



CITY OF OREGON CITY HISTORIC REVIEW BOARD AGENDA

Virtual Meeting
Tuesday, November 28, 2023 at 7:00 PM

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

CALL TO ORDER AND ROLL CALL

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.

MEETING MINUTES

1. Historic Review Board Minutes Approval

PRESERVATION GRANT

2. PG 23-03 409 3rd Street - Foundation Repair

PUBLIC HEARING

3. GLUA-23-00031/ HR-23-00010 Demolition of the Clara Fields House- 408 McLoughlin Blvd Request to demolish the house- The city recently purchased the site to allow for future improvements to the abutting Canemah Sanitary Pump station located at 408 McLoughlin. No trees are proposed to be removed.

WORK SESSION

4. Worksession: Improving the Historic Review Approval Process-#7 Revisit HRB Policy #12 Solar Panels - Literature Review and Public Outreach Approach.

COMMUNICATIONS

ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the City Recorder. When the Mayor/Chair calls your name, proceed to the speaker table, and state your name and city of residence into the microphone. Each speaker is given three (3) minutes to speak. To assist in tracking your speaking time, refer to the timer on the table.

As a general practice, the City Commission 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 Recorder 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 Website.

Video Streaming & Broadcasts: The meeting is streamed live on the Oregon City's website at www.orcity.org and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. 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: Kay Neumann, Administrative Assistant

Agenda Date: 11/28/2023

SUBJECT:

Historic Review Board Minutes Approval

STAFF RECOMMENDATION:

Staff recommends HRB approve the meeting minutes listed below and attached for your review

BACKGROUND:

Please find multiple meeting minutes attached for review to be approved at the next meeting. These are meeting minutes that have no record of being approved. Staff understands that previous Historic Review Board Members may have been on the Board at the time, but we are asking that you review and agree to allow them to stand as written so that they can be published for the public to view as needed. A backlog of minutes that have not been approved exists because of insufficient staff time and turnover issues. In the past, an outside contractor was used to create the minutes for City Commission Meetings only and as staff time became more and more limited the contractor took over this responsibility for other committees supported by Community Development, including Historic Review Board.

The City Recorder's office conducted an audit of all minutes for the City's public meetings and found there were a large number of minutes that were not drafted, were drafted but not approved, or were posted on-line and not approved. The City Recorder used the audit to create a tracking log of the disposition of each meeting. Based on this information staff will include minutes from previous meetings on each agenda until all drafted minutes are approved. The intention in the future is to bring minutes back for approval closer to the original meeting date.

Minutes in this packet include:

1. February 23, 2010
2. July 27, 2010
3. August 31, 2010

4. September 14, 2010
5. March 22, 2011 Work Session
6. March 22, 2011

NOTE: These can all be approved as a single motion and do not need to be approved individually. There will be additional sessions with multiple meeting minutes. The City is in the process of devising a plan to fill in the many meetings where minutes have not yet been transcribed.

**CITY OF OREGON CITY
DRAFT HISTORIC REVIEW BOARD MEETING MINUTES
FEBRUARY 23, 2010**

**City Hall – Commission Chambers
625 Center Street, Oregon City**

Board Members Present:

Chair John McLoughlin
Ken Baysinger
Vicki Yates
Cindy Towle
Todd Iselin

Staff Present:

Christina Robertson Gardiner, Associate Planner
Laura Butler, Assistant Planner

1. CALL TO ORDER

Chair McLoughlin called the meeting to order at 7:05 p.m.

2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

There was no public comment on items not listed on the agenda.

3. HISTORIC REVIEW BOARD HEARINGS

HR 09-09 Beemer Way Lot #2 Condition of Approval #1

Christina Robertson-Gardiner, Associate Planner, said last fall the Board reviewed an infill new construction on a partition of a landmark and the remaining condition was the applicant needed to resubmit a detailed landscape plan showing how they were adequately buffering the new construction with the landmark. The plan showed an increased setback and proposed trees at full growth. Staff thought it met the intent of what the Board wanted. With this approval, the applicant would move forward with building permits.

Scott Rainey of Oregon City and Michelle Lowe of Molalla were the applicants. Mr. Rainey explained the proposed landscape plan.

Motion by Mr. Baysinger, second by Ms. Yates, to approve HR 09-09 Beemer Way Lot #2 Condition of Approval #1 as submitted. Motion passed unanimously 5-0.

HR 10-01 & HR 10-02 Atkinson Memorial Church Addition & Demolition Request

Chair McLoughlin read the Historic Review Board Opening Statement. He asked if any Board member had a conflict of interest or ex parte contact to declare.

Ms. Robertson Gardiner said the applicant did a pre-design meeting at a noticed public Historic Review Board meeting in October 2009. All the Board members were present at that meeting.

Ms. Robertson Gardiner reviewed the staff report and PowerPoint presentation as well as a memorandum from M. Jarrett which were entered into the record.

Paul Falsetto of Carleton Hart Architecture of Portland, OR was representing Atkinson Memorial Church. He discussed how the addition was appropriate to the McLoughlin Conservation District and church building itself. The applicant was requesting a variance to push the building back eight feet, six inches so it would be equal to or behind the church and the highest part of the building was half of what was allowed. He explained the design for the front and back of the building, classroom wing, transition zone, and HVAC units. They were trying to preserve the neighborhood, historic resource, and use of the Oregon City Preschool. The architectural site plan included adding trees and landscaping and stormwater guarding which would handle the water quality for the entire development.

Ms. Yates asked about the HVAC unit being visible from 5th Street and Mr. Falsetto thought with the trees, buildings, and distance it would not be visible.

Mr. Iselin was concerned about changing the main entry. Mr. Falsetto explained why it was important to have a second entry independent of the church and described the design.

Ms. Towle thought the historic character of the neighborhood did not match the building.

Chair McLoughlin opened the public hearing.

Alice Erickson, Chair of the Board of Trustees for Atkinson Memorial Church, said their congregation overwhelming supported this plan. It gave them more space, accessibility, and fit in with the existing building and neighborhood. She explained why they chose Carleton Hart for this project. She thought this addition showed honor, respect, and love for historic buildings and hoped the Board would approve the plans as presented.

Scott Silver of West Linn was in favor of the project. He was a member of the church and served on the church's Facilities Committee. The church was the center of the community, but there were accessibility issues for those unable to use the stairs. He asked the Board help them take the next step.

Margaret Foss of Oregon City lived across the street from this addition, and was outraged and heart sick about the proposed destruction of a formerly designated landmark of the Oregon City Preschool building. The project was not in the best interest of the neighborhood and not appropriate to the historic value of Oregon City. She had been unaware this was being planned until a few months ago.

Mark Mask of Oregon City said he was the closest homeowner to the proposed site. He was opposed to the building plan. He thought the roofline needed to be changed. He was also confused about the east elevation and how it would affect the view from his home. He did not think this was harmonious with the historical integrity of the neighborhood.

Robert Foss of Oregon City said he lived across the street from the site and had questions about what the project would do to the integrity of the historic district of Oregon City. He also wondered what it would do to his property value.

Karin Morey of unincorporated Clackamas County said putting a brick structure across the street detracted from the Carnegie building and its uniqueness. This proposal was not compatible with the beauty of the church and detracted from the church and neighborhood.

Dana Worsnop of Milwaukie, OR was the minister of the church. The congregation was profoundly aware of the history of the church both architecturally and community wide. She explained how the church had been a community center in the past and needed the accessibility to continue to be a gathering place. They had been in contact with the Neighborhood Association from the beginning and had a relationship with Oregon City Preschool that they wanted to continue.

Denyse McGriff represented the McLoughlin Neighborhood Association. The church started this process two years ago and came to many of the neighborhood meetings. She reviewed the project and it was complete. The church was still the dominate building. The windows were being preserved. She was not troubled by the flat roof. It would blend in over time and they tried to take some elements from the neighborhood. She recommended approval of the proposal.

Patrick Sweeney of Oregon City was in opposition to the proposal. He thought the compatibility of this addition to the Carnegie Center was too similar in architecture and would be a conflict of interest. He thought this building lacked in creativity and did not fit in the neighborhood.

Ron Schweiger of Oregon City lived in the neighborhood and was not in favor of the project. He explained how the new building did not tie in with the church and neighborhood. The look took away from the Carnegie Center and anything else around it.

Chuck Scott of Oregon City was a member of the church and in favor of the proposal. This process started eight years ago addressing the growing need for more space. The first set of plans was for a building much larger than what was being proposed. He explained why the building had been scaled back. They had received a lot of input and the handicapped issue had been a struggle for years that needed to be addressed.

Dean DeSantis of Oregon City was a member of the church and served on the Building Committee. He was in support of the project. Mr. Falsetto was a widely recognized historical building expert and the church had hired Carleton Hart because of their expertise in historic building renovation and architecture. They met the design requirements of the City and historic neighborhood and he asked for the Board's support for the project as proposed.

Ann Scott of Lake Oswego was the Director of Religious Education for the church. She had the responsibility for the safety and well being of children and their families when they came to the congregation. They currently used every room possible on Sunday morning, and it was crowded and they wanted to make better use of the building. The new building would make it accessible for children who had special needs and the preschool families could enter on the Jefferson entrance which was level.

Kimberly Walch of Oregon City and Childcare Coordinator for the church was in favor of this proposal. It was important the neighborhood thrived historically and economically and this project would do both.

Mr. Falsetto said they worked hard to make sure this building fit in the neighborhood. The layout of the neighborhood near parks and institutional uses helped mitigate the new building. They made sure the building was down on the site, was scaled properly, and had internal integrity to it.

Ms. Yates liked the design and was not troubled with the flat roof. It fit with the Carnegie Center and the massing and proportion were good. Her only concern was the HVAC units from the back of the building.

Mr. Iselin said the massing and articulation were good as well as the variety of materials. He was not troubled by the flat roof either.

Ms. Towle had trouble with the design of the structure and the flat roof. She expressed concern about the compatibility of the structure.

Mr. Baysinger was impressed with the thoroughness and completeness of the applicant, staff, and Neighborhood Association work. He thought the result of the process had to be right.

Mr. McLoughlin said he saw both sides and was sensitive to those in the neighborhood and saw the need for the church. This met the criteria and conditions of approval and it was compatible.

Ms. Robertson-Gardiner said they could add a condition of approval that before release of a building permit, the HVAC units would be screened from pedestrian views along Jefferson and Sixth Street and the applicant could use a site line study to show that. This would be Condition 3. She also suggested adding another condition of approval, Condition 4, to identify when the Board wanted to see the small changes come back for a modification to the approval.

Mr. McLoughlin said the proposed building looked like a vacant box and thought the landscape plan could help with enhancement or softening.

Mr. DeSantis owned a landscape contracting business that had created the design. He explained the landscape plan.

Mr. McLoughlin closed the public hearing.

Ms. Robertson-Gardiner discussed the two proposed conditions of approval. The Board explained the details of what they wanted to review for a modification to the approval.

Ms. Robertson-Gardiner said the applicant would come back at a noticed public hearing and provide the Historic Review Board with specific details on materials, siting details, awning details, and railings or support beam details. This would be Condition 4. Condition 3 would be in regard to the HVAC units and the applicant would submit to staff a site line drawing.

Motion by Ms. Yates, second by Mr. Baysinger, to approve HR 10-01 & HR 10-02 Atkinson Memorial Church Addition & Demolition Request with the two added conditions of approval. Motion passed 4-1 with Ms. Towle opposed.

4. ADJOURN

Chair McLoughlin adjourned the meeting at 9:30 p.m.

**CITY OF OREGON CITY
HISTORIC REVIEW BOARD MEETING MINUTES
JULY 27, 2010**

**City Hall – Commission Chambers
625 Center Street, Oregon City**

Board Members Present:

Ken Baysinger
Vicki Yates
Cindy Towle

Staff Present:

Christina Robertson-Gardiner, Associate Planner

1. CALL TO ORDER

Mr. Baysinger called the meeting to order at 6:00 p.m.

2. ADOPTION OF HISTORIC REVIEW BOARD MINUTES

Ms. Yates wanted the reference to Denyse McGriff as representative of the McLoughlin Neighborhood Association taken out of the minutes.

Motion by Ms. Yates, second by Ms. Towle, to approve the June 22, 2010 Regular Meeting minutes as amended. Motion passed unanimously 3-0.

3. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

There was no public comment on items not listed on the agenda.

4. DESIGN ADVICE

1008 Jefferson Street Proposed Second Addition to Existing Building - Christina Robertson-Gardiner, Associate Planner, explained the proposal. In previous HRB applications, the setback was at least one window bay at a minimum to allow the public to see the main historic section of the house separate from the addition and she had some concern with the proposed 18 inch setback. The applicants did not think they could move forward with the addition if it was required to move back behind the front window.

Devlin Kozel of Oregon City was the applicant. He explained why it would be a deal breaker for them if the setback was further than the 18 inches. The addition would not be seen from the street.

The Board recommended the applicant proceed as proposed because the addition would not be visible from the street.

Denyse McGriff recommended the incompatible elements that were on the house be altered.

5. HISTORIC REVIEW BOARD HEARINGS

HR 10-04 - 1013 8th Street, Construction of Two New Homes in the McLoughlin Conservation District

Ms. Robertson-Gardiner said this was a continuation of the hearing for HR 10-04 and gave a description of the project. The applicant had requested a one foot setback at the June meeting, and that required Historic Preservation Incentive to move forward. A notice had been sent to the neighbors requesting the preservation incentive and the applicant was requesting the incentive. If the Board did not grant the incentive, the one car detached garage would have to be redesigned to provide for a three foot rear and side yard setback. She described the changes from the previous application. The applicant had not submitted revised drawings for the carriage garage and was willing to accept the conditions of approval proposed by staff. She recommended an additional condition of approval that prior to obtaining building permits, the applicant would provide a letter of support from the abutting property owners to reduce the garage setback from three feet to one foot. She went over the conditions of approval from the previous application as most still needed to be met. She added Exhibit 1 to the record, an email from Chair McLoughlin with comments regarding this application.

Steve Ettiger was the applicant and discussed the one foot setback for the garage, review of the streetscape, windows, porch, and vernacular elements. He submitted Exhibit 2 which was the new layout for the windows.

Mr. Baysinger re-opened the public hearing and asked for public comment.

Denyse McGriff wanted to make sure the windows were proportional and looked square rather than rectangular.

Ms. Towle discussed the height of the addition and suggested the hip roof on the porch as originally proposed and lengthening of the windows which would cut down the massing. She also asked about the neighbor joining both garages. Ms. Robertson-Gardiner said the applicant could come back at a future hearing and ask for a revised layout of the garage.

Mr. Baysinger did not have a problem with the roof height and pitch, but was bothered by the front window. He thought the proportion of the windows needed to be adjusted and the hip roof on the porch made it more compatible and attractive.

Ms. Yates did not mind the garage setback at one foot as long as there was permission. The roof height being slightly different made it more interesting and the pitch was fine for her. She agreed about the windows, to have two instead of three, and thought they should leave Condition 8 in place to be a reminder of what the parameters were.

Mr. Baysinger said regarding the Carriage House building, the applicant agreed to the conditions of approval from last time.

Mr. Ettiger said to make a fire egress, he had to have a three foot window. Ms. Towle said the windows could be taller. Ms. Robertson-Gardiner said a condition could be added that the applicant could use the thinnest horizontal width that still allowed egress and lengthen the window.

Ms. Robertson-Gardiner reviewed the conditions of approval. Changes to the conditions were: the bungalo references would be changed to vernacular, the applicant may construct the porch as proposed in the July resubmittal and may alternatively construct a hipped roof porch that

extended the width of the front elevation, the applicant shall propose one over one windows that were more vernacular in nature and the width of the window shall be designed to meet the minimum egress standards and shall be lengthened appropriately for a vernacular style window for all elevations, not approving the revised three window configuration submitted in Exhibit 2, window trim would be minimum four or six inch smooth trim, and the applicant would provide a letter of support from the neighbors to reduce the garage setback from three feet to one foot.

Ms. McGriff supported the proposed porch as opposed to a full hip porch as it would not be proportional to make it a full hip. There was discussion about which porch option was most proportionate.

The Board decided to allow the applicant to decide among the three options: the applicant may construct a porch as proposed in either the June or July submittals or a hip roof porch that extended the width of the front elevation.

Mr. Baysinger closed the public hearing.

Motion by Ms. Towle, second by Ms. Yates, to approve HR 10-04 with the conditions as amended. Motion passed unanimously 3-0.

HR 10-05 - 22E30DD TL 2901 - Adjacent to 1519 13th Street, construction of a new house in the McLoughlin Conservation District.

Ms. Robertson-Gardiner said this application was continued because the applicant did not submit enough information for staff to make a recommendation. They still did not have elevations that could be conditionally approved and she recommended resubmittal at the August meeting. This was a vacant lot next to 1519 13th Street and would be facing 13th Street. The rear of the property could be seen from the Spicer Brothers parking lot. The applicant was proposing a craftsman bungalow style house, but it was unclear if the front of the house had a shed dormer or gable dormer. The applicant needed to provide elevation drawings for the garage and showed a two car garage door, but the design guidelines called for two separate one car garage doors. She reviewed the staff recommendations for the redesign of the drawings for the August hearing. Because a geotech report had not been done for the property, the applicant would need to concurrently go through the geologic review process. Not knowing what kind of foundation would be required at the rear of the garage, she was unsure of how much exposed foundation there would be. She recommended in the August hearing that if the applicant could keep any part of the exposed foundation below four feet, they could move forward without having to come back to the Board after the geologic hazards review. The board and batton siding was not added as a condition, but it was not typical in Oregon City.

John Beranger and Jim Small were the applicants. They discussed how the application would comply with the recommendations given by Ms. Robertson-Gardiner and the conditions of approval. The garage would be moved up onto the flat area and would be a single car garage. The geotech report was in the process of being approved, and there would only be house viewed from Spicer Brothers, not foundation.

Mr. Baysinger said the only other issue was the shape of the front dormer.

Ms. Robertson-Gardiner entered Exhibit 1, Chair John McLoughlin's comments, into the record.

Mr. Baysinger opened the public hearing and asked for public comment.

Denyse McGriff thought Ms. Robertson-Gardiner's findings were correct and she would wait for the revised submittal to comment further.

Mr. Baysinger asked about the possibility of a shed style roof on the front dormer.

Mr. Small said as the pitch of the roof was softened, it would meet the goals.

Ms. Yates asked if the Neighborhood Association had voted on this and whether Ms. McGriff's comments were her personal opinions. Ms. McGriff said she received responses from half of the Neighborhood Association Board to proceed with the comments stated as the hearing would be continued and the revised submittal would be reviewed again at a later time.

Ms. Yates wanted to make sure it was clear if Ms. McGriff was representing a vote or her personal opinions.

Motion by Ms. Towle, second by Ms. Yates, to continue HR 10-05 to the August 31, 2010 HRB regular meeting. Motion passed unanimously 3-0.

HR 10-07 - 1209 7th Street, Second Story Addition to Non-Designated Structure in the McLoughlin Conservation District

Mr. Baysinger read the Historic Review Board Opening Statement. He asked if any Board member had a conflict of interest or ex parte contact to declare. There was none. All Board members had visited the site.

Ms. Robertson-Gardiner said the applicant came for design advice in June and had incorporated the HRB's comments in the application. The property had been used as a car repair garage. An original building in the 1920's had burned down and was replaced with the 1940's CMU building. The HRB was reviewing the exterior compatibility of the proposal as it related to the 1740 overlay in the design guidelines. This would be an office building with an open terrace on the second floor. She discussed the design and how it had been changed from the original application. She then reviewed the conditions of approval.

There was discussion about Chair McLoughlin's suggestion of an awning on the french door. Ms. Yates thought it would decrease the amount of natural light going in and was comfortable with the way it was proposed.

Ben James of West Linn was the applicant. He would follow the guidelines for the windows and the issue of having a reveal could be accommodated. He proposed double windows to add more light coming in.

Mr. Baysinger liked the added wooden posts.

Ms. Towle was concerned about the maintenance of the wooden posts. Mr. James was open to suggestions for other materials.

Mr. Baysinger opened the public hearing and asked for public comment.

Denyse McGriff representing the McLoughlin Neighborhood Association did not see any issue with the paired windows. She suggested ways to better shed water off the posts. She thought

the Association would approve of the revisions as they were consistent with what was originally submitted except the pilaster and windows.

Mr. Baysinger closed the public hearing.

Ms. Robertson-Gardiner suggested adding two conditions of approval, one regarding the windows. There was discussion about the condition and the Board wanted to allow flexibility for the applicant to find the best fit. It was decided to allow external mullions and reveal to the divider line. The second condition was for the applicant to provide a half column where the railing and building met and no exposed pressure treated or insized wood would be allowed.

Mr. Baysinger said regarding Alternate G on the windows, doubling them on the west side would provide better natural light. Ms. Robertson-Gardiner thought the Board should allow both options.

Ms. Towle did not think they should require awnings over the french door.

Motion by Ms. Yates, second by Ms. Towle, to approve HR 10-07 subject to the revised conditions of approval and adding Alternate G. Motion passed unanimously 3-0.

Ms. Robertson-Gardiner recommended canceling the August Work Session.

6. ADJOURN

Mr. Baysinger adjourned the meeting at 8:35 p.m.

**CITY OF OREGON CITY
HISTORIC REVIEW BOARD MEETING MINUTES
AUGUST 31, 2010**

**City Hall – Commission Chambers
625 Center Street, Oregon City**

Board Members Present:

Chair John McLoughlin
Ken Baysinger
Vicki Yates
Cindy Towle

Staff Present:

Christina Robertson-Gardiner, Associate Planner

1. CALL TO ORDER

Chair McLoughlin called the meeting to order at ?? p.m.

2. ADOPTION OF HISTORIC REVIEW BOARD MINUTES

Motion by Ms. Towle, second by Mr. Baysinger, to approve the June 8, 2010 Work Session minutes and July 13, 2010 Work Session minutes as written. Motion passed unanimously 4-0.

3. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

There was no public comment on items not listed on the agenda.

4. HISTORIC REVIEW BOARD HEARING

HR 10-05 - 22E30DD TL 2901 Adjacent to 519 13th Street--Construction of a New House in the McLoughlin Conservation District

Ms. Robertson-Gardiner said this application was initially heard at the June HRB meeting, and continued to the July and August meetings. The applicant was willing to waive the 120 day date to allow it to be continued to the September meeting if need be. This was a vacant lot near the intersection of 13th and Washington. There was not a revised site plan, but the garage was smaller and brought closer to the house to stay away from the hill. There was a re-submittal for the front elevation with wood siding on the front porch and a shed dormer instead of a pitch dormer. The window configuration was also changed. She showed pictures of all of the proposed elevations. Ms. Robertson-Gardiner asked for direction regarding the rear elevation and porch to make it more compatible with historic infill as it was a visible side to the house. There was also a question about the pitch of the front dormer in comparison to the rear dormer and if they should match. She went through the conditions of approval. Two elevations for the garage and the lighting plan had not been submitted, and the Board may want to continue the hearing for the applicant to bring that information back.

Jim Small of Oregon City was representing Extreme Homes and builder John Barinaga. Brad Eggerstein of Portland was a draftsman on the project. Mr. Small said Extreme Homes built this plan on 40th and Hawthorn in 2003 and it was well received in the neighborhood. He described other historic homes he built in Beaverton.

There was discussion about the proposed design and suggestions for changes by the Board.

Mr. Small discussed the proposed dimensions and design for the garage and described the two missing elevations.

Ms. Robertson-Gardiner said the City Attorney was recommending not leaving details to staff, but that information be brought back to the Board for approval.

Mr. Small said they were not pressed for time and could come back with the minor corrections to the front dormer, create a pony wall on the back porch, get rid of a transom window, and bring back the details for the garage and lighting and final site plan.

Ms. Towle also asked for a perspective of the garage in relationship to the house.

Motion by Ms. Yates, second by Mr. Baysinger, to continue HR 10-05 to the meeting of September 14, 2010. Motion passed unanimously 4-0.

Ms. Roberston-Gardiner updated the Board on the McLoughlin House right-of-way permit for maintenance repair, Ermatinger House negotiations, final draft of the Inventory Project RFP, and what would be discussed at the next Board meeting.

5. ADJOURN

Chair McLoughlin adjourned the meeting at 6:43p.m.

**CITY OF OREGON CITY
HISTORIC REVIEW BOARD MEETING MINUTES
SEPTEMBER 14, 2010**

**City Hall – Commission Chambers
625 Center Street, Oregon City**

Board Members Present:

Chair John McLoughlin
Ken Baysinger
Vicki Yates
Cindy Towle

Staff Present:

Christina Robertson-Gardiner, Associate Planner

1. CALL TO ORDER

Chair McLoughlin called the meeting to order at ?? p.m.

2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

There was no public comment on items not listed on the agenda.

3. HISTORIC REVIEW BOARD HEARINGS

HR 10-05 - 22E30DD TL 2901 Adjacent to 519 13th Street--Construction of a New House in the McLoughlin Conservation District

Chair McLoughlin re-opened the public hearing and read the hearing statement. He asked the Board if there was any conflict of interest or ex parte contact. There was none.

Christina Robertson-Gardiner, Associate Planner, said at the last meeting the applicant provided revised drawings and a 3D elevation. There were some revisions that were entered into the record, Exhibits A and B. She reviewed the revised application. She recommended approval with the conditions that were available at the last meeting and the revisions as submitted by the applicant.

Jim Small of Oregon City explained the proposed windows and half light door.

Chair McLoughlin asked for any public testimony. There was none.

Chair McLoughlin closed the public hearing.

Motion by Ms. Yates, second by Ms. Towle, to approve HR 10-05 with the conditions supported by staff. Motion passed unanimously 4-0.

HR 10-08 - 1509 10th Street

Motion by Mr. Baysinger, second by Ms. Yates, to continue HR 10-08 to the meeting of September 28, 2010. Motion passed unanimously 4-0.

HR 10-09 - 1008 Jefferson Street

Chair McLoughlin asked if the Board had any conflict of interest or ex parte contact regarding this application. There was none.

Ms. Robertson-Gardiner said this was an application for approval of an addition of a property within the McLoughlin Conservation District. The two story addition would be a cross gable addition that would take over the side elevation and be incorporated so the existing one story addition would not be seen. She explained the design of the addition and the criteria the applicant did not meet. Staff believed the applicant designed an addition that on its own was historically proportional, well balanced, and mimicked fenestration and details from the historic Emanuel Bushong House. However, the location and size of the addition created a volume that competed with the historic house and created a false sense of history. As proposed staff found that the addition was not compatible with the historic house and recommended denial.

Carrie Richter, City Attorney, explained the previous design advice in July was only advisory and was not binding. Staff made an independent interpretation of the criteria, but the HRB could make a different interpretation and staff was there to implement the HRB's decision.

Ms. Robertson-Gardiner entered Exhibit A into the record, the design advice PowerPoint presentation.

Devlyn Kozol of Oregon City was the applicant. Regarding the letter from neighbor Susan Osborn, Mr. Kozol said if the egress window was not required for the upper story, he would move it. He was willing to build a fence or vegetation for privacy to her property. Mr. Kozol had a growing family and needed additional space. He took into consideration the criteria and geometry of the house and this plan was the only one that was logical and a feasible place to do an addition on the structure.

Chair McLoughlin suggested adding on to the back of the house. Mr. Kozol said that would take a significant piece out of the backyard.

Chair McLoughlin said this addition would make it look like this was how it was when it was built and that was the problem.

Chair McLoughlin asked for public testimony.

Denyse McGriff of Oregon City said she had looked at the house and suggested the applicant research alternatives.

Mr. Baysinger said in July the HRB thought the addition was not highly visible because it was at the end of the road and the streetview did not change as the existing facade remained dominant. The siting reduced the mass of the new addition and his opinion had not changed.

Ms. Yates agreed. The right side of the house was hidden. She thought regarding the neighbor, there were trees that blocked the view through the months that someone would most likely be in the yard. Also the applicant was willing to build a fence to shield the neighbor's privacy. The HRB wanted to promote homeowners such as Mr. Kozol.

Ms. Towle agreed, however she thought the new roof took away from the house. Mr. Kozol explained how the roof was diminished by the landscape.

Chair McLoughlin sketched an alternative for putting the addition to the back of the house.

Ms. McGriff as representative of the McLoughlin Neighborhood Association requested that the hearing be continued as the revised material had not yet been reviewed by the Association due to untimely transmittal of the documents.

Ms. Towle suggested getting the architect's advice for the feasibility of Chair McLoughlin's suggestion. The alternatives could be preliminary.

Mr. Baysinger was inclined to approve the design as it was submitted. He did not think it was necessary for the applicant to come back with alternatives.

Ms. Robertson-Gardiner could have revised findings available at the next meeting.

Motion by Ms. Yates, second by Mr. Baysinger, to continue HR 10-09 to the meeting of September 28, 2010. Motion passed unanimously 4-0.

4. GENERAL BUSINESS

Ermatinger House Update

Ms. Robertson-Gardiner said the National Park Service was not able to take over the Ermatinger House at this time. Denise Kai, Assistant Community Services Director, was moving forward with last year's bids for window repair. She would be working with Ms. Kai to make sure the scope of work fit the HRB policies for window repair.

Ms. McGriff explained the National Park Service could not take the house at this time due to the existing fiscal formula and obligations.

Ms. Yates said the National Park Service would be involved in the advice for repairs made to the house and the HRB needed to be kept informed on this issue.

5. ADJOURN

Chair McLoughlin adjourned the meeting at ?? p.m.

**CITY OF OREGON CITY
HISTORIC REVIEW BOARD WORK SESSION MINUTES
March 22, 2011**

**City Hall – Commission Chambers
625 Center Street, Oregon City**

Board Members Present:

Chair Jon McLoughlin
Cindy Towle
Ken Baysinger
Vicki Yates

Staff Present:

Christina Robertson-Gardiner, Associate Planner

1. CALL TO ORDER

Chair McLoughlin called the meeting to order at 6 p.m.

2. GENERAL BUSINESS

2011-2012 Historic Review Board Workplan

Christina Robertson-Gardiner, Associate Planner, discussed the potential list of goals for 2011-2012.

Mr. Baysinger wanted to add a discussion about the current guideline for new additions to historic properties especially in regard to the addition being different from the historic structure.

Each board member ranked the items on the list by high, medium, and low priority.

Paul Edgar of the Canemah Neighborhood Association thought there should be historic review or guidelines for Main Street downtown.

Ms. Robertson-Gardiner stated downtown was not a historic district and it would be up to the City Commission, Main Street Oregon City, and community members to create a separate identify for downtown. The Board could be of help in an advisory capacity if someone wanted information.

Ms. Robertson-Gardiner went over the Preservation Month activities in May. She would construct the list of goals from the feedback from the Board.

Ermatinger House Structural Report

Ms. Robertson-Gardiner said the City Commission received the structural report and staff would come to the April HRB meeting with the engineer to discuss the next steps for the Ermatinger House. She had applied to the Historic Preservation League of Oregon to name the Ermatinger House as a most threatened building.

2011 City-wide Historic Inventory Update

Ms. Robertson-Gardiner had received the draft of all 1,500 audited buildings. She would be working on a map of integrity and age to get a better understanding of where clusters were located.

3. ADJOURN

Chair McLoughlin adjourned the meeting at 6:43 p.m.

**CITY OF OREGON CITY
HISTORIC REVIEW BOARD MEETING MINUTES
MARCH 22, 2011**

**City Hall – Commission Chambers
625 Center Street, Oregon City**

Board Members Present:

Chair Jon McLoughlin
Ken Baysinger
Cindy Towle
Vicki Yates
Todd Iselin

Staff Present:

Christina Robertson-Gardiner, Associate Planner
Laura Terway, Planner

1. CALL TO ORDER

Chair McLoughlin called the meeting to order at 7:04 p.m.

2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

Howard Post, resident of Oregon City, said regarding the house on 99E and Apperson which was for sale, the back roof was coming off and he was concerned about damage from the rain.

