



CITY OF OREGON CITY HISTORIC REVIEW BOARD AGENDA

Commission Chambers, 625 Center Street, Oregon City
Thursday, December 10, 2020 at 7:00 PM

This meeting will be held online via Zoom; please contact planning@orccity.org for the meeting link.

PUBLIC COMMENT

Citizens are allowed up to 3 minutes to present information relevant to the City but not listed as an item on the agenda. To assist in tracking your time, refer to the timer at the dais. Prior to speaking, citizens shall complete a comment form and deliver it to the Staff Member. When the Chair calls your name, proceed to the speaker table and state your name and city of residence into the microphone. The Historic Review Board Officers do not generally engage in dialog with those making comments but may refer the issue to the City Manager.

CALL TO ORDER

PUBLIC HEARING

1. GLUA-20-00046 and HR 20-00010: Historic Review for a Major Public Improvement within the McLoughlin Conservation District to Install a Freestanding Laminate Sign within the McLoughlin Promenade Park

OTHER BUSINESS

2. New HRB Policy for Murals on Historic Structures
3. Design Advice for New Construction in Canemah at 616 4th Avenue

COMMUNICATIONS

ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Citizens are allowed up to 3 minutes to present information relevant to the City but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the Staff Member. When the Chair calls your name, proceed to the speaker table and state your name and city of residence into the microphone. To assist in tracking your speaking time, refer to the timer on the table.

As a general practice, the Historic Review Board does not engage in discussion with those making comments.

Electronic presentations are permitted but shall be delivered to the City Recorder 48 hours in advance of the meeting.

ADA NOTICE

The location is ADA accessible. Hearing devices may be requested from the City Staff Member prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503 657 0891

Agenda Posted at City Hall, Pioneer Community Center, Library, City Web site.

Video Streaming & Broadcasts: The meeting is streamed live on Internet on the Oregon City's Web site at www.orcity.org and available on demand following the meeting. The meeting can be viewed live on Willamette Falls Television on channel 28 for Oregon City area residents. The meetings are also rebroadcast on WFMC. Please contact WFMC at 503 650 0275 for a programming schedule



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-657-0891

To: Historic Review Board
From: Planner Kelly Reid

Agenda Date: 12/10/2020

SUBJECT:

GLUA-20-00046 and HR 20-00010: Historic Review for a Major Public Improvement within the McLoughlin Conservation District to Install a Freestanding Laminate Sign within the McLoughlin Promenade Park

STAFF RECOMMENDATION:

Staff recommends approval with conditions

EXECUTIVE SUMMARY:

The applicant has proposed a freestanding sign of about 6 square feet in area on the McLoughlin Promenade, an Oregon City park within the McLoughlin Conservation District. The sign is considered a major public improvement in a district and is required to meet historic guidelines adopted by the City. The proposed sign material is laminate, which is not a natural material and therefore cannot be approved by staff. The proposed laminate material is high quality and resembles metal. Staff recommends approval with conditions to address the placement of the sign and the sign post material.

BACKGROUND:

The Oregon City Economic Development Department (OCEDD), in partnership with the Oregon Film Office are requesting to place a sign on the McLoughlin Promenade overlooking the former Blue Heron Mill where Twilight and Grimm scenes were filmed. The Promenade was also used to film several scenes in other shows. The signs consist of two panels, usually attached to a post. They measure 24" x 19" x .5" and 20" 8.3" x .5".

The Oregon Film Trail is a statewide network of recognizable trail markers, placed in many iconic filming locations across Oregon. By stitching together these locations, communities, and films, a forum has been created, both virtual and real, in which we can retell stories, and celebrate Oregon's rich contribution to filmmaking since 1904.

OPTIONS:

1. Approve the request with the conditions of approval recommended by staff
2. Add or remove conditions of approval and findings as needed
3. Deny the request
4. Continue the public hearing and ask for more information



**TYPE III – HISTORIC REVIEW
STAFF REPORT AND RECOMMENDATION**

December 3, 2020

FILE NO.: GLUA-20-00046 and HR 20-00010: Historic Review for a major public improvement within the McLoughlin Conservation District.

APPLICANT/OWNER: City of Oregon City
PO Box 3040
Oregon City, OR 97045

LOCATION: 300 3rd Street (McLoughlin Promenade), or Municipal Elevator
Oregon City, OR 97045
Clackamas County Map 2-2E-31CA-09200

REQUEST: Historic Review for a major public improvement within the McLoughlin Conservation District to install a freestanding laminate sign either within the McLoughlin Promenade park, or alternatively, at the Municipal Elevator.

RECOMMENDATION: Approval with conditions.

Type III decisions involve the greatest amount of discretion and evaluation of subjective approval standards, yet are not required to be heard by the city commission, except upon appeal. The process for these land use decisions is controlled by ORS 197.763 and identified in OCMC 17.50. The decision of the Historic Review Board is appealable to the City Commission within fourteen days of the issuance of the final decision. Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the hearing, in person or by letter, with sufficient specificity to afford the Historic Review Board and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. The decision of the Historic Review Board may be appealed to the City Commission by parties with standing. Any appeal will be based on the record. A city-recognized neighborhood association requesting an appeal fee waiver pursuant to OCMC 17.50.290.C must officially approve the request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal. The City Commission decision on appeal from the planning commission is the city's final decision and is appealable to the Land Use Board of Appeals (LUBA) within twenty-one days of when it becomes final.

Recommended Conditions of Approval

HR 20-10

1. The final sign location shall not impede the views of people sitting on park benches or views of people walking on the promenade walkway.
2. No portion of the sign post or any new concrete pad required for installation shall disturb the existing walkway or stone wall.
3. If a concrete pad is included, the pad shall be simple concrete, shall be separated from the main concrete walkway and shall not exceed 50 square feet.
4. The post material shall be simple coated metal.
5. The applicant shall provide notice to SHPO and to the tribes listed in 17.40.060.C. 45 days before work is commenced if disturbance of native soils will be pursued.

Site and Context

The McLoughlin Promenade is a 7.8-acre linear park on the bluff above downtown, within the McLoughlin Conservation District.

The McLoughlin Promenade was constructed c. 1937 as a Works Progress Administration project. This federal emergency agency for relief of American unemployment was created by order of President Franklin D. Roosevelt, May 6, 1935, under authority of the Emergency Relief Appropriation Act which was created in 1935.

The Promenade features a concrete walkway with a variety of low stone and metal walls. Immediately south and north, and continuing for about 100 feet in each direction from the elevator landing, the wall is a 44 inch high metal fence comprised of inch-square rods in a vertical pattern and accented with rough cut stone piers. The remaining long portion of the wall extending 1,300 feet south consists of sections made up of a 15 inch concrete base with a long, square reinforced concrete bar set horizontally at the two foot level; the concrete bar is angled to resemble a wooden split rail fence.

The Promenade concrete path follows the bluff overlooking, to the west the Willamette River, Willamette Falls, and the industrial complex in and on the Willamette River. Natural landscaping and rock outcropping enhance the rock wall. On the east side, the walkway abuts the yards of several historic houses situated on the prominent bluff. Approximately three hundred feet south of the elevator landing the wall forms a semi-circular area with a metal plaque placed there by the local Kiwanis Club in 1972 listing contributors to a fund for the restoration of the Promenade. At that time twelve lights on metal standards and a flagpole were added to the Promenade.

The property is listed on the National Register but is not itself locally designated.



Project Description:

The applicant submitted the following Narrative:

The Oregon City Economic Development Department (OCEDD), in partnership with the Oregon Film Office are hoping to place a sign on the McLoughlin Promenade overlooking the Blue Heron Mill where Twilight and Grimm scenes were filmed. The Promenade was also used to film several scenes in other shows. The signs consist of two panels, usually attached to a post. They measure 24" x 19" x .5" and 20" x 8.3" x .5". My request would be to mount the sign on a post in one of three proposed locations. We are providing three potential locations as we are unsure that the substrate depth will allow us to provide stable installation at the preferred location.

The Oregon Film Trail is a statewide network of recognizable trail markers, placed in many iconic filming locations across Oregon. By stitching together these locations, communities, and films, a forum has been created, both virtual and real, in which we can retell stories, and celebrate Oregon's rich contribution to filmmaking since 1904.

The OCEDD seeks to leverage opportunities provided by the Oregon Film Trail, by highlighting Oregon City's place in Oregon's film community. The Film Trail "stop" would meet multiple goals of the Oregon City Tourism Strategic Plan, including "Champion the Value of Tourism" and "Develop a plan to promote existing experiences and activate new experiences". The proposed site was selected as it would allow visitors, residents and film enthusiasts to view the Blue Heron Mill where several movies have been filmed, Oregon City's historic downtown where additional filming has taken place and the Oregon City Promenade where several TV/Streaming series have been filmed.

The OCEDD has previously presented this idea to the Oregon City Parks and Recreation Advisory Committee who has voted in support of the project. The OCEDD has also notified the McLoughlin Neighborhood Association of the proposal. The sign and post are made of custom, high-pressure laminate. Please see the Film Trail Technical Specs document of size and dimension information.

The OCEDD understands that the signage material may not meet the Design Guidelines for Major Public Improvements but is requesting the Oregon City Historic Review Board provide a one-time variance for this location for the following reasons.

