



CITY OF OREGON CITY HISTORIC REVIEW BOARD AGENDA

Virtual Meeting
Tuesday, September 26, 2023 at 7:00 PM

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

CALL TO ORDER & ROLL CALL

PUBLIC COMMENT

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

PUBLIC HEARING

1. GLUA-23-00023/HR-23-00007 Installation of the Cayuse 5 Tribute Project on the McLoughlin Promenade, a designated historic structure. The City of Oregon City, in partnership with the Confederate Tribes of the Umatilla Indian Reservation (CTUIR), seek to honor the five Cayuse men who were unjustly taken into custody, charged, and hanged in Oregon City territory in 1850. The Tribute will be located in the existing public park adjacent to the McLoughlin Promenade.
2. Addition of a cover to a non-historic deck on a Historic Structure (Judge Robert Caufield House) in the McLoughlin Conservation District -411 Madison Street.

OTHER BUSINESS

3. 2023-2025 Biennium Work Plan- Request for Approval

MEETING MINUTES

4. Historic Review Board Minutes Approval

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

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

Staff Report

To: Historic Review Boards **Agenda Date:** 09/26/2023

From: Christina Robertson Gardiner, Senior Planner

SUBJECT:

GLUA-23-00023/HR-23-00007 Installation of the Cayuse 5 Tribute Project on the McLoughlin Promenade, a designated historic structure. The City of Oregon City, in partnership with the Confederate Tribes of the Umatilla Indian Reservation (CTUIR), seek to honor the five Cayuse men who were unjustly taken into custody, charged, and hanged in Oregon City territory in 1850. The Tribute will be located in the existing public park adjacent to the McLoughlin Promenade.

STAFF RECOMMENDATION:

Approve GLUA-23-00023/HR-23- with Conditions.

EXECUTIVE SUMMARY:

City Commission in 2021 set a goal to recognize and show respect to the Cayuse 5 on City land, fulfilling historical promises made in 1993 to memorialize the loss of the Cayuse 5. Allowing the agreed-upon material usage and tribute elements as outlined below for phase 1.

1. Interpretive sign describing the historical background of the event; description to be provided by the CTUIR
2. Basalt memorial, bronze plaque mounted on basalt rock engraved with a poem/prayer to be provided by the CTUIR

The project will prioritize the use of local, natural materials, as well as respect for existing natural landscape features. The elements listed above will be accessible from the promenade according to ADA standards. CTUIR looks forward to working with Oregon City to ensure that the installation meets the City's design guidelines and enhances the existing public space.

Staff Recommendation

As the McLoughlin Promenade is a locally designated historic structure, any construction within or around the structure on park property is subject to historic review to confirm that there are no adverse effects to the historic resource. The National Register nomination for the Promenade concentrates solely on the 1930s rock structure, which includes the pathway/wall, Grand Staircase, and Singer Falls.

After examining the proposal, staff finds that the proposed small tribute memorial, located adjacent to, but not on, the historic resources, utilizes natural materials and is clearly differentiated from the 1930s rockwork. Therefore, it does not adversely affect the historic resource and should be approved as conditioned.

Design Concepts:

The design concepts discussed with the tribes have varied over the past several months, but it's the work between Tera Farrow Ferman (CTUIR - Cultural Resource Protection Program Manager) and David Harrelson (CTGR Tribal Historic Preservation Officer) that have allowed the design to be more confirmed. The tribute design included with the initial application packet, along with interpretive language to be used for the Tribute, has been presented by Terra to David and approved to move forward.

Arborist report:

As certainty progressed on the design concept being acceptable to both Tribes, Oregon City staff started looking at constructability concerns, ADA access, material availability, and site maintenance preferences. This work included a closer look at impacts on the nearest trees.

At the end of June 2023, the staff-initiated discussions with Peter Van Oss, Senior Associate and ISA Certified Arborist with Teragan & Associates, Inc., about the evaluation of two large maple trees and the impacts to be considered with our concept design. On July 25th, the City received Peter's one-page report, which indicates the planned improvements could have a significant impact on the longevity of the trees. This was not the outcome we were expecting to receive. Work is still underway to confirm Peter's opinion and seek out ways to support the field observation with other investigations to confirm such a wide and far root zone assumption, but for now, this opinion is concerning for the current design.

City staff remains committed to delivering the project on behalf of the City Commission, our citizenry, and our Tribal Partners. Given the need for flexibility, the request from the Historic Review Board is to discuss and provide input, but continue this decision to the next meeting, providing staff with the opportunity to investigate further and redesign as necessary to meet our project objectives. Oregon City and Tribal governments seek to honor the Cause 5 in this special location while minimizing the impacts to the area.

Revised Arborist report:

As certainty progressed on the design concept being acceptable to both Tribes, Oregon City staff started looking at constructability concerns, ADA access, material availability,

and site maintenance preferences. This work included a closer look at impacts on the nearest trees.

At the end of June 2023, the staff-initiated discussions with Peter Van Oss Senior Associate and ISA Certified Arborist with Teragan & Associates, Inc. about evaluation of two large maple trees and the impacts to be considered with our concept design. On July 25th the City received Peter's one page report which indicates the planned improvements could have a significant impact on the longevity of the trees. In looking for solutions to the concerns for the health of the trees City staff sought to minimize the tribute footprint and impact while also maintaining the established parameters of location, materials, signage, and educational perspective.

