



# OREGON CITY

Community Development - Planning

[https://www.orcity.org/  
communitydevelopment/webform/  
online-submittal-land-use-applications](https://www.orcity.org/communitydevelopment/webform/online-submittal-land-use-applications)

Parrott Road | Oregon City OR 97045  
503) 722-3789 | Fax (503) 722-3880

## LAND USE APPLICATION FORM

### Type I (OCMC 17.50.030.A)

- Compatibility Review
- Lot Line Adjustment
- Non-Conforming Use Review
- Natural Resource (NROD) Verification
- Site Plan and Design Review
- Extension of Approval

### Type II (OCMC 17.50.030.B)

- Detailed Development Review
- Geotechnical Hazards
- Minor Partition (<4 lots)
- Minor Site Plan & Design Review
- Non-Conforming Use Review
- Site Plan and Design Review
- Subdivision (4+ lots)
- Minor Variance
- Natural Resource (NROD) Review

### Type III / IV (OCMC 17.50.030.C)

- Annexation
- Code Interpretation / Similar Use
- Concept Development Plan
- Conditional Use
- Comprehensive Plan Amendment (Text/Map)
- Detailed Development Plan
- Historic Review
- Municipal Code Amendment
- Variance
- Zone Change

File Number(s): \_\_\_\_\_

Proposed Land Use or Activity: DE-DESIGNATION

Project Name: \_\_\_\_\_ Number of Lots Proposed (If Applicable): \_\_\_\_\_

Physical Address of Site: 13889 CLEVELAND OREGON CITY OR 97045

Clackamas County Map and Tax Lot Number(s): 2S2E29AA 2-2E-29AA-0100

### Applicant(s):

Applicant(s) Signature: Judith Diane Woitte

Applicant(s) Name Printed: JUDITH DIANE WOITTE Date: 09-22-2022

Mailing Address: PO Box 235, HOONAH, ALASKA 99829

Phone: 907-723-1526 Fax: NONE Email: jdiane1963@gmail.com

Property Owner(s): (same as applicant)

Property Owner(s) Signature: \_\_\_\_\_

Property Owner(s) Name Printed: \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

### Representative(s):

Representative(s) Signature: \_\_\_\_\_

Representative (s) Name Printed: \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.



### Application to Designate or De-Designate Local Historic Resource

This form is for use to designate an individual property or district. Submit this form and attachments to the Planning Department, [ocplanning@orc.org](mailto:ocplanning@orc.org).

#### Applicant(s):

Applicant(s) Signature: Judith Diane Waitte Date: 09-26-2022

Applicant(s) Name Printed: JUDITH DIANE WAITTE

Mailing Address: PO Box 235 HOONAH, AK 99829

Phone: 907-723-1526 Fax: NONE Email: jdiane1963@gmail.com

#### Property Owner(s):

Property Owner(s) Signature: Same as applicant Date: \_\_\_\_\_

Property Owner(s) Name Printed: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

#### 1. Name of Property

Historic Name of Property: A.D. Hill house

#### 2. Date

Date of Construction: 1890 OR POSSIBLY 1910

#### 3. Location

Street & Number: 13889 CLEVELAND Map #: 2S2E29AA Tax Lot: 2-2E-29AA-01000

#### 4. Function or Use

Historic Function (i.e. commercial – drugstore): RESIDENTIAL

Current Function(s): RESIDENTIAL

#### 5. Architectural Classification

Style or Category: VERNACULAR

#### 6. Narrative

Attach a written narrative that addresses the following:

- Describe the historic and current physical appearance and condition, including general characteristics of the property, such as its style, materials, method of construction, setting, size, and significant features.
- The reasons why the proposed property should be designated or de-designated
- The positive and negative effects, if any, which designation or de-designation of the proposed property would have on the residents or other property owners of the area

7. **Map**  
Attach a map to this form that illustrates the location of the proposed property
8. **Photographs**  
Attach clear and descriptive photographs of the proposed property.
8. **Historic Inventory Form**  
Attach the Historic Inventory form, if found on the [Planning Division webpage](#), to this application. Note that some properties do not have inventory forms.
9. **Electronic Version of All Application Materials (P/DS)**