- *The sign installation meets goals and strategies approved by the City of Oregon City Commission*
- *The sign itself would help promote expanded, yet responsible use of a City Oregon City park*
- *The design of sign itself is aesthetic pleasing, and will blend in well with the surrounding infrastructure*
- *There are multiple existing signs on the McLoughlin Promenade that do not meet the Guidelines for Major Public Improvements and thus a precedent for such an installation exists*
- *The OCEDD does not intend to seek additional sign variances at this particular park facility in the future.*

Staff notes that the proposed sign material is laminate, and the sign itself can be viewed by request to the Economic Development Department at City Hall anytime leading up to the public hearing.

Site Plan – Potential sign locations

The applicant has proposed three potential sign locations:

Location 1: Between 2nd and 3rd Street, near the bench along the pathway

Location 2: Between 2nd and 3rd Street near the rock outcropping

Location 3: Between 4th and 5th Streets near a bench and a large tree



Location 1



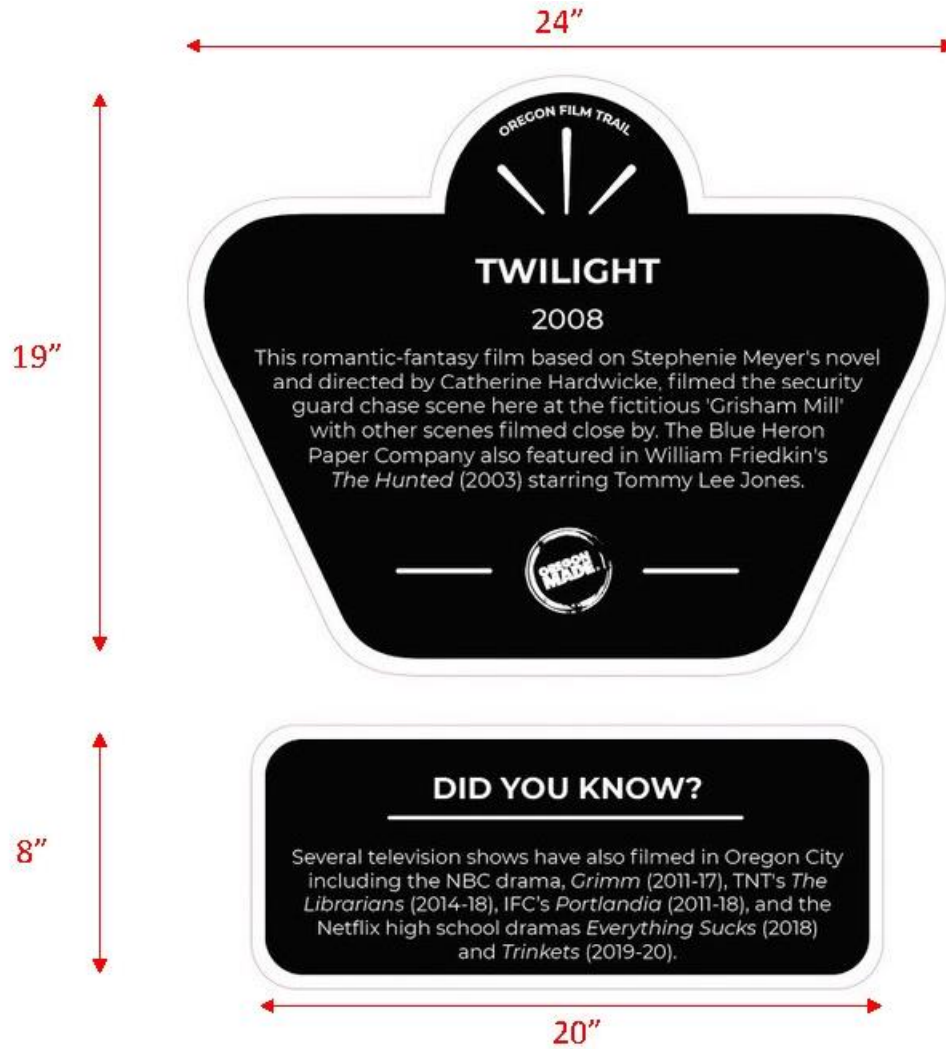
Location 2



Location 3



Sign Measurements



Examples from other jurisdictions





Notice and Public Comment:

Notice of the proposal was sent to property owners within three hundred feet of the subject property and the Canemah Neighborhood Association in addition to a variety of agencies. Additionally, the property was posted with a Notice of Land Use sign with details about the proposal. Transmittals were sent to various City departments and other agencies regarding the proposed development plan. Relevant comments from City departments are addressed in this report as appropriate.

One public comment was received from Denise Beasley regarding the content of the sign. The comment was forwarded to the applicant; the HRB's decision is not based on sign content.

Staff Executive Summary:

The applicant has proposed a freestanding sign of about 6 square feet in area on the McLoughlin Promenade, an Oregon City park within the McLoughlin Conservation District. The sign is considered a major public improvement in a district and is required to meet historic guidelines adopted by the City. The proposed sign material is laminate, which is not a natural material and therefore cannot be approved by staff.

The proposed laminate material is high quality and resembles metal. Staff recommends approval with conditions to address the placement of the sign and the sign post material.

CRITERIA:**OREGON CITY MUNICIPAL CODE****17.40.030** Designated.

- A. *The historic overlay district shall apply to the following:*
 - 1. *Historic districts, upon designation in accordance with this section;*
 - 2. *Conservation districts designated in accordance with this section;*
 - 3. *Landmarks as designated by this section; and*
 - 4. *Historic corridors designated in accordance with this section.*
- B. *The boundaries of the historic districts, the boundaries of conservation districts, historic corridors, the location of buildings and structures in conservation districts and the location of landmarks shall be designated on a special city zoning map or maps.*
- C. *The following are designated within the historic overlay district:*
 - 1. *The Canemah Historic District; the minimum boundaries of which are those designated by the United States Department of the Interior on the National Register of Historic Places as indicated in the city comprehensive plan.*
 - 2. *The McLoughlin Conservation District; the surveyed buildings indicated by map in the comprehensive plan shall constitute the designated structures in the McLoughlin Conservation District, along with any structures designated through the Historic Review Board designation process since initial adoption of the comprehensive plan on March 13, 1980.*
 - 3. *The Oregon Trail-Barlow Road Historic Corridor; properties identified in the 1993 Barlow Road Historic Corridor inventory of the Barlow Road by Clackamas County.*
 - 4. *Designations undertaken pursuant to Section 17.40.050. The established historic overlay district shall allow for the designation of two types of districts so that areas with a high concentration of historic structures are designated historic districts and areas with a lower concentration are designated conservation districts. Also allowed is the designation of structures of historic or architectural significance not located in an historic or conservation district as landmarks.*

Finding: Applicable. The subject site is within the boundary of the McLoughlin Conservation District.

17.40.060 Exterior alteration and new construction.

- A. *Except as provided pursuant to subsection I of this section, no person shall alter any historic site in such a manner as to affect its exterior appearance, nor shall there be any new construction in an historic district, conservation district, historic corridor, or on a landmark site, unless a certificate of appropriateness has previously been issued by the historic review board. Any building addition that is thirty percent or more in area of the historic building (be it individual or cumulative) shall be considered new construction in a district. Further, no major public improvements shall be made in the district unless approved by the board and given a certificate of appropriateness.*

Finding: Complies as Proposed. The applicant is for a major public improvement. The applicant has submitted this application for review and determination by the Historic Review Board.

17.040.060.B. *Application for such a certificate shall be made to the planning staff and shall be referred to the historic review board. The application shall be in such form and detail as the board prescribes.*

Finding: Complies as Proposed. The applicant has submitted this application for review and determination by the Historic Review Board.

17.040.060.C. *Archeological Monitoring Recommendation. For all projects that will involve ground disturbance, the applicant shall provide,*

1. *A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the applicant; and*
2. *A letter or email from the applicable tribal cultural resource representative of the Confederated Tribes of the Grand Ronde, Confederated Tribes of the Siletz, Confederated Tribes of the Umatilla, Confederated Tribes of the Warm Springs and the Confederated Tribes of the Yakama Nation indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the applicant.*

If, after forty-five days notice from the applicant, the Oregon State Historic Preservation Office or the applicable tribal cultural resource representative fails to provide comment, the city will not require the letter or email as part of the completeness review. For the purpose of this section, ground disturbance is defined as the movement of native soils.

Finding: Complies with condition. No disturbance of native soils is anticipated. However, the applicant shall provide notice to SHPO and to the tribes listed in 17.40.060.C. if disturbance of native soils will be pursued.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

17.040.060.D.

1. *The historic review board, after notice and public hearing held pursuant to Chapter 17.50, shall approve the issuance, approve the issuance with conditions or disapprove issuance of the certificate of appropriateness.*
2. *The following exterior alterations to historic sites may be subject to administrative approval:*
 - a. *Work that conforms to the adopted Historic Review Board Policies.*

Finding: Complies as Proposed. The application is being reviewed as identified in the Oregon City Municipal Code.

17.040.060.E. *For exterior alterations of historic sites in an historic district or conservation district or individual landmark, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall be:*

Finding: Not Applicable. The proposal is for a major public improvement in a historic district.

17.040.060.G. For construction of new structures in an historic or conservation district, or on an historic site, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:

17.040.060.G.1: The purpose of the historic conservation district as set forth in Section 17.40.010.