In consultation with the arborist, City staff has minimized the footprint to encompass a 6% encroachment into the tree impact area. The current work plan includes a tree mitigation and construction plan to ensure the tree impacts are minimized as shown in the arborist report construction report (attachment B). City project team will include an onsite arborist to ensure impact mitigation and construction plans are followed. All construction activity will abide by the outlined guidelines in the arborist report and City plan sets.

In 1851, Dr. John McLoughlin dedicated a 7.8-acre linear park to the citizens of Oregon City along the bluff known as the McLoughlin Promenade, listed on the [National Register](#) and locally designated. Under the direction of Franklin D. Roosevelt, a concrete pathway lined by stone walls as well as portions of an adjoining grand staircase were constructed as a Works Progress Administration (WPA) project to provide employment during the height of the Great Depression in 1938. Today, the McLoughlin Promenade is one of the most functional historic landmarks in the city, providing majestic views of downtown Oregon City and the Willamette River for the community, exercise enthusiasts, tourists, and downtown visitors. The Promenade, a locally designed historic structure, is used to commemorate the history of Oregon City. Along the path, the City seeks to fulfill City Commission goals established in 1993 and reiterated in 2021 by memorializing the Cayuse 5 history in harmony with the CTUIR.

Historical Background - 'Five Cayuse Men'

In 1847, a measles epidemic cut the populace of Cayuse by half. In one Cayuse village, there was no one left to bury the dead. That same year, more than 4,000 overland immigrants bound for the Willamette Valley continued intrusions into the Blue Mountain homeland of the Cayuse.

Built to enable the "salvation" of the Cayuse people, the nearby Whitman's mission on the Walla Walla River had become instead an aid station to immigrants, whether diseased or not. A Native man overheard the missionaries planning to take Cayuse

lands. He told the other Cayuse that they would all be poisoned before spring unless the Whitmans were removed.

Nine more Cayuse died from the measles in the 24 hours leading up to November 29th. Later that day, a small group of Cayuse men killed missionaries Marcus and Narcissa Whitman and 11 other men. They acted hoping to eradicate the disease among their people; to cease the unsanctioned immigration; and to end further deaths resulting from Marcus Whitman's 'healing' which was ineffective on Natives.

At that time, the Protestant mission was in a remote part of the Oregon frontier and not a U.S. Territory. A volunteer Oregon militia was formed to seek revenge. After over two years of indiscriminate slaying of Native people, five Cayuse men volunteered to testify about the killings at the mission. Instead, they were taken into custody by the U.S. Cavalry and hauled to Oregon City, the newly established Territorial capital.

Chained and imprisoned, the five were charged with the murder of Marcus Whitman. All pleaded innocent. Despite lack of jurisdiction, evidence, eyewitness accounts and laudable efforts by their defense attorney, they were found guilty. The judge denied motions for a new trial and the right to appeal and sentenced all five to be hanged. All five were hanged and buried in an unmarked grave. The location of their grave is unknown. Their descendants continue to search for them. The names of the five men are:

Tílewkeyʔkt

ʔIciyéeye Šiléqış

Koyomá Šamqin

Tamáxaš

Łókomut

**TYPE II –SITE PLAN AND DESIGN REVIEW
Applicant's Submittal**

APPLICANT: City of Oregon City
625 Center St.
Oregon City, OR 97045

OWNER: City of Oregon City
625 Center St.
Oregon City, OR 97045

REQUEST: Installation of the Cayuse 5 Tribute Project on the McLoughlin Promenade

LOCATION: 300 3RD ST
OREGON CITY, OR 97045
2-2E-31 -01300

I. BACKGROUND:

Existing Conditions

The McLoughlin Promenade is a 7.8-acre linear park on the bluff above downtown, within the McLoughlin Conservation District. The Promenade is a designated a Charter Park and was locally Designated as a historic structure (rock work) in 2000. Work on the promenade tax lot is subject to OCMC 17.40- Historic Overlay District.

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

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

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

1. Project Description

Cayuse 5 Tribute Project

The City of Oregon City in partnership with the Confederate Tribes of the Umatilla Indian Reservation, seek to honor the five Cayuse men who were unjustly taken into custody, charged, and hanged in Oregon City territory in 1850. The Tribute will be located in the existing public park adjacent to the McLoughlin Promenade, a site suggested by the City of Oregon City and agreed upon by the Confederated Tribes of the Umatilla Indian Reservation (CTUIR). This site's proximity to the places where the five Cayuse men were detained, 'tried', and hanged is of great importance to the Tribe. In consultation with CTUIR, the City will deploy the project in phases.