Mr. Baysinger said the house was in sale pending status and was hung up in probate. The HRB had sent them a letter of Demolition by Neglect a year ago, and the response was the owner did not have the economic ability to deal with it and put it on the market.

Denyse McGriff, resident of Oregon City, stated a home adjacent to the Frank and Annie Bush House on Jefferson Street had gone into foreclosure. All of the original fixtures had been stripped and the neighbors had tried to secure the house. She thought it met the Demolition by Neglect criteria.

3. ELECTIONS FOR CHAIR AND VICE CHAIR

Motion by Mr. Iselin, second by Ms. Towle, to nominate Jon McLoughlin as Chair and Ken Baysinger as Vice Chair. Motion passed unanimously 5-0.

4. ADOPTION OF HISTORIC REVIEW BOARD MINUTES

Motion by Mr. Iselin, second by Ms. Yates, to approve the minutes of the October 12, 2010 Work Session. Motion passed unanimously 5-0.

5. PUBLIC HEARINGS**HR 11-03 816 McLoughlin Blvd**

Chair McLoughlin read the hearing statement describing the hearing format and correct process for participation. He asked if there were any declarations of ex parte contact, conflict of interest, bias, or statements. There were none.

Mr. Baysinger had visited the site.

Christina Robertson-Gardiner, Associate Planner, explained the application for an addition to the rear of the house on 816 McLoughlin Blvd. due to a fire in the house. The addition would add 470 square feet to the existing structure which would be used for bedrooms. She explained Option A and Option B for the addition. She described the proposed addition and recommendations of staff. The applicant preferred and staff recommended Option B.

Russ Bells of Willamette Restoration explained the proposal for the back elevation, particularly the overhang, window, and stepped gable design.

The Board discussed moving the wall out to make it flush with the rear façade and putting in posts for the porch.

Chair McLoughlin opened the public hearing.

Kevin Vincore, resident of Oregon City, was the applicant. He had a fire on the property and wanted to restore the house and make it livable. He had initially submitted Option A because he liked the center roof line extension, but in order to fit the criteria, he had worked with staff and a consultant to come up with Option B. He was amenable to the suggested changes by the Board.

Mr. Bells said all the new windows were egress windows.

Paul Edgar, Land Use Chair of the Canemah Neighborhood Association, thought the addition and suggestions by the Board were good and the Association was in agreement.

Chair McLoughlin closed the public hearing.

Mr. Baysinger said in the conditions, paragraph 3, it should say no vents on the roof.

Chair McLoughlin added Condition 7, that the applicant would extend the rear bump out to be flush with the rear façade and add a beam to the porch with two or three columns that would match the existing front.

Motion by Mr. Baysinger, second by Ms. Towle, to approve HR 11-03 with the amended conditions of approval. Motion passed unanimously 5-0.

HR 11-04 606 John Adams

Chair McLoughlin asked if there were any declarations of ex parte contact, conflict of interest, bias, or statements.

Ms. Yates was at the McLoughlin Neighborhood Association meeting when staff made an informational presentation about the Carnegie Spray Park.

Ms. Yates and Mr. Baysinger had visited the site.

Ms. Robertson-Gardiner stated this was a request for approval to revisions for the spray park. It was originally built as a wading pool, converted to a spray pool, and now due to ADA and State standards the bowl was required to be lifted and made flat. The City wanted to keep the

retaining wall, but to take the bowl section out and put new spray mounts in. This was a public improvement and required review by the HRB for the appropriateness of the proposal and minor site plan review. She explained the existing conditions and the spray and surface options. She recommended all three of the fountain configurations be approved and that the City would work with the Neighborhood Association to find the most appropriate one.

Kurt Lango of Lango Hanson Landscape Architects had been working with staff on this project. He explained the reasons for filling in the pool and the design process. The color concrete would fade over time and the City was looking at the tan, brown, and charcoal colors.

Ms. Towle was concerned about the location of the slide. She thought it needed to be moved.

Mr. Iselin explained that the slide could not be moved.

Chair McLoughlin opened the public hearing.

Denyse McGriff, representing the McLoughlin Neighborhood Association, said there was no objection to any of the proposals as outlined. The Association liked the retaining wall and did not want the spray park to look like the one at Rivercrest. They would need to see samples of the color concrete before a decision was made. This would come to a general meeting for consideration.

Chair McLoughlin closed the public hearing.

Mr. Iselin did not think the color concrete should be used and the sprayheads and apparatus should be a subdued color or galvanized to have the same character of the park.

Ms. Robertson-Gardiner said the sprayheads were flush and would not be seen.

There was discussion regarding the use of colored concrete and what was appropriate for the site.

Motion by Mr. Iselin, second by Ms. Towle, to approve HR 11-04 with the recommendation that the surface for the pool infill would be either exposed aggregate or broom finish concrete with a muted color of gray or earth tones. Motion passed unanimously 5-0.

6. ADJOURN

Chair McLoughlin adjourned the meeting at 8:08 p.m.



**PRESERVATION GRANT REQUEST
HISTORIC REVIEW BOARD
November 17, 2023**

FILE NO.: PG 23-03

HEARING DATE : November 28, 2023

**APPLICANT/
PROPERTY OWNER:** Briana Detke
409 3rd Street
Oregon City, OR 97045

LOCATION: 409 3rd Street
Oregon City, OR 97045

REQUEST: The applicant is seeking approval for a \$1000 preservation grant to support foundation repair on a locally designated historic resource.

REVIEWER: Christina Robertson-Gardiner, AICP, Senior Planner

RECOMMENDATION: Approval of the proposal up to the maximum allowed for the grant. (\$1,000)

IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT THE PLANNING DIVISION OFFICE AT (503) 722-3789.

Grant Proposal:

The applicant is seeking approval for a \$1000 preservation grant to support foundation repair on A locally designated historic resource.

Property Description and Statement of Significance:**409 3rd Street - J.F. Lawler House**

This house is a modest interpretation of the Queen Anne style, sitting under a front gable roof with a second gable projecting out from the south side. This side of the house features a recessed porch under a low hip roof that also covers a rectangular bay just east of the porch. The hip corner is supported by a turned column at the corner, and a decorative scroll cut balustrade encircles the porch. Other ornamentation includes stickwork and scroll cut woodwork in the gable ends. The gables feature shallow enclosed eaves and wide rake and frieze boards. The house is primarily clad with horizontal drop siding, finished with cornerboards, but the upper portions of the gable

ends are clad with hexagonal imbrication above a string course. A second string course exists above the heads of the first floor windows, which are 1/1 double-hung wood sash. A full water table with cap makes the transition from the drop siding to the concrete foundation.

Statement of Significance: In 1904, J.F. Lawler, a farmer, purchased this property and proceeded to construct his residence. Following his death a short time later, Robert E. Lawler, a construction superintendent, and his wife Nellie occupied the house. In 1922, the property was sold to two couples: C.A. and Grace Baxter and Ervin E. and Elda Riley. Although they retained ownership for over 20 years, neither couple appears to have lived on site. In 1943, Lena A. Charman purchased the house and also used it as a rental through the 1960s. Tenants during her tenure include W.M. Speck, a pastor at the Church of Christ, and his wife Rosalee; Harold E. King, a machine operator at Crown Zellerbach, and his wife Dorothy M., and Opal Hartke, a presser at the Oregon City Laundry.

Project Description and Bids

The applicant provided the following description of the project:

409 Third Street has an *urgent* need for foundation work. My husband Sam and I purchased and have lived in this house since the spring of 2021, and in those short few years, there have already been noticeable changes to the structure of the home. Multiple locations within the home are sloping and sinking. We first noticed this happening first near the living room, where floorboards began lifting up (see photo A), and in our kitchen, as evidenced by the outdoor stairs connected to the outside wall of the kitchen. This paint line above the stair step shows where the home stood previously (photo B). Photos C and D show a crack that goes into the basement, and daylight can be seen from the interior. This change near the kitchen area has occurred only within the last few months.

Due to its rapid changes, we reached out to multiple companies for advice and ideas of what to do. We have received bids from two of those companies. When these companies came to our home, they pointed out perhaps the most major problem, the home, as seen from the basement, is bowing inwards, both north to south, and east to west.

These changes have occurred because a previous owner (and/or tenant) removed a major structural beam(s) and supports in the basement for unknown reasons. Because of this missing structural beam and insufficient supports, 409 Third Street has consequently shifted, (it has fallen 3 inches in some locations) and without replacing these necessary supports, the house will continue to shift, potentially quite hazardously.

As listed out in one of the bids (see Bid 1), here is the work that we are proposing. In photo E, you can see where these items will be placed.

- Cut concrete for new footings
- Pour 18*18*12" footings (precast concrete pier pads where shown)
- Install adjustable steel posts
- Set PT lumber 4*6" beams
- Adjust steel posts to secure beams in place
- Bolt post top plate to beams

These steel post beams will be able to be adjusted if needed over time, which will allow the house to have continuing support. These steel posts are guaranteed for 20 years, and the guarantee will transfer to any new owners should we ever choose to sell the property. With these repairs, the basement of the building, with this work, will still be usable and safe. Further bowing will be prevented, and current bowing will become lessened. The flooring upstairs will become much more leveled, and will prevent any further sinking into the basement space.

409 Third Street, as many of the beautiful homes in the McLoughlin Neighborhood, has been standing for nearly 120 years. As its current owners, we want to do our best to not only keep our investment safe (this is our first home!), but to allow it to stand and thrive for many more decades. The foundation of 409 Third Street is at risk, and thus the whole home is at risk. Completing these repairs in a timely fashion can potentially save

the home from hazardous disrepair, and will allow this beautiful Queen Anne to stay safe, upright, and as an example of the rich history of Oregon C.

Item #2.

Bids

The applicant submitted two bids for the repair work: Foundations First for \$12,860 and Clear View Excavation and Construction LLC for 7,950. Both provide ample qualified matches for the proposal, and either would meet the ground requirements.



Foundations First NW
www.foundationsfirstnw.com
5037197548
16869 65th Ave; Ste 208
Lake Oswego, OR, 97035
CCB 219837 WA#FOUNDFN814CD

Date 10-16-2023

Site Address 409 3rd Street, Oregon City, OR 97045

Client Details

Samuel Detke
[/ \(971\) 263-0550](tel:19712630550)
sjdetke@gmail.com
409 3rd Street
Oregon City, , OR 97045

Estimator

Todd Hammond
todd@foundationsfirstnw.com

Product List

Description	Quantity
Wood Beam	34 ft
Adj. Steel - SJ	9
Concrete Post Footer	5
Precast Pier Pad	2
Subtotal	\$12,860.00
Total	\$12,860.00

Additional Information

Scope of Work

Clear View Excavation & Construction, LLC

1415 SW Hoffman Rd.
West Linn, OR 97068
971-275-4548
jasons@cvecteam.com



Estimate

ADDRESS
Sam Detke
409 3rd St
Oregon City, Or 97045

ESTIMATE 10248
DATE 10/02/2023

ACTIVITY	QTY	UNIT PRICE	AMOUNT
Re support beams and add needed additional posts in crawlspace and basement. Jack up, shore and try to level as best as possible. Block and shim all support posts throughout basement and crawlspace. Repair exterior kitchen staircase and replace structural components as necessary and strengthen where needed to carry weight.	1	7,950.00	7,950.00
TOTAL			\$7,950.00

Staff Comment:

Grant proposals primarily concentrate on repairing windows and sidings. Nevertheless, the Historic Review Board permits the use of grant funds for repair projects that exceed the typical home ownership requirements. This is to ensure that the historic house remains preserved for future generations. Foundation repairs, like the one mentioned, are also eligible for the grant.

Grant Funding:

The budget for the fiscal year 2023-2024 is \$5,000. This is the initial grant proposal for the year. If there is any remaining money at the end of the fiscal year, the Board can choose to approve additional funds for approved projects.

Staff Recommendation

Staff recommends approval of the grant; subject to the applicant meeting the HRB policy on foundation repairs.

Staff Recommends the Following Conditions for Grant Approval:

1. Applicant shall obtain all required building permits.
2. Any property receiving a grant must remain locally designated for at least five full years following completion of the project. If the property is removed from designation, the grant must be repaid in full. (note de-designation is evaluated on the merits of the building, not the desire of the property owner to be removed from regulation)
3. Grant recipients are required to display a sign (available from the Community Development Department) identifying the project as having received grant funding. The sign must be picked up from the Community Development Division prior to the work being performed on site and must be up 30 days after the completion of the project. Signs may be pick up at the Community Development Division, 695 Wanrer Parrot Road.
4. **The project must be completed by June 30, 2024** Funds are distributed to the owner (not the contractor) upon completion of the project. If you have not completed the project before that date, contact the Planning Division to ensure that your funds can be distributed to you.
5. Grants are considered taxable income and must be reported on your income tax return as required by law.
6. Grants are not awarded for materials already purchased, for work already in progress or completed, or labor completed by a non-licensed contractor.
7. The applicant shall ensure that the foundation repair meet [HRB Policy #1](#) *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.*

Exhibits

1. Grant Application and materials
2. Historic Resource Inventory Form for 409 3rd Street



HISTORIC REVIEW BOARD

HISTORIC PRESERVATION GRANT PROGRAM

The Oregon City Historic Review Board's renovation grant program makes funds available to property owners of [Locally Designated](#)¹ historic buildings desiring to make *exterior* rehabilitation or renovation improvements; *structural improvements*² to preserve the integrity of the structure may also qualify. The conditions of this program require that all improvements and projects be in keeping with the architectural integrity of the structure. Applicants should attend the meeting to respond to any questions. Contact Kelly Reid, Preservation Planner at kreid@orccity.org to schedule a time to review your project.

The Board reviews applications on the fourth Tuesday of each month at their regularly scheduled board meeting. Complete applications received by the 2nd Monday of each month can be processed during that same month.

WHAT PROJECTS ARE ELIGIBLE FOR THE GRANT?

Projects considered maintenance work, such as reroofing or repainting a historic resource, are ineligible for the grant program. Projects that are restoring or renovating important historic features on the exterior of the historic resource are eligible for the program. Below are explanations of those features.

WINDOW REPAIR AND REPLACEMENT OF HISTORIC AND NON-HISTORIC WINDOWS

Grant money can be used to pay for a wide range of window repair issues: from reglazing, to re-hanging weights to rebuilding sashes. Staff has a list of [repair contractors](#) that specialize in historic windows, though you are not limited to the list. The grant can also pay to replace vinyl and aluminum sliders windows with more appropriate wood windows. 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 Historic Review Board maintains that original windows should be retained and repaired whenever possible and replacement of windows should be with in-kind materials and should match the design detail of the original windows. If you are new to window repair and want to get yourself up to speed on the issue- The city has an extensive [window repair page](#) on the planning website for your perusal- Please note that grant money cannot be paid for DIY repair. However, after you learn about the ease of window repair- you may be able to tackle some of the project yourself for overall project savings!

¹ A list of locally designated buildings can be found on the Planning page of the city's website <https://www.orccity.org/planning>

² Such as a failing foundation or repair of failing beams or walls

STORM WINDOWS

The Historic Review Board (HRB) will provide financial incentives to preserve original historic windows instead of window replacements. The HRB will therefore assist in the addition of wood-frame storm windows on houses *locally designated*. The goal of the HRB is to use a financial incentive to persuade the homeowner to keep the original windows instead of replacing them. Since storm windows are not part of a home's renovation but rather are energy and comfort upgrades, the grant will be less than the standard renovation grant of 50% of the project's cost. For glass wood-frame storm window grant requests, the HRB shall grant no more than 25% of the costs. Because of the limited energy savings, Plexiglas™ or similar materials instead of glass do not qualify under this program.

*****The Greenest Window Is Often the One That Is Already on Your House*****

EXTERIOR RESTORATION

These items can range from the restoration of porch details to replacing damaged wood siding with new wood siding that matches the original. The Historic Review Board will be reviewing your request based on how it affects the significance of your building. That is, projects that give "the most bang for your buck" will be rated higher than smaller more detailed projects. While not always possible, projects that affect public elevations will be viewed more favorably than those that affect a side of the house not seen by the public.

GRANT APPLICATION MATERIALS

1. The Preservation Grant Application
2. A copy of your building's [inventory form](#) (found online at www.orcity.org).
3. A copy of the Oregon City [property zoning report](#) for your property (found online at www.orcity.org).
4. Provide **TWO** detailed bid sheets for proposed repair work. **Include copies of at least two bids** with the application, or provide a written explanation of why only a single bid was warranted.
5. Fill out a Window Survey Form for each window being repaired or replaced (attached to packet), which provides a determination of the window's architectural significance and condition. (if applicable)
6. Provide detailed specifications of the proposed window replacement or storm window. (if applicable)



Grants are awarded each month on a first come first serve basis based on the funding available. (Provided you meet the requirements of the grant program.) The Grant Program has a grant cycle of July 1 – June 30 with \$5,000 to award annually.

REVIEW CRITERIA FOR ALL PROJECTS:

Item #2.

The Board will review and approve projects that are in keeping with the historic integrity of the structure, subject to the following conditions:

- i. Applicants are limited to \$3,000 of grant funds every two years. You may phase your project within the two year time period; **each grant award is limited to \$1,000 dollars.** The Historic Review Board may choose to grant additional funds at the end of the fiscal year if there is money remaining in the grant budget.
- ii. Historical restoration and renovation projects will be given priority over periodic historically appropriate maintenance-type projects. For example, a project to restore architectural details such as porch railings or removing contemporary siding will be given priority over maintenance/repair projects. Conditions of approval may be applied to a project.
- iii. Any property receiving a grant must remain locally designated for at least five full years following completion of the project. If the property is removed from designation, the grant must be repaid in full. NOTE: De-designation is evaluated on the merits of the building, not the desire of the property owner to be removed from regulation.
- iv. In the Canemah National Historic District, all *Historic Contributing* structures are eligible. Owners of *Historic Non-Contributing* properties are required to submit a complete renovation plan, including the scope of the work to be completed and the timeframe. The Board will consider awarding funds for the final phase of the renovation, so that, upon completion, the structure would then be eligible for *Historic Contributing* status (contact preservation staff to determine what category your house falls into).
- v. Grant recipients are required to display a sign (available from the Community Development Department upon grant approval) identifying the project as having received grant funding.
- vi. Projects must be completed within the budget cycle of when the grant is awarded (July 1 – June 30). Funds are distributed to the owner (not the contractor) upon completion of the project. If you believe that you need an extension, please contact staff as soon as possible to get on the next agenda to request the extension.
- vii. Grants are considered taxable income and must be reported on your income tax return as required by law.
- viii. *Grants are not awarded for materials already purchased, or for work already in progress or completed.*
- ix. The Historic Review Board reserves the right to grant approval of any application above the \$1,000 limit and on a first come first serve basis if it can be determined that waiting for approval through the competitive process may affect the integrity of the building and/or it can be found that proposed project and historic resource are of city-wide importance and should be reviewed outside of the prescribed process or if left-over grant funds are available.

Questions about the program or the application should be directed to Kelly Reid at (503) 496-1540 during regular business hours, or e-mail at kreid@orc.org.



CITY OF OREGON CITY

Item #2.

Historic Review Board

695 WARNER PARROTT ROAD
OREGON CITY, OREGON 97045
TEL (503) 722-3789
FAX (503) 722-3880

Historic Preservation Renovation Grant Application

Please Print Clearly

Grant Application File # _____ (staff to fill out)

Date: 11/7/23 Applicant Name: Briana Detke

Site Address: 409 3rd St., Oregon City, OR

Phone Number: 541-840-3370 E-mail address: briedetke@gmail.com

Historic Name: J F Lawler house Architectural Style: Queen Anne Vernacular

Previous Grant Approval File #'s n/a Total Amount n/a

How did you hear about the program?: A brochure when we bought this home in 2021.

Narrative: Attach a written narrative that addresses the following:

1. **Project Description:** Briefly explain the proposed work and the materials to be used. If you are planning to paint your historic building, please attach a paint sample for approval. NOTE: SOME ALTERATIONS MAY REQUIRE HISTORIC REVIEW AND/OR BUILDING PERMITS. Please Contact Staff to determine if your project requires a building permit.
2. **Historic Significance:** Describe how the project will enhance the historical nature of, or preserve, renovate or rebuild, the historical aspects of the structure.
3. **Historical Documentation:** If applicable, include any physical evidence such as old paint lines, original moldings, historic photographs, etc. that support your request to alter the exterior.

Photographs: Submit a "before" photo of the project site. An "after" photograph is required upon completion of the project. **Digital photos should be submitted via an e-mail attachment.**

Project Costs: Attach the contractor's bids, or a list of detailed estimates for materials. Eligible labor costs are limited to those performed by a licensed contractor in the state of Oregon. (Example of materials estimates: Paint: 10 gallons @ \$25/each = \$250; Siding (drop lap): 600 feet, 1" x 6" @ \$1/foot = \$600).

Item #2.

Cost Estimate/Bid #1: \$12,860.00

Cost Estimate/Bid #2: \$7,950.00

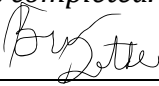
Total grant amount requested (up to 50% of project cost, maximum \$1000): \$1,000

Project Scheduling:

Beginning Date: Jan 2nd, 2024 Completion Date: Jan 15, 2024

Projects must be completed within the grant cycle of July 1 – June 30. Contact staff if you need an extension. Contact staff when you actually begin the proposed work, and when you finish the project. Preservation staff will inspect the work when the project is completed.

I have read the Oregon City Design Guidelines for Exterior Alterations and agree to do the project as submitted and approved within the grant cycle. I will notify the Board when I begin the project and when the project is completed.

Signature:  Date: 11/7/23

This grant program has been funded with the assistance of a matching grant-in-aid from the Oregon State Historic Preservation Office and the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Office of Equal Opportunity, National Park Service, 1849 C Street, NW, Washington, D.C. 20240.

Brieana Detke

409 Third Street, Oregon City, OR

541-840-3370

BrieDetke@gmail.com

409 Third Street has an *urgent* need for foundation work. My husband Sam and I purchased and have lived in this house since the spring of 2021, and in those short few years, there have already been noticeable changes to the structure of the home. Multiple locations within the home are sloping and sinking. We first noticed this happening first near the living room, where floorboards began lifting up (see photo A), and in our kitchen, as evidenced by the outdoor stairs connected to the outside wall of the kitchen. This paint line above the stair step shows where the home stood previously (photo B). Photos C and D show a crack that goes into the basement, and daylight can be seen from the interior. This change near the kitchen area has occurred only within the last few months.

Due to its rapid changes, we reached out to multiple companies for advice and ideas of what to do. We have received bids from two of those companies. When these companies came to our home, they pointed out perhaps the most major problem, the home, as seen from the basement, is bowing inwards, both north to south, and east to west.

These changes have occurred because a previous owner (and/or tenant) removed a major structural beam(s) and supports in the basement for unknown reasons. Because of this missing structural beam and insufficient supports, 409 Third Street has consequently shifted, (it has fallen 3 inches in some locations) and without replacing these necessary supports, the house will continue to shift, potentially quite hazardously.

As listed out in one of the bids (see Bid 1), here is the work that we are proposing. In photo E, you can see where these items will be placed.

- Cut concrete for new footings
- Pour 18*18*12" footings (precast concrete pier pads where shown)
- Install adjustable steel posts
- Set PT lumber 4*6" beams
- Adjust steel posts to secure beams in place
- Bolt post top plate to beams

These steel post beams will be able to be adjusted if needed over time, which will allow the house to have continuing support. These steel posts are guaranteed for 20 years, and the guarantee will transfer to any new owners should we ever choose to sell the property. With these repairs, the basement of the building, with this work, will still be usable and safe. Further bowing will be prevented, and current bowing will become lessened. The flooring upstairs will become much more leveled, and will prevent any further sinking into the basement space.

409 Third Street, as many of the beautiful homes in the McLoughlin Neighborhood, has been standing for nearly 120 years. As its current owners, we want to do our best to not only keep our investment safe (this is our first home!), but to allow it to stand and thrive for many more decades. The foundation of 409 Third Street is at risk, and thus the whole home is at risk. Completing these repairs in a timely fashion can potentially save the home from hazardous disrepair, and will allow this beautiful Queen Anne to stay safe, upright, and as an example of the rich history of Oregon City.

PHOTO A: Lifted Floorboards



Photo B: Exterior wall of kitchen, paint line



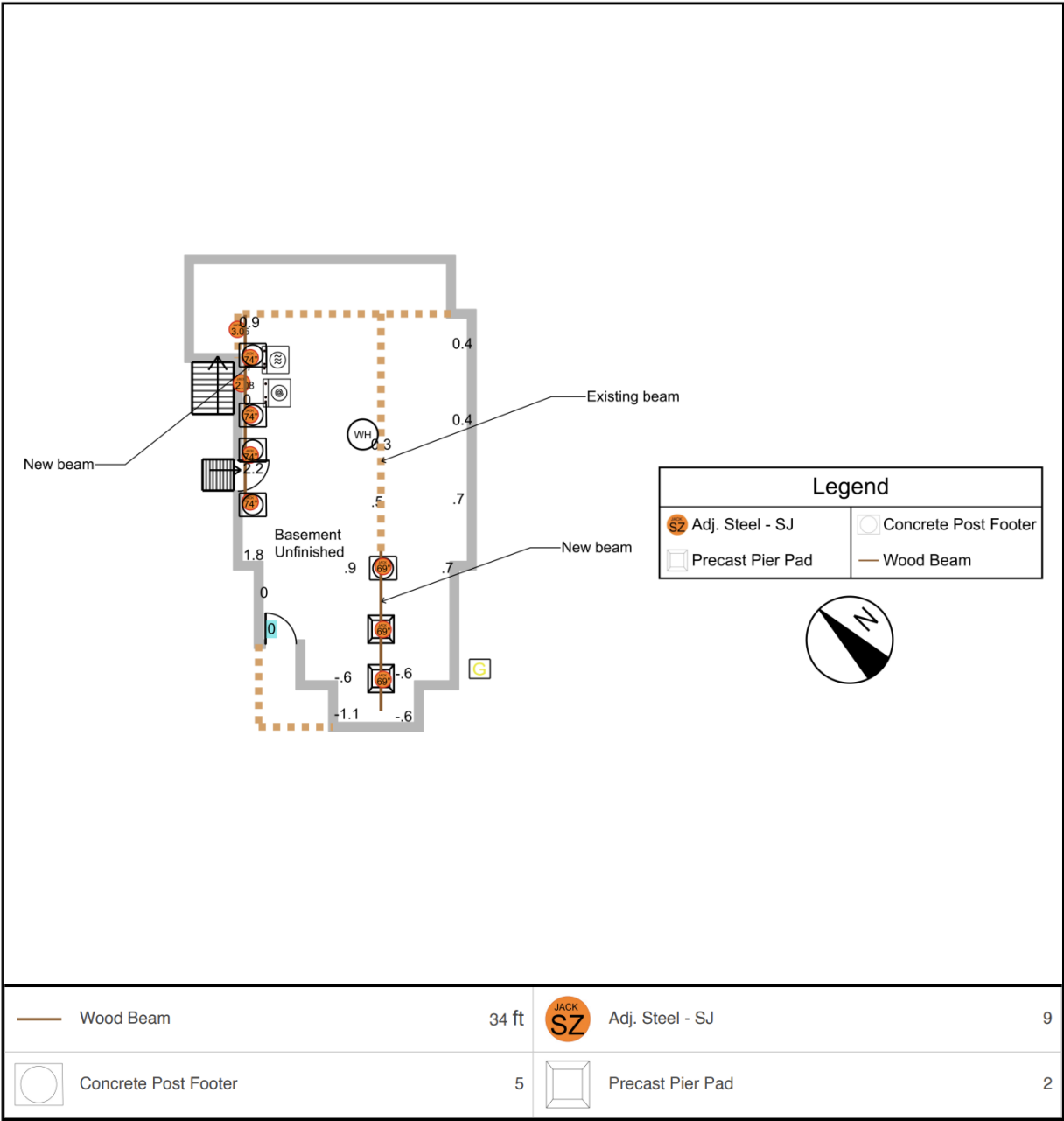
Photo C: Exterior wall of kitchen, gap into basement, daylight



Photo D: Exterior wall of kitchen, gap into basement, night time, seeing basement light.



Photo E: map of proposed fixes.



Additional Photos

Photo F: Location of missing beam, perhaps removed to put the water heater seen in top right.



Photo G: Major damage to original foundation, fault line.



Photo H: Large crack in basement flooring.



Photo I and J: unprofessional beam that previous tenant placed and or moved, bolstered with a small piece of wood.





Foundations First NW
www.foundationsfirstnw.com

[5037197548](tel:5037197548)

16869 65th Ave; Ste 208
 Lake Oswego, OR, 97035
 CCB 219837 WA#FOUNDFN814CD

Date 10-16-2023

Site Address 409 3rd Street, Oregon City, OR 97045

Client Details

Samuel Detke
[/ \(971\) 263-0550](tel:9712630550)
sjdetke@gmail.com
 409 3rd Street
 Oregon City, , OR 97045

Estimator

Todd Hammond
todd@foundationsfirstnw.com

Product List

Description	Quantity
Wood Beam	34 ft
Adj. Steel - SJ	9
Concrete Post Footer	5
Precast Pier Pad	2
Subtotal	\$12,860.00
Total	\$12,860.00

Additional Information

Scope of Work

Prepare site for construction
 See diagram for details

STRUCTURAL REPAIRS

client to move washer and dryer out of work area. Hanging racks at front crawlspace removed by client. Work area will need to be cleared

Cut concrete for new footings
 Pour 18*18*12" footings (precast concrete pier pads where shown)
 Install adjustable steel posts
 Set PT lumber 4*6" beams
 Adjust steel posts to secure beams in place

Bolt post top plate to beams

Steel posts warranted for 20 years

FFNW to maintain clean and safe work environment

FFNW to remove all construction related debris

FFNW to supply temporary restroom

Timeframe

Approximately 2 days +/-

Not Included

Anything not explicitly called out in proposal. Client will need to arrange removal and reinstallation of plumbing, HVAC and or electrical components. FFNW does not provide for finished carpentry, cabinet installation, hanging/door installation, sheetrock, painting, deck/siding repair or landscaping.

Will this require Permitting?

No

Will this require Engineering?

No

Will this require Geotech?