- A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;
- B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;
- C. Complement any National Register Historic districts designated in the city;
- D. Stabilize and improve property values in such districts;
- E. Foster civic pride in the beauty and noble accomplishments of the past;
- F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;
- G. Strengthen the economy of the city;
- H. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and
- I. Carry out the provisions of LCDC Goal 5.

Finding: See detailed findings and conditions in the design guidelines section in this staff report (17.040.060.G.7).

17.040.060.G.2. The provisions of the city comprehensive plan

Section 5, Open Spaces, Scenic and Historic Areas, and Natural Resources

Policy 5.3.8 Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects.

Finding: See detailed findings and conditions in the design guidelines section in this staff report (17.040.060.G.7).

17.040.060.F.3 The economic effect of the new proposed structure on the historic value of the district/historic site

Finding: Complies as Proposed. The purpose of the sign is to promote tourism in Oregon City, which promotes economic goals of the City. See detailed findings and conditions in the design guidelines section in this staff report (17.040.060.G.7).

17.040.060.F.4 The effect of the new proposed structure on the historic value of the district/historic site

Finding: See detailed findings and conditions in the design guidelines section in this staff report (17.040.060.G.7).

17.040.060.G.5 The general compatibility of the exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used in the construction of the new building or structure;

Finding: Please refer to findings in 17.040.060.G.7 below.

17.40.060.G.6 Economic, social, environmental and energy consequences

Finding: Complies as Proposed. The purpose of the sign is to promote tourism in Oregon City, which promotes economic and social goals of the City. No environmental or energy consequences are anticipated.

17.040.060.G.7 Design guidelines adopted by the historic review board.

The adopted design guidelines for major public improvements include the following:

“Public Improvement Principles

These projects are important for the historic district since public space accounts for a large proportion of the district's area and has a significant impact on the setting, context, delivery of services, and movement through the district. The Public Improvement principles indicate how current engineering and construction can be made appropriate by utilizing materials, finishes, and design that supports the historic nature of the district.

The Guidelines appreciate that certain engineering, public safety, and other institutional work may have, by nature, certain technological or regulatory requirements and that these may conflict with these design guidelines. Work may also interface, modify, or remove existing historic construction. In these situations City staff and the HRB shall work with the agencies to develop the best design and preservation solution for the district, or appropriate mitigation measures. It should be noted that extensive regrading or removal of vegetation shall also be considered for HRB review."

STYLE

Principle:

- Construction to complement the nature of the historic district, but flexibility is necessary to allow a system wide approach, parts standardization and use of available materials.
- New utility work to be minimized in appearance.
- Support pedestrian use and scale.

Not Allowed:

- Visible 'high tech' installations
- Insertion of stylistic elements and systems that do not complement the district
- The Guideline appreciate that there is necessary public safety and engineering work that may be difficult to alter; Installations should follow the guidelines as possible, often simple measures can reduce an adverse impact; Review with City design staff and HRB

Finding: Complies as Proposed. The proposal consists of a small pedestrian-oriented freestanding sign. The proposed style is modern and sleek, using a dark laminate material outlined in bright white, with white lettering. Its design complements some of the midcentury structures in the district, including the Municipal Elevator.

DESIGN

Principle:

- For visible features, use design that was typical or similar to that of the historic period; where unable, screen or cover the installation in an historically appropriate manner.
- Construction to not significantly alter the district's built pattern.
- Locate equipment away from primary views to maximum extent practicable.
- Utilize landscape or fabricated screening to minimize disruptive appearance.
- Minimize street signage as allowable by codes.

Not Allowed:

- Construction out of scale with the district
- Street, sidewalk, stairs, walls that significantly alter the historic pattern and dimension of the district.
- Modern details and construction in visible locations unless screened or appearance mitigated.
- Excessive regrading or removal of vegetation that adversely affects the historic context of the district and surrounding area without mitigation

Finding: Complies with Conditions. These guidelines call for minimization of street signage and avoiding the use of modern details. While it could be argued that the proposed sign is too modern in appearance and adds to "sign clutter," the sign is not large or obtrusive, nor does it clash with styles within the

district. Rather, its design complements some of the midcentury structures in the district, including the Municipal Elevator.

The proposed placement of the sign is away from other signage on the Promenade and will not significantly alter the district's built pattern. Is it proposed to be located near the existing concrete walkway, and potentially near wood park benches and rock outcroppings. The final sign location shall not impede the views of people sitting on park benches or views of people walking on the promenade walkway. No portion of the sign post or any new concrete pad required for installation shall disturb the existing walkway or stone wall. If a concrete pad is included, the pad shall be simple concrete, shall be separated from the main concrete walkway and shall not exceed 50 square feet.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

MATERIALS

Principle:

- Materials and Products For Visible Features: Use those that were typical of the historic period or those that offer a similar appearance. Use of stone, concrete, wood and metal in finishes and textures similar to that of the historic period is most appropriate.

Not Allowed:

- Obvious synthetic materials, non historic finishes or colors.
- Historic materials used in ways not found in the district
- Bright stainless, galvanized, aluminum, exposed aggregate concrete, other non historic finishes

Finding: Complies with condition. The proposed sign uses a dark laminate material outlined in bright white, with white lettering. While stone, metal and wood materials are preferred by the guidelines, the laminate plastic proposed is high quality and resembles powder coated metal. The sign post material was not specified. The post material shall be simple coated metal.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

RECOMMENDATION:

Staff finds that the proposed public improvement at 300 3rd Street can meet the requirements as described in the Oregon City Municipal Code. Therefore, the Community Development Director recommends the Historic Review Board approve file HR 20-10, based upon the findings and exhibits contained in this staff report.

EXHIBITS:

1. Vicinity Map
2. Applicant's Narrative, Photos and Plans
3. Design Guidelines for Major Public Improvements

The Oregon City Economic Development Department (OCEDD), in partnership with the Oregon Film Office are hoping to place a sign on the McLoughlin Promenade overlooking the Blue Heron Mill where Twilight and Grimm scenes were filmed. The Promenade was also used to film several scenes in other shows. The signs consist of two panels, usually attached to a post. They measure 24" x 19" x .5" and 20" 8.3" x .5". My request would be to mount the sign on a post in one of three proposed locations. We are providing three potential locations as we are unsure that the substrate depth will allow us to provide stable installation at the preferred location.

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The OCEDD seeks to leverage opportunities provided by the Oregon Film Trail, by highlighting Oregon City's place in Oregon's film community. The Film Trail "stop" would meet multiple goals of the Oregon City Tourism Strategic Plan, including "Champion the Value of Tourism" and "Develop a plan to promote existing experiences and activate new experiences". The proposed site was selected as it would allow visitors, residents and film enthusiasts to view the Blue Heron Mill where several movies have been filmed, Oregon City's historic downtown where additional filming has taken place and the Oregon City Promenade where several TV/Streaming series have been filmed.

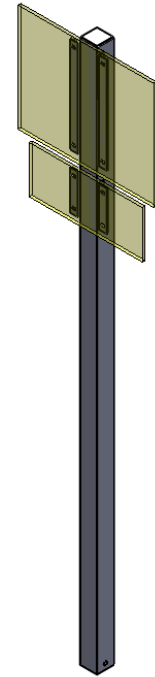
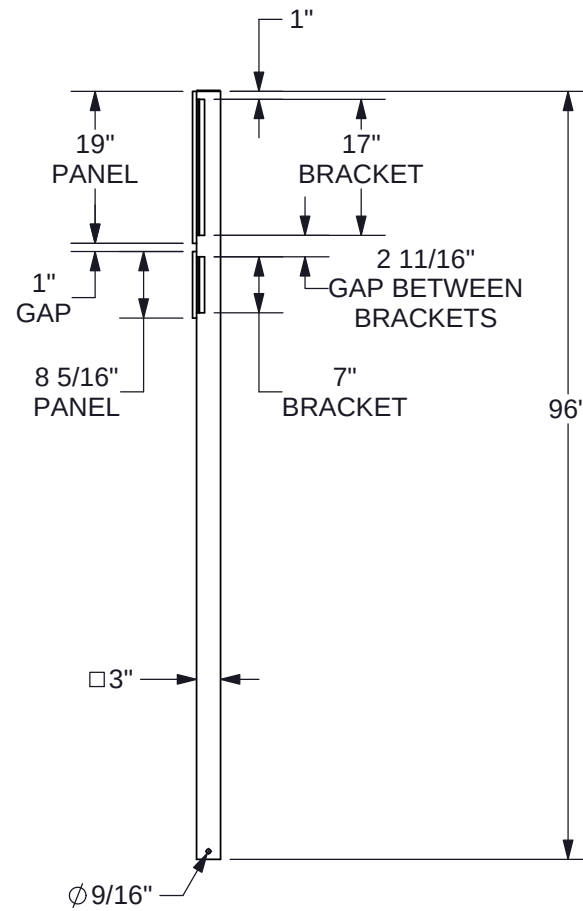
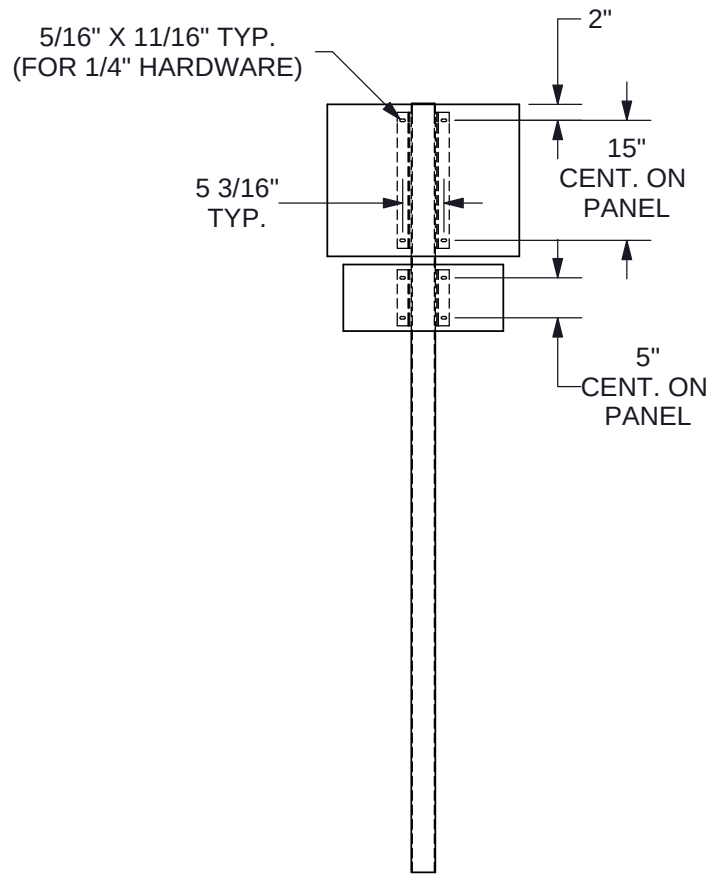
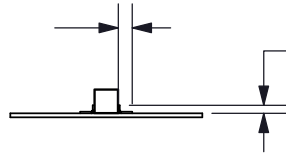
The OCEDD has previously presented this idea to the Oregon City Parks and Recreation Advisory Committee who has voted in support of the project. The OCEDD has also notified the McLoughlin Neighborhood Association of the proposal. The sign and post are made of custom, high-pressure laminate. Please see the Film Trail Technical Specs document of size and dimension information.

