



CITY OF OREGON CITY

Incorporated 1844

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STAFF REPORT OREGON CITY HISTORIC REVIEW BOARD FEBRUARY 28, 1991

PUBLIC HEARINGS - LANDMARK DESIGNATION PARK PLACE NEIGHBORHOOD

BACKGROUND

In July 1989, the Park Place Neighborhood was annexed to Oregon City. Following the annexation, properties in this neighborhood were zoned to correspond with the existing County designations. In addition to the primary zoning designations (single-family, duplex, etc.), the City adopted interim protective regulations for a list of potentially historic properties. These interim designations were based on properties that were identified on the Clackamas County Cultural Resource Inventory, or had been identified by the City during a preliminary inventory of the Urban Growth Boundary done in 1983.

In spring and summer of 1990, the City hired a consultant to conduct an in-depth survey and inventory of Park Place. That research was completed in August of 1990. Based on the research and evaluation, a list of properties is now recommended for permanent landmark designation. Local landmark status requires that any exterior alterations, new construction or demolition be reviewed by the Historic Review Board (or by staff, for some minor alterations).

CRITERIA

Section 2-6-6 of the City Code sets forth the powers and functions of the Oregon City Historic Review Board. That section, in part, gives the Historic Review Board the authority to make decisions on landmark designations.

Section 11-3-17 of the City Code is the Historic Overlay District. That section sets forth the definitions of "Architectural Significance" and "Historic Significance", as follows:

Architectural Significance: The term shall mean that the structure or district (1) portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; (2) embodies those distinguishing characteristics of an architectural-type specimen; (3) is the work of an architect or master builder whose individual work has influenced the development of the City; or (4) contains elements of architectural design, detail, materials or craftsmanship which represent a significant innovation.

Historic Significance: The term shall mean that the structure or district (1) has character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation; (2) is the site of an historic event with an effect upon society; (3) is identified with a person or group of persons who had some influence on society; or (4) exemplifies the cultural, political, economic, social or historic heritage of the community.

ANALYSIS AND FINDINGS:

Attached is the evaluation report prepared by the consultant for the Park Place research project.

The properties proposed for landmark designation are as follows:

1. 15894 S. Apperson Boulevard (Tax Lot 2000, Map 2-2E-20DD)
2. 15921 S. Apperson Boulevard (Tax Lot 1501, Map 2-2E-20DD)
3. 16130 S. Apperson Boulevard (Tax Lot 1400, Map 2-2E-29AA)
4. 16170 S. Apperson Boulevard (Tax Lot 1300, Map 2-2E-29AA)
5. 16322 S. Apperson Boulevard (Tax Lot 2300, Map 2-2E-29AA)
6. 14125 S. Beemer Way (Tax Lot 1300, Map 2-2E-28CB)
7. 14140 S. Beemer Way (Tax Lot 3200, Map 2-2E-28CB)
8. 13300 S. Clackamas River Drive (Tax Lot 2500/3000, Map 2-2E-21C)
9. 13286 S. Clackamas River Drive (Tax Lot 2400, Map 2-2E-21C)
10. 13251 S. Clackamas River Drive (Tax Lot 2500, Map 2-2E-20DA)
11. 13285 S. Clackamas River Drive (Tax Lot 2600, Map 2-2E-20DA)
12. 16000 S. Clackamas River Drive (Tax Lot 5300, Map 2-2E-20DD)
13. 13889 S. Cleveland Street (Tax Lot 1000, Map 2-2E-29AA)
14. 16038 S. Depot Lane (Tax Lot 5400, Map 2-2E-20DD)
15. 16393 S. Front Avenue (Tax Lot 300, Map 2-2E-29AD)
16. 16422 S. Front Avenue (Tax Lot 5700, Map 2-2E-28BC)
17. 15824 S. Harley Street (Tax Lot 400, Map 2-2E-20DD)
18. 15831 S. Harley Street (Tax Lot 601, Map 2-2E-20DD)
19. 16427 S. Hiram Avenue (Tax Lot 3500, Map 2-2E-28BC)
20. 16430 S. Hiram Avenue (Tax Lot 1500, Map 2-2E-28BC)
21. 13600 S. Redland Road (Tax Lot 600, Map 2-2E-29DB)
22. 14001 S. Taylor Lane (Tax Lot 2700, Map 2-2E-21C)
23. 15721 S. Washington Street (Tax Lot 100, Map 2-2E-20DC)

Statements of significance are incorporated into the inventory forms for each resource. Based on the statements of significance and an analysis of the criteria for architectural and historic significance, it is found that the properties listed above should be designated as local historic landmarks.

CONCLUSION AND RECOMMENDATION:

Based on the evaluation of each property as listed in each inventory form, and an analysis of the criteria, staff recommends that the properties as listed above be designated as local historic landmarks, and shall be subject to the provisions of the Historic Overlay District (Section 11-3-17 of the Oregon City Code).

Action by the Historic Review Board is a decision that is appealable to the City Commission, within ten (10) days of the mailed notice of decision.