

**CITY OF WEST LINN
PLANNING AND DEVELOPMENT**

FILE NO.: DR-08-10

**REQUEST: DEMOLITION PERMIT TO REMOVE HISTORIC
LANDMARK HOUSE AT 1850 BUCK STREET**

HISTORIC REVIEW BOARD PUBLIC HEARING

DATE: November 20, 2008

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**City of West Linn
PLANNING & BUILDING
DEPT.
LAND USE ACTION**

TO: West Linn Historic Review Board

FROM: West Linn Planning Staff (Peter Spir, Associate Planner)

DATE: September 8, 2008 (hearing date is November 20, 2008)

FILE NO: DR-08-10

SUBJECT: Demolition permit to remove historic landmark structure from 1850 Buck Street and make way for a fire station.

Planning Director's Initials *BCB*

SPECIFIC DATA

OWNER: City of West Linn

APPLICANT: Angelo Planning Group, 921 SW Washington St., Suite 468,
Portland, OR 97205

LOCATION: 1850 Buck Street

SITE SIZE: .2 acres or 8820 square feet

LEGAL

DESCRIPTION: Assessor's Map 212E 25AD, Tax Lot 1400

ZONING: R-4.5 (with Historic Landmark Designation)

COMP PLAN

DESIGNATION: General Commercial

APPROVAL

CRITERIA: CDC Chapter 26, Section 26.080

120-DAY RULE: This application was deemed complete on September 3, 2008.
The 120-day period lapses on January 1, 2009.

PUBLIC NOTICE: Demolition of a landmark structure requires a type A notice. The site was posted on September 5. All property owners within 500 feet and the neighborhood association received notice on September 4. Notice also appeared in the West Linn Tidings. Therefore, all the notification requirements have been satisfied.

PUBLIC COMMENTS

Staff spoke with Sue Smith who had expressed an interest in having the house relocated to a vacant lot elsewhere in the neighborhood but the cost of the move plus the System Development Charges levied by the City made the cost of the move unacceptable. There have been no other comments as of September 4, 2008.

PROPOSAL

The Tualatin Valley Fire and Rescue (TVFR) currently serve much of West Linn from an antiquated station at 6050 Failing Street. The building is dilapidated and can no longer meet the functional needs of TVFR. TVFR has assembled land with the City of West Linn that comprises almost an entire city block adjacent to the current fire station site. Two of the five parcels that will be occupied by the station are already owned by TVFR and the other two lots, including the home with the historic landmark, are owned by the City of West Linn.

The proposed fire station will offer drive/drive out capability through both the east and west sides of the building. Staff and public parking will be south of the station. The station will house firefighting staff, administrative staff as well as a community meeting room.

MAJOR ISSUES

Demolition

The potential loss of the historic landmark structure is a great concern. The City has invested a lot of time and money over the years to inventory these homes. The City has further declared their importance and value to the community by creating a separate chapter in the Community Development Code to protect and preserve these homes. To approve the demolition would seem to be at cross purposes.

It would be the Staff's wish that the house could be relocated. Susan Smith may be able to move the house but it will take at least three months to finalize agreements and get it moved. Susan Smith's relocation proposal represents the only one to date. If she cannot move the house in a reasonable amount of time, TVFR should not be delayed further and the demolition should be allowed to proceed.

SDC

One impediment to moving the house is the cost of SDC's to Susan Smith. If the SDC credit from the house stays with the property then she must pay about 30,000 dollars in

SDC's at the new site. If the credit stays with the house then Susan Smith would be relieved of the cost of the SDC's. Staff considers it appropriate that the credit should transfer with the house since it would reflect our commitment to the landmark structure program. It is hoped that this will make moving the house more cost effective.

FINDINGS

Staff hereby adopts the applicant's findings (Exhibit D).

RECOMMENDATION

Based upon the applicant's findings (Exhibit D), staff recommends approval of the demolition application with the following conditions:

1. The applicant shall provide Sue Smith with 90 days to negotiate and complete the removal of the landmark structure at 1850 Buck Street from date of this decision. If, after 90 days, the house has not been removed, TVFR may (a.) proceed with the demolition or (b.) may, at their discretion, extend the amount of time for Ms. Smith to remove the house from the site if reasonable progress has been made to completing that process.
2. If the demolition proceeds, TVFR shall, after notifying the Planning Director, make the house available to the public for two weeks for the salvage or removal of building materials and fixtures that might then be used by other historic properties in the City.
3. The City agrees that the System Development Charge credit of 1850 Buck Street shall be transferred with the house to its new location.

CITY OF WEST LINN
PLANNING AND DEVELOPMENT

EXHIBIT A
APPLICANT'S SUBMITTAL & FINDINGS

FILE NO.: DR-08-10

REQUEST: DEMOLITION PERMIT TO REMOVE HISTORIC
LANDMARK HOUSE AT 1850 BUCK STREET

Tualatin Valley Fire & Rescue

Greaves House Demolition Application

Submitted to the City of West Linn
Planning and Building Department,
Development Review

September 3, 2008

**Development Application Summary Information for
Greaves House Demolition Application**

Applicant: Gary Wells
Director of Support Services
Tualatin Valley Fire & Rescue
20665 SW Blanton Street
Aloha, Oregon 97007
Phone: (503) 642-0331
Fax: (503) 642-9655
E-mail: gary.wells@tvfr.com

**Applicant's Representative
and Land Use Planners:** Frank Angelo
Angelo Planning Group
921 SW Washington Street, Suite 468
Portland, OR 97205-3026
Phone: (503) 227-3664
Fax: (503) 227-3679
E-mail: fangelo@angeloplanning.com

Legal Description: 21E25AD01400
1850 SW Buck Street
West Linn, OR 97068

Current Plan Designation: Medium Density Residential

Current Zoning: Single Family Residential Detached/Attached
(R-4.5)

Applications Submitted for: Historic District Review: Demolition



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- Exhibit C: Section 106 Applicability Memorandum
- Exhibit D: Existing Conditions and TVF&R Station 58 Site Plan

Application Form
Greaves House Demolition Application

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West Linn

DEVELOPMENT REVIEW APPLICATION

TYPE OF REVIEW (Please check all boxes that apply):

- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures |
| <input type="checkbox"/> Appeal and Review * | <input type="checkbox"/> One-Year Extension * |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Pre-Application Meeting * |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Quasi-Judicial Plan or Zone Change |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Street Vacation |
| <input type="checkbox"/> Final Plat or Plan | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Flood Plain Construction | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Hillside Protection and Erosion Control | <input type="checkbox"/> Tualatin River Greenway |
| <input checked="" type="checkbox"/> Historic District Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Water Resource Area Protection/Wetland |
| <input type="checkbox"/> Lot Line Adjustment */** | <input type="checkbox"/> Willamette River Greenway |
| <input type="checkbox"/> Minor Partition (Preliminary Plat or Plan) | <input type="checkbox"/> Other/Misc |

Home Occupation / Pre-Application / Sidewalk Use Application * / Permanent Sign Review * / Temporary Sign Application require individual application forms available in the forms and application section of the City Website or at City Hall.

TOTAL FEES/DEPOSIT \$500.00 * No CD required/ ** Only one copy needed

Chris Jordan, City of West Linn, 22500 Salamo Road, West Linn, OR 97068 (503) 657-0331

OWNER'S	ADDRESS	CITY	ZIP	PHONE(res.& bus.)
Gary Wells,	Tualatin Valley Fire & Rescue, 20665 SW Blanton ST,	Aloha,	OR 97007	(503) 642-0331

APPLICANT'S	ADDRESS	CITY	ZIP	PHONE(res.& bus.)
Frank Angelo,	Angelo Planning Group, 921 SW Washington ST, Suite 468,	Portland,	OR 97205	(503) 227-3664

CONSULTANT	ADDRESS	CITY	ZIP	PHONE

SITE LOCATION 1850 Buck Street

Assessor's Map No.: 21E25AD Tax Lot(s): 1400

Total Land Area: 0.20 acres

- All application fees are non-refundable (excluding deposit).
- The owner/applicant or their representative should be present at all public hearings.
- A denial or grant may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format.**

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application.

SIGNATURE OF PROPERTY OWNER(S)

X Original Signatures submitted separately Date _____

SIGNATURE OF APPLICANT(S)

X Original Signatures submitted separately Date _____

BY SIGNING THIS APPLICATION, THE CITY IS AUTHORIZED REASONABLE ACCESS TO THE PROPERTY. ACCEPTANCE OF THIS APPLICATION DOES NOT INFER A COMPLETE SUBMITTAL. COMPLETENESS WILL BE DETERMINED WITHIN 30 DAYS OF SUBMITTAL.

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PLANNING AND BUILDING; 22500 SALAMO RD #1000; WEST LINN, OR 97068;

PHONE: 656-4211 FAX: 656-4106

Application Narrative
Greaves House Demolition Application

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Section 1: Project Introduction

Project Description

TVF&R is pursuing the development of a new fire station at 6050 Failing Street (21E25AD01000, 21E25AD01100, 21E25AD01200, 21E25AD01400, and 21E25AD01500) in the City of West Linn. The existing Bolton Fire Station is located on tax lot 21E25AD02700, directly to the south of the cluster of lots where the new station will be sited. There is currently a vacated street between the existing fire station site and the proposed station. As part of a property exchange agreement between the City of West Linn, which currently owns three of the five lots proposed for construction (21E25AD01000, 21E25AD01400, and 21E25AD01500), and TVF&R, the proposed site for the new station will be consolidated into one lot and total ownership transferred to the fire department. The existing station and its tax lot will be transferred to the ownership of the City of West Linn (see Figure 1, page 3).

Currently there are five older houses on the site which will need to be removed for the construction of new fire station. The house located at 1850 Buck Street (21E25AD01400 – see Figure 2, page 4) is listed on the Clackamas County Cultural Resource Inventory and the City of West Linn Historic Resource Inventory, ranked as a West Linn Historic Landmark (see Exhibit A). The “R.I. Greaves House” was built in circa 1900 in the Queen Anne Vernacular style (see Exhibit B). The house is currently in fair condition and was purchased from the previous owners by the City of West Linn. As with the other residential structures on-site, this house has been declared surplus property by the City and offered for sale, however as of the deadline for letters of interest, no bids were received. TVF&R has made a commitment to relocate the house at their expense should a suitable location be found, however none has been found at this time. As a result, TVF&R is seeking a demolition permit for the house and for the remaining outbuilding also on-site. Should a suitable location be found to move the house to, TVF&R would be willing to reassess the situation. Additionally, at the request of City of West Linn staff a memorandum regarding the applicability of Section 106 of the National Historic Preservation Act to this request has been prepared and submitted with this application (see Exhibit C).

The construction of the proposed Station 58 is funded as part of a bond measure approved by voters in 2006 to upgrade and improve the safety and operations of TVF&R's fire stations. The existing Station 58 works well in its current location from an emergency response perspective but concerns about soil stability, building layout, size of apparatus bays (too small for the necessary fire apparatus), and dated mechanical and electrical systems make the facility deficient. In addition, a lack of compliance with current seismic standards for public safety response buildings makes the station a liability in the event of an earthquake. These concerns will all be addressed by the construction of the new station. Additionally, as part of the annexation of the City of West Linn into the TVF&R service district, the two entered into an inter-governmental agreement (December 23, 2003) that required TVF&R to build on this specific site which is why the Greaves House must be removed from its current location.