*Contact the Planning Division at (503) 722.3789 with any questions regarding this application.  
**Incomplete applications will not be processed.***

**OREGON CITY  
PARK PLACE NEIGHBORHOOD  
HISTORIC RESOURCES INVENTORY 1990**

**HISTORIC NAME:** Hill, A.D. House  
**COMMON NAME:**  
**PROPERTY ADDRESS:** 13889 S. Cleveland  
**OWNER:** Joan Adams  
**OWNER'S ADDRESS:** 13889 S. Cleveland  
**RESOURCE TYPE:** Building  
**PRESENT USE:** Residential  
**THEME:** Culture  
**ARCHITECT/BUILDER:** Unknown  
**COUNTY:** Clackamas  
**QUAD:** Oregon City  
**T/R/S:** 2-2E-29AA  
**TAX LOT:** 1000  
**ADDITION**  
**BLOCK:** Park Place  
**LOT:** 4  
**LOT SIZE:** 7 and 8  
**ZONE:** .91 acre  
R-8 Single-Family

**HOUSE**

**DATE BUILT:** 1890  
**STYLE:** Vernacular  
**PLAN TYPE/SHAPE:** Asymmetrical  
**NO. OF STORIES:** 1½  
**FOUNDATION MATERIAL:** Concrete block  
**BASEMENT:** Yes  
**ROOF FORM AND MATERIALS:** Hip w/ composition shingles  
**WALL CONSTRUCTION/STRUCTURAL FRAME:** Wood/stud  
**PRIMARY WINDOW TYPE:** Fixed, multi-light, unglazed  
**EXTERIOR SURFACING MATERIALS:** Narrow shiplap, corner boards, rake boards  
**DECORATIVE FEATURES:** Turned posts; jigsawn brackets  
**OTHER:** single-bay porch; paneled and glazed doors; rectangular bay with hip roof; e. elev; enclosed porch; hip wing, e. elev.; exterior chimney  
  
**CONDITION:** Good  
  
**EXTERIOR ALTERATIONS (DATE):** Handicapped ramp added (n.d.); fiber-glass panels added to front porch and side porch (n.d.); window in rectangular bay replaced with fixed multi-light window; chimney added, e. elev. (n.d.); porch enclosed, n. elev. (n.d.)

**NOTEWORTHY LANDSCAPE FEATURES:**

Ornamental plantings, mature deciduous trees, mature coniferous trees; huge exotic tree right-of-way

**NON-CONTRIBUTING FEATURES:**

None

**SETTING:** Located on the north side of Cleveland on a deep lot. Houses in the area date from the late 19th Century through the mid-20th Century. The level lot is landscaped with numerous ornamental plantings as well as mature trees.

**RECORDED BY:** Koler/Morrison

**DATE:** August 1990

**SHPO NO.** \_\_\_\_\_

## STATEMENT OF SIGNIFICANCE

**ADDRESS:** 13889 Cleveland  
**HISTORIC NAME:** Hill, A.D., House

A.D. Hill is believed to be the original owner of the subject property, which he purchased in 1892 and owned until 1906, when he sold it to Mary and Albert Hayhurst. Mary Hayhurst was born in Ohio in 1890. She lived in Oregon City, then Woodburn, and finally moving to Molalla. Mary, who was widowed by 1921, sold the property to H.D. and Elizabeth Rosenbraugh. The Rosenbraughs apparently lost the property after a lawsuit to K.C. Mohrhardt in 1926. Two years later it was purchased by Constance and Ben Stricker, who owned through the historic period.

The house is a good example of the Vernacular style. It is composed of several perpendicular volumes covered with wide, dropped siding and finished with corner and rake boards. Fancywork, including turned posts and jigsawn brackets, are located at the single-bay porch on the east elevation. Other notable features include the rectangular window-bay covered with a hip roof on the south (front) elevation.

Alterations are limited and many are reversible. Most noticeable are the window replaced on the hipped bay and the porch enclosed on the north (rear) elevation. Other changes include the concrete ramp on the side elevation, the addition of fiberglass panels to the front and side porches, and the addition of a chimney on the east elevation.

A garage, which appears to date from the early 20th century, and another building, date unknown, are also on the property.

