



CITY OF OREGON CITY HISTORIC REVIEW BOARD AGENDA

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Tuesday, October 26, 2021 at 7:00 PM

This meeting will be held in person and online via Zoom; please contact planning@orc.org for the meeting link.

CALL TO ORDER

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.

1. Housing Choices Code Update (HB 2001) <https://bit.ly/OCHB2001>

OTHER BUSINESS

2. Preservation Grant 21-04: Window Repair on the George and Bertha Storey House at 910 Pierce Street

PUBLIC HEARING

3. GLUA 21-00052 / HR-21-00020 Modification of HR 20-00001
4. GLUA 21-00055 / HR-21-00021: Historic Review for Roof Alterations at 610 Jefferson Street
5. GLUA 21-00059 / HR-21-00022: Historic Review for Metal Roof Alteration of a Designated Structure at 602 Jefferson Street

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: City Commission **Agenda Date:** 10/26/2021
From: Christina Robertson-Gardiner, Senior Planner

SUBJECT:

Housing Choices Code Update (HB 2001) <https://bit.ly/OCHB2001>

STAFF RECOMMENDATION:

Staff will be providing a general overview of the project and a workplan timeline for providing additional middle housing direction in the [Design Guidelines for New Construction](#).

EXECUTIVE SUMMARY:

House Bill 2001 aims to provide Oregonians with more housing choices, especially housing choices more people can afford. The law, passed by the 2019 Oregon Legislature, expands the ability of property owners to build certain housing types, like duplexes and tri-plexes, in residential zones. House Bill 2001 requires updates to local laws that currently limit the kinds of housing people can build. Oregon City is required to meet the requirements of HB2001 by June 30, 2022 and the City Commission has identified this project as a goal within the biennium with completion by that deadline.

These code amendments affect all areas currently zoned for single-family uses, including Historic Districts and Landmarks. House Bill 2001 does not allow cities to limit middle housing in historic areas. Staff will be providing the Historic Review Board with a brief overview of HB2001 and workplan timeline for providing additional middle housing direction in the Design Guidelines for New Construction.

The current Design Guidelines for New Construction provide direction for single-family homes, office, multi-family, and commercial development but do not provide direction for 2,3,4-plexes, cluster housing, and townhomes, which will become permitted uses in all single-family residential districts after June 30, 2022. A supplement addressing the new uses should be adopted by June 30, 2022, to provide clear direction to applicants, the HRB, and neighbors.

Visit <https://www.orcity.org/planning/housing-choices-code-update-house-bill-2001> to [sign up and join the project email list](#)

BACKGROUND:

The City of Oregon City is continuing work to expand housing choices for all members of the community with zoning code updates to increase flexibility for middle housing types. These housing types tend to be smaller scale and less expensive than detached single-family dwellings and provide needed variety to accommodate Oregon City's diversity of households. They are called middle housing because they fall somewhere between single-family homes and larger apartments. [House Bill 2001](#), passed by the State Legislature in 2019, calls for cities to allow a range of middle housing types, including duplexes, triplexes, quadplexes, townhouses, and cottage clusters in single-family neighborhoods.

The Housing Choices Code Update <https://bit.ly/OCHB2001> will help restore a greater variety of housing types that were historically incorporated into residential neighborhoods but have been outlawed for more than half a century. While detached single-family homes on one lot will remain the predominant housing type in Oregon City, code updates will create more opportunities for different types of housing to be accessible for a wider range of households.

House Bill 2001 requires Oregon City to update its development code to:

- Allow property owners to build duplexes anywhere in the City a single-family home is allowed. If someone wants to build a duplex, the process and standards need to be the same as building a single-family home.
- Expand the options by allowing duplexes, triplexes, fourplexes, townhomes, and cottage clusters everywhere single-family homes are allowed. These requirements can be slightly different than single-family and duplexes.

Changes are expected to be gradual, with modest growth of middle housing in both existing neighborhoods and new neighborhoods. Oregon City Staff will be working with boards, commissions, and community members in the winter of 2021 to expand housing options and meet the requirements of the new state law by June 30, 2022. Adoption hearings are scheduled to begin in spring 2022.

These code amendments affect all areas currently zoned for single-family uses, including Historic Districts and Landmarks. House Bill 2001 does not allow cities to limit middle housing in historic areas. The Historic Review Board, which oversees the Historic Districts in Oregon City, is working to improve the existing Design Guidelines for New Construction before June 30, 2022. Historic Review Board Agendas can be found at www.orcity.org/meetings.

Some properties have agreements between private parties that do not allow for the construction of multiple units or certain types of units. While the new state law does prohibit the creation of new restrictions that conflict with HB 2001, it does not affect existing agreements. To find out if a specific property has building restrictions, contact

the Homeowner's Association (if applicable) or a title company or conduct a search through Clackamas County Deeds & Records.

For more information, contact Christina Robertson-Gardiner, Senior Planner at crobertson@orcify.org. Visit the [project website](#) for news and updates, project materials, and other ways to get involved!

BUDGET IMPACT:

Amount: N/A

FY(s): 2021-2022

Funding Source(s):



Middle Housing and Goal 5 Historic Resources

Policy Summary: The intention of adopted rules implementing House Bill 2001 relating to middle housing is to ensure that local jurisdictions continue to be empowered to protect the designated historic resources within their communities, as authorized under Goal 5 and associated administrative rules. These rules *do not* enable the exclusion of middle housing or the continuation of the single-family exclusionary zone in historic districts.

Background

The Oregon Legislature passed House Bill 2001 in 2019 in order to begin to address the housing affordability crisis in Oregon. The legislature determined that limitations of housing types have contributing to rising costs for Oregonians across the state. The new law requires that local jurisdictions update local ordinances and zoning that currently limits the types of housing people can build. As the implementation of House Bill 2001 continues, DLCD staff has received questions on the relationship between middle housing and Goal 5 Historic Resources, including questions related to the historic significance of middle housing and the single-family exclusionary zone. To address this question more comprehensively, this document includes a brief summary of the historic context of housing.

The History of “Missing” Middle Housing

Many of the middle housing types legalized by House Bill 2001 were common and integral to historic neighborhoods in Oregon and throughout the United States. We do not see many examples of middle housing today, because they were effectively banned in single-family neighborhoods nationwide through the application of zoning policies around the middle of the 20th century.

“Missing middle” housing refers to a spectrum of housing types that were common in the United States before World War II, such as duplexes (Fig 1), townhouses (Fig 2), and courtyard apartments (Fig 3). While these housing types contained more dwelling units than a single-family home, the height and form of these housing types were similar to single-family homes.

These housing types once played a significant role in the provision of more modest and less expensive



Fig 1. Smith Duplex. Ashland, OR. C. 1945. Image courtesy of the State Historic Preservation Office (SHPO).



Fig 2. Campbell Townhouses. Portland, OR. C. 1893. Image courtesy of SHPO.



housing in the United States. Even throughout World War II, cities like Portland leveraged middle housing to address the immediate housing need during a national emergency by allowing the internal conversion of existing housing to middle housing.¹ However, since the postwar period, jurisdictions increasingly implemented zoning ordinances that prohibited all forms of “multi-family housing” in single-family zones. This effectively banned many forms of housing ranging from small-scale duplexes and cottage clusters to mid-rise apartments on the majority of residential lands in cities throughout the United States.² These policies largely bifurcated the housing market into two predominant forms of housing: single-family detached homes and multi-family, mid-rise apartments, and middle housing became increasingly less common in cities throughout the United States.



Fig 3. Swain Court. Corvallis, OR. C.1929. Image courtesy of the State Historic Preservation Office (SHPO).

The Single-Family Exclusionary Zone and Racial/Economic Segregation in the United States

The single-family exclusionary zone is one part of a larger historical context of racial and economic segregation policies that deliberately barred homeownership for communities of color and disinvested in the neighborhoods they lived in. The effects of these policies persist today because of the continuation of exclusionary policies and practices.

Since its inception, zoning has been used to exclude black and indigenous people and other people of color (BIPOC) from white neighborhoods. In the early part of the twentieth century, many zoning ordinances maintaining residential segregation were overt. While the Supreme Court invalidated these types of ordinances in *Buchanan v. Warley*, many communities implemented other zoning tools to maintain racial and economic segregation; in particular, many communities implemented exclusionary single-family detached residential zones, which could achieve similar effects while remaining racially neutral. These policies had the effect of perpetuating racial and economic segregation in U.S. cities, locking BIPOC households out of homeownership and high-opportunity neighborhoods, and reinforced disinvestment and displacement of the communities in which BIPOC lived and worked.³

Today, restrictive residential zoning and development ordinances – while typically based on race-neutral purposes – continue to reinforce patterns of racial and economic segregation and prevent equal access to neighborhoods, schools, parks, and employment. These patterns of segregation continue to entrench racial injustice, including the 10:1 wealth gap between white and black households in the United States today.⁴

¹ Franey, K. (2019). *Early Densification in an Urban Center: Portland, Oregon and the War Code Housing Program*. Accessed via: <https://www.oregon.gov/oprd/OH/Documents/Fellow2019KFraneysAmericasAdventureinHospitality.pdf>

² City of Eugene. (2020). *History of Middle Housing and Exclusion in Zoning*. Accessed via: [https://www.eugene-or.gov/DocumentCenter/View/58347/Fact-Sheet-History-of-Residential-Zoning-#:~:text=Middle%20housing%20is%20considered%20%E2%80%9Cmissing,war%20neighborhoods%20\(see%20sidebar\).](https://www.eugene-or.gov/DocumentCenter/View/58347/Fact-Sheet-History-of-Residential-Zoning-#:~:text=Middle%20housing%20is%20considered%20%E2%80%9Cmissing,war%20neighborhoods%20(see%20sidebar).)

³ Adams-Schoen, S., (2020). *Dismantling Segregationist Land Use Controls*. Accessed via: <https://www.eugene-or.gov/DocumentCenter/View/61750/DISMANTLING-SEGREGATIONIST-LAND-USE-CONTROLS>

⁴ Sullivan et. al. (2016). *The Racial Wealth Gap: Why Policy Matters*. Accessed via: https://www.demos.org/sites/default/files/publications/RacialWealthGap_2.pdf



Goal 5 and Protecting Historic Resources

It's important to recognize that House Bill 2001 fits into a broader statewide regulatory framework that governs how housing is permitted on lands, including lands that contain Goal 5 historic resources. The purpose of Goal 5 is to protect natural resources and conserve scenic and historic areas and open spaces. The goal and its implementing statutes and administrative rules require cities to inventory these resources and adopt regulations that conserve and protect them for present and future generations.⁵

With regard to historic resources, [OAR 660-023-0200](#) outline the specific parameters and responsibilities for local jurisdictions in how they inventory and protect historic resources. These provisions are intended to preserve the historic character of resources, including both individual historic properties and historic districts and the implementation of these new rules relating to middle housing will not change these provisions. However, local historic design review regulations are not intended to regulate who owns or is able to occupy a particular resource. Even adaptive reuse, the process of repurposing a historic resource for a use other than what was originally intended, the use of the structure is only considered in so far that it changes the historic character to use a property in a different manner.⁶ These standards do not permit cities to maintain exclusionary zoning practices or regulate who is able to live in and access neighborhoods.

For most forms of housing, local governments are required to apply clear and objective standards to the development of housing, and these regulations may not cause unreasonable cost or delay. A hearings body cannot deny a housing proposal unless the proposal does not comply with a clear and objective standard identified in their development code. However, housing built on land containing Goal 5 historic resources are exempt from the requirement for standards to be clear and objective, because many of the standards related to historic integrity, such as architectural design and historic context, are inherently discretionary.

House Bill 2001 and Goal 5 Historic Resources

The statutes and administrative rules implementing House Bill 2001 enable cities and counties to continue applying standards and procedures that preserve the integrity of historic resources under Goal 5 and the National Register program. The statute and rules *do not* enable the exclusion of middle housing or the continuation of the single-family exclusionary zone in historic districts.

House Bill 2001 requires cities above a certain size to allow middle housing in areas that allow single-family detached homes. Cities are still permitted to apply goal protections, including protections specific to Goal 5 historic resources. Administrative rules implementing House Bill 2001 ([OAR Chapter 660, Division 046](#)) allow cities to continue the application of discretionary historic design standards, but *they do not allow for the categorical exclusion of middle housing from previously exclusionary single-family neighborhoods.*⁷

⁵ Oregon Statewide Planning Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces. Accessed via: <https://www.oregon.gov/lcd/OP/Documents/goal5.pdf>

⁶ Restore Oregon. Preservation Toolkit: An Orientation to Preservation & Adaptive Reuse. Accessed via: http://restoreoregon.org/wp-content/uploads/2016/06/RestoreOregon_01-orientation_r401.pdf

⁷ OAR 660-046-0010(3)(a)(B)



Specifically, the rule reaffirms local government obligations to protect the historic integrity of Goal 5 historic resources. The rule requires that local governments either apply regulations adopted under [OAR 660-023-0200](#) to Middle Housing or – if they do not have adopted historic regulations – apply a set of backstop historic criteria outlined in OAR 660-023-0200(8)(a) to Middle Housing until they adopt their own set of regulations. These regulations are not required to be clear and objective under ORS 197.307 and do not cause “unreasonable cost or delay” to the development of Middle Housing. To prevent the application of historic review in a manner that excludes the development of Middle Housing, the rule restricts the application of two types of standards:

1. Use, density, and occupancy restrictions that prohibit the development of Middle Housing on historic properties or districts that otherwise permit the development of detached single-family dwellings; and
2. Standards that prohibit the development of Middle Housing on historic properties or districts that otherwise permit the development of detached single-family dwellings.

Through discussion with historic preservation, land use, and housing experts and stakeholders via the House Bill 2001 rulemaking process, these provisions were considered critical to prevent the application of historic standards in a manner that would preclude any development of Middle Housing and perpetuate patterns of racial and economic segregation associated with the single-family exclusionary zone. The rule enables and reinforces local responsibility to maintain the integrity of Goal 5 historic resource through the application of historic design standards.

If you have questions about this document, House Bill 2001, or housing planning, please contact Sean Edging at sean.edging@dlcd.oregon.gov.

If you have questions about statewide historic preservation, please contact Ian Johnson at ian.johnson@oregon.gov.



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board
From: Planner Kelly Reid

Agenda Date: 10/25/2021

SUBJECT:

Preservation Grant 21-04: Window Repair on the George and Bertha Storey House at 910 Pierce Street

STAFF RECOMMENDATION:

Staff Recommends awarding the grant for window repair.

EXECUTIVE SUMMARY:

The applicant is seeking approval for a preservation grant of \$1000 for window repair for the George and Bertha Storey House, a historic landmark that is also listed on the National Register of Historic Places.

The applicant is seeking to repair 12 wood windows, including casement and double hug windows. Many of the windows require cord repair and many are painted shut. The bids include re-ropeing of some windows, and full restoration of others, including repair and painting of the wood frames.

The applicant is seeking up to \$1000 toward the \$3,500 project. Staff Recommends awarding the grant and allocating additional funding if left over at the end of the fiscal year, for a grant award up to \$1,750.

BACKGROUND:

See staff report and recommendation for more information.

OPTIONS:

1. Award the grant for window repair
2. Other action preferred by the Board

BUDGET IMPACT:

Amount: \$ 1,750

FY(s): 2021-2022

Funding Source(s): General Fund (\$5000 available each year for Preservation Grants)



**PRESERVATION GRANT REQUEST
HISTORIC REVIEW BOARD
September 21, 2021**

FILE NO.: PG 21-04 Preservation Grant

HEARING DATE / LOCATION: October 25, 2021, 7PM
1234 Linn Avenue (Libke Public Safety building)

APPLICANT / PROPERTY OWNER: Lara Lynch

LOCATION: 910 Pierce Street
Oregon City, Oregon 97045

REQUEST: The applicant is seeking approval for a preservation grant of \$1000 for window repair for the Goerge and Bertha Storey House, a historic landmark that is also listed on the National Register of Historic Places

REVIEWER: Kelly Reid, AICP, Planner

RECOMMENDATION: Staff Recommends awarding the grant and allocating additional funding if left over at the end of the fiscal year, for a grant award up to \$1,750.

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

Grant Proposal:

The applicant is seeking to repair 12 wood windows, including casement and double hug windows. Many of the windows require cord repair and many are painted shut. The bids include re-roping of some windows, and full restoration of others, including repair and painting of the wood frames.

Property Description and Statement of Significance:**910 Pierce Street - George and Bertha Storey House**

Statement of Significance: George Lincoln Storey was born August 18, 1860 in Salem and moved to Oregon City in 1889. Active in Republican party activities, he served as Secretary to the Clackamas County Central Committee from 1894-96. An interest in politics led him to serve in the State House of Representatives from 1885-1901; he then served several terms as City Attorney after developing a prominent local legal practice. During the years 1901-1905, he pursued the courtship of Bertha Gibson, his neighbor across Pierce Street. George Story married Bertha Gibson sometime between 1904-1907, and she sold her house in 1908. The Storeys pursued a life in Oregon City which revolved around George's legal practice and his involvement in local politics and civic affairs. Following his tenure as City Attorney, he became chief deputy in the office of Clackamas County Sheriff Wilson. In 1923 his health began to fail and he died in Portland's Sellwood Hospital on November 18, 1924. He was buried in the Story family plot in Forrester Cemetery in Eagle Creek. Bertha Gibson retained the house until her death in the early 1930s. From recent survey information of Oregon City, William A. White, with his brother Frederick, have been identified as having designed and constructed many residential and commercial structures in Oregon City between 1889-910. The structure is significant for its unusual architectural character - the only one of its style with shingle siding - and for its association with Story, a prominent Oregon City resident.

Project Bids

Window Repair:

Bid #1: \$8,946 Chosen Wood windows

Bid #2: \$3,500 Jeffrey Franz

Bid #3: \$13,788 East Portland Sash

The bids are provided in the application materials. They are not exactly the same scope of work, but they appear to be comparable. The applicant indicated that she would prefer the bid from Jeffrey Franz.

Grant Funding:

A total of \$5,000 is available each fiscal year. The Board has not awarded any grants since the fiscal year began in July 2021. If approved, the grant applicant would receive a grant of \$1000.

In recent years, the grant program has been close to awarding all the funding, but there has been a small amount of funding not awarded. Staff recommends that the HRB allocate any remaining funds at the end of the fiscal year, up to \$750, to this project, given the National Register status of the structure and the value of the work.

Staff Recommendation

Staff recommends approval of the grant; the applicant provided two bids and the repair of the windows will greatly contribute to the restoration of the property.

Staff Recommends the Following Conditions for Approval:

1. 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)
2. 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, 698 Warner Parrott Rd.
3. **Projects must be completed by June 30, 2022.** 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.
4. Grants are considered taxable income and must be reported on your income tax return as required by law.
5. Grants are not awarded for materials already purchased, or for work already in progress or completed.



CITY OF OREGON CITY

Historic Review Board

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

Item #2.

Historic Preservation Renovation Grant Application

Please Print Clearly

Grant Application File # PG-21-04 (staff to fill out)

Date: 9/30/21 Applicant Name: Lara Lynch

Site Address: 910 Pierce St, Oregon City, OR 97045

Phone Number: 503-309-9355 E-mail address: 321Lara@comcast.net

Historic Name: George Story House Architectural Style: Queen Anne

Previous Grant Approval File #'s N/A Total Amount

How did you hear about the program?: Kelly Reid

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).

Cost Estimate/Bid #1: \$8,946.00 Chosen Wood Window

Cost Estimate/Bid #2: \$3,500
\$3,100 Jeffrey Franz

#3: \$13,788+ East Portland Sash

Total grant amount requested (up to 50% of project cost, maximum \$1000): \$1,000 and if there is more available at the end of the year I would like to apply for this.

Project Scheduling:

Beginning Date: TBD Completion Date: TBD

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: Laura Lynch Date: 9/30/21

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.

Historic Preservation Renovation Grant Application

9/30/21 Lara Lynch - applicant

site: 910 Pierce St, Oregon City, OR 97045

Historic Name: George Story House

1. Project Description: Restoration of casement windows in the kitchen and sash windows in the pantry, living room and bedrooms. Several are painted shut, are nonfunctional and are aesthetically displeasing. A few need cord replacement. Some are painted shut in the wrong position which allows rain and cold to enter the home. Several do not have hardware/lock sets which makes the home vulnerable to intruders.
2. Historic Significance: Built in 1891, the George and Bertha Story House is a unique queen anne victorian and one of a kind. The double hung sash windows were crafted from high quality wood that cannot be replicated quite the same today. Per the HRB "original wood windows should be retained and repaired whenever possible" and "they are the eyes of the structure". Many of the sash windows sit in two or three pairs, adding dramatic appeal. The three that sit in the pantry take up most of the north wall and make one pause as they enter the room. As the tallest and oldest home on the block, the three dormer windows in the main bedroom upstairs have stunning views which include treetops and rooftops. When these windows

which are painted shut are allowed to breathe again it will give life to the house. You might say windows are not only the eyes of the house, but also the lungs. If these windows are not repaired the home will sustain damage.

I would like to go with estimate number two from Jeffrey Franz as I trust that he has a lot of skill and expertise with historic windows and his prices are reasonable.

3. Historic Documentation: No plans to alter the exterior so no documentation included.

CHOSEN

WOOD WINDOW
MAINTENANCE, INC.

Estimate - 7296

Chosen Wood Window Maintenance
OR CCB#132834
WA CCB#CHOSEWW008KJ

Date of Proposal: Tuesday, May 4, 2021

Billing Address

Lynch, Lara
910 Pierce St
Oreong City, OR 97045
503-309-9355

Job Site

Lynch, Lara
910 Pierce St
Oreong City, OR 97045
503-309-9355

100% Customer Satisfaction is our Goal!

If you have any questions or concerns regarding any aspect of our estimate, please call our office and share them with us

Job Cost \$8,946.00

Tax \$0.00

Job Total \$8,946.00

Line #	Room	Side + Level	Service	Description	Qty	Amount
1	Living	1-F	Hardware	Double Hung: Cut top and bottom sash free as needed, Rerope bottom sash. Rerope top sash. Notice if there are no pullies for the top sash install hidden balances DL 19 5/8 x 29 5/8 Single Pane.	3	\$1,320.00
2	Dining	1-R	Hardware	Double Hung: Cut top and bottom sash free as needed, Rerope bottom sash. Rerope top sash. Notice if there are no pullies for the top sash install hidden balances DL 19 5/8 x 29 5/8 Single Pane.	2	\$880.00
3	Closet	1-F	Hardware	Double Hung: Cut top and bottom sash free as needed, Rerope bottom sash. Rerope top sash. Notice if there are no pullies for the top sash install hidden balances DL 19 5/8 x 17 5/8 Single Pane.	1	\$440.00
4	Pantry	1-L	Hardware	Double Hung: Cut top and bottom sash free as needed, Rerope bottom sash. Rerope top sash. Notice if there are no pullies for the top sash install hidden balances DL 19 5/8 x 29 5/8 Single Pane.	3	\$1,320.00

5			Hardware	Install new Antique Brass double hung lock set.	2	\$172.00
6			Glass Replace	Single Pane DS/CL/Annl 23 x 33 Cut to size on site Notice this glass is not Vintage Wavy.	1	\$263.00
7	Master	2-B	Hardware	Double Hung: Cut top and bottom sash free as needed, Rerope bottom sash. Rerope top sash. Notice if there are no pullies for the top sash install hidden balances DL 19 5/8 x 19 5/8 Single Pane.	2	\$880.00
8			Hardware	Double Hung: Install Hidden balances in top and bottom sash. Cut sash free as needed. DL 17 5/8 x 27 5/8 Single pane.	3	\$1,440.00
9			Glass Replace	Single Pane DS/Vintage Wavy/Annl 21 x 31 Cut to size on site	1	\$403.00
10			Hardware	Install new Antique Brass double hung lock set.	3	\$258.00
11				Restoration option:		
12	Dining	1-R	Pull + Board	Pull sash, board up opening and installation of finished product.	1	\$540.00
13			Restore	Full Restoration of Vintage Double Hung Sash Set P/P: Dip and strip, repair, sand, prime, and reglaze. Sash size ~ 24 x 34, 1/1 lite, Reuse original glass (Vintage Wavy if broken), Reuse original hardware. Rerope bottom sash. Rerope top sash. Notice if there are no pullies for the top sash install hidden balances DL 19 5/8 x 29 5/8 Single Pane. Parting Bead-6,6,3,	1	\$1,030.00

Lara Lynch <lynchlara91@icloud.com>

9/24/2021 5:00 PM

Fwd: 910 Pierce St. Oregon City Estimate

To Lara Lynch <321lara@comcast.net>

Sent from my iPhone

Begin forwarded message:

From: Lara Lynch <lynchlara91@icloud.com>
Date: September 21, 2021 at 11:07:17 AM PDT
To: Jeffrey Franz <jeffreyfranzrepairs@gmail.com>
Subject: Re: 910 Pierce St. Oregon City Estimate

Just letting you know I received your BID. Thank you so much! Give me some time to think it over.
Much thanks
Lara

Sent from my iPhone

On Sep 21, 2021, at 9:52 AM, Jeffrey Franz <jeffreyfranzrepairs@gmail.com> wrote:

----- Forwarded message -----

From: Jeffrey Franz <jeffreyfranzrepairs@gmail.com>
Date: Tue, Sep 14, 2021, 7:48 PM
Subject: 910 Pierce St. Oregon City Estimate
To: Lara Lynch <lynchlara91@icloud.com>

Lara Lynch
910 Pierce Street
Oregon City OR 97045
503=309-9355

Estimate/Contract

Item 1) Kitchen casement restoration: paint stripping, sealant, glazing, epoxy and pegs as needed, new hooks or bolts, varnish or prime & paint...\$300 each sash...work on the damaged wood on the sill stool...\$90 each

~~Item 2) Kitchen casement screens: to manufacture \$115 each, add contractors work to order, pick up, and coat...\$275 each~~

Item 3) Kitchen window sill: remove old sill and replace with quality fir replacement...\$450

Item 4) Living room double-hung windows (2): sash cord replacement, includes oil, wax and careful fitting...\$250 each

Item 5) Pantry double-hung windows (3): install new cords...\$250 each which includes installing new locks that the owner purchases

Item 6) Guest bedroom double hung windows: install new locks that the owner purchases...\$35 each

Item 7) Main bedroom double hung windows (2) on the east wall: install new cords and new stops...\$200 each

Item 8) Main bedroom north wall double-hung windows (3) the center window top sash is painted shut in the wrong position and needs to be cut free, while the bottom sash is also painted shut and needs to be cut free...\$150

Item 9) repair of broken pane in Main bedroom bottom sash...\$150 Repair of broken pane in top sash...\$250

Contractor is licensed with Oregon CCB. There is no arbitration clause in the contract. Owner has the right to file a complaint with the CCB.

Payment is due on the last day of the work week for any work completed up to the last day of that week. Item 2 casement windows carry a down payment of one-half down or \$150 dollars each when the windows are taken away for stripping.

Owner.....Date.....

Contractor.....Date.....

Jeffrey G. Franz
sole Proprietor, CCB# 160533
1230 SE Morrison, Ste. 408
Portland OR 97214
503-234-9641

East Portland Sash

Living room - three standard size Victorian style double-hung windows. Standard scope of work for restoration includes the following:

- Free upper and lower sashes
- Remove paint from friction surfaces
- Inspect and perform standard maintenance for sashes and jamb
- Re-install sash with fresh cord, ensuring proper transport and meet
- Weatherstrip package installed
- Spot prime and finish to paint ready

Additional items:

- Recase all three windows, interior and exterior including stool and crown.
- Restore sill or replace as needed
- Spot glaze
- Possible sash replacement as needed
- All materials included with the exception of restoration grade replacement glass. Standard modern glass is included as needed.

\$7482 package price for these three locations.

Kitchen - Mulled casement pair, in-swing. Scope of work includes:

- Sash removal and replication.
- Inspection of opening for deterioration and rot, make necessary repairs
- Prep for hinge swap with Whitco hinges if applicable
- Prep for new weatherstrip package and install
- Re-install sash with new hardware ensuring proper closure and operation.
- Prime and finish to paint ready

Includes exterior wood screen frame. Scope of work includes:

- Site measure and design
- Fabrication
- Fully painted
- Installation with required hanging hardware.

\$4152 package price for this location

Bathroom - Single sash out-swing casement. Current unit houses aluminum sash in wood frame. Scope of work is contingent upon assessment of existing opening and determination of compatibility with our product. Scope of work includes:

- Sash removal
- Fabrication of new replacement sash
- Prep opening for new sash, add Whitco hinges
- Prep for new weatherstrip package and install
- Prime and finish to paint ready
- Includes closure hardware

\$2154 package price for this location

WINDOW REPAIR WORKSHEET

Item #2.

Project Address: 910 Pierce St

Window # 1 keyed to site map

Window Location: Kitchen - casement window - left

CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window				X
2. Condition Of The Paint				X
3. Condition Of The Frame And Sill			X	NA
4. Condition Of The Sash NA			NA	
5. Condition of The Rails				
6. Condition of The Stiles				
7. Condition of The Muntins		NA	X	
8. Condition of Hardware adding second lock for more security		NA	X	
9. Glazing Problems A			X	
10. Other:				

PLEASE PROVIDE AN INTERIOR/EXTERIOR OR CONTEXT PHOTO FOR EACH WINDOW

3 photos

WINDOW REPAIR WORKSHEET

Item #2.

