

**ORDINANCE NO. 2017-03**

**ORDINANCE DESIGNATING HOME LOCATED AT 1205 CEDAR STREET  
(WASHINGTON COUNTY TAX NO. 1S306CA7800) AS A FOREST GROVE  
HISTORIC LANDMARK, FILE NO. 311-17-000011-PLNG**

**WHEREAS**, preservation of this resource will contribute to the attractiveness, historical authenticity, and cultural richness of the City of Forest Grove; and

**WHEREAS**, preservation of this resource will promote tourism and other forms of economic development, and provide a positive impact on the community; and

**WHEREAS**, Public Hearings were held before the Forest Grove Historic Landmarks Board on March 28, 2017, and before the City Council on July 10 and August 14, 2017, to consider this proposal pursuant to the provisions of Forest Grove Code §9.150 *Criteria for Landmark Designation*; and

**WHEREAS**, there is on file with the City Council a staff report which includes the criteria, facts, and conclusions which collectively are the findings supporting this request.

**NOW, THEREFORE, THE CITY OF FOREST GROVE ORDAINS AS FOLLOWS:**

**SECTION 1.** The 2005 Southside Survey identified the architecture of the house at 1205 Cedar Street as “Craftsman-influenced bungalow .... The chief decorative features typical of the bungalow style are eave brackets.” Other Craftsman elements that this house exhibits include a low-pitched roof, and a front porch with a roof supported by square columns. McAlester’s *Field Guide to American Houses* (1994) describes the one-story Craftsman house as “the most popular and fashionable smaller house in the country” and this home is a representative example.

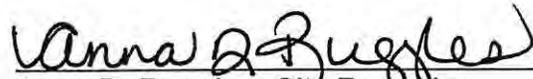
**SECTION 2.** The house at 1205 Cedar Street is representative of a typical home constructed in the early 20<sup>th</sup> Century, and, because it exhibits several architectural characteristics of the Craftsman bungalow style, it complies with Forest Grove Code §9.150(3) *Criteria for Landmark Designation* because it “*embodies distinguishing architectural characteristics, in exterior design, of a period, style, method of construction, craftsmanship, or in use of indigenous materials.*”

**SECTION 3.** Based on the above findings, the home at 1205 Cedar Street is hereby designated a Forest Grove Historic Landmark.

**SECTION 4.** This ordinance is effective 30 days following its enactment by the City Council.

**PRESENTED AND PASSED** the first reading the 10<sup>th</sup> day of July, 2017.

**PASSED** the second reading the 14<sup>th</sup> day of August, 2017.

  
\_\_\_\_\_  
Anna D. Ruggles, City Recorder

**APPROVED** by the Mayor this 14<sup>th</sup> day of August, 2017.

  
\_\_\_\_\_  
Peter B. Truax, Mayor

**Historic Landmarks Board Findings and Decision Number 2017-01  
To Recommend Approval of the House at 1205 Cedar Street  
As a Historic Landmark**

WHEREAS, the applicants filed a request to designate their home at 1205 Cedar Street as a Historic Landmark; and

WHEREAS, the Historic Landmarks Board is required to find that the structure proposed to be designated as a Historic Landmark complies with one or more of the *Criteria for Landmark Designation* as listed in Forest Grove Code §9.150; and

WHEREAS, the house at 1205 Cedar Street was documented in the 2006 Southside Survey and was found to be an Eligible Contributing resource to a potential National Historic District; and

WHEREAS, the house was not included in the nearby Painter's Woods District because districts require cohesive boundaries and no other Eligible Contributing buildings existed on the same block as 1205 Cedar Street.

The City of Forest Grove Historic Landmarks Board hereby recommends to the City Council that the house at 1205 Cedar Street be designated a Historic Landmark, making the following specific findings that it complies with one or more of the criteria listed in Forest Grove Code §9.150 *Criteria for Landmark Designation* as follows:

1. *Is associated with events that have made a significant contribution to the history of Forest Grove, Washington County, the State of Oregon, or the nation; or*

Finding: The house at 1205 Cedar Street is not associated with any events that have made a significant contribution to the history of Forest Grove or the region. Therefore, this criterion is not met.

2. *Is associated with the lives of persons holding a significant place in the history of Forest Grove, Washington County, the State of Oregon, or the nation; or*

Finding: There is no known association between the house at 1205 Cedar Street and the lives of persons holding a significant place in the history of Forest Grove, Washington County, the State of Oregon, or the nation. Rather, this home is an example of "everyman's" home, typical of homes constructed in the early 20<sup>th</sup> Century.

3. *Embodies distinguishing architectural characteristics, in exterior design, of a period, style, method of construction, craftsmanship, or in use of indigenous materials; or*

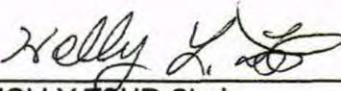
Finding: The Southside Survey identified the architecture of the house at 1205 Cedar Street as "Craftsman-influenced bungalow .... The chief decorative features typical of the bungalow style are eave brackets." Other Craftsman elements that this house exhibits include a low-pitched roof, and a front porch with a roof supported by square columns. McAlester's *Field Guide to American Houses* (1994) describes the one-story Craftsman house as "the most popular and fashionable smaller house in the country." While not high-style, the house at 1205 Cedar Street is representative of a typical home constructed in the early 20<sup>th</sup> Century, and, because it exhibits several architectural characteristics of the Craftsman bungalow style, this criterion is met.

4. *Is representative of the work of a designer, architect, or master builder who influenced the development and appearance of Forest Grove, the State of Oregon, the Pacific Northwest or the nation; or*

Finding: There is no known association with a particular designer, architect or master builder. This criterion is not met.

5. *In the case of proposed designation of a site, yields, or may be likely to yield, information in history, pre-history or archaeology.*

Finding: The proposed designation is of a building, not a site. Therefore, this criterion does not apply.

  
\_\_\_\_\_  
HOLLY TSUR Chair

April 3, 2017  
Date

**APPROVED**

Forest Grove Historic Landmarks Board  
Community Auditorium, 1915 Main Street  
March 28, 2017 -- 7:15 P.M. Page 1 of 2

**Members Present:** George Cushing, Larissa Whalen Garfias, MJ Guidetti-Clapshaw  
Kaylene Toews, Kelsey Trostle, Holly Tsur  
**Member Absent:** Jennifer Brent  
**Staff Present:** James Reitz  
**Council Liaison:** Tom Johnston  
**Citizens Present:** 03 (Scott Kistler, Vera Deines, Melody Haveluck)

1. **Call to Order:** Tsur opened the meeting at 7:19 p.m.

2. **Citizen Communication:** None.

3. **Action Items / Discussion:**

- A. **Renovation Grant Request at 2325 "A" Street (Washington County Tax Lot 1N331CC01800). File Number 311-17-000012-PLNG. Applicant: Scott Kistler.** The applicant discussed his re-roofing project, noting that it had last been replaced in 2000 with wood shingles. While he had had it professionally maintained since, because tall trees overhang the house and some of the roof is low-pitched, leaks were starting to develop. He plans on replacing the wood shingles with composition shingles.

