



CITY OF OREGON CITY

Incorporated 1844

NOTICE OF DECISION OREGON CITY HISTORIC REVIEW BOARD

**DEVELOPMENTAL SERVICES
DEPARTMENT**
Planning, Building,
Engineering
320 Warner Milne Road
Oregon City, OR 97045
(503) 657-0895
FAX (503) 657-3339

DATE: April 2, 1991

LAST DATE TO APPEAL: April 12, 1991

STAFF CONTACT: Kate Daschel or Denyse McGriff (657-0891)

APPLICANT: City of Oregon City

PROPERTY OWNERS: Dorothy Reddaway; William Barnett; Bruce & Virginia Taylor

LOCATION: Three properties in the Park Place Neighborhood

SITE ADDRESS/LEGAL DESCRIPTIONS:

1. 15831 S. Harley Street (Tax Lot 601, Map 2-2E-20DD)
2. 16427 S. Hiram Avenue (Tax Lot 3500, Map 2-2E-28BC)
3. 14001 S. Taylor Lane (Tax Lot 2700, Map 2-2E-21DC)

PROPOSAL: Designate properties listed above as local historic landmarks, subject to the regulations of Section 11-3-17 of the City Code (review of exterior alterations, demolition and new construction)

DECISION OF HISTORIC REVIEW BOARD: Following a public hearing on February 28, 1991, which was continued to March 28, 1991, the Historic Review Board approved landmark designation of the above-listed properties, as follows:

1. 15831 S. Harley Street - designate the house and a boundary encompassing approximately 8,500-8,600 square feet. The boundary shall extend a minimum of 10 feet from the house on either side yard; maintain the existing front yard; and maintain a rear yard that will encompass the large fir tree to the east of the house
2. 16427 S. Hiram Avenue - designate the house and Lot 7, Block F, Clackamas Heights Supplemental Plat. Lots 5, 6 and 8 are not subject to the historic overlay designation.
3. 14001 S. Taylor Lane - designate the house and the entire 2.25 acre site.

Findings and conclusions were adopted by the Historic Review Board on March 28, 1991. The findings of the Historic Review Board are available for review at the Oregon City Planning Division, 320 Warner Milne Road, Oregon City.

IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT THE PLANNING DIVISION OFFICE AT 657-0891. THIS DECISION IS APPEALABLE TO THE CITY COMMISSION. THE FILING FEE FOR AN APPEAL OF A HISTORIC REVIEW BOARD DECISION IS \$50. AN APPEAL MUST BE RECEIVED IN THE PLANNING DIVISION OFFICE BY 5:00 PM ON APRIL 12, 1991.

END OF THE OREGON TRAIL-BEGINNING OF OREGON HISTORY

**OREGON CITY
PARK PLACE NEIGHBORHOOD
HISTORIC RESOURCES INVENTORY 1990**

HISTORIC NAME:	Ryan, Thomas, House
COMMON NAME:	
PROPERTY ADDRESS:	14001 Taylor Lane
OWNER:	Bruce W. & Virginia Taylor
OWNER'S ADDRESS:	14001 S. Taylor Lane
RESOURCE TYPE:	Buildings
PRESENT USE:	Residential
THEME:	Culture
ARCHITECT/BUILDER:	Unknown
COUNTY:	Clackamas
QUAD:	Gladstone
T/R/S:	2-2E-21DC
TAX LOT:	2700
ADDITION	--
BLOCK:	--
LOT:	--
LOT SIZE:	2.25 acres
ZONE:	RD-4 Two-Family Residential

HOUSE

DATE BUILT:	1920
STYLE:	Colonial Revival
PLAN TYPE/SHAPE:	Rectangular
NO. OF STORIES:	2½
FOUNDATION MATERIAL:	Concrete
BASEMENT:	Yes
ROOF FORM AND MATERIALS:	Gambrel w/comp. shingles
WALL CONSTRUCTION/STRUCTURAL FRAME:	Wood/stud
PRIMARY WINDOW TYPE:	Double-hung sash, 8/1
EXTERIOR SURFACING MATERIALS:	Lap siding and flush horizontal boards
DECORATIVE FEATURES:	Gabled entrance w/ Doric columns and segmentally arch; belt course; fanlight in end wall
OTHER:	Single-bay porch, s. elev.; shed porch w/clustered square posts w/caps, w. elev.; six-paneled door w/paneled sidelights; shed dormers, n. and s. elev.; shed roof ell, e. elev.; interior chimney
CONDITION:	Good

EXTERIOR ALTERATIONS (DATE):

Picture windows added w. elev.,
(n.d.); porch apparently enclosed, e.
elev.; (n.d.)

