

ORDINANCE NO. 602

AN ORDINANCE CREATING AN INVENTORY OF HISTORIC RESOURCES AND A REGISTER OF HISTORIC PLACES, DESIGNATING THE STEIN HOMESTEAD (BOOZIER) BARN AS AN HISTORIC RESOURCE, AND PLACING THE BARN ON THE INVENTORY AND ON THE REGISTER. THE BARN IS LOCATED IN CIVIC CENTER PARK ON TAX LOT 600, SECTION 24, T3S-R1W, CLACKAMAS COUNTY, OREGON, CITY OF WILSONVILLE URBAN RENEWAL AGENCY, APPLICANT.

WHEREAS, the Urban Renewal Agency of the City of Wilsonville has requested the city pursue the designation and treatment of the Stein Homestead (Boozier) barn as an historic resource; and,

WHEREAS, applicable state and city code provide for the designation of a Cultural and Historic Resources Inventory, creation of a Register of Historic Places, and placement of resources on such Inventory and Register; and,

WHEREAS, based upon staff analysis, the Development Review Board has recommended that the City Council create such an inventory and register, and designate the Boozier Barn as an historic resource thereon; and,

WHEREAS, as more fully found and explained below, the Council finds that the barn has a rich association with the Willamette River-oriented life in the Wilsonville during the turn of the century, exemplifies the cultural social and economic history of the time, and embodies distinctive characteristics of the style, period, and a method of construction that reflects a valuable example of the use of indigenous materials and craftsmanship; and

WHEREAS, creation of, and placement of the Boozier Barn on, the Inventory of Historic and Cultural Resources and Register of Historic Places would serve to ensure that resources like the barn are maintained to preserve the cultural and historic nature of

the resource, thereby facilitating modern day celebration of the past.

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS
FOLLOWS:

Section 1. Findings. The City Council hereby adopts as findings of fact the above recitals and the statements of fact and Conclusionary Findings in the staff report in the matter dated December 5, 2005, attached as Exhibit A, and incorporated by reference as if fully set forth herein, and approves city case files DB-2005-10-00111 and DB-2005-10-00112 as recommended by the Development Review Board.

Section 2. Order. Based upon the forgoing findings of fact, the council hereby:

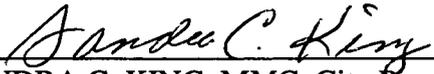
- (1) Creates City of Wilsonville Inventory of Historic and Cultural Resources and Register of Historic Places, and
- (2) Designates the Stein Homestead (Boozier) Barn at Civic Center/Memorial Park as an historic resource and places the barn on such Inventory and Register.

SUBMITTED to the Wilsonville City Council for first reading at a regular meeting thereof the 19th day of December, 2005, commencing at the hour of 7:00 p.m. at the Wilsonville Community Center, 7965 SW Wilsonville Road, Wilsonville Oregon, and scheduled for second reading at a regular meeting thereof on the 26th day of January, 2006, commencing at the hour of 7:00 p.m. at the Wilsonville Community Center.

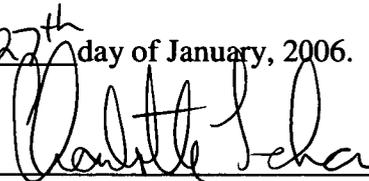


SANDRA C. KING, MMC, City Recorder

ENACTED by the City Council on the 26th day of January, 2006, by the following votes: YEAS: -5- NAYS: -0-


SANDRA C. KING, MMC, City Recorder

DATED and signed by the Mayor this 27th day of January, 2006.


CHARLOTTE LEHAN, MAYOR

SUMMARY OF VOTES:

Mayor Lehan	Yes
Councilor Kirk	Yes
Councilor Holt	Yes
Councilor Ripple	Yes
Councilor Knapp	Yes

Attachments: Exhibit A, Planning Division staff report dated December 5, 2005.

**PLANNING DIVISION
STAFF REPORT**

**FINDINGS, CONCLUSIONS AND RECOMMENDATIONS REGARDING
A REQUEST FOR DESIGNATION OF THE BOOZIER BARN IN MEMORIAL
PARK AS AN HISTORIC RESOURCE, AND PLACEMENT ON THE CITY OF
WILSONVILLE REGISTER OF HISTORIC PLACES**

TO: Development Review Board Panel "A"

HEARING DATE: December 12, 2005

DATE OF REPORT: December 5, 2005

FILE NO: DB-2005-10-00111
DB-2005-10-00112

REQUEST: Designation of The Boozier Barn In Memorial Park As An Historic Resource, And Placement On The City Of Wilsonville Register Of Historic Places

LOCATION: The Boozier Barn is located in the Civic Center Park portion of Memorial Park located east of Wilsonville Road and north of Memorial Drive.