Project Address: 910 Pierce St.

Window # 2 keyed to site map

Window Location: Kitchen - casement window - right

CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window				X
2. Condition Of The Paint				X
3. Condition Of The Frame And Sill - sill dry rot - part of frame dry rot			X	NA
4. Condition Of The Sash			NA	
5. Condition of The Rails				
6. Condition of The Stiles				
7. Condition of The Muntins		NA	X	
8. Condition of Hardware & adding second lock for more security		NA	X	
9. Glazing Problems			X	
10. Other:				

PLEASE PROVIDE AN INTERIOR/EXTERIOR OR CONTEXT PHOTO FOR EACH WINDOW

3 photos

WINDOW REPAIR WORKSHEET

Item #2.

Project Address: 910 Pierce St.

Window # 3 keyed to site map

Window Location: Living room - Double hung sash window - left

CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window			X	
2. Condition Of The Paint		XXX	X	
3. Condition Of The Frame And Sill		XXX	X	
4. Condition Of The Sash			X	
5. Condition of The Rails cords good / fair			X	
6. Condition of The Stiles XXX		X		
7. Condition of The Muntins XXX		X		
8. Condition of Hardware		XXX	X	
9. Glazing Problems			X	
10. Other: Painted shut				

PLEASE PROVIDE AN INTERIOR/EXTERIOR OR CONTEXT PHOTO FOR EACH WINDOW

WINDOW REPAIR WORKSHEET

Item #2.

Project Address:

Window # 4 keyed to site map

Window Location: Living room - double hung sash window - right

CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window			X	
2. Condition Of The Paint		XL	X	
3. Condition Of The Frame And Sill <u>sill outside fair/poor - needs repainting</u>		XL	X	
4. Condition Of The Sash			X	
5. Condition of The Rails <u>conds good/fair</u>			X	
6. Condition of The Stiles		X		
7. Condition of The Muntins		X		
8. Condition of Hardware		XL	X	
9. Glazing Problems			X	
10. Other: <u>Painted shut</u>				

PLEASE PROVIDE AN INTERIOR/EXTERIOR OR CONTEXT PHOTO FOR EACH WINDOW

WINDOW REPAIR WORKSHEET

Item #2.

Project Address:

Window # 5 keyed to site map

Window Location: Pantry - double hung window far right left

CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window			X	
2. Condition Of The Paint			X	
3. Condition Of The Frame And Sill			X	
4. Condition Of The Sash			X	
5. Condition of The Rails <u>cords good / fair</u>			X	
6. Condition of The Stiles			X	
7. Condition of The Muntins			X	
8. Condition of Hardware <u>No hardware</u>				X
9. Glazing Problems			X	
10. Other: <u>hardware / look set needed</u>				

window opens
cracked pane upper sash (lower left corner)

PLEASE PROVIDE AN INTERIOR/EXTERIOR OR CONTEXT PHOTO FOR EACH WINDOW

WINDOW REPAIR WORKSHEET

Item #2.

Project Address:

Window # 6 keyed to site map

Window Location: Pantry - Double hung middle window

CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window			X	
2. Condition Of The Paint			X	
3. Condition Of The Frame And Sill			X	
4. Condition Of The Sash			X	
5. Condition of The Rails			X	
6. Condition of The Stiles			X	
7. Condition of The Muntins			X	
8. Condition of Hardware <u>no hardware</u>				X
9. Glazing Problems			X	
10. Other: <u>hardware / lock set needed</u>				

- upper sash painted shut in many positions so lock doesn't line up (too low)
- window opens

PLEASE PROVIDE AN INTERIOR/EXTERIOR OR CONTEXT PHOTO FOR EACH WINDOW

WINDOW REPAIR WORKSHEET

Item #2.

Project Address:

Window # 7 keyed to site map

Window Location: Pantry - Double hung - far right window

CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window			X	
2. Condition Of The Paint			X	
3. Condition Of The Frame And Sill			X	
4. Condition Of The Sash			X	
5. Condition of The Rails			X	
6. Condition of The Stiles			X	
7. Condition of The Muntins			X	
8. Condition of Hardware <u>No hardware</u>				X
9. Glazing Problems			X	
10. Other: <u>hardware / lock set needed</u>				

- upper sash painted shut in wrong position so lock doesn't line up
- window opens too low

PLEASE PROVIDE AN INTERIOR/EXTERIOR OR CONTEXT PHOTO FOR EACH WINDOW

WINDOW REPAIR WORKSHEET

Item #2.

Project Address:

Window # *8* keyed to site map

Window Location: *Guest Bedroom - Double hung - left*

CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window				
2. Condition Of The Paint				
3. Condition Of The Frame And Sill				
4. Condition Of The Sash				
5. Condition of The Rails				
6. Condition of The Stiles				
7. Condition of The Muntins				
8. Condition of Hardware <i>No hardware - to replace</i>				X
9. Glazing Problems				
10. Other:				

PLEASE PROVIDE AN INTERIOR/EXTERIOR OR CONTEXT PHOTO FOR EACH WINDOW

WINDOW REPAIR WORKSHEET

Item #2.

Project Address:

Window # *9* keyed to site map

Window Location:

Guest bedroom - Double hung - right

CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window				
2. Condition Of The Paint				
3. Condition Of The Frame And Sill				
4. Condition Of The Sash				
5. Condition of The Rails				
6. Condition of The Stiles				
7. Condition of The Muntins				
8. Condition of Hardware <i>No hardware</i>				X
9. Glazing Problems				
10. Other:				

PLEASE PROVIDE AN INTERIOR/EXTERIOR OR CONTEXT PHOTO FOR EACH WINDOW

WINDOW REPAIR WORKSHEET

Item #2.

Project Address:

Window # 10 keyed to site map

Window Location: main bedroom - east wall - ~~right~~ left

CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window			X	
2. Condition Of The Paint			X	
3. Condition Of The Frame And Sill			X	
4. Condition Of The Sash			X	
5. Condition of The Rails missing cord on right cord on @ fair			X	
6. Condition of The Stiles			X	
7. Condition of The Muntins			X	
8. Condition of Hardware No lock set		///		X
9. Glazing Problems glazing inside - poor			X	
10. Other: to replace new cords & stops				

- ~~data~~ upper sash painted shut in wrong position
 - window painted shut

PLEASE PROVIDE AN INTERIOR/EXTERIOR OR CONTEXT PHOTO FOR EACH WINDOW

WINDOW REPAIR WORKSHEET

Item #2.

Project Address:

Window # 11 keyed to site map

Window Location: main bedroom - east wall ~~left~~ right

CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window			X	
2. Condition Of The Paint			X	
3. Condition Of The Frame And Sill			X	
4. Condition Of The Sash			X	
5. Condition of The Rails <u>no cords</u>			X	
6. Condition of The Stiles			X	
7. Condition of The Muntins			X	
8. Condition of Hardware <u>no hardware</u>	NA			X
9. Glazing Problems <u>poor on inside</u>			X	
10. Other:			X	

Window opens but no cords so doesn't stay open

PLEASE PROVIDE AN INTERIOR/EXTERIOR OR CONTEXT PHOTO FOR EACH WINDOW

WINDOW REPAIR WORKSHEET

Item #2.

Project Address:

Window # 12 keyed to site map

Window Location: main bedroom - north wall - middle window

CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window			X	
2. Condition Of The Paint			X	
3. Condition Of The Frame And Sill			X	
4. Condition Of The Sash			X	NA
5. Condition of The Rails <u>no cords</u>			X	
6. Condition of The Stiles			X	
7. Condition of The Muntins			X	
8. Condition of Hardware <u>no hardware</u>				X
9. Glazing Problems			X	
10. Other: <u>yes upper sash pane broken</u> <u>- painted shut</u> <u>- upper sash painted shut in many position</u>				

PLEASE PROVIDE AN INTERIOR/EXTERIOR OR CONTEXT PHOTO FOR EACH WINDOW

window 1



window 2





window 4



window 5



window 6







window 9



window 10







CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board

Agenda Date: 10/206/2021

From: Christina Robertson-Gardiner, Senior Planner

SUBJECT: GLUA 21-00052 / HR-21-00020 Exterior modifications to HR 20-01 including but not limited to the inclusion of an ADA ramp and change in final foundation height for a new live/work building in the McLoughlin Conservation District.

STAFF RECOMMENDATION: Staff recommends approval of the side ADA ramp and window revision with submitted conditions at the October HRB meeting. If the Applicant wishes to pursue approval of the full ADA ramp to the rear of the site, staff recommends the Applicant provide a 30-day extension of the 120-day land use deadline, respond to any additional information requested by the Historic Review Board that is needed to show compliance with the Design Guidelines and mitigate any adverse impacts to the district.

EXECUTIVE SUMMARY: Under HR 20-0001, the Applicant was approved for a live/work building that contains a commercial space on the ground level front and a large, 10-bedroom dwelling unit in the remaining portions of the structure in the Mixed-Use Corridor District (MUC-1). With a better understanding of the site conditions after the HRB approval, the Applicant submitted an alternate design for an ADA ramp with the Building Permit package, which incorporates the existing site conditions and details an approach to access the side and rear of the site. The ADA ramp and retaining walls not associated with the building foundation were not part of the permits issued by the Building Division.

The Applicant provided an initial ADA ramp approach at the September 28, 2021, Historic Review Board Meeting. At the September meeting, the Board continued the hearing and requested additional information on the ADA ramp slope. On October 18-19, 2021, the Applicant submitted revised plans and narrative that confirmed that the ramp slope submitted in the September packet could not meet ADA requirements. The revised plans address the rear slope grade with a switchback ramp design leading to a new covered rear porch. As these designs were submitted just before the HRB agenda packet was created, staff has not been able to review the revised plans adequately, including concurrence from Development Services that no additional geohazard review is needed, nor has the Applicant provided findings to show how they comply with the design guidelines or are mitigating the larger ADA ramp and rear porch.

Providing an ADA ramp that can access the rear of the site would be a beneficial solution for the residents, who would need to rely on an elevator as the sole ADA access to the second floor if the smaller side elevation ADA ramp is approved. Therefore, staff recommends the Applicant extend the 120-day deadline and work with staff, neighbors, and the HRB to continue refining the full ADA approach to see if it can be conditionally approved.

BACKGROUND: Under HR 20-0001, the Applicant was approved for a live/work building that contains a commercial space on the ground level front and a large, 10-bedroom dwelling unit in the remaining portions of the structure in the Mixed-Use Corridor District (MUC-1). The Applicant additionally was reviewed for compliance with the Geohazard Overlay District through GLUA 20-0024: GEO 20-0002 SP 20-0052. The site is crossed sloped with elevation dropping from the rear and top front of the site. The low point of the slope is at the NW elevation. At the front lower corner of the lot at the location of the proposed ADA ramp. The geohazard review and Conditions of Approval directed the application to minimize cuts and fill, which resulted in an exposed foundation approximately 4 feet taller at the side door entrance at the finished grade on the downhill side elevation than reflected in the approved HR plans.

With a better understanding of the site conditions, the Applicant submitted an alternative design, including an ADA ramp. The ADA ramp and retaining walls not associated with the building foundation have not been authorized under the existing building permits. The submitted ADA ramp plans incorporate the existing site conditions and detail an approach to access the side and rear of the site.

The Applicant originally planned to access the side elevation door with an at-grade side entrance and retaining wall to the rear. With the revised elevation level, the Applicant proposes to utilize an ADA ramp to access the side and rear entrance. The ADA ramp is designed with lap siding to match the house with railings attached on the inside to minimize the massing of the ramp and reduce the visual appearance of the ramp as a separate building element.

OPTIONS:

1. Approve the side ADA ramp and window revisions with conditions (staff recommendation)
2. Approve the proposal with modified conditions and provide revised HRB findings
3. Deny the proposal and provide revised HRB findings.
4. Continue the hearing, with a 120 day waiver from the applicant, and request more information

BUDGET IMPACT:

Amount: N/A

FY(s):

Funding Source(s):



Delson Engineering, Inc.

1204 NE 146TH AVE
VANCOUVER, WA. 98684

PHONE: (360) 944 -7094

John@Delsonengineering.com

October 19, 2021

Re.: ADA Ramp and Covered Rear Deck for the main floor access.

NARRATIVES FOR GLUA 20-00024 TERESA YIP

APPLICANT: Name: Bogdan Smolinets 503-504-6754
Address: 15730 SE Bybee Dr
Portland OR 97236

OWNER: Name: Teresa Yip 971-258-8148
Address: 15270 SW Sparrow Loop, unit 102
Beaverton, OR 97007

REQUEST: Description of project:
PR-160-2020 Live Work 5th and JQ Adams

LOCATION: Address: 1020 5th St, Oregon City OR 97045
Map and tax lot number: 10900

To Whom It May Concern:

The owner Teresa Yip is in process of developing the above site to provide care for her elderly family members. It has been stated, in the previous approval process by Historical Board, and the City Permitting authorities.

Mrs. Teresa Yip expressed her family and personal needs for the ADA compliant ramp in her letter dated September 27, 2021. Her mother (92 years of age), and older brother currently require ADA accessibility due to the advanced age.

We understand that the ramp is necessary to access the residential floor to accommodate the needs of the owner and her family, and propose ADA compliant ramp to access residential floor level.

The existing site topography of the backyard with aggressive slopes make the required residential entry rear door very difficult for access. In our professional opinion the elevated ramp will also minimize further disturbance of the surface ground in geologically sensitive area.

The ramp will be fully screened on the right side with the siding to match the siding material and finishes of constructed house.

The cover deck will be approximately 19 feet long by 13 feet wide. It will match the overall depth of the ramp and will fill up the space between the constructed Landscape Retaining Wall and the house. The hip roof over the proposed deck will match the design of the lower hip roof of the house. The roof over the proposal deck will also provide shelter for the occupants during hot or rainy days of the year. Also the covered deck will complement the house.

The ADA ramp will give more residential appearance to the rear elevation.

We thank you in advance for your consideration of the proposed ADA ramp, and the covered deck to meet the needs of the owner family.

I hope this information meets your needs at this time.
Please call our office if you have any questions.

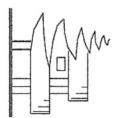
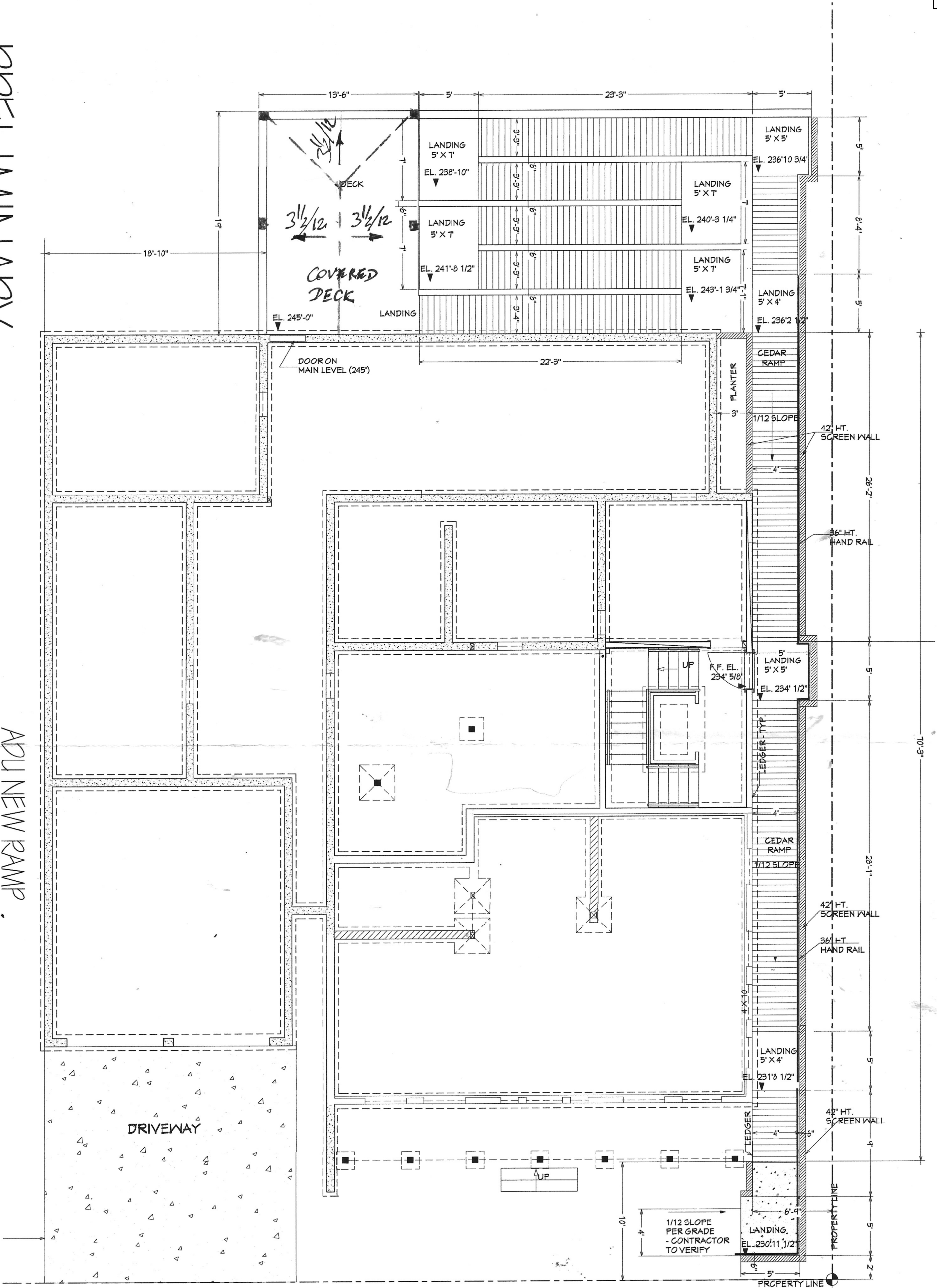
Respectfully,

John J. Delson P.E. E.O.R.

PRELIMINARY

10-15-21

ADU NEW RAMP
1/8" = 1'-0"

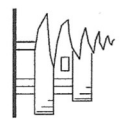


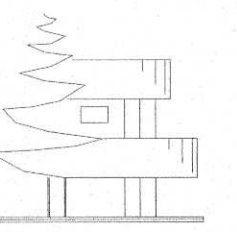
DELSON ENGINEERING, INC.
1204 NE 146TH AVENUE
VANCOUVER, WA 98684
(360) 944-7094

THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR USE IN THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE SUBJECT TO THE CONDITIONS OF LICENSE ACCEPTED BY THE CUSTOMER. USE OF ANY PART OF THE PLANS BY ANY PARTY OTHER THAN THE CUSTOMER, EXCEPT ON LOAN BY THE CUSTOMER TO THIRD PARTIES NECESSARY TO ASSIST THE CUSTOMER IN JOINING THE PLANS, SUCH AS CONTRACTORS AND SUBCONTRACTORS, IS STRICTLY PROHIBITED. THE PLANS MAY NOT BE REPRODUCED, COPIED, IN WHOLE OR IN PART, WITHOUT WRITTEN PERMISSION FROM DELSON ENGINEERING, INC. (D.E.I.), WHICH RETAINS CONVEYANCE TO ALL OWNERSHIP OF PLANS OR PREPARED PLANS CAREFULLY FOR USE BY ITS CUSTOMERS. HOWEVER, ADAPTATION OF THE PLANS TO MEET SPECIFIC STATE AND LOCAL BUILDING CODES AND REGULATIONS, AND SPECIFIC SITE CONDITIONS, IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION, DEL WILL NOT BE RESPONSIBLE FOR ANY DAMAGES RELATING TO THE ACCURACY AND OVERALL INTEGRITY OF THE PLANS IN EXCESS OF THE LICENSE FEE PAID FOR THEIR USE. THE CONTRACTOR, THEREFORE, MUST CAREFULLY INSPECT ALL DIMENSIONS AND DETAILS IN THE PLANS FOR ERRORS OR OMISSIONS. UNAUTHORIZED USE OR COPYING OF THESE PLANS, OR THE DESIGN THEY REPRESENT, INFRINGES RIGHTS UNDER THE COPYRIGHT ACT. INFRINGERS FACE LIABILITIES THAT INCLUDE PENALTIES OF UP TO \$20,000 PER WORK INFRINGED, AND UP TO \$100,000 PER WORK INFRINGED WILLFULLY. A GENERAL NOTE AND SPECIFICATION SHEET IS ALWAYS AN INTEGRAL PART OF THESE DRAWINGS AND IS GENERALLY THE LAST SHEET OF THE SET.

DATE: 4-11-20
LIVING AREA:
JOB NO: A19-7-52
DRAWN BY: JCB

YIP- RESIDENCE
5 TH ST JQ-ADAMS ST
OREGON CITY, OR 97045





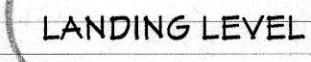
VIP RESIDENCE
5 TH ST JQ-ADAMS ST
OREGON CITY, OR 97045

DATE: 9-20-21
LIVING AREA:
JOB NO: A19-7-52
DRAWN
BY: *ABG*

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DELSON ENGINEERING, INC.
1204 NE 146TH AVENUE
VANCOUVER, WA 98684
(360) 944-7094

PRELIMINARY
FOR HISTORICAL BOARD


$$1/4'' = 1' - 0''$$

$$1/4'' = 1' - 0''$$

CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS
AND CONDITIONS AND NOTIFY ENGINEER OF RECORD
IF DIFFERENT PRIOR TO START OF CONSTRUCTION
ALL WORK PER LATEST ADOPTED
APPLICABLE CODES -TYP.



**Historic Review
Staff Report and Recommendation
September 21, 2021**

A preliminary analysis of the applicable approval criteria is enclosed within the following staff report. All applicable criteria shall be met, or met with conditions, in order to be approved. The Historic Review Board may choose to adopt the findings as recommended by Staff or alter any finding as determined appropriate.

FILE NO.: GLUA 21-00052 / HR-21-00020
Modification of HR 20-00001

HEARING DATE: September 28, - 2021
7:00 p.m. – Commission Chambers, Libke Public Safety Building
1234 Linn Ave
Oregon, City, Oregon 97045

APPLICANT: Bogdan Smolinets
NW Custom Homes Inc.
15730 SE Bybee Rd
Portland, OR 97236

OWNER: Teresa Yip
5835 SW Hamilton St
Portland, OR 97221

LOCATION: 1020 5th Street
Oregon City, OR 97045
Clackamas County Map 2-2E-31DA-10900

REQUEST: Exterior modifications to HR 20-01 including but not limited to the inclusion of an ADA ramp and change in final foundation height for a new live/work building in the McLoughlin Conservation District.

REVIEWER: Christina Robertson-Gardiner, AICP crobertson@orcify.org

RECOMMENDATION: If the Board finds that the full ADA ramp to the rear elevation and revised foundation height cannot be sufficiently mitigated though the proposed Conditions of Approval, Staff recommends that the Historic Review Board approve the ADA ramp to the side door only and backfill the remainder of the side yard with rockery walls and mitigation planting with the same type of plants proposed in the proposed landscape plan and approve the condition for the window revisions.

Staff is also looking for confirmation from the Historic Review Board that the Applicant has provided sufficient findings/plans to meet the Design Guidelines for New Construction for the revised elements. If the Applicant has not, Staff recommends that the Historic Review Board provide direction for the

Applicant to return at the October Historic Review Board meeting with a revised narrative and any additional plan revisions as directed by the Historic Review Board unless found to be not required if the Applicant can meet the proposed conditions of Approval.

CRITERIA: Administration and Procedures are set forth in Chapter 17.50, Chapter 17.40, Historic Overlay District in Chapter 17.40, and "MUC" Mixed-Use Corridor District in Chapter 17.29 of the Oregon City Municipal Code. The City Code Book is available on-line at www.oregoncity.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

If the Historic Review Board finds that the Applicant can comply with the applicable criteria, the following conditions of Approval apply.

(P) = Verify that condition of Approval has been met with the Planning Division.

(DS) = Verify that condition of Approval has been met with the Development Services Division.

(B) = Verify that condition of Approval has been met with the Building Division.

(F) = Verify that condition of Approval has been met with Clackamas Fire Department.

1. The Applicant shall obtain all needed Building permits and Type I Site Plan and Design Review for the ADA ramp prior to construction.
2. If the HRB finds that the full ADA ramp to the rear elevation and revised foundation can be found to be compatible with the massing and design of the approved structure and will not adversely impact the significance of the McLoughlin Conservation District, the following requirements apply:
 - a. The ADA ramp structure shall start at or beyond the front porch and connect to the sidewalk via a concrete ADA path.
 - b. The Applicant shall utilize foundation vent wells to allow as much backfill soil as possible adjacent to the foundation wall.
 - c. The ADA ramp elements shall be painted or paint-stained to match the body paint of the house.
 - d. No exposed pressure-treated wood is allowed.
 - e. Landscape plant details may change but must meet the minimum mature height and width of the approved plant types.
 - f. The Applicant shall either submit a revised site plan and elevation depicting these elements before the October HRB meeting if the application is continued unless the

Historic Review Board determines that the Conditions of Approval and staff report findings are sufficient and a revised plan is not needed by the Historic Review

3. If the HRB finds that the full ADA ramp to the rear elevation and revised foundation height cannot be found to be compatible with the massing and design of the approved structure and sufficiently mitigated, the following requirements apply:

- a. The ADA ramp shall be revised to access the side door only.
- b. The Applicant shall provide a plan to backfill the remainder of the side yard with rockery walls to the extent practicable and appropriate for a geohazard area and provide mitigation planting with the same type of plants proposed in the submitted landscape plan. Landscape plant details may change but must meet the minimum mature height and width of the approved plant types.
- c. The smaller ADA ramp shall utilize the proposed enclosed lap siding design or a simple balusters style handrail with top and bottom rails attached perpendicularly to the balusters.
- d. The ADA ramp structure shall be designed to start at or beyond the front porch and connect to the sidewalk via a concrete ADA path.
- e. The Applicant shall utilize foundation vent wells to allow as much backfill soil as possible adjacent to the foundation wall.
- f. The ADA ramp elements shall be painted or paint-stained to match the body paint of the house.
- g. No exposed pressure-treated wood is allowed.
- h. The Applicant shall either submit a revised site plan and elevation depicting these elements before the October HRB meeting if the application is continued unless the Historic Review Board determines that the Conditions of Approval and staff report findings are sufficient and a revised plan is not needed by the Historic Review

3. The following windows have been approved by Staff as allowed by Condition of Approval #3

- **Widow 6& 8** additional 1:1 windows do not change the compatibility of the elevation- approved by Staff .
- **Widow 7** – an additional fixed square dormer window does not change the compatibility of the elevation- approved by Staff.

4. The following windows have not been or cannot be approved by Staff as allowed by Condition of Approval #3 and shall be revised as conditioned below:

- **Window 1** – Appeared to be a fixed square window in the original drawings- unclear in this drawing. The final window shall be revised to be either a 1:1 window or a fixed/casement/awning square window.
- **Window 2**- Final window shall be revised to be either a 1:1 window or a fixed/casement/awning square window
- **Widow 3**- Final window shall be revised to be either a 1:1 window or a fixed/casement/awning square window
- **Window 4**- An additional fixed square dormer window does not change the compatibility of the elevation but cannot be approved by Staff as it is on the front elevation.
- **Window set 5** – Revised the window set to be slightly shorter to the adjacent 1:1 windows as depicted in approved plans. The proposed plans are unclear.

PROJECT DESCRIPTION

The Applicant was approved under HR 20-01 to build a live/work building that contains a commercial space on the ground level front and a large, 10-bedroom dwelling in the remaining portions of the structure. The main entry for the commercial space is located in the center of the ground floor porch accessed from 5th Street. The residential entry is on the south elevation, with internal stairs leading to the main residential floor.

The project is a live/work dwelling. The City's definition of live/work is as follows:

17.04.645 - Live/work dwelling.

"Live/work dwelling" a dwelling in which a business is designed to be operated on the ground floor. The ground floor commercial, personal service, or office space has visibility, signage, and access from the primary Street.

The Applicant additionally was reviewed for compliance with the Geohazard Overlay District through GLUA 20-0024: GEO 20-0002 SP 20-0052. The site is crossed sloped with elevation dropping from the rear and top front of the site. The low point of the slope is at the NW elevation. At the front lower corner of the lot at the location of the proposed ADA ramp. The geohazard review and Conditions of Approval directed the application to minimize cuts and fills, which resulted in an exposed foundation approximately 4 feet taller at the side door entrance at the finished grade on the downhill side elevation than reflected in the approved HR plans.

With a better understanding of the site conditions, the Applicant submitted an ADA ramp with the Building Permit package. The ADA ramp and retaining walls not associated with the building foundation were not part of the approval package as the Building Division needed additional information. Staff was waiting for the additional information before determining if the ramp needed to be reviewed by the HRB. The submitted ADA ramp plans incorporate the existing site conditions and detail an approach to access the side and rear of the site.