NOTEWORTHY LANDSCAPE FEATURES:

Foundation plantings: hydrangeas,
camellias, roses; ornamental
plantings: Japanese maple, holly;
mature coniferous trees: douglas fir
on slope toward Harley; maple in
pasture e. of house, lily pond in
circular drive, fruit trees, walnut tree,
and willow tree

NON-CONTRIBUTING FEATURES:

Non-historic garage

SETTING: Located on the northside of Taylor Lane, a dead-end street. Houses in the area date from late 19th century to mid 20th century. The parcel slopes down toward Taylor Lane. The driveway separates the pasture from the house-yard.

RECORDED BY: Koler/Morrison

DATE: August 1990

SHPO NO. 1070

STATEMENT OF SIGNIFICANCE

ADDRESS: 14001 Taylor

HISTORIC NAME: Ryan, Thomas, House

Thomas Ryan is the original owner of the subject property, which he purchased in 1909. In 1926 it was sold from his estate to William T. and Buell Lucas. They owned it through much of the historic period.

Thomas F. Ryan was born in Rhode Island and came to Oregon in 1883. He was active in government, commerce and social circles. Ryan was the president of the Bank of Commerce, mayor of Oregon City, city recorder, county judge and deputy state treasurer. He was also president of Clackamas Auto and Tractor Company and an official of several fraternal and social groups. During the later years of his life he owned and operated Ryan Fruit Farm. While the exact location is unclear, newspaper accounts indicate that the farm was near Gladstone. Local historian Pearl Smith believes that the farm was located east of the Park Place area on Clackamas River Drive, close to the Brownell Holly Farm. Tax assessor records for early years of the 20th century would indicate what land, other than the subject property, Ryan owned during the pertinent years.

William Lucas emigrated from the mid-west. He was an employee of the Hawley Paper Company in Oregon City.

The house is an excellent example of the Colonial Revival style. Salient architectural features include the bilateral symmetry, gambrel roof shape and classically inspired decorative elements. The eight-over-one double-hung windows and fanlight in the gable end are reminiscent of early American colonial dwelling. The gabled entrance is particularly noteworthy. Here, the six-panel door is flanked by paneled sidelights and framed by Doric columns beneath a segmental arch. Alterations are limited and include the enclosure of the porch on the east elevation.

There are several outbuildings associated with the dwelling. It is not known if they were constructed during the historic period.

Landscape features, including hydrangeas, camellias, roses, holly, and other ornamental plantings, as well mature fruit and nut trees, contribute to the historic character of the dwelling. Mature Douglas firs screen the house from view and mature deciduous trees in the pasture form a backdrop for house.

Sources: Clackamas County Cultural Resource Inventory, 1984.
Oregon City Landmarks Inventory, Urban Growth Boundary, 1982.
Oregon City Telephone Directory, 1916, 1929.
Oregon Journal. 20 October 1923, page 2.
Oregon Journal. 21 October 1923, page 6.
Oregonian. 21 October 1923, page 19.
Smith, Pearl. Interview w/ Paulette Merrill, August 1990.
Taylor, Bruce. Interview w/ Mathilda Schwahn, July 1990.
Telegram. 27 March 1922, page 3.
TICOR Title Company records, Oregon City, OR.

**OREGON CITY
PARK PLACE NEIGHBORHOOD
HISTORIC RESOURCES INVENTORY 1990**

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COMMON NAME:	
PROPERTY ADDRESS:	14001 Taylor Lane
OWNER:	Bruce W. & Virginia Taylor
OWNER'S ADDRESS:	14001 Taylor Lane, Oregon City
RESOURCE TYPE:	Buildings; Non-historic garage
PRESENT USE:	Residential
THEME:	Culture
ARCHITECT/BUILDER:	Unknown
COUNTY:	Clackamas
QUAD:	Gladstone
T/R/S:	2-2E-21DC
TAX LOT:	2700
ADDITION	--
BLOCK:	--
LOT:	--
LOT SIZE:	2.25 acres
ZONE:	RD-4 Two-Family Residential

SHED NO. 1

DATE BUILT:	Unknown
STYLE:	Vernacular
PLAN TYPE/SHAPE:	Rectangular
NO. OF STORIES:	1
FOUNDATION MATERIAL:	Concrete
BASEMENT:	No
ROOF FORM AND MATERIALS:	Gable w/ comp. shingles
WALL CONSTRUCTION/STRUCTURAL FRAME:	Wood/stud
PRIMARY WINDOW TYPE:	Multi-light
EXTERIOR SURFACING MATERIALS:	Lap siding
DECORATIVE FEATURES:	None
OTHER:	Overhanging roof, e. elev.
CONDITION:	Good

