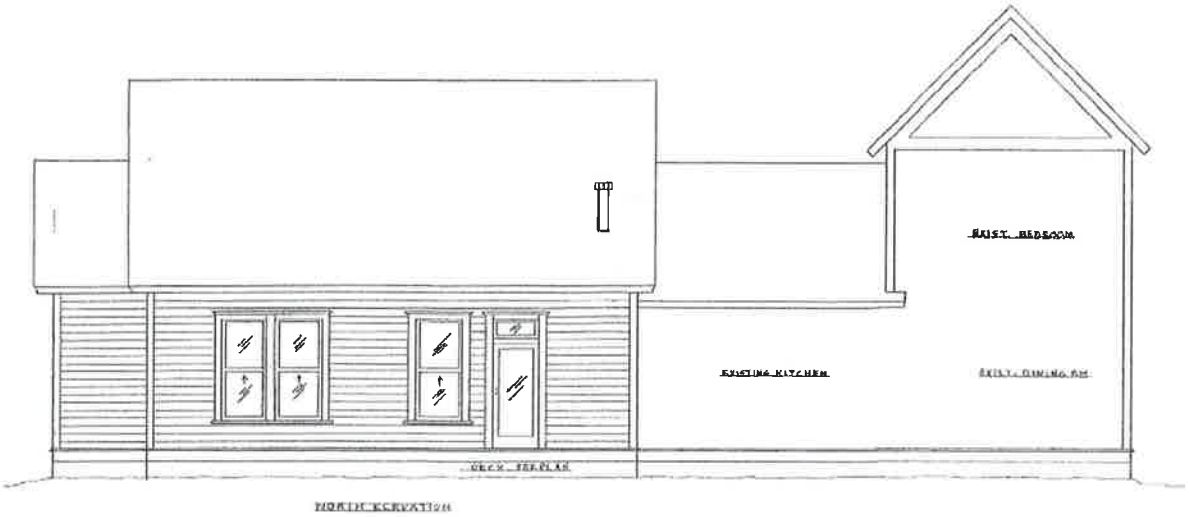
Site Plan – From Nomination File

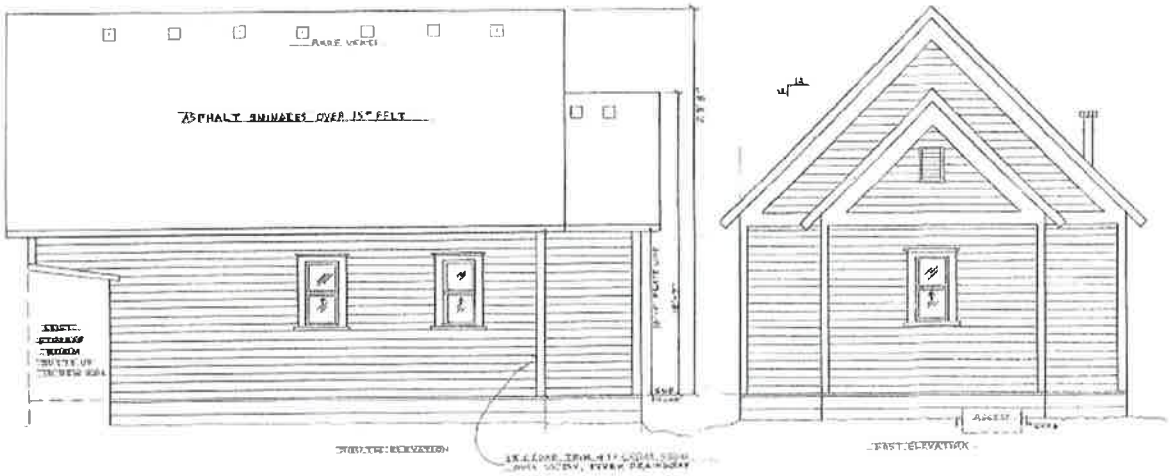


Site Plan – Proposed by Applicant



Elevations

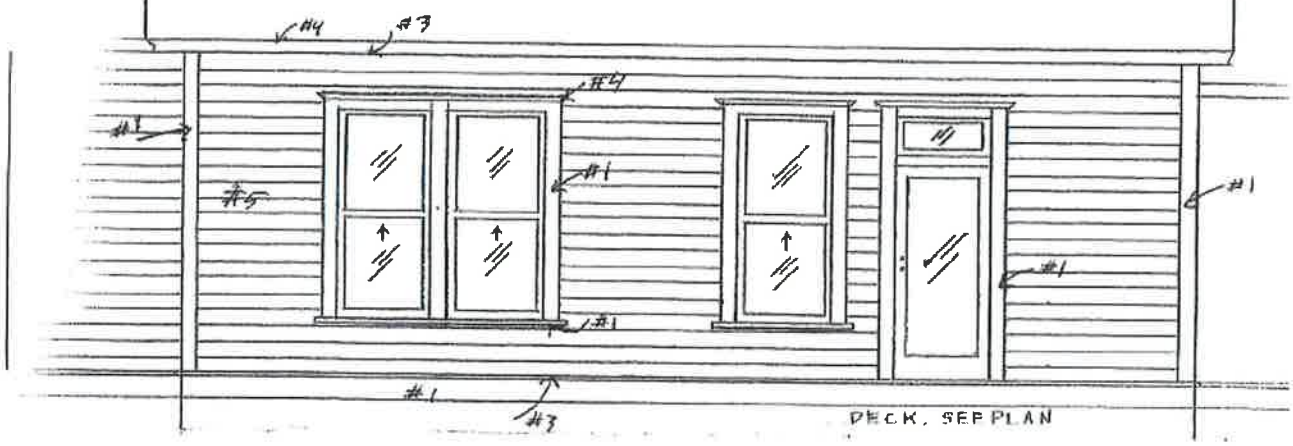

EXIST. BEDROOM
EXISTING KITCHEN
EXIST. DINING RM
DECK TERRACE
NORTH ELEVATION


ASPHALT SHINGLES OVER 15# FELT
EAST ELEVATION

Proposed Exterior Colors

Planning & Zoning Division

#1 Door & window trim, corners + boards = "Carribean Mist"
#2 under soffit, teardrop shingles = "artic shadow"
#3 fascia (flat sections) = "sweet lavender" + water table Bd
#4 Crown above windows + upper fascia = "lavender bouquet"
#5 Siding Body = "bright white"
Milgard Vinyl windows = white



← CARRIBEAN MIST
TRIM

← BRIGHT WHITE
BODY

← LAVENDER BOUQUET
CROWN MOULDINGS

RECEIVED
AUG 2 2 2019
Clackamas County
Planning & Zoning Division

← SWEET LAVENDER
FASCIA + WATER TABLE

ARTIC MIST →
SOFFIT

ADDITION

Site Photographs – Front

Site Photographs – Rear

BACKGROUND:

This property is known within the Clackamas County's inventory of designated sites as the Kocher Residence. The home was built in approximately 1895 and was designated in the late 1990s as an example of the Queen Anne Style of architecture and for its association with local agricultural history. This proposal involves the construction of a residential addition to the rear of the existing historic farmhouse. (see attached site plan and elevation drawings)

As previously noted, the proposed addition is to the rear of the historic home and will be secondary to the original building. The facades are designed in a scaled-down form of the Queen Anne style, featuring consistent facade materials, colors, roof pitches, and placement/proportion of windows.