He interviewed three contractors, and noted that he had recently replaced the gutter which his selected contractor has ensured would be retained. **Cushing/Toews to approve a \$1,000 grant. Motion carried unanimously.**

- B. **Historic Landmark Designation Nomination at 1205 Cedar Street (Washington County Tax Lot 1S306CA07800). File Number 311-17-000011. Applicant: Vera Deines.** Because it had been about ten years since the HLB last considered an individual building nomination, staff reviewed the process to be followed. Tsur called for any ex parte contacts or conflicts of interest. Cushing reported that he and the applicant were friends and she attends the same church, but that would not affect his decision. Tsur then opened the public hearing.

Deines said the house is about 103 years old and that she had owned it for 40 years. Included in her application was some background she had written concerning a visit from the granddaughter of the original builder. Deines said they had improved the house by installing a foundation, and had replaced some deteriorated windows with high-quality double-hung wood sashes. They added the enclosed back porch but installed original-style wood sashes in it too. The front porch they replaced about 10 years ago.

Board members commented that the house was an asset to the neighborhood. While it is not high-style, it is a good representative of the smaller Craftsman bungalow homes that would have been occupied by workers in the nearby sawmills in the early 20<sup>th</sup> Century. **Toews/Whalen Garfias to recommend that the City Council approve the nomination of the house at 1205 Cedar Street as a Historic Landmark. Motion carried unanimously.**

Staff will prepare the *Findings and Decision* for Tsur's signature. Once completed, this recommendation and the supporting material will be forwarded to the City Council for consideration. The date of that public hearing has not yet been determined.

- C. **CEP Grant Application Review** – Tsur reported that she and Brent had completed the grant application. The Board reviewed the draft and had no suggested edits. Tsur said she would submit the application later in the week.



# Historic Landmark Designation Staff Report and Recommendation

Community Development Department, Planning Division

**REPORT DATE:** March 21, 2017

**HEARING DATE:** March 28, 2017

**LAND USE REQUEST:** *Historic Landmark Designation of the house at 1205 Cedar Street (no known name)*

**FILE NUMBER:** 311-17-000011-PLNG

**PROPERTY LOCATION:** 1205 Cedar Street  
Washington County Tax Lot 1S306CA07800

**OWNES/APPLICANT:** Vera Deines, 1205 Cedar Street  
Forest Grove, Oregon 97116

**COMPREHENSIVE PLAN  
MAP AND ZONING MAP  
DESIGNATIONS:** Low Density Residential – Medium (LDR-A)  
Single-Family Residential (R-5)

**APPLICABLE STANDARDS  
AND CRITERIA:** Forest Grove Code §9.150  
*Criteria for Landmark Designation*

**REVIEWING STAFF:** James Reitz (AICP) Senior Planner

**RECOMMENDATION:** Staff recommends that the HLB forward the request to the City Council with a recommendation to approve the designation

## I. LAND USE HISTORY

Forest Grove Code §9.155 *Procedure for Landmark Designation* requires that the Historic Landmarks Board act on a request for a landmark designation.

While the history of this house is unknown, its architecture was documented in the Southside Survey completed in 2005 by the consulting firm Historic Preservation Northwest (see Exhibit A). Subsequent study of a potential historic district in this neighborhood documented that the home would be a Contributing Resource to a historic district. As such, it could also be individually landmarked.

The National Park Service defines a Contributing Resource as a "building, object, site, and structure that played a role or, more simply, existed at the time the event(s) associated with the proposed National Historic Landmark occurred."

The study referenced above resulted in the creation of the Painter's Woods District in 2009. In the context of the Painter's Woods District, the home was constructed during the period of significance (i.e., it existed), between 1880 and 1950. The boundary of the district did not include this house because districts need to be cohesive, and most of the homes on the same block as this house are either too new (i.e., they were built after 1950) or had been too altered to be considered a Contributing Resource (see Exhibit B).

## II. REQUIRED APPROVALS

- A. Description of Proposal: Approval of this application would result in the designation of the house at 1205 Cedar Street as a Historic Landmark.

If approved as a Historic Landmark, any subsequent changes to the exterior of the home would be subject to the provisions of DC §10.5.220(D) *Procedure for Review of Proposed Work Affecting the Exterior of Landmarks – Review Standards*. Building design elements such as changes to building height, roof types, doors and windows, etc. would need to be approved by the City. Staff would review proposals that comply with the above section. For any proposals that would vary from the standards, the HLB would review based on the *Historic District Design Guidelines* in Section V of the Design Guideline Handbook.

- B. Site Examination: The house is located on an 8,805-square-foot lot fronting Cedar Street at 12<sup>th</sup> Avenue. It is occupied by the house and landscaping; a newer detached garage has been constructed to the rear of the home (see Exhibit C, site photos). The lot is part of the Knob Hill Addition, which was platted in 1909. The home was built circa 1914.
- C. Existing Comprehensive Plan Designation and Zoning of Site and Area

LOCATION	COMPREHENSIVE PLAN DESIGNATION	ZONE DISTRICT	LAND USE
Site	Low Density Residential – Medium (LDR-A)	Single-Family Residential (R-5)	Single-Family Residential
North	Low Density Residential – Medium (LDR-A)	Single-Family Residential (R-5)	Single-Family Residential
South	Low Density Residential – Medium (LDR-A)	Single-Family Residential (R-5)	Single-Family Residential
East	Low Density Residential – Medium (LDR-A)	Single-Family Residential (R-5)	Single-Family Residential
West	Low Density Residential – Medium (LDR-A)	Single-Family Residential (R-5)	Single-Family Residential

- D. Site Design: The site design will not change as a result of this designation.
- E. Architecture: The Southside Survey identified the architecture as “Craftsman-influenced bungalow .... The chief decorative features typical of the bungalow style are eave brackets.” Other Craftsman elements that this house exhibits include a low-pitched roof, and a front porch with a roof supported by square columns. McAlester’s *Field Guide to American Houses* (1994) describes the one-story Craftsman house as “the most popular and fashionable smaller house in the country.” (See Exhibits C and D)
- F. Fiscal Impact: Designation of the house at 1205 Cedar Street as a Historic Landmark would not obligate the expenditure of any City funds. The homeowners would become eligible to apply for the HLB’s Preservation Grant for exterior projects such as painting, roofing, and porch repair, or structural projects such as foundation repair. These grants are competitive and a successful application is not guaranteed.

### III. APPROVAL CRITERIA, FINDINGS AND ANALYSIS

Forest Grove Code §9.150 *Criteria for Landmark Designation* requires that the Board find that the proposal complies with one or more of the following criteria:

- 1. Is associated with events that have made a significant contribution to the history of Forest Grove, Washington County, the State of Oregon, or the nation; or**

Finding: The house at 1205 Cedar Street is not associated with any events that have made a significant contribution to the history of Forest Grove or the region. Therefore, this criterion is not met.

- 2. Is associated with the lives of persons holding a significant place in the history of Forest Grove, Washington County, the State of Oregon, or the nation; or**

Finding: There is no known association between the house at 1205 Cedar Street and the lives of persons holding a significant place in the history of Forest Grove, Washington County, the State of Oregon, or the nation. Rather, this home is an example of "everyman's" home, typical of homes constructed in the early 20<sup>th</sup> Century.