Landscape features, including mature coniferous and deciduous trees, contribute to the historic character of the dwelling.

**Sources:** Oregon City Landmarks Inventory, Urban Growth Boundary, 1982.  
Oregonian. 6 January 1935, page 18.  
TICOR Title Company Records, Oregon City, OR

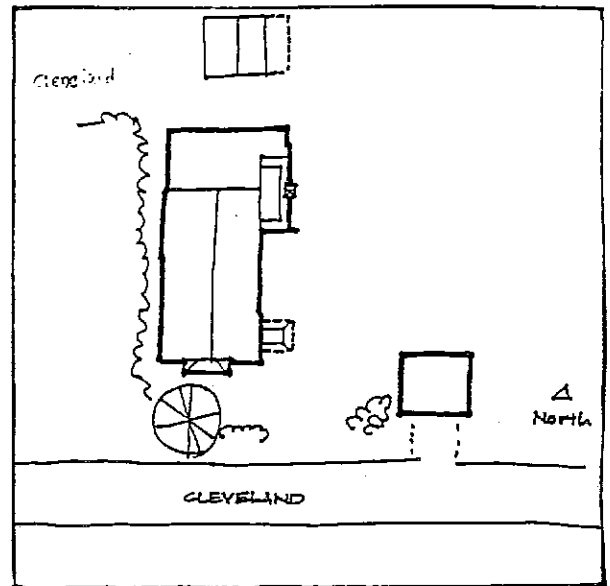
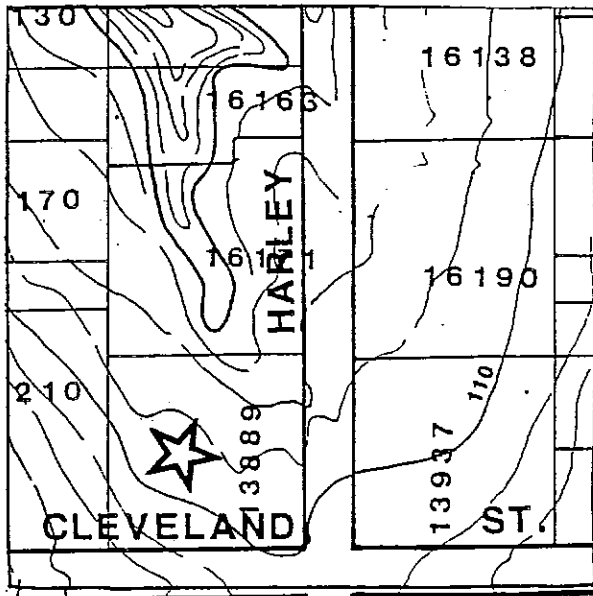
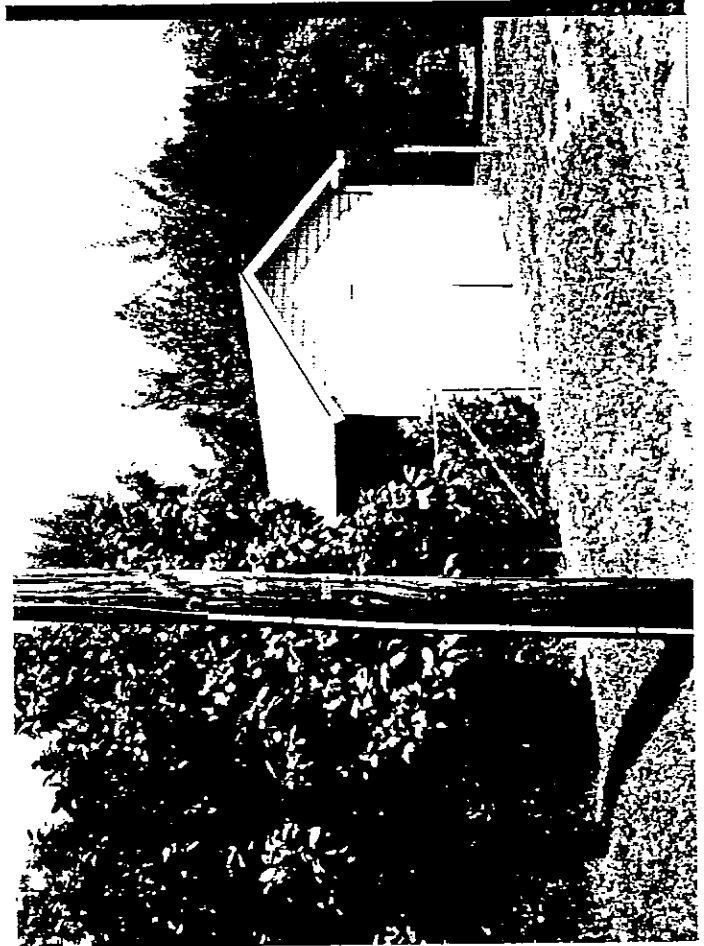
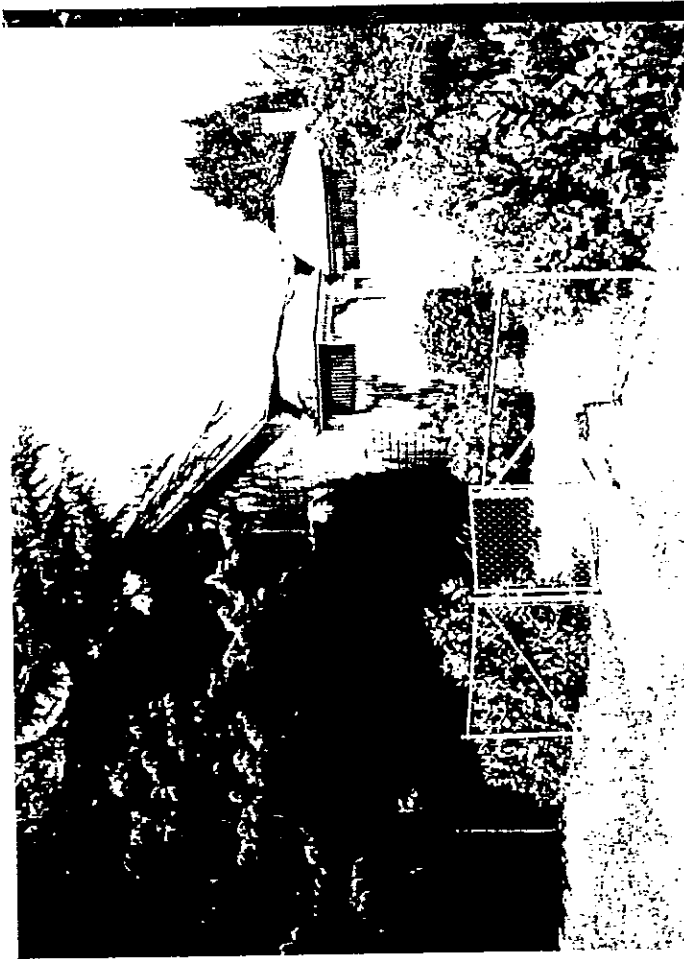
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**DATE:** August 1990