The Applicant originally planned to access the side elevation door with an at-grade side entrance and retaining wall to the rear. With the revised elevation level, the Applicant proposes to utilize an ADA ramp to access the side and rear entrance. The ADA ramp is designed with lap siding to match the house with railings attached on the inside to minimize the massing of the ramp and reduce the visual appearance of the ramp as a separate building element.

The existing condition of the foundation can be seen in the photo taken on September 21, 2021. It shows a floor height of approximately 2- feet above the proposed final grade at the front corner and approximately 4 feet at the side entrance (please note that the existing gravel is not the final grade). Traditionally, Foursquare buildings have a foundation line/top of the floor, typically around 2-4 feet above grade, to be in line with a front porch depending on the specifics of the site. In this instance, the proposed floor height was a little lower in the approved plans for HR 20-01, around 2 feet tall at the front corner, which then sloped up to an at- grade side entrance.

The Geohazard Review and Conditions of Approval directed the Applicant to minimize cuts and fills, which resulted in an exposed foundation 4 feet taller at the side entrance on the downhill side elevation than reflected in the approved HR plans, which is the lowest point of the cross sloped lot. Further cutting into the slope would have been required to meet the preliminary HRB elevation, which was not recommended in the geo review. The Applicant has also indicated that the backfill of soil will be at the top of the foundation vents as the Applicant indicated that they can build foundation wells for the vents. This has been added as a condition of Approval.

Traditionally Foursquare and larger Bungalow-styled buildings that utilize a full foundation have a foundation line/top of the floor typically around 3 ½ feet above grade to be in line with a front porch depending on the specifics of the site. In this instance, the proposed floor height was a little lower, around 2-tall at the closest point of the front, and sloped up to an at-grade side entrance with a retaining wall. Traditionally, the side door would be accessed from a 3-5 step side porch. In this instance, the Applicant has requested an ADA access ramp rather than a side porch to allow for elderly family members better access to the upper stories as the commercial space is accessed from the front porch entrance.

While the Applicant has provided a side elevation plan showing the ADA ramp, the Applicant has not turned in a detailed site plan showing how the ramp will interact with the front porch, sidewalk, and walkway or a narrative that describes how the ramp meets the requirements of the Guidelines for New Construction

Staff will be reviewing the following items in this application and will provide the Board with suggested Conditions of Approval.

1. ADA ramp/foundation height

2. Window revisions not covered by HR 20-0001 Condition of Approval #4 Minor changes to window location or size on the side and rear facades will be acceptable and may be approved at a staff level prior to building permit issuance. One front dormer windows needs Historic Review Board approval for proposed revisions. Staff has also provided Conditions of Approval that address the proposed revisions and has added some side window conditions that would have been reviewed outside of the process for clarity.

Staff has also provided findings for compliance with the applicable sections of the Design Guidelines for New Construction and the approval criteria in OCMC 17.40 Historic Overlay District. If the Board believes additional findings are needed by the Applicant- they should provide that direction at the September HRB meeting.

Staff Recommendation

Staff recommends that the Historic Review Board approve the ADA ramp to the side door and backfill the remainder of the side yard with rockery walls and mitigation planting with the same type of plants proposed in the proposed landscape plan and allow the full ADA ramp if the Board can provide finding for compatibility and mitigation of the impact of the pedestrian view looking up from 5th Street. This approach provides the needed ADA access with a structure that is comparable to the massing of a traditional side porch. Staff finds that the more conservative approach of a reduced ADA ramp to the side door clearly meets the standards for New Construction, and the full Ada ramp to rear elevation can be found to be compatible as conditioned with more dictionary review by the Historic Review Board.

Allowing the larger ADA ramp is not out of the line with the discretion of the HRB and would allow greater access to the building for elderly residents and visitors and would fit the character of a more commercial building in a Commercial District. The Secretary of the Interior provides [guidance](#) on how to design compatible ADA ramps for historic structures, recognizing that access is an important component to both private and public spaces. While this proposal is new construction of a live/work building, reviewing how ADA ramps can be made to fit historic resources can provide background to the best approach for this project. As there are no specific Design Guidelines for ADA access, the Historic Review Board should review the proposal and see if the design and mitigation measures as outlined in the Conditions of Approval can be found to be compatible with the District and provide the best option to allow access for visitors and residents.

Staff is looking for the Historic Review Board to determine if a revision to the approved plans can be found to meet the standards for new construction in the Historic District.

1. If the proposed full ADA ramp is compatible to the McLoughlin Conservation District and can visually be mitigated through the proposed design and plantings.
 - a. If the Board finds that the full ADA ramp to the rear elevation cannot be sufficiently mitigated through the proposed design and plantings, Staff recommends that Historic Review Board approve the ADA ramp to the side door only and backfill the remainder of the side yard with rockery walls, to the extent allowed by Oregon City Development Services and mitigation planting with the same type of plants in the proposed landscape plan that will cover 100% of the exposed area.
2. Does the Board supports the proposed Conditions of Approval for window revisions not covered by HR 20-0001?
3. Confirmation from the Historic Review Board that the Applicant has provided sufficient findings/drawing for meeting the Design Guidelines for New Construction for the revised elements or can be met with the proposed conditions of Approval. If the Applicant has not, Staff recommends that the Historic Review Board provide direction for the Applicant to return at the October Historic Review Board meeting with a revised narrative and any additional plan revisions as directed by the Historic Review Board.

BACKGROUND

Site and Context

The site is located in the McLoughlin Conservation District in the Mixed-Use Corridor Zone. The property is approximately 9500 square feet and has 77 feet of frontage on 5th Avenue. It also borders unimproved JQ Adams Street, which is heavily forested and includes a pedestrian walkway up to the Barclay Hills and Rivercrest neighborhoods. The site is crossed slope upward from 5th and to the back of the lot (see figure 2)

The property is on the edge of the McLoughlin Conservation District.



Figure 1 Vicinity Map (Conservation district shown in purple)



Figure 2-Aerial photo and topography- arrow showing cross-slope



Figure 3 Zoning Map



Figure 4 Existing condition of exposed foundation- September 21, 2021



Figure 5 Neighboring building at 1010 5th Street; a modern commercial building with a low shed roof, roughly U-shaped. The offices are sited in the eastern portion of the building, with a small courtyard framed by the low roof on the west side. The building is primarily clad with stone veneer, but some portions have vertical groove plywood siding. The windows are fixed aluminum sash and are located primarily on the east and west sides of the building. It is not a designated structure in the Mcloughlin Conservation District. (Google Maps- taken prior to construction)

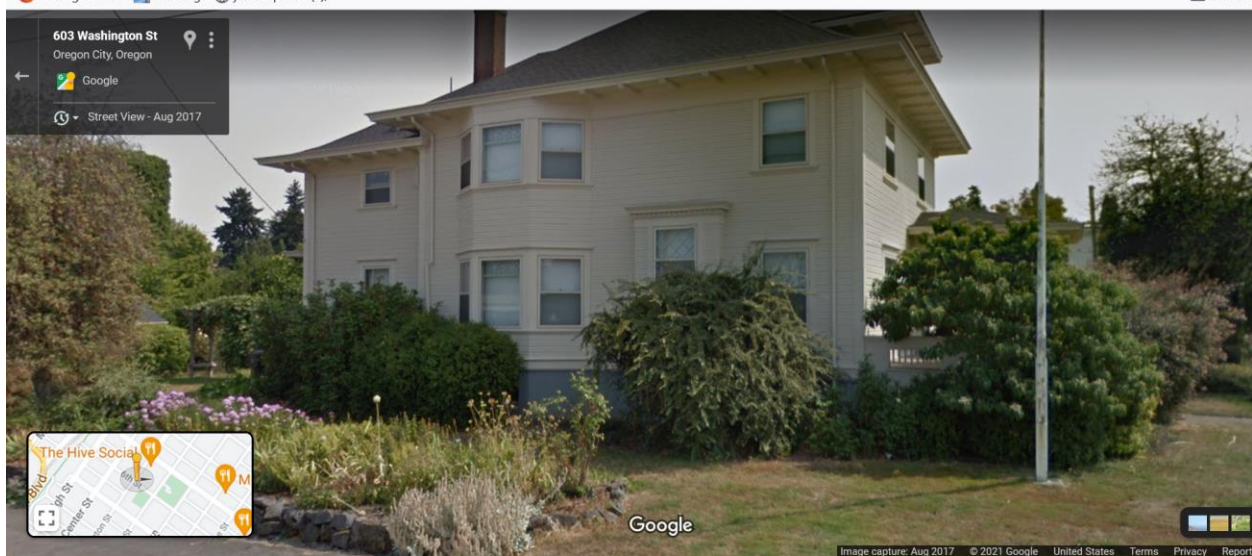


Figure 7-Stevens Crawford House, 603 6th Street. An example of a larger Foursquare/bungalow design with a foundation height of 3 ½ to 4 feet.



Figure 8 -909 Washington Street- Charles Caufield House. An example of a side porch and stair with a 3 ½ to 4-foot foundation height on a sloping site.

Comparison of Approved Site Plan (HR 20-00001 and HR 21-00020)

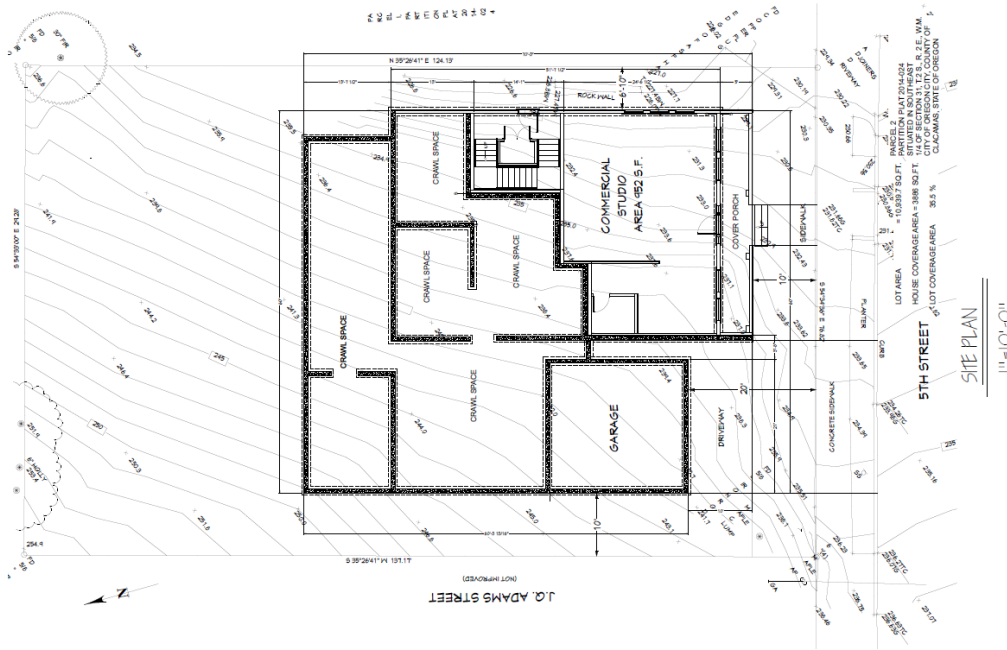


Figure 9 Approved HR 20-01 Site Plan

PLANT LIST:				
SYMBOL	QTY.	LATIN NAME/ Common Name	SIZE	SPACING
STREET TREES				
	2	SYRINGA RETICULATA Japanese Tree Lilac	2" cal.	As Shown
MITIGATION TREES				
	3	CORNUS NUTTALLII Pacific Dogwood	2" cal.	As Shown
	3	TSUGA HETEROPHYLLA Western Hemlock	6" ht.	As Shown
	1	ACER JAPONICUM 'ACONITIFOLIUM' Full Moon Maple	6" ht.	As Shown
SHRUBS				
	29	NANDINA DOMESTICA 'HARBOR BELLE' Harbor Belle Nandina	2 gal.	2' o.c.
	10	PIERIS JAPONICA 'LITTLE HEATH' Little Heath Pieris	5 gal.	3' o.c.
	1	TAXUS MEDIA 'STONEHENGE' Stonehenge Yew	5 gal.	3' o.c.
	6	CORNUS ALBA 'BAILHALO' Ivory Halo Dogwood	2 gal.	5' o.c.
	12	VACCINIUM OVATUM Evergreen Huckleberry	5 gal.	4' o.c.
	32	LEUCOTHOE FONTANESIANA 'NANA' Dwarf Leucothoe	2 gal.	3' o.c.
	13	AUCUBA JAPONICA 'MR. GOLDSTRIKE' Mr. Goldstrike Aucuba	5 gal.	4' o.c.
	35	MAHONIA REPENS Creeping Mahonia	1 gal.	3' o.c.
	6	CAMELLIA 'FAIRY BLUSH' Fairy Blush Camellia	2 gal.	3' o.c.
	8	CEPHALOTAXUS HARRINGTONIA 'FASTIGIATA' Upright Japanese Plum Yew	5 gal.	2' o.c.
	7	SARCOCOCCA RUSCIFOLIA Sweet Box	1 gal.	3' o.c.
GROUND COVER				
	14	ARCTOSTAPHYLOS U.V.A. 'WOOD'S DWARF' Wood's Dwarf Kinnikinnick	1 gal.	3' o.c.
	63	EPIMEDIUM PERRALCHICUM 'FROHNLEITEN' Frohnleiten Bishop's Hat	1 gal.	2' o.c.
	44	LIRIOPE MUSCARI 'BIG BLUE' Big Blue Lily Turf	1 gal.	2' o.c.

GENERAL NOTES:

- Contractor is to verify all plant quantities.
- Adjust plantings in the field as necessary.
- Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. System is to be design/ build by Landscape Contractor. Guarantee system for a minimum one year. Show drip systems as alternate bid only.
- All plants are to be fully foliated, well branched and true to form.
- Contractor is to notify Landscape Architect or Owner's Representative of any site changes or unforeseen conditions that may be detrimental to plant health, or cause future problems to any structural elements of the project.
- Invasive plant species shall be removed from all landscape areas prior to approval of final occupancy permit.

Figure 10 -2021 Proposal Landscape Plan Details

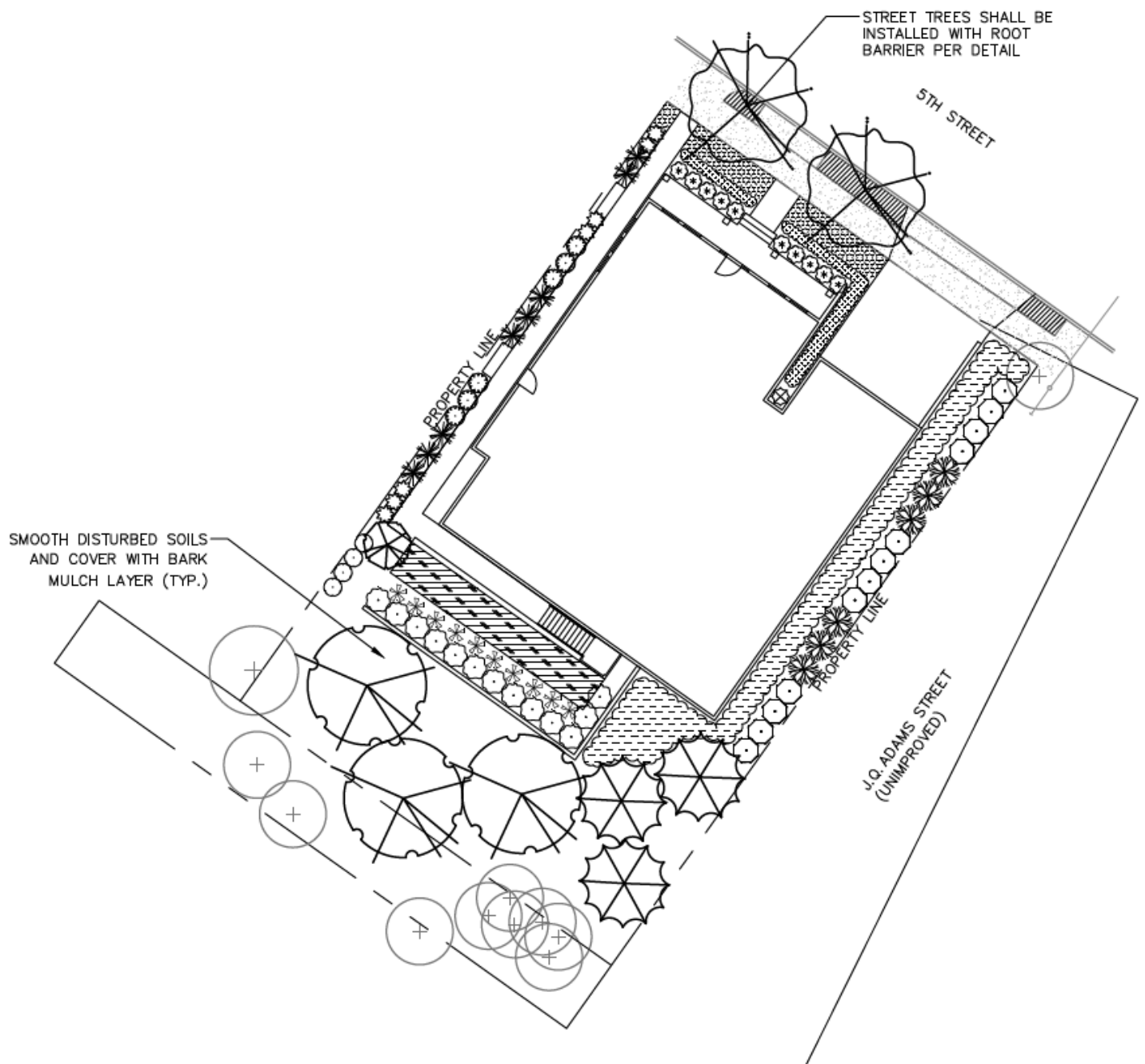


Figure 11- 2021 Proposal Landscape Plan showing ADA ramp location and side yard mitigation plants (Japanese yew, sweetbox, and fairy bush camellia). ADA setbacks to the property line look to 2 1/2 to 3 feet.



Figure 12- Aproved Front Elevation- HR 20-1

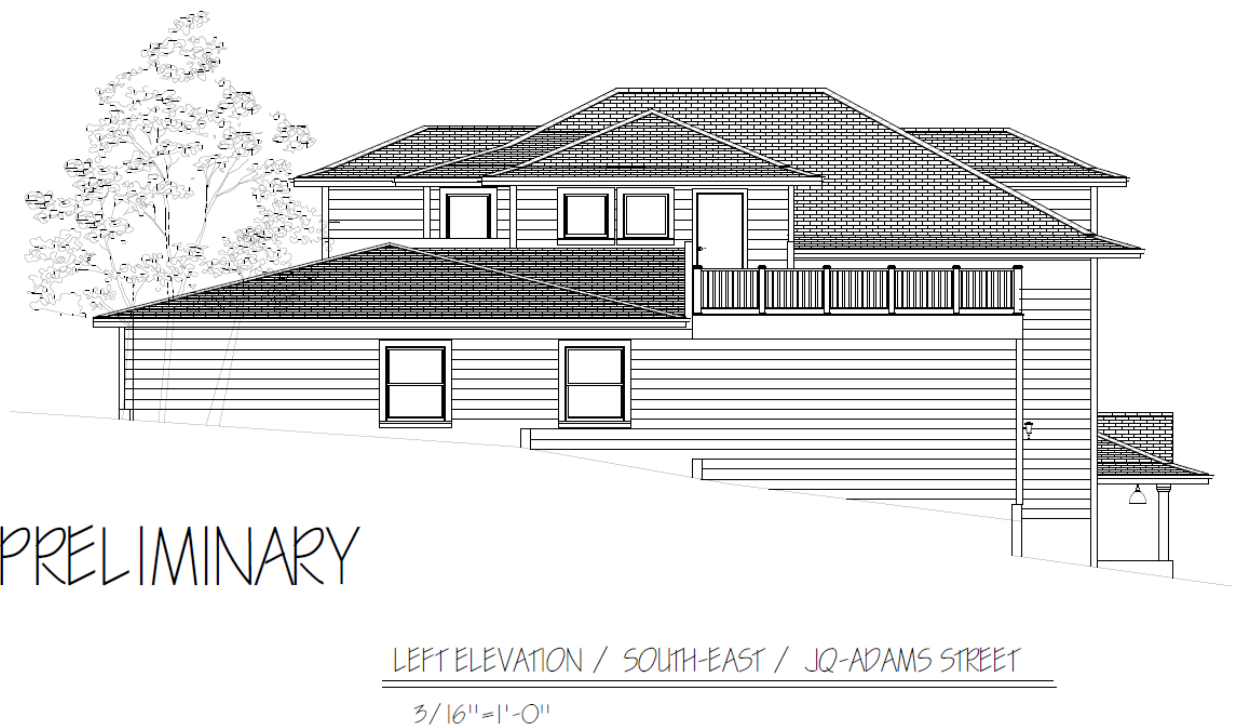


Figure 13-Approved HR 20-01 Left elevation (uphill side)



Figure 14-Approved HR 20-01 Right elevation (downhill side)

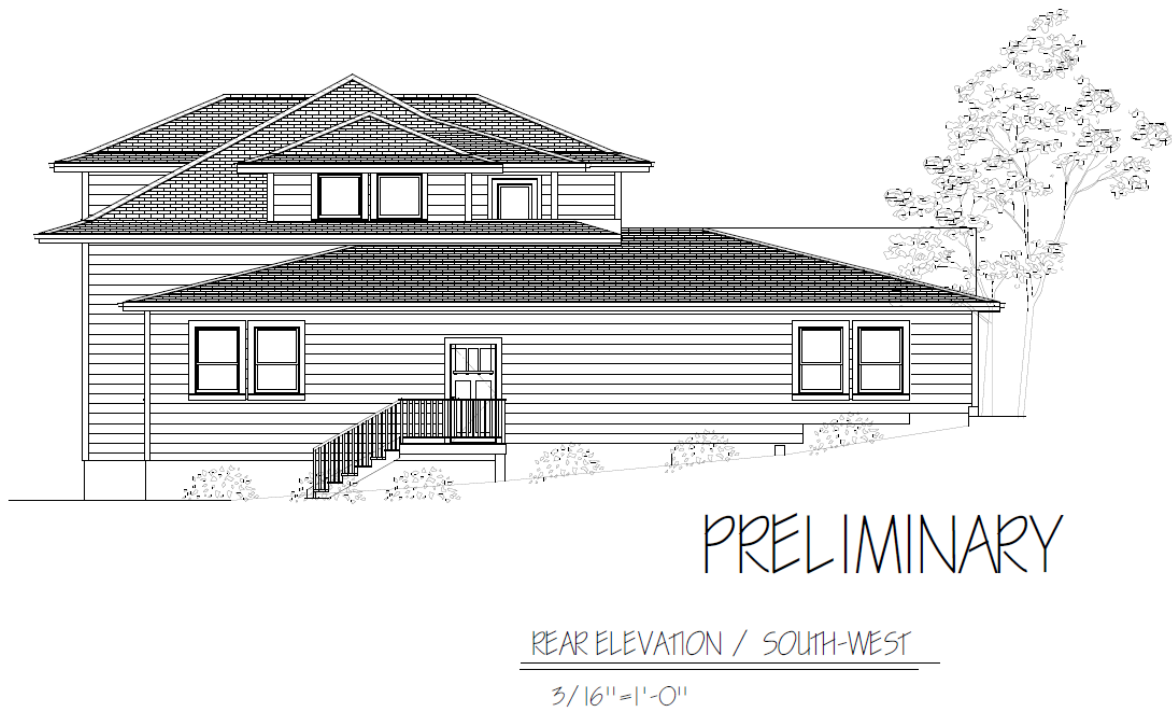


Figure 15-Approved HR 20-01 Rear elevation

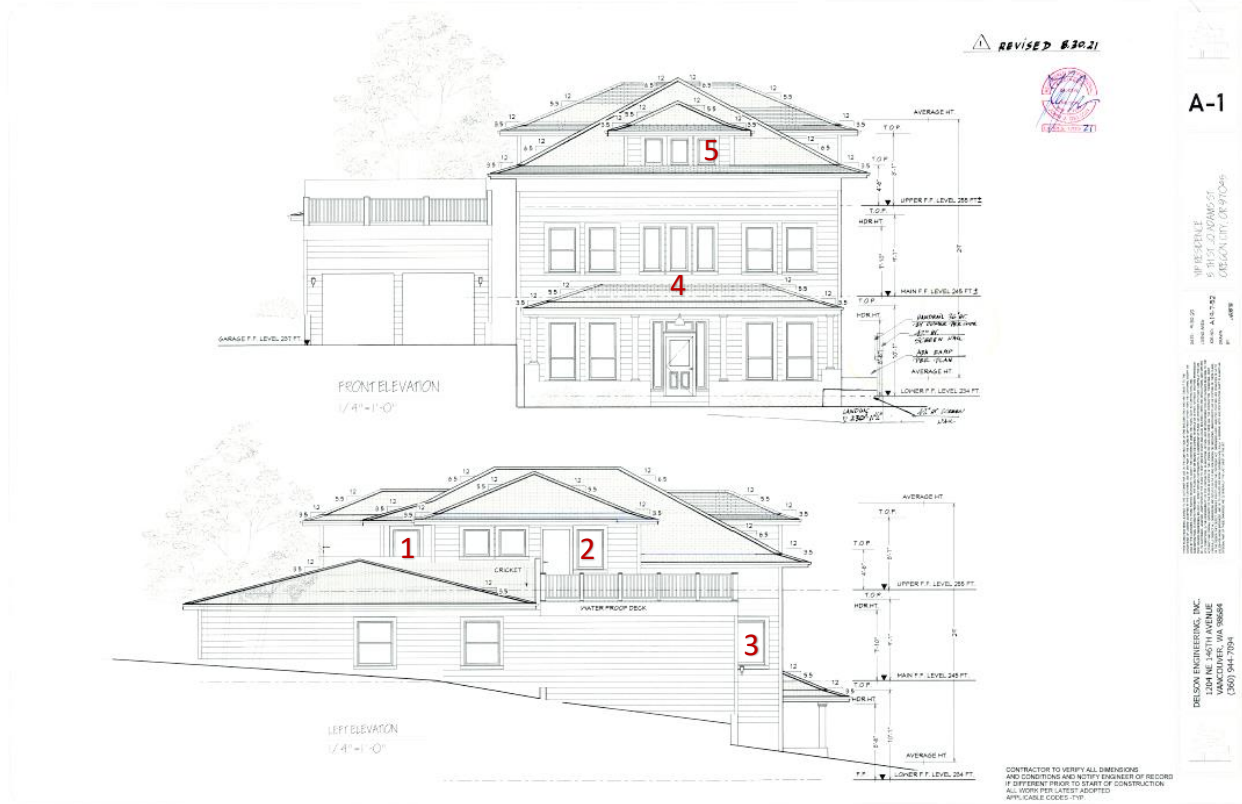


Figure 16- Proposed HR 21-00020 Front Elevation & Right elevation (downhill side)- window #s correspond to Conditions of Approval



Figure 17- Proposed HR 21-00020 Left elevation (uphill side) & Rear elevation with proposed elevation. - window #s correspond to Conditions of Approval

Window alterations are identified by number and further discussed in the narrative and proposed Conditions of Approval.

PUBLIC NOTICE AND COMMENT

A public notice was sent to neighbors within 300 feet of the subject property, posted on the City's website, emailed to a variety of stakeholders, a sign was posted onsite. The following comments were received.

McLoughlin Neighborhood Association

- The application is incomplete. The Applicant has not addressed any criteria.
- The request includes a "change in final foundation height." There is no information on the change.
- How does the screen wall itself comply with criteria?
- A floor plan, not a site plan, was submitted. Provide a site plan showing dimensions of all features from the property lines, in particular the west property line.
- On the site plan, show how the ramp ties in at the front; show the existing sidewalk.
- Show the wall, its foundation, and landscaping on a vertical elevation drawing of the north elevation. Depict measurements.
- Address how the wall foundation and proposed landscaping will be accomplished in the small space between the building and west property line without encroaching.

Staff Response: Staff is looking for direction from the Historic review Board on additional items that may be needed to show that the ADA ramp has been designed to minimize the impact on the side elevation. This could include a revised site plan and elevation showing how the ramp will interact with the front porch, sidewalk, and walkway, including measurements of the elements for clarity. Staff recommends that the Applicant either submit a revised site plan and elevation depicting these elements before the September HRB meeting or before the October HRB meeting if the application is continued or accept the Conditions of Approval as recommended by Staff.

Staff is processing the application based on what the Applicant has submitted but will also be asking the Historic Review Board if the Applicant needs to provide additional findings or plans to show compliance with the Design Guidelines.

- Given that the construction is well-underway, it appears that any input on the foundation elevation modification is moot. What are the implications of this change?
- Condition #2 of HR-20-01 requires the Applicant to minimize grading and comply with any applicable standards in the Geologic Hazard Overlay. Address how the retaining wall foundation complies.

Staff Response: As indicated in the project description above, the site crossed sloped with elevation dropping from the rear and top front of the site. The low point of the slope is at the NW elevation at the front lower corner of the lot at the location of the proposed ADA ramp. The geohazard review and conditions of Approval directed the application to minimize cuts and fills, which resulted in an exposed foundation 4 feet taller on the downhill side elevation than reflected in the approved HR plans. Further cutting into the slope would be required to meet the preliminary HRB elevation and is not a recommended approach.