Site and Context

The Greaves House is located at 1850 Buck Street (21E25AD01400) in a transit oriented neighborhood that includes both commercial and residential neighbors. The house fronts onto Buck Street and sits on a 0.20 acre parcel. There is also one historic outbuilding on the site; possibly a former outhouse or woodshed. The parcels to the east, west and south of the house also contain older houses; north of the house, across Buck Street, there is also residential development.

Project Timeframe

Demolition of the Greaves House and outbuilding is expected to begin in January or February 2009 after all necessary permits have been acquired. Construction of the new fire station is expected to begin in early 2009 with completion in late 2009.

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Overview of the City of West Linn Application

This narrative demonstrates how the Greaves House Demolition Application complies with the requirements of the City of West Linn's Community Development Code. The Greaves House is currently a Historic Landmark within the City of West Linn and as such a Historic Design Review is required for the demolition permit. This application is organized in the following manner:

Section 1 – Project Introduction

- Provides a description of the Greaves House Demolition Application, a brief description of the site and context, summary of the expected project timeframe, and an overview of the application format.

Section 2 – Applicable Review Criteria

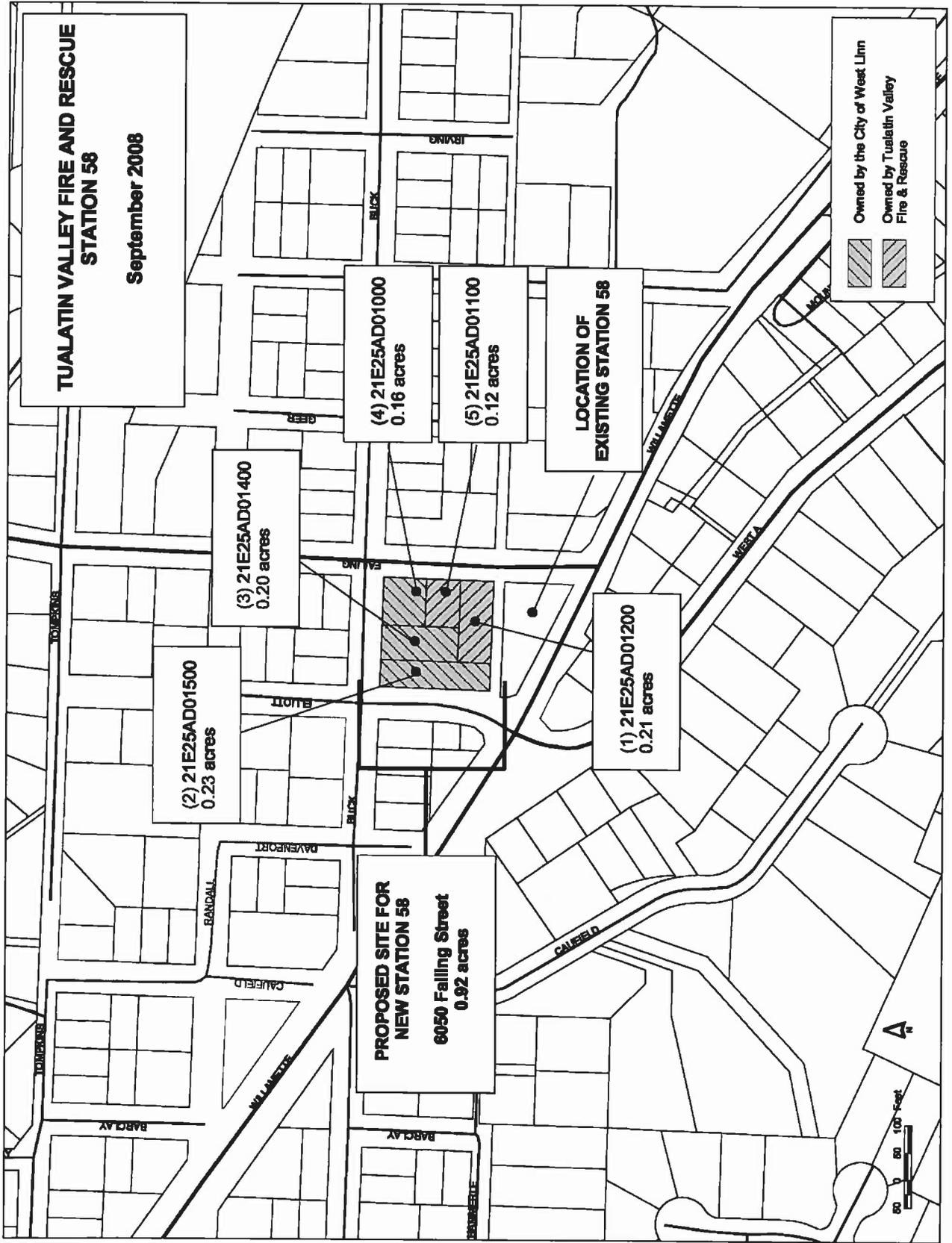
- **Conformance with the Demolition Review Criteria.** Describes how the demolition of the Greaves House complies with the applicable standards of Section 26.068, Demolition, in the City of West Linn Community Development Code.

Exhibits

- Exhibit A contains copies of the Greaves House listings in the Clackamas County Cultural Resource Inventory and the City of West Linn Historic Resource Inventory.
- Exhibit B contains photos of the Greaves House and the outbuilding on site.
- Exhibit C contains a memorandum that addresses the applicability of Section 106 of the National Historic Preservation Act to this demolition request.
- Exhibit D contains an Existing Conditions plan sheet and the Site Plan for the proposed TVF&R Station 58.

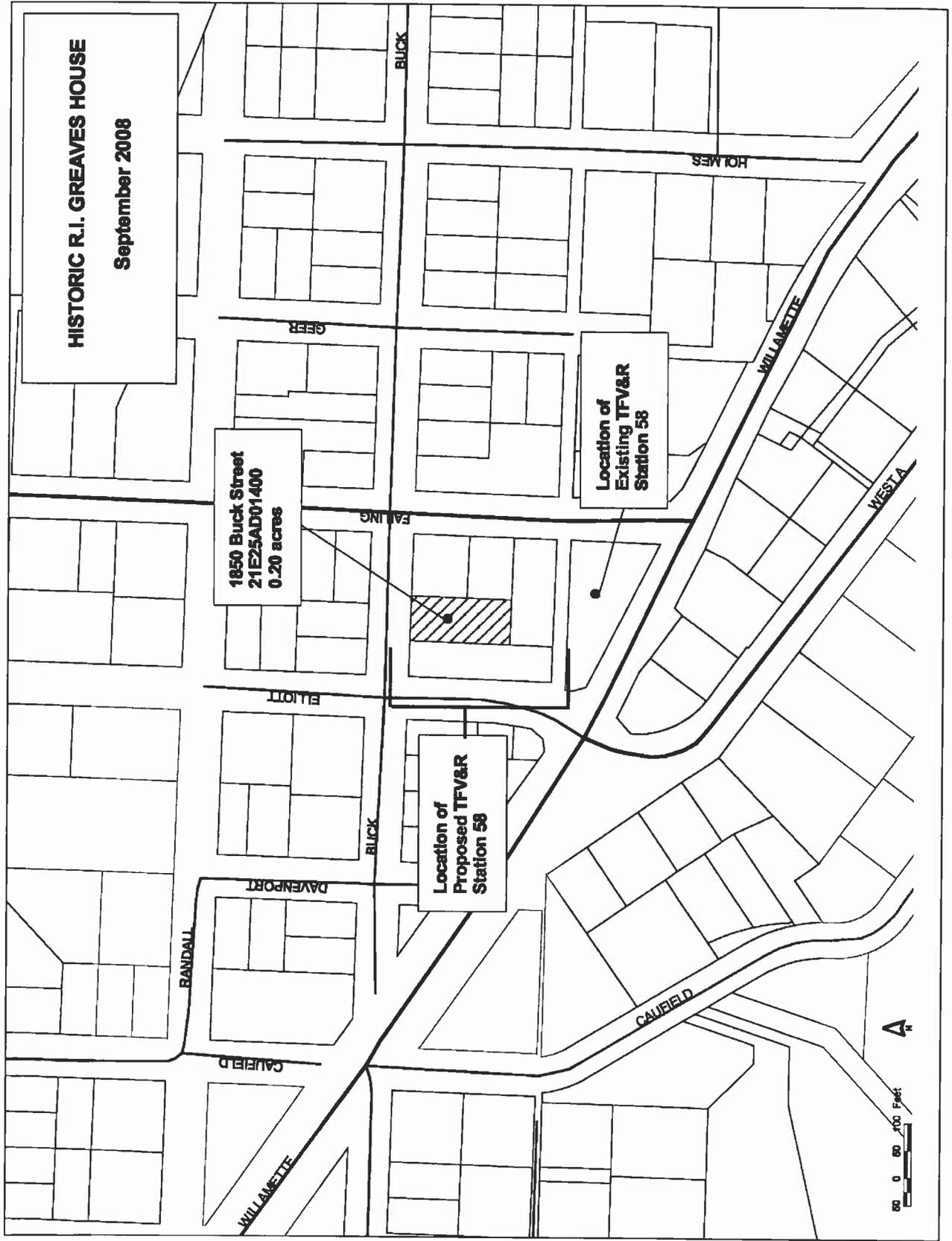
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Figure 1. Existing and Proposed Locations of TVF&R Station 58



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Figure 2. Location of Historic R.I. Greaves House



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Section 2: Applicable Review Criteria

This section of the application contains responses that illustrate how this historic review application conforms to the applicable standards and regulations of the City of West Linn's Community Development Code. Only the code text that contains applicable criteria or otherwise requires a response related to the requested land use actions have been included.

26.000 Historic Landmarks

26.010 Purpose

The intent and purpose of this overlay district is to implement the goals and policies of the Comprehensive Plan for Historic Landmarks and promote the public health, safety, and general welfare by safeguarding the City's heritage as embodied and reflected in its historic resources. The provisions of this section are intended to:

- A. Provide for the identification, protection, enhancement, and use of sites, structures, corridors, objects, and buildings within the City that reflect special elements of the City's architectural, archeological, artistic, cultural, engineering, aesthetic, historical, political, social, and other heritage.*
- B. Facilitate restoration and upkeep of historic buildings, structures or other physical objects or geographical areas;*
- C. Encourage public knowledge, understanding and appreciation of the City's history and culture;*
- D. Foster community and neighborhood pride and sense of identity based on recognition and use of cultural resources;*
- E. Promote the enjoyment and use of historic and cultural resources appropriate for the education and recreation of the people of the City;*
- F. Preserve diverse architectural styles reflecting phases of the City's history, and encourage complimentary design and construction impacting cultural resources;*
- G. Enhance property values and increase economic and financial benefits to the City and its inhabitants;*
- H. Identify and resolve conflicts between the preservation of cultural resources and alternative land uses; and*
- I. Integrate the management of cultural resources and relevant data into public and private land management and development processes.*

Response: The Greaves House is currently listed on the Clackamas County Cultural Resource Inventory and the City of West Linn Historic Resource Inventory, ranked as a Historic Landmark (see Exhibit A). TVF&R is pursuing the development of a new fire station at 6050 Failing Street in the City of West Linn which incorporates five separate tax lots, one of which is the current location of the Greaves House and its remaining outbuilding (see Figure 2, page 4). Although TVF&R has offered to move the house at their expense, no suitable location has been offered. As a result, TVF&R is submitting this application requesting permission to demolish the house and remaining outbuilding from the site.

