

# SECTION 5.0300

## HISTORIC AND CULTURAL LANDMARKS OVERLAY DISTRICT

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### General

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#### 5.0301 Introductory Provisions

The purpose of the Historic and Cultural Landmarks Overlay District is to identify resources which have been designated as landmarks on the Historic and Cultural Landmarks List, adopted as an appendix to the Community Development Plan. Parcels on which a landmark is located shall be designated HL on the Community Development Special Purpose District Map. It is also the purpose of this district to regulate certain actions affecting these landmarks 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. It is also the purpose of this section to have a process for adding and removing a landmark to/from the Historic and Cultural Landmarks List.

#### Permitted Uses

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##### 5.0310 Permitted Land Uses

Uses permitted in the HL Overlay District shall be those listed as permitted in the underlying district designated on the Community Development Plan Map for the site.

## Development Requirements

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### 5.0320 Dimensional Development Standards and Non-Conforming Signs

Dimensional standards relating to site development, including minimum lot size, minimum yard setbacks, and maximum building height shall be as specified for the underlying Plan Map District designation. However, landmark structures which are non-conforming as to setbacks or building height, and for which reconstruction of damaged or deteriorated portions is proposed, may be reconstructed to match dimensions existing prior to the damage or deterioration. In addition, non-conforming signs that are attached to a landmark structure may be retained and shall not be subject to provisions of **Section A6.080** concerning removal of non-conforming signs.

### 5.0321 Review of Proposed Alterations Affecting the Exterior Appearance of Landmarks

- A. Prior to issuance of a building permit for proposed alterations affecting the exterior appearance of a Class 1 landmark, the Historic Resources Subcommittee and the hearing body under the Type III procedure shall review the proposal and act to approve, approve with modifications, or prohibit the proposed alteration. However, reconstruction of a Class 1 landmark which has been accidentally damaged or destroyed may be permitted by the Manager without review by the Committee or the hearing body when plans submitted by the owner clearly indicate that the structure will be reconstructed to match its appearance prior to the accident. A proposed alteration shall be approved or approved with modifications only upon finding conformance with the following standards:
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.
  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.
  3. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
  4. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
  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.
  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.
  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.
  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.

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

- B. If a property owner has submitted a written request to remove a structure from the Historic and Cultural Landmarks List per **Section 5.0327.A**, then submits a building permit application to alter the exterior of the structure, the City shall approve the permit but delay its issuance for at least 120 days but no longer than 180 days from the building permit application submittal date. The City shall place a notice in the local newspaper about the proposal and permit delay by the second week of the delay period.

### **5.0322 Review of Proposed Demolition of Landmark Buildings**

- A. Prior to the issuance of a demolition permit for a Class 1 or Class 2 landmark building, the Historic Resources Subcommittee and the hearing body under the Type III procedure shall review the proposal and act to approve, approve with modifications, or delay the proposed demolition for a period of up to 180 days from the time of the Subcommittee's initial consideration of the proposal. In delaying issuance of a demolition permit, it must be found that such delay would result in a genuine effort which would have a reasonable chance of success to preserve the building, and that:
  1. The resource is of such architectural, historic, or scenic interest that its demolition would be detrimental to the public interest; or
  2. The resource is of such interest or significance that it is or could be included in the National Register of Historic Places; or
  3. The resource has such unusual design, texture, or material characteristics that it could not be reproduced, or could be reproduced only with great difficulty or expense; or
  4. Retention of the resource would aid substantially in the preservation of another landmark resource or in preservation of the character of the adjacent area.
- B. If a property owner has submitted a written request to remove a building from the Historic and Cultural Landmarks List, per **Section 5.0327.A**, and then submits a demolition permit application for the building, the City shall approve the permit but delay its issuance for at least 120 days but no longer than 180 days from the demolition permit application submittal date. The City shall place a notice in the local newspaper about the proposal and permit delay by the second week of the delay period.
- C. When action is taken to approve a proposed demolition as proposed or as modified under **Section 5.0322.A**, a demolition permit shall be withheld pending expiration of the appeal period specified in **Section 11.1100**.
- D. If a resource is on the National Register List, it must first be removed from that list, administered by the State Historic Preservation Office, before a demolition permit is issued.