The OCEDD understands that the signage material may not meet the Design Guidelines for Major Public Improvements but is requesting the Oregon City Historic Review Board provide a one-time variance for this location for the following reasons.

- The sign installation meets goals and strategies approved by the City of Oregon City Commission
- The sign itself would help promote expanded, yet responsible use of a City Oregon City park
- The design of sign itself is aesthetic pleasing, and will blend in well with the surrounding infrastructure
- There are multiple existing signs on the McLoughlin Promenade that do not meet the Guidelines for Major Public Improvements and thus a precedent for such an installation exists
- The OCEDD does not intend to seek additional sign variances at this particular park facility in the future.

Technical Specs

Item #1.



OREGON FILM TRAIL

TWILIGHT

2008

This romantic-fantasy film based on Stephenie Meyer's novel and directed by Catherine Hardwicke, filmed the security guard chase scene here at the fictitious 'Grisham Mill' with other scenes filmed close by. The Blue Heron Paper Company also featured in William Friedkin's *The Hunted* (2003) starring Tommy Lee Jones.



DID YOU KNOW?

Several television shows have also filmed in Oregon City including the NBC drama, *Grimm* (2011-17), TNT's *The Librarians* (2014-18), IFC's *Portlandia* (2011-18), and the Netflix high school dramas *Everything Sucks* (2018) and *Trinkets* (2019-20).

Potential Sign Locations



Potential Location #1





Potential Location #3





FREE WILLY

1993

The Hammond Marina was featured in the final scene of the movie when young Jesse helps free his killer whale friend, Willy, by leading the orca to jump over the harbor wall to freedom and into the ocean beyond.



DID YOU KNOW?

Keiko, a 13 year-old Orcinus orca whale, played Willy in many of the live action shots. Several specially created animatronic whales stood in for Keiko in the more complicated scenes.

Example from other Jurisdiction

Item #1.



ONE FLEW OVER THE CUCKOO'S NEST

1975

The iconic fishing boat scene in the film adaptation of Ken Kesey's novel took place here in Depoe Bay. Jack Nicholson's character, Randle "Rag" McKlurg, staged an escape, led the fellow patients here and commandeered a boat for a day's fishing.

DID YOU KNOW?

The 1975 Paul Robeson film, "Sometimes a Great Notion" shot just 8 miles north of Depoe Bay on the Coast Water in Klamath. "The Burning Plain" (2008) playing Thomas Thayer. Filmed many scenes in and around Depoe Bay.

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STAND BY ME
1986
Stephen King's autobiographical short story, "The Body," inspired the movie adaptation written by Raynold Cideen and Bruce A. Evans. Director Rob Reiner added a layer of personal detail drawn from his own 1960's childhood, such as the notions of "pinky swear" and "two for finching."

DID YOU KNOW?
The park in front of you is the location of the film's Blueberry Pie Eating Contest which featured nearly 100 Brownsville residents as extras. After filming, the production donated picnic tables for use in the park.

Example
from other
Jurisdiction



OREGON FILM TRAIL

CITY GIRL

1930

This F.W. Murnau silent movie starred Mary Duncan, who spent several weeks filming on the outskirts of town in the wheat fields of Thorn Hollow, about six miles south of here. Many local farm hands were hired to shoot the harvest scenes in the summer of 1928.



This project has been funded in part by a grant from TRAVEL OREGON

DID YOU KNOW?

The director, actors, and crew lived in Pendleton during filming. Duncan was named honorary queen of the 1928 Pendleton Round-Up. Sadly, *City Girl* never screened at this historic theater before the end of the silent film era.

Mural Wall Donations
UMATILLA CO. CULTURAL CENTER
BANK OF EASTERN OREGON
NW FARM CREDIT SERVICE
WHEATLAND INSURANCE
ATHENA'S GEM SHOP
ATHENA CIVIC MEMORIAL
BJORKLUND FAMILY
FLATT & VORHAUER FARM
JOHN'S RANCH

Thank You!

THE GOONIES

1985

The historic Clatsop County Jail features in the opening jail break scene. The police pursuit that follows, winds past many familiar sites and neighborhoods in Astoria and Cannon Beach. It was a working jail from 1914 to 1976.



DID YOU KNOW?

The Flavel House is the museum where Mikey's father worked as curator and is featured briefly in the film.

Oregon City GIS Map

Item #1.

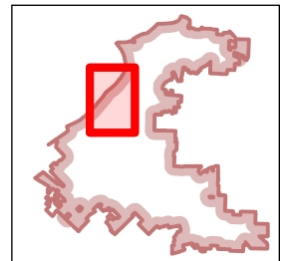


Legend

- Street Names
- Taxlots
- Taxlots Outside UGB
- Unimproved ROW
- Parks
- City Limits
- UGB
- Basemap

Notes

Overview Map



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.



0 800 Feet
1: 9,600

City of Oregon City
PO Box 3040
625 Center St
Oregon City
OR 97045
(503) 657-0891
www.oregoncity.org



From: [DBeasley](#)
To: [Kelly Reid](#)
Subject: Movie Trail Sign
Date: Sunday, November 22, 2020 12:52:41 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Historic Review Board Members,

I would like to voice my concern about the proposed sign to mark movie locations along the Promenade Park trail.

It will be fun to have most of the movies and shows documented, however, one show in particular is missing and one just needs to go away. Specifically, the show "Leverage" had a very significant scene at the mill and was a well done television series that should be recognized. On the other hand, the Netflix series "Everything Sucks" really did. Suck. It was horrible, and embarrassing to claim as part of our involvement. I would be all for this signage if it included "Leverage" and removed "Everything Sucks".

Thank you for allowing me to express my opinion.

Best Regards,
Denise Beasley

Sent from [Mail](#) for Windows 10



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-657-0891

To: Historic Review Board
From: Planner Kelly Reid

Agenda Date: 12/10/2020

SUBJECT:

New HRB Policy for Murals on Historic Structures

STAFF RECOMMENDATION:

Provide feedback and/or recommendation to City Commission on draft HRB policy

EXECUTIVE SUMMARY:

The City Commission directed staff to design a mural program that would allow for the painting of public art murals on buildings within Oregon City. In anticipation of murals proposed on historic structures, the City would like to adopt an HRB policy governing when murals need to be reviewed by the Historic Review Board and when murals can be approved by preservation staff. The Board would not be reviewing the content of the mural; rather, its placement on a building and the resulting effect on the historic structure's integrity.

The draft HRB policy would require HRB review when a mural is proposed on a primary façade. Murals on side or rear facades that do not compromise any historic features of the building would be able to be reviewed by staff.

The City Commission is the final decision maker for changes to HRB policies. The Board may send a recommendation to the Commission to aid in their decision making.

BACKGROUND:

In September of 2019, the City of Oregon City Commission directed staff to prepare a draft code for adoption that would allow for the painting of public art murals on buildings within Oregon City. This was a result of public engagement to the City Commission from a number of community groups. While there had been previous work on such a code in 2014 and 2015, nothing was formally adopted due to the significant amount of other changes to sign regulations which were adopted and the risk associated with allowing murals since the city is unable to regulate the content of a mural.