No

Why

Insufficient structural supports

Missing structural beam

Other possible structural elements needed. FFNW noted current elevations for future evaluation

PRICING - Bids are good for 14 days

Payment

Deposit

Balance

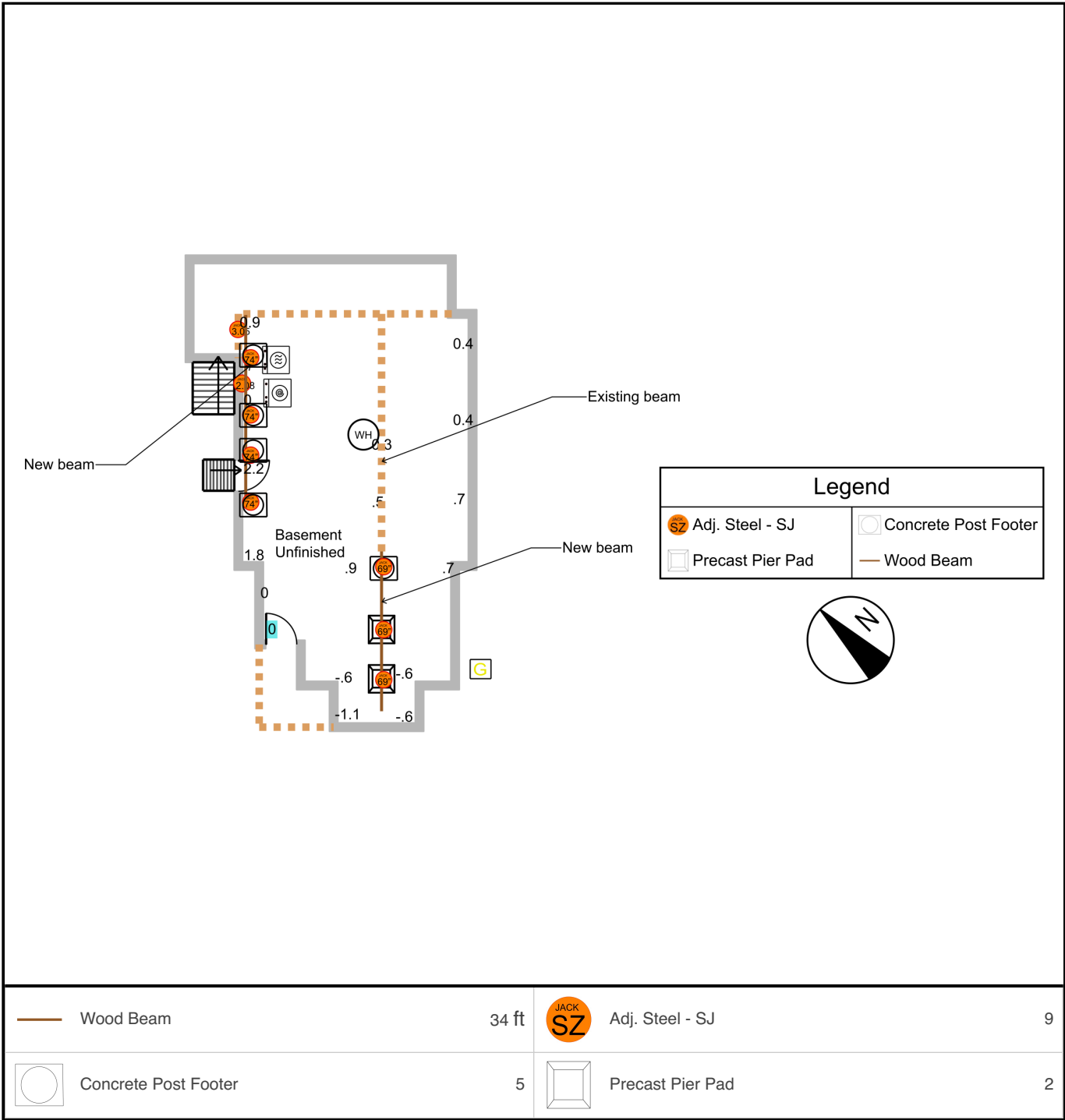
\$12,860.00

Payment Terms:

50% deposit

Balance due at completion

Detail Plan



Customer Signature

A handwritten signature in black ink, consisting of a stylized, cursive script that is difficult to decipher.

Date

11/13/2023

Company Representative

A handwritten signature in black ink, consisting of a stylized, cursive script that is difficult to decipher.

Date

10/16/2023

Clear View Excavation & Construction, LLC

1415 SW Hoffman Rd.
West Linn, OR 97068
971-275-4548
jasons@cvecteam.com



Estimate

ADDRESS

Sam Detke
409 3rd St
Oregon City, Or 97045

ESTIMATE 10248
DATE 10/02/2023

ACTIVITY	QTY	UNIT PRICE	AMOUNT
Re support beams and add needed additional posts in crawlspace and basement. Jack up, shore and try to level as best as possible. Block and shim all support posts throughout basement and crawlspace. Repair exterior kitchen staircase and replace structural components as necessary and strengthen where needed to carry weight.	1	7,950.00	7,950.00
TOTAL			\$7,950.00

Accepted By

Accepted Date

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 409 3RD ST				City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 15 N		Longitude: 122 36 34 W		
Township: 02S	Range: 02E	Section: 31	Block: 36	Lot: 5x	Map #: 22E31AC	Tax Lot #: 10800	
Date of Construction: c. 1894		Historic Name: Lawler, J.F., House			Historic Use or Function: Domestic - single dwelling		
Grouping or Cluster Name: NA		*Current Name or Use: Domestic - single dwelling			Associated Archaeological Site: Unknown		
Architectural Classification(s): Queen Anne Cottage / Vernacular				Plan Type/Shape: Complex		Number of Stories: 1.0	
Foundation Material: Concrete				Structural Framing: Unknown		Moved? No	
Roof Type/Material: Jerkinhead / Composition shingle				Window Type/Material: 1/1 wood double-hung			
Exterior Surface Materials Primary: Drop				Secondary: Wood shingle		Decorative:	
Exterior Alterations or Additions/Approximate Date: Enclosed rear porch							
Number and Type of Associated Resources: None							
Integrity: Good		Condition: Good		Local Ranking: Designated Historic Site		National Register Listed? No	
Potentially Eligible: ☐ Individually or ☒ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old							
Description of Physical and Landscape Features:							
This house is a modest interpretation of the Queen Anne style, sitting under a front gable roof with a second gable projecting out from the south side. This side of the house features a recessed porch under a low hip roof that also covers a rectangular bay just east of the porch. The hip corner is supported by a turned column at the corner, and a decorative scroll cut balustrade encircles the porch. Other ornamentation includes stickwork and scroll cut woodwork in the gable ends. The gables feature shallow enclosed eaves and wide rake and frieze boards. The house is primarily clad with horizontal drop siding, finished with cornerboards, but the upper portions of the gable ends are clad with hexagonal imbrication above a string course. A second string course exists above the heads of the first floor windows, which are 1/1 double-hung wood sash. A full water table with cap makes the transition from the drop siding to the concrete foundation.							
Statement of Significance:							
In 1904, J.F. Lawler, a farmer, purchased this property and proceeded to construct his residence. Following his death a short time later, Robert E. Lawler, a construction superintendent, and his wife Nellie occupied the house. In 1922, the property was sold to two couples: C.A. and Grace Baxter and Ervin E. and Elda Riley. Although they retained ownership for over 20 years, neither couple appears to have lived on site. In 1943, Lena A. Charman purchased the house and also used it as a rental through the 1960s. Tenants during her tenure include W.M. Speck, a pastor at the Church of Christ, and his wife Rosalee; Harold E. King, a machine operator at Crown Zellerbach, and his wife Dorothy M., and Opal Hartke, a presser at the Oregon City Laundry.							

Researcher/Organization: Alex McMurphy / HPNW				Date Recorded: 4/12/2002			
Survey Form Page 1		Address: 409 3RD ST		Local Designation #		SHPO #	

Taxlot Detail Report

2-2E-31AC-1

Item #2.

Taxlot Information

Parcel Number (APN) 2-2E-31AC-10800
Primary Situs Address 409 3RD ST
OREGON CITY, OR 97045
County CLACKAMAS
Section T2S R2E S31
Latitude 45.354195
Longitude -122.609297
R Number (Alt ID) 00573800
Approx. Size (acres) 0.07954521
USGS Quad Name Oregon City
Within Oregon City Limits? Y
Urban Growth Boundary (UGB) Inside

Political Boundaries

Jurisdiction OREGON CITY
Voting Precinct 600.00000000
US Congressional District 5
Oregon House District 40
Oregon Senate District 20
Metro Council District 2
Metro Councilor Christine Lewis
Metro Councilor Email christine.lewis@oregonmetro.gov

Assessment & Value Information

Taxmap: 2S2E31AC
Land Value (Mkt) \$134,629
Building Value (Mkt) \$180,960
Exempt Amount \$0
Net Value (Mkt)
Assessed Value \$109,100
Year Built (if known) 1900
Sale Date 202103
Sale Price \$380,000
Document Date 2021-03-16 00:00
Document Number 2021-027536
State General Property Code 101
County Tax Code 062002

Census Information

Census Tract 224.00000000
Census Block Group 4
Census Block Grp. Pop. (2010) 651

Land Use and Planning

Zoning R-3.5
Comprehensive Plan MR
Subdivision OREGON CITY
Subdivision Plat Number 2
PUD (if known) 0
Partition Plat Number 0
Neighborhood Association MCLOUGHLIN
Urban Renewal District NONE
Historic District MCD
Historic Designated Structure? MCD
Concept Plan Area NONE
In SDC Discount Area? N
In Thayer Rd Pond Fee Area? N
In Beaver Creek Rd Access Area? N
In Willamette River Greenway? N
In Geologic Hazard? N
In High Water Table Area? N
In Nat. Res. Overlay District (NROD)? N
In 1996/FEMA 2008 100-yr Floodplain? N
In FEMA Floodway? N
In Barlow Trail Area? N
In Vertical Housing Dev. Zone? N
In Enterprise Zone? N
In Opportunity Zone? Y
Watershed Abernethy Creek-Willamette River
Sub-Watershed Tanner Creek-Willamette River
Basin Willamette
Sub-Basin Middle Willamette
Urban/Rural Reserve
Reserve Name
Service Districts
Elementary School CANDY LANE ELEMENTARY
Middle School GARDINER MIDDLE
High School OREGON CITY HIGH
School District OREGON CITY
Oregon Dept. of Ed. Dist. ID 1928
Natl. Cntr for Ed. Stats Dist. ID 4109330
Water District
Park District
Sewer District Tri-City Service District
Fire District Clackamas Fire District #1
Fire Management Zone 6597
Transit District Tri-County Metropolitan
Garbage Hauler Oregon City Garbage Co.
Garbage Hauler Phone (503) 656-8403

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Foundation Material: Concrete				Structural Framing: Unknown		Moved? No
Roof Type/Material: Jerkinhead / Composition shingle				Window Type/Material: 1/1 wood double-hung		
Exterior Surface Materials Primary: Drop				Secondary: Wood shingle		Decorative:
Exterior Alterations or Additions/Approximate Date: Enclosed rear porch						
Number and Type of Associated Resources: None						
Integrity: Good		Condition: Good		Local Ranking: Designated Historic Site		National Register Listed? No
Potentially Eligible: ☐ Individually or ☒ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old						
Description of Physical and Landscape Features:						
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Statement of Significance:						
In 1904, J.F. Lawler, a farmer, purchased this property and proceeded to construct his residence. Following his death a short time later, Robert E. Lawler, a construction superintendent, and his wife Nellie occupied the house. In 1922, the property was sold to two couples: C.A. and Grace Baxter and Ervin E. and Elda Riley. Although they retained ownership for over 20 years, neither couple appears to have lived on site. In 1943, Lena A. Charman purchased the house and also used it as a rental through the 1960s. Tenants during her tenure include W.M. Speck, a pastor at the Church of Christ, and his wife Rosalee; Harold E. King, a machine operator at Crown Zellerbach, and his wife Dorothy M., and Opal Hartke, a presser at the Oregon City Laundry.						

Researcher/Organization: Alex McMurphy / HPNW			Date Recorded: 4/12/2002	
Survey Form Page 1	Address: 409 3RD ST	Local Designation #		SHPO #



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board
From: Chritina Robertson Gardiner, Senior Planner

Agenda Date: 11/28/2023

SUBJECT:

GLUA-23-00031/ HR-23-00010 Demolition of the Clara Fields House- 408 McLoughlin Blvd Request to demolish the house- The city recently purchased the site to allow for future improvements to the abutting Canemah Sanitary Pump station located at 408 McLoughlin. No trees are proposed to be removed.

STAFF RECOMMENDATION:

Staff recommends approval with conditions

EXECUTIVE SUMMARY:

The applicant plans to demolish a structure that seems to have been built in 1908, 1914, or 1940 based on previous survey forms. However, the building has undergone substantial alterations that make it ineligible and incompatible with the Historic District, whatever its age. The interior of the building is severely dilapidated, and significant improvements would need to be made before the city could rent it out until the sanitary sewer addition is built. Keeping the building boarded up and an active nuisance is not in the best interest of the city or the community. The small storage shed at the back of the site is considered contributing, but it is not significant enough to retain without the main structures and would also be seen as an attractive nuisance on the site.

Therefore, the staff recommends approval of the demolition request, subject to the areas being reseeded and additional landscaping being planted to improve the pedestrian experience on McLoughlin Blvd, but not impeding any future planning for the site.

The Board may want to consider a condition of approval for deconstruction to the extent practicable, as has been required in other demolition proposals, or a requirement to notice the building is available for relocation/moving at no cost short of the relocation costs being paid by the mover. Future construction on the property is required to undergo a Historic Review.

BACKGROUND:

See Staff Report and Recommendation document in the agenda item attachments.

OPTIONS:

1. Approve the proposal with recommended conditions
2. Approve the proposal with revised conditions
3. Deny the proposal, close the record and continue to January 23, 2024 to adopt final findings.
4. Continue the hearing to January 23, 2024 and provide direction to the applicant on additional information needed. Record stays open.



**Historic Review
Staff Report and Recommendation for Proposed Demolition
in the Canemah Historic District
November 22, 2023**

FILE NO.: GLUA-23-00031/ HR-23-00010 Demolition of the Clara Fields House- 408 McLoughlin Blvd

HEARING DATE: November 28, 2023
Virtual

**APPLICANT/
OWNER:** City of Oregon City
c/o Josh Wheeler
PO Box 3040
Oregon City, OR 97045

LOCATION: 408 McLoughlin Blvd
Oregon City, OR 97045
2-1E-36DD-03600

REQUEST: Request to demolish the house- The city recently purchased the site to allow for future improvements to the abutting Canemah Sanitary Pump station located at 408 McLoughlin. No trees are proposed to be removed.

REVIEWER: Christina Robertson-Gardiner, Senior Planner, AICP

RECOMMENDATION: Approval with Conditions

CRITERIA: Administration and Procedures are set forth in Chapter 17.50, Chapter 17.40, Historic Overlay District in Chapter 17.40 of the Oregon City Municipal Code. The City Code Book is available on-line at www.orcity.org.

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 within fourteen (14) calendar days of the notice of decision. Any appeal will be based on the record. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763. 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.

Recommended Conditions of Approval

1. The applicant must obtain all necessary permits for the proposed demolition.
2. The applicant should provide additional landscaping within the first 15 feet of the property to enhance the pedestrian experience and provide visual interest. At least 5 shrubs, with a mature height of 4-5 feet, must be planted within one year of the completed demolition. The plantings shall be listed on the [city's native plant list](#) or be consistent with residential gardens within the period of significance of the National Register district.
3. Any future addition to the sanitary pump station will require a Historic Review to ensure it is compatible with the district or provides adequate shielding or buffers to avoid any adverse effects on the District.

Staff Summary

The applicant plans to demolish a structure that seems to have been built in 1908, 1914, or 1940 based on previous survey forms. However, the building has undergone substantial alterations that make it ineligible and incompatible with the Historic District, whatever its age. The interior of the building is severely dilapidated, and significant improvements would need to be made before the city could rent it out until the sanitary sewer addition is built. Keeping the building boarded up and an active nuisance is not in the best interest of the city or the community. The small storage shed at the back of the site is considered contributing, but alone, it is not significant enough to retain without the main structures and would also be seen as an attractive nuisance on the site.

Therefore, the staff recommends approval of the demolition request, subject to the areas being reseeded and additional landscaping being planted to improve the pedestrian experience on McLoughlin Blvd, but not impeding any future planning for the site.

The Board may want to consider a condition of approval for deconstruction to the extent practicable, as has been required in other demolition proposals, or a requirement to notice the building is available for relocation/moving at no cost short of the relocation costs being paid by the mover. Future construction on the property is required to undergo a Historic Review.

I. BACKGROUND:

Site and Context

The subject property is a 30-foot by approximately 94-foot lot located in the Canemah National Register District on McLoughlin Blvd, between Hedges and Miller Streets. The site is partially situated within the Geologic Hazards Overlay District and the Willamette River Greenway overlay. A single dwelling, built around 1908, is located on the property. According to the 2007 Historic Survey form, it has been substantially enlarged and altered with vinyl siding, soffits, and windows, as well as the addition of a

concrete foundation. It is currently considered non-eligible/non-contributing to the historic district. The structure abuts an alley adjacent to the city-owned sanitary sewer pump station.

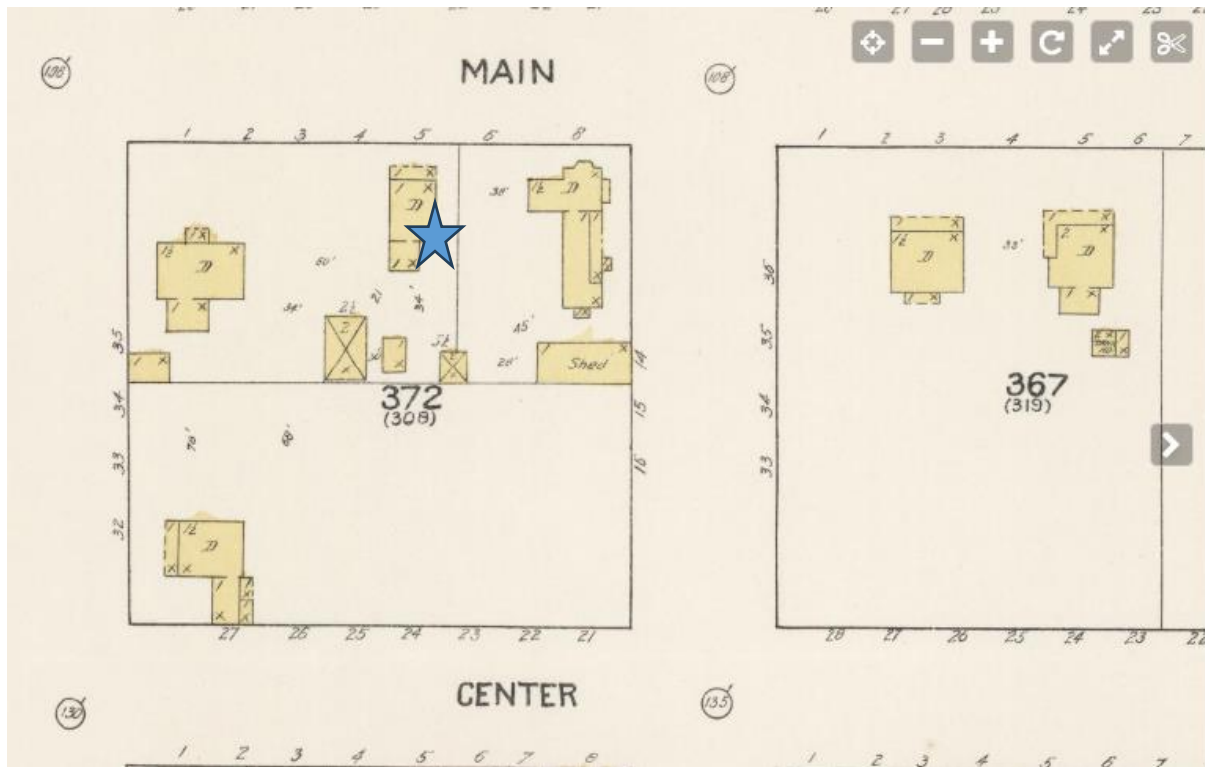
Based on the 1900 and 1911 Sanborn maps, it appears that there was a house located in the same area where the Clara Fields House stands. This could mean that the house is older than the 1908 construction date of the Clara Fields House, or it could have been built at a later time. Unfortunately, newer Sanborn maps were not readily available to compare footprints for further clarification.



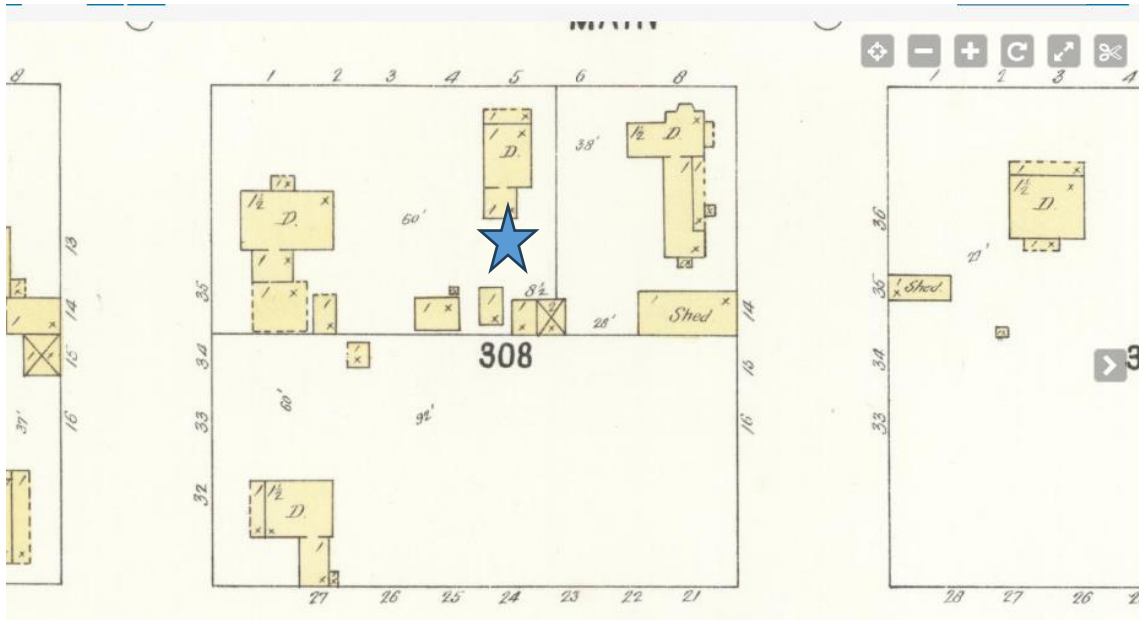
Vicinity Map



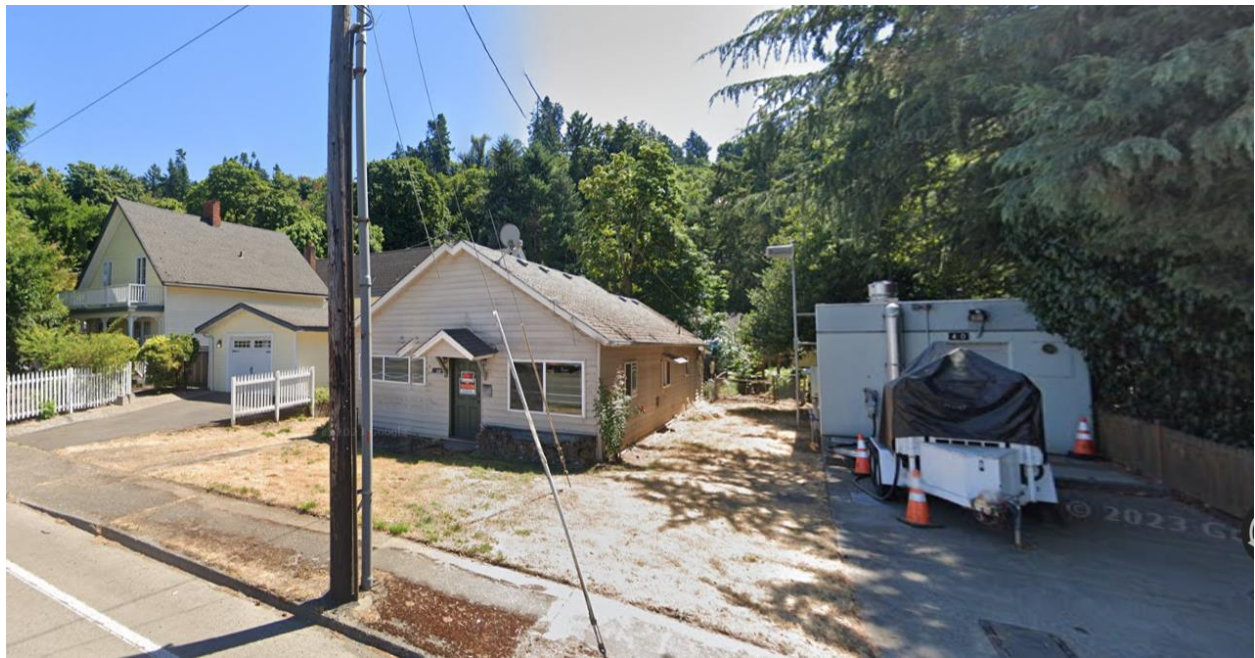
Clackamas County Tax Map



1911 Sanborn Map- general house location of 1908 the Clara Fields House.- note similar footprints from 1900-/1911- construction date of house unclear.



1900 Sanborn Map- general house location of 1908 the Clara Fields House. Note similar footprints



Street view of the Clara Fields House and the pump station

There are two contributing homes on either side of the subject site; those homes are located at 402 and 416 McLoughlin Blvd.

Captain Miller House, 402 S McLoughlin (1862)



The house is located at the corner of Hedges and McLoughlin Blvd on a level site. The 1 1/2 story building is of rectangular shape with a front gable steeply pitched roof. It has a narrow, short one story addition centered on the rear wall (believed to date to 1900c) with a 1 1/2 story transverse addition (1970's) at its end directly adjacent to the creek. Both the additions are simply gabled and rectangular. The property is used for commercial purposes. Exterior Materials: The gable roofs are covered with composition shingles, overhangs are board soffited; the main house has a central brick chimney with corbel at top and a base, while the second addition has one on its north slope; the addition has a small cupola. The front porch is full width and flat roofed with a newer simple balustrade supported on four chamfered posts with scroll

brackets enclosed with plain railing and pickets; wood steps to grade; the rear addition has an east facing inset porch supported on three posts similar to those at the front; Narrow horizontal wood lap siding is used on the main house and wider siding at the additions; trim work is plain but windows have a compound head mold; Windows: typically 6/6 wood double hung single units, French doors are installed at the second level front wall and a pair for shop entry at the front porch; foundation is concealed behind skirt boarding (cement board) and may be piers Alterations: The 1911 Sanborn map indicates a shorter wider house with a long narrow addition and a detached transverse shed; this does not agree well with the existing structure, however the 1925 map is more consistent; It appears that the front portion of the house was rebuilt, enlarged, and possibly setback further from the street between 1911 and 1925 while keeping a portion of the rear porch (likely the oldest portion now). As noted above the second addition is believed to be from the 1970's and has a greater setback from the creek; there is also a noncontributing detached shed to the west. There are some window and door alterations, shutters, railings that are not historic Landscape: The level site has a small front yard enclosed with a picket fence on three sides with ornamentals and flowering plants; the east side is mostly paved for parking, also at the shed; on the south is the open lined waterway that travels westward and then turns north

Sebastian Miller, born in 1828 in Ohio, was a prominent citizen of Canemah who had a lifetime career as a steamboat captain, pilot and engineer. As a young man he began his career as an engineer on Mississippi River steamboats. In 1852, he crossed the plains to the west and Oregon, where he found work as an engineer on steamboats based in Canemah. He was known for his ability to pilot steamboats over treacherous falls. He married Sarah Power in 1853, and they had two children. After seven years as an engineer, he became captain of steamers that ran between Oregon City and Corvallis, and later performed the same work on the Columbia River between Portland and Astoria. According to Hines, Miller was "one of the best informed, most fearless and reliable steamboat men in Oregon." In describing Miller's house in Canemah, Hines stated that "it is surrounded with a fine orchard which produces an abundance of the finest fruit." Sebastian Miller died in early September, 1901 at his home in Canemah, of a stroke at age 73. His obituary stated that the day before his death that "Miller had been carrying pipe (which was) being laid from his home to the springs some distance away." Mrs. Miller died in 1921, age 93, at her daughter's home in Canemah.

In 1976 the Miller house was purchased by Maija Huiras who restored it and opened an antique business. In a 1998 interview with Mrs. Huiras she stated that the house "was originally situated on the Willamette River but was moved when the SPRR tracks were built" (ca 1868). The article also said that the Huiras' "added private living quarters." It appears there has been one significant rebuilding of the front portion and removal of some of the rear wing. According to Mrs. Huiras they also replaced an "ancient apple tree" with a rose garden.

EB Fellows House 416 S McLoughlin (1867)

The house is a prominent building at the corner of McLoughlin and Miller on a level lot, enhanced with its height, steep roof, Gothic styling, and cross-gabled roofs. The building is now used for commercial purposes at the main and second levels, and residential at the finished basement. Exterior Materials: The side gabled roof with composition shingles, soffited overhangs, and has corbeled chimneys at each end, a front gable denoting the entry porch, and a rear wing addition with another chimney and with gabled end and side gables. The front porch features a flat roof with zigsaw cut balustrade and extended overhangs, with a similar treatment at the first floor; the porch roof is supported by four square posts (two engaged) with capitol trims scroll brackets, and chamfering, and is

approached by a wide wood stairway with plain railing. The building is sided with lap boards, wide gable, rake and eave trim, corner boards, water table, plain window trim with compound caps. Windows: typically wood double hung, 1/1; 6/6 at rear addition; the front has a Gothic arch window above the porch with a four panel door, divided transom and side lights for the entry; A similar treatment is used at the smaller west side porch. Foundation is concrete. Alterations: The original rear wing was much smaller and slightly recessed from the west wall, the 1979c addition extended the wing to the east wall and to the second level including the current porches and second level windows; basement finished then also as was the concrete foundation. Ornamental greenhouse in the front yard, pergola at the southeast corner. Landscape: the front and side yards are enclosed with a picket fence and have extensive ornamental plantings and garden area; the rear yard is mostly paved with asphalt for vehicle use.

Edwin B. Fellows was born in Ohio in 1834. In 1859 he married the widow Mrs. Donna Elvira Apperson Thomas, who had come overland to Oregon in 1847. The 1860 census shows they were living in Clackamas County, but it is not known if this was in Canemah (the census does not list Canemah as a separate town in the county until 1870). By 1870 their place of residence was Canemah and Edwin's occupation was "engineer." Their son Albert, then 16, had been born in California. Also in their household were Miles Bell, a river pilot, and his wife Jane. By 1883, the Fellows' had left Canemah. Edwin died on May 27, 1891. Their son Albert J. was also a river boat engineer who also lived in Portland by the late 1880's. E.B.'s brother Hiram, a logger on the Willamette River, married Clarissa Wilcox, a daughter of 1847 pioneer Joel Wilcox; Hiram settled on a DLC in Highland.

APPLICANT'S SUBMITTAL:



Existing Conditions- front elevation



Existing Conditions- side/rear elevation



Existing Conditions- side/rear elevation



Existing Conditions- interior- kitchen



Existing Conditions- hallway to rear porch



Existing Conditions- rear storage shed- identified as deteriorated contributing in survey form.

Project Summary:

The applicant submitted the following narrative:

The City of Oregon City took the opportunity to purchase the property at 408 McLoughlin when it was advertised on the market for sale. The City already owned the property at 410 McLoughlin where the Canemah Sanitary Pump Station exists. Acquiring the property at 408 McLoughlin allows for a buffer and potential expansion area whenever upgrades to the pump station are needed. The City Commission approved the purchase of 408 McLoughlin, knowing the intent would be to demolish the existing structure. This application proposes to demolish the structure at 408 McLoughlin. The entire structure will be demolished, and all debris will be removed from the site. The remaining land will be properly restored. Utility services will be capped per City standards.

Zoning:

The property is zoned HC Historic Commercial. Single-family residences are permitted uses in the zone. The property is also located within the Willamette River Greenway and Geologic Hazard overlay districts.

Notice and Public Comment:

No public comments were received.

Staff Analysis Executive Summary:

The applicant planned to demolish a structure that seems to have been built in 1908 or earlier. However, the building has undergone substantial alterations that make it ineligible and incompatible with the Historic District. The interior of the building is severely dilapidated, and significant improvements would

need to be made before the city could rent it out until the sanitary sewer addition is built. Keeping the building boarded up and an active nuisance is not in the best interest of the city or the community. The small stage shed at the back of the site is considered contributing, but alone is not significant enough to retain without the main structures and would also be seen as an attractive nuisance on the site.

The Board may want to consider a condition of approval for deconstruction to the extent practicable, as has been required in other demolition proposals, or a requirement to notice the building is available for relocation/moving at no cost short of the relocation costs being paid by the mover. Future construction on the property is required to undergo a Historic Review.

CODE RESPONSES:

17.40.070 - Demolition and moving.

A. If an application is made for a building or moving permit to demolish or move all or part of a structure which is a landmark or which is located in a conservation district or an historic district, the building inspector shall, within seven days, transmit to the historic review board a copy of the transaction.

B. The historic review board shall hold a public hearing within forty-five days of application pursuant to the procedures in Chapter 17.50. C. In determining the appropriateness of the demolition or moving as proposed in an application for a building or moving permit, the board shall consider the following:

1. All plans, drawings and photographs as may be submitted by the applicant;

Finding: Complies as Proposed. The applicant submitted a site plan along with photos of the exterior and interior of the home.

