



January 21, 2020

To: Historic Review Board
From: Kelly Reid, AICP, Planner
Re: National Register Nomination of the Buena Vista Civic Club Building

The State Historic Preservation Office (SHPO) has received a nomination of the Buena Vista House to the National Register of Historic Places. The State Advisory Committee on Historic Preservation will be holding a meeting on Thursday, February 27th to review the nomination. Communities participating in the federal-sponsored Certified Local Government (CLG) program review nominations to the National Register of Historic Places and provide comments to the SHPO office. A CLG may support, support with conditions, or object to a nomination document.

As a Certified Local Government with a local preservation commission, Oregon City is tasked with reviewing any nominations within Oregon City and providing comment to SHPO. The Historic Review Board, as the local preservation commission, will fulfill this reviewing role.

About the National Register Listing Process

The National Register is a federal program that is administered by the State Historic Preservation Office (SHPO). Anyone can nominate the building for the National Register, including the City, an individual, or an outside organization. Public property owners may support or object to the listing of a publicly owned property, but owner consent is NOT required for nominations of public properties. Local review by Certified Local Governments occurs for all nominations, both private and public.

The structure is not locally designated currently, and is not located in a historic district. National listing does not designate a structure locally.

Evaluation of Nomination

The Buena Vista Civic Club building was preliminarily evaluated by SHPO staff in 2017, who determined it is eligible for listing on the National Register of Historic Places based on its age, association with early social and civic development in Oregon City, and its generally unaltered exterior. As described in the nomination document,

"The Buena Vista Social Clubhouse is locally significant... for its association with civic and social events that demonstrate a significant pattern of events within the Buena Vista neighborhood and greater McLoughlin Neighborhood. In addition, it is the only non-residential building that remains from the Buena Vista Neighborhood and thus stands as a surviving example of civic activity in the Buena Vista Neighborhood before it was absorbed into the greater McLoughlin Neighborhood. The building retains integrity and has been minimally altered since the period of significance (1930-68)."

The nomination document includes information about the building itself and the Buena Vista Civic Improvement Club from extensive research by the nominating organization, the Friends of the Buena Vista Clubhouse.

The Buena Vista Civic Improvement Club was created by the residents of the Buena Vista neighborhood in 1923 as a civic and social organization, originally intending to improve their neighborhood. The Club created Atkinson Park and later relocated the building onsite, circa 1930. The Buena Vista Civic Club building was used to hold regular meetings, fundraisers, and social activities, and was available to rent out for parties and receptions. When the Club disbanded in 1987, the City acquired the Buena Vista Civic Club building. The structure was used as a rental facility and for parks programs until 2013, when it was determined to be a dangerous structure by the Building Official.