The Oregon City Economic Development Department with support from the Oregon City Planning Department are spearheading this work. Outreach has already been conducted to key stakeholders and a draft code has been prepared. Next steps in the process will be

- Develop program guidelines and supporting documentation
- Present the draft code to the City Commission during a work session

- Present draft code to the Oregon City Citizen Involvement Committee and Oregon City Planning Commission
- Prepare final code for review and potential adoption by the City Commission
- Prepare a Resolution for the HRB policy and potential adoption by the City Commission

OPTIONS:

1. Provide recommendation to City Commission on a new HRB policy
2. Provide direction to staff and come back next month with policy revisions



CITY OF OREGON CITY

Historic Review Board Policies

625 Center Street
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503-657-0891

Last Updated August 17, 2019

Introduction

Each and every historic building plays a significant part of the ongoing preservation of Oregon City's local heritage. Historic buildings reflect the lives and aspiration of past generations and their preservation defines the community in many ways. Most of all, thoughtful stewardship of our buildings and surrounding environment can ensure that our sense of identity is passed along to future generations.

These policies are authorized by Section 17.40.060 of the Oregon City Municipal Code and apply to designated historic structures in Oregon City, including:

- All properties in the Canemah National Register Historic District, as the District boundaries existed on Feb. 1, 2017.
- All designated structures in the McLoughlin Conservation District
- All structures individually designated on the National Register before February 1, 2017 and local landmarks located outside of historic districts

Projects that meet the Historic Review Board (HRB) policies do not have to request approval from HRB and rather may obtain administrative staff approval. Where an alteration does not meet the policies, a Type III review by the HRB will be necessary. City staff are available to help property owners determine if their projects satisfy the HRB policies. Property owners are strongly encouraged to seek advice from City staff before proceeding with changes to historic properties. Changes that do not meet the policies are subject to code enforcement action. The policies do not apply to regular maintenance or repair of existing structures.

Owners of properties that do not fall under the Historic Review Process are encouraged to follow the Policies set forth by the HRB by making exterior alterations that maintain the structure's integrity and are compatible with the neighborhood.

Policies

(Policies #1-12 Listed Below)

DRAFT HRB Policy #13 - Murals

Murals on designated historic structures and landmarks can be approved by staff if they meet the following:

- The mural does not cover or obscure architectural features of the building, such as cornices, trim, windows, or other decorative features.
- The mural is located on a secondary building façade.
- Installation and removal of the public art mural will not adversely affect the historic structure.

Murals on the primary façade of a structure require review by the HRB.

Murals on non-designated structures in the McLoughlin conservation district are not subject to HRB policies or regulations.



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HRB Policy #1 (First Adopted 1986; Revised 2019) - Construction and Repair of Foundations

The finished floor elevation of the structure shall not be raised or lowered in relation to the ground level as a result of foundation construction or repair. Any new foundation shall be covered with skirting that matches the original skirting on the structure.

HRB Policy #2 (First Adopted 1986; Revised 2019) - Storm Windows and Doors

Storm window frames and members shall be made of wood, baked enamel, or anodized aluminum. If wooden or enameled, the frames and members shall be painted to match the color of the existing window trim. Mill finish aluminum storm windows are not permitted. Interior storm windows are encouraged.

HRB Policy #3 (First Adopted 1986; Revised 2019) - Repair or Replacement of Siding

On designated structures and contributing structures in the Canemah National Register District, new siding shall match original siding both in material and style. **If fiber cement is desired as a replacement for wood siding, HRB shall review the proposal.** HRB's decision factors will include how well the substitute material matches the original siding in profile and design.

Fiber cement siding is permitted without HRB review under the following circumstances:

- a. On new and existing detached accessory buildings
- b. On non-contributing structures in the Canemah National Register District
- c. As a replacement of vinyl siding on a designated structure
- d. Only smooth fiber cement boards are permitted
- e. Shakes or shingles shall have a straight edge

HRB Policy #4 (First Adopted 1986)- Gutters and Downspouts

Replacement of wooden gutters and downspouts are permitted. Galvanized or enameled aluminum gutters and downspouts shall be painted to match the house. All support straps shall be painted to match the house. New downspouts shall be located to avoid visual interference with architectural features of the street façade. Plastic gutters and downspouts are not permitted. If the downspout empties onto the ground, splashblocks shall be placed at the outflow to disperse the water away from the foundation.

HRB Policy #5 (First Adopted 1986; Revised 2019) - Roofs

Structures shall be re-roofed with either wood shingles, 3-tab composition shingles, or "architectural style" composition shingles. If the roof slope is less than 4/12, rolled composition roofing may be used. Red, dark green, black, dark brown or green and white composition material is encouraged. Slate, tile or tar and gravel roofs may be re-roofed with like materials. The following roof materials are not permitted without Board approval: metal, fiberglass, plastic, corrugated roofing, or shake shingles. Any alteration to the overhang, soffit, or rake board requires Board approval.

HRB Policy #6 (First Adopted 9/88; Revised 6/91; Revised 2019) - Fences and Walls

The following policy is hereby adopted by the Oregon City HRB regarding the construction or alteration of fences and walls within Historic Districts, on designated sites in Conservation Districts, or on individual sites designated as landmarks.



CITY OF OREGON CITY

Historic Review Board Policies

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The HRB advises property owners that fences and walls are an extension of the architecture of the house. According to the Secretary of the Interior's Standards for Rehabilitation, additions such as fences "should be compatible with the size, scale, material and character of the property, neighborhood or environment." Fences in the front yard are typically more open and decorative, while fences in the side and rear yards are more utilitarian.

Front yard fences or walls and corner side yard fences or walls shall be no more than 42 inches in height and shall not create a traffic sight obstruction (as defined in Chapter 10.32 of the Oregon City Municipal Code). Along rear yards and interior side yards (beyond the front building line), fences or walls may be up to six (6) feet in height. Fences or walls on vacant properties may utilize materials that are in the "ACCEPTABLE" category in front and corner side yards; HRB review is required if rear yard fence types are desired.

Staff may approve fences or walls that are listed in the "ACCEPTABLE" category through an administrative review. Fences or walls that are not listed, or that are specifically listed under the "NOT ACCEPTABLE" category shall be submitted for review and decision by the HRB. Fences or walls that are made of "not allowed" materials may be utilized if fully obscured. Pressure-treated wood may only be used for fence posts and not for any other portions of the fence, and shall be non-incised.



CITY OF OREGON CITY

Historic Review Board Policies

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625 Center Street
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ACCEPTABLE FENCE AND WALL TYPES IN FRONT AND CORNER SIDE YARDS

DESCRIPTION	EXAMPLE
Wood Picket: Wood fence with vertical pickets spaced at least one inch apart to six inches apart. Pickets may be pointed or straight, and boards may be flat or square. Includes traditional white painted (preferred); unpainted or different color paint is also acceptable. May be scalloped or straight on top, or topped with a railing.	
Iron Picket: Includes wrought iron picket fences with simple or ornate designs	
Ornamental Cast Iron: cast iron fences and gates with ornamentation or detailed designs	
Brick: Includes bricks of any color or size. Allowed in combination with other masonry types	



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Last Updated August 17, 2019

Basalt Stone: Basalt Stone was quarried locally in Oregon City's past. Basalt stone may be mortared or stacked. Basalt Veneer is typically mortared. This does not include manufactured stone veneer products. May be topped with bricks.	
Combinations of Iron and Masonry: Brick, stone, or cast-in-place concrete with iron fencing atop or integrated into the wall	
Woven Wire: Decorative woven wire with loop top design and with wood posts and rails	
Cast-in-place concrete: Poured concrete wall with smooth or textured finishing	



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Steel or aluminum rail: Permitted only on non-residential properties (e.g. commercial buildings, schools, religious institutions)	
Solid wood board (un-spaced picket): Vertical wood boards without spaces between boards. May be scalloped or straight on top, or topped with a railing.	

NOT ACCEPTABLE FENCE AND WALL TYPES IN FRONT AND CORNER SIDE YARDS

DESCRIPTION	EXAMPLE
Chain-link: Consists of steel wire woven to form a diamond-shaped mesh. Includes uncoated, powder coated, and with or without slats. Also includes chain-link hedge slats.	 
Post and Rail / Split Rail: Also known as a log fence, zigzag fence, worm fence or snake fence, made out of timber logs, usually split length-wise into rails. Uses two to four rails and is divided into sections with wood posts.	 



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Concrete Block: Includes pre-cast panels, CMU, hollow or solid blocks. Both split faced and smooth.	
Chicken Wire: Unframed fence of thin, flexible metal wire with varied pattern including hexagonal or rectangular shapes. Known as chicken wire, hog wire, or welded wire. May include repeating wood or metal posts.	
Solid wood board or Stockade: Wood fence with vertical or horizontal boards and no spacing. Includes good neighbor fence and stockade fence. May be topped with square lattice or other wood design. May have a scalloped or straight top. Not allowed when obstructing view of historic structure.	
Vinyl/ Plywood / Hardboard or Asbestos Panel: Plastic, vinyl, fiber cement or asbestos panels. Includes solid fences/walls or those designed to look like wood picket fences.	