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OREGON CITY  
PARK PLACE NEIGHBORHOOD  
HISTORIC RESOURCES INVENTORY - 1990

SITE PLAN AND PHOTOGRAPH: 13889 Cleveland Street



SHPO NO. \_\_\_\_\_



**OREGON CITY  
PARK PLACE NEIGHBORHOOD  
HISTORIC RESOURCES INVENTORY 1990**

<b>HISTORIC NAME:</b>	Hill, A.D., House
<b>COMMON NAME:</b>	
<b>PROPERTY ADDRESS:</b>	13889 S. Cleveland
<b>OWNER:</b>	Joan Adams
<b>OWNER'S ADDRESS:</b>	13889 S. Cleveland, Oregon City
<b>RESOURCE TYPE:</b>	Building
<b>PRESENT USE:</b>	Garage/Guest House
<b>THEME:</b>	Culture
<b>ARCHITECT/BUILDER:</b>	Unknown
<b>COUNTY:</b>	Clackamas
<b>QUAD:</b>	Oregon City
<b>T/R/S:</b>	2-2E-29AA
<b>TAX LOT:</b>	1000
<b>ADDITION</b>	Park Place
<b>BLOCK:</b>	4
<b>LOT:</b>	7 and 8
<b>LOT SIZE:</b>	.91 acre
<b>ZONE:</b>	R-8 Single-Family

