

**STAFF REPORT – TYPE III HISTORIC ALTERATION REVIEW
FINDINGS AND RECOMMENDATION**

HEARING DATE: October 3, 2019

REPORT DATE: September 26, 2019

TO: Joe Turner, Hearings Officer

FROM: Sarale Hickson, Assistant Development Planner

FILE NUMBER: HLA 19-26000290

APPLICANT: East County Historical Organization (ECHO)

LOCATION: 17111 NE Sandy Blvd, Gresham, Oregon

PARCEL DESCRIPTION: 1N3E19C 1400 and 1900

PROPOSAL: Alterations affecting the exterior appearance of a historic landmark: the Zimmerman House/Zimmerman Heritage Farm Campus

RECOMMENDATION: **APPROVAL WITH CONDITIONS** of the Historic Landmark Alteration

EXHIBITS:

- A. Vicinity Map
- B. Application
- C. Memorandum to the Historic Resource Subcommittee
- D. Excerpt from City of Gresham Inventory
- E. National Inventory listing
- F. 1999 Zimmerman Heritage Farm Master Plan
- G. Spring 2016 ECHO Newsletter
- H. Presentation to the Historic Resource Subcommittee

I. FINDINGS OF FACT

- A. LOCATION:** The subject property is located at 17111 NE Sandy Blvd, Gresham, Oregon.
- B. ZONING:** The subject property is designated General Industrial (GI) and is designated a historic landmark.
- C. PROPOSAL:** East County Historical Organization (ECHO) seeks approval to make alterations affecting the exterior appearance of a historic landmark (the Zimmerman House/ Zimmerman Heritage Farm Campus). The proposal is to remove the old dairy building (known as “the Buttery Building”). The building has been deteriorating for many years and collapsed in 2016. The chimney and remnants of the building were further demolished later that year when a tree fell on them. ECHO would like to remove the remains of the building. ECHO proposes to use an archeological consultant to document the building remnants during removal.
- D. SITE DESCRIPTION:** The site consists of a 5.98 historic site developed with a Victorian farmhouse and associated features. The farmhouse was lived in by the same family from the 1870s until 1992. The house was listed on both the National Register of Historic Places and the Gresham Historic and Cultural Landmarks List in 1986. It was willed to the City of Gresham and the Fairview-Rockwood-Wilkes Historical Society (FRW). These organizations developed a master plan for the site in 1999.
- E. SURROUNDING LAND USES:** This finding is based on the application submitted, City zoning maps, and City GIS information on land uses. To the north (across the railroad) is the City of Portland Big Four Corners Natural Area. To the east is a currently vacant industrially zoned lot. To the west is a wholesale lumber yard. To the south across NE Sandy Blvd is an industrial office park.
- F. PUBLIC NOTICE AND COMMENTS:** The City of Gresham Development Planning Division sent notices of the proposal to surrounding property owners of record (as shown on the most recent property tax assessment roll) and residents within 300 feet of the subject property. No written comments have been submitted in response to the notification as of the date of this report.

Various agencies were sent notices; they had no comments.

Public and neighborhood association comments can be submitted at any time up until the hearing date or at the hearing on October 3, 2019.

- G. APPLICATION ACCEPTANCE DATE:** The application for alteration of a historic resources was submitted on July 15, 2019. The application was deemed complete on August 15, 2019.

II. APPLICATION PROCESS FINDINGS

- 11.0101 - Development Permit Required.** A development permit is being pursued in accordance with the Gresham Development Code standards and requirements. This Staff Report and the October 3, 2019 public hearing in front of the Hearings Officer

represent the review of the proposed development as it relates to the Gresham Development Code standards and requirements for development.

This standard is met.

11.0203 - 11.0204 - Classification of Applications by Procedure and Review Authorities, Table

11.0204. Table 11.0204 shows proposal types and process information. An alteration to the appearance of a historic landmark is a Type III application. This application does not require a pre-application conference or an early neighborhood meeting but is subject to a recommendation review by the Historic Resources Subcommittee (HRS).

The application review and recommendation by the Historic Resources Subcommittee took place on September 11. Their recommendations are incorporated into this report. This standard is met.

11.0500 and 11.0900 - Type III Quasi-Judicial Procedures. This proposal is subject to the Type III procedure because it requests approval of changes to the appearance of a historic landmark.

The application was deemed complete by the City on August 15, 2019. The determination of completeness occurred within 180 days of the submittal of the initial application.

Copies of the complete application were transmitted to each affected agency and City department for review and comment on August 19, 2019. Per 11.0502(E), a public notice of this proposal was mailed to owners of property and residents within 300 feet of the site, as well as to the applicable Neighborhood Association (Wilkes East) on September 11, 2019. The notice was also posted on site (September 13, 2019). No written responses to the public notice were received prior to the preparation of this Staff Report. Comments received in the interim, if any, will be submitted at the public hearing.