LEGAL DESCRIPTION: Tax Lot 600, Section 24, T3S-R1W, Clackamas County, Wilsonville, Oregon

APPLICANT: City of Wilsonville Urban Renewal Agency

PROPERTY OWNER: City of Wilsonville

COMPREHENSIVE PLAN DESIGNATION: Public Lands

ZONE MAP CLASSIFICATION: Public Facility Zone

CRITERIA: **Wilsonville Code (WC)**
WC 4.171(.09)(.10)(.11) – Historic Protection
WC 4.009, 4.010, 4.011, 4.012, 4.013, 4.014, 4.015, 4.016, 4.018, 4.019, 4.020, 4.021, 4.022, 4.023 – Application and Hearings Procedures.

EXHIBITS: The following exhibits are hereby entered into the record of this hearing by the Development Review Board as evidence in the consideration of the application.

“A”: Staff Report

“B”: Application

“C”: Criteria for listing properties and buildings on the National Register of Historic Places.

STAFF REVIEWER: Sandi Young, Planning Director

120 DAY RULE: The statutory 120-day time limit applies to this application. Notice of public hearing was published and posted on November 18, 2005. Final action, including any appeals, must therefore occur prior to the end of March 2006.

RECOMMENDATION: Approval of request for:

- a. Creation of an Inventory of Historic and Cultural Resources
- b. Creation of a City of Wilsonville Register of Historic Places
- c. Placement of the Boozier Barn on the Inventory of Historic and Cultural Resources
- d. Designation of the Boozier Barn as an Historic Resource, and Placement on the City’s Register of Historic Places.

FINDINGS OF FACT

Creation of an Inventory of Historic and Cultural Resources and Placement of the Boozier Barn on that Inventory

Under Federal and State law, the process for historic designation begins with a survey of historic and cultural resources from which an Inventory of Historic and Cultural Resources is developed. Preparation of Cultural and Historic Inventories have been part of the requirement for compliance with State Land Use Goal 5 for many years, but that requirement was recently made voluntary by the Legislature. Therefore, the City did not prepare an inventory as part of Comprehensive Plan Periodic Review tasks. The Wilsonville Historical Society has done considerable work researching background information and preparing an informal inventory of historic resources within the community.

Those resources include the Boozier Barn located in Memorial Park. At this time, in order to meet schedules for work in Civic Center Park, the City’s Urban Renewal

Agency is requesting placement of the Boozier Barn on the City's Register of Historic Places. In order for placement on a register, the resource must first be listed on an Inventory of Cultural and Historic Resources. Since the City has no Inventory, one must be created before any resource can be placed on it. Resolution 49, Case File DB-2005-10-00111 recommends creation of the Inventory, and placement of the Boozier Barn on that Inventory. No other buildings or structures are proposed for inclusion on the Inventory at this time. The criteria for placement of buildings or locations on the City's Inventory of Cultural and Historic Resources are found in WC 4.171(.11). Those criteria are very similar to criteria for evaluating an entry for listing on the State or National Register of Historic Places. Therefore, if the Boozier Barn is determined to meet the criteria of WC 4.171(.11), it is eligible for listing on both the Inventory and on the City's Register of Historic Places.

WC 4.171(.11) states that a cultural resource may be designated and placed on the Cultural Resources Inventory if it meets the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history, or
- B. It is identified with persons or events significant in local, state or national history, or
- C. It embodies distinctive characteristics of a style, type, period or method of construction, or it is a valuable example of the use of indigenous materials or craftsmanship, or
- D. It is representative of a notable work of a builder, designer or architect.

The materials submitted by the applicant provide evidence that criteria A, B, and C are met, and that the Boozier Barn is eligible to be placed on both the City of Wilsonville Historic and Cultural Resources Inventory, and on the City's Register of Historic Places. Those pages of the application are incorporated by reference into this staff report as findings for compliance with the criteria.