- 3. Embodies distinguishing architectural characteristics, in exterior design, of a period, style, method of construction, craftsmanship, or in use of indigenous materials; or**

Finding: The Southside Survey identified the architecture of the house at 1205 Cedar Street as "Craftsman-influenced bungalow .... The chief decorative features typical of the bungalow style are eave brackets." Other Craftsman elements that this house exhibits include a low-pitched roof, and a front porch with a roof supported by square columns. McAlester's *Field Guide to American Houses* (1994) describes the one-story Craftsman house as "the most popular and fashionable smaller house in the country." While not high-style, the house at 1205 Cedar Street is representative of a typical home constructed in the early 20<sup>th</sup> Century, and, because it exhibits several of the architectural characteristics of the Craftsman bungalow style, this criterion is met.

- 4. Is representative of the work of a designer, architect, or master builder who influenced the development and appearance of Forest Grove, the State of Oregon, the Pacific Northwest or the nation; or**

Staff Analysis and Finding: There is no known association with a particular designer, architect or master builder. This criterion is not met.

- 5. In the case of proposed designation of a site, yields, or may be likely to yield, information in history, pre-history or archaeology.**

Staff Analysis and Findings: The proposed designation is of a building, not a site. Therefore, this criterion does not apply.

#### IV. ALTERNATIVES

The Historic Landmarks Board may approve, continue deliberations to a date certain, or deny this request.

#### V. RECOMMENDATION

The proposed designation of the house appears to meet at least one of the designation criteria: it embodies distinguishing architectural characteristics of the Craftsman bungalow style. Therefore, staff recommends approval of the request to designate the house at 1205 Cedar Street as a Historic Landmark.

#### VI. LIST OF EXHIBITS

The following exhibits were received, marked, and entered into the record as evidence for this application at the time this staff report was written. Exhibits received after the date of this report will be marked beginning with the next consecutive letter and will be entered into the record at the time the public hearing is opened, prior to oral testimony.

- Exhibit A**      Historic Resource Survey Form
- Exhibit B**      Southside Survey Map and Historic District Boundary Maps
- Exhibit C**      Site Photos
- Exhibit D**      McAlester's *Field Guide to American Houses* pp. 452-453
- Exhibit E**      House "History"

EXHIBIT A

Historic Resource Survey Form

**GON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM**

Note: For properties 35 years old and newer, starred (\*) sections are the only required fields.

\*County: **Washington**

*Street Address: <b>1205 CEDAR ST</b>				*City: <b>Forest Grove</b>			
USGS Quad Name: <b>Forest Grove</b>			UTM (NAD83) Zone: <b>10</b>		Northing: <b>5039714</b>		Easting: <b>491661</b>
Township: <b>01S</b>	Range: <b>03W</b>	Section: <b>06</b>	Block: <b>7</b>	Lot: <b>9-11x</b>		Map #: <b>1S306CA</b>	Tax Lot #: <b>7800</b>
Historic Name:						Grouping or Cluster Name:	
*Date of Construction: <b>c. 1914</b>		Other Name:					
Historic Use or Function: <b>Single-family residence</b>			*Current Use: <b>Single-family residence</b>			Associated Archaeological Site: <b>Unknown</b>	
Architectural Classification(s): <b>Bungalow</b>				Plan Type/Shape: <b>Rectangle</b>		Number of Stories: <b>1</b>	
Foundation Material: <b>Poured concrete</b>				Structural Framing: <b>Platform</b>		Moved? <b>Unknown</b>	
Roof Type/Material: <b>Front gable / Composition shingle</b>				Window Type/Material: <b>1/1 wood double hung; 8-pane casement</b>			
Exterior Surface Materials Primary: <b>Lap</b>			Secondary:		Decorative:		
Exterior Alterations or Additions/Approximate Date: <b>Rebuilt porch (1990s); windows and siding on north elevation (1990s); early addition on rear/east.</b>							
Number and type of associated resources: <b>Garage to east (1)</b>							
Integrity: <b>Good</b>		Condition: <b>Good</b>		Local Ranking:		National Register Listed? <b>No</b>	
Preliminary National Register Findings:		Potentially Eligible: <input type="checkbox"/> Individually or <input checked="" type="checkbox"/> As a contributing resource in a district Not Eligible: <input type="checkbox"/> Intact but lacks distinction <input type="checkbox"/> Altered (choose one): <input type="checkbox"/> Reversible/Potentially eligible individually or in district <input type="checkbox"/> Reversible/Ineligible as it lacks distinction <input type="checkbox"/> Not 50 years old <input type="checkbox"/> Irrecoverable loss of integrity					
Description of Physical and Landscape Features: <p>The Craftsman-influenced bungalow at 1205 Cedar Street was built circa 1914. The structure consists of a long rectangular volume with a dominant west-east axis. The porch projects from the front of the building and has a ridge that is only slightly lower than that of the house. The porch was rebuilt in the 1990s with a new deck as well as nondescript wood posts and railing. The dominant window type is the 1/1 wood double-hung sash. A detached two-car garage dating to the 1940s lies to the rear (east) and has a north-south orientation. Its exterior walls are clad in vertical groove plywood. The original garage was most likely attached to the rear of the house by a partial breezeway. This garage was filled in at an early date and features contrasting 8-pane casement windows. The chief decorative features typical of the bungalow style are eave brackets. The house is clad in lap siding. All roof surfaces feature asphalt composition shingles. The bulk of the structure's alterations can be found along the north wall, which is largely hidden from view. They include some vertical groove plywood siding toward the rear (east), as well as one vinyl 1/1 double-hung window. The grounds are notable for a three-foot diameter oak to the southwest of the house and a two-foot diameter cedar to the northwest.</p>							
Statement of Significance [Required ONLY for Intensive Level Surveys] (use additional sheets if necessary)							
*Researcher/Organization: <b>Bernadette Niederer / HPNW</b>						*Date Recorded: <b>3/8/2005</b>	
Survey Form (Page 1 of 3)				Local Designation #		SHPO #	