The existing condition of the foundation can be seen in the photos taken on September 21, 2021. They show a floor height of approximately 2- feet above the proposed grade at the front corner and approximately 4 feet from the final grade at the side entrance. Traditionally, Foursquare buildings have a foundation line/top of the floor, typically around 2-4 feet above grade, to be in line with a front porch depending on the specifics of the site. In this instance, the proposed floor height was a little lower on HR 20-01, around 2 feet tall at the front corner, which then sloped up to an at the grade side entrance.

The Applicant has also indicated that the backfill of soil will be at the top of the foundation vents as the Applicant can build foundation wells for the vents. This has been added as a condition of Approval. While the change of exposed foundation on this elevation to the side door is substantial enough from the approved design to require a review by the Historic Review Board, it is not strikingly out of character for the architectural type. The exposed foundation on the side elevation past the side door could be mitigated through a couple of options that are prepared as possible Conditions of Approval for the Historic Review Board.

- *The maximum lot coverage appears to be exceeded; please check the calculation.*

Staff Response: The site is located in the MUC zone, which allows for an 80% lot coverage. This proposal meets that standard.

- *There are exterior changes, such as windows, from the approved plan. The narrative needs to address these changes.*

Staff Response: Staff will be reviewing window revisions not covered by HR 20-0001 Condition of Approval #4 *Minor changes to window location or size on the side and rear facades will be acceptable and may be approved at a staff level prior to building permit issuance* and will be providing recommended conditions to address any outstanding items. Some of the side windows referenced in the condition staff was requiring to be revised to be 1:1 windows outside of this process, but have added them to the conditions for clarity.

Mike Roberts- Building Official- indicated a need for Building Permits for the ADA ramp.

REVIEW CRITERIA

17.40.060 - Exterior alteration and new construction.

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

Applicable: This is a proposed modification to an approved New Construction in the McLoughlin Conservation District (HR 20-0001)

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

Complies as Proposed: The City processed the application pursuant to Chapter 17.50 of the municipal code. The Applicant provided elevation drawings, landscape plan, floor plan, and a narrative to address the specific revisions requested. Staff is processing the application based on what the Applicant has submitted but will also be asking the Historic Review Board if the Applicant needs to provide additional findings or plans to show compliance with the Design Guidelines.

- C. *Archeological Monitoring Recommendation. For all projects that will involve ground disturbance, the Applicant shall provide,*
1. *A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the Applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the Applicant; and*
 2. *A letter or email from the applicable tribal cultural resource representative of the Confederated Tribes of the Grand Ronde, Confederated Tribes of the Siletz, Confederated Tribes of the Umatilla, Confederated Tribes of the Warm Springs and the Confederated Tribes of the Yakama Nation indicating the level of recommended archeological monitoring on-site, or demonstrate that the Applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the Applicant.*

If, after forty-five days notice from the Applicant, the Oregon State Historic Preservation Office or the applicable tribal cultural resource representative fails to provide comment, the city will not require the

letter or email as part of the completeness review. For the purpose of this section, ground disturbance is defined as the movement of native soils.

Complies as Proposed. Oregon SHPO and the Native American tribes listed above were notified of the proposed ground disturbance in 2019. A response was received from SHPO and is in the City's files for HR 20-00001. The letter indicates the level of recommended archaeological monitoring on the site. No major change in grading is being proposed for the side ADA ramp beyond the original notice.

D. [1.] The historic review board, after notice and public hearing held pursuant to Chapter 17.50, shall approve the issuance, approve the issuance with conditions or disapprove issuance of the certificate of appropriateness.

Applicable: The proposal is being reviewed by the Historic Review Board.

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

1. The purpose of the historic conservation district 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 LCDC Goal 5.

Finding: Complies as Conditioned

If the Historic Review Board can determine that the revised plans provide sufficient mitigation for the design and massing of the ADA ramp and there is no adverse effect on the significance of the District and there are sufficient findings and plans to demonstrate compliance, Staff has prepared to recommend Conditions of Approval that reduce the impact the ramp has on the building and the McLoghlin Conservation District.

2. The provisions of the city comprehensive plan;

Goal 5.3 Historic Resources

Policy 5.3.1

Encourage architectural design of new structures in local Historic Districts, and the central Downtown area to be compatible with the historic character of the surrounding area.

Policy 5.3.8

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

Finding: Complies as Conditioned.

A new live/work dwelling is proposed on vacant land commercial land within the McLoughlin Conservation District. The proposed height, massing, and design of the original design was approved under HR 20-0001. The site does not abut a historic resource, nor is one adjacent to the site. Adding an ADA ramp to the building will not adversely affect the significants of the district and more than the Approval of the original structure under HR 20-0001.

3. *The economic effect of the new proposed structure on the historic value of the District or historic site;*

Finding: Complies as proposed. Approving this development will add additional housing stock and commercial space in an area with currently low housing stock and increasing the housing options for people within Oregon City or looking to move to Oregon City.

4. *The effect of the proposed new structure on the historic value of the District or historic site;*

Finding: Complies as Conditioned. A new live/work dwelling is proposed on vacant land commercial land within the McLoughlin Conservation District. The proposed height, massing, and design of the original design was approved under HR 20-0001. The site does not abut a historic resource, nor is one adjacent to the site. Adding an ADA ramp to the building will not adversely affect the significants of the district and more than the Approval of the original structure under HR 20-0001.

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

Finding: Complies as Conditioned.

The proposed height, massing, and design of the structure as conditioned is consistent with the design guidelines appropriate within the District. See detailed findings in the design guidelines section of this staff report.

6. *Economic, social, environmental and energy consequences;*

Finding: Complies as Proposed. The addition of housing stock and commercial space in an existing neighborhood provides more needed housing and is located in an already-developed area in close proximity to goods and services.

7. *Design guidelines adopted by the historic review board.*

Design Guidelines for New Construction – McLoughlin Commercial

1. STYLE

Determining the appropriate style for a new infill project is an important initial step in the design process. Each historic District has different styles that were prevalent during the historic period of significance. These styles are what create the historic context. New construction shall complement one of these styles to support the historic context. Use of other styles dilutes and distracts from the historic context of the District. While there may be several styles dominant within the District, the specific choice of a style shall be compatible with adjacent properties, the block, and the neighborhood. It also must be fitting for the particular function of the building and its size.

Outside of the Seventh Street Commercial Corridor, commercial uses shall employ a residential style architecture to better integrate into the neighborhood fabric. The larger residential styles, such as Queen Anne, Vernacular [single buildings or grouped], and Foursquare, are appropriate. They create a suitable transition to adjacent residential areas and can be built relatively close together to achieve appropriate density. These styles could be utilized for any uses: retail, office or multifamily residential. The carriage building on High Street is an existing residential style structure used for commercial purposes.

Finding: Complies as Proposed. The Applicant has proposed a live/work dwelling in a mixed-use zone on 5th Street, which is outside of the main commercial corridor of the District. The guidelines call for a residential-style architecture outside of the 7th Street Corridor. The Applicant proposed a Foursquare style, which is consistent with the guidelines. The ADA ramp, as conditioned by Staff aims to minimize the ramp's appearance by utilizing lap siding to match the house siding or provide porch railing designed ADA ramp if being design to only access the side entrance.

2. SITE

Siting principles involve both how the site is used and how the building(s) is placed within the site. The specific lot location and its topography can dictate many requirements.

Commercial buildings are to face the Street squarely with their primary face and display areas in full view, to engage the pedestrian, and to be set back only slightly, if at all from the front and side lot lines. Small courtyard area may be appropriate for multifamily and certain commercial uses. Vehicle access to be on the less visible sides or rear.

SITE CHARACTERISTICS OF MCLOUGHLIN COMMERCIAL BUILDINGS

- Rectangular footprint that largely fills the width of the lot.
- Oriented to Street for access, and display. No or small setback from the sidewalk along Street; may not extend all way to rear lot line.
- Small front or side setback is appropriate for residential uses.
- Central or individual ground floor customer-tenant entries. Grouped residential entry to lobby or foyer. Separate service entries.
- Vehicle access and storage at side or rear; may be hidden under the building.
- Landscape: small plantings if there are setbacks; otherwise street trees. Upper story gardens visible from the sidewalk were not used in the historic period, and are discouraged.

I: SITE *continued*

USE OF SITE	How the site is planned to be used.	
ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
Topography Use	Site houses according to neighboring or contextual practice. At sloping sites, houses were sited at most the easily built portions of the lot and close to grade. At upsloping sites the main level was raised. At downslope sites the main level was lowered. Cross-slope sites utilized the easiest access. Residential garages may extend to front property line at up or down sloping sites. Commercial buildings requiring a larger footprint utilized level lots in close proximity to the street. Buildings may be set back to better integrate with houses where adjacent, and to facilitate grade changes.	Extensive regrading of lot to raise or lower the main level of a house. Tall walls to alter the natural topography for building siting or yard leveling purposes. Commercial buildings without the main level close in height to the public way Foundations, piers or piling more than 1 story in height above natural grade

Finding: Complies with Conditions. The Guidelines direct development on cross slopes to utilize the easiest access and not allow foundation more than 1-story. The Guidelines also allow for a small side yard setback for commercial buildings in the Mcloughlin Conservation District. While Live/work is a bit of a hybrid of commercial and residential, Staff finds that this setback direction still applies and provides direction for a smaller more commercial-scale setbacks for uses that go beyond single-family residential. The setback for the MUC-1 District is 0 feet. The Applicant has proposed a setback that appears to be between 2-3 feet. Staff finds that either ramp option (full ramp to the rear or ½ ramp to side door) meets this standard.

3. BUILDING FORM

Address the overall size, shape and bulk of the building. The architectural style used for the building defines many aspects of its appropriate form and proportions. Excessive variation in the size, shape, or configuration creates an inappropriate solution that is stylistically incorrect and not complementary to the District. The building form needs to relate to the buildings in the immediate neighborhood, and to take into account both similarities and changes on the block. The new building form shall reference the principles, proportions and scale of an historically appropriate style. Existing commercial historic buildings are now less numerous in the districts. Acceptable styles will produce new infill form based on historic character qualities of the original buildings and those found in other similar districts. This new development will then successfully relate to adjacent residential neighborhoods. The appropriate style and form of the new buildings depends upon the site and neighboring, or transitioning context.

BUILDING FORM CHARACTERISTICS OF MCLOUGHLIN COMMERCIAL BUILDINGS

- *Building form and foot print primarily rectangular, possible rectangular additions or wings; possible interior light court, courtyard or areaway.*
- *Massing: A simple rectangular primary form encompassing the primary and visible facades. a parapet or false front that provides the height boundary of the building and hides the view of the roof. Single story with retail or service use; Two or three story with single or mixed use. Basement option*
- *Ground floor typically has high ceilings; retail use with office or residential use above.*
- *Height: Main level close to grade. Single story buildings: minimum 16 foot high parapet. First to Second floor height to be at least 12 feet unless for multifamily use, then may be 10 feet. Upper floor to floor heights at least 10 feet. Maximum Height: Per City code*
- *Height for Commercial Buildings using a Residential Style: First to Second floor height to be at least 10 feet. Main Floor Level Height Above Grade: 2½ feet minimum. Eave Height: 28 feet maximum. Ridge Height maximum: 40 feet.*
- *Residential styles, including Queen Anne, or Foursquare, are encouraged on Seventh above John Q Adams and on Center and High, and where facing or adjoining residential zoning. Alternatively, the use(s) may be embodied in a grouping of smaller buildings.*
- *Full width one or two story porches at front (accessed by interior stair), or rear are appropriate for residential.*
- *Grade level or depressed parking if accessed from rear or rear end of side and generally concealed from sidewalk by building wall, provided commercial or residential use is located along primary Street.*

Finding: Complies with Conditions. The addition of an ADA ramp as conditioned does not contradict any of the Guideline elements above.

4. DESIGN COMPOSITION

Include a range of more detailed design issues that address groups of elements, individual elements, their design and how they relate to the overall composition and finish. The principles place a traditional emphasis on the design's composition as seen from the exterior, rather than as a result of interior functional planning requirements. They also outwardly convey a sense of quality craftsmanship. The design composition principles, being more detailed, and stylistically dependent, are typically developed after the previous principles are resolved. These principles also reflect historically appropriate materials, respective finishes, and unobtrusive integration of new technology.

DESIGN COMPOSITION CHARACTERISTICS OF MCLOUGHLIN COMMERCIAL BUILDINGS

- *Mostly single or double store design to 100 feet in width. Wider than 100 feet requires style change.*
- *False front: covering front gable roof or just an extended wall; may have a parapet on each side (possibly not rear) hiding a low sloped roof.*
- *Streetcar Commercial: wood or masonry construction and finish; generous ground floor retail display with individual or grouped upper level double hung windows in an otherwise solid wall.*

- Large ground floor storefront windows with short bulkhead wall below and very often with transom windows above; wood frames or appropriate metal. Trim at window/transom frame edges.
- Often recessed store entries; side entries typically not recessed. Separate entries for individual stores.
- Streetcar Multifamily: wood or masonry construction and finish. Less emphasis on retail display, but location of public and lobby areas adjoining the public way. Possible upper level window bays within the width and height of the primary or side façades. Possible entry projection.
- Upper Level Entry: typically a single shared entry with small lobby.
- Upper story wood framed windows designed as 'punched' openings in the otherwise solid wall, regularly spaced; individual, paired double hung design or triple units with fixed center and double hung side lights. Possible transom windows. Possible flat arch windows in masonry walls.
- Façade with modest, but defining cornice, possible belt cornice. Wood exteriors can support more detailing; masonry or plaster finished buildings with less detail and ornamentation; typically, no significant form projections or recesses except window bays or entries.
- Materials/Finish: cement plaster (stucco), brick, concrete with plaster over, horizontal board siding; fabric awnings, possible flat steel/wood building supported canopy.

Finding: Complies with Conditions. The addition of an ADA ramp as conditioned does not contradict any of the Guideline elements above. The Guidelines do not provide any specific direction on ADA ramps. Though there is some direction for porches not allowing *"Porches that are not consistent with the architectural style, without roofs (except secondary service accesses or those at grade), or those that are overly ornate for the chosen style"*. As conditioned, the design for the ADA ramp is secondary to front porch access and is designed to be compatible with the building's architecture.

Staff has provided recommended conditions for the three full windows on the uphill side elevation to be 1:1 windows as directed above and to revise or reconfirm the front center windows to be slightly shorter as depicted in the approved plans. These requirements were to occur on a staff level consistent with the Conditions of Approval but have been added to this report for clarity. Staff is specifically requesting Approval by the Board to allow an additional dormer window on the front elevation, which is outside of Staff able to approve.

17.40.065 - Historic Preservation Incentives.

A. Purpose. Historic preservation incentives increase the potential for historically designated properties to be used, protected, renovated, and preserved. Incentives make preservation more attractive to owners of locally designated structures because they provide flexibility and economic opportunities.

B. Eligibility for Historic Preservation Incentives. All exterior alterations of designated structures and new construction in historic and conservation districts are eligible for historic preservation incentives if the exterior alteration or new construction has received a certificate of appropriateness from the Historic Review Board per OCMC 17.50.110(c).

C. Incentives Allowed. The dimensional standards of the underlying zone as well as for accessory buildings (OCMC 17.54.100) may be adjusted to allow for compatible development if the expansion or new construction is approved through historic design review.

D. Process. The Applicant must request the incentive at the time of application to the Historic Review Board.

Finding: Not applicable. No preservation incentives are proposed.

CONCLUSION AND RECOMMENDATION

If the Board finds that the full ADA ramp to the rear elevation and revised foundation height cannot be sufficiently mitigated though the proposed Conditions of Approval, Staff recommends that the Historic Review Board approve the ADA ramp to the side door only and backfill the remainder of the side yard with rockery walls and mitigation planting with the same type of plants proposed in the proposed landscape plan and approve the condition for the window revisions.

Staff is also looking for confirmation from the Historic Review Board that the Applicant has provided sufficient findings/plans to meet the Design Guidelines for New Construction for the revised elements. If the Applicant has not, Staff recommends that the Historic Review Board provide direction for the Applicant to return at the October Historic Review Board meeting with a revised narrative and any additional plan revisions as directed by the Historic Review Board unless found to be not required if the Applicant meets the proposed conditions of Approval.

EXHIBITS

1. Vicinity Map (onfile)
2. Applicant's submittal
3. Secretary of Interior Standards for Rehabilitation- Accessibility (onfile)
4. Public Comment
 - a. McLoughlin Neighborhood Association
5. HR 20-01
 - a. Notice of Decision
 - b. Plans (onfile)

REVISED 8.30.21



A-1

YIP RESIDENCE
5 TH ST JQ ADAMS ST
OREGON CITY, OR 97045

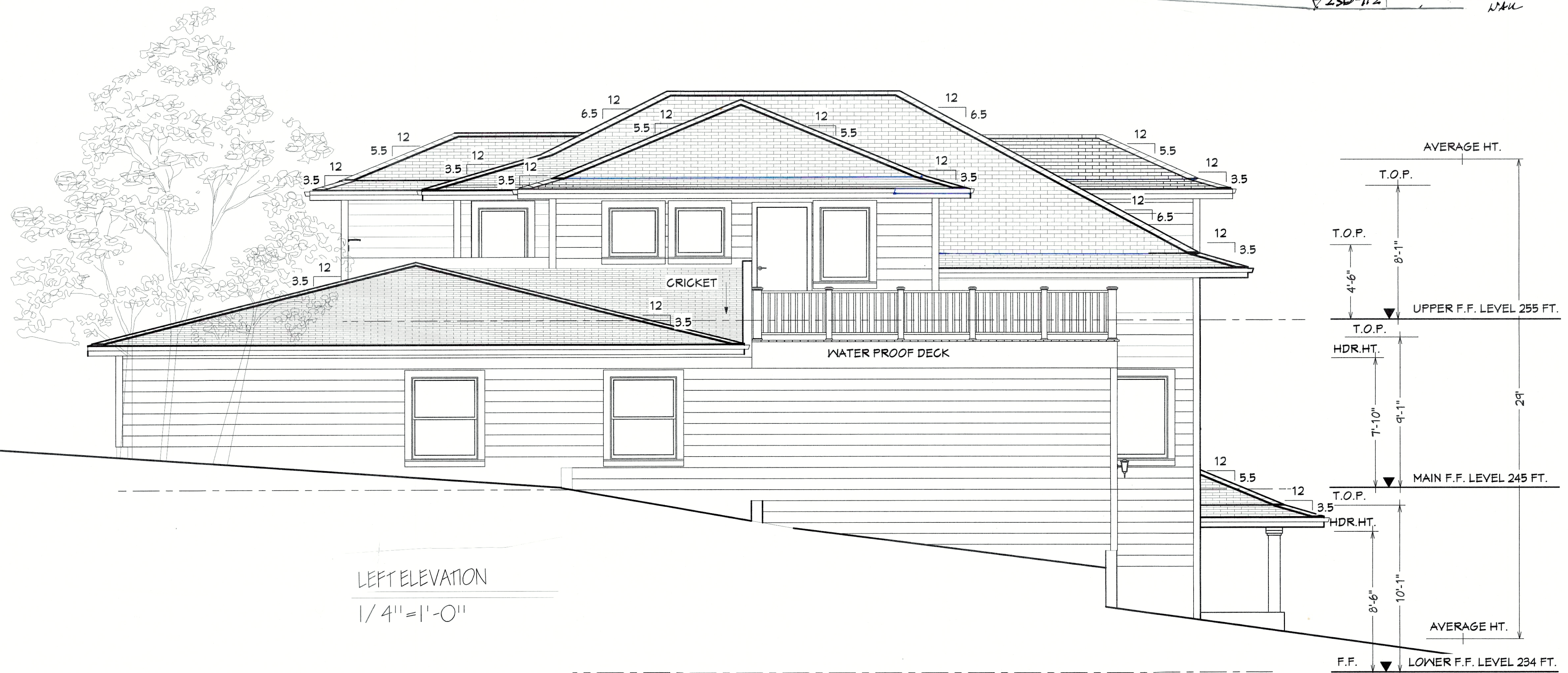
DATE: 4-30-20
LIVING AREA:
JOB NO: A14-T-52
DRAWN BY: JAB

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DELSON ENGINEERING, INC.
1204 NE 146TH AVENUE
VANCOUVER, WA 98684
(360) 944-7094

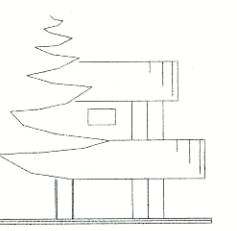


FRONT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY ENGINEER OF RECORD IF DIFFERENT PRIOR TO START OF CONSTRUCTION ALL WORK PER LATEST ADOPTED APPLICABLE CODES -TYP.



YIP RESIDENCE
5 TH ST JQ-ADAMS ST
OREGON CITY, OR 97045

DATE: 0 10 21
LIVING AREA:
JOB NO: A19-7-52
DRAWN
BY: *ABG*

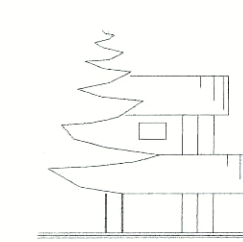
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DELSON ENGINEERING, INC.
1204 NE 146TH AVENUE
VANCOUVER, WA 98684
(360) 944-7094


$$1/4'' = 1' - 0''$$

$$1/4'' = 1' - 0''$$

CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS
AND CONDITIONS AND NOTIFY ENGINEER OF RECORD
IF DIFFERENT PRIOR TO START OF CONSTRUCTION
ALL WORK PER LATEST ADOPTED
APPLICABLE CODES -TYP.





LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Lot Line Adjustment
- ☐ Non-Conforming Use Review
- ☐ Natural Resource (NROD) Verification
- ☐ Site Plan and Design Review
- ☐ Extension of Approval

Type II (OCMC 17.50.030.B)

- ☐ Detailed Development Review
- ☐ Geotechnical Hazards
- ☐ Minor Partition (<4 lots)
- ☐ Minor Site Plan & Design Review
- ☐ Non-Conforming Use Review
- ☐ Site Plan and Design Review
- ☐ Subdivision (4+ lots)
- ☐ Minor Variance
- ☐ Natural Resource (NROD) Review

Type III / IV (OCMC 17.50.030.C)

- ☐ Annexation
- ☐ Code Interpretation / Similar Use
- ☐ Concept Development Plan
- ☐ Conditional Use
- ☐ Comprehensive Plan Amendment (Text/Map)
- ☐ Detailed Development Plan
- ☒ Historic Review
- ☐ Municipal Code Amendment
- ☐ Variance
- ☐ Zone Change

File Number(s): _____

Proposed Land Use or Activity: ADA RAMP

Project Name: YIP RESIDENCE Number of Lots Proposed (If Applicable): _____

Physical Address of Site: 1020 5TH Street Oregon City OR

Clackamas County Map and Tax Lot Number(s): 2-2E-31DA 10900

Applicant(s): Bogdan Smolinets
Applicant(s) Signature: _____

Applicant(s) Name Printed: NW Custom Homes Inc. Date: 08-30-2021

Mailing Address: 15730 SE Bybee dr. Portland OR 97236

Phone: 503-504-6754 Fax: 971-279-5606 Email: nwcustomhomes@yahoo.com

Property Owner(s): _____
Property Owner(s) Signature: _____

Property Owner(s) Name Printed: Teresa Yip Date: 08-30-2021

Mailing Address: 5835 SW Hamilton St. Portland OR 97221

Phone: 971-258-8148 Fax: _____ Email: yipt@aol.com

Representative(s): Bogdan Smolinets
Representative(s) Signature: _____

Representative (s) Name Printed: NW Custom Homes Inc. Date: 08-30-2021

Mailing Address: 15730 SE Bybee dr. Portland OR 97236

Phone: 503-504-9754 Fax: 971-279-5606 Email: nwcustomhomes@yahoo.com

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.



Delson Engineering, Inc.

1204 NE 146TH AVE
VANCOUVER, WA. 98684

PHONE: (360) 944 -7094

John@Delsonengineering.com

August 30, 2021

Re.: ADA Ramp for main floor access.

NARRATIVES FOR GLUA 20-00024 TERESA YIP

APPLICANT: Name: Bogdan Smolinets 503-504-6754
Address: 15730 SE Bybee Dr
Portland OR 97236

OWNER: Name: Teresa Yip 971-258-8148
Address: 15270 SW Sparrow Loop, unit 102
Beaverton, OR 97007

REQUEST: Description of project:
PR-160-2020 Live Work 5th and JQ Adams

LOCATION: Address: 1020 5th St, Oregon City OR 97045
Map and tax lot number: 10900

To Whom It May Concern:

The owner Teresa Yip is in process of developing the above site to provide care for her elderly family members. Her mother, and aunt currently require ADA accessibility due to the advanced age, As it has been stated, and approved by Historical Board, in the previous approval process.

To accommodate the required ADA wheelchair access to the main level of proposed house, we propose a typical ramp designe per nationwide adopted ADA standards. We propose screening wall of the ramp and the ramp supporting structure using approved Materials, finishes and colors as per current Historical Board standards.

I hope this information meets your needs at this time.
Please call our office if you have any questions.

Respectfully,

John J. Delson P.E. E.O.R.

M C L O U G H L I N

N E I G H B O R H O O D
A S S O C I A T I O N

DATE: September 17, 2021
 TO: Oregon City Historic Review Board
 Christina Robertson-Gardiner, Senior Planner
 FROM: McLoughlin Neighborhood Association
 RE: Comments on GLUA-21-00052/HR-21-00020
 1020 5th Street

- The application is incomplete. The applicant has not addressed any criteria.
- There are exterior changes, such as windows, from the approved plan. The narrative needs to address these changes.
- The request includes a “change in final foundation height.” There is no information on the change.
- Given that the construction is well-underway, it appears that any input on the foundation elevation modification is moot. What are the implications of this change?
- How does the screen wall itself comply with criteria?
- A floor plan, not a site plan, was submitted. Provide a site plan showing dimensions of all features from the property lines, in particular the west property line.
- On the site plan, show how the ramp ties in at the front; show the existing sidewalk.
- Show the wall, its foundation, and landscaping on a vertical elevation drawing of the north elevation. Depict measurements.
- Address how the wall foundation and proposed landscaping will be accomplished in the small space between the building and west property line without encroaching.
- Condition #2 of HR-20-01 requires the applicant to minimize grading and comply with any applicable standards in the Geologic Hazard Overlay. Address how the retaining wall foundation complies.
- The maximum lot coverage appears to be exceeded; please check calculation.



LAND USE APPLICATION TRANSMITTAL

Date: 9/7/2021

DISTRIBUTION OF APPLICATION

x	Building Division		Clackamas County Transportation
x	Development Services		Clackamas County Planning
x	Public Works Operations		Clackamas Fire District #1
x	City Engineer		ODOT – Division Review
	Public Works Director		Oregon City School District
	Parks Manager		Tri-Met
	Community Services Director		Metro
	Police		PGE
	Economic Development Manager		South Fork Water Board
	Traffic Engineer	x	Hamlet of Beavercreek
	City Manager's Office	x	Holcomb Outlook CPO
x	CIC Chair	x	Central Point / Leland Road / New Era CPO
x	N.A Chair – McLoughlin	x	Other – See Email List
x	N.A. Land Use Chair		Natural Resource Committee
x	Notice of the application mailed to all properties within 300 feet		Other:

COMMENTS DUE BY:	September 17, 2021		
DECISION BODY:	Historic Review Board		
HEARING DATE(s):	September 28, 2021		
DECISION TYPE:	Type III		
FILE #S:	GLUA 21-00052 / HR-21-00020		
PLANNER:	Christina Robertson-Gardiner, Senior Planner	Phone (503) 496-1564	Email crobertson@orc.org
APPLICANT:	Bogdan Smolinets		
REQUEST:	Exterior modifications to HR 20-01 including but not limited to the inclusion of an ADA ramp and change in final foundation height for a new live/work building in the McLoughlin Conservation District		
PROJECT WEBPAGE:	https://www.orcity.org/planning/project/glua-21-00052-hr-21-00020-exterior-modifications-hr-20-01		
ADDRESS(ES):	1020 5 th Street Oregon City, OR 97045		
TAX LOTS:	Clackamas County Map 2-2E-31DA-10900		

This application material is referred to you for your information, study and official comments. If extra copies are required, please contact the Planning Department. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form to facilitate the processing of this application and will insure prompt consideration of your recommendations.

Please check the appropriate spaces below.

☒	The proposal does not conflict with our interests.
☐	The proposal conflicts with our interests for the reasons attached.
☐	The proposal would not conflict our interests if the changes noted below are included.

Permits will be required to be obtained prior to the construction of the ramp.