2. Information presented to a public hearing held concerning the proposed work;

Finding: The Board will consider all information presented at the public hearing.

3. The city comprehensive plan;

Canemah is an important example of a relatively intact riverboat town with architectural resources dating from the 1860s. Having evolved from a community for the elite of the riverboat industry to a workers' community, Canemah retains essentially the same sense of place it had in the latter half of the 19th century. Situated above the Falls of the Willamette, it was an important portage town and the major shipbuilding center on the upper Willamette River. Canemah was listed as a Historic District in the National Register of Historic Places in 1977. The area was zoned in 1954 for industry along the river, commercial and multi-family along McLoughlin Boulevard, and multi-family along Third Avenue and portions of Fifth Avenue. In 1982, a majority of the area was rezoned as residential except for a small strip on McLoughlin Boulevard, which was rezoned to Historic Commercial. In the last 20 years, many homes within the district have been rehabilitated, but some have not been maintained to a level that ensures their significance and status as contributing structures. New construction and exterior alterations need to be reviewed for their long-term effect on the neighborhood and National Register Historic District status.

STRATEGY 2.3.C Encourage property owners to preserve historic structures in a state as close to their original construction as possible while allowing the structure to be used in an economically viable manner.

Finding: Complies as Proposed.

The period of significance for Canemah is 1850-1928. This home was described as compatible in the 1977 nomination but was identified as being built in 1940. The 2007 updated nomination describes the house as being built in 1908 with substantial alterations/additions. Regardless of the age- the building has been altered to a point that it is not compatible with the district.

The exterior alteration, in concert with the poor condition of the home, does not accentuate the district or complement the neighboring contributing structures. A renovation of the home could be appropriate. It is important to note that losing the structure will not affect the character or significance of the National Register District. Substantial improvements would need to be made to the house to make it ready for a tenant. However, it would not be economically viable, considering that the building will have to be demolished for the pump station expansion within the next 10-15 years. Therefore, it is not worth making any substantial investments in the house.

60. 408 S. McLoughlin Blvd.
 Part of Lot 2, Block 8, Plat of Canemah, Tax Lot 3600
 Current Owner: Mr. and Mrs. Charles Celley
 23116 S. Haines Road
 Canby, Oregon 97013
 Estimated Date: c. 1940
 Characteristics: 1 story
 Significance: Compatible

Except of 1977 NR nomination

4. The purpose of this section as set forth in Section 17.40.010;

The purpose of the district is

- 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 LCDG Goal 5.*

Finding: Complies as Proposed.

The current house on the property doesn't add anything to the neighborhood and is in a state of disrepair. Staff concurs that the existing structure does not complement or enhance the district. Future additions to the sanitary pump station are subject to Historic Review Board approval and conditions that shield or buffer the building from the street can be imposed by the Historic Review Board.

5. The criteria used in the original designation of the landmark or district in which the property under consideration is situated;

Finding: Complies as Proposed.

The period of significance for Canemah is 1850-1928. Homes built after this period are not considered significant, but can be considered compatible or incompatible.

The original nomination used resource classifications, primary [22 homes], secondary [27], compatible [40], and intrusive [10]. The primary resources were those considered most significant from the earliest

period. While later homes and those with lesser historic significance were ranked secondary or compatible. This classification system has been revised to contributing/eligible, non-contributing/non-eligible, and noncontributing/out of period.

The home has no significance for the original nomination of the Canemah district. In 1977, when the district was created, this home was less than 50 years old and was not discussed in the nomination in much detail other than being identified as compatible. The Canemah National Register nomination states "There are some small residences or structures of post 1928 construction and style scattered through the district. Some are compatible with the district, while some are less so."

The 2007 addition to the nomination includes more information on the house and indicates that it was built in 1908, although the 1900 and 1911 Sanborn maps show the same building footprint at the location. Regardless of the construction date, extensive modifications to the building have made it non-contributing and incompatible with the district.

6. The historical and architectural style, the general design, arrangement, materials of the structure in question or its fixtures; the relationship of such features to similar features of the other buildings within the district and the position of the building or structure in relation to public rights-of way and to other buildings and structures in the area;

Finding: Complies as Proposed. The survey form from 2007 listed the building as Vernacular. However, based on external alterations, it has been changed to a more minimal traditional style. No additional information was collected for this house in the 2007 nomination addition, which could shed light on its providence.

7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the district, which cause it to possess a special character or special historic or aesthetic interest or value;

Finding: Complies as Proposed.

The loss of this structure represents the loss of a modestly sized single dwelling on a 30x94 site, which is the predominant use of the district. The development pattern in Canemah generally consists of homes on 50x100 lots or 100x100 combined lots.

In this instance, no additional homes are proposed for the site. The land was purchased to accommodate a future addition to the sanitary pump station, which will improve its efficiency and safety to the Canemah neighborhood..

8. Whether denial of the permit will involve substantial hardship to the applicant, and whether issuance of the permit would act to the substantial detriment of the public welfare and would be contrary to the intent and purposes of this section;

Finding: Complies as Proposed.

In this case, it is clear that maintaining one noncompatible house in lieu of planning for future additions to the Sanitary Sewer Network would not be in the public's interest.

9. The economic, social, environmental and energy consequences.

Finding: Complies as Proposed.

Demolishing a house and disposing of functional building materials can have negative environmental and energy implications. However, these negative effects can be mitigated by deconstructing the building and reusing its materials instead of demolishing it. Unfortunately, some of the vinyl exterior materials cannot be salvaged, and there is a significant amount of mold in the house, based on the staff's visit in June 2023. To obtain additional guidance on this issue, staff will look for guidance on

additional measures from the Historic Review Board. It is important to note that leaving an unmaintained and unoccupied house can lead to further issues and would have a negative impact on the significance of the district and the Canemah neighborhood.

D. The failure of the applicant to provide the information required by Subsection C.1.—9. shall be grounds for deeming the application incomplete.

Finding: Complies as Proposed. The applicant submitted the required materials.

E. The board may approve or deny the demolition or moving request after considering the criteria contained in Section 17.40.070C. Action by the board approving or denying the issuance of a permit for demolition or moving may be appealed to the city commission by any aggrieved party, by filing a notice of appeal, in the same manner as provided in Section 17.50 for appeals. If no appeal of a demolition permit is filed, the building official shall issue the permit in compliance with all other codes and ordinances of the city.

Finding: Complies as Proposed. The process will be followed as described.

F. In any case where the city commission has ordered the removal or demolition of any structure determined to be dangerous to life, health or property, nothing contained in this title shall be construed as making it unlawful for any person, without prior approval of the historic review board, pursuant to this title, to comply with such order.

Finding: Not applicable. The City Commission approved the purchase of a site for future expansion of the pump station. The Commission was aware that the house on the site would be demolished and not rehabilitated. However, they understood that the request for demolition would be reviewed by the Historic Review Board, pursuant to the criteria in OCMC 17.40 Historic Overlay District, at a public hearing.

II. PUBLIC NOTICE

A public notice was sent to neighbors within 300 feet of the subject property, posted online, emailed to various entities, and posted onsite.

III. CONCLUSIONS AND RECOMMENDATIONS

Based on the following findings, staff recommends that the Historic Review Board approve the proposed demolition of the structure at 408 McLoughlin Blvd. file number HR 23-00010

Exhibits

1. Applicant Submittal
2. 408 McLoughlin Survey Form -2007
3. 408 McLoughlin Survey Form 1983
4. [Canemah National Register Historic District Nomination](#) 1977



Historic Review Checklist

Demolition or Moving of a Historic Structure

1. A **A Completed Land Use Application Form with All Property Owner Signatures** (P)
2. B **Narrative** (P)
A complete and detailed narrative description of the proposed demolition or moving and an explanation addressing all applicable approval criteria. A template can be provided by staff or available online.
3. C **Photographs** (P)
Site Photographs; show site and existing buildings.
4. D **Drawings** (P)
Scaled design drawings of the following:
 - ☐ A site plan including boundaries, structures, and paving.
5. N/A **Recommended: Neighborhood Association Meetings** (P)
 - ☐ A sign-in sheet of meeting attendees
 - ☐ A summary of issues discussed
 - ☐ A letter from the neighborhood association or CIC indicating that a neighborhood meeting was held. If the applicant held a separately noticed meeting, the applicant shall submit a copy of the meeting flyer, a sign in sheet of attendees and a summary of issues discussed.
6. E **A Current Preliminary Title Report or Trio for the Subject Property(ies)** (P)
7. ✓ **Mailing Labels for Owners within 300 Feet of the Subject Site or Fee for City-Provided Labels** (P)
Planning. The names and addresses of property owners within 300 feet of the site from a title company.
8. pdf **Electronic Version of All Application Materials** (P/DS)
9. ✓ **All Required Application Fees** (P)
account transfer

F *miscellaneous documents*

(P) = Contact the Planning Division at (503) 722.3789 with any questions regarding this item.

Incomplete applications will not be processed.

Josh Wheeler

From: noreply@civicplus.com
Sent: Tuesday, October 17, 2023 4:05 PM
To: Josh Wheeler
Subject: Online Form Submittal: Land Use Application

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.

Land Use Application

Applicant Name(s)	City of Oregon City Public Works
Applicant's Representative	Josh Wheeler
Company	<i>Field not completed.</i>
Mailing Address	13895 Fir Street
Phone Number	971-204-4634
Email Address	jwheeler@orc.org
Application Type	Geological Hazards Review, Historic Review, Willamette River Greenway Review
Project Description	Demolition of existing structure and capping of utility services.
Project Address	408 McLoughlin
Map & Taxlot Number	2-1E-36DD-03600
Additional information	City purchased property to allow for potential of future improvements to Canemah Sanitary Pump Station located at 410 McLoughlin. Structure on 408 will be demolished. Site will be left clean. No trees will be removed.
Application Form	408 McLoughlin.pdf
Site Plan / Layout	408 McLoughlin_1.pdf
Other Application Materials	<i>Field not completed.</i>
Other Application Materials	<i>Field not completed.</i>
Other Application Materials	<i>Field not completed.</i>

Other Application Materials *Field not completed.*

Other Application Materials *Field not completed.*

Disclaimer Select to acknowledge you have read and understand these terms.

City of Oregon City
Historic Review for Demolition Template

Instructions: Please fill out project description and provide a response under each section where "applicant response" is written. Some example responses are provided; please remove or edit the example responses. Contact ocplanning@orc.org with any questions.

The full Guidelines document can be found online: <https://www.orcity.org/planning/design-guidelines-alterations-additions>

PROJECT DESCRIPTION:

The City of Oregon City took the opportunity to purchase the property at 408 McLoughlin when it was advertised on the market for sale. The City already owned the property at 410 McLoughlin where the Canemah Sanitary Pump Station exists. Acquiring the property at 408 McLoughlin allows for a buffer and potential expansion area whenever upgrades to the pump station are needed. The City Commission approved the purchase of 408 McLoughlin knowing the intent would be to demolish the existing structure.

This application proposes to demolish the structure at 408 McLoughlin. The entire structure will be demolished and all debris removed from the site. The remaining land will be properly restored. Utility services will be capped per City standards.

COMPLIANCE WITH OREGON CITY MUNICIPAL CODE Chapter 17.40:

17.40.070 - Demolition and moving.

A. If an application is made for a building or moving permit to demolish or move all or part of a structure which is a landmark or which is located in a conservation district or an historic district, the building inspector shall, within seven days, transmit to the historic review board a copy of the transaction.

Applicant response: Prior to seeking demolition, the City is seeking approval from the historic review board; therefore, when a building application for demolition is made, there will be no issues for the historic review board.

B. The historic review board shall hold a public hearing within forty-five days of application pursuant to the procedures in [Chapter 17.50](#).

Applicant response: The City makes this application prior to request for building permit so that the public hearing can be held 45 days prior to application of building permit.

C. In determining the appropriateness of the demolition or moving as proposed in an application for a building or moving permit, the board shall consider the following:

1. All plans, drawings and photographs as may be submitted by the applicant;

Applicant response: Drawings are made part of the application.

2. Information presented to a public hearing held concerning the proposed work;

Applicant response: City staff will be present at a public hearing to describe the proposed demolition.

3. The city comprehensive plan;

Applicant response: The comprehensive plan designates this parcel as zoning MUC. The future use of land will be compliant with current zoning and comprehensive plan.

4. The purpose of this section as set forth in [Section 17.40.010](#);

Applicant response: The purpose of 17.40.010 generally is to ensure historic properties are properly managed and maintained. While the property lies within the Canemah Historic District as listed in 10/11/1978, the property was reviewed in 2007 to be considered not eligible and non-contributing to the historic district. While the property lies within the historic district, it is not a historic property itself. Therefore, demolishing the property will not change the character of the Canemah Historic District and if anything, improve it, by removing a property which is non-contributing which will meet the purpose of 17.40.010.

5. The criteria used in the original designation of the landmark or district in which the property under consideration is situated;

Applicant response: The property does not contain the typical criteria for the historic district.

6. The historical and architectural style, the general design, arrangement, materials of the structure in question or its fixtures; the relationship of such features to similar features of the other buildings within the district and the position of the building or structure in relation to public rights-of-way and to other buildings and structures in the area;

Applicant response: The property contains vinyl siding and does not have a style which is historically significant; therefore, demolition is appropriate.

7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the district, which cause it to possess a special character or special historic or aesthetic interest or value;

Applicant response: The existing structure does not have special character and demolition will further preserve the Canemah Historic District as a whole.

8. Whether denial of the permit will involve substantial hardship to the applicant, and whether issuance of the permit would act to the substantial detriment of the public welfare and would be contrary to the intent and purposes of this section;

Applicant response: This house is in poor condition and contains asbestos. Leaving it in place is a public hazard and would create a hardship to the City to maintain it. Furthermore, allowing a non-historic

building to remain in a historic district does not support the retainage of the historic district status causing a hardship to the remaining historic structures and maintaining historic district status.

9. The economic, social, environmental and energy consequences.

Applicant response: The structures has no social benefit due to not being historically important. The asbestos found within is an environmental issue. Demolishing this structure using appropriate remediation improves the environmental impacts to the neighborhood.

D. The failure of the applicant to provide the information required by Subsection C.1.—9. shall be grounds for deeming the application incomplete.

E. The board may approve or deny the demolition or moving request after considering the criteria contained in Section 17.40.070C. Action by the board approving or denying the issuance of a permit for demolition or moving may be appealed to the city commission by any aggrieved party, by filing a notice of appeal, in the same manner as provided in [Section 17.50](#) for appeals. If no appeal of a demolition permit is filed, the building official shall issue the permit in compliance with all other codes and ordinances of the city.

Applicant response: The City understands and will comply with sections D and E.

F. In any case where the city commission has ordered the removal or demolition of any structure determined to be dangerous to life, health or property, nothing contained in this title shall be construed as making it unlawful for any person, without prior approval of the historic review board, pursuant to this title, to comply with such order.

Applicant response: The City understands and will comply with section F.

14







4912



571

Item #3.

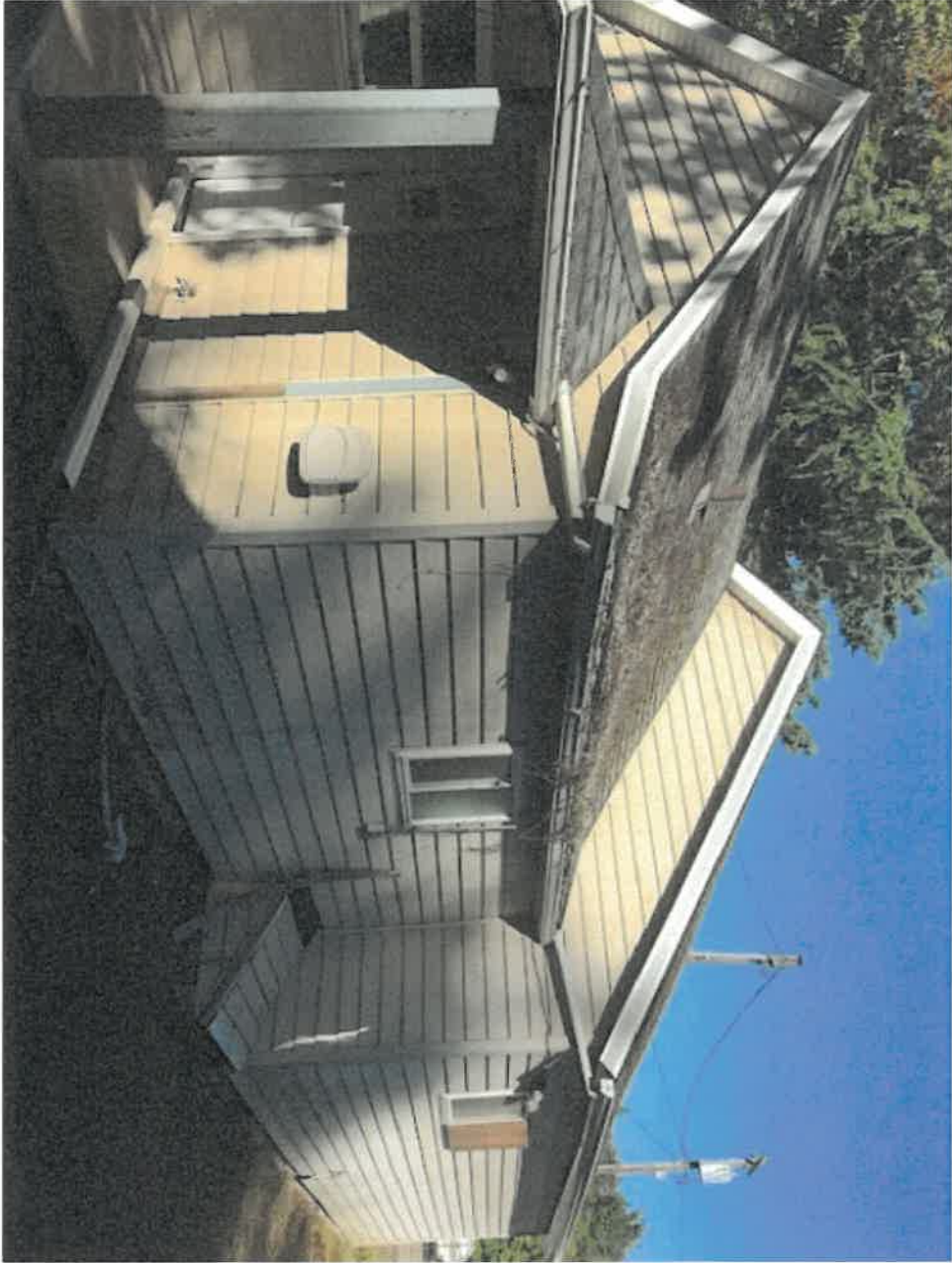






7 of 12





9 of 12



11 of

Item #3.

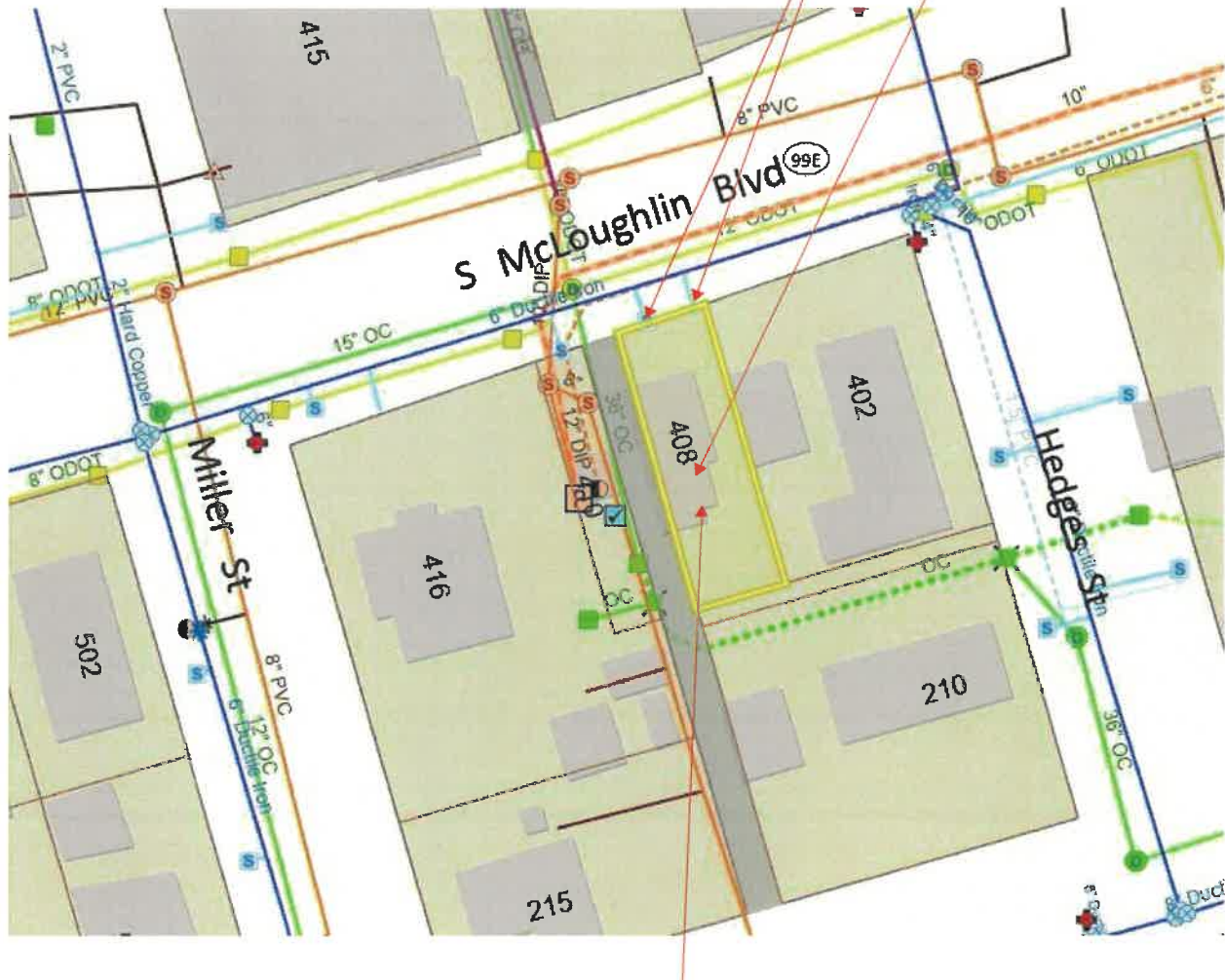




)

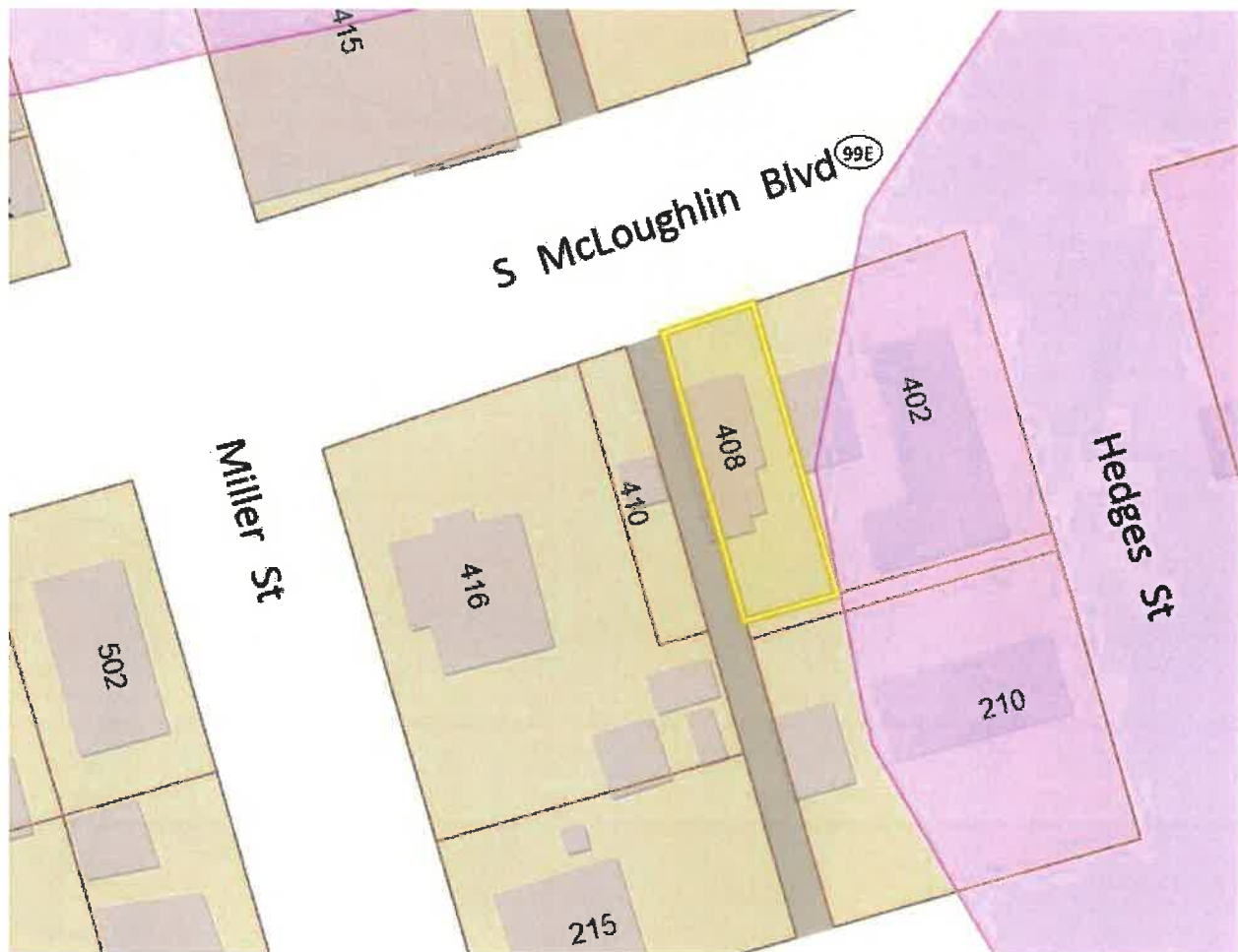
October 17, 2023

Demolition of structure at 408 McLoughlin.



Site to remain with gravel filled foundation to be at grade with natural ground.

Natural Resource Overlay :



No impact to NROD

Geologic Hazard Overlay :



Seeking exemption due to :

- No cuts beyond 2 feet
- No fills beyond 2 feet
- No new structure
- No tree removal



700 NE Multnomah Street, Suite 190
Portland, OR 97232
Phone (503) 230-8488 Fax (503) 206-7572

WFG National Title Insurance Company
Taryn Blanton
700 NE Multnomah Street, Suite 190
Portland, OR 97232

Date Prepared: August 10, 2022

PRELIMINARY TITLE REPORT

Order Number: **22-416324**
Escrow Officer: Taryn Blanton
Phone: (503) 444-7066
Fax: (503) 206-7572
Email: tblanton@wfgtitle.com

Seller(s): Estate of Terry L Olson
Buyer(s): City of Oregon City

Property: 408 S McLoughlin Boulevard, Oregon City, OR 97045

WFG National Title Insurance Company, is prepared to issue a title insurance policy, as of the effective date and in the form and amount shown on Schedule A, subject to the conditions, stipulations and exclusions from coverage appearing in the policy form and subject to the exceptions shown on Schedule B. This Report (and any Amendments) is preliminary to and issued solely for the purpose of facilitating the issuance of a policy of title insurance at the time the real estate transaction in question is closed and no liability is assumed in the Report. The Report shall become null and void unless a policy is issued and the full premium paid.

This report is for the exclusive use of the person to whom it is addressed. Title insurance is conditioned on recordation of satisfactory instruments that establish the interests of the parties to be insured; until such recordation, the Company may cancel or revise this report for any reason.

SCHEDULE A

1. The effective date of this preliminary title report is **8:00 A.M. on 4th day of August, 2022**
2. The policies and endorsements to be insured and the related charges are:

<u>Policy/Endorsement Description</u>	<u>Liability</u>	<u>Charge</u>
ALTA 2006 Owners Policy	\$205,000.00	\$713.00
Basic Owner's Rate		\$713.00

Proposed Insured: City of Oregon City

Government Service Fee: **\$35.00**

This is a preliminary billing only, a consolidated statement of charges, credits and advances, if any, in connection with this order will be provided at closing.

3. Title to the land described herein is vested in:

The heirs and devisees of Terry L. Olson, deceased

4. The estate or interest in land is:

Fee Simple

5. The land referred to in this report is described as follows:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
LEGAL DESCRIPTION

The Westerly 30 feet of Lot 2, Block 8, Canemah, the said lot being divided by a line parallel with Sixth Street in said Canemah, the said Westerly 30 feet of Lot 2, Block 8 in said Canemah being all of Lot 2, EXCEPT that part thereof conveyed by G. C. Fields and wife to H.A. Bolton and wife, by deed recorded in [BOOK 181, PAGE 261](#), Deed Records, and EXCEPT that part conveyed to the State of Oregon, by deed recorded May 17, 1933, in [BOOK 219, PAGE 334](#), Deed Records, and in [BOOK 219, PAGE 335](#), Deed Records, all in the City of Oregon City, County of Clackamas and State of Oregon.

SCHEDULE B

GENERAL EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS

6. Unpaid [Taxes](#) for 2021 -2022

Levied Amount	:	\$1,731.47, plus interest and fees, if any
Property ID No.	:	00416598
Levy Code	:	062-002
Map Tax Lot No.	:	21E36DD03600
7. 2022-2023 taxes, a lien not yet due and payable.
8. City Liens for the City of Oregon City

For	:	Utility
Amount	:	\$405.59
Account No.	:	05-304450-01
9. Due probate and administration of the Estate of Terry L. Olson, also known as Terry Lee Olson deceased, which proceedings are pending in the Circuit Court for Clackamas County, Oregon:

Filed	:	December 1, 2021
Probate No.	:	21PB10363
Attorney for Estate	:	David L. Carlson
Personal Representative	:	John Beckfield
10. The requirement that the State of Oregon, Department of Human Resources be contacted to confirm no funds are due from the estate of the decedent:

State of Oregon, Department of Human Resources
 Estate Administration Unit
 PO Box 14021
 Salem, OR 97309
 800-826-5675
11. Any unrecorded leases or rights of tenants in possession.

12. Parties in possession, or claiming to be in possession, other than the vestees shown herein. For the purposes of ALTA Extended coverage, we will require an Affidavit of Possession be completed and returned to us. Exception may be taken to such matters as may be shown thereby.
13. Statutory liens for labor or materials, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage where no notice of such liens appear of record.

END OF EXCEPTIONS

NOTE: Please be advised that we have searched the records and do not find any open Deeds of Trust. If you should have knowledge of an outstanding obligation, please contact the Title Department for further review.

NOTE: In no event shall WFG National Title Insurance Company have any liability for the tax assessor's imposition of any additional assessments for omitted taxes unless such taxes have been added to the tax roll and constitute liens on the property as of the date of closing. Otherwise, such omitted taxes shall be the sole, joint and several responsibility of seller(s) and buyer(s), as they may determine between themselves.

NOTE: The following is incorporated herein for information purposes only and is not part of the exception from coverage (Schedule B-II of the prelim and Schedule B of the policy):The following instrument(s), affecting said property, is (are) the last instrument(s) conveying subject property filed for record within 24 months of the effective date of this preliminary title report:

None of Record

NOTE: We find NO judgments or Federal Tax Liens against the name(s) of City of Oregon City.

NOTE: Links for additional supporting documents:

Vesting Deed

NOTE: Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Preliminary Title Report shall automatically be considered null and void and of no force and effect.