OREGON INVENTORY OF HISTORIC PROPERTIES  
 HISTORIC RESOURCE SURVEY FORM

\*County: **Washington**

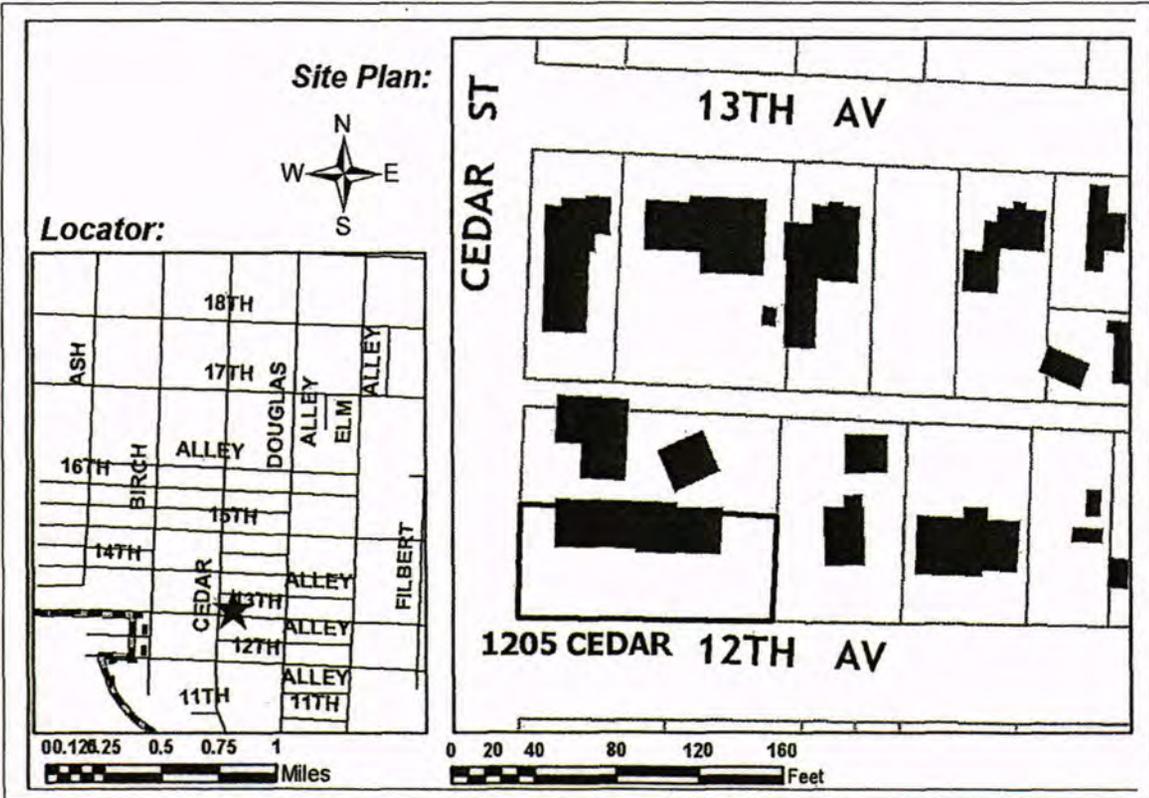
\*Street Address: **1205 CEDAR ST**

\*City: **Forest Grove**

Photo:



Location:



*Researcher/Organization: <b>Bernadette Niederer / HPNW</b>			*Date Recorded: <b>3/8/2005</b>	
Survey Form (Page 2 of 3)	*Photo Roll# <b>9</b>	*Frame #(s) <b>8</b>	Local Designation #	SHPO #