The City Commission in 2021 set a goal to recognize and show respect to the Cayuse five on City land, fulfilling historical promises made in 1993 to memorialize the loss of the Cayuse five. Allowing the agreed upon material usage as shown in Exhibit A and tribute elements as outlined below for phase 1:

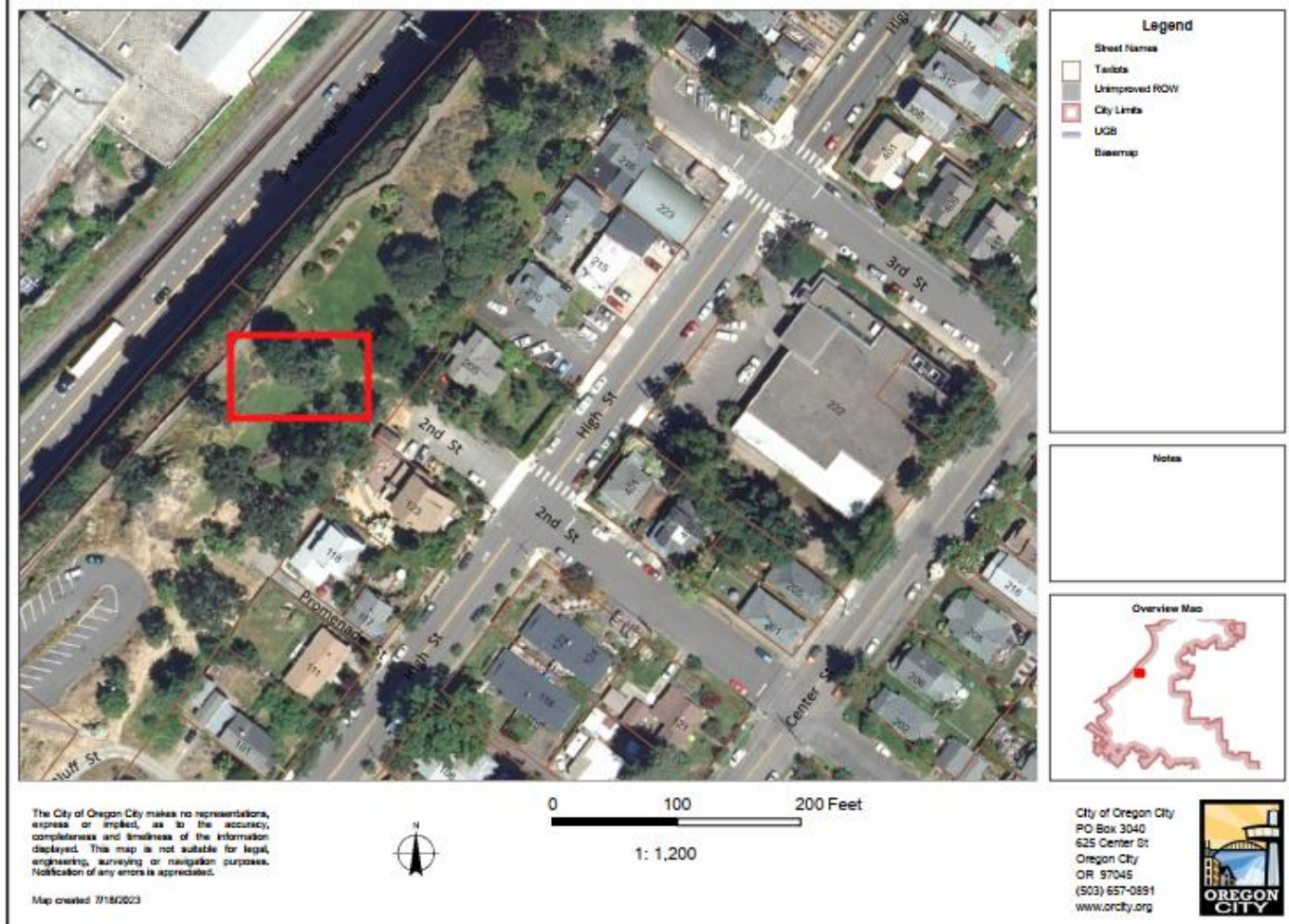
- 1- Interpretive sign describing the historical background of the event; description to be provided by the CTUIR
- 2- Basalt memorial, bronze plaque mounted on basalt rock engraved with a poem/prayer to be provided by the CTUIR

The project will prioritize use of local, natural materials, as well as respect for existing natural landscape features. The elements listed above will be accessible from the promenade according to ADA standards. CTUIR looks forward to working with Oregon City to ensure that the installation meets the City's design guidelines and enhances the existing public space.

Used from time immemorial as a vantage point and natural link to the falls, in 1851, Dr. John McLoughlin dedicated a 7.8 acre linear park to the citizens of Oregon City along the bluff known as the McLoughlin Promenade.

Today, the McLoughlin Promenade is one of the most functional historic landmarks in the city, providing majestic views of downtown Oregon City and the Willamette River for the community, exercise enthusiasts, tourists, and downtown visitors. The Promenade, as a historical feature of the City, is used to commemorate the history Oregon City. Along the historical path the City seeks to fulfill City Commission goals established in 1993 and reiterated in 2021 by memorializing the Cayuse 5 history in harmony with the CTUIR.

CI 21-011 Cayuse 5 Memorial- Site location



Historical Background - 'Five Cayuse Men'

In 1847, a measles epidemic cut the populace of Cayuse by half. In one Cayuse village, there was no one left to bury the dead. That same year, more than 4,000 overland immigrants bound for the Willamette Valley continued intrusions into the Blue Mountain homeland of the Cayuse.