As part of the annexation of the City of West Linn into the TVF&R service district, the two entered into an inter-governmental agreement (December 23, 2003) that required TVF&R to build on this specific site which is why the Greaves House must be relocated. The house has been under private ownership

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and while past owners have maintained the historic integrity of the house, there has been no formal restoration or public use made of the structure. While TVF&R understands and respects the cultural and historic value of this house, the public safety necessity of a new fire station for the area has taken precedence.

26.080 Demolition

A. Purpose. The intent of this sub-section is to protect Historic Landmarks from destructive acts and to provide the citizens of the City time to review the significance of an Historic Landmark, and to pursue options to preserve such building(s) if historic preservation is deemed in the best interest of the community.

Response: The applicant understands that the intent of Section 26.080 is to protect Historic Landmarks from destructive acts and to provide the citizens of the City the opportunity to review the significance of a Historic Landmark, and to pursue any options to preserve the building. TVF&R is pursuing the development of a new fire station at 6050 Failing Street; a cluster of lots (see Figure 1, page 3), one of which is the location of the historic R.I. Greaves House. The house is located at 1850 Buck Street (21E25AD01400 – see Figure 2, page 4) and is listed on the Clackamas County Cultural Resource Inventory and the City of West Linn Historic Resource Inventory, ranked as a West Linn Historic Landmark (see Exhibit A). The “R.I. Greaves House” was built in circa 1900 in the Queen Anne Vernacular style (see Exhibit B) and is currently listed as being in fair condition.

The construction of the proposed Station 58 is funded as part of a bond measure approved by voters in 2006 to upgrade and improve the safety and operations of TVF&R’s fire stations. Additionally, as part of the annexation of the City of West Linn into the TVF&R service district, the two entered into an inter-governmental agreement (December 23, 2003) that required TVF&R to build on this specific site which is why the Greaves House must be removed from its current location. TVF&R has offered to move the house at their expense, but no suitable location has been offered. As a result, TVF&R is submitting this application requesting permission to demolish the house and remaining outbuilding from the site. Should a suitable location be found to move the house to, TVF&R would be willing to reassess the situation.

B. Review required. No building identified as an Historic Landmark, shall be intentionally destroyed or demolished unless such action is approved by the Historic Review Board. Application for a permit to demolish or otherwise destroy such building shall be made to the Department of Planning and Development, when applicable.

Response: The applicant understands that no Historic Landmark shall be demolished without approval of the Historic Review Board. This application is for a permit to demolish a historic house and small outbuilding and has been submitted to the City of West Linn’s Department of Planning.

C. Public hearing review. The Historic Review Board shall hold a public hearing, under the provisions and procedures in Chapter 98 to review the request to demolish or destroy a Historic Landmark, and shall make written findings supporting its decision to approve or deny the request.

Response: The applicant understands that a public hearing will be held in front of the Historic Review Board and is familiar with the provisions and procedures in Chapter 98 regarding such a hearing.

D. Criteria and findings. In determining the appropriateness of the request to destroy or demolish a Historic Landmark, the Historic Review Board shall consider the following:

1. *All plans, drawings, and photographs submitted by the applicant.*

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Response: Because the applicant is requesting to demolish the Greaves House, no plans or drawings were developed; however, Exhibit B of this application does contain photographs of the Greaves House.

2. Information presented at the public hearing concerning the proposed work.

Response: The applicant understands that information presented at the public hearing concerning the proposed demolition and new fire station will be considered by the Historic Review Board.

3. The West Linn Comprehensive Plan.

Response: The West Linn Comprehensive Plan discusses Historic Landmarks within "Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources" beginning on page OS-1. The Goal for Historic Areas is to "identify and preserve the historic and archaeological resources of West Linn" which has been accomplished by the initial listing of the Greaves House on the Cultural Inventory. However, the Comprehensive Plan also has goals related to Public Facilities and Services including, on page PS-10, a goal which states... "provide a high level of fire, emergency, and police services to protect life and property within the City." As stated previously in this application, as part of the annexation of the City of West Linn into the TVF&R service district, the two entered into an inter-governmental agreement (December 23, 2003) that required TVF&R to build on this specific site which is why the Greaves House must be removed from its current location. TVF&R has offered to move the house at their expense, but no suitable location has been offered. As a result, TVF&R is submitting this application requesting permission to demolish the house and remaining outbuilding from the site. Should a suitable location be found to move the house to, TVF&R would be willing to reassess the situation.

4. The purposes of this Ordinance as set forth in Section 26.010.

Response: The purpose of this Ordinance, as set forth in Section 26.010, has been discussed on page 5 of this application narrative.

5. The criteria used in the original designation of the Historic Landmark in which the property under consideration is situated.

Response: Exhibit A contains the listings for the Greaves House from the Clackamas County Cultural Resource Inventory and the City of West Linn Historic Resource Inventory.

6. The historical and architectural style, the general design, arrangement, materials of the structure in question, or its appurtenant fixtures; the relationship of such features to the other buildings within the district; and the position of the building in relation to public rights-of-way and to other buildings and structures in the area.

Response: The Greaves House, per the Inventory listings found in Exhibit A, is an example of the Queen Anne Vernacular style, in fair condition, with a multi-gable roof, shiplap siding, elongated double hung windows with architrave molding and decorative spindle work. The lot also contains one of the original outbuildings; possibly a former woodshed or outhouse.

7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the district which cause it to possess a special character or special historical or aesthetic interest or value.

Response: The Greaves House is not part of a historic district but is considered a Historic Landmark. The demolition of this building would have an effect on the historic Bolton neighborhood; however, it is noted on the house's Inventory listing that there are three other examples of this style of architecture within the neighborhood which would remain.

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8. *Whether denial of the permit will involve substantial hardship to the applicant, and whether approval of the request would act to the substantial detriment of the public welfare, and would be contrary to the intent and purposes of this chapter.*

Response: This demolition permit is being sought for a historic house and small outbuilding located on the future site of a TVF&R fire station. As stated previously in this application, as part of the annexation of the City of West Linn into the TVF&R service district, the two entered into an inter-governmental agreement (December 23, 2003) that required TVF&R to build on this specific site which is why the Greaves House must be removed from its current location. Locating the fire station elsewhere is not an option. The denial of this permit would be a substantial hardship because of this and would act as a detriment to the public welfare and fire safety and, therefore, be contrary to the intent and purposes of this chapter.

9. *When applicable, the findings of the Building Official in determining the status of the subject building as a "dangerous building" under the most recent Uniform Code for the Abatement of Dangerous Buildings, and the feasibility of correcting the deficiencies to meet the requirements of the Building Official rather than demolishing the building.*

Response: The Greaves House has not been identified as a dangerous building and this demolition permit is not being requested for reasons of building deficiency; therefore, this criterion is not applicable.

E. Approval of demolition request/appeals. The Historic Review Board may approve the demolition request in consideration of the provisions under Section 26.090(D), above. The action of the Historic Review Board shall be transmitted to the applicant in writing within 10 days of the decision on the request, and shall be final on the 15th day from the date of mailing of the notice of final decision pursuant to Section 99.150, unless a notice of appeal is filed by any aggrieved party, pursuant to Section 99.250.

Response: The applicant understands that the Historic Review Board may approve this demolition permit request and that their action will be transmitted to the applicant in writing within 10 days of the decision and will be final the fifteenth day from the mailing unless a notice of appeal is filed.

F. Denial/appeals. The Historic Review Board may deny the request for demolition or destruction of an Historic Landmark if it determines that in the interest of preserving historic values, the building should not be demolished or destroyed. Written findings supporting the denial of the request shall be transmitted to the applicant on the request. The action of the Historic Review Board denying the request may be appealed to the City Council within 30 days of the date of the letter and written findings denying the request. This extended appeal period is provided to allow time for evaluation of the alternatives to destruction or demolition of the subject building by the applicant and/or the Historic Review Board.

Response: The applicant understands that the Historic Review Board may deny the request for the demolition permit and that written findings will be transmitted to the applicant if requested. The applicant further understands that the decision of denial may be appealed within 30 days of the date of the letter, allowing time for evaluation of alternatives to demolition.

G. Stay of demolition. If the subject of the demolition request is under a Notice and Order of the Building Official...

Response: The demolition request is not under a Notice and Order of the Building Official; therefore, this Code Section is not applicable.

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26.090 Submittal Requirements

A. Standard requirements. All applications for alteration, relocation, development, or demolition made pursuant to this Section shall include:

- 1. A list of exterior materials pertinent to the application request.*
- 2. Drawings:*
 - a. Side elevation for each side of any affected structure.*
 - b. Drawings shall indicate dimensions and be to scale.*
 - c. Photographs may be used in lieu of drawings for small projects.*

Response: Because the applicant is requesting to demolish the Greaves House, no plans or drawings were developed; however, Exhibit B of this application does contain photographs of the Greaves House. Exhibit D contains an Existing Conditions plan sheet which shows the current location of the Greaves House and outbuilding. Also included in Exhibit D is the Site Plan for the proposed new TVF&R Station 58.

3. Plot plans shall be required when new structures, fences, relocations, or additions exceeding 50 square feet are proposed.

Response: There are no new structures or other new construction proposed; therefore, no plot plans have been provided.

B. Evidence and criteria materials. An application shall include written evidence and other materials necessary to address the specific criteria in support of the request, and other information necessary to allow complete review of the proposal.

Response: This application narrative is being submitted to act as written evidence addressing the specific criteria in support of this request.

C. Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any architectural features which does not involve a change in design, material or the outward appearance of such feature which the building inspector shall certify is required for the public safety because of its unsafe or dangerous condition.

Response: The applicant understands that nothing in this chapter is to be construed to prevent ordinary maintenance and repair of historic buildings.

Conclusion

Based on the above findings and circumstances, the applicant requests that this application for the demolition of the Greaves House be approved by the Historic Review Board.