ACCEPTABLE FENCE AND WALL TYPES IN ALLEYS, REAR AND INTERIOR SIDE YARDS

DESCRIPTION	EXAMPLE
All that are acceptable in front yards	



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Last Updated August 17, 2019

Concrete Block: Includes pre-cast panels, CMU, hollow or solid blocks. Both split faced and smooth.	
Horizontal Board: Wood fence with at least five horizontal boards. Boards may be spaced or have no spacing. May be topped with square lattice or other wood design.	
Solid wood board or Stockade: Wood fence with vertical or horizontal boards and no spacing. Includes good neighbor fence and stockade fence. May be topped with square lattice or other wood design. May have a scalloped or straight top.	
Wood lattice: Square vertical/horizontal pattern of wood panels with spacing.	
Gabion wall: Consists of rocks or stones enclosed in a metal wire basket	



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Goat fence: Welded wire fence with frame of wood around each panel. Known as wire trellis fence, goat fence or livestock fencing.	
Non-basalt stone: May include sandstone, limestone, lavarock, or other rock that would not have been quarried within the Pacific Northwest and used in the historic era.	
Recycled Concrete: Irregularly sized concrete pieces or chunks stacked like stones.	
NOT ACCEPTABLE FENCE AND WALL TYPES IN INTERIOR AND SIDE YARDS	
All that are not acceptable in front yard, unless explicitly listed as acceptable in interior side yards, alleyways, and rear yards.	

HRB Policy #7 (First Adopted 8/96; Revised 2019) – Construction of Accessory Structures

Accessory structures which are 200 square feet or smaller may be reviewed and decision made by staff. The criteria to be used by staff in making the decision shall be as follows:

The building/structure materials shall match the primary resource structure;

The roofing materials shall match the material on the historic/primary resource structure; if the roofing material on the historic/primary structure does not match the original roofing material, HRB Policy #5 shall apply;

The accessory structure shall be painted to match the historic/primary resource;

The structure shall be placed a minimum of three (3) feet from any interior lot line as per Section 17.54 - Accessory Structure Standards.

Any structure that does not meet this standard shall be referred or submitted to the HRB for review and decision.



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HRB Policy #8 - Exterior Alterations to Buildings in National Historic Districts, or Structures in Conservation Districts or Landmark Structures

Additions shall be reviewed by the HRB. Other alterations are subject to administrative review. Alterations are permitted if they duplicate existing building materials and styles. Wood siding is encouraged if the siding is replaced. Aluminum and vinyl siding and vinyl and aluminum mill finish windows are not permitted, unless the building was originally constructed of such materials and they are greater than 50% of the materials on the building. Wood sash doors are encouraged. Roof alterations shall conform to HRB Policy #5.

HRB Policy #9 - Screen Doors

Wood storm and screen doors are preferred. If aluminum or other metal storm/screen doors are used, they shall be prefinished or painted a color to match the door or trim. Unless replicating an historic storm/screen door, screen doors shall not obscure the primary door design, and shall not include decorative details or simulated muntins (grids).

Policies 1-9 were reviewed and revised by the HRB at worksessions on October 12, November 9, 2000, and December 14, 2000, and were formally adopted on December 14, 2000 at the HRB's duly noticed public meeting, and revised again in 2019.

HRB Policy #10 (Adopted 10/2001; Revised 2019) - Window Repair and Replacement

Original wood windows are important architectural features in any historic building. They are the "eyes" of the structure and they convey a sense of handcraftsmanship and detail that cannot be achieved with substitute materials. The HRB maintains that original windows should be retained and repaired whenever possible. If repair is not feasible, replacement of windows is acceptable in accordance with the following:

- a. For structures listed individually on the National Register before February 1, 2017, and locally designated resources, replacement of windows shall be reviewed by the HRB.
- b. For locally designated historic landmarks, designated structures in the McLoughlin District, and contributing structures in the Canemah National Register District, wood, aluminum clad wood, and fiberglass clad wood windows are permitted as replacement windows if they match the original window design. A different window type may be used for egress purposes (for example, casement in place of a picture window) as long as the appearance, including muntins, is the same. It is the owner's responsibility to document the design of the original windows.
- c. If a structure was originally built with aluminum or vinyl windows, vinyl replacement windows are permitted. The owner shall provide evidence of the original window material.



CITY OF OREGON CITY

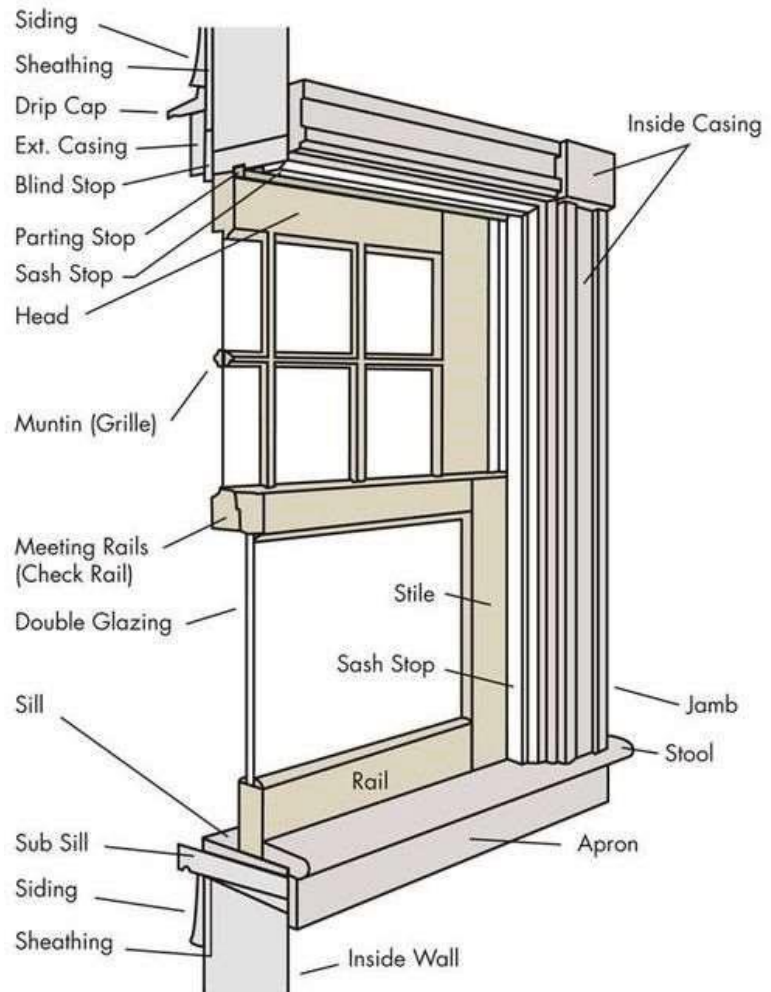
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Last Updated August 17, 2019

- d. On new and existing accessory structures, and on new and existing non-contributing structures in Canemah National Register District, fiberglass and wood/plastic blended material windows are permitted.
- e. Interior window grids are not permitted.
- f. Replacement windows should match dimensions of original window stiles, rails, and sill depth.
- g. Any proposal that does not meet these policies may be reviewed by the Board. The applicant shall provide a determination of the window's architectural significance and condition to assist the HRB to determine the repair and replacement options for the property.

Owners of non-designated structures are also encouraged to follow this policy for window repair and replacement.



HRB Policy #11 (Adopted 2019) - Porches and Decks

Replacement or alteration of porches and decks older than 50 years shall meet HRB Policy #8. The construction of new front porches shall be reviewed by HRB. Alteration of existing front porches, or construction of new rear porches or decks are permitted without Board review in accordance with the following:

- a. Porch and deck railings shall use vertical balusters and top and bottom rails. Baluster attachment shall be between the rails, not attached on the side of the rail.
- b. Wood decks and porches shall be painted to match a color of the designated structure. Paint-stain is also acceptable if it matches a color of the designated structure.
- c. No pressure treated wood shall be visible.
- d. Composite material (e.g. Trex, TimberTech, Azek) is allowed only for new or existing decks or porches less than 50 years old that are attached to the rear of a structure, to the interior side of a structure, and for detached deck structures in the interior side or rear yard. Composite material color shall match a color of the designated structure.
- e. Aluminum rails on porches and decks are not permitted.



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- f. Deck or porch materials made from 100% vinyl are not permitted.

HRB Policy #12 (Adopted 2019) – Solar Technology

Solar technology that meets the criteria in the list below may be utilized on historic properties through staff review. Any proposal that deviates from this policy shall be considered by HRB.

- a. Sloped roof location: Solar panels are permitted on secondary facades of historic buildings and on accessory structures.
- b. Design: Panels on sloped roofs shall project five inches or less from the roof surface and be installed flat; they shall not alter the slope of the roof.
- c. Color: Panels and mounting systems shall be the same color as established roof materials. Mechanical equipment associated with the photovoltaic system shall be as unobtrusive as possible.
- d. Flat roof structures: Solar panel installations on flat roofs shall be set back at least five feet from the roof edge to minimize visibility unless fully obscured from the street by a parapet.
- e. Shingles: Solar shingles are permitted on secondary facades if they match the roof color.
- f. Freestanding: Freestanding or detached on-site solar technologies are permitted in locations behind the front of the home in side and rear yards, unless the side or rear yard abuts an improved public right of way.

Excerpt of Draft Mural Code

November, 20202 DRAFT – Not Adopted

15.28.020 Definitions.

"Compensation" means the exchange of something of value. It includes, without limitation, money, securities, real property interest, barter of goods or services, promise of future payment, or forbearance of debt. "Compensation" does not include goodwill, or an exchange of value, that a building owner (or leaseholder with a right to possession of the wall upon which the mural is to be placed) provides to an artist, muralist, or other entity, where the compensation is only for the creation and/or maintenance of the mural on behalf of the building owner or leaseholder, and where the building owner or leaseholder fully controls the content of the art mural.