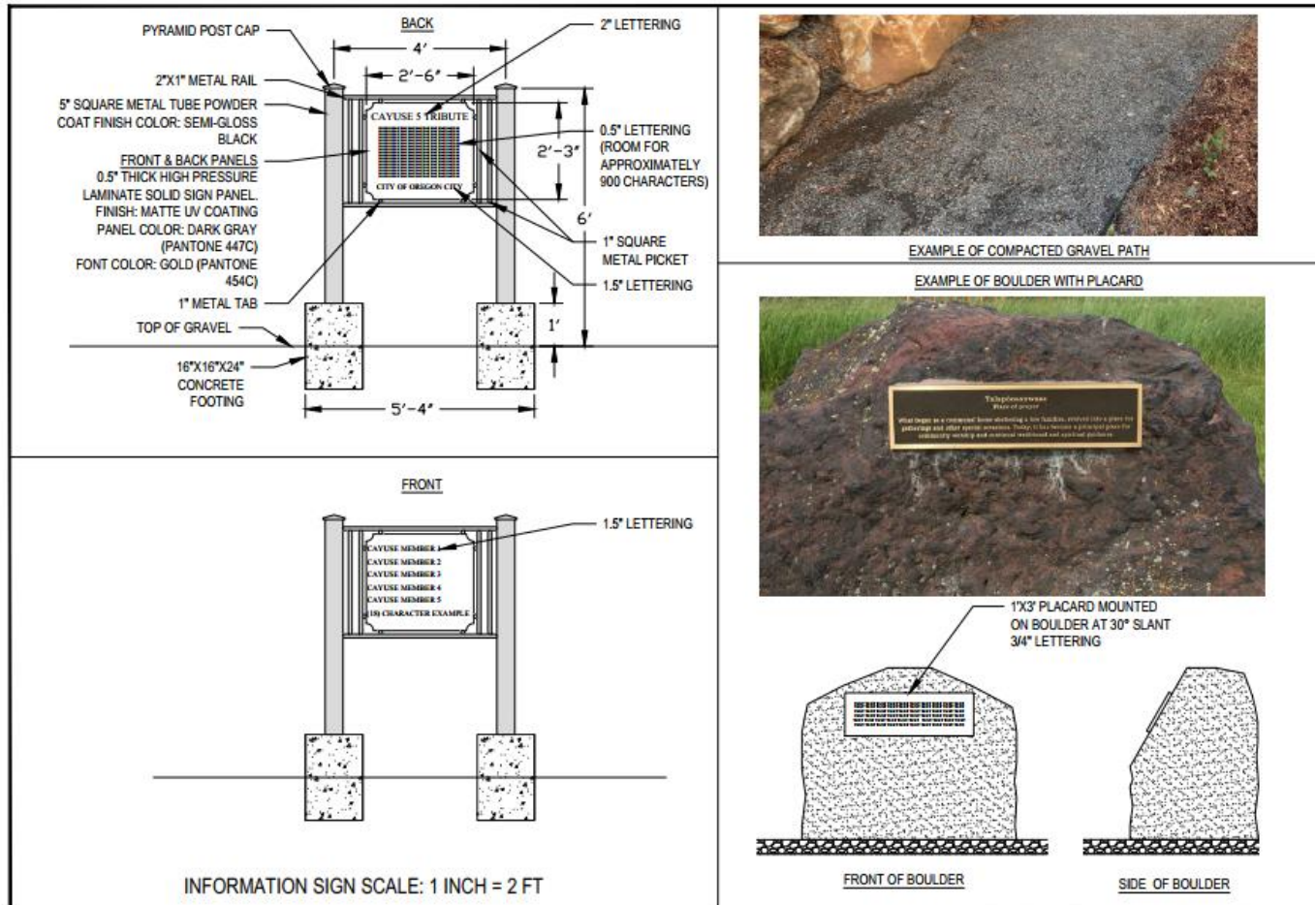
Built to enable the "salvation" of the Cayuse people, the nearby Whitman's mission on the Walla Walla River had become instead an aid station to immigrants, whether diseased or not. A Native man overheard the missionaries planning to take Cayuse lands. He told the other Cayuse that they would all be poisoned before spring unless the Whitmans were removed.