RECOMMEDNATION:

The Planning and Zoning Staff finds that, as conditioned below, the proposed building addition meets the standards of the permitted uses in the EFU district and applicable historic preservation overlay regulations. Based on analysis of the ordinance standards, staff recommends approval of this application for the proposed development, subject to the conditions listed.

RECOMMENDED CONDITIONS:

The following conditions are all related to ZDO 707.06(C)(3):

1. No work beyond that identified in the scope and drawings submitted by the applicant for this approval is authorized.
2. Prior to the issuance of Final Inspection/Certificate of Occupancy, the applicant shall submit materials/photographs or consent to a site visit by planning staff to demonstrate compliance with the submitted and approved scope of work and any conditions of approval.

Applicable Criteria And Findings: Section 707.06(C)(3) major alteration on landmark sites. The proposed scope of work is significantly greater than that which would be considered a 'minor alteration', and thus the following standards apply to this project.

Section 707.06(C)(3) – Major Alteration on a Landmark Site

Clackamas County Zoning Ordinance states that proposed major alterations on a Historic Landmark site, or within a Historic District or Historic Corridor shall be subject to the following standards:

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.

    a. The building in question has, historically, been used as a dwelling. The proposed

addition will allow it to continue to be used as a dwelling into the future and reflects changing tastes and preferences in terms of residential spaces, which requiring minimal change to the defining characteristics of the original building and its site/environment. The standard is met.

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.

   a. The proposed addition links to the historic building at the rear and in a location with limited, if any, character defining features of the property. The standard is 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.

    a. The proposal creates a building addition that is in a complimentary style, yet remains distinct from the original thorough it's diminished ornamentation. No conjectural features or foreign architectural elements will be added to the original structure.

D. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

    a. The proposal is one such change over time and is designed so as to allow for the continued retention of other significant property features, both original and subsequently developed. This standard is met.

E. Distinctive features, finished, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

    a. The proposed building addition links to the rear of the historic structure and will not impact significant or distinctive features, finishes, construction techniques, or examples of craftsmanship. This standard is met.

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.

    a. No deteriorated historic features are proposed to be altered through this project. This standard does not apply.

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.

    a. No chemical or physical treatments are proposed. This standard does not apply.

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

    a. There are not significant architectural features known to be present on the property. This standard does not apply.

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.

a. The new addition links to the existing building in the rear and will not destroy character-defining historic material. The new work is compatible with the massing, size, scale, and architectural features. Some of the detail present in the original is not present in the addition allowing it to be readily differentiated. This standard is met.

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. This standard is met.

a. The addition impacts a limited portion of the rear façade of the historic home and will not have an impact on the essential form of the historic property, including plant materials and the environment/topography. This standard is met.

SUMMARY OF FINDINGS AND RECOMMENDATION

The Planning and Zoning Staff finds that, as conditioned herein, the proposed building addition meets the standards of the permitted uses in the EFU district and applicable historic preservation overlay regulations.

Based on the above analysis of the ordinance standards, staff recommends approval of this application for the proposed development, subject to the conditions listed above.

PLANNING DIVISION

LAND USE FILES

FILE NUMBER: Z 1726-97-Z

LEGAL DESCRIPTION:

T 4 S, R 1 E, SECTION 17CB

TAX LOT(S) 00200, 00300

NOTICE OF PUBLIC INFORMATION MEETING AND HEARINGS

Public Information Meeting Date: December 4 1997,; 7:30 p.m.; Clackamas County Department of Transportation and Development; Abernethy Creek Room; 902 Abernethy Road; Oregon City, Oregon.

HEARING DATES:

Clackamas County Historic Review Board: December 11 1997; 730 p.m.; Department of Transportation and Development Abernethy Creek Room ; 902 Abernethy Road; Oregon City, Oregon.

Clackamas County Board of Commissioners: January 7 1997, ; 9:30 a.m.; Courthouse Annex; 906 Main Street; Oregon City, Oregon.

Clackamas County is holding Historic Landmark public hearings to comply with State Land Use Law Goal 5 which requires Counties to inventory, evaluate and protect significant historic resources.

Any action taken on the property listed below will not affect the adjacent property owners. Property owners within 700 feet are being notified for informational purposes and to comply with State law.

File No. & Subject: Z1726-97-Z Kocher Farm; Zone Change

Applicant: Clackamas County

Owner of Property: John O. Carlson/ Trustee

Site Address: 26510 Barlow Rd.

Proposal: Apply Historic Landmark overlay zone to historic building(s) named Kocher Farm SHPO #677/678 built in 1895 in the Queen Anne Vernacular style of architecture

Ordinance Criteria: Section 707

Legal Description: T4S, R1E, Section 17CB Tax Lot(s) 200/300, W.M.

Total Area Involved: Approximately 5.14 acres.

Zoning: EFU

Citizens Planning Organization For Area: South of Canby CPO

This organization has been notified of this application. You are welcome to attend this organization's meeting.

GENERAL INFORMATION

Two Public Hearings are scheduled. The first public hearing will be held before the Historic Review Board. The Historic Review Board is made up of a group of volunteer citizens with expertise in history, architecture, engineering and historic building restoration. They will review findings and hear public testimony regarding the historic properties. **The Historic Review Board makes a recommendation to the Board of County Commissioners** about designation of the historic property as a County Historic Landmark.

The Board of County Commissioners then holds a public hearing to review findings and hear public testimony. **The Board of Commissioners makes a motion to designate or not designate a property a County Historic Landmark.**

If a property is designated a Clackamas County Historic Landmark it falls under the provisions of the **Historic Landmarks, Historic Districts and Historic Corridors Ordinance**. This means that the Historic Review Board reviews applications for exterior alterations only, land partitions, new construction and demolition on Historic Landmark properties. The purpose of the Ordinance is to assist property owners to make changes to historic properties that are compatible with the historic architecture.
All interested citizens are invited to attend the public meeting and the public hearings. An agenda will be provided at the hearings. Testimony and evidence should address those criteria identified in the **Historic Landmarks, Historic Districts and Historic Corridors Ordinance** or information relevant to potential conflicting uses.

A staff report will be available seven (7) days prior to the hearing. The staff report, applicable criteria, application, and all documents and evidence relied on by the applicant are available for inspection and may be purchased at reasonable cost at the Clackamas County Planning Division, 902 Abernethy Road, Oregon City, Oregon 97045 (655-8521). Direct all calls and written correspondence to the Planning Division.