**GUEST HOUSE**

<b>DATE BUILT:</b>	Unknown
<b>STYLE:</b>	Vernacular
<b>PLAN TYPE/SHAPE:</b>	Rectangular
<b>NO. OF STORIES:</b>	1
<b>FOUNDATION MATERIAL:</b>	Unknown
<b>BASEMENT:</b>	No
<b>ROOF FORM AND MATERIALS:</b>	Gable, w/ composition shingles
<b>WALL CONSTRUCTION/STRUCTURAL FRAME:</b>	Wood/unknown
<b>PRIMARY WINDOW TYPE:</b>	Unknown
<b>EXTERIOR SURFACING MATERIALS:</b>	Shingle siding
<b>DECORATIVE FEATURES:</b>	None
<b>OTHER:</b>	Hinged paired doors, n. elev.
<b>CONDITION:</b>	Good
<b>EXTERIOR ALTERATIONS:</b>	Unknown
<b>NOTEWORTHY LANDSCAPE FEATURES:</b>	See house at 13889 S. Cleveland
<b>NON-CONTRIBUTING FEATURES:</b>	See house at 13889 S. Cleveland

**SETTING:** Located on the north side of Cleveland on a deep lot. Houses in the area date from the late 19th Century through the mid-20th Century. The level lot is landscaped with numerous ornamental plantings as well as mature trees.

My name is Diane Adams Woitte and I am the granddaughter of Ben and Constance Stricker, the daughter of their daughter, Joan Stricker Adams. I would like you to know that I was born in 1942 at the old Oregon City Hospital on Washington Street, was raised in my mother's childhood home at 13889 Cleveland Street, Oegon City, and lived there until the age of 21. My mother and I both attended Park Place grade schools, and we both graduated from Oregon City Senior High School. Historic Oregon City is a town I am very proud to say is my "home town."

Years ago our family was presented with an opportunity to place the home on Cleveland Street under historic designation as a means to decrease property tax, but the family chose not to do so because they did not feel the house warranted such a distinction. The old part of the house has two small rooms downstairs and two small rooms upstairs. There is no foundation under the old section of the house. The exterior siding covers the original siding. The original construction is visible behind the new siding and the construction would be considered inferior today. The home has been added-on to in past years and in the 1950's a basement, constructed with concrete block walls, was added under the newer sections of the house. In the early 1990's renovation was considered but a local architect examined the home and declared it structurally unsound and advised against renovation.

Further, I have searched family records and have been unable to find record of the family granting permission for this property to be designated historic. My wish is that my property will be de-designated historic.

The neighborhood appears to be diversified as old homes are being surrounded by recently built new homes.

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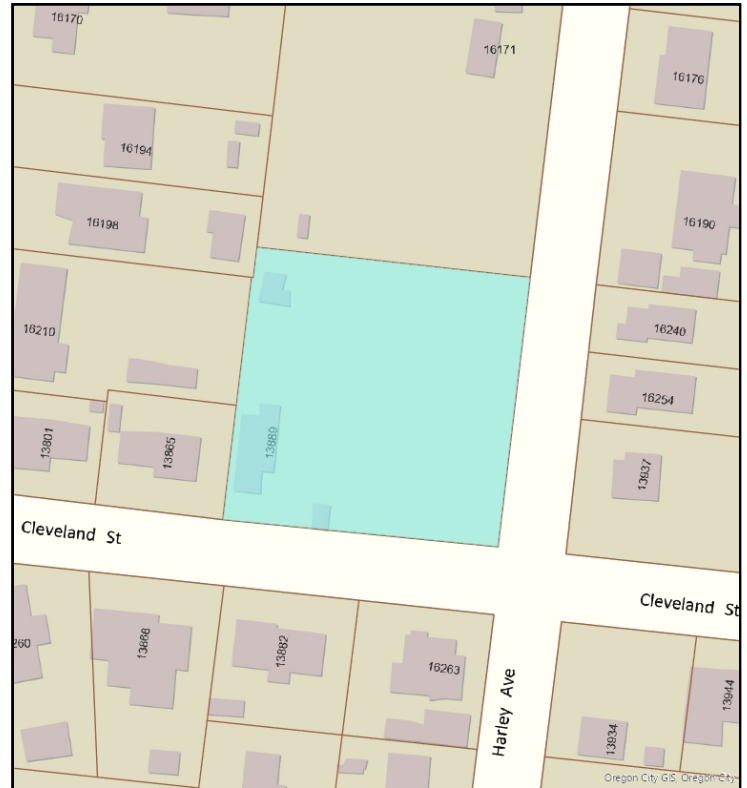