### 5.0323 Review of Proposed Actions Affecting Landmark Objects

Proposed alterations affecting a non-building landmark, such as a monument, mile-post, or other object, shall be submitted to the Historic Resources Subcommittee and the hearing body for review and approval prior to such alteration, pursuant to **Section 5.0321**. In addition to alterations and actions requiring a building permit, provisions of this section shall apply to proposals to remove, relocate, or otherwise alter the outward appearance of the object. A decision on a proposed alteration or other action affecting a landmark object shall be based on the following criteria:

- A. Whenever possible, the object shall remain on the same parcel where it was located at the time of its designation as a landmark; relocation to another parcel may be permitted when reliable evidence is submitted indicating that the object's original location was on a parcel other than its current location.
- B. Alterations or other actions which maintain or increase the visibility of the object shall be encouraged.

### 5.0324 Discovery of Archaeological Objects and Sites North of Interstate 84

In addition to specific landmark resource objects and sites identified in the Inventory of Historic and Cultural Landmarks, all property within the City lying north of Interstate Highway No. 84 shall be designated as a Historic and Cultural Landmarks Overlay District due to the likelihood of discovering archaeological sites and objects in this area. Within this area, the following provisions shall apply to development activities when archaeological sites or objects are discovered:

- A. When an archaeological site or object is discovered during the course of any development activity, the property owner or his agent, employees, or contractors on the site shall notify the Manager immediately and development activity on the site shall be suspended.
- B. Following receipt of notice of discovery of an archaeological site or object, the Manager shall order all development activity on the site to be halted for at least ten days.
- C. Within five days after being notified of discovery of an archaeological site or object, the Manager shall furnish written notice, describing the location of the site and the nature of the items discovered, to the following parties:
  - 1. Department of Land Conservation and Development;
  - 2. State Historic Preservation Office;
  - 3. The Grande Ronde and Siletz Indian Tribal Council;
  - 4. Commission on Indian Services;
  - 5. Confederated Tribes of the Warm Springs Indian Reservation.
- D. If no written response is received by the Manager from any of the parties listed in **Section 5.0324(C)** within fifteen days after mailing notice of the discovery, the Manager shall permit the suspended development activity to resume in conformance with the development permit issued for the activity.
- E. Based on responses received from the notice required by **Section 5.0324(C)**, the Manager may require that the owner retain the services of a qualified archaeologist to investigate the site, and prepare a report concerning the nature and significance of the site and any objects discovered. Pending completion of this investigation and report, all development activity on the site shall be suspended, provided such suspension shall not exceed a period of 30 days from the date a qualified archaeologist is engaged to conduct the investigation and prepare the report. When required, an

archaeologist's report shall include the following items:

1. A description of the nature and significance of artifacts or other evidence of prehistoric activities discovered on the site, approximate boundaries of the archaeological site, and an analysis of the quality and quantity of the site and objects discovered.
  2. Recommendations as to whether the pending development activity should proceed as proposed, or proceed with limitations or modifications, or be discontinued.
- F.** If the Manager finds, based on evidence presented in the archaeologist's report, that the archaeological site lacks significance, the Manager shall permit the suspended development activity to resume in conformance with development permits issued by the City, and subject to conformance with applicable state statutes regarding archaeological sites and objects.
- G.** If the Manager determines, based on evidence presented in the archaeologist's report, that the archaeological site is significant and that some degree of protection is warranted, the Manager shall make findings as to measures which may be required to reduce or eliminate adverse impacts to the archaeological site, and may require issuance of an amended development permit prior to the resumption of development activity on the site. Such measures may include any of the following alternatives:
1. Redesigning the proposed development so it would avoid the archaeological site;
  2. Leaving the archaeological site in its natural condition;
  3. Burial or other non-destructive covering of the archaeological site.
- H.** An application for an amended development permit which may be required under **Section 5.0324** shall be submitted and processed under the same procedure as for the development activity which was in progress at the time of discovery of the archaeological site or object.
- I.** When the Manager determines that an archaeological site is significant, pursuant to **Section 5.0324**, the Manager shall propose amendment of the Historic and Cultural Landmarks List and the Community Development Special Purpose District Map to include a description of the site and to designate the site as a Historic and Cultural Landmarks special purpose district. Such proposal shall be processed as a Type IV procedure, and pursuant to provisions of **Section 5.0326**.
- J.** No provision of this section shall relieve an applicant or landowner of any relevant State or Federal statute or responsibility.

### **5.0325 Criteria for Designation of Historic and Cultural Landmarks**

The Historic Resources Subcommittee may recommend to the council the designation of resources as historic or cultural landmarks. Resources designated as landmarks shall be included in the Historic and Cultural Landmarks List, adopted as an appendix to the Gresham Community Development Code, and shall be indicated on the Community Development Plan Map with an HL overlay district designation. A resource may be designated a historic or cultural landmark upon finding that at least one of the following criteria is satisfied:

- A.** The resource possesses significance in the history of Gresham, Multnomah County, the State of Oregon, or the nation as evidenced by:
1. Association with the lives of persons holding a significant place in the history of the community; or
  2. Association with significant past events, trends, or values that may be either cultural, economic, social, or political.