To receive written notification of the Board of County Commissioners' decision, provide this office with a stamped, self-addressed envelope indicating the application file number.

Failure to raise an issue at the hearing, or by letter, or failure to provide sufficient specificity to afford the Historic Review Board or Board of Commissioners an opportunity to respond to an issue precludes appeal to the Land Use Board of Appeals based on that issue.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

Cultural Resource Survey Form:

CLACKAMAS COUNTY

I.D. NUMBER _____

PHOTO INFORMATION:
ROLL: XLV
FRAME: 13

STUDY AREA: CANBY/BARLOW
LEGAL: T. 4 R. 1E SEC. 17CB
TAX (LOTS): 300/200
ZONE _____ SIZE 5.14

IDENTIFICATION:
COMMON/HISTORICAL NAME: KOCHER RESIDENCE
ADDRESS: 26510 Barlow Road
AREA: GRIBBLE PRAIRIE
CURRENT OWNER: John Carlson
USE: Residence
OWNER'S ADDRESS: Same Canby 97013
ORIGINAL OWNER: Christian Kocher
USE: Residence
AREA OF SIGNIFICANCE: TOWN: _____ COUNTY: X CITY: _____ NATION: _____

HISTORIC INTEREST:
THEME: Architecture - 19th Century; Agriculture
DATE: ca. 1895
DESCRIPTION:

ARCHITECTURAL INTEREST:
STYLE: Queen Anne
STORIES: 2
DATE: ca. 1895 CONDITION: Good ARCHITECT: _____
SIDING: Wide shiplap. Frieze, rake and corner boards
ROOF: Cross gable. Symmetrical plan.
DOORS: Paneled
WINDOWS: Long 1/1 double hung windows with heavy architrave moldings. Polygonal bay window with decorative brackets and pendant below frontal gable.
MAIN ENTRANCE: Shed roof front porch supported by turned posts and decorative brackets. Paneled door with transom window above. Similar porch at the northwest and southwest corners of house.
NOTES: Decorative shingles in gable peaks. Watertable. One door has been removed from front porch. Gable ornament in peak of frontal gable. Extension to rear of house. Ornamental landscaping. Fruit trees.

BIBLIOGRAPHY:
0, 100

DATE: April, 1984
RECORDER: Altier/Hayden

Cultural Resource Survey Form:

CLACKAMAS COUNTY

I.D. NUMBER _____

PHOTO INFORMATION:
ROLL: XVI
FRAME: 14

STUDY AREA: CANBY/BARLOW
LEGAL: T. 4 R. 1E SEC. 17CB
TAX (LOTS): 200/300
ZONE _____ SIZE _____

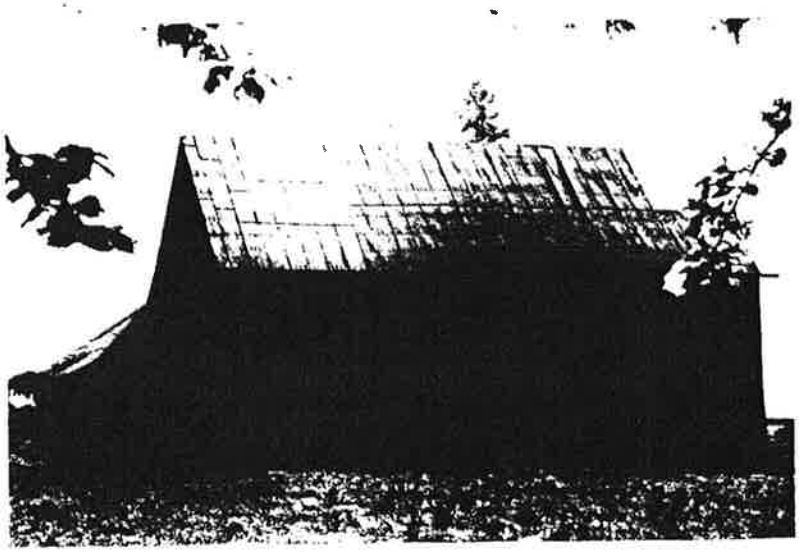
IDENTIFICATION:
COMMON/HISTORICAL NAME: KOCHER BARN
ADDRESS: 26510 S. Barlow Road
AREA: GRIBBLE PRAIRIE
CURRENT OWNER: John Carlson
USE: Barn
OWNER'S ADDRESS: Same Canby 97013
ORIGINAL OWNER: Christian Kocher
USE: Barn
AREA OF SIGNIFICANCE: TOWN: _____ COUNTY: X CITY: _____ NATION: _____

HISTORIC INTEREST:
THEME: Agricultural
DATE: ca. 1890
DESCRIPTION: This was a hops barn

ARCHITECTURAL INTEREST:
STYLE: Barn
STORIES: _____
DATE: ca. 1890 CONDITION: Poor ARCHITECT: _____
SIDING: Board and batten, one side has been shingled
ROOF: Gable with lean-tos
DOORS: Sliding
WINDOWS: Multi-light (most have 4 lights)

MAIN ENTRANCE: _____

NOTES:



BIBLIOGRAPHY:
0, 100

DATE: April, 1984
RECORDER: Altier, Hayden

CLACKAMAS COUNTY

HISTORIC RESOURCES INVENTORY 1989-92

HISTORIC NAME: **KOCHER, CHRISTIAN, FARM**
COMMON NAME:
PROPERTY ADDRESS: 26510 Barlow Road
OWNER: Carlson, John O.
OWNER ADDRESS: 26510 Barlow Road, Canby, OR 97013
RESOURCE TYPE: Buildings
PRESENT USE: Residential
ORIGINAL USE: Farm Complex
THEME: Culture: Architectural; Agriculture
ARCHITECT/BUILDER: Kocher, Christian, builder, barn
COUNTY: Clackamas
QUAD: Yoder
T/R/S: 4 1E 17CB
TAX LOT: 200/300
ADDITION: N/A
BLOCK: N/A
LOT: N/A
LOT SIZE: 5.14 Acres
ZONE: EFU-20

SETTING: The Kocher Farm is located on the east side of Barlow Road, a busy two-lane thoroughfare. The farm complex is set back from the road. The site is level with many mature ornamental plantings and large trees. Across the road, to the west, is nursery stock. On the east there is a pasture. On the south there is a post-World War II-era dwelling. On the north there is an early 20th century farm complex. The area is predominantly in agricultural use.