Michael G. Roberts

Digitally signed by Michael G. Roberts
DN: C=US, E=mroberts@orc.org,
CN=Michael G. Roberts
Date: 2021.09.07 12:28:24-07'00'

Signature

CONTACT THE PLANNING DIVISION IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION



TYPE III – HISTORIC REVIEW

NOTICE OF DECISION

May 28, 2020

FILE NO.: GLUA-20-00005 and HR 20-01: Historic Review

APPLICANT: Bogdan Smolinets
NW Custom Homes Inc.
15730 SE Bybee Rd
Portland, OR 97236

OWNER: Teresa Yip
5835 SW Hamilton St
Portland, OR 97221

DECISION: On May 26, 2020, after reviewing all of the evidence in the record and considering all of the arguments made by the applicant, opposing and interested parties, the Oregon City Historic Review Board voted 4-0 to approve the proposal with conditions. The Oregon City Historic Review Board adopted as its own the Staff Report with findings and Conditions of Approval for File Number HR 20-01. The complete record for the Historic Review Board decision is on file at the Planning Division.

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

Additional Findings by the Historic Review Board

During the deliberation of this application, the Board found that the revised May design that includes reduced height, a reduction in the total square feet and the redesign of the attached garage to create a 3'8" separation all provide the needed additional mitigation to reduce the massing of the building on a sloped lot and constrained lot, where a fully detached garage would require a fair amount of grading. The Board additionally acknowledged that while the Live/Work use was not specifically called out as a design type in the Design Guidelines and is a use that is neither fully commercial nor fully residential, the applicant's method of using a modified Foursquare design was an appropriate approach for the site and use.

Conditions of Approval

HR 20-01

(P) = Verify that condition of approval has been met with the Planning Division.

(DS) = Verify that condition of approval has been met with the Development Services Division.

(B) = Verify that condition of approval has been met with the Building Division.

(F) = Verify that condition of approval has been met with Clackamas Fire Department.

Prior to issuance of Building Permits:

1. The Applicant shall obtain all other required land use approvals, including Site Plan and Design Review and Geologic Hazard Overlay reviews before permits are issued or trees are removed onsite.
2. The Applicant shall minimize grading and comply with any applicable standards in the Geologic Hazard Overlay Chapter 17.44. (P, DS)
3. Additional natural rockery walls that are less than 4 feet in height are allowed on the site without further Historic Review Board review, but will be subject to review for compliance with the Geologic Hazard Overlay District. (P, DS)
4. Minor changes to window location or size on the side and rear facades will be acceptable and may be approved at a staff level prior to building permit issuance. (P)
5. The ground floor height shall be 10 feet minimum. The upper stories may be less than 10 feet to reduce the overall height and perceived massing of the building.
6. The Applicant shall not use stamped concrete or visible gabion walls for any retaining walls; rockery, real basalt veneer, or smooth poured concrete are acceptable. All visible retaining walls associated with the garage and left elevation shall be no more than 6 feet tall, all other retaining walls shall be no taller than 4 feet. (P,DS)
7. The front porch gable shall be removed from the front porch and be redesigned as a simple hipped roof porch to be more aligned with the simpler Foursquare design found in Oregon City.
8. A pre-construction meeting with preservation staff is highly encouraged. (P)
9. The Applicant has not proposed a residential care facility as part of this application. If the Applicant proposes a use allowed within the District, it will be reviewed for compliance with the Site Plan and Design Review code found in OCMC 17.62, applicable Building Codes, and any State of Oregon requirements for the use. If these requirements change the approved plans, the Applicant will be required to resubmit for Historic Review Board approval.

10. The Applicant shall utilize two smaller garage doors of less than 12 feet each instead of a single large garage door, or shall reduce the garage width to a single car garage with a door width of 12 feet or less.
11. Windows in the garage door are acceptable but not required. (P)
12. Doors on the front façade shall be solid or half-lite; no full-lite doors are permitted. (P)
13. Vinyl windows are not permitted. The Applicant shall utilize fiberglass of Marvin Integrity quality or equivalent or wood windows. Slider windows are not permitted. (P)
14. The Applicant shall utilize the following unless an alternate has been approved by the Historic Review Board.
 - a. Cement board siding shall be smooth texture. Woodgrain cement board is not allowed.
 - b. Entry doors shall be solid or half-lite doors
 - c. Exterior lighting shall consist of simple lighting contemporary to the foursquare design period.
 - d. Incised lumber or pressure-treated wood shall not be used on any visible surfaces.
 - e. All railings, decking, and stairs shall be finished to match the house body or trim.
 - f. The window sash shall be the darkest color of the three-color paint scheme.
 - g. All porch and stair railings shall be painted or paint the stained wood, with both top and bottom rail, and balusters attached between the rails rather than on the outside.
 - h. Compost decking is allowed on upper floor elevations and rear elevations.
 - i. Fiberglass windows shall be of Marvin Integrity or equivalent quality.



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board
From: Planner Kelly Reid

Agenda Date: 10/26/2021

SUBJECT:

GLUA 21-00055 / HR-21-00021: Historic Review for Roof Alterations at 610 Jefferson Street

STAFF RECOMMENDATION:

Staff Recommends approval

EXECUTIVE SUMMARY:

The applicant requests approval of Duro-last PVC Membrane roof material proposed on the William B. Andresen House at 610 Jefferson Street, a designated structure in the McLoughlin Conservation District. Roof material is proposed on the front porch roof and rear porch roof, as a replacement for torchdown roof membrane with a white acrylic coating. The proposed material is also white in color and is not visible from the street.

Historic Review Board Policies allow for the following:

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

Because the proposed roofing is a plastic material that is a substitute for tar and gravel, it requires Board approval. The Board may use this opportunity, if desired, to make the finding that the proposed material is a "like material" to tar and gravel so that future owners do not have to seek Board approval.

BACKGROUND:

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

OPTIONS:

1. Approve the proposal (staff recommendation)
2. Approve the proposal with conditions and provide revised findings
3. Deny the proposal and provide revised findings.
4. Continue the hearing and request more information



Historic Review Staff Report and Notice of Decision October 19, 2021

FILE NO.: GLUA 21-00055 / HR-21-00021: Historic Review for Alteration of a Designated Structure

HEARING DATE: October 26, 2021
7:00 p.m. – Commission Chambers, Libke Public Safety Building
1234 Linn Ave
Oregon, City, Oregon 97045

APPLICANT : Matthew Krill, Reliance Roof Pros

OWNER: David Price

LOCATION: 610 Jefferson Street
Oregon City, OR 97045
Clackamas County Map 2-2E-31AD Taxlot 10600

REQUEST: Duro-last PVC Membrane roof material proposed on the William B. Andresen House at 610 Jefferson Street, a designated structure in the McLoughlin Conservation District. Roof material is proposed on the front porch roof, among other places, as a replacement for torchdown roof membrane with a white acrylic coating.

RECOMMENDATION: Approval

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

This application is subject to the Administration and Procedures section of the Oregon City Code set forth in Chapter 17.50. The application and all supporting documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 698 Warner Parrott Road, during regular business days (8:30 am- 3:30 pm). Copies of these materials may be obtained for a reasonable cost. The staff report, with all the applicable approval criteria, will also be available for inspection seven days prior to the hearing. Copies of these materials may be obtained for a reasonable cost in advance. Any interested party may testify at the public hearing and/or submit written testimony at or prior to the close of the record by the Historic Review Board. Notice of the Historic Review Board's decision shall be sent to the applicant and to those persons submitting comments and providing a return address. Any party who participated in the Historic Review Board proceedings may appeal the Historic Review Board's decision by filing a notice of appeal as required by OCMC 17.50.190. Any issue that is intended to provide a basis for appeal must be raised before the close of the Historic Review Board's proceeding, in person or by letter, with sufficient specificity to afford the City Commission and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any review of that issue. Parties with standing may appeal the decision of the City Commission to the Land Use Board of Appeals. 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 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.

I. PROJECT BACKGROUND AND DESCRIPTION:

The applicant requests approval of Duro-last PVC Membrane roof material proposed on the William B. Andresen House at 610 Jefferson Street, a designated structure in the McLoughlin Conservation District. Roof material is proposed on the front porch roof, among other places, as a replacement for torchdown roof membrane with a white acrylic coating.

Historic Review Board Policies allow for the following:

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

Because the proposed roofing is a plastic material that is a substitute for tar and gravel, it required Board approval. The Board may use this opportunity, if desired, to make the finding that the proposed material is a "like material" to tar and gravel so that future owners do not have to seek Board approval.



Figure 1. Structure location, across from the rear of the public library



Figure 2. 610 Jefferson Street

The inventory form for this structure states:

This two-story, hipped roof Craftsman c.1913 includes a rounded bay with curved glass, and a basalt porch with a cast cap. There is a cantilevered/jettied second floor façade with flared siding above a blank frieze. Large scroll cut brackets decorate the eaves of the hip. The siding flares at the foundation and there is a belt course. The porch roof joists are notched, and a semi-circular flat roof covers the porch, which features a beveled glass hardwood door with sidelights. Basalt terracing fronts the house to the sidewalk level. A cantilevered bay stands at the rear of the house, where a carport is attached and features handicapped accessibility.

Statement of Significance:

William Andresen was born in German in 1866. He came to the United States and worked for the railroad in the telegraph office. Later, Andresen went to Chicago and learned the watch making trade at his uncle's jewelry store. In 1886, Andresen moved to Corvallis. A year later, he moved to Oregon City, where he entered in a partnership with C.H.L. Burmeister. When Mr. Burmeister died, Mrs. Burmeister kept active in the business until her death in 1910. George Hankins became a partner for 25 years, as did J.S. Manning, an optician, for 18 years. Andresen purchased the Garde Building and renamed it the Andresen Building. In 1896, Andresen married Winifred Graham, who was very active in the Baptist Church. Andresen was mayor for three terms and instrumental in securing Clackamas River water for Oregon City. In his early days, Andresen was a member of the fire department and played in a local band. The house remained in the Andresen family until 1957, when the widow Winifred Andresen sold the property to Fred and Violet Kaster, a retired couple. The Kasters lived in the house for a short time, but by 1960 Harold McCall's photography studio was renting the building. McCall eventually purchased the building in 1972, and was there until 1979.

Applicant's Narrative:

The applicant provided the following information regarding the proposed roofing material:

The material is proposed on the front porch roof and the rear porch roof.

As far as the material used, it is one of the most high quality products. It's specific strength is longevity and custom applications. It is among the more expensive products available, and they only sell to trained, certified and vetted contractors. We picked the same color that the roof was already—white.

I talked to the material rep for similar jobs in the area. The most strict and intense architectural review they have been through on a historic building was in Silver Falls. "The Gordon House" was one of Frank Lloyd Wright's homes, and is a museum there. It was originally hot tar, and after intense review, they picked Durolast roofing (what we used at 610 Jefferson St) as the product of choice. Here is a link to that building.

Also, if you would like, we can provide many reference jobs. A recent one off of one of the reps' heads was the Columbia Courthouse in St. Helens, the Discovery Center in Hood River, numerous ODOT transportation buildings, the Union County Courthouse, and others. There are about 70 million square feet of Durolast installed in Oregon.

The previous material was a torchdown roof membrane with a white acrylic coating. This membrane was applied with a wide-open flame originally, and then it was installed with a squeegee over that old membrane that was originally installed with a wide open flame. All of these products involve technology used after 1970's, and they look the same as the modern product. On top of that, this roof cannot be seen by anyone, as it is a flat porch roofing that is above all perimeter walking surfaces.

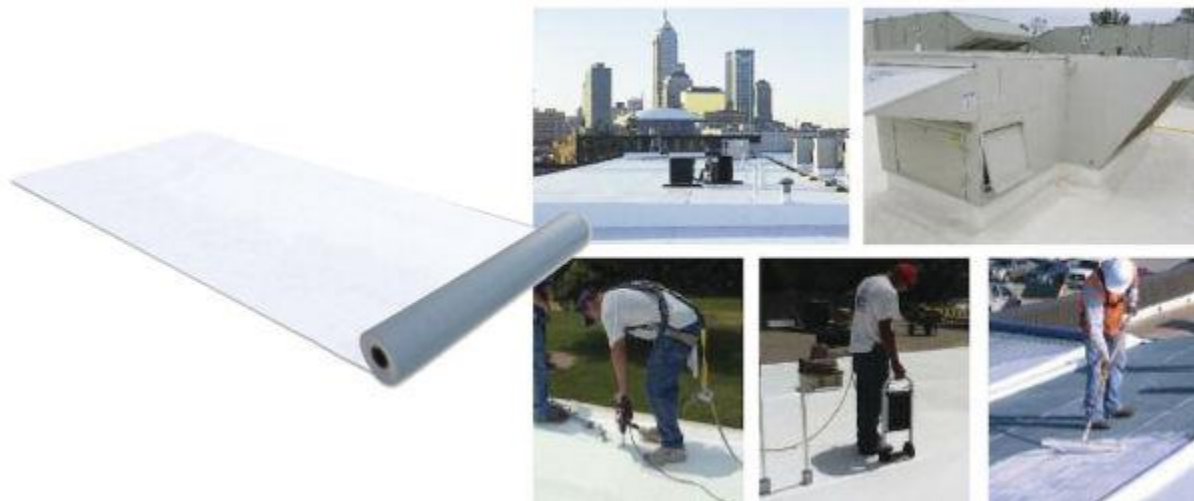


Figure 3. Example of roofing material proposed

The applicant indicated that the work began earlier this year due to misinformation about permitting requirements. Some of the roofing has already been installed and other portions of it are unfinished, awaiting and HRB decision.

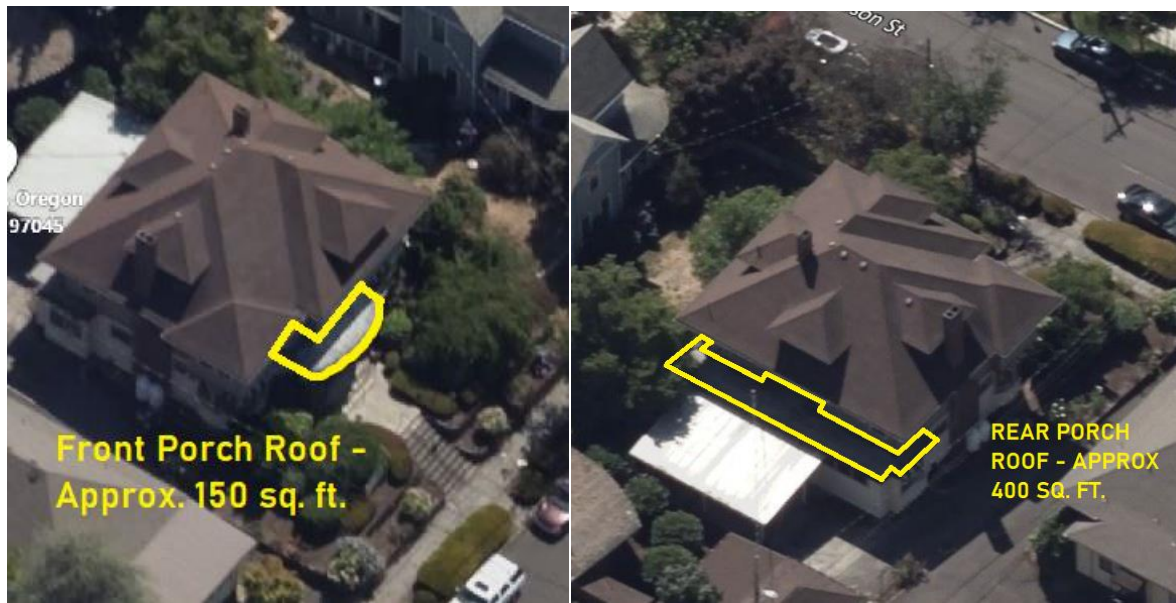


Figure 4. Proposed material locations



Figure 5. Roof work partially finished on front porch



Figure 6. Roof work on rear porch.

II. PUBLIC NOTICE AND COMMENT

Public notices were mailed to property owners within 300 feet of the subject site, posted on the subject site, and published in a newspaper of general circulation. Public comments that were received are summarized below and responded to within this staff report.

One comment was received from the McLoughlin Neighborhood Association indicating that the proposal does not have a negative impact on the historic character, and the MNA has no objections.

Public comments are attached to this Staff report as Exhibit 3.

III. FINDINGS OF FACT AND CRITERIA:

Zoning:

The property is located within the Mixed Use Corridor-1 Zoning District. The office building is a permitted use in the zone.

The applicant is required to meet OCMC 17.40.060 and the Adopted Design Guidelines for Additions and Alterations.

OREGON CITY MUNICIPAL CODE Chapter 17.40:

17.40.060 – Exterior Alteration and new construction

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

17.40.060.E (1) - The purpose of the historic conservation district as set forth in Section 17.40.010;

Staff Finding: Complies as Proposed. The subject property will remain as a locally designated structure within the McLoughlin Conservation District.

*17.40.060.E (2) -The provisions of the city comprehensive plan;
Section 5*

*Open Spaces, Scenic and Historic Areas, and Natural Resources
Policy 5.3.8*

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

Staff Finding: Complies as Proposed. The historic structure is being preserved.

17.40.060.E (3) - The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation;

Staff Finding: Complies as Proposed. The historic use of the site is a residence. In the 1960s, it was converted to a studio (at least partially) and has been used for commercial purposes since.

17.40.060.E (4) The value and significance of the historic site;

Staff Finding: Complies as Proposed. The value and significance of this property is high, as it is in good condition with minimal exterior alterations, and because of the stature of William Andresen in the community.

17.40.060.E (5) - The physical condition of the historic site;

Staff Finding: Complies as Proposed. The structure is in good condition with minimal exterior alterations.

17.40.060.E (6) - The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;

Staff Finding: Complies as Proposed. The proposed roofing material is the same color as the previous material. The previous roofing material is no longer available due to technology changes, according to the applicant. The flat roofed areas where it is placed are not visible from the street. Staff finds that this material is a reasonable replacement material for flat-roofed structures and should be considered to be compatible for this structure.

17.40.060.E (7) Pertinent aesthetic factors as designated by the board;

Staff Finding: Not Applicable. The Board has not identified any additional factors beyond the adopted guidelines.

17.40.060.E (8) Economic, social, environmental and energy consequences; and

Staff Finding: Complies as proposed: Alterations meeting adopted design standards do not impact economic and social or environmental value of the district.

17.40.060.E (9) Design guidelines adopted by the historic review board

Staff Finding: Complies with Conditions: Please refer to the analysis below.

Design Guidelines for Alterations and Additions

Secretary of Interiors Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Staff Finding: Complies as Proposed. No change in use is proposed.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Staff Finding: Complies with Condition. No distinctive materials are being removed. The proposed roofing material is the same color as the previous material. The previous roofing material is no longer available due to technology changes, according to the applicant. The flat roofed areas where it is placed are not visible from the street. Staff finds that this material is a reasonable replacement material for flat-roofed structures and should be considered to be compatible for this structure.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Staff Finding: Complies as Proposed. The modern material will not create a false sense of historical development.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Staff Finding: Complies as Proposed. No changes that have acquired historic significant are proposed to be altered.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Staff Finding: Complies as Proposed. No distinctive materials or features are being removed. The roof on the front and rear porches are the only area where any changes are proposed. The applicant states that “e installation of the Durolast Membrane requires manufacturer training and certification. Unlike other products, you cannot purchase the membrane without their training and approval. It allows us to preserve all characteristics, transitions, and details of the old roofing.”

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Staff Finding: Complies as Proposed. There will be no alteration or change to the structure or appearance, and the area to be roofed cannot be seen.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible.

Staff Finding: Not applicable. No treatments are proposed.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Staff Finding: Complies as Proposed. No ground disturbance is proposed.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Staff Finding: See findings in Guidelines #1 - #6.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff Finding: Not applicable. No new additions are proposed.

Design Guidelines: Alterations – Additions

A. Site

1. In addition to the zoning requirements, the relationship of new additions to the street and to the open space between buildings shall be compatible with adjacent historic buildings and with the historic character of the District.

2. New additions shall be sited so that the impact to the primary facade(s) is kept to a minimum.

Additions shall generally be located at the rear portions of the property or in such locations where they have the least visual impact from public ways.

Staff Finding: Not Applicable. No additions are proposed.

B. Landscape

1. Traditional landscape elements evident in the District (grass, trees, shrubs, picket fences, etc.) should be preserved, and are encouraged in site redevelopment.

Staff Finding: Not Applicable. No landscape elements are proposed to be added or removed in this application.

2. Inappropriate landscape treatments such as berms and extensive ground cover are discouraged.

Staff Finding: Complies as Proposed. Landscaping has not been proposed to be installed or removed as part of this application.

C. Building Height

1. In addition to the zoning requirements, the height of new additions shall not exceed the height of the historic building, or of historic buildings in the surrounding area.

Staff Finding: Not Applicable. No additions are proposed.

D. Building Bulk

1. *New additions smaller than the historic building or the historic buildings in the surrounding area are encouraged.*

a. *Where new additions must be larger, the new addition shall be articulated in such a manner that no single element is visually larger than the historic building or surrounding historic buildings.*

Staff Finding: Not Applicable. No additions are proposed.

E. Proportion and Scale

1. *The relationship of height to width of new additions and their sub-elements such as windows and doors and of alterations shall be compatible with related elements of the historic building, and with the historic character of the District.*

Staff Finding: Not Applicable. No additions are proposed.

2. *The relationship of solids to voids (wall to window) shall be compatible with related elements on the historic building, and with the historic character of the District.*

Staff Finding: Complies as Proposed. Window sizes and locations are not changing as a result of this application.

F. Exterior Features

1. General

a. *To the extent practicable, original historic architectural elements and materials shall be preserved.*

b. *Architectural elements and materials for new additions shall be compatible with related elements of the historic building and with the historic character of the District.*

c. *The preservation, cleaning, repair and other treatment of original materials shall be in accord with the Secretary of Interior's Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings.*

Staff Finding: Complies as Proposed. The applicant states: "Original materials for flat roofing were "hem and lock" tin roofs, which are not available today, and hot tar roofing. Hot tar roofing requires big insurance costs, is dangerous to workers and tenants with fumes and 500-degree hot asphalt, and most flat roofing companies do not even use it any more. The smell of the hot tar interrupts business, and this is a psychological counseling center. Plus, today's tar does not last like the old tar does. Historic documentation mentions "rolled roofing." That is not allowed for a nearly dead-flat roof such as this. "Rolled roofing" is a product that was known to be used for some flatter slopes, but on slopes such as this, would only be applied with hot asphalt. The materials we are using also allow us to avoid damaging or removing old, historic siding and trim materials, as this is a plyable membrane. This membrane is a very quality, long-life product that gives us the greatest flexibility and quality for this application."

Staff concurs and finds that the material is appropriate for the structure on the flat porch roofs.

IV. CONCLUSIONS AND RECOMMENDATIONS

Based on the findings, staff recommends that the Historic Review Board approve the proposed roof material.

Exhibits

1. Applicant Submittal
2. Survey Form
3. Public Comments

Oregon City GIS Map

Item #4.



Legend

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

Notes

Overview Map



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



0 100 Feet
1: 1,200

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





Type I (OCMC 17,50,030,A)

- ☐ Compatibility Review
- ☐ Lot Line Adjustment
- ☐ Non-Conforming Use Review
- ☐ Natural Resource (NROD)
Verification
- ☐ Site Plan and Design Review
- ☐ Extension of Approval

Type II (OCMC 17.50.030.B)

- ☐ Detailed Development Review
- ☐ Geotechnical Hazards
- ☐ Minor Partition (<4 lots)
- ☐ Minor Site Plan & Design Review
- ☐ Non-Conforming Use Review
- ☐ Site Plan and Design Review
- ☐ Subdivision (4+ lots)
- ☐ Minor Variance
- ☐ Natural Resource (NROD) Review

Type III / IV (OCMC 17.50.030.C)

- ☐ Annexation
- ☐ Code Interpretation / Similar Use
- ☐ Concept Development Plan
- ☐ Conditional Use
- ☐ Comprehensive Plan Amendment (Text/Map)
- ☐ Detailed Development Plan
- ☒ Historic Review
- ☐ Municipal Code Amendment
- ☐ Variance
- ☐ Zone Change

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.

www.orcity.org/planning

Email: davprice@yahoo.com

From: [Matt Krill](#)
To: [Kelly Reid](#)
Subject: RE: Permit for 610 Jefferson St.
Date: Wednesday, September 15, 2021 8:34:48 AM
Attachments: [image001.jpg](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image005.png](#)
[image006.png](#)
[610_jefferson.pdf](#)
[jeff_0610\(1\).jpg](#)
[Oregon City Hist Review for David Price - 610 Jefferson St - signed.pdf](#)
[610 Jefferson St - Porch Roof Permit.docx](#)
[DT50_Membrane.pdf](#)

Hello Kelly,

I'm sorry this has provided so much trouble and delays. I finally have the signed historical review document from the client.

As far as the material used, it is one of the most high quality products. It's specific strength is longevity and custom applications. It is among the more expensive products available, and they only sell to trained, certified and vetted contractors. We picked the same color that the roof was already—white.

I talked to the material rep for similar jobs in the area. The most strict and intense architectural review they have been through on a historic building was in Silver Falls. "The Gordon House" was one of Frank Lloyd Wright's homes, and is a museum there. It was originally hot tar, and after intense review, they picked Durolast roofing (what we used at 610 Jefferson St) as the product of choice. Here is a link to that building.

<http://thegordonhouse.org/>

Also, if you would like, we can provide many reference jobs. A recent one off of one of the reps' heads was the Columbia Courthouse in St. Helens, the Discovery Center in Hood River, numerous ODOT transportation buildings, the Union County Courthouse, and others. There are about 70 million square feet of Durolast installed in Oregon.

We do not have close-up before pictures. We only have satellite pictures.

The only other thing I will mention is that when we initially started the job, the owner said we did not need a permit, since it was not a total re-roof, but just a couple small sections of the home. We had an inspector stop by, and we contacted the city and the city said we wouldn't need a permit. A different worker was out there doing some work, and that is when this all started.

I am attaching the documents that we have that lay everything out. Please contact me with further questions.

Thank you!

Applicable Code and Guidelines for Alteration to historic structure

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

1. The purpose of the historic overlay district as set forth in Section 17.40.010;

17.40.010: It is declared as a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical or aesthetic interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people. The purpose of this chapter is to:

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

2. The provisions of the city comprehensive plan;

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

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

3. The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation;
4. The value and significance of the historic site;
5. The physical condition of the historic site;
6. The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;
7. Pertinent aesthetic factors as designated by the board;

8. Economic, social, environmental and energy consequences; and
9. Design guidelines adopted by the historic review board.

Design Guidelines for Alterations and Additions

Secretary of Interiors Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

RESPONSE: The previous material was a torchdown roof membrane with a white acrylic coating. This membrane was applied with a wide-open flame originally, and then it was installed with a squeegee over that old membrane that was originally installed with a wide open flame. All of these products involve technology used after 1970's, and they look the same as the modern product. On top of that, this roof cannot be seen by anyone, as it is a flat porch roofing that is above all perimeter walking surfaces. This style of roofing has been installed on many courthouse roofs and other historic buildings across the United States.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

RESPONSE: This product will not be noticeable to be different from the prior products. The old products are not available to regular contractors at this time due to technology changes. The last product installed was a product that became common after the 1970's. It was coated with a product that became common after the 1990's.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

RESPONSE: This product has similar appearance with better characteristics. It certainly preserves the past changes, while increasing quality and longevity.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

RESPONSE: The installation of the Durolast Membrane requires manufacturer training and certification. Unlike other products, you cannot purchase the membrane without their training and approval. It allows us to preserve all characteristics, transitions, and details of the old roofing.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence

RESPONSE: There will be no alteration or change to the structure or appearance, and the area to be roofed cannot be seen.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

RESPONSE: The roof system is a change to the top surface. It will not change the nature, the structure, or the details of the existing porch roof. One of the main benefits of this modern roofing is it's flexibility and ability to meld with any shape or structure.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

RESPONSE: This is not a new addition. We are re-roofing the porch entry roof. It has leaked since before the owner purchased it, and the owner is investing in the building even though it is a tenant-occupied space.

Design Guidelines: Alterations – Additions

A. Site

1. In addition to the zoning requirements, the relationship of new additions to the street and to the open space between buildings shall be compatible with adjacent historic buildings and with the historic character of the District.

RESPONSE: No change here.

2. New additions shall be sited so that the impact to the primary facade(s) is kept to a minimum. Additions shall generally be located at the rear portions of the property or in such locations where they have the least visual impact from public ways.

RESPONSE: No change here.

B. Landscape

1. Traditional landscape elements evident in the District (grass, trees, shrubs, picket fences, etc.) should be preserved, and are encouraged in site redevelopment.

RESPONSE: No change here.

2. Inappropriate landscape treatments such as berms and extensive ground cover are discouraged.

RESPONSE: No change here.

C. Building Height

1. In addition to the zoning requirements, the height of new additions shall not exceed the height of the historic building, or of historic buildings in the surrounding area.

RESPONSE: No change here.

D. Building Bulk

1. New additions smaller than the historic building or the historic buildings in the surrounding area are encouraged.

a. Where new additions must be larger, the new addition shall be articulated in such a manner that no single element is visually larger than the historic building or surrounding historic buildings.

RESPONSE: No change here.

E. Proportion and Scale

1. The relationship of height to width of new additions and their sub-elements such as windows and doors and of alterations shall be compatible with related elements of the historic building, and with the historic character of the District.

RESPONSE: No change here.