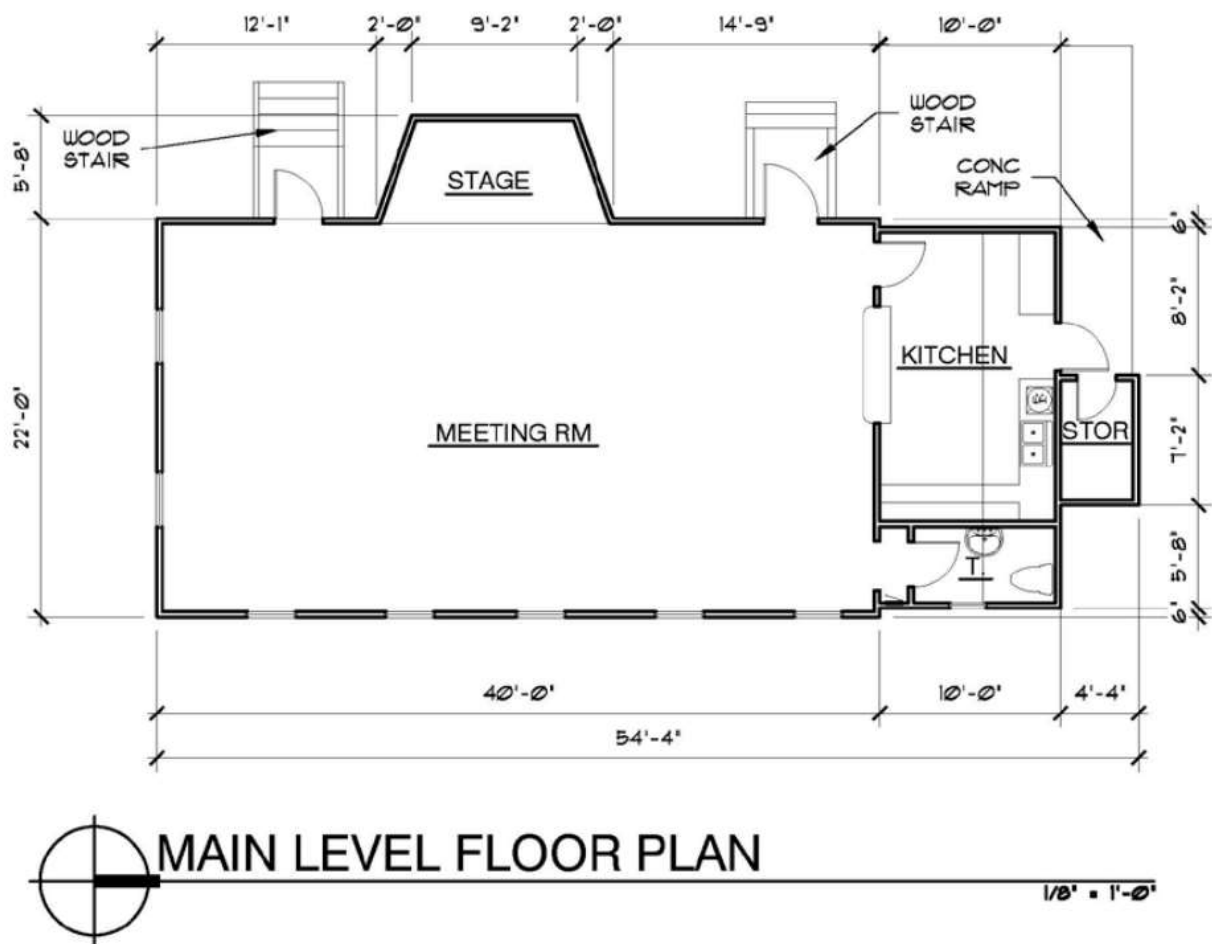




Photo 2 of 15: OR_ClackamasCounty_BuenaVistaSocialClubhouse_0002
Exterior view facing north towards southwest (left) and southeast (right) elevations.



Photo 4 of 15: OR_ClackamasCounty_BuenaVistaSocialClubhouse_0004
Exterior view facing east-northeast towards northwest (left) and southwest (right) elevations.



Photo 6 of 15: OR_ClackamasCounty_BuenaVistaSocialClubhouse_0006
Exterior view facing south towards northeast (left) and northwest (right) elevations.

The following is an excerpt from the NPS document “How to Apply the National Register Criteria for Evaluation.” The Buena Vista House is nominated under Criterion A, explained below.

The National Register Criteria recognize different types of values embodied in districts, sites, buildings, structures, and objects. These values fall into the following categories:

- *Associative value (Criteria A and B): Properties significant for their association or linkage to events (Criterion A) or persons (Criterion B) important in the past.*
- *Design or Construction value (Criterion C): Properties significant as representatives of the manmade expression of culture or technology.*
- *Information value (Criterion D): Properties significant for their ability to yield important information about prehistory or history.*

To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. Criterion A recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity.

EXAMPLES OF PROPERTIES ASSOCIATED WITH EVENTS

Properties associated with specific events:

- *The site of a battle.*
- *The building in which an important invention was developed.*
- *A factory district where a significant strike occurred.*
- *An archaeological site at which a major new aspect of prehistory was discovered, such as the first evidence of man and extinct Pleistocene animals being contemporaneous.*
- *A site where an important facet of European exploration occurred.*

Properties associated with a pattern of events:

- *A trail associated with western migration.*
- *A railroad station that served as the focus of a community's transportation system and commerce.*
- *A mill district reflecting the importance of textile manufacturing during a given period.*
- *A building used by an important local social organization.*
- *A site where prehistoric Native Americans annually gathered for seasonally available resources and for social interaction.*
- *A downtown district representing a town's growth as the commercial focus of the surrounding agricultural area.*

The attached evaluation sheet from SHPO contains five criteria for evaluation: integrity, description, significance and context, facts and sources, and supporting materials. Staff has reviewed the nomination and provided a brief response to each of the criteria below.

INTEGRITY: Major alterations or additions? New materials? Altered setting? Moved? etc.

Finding: The nomination document includes ample and detailed descriptions of the structure and its components. While the building has been altered, the main structure and materials are intact. The building has not been moved since the period of significance from its location as the Civic Club, and the setting has generally remained unchanged.

The nomination concludes:

“Despite the alteration that has occurred, the building retains many character-defining features associated with the period of significance and retains sufficient integrity to convey its significance. Integrity of location and setting are retained as the building remains within Atkinson Park, in its original location, and no buildings, structures, or objects have been added in the immediate setting. Integrity of materials, design, and workmanship are retained as the original building form, roof, and historic cladding remain minimally altered and the windows retain their one-over-one form and original trim. Integrity of feeling and association remain as the building has not been renovated or significantly altered since the 1960s and is a reflection of the time period within which the building was moved.”

DESCRIPTION: Is the property adequately described? Have contributing and non-contributing features been clearly identified?

Finding: The property is clearly described in the nomination document. The document details the

construction of the building, the interior and exterior features as well as the extent they have been altered over time.

SIGNIFICANCE and CONTEXT: Has the appropriate criterion been used? Has it been justified? Is the context sufficient in breadth and depth to support the claims of significance?

Finding: The proposal has applied criteria “A” for the following reasons:

- The association with civic and social events that demonstrate a significant pattern of events within the Buena Vista neighborhood and greater McLoughlin Neighborhood.
- It is the only non-residential building that remains from the Buena Vista Neighborhood and thus stands as a surviving example of civic activity in the Buena Vista Neighborhood before it was absorbed into the greater McLoughlin Neighborhood.
- The building retains integrity and has been minimally altered since the period of significance (1930-68).

The nomination document explains the significance of the Buena Vista organization locally and provides context by describing the economic, social, and political context of various eras in Oregon City, along with comparisons to other social clubs in existence during the same periods. One of the examples in the document “How to apply the National Register Criteria for Evaluation” is a building used by an important local social organization. Thus, it appears that the building has significance.

FACTS AND SOURCES: Are the appropriate and best sources used? Are key dates and facts accurate?

Finding: The nomination includes a variety of citations and sources. Though a copy of all of the source material was not provided, a variety of sources were utilized and the facts identified appear to be well supported. The information complements the understanding of City staff and is trustworthy and appropriate. The Board may also be able to add supplemental knowledge and potential sources.

SUPPORTING MATERIALS: Adequate photos, maps, drawings, etc.?

Finding: Photos, maps, and drawings are included in the nomination document. The Buena Vista Club has a scrapbook that provides ample supporting material as well.

Conclusion

Staff finds that the nomination document supports the listing of the property on the National Register of Historic Places.