"Public Art Mural" means an original, two-dimensional work of visual art, comprised of paint, ceramic or glass tiles, or tesserae, metal, executed by hand directly upon, or affixed directly to an exterior wall of a building, where the work of visual art has been approved by the Arts Commission and accepted by the City into its public art collection pursuant to this Chapter.

"Sign" means any sign, display message, emblem, figure, painting, drawing, placard, poster, billboard, carving or other thing that is designed, used or intended to convey a message or image and is used to inform or attract the attention of the public, and the term includes the sign structure, display surface and all other component parts of a sign; when dimensions of a sign are specified, the term includes panels and frames; and the term includes both sides of a sign of specified dimensions or display area.

15.28.090 Public art murals.

- A. Public Art Mural Program Intent and Purpose. The intent and purpose of this section is to encourage the production of public art murals for acquisition by the City. Public art murals are a medium of expression which serves the public interest in unique ways, including, but not limited to: enhancing the aesthetics of the City; providing avenues for original artistic expression in the City; providing public edification through access to original works of public art; encouraging community participation in the creation of original works of art; and reducing the incidence of graffiti and other crime.
- B. Criteria for Public Art Murals. All of the following criteria shall be met for public art murals:
 1. Public art murals shall remain in place, without alteration, for a period of not less than five (5) years, except as may be specified by the Arts Commission in the conditions of approval. Within 30 days of the end of the approval period, the public art mural shall be removed unless a new approval is granted. Alterations to an approved mural shall receive approval by the Arts Commission.
 2. No public art murals shall be allowed on single-family dwellings, duplexes, or multi-family dwellings. As used in this subsection, single-family dwellings, duplexes, or multi-family dwellings do not include mixed-use buildings which contain a single-family dwelling, duplex, or multi-family dwellings.
 3. The public art mural shall be painted, or if ceramic, glass tiles, tesserae, or metal, applied directly onto the surface of a building with a paint, ceramic, glass tiles, tesserae, or metal that ensures longevity, durability, and structural and surface stability. No part of the public art mural shall exceed the height of the structure to which it is tiled, painted, or affixed.
 4. No part of the public art mural shall be placed over the exterior surface of any opening of a building, including its windows, doors, and vents.
 5. No public art mural may contain electrical components, three dimensional structural elements; employ electrical lights as part of the image, moving structural elements, flashing or sequential

lighting, interior lighting elements, any automated method that causes movement, or any method that causes periodic changes in the appearance, image or message of the public art mural.

6. Public art murals shall be located in a manner that is accessible to the public.
 7. The proposal is not mechanically reproduced or computer generated and printed on a base that will be attached to the wall, such as, by way of illustration but not limitation, images digitally printed on vinyl.
 8. The mural proposal shall include methods to resist vandalism and weather impacts and commitment to repair the mural surface as necessary for a minimum of five years.
 9. The scale is appropriate to the structure and surrounding neighborhoods.
 10. No compensation will be given or received for the display of public art murals or for the right to place the mural on another's property.
 11. The approval and acceptance of each public art mural shall be contingent upon the conveyance of a public art mural easement to the City from the owner of the building upon which the mural will be located, in a form approved by the City Attorney. The terms of the easement shall grant the right to create the public art mural on the wall of the building and provide that the person granting the easement will maintain and restore the public art mural in its original condition for the period of the easement, and state that upon termination of the easement, the mural shall be removed and the building restored to its prior condition.
- C. Approval Process. Public art murals shall be approved by the Arts Commission at a public hearing based on the criteria in the Oregon City Municipal Code.
- Notice of the application and the Arts Commission hearing is published and mailed to the applicant, recognized neighborhood association(s) and property owners within three hundred (300) feet of the proposed mural location. Notice must be issued at least twenty (20) days pre-hearing, and the staff report must be available at least seven (7) days pre-hearing. At the evidentiary hearing held before the Arts Commission, all issues must be raised and addressed. Failure to raise an issue at the hearing will preclude review on that issue.
- D. The decision of the Arts Commission is appealable to the City Commission on the record. Notice of the appeal must be received in writing by the Economic Development Department within fourteen (14) calendar days from the date the challenged decision is provided to those entitled to notice. Late filing of any appeal shall be deemed a jurisdictional defect and will result in the automatic rejection of any appeal so filed.
1. All of the following must be included as part of the notice of appeal:
 - a. The City file number and date the decision to be appealed was rendered;
 - b. The name, mailing address and daytime telephone number for each appellant;
 - c. A statement of how each appellant has an interest in the matter and standing to appeal;
 - d. A statement of the specific grounds for the appeal;
 - e. The appropriate appeal fee. Failure to include the appeal fee within the appeal period is deemed to be a jurisdictional defect and will result in the automatic rejection of any appeal so filed. If a City-recognized neighborhood association with standing to appeal has voted to request a fee waiver pursuant to Oregon City Municipal Code Section 17.50.290.C, no appeal fee shall be required for an appeal filed by that association. In lieu of the appeal fee, the neighborhood association shall provide a duly adopted resolution of the general membership or board approving the request for fee waiver.
 2. Standing to Appeal. Only those persons or recognized neighborhood associations who have participated either orally or in writing have standing to appeal the decision of the Arts Commission. Grounds for appeal are limited to those issues raised either orally or in writing before the close of the public record. No new evidence shall be allowed.

3. Notice of the Appeal Hearing. The Economic Development Department shall issue notice of the appeal hearing to all parties who participated either orally or in writing before the close of the public record at least twenty days pre-hearing, and the staff report must be available at least seven days pre-hearing. Notice of the appeal hearing shall contain the following information:
- a. The file number and date of the decision being appealed;
 - b. The time, date and location of the public hearing;
 - c. The name of the applicant, owner and appellant (if different);
 - d. The street address or other easily understood location of the subject property;
 - e. A description of the permit requested and the applicant's mural proposal;
 - f. A brief summary of the decision being appealed and the grounds for appeal listed in the notice of appeal;
 - g. A statement that the appeal hearing is confined to the issues raised in the notice of appeal;
 - h. A general explanation of the requirements for participation and the City's hearing procedures.
4. The City Commission decision on appeal is the City's final decision.
- E. No person shall commence creation of any public art mural without first obtaining approval from the Arts Commission, and executing an easement pursuant to section 15.28.090.B.14. Murals that are created without approval from the Arts Commission that are not otherwise exempt pursuant to this chapter or are inconsistent with the conditions of approval from the Arts Commission shall not be deemed public art murals.



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-657-0891

To: Historic Review Board
From: Planner Kelly Reid

Agenda Date: 12/10/2020

SUBJECT:

Design Advice for New Construction in Canemah at 616 4th Avenue

EXECUTIVE SUMMARY:

The Board approved demolition of the non-contributing home on the property earlier this year. Four total lots of record are included on the property. The owner has proposed development of up to four new homes and a new driveway access from 4th Avenue and in the Apperson Street right of way. One of the four lots has been approved already through HR-20-09. HRB approval will be required for the work in the right of way, along with the overall development layout.

BACKGROUND:

The Historic Review Board created the design advice process as a way to interact with applicants at the beginning of the design process. These interactions are at publicly noticed meetings and are entered into the record if the applicant submits for historic land use approval.

Oregon City GIS Map

Item #3.



Legend

- Street Names
- Taxlots
- Taxlots Outside UGB
- City Limits
- UGB
- Basemap

Notes

Overview Map



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.



0 200 Feet
1: 2,400

City of Oregon City
PO Box 3040
625 Center St
Oregon City
OR 97045
(503) 657-0891
www.oregoncity.org