EXHIBIT B

Southside Survey Map

And

Historic District Boundary Maps

# Southside Survey - Property Types

## City of Forest Grove

2005 Historic Resource Survey

Historic Preservation Northwest  
August 2005

### Preliminary National Register Findings

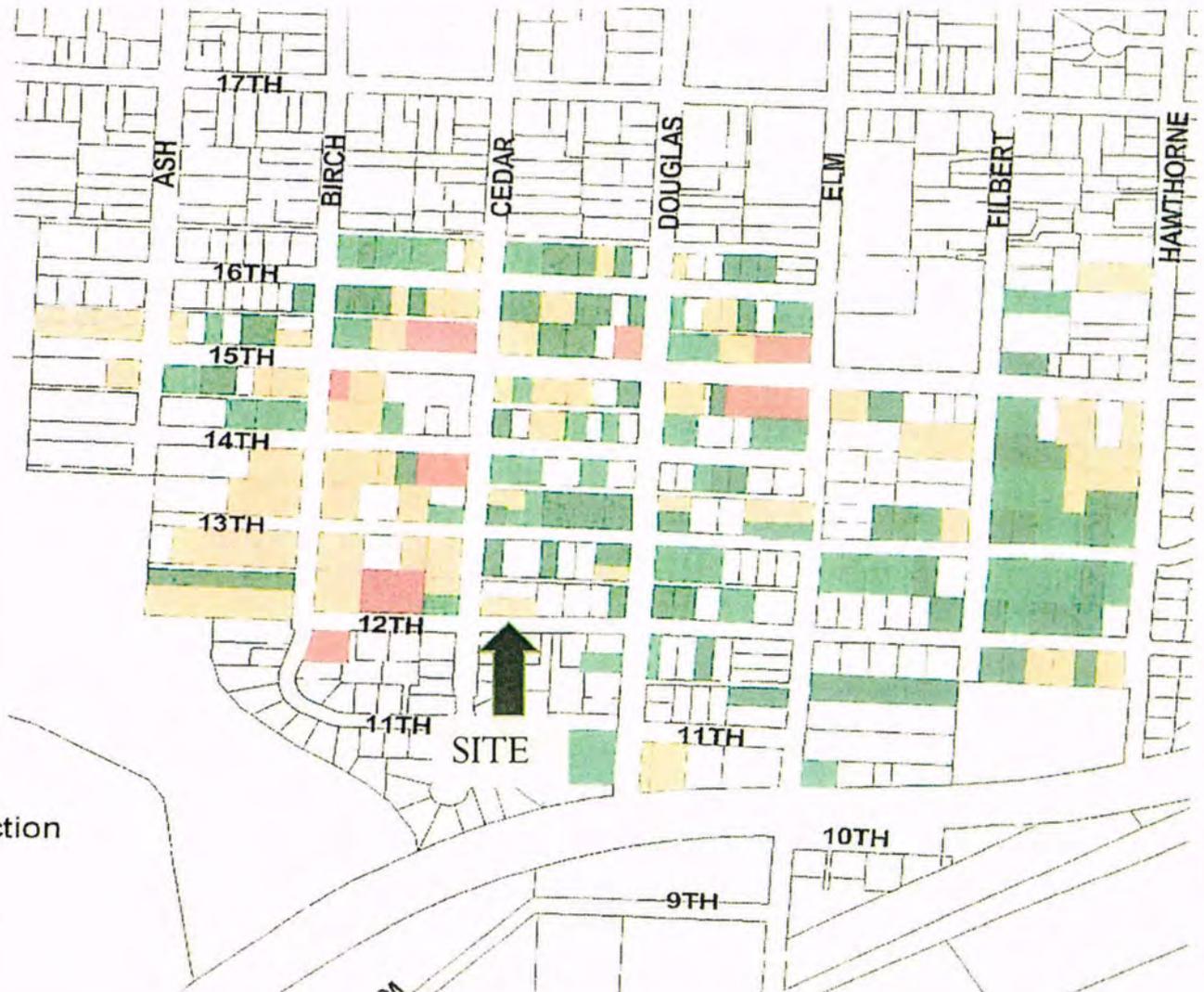


#### Eligible Properties

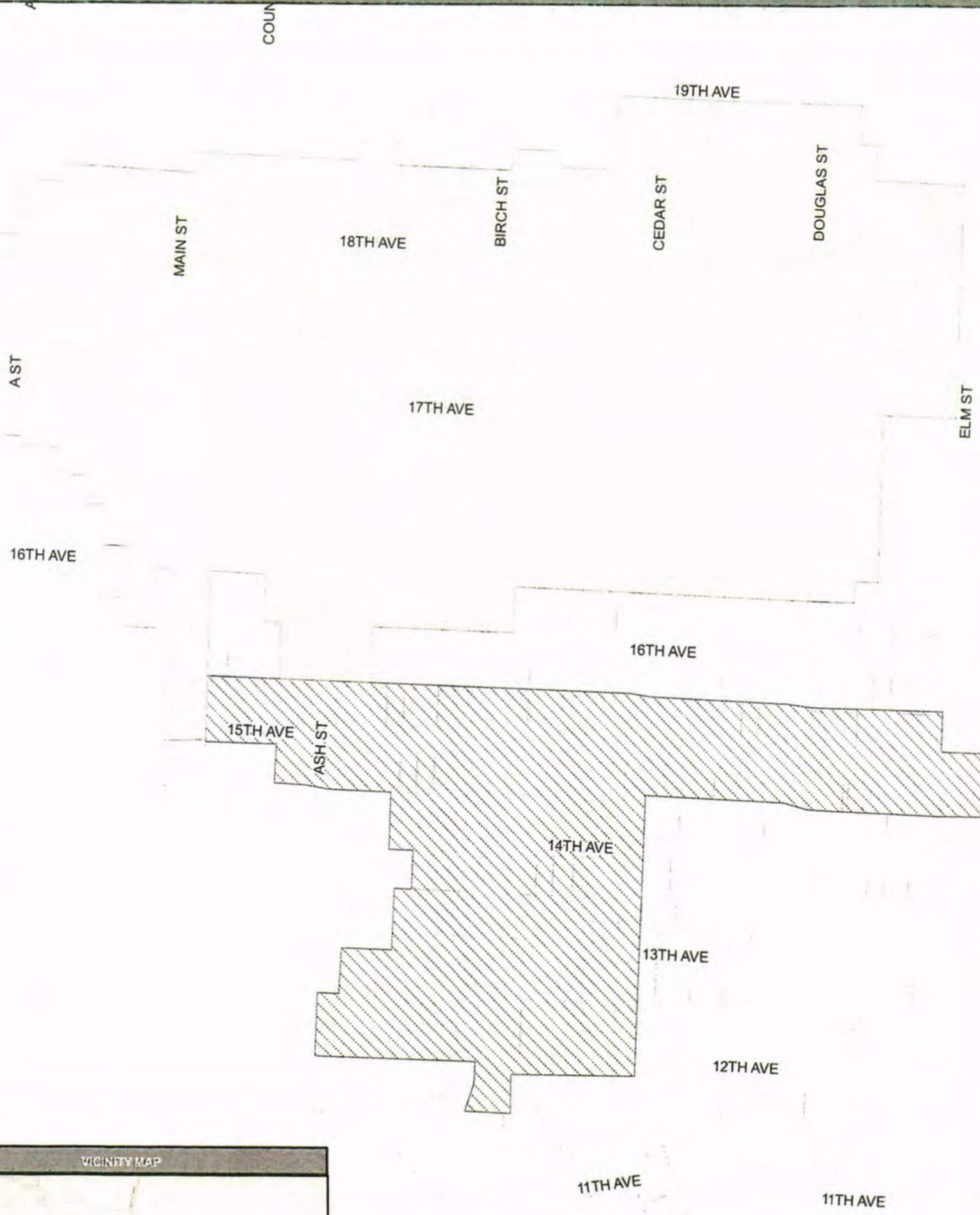
- Individually Listed
- Eligible-Individual
- Eligible-District

#### Non-Eligible Properties

- Altered-Reversible
- Altered-Irreversible
- Altered-Lacks Distinction
- Lacks Distinction
- Less than 50 Years



# CITY OF FOREST GROVE - PAINTER'S WOODS AND CLARK HISTORIC DISTRICTS



VICINITY MAP



PAINTER'S WOODS AND CLARK HISTORIC DISTRICTS

## Legend

-  Painter's Woods Historic District
-  Clark Historic District

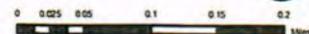
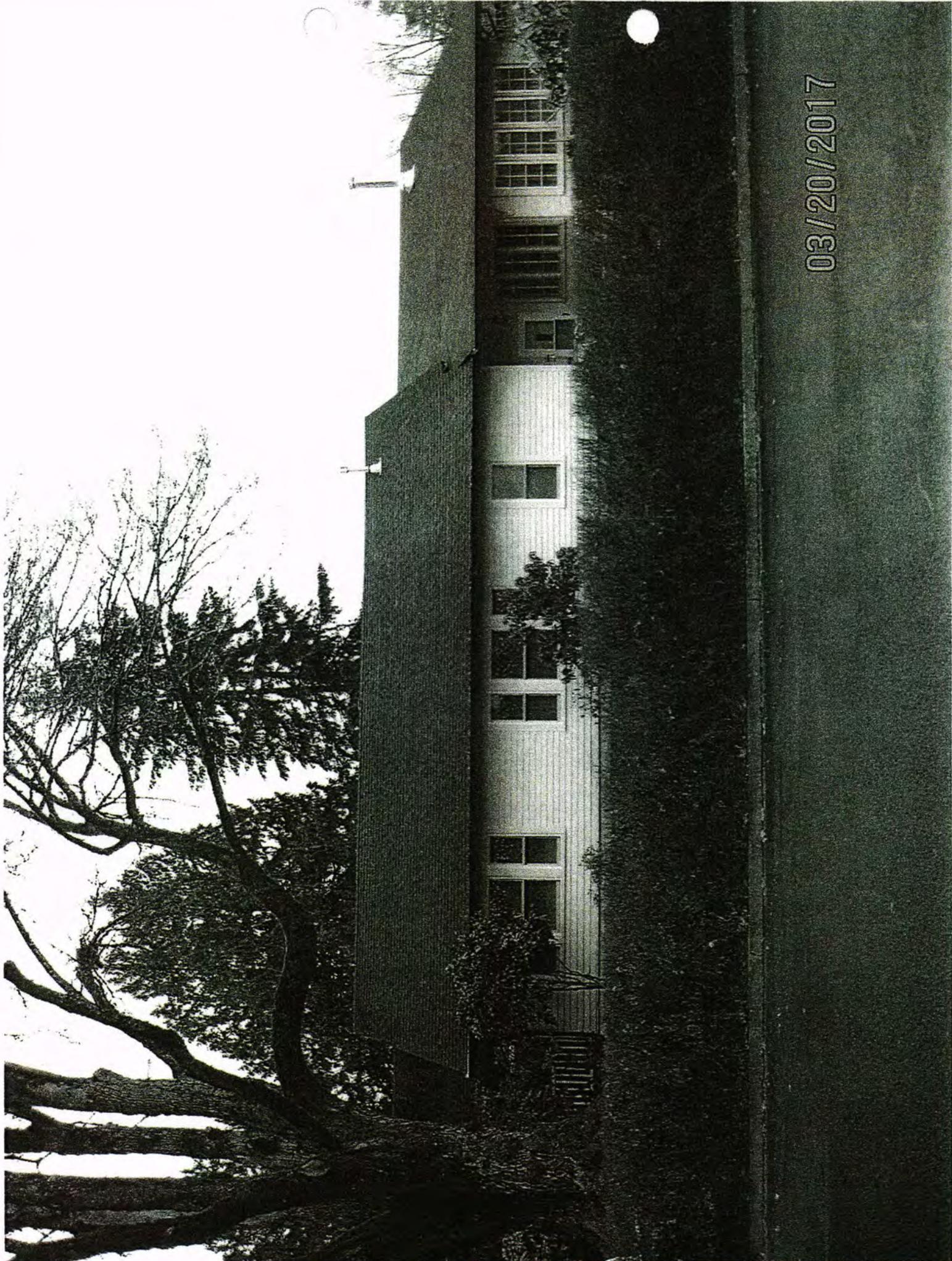