NOTEWORTHY LANDSCAPE FEATURES: Orchard; mature deciduous trees; mature coniferous trees

NON-CONTRIBUTING FEATURES: Non-historic shed; non-historic greenhouse

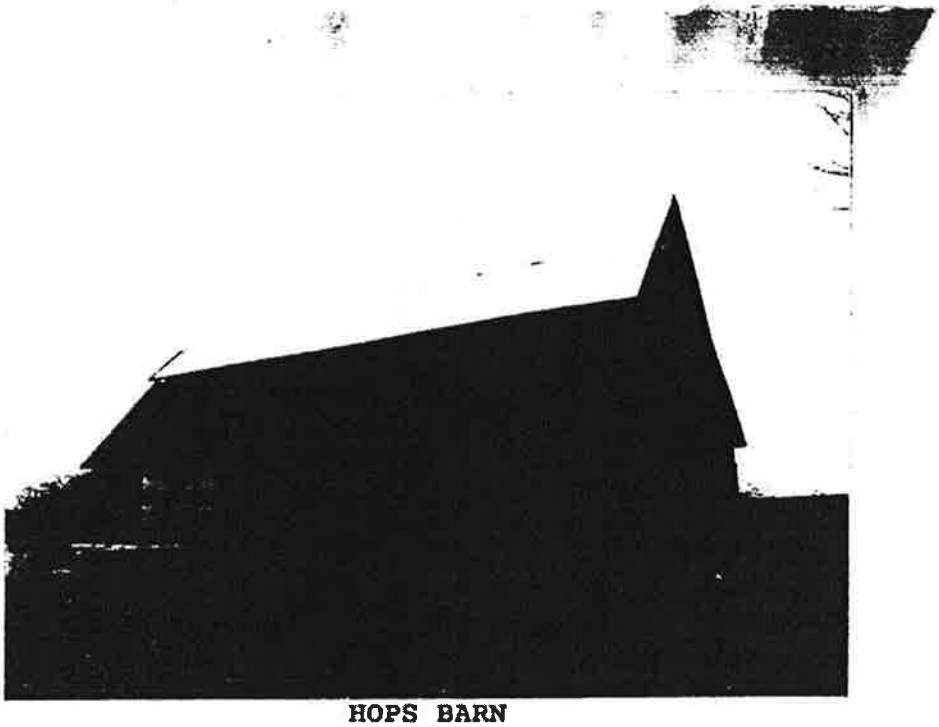
RECORDED BY: Koler/Morrison
DATE: December 1991

SHPO NO: 677/678

HOUSE

DATE BUILT: c. 1895
STYLE: Queen Anne Vernacular
PLAN/TYPE/SHAPE: Asymmetrical
NO. OF STORIES: 2
FOUNDATION MATERIAL: Concrete
BASEMENT: No
ROOF FORM AND MATERIALS: Cross gable w/ composition shingles
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/stud
PRIMARY WINDOW TYPE: Long one-over-one double-hung sash w/ heavy architrave molding and shutters; aluminum sash, e. elev.
EXTERIOR SURFACING MATERIALS: Wide drop siding w/ cornerboards, rake boards, frieze and watertable; plywood on ell
DECORATIVE FEATURES: Patterned shingles in gable peaks; gable ornaments; turned posts; jigsawn brackets; polygonal window bay w/ decorative brackets and pendant below frontal gable, w. elev.
OTHER: Two single-bay porches w/ shed roofs, e. and w. elev.; two paneled doors, one with transom; paneled-and-glazed door; flush door; shed roof ell, e. elev.; two interior chimneys
CONDITION: Good
EXTERIOR ALTERATIONS (DATE): One front door removed and covered w/ siding, w. elev. (n.d.); ell added, e. elev. (n.d.); some windows replaced (n.d.); rear porch added (n.d.)

SHPO NO: 677/678



HOPS BARN

DATE BUILT: c. 1890
STYLE: Vernacular
PLAN/TYPE/SHAPE: Rectangular
NO. OF STORIES: 2
FOUNDATION MATERIAL: Post-and-beam
BASEMENT: No
ROOF FORM AND MATERIALS: Gable w/ sheet metal
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/stud
PRIMARY WINDOW TYPE: Unglazed multi-light
EXTERIOR SURFACING MATERIALS: Board-and-batten; shingles, n.e. elev.
DECORATIVE FEATURES: None
OTHER: Two end-wall overhead sliding doors; lean-to, n. and s. elevs.
CONDITION: Fair
EXTERIOR ALTERATIONS (DATE): Partially re-sided (n.d.)

SHPO NO: 677/678

CELLAR

ESTIMATED DATE BUILT: c. 1930
STYLE: Vernacular
PLAN/TYPE/SHAPE: Rectangular
NO. OF STORIES: 1
FOUNDATION MATERIAL: Concrete
BASEMENT: No
ROOF FORM AND MATERIALS: Gable w/ sheet metal
WALL CONSTRUCTION/STRUCTURAL FRAME: Masonry/unknown
PRIMARY WINDOW TYPE: Fixed
EXTERIOR SURFACING MATERIALS: Clay tile
DECORATIVE FEATURES: None
OTHER: None
CONDITION: Fair
EXTERIOR ALTERATIONS (DATE): Unknown

SHPO NO: 677/678

STATEMENT OF SIGNIFICANCE

Address: 26510 Barlow Road
Historic Name: **KOCHER, CHRISTIAN, FARM**

The Kocher Farm is located along Barlow Road, a heavily traveled, 20th-century road, within the John Marks donation land claim. The property is located approximately one mile east of the Pudding River and one and one-half miles south of the Canby city limits. The resource may be evaluated as an example of a farm complex and for its association with Christian Kocher. The house may be evaluated as an example of the Queen Anne Vernacular style. The barn may be evaluated as an example of a hops barn.

SUBJECT PROPERTY

OWNERSHIP

According to county records, Christian Kocher, the original owner, purchased the subject property in 1880 from Andrew Kocher. Christian Kocher and his wife sold the property in 1916 to Eldon E. Kocher, who retained ownership of the subject property until 1964.

HISTORICAL INFORMATION

Christian Kocher (1848-1917) was the youngest of eight children born to Conrad and Katherine Kocher. Christian Kocher first settled in Aurora in 1867 and when the colony dissolved, he received land in Clackamas County. He married Laura Browning (1858-), daughter of pioneers Edmond G. and Nancy Allen Browning. Five children were born to Christian and Laura Kocher: Mabel, Laura, Ralph, Earl, and Eldon. Christian Kocher cultivated hops on 19 acres of his land. He built two hops dryers which had the capacity of two hundred boxes of hops per day. Four acres of his land were devoted to raising potatoes, three acres were orchards, and the balance of his land was given to general farming.

Eldon Kocher was the youngest son of Christian and Laura Kocher.

ARCHITECTURAL/PHYSICAL INFORMATION

The Kocher House is an example of the Queen Anne Vernacular style of architecture. Composed of many rectangular volumes arranged asymmetrically, the house was built circa 1895. Architectural evidence supports this date of construction.

The Queen Anne style enjoyed popularity in western Oregon from the 1890s through the first decade of the 20th century, coinciding with a boom in population. The style was most common in urban areas, however, rural examples were built. Typically the rural versions were modest and simple in comparison to the city examples.