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Exhibits
Greaves House Demolition Application

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Exhibit A: Cultural Resource Survey Listings
Greaves House Demolition Application

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Cultural Resource Survey Form

CLACKAMAS COUNTY

I. D. NUMBER WL-25-F

PHOTO INFORMATION:

ROLL: XXV
FRAME: 20

STUDY AREA: WEST LINN
LEGAL: T. 2S R. 1E SEC. 25AD
TAX (LOTS): 1400
ZONE _____ SIZE _____ .20

IDENTIFICATION:

COMMON/HISTORICAL NAME: R.I. GREAVES MOUSE
ADDRESS: 1850 Buck Street
CURRENT OWNER: JULIA FESSLER AREA: WEST LINN
OWNER'S ADDRESS: Same West Linn 97068 USE: Residence
ORIGINAL OWNER: R.I. Greaves USE: Residence
AREA OF SIGNIFICANCE: TOWN: X COUNTY: _____ CITY: _____ NATION: _____

HISTORIC INTEREST:

THEME: Architecture - 19th Century DATE: ca. 1900
DESCRIPTION: A former owner and possibly the original owner was Frannie E. Graves

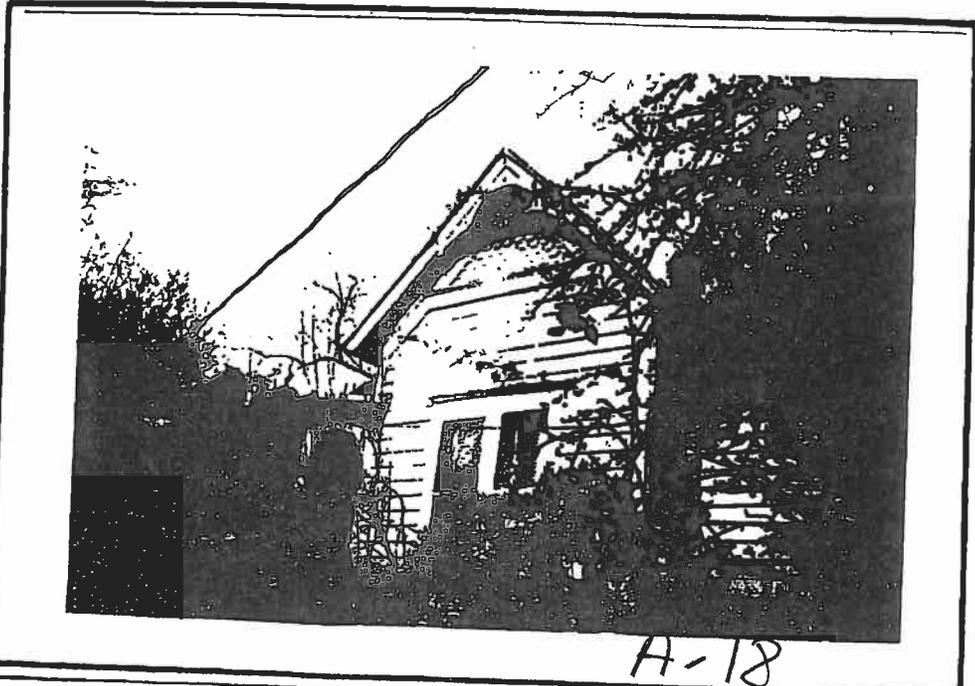
ARCHITECTURAL INTEREST:

STYLE: Queen Anne Vernacular STORIES: 1
DATE: ca. 1900 CONDITION: Fair ARCHITECT: _____
SIDING: Wide 8" shiplap with corner and rake boards
ROOF: Multi-gable
DOORS: Paneled and glazed, "Rope" detail around panels.
WINDOWS: Elongated 1/1 double-hung with architrave molding.

MAIN ENTRANCE: Small shed roof porch supported by turned posts.

NOTES: Belt course, water table. Decorative spindlework and patterned shingles front elev. east and west elev. Side porch on east elev. with shed roof, decorative brackets

chamfered posts. Outblde (3-4 originally now 3 on tax lot) one is an outhouse one is a woodshed. Extension to rear of house.



A-18

BIBLIOGRAPHY: 0,
47 Bk 3 p. 179

DATE: 1/4/84
RECORDER: Pinger/Altier
405

CITY OF WEST LINN
HISTORIC RESOURCE INVENTORY
Statement of Significance

ADDRESS: 1850 N.E. Buck

The subject building is one of four Queen Anne Cottages in the Buck Street neighborhood. Constructed in approximately 1900, the house displays features common to the style such as decorative spindlework and brackets, patterned shingles as well as turned porch posts. The house has retained a high degree of physical integrity with only minor alterations which do not destroy the overall character. It is highly significant for establishing and maintaining the historic character of the surrounding neighborhood. It is also significant for having retained several outbuildings on the lot which appear to date to the historic period. These include an outhouse and woodshed.

Richard L. and Fannie L. Greaves obtained title to the property in 1900. The Greaves retained ownership until 1930, at which date they transferred the deed to William James McKillican. McKillican owned the property until 1937.

Greaves was a blacksmith and McKillican a machinist for the Crown-Willamette (later Zellerbach) Paper Company. Bolton was a company community in many respects: of the 93 residents listed in the 1916 directory, 30 per cent worked for the Crown-Willamette Paper Company.

BIBLIOGRAPHY: Clackamas Co. Rural Directory 1907.
Sohns & Woodbeck, Clackamas Co. Directory 1916-17.
TICOR Title Co. Records, Oregon City, Oregon.

DATE: 4/88
RECORDER: Koler/Morrison Consultants

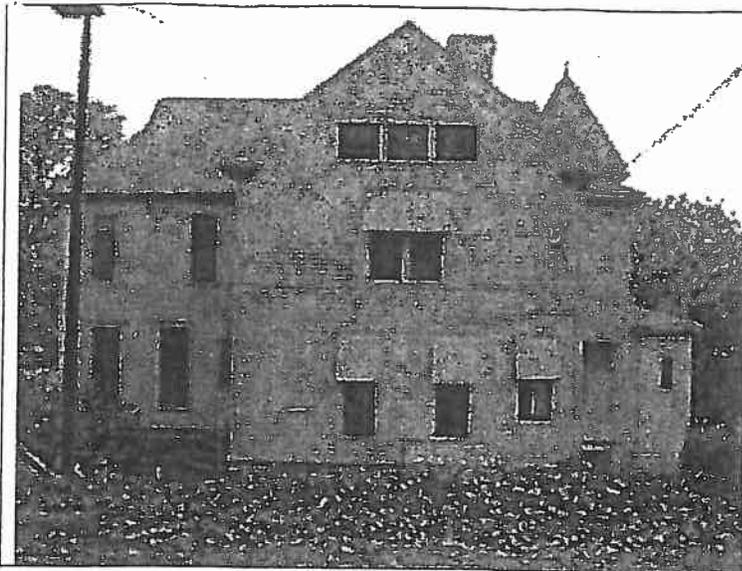


Photo	6-19
Address	4891 Willamette Falls Dr.
Tax Lot	22E31BA00700
Year Built	0
Ranking	
Notes	<ul style="list-style-type: none"> ● CRS I.D. # WL-31-W10 ● Listed, Ch 26, NRHP, Clackamas County
	JOHN B. LEATHWHITE HS.

V

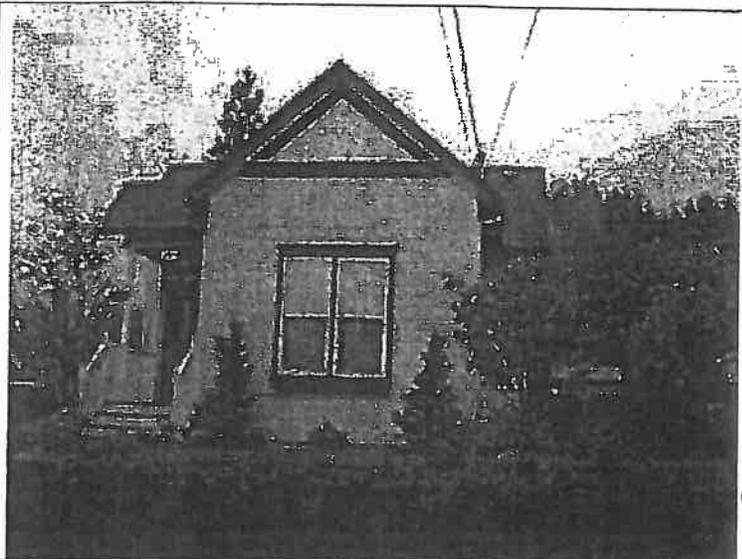


Photo	23-38
Address	1850 Buck St.
Tax Lot	21E25AD01400
Year Built	1900
Ranking	(2) POTENTIAL NRP
Notes	<ul style="list-style-type: none"> Listed, Ch 26, Clackamas County ● CRS I.D. # WL-25-B CITY LANDMARK ● SHPO # 405
	R.L. GRAVES HS.

X



Photo	23-46
Address	1690 Buck St.
Tax Lot	21E25AD00500
Year Built	1900
Ranking	(2) POTENTIAL NRP
Notes	<ul style="list-style-type: none"> Listed, Ch 26, Clackamas County CITY LANDMARK ● CRS... I.D. # WL-25-B3 ● SHPO # 403
	GLORINDA COLE HOUSE

RASMUSSEN HS. (SHPO LIST)





Photo	23-45
Address	1712 Buck St.
Tax Lot	2E25AD00600
Year Built	1900
Ranking	D+
Notes	Style: Victorian Vernacular

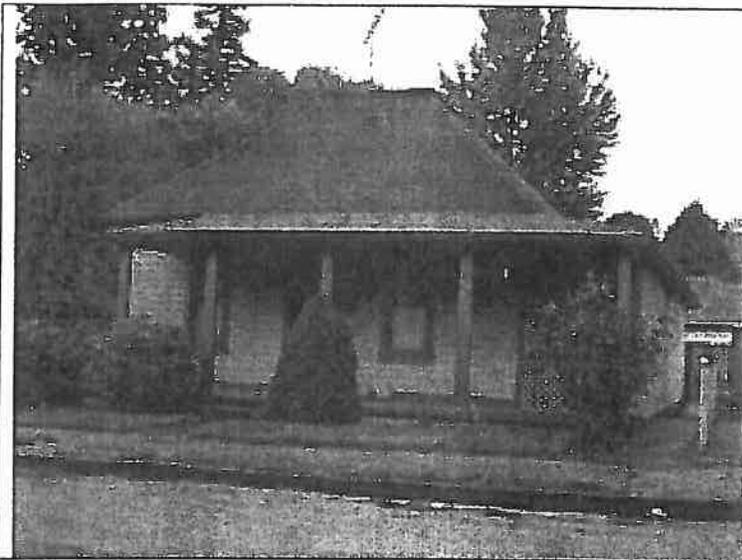


Photo	23-51
Address	1516 Buck St.
Tax Lot	22E30BB01300
Year Built	1900
Ranking	B
Notes	Style: Victorian Vernacular Porch rebuilt, including new posts. Very similar to 1562 Buck St.