2. The relationship of solids to voids (wall to window) shall be compatible with related elements on the historic building, and with the historic character of the District.

RESPONSE: No change here.

F. Exterior Features

1. General

a. To the extent practicable, original historic architectural elements and materials shall be preserved.

b. Architectural elements and materials for new additions shall be compatible with related elements of the historic building and with the historic character of the District.

c. The preservation, cleaning, repair and other treatment of original materials shall be in accord with the Secretary of Interior's Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

RESPONSE: Original materials for flat roofing were "hem and lock" tin roofs, which are not available today, and hot tar roofing. Hot tar roofing requires big insurance costs, is dangerous to workers and tenants with fumes and 500-degree hot asphalt, and most flat roofing companies do not even use it any more. The smell of the hot tar interrupts business, and this is a psychological counseling center. Plus, today's tar does not last like the old tar does. Historic documentation mentions "rolled roofing." That is not allowed for a nearly dead-flat roof such as this. "Rolled roofing" is a product that was known to be used for some flatter slopes, but on slopes such as this, would only be applied with hot asphalt. The materials we are using also allow us to avoid damaging or removing old, historic siding and trim materials, as this is a plyable membrane. This membrane is a very quality, long-life product that gives us the greatest flexibility and quality for this application.

DURO-TUFF® 50-MIL MEMBRANE

Advantages:

Duro-Last® Duro-Tuff® 50-Mil (DT50) membrane is an excellent choice for low-slope roof projects requiring a long lasting, energy efficient roofing membrane. A complete line of custom-prefabricated accessories is available for the DT50 membrane.

Description:

Duro-Tuff membrane incorporates a weft-inserted, knitted scrim within PVC films to provide exceptional strength and waterproofing.

Duro-Tuff membranes must not be used with Duro-Last EV membranes.

PVC Film - Proprietary thermoplastic PVC formulation of resins, plasticizers, stabilizers, biocides, flame retardants, and U.V. absorbents.

- PVC film above weft-inserted scrim – 26 mil

Weft-Inserted Scrim - An 18 x 9 polyester fabric construction with weft insertion, composed of 840 x 1000 denier threads, provides superior tear and puncture resistance. The polyester thread is treated to prevent wicking.

Total Thickness – 50 mil, nominal.

Weight – 0.28 lb. per square foot.

Color – Top surface: white. Bottom surface: light gray.

R-Value – 0.1 ft²·°F·hr/Btu.

Packaging – DT50 is supplied in the roll sizes shown below. A full pallet contains ten rolls.

Roll Dimensions:

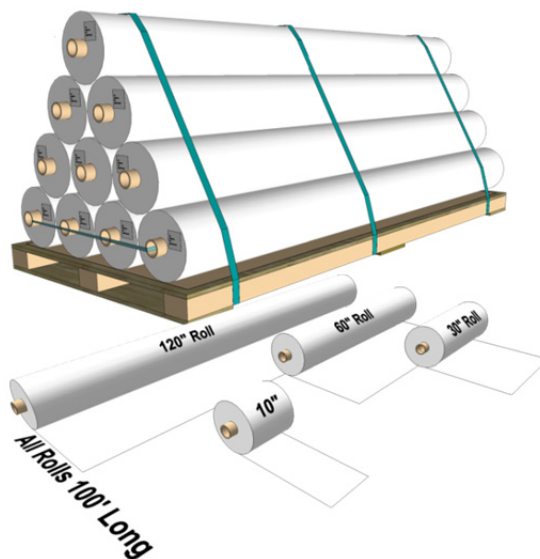
Dimensions	Estimated Coverage		Approx. Weight
	6" Overlap ¹	4" Overlap ²	
120 in. x 100 ft.	950 sq. ft.	967 sq. ft.	280 lb.
60 in. x 100 ft.	450 sq. ft.	467 sq. ft.	140 lb.
30 in. x 100 ft.	200 sq. ft.	217 sq. ft.	70 lb.
10 in. x 100 ft.	Stripping		24 lb.

¹ 6-inch overlap and use of Duro-Last Poly or Cleat Plates®.

² 4-inch overlap and use of Duro-Last Oval Metal Plates.

Overlap Line – A black line, 6 inches from one edge of the sheet, is factory-applied to the top of the sheet to assist in maintaining proper overlap between sheets.

Seam Plate and Fastener Placement Guides – "X"s are placed at 6-inch intervals along one edge of the sheet to assist in maintaining proper spacing between fasteners. Install fasteners so that the outside edge of the seam plate is flush with the edge of the sheet.



"T-Lap" Patches – A patch, with rounded corners, is required at all lap areas where 3 or more layers of membrane intersect ("T-Lap"). The minimum size of the patch is 4 x 4 inches or 4-inch diameter. Patches can be made of either DT or DL membrane of any thickness. Refer to Detail Drawing RG1066.

Energy Efficiency:

White DT50 membrane is an excellent product for complying with California Title 24 and other energy efficiency programs requiring the use of a highly reflective roof membrane.

Cool Roof Rating Council (CRRC)

	CRRC ID	Solar Reflectance		Thermal Emittance		Solar Reflective Index (SRI)	
		Initial	3-yr	Initial	3-yr	Initial	3-yr
White	0610-0008	0.85	0.73	0.89	0.88	108	90

NSF/ANSI 347 GOLD CERTIFIED

Warranty:

The following warranties are available for projects utilizing DT50 membrane. Contact Duro-Last for warranty details. **Consequential damage coverage is not available for Duro-Tuff installations.**

Available Warranties		
Supreme	Not applicable for this product	
Ultra	15-Year NDL High Wind Warranty	20-Year NDL High Wind Warranty
Basic	15-Year NDL Warranty	20-Year NDL Warranty
Residential	15-Year Residential Material Limited Warranty	20-Year Residential Material Limited Warranty

Codes and Standards:

Underwriters Laboratories (US & Canada), UL Evaluation Report (ER10128), FM Approvals, Canadian Construction Materials Centre (CCMC 14012-L), State of Florida, Miami-Dade County, Texas Department of Insurance.

Storage:

Store rolls lengthwise on pallets. Use tarps to keep rolls dry.

Membrane Attachment:

Mechanically Fastened – DT50 membrane may be mechanically fastened to a variety of roof deck and wall materials. An appropriate slip sheet or cover board may be required. Refer to the Roll Good Mechanically Fastened Roofing System Specification for system requirements.

Duro-Bond® Roofing System – The Duro-Bond Roofing System (induction weld) may be used to attach DT50 membrane. Refer to the Duro-Bond Roofing System Specification for system requirements.

Adhered – DT50 membrane may be adhered to a variety of properly prepared roof decks, walls, cover boards and insulations. Refer to the Adhered Roofing System Specification for system requirements.

Physical Properties:

DT50 membrane has been subjected to the tests required by ASTM D4434 “*Standard Specification for Poly (Vinyl Chloride) Sheet Roofing*” and has been classified as a Type III, internally reinforced sheet. The results of each test are listed below. ASTM’s *Overall Thickness* requirements for the membrane are plus or minus 10% (nominal) of the listed *Typical Value*.

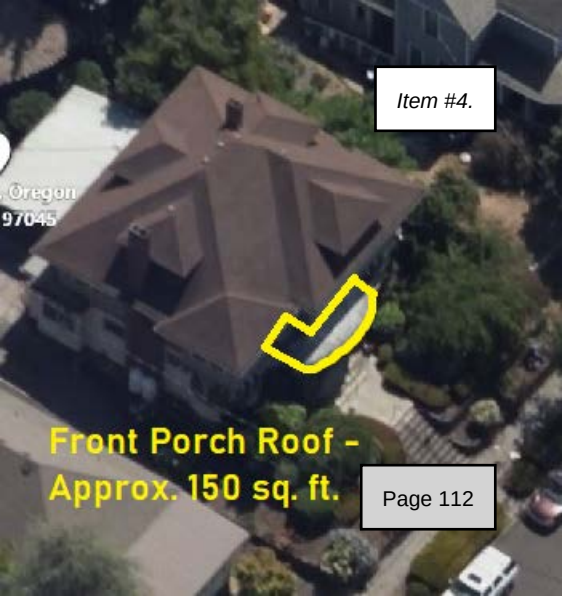
Physical Property	Test Method	ASTM D4434 Requirement	Result	Typical Value
Overall Thickness	ASTM D751	≥ 0.045 and ≤ 0.055 in. (≥ 45 and ≤ 55 mil)	PASS	0.050 in. (50 mil), nominal
Thickness Over Scrim	ASTM D7635	≥ 0.016 in.	PASS	0.026 in. (26 mil)
Breaking Strength ¹	ASTM D751 Grab Method	≥ 200 lbf./in.	PASS	423 x 278 lbf./in.
Elongation ¹	ASTM D751 Grab Method	≥ 15%	PASS	31% x 30%
Seam Strength	ASTM D751 Grab Method	≥ 317 lbf. (75% of Breaking Strength.)	PASS	423 lbf.
Tear Strength ¹	ASTM D751 Procedure B	≥ 45 lbf.	PASS	90 x 143 lbf.
Low Temp. Bend	ASTM D2136	Must pass at -40° F.	PASS	PASS
Heat Aging	ASTM D3045	Conditioned for 56 days in oven maintained at 176° F.	PASS	PASS
Accelerated Weathering	ASTM G155	10,000 hours total test time. Irradiance level of 0.35 W/m ² -340nm. Cycle: 102 minutes light, 18 minutes light + H ₂ O spray, 63±2.5° C black panel, 30±5% RH	PASS	PASS
Dimensional Stability ¹	ASTM D1204	Conditioned for 6 hours in oven maintained at 176° F. Allowable change: ≤ 0.5%	PASS	0.20% x 0.10%
Water Absorption	ASTM D570	Immersed in water at 158° F for 168 hours. Allowable weight change: ≤ 3%	PASS	2.60%
Static Puncture	ASTM D5602	≥ 33 lbf.	PASS	≥ 33 lbf.
Dynamic Puncture	ASTM D5635	≥ 14.7 ft-lbf. (20 J)	PASS	≥ 14.7 ft-lbf. (20 J)

¹ Typical values are shown for both machine and cross machine directions. The machine direction results are listed first.

Additional Tests

Fungi Resistance	ASTM G21	No Sustained Growth or Discoloration
Moisture Vapor Transmission	ASTM E96, Proc. B, Method A	< 0.35 U.S. perms





Item #4.

Oregon
97045

**Front Porch Roof -
Approx. 150 sq. ft.**

Page 112

son St

Item #4.

**REAR PORCH
ROOF - APPROX
400 SQ. FT.**





Front porch roof



Rear porch
roof

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 610 JEFFERSON ST				City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 18 N		Longitude: 122 36 13 W		
Township: 02S	Range: 02E	Section: 31	Block: 111	Lot: 6, 3x	Map #: 22E31AD	Tax Lot #: 10600	
Date of Construction: c. 1913		Historic Name: Andresen, William, House			Historic Use or Function: Domestic - single dwelling		
Grouping or Cluster Name: NA		*Current Name or Use: Commerce - office			Associated Archaeological Site: Unknown		
Architectural Classification(s): Craftsman				Plan Type/Shape: Square		Number of Stories: 2.0	
Foundation Material: Stone				Structural Framing: Unknown		Moved? No	
Roof Type/Material: Bellcast hip / Composition shingle				Window Type/Material: 1/1 wood double-hung			
Exterior Surface Materials Primary: Lap				Secondary:		Decorative:	
Exterior Alterations or Additions/Approximate Date: Carport, post-1950 at rear							
Number and Type of Associated Resources: Period garage, with original doors, scroll cut rafter tails (1)							
Integrity: Excellent		Condition: Excellent		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 two-story, hipped roof Craftsman c.1913 includes a rounded bay with curved glass, and a basalt porch with a cast cap. There is a cantilevered/jettied second floor façade with flared siding above a blank frieze. Large scroll cut brackets decorate the eaves of the hip. The siding flares at the foundation and there is a belt course. The porch roof joists are notched, and a semi-circular flat roof covers the porch, which features a beveled glass hardwood door with sidelights. Basalt terracing fronts the house to the sidewalk level. A cantilevered bay stands at the rear of the house, where a carport is attached and features handicapped accessibility.							
Statement of Significance:							
William Andresen was born in Germany in 1866. He came to the United States and worked for the railroad in the telegraph office. Later, Andresen went to Chicago and learned the watch making trade at his uncle's jewelry store. In 1886, Andresen moved to Corvallis. A year later, he moved to Oregon City, where he entered in a partnership with C.H.L. Burmeister. When Mr. Burmeister died, Mrs. Burmeister kept active in the business until her death in 1910. George Hankins became a partner for 25 years, as did J.S. Manning, an optician, for 18 years. Andresen purchased the Garde Building and renamed it the Andresen Building. In 1896, Andresen married Winifred Graham, who was very active in the Baptist Church. Andresen was mayor for three terms and instrumental in securing Clackamas River water for Oregon City. In his early days, Andresen was a member of the fire department and played in a local band. The house remained in the Andresen family until 1957, when the widow Winifred Andresen sold the property to Fred and Violet Kaster, a retired couple. The Kasters lived in the house for a short time, but by 1960 Harold McCall's photography studio was renting the building. McCall eventually purchased the building in 1972, and was there until 1979.							

Researcher/Organization: Marti Gerdes / HPNW			Date Recorded: 5/11/2002	
Survey Form Page 1	Address: 610 JEFFERSON ST	Local Designation #		SHPO #

**LAND USE APPLICATION TRANSMITTAL – RESPONSE FORM**Date: 10.15.2021Land Use Application File Number: HR-21-00021NAME: Wendy MarshallAGENCY: McLoughlin NeighborhoodEMAIL ADDRESS: wendypaddles@gmail.com

The land use application material is referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return a copy of this form to facilitate the processing of this application and to ensure prompt consideration of your recommendations.

Please check the appropriate spaces below.

The proposal does not conflict with our interests.



The proposal conflicts with our interests for the reasons attached. (Please attach additional information)



The proposal would not conflict our interests if the changes noted below or attached are addressed.

Please add any specific comments below or attach a separate document with more information.

As written, the proposal does not have a negative impact on the historic character, and the MNA has no objections.

For clarification, the public notice indicates the material will be applied in locations other than the front porch. The application does not specify the locations. Photographs of the existing roof areas would be helpful in determining likeness of the proposed product to the existing material.

Thank you.

CONTACT THE PLANNING DIVISION IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board
From: Planner Kelly Reid

Agenda Date: 10/26/2021

SUBJECT:

GLUA 21-00059 / HR-21-00022: Historic Review for Metal Roof Alteration of a Designated Structure at 602 Jefferson Street

STAFF RECOMMENDATION:

Staff Recommends approval with conditions for consideration

EXECUTIVE SUMMARY:

The applicant requests approval of a metal roof made to resemble slate tile for the William B. Zumwalt House, an 1896 Queen Anne style structure. While slate tile was commonly used on Queen Anne styles throughout the country, slate tile is not likely to have been used originally on this home; an 1896 Queen Anne in Oregon City was likely built with cedar shingles. According to the State Historic Preservation Office, there are very few houses or buildings in Oregon that originally or historically had slate roofs. The roof on the structure is highly visible from 6th Street and from Jefferson Street. The proposed faux slate tile metal roofing material has a moderately shiny finish, which may be visually distracting and out of harmony with the character of the home.

That said, the proposed metal roofing represents a long term investment in the property that preserves the historic structure while minimally impacting the character of the home. Metal roofing could be seen as another chapter in the life of this historic structure, which has likely had various types of roofing over the years.

Staff recommends that the Board consider both samples provided by the applicant – the slate tile product and the shingle product. The Board may want to require that the applicant use the shingle product to better resemble the original cedar shingle on the home. The limited texture of the slate version may make it appear shinier and more visually obtrusive. The Board may find that the shingle version blends in better with the district. On the other hand, the shingle variety may be just as obtrusive given its appearance with deep grooves, which gives a rustic appearance and may not be appropriate on a Queen Anne home, and the lack of structures currently in Oregon City with cedar shingle roofs.

If the Board finds that the proposed metal roofing is appropriate for the structure, direction is needed on the slate versus shingle variety. The Board may want to consider a requirement for mitigation as well. Since direct mitigation is not really possible – there is no way to shield or screen or reduce the visual impact of the roof – mitigation in the form of interpretive elements or signage would be the alternative.

BACKGROUND:

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

OPTIONS:

1. Approve the proposal with conditions (staff recommendation)
2. Approve the proposal with revised conditions and provide revised findings
3. Deny the proposal and provide revised findings.
4. Continue the hearing and request more information



Historic Review Staff Report and Notice of Decision October 19, 2021

FILE NO.: GLUA 21-00059 / HR-21-00022: Historic Review for Alteration of a Designated Structure

HEARING DATE: October 26, 2021
7:00 p.m. – Commission Chambers, Libke Public Safety Building
1234 Linn Ave
Oregon, City, Oregon 97045

APPLICANT/OWNER: Amber Toropova
602 Jefferson Street
Oregon City, OR 97045

LOCATION: 602 Jefferson Street
Oregon City, OR 97045
Clackamas County Map 2-2E-31AD Taxlot 10500

REQUEST: Metal roof proposed on the William B. Zumwalt House at 602 Jefferson Street, a designated structure in the McLoughlin Conservation District

RECOMMENDATION: Approval with conditions for consideration

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

This application is subject to the Administration and Procedures section of the Oregon City Code set forth in Chapter 17.50. The application and all supporting documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 698 Warner Parrott Road, during regular business days (8:30 am- 3:30 pm). Copies of these materials may be obtained for a reasonable cost. The staff report, with all the applicable approval criteria, will also be available for inspection seven days prior to the hearing. Copies of these materials may be obtained for a reasonable cost in advance. Any interested party may testify at the public hearing and/or submit written testimony at or prior to the close of the record by the Historic Review Board. Notice of the Historic Review Board's decision shall be sent to the applicant and to those persons submitting comments and providing a return address. Any party who participated in the Historic Review Board proceedings may appeal the Historic Review Board's decision by filing a notice of appeal as required by OCMC 17.50.190. Any issue that is intended to provide a basis for appeal must be raised before the close of the Historic Review Board's proceeding, in person or by letter, with sufficient specificity to afford the City Commission and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any review of that issue. Parties with standing may appeal the decision of the City Commission to the Land Use Board of Appeals. 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 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 Summary of Findings and Conditions of Approval

While slate tile was commonly used on Queen Anne styles throughout the country, slate tile is not likely to have been used originally on this home; an 1896 Queen Anne in Oregon City was likely built with cedar shingles. According to the State Historic Preservation Office, there are very few houses or buildings in Oregon that originally or historically had slate roofs. The roof on the structure is highly visible from 6th Street and from Jefferson Street. The proposed faux slate tile metal roofing material has a moderately shiny finish, which may be visually distracting and out of harmony with the character of the home.

That said, the proposed metal roofing represents a long term investment in the property that preserves the historic structure while minimally impacting the character of the home. Metal roofing could be seen as another chapter in the life of this historic structure, which has likely had various types of roofing over the years.

Staff recommends that the Board consider both samples provided by the applicant – the slate tile product and the shingle product. The Board may want to require that the applicant use the shingle product to better resemble the original cedar shingle on the home. The limited texture of the slate version may make it appear shinier and more visually obtrusive. The Board may find that the shingle version blends in better with the district. On the other hand, the shingle variety may be just as obtrusive given its appearance with deep grooves, which gives a rustic appearance and may not be appropriate on a Queen Anne home, and the lack of structures currently in Oregon City with cedar shingle roofs.

If the Board finds that the proposed metal roofing is appropriate for the structure, direction is needed on the slate versus shingle variety. The Board may want to consider a requirement for mitigation as well. Since direct mitigation is not really possible – there is no way to shield or screen or reduce the visual impact of the roof – mitigation in the form of interpretive elements or signage would be the alternative.

Potential Conditions for Board Consideration

1. The applicant shall use the shingle style roofing material in any color resembling wood.
2. The applicant shall provide mitigation as determined by the Board – options could include interpretive features such a small sign or plaque with history about the various historic structures in the vicinity.

I. PROJECT BACKGROUND AND DESCRIPTION:

The applicant requests approval of a metal roof made to resemble slate tile. The applicant submitted the following narrative:

Due to damage sustained in the ice storm earlier this year our roof needs to be replaced. We are proposing to do so with a roof that resembles black slate tile that would have been available at the time the house was constructed. Though this modern product from Interlock Roofing is made of aluminum, the overall aesthetic of the slate tile will add period appropriate charm to both the home and the neighborhood by keeping with the historic aesthetic and replacing the more modern looking composition shingles.

Additional benefits of the roof include lower cooling costs during summer and a lifetime warranty, allowing for cost savings that will be put toward maintaining other historical aspects of the home; and a roof that is lighter and gentler on the home and the environment in general.



Figure 1. Structure location, across from the rear of the public library



Figure 2. 602 Jefferson Street from and side



The inventory form for the Williams B. Zumwalt House states:

This Queen Anne of complex plan features a rounded porch wrapping around the front and one side of the house, with square spindle rail trimming the porch roof. The turned porch columns appear original but the simple rail is a replacement. Decorative balls top the newel posts, and lattice skirts the porch. Decorative stick work highlight the gable ends. The gables feature shingles. Six lights flank a central light in the front door. A rear room, abutting the carport, is sided with asbestos shingles and is an obvious addition given the small, sliding window. The windows are primarily 1/1 wood double-hung with blue aluminum sliding storm windows. Shallow hoods top the windows.

Statement of Significance:

Though built by former mayor and businessman William Andresen, it appears he never lived here. Andresen sold the house to William and Mary Zumwalt in September of 1896. During the time the Zumwalts owned it, Mr. Zumwalt was a city councilman. Zumwalt was also a millwright and later foreman of the mill. In 1910, Zumwalt sold the house to Roswell L. Holman, a prominent local undertaker. Holman lived in the house in the early years of his ownership, but by 1933 was using the house as a rental property.

The applicant provided images to the proposed roof material on other homes. The applicant also provided physical samples of the proposed faux slate product, along with an alternative faux cedar shingle product. The applicant has indicated that the slate product is preferred over the shingle.



Figure 3. View of roof from Jefferson Street sidewalk (across from 610 Jefferson)



Figure 4. Images from Interlock Roofing product brochure



Figure 5. Example of similar roofing material (images provided by applicant)



Figure 6. Example of similar roofing material (images provided by applicant)



Figure 7 and 8. Local homes with metal roofs
(images provided by applicant)

II. PUBLIC NOTICE AND COMMENT

Public notices were mailed to property owners within 300 feet of the subject site, posted on the subject site, and published in a newspaper of general circulation. Public comments that were received are summarized below and responded to within this staff report.

One comment was received from the McLoughlin Neighborhood Association indicating that the application is incomplete. Staff accepted the application as there was enough information provided to understand and review the proposal. While code responses were not provided, the narrative was deemed to be sufficient to understand the proposal.

Staff reached out to the Oregon State Historic Preservation Office for guidance and received a response from Joy Sears, Restoration Specialist. See Exhibit 4. Joy's guidance is referenced in the findings for this report.

Public comments are attached to this Staff report as Exhibit 3.

III. FINDINGS OF FACT AND CRITERIA:

Zoning:

The property is located within the Mixed Use Corridor-1 Zoning District. The office building is a permitted use in the zone.

The applicant is required to meet OCMC 17.40.060 and the Adopted Design Guidelines for Additions and Alterations.

OREGON CITY MUNICIPAL CODE Chapter 17.40:

17.40.060 – Exterior Alteration and new construction

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

17.40.060.E (1) - The purpose of the historic conservation district as set forth in Section 17.40.010;

Staff Finding: Complies as Proposed. The subject property will remain as a locally designated structure within the McLoughlin Conservation District.

*17.40.060.E (2) -The provisions of the city comprehensive plan;
Section 5*

*Open Spaces, Scenic and Historic Areas, and Natural Resources
Policy 5.3.8*

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

Staff Finding: Complies as Proposed. The historic structure is being preserved.

17.40.060.E (3) - The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation;

Staff Finding: Complies as Proposed. The historic use of the site is a residence and continues to be used as a residence.

17.40.060.E (4) The value and significance of the historic site;

Staff Finding: Complies as Proposed. The value and significance of this property is high, as it is in fair condition with minimal exterior alterations. It is a Queen Anne home with the original ornamental features intact.

17.40.060.E (5) - The physical condition of the historic site;

Staff Finding: Complies as Proposed. The structure is in fair condition with minimal exterior alterations. The existing roof is failing.

17.40.060.E (6) - The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;

Staff Finding: The proposed roofing material is a dark metal made to resemble slate tile. The metal is slightly shiny. While the roof is highly visible, it does not make up a huge portion of the massing of the home – at two stories, the siding and the ornamentation on the home are the most prominent features. According to Joy Sears of the State Historic Preservation Office (SHPO), SHPO would approve this metal shingle product as an acceptable roofing choice with either Section 106 without adverse effect or for the Special Assessment program as long as the metal finish isn't too shiny.

Staff recommends that the Board consider both samples provided by the applicant – the slate tile product and the shingle product. The Board may want to require that the applicant use the shingle product to

better resemble the original cedar shingle on the home. The limited texture of the slate version may make it appear shinier and more visually obtrusive. The Board may find that the shingle version blends in better with the district. On the other hand, the shingle variety may be just as obtrusive given its appearance with deep grooves, which gives a rustic appearance and may not be appropriate on a Queen Anne home, and the lack of structures currently in Oregon City with cedar shingle roofs.

If the Board finds that the proposed metal roofing is appropriate for the structure, direction is needed on the slate versus shingle variety. The Board may want to consider a requirement for mitigation as well. Since direct mitigation is not really possible – there is no way to shield or screen or reduce the visual impact of the roof – mitigation in the form of interpretive elements or signage would be the alternative.

17.40.060.E (7) Pertinent aesthetic factors as designated by the board;

Staff Finding: Not Applicable. The Board has not identified any additional factors beyond the adopted guidelines.

17.40.060.E (8) Economic, social, environmental and energy consequences; and

Staff Finding: Complies as proposed: Alterations meeting adopted design standards do not impact economic and social or environmental value of the district.

17.40.060.E (9) Design guidelines adopted by the historic review board

Staff Finding: Please refer to the analysis below.

Design Guidelines for Alterations and Additions

Secretary of Interiors Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Staff Finding: Complies as Proposed. No change in use is proposed.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Staff Finding: Complies as Proposed. No distinctive materials are being removed. The existing composition roof is failing – it is not the original roofing. Most likely, the house was constructed with a cedar shingle roof, and the composition roof is a replacement.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Staff Finding: While slate tile was commonly used on Queen Anne styles throughout the country, slate tile is not likely to have been used originally on this home; an 1896 Queen Anne in Oregon City was likely built with cedar shingles. According to the State Historic Preservation Office, there are very few houses or buildings in Oregon that originally or historically had slate roofs. The roof on the structure is highly visible from 6th Street and from Jefferson Street. The proposed faux slate tile metal roofing material has a moderately shiny finish, which may be visually distracting and out of harmony with the character of the home. According to Joy Sears of the State Historic Preservation Office (SHPO), SHPO would approve this

metal shingle product as an acceptable roofing choice with either Section 106 without adverse effect or for the Special Assessment program as long as the metal finish isn't too shiny.

On the other hand, the proposed metal roofing represents a long term investment in the property that preserves the historic structure while minimally impacting the character of the home. Metal roofing could be seen as another chapter in the life of this historic structure, which has likely had various types of roofing over the years.

The faux slate tile metal roofing that is proposed could potentially contribute to a false sense of historical development, although the material is easily identifiable as metal. The Historic Review Board should provide findings if it is determined that the proposed tile causes a false sense of historical development.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Staff Finding: Complies as Proposed. No changes that have acquired historic significant are proposed to be altered. The composition roof does not have any historic significance.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Staff Finding: Complies as Proposed. No distinctive materials or features are being removed. The composition roof does not have any historic significance.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Staff Finding: At some point in the past, the roof was a deteriorated feature and was replaced with a composition roof. Composition and asphalt shingles are generally considered to be a compatible replacement for cedar roofs. A new asphalt single roof would be compatible and is already allowed per HRB policies. The change from composition to aluminum faux slate tile is a change in the roof texture and material, and the Board must determine whether this replacement has an adverse effect on the historic character of the structure.

The applicant also provided physical samples of the proposed faux slate product, along with an alternative faux cedar shingle product. The applicant has indicated that the slate product is preferred over the shingle.

Staff recommends that the Board consider both samples provided by the applicant – the slate tile product and the shingle product. The Board may want to require that the applicant use the shingle product to better resemble the original cedar shingle on the home. The limited texture of the slate version may make it appear shinier and more visually obtrusive. The Board may find that the shingle version blends in better with the district. On the other hand, the shingle variety may be just as obtrusive given its appearance with deep grooves, which gives a rustic appearance and may not be appropriate on a Queen Anne home, and the lack of structures currently in Oregon City with cedar shingle roofs.

If the Board finds that the proposed metal roofing is appropriate for the structure, direction is needed on the slate versus shingle variety. The Board may want to consider a requirement for mitigation as well. Since direct mitigation is not really possible – there is no way to shield or screen or reduce the visual impact of the roof – mitigation in the form of interpretive elements or signage would be the alternative.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible.

