

## Historic Code Revisions

Since the last time this group met, there have been a number of revisions to the draft code chapter and related documents. The City Attorney and the Historic Review Board also reviewed the draft. The changes include the following:

- Sections added from other code chapters that will need to be revised
- Illustrations removed to a supplementary brochure (attached)
- Brochure describing the design review process (attached)
- All requirements in the chapter characterized as “standards” rather than split between “standards” and “guidelines” since the guidelines were required.

In addition, staff also wants to update the landmarks list based on whether the landmarks retain their original integrity, assess relocations, and remove those destroyed by natural events. This is discussed below:

### Historic Landmark Designation Removal

Staff recommends removing the historic landmark designation from the following three properties:

#### **1352 Willamette Falls Drive**

This residence has been substantially remodeled. The 2011 survey of the Willamette Neighborhood (the survey form and additional photograph are attached) reported that it was non-contributing and that it had been resided, had vinyl windows, remodeled, and had a large addition to the west. For reference, the 1988 Inventory Form is also attached. This shows the degree to which the residence has been altered and that many of the features for which it was designated, including the exposed rafters, variegated shingle siding, multi-light windows, and porch posts with river rock bases, have been altered. Per the City’s aerial photographs, the addition was added sometime between 1988 and 1996.

#### **1739 Dollar Street**

This address was the site of a landmark barn that was moved to 1296 12<sup>th</sup> Street when the property was redeveloped. The 1988 Inventory Form and aerial photos showing the site before and after development are attached. The survey form for 1296 12<sup>th</sup> Street, which indicates that the barn was moved to the site, is also attached. Photographs from the 2011 Willamette Neighborhood survey are also attached.

#### **4918 Summit Street**

This is the address of a former landmark that staff understands burned in the early 1990s. The 1984 Clackamas County Inventory and 1988 Inventory forms are attached. Also attached are aerial photos of the site in 1988, when the structure was designated, and in 2001 after the site was redeveloped.

Staff recommends that the Historic Review Board committee consider removing two additional properties:

### **1850 Buck Street/6533 Lowry Drive**

This residence was moved for the construction of the new Bolton Fire Station. The original survey form and inventory forms as well as a 2009 survey form are attached. The current code does not address moved buildings and whether they retain their landmark status if they are moved. The proposed code provides guidance for moving buildings and a separate section for removal of landmark designation. Moving buildings affects their historic significance – the context, relationships to adjacent buildings, and other aspects can be affected. This is detailed in an attached is a section of the National Register Bulletin: How to Apply the National Register Criteria for Evaluation addressing Criteria Consideration B: Moved Buildings. Moving a building is preferable to demolition, but there is still the potential for loss of historic significance.

In this particular situation, the 1988 inventory form states that property was one of four Queen Anne Cottages in the Buck Street neighborhood. It had few alterations, was significant for establishing and maintaining the historic character of the surrounding neighborhood, and also had several outbuildings on the lot. The property was saved by moving it a short distance to an available lot. It has not had significant alterations, but it has lost its context within the Buck Street neighborhood and the outbuildings were not retained. Staff commends the TVF&R and the previous owner for saving the property, but since many of the characteristics for which it was designated no longer apply, staff recommends giving the property owner the opportunity to decide whether they want to retain the landmark designation on the property.

### **5575 River Street**

In 2010, staff sent the historic district and landmark owners a letter informing/reminding them of their property's landmark status. Staff received a call from this property owner stating that they were not aware of this designation and did not want their property listed. The fee for changing this designation is substantial and staff stated that revisions were likely over the next year and would give the property owner the opportunity to request removal when revisions to the code were made. However, staff's recommendation is for this designation to remain on the property. This property is an English Cottage and was designated based on its architectural features including the steeply pitched, clipped gable roof, stucco and shingle exterior siding, recessed entrance with Tudor-arched door opening, and multi-light casement windows. The 1988 Inventory form (attached) also describes the landscaping and the property owners, who had lived in the house since its construction. The 2010 Bolton Survey form is also attached and shows that, to a great extent, the features for which it was designated remain intact. Based on this, staff recommends retaining the designation.

### **Willamette Historic District Boundary Change**

With a recent building permit application, staff became aware of a change to the boundary of the local Willamette Historic District that was not reflected in the Community Development Code. The applicant stated that their property, 1293 14<sup>th</sup> Street, was not in the District. They provided documentation to that effect and staff also found documentation in a City project file. At this point, the boundary needs to be formally changed. The new boundary is shown in the attached map. This boundary will not be shown in the CDC itself, but will be adopted on the City's zoning map. This is reflected in the attachment.