Creation of the City of Wilsonville Register of Historic Places

The City's Urban Renewal Agency is requesting placement of the Boozier Barn on the City's Register of Historic Places. Placement on a local register allows certain requirements of the State of Oregon 2004 Structural Specialty Code, Section 3407 (Historic Buildings) to be waived in order to preserve the historic character and integrity of historic structures. The plans for Civic Center Park include use of the Boozier Barn for various park, recreation and community functions. Renovations are proposed to enable those uses. Those renovations will be reviewed under File No. DB-2005-10-00118. Since the City does not have a Register of Historic Places, one must be created.

There are no Code criteria for creation of a Register, nor any criteria for placement of buildings, structures or places proposed for listing on the City's Register. However, the

criteria for inclusion on the National Register of Historic Places (Exhibit C) are similar to the Wilsonville Code criteria for placement on the Inventory, and are adequate to provide findings until the Wilsonville Code can be amended.

Resolution No. 49, Case File DB-2005-10-00112 recommends creation of a City of Wilsonville Register of Historic Places with criteria for placement defined as those in WC 4.171(.11) and recommends placement of the Boozier Barn on the City of Wilsonville Register of Historic Places, based on the Findings of Fact included in this staff report.

APPLICATION FOR CULTURAL RESOURCE DESIGNATION

Property: Stein Homestead Barn
Civic Center Park, Wilsonville

Date: November 8, 2005

Approval Criteria: City of Wilsonville Planning Code, 4.171.11

Zoning Designation: PF (Public Facilities)

Comprehensive Plan Area: Area C

Description of the Proposed Cultural Resource Designation Property:

Located in the southeast quadrant of Civic Center Park which is located at the southeast corner of Wilsonville Road and Memorial Drive, the Stein Homestead Barn is a large timber frame, wood clad, gable roofed barn containing a split level first floor and lofts. Built in 1901, the building embodies construction techniques and a spatial organization typical for that time. Although some alterations have been made, and aging has occurred, the barn appears to be substantially the way it was when originally completed.

History of the Proposed Cultural Resource Designation Property:

In 1993, the most recent private owners of the Barn, the Boozier family, sold the property to the City of Wilsonville. The portion of the property immediately around the Barn is currently identified as Civic Center Park.

The following excerpts are from Appendix B "Boozier Property Oral History" of Appendix E "Boozier Property Site Plan and Policy Analysis" from the Boozier Property Feasibility Study dated October, 1998:

"The Boozier Property was originally part of the Daniel Minkler Land Claim. The Minkler family owned almost 100 acres of land along the Willamette River and donated the Boozier parcel to the government to use in a land claim program. According to [a long-time Wilsonville resident], the site was originally used as a steamboat landing and as an access to the farming areas of Wilsonville. In 1850, Gustov Stein, a German metalsmith, staked a claim, acquired the 84-acre piece of property and built a farm house in 1897. A barn was built in 1901."

"'[Stein] was a good farmer. He had a fruit orchard and a beautiful walnut grove...' [according to a long-time Wilsonville resident]."

"At the turn of the [20th] century the Willamette River was the core of the Wilsonville community. Every house had a dock, and the river was the only link connecting these families (the Cruises,

Minklers, Steins and Wagners). The river provided them with many amenities, including communication, transportation and supplies.”

“The steamboats were the only access to all of this county. It was just brush and mud and a few Indian trails,’ [according to a long-time Wilsonville resident] ‘Everything was settled along the river. They were all boat people.”

“Charles C. and Lucille H. Boozier bought the 84-acre parcel of land in 1946 from Kenny Stein, Gustov Stein’s son, for \$28,000.”

“Boozier tried his hand at farming for a while, with little success.”

“In 1968, [Charles] sold 61 acres of land to the City of Wilsonville; that area is now Memorial Park. In 1993, Boozier sold the rest of the acreage to the city.”

Cultural Resource Designation Criteria:

The City of Wilsonville Planning Code 4:171.11 reads as follows:

Cultural Resource Designation Criteria: A cultural resource may be designated and placed on the Cultural Resources Inventory if it meets the following criteria:

- A. *It exemplifies or reflects special elements of the City’s cultural, social, economic, political, aesthetic, engineering or architectural history; or*
- B. *It is identified with persons or events significant in local, state, or national history; or*
- C. *It embodies distinctive characteristics of a style, type, period, or method of construction, or it is a valuable example of the use of indigenous materials or craftsmanship; or*
- D. *It is representative of the notable work of a builder, designer, or architect.*