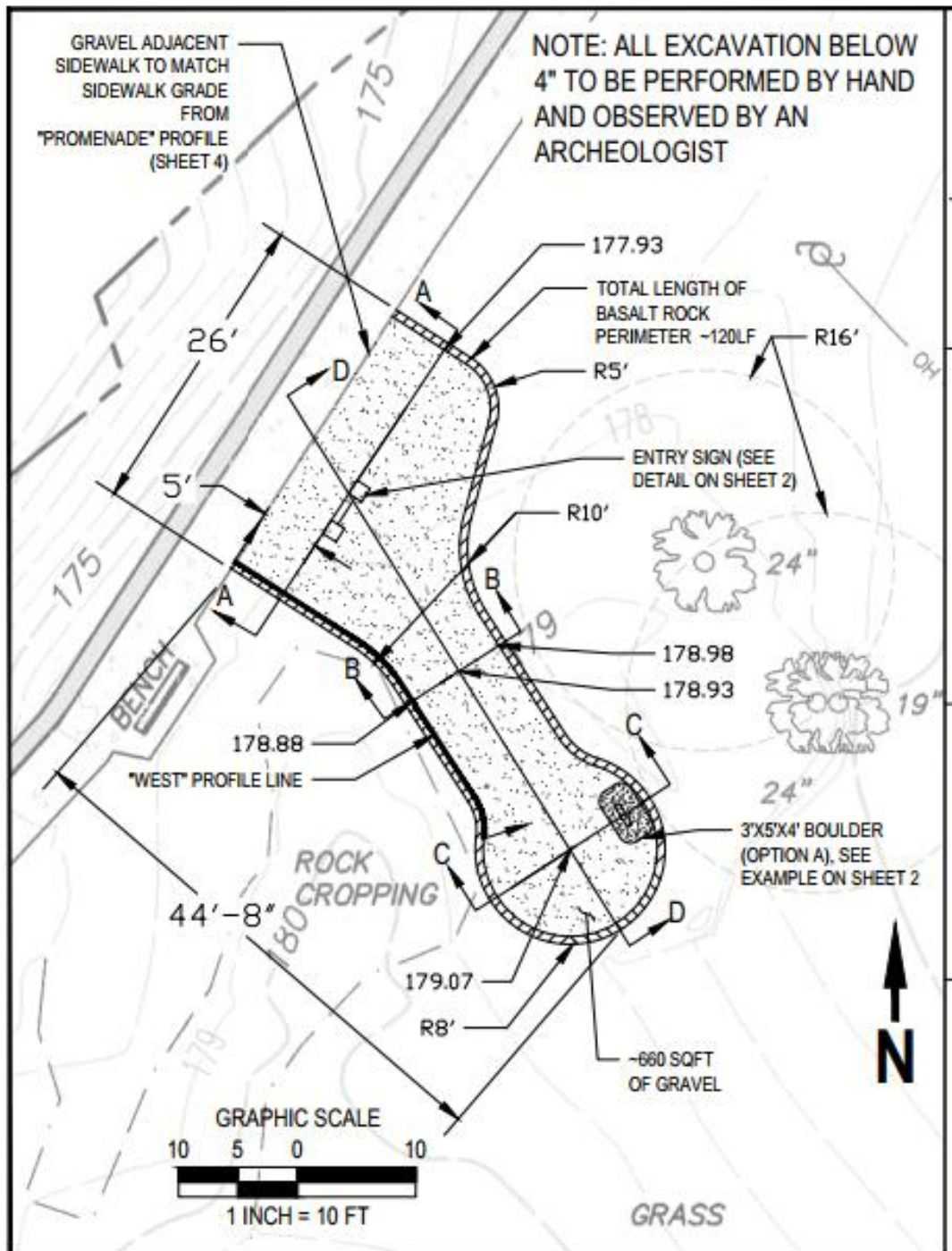
Nine more Cayuse died from the measles in the 24 hours leading up to November 29th. Later that day, a small group of Cayuse men killed missionaries Marcus and Narcissa Whitman and 11 other men. They acted hoping to eradicate the disease among their people; to cease the unsanctioned immigration; and to end further deaths resulting from Marcus Whitman's 'healing' which was ineffective on Natives.

At that time, the Protestant mission was in a remote part of the Oregon frontier and not a U.S. Territory. A volunteer Oregon militia was formed to seek revenge. After over two years of indiscriminate slaying of Native people, five Cayuse men volunteered to testify about the killings at the mission. Instead, they were taken into custody by the U.S. Cavalry and hauled to Oregon City, the newly established Territorial capital.

Chained and imprisoned, the five were charged with the murder of Marcus Whitman. All pleaded innocent. Despite lack of jurisdiction, evidence, eyewitness accounts and laudable efforts by their defense attorney, they were found guilty.

The judge denied motions for a new trial and the right to appeal and sentenced all five to be hanged. All five were hanged and buried in an unmarked grave. The location of their grave is unknown. Their descendants continue to search for them.





Municipal Code Standards and Requirements: The following sections of the Oregon City Municipal Code are applicable to this land use approval:
Chapter 17.40 - Historic Overlay District
Chapter 17.50 Administration And Procedures

The City Code Book is available on-line at www.orcity.org.

Permits and Approvals: The applicant is responsible for obtaining approval and permits from each applicable governmental agency and department at Oregon City including but not limited to the Engineering and Building Divisions.

CRITERIA:
OREGON CITY MUNICIPAL CODE

17.40.030 Designated.

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

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

17.40.060 Exterior alteration and new construction.

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

Finding: Complies as Proposed. The application is for an improvement on the Promenade, a locally designed property. The applicant has submitted this application for review and determination by the Historic Review Board.

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

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

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

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

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

Applicant's Response: No major disturbance of native soils is anticipated. However, the applicant will provide notice to SHPO and to the tribes listed in 17.40.060.C. if disturbance of native soils will be pursued.

17.040.060.D.

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

Applicant's Response: The application is being reviewed as identified in the Oregon City Municipal Code.

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

Applicant's Response: application is for an improvement on the Promenade, a locally designed property.

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

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

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

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

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

POLICY 2.2 Recognize and celebrate the history of tribal presence in Oregon City and seek opportunities to educate community members and elevate understanding

POLICY 2.4 Identify and protect important artistic and cultural resources and historic amenities through programs, designation, interpretive signage, and other means to increase awareness and generate appreciation.

STRATEGY 2.4.A Support the preservation of Oregon City's historic resources through public information, advocacy and leadership within the community, and the use of regulatory tools and incentive programs.

Applicant's Response: The project seeks to recognize and celebrate the historical tribal presence in Oregon City. Oregon City and the Confederate Tribes of the Umatilla Indian Reservation have worked together to find a location in the City to honor the memory of the Cayuse five. In selecting the location of the Promenade, a public relationship is established to support the preservation of Oregon City's historic resources.

