

Troutdale's Historic Resources Periodic Review: Goal 5



2010 Update: Historic Resources



The three major tasks of this project included:

- 1) Re-evaluate and update the existing list of historic resources identified from the 1970s to 1990s
- 2) Evaluate the local preservation program. What has been accomplished over the last 20 years since 1990 comp plan completed.
- 3) Review the local historic preservation ordinance (Community Resource Protection Overlay Zone)

Locally Designation Properties



Harlow House: 1900



Methodist Episcopal Church: 1895

- **Eight (8)** Historic Resources designated locally & protected under the Community Resources Protection Overlay Zone
- Includes two National Register properties: Harlow House & Methodist Church

(note: the Multnomah County Poor Farm and Historic Columbia River Highway is listed on the National Register but not locally designated)

Copper Beach Tree: Stark and Troutdale Road



Althaus House & Black Walnuts



Douglas Cemetery



Mt. View Cemetery



Oregon White Oak: 3645 SE Harlow



Railroad Depot



"A" List: p. 2 in packets

Preliminary Evaluation

(these properties are not currently reviewed under city ordinance)

Historic Resources that might be **Potentially Eligible for the National Register Individually or Eligible as part of a Group Nomination (Multiple Property Submission)**



Buildings (16) identified that retained architectural integrity and/or had historic interest

- Water tower (1)
- School (1)
- Public Building-City Hall (1)
- Commercial Buildings (4)
- Residences (9)

"B" List: p. 2 in packets

Of Historic Interest but Need More Research



Historic Resources (15) Identified

- Bridge and Railroad (2)
- Commercial Buildings (6)
- Residences (7)

"C" List: p. 2 in packets

Other Categories

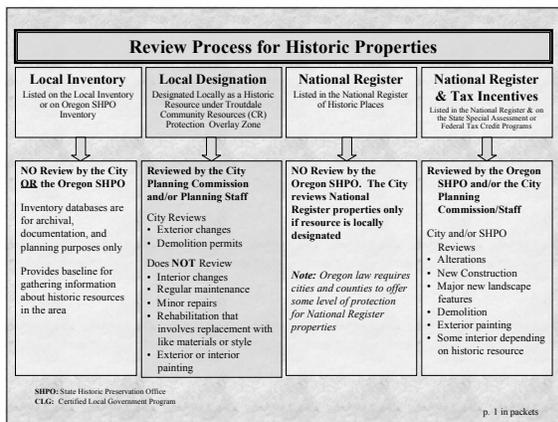


- Need more research to determine location & extend of linear features
Mostly roads & linear features (5)
- Of historic interest but diminished architectural integrity: Altered (6)
- Remove from list-Demolished (4)
- Protected-SHPO determined eligible or listed (2) Historic Columbia River Highway & US Army Corps of Engineers Lab (NW Graham Road)

Recommended for Local Designation (2010)



- **City Hall**, 104 SE Kibling Street
- **Troutdale Elementary School**, 648 SE Harlow
- **Strebin House**, 2720 Troutdale Road: *owner consented*
- **Olsen House**, 2611 S. Troutdale Road: *owner consented*



Recommended Revisions to the COMMUNITY RESOURCE (CR) PROTECTION OVERLAY DISTRICT ZONE

- Add separate **Definition Section** or Language
- Change historic **building, site, or structure** to **Historic Resource** (includes buildings, sites, districts, structures, & objects)
- Change language in **Designation Procedure** (use National Register criteria)
- Add provision that National Register properties will automatically be designated locally and protected under the **CR Zone**
- Update and/or add **Exterior Alterations, New Construction, Moving, & Demolition Sections**
- Add section stating that **Owner Consent** is required before designating a historic resource (except for public buildings)
- **Note:** Retain provisions in current ordinance about *authorizing use through a conditional use, which can be shown to contribute to preservation of the historic resources.*

p. 7 in packets

Recap of City Preservation Program since 1990 Comp Plan



- No new historic resources designated since 1993 except trees
- Four historic buildings demolished
- Six altered so much that they no longer reflect the historic character
- No new preservation incentives added locally

Why Preserve Historic Resources?