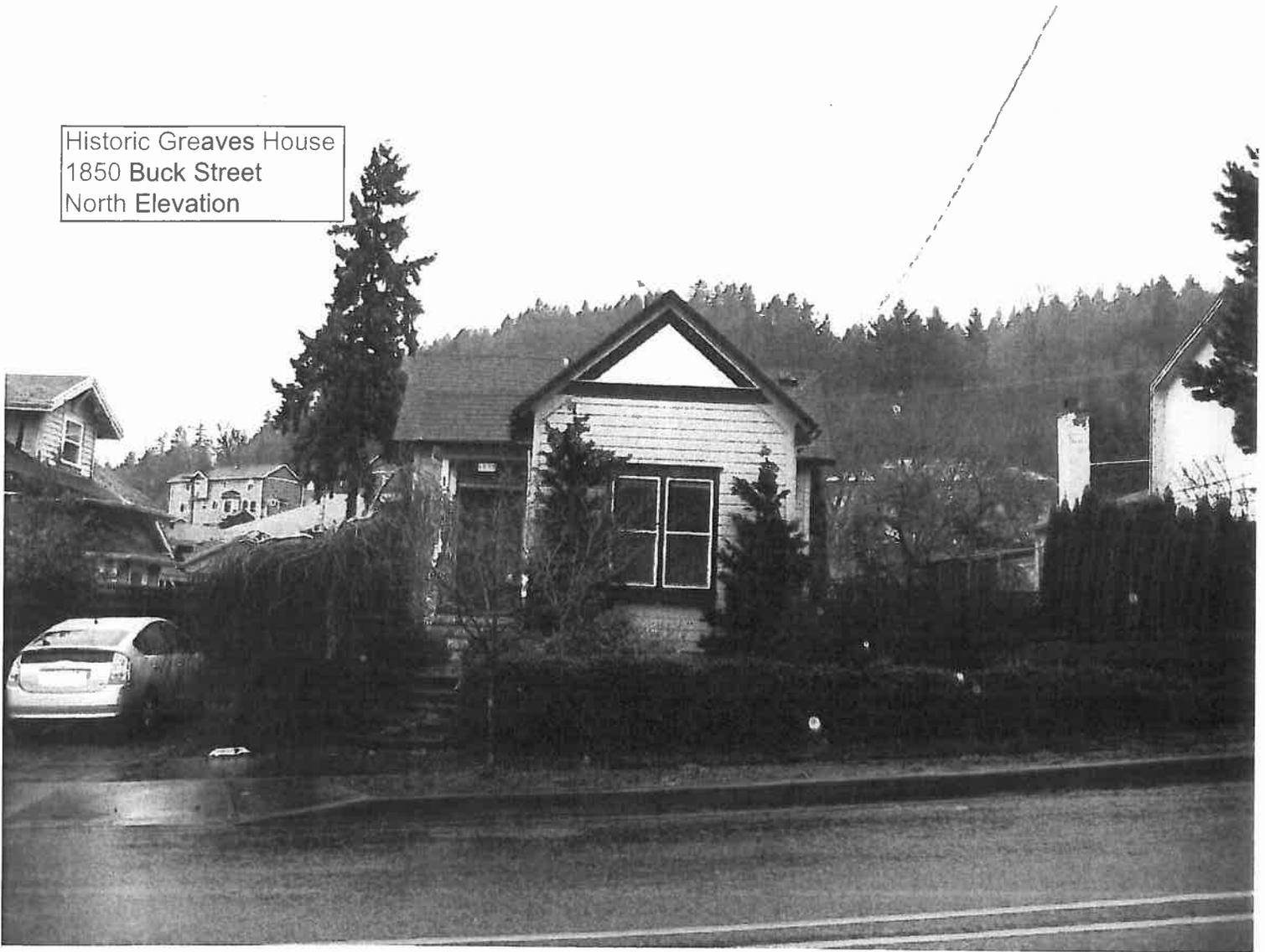
Photo	23-38
Address	1850 Buck St.
Tax Lot	21E25AD01400
Year Built	1900
Ranking	B+
Notes	Style: Queen Anne Listed: WL, CC Ornament stripped