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Google Streetview photo locations are approximate



**Taxlot Information**

Parcel Number (APN) 2-2E-29AA-01000  
 Primary Situs Address 13889 CLEVELAND ST  
 OREGON CITY, OR 97045  
 County CLACKAMAS

Section T2S R2E S29  
 Latitude 45.371208  
 Longitude -122.581366  
 R Number (Alt ID) 00560315  
 Approx. Size (acres) 0.9395925  
 USGS Quad Name Oregon City  
 Within Oregon City Limits? Y  
 Urban Growth Boundary (UGB) Inside

**Political Boundaries**

Jurisdiction OREGON CITY  
 Voting Precinct 600.0000000  
 US Congressional District 5  
 Oregon House District 40  
 Oregon Senate District 20  
 Metro Council District 2  
 Metro Councilor Christine Lewis  
 Metro Councilor Email christine.lewis@oregonmetro.gov

**Assessment & Value Information**

Taxmap 2S2E29AA  
 Land Value (Mkt) \$267,644  
 Building Value (Mkt) \$219,970  
 Exempt Amount \$0  
 Net Value (Mkt)  
 Assessed Value \$183,467  
 Year Built (if known) 1910  
 Sale Date 200502  
 Sale Price Unavailable  
 Document Date 2005-02-22 00:00  
 Document Number 2005-015093  
 State General Prop. Code 101  
 County Tax Code 062002



**Land Use and Planning**

<i>Zoning</i>	R-8	<i>In SDC Discount Area?</i>	N
<i>Comprehensive Plan</i>	LR	<i>In Thayer Rd Pond Fee Area?</i>	N
<i>Subdivision</i>	PARK PLACE	<i>In Beavercreek Rd Access Area?</i>	N
<i>Subdivision Plat Number</i>	39	<i>In Willamette River Greenway?</i>	N
<i>PUD (if known)</i>	0	<i>In Geologic Hazard?</i>	N
<i>Partition Plat Number</i>	0	<i>In High Water Table Area?</i>	N
<i>Neighborhood Association</i>	PARK PLACE	<i>In Nat. Res. Overlay District (NROD)?</i>	Y
<i>Urban Renewal District</i>	NONE	<i>In 1996/FEMA 2008 100-yr Floodplain?</i>	N
<i>Historic District</i>	NONE	<i>In FEMA Floodway?</i>	N
<i>Historic Designated Struct.?</i>	OTHER	<i>In Barlow Trail Area?</i>	N
<i>Concept Plan Area</i>	NONE	<i>In Vertical Housing Dev. Zone?</i>	N
<i>Urban/Rural Reserve</i>		<i>In Enterprise Zone?</i>	N
<i>Reserve Name</i>		<i>In Opportunity Zone?</i>	N
<i>Watershed</i>	Lower Clackamas River		
<i>Sub-Watershed</i>	Rock Creek-Clackamas River		
<i>Basin</i>	Clackamas		
<i>Sub-Basin</i>	Willamette		

**Service Districts**

<i>Elementary School</i>	HOLCOMB ELEMENTARY
<i>Middle School</i>	OGDEN MIDDLE
<i>High School</i>	OREGON CITY HIGH
<i>School District</i>	OREGON CITY
<i>Oregon Dept. of Ed. Dist. ID</i>	1928
<i>Nat Cntr for Ed Stats Dist ID</i>	4109330
<i>Water District</i>	
<i>Park District</i>	
<i>Sewer District</i>	Tri-City Service District
<i>Fire District</i>	Clackamas Fire District #1
<i>Fire Management Zone</i>	6498
<i>Transit District</i>	Tri-County Metropolitan
<i>Garbage Hauler</i>	Oregon City Garbage Co.
<i>Garbage Hauler Phone</i>	(503) 656-8403

**Census Information**

<i>Census Tract</i>	223.01000000
<i>Census Block Group</i>	2
<i>Census Block Grp. Pop. (2010)</i>	1331

**Overlay Information**

Category	Description	Acres	Percent Coverage
Parcel Statistics for: 2-2E-29AA-01000	Overall Acres	0.94	100.0%
FEMA 100 Yr Floodplain	In Floodplain (100 yr)	0.00	0.0%
Buildings	Built up % (approx)	0.05	5.5%
Geologic Hazards	In Geologic Hazard	0.00	0.0%

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed.