- "Love the property." Beautiful architecture, has been in the family for generations, interesting history
- Conserves materials and energy
- Creates a unique sense of place/neighborhood
- Enhances livability
- Increases tourism, attracts local businesses and residents
- Eligible for financial incentives
- Economic development tool
- Tourism of historic site in Oregon a major attraction

Oregon Arts Commission 2006 Study



Cultural and Heritage Tourism

“Exploring Authentic Oregon: Importance of Cultural Tourism”

- ❑ Research shows that cultural and heritage tourists spend more than other travelers and are more likely to stay at local hotels and eat at neighborhood restaurants
- ❑ Tourism is Oregon’s largest trade-sector industry. Nationally, 81% of all adults who traveled 50 miles or more visit cultural or historic sites

First Steps in Developing a Community Wide Preservation Program



A voluntary, proactive, positive approach to preserving Troutdale’s historic resources:

- **Designate** historic resources from 2010 Comp Plan Update study
- Revise the **Community Resource Protection Overlay Zone Ordinance** to strengthen, update, and standardize with State and Federal preservation guidelines **and** establish a **Historic Landmarks Commission**
- Apply for **CLG Certification** to enable to establish a funding base for Historic Preservation projects and programs

Certified Local Government (CLG) Program



WHAT is a CLG?
The CLG Program offers recognition to local governments that have established a local historic preservation program. The **nationwide CLG program** offers financial and technical assistance and is administered by the State Historic Preservation Office (SHPO) in Oregon.

HOW do Communities become Active CLGs?

- Establish a historic preservation **ORDINANCE**
- Create a **PRESERVATION COMMISSION** to oversee the preservation program
- **Provide** for public **EDUCATION** and participation,
- **Conduct** and maintain a **SURVEY** and inventory of historic properties

What are the BENEFITS of becoming a CLG?

- **Increase local preservation activities** & links with the nationwide preservation network
- **Eligible for grants** to assist in the local preservation programs
- **Receives technical assistance and training** from the SHPO about historic preservation
- **Promote** pride in and understanding of a community’s history

CLG’s in Oregon

• Albany	• Falls City	• McMinnville
• Ashland	• Hillsboro	• Portland
• Astoria	• Hood River	• Roseburg
• Baker City	• Independence	• Salem
• Canby	• Jacksonville	• Silverton
• Corvallis	• Lake Oswego	• Springfield
• Cottage Grove	• North Bend	• St. Helens
• Enterprise	• Oakland	• The Dalles
• Eugene	• Oregon City	• West Linn
	• Monument	• Several Counties

Note: Gresham is currently applying for CLG certification

Types of Programs Eligible through CLG Grant Program (not mandatory)



- **Reconnaissance-level survey** to include in SHPO database
- **Intensive level survey;** develop more history & architecture to add to historic database
- **Designate historic resources** as local landmarks
- **Landmarks board training**
- **Develop local incentives** including facade improvement programs, reduced fees for Historic Landmarks review permits, and special consideration historic properties
- **Design guidelines**
- **Interpretive Material:** Walking tour brochures, workshops, displays
- **Multiple property submission** for the National Register and individual nominations (p.5 in packets)
- **Building plaques and website design**
- **Pre-development architectural and engineering studies**
- **Development projects** including rehabilitation