EXHIBIT C

Site Photos



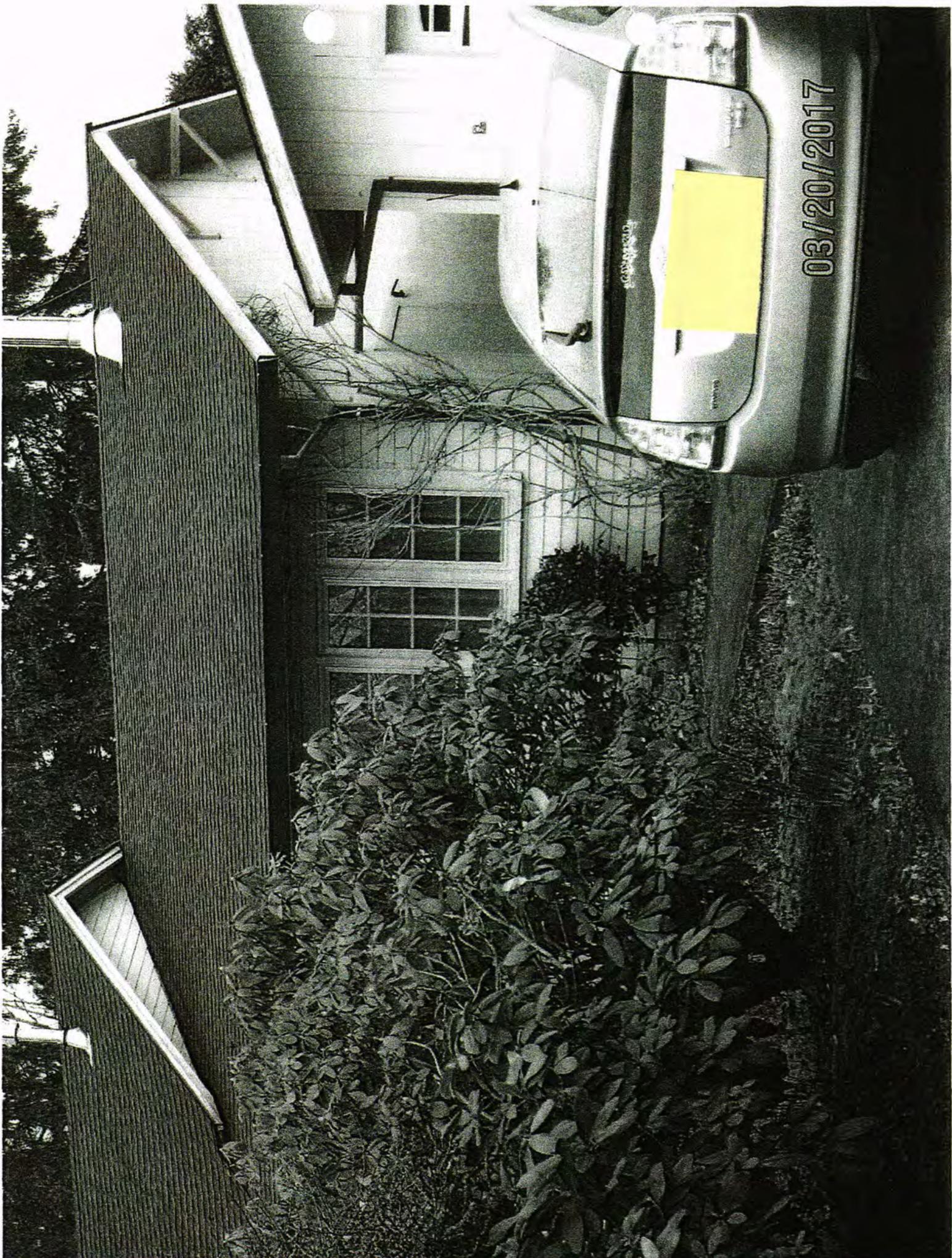
03/20/2017



03/20/2017



03/20/2017



03/20/2017

SAVANA

EXHIBIT D

McAlester's *Field Guide to American Houses*

pp. 452-453



FRONT-GABLED ROOF



pages 436-7

CROSS-GABLED ROOF



pages 458-9

SIDE-GABLED ROOF



pages 460-2

HIPPED ROOF



page 463

PRINCIPAL SUBTYPES

IDENTIFYING FEATURES

Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, either full- or partial-width, with roof supported by tapered square columns; columns or pedestals frequently extend to ground level (without a break at level of porch floor).

PRINCIPAL SUBTYPES

Four principal subtypes can be distinguished:

**FRONT-GABLED ROOF**—About one-third of Craftsman houses are of this subtype. Porches, which may either be full- or partial-width, are almost evenly divided between those sheltered beneath the main roof and those with separate, extended roofs. Most examples of this subtype are one-story, but one-and-a-half- and two-story examples are not uncommon; dormers are found in only about 10 percent of this subtype.

**CROSS-GABLED ROOF**—Cross-gabled examples make up about one-fourth of Craftsman houses. Of these, three-quarters are one-story examples; dormers occur on about 20 percent. Porches are varied, but by far the most common type is a partial-width, front-gabled porch, its roof forming the cross gable.

**SIDE-GABLED ROOF**—About one-third of Craftsman houses are of this subtype. Most are one-and-a-half stories high with centered shed or gable dormers. Porches are generally contained under the main roof, sometimes with a break in slope. Two-story examples commonly have added, full-width porches. This subtype is most common in the northeastern and midwestern states.

**HIPPED ROOF**—These make up less than 10 percent of Craftsman houses; they are almost equally divided between one- and two-story examples. This subtype is similar to some simple Prairie houses, which normally lack the exposed rafters and other typical Craftsman details.

VARIANTS AND DETAILS

**PORCH ROOF SUPPORTS**—Columns for supporting the porch roofs are a distinctive and variable detail. Typically short, square upper columns rest upon more massive piers, or upon a solid porch balustrade. These columns, piers, or balustrades frequently begin directly

EXHIBIT E

Home "History"

A Historic Note...1205 Cedar Street by Vera J. Deines

One warm summer day in 1993, as my two young children and I were planting flowers in the front yard, a van pulled into our drive way. An older women rolled down her window and stated that her Mother, who was in the passenger seat, had been longing to once again see the interior of this house. Her father had built it back in the early 1900's with his brother.