NOTE: The following applicable recording fees will be charged by the county:

Multnomah County-First Page	\$86.00
Washington County-First Page	\$81.00
Clackamas County-First Page	\$93.00
Each Additional Page	\$ 5.00
Non-standard Document Fee	\$20.00
E-recording Fee	\$ 3.00

NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS

Fiscal Year:	July 1 st through June 30 th
Taxes become a lien on real property, but are not yet payable.	July 1 st
Taxes become certified and payable (approximately on this date)	October 15 th
First one third payment of taxes are due	November 15 th
Second one third payment of taxes are due	February 15 th
Final payment of taxes are due	May 15 th

Discounts: If two thirds are paid by November 15th, a 2% discount will apply.
 If the full amount of the taxes are paid by November 15th, a 3% discount will apply.

Interest: Interest accrues as of the 15th of each month based on any amount that is unpaid by the due date. No interest is charged if the minimum amount is paid according to the above mentioned payment schedule.

NOTE: THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THESE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, CONTACT THE ESCROW AGENT.

End of Report

Your Escrow Officer

Taryn Blanton
WFG National Title Insurance Company
700 NE Multnomah Street, Suite 190
Portland, OR 97232
Phone: **(503) 444-7066**
Fax: **(503) 206-7572**
Email: **teamlanton@wfgnationaltitle.com**

Your Title Officer

Michelle Laine Johnson
WFG National Title Insurance Company
12909 SW 68th Parkway, Suite 350
Portland, OR 97223
Phone: **(503) 431-8502**
Fax:
Email: **mjohnson@wfgnationaltitle.com**



WFG National Title Insurance Company is prepared to issue, as of the date specified in the attached Preliminary Title Report (the Report), a policy or policies of title insurance as listed in the Report and describing the land and the estate or interest set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as a General or Specific Exception or not excluded from coverage pursuant to the printed Exclusions and Conditions of the policy form(s).

The printed General Exceptions and Exclusions from the coverage of the policy or policies are listed in Exhibit One to the Report. In addition, the forms of the policy or policies to be issued may contain certain contract clauses, including an arbitration clause, which could affect the party's rights. Copies of the policy forms should be read. They are available from the office which issued the Report.

The Report (and any amendments) is preliminary to and issued solely for the purpose of facilitating the issuance of a policy of title insurance at the time the real estate transaction in question is closed and no liability is assumed in the Report.

The policy(s) of title insurance to be issued will be policy(s) of WFG National Title Insurance Company.

Please read the Specific Exceptions shown in the Report and the General Exceptions and Exclusions listed in Exhibit One carefully. The list of Specific and General Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy to be issued and should be read and carefully considered.

It is important to note that the Report is not an abstract of title, a written representation as to the complete condition of the title of the property in question, and may not list all liens, defects and encumbrances affecting title to the land.

The Report is for the exclusive use of the parties to this transaction, and the Company does not have any liability to any third parties or any liability under the terms of the policy(s) to be issued until the full premium is paid. Until all necessary documents are recorded in the public record, the Company reserves the right to amend the Report.

Countersigned

Exhibit One
2006 American Land Title Association Loan Policy 6-17-06
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

THE ABOVE POLICY FORM MAY BE ISSUED TO AFFORD EITHER Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY 6-17-06
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.



Plain English Privacy Statement for Appraisal, Title & Escrow Customers

WFG believes it is important to protect your privacy and confidences. We recognize and respect the privacy expectations of our customers. We believe that making you aware of how we collect information about you, how we use that information, and with whom we share that information will form the basis for a relationship of trust between us. This Privacy Policy provides that explanation. We reserve the right to change this Privacy Policy from time to time.

Williston Financial Group, LLC, WFG National Title Insurance Co. and each of the affiliates listed below (collectively "WFG" or the "WFG Family") are obligated to comply with Federal and state privacy laws. While there are some common requirements to those laws, the definitions and duties differ significantly from law-to-law and state-to-state. A privacy statement drafted to comply with all of the applicable privacy laws and their differing definitions would likely be confusing. Therefore, in an attempt to better communicate our privacy policies, WFG designed this "Plain English" explanation, followed by the Gramm-Leach-Bliley Act model form and website links to State-Specific Privacy Notices in order to provide you with the complete, legal privacy notices and disclosures required under Federal and applicable State Laws.

WFG's primary business is providing appraisal, title insurance and, escrow services for the sale or refinance of real property. This can be a complicated process, involving multiple parties, many of whom have been selected by our customers, each filling a specialized role. In part, you have hired WFG to coordinate and smooth the passage of the information necessary for an efficient settlement or closing.

In the course of this process, WFG collects a significant amount of personal and identifying information about the parties to a transaction, including sensitive items that include but are not limited to: your contact information including email addresses, Social Security numbers, driver's license and, other identification numbers and information; financial, bank and insurance information; information about past and proposed mortgages and loans; about properties you currently or previously owned; your mortgage application package; and the cookie, IP address, and other information captured automatically by computer systems.

Much of this information is gathered from searches of public land records, tax, court and credit records to make certain that any liens, challenges, or title defects are addressed properly. Some of the information that is collected is provided by you, or the computer systems you use. We also may receive information from real estate brokers and agents, mortgage brokers and, others working to facilitate your transaction. We also may receive information from public, private or governmental databases including credit bureaus, 'no-fly' lists, and terrorist 'watch lists', as well as from your lenders and credit bureaus.

What Information is Shared?

WFG DOES NOT SELL any of your information to non-affiliated companies for marketing or any other purpose.

However, some of the same information does get shared with persons inside and outside the WFG Family in order to facilitate and complete your transaction.

For example:

- Information, draft documents, and closing costs will pass back and forth between WFG and your mortgage broker and lender to facilitate your transaction.
- Information, including purchase agreements and amendments, will pass back and forth between WFG and the real estate agents and brokers, the mortgage brokers and lenders, the lawyers and accountants, and others involved in facilitating the transaction.
- WFG may order property searches and examinations from title searchers, abstractors and title plants.
- WFG may use third parties to obtain tax information, lien information, payoff information, condominium and, homeowners' association information and payoff information.
- Third parties may be engaged to prepare documents in connection with your transaction.
- Surveys, appraisals and, inspections may be ordered.

- Within the WFG Family of companies, we may divide up the work to handle each closing in the most efficient manner possible and to meet specific legal and licensing requirements. Certain parts of your closing (for example a search or disbursement) may be handled by another division or company within the WFG Family.
- When it is time for signatures, your complete closing package may be sent to a notary, remote online notary, or notary service company who will arrange to meet with you to sign documents. The notary will, in turn, send signed copies back to us along with copies of your driver's license or other identity documents usually by mail, UPS, Federal Express or another courier service.
- Your deed, mortgage and other documents required to perfect title will be recorded with the local recorder of deeds.
- In some cases, we use an outside service to coordinate the recording or electronic-recording of those instruments, and they will receive copies of your deeds, mortgages and other recordable documents to process, scan and send on to the recording office.
- Various government agencies get involved. The law requires us to provide certain information to the IRS, the US Treasury, local and state tax authorities and other governmental agencies.

You have a choice in the selection of a mortgage broker, lender, real estate broker or agent and others that make up your 'transaction team.' Information flows to and from the members of the transaction team you have selected to facilitate an efficient transaction for you.

When WFG selects and engages a third-party provider, we limit the scope of the information shared with that third party to the information reasonably necessary for that service provider to provide the requested services. With most, we have entered into express agreements in which they expressly commit to maintain a WFG customer's information in strict confidence and use the information only for purposes of providing the requested services, clearing title, preventing fraud and addressing claims under our title insurance policies.

How does WFG use your Information?

We may use your personal information in a variety of ways, including but not limited to:

- Provide the products, services and title insurance you have requested and to close and facilitate your transaction.
- Coordinate and manage the appraisal process.
- Handle a claim or provide other services relating to your title insurance policies.
- Create and manage your account.
- Operate and improve WFG's applications and websites, including WFG MyHome®, WFG's secure communication and transaction portal. Your information is used for access management, payment processing, site administration, internal operations, troubleshooting, data analysis, testing, research, and for statistical purposes.
- Respond to your requests, feedback, or inquiries.
- Comply with laws, regulations, and other legal requirements.
- Comply with relevant industry standards and our policies, including managing WFG's risk profile through reinsurance.
- Protect and enforce your rights and the rights of other users against unlawful activity, including identity theft and fraud.
- Protect and enforce our collective rights arising under any agreements entered into between WFG and you or any other third party;
- Protect the integrity and maintain security of our applications, websites, and products;
- Operate, evaluate, and improve our business; and
- Provide you with information about products, services, and promotions, from WFG or third parties that may interest you.

How Do We Store and Protect Your Personal Information?

Although no system can guarantee the complete security of your personal information, we will use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information and our systems and sites from malicious intrusions or hacking.

How Long Do We Keep Your Personal Information?

We keep your personal information for as long as necessary to comply with the purpose for which it was collected, our business needs, and our legal and regulatory obligations. We may store some personal information indefinitely. If we dispose of your personal information, we will do so in a way that is secure and appropriate to the nature of the information subject to disposal.

Computer Information

When you access a WFG website, or communicate with us by e-mail, we may automatically collect and store more information than you are expressly providing when you fill out a survey or send an email. This may include:

- Your IP Address.
- Your email address, your alias and, social media handles.
- The type of browser and operating system you use.
- The time of your visit.
- The pages of our site you visit.
- Cookies.

In order to provide you with customized service, we make use of Web browser cookies. Cookies are files that help us identify your computer and personalize your online experience. You may disable cookies on your computer, but you may not be able to download online documents or access certain sites unless cookies are enabled.

The technical information we collect is used for administrative and technical purposes and to prevent fraud and provide identity verification. For instance, we may use it to count the number of visitors to our site and determine the most popular pages. We may also use it to review types of technology you are using, determine which link brought you to our Web site, assess how our advertisements on other sites are working, help with maintenance, and improve our customers' experience.

We may compare information gathered on previous visits to verify that we are interacting with the same parties and not a potential imposter.

If we ask you to fill out any forms or surveys, we will use the information we receive only for the specific purposes indicated in those forms or surveys.

The information you and your transaction team send us in emails or attached to an email, or provide through any of our online tools, is used for purposes of providing title, escrow and appraisal management services and used for the purposes described above.

Links to Third Party Sites

Our Applications and Websites may contain links to third-party websites and services. Please note that these links are provided for your convenience and information, and the websites and services may operate independently from us and have their own privacy policies or notices, which we strongly suggest you review. This Privacy Notice applies to WFG's applications and websites only.

Do Not Track

Because there is not an industry-standard process or defined criteria to permit a user to opt-out of tracking their online activities (Do Not Track or DNT), our websites do not currently change the way they operate based upon detection of a "Do Not Track" or similar signal. Likewise, we cannot assure that third parties are not able to collect information about your online activities on WFG websites or applications.

Social Media Integration

Our applications, websites, and products contain links to and from social media platforms. You may choose to connect to us through a social media platform, such as Facebook, Twitter, Google, etc. When you do, we may collect additional information from or about you, such as your screen names, profile picture, contact information, contact list, and the profile pictures of your contacts, through the social media platform. The social media platforms may also collect information from you.

When you click on a social plug-in, such as Facebook's "Like" button, Twitter's "tweet" button or the Google+, that particular social network's plugin will be activated and your browser will directly connect to that provider's servers. Your action in clicking on the social plug-in causes information to be passed to the social media platform.

We do not have control over the collection, use and sharing practices of social media platforms. We, therefore, encourage you to review their usage and disclosure policies and practices, including their data security practices, before using social media platforms.

How Can You “Opt-Out?”

We do not sell your information; therefore there is no need to opt-out of such reselling. Under various laws, you can opt-out of the sharing of your information for more narrow purposes. For additional detail, consult the Links under the “Legal” Notices attached below.

The “Legal” Notices

To comply with various federal and state laws, we are required to provide more complete legal notices and disclosures. In reviewing these, you will find that these notices incorporate the definitions and terminology used in the respective privacy laws which can often be somewhat convoluted and may even seem inconsistent with the descriptions above. The state-specific statutes may also give residents of those states additional rights and remedies.

Privacy Notice for California Residents - <https://national.wfgnationaltitle.com/privacy-notice-california>

Privacy Notice for Oregon Residents - <https://national.wfgnationaltitle.com/privacy-notice-oregon>

How to Contact Us

If you have any questions about WFG’s privacy policy or how we protect your information, please contact WFG:

- By email: Consumerprivacy@willistonfinancial.com
- By telephone: 833-451-5718
- By fax: 503-974-9596
- By mail: 12909 SW 68th Pkwy, Suite 350, Portland, OR 97223
- In-person: 12909 SW 68th Pkwy, Suite 350, Portland, OR 97223

WFG FAMILY

WILLISTON FINANCIAL GROUP LLC
WFG NATIONAL TITLE INSURANCE COMPANY
WFG LENDER SERVICES, LLC
WFGLS TITLE AGENCY OF UTAH, LLC
WFG NATIONAL TITLE COMPANY OF WASHINGTON, LLC
WFG NATIONAL TITLE COMPANY OF CALIFORNIA
WFG NATIONAL TITLE COMPANY OF TEXAS, LLC D/B/A WFG NATIONAL TITLE COMPANY
UNIVERSAL TITLE PARTNERS, LLC
VALUTRUST SOLUTIONS, LLC
WILLISTON ENTERPRISE SOLUTIONS & TECHNOLOGY, LLC
WFG NATIONAL TITLE COMPANY OF CLARK COUNTY, WA, LLC D/B/A WFG NATIONAL TITLE

Revised 6.12.20

FACTS	WHAT DOES WILLISTON FINANCIAL GROUP DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and other government identification information • Your name, address, phone, and email • Information about the property, any liens and restrictions • Financial Information including credit history and other debt • Financial account information, including wire transfer instructions.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Williston Financial Group chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Williston Financial Group share?	Can you limit this sharing?
For our everyday business purposes—such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes—to offer our products and services to you	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes—information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes—information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share

To limit our sharing	• Call 833-451-5718—our menu will prompt you through your choice(s) • Visit us online: http://bit.ly/WFGsConsumerPrivacyInformationRequestPage or e-mailing us at consumerprivacy@willistonfinancial.com • Mail the form below Please note: If you are a new customer, we can begin sharing your information from the date we sent this notice. When you are no longer our customer, we continue to share your information as described in this notice. However, you can contact us at any time to limit our sharing.
Questions?	Call 833-451-5718 or Email consumerprivacy@willistonfinancial.com

Mail-In Form																
If you have a joint policy, your choices will apply to everyone on your account.	Mark any/all you want to limit:															
	☐ Do not share information about my creditworthiness with your affiliates for their everyday business purposes.															
	☐ Do not allow your affiliates to use my personal information to market to me.															
	☐ Do not share my personal information with nonaffiliates to market their products and services to me.															
	<table border="1"> <tr> <td>Name</td> <td></td> </tr> <tr> <td>Address</td> <td></td> </tr> <tr> <td>City, State, Zip</td> <td></td> </tr> <tr> <td>File Number</td> <td></td> </tr> </table>	Name		Address		City, State, Zip		File Number		<table border="1"> <tr> <td>Mail to:</td> </tr> <tr> <td>Williston Financial Group</td> </tr> <tr> <td>PRIVACY DEPT</td> </tr> <tr> <td>12909 SW 68th Pkwy,</td> </tr> <tr> <td>#350</td> </tr> <tr> <td>Portland, OR 97223</td> </tr> </table>	Mail to:	Williston Financial Group	PRIVACY DEPT	12909 SW 68 th Pkwy,	#350	Portland, OR 97223
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Williston Financial Group																
PRIVACY DEPT																
12909 SW 68 th Pkwy,																
#350																
Portland, OR 97223																

Page 2

Who we are	
Who is providing this notice	Williston Financial Group, LLC and its affiliates and subsidiaries as listed below:
What we do	
How does Williston Financial Group protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. We limit access to your information to employees that need to use the information to process or protect transaction. We take industry standard (IPSEC) measures to protect against malicious intrusions or hacking
How does Williston Financial Group collect my personal information?	We collect your personal information, for example, when you • Apply for insurance • Engage us to provide appraisal, title and escrow services • Give us your contact information • Provide your mortgage information • Show your driver's license We also collect your personal information from others, such as real estate agents and brokers, mortgage brokers, lenders, credit bureaus, affiliates, and others
Why can't I limit all sharing?	Federal law gives you the right to limit only • sharing for affiliates' everyday business purposes—information about your creditworthiness • affiliates from using your information to market to you • sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See below for more on your rights under state law.
What happens when I limit sharing for an account I hold jointly with someone else?	Your choices will apply to everyone on your policy.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. Our affiliates include companies with a common corporate identity, including those listed below.
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. Nonaffiliates we share with can include real estate agents and brokers, mortgage brokers, lenders, appraisers, abstractors and title searchers and others as appropriate to facilitate your transaction.
Joint marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. Williston Financial Group does not jointly market.
Other important information	
As a resident or citizen of certain states, we may have to provide additional state specific privacy notices and you may have rights other than as set forth above. The links below will provide state specific information: Privacy Notice for California Residents - https://national.wfgnationaltitle.com/privacy-notice-california Privacy Notice for Oregon Residents - https://national.wfgnationaltitle.com/privacy-notice-oregon	

Oregon Historic Site Form

Fields, Clara, House
408 S McLoughlin Blvd
Oregon City, Clackamas County

LOCATION AND PROPERTY NAME

address: 408 S McLoughlin Blvd ☐ apprx. addr

historic name: Fields, Clara, House

Oregon City ☐ vcnty Clackamas County

current/
other names: Celley, Mr & Mrs Charles, House

Optional Information
assoc addresses:
(former addresses, intersections, etc.)
location descr:
(remote sites)

block nbr: _____ lot nbr: _____ tax lot nbr: _____
township: 2S range: 1E section: 36 1/4: _____
zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1

total # eligible resources: _____ total # ineligible resources: _____

elig. evaluation: not eligible/non-contributing

NR status: Listed in Historic District
NR date listed: _____ (indiv listed only; see Grouping for hist dist)

primary constr date: 1908 (c.) ☒ secondary date: _____ (c.) ☐
(optional--use for major addns)

primary orig use: Single Dwelling

orig use comments: _____

secondary orig use: _____

primary style: Minimal Traditional

prim style comments: _____

secondary style: Vernacular

sec style comments: _____

primary siding: Vinyl Siding

siding comments: _____

secondary siding: _____

architect: _____

plan type: _____

builder: _____

comments/notes: Original house at the front portion; aligned rear addition doubles the footprint; altered exterior including vinyl siding, soffits and windows, concrete foundation; 1 deteriorated contributing shed at rear; May become contributing

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name: Canemah Historic District, Listed on 10/11/1978
Canemah Historic District RLS Survey Update, 2007

Listed Historic District

Survey & Inventory Project

farmstead/cluster name: _____

external site #: _____
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____ NHD

ILS survey date: _____

RLS survey date: 6/1/2007

Gen File date: _____

106 Project(s)



North facade, looking south

Oregon Historic Site Form

Item #3.

Fields, Clackamas
408 S McLoughlin Blvd
Oregon City, Clackamas County

ARCHITECTURAL / PROPERTY DESCRIPTION

(Include expanded description of the building/property, setting, significant landscape features, outbuildings, and alterations)

HISTORY

(Chronological, descriptive history of the property from its construction through at least the historic period [preferably to the present])

RESEARCH INFORMATION

(Check all of the basic sources consulted and cite specific important sources)

- | | | | |
|---|---|---|---|
| ☐ Title Records | ☐ Census Records | ☐ Property Tax Records | ☐ Local Histories |
| ☐ Sanborn Maps | ☐ Biographical Sources | ☐ SHPO Files | ☐ Interviews |
| ☐ Obituaries | ☐ Newspapers | ☐ State Archives | ☐ Historic Photographs |
| ☐ City Directories | ☐ Building Permits | ☐ State Library | |

Local Library: _____ University Library: _____

Historical Society: _____ Other Repository: _____

Bibliography:

Limited Hazardous Materials Survey Report

408 McLoughlin Boulevard
Oregon City, OR 97045

Prepared for:

City of Oregon City

General Information	1.1
Inspection Summary	1.2
Sample Inventories	2.1
Laboratory Data	Not Numbered
AHERA Certificates	Not Numbered



September 2023

Project No.: 27636.000 Phase No.: 0001 Task No.: 001

4412 S Corbett Avenue, Portland, OR 97239
503.248.1939 Main
866.727.0140 Fax
888.248.1939 Toll-Free
PBSUSA.COM

GENERAL INFORMATION

BUILDING DATA

408 McLoughlin Boulevard
Oregon City, OR 97045

CLIENT DATA

City of Oregon City
625 Center Street
Oregon City, OR 97045-3040

BACKGROUND INFORMATION

SURVEY SCOPE

PBS Engineering and Environmental Inc. (PBS) has performed a general asbestos survey of accessible building areas for the purpose of Compliance in accordance with the Occupational Safety and Health Administration (OSHA) in 29 CFR 1910.1001 and compiled a report with the following information:

- The type, location, and approximate quantity of suspect asbestos-containing materials
- Bulk sampling of selected suspect building materials
- Lead paint sampling
- Inspection summary
- Laboratory analytical data of bulk material sampled

With regard to asbestos, PBS endeavored to locate all the suspect asbestos-containing materials in the building; however, suspect asbestos-containing materials may be present and concealed within wall, ceiling or floor spaces. If suspect materials that are not identified in this report are uncovered during demolition or renovation activities, testing should be performed prior to impact. PBS has conducted a physical inspection of the building, compiled this report consistent with the survey scope, and certifies that the information is correct and accurate within the standards of professional quality and contractual obligations.

Imad Abouzaki
Project Manager/Prime Inspector
Accreditation #: IR-23-0425A

Imad Abouzaki 09/27/2023
Signature Date

© 2023 PBS Engineering and Environmental Inc.



INSPECTION SUMMARY

DATES	SURVEYED BY	ACTIVITY
9/27/2023	Imad Abouzaki	Hazardous Materilas Survey

PBS has investigated accessible areas inside of the building(s) to locate suspect asbestos-containing materials (ACMs). Suspect materials may be present in concealed areas (e.g., behind walls and under carpet). The findings are listed below.

ASBESTOS MATERIALS

The following materials either tested positive, or, based on the experience of PBS field personnel, were not tested and should be considered asbestos-containing. Materials that had mixed results are considered positive. Materials not sampled may contain asbestos and should be tested to verify asbestos content prior to impact through demolition, renovation, etc.

(+) Tested Positive, (M) Mixed Results, (P) Presumed Positive, (T) Previously Tested Positive.

See sample inventory for specific results.

<u>Results</u>	<u>Material Description</u>	<u>Location</u>	<u>Details</u>
(+)	Window Glazing Compound	On windows throughout the house	NOT QUANTIFIED Friable Good Response Action: Abate prior to imp
(+)	Roof Penetration Sealant	Throughout all roof penetration	NOT QUANTIFIED Friable Good Response Action: Abate prior to imp
(+)	Vinyl Floor Tile/Mastic	Throughout the house, beneath non-asbestos flooring	NOT QUANTIFIED Non-friable Good Response Action: Abate prior to imp
(+)	Gypsum Wallboard/Joint Compound	Walls and ceilings, throughout the house	NOT QUANTIFIED Non-friable Good Response Action: Abate prior to imp

INSPECTION SUMMARY

MATERIALS THAT TESTED NEGATIVE FOR ASBESTOS

The following materials tested negative based on ASHARA sampling minimums and testing by NVLAP participating laboratories. Although no asbestos was detected, it is possible that further sampling could indicate asbestos content. It may be prudent to test prior to imoact through demolition. renovation. etc.

<u>Material (type)</u>	<u>Location</u>
Caulk	On windows, throughout the house
Composition Shingles	Roofing
Insulation	Attic Insulation
Mastic	Bathroom, tub surround
Nalied On Ceiling Tile	Throughout the house
Sheet Floor Covering	Kitchen, dining room, bathroom, and laundry room
Vapor Barrier	Beneath siding, throughout the exterior of the house

INSPECTION SUMMARY

BACKGROUND

On September 18, 2023, PBS Engineering and Environmental Inc. (PBS) performed a hazardous materials survey of the property located at 408 McLoughlin Boulevard in Oregon City, Oregon.

The purpose of the survey was to locate and identify accessible friable and non-friable hazardous building materials that may be impacted by the upcoming planned demolition.

The survey is also intended to satisfy Occupational Safety and Health Administration (OSHA) hazard communication requirements as well as requirements by the Department of Environmental Quality (DEQ) to perform an asbestos inspection prior to renovation or demolition activities under Oregon Administrative Rule (OAR) 340-248-0270.

ASBESTOS SUMMARY

The building was inspected by PBS Asbestos Hazard Emergency Response Act (AHERA) accredited inspectors to determine the presence and location of asbestos-containing materials (ACMs). Samples of building materials, suspected of containing asbestos, were collected, and submitted under chain of custody to Eurofins LabCor PDX of Portland, Oregon, for polarized light microscopy (PLM) analysis.

The following materials tested positive for asbestos:

- Window glazing compound on wood framed windows
- Roof penetration sealant on all penetrations throughout the roof
- Vinyl floor tile and mastic, beneath non-asbestos flooring throughout the house
- Gypsum wall board and joint compound throughout the house

Asbestos Regulations

DEQ, Environmental Protection Agency (EPA), and OSHA regulations require proper removal and handling of ACM by licensed and trained asbestos abatement contractors prior to building renovations or demolition.

The EPA, DEQ, and OSHA all define ACM as any material containing more than 1% asbestos. Although materials equal to or less than 1% (<1%) are not considered by regulatory agencies to be an ACM, they still have some asbestos content, and Oregon OSHA has specific requirements for situations in which workers may encounter, disturb, or remove materials containing any level of asbestos. For the sake of hazard communication, these materials are included in the asbestos-containing materials section of this report.

In 1995, Oregon OSHA adopted 29 Code of Federal Regulations (CFR) Part 1926.1101 governing asbestos under OAR 437-003-1926.1101. The regulation has made significant changes in work procedures and how asbestos materials are managed. OSHA believes that the single biggest risk of asbestos exposure is to workers who unknowingly or improperly disturb ACM. Hazard communication, training, personal protection, work practices, exposure monitoring, and recordkeeping are all major components of the regulation.

DEQ's OAR 340, Division 248 also covers asbestos abatement requirements, removal notifications, licensing, and certifications for contractors.

For more information regarding the removal of asbestos-containing materials, please refer to the following:

1. Oregon Occupational Safety and Health Administration, OAR 437-003-1926.1101
2. Department of Environmental Quality OAR-340 Division 248

LEAD-BASED PAINT

LEAD SUMMARY

Paint was sampled for lead content for the sake of hazard identification and communication only.

Three paint chip samples were collected from representative building components and submitted under chain of custody to RJ Lee Group of Monroeville, Pennsylvania, for analysis of lead content via flame atomic absorption (FLAA). The concentration of lead in the samples ranged from less than 16.9 parts per million (ppm) to 13,000 ppm.

See the lead sample inventory section for representative building components and corresponding results.

Paint testing for this survey was limited in scope. The report information and testing results are not to be construed as an exhaustive investigation of lead-containing paint on all building surfaces for lead content, but for the sake of hazard identification and communication only. All painted surfaces not identified in this report should be presumed to contain lead.

Lead-Containing Paint Regulations

The Consumer Product Safety Commission limit for lead in consumer paint products is 0.009% or 90 ppm or greater. The Department of Housing and Urban Development (HUD) and the EPA define lead-based paint as that which contains 0.5% or 5,000 ppm. Under OSHA, any lead concentration in paint that may become airborne during construction operations triggers requirements in the OSHA Lead in Construction Standard 29 CFR 1926.62 to protect employees impacting the paint.

In 1993, Oregon OSHA adopted the federal OSHA Lead Standard for the Construction Industry Title 29 CFR 1926.62 under Oregon Administrative Rule 437 Division 3 1926.62. This standard outlines worker exposure limits, personal protection requirements, and employer responsibility for exposure assessment, training, housekeeping, and recordkeeping. OSHA's lead standard applies to all work where employees may be exposed to lead in construction, alteration, or repair activities. This includes demolition or renovation of structures where lead-containing materials are present.

Disposal

According to DEQ's *Hazardous Waste/Toxics Reduction Policy Clarification*, disposal of building demolition waste coated with lead-based paint generally will not require a hazardous waste determination (i.e., Toxicity Characteristic Leaching Procedures [TCLP] testing) if demolition debris is disposed of at a DEQ-permitted solid waste landfill that meets the current design standards for municipal solid waste disposal facilities of 40 CFR Part 258.

Refer to the DEQ hazardous waste reduction policy and follow all requirements under the DEQ, Management of Building Demolition Waste, 97-002A for proper disposal of lead-based painted demolition waste.

This report is not suitable as a bid document or an asbestos abatement design. The purpose of this report is risk hazard communication only.

Oregon Historic Site Form

Fields, Clara
408 S McLoughlin Blvd
Oregon City, Clackamas County

Item #3.

LOCATION AND PROPERTY NAME

address: <u>408 S McLoughlin Blvd</u> ☐ apprx. addr	historic name: <u>Fields, Clara, House</u>
<u>Oregon City</u> ☐ vcnty <u>Clackamas County</u>	current/ other names: <u>Celley, Mr & Mrs Charles, House</u>
Optional Information assoc addresses: (former addresses, intersections, etc.) location descr: (remote sites)	block nbr: _____ lot nbr: _____ tax lot nbr: _____ township: <u>2 S</u> range: <u>1 E</u> section: <u>36</u> 1/4: _____ zip: _____

PROPERTY CHARACTERISTICS

resource type: <u>Building</u> height (# stories): <u>1</u>	total # eligible resources: _____ total # ineligible resources: _____
elig. evaluation: <u>not eligible/non-contributing</u>	NR status: <u>Listed in Historic District</u> (indiv listed only; see Grouping for hist dist)
primary constr date: <u>1908</u> (c.) ☒ secondary date: _____ (c.) ☐ (optional--use for major addns)	NR date listed: _____
primary orig use: <u>Single Dwelling</u>	orig use comments: _____
secondary orig use: _____	prim style comments: _____
primary style: <u>Minimal Traditional</u>	sec style comments: _____
secondary style: <u>Vernacular</u>	siding comments: _____
primary siding: <u>Vinyl Siding</u>	architect: _____
secondary siding: _____	builder: _____
plan type: _____	
comments/notes: <u>Original house at the front portion; aligned rear addition doubles the footprint; altered exterior including vinyl siding, soffits and windows, concrete foundation; 1 deteriorated contributing shed at rear; May become contributing</u>	

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name	Canemah Historic District , Listed on 10/11/1978	Listed Historic District
	Canemah Historic District RLS Survey Update, 2007	Survey & Inventory Project
farmstead/cluster name:	external site #: _____ (ID# used in city/agency database)	

SHPO INFO FOR THIS PROPERTY

NR date listed:	<u>NHD</u>
ILS survey date:	_____
RLS survey date:	<u>6/1/2007</u>
Gen File date:	_____
106 Project(s)	



North facade, looking south

Oregon Historic Site Form

Fields, Clatsop
408 S McLoughlin Blvd
Oregon City, Clackamas County

Item #3.

ARCHITECTURAL / PROPERTY DESCRIPTION

(Include expanded description of the building/property, setting, significant landscape features, outbuildings, and alterations)

HISTORY

(Chronological, descriptive history of the property from its construction through at least the historic period [preferably to the present])

RESEARCH INFORMATION

(Check all of the basic sources consulted and cite specific important sources)

- | | | | |
|---|---|---|---|
| ☐ Title Records | ☐ Census Records | ☐ Property Tax Records | ☐ Local Histories |
| ☐ Sanborn Maps | ☐ Biographical Sources | ☐ SHPO Files | ☐ Interviews |
| ☐ Obituaries | ☐ Newspapers | ☐ State Archives | ☐ Historic Photographs |
| ☐ City Directories | ☐ Building Permits | ☐ State Library | |

Local Library: _____ University Library: _____

Historical Society: _____ Other Repository: _____

Bibliography:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM

Item #3.