The barn clearly meets criteria ‘A’ and ‘C’ as follows:

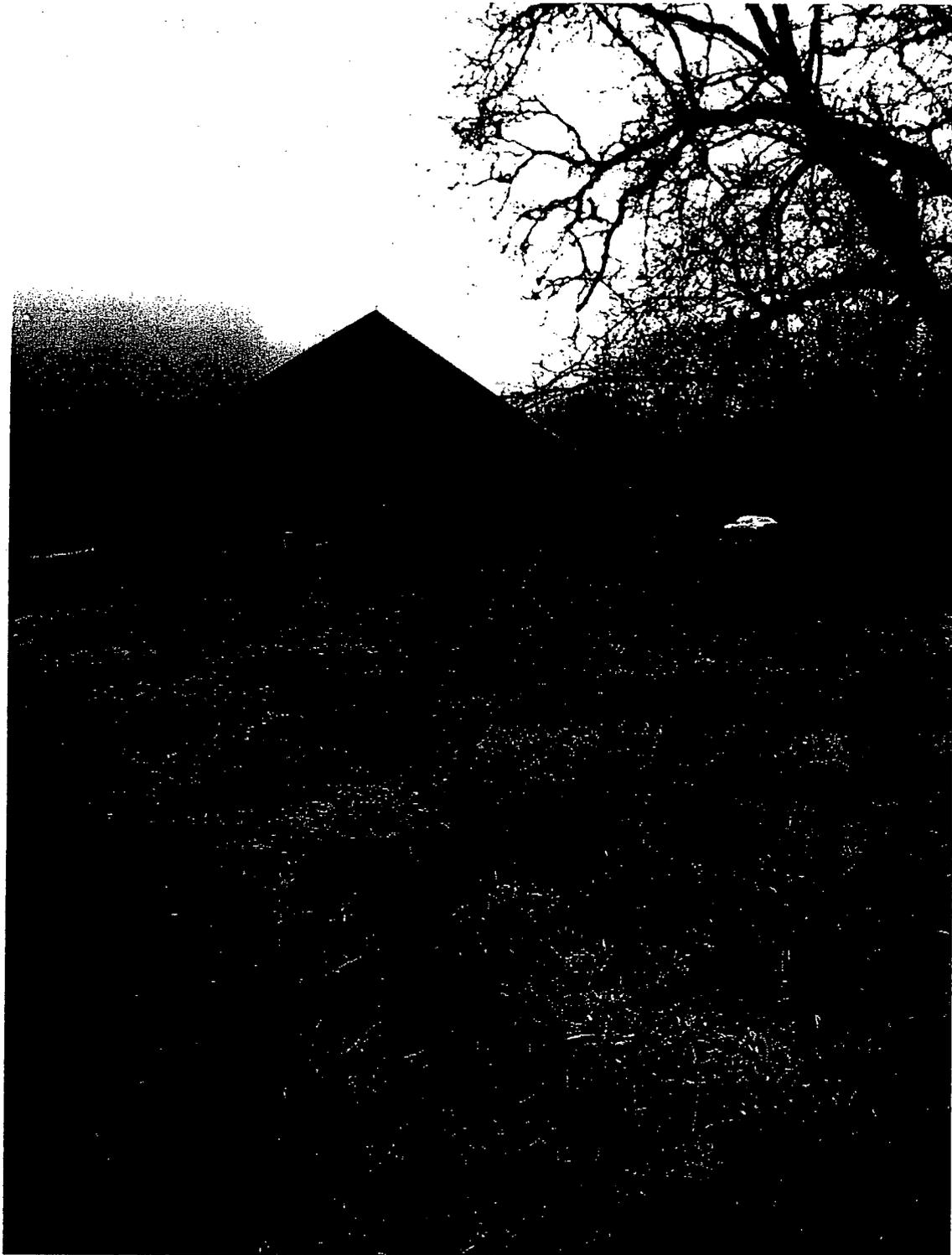
Criteria ‘A’: “It exemplifies ... special elements of the of the City’s cultural, social ... or architectural history;”

- Culturally and architecturally, the barn is significant since it is over 100 years old and is the first recorded development for the property after the farmhouse, which was built only three years prior.
- The structure has descriptive oral and public records –as described above in the history section of this application – which provides the property with a powerful social dimension.
- It is situated on a property abutting the Willamette River and is from a time when the residents of Wilsonville exclusively used the river for travel and communication. Once other forms of communication and transportation were introduced in the early 20th century, the river became less dominant. Since the land from the barn to the river is being retained as a park, this structure provides a special contextual reality.
- Throughout numerous site studies of the property, the barn has consistently been identified as a significant cultural resource for the community.