All variations of the Queen Anne style had some decorative materials such as patterned shingles, turned and jigsawn brackets, posts and gable ornaments. Bay windows or other attachments, which added interest to the wall surface and plan, were also common. The high-style Queen Anne and the Vernacular differed in terms of scale and massing. The former often featured a complex floor plan and multiple roof forms. The later often featured a simple rectangular plan, gable roof and some of the above mentioned ornament. In keeping with the style, the Kocher residence has patterned shingles, gable ornaments, turned posts, and jigsawn brackets.

The house has had some exterior alterations since the historic period. One front door was removed and covered with siding, some windows were replaced, and an ell and porch were added. These changes do not detract from the historic character of the subject dwelling.

The hops barn was built circa 1890 and is probably one of two which Christian Kocher built (see other hops barn SHPO #676).

In addition to the house and hops barn, there is one other outbuilding, a cellar, which is believed to date from the historic period.

There are two other buildings on the property, a shed and a greenhouse which are believed to post-date the historic period.

The ornamental plantings and mature deciduous trees surrounding the buildings add to the historic character of the farm complex.

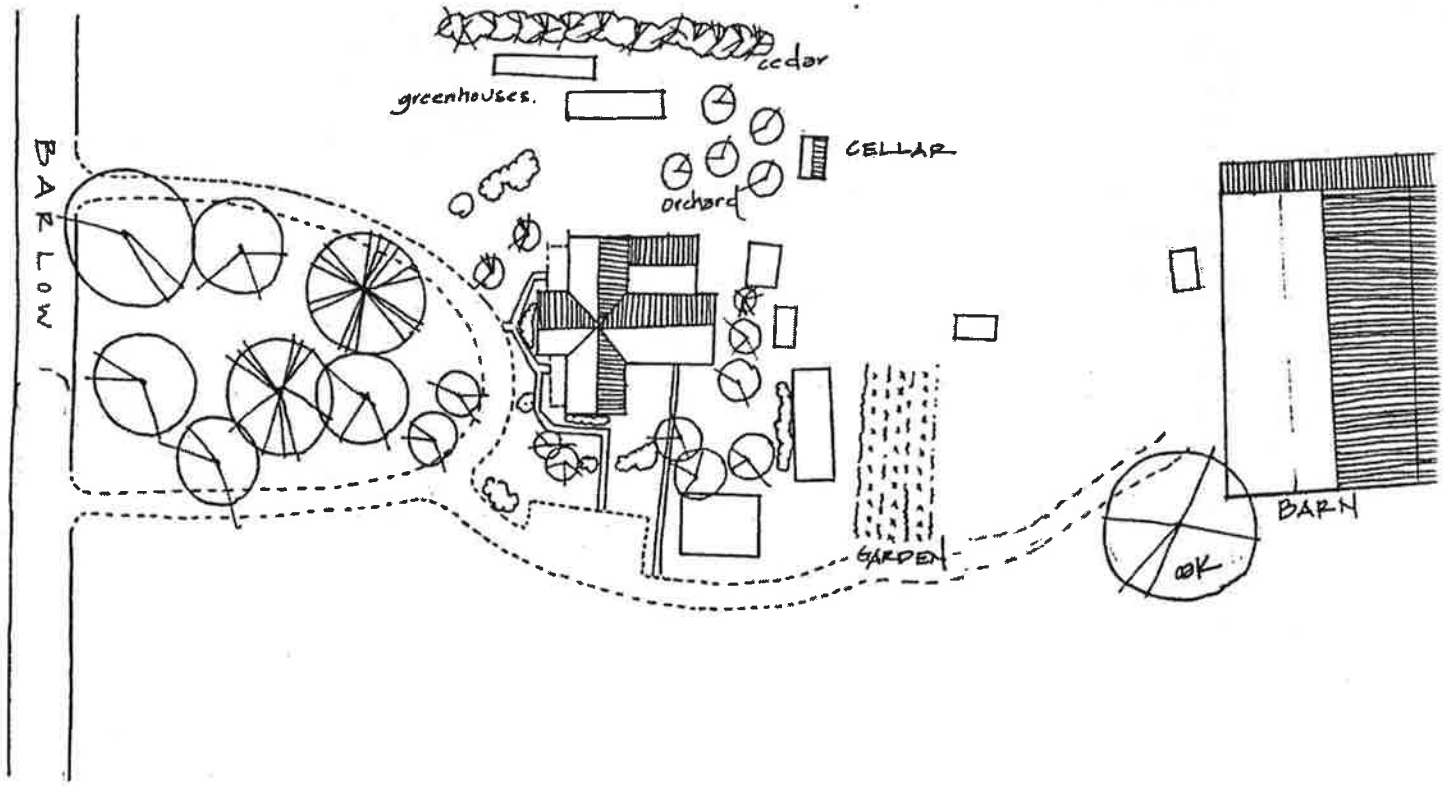
SIGNIFICANCE

The Kocher dwelling is significant as an excellent example of an early 19th-century Queen Anne Vernacular residence. The presence of many ornamental elements is especially not worthy. The Kocher barn is significant as an example of a hops barn. The Kocher House is one of six Queen Anne style dwellings from the Progressive Era on the Clackamas County Cultural Resource Inventory in the study area. The barn is one of three hops barns in the inventory in the study area.

Bibliography: Clackamas County Cultural Resource Inventory, 1984.
Clackamas County Tax Assessor records, Oregon City, OR.
Oregon City Courier, 13 April 1906, p. 12.
Portait & Biographical Record of Portland and Vicinity, Chapman Publishing, 1903, p. 383-384.
TICOR Title Company, Oregon City, OR.