Benefits and Incentives for Historic Resources

Local Inventory	Local Designation	National Register
Listed on the Local Inventory or on Oregon SHPO Inventory	Designated Locally as a Historic Resource under Troutdale Community Resources (CR) Protection Overlay Zone	Listed in the National Register of Historic Places
BENEFITS & INCENTIVES: Documents historic resource for ARCHIVAL purposes as a record of the City’s built environment Gathers and records historic information for INTERPRETIVE material, walking tours, etc. Identifies historic resources for PLANNING purposes Information used to EVALUATE SIGNIFICANCE for possible local landmark designation or National Register listing	ADDITIONAL BENEFITS & INCENTIVES: Helps create and maintain Troutdale’s unique SENSE OF PLACE Helps PROTECT the City’s historic resources by reviewing major alterations and demolition Allows some BUILDING CODE LENIENCY under Section 3407.1 of the OR Structural Specialty Code (building code) Allows the PC to authorize (through CONDITIONAL USE process) any use that can be shown to help preserve or reuse the historic resource Technical ASSISTANCE & guidance from SHPO	ADDITIONAL BENEFITS & INCENTIVES: Eligibility for federal TAX CREDITS; deduct 20% of the cost of rehabilitation for income producing properties Eligible for Oregon SPECIAL ASSESSMENT; Apply for 10-year freeze on assessed value of property to allow for rehabilitation Eligible for Preserving Oregon & CLG GRANTS (if City is certified into the program) & others Considerations in PLANNING for federally permitted, licensed, or funded projects ECONOMIC development and marketing tool

SHPO: State Historic Preservation Office
CLG: Certified Local Government Program

ACTION ITEMS Recommendations to City Council			
	OPTION A Maintenance	OPTION B	OPTION C Status Recommended by 0-07 & 08
PROPOSED	<ul style="list-style-type: none"> 01. Implement the recommended maintenance program as a permanent requirement. (Recommendation 0-07) 02. Implement the recommended maintenance program as a temporary measure until the City Council approves a permanent program. (Recommendation 0-07 & 08) 03. Implement the recommended maintenance program as a temporary measure until the City Council approves a permanent program. (Recommendation 0-07 & 08) 	<p>None of the above</p> 	<p>None of the above</p> 
ACTION ITEMS	<ul style="list-style-type: none"> 04. Conduct a study to determine the feasibility of the proposed maintenance program. (Recommendation 0-07 & 08) 05. Implement the recommended maintenance program as a temporary measure until the City Council approves a permanent program. (Recommendation 0-07 & 08) 06. Implement the recommended maintenance program as a temporary measure until the City Council approves a permanent program. (Recommendation 0-07 & 08) 	<ul style="list-style-type: none"> 07. Implement the recommended maintenance program as a temporary measure until the City Council approves a permanent program. (Recommendation 0-07 & 08) 08. Implement the recommended maintenance program as a temporary measure until the City Council approves a permanent program. (Recommendation 0-07 & 08) 	<ul style="list-style-type: none"> 09. Implement the recommended maintenance program as a temporary measure until the City Council approves a permanent program. (Recommendation 0-07 & 08) 10. Implement the recommended maintenance program as a temporary measure until the City Council approves a permanent program. (Recommendation 0-07 & 08)

p. 8 in packets







Scenic Views



Sandy River



NATIONAL REGISTER OF HISTORIC PLACES

MULTIPLE PROPERTY DOCUMENT SUBMISSIONS

A document used to nominate significant historic resources to the National Register that are related by themes, trends, and patterns of history



Thematic Resources: A series of thematically-related historic properties

- **Example Statewide:** One-room school houses in Oregon
- **Example in Troutdale:** Historic resources associated with the Historic Columbia River Highway such as Tad's Chicken N' Dumplings, gas and service stations, restaurants, Fircliff Tea Room (now Klinger Residence), travel courts/cottages, etc
- **Example in Troutdale:** Buildings and residences associated with the local agricultural development in Troutdale

Resources in Geographic Area: Individual historic resources from a geographic area, which encompasses a series of resources linked by place rather than by historic association

- **Example in Troutdale:** Historic Properties in Troutdale in the Original Town
- **Example in Troutdale:** Troutdale Commercial Business District

NATIONAL REGISTER OF HISTORIC PLACES

MULTIPLE PROPERTY DOCUMENT SUBMISSIONS



ADVANTAGES:

- Able to nominate **MORE** historic properties under one submission
- **EASIER** to nominate individual properties
- Can be **ADDED TO** as new property owners want to nominate historic resource
- Increases **BENEFITS** to property owners (tax incentives and grants)
- **OWNER CONSENT** required for non-public buildings

New Town Center

Blending Old & New



Newer buildings in the downtown area reflect architectural styles that were popular during the early to mid-twentieth century.



The design standards are intended to further define those characteristics that cause buildings to look like they were constructed during historic period.