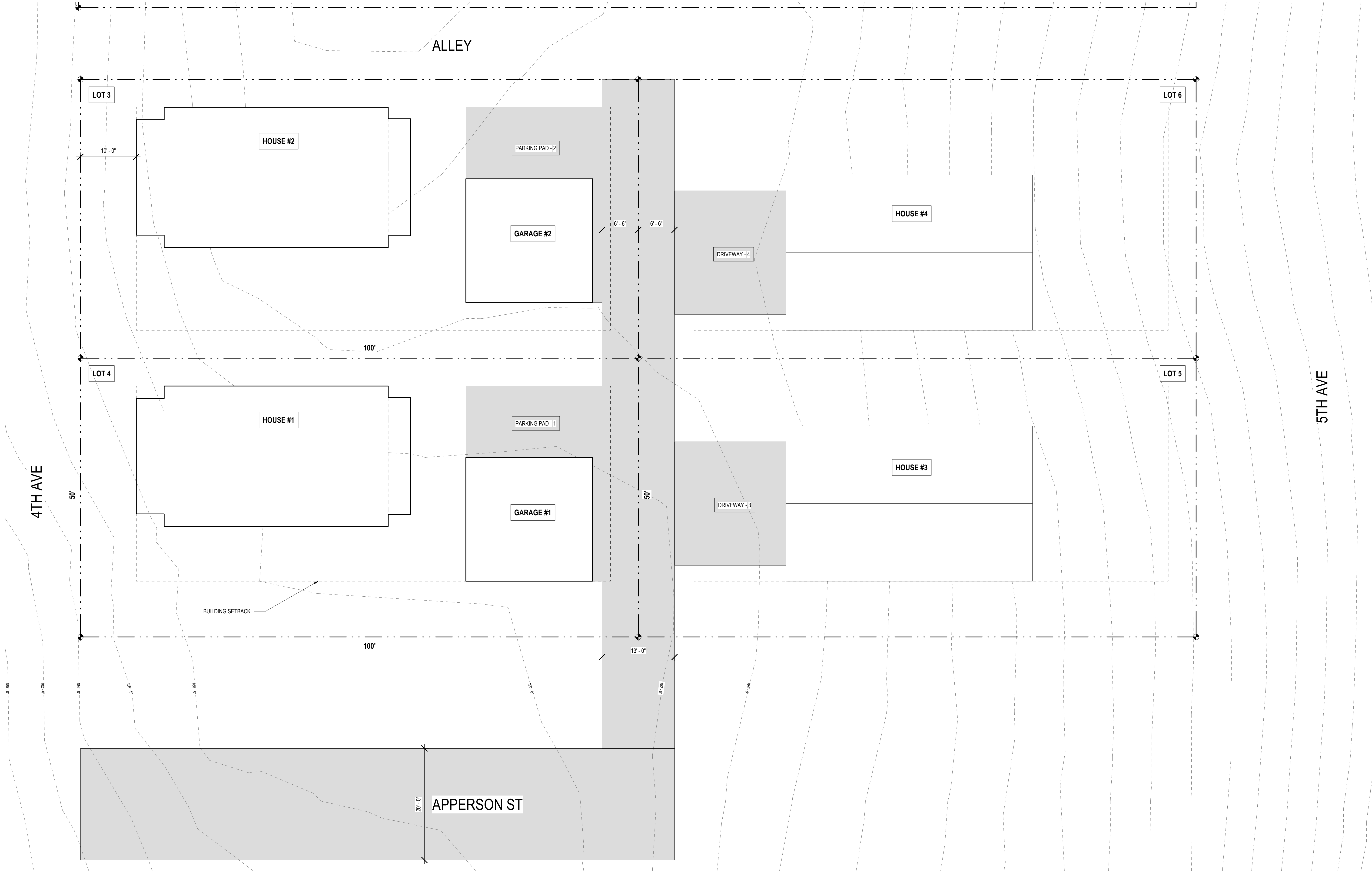
623 4th Ave
Oregon City, Oregon

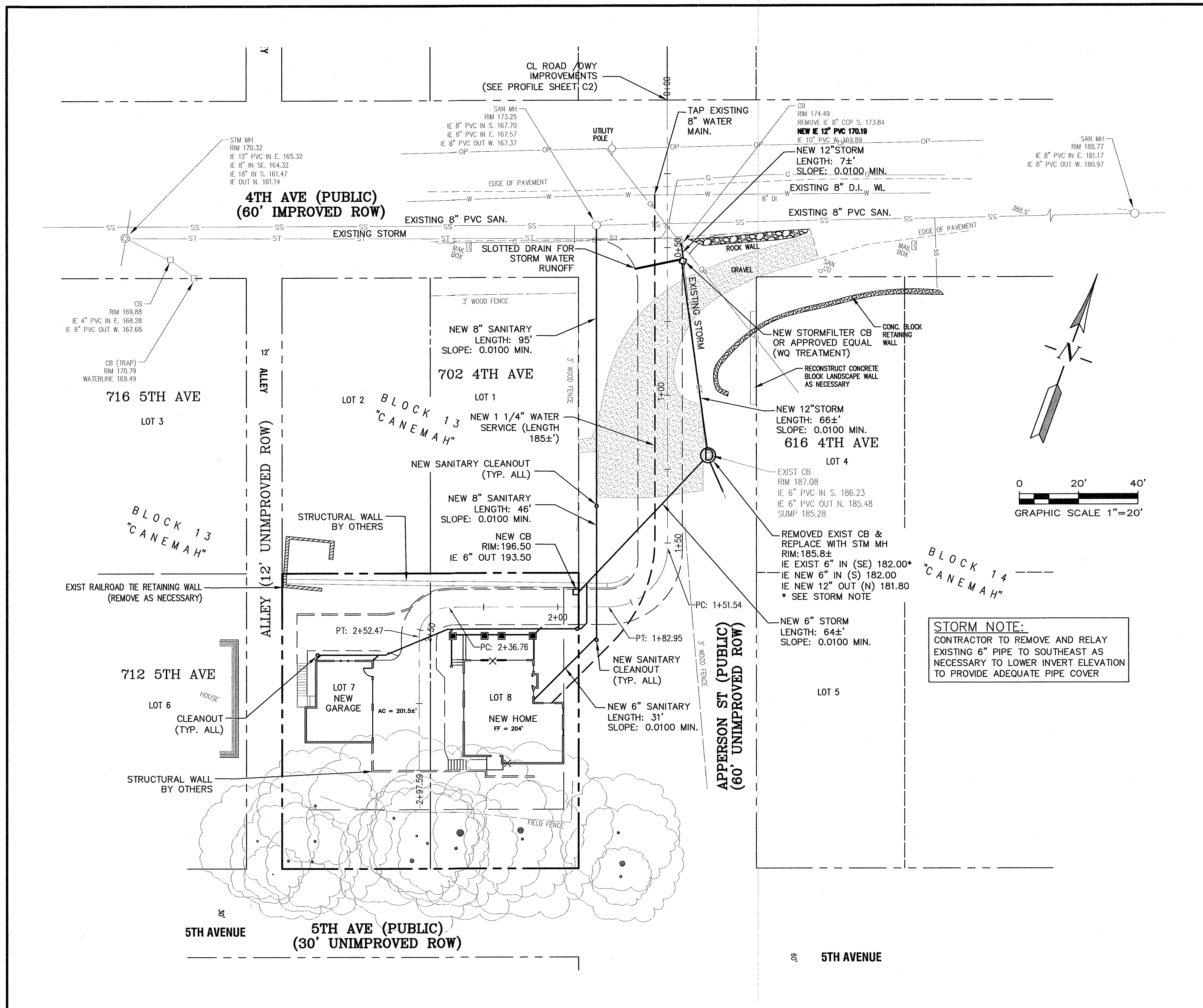
Google

Street View

Item #3.

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REVISIONS		BY
5-22-19	O.C. LETTER	JMF
5-30-19	O.C. MEETING	JMF

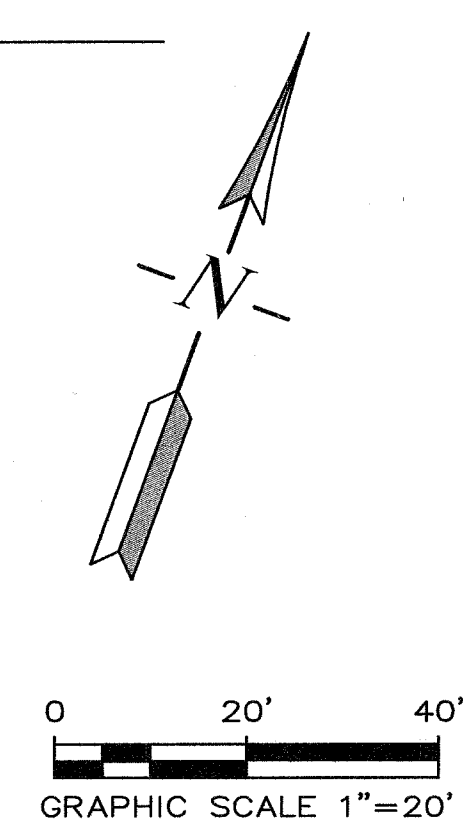
Schademan House	
Iselin Architects, P.C.	

Option 1	Preliminary Utility & Site Plan
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SISUL ENGINEERING	375 PORTLAND AVENUE GLADSTONE, OREGON 97027 (503) 857-0188
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DATE	12-18-19
SCALE	1" = 20'
DRAWN	JMF
JOB	SGL 18-101
SHEET	1
OF	6 SHEETS

SISUL ENGINEERING 375 PORTLAND AVENUE GLADSTONE, OREGON 97027 (503) 657-0185		Schademan House Option 1 Preliminary Grading Iselein Architects, P.C.
DATE	12-18-19	
SCALE	1" = 20'	
DRAWN	JMF	
JOB	SGL 18-101	
SHEET	3	
OF	6 SHEETS	



DWY NOTE:
OREGON CITY IS NOT GOING TO RESUME RESPONSIBILITY FOR MAINTAINING THE NEW PRIVATE DRIVEWAY IN A PUBLIC ROW. OWNER TO PROVIDE THE CITY A MAINTENANCE AGREEMENT FOR THE PRIVATE DRIVEWAY IN PUBLIC ROW.

EARTHWORK NOTE:
DUE TO GEOHAZARDS REQUIREMENTS ALL EARTHWORK WILL BE RESTRICTED TO BETWEEN MAY 1 AND OCTOBER 31

GEOTECHNICAL ENGINEER:
THE GEOTECHNICAL ENGINEER WILL BE REQUIRED TO REVIEW AND PROVIDE DOCUMENTATION THAT FINAL GRADING, WALL, FOUNDATION, AND DRAINAGE PLANS ARE IN CONFORMANCE WITH GEOTECHNICAL RECOMMENDATIONS.