Established in 1851, the Promenade was dedicated by Dr. John McLoughlin as a 7.8 acre park to the Citizens of Oregon City. Today the Promenade, provides majestic views of downtown Oregon City and the Willamette River for the community, exercise enthusiasts, and tourist.

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

Applicant's Response:: The City Commission in 2021 set a goal to recognize and show respect to the Cayuse five on City land, fulfilling historical promises made in 1993 to memorialize the loss of the Cayuse five. See detailed findings and conditions in the design guidelines section in this staff report (17.040.060.G.7).

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

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

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

Applicant's Response: Please refer to findings in 17.040.060.G.7 below.

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

Applicant's Response: The City Commission in 2021 set a goal to recognize and show respect to the Cayuse five on City land, fulfilling historical promises made in 1993 to memorialize the loss of the Cayuse five No environmental or energy consequences are anticipated.

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

While the Cayuse 5 memorial is an alteration to the designated property, utilizing the design guidelines for alterations for a small landscaped memorial does not seem to be a natural fit- therefore staff recommended the applicant review the proposal based on the adopted design guidelines for major public improvements, including the following:

Design Guidelines for Alterations and Additions

<https://www.orcity.org/planning/design-guidelines-alterations-additions>

Secretary of Interiors Standards for Rehabilitation

Please describe how the memorial will not adversely affect the promenade rockwork and the contributing visual landscape of the area.

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.

Applicant response: The McLoughlin Promenade is currently used as a park and the addition of the Cayuse 5 memorial will not change the historical use of the property as a park. The path will add in kind pedestrian paths that highlight the events of Oregon City history. The Promenade currently has many signs that portray the City's history.

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.

Applicant response: The proposed design uses materials aligning with the historic character of the property and minimizes any alterations of features or ground space. Historical materials (IE basalt border) are proposed to ensure the same aesthetics found today along the promenade border wall and signage.

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.

Applicant response: The Cayuse memorial project takes this into consideration by proposing basalt borders, granite pathways, and replicating in place sign materials. The intention of the memorial is to establish a commemoration of Oregon City History.

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

Applicant response: The Cayuse 5 memorial is an observance of the historical past of Oregon City. It is the City Commission's intention to complete its 2021 stated goal of recognizing the City's historical past by observing the historical events of the Cayuse and Oregon City.

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

Applicant response: The border proposed for the memorial will be of the same basalt rock finish as the existing Promenade rail border. The basalt material will be hand-tooled and all excavation will be minimized to the extent needed to abide by Americans with Disability Act(ADA) standards.

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.

Applicant response: The project will not be replacing any historic features. Existing land to be used for the pedestrian path will be minimally excavated to ensure ADA-compliant paths.

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

Applicant response: The project will hand excavate the necessary excavation to install compliant ADA paths. The max area disturbance will be 12 cubic yards. The max disturbance depth will be 8”.

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

Applicant response: The project will have an archeologist consultant on sight during all construction activity. All archeological resources shall be protected and preserved in place.

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.

Applicant response: The project uses in-kind materials found currently on the Promenade. The new work does not alter, destroy or change historical material or spatial relationships that characterize the property.

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.

Applicant response: The projects material types align with the historical past of the property and will minimize ground disturbance. The path will not remove historical attributes. In the event the path must be removed it will be constructed without impacts to the current Promenade form.

Public Improvement Principles

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

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

STYLE

Principle:

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

- Support pedestrian use and scale.

Not Allowed:

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

Applicant's Response: The proposal consists of a small pedestrian-oriented freestanding sign and rock monument with a poem plaque.

DESIGN

Principle:

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

Not Allowed:

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

Applicant's Response: These guidelines call for minimization of street signage and avoiding the use of modern details. The sign is not large or obtrusive, nor does it clash with styles within the district. Rather, its design complements district.

The proposed placement of the sign rock path and memorial rock will not significantly alter the district's built pattern. Is it proposed to be located near the existing concrete walkway, No portion of the sign post or any new pad required for installation shall disturb the existing walkway or stone wall.

MATERIALS

Principle:

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

Not Allowed:

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

Applicant's Response: The project will prioritize use of local, natural materials, as well as respect for existing natural landscape features.



**Historic Review
Staff Report and Recommendation
September 18, 2023**

FILE NO.: GLUA-23-00027/ HR-23-00009

HEARING DATE: September 26, 2023
7:00 P.M.
Virtual

APPLICANT: City of Oregon City
625 Center St.
Oregon City, OR 97045

OWNER: City of Oregon City
625 Center St.
Oregon City, OR 97045

REQUEST: Installation of the Cayuse 5 Tribute Project on the McLoughlin Promenade

LOCATION: 300 3RD ST
OREGON CITY, OR 97045
2-2E-31 -01300

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 (9 am- 4pm). 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.

Recommended Conditions of Approval

1. As the proposal will not adversely affect the McLoughlin Promenade, its final location, sign content, and exact configuration/size may change without the need to return to the Historic Review Board if needed to accomplish the goals of all government parties involved, as long as the materials and general size are consistent with either the initial or revised design as both proposals utilize natural materials, are differentiated from the 1930s rockwork, and do not adversely affect the historic resource.

Staff Summary

As the McLoughlin Promenade is a locally designated historic structure, any construction within or around the structure on park property is subject to historic review to confirm no adverse effects to the historic resource. The National Register nomination for the Promenade concentrates solely on the 1930s rock structure, which includes the pathway/wall, Grand Staircase, and Singer Falls. The removal or impact of a specific tree would only be considered if its removal would impact the structural or material integrity of the rock wall/path. In this case- the retention or removal of a tree is more of a City Commission conversation, rather than the Historic Review Board.