We invited them inside, cleaned up and served them cookies and ice tea anxious to hear her story. She introduced herself as Victory Eades, looked around the room and laughed as she told about her room on the SE side of the house and related how she used to sneak out the window and run over to the strawberry patch that existed back behind the house when the property included the other half of the 3-lot yard that had since been sold off during the 1940's. That strawberry patch, she stated, paid for her finishing school at Laurelwood later on in her life.

She told of her father and brother getting the lumber from the near by train depot just south of the property and how they boarded in the old victorian (Castle School) across the street during the building process.

Once they moved in, her father got a job as the ice man delivering large cubes of ice for the iceboxes with his wagon around the town. She laughed and said, things weren't paved like they are now. All the streets were dirt, and she remembered walking along the boardwalks of downtown Forest Grove and being afraid of the bees that lived under its boards.

She remembered the wood stove where her mom cooked their meals that used to be on S side wall of the kitchen and the wood stove that kept them warm that used to be over in that NW corner of the dining room. Her father's bedroom was the front one overlooking the porch.

She was getting tired and their time had run out.... these were the stories they left behind that warm summer day.



*A place where families and businesses thrive.*

<i>CITY RECORDER USE ONLY:</i>	
AGENDA ITEM #:	<u>6</u>
MEETING DATE:	<u>7/10/17</u>
FINAL ACTION:	<u>to read</u>

*ord 2017-03*

**CITY COUNCIL STAFF REPORT**

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**TO:** *City Council*

**FROM:** *Jesse VanderZanden, City Manager*

**MEETING DATE:** *July 10, 2017*

**PROJECT TEAM:** *Jon Holan, Community Development Director  
James Reitz (AICP) Senior Planner*

**SUBJECT TITLE:** *Adoption of an Ordinance to Designate the House at 1205 Cedar Street as a Historic Landmark*

**ACTION REQUESTED:**

<input checked="" type="checkbox"/>	<b>Ordinance</b>	<input type="checkbox"/>	<b>Order</b>	<input type="checkbox"/>	<b>Resolution</b>	<input type="checkbox"/>	<b>Motion</b>	<input type="checkbox"/>	<b>Informational</b>
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*X all that apply*

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**ISSUE STATEMENT:** This is a request to apply the "HL" Historic Landmark designation to one home.

**BACKGROUND:** Designation of a Historic Landmark is a three-step process: research and documentation by an applicant, which is then reviewed by the Historic Landmarks Board (HLB) and City Council. The house at 1205 Cedar Street appears to meet at least one of the designation criteria, as it embodies distinguishing architectural characteristics of the Craftsman bungalow style.

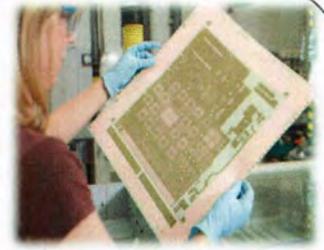
This request was reviewed by the Historic Landmarks Board (HLB), which voted to recommended approval of the request.

**FISCAL IMPACT:** Adoption of this ordinance does not obligate the expenditure of any City funds, nor are there any tax implications when designating a structure as a Historic Landmark. If so designated, the house would become eligible for the HLB's Preservation Grant program to assist with exterior and structural projects.

**STAFF RECOMMENDATION:** Staff recommends that the City Council adopt the attached ordinance.

**ATTACHMENTS:**

- A. PowerPoint Presentation Slides
- B. Ordinance to Designate 1205 Cedar Street a Historic Landmark
- C. Historic Landmarks Board Findings and Decision
- D. Staff Report



# City Council Meeting July 10, 2017

## HISTORIC LANDMARK DESIGNATION

### 1205 CEDAR STREET

James Reitz (AICP), Senior Planner

*A place where families and businesses thrive.*

# Southside Survey - Property Types

## City of Forest Grove

2005 Historic Resource Survey

Historic Preservation Northwest  
August 2005

### Preliminary National Register Findings



#### Eligible Properties

- Individually Listed
- Eligible-Individual
- Eligible-District

#### Non-Eligible Properties

- Altered-Reversible
- Altered-Irreversible
- Altered-Lacks Distinction
- Lacks Distinction
- Less than 50 Years





# Designation Criteria

Forest Grove Code §9.150 *Criteria for Landmark Designation* requires the City Council to find that the proposal complies with one or more of the following criteria:

1. Is associated with events that have made a significant contribution to the history of Forest Grove, Washington County, the State of Oregon, or the nation; or
2. Is associated with the lives of persons holding a significant place in the history of Forest Grove, Washington County, the State of Oregon, or the nation; or
3. Embodies distinguishing architectural characteristics, in exterior design, of a period, style, method of construction, representative of the work of a designer, architect, or master builder who influenced the development and appearance of Forest Grove, the State of Oregon, the Pacific Northwest or the nation; or
4. Is representative of the work of a designer, architect, or master builder who influenced the development and appearance of Forest Grove, the State of Oregon, the Pacific Northwest or the nation; or
5. In the case of proposed designation of a site, yields, or may be likely to yield, information in history, pre-history or archaeology.

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## Front (Cedar Street) Elevation



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## Side (12<sup>th</sup> Avenue) Elevation



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# Craftsman Bungalow Elements



Low-Pitched Roof

Eave Brackets

Porch With Square Columns

06/19/2017

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## Designation Finding

*Embodies distinguishing architectural characteristics, in exterior design, of a period, style, method of construction, craftsmanship, or in use of indigenous materials.*

The Southside Survey identified the architecture of the house at 1205 Cedar Street as “Craftsman-influenced bungalow . . . . The chief decorative features typical of the bungalow style are eave brackets.” Other Craftsman elements that this house exhibits include a low-pitched roof, and a front porch with a roof supported by square columns. McAlester’s *Field Guide to American Houses* (1994) describes the one-story Craftsman house as “the most popular and fashionable smaller house in the country.” While not high-style, the house at 1205 Cedar Street is representative of a typical home constructed in the early 20<sup>th</sup> Century, and, because it exhibits several architectural characteristics of the Craftsman bungalow style, this criterion is met.

Date: July 10, 2017

Agenda Item: 6.