Exhibit B: Photographs of the Greaves House
Greaves House Demolition Application

A-22

Historic Greaves House
1850 Buck Street
North Elevation



A-23

East Elevation #1



A-24

East Elevation #2



A-25

East Elevation #3



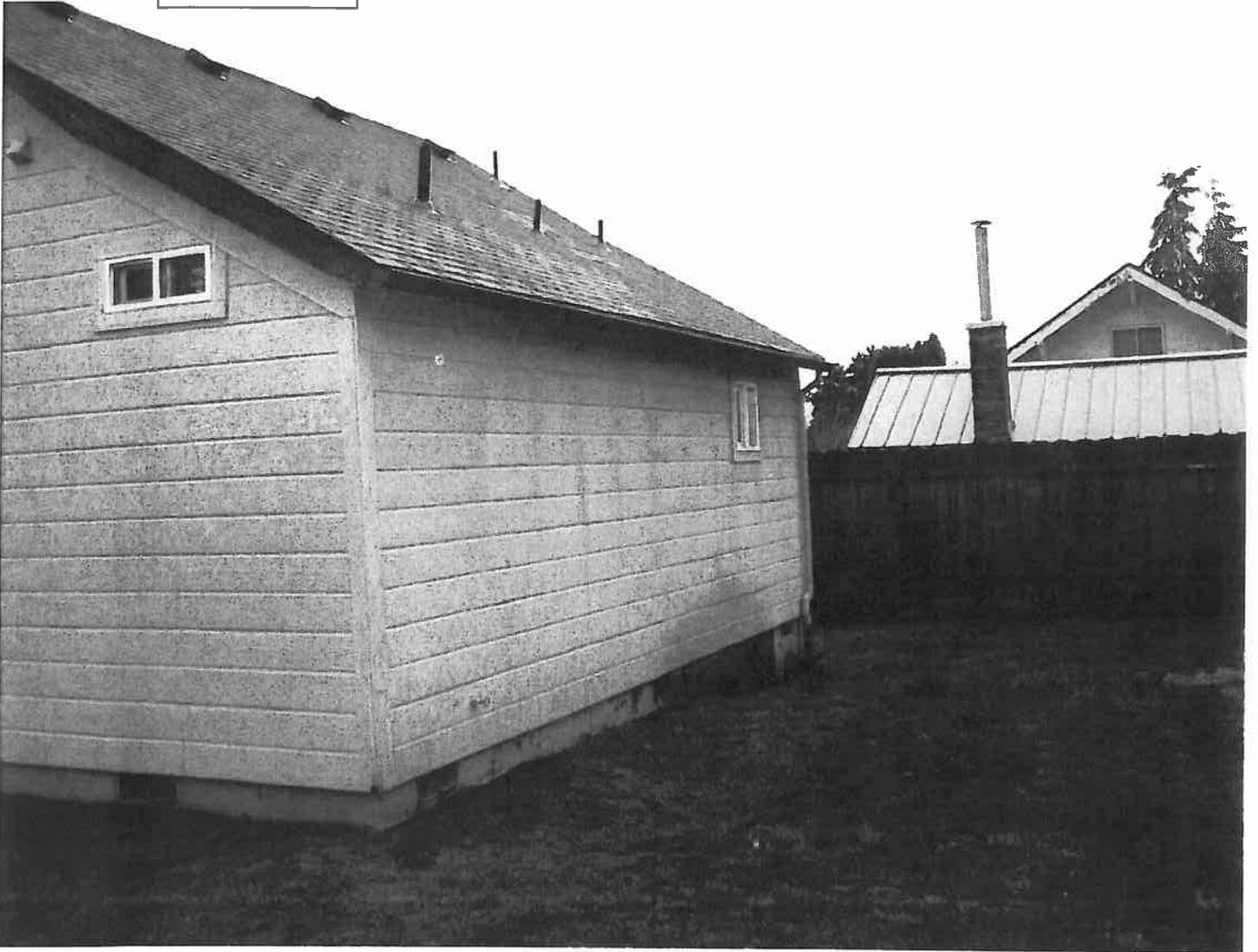
A-26

East Elevation #4



A-27

South Elevation



A-28

West Elevation #1



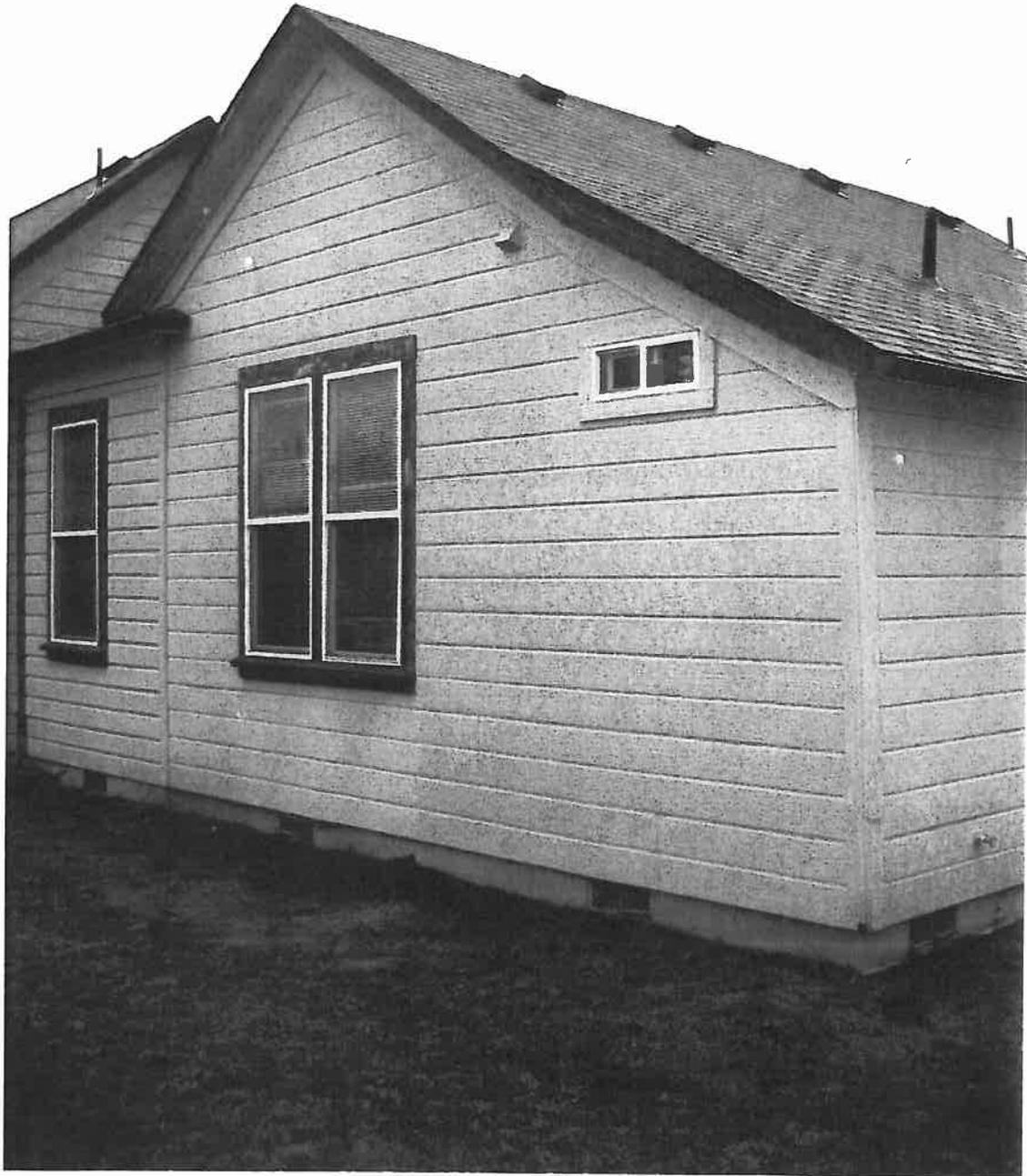
A-29

West Elevation #2



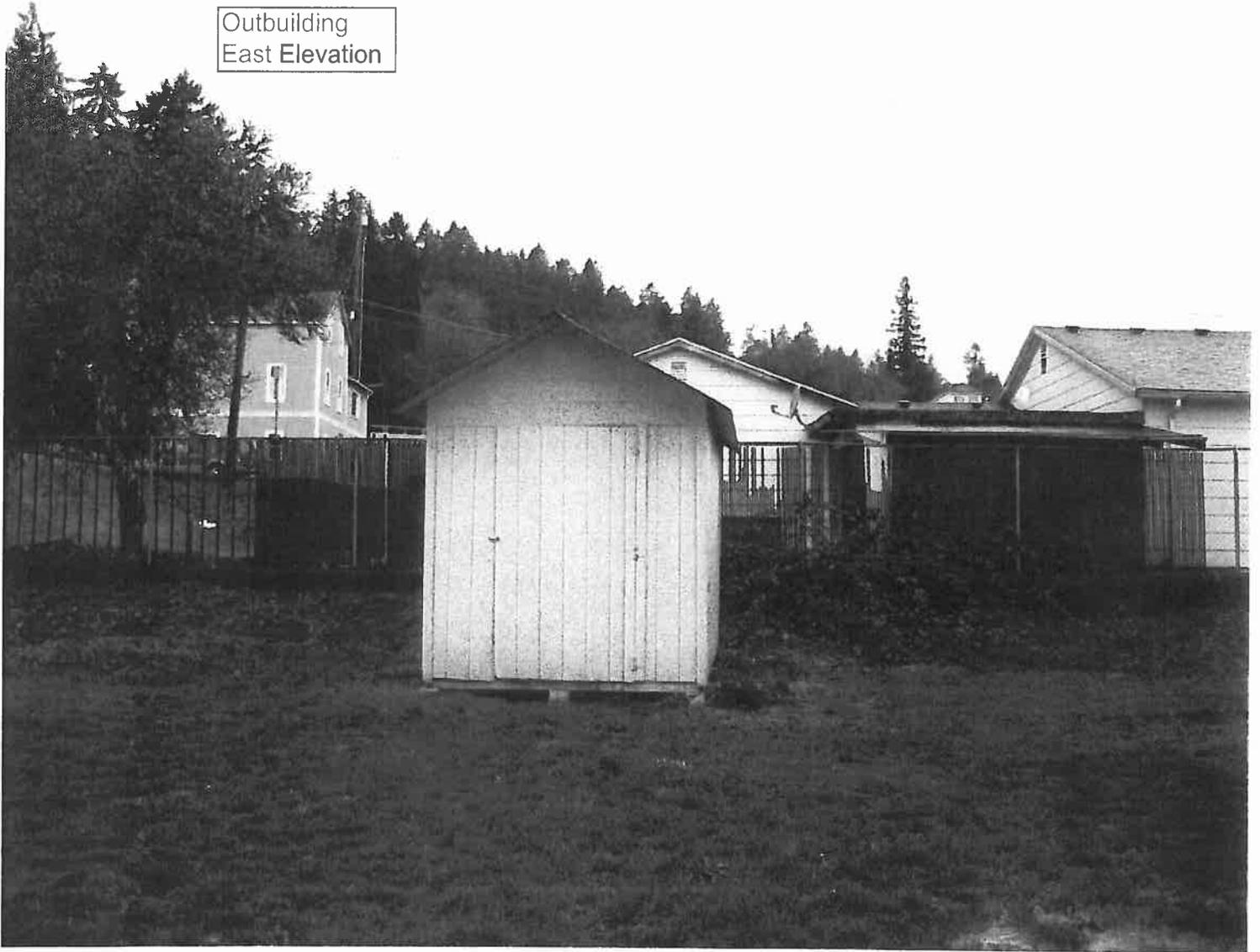
A-30

West Elevation #3



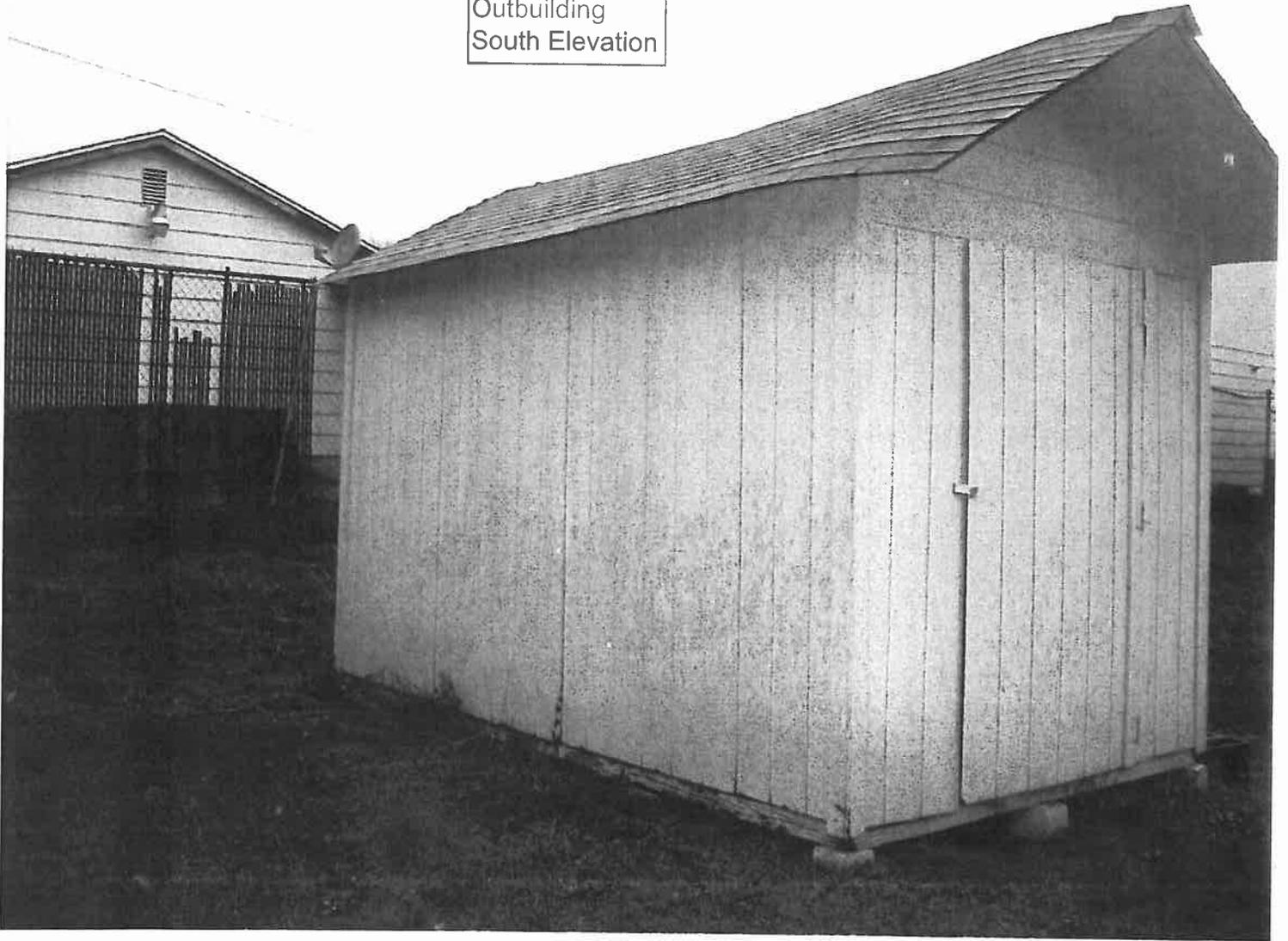
A-31

Outbuilding
East Elevation



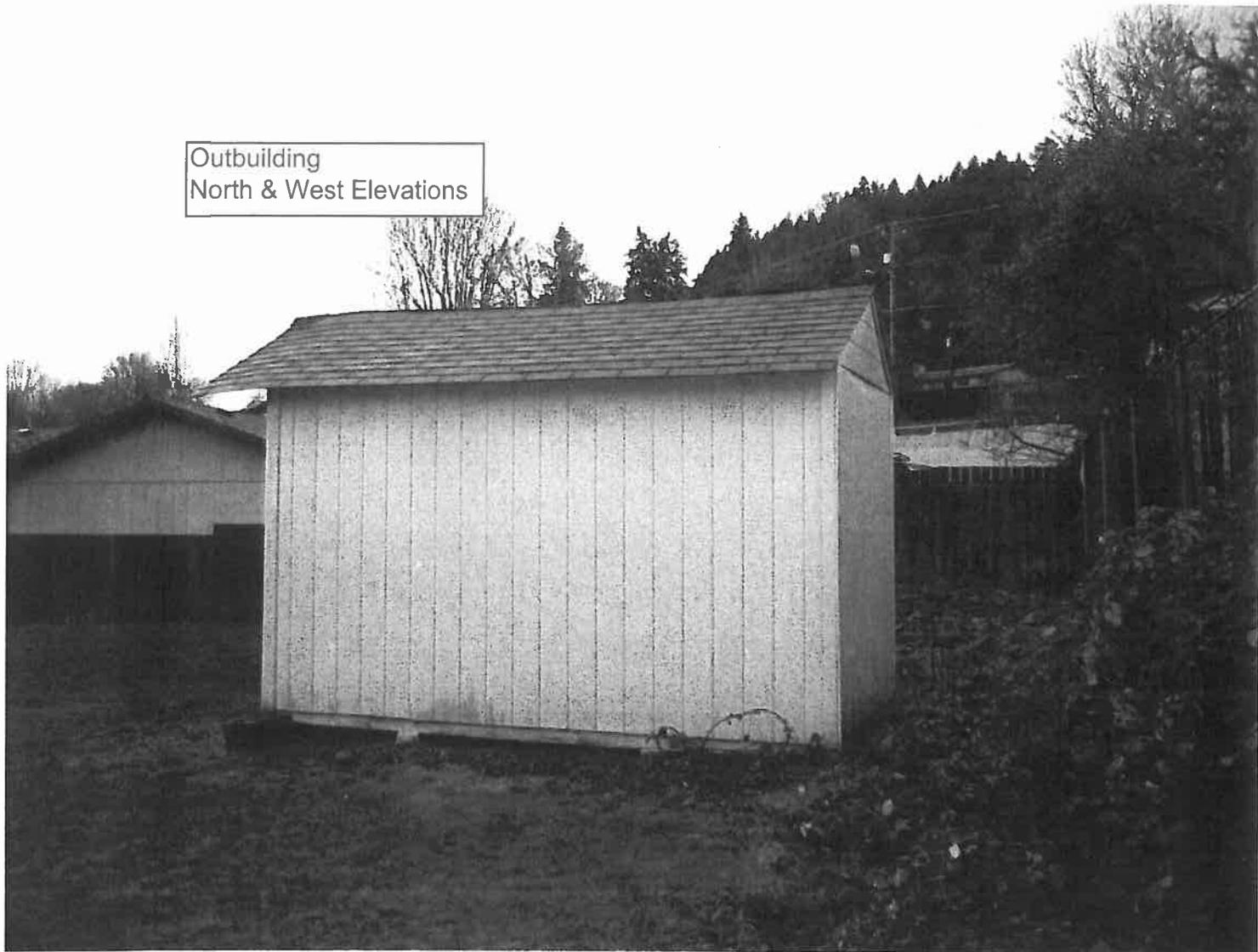
A-32

Outbuilding
South Elevation



A-33

Outbuilding
North & West Elevations



A-34

**Exhibit C: Section 106 Applicability Memorandum
Greaves House Demolition Application**

A-35

Memorandum

Date: September 3, 2008
To: Tom Soppe, Associate Planner
City of West Linn
From: Frank Angelo 
cc: Gary Wells, TVF&R
Re: Bolton Fire Station - Greaves Historic House

It is our understanding that a question has been raised regarding the applicability of Section 106 of the National Historic Preservation Act (36 CFR Part 800 – Protection of Historic Properties) to the demolition of the Greaves House that will occur as the result of construction of the new Bolton Fire Station. Subpart A – Purposes and Participants clearly states that the provisions of Section 106 apply to actions on behalf of Federal agencies and in instances where Federal funds are expended. Neither is the case in the relocation of the Greaves House. Therefore, the applicant believes that Section 106 does not apply to this application.