EXTERIOR ALTERATIONS (DATE):	Unknown
NOTEWORTHY LANDSCAPE FEATURES:	Same as house
NON-CONTRIBUTING FEATURES:	Same as house
SETTING:	Same as house
RECORDED BY:	Koler/Morrison
DATE:	August 1990

SHPO NO. 1070

**OREGON CITY
PARK PLACE NEIGHBORHOOD
HISTORIC RESOURCES INVENTORY 1990**

HISTORIC NAME:	Ryan, Thomas, House
COMMON NAME:	
PROPERTY ADDRESS:	14001 Taylor Lane
OWNER:	Bruce W. & Virginia Taylor
OWNER'S ADDRESS:	14002 Taylor Lane, Oregon City
RESOURCE TYPE:	Buildings
PRESENT USE:	Residential
THEME:	Culture
ARCHITECT/BUILDER:	Unknown
COUNTY:	Clackamas
QUAD:	Gladstone
T/R/S:	2-2E-21DC
TAX LOT:	2700
ADDITION:	--
BLOCK:	--
LOT:	--
LOT SIZE:	2.25 acres
ZONE:	RD-4 Two-Family Residential

SHED NO. 2

DATE BUILT:	Unknown
STYLE:	Vernacular
PLAN TYPE/SHAPE:	Rectangular
NO. OF STORIES:	1
FOUNDATION MATERIAL:	Post and beam
BASEMENT:	No
ROOF FORM AND MATERIALS:	Gable w/ comp. shingles
WALL CONSTRUCTION/STRUCTURAL FRAME:	Wood/stud
PRIMARY WINDOW TYPE:	Fixed
EXTERIOR SURFACING MATERIALS:	Lap siding & flush boards
DECORATIVE FEATURES:	None
OTHER:	Dutch doors (to stalls)
CONDITION:	Good

EXTERIOR ALTERATIONS (DATE):	Unknown
NOTEWORTHY LANDSCAPE FEATURES:	Same as house
NON-CONTRIBUTING FEATURES:	Same as house
SETTING:	Same as house
RECORDED BY:	Koler/Morrison
DATE:	August 1990

SHPO NO. 1070

**OREGON CITY
PARK PLACE NEIGHBORHOOD
HISTORIC RESOURCES INVENTORY 1990**

HISTORIC NAME:	Ryan, Thomas, House
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OWNER:	Bruce W. & Virginia Taylor
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RESOURCE TYPE:	Buildings
PRESENT USE:	Residential
THEME:	Culture
ARCHITECT/BUILDER:	Unknown
COUNTY:	Clackamas
QUAD:	Gladstone
T/R/S:	2-2E-21DC
TAX LOT:	2700
ADDITION	--
BLOCK:	--
LOT:	--
LOT SIZE:	2.25 acres
ZONE:	RD-4 Two-Family Residential

SHED NO. 3

DATE BUILT:	Unknown
STYLE:	Vernacular
PLAN TYPE/SHAPE:	Rectangular
NO. OF STORIES:	1
FOUNDATION MATERIAL:	Post and beam
BASEMENT:	No
ROOF FORM AND MATERIALS:	Gable w/ comp. shingles
WALL CONSTRUCTION/STRUCTURAL FRAME:	Wood/stud
PRIMARY WINDOW TYPE:	Fixed
EXTERIOR SURFACING MATERIALS:	Lap siding
DECORATIVE FEATURES:	None
OTHER:	Dutch doors, exposed rafters
CONDITION:	Good