Subject: PUBLIC HEARING AND FIRST READING OF ORDINANCE NO. 2017-03  
DESIGNATING HOME LOCATED AT 1205 CEDAR STREET (WASHINGTON COUNTY TAX NO. 1S306CA7800) AS A FOREST GROVE HISTORIC LANDMARK, FILE NO. 311-17-000011-PLNG

# CITY COUNCIL MEETING

## Request to Testify at Public Hearing

**Public Hearings – Public hearings are held on each matter required by state law or City policy. Anyone wishing to testify should sign-in for the Public Hearing prior to the meeting. The Mayor or presiding officer will review the complete hearing instructions prior to testimony. The Mayor or presiding officer will call the individual or group by the name given on the sign-in form. When addressing the Mayor and Council, please move to the witness table (center front of the room). Each person should speak clearly into the microphone and must state their first and last name and provided a mailing address for the record. All testimony is electronically recorded. In the interest of time, Public Hearing testimony is limited to three minutes unless the Mayor or presiding officer grants an extension. Written or oral testimony is heard prior to any Council action.**

*Please sign-in below to testify.*

**PROPONENTS:** (Please print legibly)

**First & Last Name:**

**Address:**

**City, State & Zip Code:**

<hr/>	<hr/>

**OPPONENTS:** (Please print legibly)

**First & Last Name:**

**Address:**

**City, State & Zip Code:**

<hr/>	<hr/>

**OTHERS:** (Please print legibly)

**First & Last Name:**

**Address:**

**City, State & Zip Code:**

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FIRST READING:



**ORDINANCE NO. 2017-03**

**ORDINANCE DESIGNATING HOME LOCATED AT 1205 CEDAR STREET  
(WASHINGTON COUNTY TAX NO. 1S306CA7800) AS A FOREST GROVE  
HISTORIC LANDMARK, FILE NO. 311-17-000011-PLNG**

**WHEREAS**, preservation of this resource will contribute to the attractiveness, historical authenticity, and cultural richness of the City of Forest Grove; and

**WHEREAS**, preservation of this resource will promote tourism and other forms of economic development, and provide a positive impact on the community; and

**WHEREAS**, Public Hearings were held before the Forest Grove Historic Landmarks Board on March 28, 2017, and before the City Council on July 10 and August 14, 2017, to consider this proposal pursuant to the provisions of Forest Grove Code §9.150 *Criteria for Landmark Designation*; and

**WHEREAS**, there is on file with the City Council a staff report which includes the criteria, facts, and conclusions which collectively are the findings supporting this request.

**NOW, THEREFORE, THE CITY OF FOREST GROVE ORDAINS AS FOLLOWS:**

**SECTION 1.** The 2005 Southside Survey identified the architecture of the house at 1205 Cedar Street as “Craftsman-influenced bungalow .... The chief decorative features typical of the bungalow style are eave brackets.” Other Craftsman elements that this house exhibits include a low-pitched roof, and a front porch with a roof supported by square columns. McAlester’s *Field Guide to American Houses* (1994) describes the one-story Craftsman house as “the most popular and fashionable smaller house in the country” and this home is a representative example.

**SECTION 2.** The house at 1205 Cedar Street is representative of a typical home constructed in the early 20<sup>th</sup> Century, and, because it exhibits several architectural characteristics of the Craftsman bungalow style, it complies with Forest Grove Code §9.150(3) *Criteria for Landmark Designation* because it “*embodies distinguishing architectural characteristics, in exterior design, of a period, style, method of construction, craftsmanship, or in use of indigenous materials.*”

**SECTION 3.** Based on the above findings, the home at 1205 Cedar Street is hereby designated a Forest Grove Historic Landmark.

**SECTION 4.** This ordinance is effective 30 days following its enactment by the City Council.

**PRESENTED AND PASSED** the first reading the 10<sup>th</sup> day of July, 2017.

**PASSED** the second reading the 14<sup>h</sup> day of August, 2017.

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Anna D. Ruggles, City Recorder

**APPROVED** by the Mayor this 14<sup>th</sup> day of August, 2017.

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Peter B. Truax, Mayor



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## NOTICE OF PUBLIC HEARING FOREST GROVE CITY COUNCIL

**NOTICE IS HEREBY GIVEN** that the Forest Grove City Council will hold a Public Hearing on **Monday, July 10, 2017, at 7:00 p.m.** or thereafter, in the Community Auditorium, 1915 Main Street, to review the following proposal:

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**Item:** Historic Landmark Designation of the house at 1205 Cedar Street (no known historic name)  
**File Number:** 311-17-000011-PLNG  
**Location:** 1205 Cedar Street (Washington County tax lot 1S306CA-07800)  
**Applicant:** Vera Deines  
**Criteria:** Forest Grove Code Section 9.150 *Criteria for Landmark Designation*

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At this time and place all persons will be given a reasonable opportunity to give testimony about this proposal. If an issue is not raised in the hearing (by person or by letter) or if the issue is not explained in sufficient detail to allow the Council to respond to the issue, then that issue cannot be used for an appeal to the Land Use Board of Appeals (LUBA).

If additional documents or evidence are provided in support of the application, any party shall be entitled to a continuance of the hearing. Information pertaining to this request may be obtained from Senior Planner James Reitz at the Community Development Department, 1924 Council Street, (503) 992-3224, between 9 a.m. and 5 p.m. ([jreitz@forestgrove-or.gov](mailto:jreitz@forestgrove-or.gov)). The staff report will be available seven days prior to the hearing. A copy of the report is available for inspection before the hearing by visiting the City's website at [www.forestgrove-or.gov](http://www.forestgrove-or.gov).

**Anna D. Ruggles, CMC, City Recorder**  
City of Forest Grove

**To be published Wednesday, July 5, 2017**  
**NewsTimes**



6605 S.E. Lake Road, Portland, OR 97222  
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 E-mail: [legals@commnewspapers.com](mailto:legals@commnewspapers.com)

**AFFIDAVIT OF PUBLICATION**

State of Oregon, County of Washington, SS I, Kathy Snyder, being the first duly sworn, depose and say that I am the Accounts Receivables Manager of the **Forest Grove News-Times**, a newspaper of general circulation, published at Forest Grove, in the aforesaid county and state, as defined by ORS 193.010 and 193.020, that

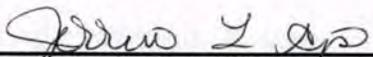
**City of Forest Grove**  
**Notice of Public Hearing** – File 311-17-000011 PLNG  
**FGNT15906338**

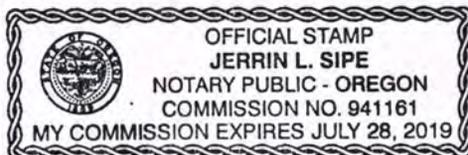
a copy of which is hereto attached, was published in the entire issue of said newspaper for

**1**  
 week in the following issue:  
**July 5, 2017**

  
 Kathy Snyder, Accounts Receivables Manager

Subscribed and sworn to before me this July 5, 2017.

  
 NOTARY PUBLIC FOR OREGON



Acct #298024  
 PO #: 20165070  
**Attn: Anna Ruggles**  
 City of Forest Grove  
 PO Box 326  
 Forest Grove, OR 97116  
 Size: 2 x 5.56"  
 Amount Due: \$106.20\*  
 \*Please remit to the above address.

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**Anna D. Ruggles, CMC, City Recorder**  
**City of Forest Grove**

Published NewsTimes  
 Wednesday July 5, 2017. FGNT15906338

Date: August 14, 2017

Agenda Item: 7.

Subject: CONTINUE PUBLIC HEARING FROM JULY 10, 2017: SECOND READING OF ORDINANCE NO. 2017-03 DESIGNATING HOME LOCATED AT 1205 CEDAR STREET (WASHINGTON COUNTY TAX NO. 1S306CA7800) AS A FOREST GROVE HISTORIC LANDMARK, FILE NO. 311-17-000011-PLNG

# CITY COUNCIL MEETING

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