Criteria 'C': "It embodies distinctive characteristics of a ... type, period, or method of construction ..."

- The architecture and construction of the structure reinforce that it is a very valuable example of the Oregon barn building type from the turn of the 20th century as it has a variety of associated character defining features, such as:
 - Three-bay spatial organization: animal pens; open area; shed
 - Split-level ground floor
 - Lofts
 - Old growth timber frame
 - Mortise and tenon joints with wood dowels
 - Hand-hewn log rafters and floor joists
 - "Stump-and-stone" log post and stone foundation
 - Angle of roof slope
 - Vertical wood plank exterior siding with characteristic shrinkage
 - Lapping of vertical siding
 - Asymmetrical, almost square, openings in exterior wall
 - Hinged barn doors
 - Loft door
 - Wide wood plank floors
 - Wood trench grill in animal pen floor
 - Hoist beam mechanism
- The construction of the building is also historically important since the main structural components of old growth timber with wooden dowel connections, hand-hewn logs as floor joists and rafters, and stone foundations, are no longer employed in Oregon.
- The barn's substantially intact and unaltered form makes this building a rare specimen from the period in which it was constructed. It remains intact only because galvanized sheeting was used as replacement roofing material during the latter half of the 20th century. This impervious surface prevented excessive deterioration of the structure.
- The barn's form and the methods and materials of construction provide current and future generations a window into our agricultural past.

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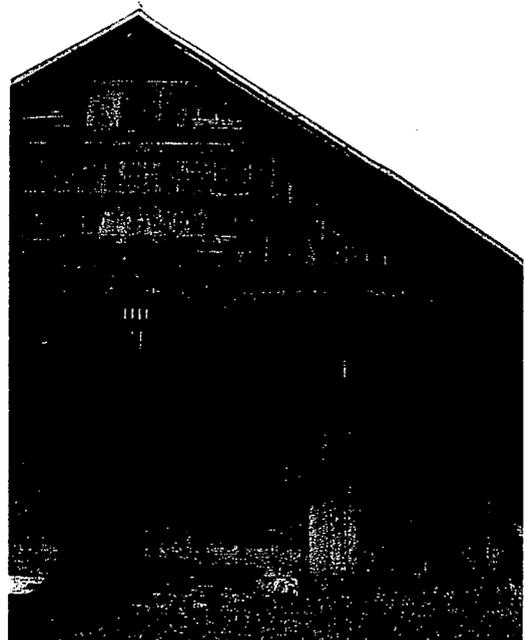
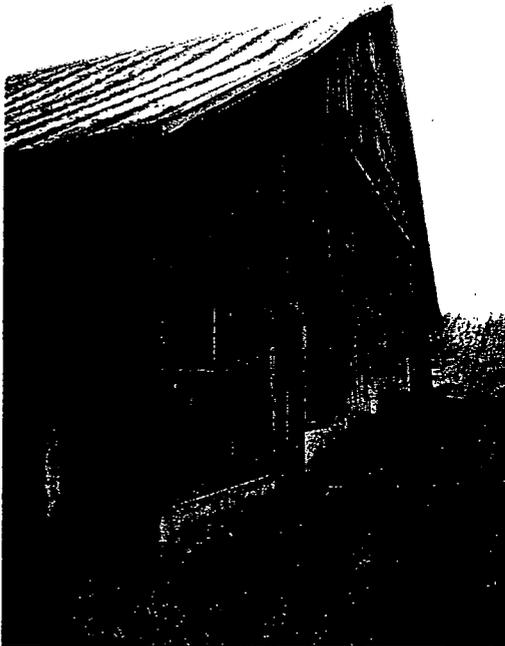


THE BARN IN ITS SITE SETTING *The barn backs up to a natural area. This view from the North shows the open spaces in front and forested area behind.*