- B.** The resource possesses architectural significance as evidenced by:
  1. Embodiment of the distinctive characteristics of a type, period, or method of construction; or
  2. Development of the resource early in the sequence of local history; or
  3. Rarity of the resource type in the area; or
  4. Retention of the integrity of the original design of the resource.
- C.** The resource is representative of the work of a designer, architect, or master builder who influenced the development and appearance of Gresham, the State or Oregon, or the nation.
- D.** The resource has yielded, or may be likely to yield, information important in prehistory or history.

**5.0326 Procedure for Designation as a Historic or Cultural Landmark**

- A.** Designation of a site, structure, or object as a historic or cultural landmark may be proposed by the owner, by the Historic Resources Subcommittee, by the planning commission, or by the council. A proposal for landmark designation shall first be considered by the Subcommittee. The Committee shall recommend approval, or approval with modifications, or denial of the proposed landmarks designation, and shall make its recommendation based on findings made in response to the criteria of **Section 5.0325**. The recommendation and all findings shall be transmitted to the City Council and the proposal shall be processed under the Type IV procedure.
- B.** In acting to approve or approve with modifications a proposed landmarks designation, findings shall be made as to the location and quality of the resource and conflicting uses that might affect the resource. Based on such consideration, the council shall act to include the resource on the Historic and Cultural Landmarks List as a Class 1 or a Class 2 landmark.
- C.** When designation of a Class 1 or Class 2 landmark occurs by action of the council, the parcel on which the landmark is located shall be indicated on the Community Development Plan Map as being in the HL district. However, for purposes of applying provisions of **Sections 5.0321, 5.0322, and 5.0323** of the Community Development Code only the specific site, structure or object designated on the List shall be considered to be the landmark, and other structures, uses and improvements on the parcel shall not be subject to those provisions.
- D.** The City shall notify property owners at three year intervals by first class mail of the existence of a Class I or Class II landmark on their property. The notice shall include a copy of the landmark regulations.
- E.** If during the procedure for adding a property to the Historic and Cultural Landmarks List, the property owner submits oral or written testimony in the record objecting to its addition, it shall not be added to the List.
- F.** Properties that have been placed on the National Register of Historic Places shall be added to the Historic and Cultural Landmarks List and protected with the Historic and Cultural Landmarks Overlay District. This shall be done by the Manager under the Type I development permit procedure. Findings pursuant to the criteria of **Section 5.0325** are not necessary.

### **5.0327 Procedure for a Change in Status or for Removal of Historic or Cultural Landmark Designation**

- A.** Removal of landmark designation from a landmark resource or a change in the status of a landmark as a Class 1 or Class 2 landmark may be proposed by the owner of the landmark, by the Historic Resources Subcommittee, by the planning commission, or by the council. Other than property owner initiated removal requests, the proposal will be provided to the Subcommittee. The Subcommittee may recommend approval, or approval with modifications, or denial of the proposed removal of landmark designation or change in status, and shall make its recommendation based on findings made in response to the criteria of **Section 5.0325**. The proposal shall be processed under the Type II procedure. If the property owner wishes to have a landmark designation removed, the Manager shall remove the designation under the Type I development permit procedure, without making findings under **Section 5.0325**.
- B.** In acting to approve or approve with modifications a proposal for removal of landmark designation or for a change in status, findings shall be made as to the quality of the resource and its continued eligibility due to compliance with the criteria of **Section 5.0325**. Based on such consideration, action shall be taken to remove entirely or in part landmark designation from the resource, or to change the status of the landmark as a Class 1 or a Class 2 landmark.
- C.** When landmark designation is removed from a resource, or a landmark's status is changed as a Class 1 or Class 2 landmark, the Community Development Plan Map and the Historic and Cultural Landmarks List shall be revised accordingly.
- D.** Notwithstanding the requirements of **Section 5.0327.A**, if a landmark resource is also on the National Register of Historic Places List, it must first be removed from that list, administered by the State Historic Preservation Office, before its landmark designation is removed.

### **5.0328 Procedure for Proposed Alterations or Demolition Affecting a Landmark**

An application for a building permit for work that would affect the exterior appearance of a Class 1 landmark, or an application for a demolition permit affecting a Class 1 or a Class 2 landmark, shall be reviewed by the Committee and by the Hearings Officer. The Committee shall act to recommend approval, or approval with modifications, or denial of the proposed action, and shall make its recommendation based on findings made in response to the criteria of **Sections 5.0321** or **5.0322** or **5.0323** of the Community Development Code. The recommendation and all findings shall be transmitted to the Hearings Officer and the proposal shall be processed under the Type III procedure.