After examining the proposal, staff finds that the proposed small tribute memorial, located adjacent to, but not on, the historic resources, utilizes natural materials that are clearly differentiated from the 1930s rockwork, does not adversely affect the historic resource, and should be approved as conditioned.

Moreover, the area that makes up the McLoughlin Promenade has a history and cultural significance that existed on the site long before the platting of the Promenade by Dr McLoughlin. Honoring these stories and integrating them into the city park will only further deepen the understanding of the cultural significance of a much-used community area.

I. BACKGROUND:

Existing Conditions



The Promenade is a designated a Charter Park and was locally Designated as a historic structure (rock work) in 2000. Work on the promenade tax lot is subject to OCMC 17.40- Historic Overlay District.

The McLoughlin Promenade is a 7.8-acre linear park along the edge of Oregon City's prominent bluff which was donated to the people of Oregon City by Dr. John McLoughlin in 1851 . Between 1936 and 1939, the contributing park site was improved by three distinct but connected contributing structures constructed of locally quarried basalt and concrete. These structures are locally significant, as examples of Oregon City's direct response to trends in local, state and national history. The

first element is a 2,300-foot-long, multi-use, stone and concrete pathway that runs along the bluff approximately 100-feet above historic downtown Oregon City.¹ The path includes approximately 1,400 linear feet of stone parapet wall. The second element is known as the Grand Staircase. It consists of a stone and concrete stairway at the north end of the multi-use path that leads down the bluff and curves south to meet the Municipal Elevator tunnel north of y!h Street in downtown Oregon City. A second leg of the Grand Staircase, known as the Singer Hill Road underpass, crosses below Singer Hill to the east of the Promenade, and rises through two short flights of stairs to the grassy lawns surrounding the McLoughlin House. The third structure is a man-made waterfall consisting of five concrete shelves over which Singer Creek flows from the bluff to downtown. It sits just north of the Grand Staircase and the two intertwine on the steep descent. The waterfall terminates above 8th Street in downtown Oregon City. By the end of 1939, all three elements had been constructed on the site of features that predate Euro-American settlement, including paths used by Native Clowwewalla, Cashhok and Molalla, and other neighboring tribes.