# Taxlot Detail Report

2-2E-29AA-01000

Steep Slopes	Slopes >= 25%	0.00	0.0%
NROD	In NROD	0.43	46.3%
Willamette Greenway	In Willamette Greenway	0.00	0.0%
Vacant Lands (All)	In Vacant Lands	0.53	56.8%
Vacant Lands (Constrained)	In Vacant Lands (Constrained)	0.42	44.7%
Vacant Lands (Unconstrained)	In Vacant Lands (Unconstrained)	0.11	12.1%

## SITUS Addresses

Address	Latitude	Longitude
13889 CLEVELAND ST	45.37111211	-122.58167960

## Permits

Permit Number	Permit Type	Work Class	Description	Main Address	Permit Status	Issue Date	Expiration Date	Finalized Date
BM-16-0319	Mechanical	Residential	Replace gas furnace	13889 CLEVELAND ST	Complete	08/12/2016	03/19/2017	09/20/2016
BM-16-0327	Mechanical	Residential	Install bathroom exhaust fan at main bathroom	13889 CLEVELAND ST	Complete	08/23/2016	02/20/2017	08/24/2016
BP-03-0317	Plumbing	Residential	INSTALL INDIVIDUAL PRV VALUE	13889 CLEVELAND ST	Complete	06/05/2003	12/07/2003	08/12/2003

## Plans

None found!								
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## Business Licenses

None found!								
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# Oregon City GIS Map



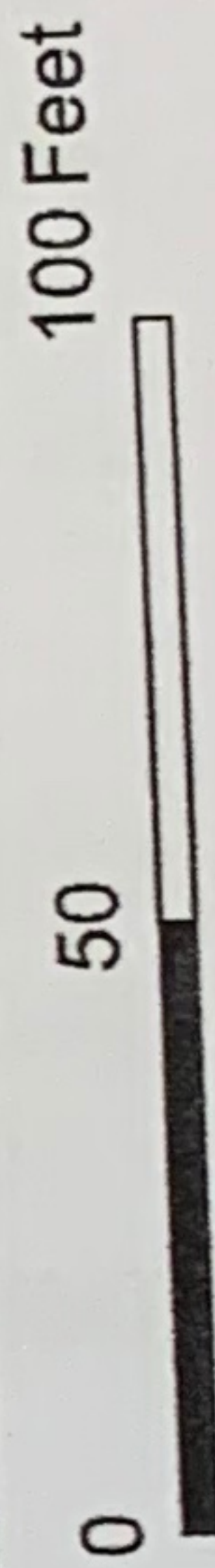
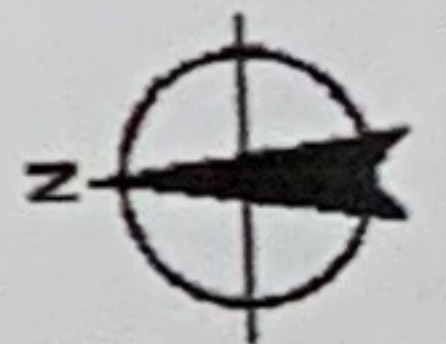
- Legend**
- Street Names
  - Building Outlines
  - Taxlots
  - Taxlots Outside UGB
  - Unimproved ROW
  - NROD - Natural Resource Overlay Dist
  - City Limits
  - UGB
  - Basemap

**Notes**  
13889 S Cleveland

**Overview Map**



City of Oregon City  
PO Box 3040  
625 Center St  
Oregon City  
OR 97045  
(503) 657-0891  
www.ocity.org



1: 600

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.

Map created 9/19/2022