Staff Finding: Not applicable. No treatments are proposed.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Staff Finding: Complies as Proposed. No ground disturbance is proposed.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Staff Finding: Complies as Proposed. No features or spatial relationships will be destroyed by the metal roof. The roof will be differentiated from the rest of the home and will clearly appear as a modern, new roof. See findings in Guidelines #1-6 regarding compatibility of the proposal.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff Finding: Not applicable. No new additions are proposed.

Design Guidelines: Alterations – Additions

A. Site

1. In addition to the zoning requirements, the relationship of new additions to the street and to the open space between buildings shall be compatible with adjacent historic buildings and with the historic character of the District.

2. New additions shall be sited so that the impact to the primary facade(s) is kept to a minimum.

Additions shall generally be located at the rear portions of the property or in such locations where they have the least visual impact from public ways.

Staff Finding: Not Applicable. No additions are proposed.

B. Landscape

1. Traditional landscape elements evident in the District (grass, trees, shrubs, picket fences, etc.) should be preserved, and are encouraged in site redevelopment.

Staff Finding: Not Applicable. No landscape elements are proposed to be added or removed in this application.

2. Inappropriate landscape treatments such as berms and extensive ground cover are discouraged.

Staff Finding: Complies as Proposed. Landscaping has not been proposed to be installed or removed as part of this application.

C. Building Height

1. In addition to the zoning requirements, the height of new additions shall not exceed the height of the historic building, or of historic buildings in the surrounding area.

Staff Finding: Not Applicable. No additions are proposed.

D. Building Bulk

1. New additions smaller than the historic building or the historic buildings in the surrounding area are encouraged.

a. Where new additions must be larger, the new addition shall be articulated in such a manner that no single element is visually larger than the historic building or surrounding historic buildings.

Staff Finding: Not Applicable. No additions are proposed.

E. Proportion and Scale

1. The relationship of height to width of new additions and their sub-elements such as windows and doors and of alterations shall be compatible with related elements of the historic building, and with the historic character of the District.

Staff Finding: Not Applicable. No additions are proposed.

2. The relationship of solids to voids (wall to window) shall be compatible with related elements on the historic building, and with the historic character of the District.

Staff Finding: Complies as Proposed. Window sizes and locations are not changing as a result of this application.

F. Exterior Features

1. General

a. To the extent practicable, original historic architectural elements and materials shall be preserved.

b. Architectural elements and materials for new additions shall be compatible with related elements of the historic building and with the historic character of the District.

c. The preservation, cleaning, repair and other treatment of original materials shall be in accord with the Secretary of Interior's Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Staff Finding: See findings in Secretary guidelines #1-6.

IV. CONCLUSIONS AND RECOMMENDATIONS

Staff recommends approval of the metal roofing with the caveat that the Board consider both samples provided by the applicant – the slate tile product and the shingle product. The Board may want to require that the applicant use the shingle product to better resemble the original cedar shingle on the home. The limited texture of the slate version may make it appear shinier and more visually obtrusive. The Board may find that the shingle version blends in better with the district. On the other hand, the shingle variety may be just as obtrusive given its appearance with deep grooves, which gives a rustic appearance and may not be appropriate on a Queen Anne home, and the lack of structures currently in Oregon City with cedar shingle roofs.

The Board may want to consider a requirement for mitigation as well. Since direct mitigation is not really possible – there is no way to shield or screen or reduce the visual impact of the roof – mitigation in the form of interpretive elements or signage would be the alternative.

Exhibits

1. Applicant Submittal
2. Survey Form
3. Public Comments

4. Email from Joy Sears, Restoration Specialist with Oregon SHPO
5. NPS Preservation Brief – Roofs
6. NPS Guidance - Roofs

Oregon City GIS Map

Item #5.



Legend

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

Notes

Overview Map



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



0 100 Feet
1: 1,200

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





LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Lot Line Adjustment
- ☐ Non-Conforming Use Review
- ☐ Natural Resource (NROD) Verification
- ☐ Site Plan and Design Review
- ☐ Extension of Approval

Type II (OCMC 17.50.030.B)

- ☐ Detailed Development Review
- ☐ Geotechnical Hazards
- ☐ Minor Partition (<4 lots)
- ☐ Minor Site Plan & Design Review
- ☐ Non-Conforming Use Review
- ☐ Site Plan and Design Review
- ☐ Subdivision (4+ lots)
- ☐ Minor Variance
- ☐ Natural Resource (NROD) Review

Type III / IV (OCMC 17.50.030.C)

- ☐ Annexation
- ☐ Code Interpretation / Similar Use
- ☐ Concept Development Plan
- ☐ Conditional Use
- ☐ Comprehensive Plan Amendment (Text/Map)
- ☐ Detailed Development Plan
- ☒ Historic Review
- ☐ Municipal Code Amendment
- ☐ Variance
- ☐ Zone Change

File Number(s): GLUA-21-00059/ HR-21-00022

Proposed Land Use or Activity: ROOF REPLACEMENT

Project Name: ROOF REPLACEMENT Number of Lots Proposed (If Applicable): _____

Physical Address of Site: 602 JEFFERSON ST

Clackamas County Map and Tax Lot Number(s): 22E31AD10500

Applicant(s):

Applicant(s) Signature: Amber Toropova

Applicant(s) Name Printed: AMBER TOROPOVA Date: 9/26/21

Mailing Address: 602 JEFFERSON ST, OREGON CITY, OR 97045

Phone: 530-318-1600 Fax: _____ Email: AMBERTORPOVA@GMAIL.COM

Property Owner(s):

Property Owner(s) Signature: SAME

Property Owner(s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

Representative(s):

Representative(s) Signature: _____

Representative (s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.

Published on *City of Oregon City* (<https://www.orcity.org>)

[Home](#) > [Online Submittal of Land Use Applications](#) > [Webform results](#) > Online Submittal of Land Use Applications

Submission information

Form: [Online Submittal of Land Use Applications](#) [1]

Submitted by Visitor (not verified)

Thu, 09/30/2021 - 9:56pm

75.164.152.159

Applicant Name(s) Amber Toropova

Applicant's Representative

Company

Mailing Address 602 Jefferson St, Oregon City, OR, 97045

Phone Number (530)318-1600

Email Address ambertoropova@gmail.com

Application Type

Historic Review

Project Description

Proposal is to replace the roof of the William Zumwalt house located at 602 Jefferson St. in the McLoughlin Neighborhood of Oregon City.

Project Address 602 Jefferson St., Oregon City, OR 97045

Map and Taxlot Number Taxlot: 22E31AD10500

Additional information

Due to damage sustained in the ice storm earlier this year our roof needs to be replaced. We are proposing to do so with a roof that resembles black slate tile that would have been available at the time the house was constructed. Though this modern product from Interlock Roofing is made of aluminum, the overall aesthetic of the slate tile will add period appropriate charm to both the home and the neighborhood by keeping with the historic aesthetic and replacing the more modern looking composition shingles.

Additional benefits of the roof include lower cooling costs during summer and a lifetime warranty, allowing for cost savings that will be put toward maintaining other historical aspects of the home; and a roof that is lighter and gentler on the home and the environment in general.

Application Form

[land_use_app_2017.pdf](#) [2]

Site Plan/ Layout

[interlock_roofing_details.pdf](#) [3]

Other Application Materials

[historic_homes_with_metal_roofs.pdf](#) [4]

Other Application Materials (2)

[local_metal_roofs.pdf](#) [5]

Other Application Materials (3)**Other Application Materials (4)****Other Application Materials****Disclaimer**

Select to acknowledge you read and understand the paragraph below.

Source URL: <https://www.orcity.org/node/13944/submission/27271>

Links

[1] <https://www.orcity.org/communitydevelopment/webform/online-submittal-land-use-applications>

[2] https://www.orcity.org/system/files/webform/pre-applications/land_use_app_2017.pdf

[3] https://www.orcity.org/system/files/webform/pre-applications/interlock_roofing_details.pdf

[4] https://www.orcity.org/system/files/webform/pre-applications/historic_homes_with_metal_roofs.pdf

[5] https://www.orcity.org/system/files/webform/pre-applications/local_metal_roofs.pdf



Interlock® Slate Roofing

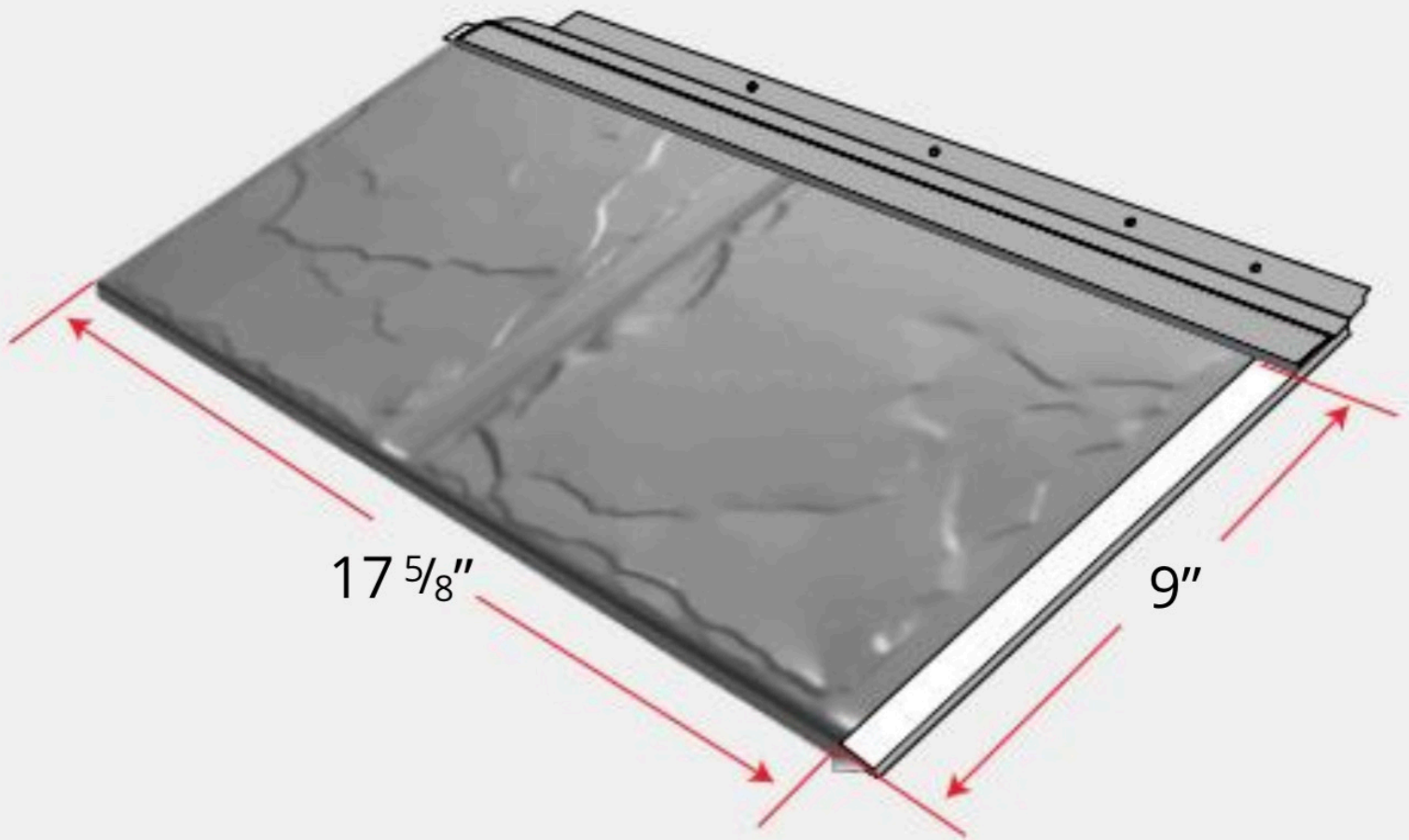
*The graceful elegance of slate roofing
without the weight...*

Traditional slate is very expensive and is also very heavy; in fact some rafters may need to be reinforced. With an Interlock® Slate roof you'll get the longevity and look of natural slate roofing without the weight.





Slate





**INTER
LOCK**
Lifetime Roofing Systems®















OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 602 JEFFERSON ST					City: OREGON CITY	
USGS Quad Name: Oregon City			GPS Latitude: 45 21 17 N		Longitude: 122 36 14 W	
Township: 02S	Range: 02E	Section: 31	Block: 111	Lot: 5	Map #: 22E31AD	Tax Lot #: 10500
Date of Construction: c. 1896		Historic Name: Zumwalt, William B., 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			Plan Type/Shape: Complex		Number of Stories: 2.0	
Foundation Material: Unknown			Structural Framing: Unknown		Moved? No	
Roof Type/Material: Gable / Composition shingle			Window Type/Material: 1/1 wood double-hung			
Exterior Surface Materials Primary: Channel drop			Secondary: Wood shingle		Decorative:	
Exterior Alterations or Additions/Approximate Date: None apparent						
Number and Type of Associated Resources: Carport (1)						
Integrity: Excellent		Condition: Excellent		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 Queen Anne of complex plan features a rounded porch wrapping around the front and one side of the house, with square spindle rail trimming the porch roof. The turned porch columns appear original but the simple rail is a replacement. Decorative balls top the newel posts, and lattice skirts the porch. Decorative stick work highlight the gable ends. The gables feature shingles. Six lights flank a central light in the front door. A rear room, abutting the carport, is sided with asbestos shingles and is an obvious addition given the small, sliding window. The windows are primarily 1/1 wood double-hung with blue aluminum sliding storm windows. Shallow hoods top the windows.						
Statement of Significance:						
Though built by former mayor and businessman William Andresen, it appears he never lived here. Andresen sold the house to William and Mary Zumwalt in September of 1896. During the time the Zumwalts owned it, Mr. Zumwalt was a city councilman. Zumwalt was also a millwright and later foreman of the mill. In 1910, Zumwalt sold the house to Roswell L. Holman, a prominent local undertaker. Holman lived in the house in the early years of his ownership, but by 1933 was using the house as a rental property.						

Researcher/Organization: Marti Gerdes / HPNW			Date Recorded: 5/11/2002	
Survey Form Page 1	Address: 602 JEFFERSON ST	Local Designation #	SHPO #	



LAND USE APPLICATION TRANSMITTAL – RESPONSE FORM

Date: 10.15.2021

Land Use Application File Number: HR-21-00022

NAME: Wendy Marshall

AGENCY: McLoughlin Neighborhood

EMAIL ADDRESS: wendypaddles@gmail.com

The land use application material is referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return a copy of this form to facilitate the processing of this application and to ensure prompt consideration of your recommendations.

Please check the appropriate spaces below.

☐	The proposal does not conflict with our interests.
☒	The proposal conflicts with our interests for the reasons attached. (Please attach additional information)
☐	The proposal would not conflict our interests if the changes noted below or attached are addressed.

Please add any specific comments below or attach a separate document with more information.

The application is incomplete.

Please provide applicable sections of historic design standards/city code and responses demonstrating how the proposal meets the standards.

Please provide photos of the existing roof materials.

Please add captions to the photographs included in the package.

Thank you.

CONTACT THE PLANNING DIVISION IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION

From: [SEARS Joy * OPRD](#)
To: [Kelly Reid](#)
Subject: FW: metal roofing question
Date: Thursday, October 14, 2021 7:50:43 PM
Attachments: [image001.png](#)
[Interlock Roofing Details.pdf](#)
[602_jefferson.pdf](#)

Hello Kelly,

Kuri asked me to get back to you on this topic. I have been trying for many years to get people in historic houses to consider metal as a material for replacement shingle roofs but to no avail. I still haven't seen a sample from this company but my first concern is it the metal too shiny to be an acceptable replacement for asphalt shingles on historic houses that would have originally had cedar shingle roofs which have a more matte or dull finish to the wood grain. I would highly suggest that you request a sample to look at in person to make sure it isn't too shiny.

Before talking about materials, you have to consider how significant is the roof to the overall character of the house. Is it highly visible from the public right of way or not? The roof of the Ermatinger House is not visible from the public right of way so you have more options for re-roofing since it is not even visible. I can't remember off hand but is the roof flat or so slightly sloped like a commercial structure. The roof on the Buena Vista Clubhouse is highly visible in comparison so you have to be more attentive to the appearance of any new roofing material. These concerns would be the same with proposing this as a replacement in either 106 or the Special Assessment program.

Now for this house, the roof is highly visible so there definitely needs to be attention paid to the details of a new roof. I think that a metal shingle roof is appropriate for this house but I question the choice of slate roof option. There are very few houses or buildings in Oregon that originally or historically had slate roofs. So without documentation that it once had a slate roof, I would highly suggest the cedar shingle option available through Interlock as a better option. Yes, SHPO would approve this metal shingle product as an acceptable roofing choice with either Section 106 without adverse effect or for the Special Assessment program as long as the metal sheen isn't too shiny.

I hope that helps. If you have any further questions or concerns on this subject, let me know.

Take care and stay safe,

Joy



JOY SEARS (she, her) | Restoration Specialist

Oregon Parks and Recreation Department, Heritage Division
 State Historic Preservation Office
 725 Summer St NE, Suite C, Salem, OR 97301
 Cell: 971-345-7219

From: Kelly Reid <kreid@orccity.org>
Sent: Wednesday, October 13, 2021 10:32 AM
To: GILL Kuri * OPRD <Kuri.Gill@oregon.gov>
Subject: metal roofing question

Hi Kuri,

We have a proposal coming to the Historic Review Board for a metal roof on a historic resource (see attached images, it is made to resemble slate tile). I am just trying to gather expert opinion and I wanted to know if you or someone from SHPO could provide any insight into how SHPO would view a proposal like this if –

- It were proposed under Section 106 – for example, if the City proposed to do this on a historic structure we own like the Ermatinger House or the Buena Vista Clubhouse. Do you think SHPO would consider it to be an adverse effect?
- If it were proposed on a property under a special assessment program, would SHPO approve of it?

I am hoping to provide some context and would put your response in the record for this Historic Review Board hearing.

Thanks,

Kelly Reid
She/her/hers
 Planner
 Community Development Department, City of Oregon City
 695 Warner Parrott Rd, Oregon City, OR 97045
kreid@orccity.org
 (503) 496-1540 Direct
 (503) 722-3789 Main
[Website](#)
[Interactive Maps and Apps](#)
[On-Line Submittal of Land Use Applications](#)

The City of Oregon City continues to offer services and programs in-person and online - find facility hours of operation [here](#).

Website: www.orccity.org
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4 PRESERVATION BRIEFS

Roofing for Historic Buildings

Sarah M. Sweetser



U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services

Significance of the Roof

A weather-tight roof is basic in the preservation of a structure, regardless of its age, size, or design. In the system that allows a building to work as a shelter, the roof sheds the rain, shades from the sun, and buffers the weather.

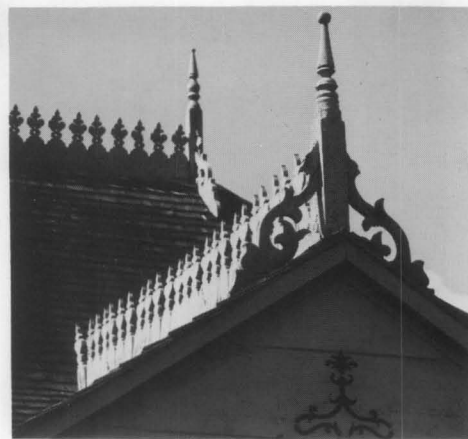
During some periods in the history of architecture, the roof imparts much of the architectural character. It defines the style and contributes to the building's aesthetics. The hipped roofs of Georgian architecture, the turrets of Queen Anne, the Mansard roofs, and the graceful slopes of the Shingle Style and Bungalow designs are examples of the use of roofing as a major design feature.

But no matter how decorative the patterning or how compelling the form, the roof is a highly vulnerable element of a shelter that will inevitable fail. A poor roof will permit the accelerated deterioration of historic building materials—masonry, wood, plaster, paint—and will cause general disintegration of the basic structure. Furthermore, there is an urgency involved in repairing a leaky roof since such repair costs will quickly become prohibitive. Although such action is desirable as soon as a failure is discovered, temporary patching methods should be carefully chosen to prevent inadvertent damage to sound or historic roofing materials and related features. Before any repair work is performed, the historic value of the materials used on the roof should be understood. Then a complete internal and external inspection of the roof should be planned to determine all the causes of failure and to identify the alternatives for repair or replacement of the roofing.

Historic Roofing Materials in America

Clay Tile: European settlers used clay tile for roofing as early as the mid-17th century; many pantiles (S-curved tiles), as well as flat roofing tiles, were used in Jamestown, Virginia. In some cities such as New York and Boston, clay was popularly used as a precaution against such fire as those that engulfed London in 1666 and scorched Boston in 1679.

Tiles roofs found in the mid-18th century Moravian settlements in Pennsylvania closely resembled those found in Germany. Typically, the tiles were 14–15" long, 6–7" wide with a curved butt. A lug on the back allowed the tiles to hang on the lathing without nails or pegs. The tile surface was usually scored with finger marks to promote drainage. In the Southwest, the tile roofs of the Spanish missionaries (mission tiles) were first manufactured (ca. 1780) at the Mission San Antonio de Padua in California. These semicircular tiles were



HABS



Repairs on this pantile roof were made with new tiles held in place with metal hangers. (Main Building, Ellis Island, New York)

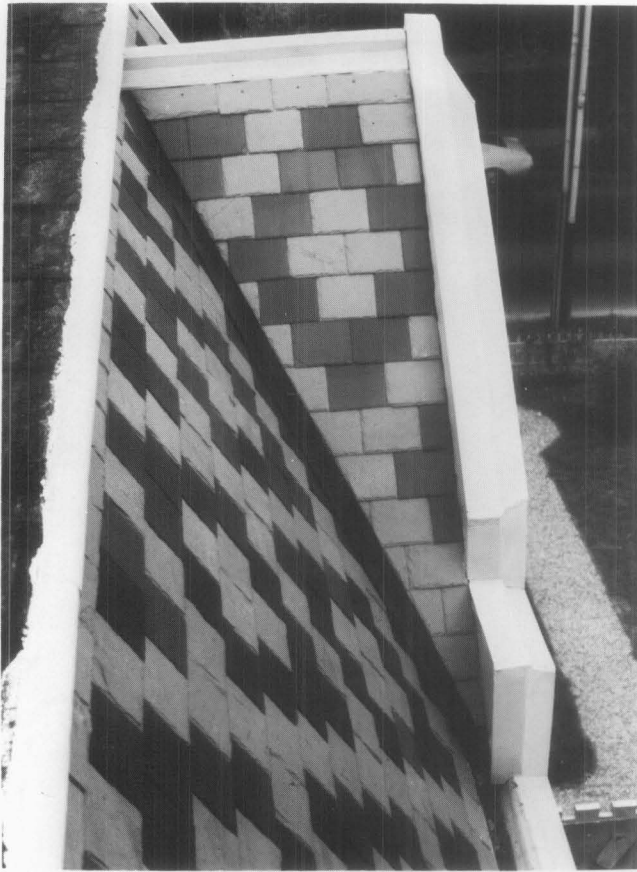
made by molding clay over sections of logs, and they were generally 22" long and tapered in width.

The plain or flat rectangular tiles most commonly used from the 17th through the beginning of the 19th century measured about 10" by 6" by 1/2", and had two holes at one end for a nail or peg fastener. Sometimes mortar was applied between the courses to secure the tiles in a heavy wind.

In the mid-19th century, tile roofs were often replaced by sheet-metal roofs, which were lighter and easier to install and maintain. However, by the turn of the century, the Romanesque Revival and Mission style buildings created a new demand and popularity for this picturesque roofing material.

Slate: Another practice settlers brought to the New World was slate roofing. Evidence of roofing slates have been found also among the ruins of mid-17th-century Jamestown. But because of the cost and the time required to obtain the material, which was mostly imported from Wales, the use of slate was initially limited. Even in Philadelphia (the second largest city in the English-speaking world at the time of the Revolution) slates were so rare that "The Slate Roof House" distinctly referred to William Penn's home built late in the 1600s. Sources of native slate were known to exist along the eastern seaboard from Maine to Virginia, but difficulties in inland transportation limited its availability to the cities, and contributed to its expense. Welsh slate continued to be imported until the development of canals and railroads in the mid-19th century made American slate more accessible and economical.

Slate was popular for its durability, fireproof qualities, and



The Victorians loved to use different colored slates to create decorative patterns on their roofs, an effect which cannot be easily duplicated by substitute materials. Before any repair work on a roof such as this, the slate sizes, colors, and position of the patterning should be carefully recorded to assure proper replacement. (Ebenezer Maxwell Mansion, Philadelphia, Pennsylvania, photo courtesy of William D. Hershey)

aesthetic potential. Because slate was available in different colors (red, green, purple, and blue-gray), it was an effective material for decorative patterns on many 19th-century roofs (Gothic and Mansard styles). Slate continued to be used well into the 20th century, notably on many Tudor revival style buildings of the 1920s.

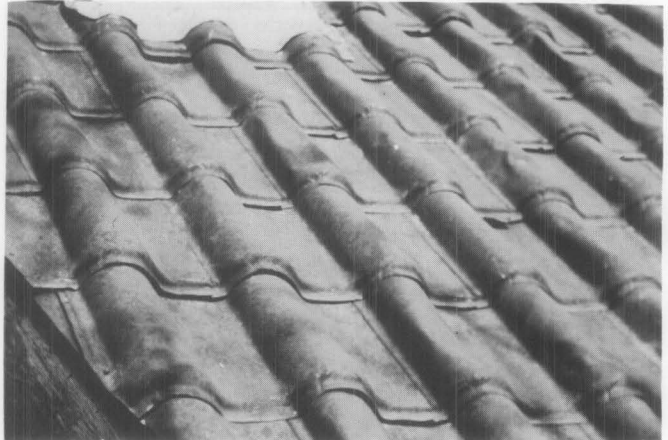
Shingles: Wood shingles were popular throughout the country in all periods of building history. The size and shape of the shingles as well as the detailing of the shingle roof differed according to regional craft practices. People within particular regions developed preferences for the local species of wood that most suited their purposes. In New England and the Delaware Valley, white pine was frequently used: in the South, cypress and oak; in the far west, red cedar or redwood. Sometimes a protective coating was applied to increase the durability of the shingle such as a mixture of brick dust and fish oil, or a paint made of red iron oxide and linseed oil.

Commonly in urban areas, wooden roofs were replaced with more fire resistant materials, but in rural areas this was not a major concern. On many Victorian country houses, the practice of wood shingling survived the technological advances of metal roofing in the 19th century, and near the turn of the century enjoyed a full revival in its namesake, the Shingle Style. Colonial revival and the Bungalow styles in the 20th century assured wood shingles a place as one of the most fashionable, domestic roofing materials.

Metal: Metal roofing in America is principally a 19th-century phenomenon. Before then the only metals commonly



Replacement of particular historic details is important to the individual historic character of a roof, such as the treatment at the eaves of this rounded butt wood shingle roof. Also note that the surface of the roof was carefully sloped to drain water away from the side of the dormer. In the restoration, this function was augmented with the addition of carefully concealed modern metal flashing. (Mount Vernon, Virginia)



Galvanized sheet-metal shingles imitating the appearance of pantiles remained popular from the second half of the 19th century into the 20th century. (Episcopal Church, now the Jerome Historical Society Building, Jerome, Arizona, 1927)

used were lead and copper. For example, a lead roof covered "Rosewell," one of the grandest mansions in 18th-century Virginia. But more often, lead was used for protective flashing. Lead, as well as copper, covered roof surfaces where wood, tile, or slate shingles were inappropriate because of the roof's pitch or shape.

Copper with standing seams covered some of the more notable early American roofs including that of Christ Church (1727-1744) in Philadelphia. Flat-seamed copper was used on many domes and cupolas. The copper sheets were imported from England until the end of the 18th century when facilities for rolling sheet metal were developed in America.

Sheet iron was first known to have been manufactured here by the Revolutionary War financier, Robert Morris, who had a rolling mill near Trenton, New Jersey. At his mill Morris produced the roof of his own Philadelphia mansion, which he started in 1794. The architect Benjamin H. Latrobe used sheet iron to replace the roof on Princeton's "Nassau Hall," which had been gutted by fire in 1802.

The method for corrugating iron was originally patented in England in 1829. Corrugating stiffened the sheets, and allowed greater span over a lighter framework, as well as reduced installation time and labor. In 1834 the American architect William Strickland proposed corrugated iron to cover his design for the market place in Philadelphia.

Galvanizing with zinc to protect the base metal from rust was developed in France in 1837. By the 1850s the material was used on post offices and customhouses, as well as on train sheds and factories. In 1857 one of the first metal roofs in the



Repeated repair with asphalt, which cracks as it hardens, has created a blistered surface on this sheet-metal roof and built-in gutter, which will retain water. Repairs could be made by carefully heating and scraping the surface clean, repairing the holes in the metal with a flexible mastic compound or a metal patch, and coating the surface with a fibre paint. (Roane County Courthouse, Kingston, Tennessee, photo courtesy of Building Conservation Technology, Inc.)