SITE PLAN

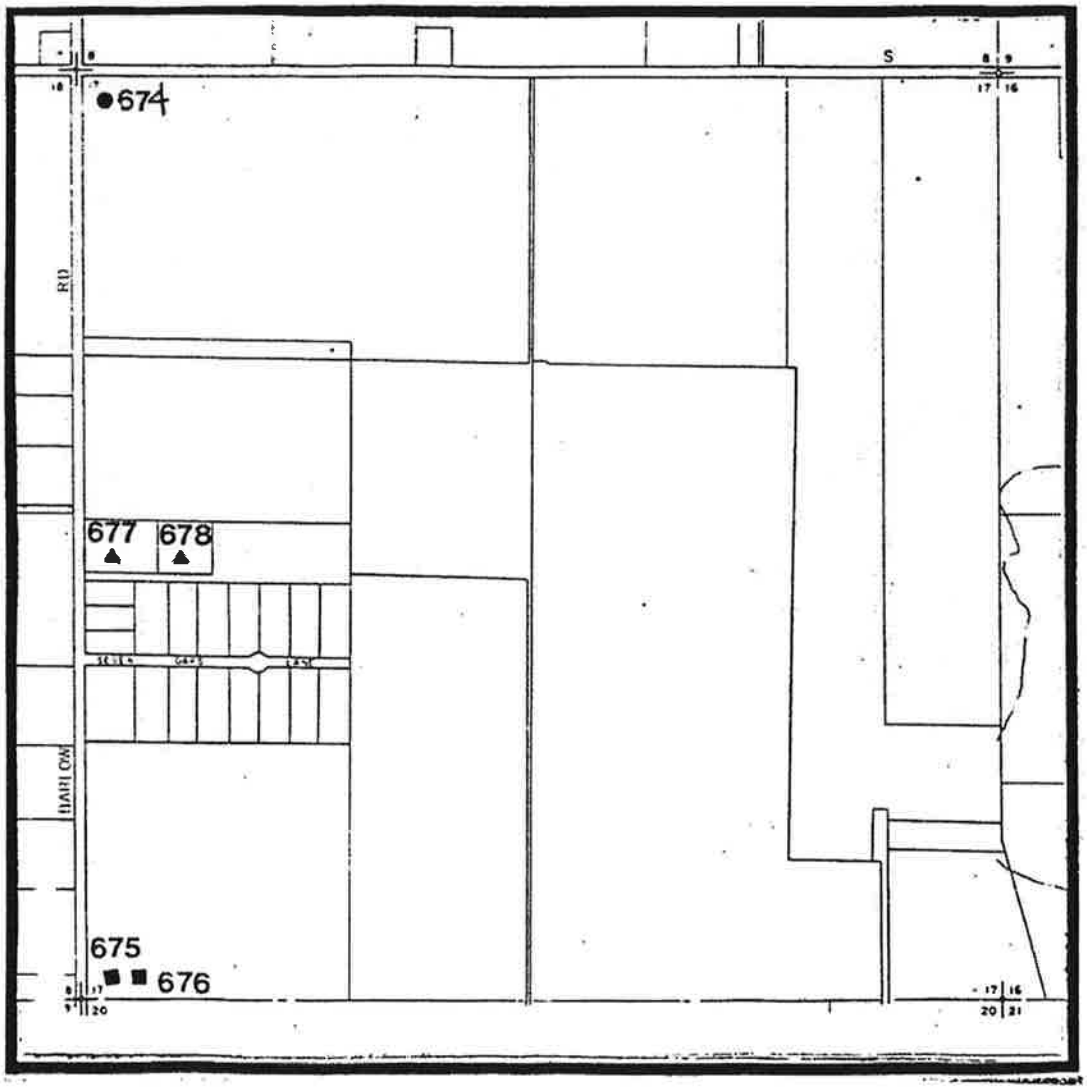
Address: 26510 Barlow Road
Historic Name: **KOCHER, CHRISTIAN, FARM**



SHPO NO: 677/678

VICINITY MAP

Address: 26510 Barlow Road
Historic Name: KOCHER, CHRISTIAN, FARM



SHPO NO: 677/678

Approved in
Board Order # 98-26

GOAL 5 ANALYSIS OF HISTORIC RESOURCE

EVALUATION FOR SIGNIFICANCE

(MUST RECEIVE 40 POINTS OR MORE TO BE ELIGIBLE FOR HISTORIC LANDMARK DESIGNATION. THE NUMBERS COINCIDE WITH ORDINANCE CRITERIA UNDER SECTION 707.02B, SEE ATTACHED)

ARCHITECTURE	ENVIRONMENT	HISTORY
A B C D E	A B C D	A B C D
5 3 1 5 7	5 4 7 5	5 0 5 0

FILE NO. Z1726-97 Z
KOCHER RESIDENCE #677/678
26310 BARLOW RD..
4S-1E-17CB TL 300/200
EFU 5.14 AC.
C. 1936 STYLE: QUEEN ANNE VERNACULAR
TOTAL POINTS: 52

Comments: Located in an area that is primarily in agricultural use, the Kocher farm is an excellent example of the Queen Anne Vernacular style of architecture. Built in 1895,the Kocher House displays such decorative features as, patterned shingles on the gable peaks, gable ornaments, turned posts, jigsawn brackets, polygonal window bay with decorative brackets and a pendant below frontal gable. Not only is the Kocher House an excellent example of an early 20th century Queen Anne Vernacular residence it is also one of only six such residences in the study area

The House has undergone some modifications since the historic period. The changes include, one of the front doors was removed and covered with siding, some windows were replaced and an ell and porch were added. The modifications do not appear to detract from the historic structure. The house was re-sided, date unknown..

98-26

GOAL 5 ANALYSIS OF HISTORIC RESOURCE

EVALUATION FOR SIGNIFICANCE

(MUST RECEIVE 40 POINTS OR MORE TO BE ELIGIBLE FOR HISTORIC LANDMARK DESIGNATION. THE NUMBERS COINCIDE WITH ORDINANCE CRITERIA UNDER SECTION 707.02B, SEE ATTACHED)

ARCHITECTURE	ENVIRONMENT	HISTORY
A B C D E	A B C D	A B C D
5 3 1 5 7	5 4 7 5	5 0 5 0

FILE NO. Z1726-97 Z
KOCHER RESIDENCE #677/678
26310 BARLOW RD..
4S-1E-17CB TL 300/200
EFU 5.14 AC.
C. 1936 STYLE: QUEEN ANNE VERNACULAR
TOTAL POINTS: 52

Comments: Located in an area that is primarily in agricultural use, the Kocher farm is an excellent example of the Queen Anne Vernacular style of architecture. Built in 1895,the Kocher House displays such decorative features as, patterned shingles on the gable peaks, gable ornaments, turned posts, jigsawn brackets, polygonal window bay with decorative brackets and a pendant below frontal gable. Not only is the Kocher House an excellent example of an early 20th century Queen Anne Vernacular residence it is also one of only six such residences in the study area

The House has undergone some modifications since the historic period. The changes include, one of the front doors was removed and covered with siding, some windows were replaced and an ell and porch were added. The modifications do not appear to detract from the historic structure. The house was re-sided, date unknown..

This map was prepared for assessment purpose only.