This standard is met.

III. FINDINGS

5.0000 - Overlay Districts

5.0300 Historic and Cultural Landmarks Overlay District. This section regulates certain actions affecting historic and cultural resources with the intent of substantially protecting and preserving those characteristics which make the landmark a visible link to the heritage of the community and enhance the quality of life for all residents of Gresham.

5.0321(A) Review of Proposed Alterations Affecting the Exterior Appearance of Landmarks

The Historic Resources Subcommittee shall make recommendations and the Hearings

Officer under the Type III procedure shall review the proposal and act to approve, approve with modifications, or prohibit the proposed alteration. A proposed alteration shall be approved or approved with modifications only upon finding conformance with the appropriate standards.

The Historic Resources Subcommittee discussed the application on September 11, 2019 and made their recommendations are incorporated into this report.

5.0321 (A)(1). The historic character of a property shall be retained and preserved. The relocation of distinctive materials or alteration of features, spaces, and spatial relationships shall be avoided.

The proposal is to remove the buttry building from the site. The building has been on the site since shortly after the house was built. The building was integral to the use of the dairy farm. The building has eroded through lack of maintenance and is no longer salvageable. There is a master plan which calls for reconstruction of the building and in order to preserve the historic character of the site, its features, and spatial relationships reconstruction would be required. The HRS recommends that the existing footings be retained to preserve the footprint of the building if they are salvageable.

This standard is met by Recommended Conditions of Approval #4, #7, and #8.

5.0321 (A)(2). A 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 elements from other historic properties, shall not be undertaken.

The proposed change is to remove a building and is not adding anything to the site. The proposed changes will not create a false sense of historical development.

This standard is met.

5.0321 (A)(3). Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

The building was built around 1890 and is called out as contributing to the site's historic significance. The proposal is to remove a deteriorated original building and does not include any altered features.

This standard is not applicable.

5.0321 (A)(4). Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The building is no longer salvageable. It has been neglected for many years and there are very few if any distinctive features. The proposal does include archeological documentation and partial preservation if possible.

This standard is met by Recommended Conditions of Approval #5, #6, and #8.

5.0321 (A)(5). 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 where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

As discussed above, the building is destroyed and the materials are in a state of disrepair. The archeological investigation and subsequent report should be used when the building is being reconstructed.

This standard is met by Recommended Conditions of Approval #4-#7.

5.0321 (A)(6). New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

No additions to the site are proposed. The removal of the building is proposed for safety reasons. Any materials that can be salvaged should be, and reconstruction of the building should be based upon the aforementioned archeological report.

This standard is met by Recommended Conditions of Approval #4-#8.

5.0321(A)(7). 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 and its environment would be unimpaired.

No new additions or construction is proposed.

This standard is not applicable.

5.0321(A)(8). Chemical and physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

No treatments are being proposed.

This standard is not applicable.

5.0321(A)(9). A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The building was used as a dairy farm and is currently used for historical education and interpretation. The use of the site will not be changed.

This standard is met.

5.0321 (A)(10). Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

No archeological resources are known to be on site.

This standard is not applicable.

IV. PUBLIC COMMENTS

No public comments were received as of the date of this report.

V. CONCLUSION

This development proposal is consistent with the applicable development procedures and standards or can reasonably be made to comply with the applicable standards and criteria through the imposition of conditions of approval. While the development proposal is generally consistent with the applicable development standards, conditions of approval are aimed at assuring the criteria are met when the applicant's narrative and plans do not provide enough information to assure each criterion is met.

VI. RECOMMENDATION

Staff recommends APPROVAL WITH CONDITIONS of the application to alter the exterior appearance of the Zimmerman House, a Class 1 historic landmark, subject to the following **conditions of approval**.

1. The building shall be removed from the site within one year of the date of the decision in order to preserve public safety.
2. The applicant must consult with the building department and obtain any permits required before any demolition/removal work is performed.
3. All work shall be reviewed by the Building and Planning Departments, any appropriate demolition or building permits shall be obtained, and plans and methods approved by the manager before the work is undertaken.
4. An archeological inventory and report is required. The scope of the work/contract shall be provided to the manager with any permit application.
5. All materials of historic value, including but not limited to any building materials able to be reused in the reconstruction of the building, shall be catalogued and made part of the Zimmerman House collection.
6. A copy of the archaeological inventory/report shall be provided to the City of Gresham before the demolition permit is finalized.

7. The buttery building shall be the first building to be reconstructed on the site. The reconstruction shall be based on the historical record including photographs and the archeological inventory. Where possible, any salvageable materials shall be included in the rebuilt buttery.
8. The applicant shall retain the footings if they are salvageable and maintain them in place to define the footprint of the building.

End of Staff Report