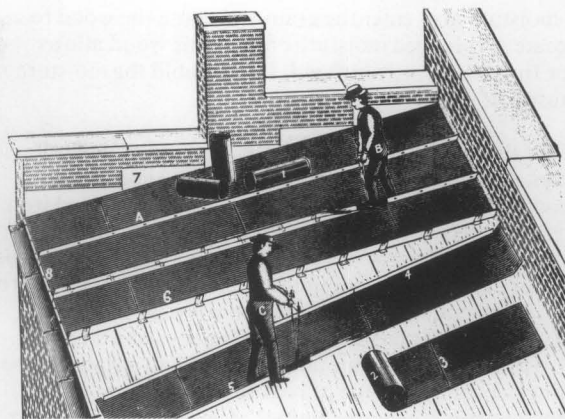
South was installed on the U.S. Mint in New Orleans. The Mint was thereby "fireproofed" with a 20-gauge galvanized, corrugated iron roof on iron trusses.

Tin-plate iron, commonly called "tin roofing," was used extensively in Canada in the 18th century, but it was not as common in the United States until later. Thomas Jefferson was an early advocate of tin roofing, and he installed a standing-seam tin roof on "Monticello" (ca. 1770–1802). The Arch Street Meetinghouse (1804) in Philadelphia had tin shingles laid in a herringbone pattern on a "piazza" roof.

However, once rolling mills were established in this country, the low cost, light weight, and low maintenance of tin plate made it the most common roofing material. Embossed tin shingles, whose surfaces created interesting patterns, were popular throughout the country in the late 19th century. Tin roofs were kept well-painted, usually red; or, as the architect A. J. Davis suggested, in a color to imitate the green patina of copper.

Terne plate differed from tin plate in that the iron was dipped in an alloy of lead and tin, giving it a duller finish. Historic, as well as modern, documentation often confuses the two, so much that it is difficult to determine how often actual "terne" was used.

Zinc came into use in the 1820s, at the same time tin plate was becoming popular. Although a less expensive substitute for lead, its advantages were controversial, and it was never widely used in this country.



A Chicago firm's catalog dated 1896 illustrates a method of unrolling, turning the edges, and finishing the standing seam on a metal roof.



Tin shingles, commonly embossed to imitate wood or tile, or with a decorative design, were popular as an inexpensive, textured roofing material. These shingles $8\frac{3}{8}$ inch by $12\frac{1}{2}$ inch on the exposed surface) were designed with interlocking edges, but they have been repaired by surface nailing, which may cause future leakage. (Ballard House, Yorktown, Virginia, photo by Gordie Whittington, National Park Service)

Other Materials: Asphalt shingles and roll roofing were used in the 1890s. Many roofs of asbestos, aluminum, stainless steel, galvanized steel, and lead-coated copper may soon have historic values as well. Awareness of these and other traditions of roofing materials and their detailing will contribute to more sensitive preservation treatments.

Locating the Problem

Failures of Surface Materials

When trouble occurs, it is important to contact a professional, either an architect, a reputable roofing contractor, or a craftsman familiar with the inherent characteristics of the particular historic roofing system involved. These professionals may be able to advise on immediate patching procedures and help plan more permanent repairs. A thorough examination of the roof should start with an appraisal of the existing condition and quality of the roofing material itself. Particular attention should be given to any southern slope because year-round exposure to direct sun may cause it to break down first.

Wood: Some historic roofing materials have limited life expectancies because of normal organic decay and "wear." For example, the flat surfaces of wood shingles erode from exposure to rain and ultraviolet rays. Some species are more hardy than others, and heartwood, for example, is stronger and more durable than sapwood.

Ideally, shingles are split with the grain perpendicular to

the surface. This is because if shingles are sawn across the grain, moisture may enter the grain and cause the wood to deteriorate. Prolonged moisture on or in the wood allows moss or fungi to grow, which will further hold the moisture and cause rot.

Metal: Of the inorganic roofing materials used on historic buildings, the most common are perhaps the sheet metals: lead, copper, zinc, tin plate, terne plate, and galvanized iron. In varying degrees each of these sheet metals are likely to deteriorate from chemical action by pitting or streaking. This can be caused by airborne pollutants; acid rainwater; acids from lichen or moss; alkalis found in lime mortars or portland cement, which might be on adjoining features and washes down on the roof surface; or tannic acids from adjacent wood sheathings or shingles made of red cedar or oak.

Corrosion from "galvanic action" occurs when dissimilar metals, such as copper and iron, are used in direct contact. Corrosion may also occur even though the metals are physically separated; one of the metals will react chemically against the other in the presence of an electrolyte such as rainwater. In roofing, this situation might occur when either a copper roof is decorated with iron cresting, or when steel nails are used in copper sheets. In some instances the corrosion can be prevented by inserting a plastic insulator between the dissimilar materials. Ideally, the fasteners should be a metal sympathetic to those involved.

Iron rusts unless it is well-painted or plated. Historically this problem was avoided by use of tin plating or galvanizing. But this method is durable only as long as the coating remains intact. Once the plating is worn or damaged, the exposed iron will rust. Therefore, any iron-based roofing material needs to be undercoated, and its surface needs to be kept well-painted to prevent corrosion.

One cause of sheet metal deterioration is fatigue. Depending upon the size and the gauge of the metal sheets, wear and metal failure can occur at the joints or at any protrusions in the sheathing as a result from the metal's alternating movement to thermal changes. Lead will tear because of "creep," or the gravitational stress that causes the material to move down the roof slope.

Slate: Perhaps the most durable roofing materials are slate and tile. Seemingly indestructable, both vary in quality. Some slates are hard and tough without being brittle. Soft slates are more subject to erosion and to attack by airborne and rain-

water chemicals, which cause the slates to wear at nail holes, to delaminate, or to break. In winter, slate is very susceptible to breakage by ice, or ice dams.

Item #5.

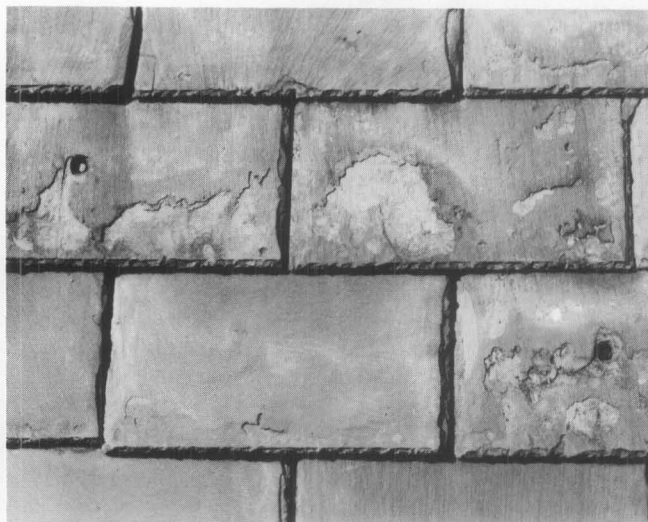
Tile: Tiles will weather well, but tend to crack or break if hit, as by tree branches, or if they are walked on improperly. Like slates, tiles cannot support much weight. Low quality tiles that have been insufficiently fired during manufacture, will craze and spall under the effects of freeze and thaw cycles on their porous surfaces.

Failures of Support Systems

Once the condition of the roofing material has been determined, the related features and support systems should be examined on the exterior and on the interior of the roof. The gutters and downspouts need periodic cleaning and maintenance since a variety of debris fill them, causing water to back up and seep under roofing units. Water will eventually cause fasteners, sheathing, and roofing structure to deteriorate. During winter, the daily freeze-thaw cycles can cause ice floes to develop under the roof surface. The pressure from these ice floes will dislodge the roofing material, especially slates, shingles, or tiles. Moreover, the buildup of ice dams above the gutters can trap enough moisture to rot the sheathing or the structural members.

Many large public buildings have built-in gutters set within the perimeter of the roof. The downspouts for these gutters may run within the walls of the building, or drainage may be through the roof surface or through a parapet to exterior downspouts. These systems can be effective if properly maintained; however, if the roof slope is inadequate for good runoff, or if the traps are allowed to clog, rainwater will form pools on the roof surface. Interior downspouts can collect debris and thus back up, perhaps leaking water into the surrounding walls. Exterior downspouts may fill with water, which in cold weather may freeze and crack the pipes. Conduits from the built-in gutter to the exterior downspout may also leak water into the surrounding roof structure or walls.

Failure of the flashing system is usually a major cause of roof deterioration. Flashing should be carefully inspected for failure caused by either poor workmanship, thermal stress, or metal deterioration (both of flashing material itself and of the fasteners). With many roofing materials, the replacement of flashing on an existing roof is a major operation, which may require taking up large sections of the roof surface. Therefore, the installation of top quality flashing material on



This detail shows slate delamination caused by a combination of weathering and pollution. In addition, the slates have eroded around the repair nails, incorrectly placed in the exposed surface of the slates. (Lower Pontalba Building, New Orleans, photo courtesy of Building Conservation Technology, Inc.)



Temporary stabilization or "mothballing" with materials such as plywood and building paper can protect the roof of a project until it can be properly repaired or replaced. (Narbonne House, Salem, Massachusetts)



These two views of the same house demonstrate how the use of a substitute material can drastically affect the overall character of a structure. The textural interest of the original tile roof was lost with the use of asphalt shingles. Recent preservation efforts are replacing the tile roof. (Frank House, Kearney, Nebraska, photo courtesy of the Nebraska State Historical Society, Lincoln, Nebraska)

a new or replaced roof should be a primary consideration. Remember, some roofing and flashing materials are not compatible.

Roof fasteners and clips should also be made of a material compatible with all other materials used, or coated to prevent rust. For example, the tannic acid in oak will corrode iron nails. Some roofs such as slate and sheet metals may fail if nailed too rigidly.

If the roof structure appears sound and nothing indicates recent movement, the area to be examined most closely is the roof substrate—the sheathing or the battens. The danger spots would be near the roof plates, under any exterior patches, at the intersections of the roof planes, or at vertical surfaces such as dormers. Water penetration, indicating a breach in the roofing surface or flashing, should be readily apparent, usually as a damp spot or stain. Probing with a small pen knife may reveal any rot which may indicate previously undetected damage to the roofing membrane. Insect infestation evident by small exit holes and frass (a sawdust-like debris) should also be noted. Condensation on the underside of the roofing is undesirable and indicates improper ventilation. Moisture will have an adverse effect on any roofing material; a good roof stays dry inside and out.

Repair or Replace

Understanding potential weaknesses of roofing material also requires knowledge of repair difficulties. Individual slates can be replaced normally without major disruption to the rest of the roof, but replacing flashing on a slate roof can require substantial removal of surrounding slates. If it is the substrate or a support material that has deteriorated, many surface materials such as slate or tile can be reused if handled carefully during the repair. Such problems should be evaluated at the outset of any project to determine if the roof can be effectively patched, or if it should be completely replaced.

Will the repairs be effective? Maintenance costs tend to multiply once trouble starts. As the cost of labor escalates, repeated repairs could soon equal the cost of a new roof.

The more durable the surface is initially, the easier it will be to maintain. Some roofing materials such as slate are expensive to install, but if top quality slate and flashing are used, it will last 40–60 years with minimal maintenance. Although the installation cost of the roof will be high, low maintenance needs will make the lifetime cost of the roof less expensive.

Historical Research

In a restoration project, research of documents and physical investigation of the building usually will establish the roof's history. Documentary research should include any original plans or building specifications, early insurance surveys, newspaper descriptions, or the personal papers and files of people who owned or were involved in the history of the building. Old photographs of the building might provide evidence of missing details.

Along with a thorough understanding of any written history of the building, a physical investigation of the roofing and its structure may reveal information about the roof's construction history. Starting with an overall impression of the structure, are there any changes in the roof slope, its configuration, or roofing materials? Perhaps there are obvious patches or changes in patterning of exterior brickwork where a gable roof was changed to a gambrel, or where a whole upper story was added. Perhaps there are obvious stylistic changes in the roof line, dormers, or ornamentation. These observations could help one understand any important alteration, and could help establish the direction of further investigation.

Because most roofs are physically out of the range of careful scrutiny, the "principle of least effort" has probably limited the extent and quality of previous patching or replacing, and usually considerable evidence of an earlier roof surface remains. Sometimes the older roof will be found as an underlayment of the current exposed roof. Original roofing may still be intact in awkward places under later features on a roof. Often if there is any unfinished attic space, remnants of roofing may have been dropped and left when the roof was being built or repaired. If the configuration of the roof has been changed, some of the original material might still be in place under the existing roof. Sometimes whole sections of the roof and roof framing will have been left intact under the higher roof. The profile and/or flashing of the earlier roof may be apparent on the interior of the walls at the level of the alteration. If the sheathing or lathing appears to have survived changes in the roofing surface, they may contain evidence of the roofing systems. These may appear either as dirt marks, which provide "shadows" of a roofing material, or as nails broken or driven down into the wood, rather than pulled out during previous alterations or repairs. Wooden headers in the roof framing may indicate that earlier chimneys or skylights have been removed. Any metal ornamentation that might have existed may be indicated by anchors or unusual markings along the ridge or at other edges of the roof. This primary

evidence is essential for a full understanding of the roof's history.

Caution should be taken in dating early "fabric" on the evidence of a single item, as recycling of materials is not a mid-20th-century innovation. Carpenters have been reusing materials, sheathing, and framing members in the interest of economy for centuries. Therefore, any analysis of the materials found, such as nails or sawmarks on the wood, requires an accurate knowledge of the history of local building practices before any final conclusion can be accurately reached. It is helpful to establish a sequence of construction history for the roof and roofing materials; any historic fabric or pertinent evidence in the roof should be photographed, measured, and recorded for future reference.

During the repair work, useful evidence might unexpectedly appear. It is essential that records be kept of any type of work on a historic building, before, during, and after the project. Photographs are generally the easiest and fastest method, and should include overall views and details at the gutters, flashing, dormers, chimneys, valleys, ridges, and eaves. All photographs should be immediately labeled to insure accurate identification at a later date. Any patterning or design on the roofing deserves particular attention. For example, slate roofs are often decorative and have subtle changes in size, color, and texture, such as a gradually decreasing coursing length from the eave to the peak. If not carefully noted before a project begins, there may be problems in replacing the surface. The standard reference for this phase of the work is *Recording Historic Buildings*, compiled by Harley J. McKee for the Historic American Buildings Survey, National Park Service, Washington, D.C., 1970.

Replacing the Historic Roofing Material

Professional advice will be needed to assess the various aspects of replacing a historic roof. With some exceptions, most historic roofing materials are available today. If not, an architect or preservation group who has previously worked with the same type material may be able to recommend suppliers. Special roofing materials, such as tile or embossed metal shingles, can be produced by manufacturers of related products that are commonly used elsewhere, either on the exterior or interior of a structure. With some creative thinking and research, the historic materials usually can be found.



Because of the roof's visibility, the slate detailing around the dormers is important to the character of this structure. Note how the slates swirl from a horizontal pattern on the main roof to a diamond pattern on the dormer roofs and side walls. (18th and Que Streets, NW, Washington, D.C.)

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Craft Practices: Determining the craft practices used in installation of a historic roof is another major concern in restoration. Early builders took great pride in their work, and experience has shown that the "rustic" or irregular designs commercially labeled "Early American" are a 20th-century invention. For example, historically, wood shingles underwent several distinct operations in their manufacture including splitting by hand, and smoothing the surface with a draw knife. In modern nomenclature, the same item would be a "tapersplit" shingle which has been dressed. Unfortunately, the rustic appearance of today's commercially available "handsplit" and re-sawn shingle bears no resemblance to the hand-made roofing materials used on early American buildings.

Item #5.



Good design and quality materials for the roof surface, fastenings, and flashing minimize roofing failures. This is essential on roofs such as on the National Cathedral where a thorough maintenance inspection and minor repairs cannot be done easily without special scaffolding. However, the success of the roof on any structure depends on frequent cleaning and repair of the gutter system. (Washington, D.C., photo courtesy of John Burns, A.I.A.)

Early craftsmen worked with a great deal of common sense; they understood their materials. For example they knew that wood shingles should be relatively narrow; shingles much wider than about 6" would split when walked on, or they may curl or crack from varying temperature and moisture. It is important to understand these aspects of craftsmanship, remembering that people wanted their roofs to be weather-tight and to last a long time. The recent use of "mother-goose" shingles on historic structures is a gross underestimation of the early craftsman's skills.

Supervision: Finding a modern craftsman to reproduce historic details may take some effort. It may even involve some special instruction to raise his understanding of certain historic craft practices. At the same time, it may be pointless (and expensive) to follow historic craft practices in any construction that will not be visible on the finished product. But if the roofing details are readily visible, their appearance should be based on architectural evidence or on historic prototypes. For instance, the spacing of the seams on a standing-seam metal roof will affect the building's overall scale and should therefore match the original dimensions of the seams.

Many older roofing practices are no longer performed because of modern improvements. Research and review of specific detailing in the roof with the contractor before beginning the project is highly recommended. For example, one early craft practice was to finish the ridge of a wood shingle roof with a roof "comb"—that is, the top course of one slope of the roof was extended uniformly beyond the peak to shield the ridge, and to provide some weather protection for the raw horizontal edges of the shingles on the other slope. If the "comb" is known to have been the correct detail, it should be used. Though this method leaves the top course vulnerable to the weather, a disguised strip of flashing will strengthen this weak point.

Detail drawings or a sample mock-up will help ensure that the contractor or craftsman understands the scope and special requirements of the project. It should never be assumed that the modern carpenter, slater, sheet metal worker, or roofer will know all the historic details. Supervision is as important as any other stage of the process.



Special problems inherent in the design of an elaborate historic roof can be controlled through the use of good materials and regular maintenance. The shape and detailing are essential elements of the building's historic character, and should not be modified, despite the use of alternative surface materials. (Gamwell House, Bellingham, Washington)

Alternative Materials

The use of the historic roofing material on a structure may be restricted by building codes or by the availability of the materials, in which case an appropriate alternative will have to be found.

Some municipal building codes allow variances for roofing materials in historic districts. In other instances, individual variances may be obtained. Most modern heating and cooking is fueled by gas, electricity, or oil—none of which emit the hot embers that historically have been the cause of roof fires. Where wood burning fireplaces or stoves are used, spark arrestor screens at the top of the chimneys help to prevent flaming material from escaping, thus reducing the number of fires that start at the roof. In most states, insurance rates have been equalized to reflect revised considerations for the risks involved with various roofing materials.

In a rehabilitation project, there may be valid reasons for replacing the roof with a material other than the original. The historic roofing may no longer be available, or the cost of obtaining specially fabricated materials may be prohibitive. But

the decision to use an alternative material should be weighed carefully against the primary concern to keep the historic character of the building. If the roof is flat and is not visible from any elevation of the building, and if there are advantages to substituting a modern built-up composition roof for what might have been a flat metal roof, then it may make better economic and construction sense to use a modern roofing method. But if the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material.

Asphalt shingles or ceramic tiles are common substitute materials intended to duplicate the appearance of wood shingles, slates, or tiles. Fire-retardant, treated wood shingles are currently available. The treated wood tends, however, to be brittle, and may require extra care (and expense) to install. In some instances, shingles laid with an interlay of fire-retardant building paper may be an acceptable alternative.

Lead-coated copper, terne-coated steel, and aluminum/zinc-coated steel can successfully replace tin, terne plate, zinc, or lead. Copper-coated steel is a less expensive (and less durable) substitute for sheet copper.

The search for alternative roofing materials is not new. As early as the 18th century, fear of fire cause many wood shingle or board roofs to be replaced by sheet metal or clay tile. Some historic roofs were failures from the start, based on over-ambitious and naive use of materials as they were first developed. Research on a structure may reveal that an inadequately designed or a highly combustible roof was replaced early in its history, and therefore restoration of a later roof material would have a valid precedent. In some cities, the substitution of sheet metal on early row houses occurred as soon as the rolled material became available.

Cost and ease of maintenance may dictate the substitution of a material wholly different in appearance from the original. The practical problems (wind, weather, and roof pitch) should be weighed against the historical consideration of scale, texture, and color. Sometimes the effect of the alternative material will be minimal. But on roofs with a high degree of visibility and patterning or texture, the substitution may seriously alter the architectural character of the building.

Temporary Stabilization

It may be necessary to carry out an immediate and temporary stabilization to prevent further deterioration until research can determine how the roof should be restored or rehabilitated, or until funding can be provided to do a proper job. A simple covering of exterior plywood or roll roofing might provide adequate protection, but any temporary covering should be applied with caution. One should be careful not to overload the roof structure, or to damage or destroy historic evidence or fabric that might be incorporated into a new roof at a later date. In this sense, repairs with caulking or bituminous patching compounds should be recognized as potentially harmful, since they are difficult to remove, and at their best, are very temporary.

Precautions

The architect or contractor should warn the owner of any precautions to be taken against the specific hazards in installing the roofing material. Soldering of sheet metals, for instance, can be a fire hazard, either from the open flame or from overheating and undetected smoldering of the wooden substrate materials.

Thought should be given to the design and placement of any modern roof appurtenances such as plumbing stacks, air vents, or TV antennas. Consideration should begin with the placement of modern plumbing on the interior of the building, otherwise a series of vent stacks may pierce the roof membrane at various spots creating maintenance problems as well as aesthetic ones. Air handling units placed in the attic space will require vents which, in turn, require sensitive design. Incorporating these in unused chimneys has been very successful.

in the past.

Whenever gutters and downspouts are needed that were not on the building historically, the additions should be made as unobtrusively as possible, perhaps by painting them out with a color compatible with the nearby wall or trim.

Maintenance

Although a new roof can be an object of beauty, it will not be protective for long without proper maintenance. At least twice a year, the roof should be inspected against a checklist. All changes should be recorded and reported. Guidelines should be established for any foot traffic that may be required for the maintenance of the roof. Many roofing materials should not be walked on at all. For some—slate, asbestos, and clay tile—a self-supporting ladder might be hung over the ridge of the roof, or planks might be spanned across the roof surface. Such items should be specifically designed and kept in a storage space accessible to the roof. If exterior work ever requires hanging scaffolding, use caution to insure that the anchors do not penetrate, break, or wear the roofing surface, gutters, or flashing.

Any roofing system should be recognized as a membrane that is designed to be self-sustaining, but that can be easily damaged by intrusions such as pedestrian traffic or fallen tree branches. Certain items should be checked at specific times. For example, gutters tend to accumulate leaves and debris during the spring and fall and after heavy rain. Hidden gutter screening both at downspouts and over the full length of the gutter could help keep them clean. The surface material would require checking after a storm as well. Periodic checking of the underside of the roof from the attic after a storm or winter freezing may give early warning of any leaks. Generally, damage from water or ice is less likely on a roof that has good flashing on the outside and is well ventilated and insulated on the inside. Specific instructions for the maintenance of the different roof materials should be available from the architect or contractor.

Summary

The essential ingredients for replacing and maintaining a historic roof are:

- Understanding the historic character of the building and being sympathetic to it.
- Careful examination and recording of the existing roof and any evidence of earlier roofs.
- Consideration of the historic craftsmanship and detailing and implementing them in the renewal wherever visible.
- Supervision of the roofers or maintenance personnel to assure preservation of historic fabric and proper understanding of the scope and detailing of the project.
- Consideration of alternative materials where the original cannot be used.
- Cyclical maintenance program to assure that the staff understands how to take care of the roof and of the particular trouble spots to safeguard.

With these points in mind, it will be possible to preserve the architectural character and maintain the physical integrity of the roofing on a historic building.

This Preservation Brief was written by Sarah M. Sweetser, Architectural Historian, Technical Preservation Services Division. Much of the technical information was based upon an unpublished report prepared under contract for this office by John G. and Diana S. Waite. Some of the historical information was from Charles E. Peterson, FAIA, "American Notes," *Journal of the Society of Architectural Historians*.

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Decorative features such as cupolas require extra maintenance. The flashing is carefully detailed to promote run-off, and the wooden ribbing must be kept well-painted. This roof surface, which was originally tin plate, has been replaced with lead-coated copper for maintenance purposes. (Lyndhurst, Tarrytown, New York, photo courtesy of the National Trust for Historic Preservation)

niques for preserving, improving, restoring and maintaining historic properties." The Brief has been developed under the technical editorship of Lee H. Nelson, AIA, Chief, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240. Comments on the usefulness of this information are welcome and can be sent to Mr. Nelson at the above address. This publication is not copyrighted and can be reproduced without penalty. Normal procedures for credit to the author and the National Park Service are appreciated. February 1978.

Additional readings on the subject of roofing are listed below.

- Boaz, Joseph N., ed. *Architectural Graphic Standards*. New York: John Wiley and Sons, Inc., 1970. (Modern roofing types and detailing)
- Briggs, Martin S. *A Short History of the Building Crafts*. London: Oxford University Press, 1925. (Descriptions of historic roofing materials)
- Bulletin of the Association for Preservation Technology*. Vol. 2 (nos. 1-2) 1970. (Entirely on roofing)
- Holstrom, Ingmar; and Sandstrom, Christina. *Maintenance of Old Buildings: Preservation from the Technical and Antiquarian Standpoint*. Stockholm: National Swedish Building Research, 1972. (Contains a section on roof maintenance problems)
- Insall, Donald. *The Care of Old Buildings Today*. London: The Architectural Press, 1972. (Excellent guide to some problems and solutions for historic roofs)
- Labine, R.A. Clem. "Repairing Slate Roofs." *The Old House Journal* 3 (no. 12, Dec. 1975): 6-7.
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- National Slate Association. *Slate Roofs*. Reprint of 1926 edition, now available from the Vermont Structural Slate Co., Inc., Fairhaven, VT 05743. (An excellent reference for the many designs and details of slate roofs)
- Peterson, Charles E. "Iron in Early American Roofs." *The Smithsonian Journal of History* 3 (no. 3). Edited by Peter C. Welsh. Washington, D.C.: Smithsonian Institution, 1968, pp. 41-76.
- Waite, Diana S. *Nineteenth Century Tin Roofing and its Use at Hyde Hall*. Albany: New York State Historic Trust, 1971.
- . "Roofing for Early America." *Building Early America*. Edited by Charles E. Peterson. Radnor, Penn.: Chilton Book Co.

ROOFS

RECOMMENDED

NOT RECOMMENDED

Identifying, retaining, and preserving roofs and their functional and decorative features that are important in defining the overall historic character of the building. The form of the roof (gable, hipped, gambrel, flat, or mansard) is significant, as are its decorative and functional features (such as cupolas, cresting, parapets, monitors, chimneys, weather vanes, dormers, ridge tiles, and snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles), and size, color, and patterning.

Stabilizing deteriorated or damaged roofs as a preliminary measure, when necessary, prior to undertaking preservation work.

Protecting and maintaining a roof by cleaning gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for indications of moisture due to leaks or condensation.

Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.

Protecting a leaking roof with a temporary waterproof membrane with a synthetic underlayment, roll roofing, plywood, or a tarpaulin until it can be repaired.

Repainting a roofing material that requires a protective coating and was painted historically (such as aterneplate metal roof or gutters) as part of regularly-scheduled maintenance.

Protecting a roof covering when working on other roof features.

Evaluating the overall condition of the roof to determine whether more than protection and maintenance, such as repairs to roof features, will be necessary.

Repairing a roof by ensuring that the existing historic roof or compatible non-historic roof covering is sound and waterproof.

Altering the roof and roofing materials which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing historic roofing material instead of repairing or replacing only the deteriorated material.

Changing the type or color of roofing materials.

Failing to stabilize a deteriorated or damaged roof until additional work is undertaken, thereby allowing further damage to occur to the historic building

Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing, and the underlying structure

Allowing flashing, caps, and exposed roof fasteners to corrode, which accelerates deterioration of the roof.

Leaving a leaking roof unprotected so that accelerated deterioration of historic building materials (such as masonry, wood, plaster, paint, and structural members) occurs.

Failing to repaint a roofing material that requires a protective coating and was painted historically as part of regularly-scheduled maintenance.

Failing to protect roof coverings when working on other roof features.

Failing to undertake adequate measures to ensure the protection of roof features.

Removing historic materials that could be repaired or using improper repair techniques.

Failing to reuse intact slate or tile when only the roofing substrate or fasteners need replacement.



[8] Regular maintenance includes removing leaves that can clog gutters and cause water damage to the exterior and interior walls of a house.

ROOFS

RECOMMENDED

NOT RECOMMENDED

Using corrosion-resistant roof fasteners (e.g., nails and clips) to repair a roof to help extend its longevity.

The following work is highlighted to indicate that it represents the greatest degree of intervention generally recommended within the treatment Preservation, and should only be considered after protection, stabilization, and repair concerns have been addressed.

Limited Replacement in Kind

Replacing in kind extensively deteriorated or missing components of roof features when there are surviving prototypes, such as ridge tiles, roof cresting, or dormer trim, slates, or tiles, or when the replacement can be based on documentary or physical evidence. The new work should match the old in material, design, scale, color, and finish.

Replacing an entire roof feature, such as a chimney or dormer, when limited replacement of deteriorated or missing components is appropriate.

Using replacement material that does not match the historic roof feature.

[9] Distinctively-shaped roofs are important in defining the historic character of these early 20th-century structures: (a) an asphalt shingle roof on a house; (b) and a concrete roof on Fonthill, Doylestown, PA (1908-1912), designed and built by Henry Chapman Mercer.