HISTORIC NAME: Clara Fields Residence
COMMON NAME: _____
ADDRESS: 408 S. McLoughlin Boulevard
OWNER: Mr. and Mrs. Charles Celley, 23116 S.
Haines Road, Canby, OR 97013
T/R/S: 2-1E-36DD TAX LOT: 3600
ADDITION: Plat of Canemah
LOT: Pt. 2 BLOCK: 8 QUAD: Oregon City

DATE OF CONSTRUCTION: c. 1914
ORIGINAL USE: Residence
PRESENT USE: Residence
ARCH./BLDR.: Unknown
STYLE: Vernacular
BLDG. STRUC. DIST. SITE OBJ. (CIRCLE)
THEME: Architecture, 20th Century

PLAN TYPE/SHAPE: Rectangular
FOUNDATION MATERIAL: Concrete
ROOF FORM & MATERIALS: Gable. Composition.
WALL CONSTRUCTION: Wood
PRIMARY WINDOW TYPE: Metal framed windows.
SURFACING MATERIALS: Masonite shingles.
DECORATIVE FEATURES: None.
OTHER: Gabled overdoor. Centralized brick chimney.

NO. OF STORIES: 1 #
BASEMENT (Y/N): No

CONDITION: EXCELLENT _____ GOOD _____ FAIR X DETERIORATED _____ MOVED _____ (date)
EXTERIOR ALTERATIONS/ADDITIONS (dated): Masonite shingles, n.d. Changes in windows, n.d.
Gabled overdoor replaces an earlier full-bay porch, n.d.
NOTEWORTHY LANDSCAPE FEATURES: Creek runs through back yard.

ASSOCIATED STRUCTURES: Shed.
KNOWN ARCHAEOLOGICAL FEATURES: None.

GEOGRAPHIC SETTING: Located on State Highway 99E (S. McLoughlin Boulevard), an area of
mixed residential and commercial uses. Heavily traveled highway.

STATEMENT OF SIGNIFICANCE: (Historical and/or architectural importance, dates, events, persons, contexts): Clara Fields was the widow of Thomas Fields, a retail grocer in the
Oregon City area who was born in Kentucky in 1833. Clara had this house built after his
death, which was prior to 1900. Clara was born in Pennsylvania, in 1847. She had two
sons, Thomas E. Fields (who was instrumental in bringing the electric interurban south to
Canemah), and George P. Fields. The house has been substantially altered.

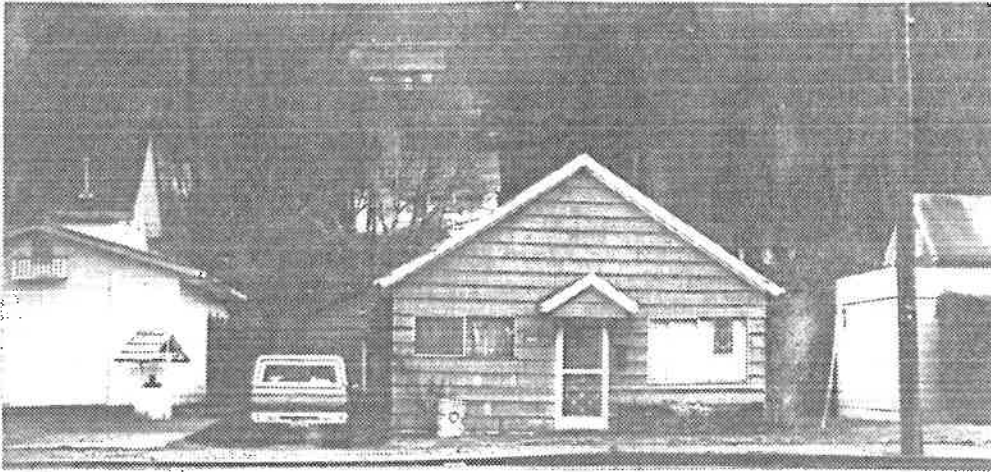
SOURCES: Federal Census, 1880, 1900. Pioneer National Title Records, Oregon City.
Sanborn Insurance Map, 1900, 1911, 1925. Clackamas County Tax Rolls, 1901, 1905, 1910,
1915, 1920.

NEGATIVE NO: IV-D-18, 19
SLIDE NO: _____

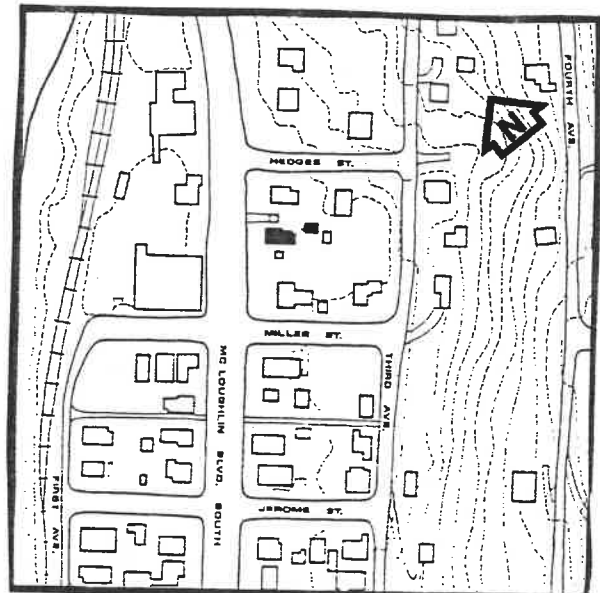
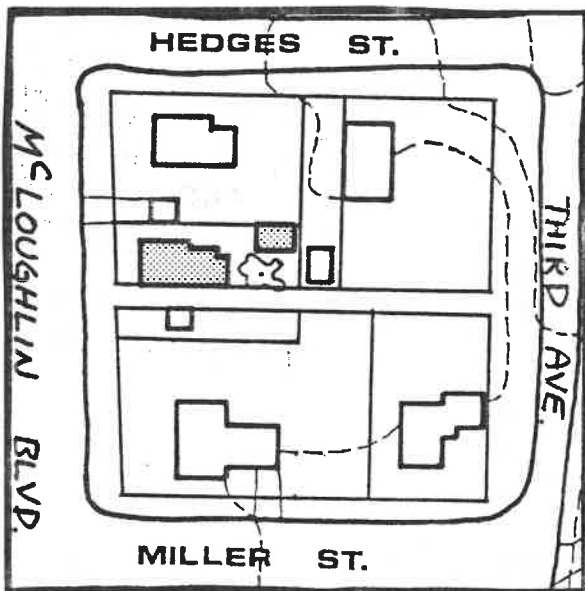
RECORDED BY: Patricia Erigero
DATE: 1983

SHPO INVENTORY NO.: _____

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM - TWO

NAME: Clara Fields ResidenceT/R/S: 2-1E-36DD TAX LOT 3600ADDRESS: 408 S. McLoughlin BoulevardQUADRANGLE: Oregon City

NEGATIVE NO. IV-D-18, 19 SLIDE NO. _____



GRAPHIC AND PHOTO SOURCES: Base Map of Canemah. Oregon City Planning Department
Photograph, 1988.

SHPO INVENTORY NO.: _____



CITY OF OREGON CITY

Staff Report/

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

To: Historic Review Board

Agenda Date: 11/28/2023

From: Christina Robertson-Gardiner, Senior Planner

SUBJECT:

Worksession: Improving the Historic Review Approval Process- Revisit HRB Policy #12
Solar Panels - Literature Review and Public Outreach Approach.

STAFF RECOMMENDATION:

Please take a moment to review the attached links. We will be discussing the approach to amending HRB policy #12 during our meeting. The proposed amendments are intended to provide further direction to homeowners to allow solar panels to be installed on visible front gable roofs without requiring applicants to submit for a Type III HRB review. Be prepared to share your thoughts on this and other potential revisions to the HRB policy on solar panels.

This work plan item was inspired by a presentation from the National Association of Preservation Commissions' CAMP presentation in August 2023, as well as numerous HRB hearings regarding requests for installing solar panels on visible elevations over the past few years.

If the Board decides to proceed with revising HRB Policy #12 - Solar Panels, staff will work with the board to create a public outreach strategy to ensure that both the historic homeowners and the McLoughlin and Canemah neighborhood associations have the opportunity to express their opinions to the Board.

In the spring of 2024, mailings will be sent out to all homeowners with historic properties. Meetings will be held with both neighborhood associations, as well as an in-person work session with the Historic Review Board (HRB). Following community feedback and HRB recommendations, revisions to the policy may be made. The revised policy will then be presented to the City Commission in late spring or summer of 2024 and later adopted by the Historic Review Board at a public meeting.

EXECUTIVE SUMMARY:

The increasing concern about climate change and the need for green energy is changing the conversation around solar panels and historic preservation, especially relating to their installation on publicly facing elevations. In the past, there was a view

that all solar panels must be shielded from view to meet the Secretary of the Interior's standards for rehabilitation. However, with the growing awareness of the importance of renewable energy, there is a push to make it easier for homeowners to install solar panels, even on visible front gable roofs. Solar panels are increasingly being viewed as a temporary installation on historic buildings in order to meet national green energy goals.

The City of Denver recently revised its guidelines to meet the community's needs for historic preservation and support for solar energy in the state. Staff has provided an excerpt from their guidelines for solar panels.

Historic Review Board 2023-2025 Biennium Work Plan

Adopted September 26, 2023

Project	Purpose	Action Items	Staff Level of Effort	HRB Role	Timeline	Status
1. Education --CAMP- National Association of Preservation Commissions, Daylong education session August 11, 2023 2. Education -Ongoing free Webinars from the National Association of Preservation Commissions 3. Education- Yearly preservation presentation from Deputy City Attorney- Carrie Richter on Preservation and Public Hearing basics	Provide HRB members with educational opportunities to enhance their understanding of historic preservation and their role in creating policies and reviewing applications.	Attend sessions	Low Outside educational opportunities	Attend sessions	Summer 2023 Fall 2023-Summer2025 Winter 2024	Completed Ongoing Scheduled for January or February 2024/2025 HRB meeting
4. 17.40 Code Revisions Compatible Change – Definition of New Construction – Thresholds for triggering review of non-designated structures	Review thresholds of historic review for changes to non-contributing structures after seeing some major remodeling projects in the McLoughlin District, affecting scale, height, materials, and ultimately, compatibility.	Last HRB work session on this topic was July 2021 A consultant should be selected to help support staff and HRB-paid for by next CLG grant -Fall 2024-Summer 2026 (length of grant)	High TBD	High TBD	TBD	TBD Fall 2024-Spring 2026

Project	Purpose	Action Items	Staff Level of Effort	HRB Role	Timeline	Status
5. Improving the Historic Review Approval process Windows work session-potential standard draft conditions of approval with additional details.	Ensure that built historic projects are consistent with the approved decision.	A consultant should be selected to help support staff and HRB-paid for by next CLG grant -Fall 2024-Summer 2026 (length of grant)	Medium Add to CLG grant application Select consultant. Scope deliverables and schedule HRB work sessions	Low Provide direction at HRB work sessions, provide staff direction on the scope of work	Fall 2024	Pending Fall 2024-Spring 2026
6. Improving the Historic Review Approval process Coordination with applicants and other departments to ensure compliance with Conditions of Approval	Ensure that built historic projects are consistent with the approved decision.	• Ensure Conditions of Approval are added to plans • Attend Building pre-construction meeting • Investigate if mid-build inspection is helpful/feasible	Medium Provide status updates to HRB at future meetings	Low Provide staff with any requested direction	Ongoing	In progress
7. Improving the Historic Review Approval process Revisit HRB Policy #12 Solar Panels specifically for those resources that can only place panels on front-facing elevations.	Review the work to date on solar panels to determine if new technologies and the community's climate goals conflict with the adopted HRB policy, which can limit certain historic properties from pursuing the installation of solar panels.	• Review work prepared by the City of Denver - determine if additional / changes are warranted for Policy #12 • Outreach to property owners and neighborhood associations if revisions are pursued. • Create a communication	Medium See action items	Medium • During a scheduled work session, review a summary of the research conducted by the City of Denver. • One or two members with staff attend outreach events with property owners/neighb	Winter/Spring 2024	Pending

Project	Purpose	Action Items	Staff Level of Effort	HRB Role	Timeline	Status
		plan to ensure all parties have access to the project. • Support adoption process		orhood associations. • Provide staff direction on any needed revisions to policy at scheduled work session. • Present proposed revision to City Commission at a City Commission worksession prior to HRB adoption.		
8.Public Outreach Homeowner education materials-	Continue to educate historic homeowners on the regulatory requirements and grant opportunities available to them	• Send quarterly to new historic homeowners • Write articles in the Trail News, Chamber of Commerce member magazine. • Request CLG grant to be sent every 1-2 years to all property owners	Low Utilizing existing materials	None	Quarterly CLG grant -fall 2024	In progress

Project	Purpose	Action Items	Staff Level of Effort	HRB Role	Timeline	Status
9.Public Outreach Public Education and Recognition	Promote historic places for the purpose of instilling community pride, promoting heritage tourism, and showing the social and economic benefits of historic preservation	• Preservation Month • Ruth Powers Award Coordinating awards, proclamations, and city communication. If coordination with another entity to promote a shared preservation month event- additional staff time would be needed and added to the work plan.	Low Utilizing existing materials	Low Select award winner	May 2024, 2025	Pending

HISTORIC REVIEW BOARD POLICY #12: Solar Technology *A Guide for Property Owners*



ABOUT THE HISTORIC REVIEW BOARD POLICIES

The City has adopted protections for locally designated properties to ensure these historic buildings maintain their integrity.

The Historic Review Board (HRB) adopted policies for minor alterations to historic structures that can be done without formal Board review. The policies are meant to provide clear direction to historic property owners on exterior changes including but not limited to roofing, siding, windows and doors. HRB Policies were first adopted in 1986 and updated in 2019.

Locally designated properties are subject to HRB Policies. This includes designated structures in McLoughlin Conservation District, all structures in Canemah National Register District, and landmarks outside of districts. To see if a property is designated, visit www.orcity.org/maps/historic-resources.

HRB POLICY #12: SOLAR TECHNOLOGY

Adding solar panels to historic properties can have a significant impact on the character and visual qualities that convey a property's significance. Solar panel installations are permitted under some circumstances, but should not become prominent new elements that detract from the character-defining features of a building or landscape.

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.

- Sloped roof location: Solar panels are permitted on secondary facades of historic buildings and on accessory structures.
- 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.
- 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.
- 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.



- Shingles: Solar shingles are permitted on secondary facades if they match the roof color.
- 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.

WHAT DOES THIS MEAN FOR YOU?

This means a few things as a property owner with a designated historic property:

- If the solar installation meets the HRB policy, it is reviewed at the staff level with no application fee.
- If the solar installation does not follow these guidelines, then it must be referred or submitted to the HRB for review and decision, which will require a fee. Fee for alterations is \$50 plus mailing labels.
- When installing solar technology, building and electrical permits are required from the Building Division. Applications for the permit can be found at: www.orcity.org/building/residential-permits.
- When the HRB is considering solar proposals that do not meet the policy, the Secretary of Interior's Standards are used as guidance. The Secretary of Interior Standards on Solar Panels on Historic Properties can be found at: www.nps.gov/tps/sustainability/new-technology/solar/park-solar.htm.



Further information about the HRB and HRB Policies can be found at: www.orcity.org/planning/hrb-policies

If you have any questions about the City's Preservation Program or if your property is locally designated, please contact:
 Kelly Reid, Preservation Planner
 503-722-3789
kreid@orc.org

City of Oregon City
 Planning Division
 698 Warner Parrott Rd
 Oregon City, OR 97045
 503.722.3789
www.orcity.org/planning



The activity that is the subject of this guide has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.



NATIONAL
ALLIANCE *of*
PRESERVATION
COMMISSIONS

education + advocacy + training

Item #4.



DESIGN REVIEW FOR SOLAR INSTALLATIONS



Page 141

“The impact on the polar bears or on climate change is extremely minor. However, the impact of putting solar panels on front-facing elevations in the Takoma historic district is enormous.”

- A historic district resident in Washington, DC



SOLAR AND PRESERVATION IN THE NEWS

Item #4.

 The New York Times

Opinion | When Historic Preservation Hurts Cities

The madness of prohibiting solar panels on the rooftops of historic buildings illustrates how preservation culture has run amok.

Jan 26, 2020



 Vox

Local groups blocking solar panels shows how the climate fight will play out

American politics is a thicket of local civic and political groups that may resist change.

Jan 23, 2020



 Washington Post

Solar panels on historic houses: Climate change activists clash with preservationists - The Washington Post

Homeowners who want solar panels confront skepticism from local preservation boards in the District and across the country.

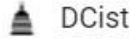
Jan 19, 2020



GUIDELINES EVOLVING

Updated guidelines ease rules governing panels, heat pumps in
Marblehead's historic districts

Item #4.



DCist

After Hullabaloo, New Proposal Would Allow Some Visible Solar Panels In D.C.'s Historic Districts

Steve Preister is readying another application for solar panels on his front-facing roof in a historic district, and this time,...

Nov 12, 2011



Post and Courier

Editorial: Charleston seeing the light on solar panels in the historic district

While some historic districts have developed reputations for resisting solar panels, Charleston and its Board of Architectural Review hope...

Feb 8, 2020



PV Magazine

The weekend read: Historical and landmarked buildings turn to solar amid changing policies, rising prices

The urgency of rooftop solar uptake has only been accelerated by the current energy crisis, but the spread of PV to historic and landmarked...

Aug 27, 2022



© April 19, 2023

LPC Proposes Easing Rules for Solar, Tree Pit Installation, Process for Public to Suggest Rules



Fanciful toppers in the Crown Heights North II Historic District in 2018. Photo by Susan De Vries

Architecture

by Anna Bradley-Smith

Apr 19, 2023 • 09:00am

HISTORY VS. SUSTAINABILITY

Item #4.

Winston-Salem Journal

History meets sustainability: Solar in designated districts poses challenges

Matt Giegengack, owner of an 1890 historic house in the West End Historic District, had solar panels installed on the roof of the home in...

Apr 15, 2022



When values collide: balancing green technology and historic buildings

Art

Pitting Environmental Preservation Against Historic Charm

Strict historic preservation codes often favor aesthetic interests over energy-saving initiatives like solar panels — but the material and financial considerations play a part, too.



Philip Kiefer March 12, 2020



Washington Post

<https://www.washingtonpost.com> › 2020/01/19 › solar... ⋮

When saving the planet spoils the charm of historic houses

Jan 19, 2020 — Steve Callcott, deputy preservation officer at the District's Office of Planning, said 1,500 properties in **historic districts** have obtained ...

POLITICAL BATTLES

Item #4.

 The Daily Progress

[Charlottesville City Council overturns BAR vote, OKs solar panels for Methodist church](#)

Charlottesville City Council overruled its Board of Architectural Review on Monday night, voting to allow First United Methodist Church to...

Mar 21, 2023



The lessons from historic preservation councils blocking solar panels

American politics is a thicket of local civic and political groups that may resist change.

By David Roberts | @drvolts | Jan 23, 2020, 10:20am EST

Solebury supervisors reject historical review board's guidance on solar panels

Posted Thursday, June 22, 2023 3:30 pm

WHAT DO THE STANDARDS SAY?

National Park Service:

- Solar panels installed on a historic property in a location that **cannot be seen** from the ground will generally meet the Secretary of the Interior's Standards for Rehabilitation.
- Installation that **negatively impacts** the historic character of a property will not meet the Standards.



YES



NO

HOW DO COMMISSIONS DEFINE WHAT'S APPROPRIATE?

Item #4.

- Minimize the visual impacts
- Below the ridgeline
- On non-charactering defining roofs
- On secondary elevation and outbuildings
- Only in obscure locations
- In a complementary color with the roof finish
- Avoid a discordant or visually obtrusive appearance



SOLAR CHALLENGES: DOES THE ROOF MATERIAL MATTER?

Item #4.



SOLAR CHALLENGES: DOES SIZE AND SIGNIFICANCE MATTER?

Item #4.



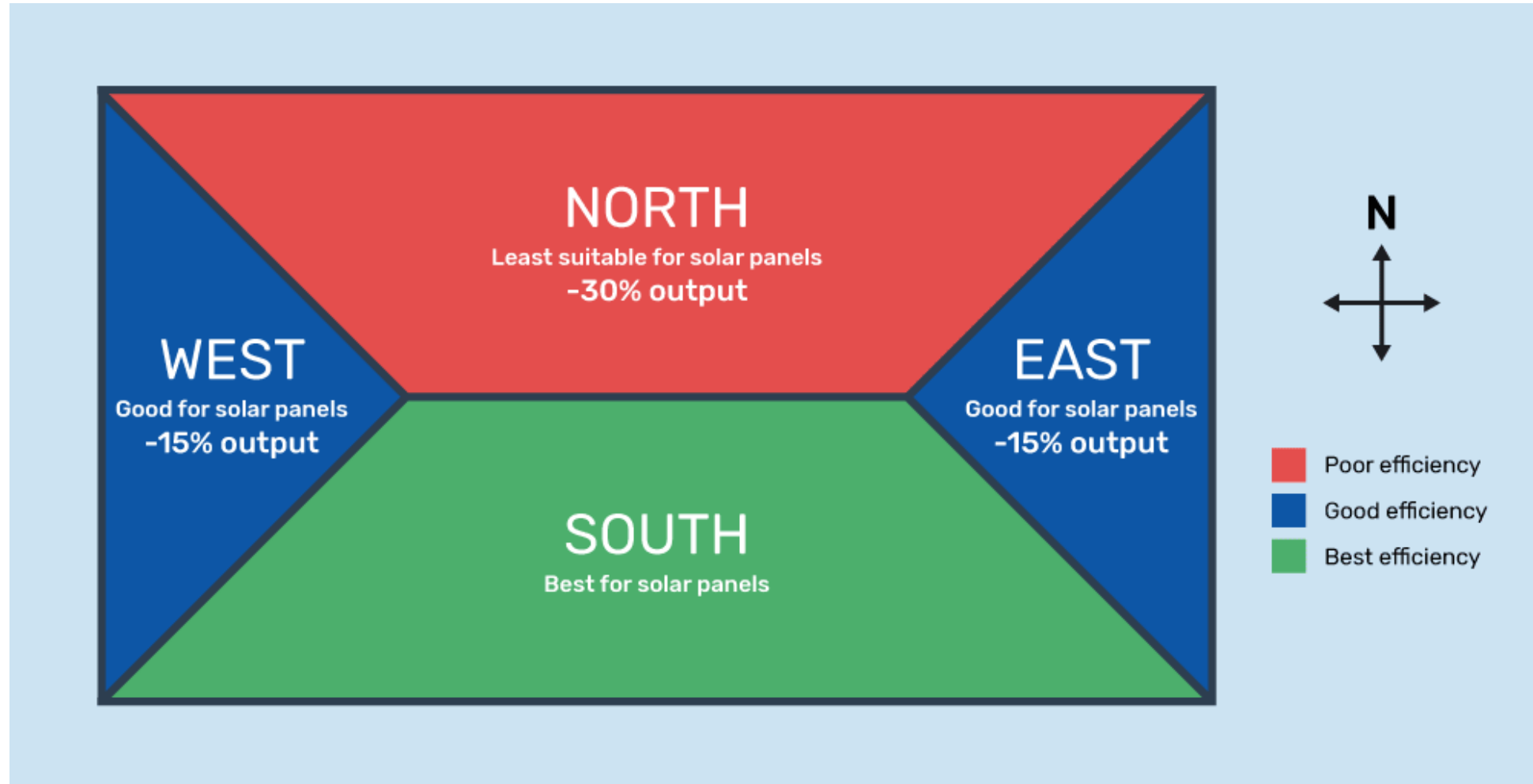
SOLAR CHALLENGES: WHAT ABOUT NON-CONTRIBUTING?

Item #4.



SOLAR CHALLENGES: SOLAR EXPOSURE

Item #4.



GUIDELINE COMPARISON

WHAT ARE OTHER CITIES DOING?

Item #4.



Austin, TX (2021)
Baltimore, MD (2015)
Charlotte, NC (2017)
El Paso, TX (unknown)
Fort Collins, CO (2014)
New Orleans, LA (2019)
Phoenix, AZ (1996)
Raleigh, NC (2017)
San Antonio, TX (2012)
Seattle, WA (2006)

Albuquerque, NM (2010)
Aspen, CO (unknown)
Boulder, CO (2007)
Bozeman, MT (2015)
Breckenridge, CO (2019)
Los Angeles, CA (2016)
Mobile, AL (2016)
Nashville, TN (2021)
Plano, TX (2021)
Sacramento, CA (2019)
Telluride, CO (2016)
Washington DC (2009-2019)

1. Are Solar Panels Allowed?

Denver:

- Yes, solar panels are allowed.

The Norm:

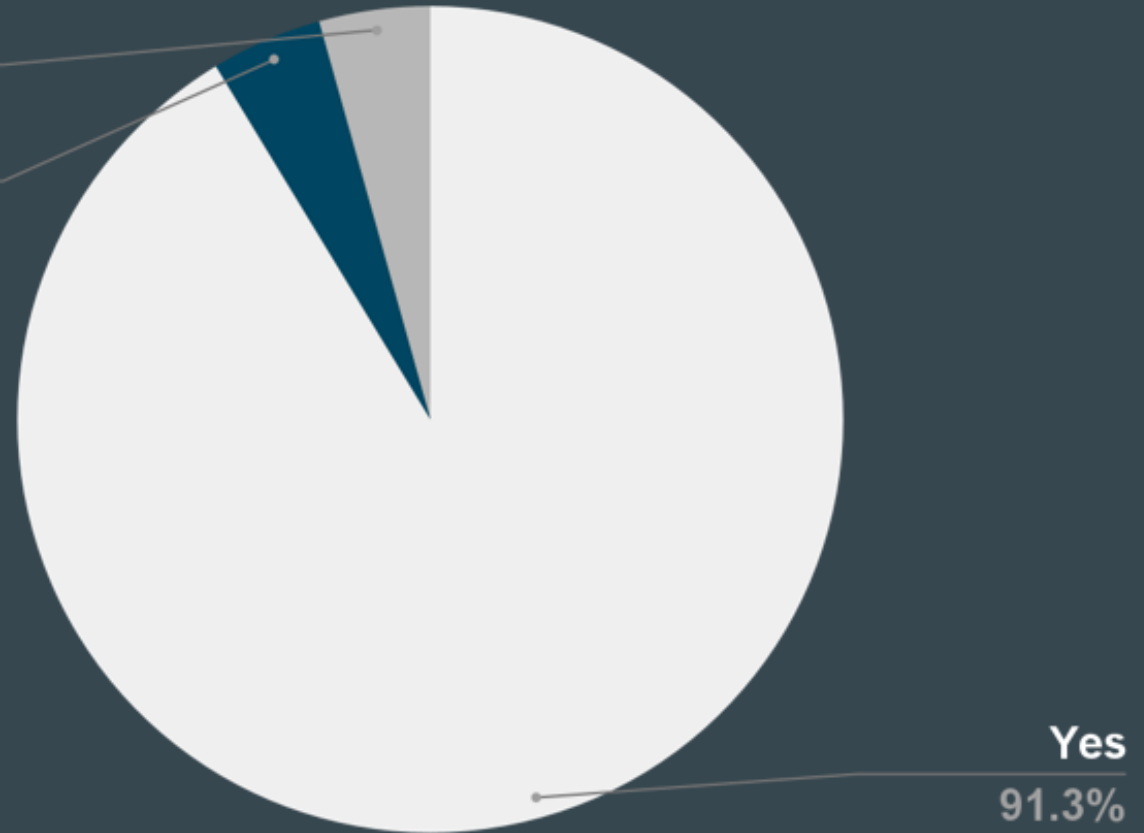
- Most cities allow solar panels.

Not Found

4.3%

No

4.3%



Solar Panels: Aspen, CO

Item #4.

- Only city researched that does not allow solar panels.
- **“Skylights and solar panels are generally not allowed on a historic structure. These elements may be appropriate on an addition” (pg. 70).**

Despite Colorado's having such a law, Aspen residents are required to notify their neighbors before installing any solar array larger than 200 square feet -- barely half the size of a small rooftop. Homeowners are then subject to public hearings and could pay up to \$500 for a residential solar review. The regulations were adopted by Pitkin County last summer, after a family 15 miles north of Aspen, in Snowmass, complained about a blinding glare reflecting off their neighbor's panels.

"When I saw pictures, it was really bad," admitted Mike Tierney, the owner of a local installation company, Aspen Solar. "It would be tough if it was my house and I had to look at it every day." He said the regulations, which create extra paperwork and expense for his customers, have already taken a toll on his business.



A banner announcing Aspen Mountain Film Festival hangs on the side of the Wheeler Opera House as dogs play in Wagner Park on Thursday, Feb. 27, 2020.
Kelsey Brunner/The Aspen Times

The historic Wheeler Opera House is getting a 21st-century update with 118 new solar panels on its roof.

Aspen City Council agreed Tuesday with the Historic Preservation Commission's previous approval of putting up the maximum amount of panels.

That option was chosen over city staff's recommendation to remove the 63 east-facing panels because of their visibility from certain areas of town, including the adjacent Mill Street and Hyman Avenue malls.

2. Solar Panel Setback Requirements?

Denver:

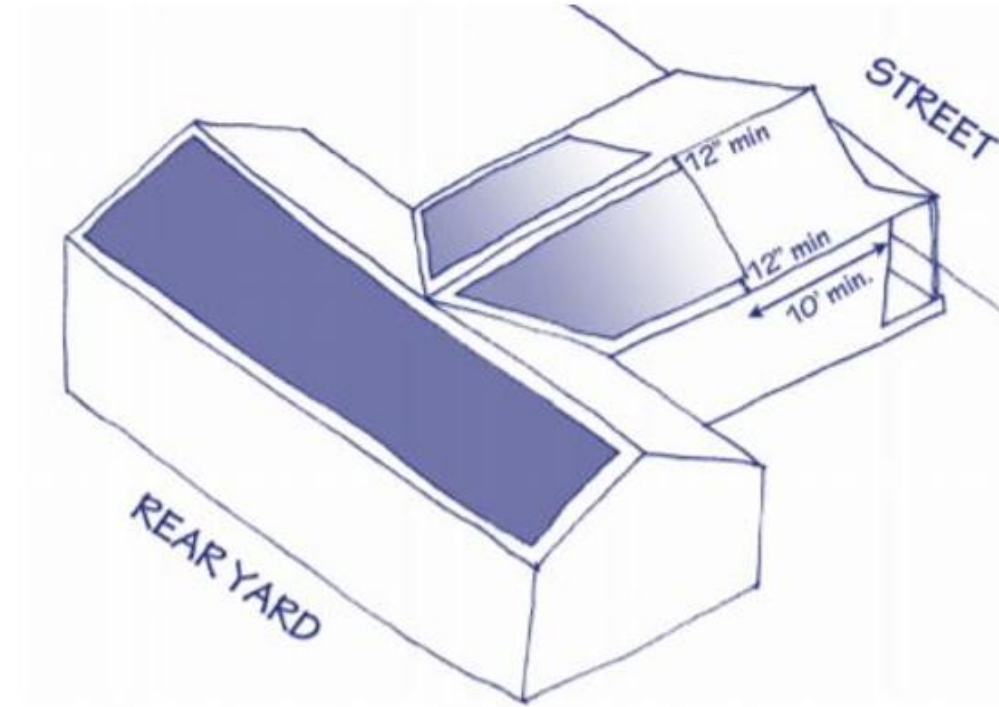
- Rear $\frac{2}{3}$ of the roof.

The Norm:

- Most cities do not have a specific setback requirement. In general, they require that solar panels are rear facing, with minimal visibility from the front street.