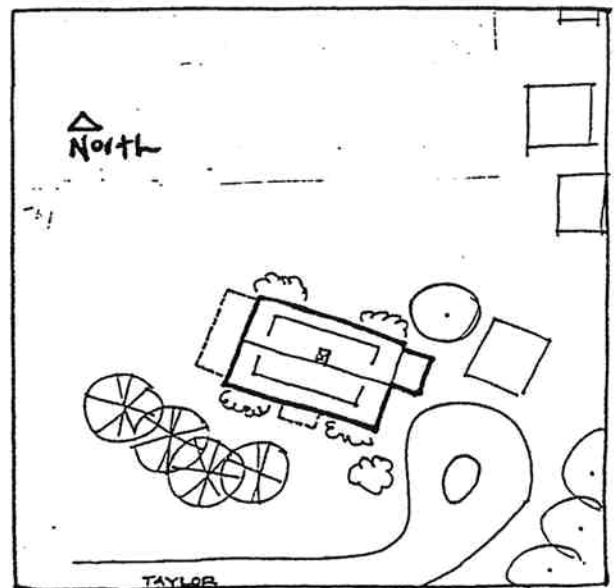
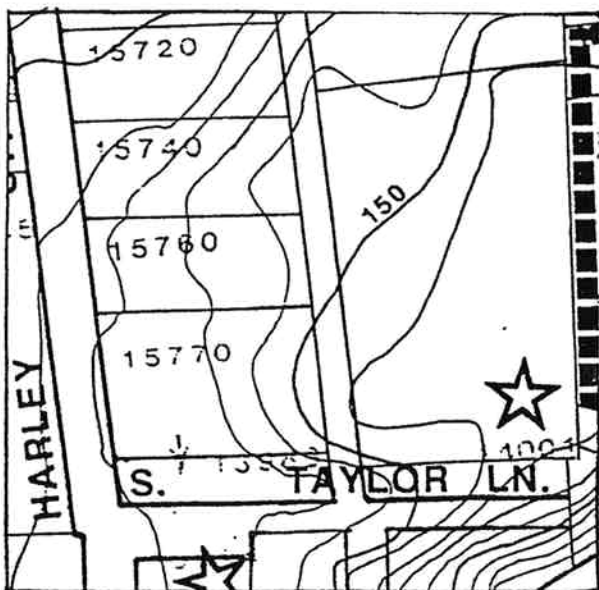
EXTERIOR ALTERATIONS (DATE):	Unknown
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NOTEWORTHY LANDSCAPE FEATURES:	Same as house
NON-CONTRIBUTING FEATURES:	Same as house
SETTING:	Same as house
RECORDED BY:	Koler/Morrison
DATE:	August 1990

SHPO NO. 1070

OREGON CITY
PARK PLACE NEIGHBORHOOD
HISTORIC RESOURCES INVENTORY - 1990

SITE PLAN AND PHOTOGRAPH: 14001 Taylor Lane



SHPO NO. _____



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DEVELOPMENT SERVICES
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320 Warner Milne Road
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(503) 657-0895

February, 1991

Subject: Public Hearing for Historic Designation

Dear Property Owner:

As you know, your property in the Holcomb-Park Place area was annexed to Oregon City on July 2, 1989, under Final Order No. 2570 of the Portland Metropolitan Area Local Government Boundary Commission.

In August/September of 1989, the Oregon City Planning Commission and City Commission held public hearings to consider zoning designations for the annexed area. In addition to the primary zoning designations (single-family, duplex, etc.), the City adopted interim protective regulations for a list of potentially historic properties. These interim designations were based on the fact that your property was identified on the Clackamas County Cultural Resource Inventory, or was identified by the City during a preliminary inventory done in 1983.

In spring and summer of 1990, the City hired a consultant to conduct an in-depth survey and inventory of the Park Place Neighborhood. That research was complete in August of 1990. Based on the research and evaluation of the properties, your house is now recommended for designation as a local historic landmark.

Local Landmark status does not require that you restore your building or install historical plaques. The purpose of local landmark status is to preserve Oregon City's considerable stock of buildings which reflect the heritage of our community and its development over time. To help accomplish that, the program requires the review of exterior alterations (except painting), new construction or proposed demolition of any landmark building. The review is done by the City's Historic Review Board, which is made up of five residents who volunteer their time. (Also, some minor applications, such as repairs, fencing, etc., can be reviewed by staff, and do not need to be approved by the Board.)

The Historic Review Board will hold a public hearing to consider your property for local landmark designation on **Thursday, February 28, 1991, at 7:00 PM, at City Hall, 320 Warner Milne Road.** We encourage you to be present to give any comments regarding the designation of your building. If you cannot attend, any comments can be submitted in writing and will be presented to the Board at the meeting.

Enclosed with this letter is a copy of the inventory form for your building, which gives an architectural description and any biographical information that was found during the research project. The inventory form also explains why your building is significant to Park Place and Oregon City.

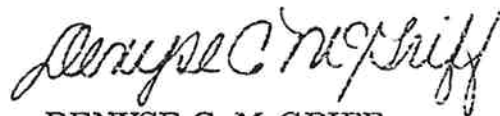
In preparation for the public hearings, the Historic Review Board and City staff will be touring the Park Place Neighborhood on Thursday, February 14th. The Board will meet outside the Park Place School at 10:00 AM, and will begin the vehicle tour from that location.

We hope to see you at the Historic Review Board meeting on February 28th. If you have any questions or need further information, please call us at 657-0891.

Yours truly,



KATE DASCHEL
Associate Planner



DENYSE C. McGRIFF
Principal Planner