### **5.0329 Requirements for Historic Resources Inventory**

The *Historic Resources Inventory Report* (1987) lists, describes and determined the historical significance of 238 sites, buildings and objects within the city. A number of these resources were found to be significant. These were placed on the Historic and Cultural Landmarks List and protected with the Historic and Cultural Landmarks Overlay District. The following requirements apply to inventories of historic resources:

- A.** Before the City commences future inventory studies/updates, it shall provide a public notice describing the inventory, its purposes and invite public participation, especially from property owners in the area affected by the inventory. The notice shall be published in the local newspaper at least 10 days before the inventory begins.
- B.** Inventory documents, including survey sheets shall be maintained, periodically updated as needed,

and open to the public for viewing.

- C. Inventory documents and processes shall be compatible with the practices of the State Historic Preservation Office for maintaining the Oregon Inventory of Historic Sites.
- D. Records concerning archaeological sites shall not be made available to the public, except to the extent necessary to comply with State open records laws.
- E. Properties listed in the inventory are not subject to the standards of the Historic and Cultural Landmarks District unless they are also listed on the Historic and Cultural Landmarks List.

### **5.0330 Historic and Cultural Landmarks List**

**Table 5.0330** lists those historic resources that have been found to be significant and which are protected with the Historic and Cultural Landmarks Overlay District.



**Table 5.0330  
HISTORIC AND CULTURAL LANDMARKS LIST**

**Class 1 Landmarks**

<b>Address</b>	<b>Name</b>	<b>Points</b>	<b>Use</b>	<b>National Register</b>
17111 NE Sandy	Zimmerman House	100	Institutional	Yes
410 N. Main	Carnegie Library	95	Institutional	Yes
1304 E. Powell	William Gedamke House	90	Commercial	Yes
722 NE 162nd	The Louise Home	90	Institutional	Yes
1420 SE Roberts	Anderson House	85	Residential	Yes
3680 SW Towle	Heiney House	85	Residential	
765 SW Walters Road	Olson, Charles & Fae House		Residential	Yes
938 SE Roberts	Bernard Witter Residence	85	Residential	
330 W. Powell	W. Gresham Grade School	80	Institutional	
140 SE Roberts	Rev. Thompson Resid.	80	Residential	
1325 W. Powell	J. R. Elkhorn Ranch	75	Residential	
2415 SE Ambleside	Ambleside House	90	Residential	
43 NW Ava	W. K. Hamilton Residence	70	Residential	
307 NE Kelly	Freeman Property	75	Residential	
1229 W. Powell	Dr. Hughes Residence	65	Residential	Yes
1265 SE Roberts	Judge Stapleton House	80	Residential	
3655 SE Powell	Peterson Residence	80	Residential	
611 NW Wallula	Fred Honey House	75	Residential	
31 NW 11th	Lunceford Residence	80	Residential	
53 NW 12th	Walker Residence	80	Residential	
54 NW 12th	Aldrich/Bliss House	80	Residential	
1801 NE 201st	Lowitt Estate	70	Residential	
2202 SW Pleasant View	Giese House, Workshop & Cellar	50	Residential	
720 NW Division	VanDoninck House		Residential	
42 NW Wilson Ave.	Moen House		Residential	
2075 SE Palmlad	Ott House		Residential	Yes
1322 SE 282 <sup>nd</sup>	Hamlin-Johnson House		Residential	Yes
525 NW Overlook Ave.	Paul E. & Miriam R. Emerick House		Residential	
477 NW Overlook Ave.	Amundsen House		Residential	Yes

**Class 2 Landmarks**

<b>Address</b>	<b>Name</b>	<b>Points</b>	<b>Use</b>	<b>National Register</b>
103 W. Powell	US Post Office	85	Institutional	
122 N. Main	Duane C. Ely Building	75	Commercial	
58 W. Powell	Gresham Masonic Lodge #152	75	Institutional	
19720 SE Stark	11-Mile marker	75	Object	
23500 SE Stark	13-Mile Marker	75	Object	
25700 SE Stark	14-Mile Marker	75	Object	
I-84 & NE 169th	Pioneer Grave	75	Object	
18706 E. Burnside	Satellite Restaurant Sign	70	Object	
101-117 N. Main	Congdon Building	60	Commercial	

Source: Gresham Historic and Cultural Resources Inventory (1990), 93-32-CPA, and Gresham Comprehensive Plan Map