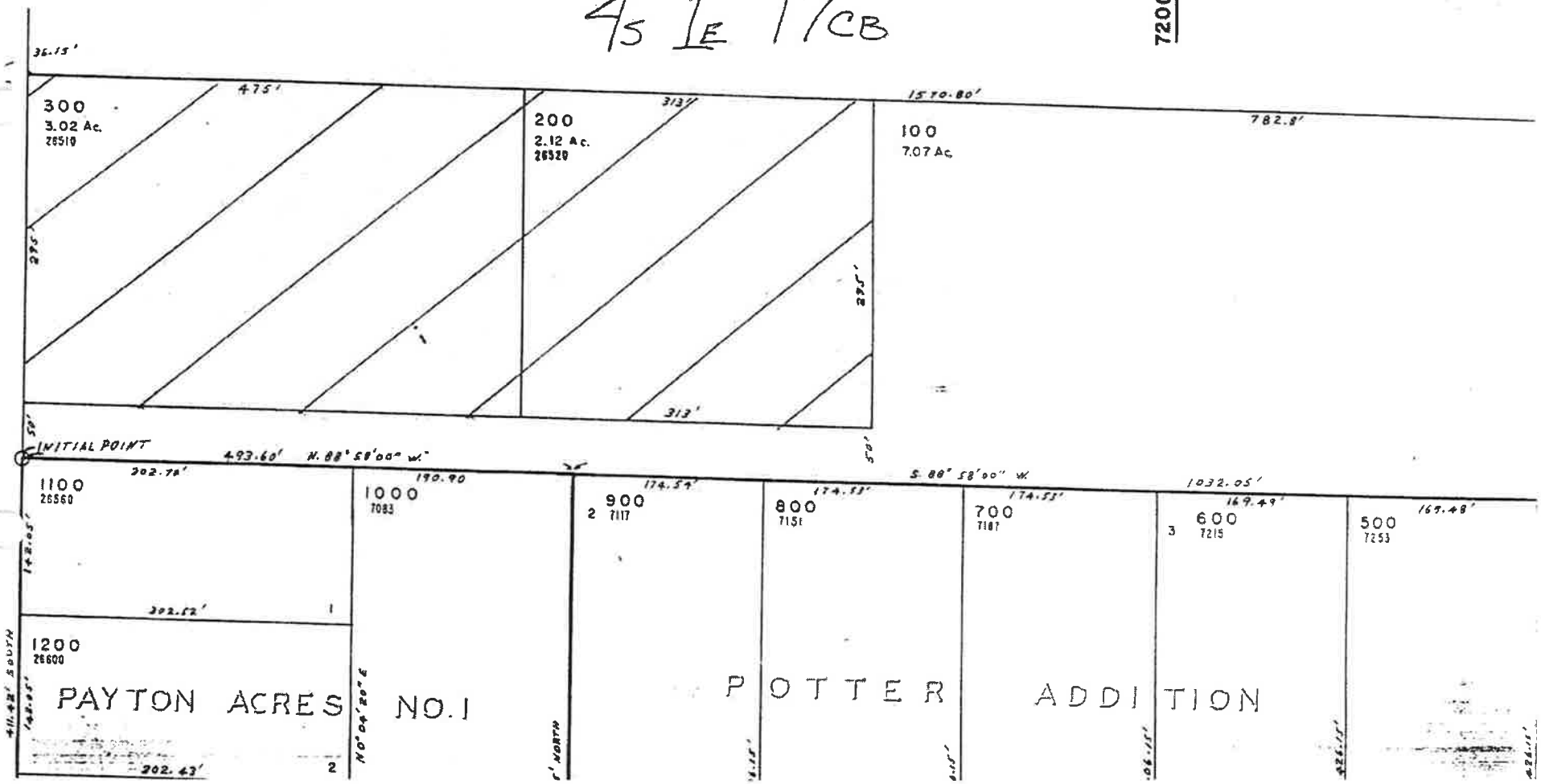
NW1/4 SW1/4 SEC. 17 T.4S. R.1E. W.M.

CLACKAMAS COUNTY

1" = 100'

4S 1E 17CB

7200



NOTICE OF ADOPTION

This form must be mailed to DLCD not later than 5 working days after adoption
ORS 197.610, and OAR Chapter 660 - Division 18

See reverse side for submittal requirements

Jurisdiction: CLACKAMAS COUNTY Local File No.: [illegible]

Date of Adoption: 1-21-1998 Date Mailed: [illegible]

Date the Notice of Proposed Amendment was mailed to DLCD: [illegible]

___ Comprehensive Plan Text Amendment ___ Comprehensive Plan Map Amendment

X Land Use Regulation Amendment ___ Zoning Map Amendment

___ New Land Use Regulation

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

HISTORIC LANDMARK OVERLAY TO THE [illegible]

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice the proposed amendment, write "N/A."

SAME

Plan Map Change From: EFU to EFU/HL

Zone Map Change From: EFU to EFU/HL

Location: 26510 Barlow Rd Acres Involved: [illegible]

Specify Density: Previous: ___ New: ___

Applicable Goals: 5 Was an Exception Adopted? Yes: ___ No: X

DLCD File No.: ___

Did the Department of Land Conservation and Development receive a notice of Proposed Amendment **FORTY-FIVE (45)** days prior to the final hearing.

Yes: X No: ___ ===> ___ The Statewide Planning Goals do not apply.

___ The Emergency Circumstances Required Expedited Review.

Affected State or Federal Agencies, Local Governments or Special Districts: _____

Local Contact: RANDY FRANKEN Phone: 650-3988

Address: 902 Abernethy Rd

City: OREGON CITY Zip Code+4: 97045

SUBMITTAL REQUIREMENTS

ORS 197.610, and OAR Chapter 660 - Division 18

1. Send this Form and TWO-(2) Copy of the Adopted Amendment to:

ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540

2. Submit **TWO (2)** copies the adopted material, if copies are bounded please submit **TWO (2)** complete copies of documents and maps.

3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5)** working days following the date of the final decision on the amendment.

4. Submittal of of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.

5. The deadline to appeal will be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21)** days of the date Notice of Adoption is sent to DLCD.

6. In addition to sending Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.

7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only ; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518 ATTN: PLAN AMENDMENT SPECIALIST.

NOTICE OF PUBLIC INFORMATION MEETING AND HEARINGS

Public Information Meeting Date: December 4 1997,; 7:30 p.m.; Clackamas County Department of Transportation and Development; Abernethy Creek Room; 902 Abernethy Road; Oregon City, Oregon.

HEARING DATES:

Clackamas County Historic Review Board: December 11 1997; 730 p.m.; Department of Transportation and Development Abernethy Creek Room ; 902 Abernethy Road; Oregon City, Oregon.

Clackamas County Board of Commissioners: January 7 1997, ; 9:30 a.m.; Courthouse Annex; 906 Main Street; Oregon City, Oregon.

Clackamas County is holding Historic Landmark public hearings to comply with State Land Use Law Goal 5 which requires Counties to inventory, evaluate and protect significant historic resources.

Any action taken on the property listed below will not affect the adjacent property owners. Property owners within 700 feet are being notified for informational purposes and to comply with State law.

File No. & Subject: Z1726-97-Z Kocher Farm; Zone Change

Applicant: Clackamas County

Owner of Property: John O. Carlson/ Trustee

Site Address: 26510 Barlow Rd.

Proposal: Apply Historic Landmark overlay zone to historic building(s) named Kocher Farm SHPO #677/678 built in 1895 in the Queen Anne Vernacular style of architecture

Ordinance Criteria: Section 707

Legal Description: T4S, R1E, Section 17CB Tax Lot(s) 200/300, W.M.

Total Area Involved: Approximately 5.14 acres.

Zoning: EFU

Citizens Planning Organization For Area: South of Canby CPO

This organization has been notified of this application. You are welcome to attend this organization's meeting.