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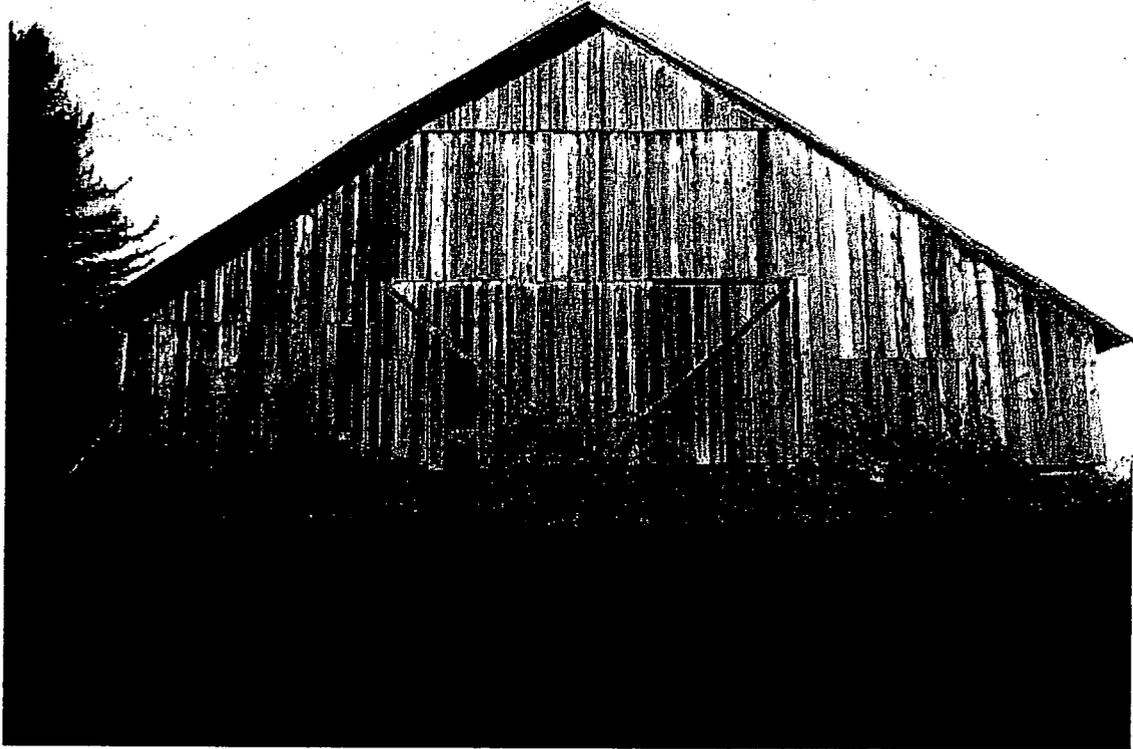


NORTH ELEVATION

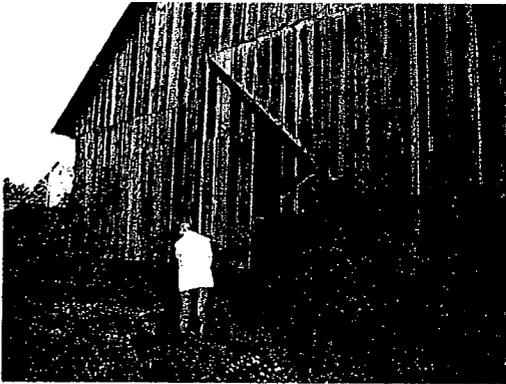


NORTH ELEVATION DETAILS *The floor levels of the side bays are lower than the central bay. The sliding doors hang lower than the main floor level.*

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SOUTH ELEVATION *The ground drops away at the back side.*



SOUTH ELEVATION DETAILS *The elevation changes makes an opportunity to view under the floor.*

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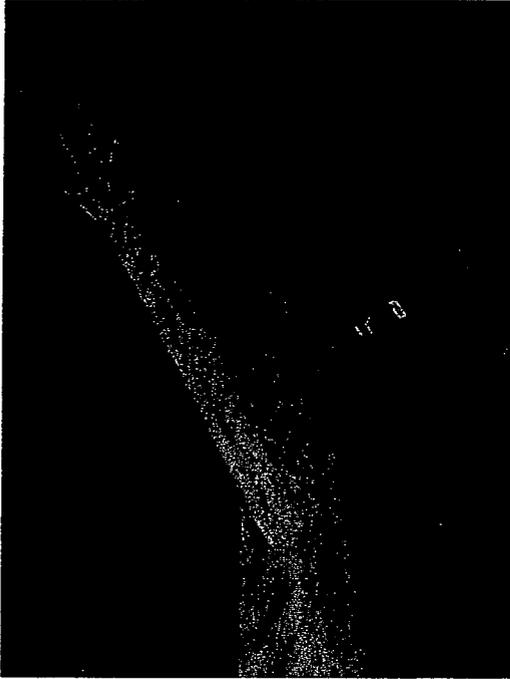
WEST ELEVATION

