

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 8, Historic and Cultural Resources

BACKGROUND

Statewide Planning Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources

"To conserve open space and protect natural and scenic resources, including historic areas, sites, structures and objects."

Statewide Planning Goal 5 requires communities to provide programs that will: 1) ensure open space; 2) protect scenic, historic and natural resources for future generations; and 3) promote healthy and attractive environments in harmony with the natural landscape character. Goal 5 also requires communities to inventory historic and cultural resources. The inventory describes the location, quality and quantity of these resources, and identifies conflicting uses. Where no conflicting uses are identified, resources must be managed so as to preserve their original character. Where conflicting uses are identified, the economic, social, environmental and energy (ESEE)* consequences must be determined and programs developed to achieve the goal.

Lake Oswego has a rich history reaching back hundreds of years. The area was first occupied by Native Americans many centuries prior to the arrival of the first settlers. Settlement began with the first donation land claim filed in 1850 in the area of the Old Town Neighborhood. In the years that followed, Lake Oswego went through many changes. For about a quarter of a century, beginning in 1865, iron ore was mined and smelted in Lake Oswego. In the ensuing years, up to the advent of automobile travel, Oswego Lake was a vacation haven for Portland residents.

The cultural resources* which exist in the City today reflect these chapters in the community's history as well as other historical themes, such as transportation, agriculture and government, which are woven into the tapestry of Lake Oswego's historical and architectural development. From simple worker cottages to elegant lakefront dwellings, and from the historic Peg Tree, the site of early town meetings, to the imposing stone chimney stack of the first iron smelter on the west coast, Lake Oswego's cultural and historic resources play an important part in shaping the character of the community today.

Statewide Planning Goal 5 and its implementing rule, OAR 660-16 were adopted in 1981 by the Land Conservation and Development Commission. The legislation and administrative rule outline the required process for identification and protection of historic resources in Oregon. The City began the process of inventorying historic sites and structures in 1976 with the City's Physical Resources Inventory (LOPRI).

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LOPRI identified forty-seven sites or structures of historic and cultural significance. Seven of these sites were determined to have enough information to be placed in the Comprehensive Plan, but at that time, no protection program was developed for these resources.

In 1988, the City began a comprehensive inventory, identification of conflicting land uses* and development of a program to protect significant historic resources. The City was assisted by volunteers who photographed, mapped and inventoried sites. Property owners and citizens were invited to share information on proposed sites. Also, several events, workshops and town hall meetings were held during the process.

Nearly 200 structures and sites were identified and researched. Of these, 93 were found to have sufficient historical, architectural or environmental significance to be afforded protection. In 1990, the City adopted a Historic Preservation Ordinance and a list of sites to which it applies (later reduced to 89 sites). The Ordinance governs designations of Historic Landmarks*, major alterations*, removals and demolition. It also creates a Historic Review Commission. In 1994, the Ordinance was revised to clearly establish the Historic Review Commission as the prime authority to review alterations to historic sites and structures. Revisions also included more objective review standards, provisions for property division and allowance for flexibility in various zoning regulations.

For many years, owners of property on the National Register of Historic Places have been eligible to request a 15 year freeze of property taxes under the Oregon special assessment program. The special assessment program has been an important incentive for rehabilitation of national Landmark buildings. The 1993 Oregon Legislature did not renew the assessment program for National Historic Register properties, and the program became unavailable as of January, 1994. Lake Oswego has eight properties listed on the National Register which will continue to receive the special assessment until their 15 years have expired. However, no new sites can be added to the special assessment program unless the legislation is reactivated.

The 1993 Oregon Legislature adopted legislation which requires protection of archaeological resources* on public lands and an excavation permit from the State. Native American remains are strongly protected in the new legislation. In Lake Oswego, Native American archaeological resources are known to exist in Old Town, and may also be located on sites along the Willamette and Tualatin Rivers, and on Cooks Butte.

Summary of Major Issues

The following are some of the issues, changed circumstances and conditions which were considered in the update of this element of the Comprehensive Plan.

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- The City updated the original 1976 Lake Oswego Physical Resources Inventory in 1988 and conducted the required ESEE Analysis to be in compliance with the Goal 5 Administrative Rules.
- The Lake Oswego Historic Preservation Ordinance was adopted in 1990 and revised in 1994.
- Archaeological sites on public lands are protected.

GOALS, POLICIES AND RECOMMENDED ACTION MEASURES

GOAL

The City shall preserve the historical, archaeological and cultural resources of the community.

POLICIES

1. Preserve and enhance Lake Oswego's historic resources through the identification, restoration and protection of structures, sites, objects and districts of historic and cultural value within the City.
2. Designate as Landmarks*, those structures, sites and objects which possess historic significance pursuant to Statewide Land Use Planning Goal 5. Ensure that all National Register properties are inventoried and placed on the City's Landmarks list.
3. Enact and enforce standards and ordinances which protect historic and archaeological resources* by:
 - a. Reviewing Landmark and district designations;
 - b. Requiring that major alterations* and other land use actions not diminish the significance of a historic resource; and,
 - c. Reviewing relocation and demolition requests.
4. Utilize a historic resources advisory body* to implement Lake Oswego's historic preservation program.

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5. Ensure archaeological resources on City-owned lands are surveyed and adequately protected prior to developing park and open space lands and conducting public works projects.

RECOMMENDED ACTION MEASURES

- i. Strengthen the economy of the City by enhancing historic and cultural resources* for tourists, visitors and residents.
- ii. Encourage public knowledge, understanding and appreciation of the City's history and culture through measures such as educational workshops and events, signage and publications.
- iii. Encourage the use of publicly owned historic sites and structures for community-wide benefits such as social gatherings, education and recreation, where appropriate.
- iv. Update the Lake Oswego Historic Landmarks List periodically and ensure that all National Register properties are inventoried and placed on the City's Landmarks List and on the Comprehensive Plan Map. Coordinate inventory, evaluation and designation of historic and cultural resources with the State Historic Preservation Office, local property owners, friends' groups, Clackamas County and other interested parties.
- v. Compile, and continue to expand and refine, a record of the community's social and historic heritage through measures such as the development of a data base with written information, photography, maps and survey information. Inventory and provide archival storage for written, photographic, audiovisual and sound recordings of historic importance.
- vi. Promote maintenance and/or rehabilitation of older homes within residential areas.
- vii. Provide information on private and public sources of funding available for use by property owners in the renovation and maintenance of historic structures.
- viii. Encourage neighborhood associations to propose potential historic or cultural resource sites for evaluation through the neighborhood planning program.
- ix. Encourage "adaptive reuse"* of Landmarks as an alternative to the structure's original use, if preservation can be assured.

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- x. Determine an appropriate system of signage to recognize designated Landmarks on publicly owned properties. Explore a program to provide plaques for privately owned Landmarks, to be placed on a voluntary basis. Cooperate with state and local historic societies in signage of historic sites and buildings.
- xi. Inform citizens and property owners of the historic significance of Landmarks through dissemination of information on history, architecture, historic preservation, renovation, rehabilitation and reuse .
- xii. Periodically evaluate the economic impact of a historic designation on the property owner and on the enhancement and preservation of historic resources.

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