A-36

**Exhibit D: Existing Conditions and TVF&R Station 58 Site Plan
Greaves House Demolition Application**

A-37

DESIGN	DEVELOPMENT
SURVEY/EXISTING	CONDITIONS
DATE:	DATE:
BY:	BY:
APP'D:	APP'D:
DATE:	DATE:

SUR

JOB NUMBER
1964

SHEET
1 OF 1

**FAILING STREET
TV&R**

WEST LINN
CLATSOP COUNTY, OREGON

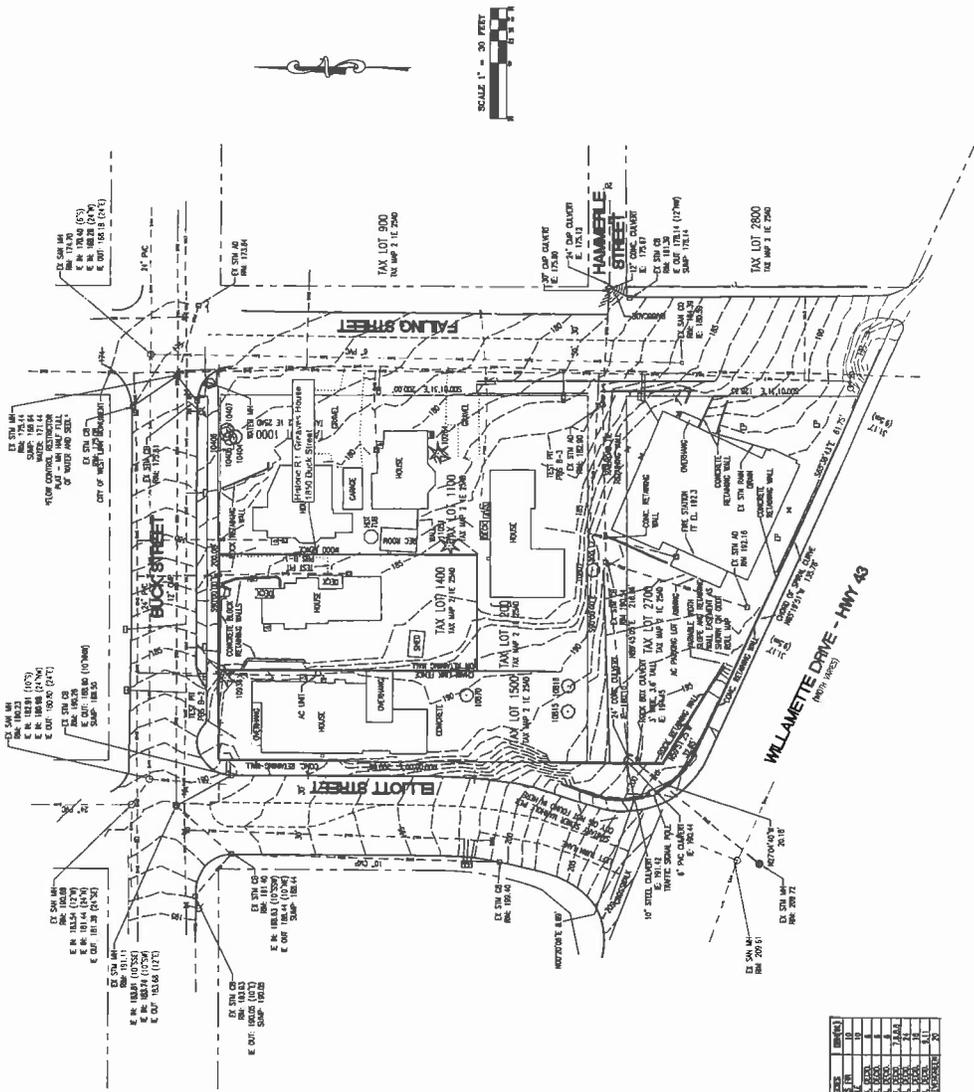
PREPARED FOR
MRS. M. B. BARTY
ALPHA OF 1970-1982

ENGINEERING - PLANNING
AKS
CONSULTING ENGINEERS

1100 S. CLATSOP ST., SUITE 100
SEASIDE, OR 97138
PHONE (503) 755-8799
FAX (503) 755-0474

**EXISTING CONDITIONS
PLAN**

REVISIONS:



LEGEND

	EXISTING
	SURVEY
	EASEMENT
	RIGHT-OF-WAY
	BOUNDARY LINE
	PROPERTY LINE
	CONTOUR LINE
	EASEMENT
	UTILITY LINE
	STORM SEWER LINE
	WATER LINE
	GAS LINE
	TELEPHONE LINE
	POWER LINE
	FIRE ALARM LINE
	SEWER LINE
	STORM SEWER LINE
	WATER LINE
	GAS LINE
	TELEPHONE LINE
	POWER LINE
	FIRE ALARM LINE
	SEWER LINE
	STORM SEWER LINE
	WATER LINE

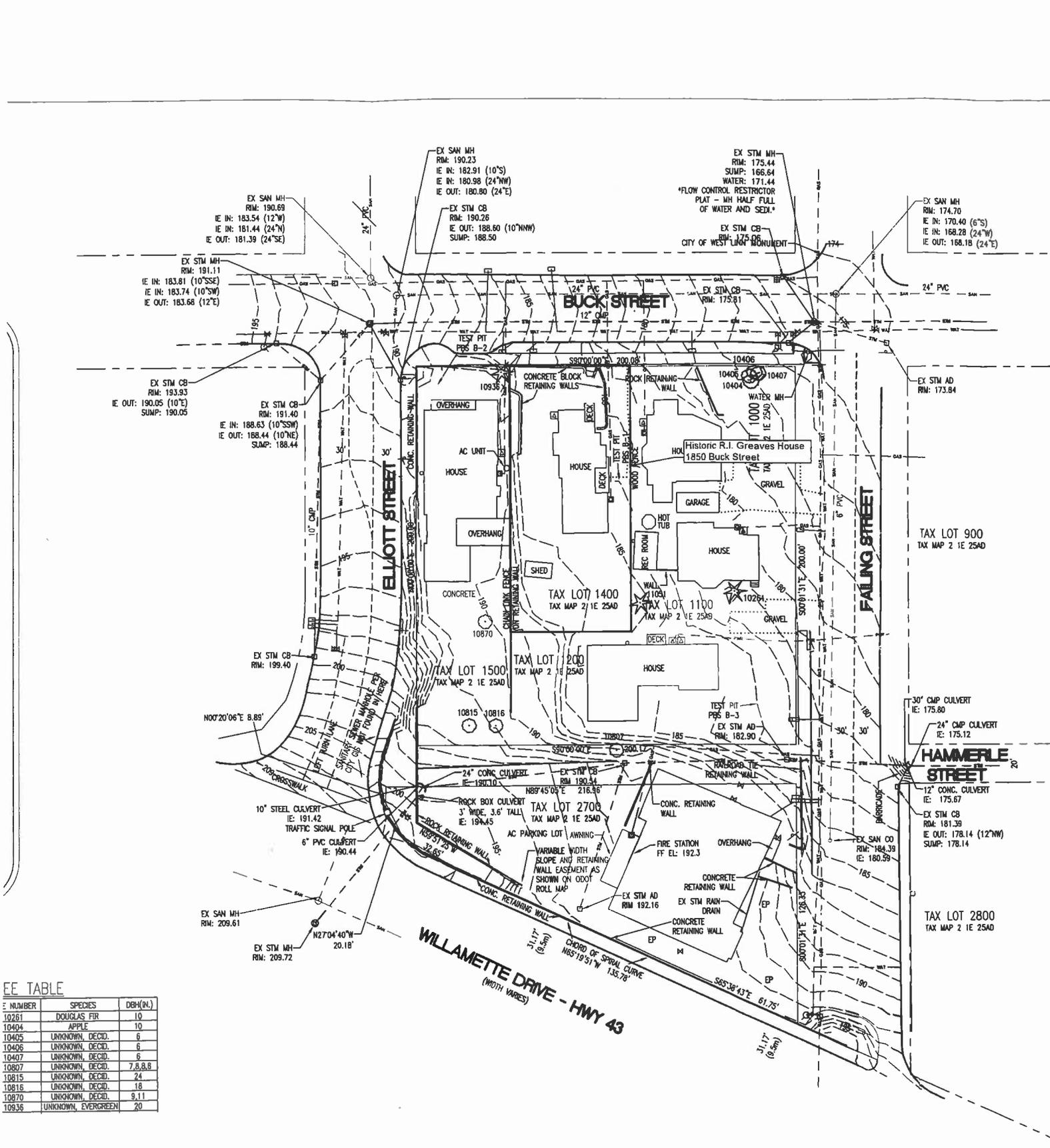
AREA TABLE

ITEM NUMBER	DESCRIPTION	AREA (SQ. FT.)
1	LOT 1	10,000
2	LOT 2	10,000
3	LOT 3	10,000
4	LOT 4	10,000
5	LOT 5	10,000
6	LOT 6	10,000
7	LOT 7	10,000
8	LOT 8	10,000
9	LOT 9	10,000
10	LOT 10	10,000
11	LOT 11	10,000
12	LOT 12	10,000
13	LOT 13	10,000
14	LOT 14	10,000
15	LOT 15	10,000
16	LOT 16	10,000
17	LOT 17	10,000
18	LOT 18	10,000
19	LOT 19	10,000
20	LOT 20	10,000

INFORMATION SHOWN IS BASED ON A PHOTOGRAPHIC SURVEY CONDUCTED BY AKS CONSULTING AND DESIGN, LLC (01/20/08 - 01/20/09). THE SURVEY WAS CONDUCTED BY AKS CONSULTING AND DESIGN, LLC AND THE DATA WAS PROVIDED TO THE CLIENT AS A SERVICE. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE DATA AND FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