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EAST ELEVATION *Four openings along the bay with animal stalls.*

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INTERIOR WOOD CONNECTIONS

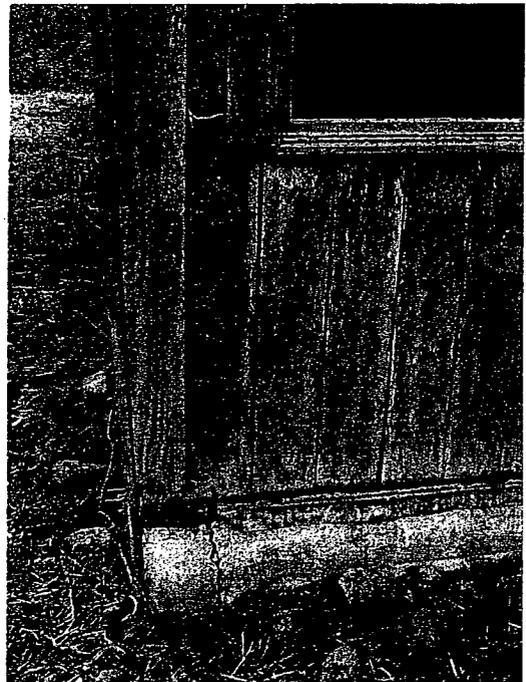


FOUNDATIONS AND FLOOR FRAMING *Wood and stone foundations with hand-hewn floor framing timbers.*

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WOOD SIDING DETAIL

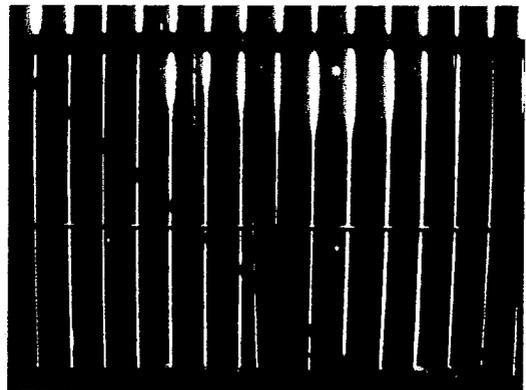


EXTERIOR DETAILS *The main entry has a make-shift ramp. Concrete foundation and floor occurs at the bay with the animal stalls.*

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VIEW INTO THE ANIMAL STALLS



FLOOR AND WALL BOARDS *Multiple layers of floor boards. Shrinkage of the wall boards allows light and air between them.*

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National Register Evaluation Criteria

National Register criteria for evaluating properties. The criteria applied to evaluate properties (other than areas of the National Park System and National Historic Landmarks) for the National Register are listed below. These criteria are worded in a manner to provide for a wide diversity of resources. The following criteria shall be used in evaluating properties for nomination to the National Register, by the National Park Service (NPS) in reviewing nominations, and for evaluating National Register eligibility of properties.

Guidance in applying the criteria is further discussed in the "How To" publications, Standards and Guidelines sheets, and opinions of the Keeper of the National Register. Such materials are available upon request from National Register of Historic Places Publications.

Criteria for evaluation. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

- (a) **that are associated with events** that have made a significant contribution to the broad patterns of our history; or
- (b) **that are associated with the lives of persons** significant in our past; or
- (c) **that embody distinctive characteristics** of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (d) **that have yielded, or may be likely to yield, information** important in prehistory or history.

Criteria considerations. Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are

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integral parts of districts that do meet the criteria or if they fall within the following categories:

- (a) **A religious property** deriving primary significance from architectural or artistic distinction or historical importance; or
- (b) **A building or structure removed from its original location** but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- (c) **A birthplace or grave** of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life.
- (d) **A cemetery** which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- (e) **A reconstructed building** when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- (f) **A property primarily commemorative** in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- (g) **A property achieving significance within the past 50 years** if it is of exceptional importance. [This exception is described further in NPS's "How To" booklet No. 2, entitled "How to Evaluate and Nominate Potential National Register Properties that Have Achieved Significance Within the Last 50 Years," available from NPS.]

Updated April 26, 2002

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