Solar Panel Setback Requirements: New Orleans, LA

- Minimum 12" from roof eave and ridge
- Minimum 10' from street facing wall
- Minimum 8" above roof surface
- Rectangular and contiguous arrangement
- Low profile racking system
- Rails do not extend more than 3" past panel
- Minimally visible conduit
- Black racking and frame, low contrast panels (pg. 05-10)



Solar Panel Setback Requirements: Washington DC

- **For buildings with flat roofs**, locate green roofs and solar installations back from the front edge of the roof (and from the exposed side edge for corner properties) to minimize visibility from public street view.
- **For buildings with sloped roofs**, locate solar installations on secondary elevations to minimize their visibility from public street view. If visible from public street view, use low-profile panels set flush with the roof and in a complementary color with the roof finish to avoid a discordant appearance.
- **If it is necessary to install panels on a primary elevation to achieve solar efficiency**, installations should be pulled away from roof edges and ridges, compositionally balanced on the roof, and not result in irregular “saw-tooth” compositions. Use low-profile panels set coplanar and flush with the roof, and panel and panel frames that match the color of the surrounding roof. **The use of a solar skin or solar shingles that match the texture and appearance of the roof is encouraged.**

3. Solar Panel Visibility Requirements?

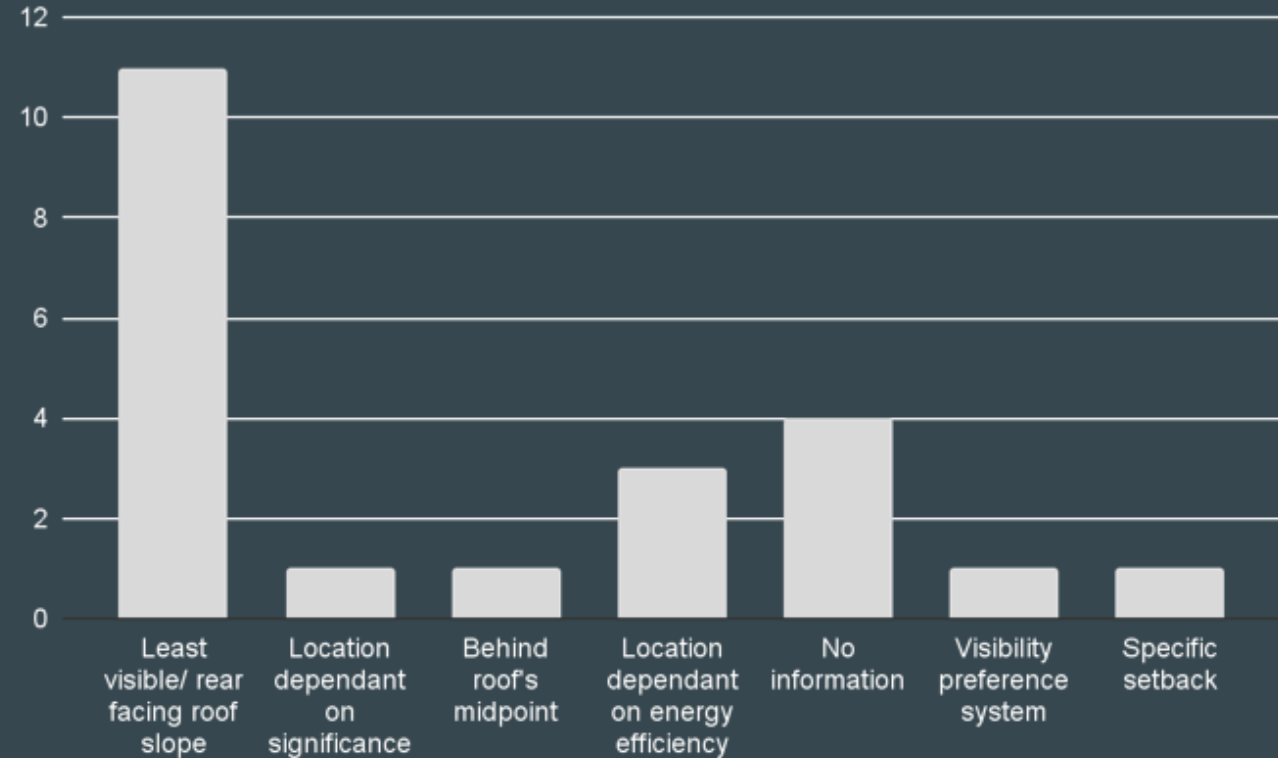
Item #4.

Denver:

- Rear $\frac{2}{3}$ of the roof, behind the front facade, panels flush with the roof.

The Norm:

- Most cities require that solar panels are rear facing, with minimal visibility from the front street.



Solar Panel Visibility Requirements: Fort Collins, CO

Item #4.

Existing Building

- » Gable facing street, side is south facing



Preferred Location

- » Panels are set back from the front façade.
- » Panels are flush with the roof.

When should I use this approach?

- » The building is highly significant.
- » The context has many intact historic buildings.
- » The roof is highly visible.



Acceptable Location

- » Panels are set back from the eave, but closer to the front façade.
- » Panels are flush with the roof.

When should I use this approach?

- » The building is a contributor to a district.
- » Site constraints restrict solar access.
- » The roof is not highly visible.



Design Guidelines for the Treatment of I

Solar Panel Visibility Requirements: Breckenridge, CO

Within the conservation district a solar device shall be located to reduce the visibility of the solar device from a public street (as opposed to an alley) to the greatest extent practical and to reduce negative impacts to historic structures.

- **Preference 1 will reduce visibility and is the highest and most preferred; preference 6 is the lowest and least preferred.** A solar device shall be located in the highest preference possible.
 - 1) as a building integrated photovoltaic device
 - 2) on non historic structures or additions
 - 3) on an accessory structure
 - 4) on the primary structure
 - 5) highly visible from the public street
 - 6) as a detached solar device in the rear or side yard not visible from any public street or alley within a 1 block radius or 400 feet (whichever is greater).

Solar Panel Visibility Requirements: San Antonio, TX

This



Siting solar panels towards the rear of a visible roof surface or on a garage located at the rear of the property (top) is preferred to minimize the visual impact on the public right-of-way; however, where solar access is insufficient a more visible location (bottom) may be considered if panels are of a low profile and similar color as the roof surface.

Not This



Solar panels should be mounted flush with the surface of the roof to minimize their visibility from the public right-of-way, regardless of the building type they are attached to. The design and placement of solar panels should not create a visual distraction that detracts from the historic building they are mounted to.

Item #4.

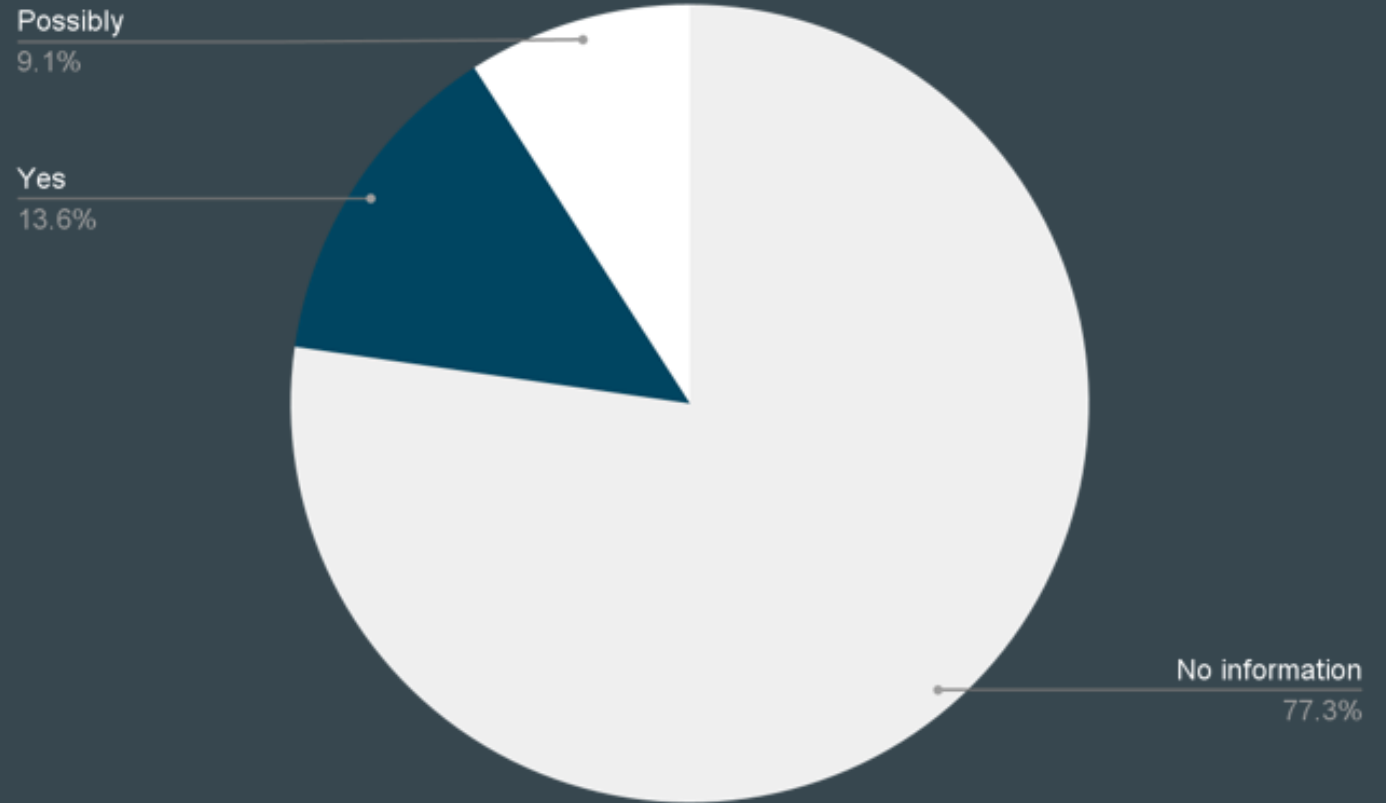
4. Are Solar Roofing Tiles Allowed?

Denver:

- Solar roofing tiles are not mentioned in Denver's guidelines.

The Norm:

- Most cities do not mention the existence of solar roofing tiles and do not have guidelines discussing if they are allowed on historically designated buildings.



Solar Roofing Tiles: Telluride, CO

- Allowed and encouraged!
- Roof-mounted panels should not extend above the ridgeline. They should be integrated in the structure and as flush with the roof pitch as possible. **Solar shingles** or laminated solar panel sare preferred.

Solar Roofing Tiles: Mobile, AL

- Allowed, but must respect historic roof.
- “Plan installation of integrated photovoltaic systems so they will not hinder the ability to interpret the historic significance of the structure. For example, **installation of solar shingles on a rear or secondary roof façade where the original roof material is missing or significantly damaged would be appropriate**” (pg. 160).

Solar Roofing Tiles: Albuquerque, NM

- Allowed, but must respect historic roof.
- “The use of solar roof tiles, laminates, glazing, and other technologies that require the removal of historic fabric or would permanently damage such fabric should be avoided. Consider the type and or condition of the material upon which installation is proposed as well as the method of installation and removal later on” (pg. 84).

HOW DO THE OREGON CITY GUIDELINES COMPARE?

Solar panel installations are permitted under some circumstances but should not become prominent new elements that detract from the character-defining features of a building or landscape.

- **Sloped roof location:** Solar panels are permitted on secondary facades
- **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.
- **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.
- **Flat roof structures:** set back at least five feet from the roof edge to minimize visibility unless fully obscured from the street by a parapet.
- **Shingles:** permitted on secondary facades if they match the roof color.

UPDATING DENVER'S SOLAR GUIDELINES



DENVER GUIDELINE UPDATE GOALS

Item #4.

- Lessons learned since 2014
- Address new technology
- Greater flexibility
- Simplifications and clarity
- Incorporate community input
- Look at national best practices



WHICH GUIDELINES REALLY MATTER?

Item #4.

Why are historic landmarks and districts important to Denver?



Page 169

PHASED UPDATES

Item #4.

Phase 1

Revisions to:
Solar panels
Retaining walls
Cladding materials

Clarifications to:
Landscaping
Sheds
Lighting
Egress Windows
Fencing

Phase 2

Revisions to:
ADUs
Tandem houses
Accessory structures

Clarifications to:
Site work chapter
Signage chapter

Phase 3

Revisions to:
Window Replacement
Alterations

Reorganization of:
Additions chapter
Infill chapter

Phase 4

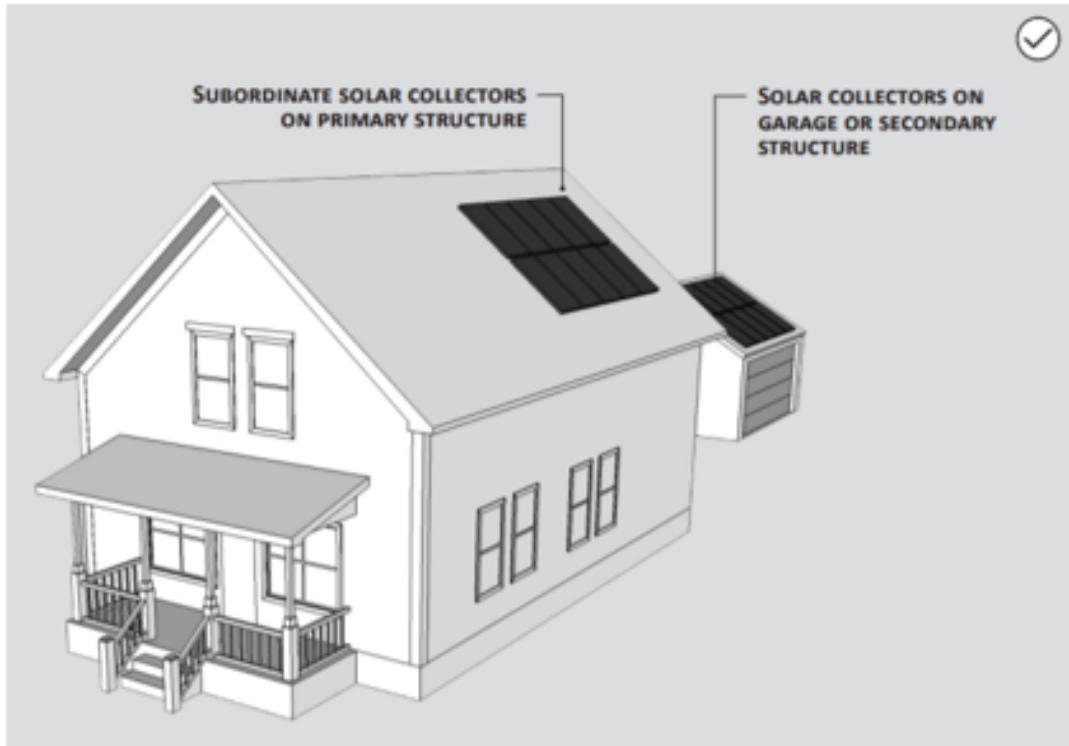
New chapter on:
Non-contributing
buildings

Revisions to:
Alterations and
additions to
commercial and
institutional buildings

Tentative Topics for Phases 2 through 4

Page 170

Denver Design Guidelines



- 2.33 When installing solar collectors, minimize potential adverse effects on the character of a historic property.
- a. Place collectors in an unobtrusive location on the property, if possible. Such locations may include an addition, garage or secondary structure.
 - c. Mount collectors below the ridge line on a sloping roof.
 - d. Mount collectors flush, with a minimum rise above the roof plane. This will not cause a significant decrease in the device's solar gain capabilities.
 - f. Size solar collectors to be subordinate to the historic structure.

Design Guidelines (continued)



- b. Place collectors to avoid obscuring significant features or adversely affecting the perception of the overall character of the property.
- e. On a side-facing roof plane of a primary structure, minimize visual impacts by locating solar collectors on the rear 2/3 of the roof length.
- g. Ensure that exposed hardware, frames and piping have a matte finish, and are consistent with the color scheme of the primary structure.
- h. Use the least invasive method feasible to attach solar collectors to a historic roof.
- i. Install solar collectors so they may be readily removed and the original character easily restored.
- j. Minimize adverse impacts on a historic roof structure when installing solar collectors or similar technologies.

ENGAGEMENT

Item #4.



- Virtual meetings using Menti and breakout rooms
- Online survey
- Draft guidelines posted for comment
- Comment at Commission meetings





Location of Solar Panels

- Different roof forms – side gable, front gable, hipped, mansard
- Building is interior to block vs. corner properties
- Design: symmetrical or grouped arrangements vs. random arrangement



Types of Roofing Materials

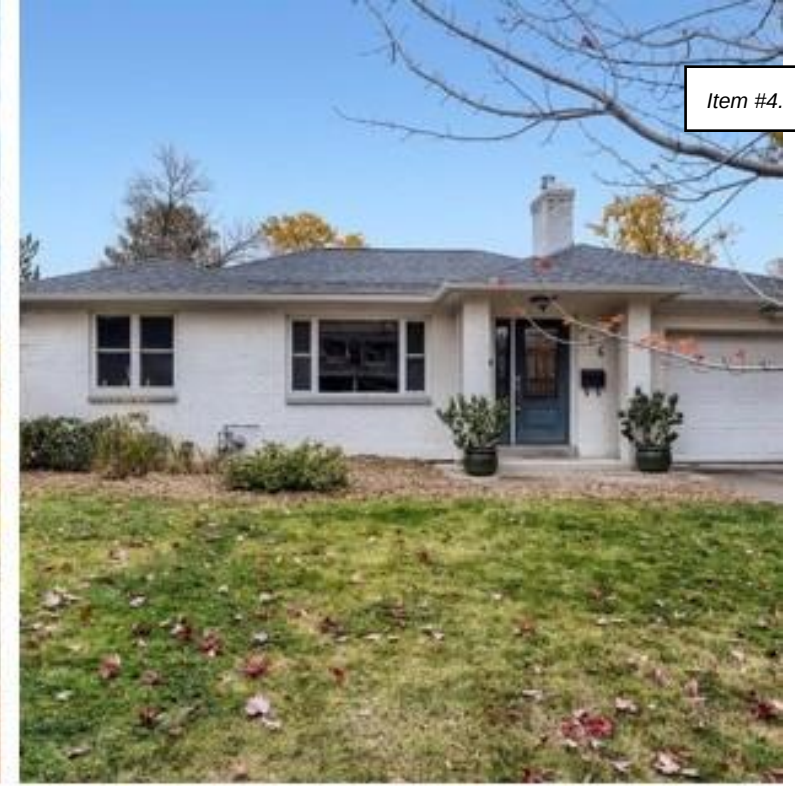
- Asphalt shingles
- Metal roofs
- Clay or concrete tiles



Item #4.

Type of Solar

- Solar tiles integrated into all roofing tiles
- Solar tiles integrated into non-solar roofing materials
- Solar panels

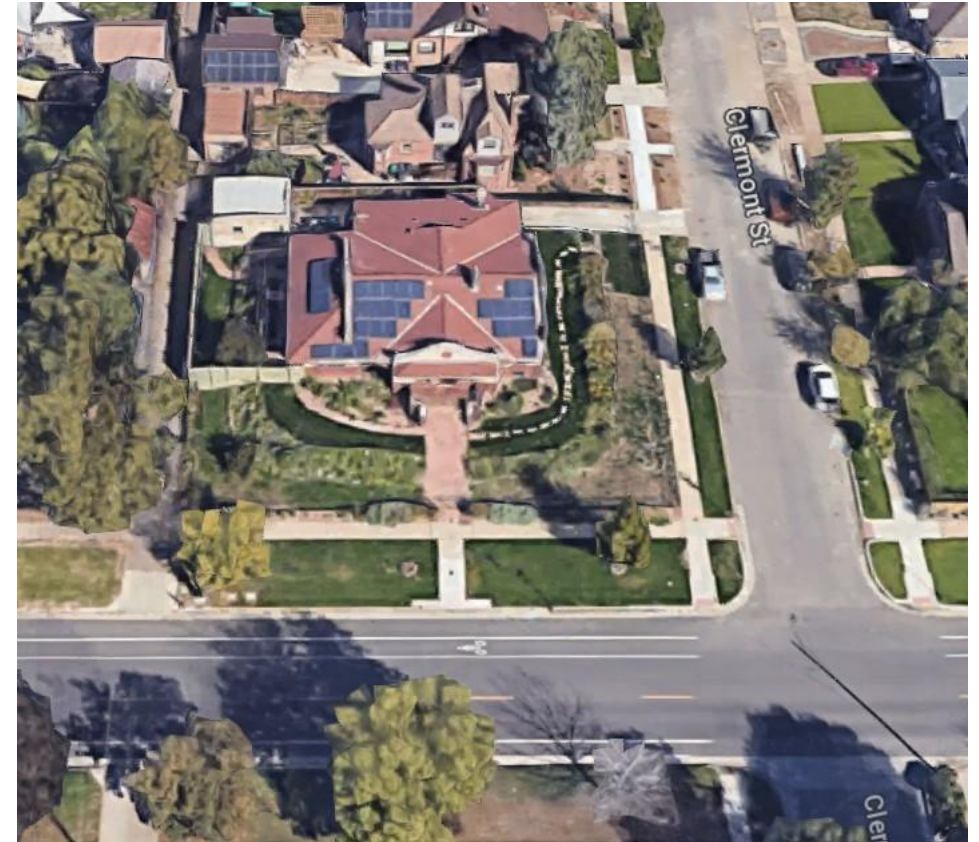


Significance of building

- Individual landmark
- Contributing building to historic district
- Non-contributing building to historic district

SOLAR PRECEDENT

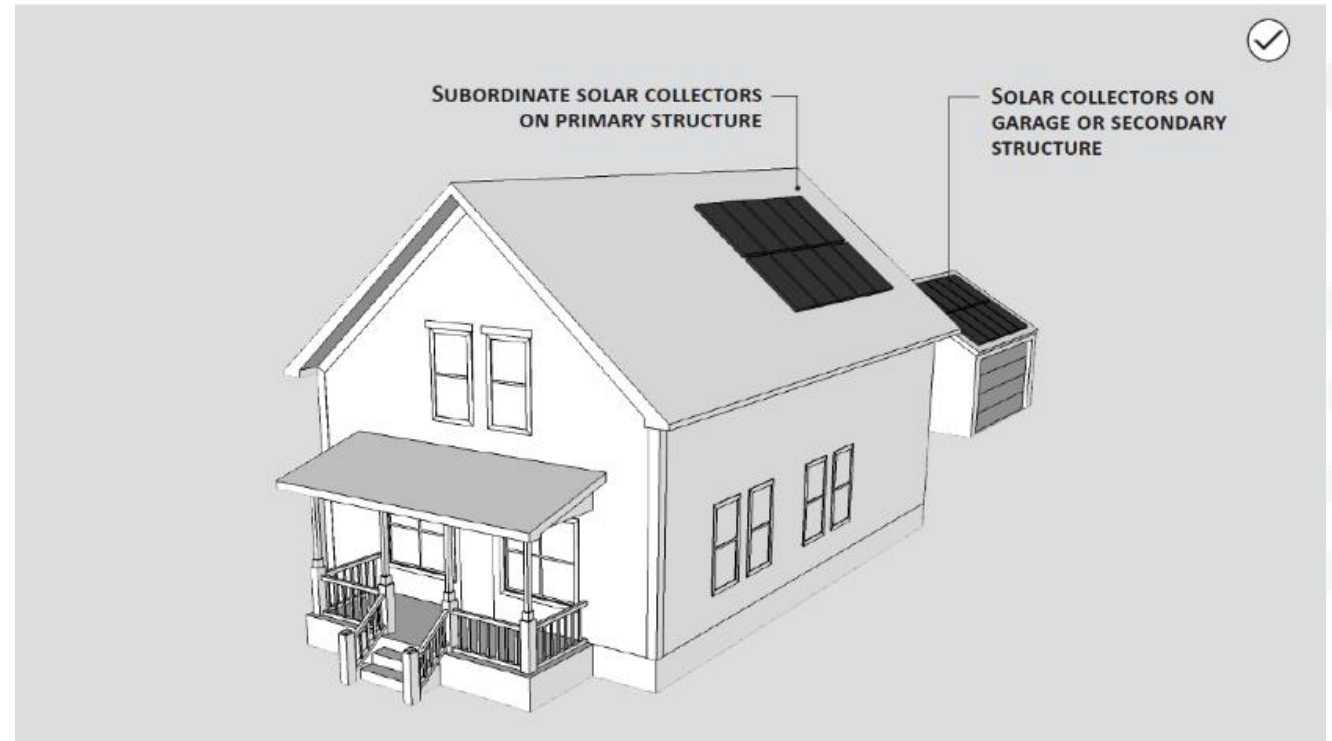
Item #4.



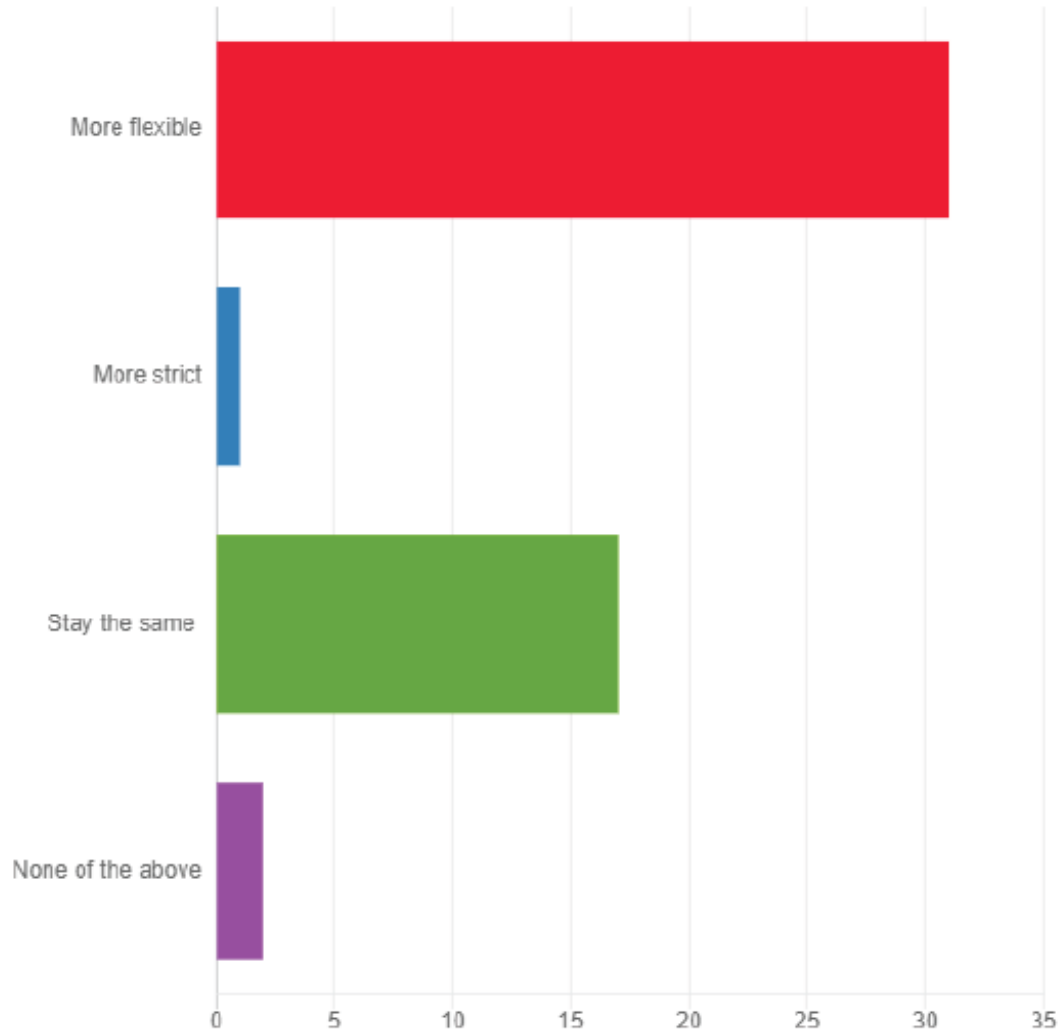
WHAT DO YOU THINK?

Item #4.

- Guidelines require solar panels to be placed on the rear 2/3rds of gable roof or on secondary structures.
- Should future guidelines be:
 - More flexible
 - Less flexible
 - Stay the same



Our design guidelines encourage solar panels to be placed on the rear 2/3rds of a gable roof or on secondary structures for aesthetic purposes and consistency. Should future guidelines be more flexible, more strict, or have no change?



different roof types and orientation to sun should be considered and have rules contingent on each of these as well

The guidelines should have sufficient flexibility to allow for changing technology but prioritize the rear 2/3rds of gable roofs and secondary structures.

WHAT DO YOU THINK?

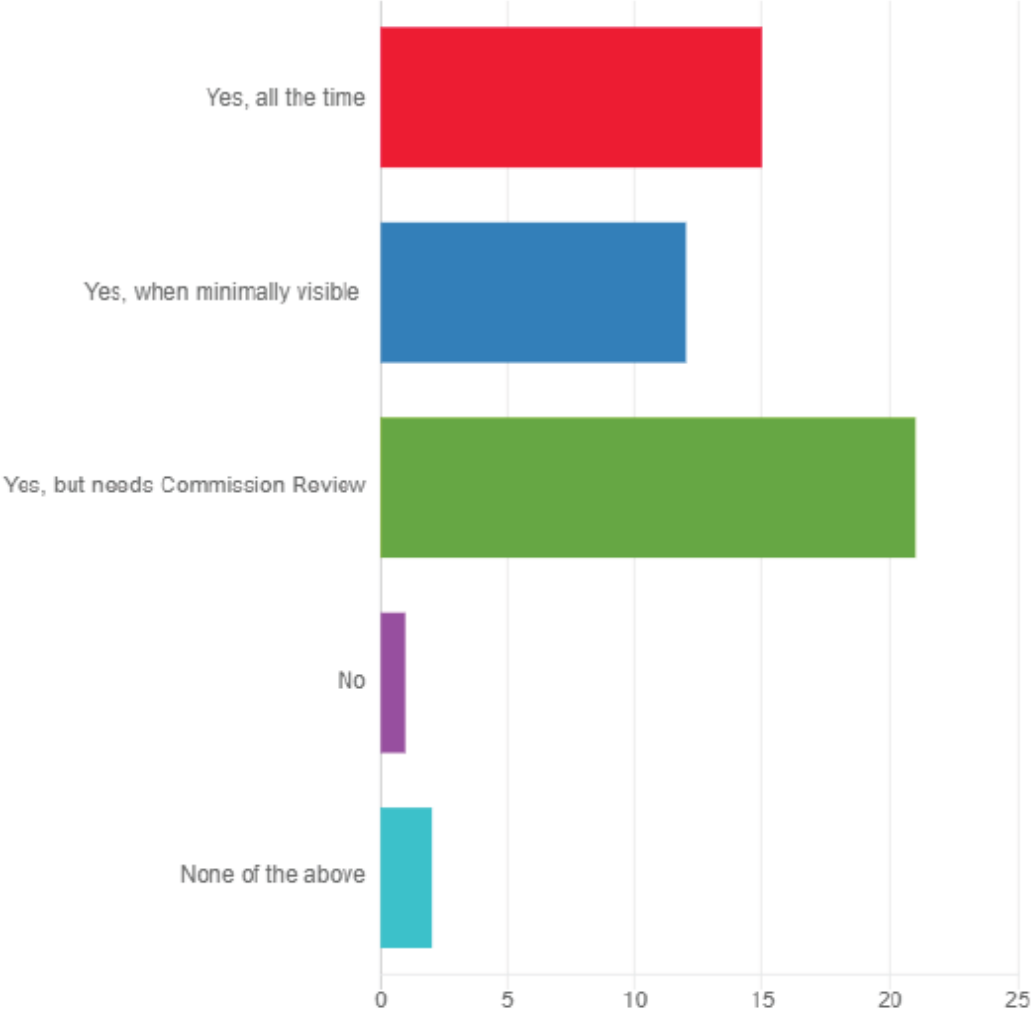
Item #4.

Should Solar panels be allowed on individual landmarks or on a character-defining roof?



Should solar panels be allowed on individual landmarks?

Item #4.



The default should be yes, but with Landmark review.

WHAT DO YOU THINK?