DATE: 01/20/09
DRAWN: J. BARTY
CHECKED: M. BARTY
DATE: 01/20/09

A-38



EE TABLE

E NUMBER	SPECIES	DBH(IN)
10261	DOUGLAS FIR	10
10404	APPLE	10
10405	UNKNOWN, DECID.	6
10406	UNKNOWN, DECID.	6
10407	UNKNOWN, DECID.	6
10807	UNKNOWN, DECID.	7.8, 8.8
10815	UNKNOWN, DECID.	24
10816	UNKNOWN, DECID.	18
10870	UNKNOWN, DECID.	9.11
10836	UNKNOWN, EVERGREEN	20

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AKS
ENGINEERING & FORESTRY

Office Located in:
SHERWOOD, OREGON
REDMOND, OREGON
VANCOUVER, WASHINGTON
www.aks-eng.com

DESIGNED BY: _____
DRAWN BY: MSK
CHECKED BY: RDR

DRAWING NO.: 1964X0PL
SCALE: AS NOTED

PREPARED FOR: TVFR
20665 SW BLANTON
ALOHA, OR 97007-1042

FALLING STREET
TVFR

WEST LINN
TAX LOTS 1000, 1100, 1200, 1500, 2700

OREGON
CLACKAMAS COUNTY TAX MAP 2 IE 25AD

17-39

PRELIMINARY



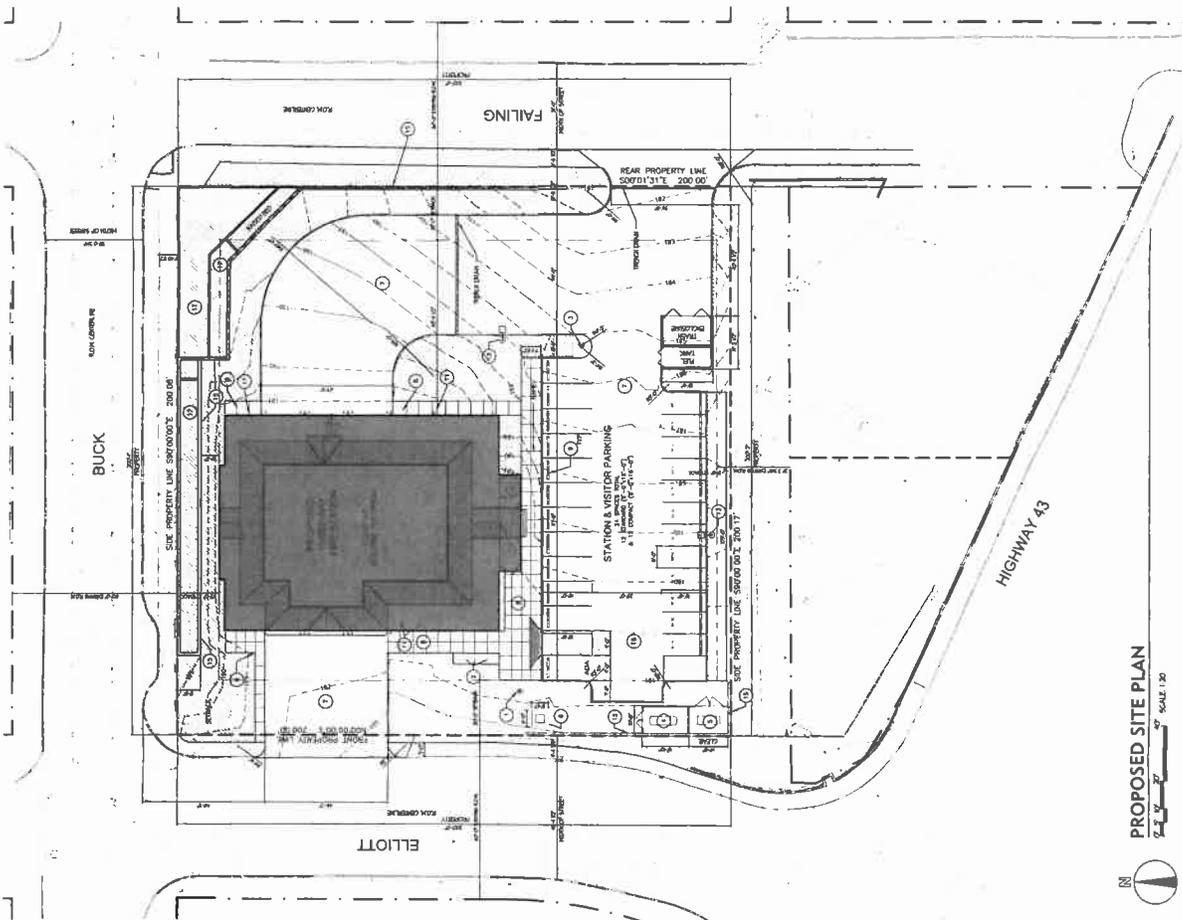
PECK
SMILEY
ETTLEIN
ARCHITECTS

4172 NW CORBETT AVE.
PORTLAND, OREGON 97229
TEL: (503) 253-2222
FAX: (503) 253-2221

6050 FALLING STREET | WEST LINN, OR
TV&R WEST LINN
STATION 58 - BOLTON

DESIGN	DATE
DEVELOPMENT	DATE
SITE PLAN	DATE

A1



OWNER'S REPRESENTATIVE:

Greater of Support Services
20255 SW Bluffton Street
Aurora, Oregon 97007
Phone: (503) 642-7855 Fax: (503) 642-7855
e-mail: gds@wehobv.com

BUILDING AREA:

FIRST FLOOR 4,413 SF
SECOND FLOOR 4,413 SF
TOTAL 8,826 SF

SITE INFORMATION:

NET AREA (60,000 S.F.)
SINGLE-FAMILY RESIDENTIAL ZONING
DETACHED AND ATTACHED
DUPLICATED R-4-5
SETBACKS
FRONT 25'-0" (NORTH)
SIDE 5'-0" (SOUTH)
REAR 25'-0" (SOUTH)

LEGEND:

PROPOSED LANDSCAPED AREA 12,000 S.F.

CLEAR VISION AREAS

EXISTING CONTOURS

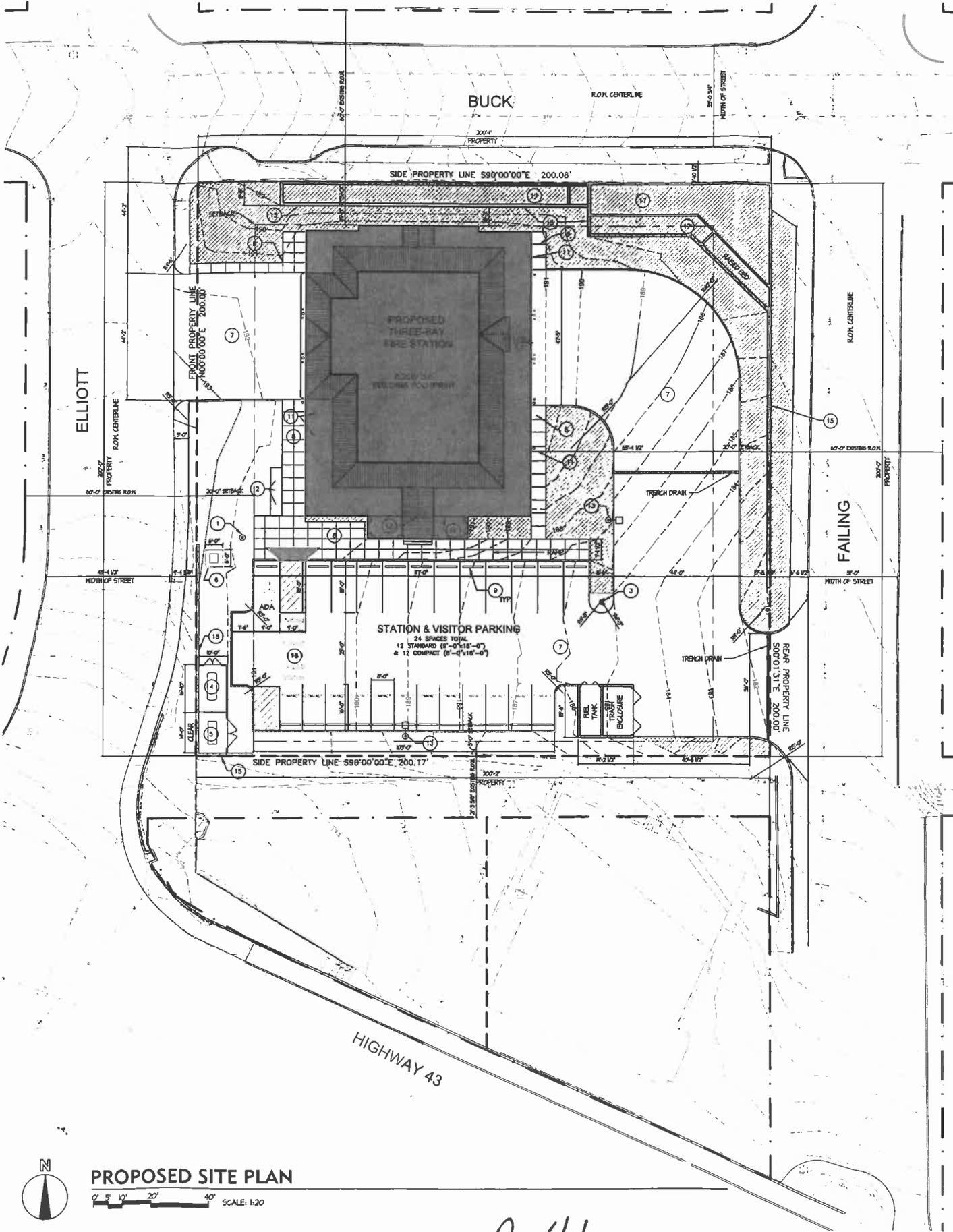
PROPOSED CONTOUR

PLAN NOTES THIS SHEET:

- 1. PLUMBLINE
- 2. BICYCLE PARKING
- 3. FIRE HYDRANT
- 4. ENCLOSED PROGRAM HALL OR CONC. PAD
- 5. (8'-0" TALL ENCLOSURE)
- 6. (8'-0" TALL ENCLOSURE)
- 7. (8'-0" TALL ENCLOSURE)
- 8. TRANSFORMER PAD ON CONC. PAD
- 9. NOT REINFORCED CONC. DRIVE
- 10. NEW CONC. HALL
- 11. PRECAST CONC. WHELLOP
- 12. NOT USED
- 13. BUILDING ENTRANCE/EXIT
- 14. BUILDING FIELD INSURANCE
- 15. NEW POLE MOUNTED LIGHT FIXTURE - SEE ELECTRICAL
- 16. HALLWAY ON EXTENSIVE HALL
- 17. CONC. RETAINING WALL SEE CIVIL
- 18. PAINTED PEDESTRIAN REGULATION STRIPING
- 19. FLUSH THROUGH PLUMBER, SEE CIVIL

PROPOSED SITE PLAN
SCALE: 1" = 20'
DATE: 02/12/18

A-40



PROPOSED SITE PLAN

0' 5' 10' 20' 40' SCALE: 1:20

A-41