GENERAL INFORMATION

Two Public Hearings are scheduled. The first public hearing will be held before the Historic Review Board. The Historic Review Board is made up of a group of volunteer citizens with expertise in history, architecture, engineering and historic building restoration. They will review findings and hear public testimony regarding the historic properties. **The Historic Review Board makes a recommendation to the Board of County Commissioners** about designation of the historic property as a County Historic Landmark.

The Board of County Commissioners then holds a public hearing to review findings and hear public testimony. **The Board of Commissioners makes a motion to designate or not designate a property a County Historic Landmark.**

If a property is designated a Clackamas County Historic Landmark it falls under the provisions of the **Historic Landmarks, Historic Districts and Historic Corridors Ordinance**. This means that the Historic Review Board reviews applications for exterior alterations only, land partitions, new construction and demolition on Historic Landmark properties. The purpose of the Ordinance is to assist property owners to make changes to historic properties that are compatible with the historic architecture.
All interested citizens are invited to attend the public meeting and the public hearings. An agenda will be provided at the hearings. Testimony and evidence should address those criteria identified in the **Historic Landmarks, Historic Districts and Historic Corridors Ordinance** or information relevant to potential conflicting uses.

A staff report will be available seven (7) days prior to the hearing. The staff report, applicable criteria, application, and all documents and evidence relied on by the applicant are available for inspection and may be purchased at reasonable cost at the Clackamas County Planning Division, 902 Abernethy Road, Oregon City, Oregon 97045 (655-8521). Direct all calls and written correspondence to the Planning Division.

To receive written notification of the Board of County Commissioners' decision, provide this office with a stamped, self-addressed envelope indicating the application file number.

Failure to raise an issue at the hearing, or by letter, or failure to provide sufficient specificity to afford the Historic Review Board or Board of Commissioners an opportunity to respond to an issue precludes appeal to the Land Use Board of Appeals based on that issue.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

CLACKAMAS COUNTY

Department of Transportation & Development

THOMAS J. VANDERZANDEN
DIRECTOR

November 20, 1997

Dear Historic Property Owner:

The Historic Review Board has evaluated your home and property, and found it to be of historical significance in Clackamas County. The evaluation of your property was based on its significance for either history, architecture or cultural importance to the area.
The Historic Review Board and the Board of County Commissioners will hold public meetings to consider designation of County Historic Landmarks. During the public hearings the Historic Review Board and the Board of County Commissioners will take testimony relating to the criteria from Historic Landmarks, Historic Districts and Historic Corridors Ordinance and the potential consequences of designating the historic resource a Historic Landmark with regard to providing the greatest community benefit. Prior to the public hearings, staff will hold a public information meeting. During this brief meeting, staff will explain the process, try to answer any questions you may have, and discuss available options. Please plan on attending this meeting if possible. If you are unable to attend this meeting and are opposed to or do not understand the process, please call either Randy Franken or Ken Dauble at 655-8521.
Enclosed with this letter is a notice of public hearing for your property. Your neighbors within 500 feet of your property will also be notified of these hearings. In addition I have enclosed a copy of the evaluation for significance, Clackamas County Historic Properties Evaluation Criteria and a copy of the Inventory Form for your property.

Thank You

Randy Franken

Randy S. Franken
Planning/Cultural Resources .

902 Abernethy Road • Oregon City, OR 97045-1100 • (503) 655-8521 • FAX 650-3351

Clackamas County Planning and Zoning Division
Department of Transportation and Development

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

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

NOTICE OF LAND USE APPLICATION IN YOUR AREA

Date: 08/26/2019

Permit Number: Z0379-19

Application: Design Review

From: Clackamas County Planning and Zoning

Notice Mailed To: Property owners within 750 feet
Community Planning Organizations (CPO)
Interested Citizens and Agencies

Application Proposal:

HISTORIC LANDMARK - MAJOR ALTERATION: The applicant proposes to create an addition to the historic building on this property. The addition is to be in the same style, material, and color as the original and will extend from a non-street-facing facade.

This project has been scheduled to be presented to the Historic Review Board on Thursday, September 12th at 7:30 pm. The meeting will be held in the Auditorium of Clackamas County's Development Services Building, located at 150 Beavercreek Road in Oregon City.

Property Owner: MILLER TERRELL J
26510 S BARLOW RD
CANBY, OR 97013

Applicant: MILLER, TERRELL
26510 S BARLOW RD
CANBY, OR 97013

Address: 26510 S BARLOW RD
CANBY, OR 97013

Location:

Legal Description: 41E17CB00300 **Acres:** 2.91

Zone: EFU- EXCLUSIVE FARM USE

Staff: Anthony Riederer 503-742-4528 **E-mail:** ariederer@co.clackamas.or.us,

How to Comment on this Application:

1. To be sure your comments will be considered prior to the decision, we need to have them within 20 days of the date of this notice.

Permit Number: Z0379-19

2. You may use the space provided below, mail a separate letter or e-mail the information. Please include the permit number, address the information to the staff member handling this matter, and focus your comments on the approval criteria for the application.

3. Return your mailed comments to: Clackamas County Planning and Zoning, 150 Beavercreek Rd, Oregon City, OR 97045; FAX to (503) 742-4550.

Community Planning Organization: The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation on this application. You are welcome to contact this organization and attend their meeting. If this Community Planning Organization is currently inactive, and you are interested in becoming involved in Land Use Planning in your area, please contact the Citizen Involvement Office at (503) 655-8552.

SOUTH CANBY (INACTIVE)

OR

Decision Process: In order to be approved, this proposal must meet the approval criteria in the Zoning and Development Ordinance, Section(s)

401, 707, 1307

The Ordinance criteria for evaluating this application can be obtained from this office or viewed at www.clackamas.us/planning/zdo.html. You may view the submitted application at the following link, https://accela.clackamas.us/citizenaccess/ within five days of the date of this notice, or at our office during weekday lobby hours, 8:00 am to 4:00 pm, Monday through Thursday and 8:00 am to 3:00 pm Friday.

A decision on this proposal 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.

Comments:

_____

_____

_____

_____ _____

Your Name/Organization Telephone Number

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

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

CLACKAMAS COUNTY

Planning & Zoning
Development Services Building
150 Beavercreek Road | Oregon City, OR | 97045
Phone: (503) 742-4500 | Fax: (503) 742-4550
E-mail: zoninginfo@co.clackamas.or.us
Web: http://www.clackamas.us/transportation/planning/

LAND USE APPLICATION

DEEMED COMPLETE

ORIGINAL DATE SUBMITTED: 08/19/2019

FILE NUMBER: Z0379-19-HL

APPLICATION TYPE: HISTORIC LANDMARK

The Planning and Zoning Division staff deemed this application complete for the purposes of Oregon Revised Statutes (ORS) 215.427 on: 8/21/19

Signature

Senior Planner
Title

Anthony Riederer
Print Name

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:

Friday, January 17th, 2020