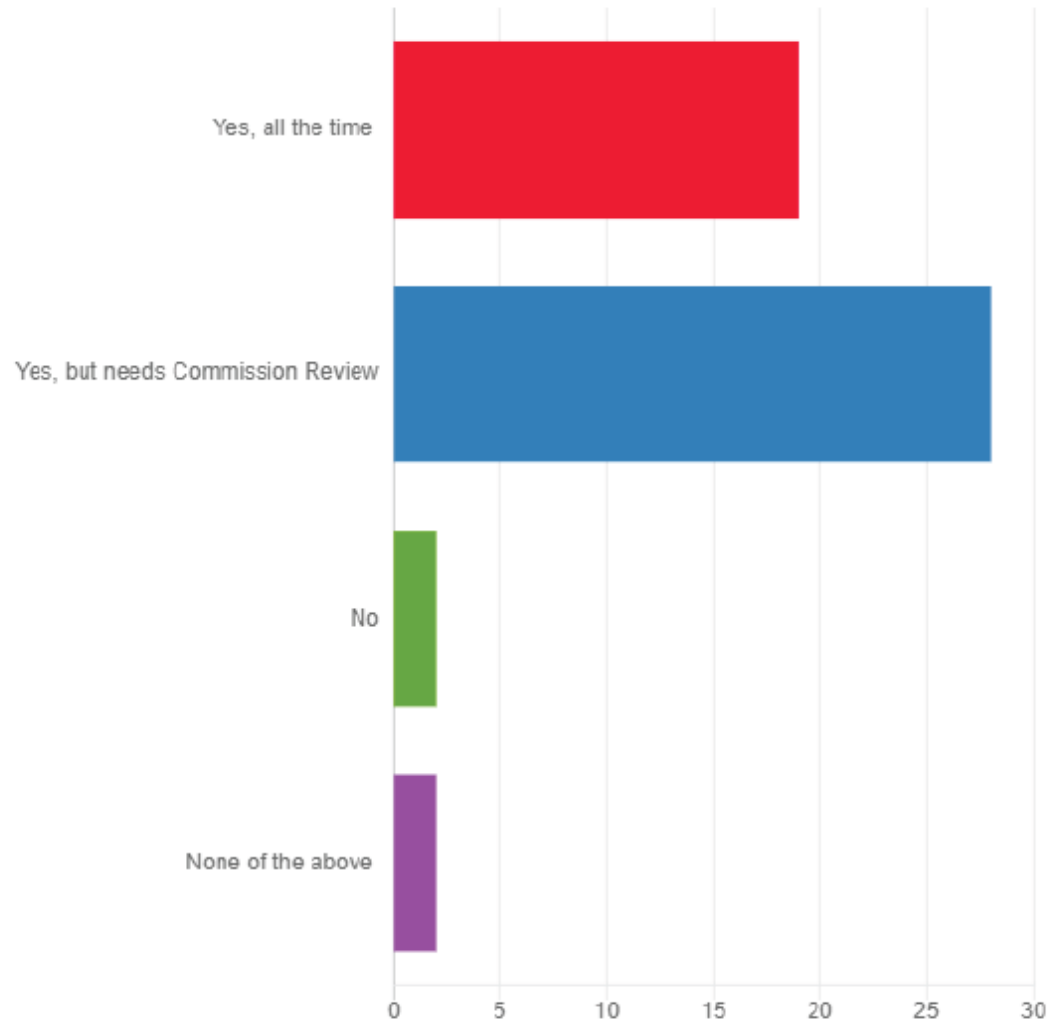
Item #4.

Should solar roof tiles be allowed?



Should solar roof tiles be allowed in historic districts?

Item #4.

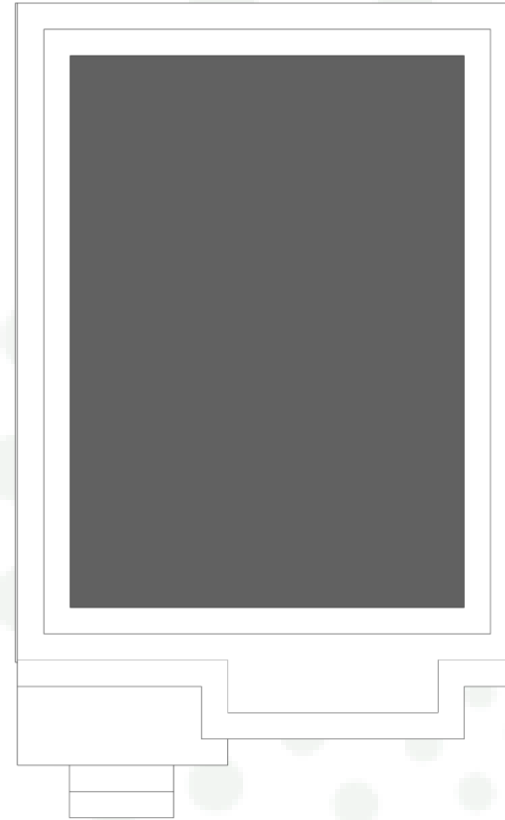
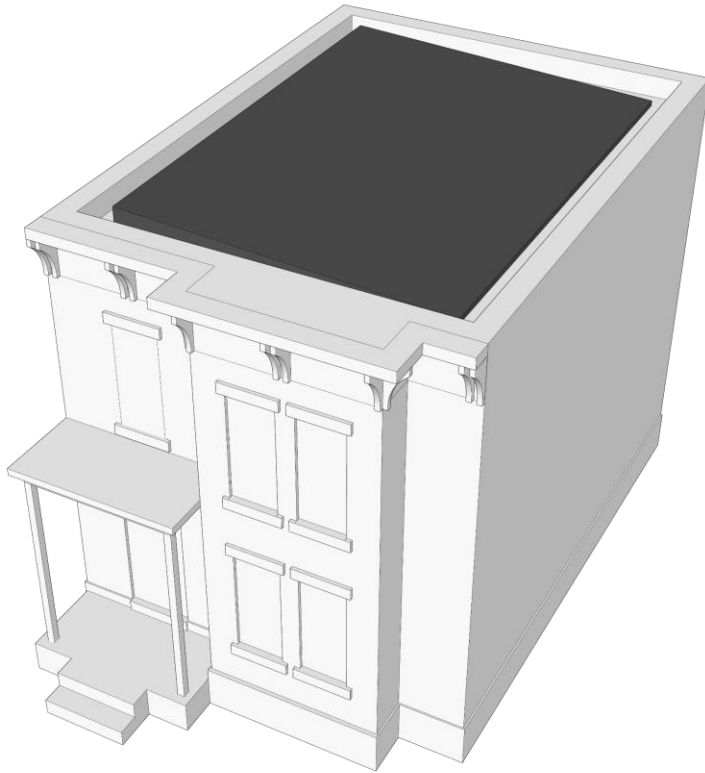


If there's a way you can just quickly review the previous material and make sure the solar tiles aren't compromising integrity within the context of the structure

since this technology is still developing, each case should be individually reviewed

DENVER'S REVISED SOLAR GUIDELINES

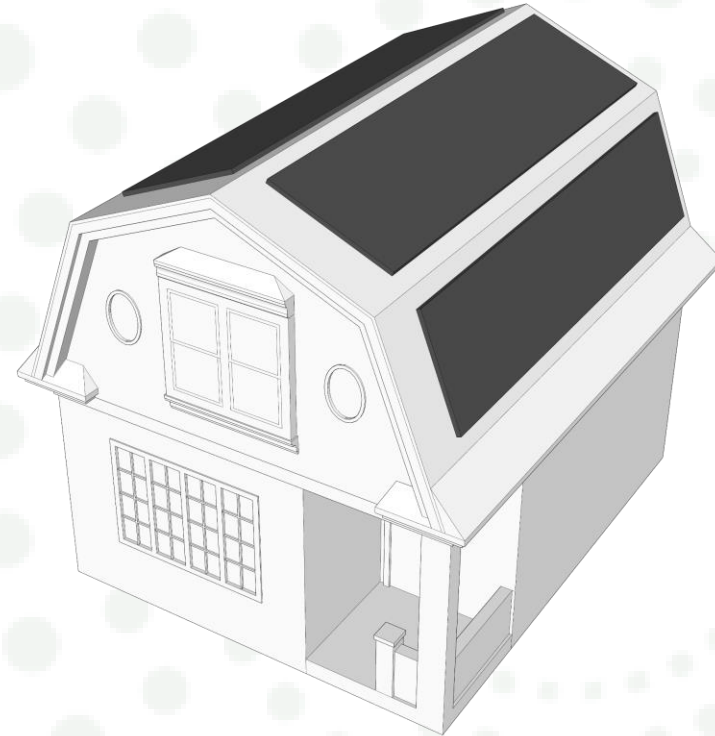
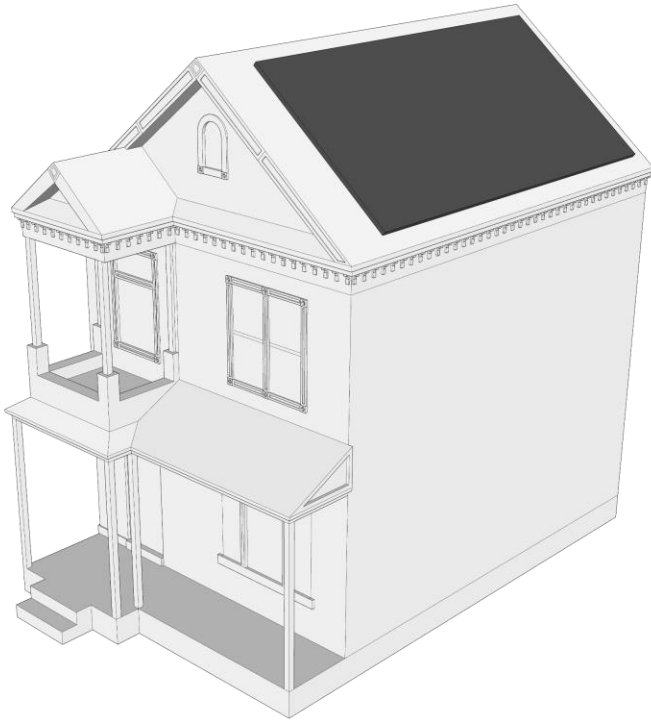
Item #4.



For primary structures with flat roofs, solar panels may be installed in any configuration and set on an angle as long as the panels are entirely below the top of the parapet.

DENVER'S REVISED SOLAR GUIDELINES

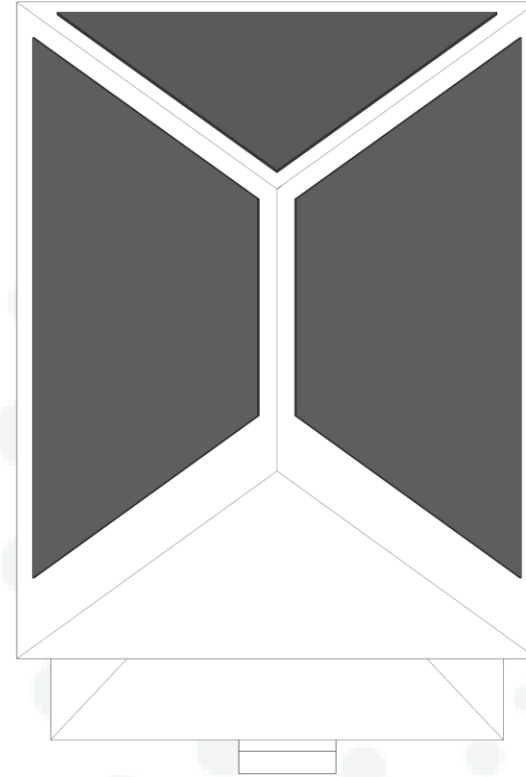
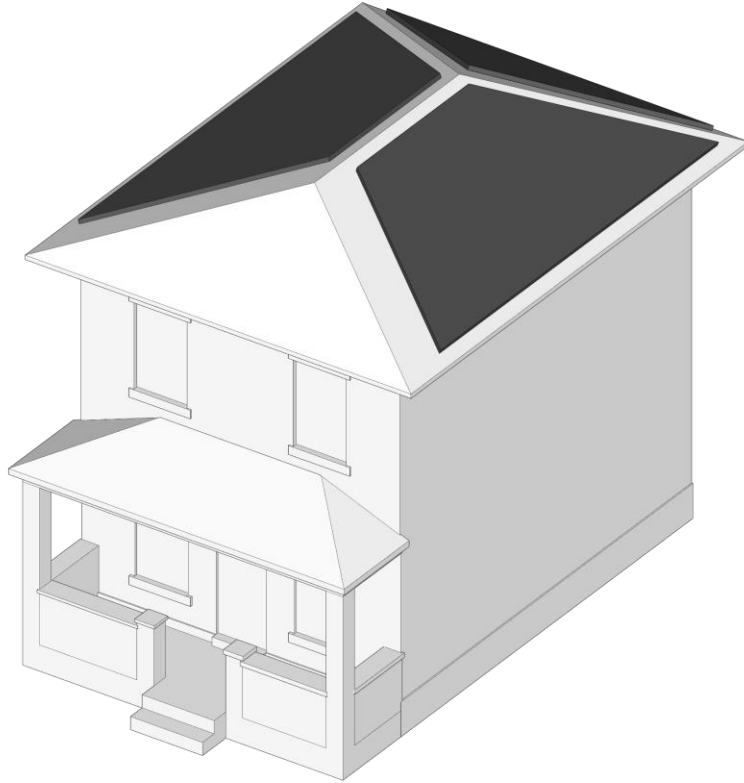
Item #4.



For a front-gable or front-facing gambrel roof, solar panels shall be set back at least three feet from the front eave.

DENVER'S REVISED SOLAR GUIDELINES

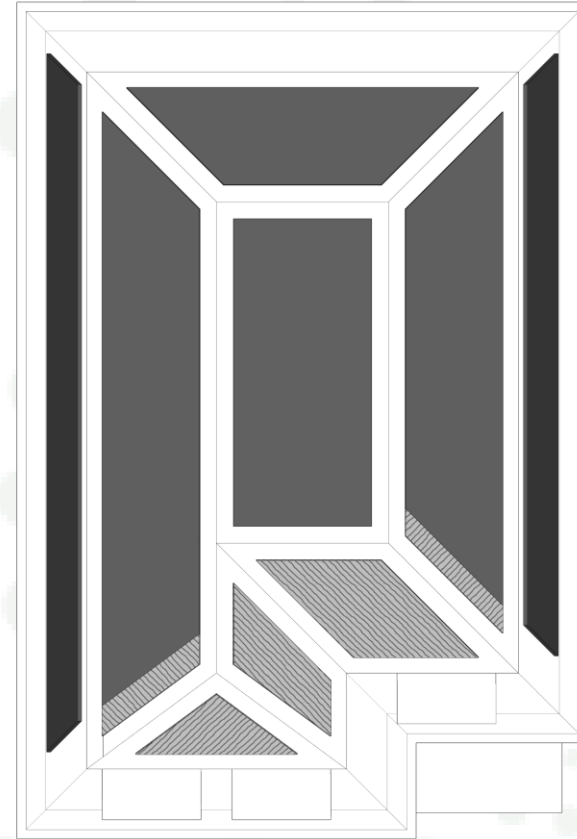
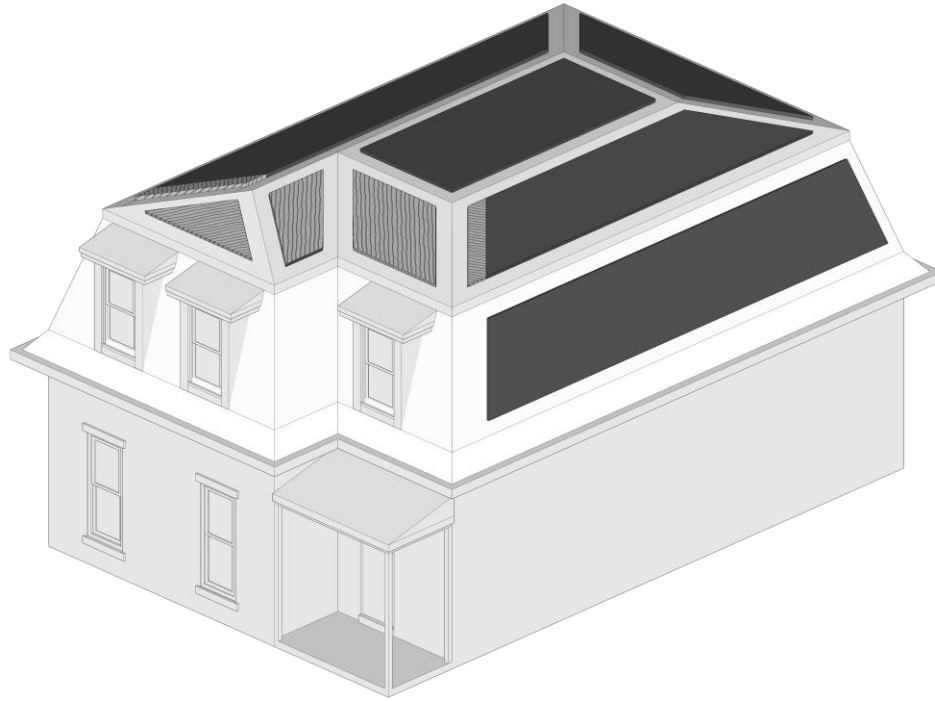
Item #4.



For a hipped roof, solar panels shall be set back at least three feet from the diagonal ridge.

DENVER'S REVISED SOLAR GUIDELINES

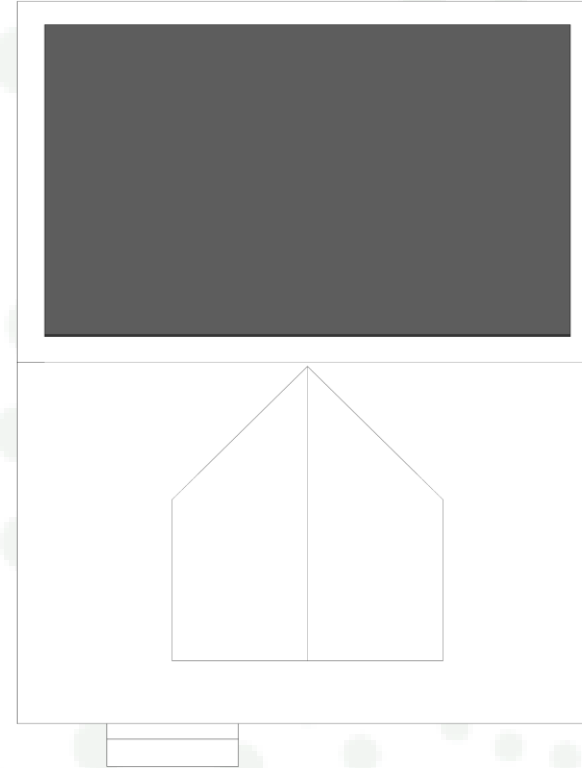
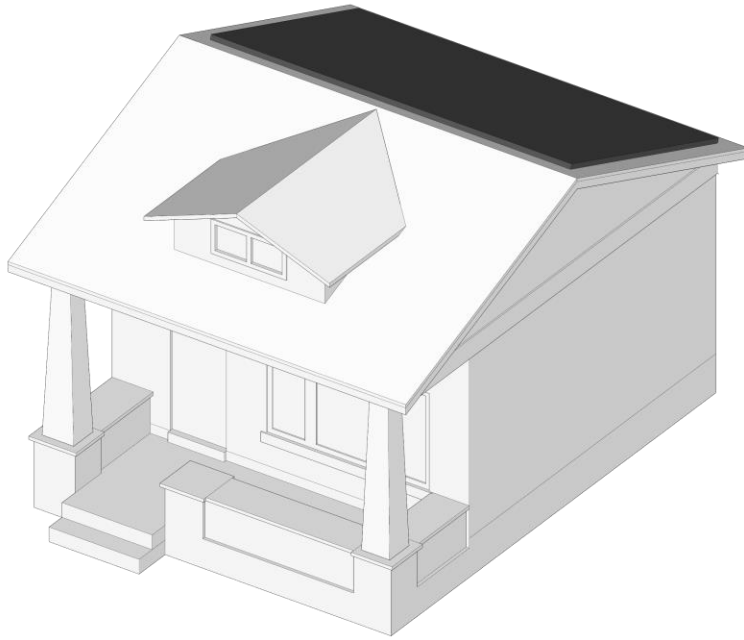
Item #4.



For a mansard roof, solar panels should not be installed on the lower slope at the front façade or visible side elevation.

DENVER'S REVISED SOLAR GUIDELINES

Item #4.



Avoid installing solar panels on the front-facing roof plane of a primary structure.

DENVER'S REVISED SOLAR GUIDELINES

Item #4.

When the front-facing roof plane of a primary structure is oriented to the south and when the main solar access for the structure is on the front-facing roof plane, the Landmark Preservation Commission will review proposals for solar panels on the front to ensure the panels do not negatively impact the structure's character-defining features.

YES



MAYBE



DENVER'S REVISED SOLAR GUIDELINES

Item #4.

When installing solar panels, minimize potential adverse effects on the historic character of a property.

- a. Locate solar panels to avoid obscuring distinctive roof features, such as dormers or chimneys, and adversely affecting the character-defining features of the property.
- b. Mount solar panels flush to the surface of a pitched roof or mount panels no more than 8" off the roof surface.
- c. Use the least invasive method feasible to attach solar panels to a historic roof.
- d. Install solar panels so they may be removed and the original character of the roof may be easily restored.
- e. Install electrical equipment associated with solar panels on the rear façade of a primary structure, on an accessory structure, or in another inconspicuous location.
- f. Use a matte finished electrical conduit located to minimize visibility.
- g. Integrated solar roof tiles may be used on accessory structures or to replace non-historic roofing materials, including asphalt shingles, and on primary structures in historic districts if the solar tiles match the profile and texture of the existing roofing material or have a closely matching appearance. For example, solar tiles may replace asphalt shingles or a synthetic wood shingle if the solar tiles have a flat profile and are a neutral color.

WHAT DO YOU THINK?

Item #4.



WHAT DO YOU THINK?

Item #4.



WHAT DO YOU THINK?

Item #4.



CONSIDERATIONS FOR SOLAR GUIDELINES

SOLAR CONSIDERATIONS

- Visibility or prominence from the street
- Level of property significance
- Compatible design
- Impact on historic design and materials
- Impact on historic structure vs. impact on district
- Temporary/additive change vs. permanent/destructive change
- Achieving a reasonable balance



CONSTANTLY EVOLVING

Item #4.

Disguising solar panels as ancient Roman tiles in Pompeii

by Diego Giuliani, POCITYF



CONSTANTLY EVOLVING

Item #4.

Solar tiles for new and historic buildings

Available in three versions, the product costs around \$307-324 per square meter although prices will vary depending on project complexity. Swiss manufacturer Freesuns says its tiles can be used on historic buildings and can cover 100% of rooftops.

MARCH 30, 2020 **EMILIANO BELLINI**

COMMUNITY RESIDENTIAL PV SUSTAINABILITY TECHNOLOGY AND R&D SWITZERLAND



The product's developer says it can cover 100% of even complex roof layouts.

Image: Freesuns

Coloured solar panels can offer solution for protected areas in France

Standard grey and black solar panels do not comply with aesthetic regulations in some historical locations but this new technology provides an alternative although more expensive

19 June 2022 08:00



New technology allows to produce solar panels that match the colour of the roof Pic: Solaxess

Terracotta solar tiles for historical buildings

Germany's paXos, whose solar roof tiles were bought by Meyer Burger and unveiled last year, has shown off its new "Beaver Tail" terracotta solar tiles at Intersolar 2022.

MAY 12, 2022 **BLAKE MATICH**

HIGHLIGHTS INSTALLATIONS MANUFACTURING MARKET MARKETS & POLICY
MODULES & UPSTREAM MANUFACTURING RESIDENTIAL PV TECHNOLOGY TECHNOLOGY AND R&D SUPPLY



Image: pv magazine / Blake Matich

DETAILS MATTER



MORE FLEXIBLE

- Reversible
- Often fade into background, particularly when color matches
- Likely temporary issue as better options are being introduced
- Support sustainability efforts
- Remove source of contention and criticism

MORE RESTRICTIVE

Item #4.

- Maintain aesthetic continuity of façades in historic districts
- Retain character of historic property
- Protect historic features and materials
- May create negative, rigid perception of historic preservation

Environmental Sustainability & Historic Properties



38. Place collectors in an unobtrusive location on the property.



39. On a side-facing roof plane of a primary structure, minimize visual impacts by locating solar collectors at least 3 feet back from the front eave. The collectors illustrated above are not setback 3 feet.

GUIDELINES FOR ENVIRONMENTAL SUSTAINABILITY

- 2.35 Install solar panels in a location that minimizes visibility based on the structure's roof form.
- Avoid installing solar panels on the front-facing roof plane of a primary structure. When the front-facing roof plane of a primary structure is oriented to the south and when the main solar access for the structure is on the front-facing roof plane, the Landmark Preservation Commission will review proposals for solar panels on the front to ensure the panels do not negatively impact the structure's character-defining features.
 - For primary structures with flat roofs, solar panels may be installed in any configuration and set on an angle as long as the panels are entirely below the top of the parapet.
 - For primary structures with pitched roofs, minimize visual impacts to the structure's character-defining features.
 - Set panels back from the horizontal roof ridge, and the front eave or vertical ridge of a sloped roof to minimize visual impacts. (Note: the location of solar panels must comply with current building code requirements.)
 - For a front-gable or front-facing gambrel roof, solar panels shall be set back at least three feet from the front eave.
 - For a hipped roof, solar panels shall be set back at least three feet from the diagonal ridge.
 - For a mansard roof, solar panels should not be installed on the lower slope at the front façade or visible side elevation.
 - For primary structures with two street frontages, solar panels may be installed on the roof surface facing the side street, but the panels must comply with the setback requirements noted above.
 - Solar panels may be installed anywhere on the roof of an accessory structure.

STANDARDS FOR SUSTAINABILITY

The Landmark Preservation Commission has adopted the *Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Sustainability for Rehabilitating Historic Structures* (2013). This document supplements the Denver design guidelines when energy retrofit and improvement projects are under consideration.

Environmental Sustainability & Historic Properties



40. Solar panels are placed to avoid obscuring distinctive roof features.



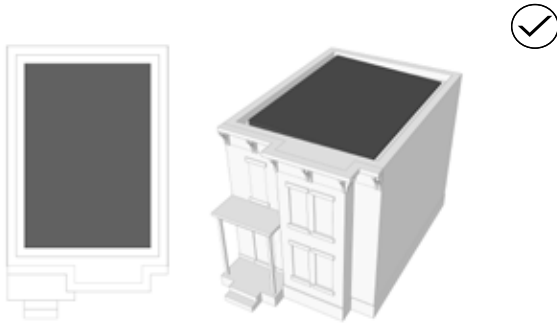
GUIDELINES FOR ENVIRONMENTAL SUSTAINABILITY

2.36 When installing solar panels, minimize potential adverse effects on the historic character of a property.

- a. Locate solar panels to avoid obscuring distinctive roof features, such as dormers or chimneys, and adversely affecting the character-defining features of the property.
- b. Mount solar panels flush to the surface of a pitched roof or mount panels no more than 8" off the roof surface.
- c. Use the least invasive method feasible to attach solar panels to a historic roof.
- d. Install solar panels so they may be removed and the original character of the roof may be easily restored. For clay or concrete tile roofs, carefully remove selective roofing tiles, if necessary. (Note: salvage of historic tiles is highly encouraged for future reinstallation or repairs).
- e. Install electrical equipment associated with solar panels on the rear façade of a primary structure, on an accessory structure, or in another inconspicuous location.
- f. Use a matte finished electrical conduit located to minimize visibility.
- g. Integrated solar roof tiles may be used on accessory structures or to replace non-historic roofing materials, including asphalt shingles, and on primary structures in historic districts if the solar tiles match the profile and texture of the existing roofing material or have a closely matching appearance. For example, solar tiles may replace asphalt shingles or a synthetic wood shingle if the solar tiles have a flat profile and are a neutral color.

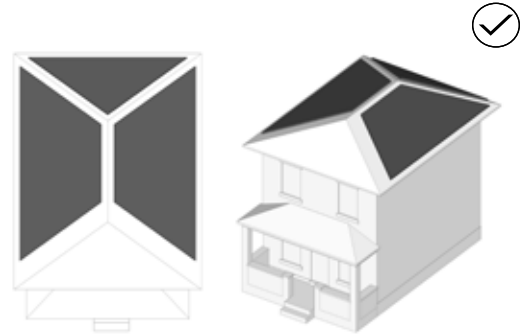
Installing Solar Collectors on a Historic Property

When installing solar collectors on a historic property, it is important to minimize visibility from the street and potential impacts on the historic character of the property. Below are examples of appropriate locations for solar panels on various roof forms.



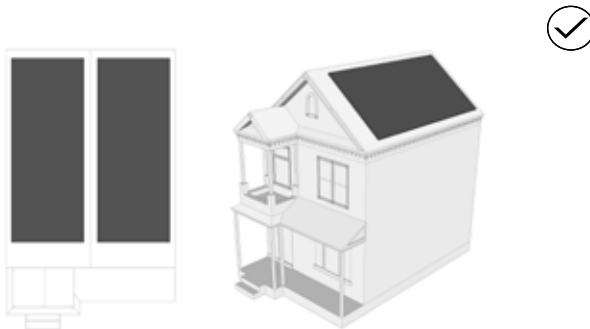
SOLAR INSTALLATION ON A FLAT ROOF

Install solar panels in any configuration as long as the panels are entirely below the top of the parapet



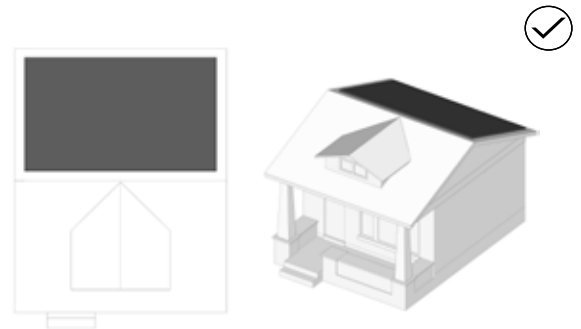
SOLAR INSTALLATION ON A HIPPED ROOF

Install solar panels on side or rear slopes of roof and at least three feet back from the diagonal ridge at the front of the building



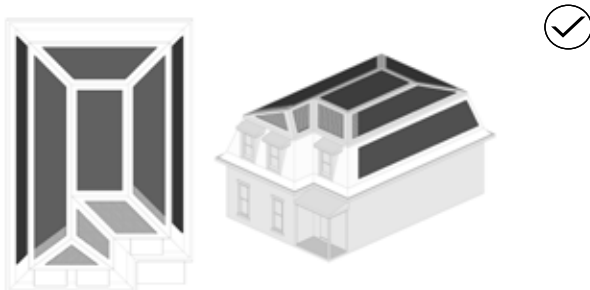
SOLAR INSTALLATION ON A FRONT GABLE ROOF

Install solar panels on side slopes of roof and at least three feet back from the front eave of the building



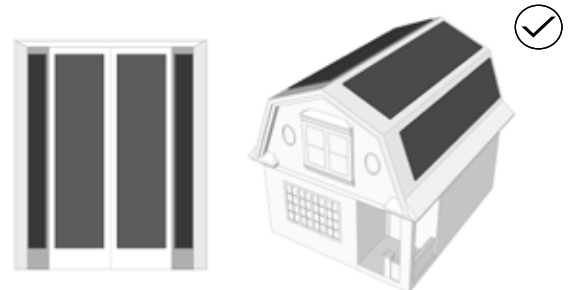
SOLAR INSTALLATION ON A SIDE GABLE ROOF

Install solar panels on rear slope of roof



SOLAR INSTALLATION ON A MANSARD ROOF

Install solar panels on side or rear slopes of roof. Solar panels may be installed on the low-slope at the front of the building (shown in gray hatch above) depending on visibility from the street.



SOLAR INSTALLATION ON A GAMBREL ROOF

Install solar panels on side slopes of roof and at least three feet back from the front eave of the building.

Figure 14: Solar Panel Installation