1. Project Description

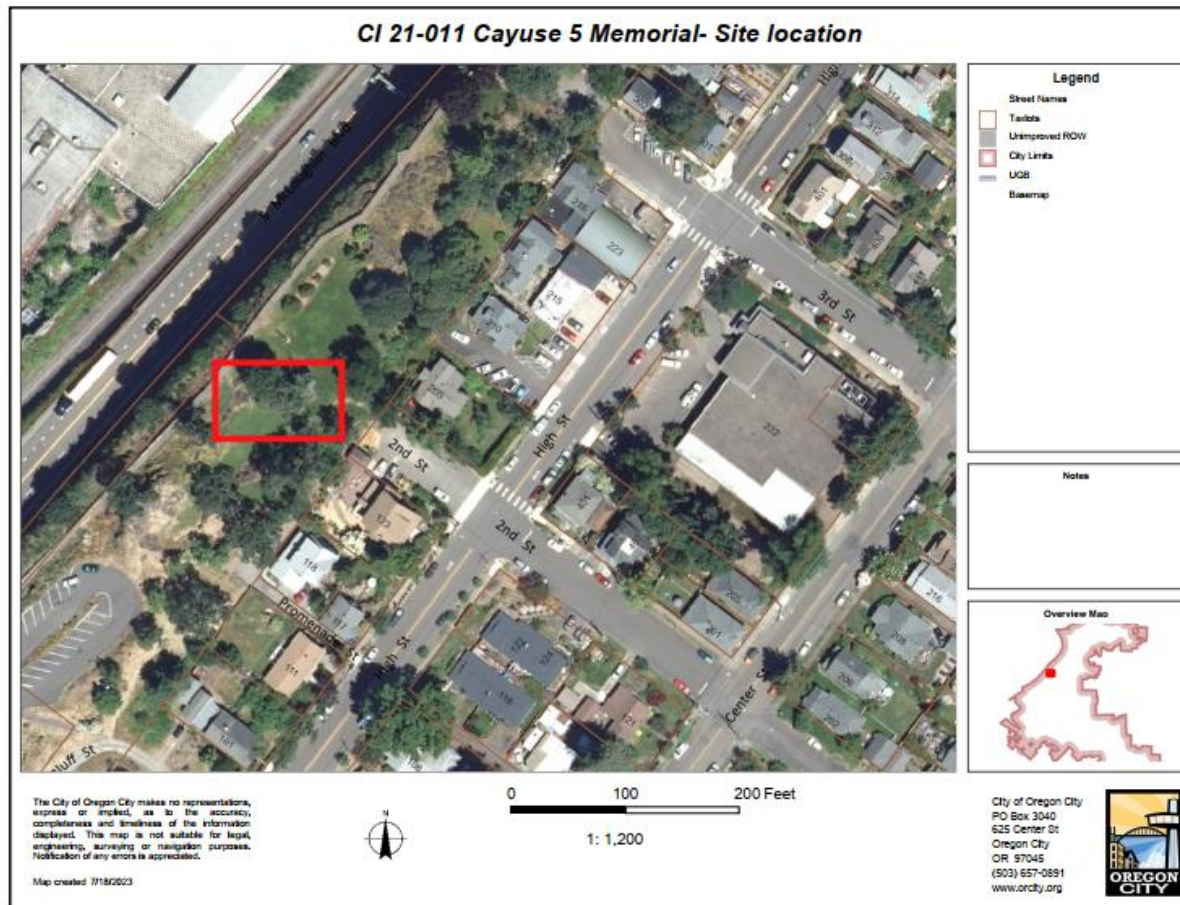


Figure 1- project location

Cayuse 5 Tribute Project

The City of Oregon City, in partnership with the Confederate Tribes of the Umatilla Indian Reservation, seek to honor the five Cayuse men who were unjustly taken into custody, charged, and hanged in Oregon City territory in 1850. The Tribute will be located in the existing public park adjacent to the McLoughlin Promenade, a site suggested by the City of Oregon City and agreed upon by the Confederated Tribes of the Umatilla Indian Reservation (CTUIR). This site's proximity to the places where the five Cayuse men were detained, 'tried', and hanged is of great importance to the Tribe. In consultation with CTUIR, the City will deploy the project in phases.

The City Commission in 2021 set a goal to recognize and show respect to the Cayuse five on City land, fulfilling historical promises made in 1993 to memorialize the loss of the Cayuse five. Allowing the agreed upon material usage as shown in Exhibit A and tribute elements as outlined below for phase 1:

- 1- Interpretive sign describing the historical background of the event; description to be provided by the CTUIR
- 2- Basalt memorial, bronze plaque mounted on basalt rock engraved with a poem/prayer to be provided by the CTUIR

The project will prioritize use of local, natural materials, as well as respect for existing natural landscape features. The elements listed above will be accessible from the promenade according to ADA standards. CTUIR looks forward to working with Oregon City to ensure that the installation meets the City's design guidelines and enhances the existing public space.

Used from time immemorial as a vantage point and natural link to the falls, in 1851, Dr. John McLoughlin dedicated a 7.8 acre linear park to the citizens of Oregon City along the bluff known as the McLoughlin Promenade.

Today, the McLoughlin Promenade is one of the most functional historic landmarks in the city, providing majestic views of downtown Oregon City and the Willamette River for the community, exercise enthusiasts, tourists, and downtown visitors. The Promenade, as a historical feature of the City, is used to commemorate the history Oregon City. Along the historical path the City seeks to fulfill City Commission goals established in 1993 and reiterated in 2021 by memorializing the Cayuse 5 history in harmony with the CTUIR.

Historical Background - 'Five Cayuse Men'

In 1847, a measles epidemic cut the populace of Cayuse by half. In one Cayuse village, there was no one left to bury the dead. That same year, more than 4,000 overland immigrants bound for the Willamette Valley continued intrusions into the Blue Mountain homeland of the Cayuse.

Built to enable the "salvation" of the Cayuse people, the nearby Whitman's mission on the Walla Walla River had become instead an aid station to immigrants, whether diseased or not. A Native man overheard the missionaries planning to take Cayuse lands. He told the other Cayuse that they would all be poisoned before spring unless the Whitmans were removed.

Nine more Cayuse died from the measles in the 24 hours leading up to November 29th. Later that day, a small group of Cayuse men killed missionaries Marcus and Narcissa Whitman and 11 other men. They acted hoping to eradicate the disease among their people; to cease the unsanctioned immigration; and to end further deaths resulting from Marcus Whitman's 'healing' which was ineffective on Natives.

At that time, the Protestant mission was in a remote part of the Oregon frontier and not a U.S. Territory. A volunteer Oregon militia was formed to seek revenge. After over two years of indiscriminate slaying of Native people, five Cayuse men volunteered to testify about the killings at the mission. Instead, they were taken into custody by the U.S. Cavalry and hauled to Oregon City, the newly established Territorial capital.

Chained and imprisoned, the five were charged with the murder of Marcus Whitman. All pleaded innocent. Despite lack of jurisdiction, evidence, eyewitness accounts and laudable efforts by their defense attorney, they were found guilty.

The judge denied motions for a new trial and the right to appeal and sentenced all five to be hanged. All five were hanged and buried in an unmarked grave. The location of their grave is unknown. Their descendants continue to search for them. The names of the five men are:

Tílewkey'kt

ʔIciyéeye Šiléqış

Ķoŷomá Šamqíin

Tamáxaš

Łókomut

August 23, 2023, Historic Review Board Hearing

City project staff requested a continuance of to the September 26, 2023 meeting to allow them time to review potential design revisions and coordinate with both the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) and the Confederated Tribes of the Grand Ronde (CTGR). A brief overview of the project was presented and well a general framing of the approval criteria for development near a designated structure.

September 12, 2023 City Commission Work session

Public works staff provide the City Commission with an [update](#) on the design, approval, and construction process. Key dates can be found below:

- September 26, 2023- Historic Review Board- Follow-up decision
- September 28, 2023- Parks and Recreation Advisory Board- Decision
- October/November 2023- Final design documents
- December/January 2024– Bidding
- February/May 2024- Acquisition of materials and construction.

Revised plan based on June Arborist report:

As certainty progressed on the design concept being acceptable to both Tribes, Oregon City staff started looking at constructability concerns, ADA access, material availability, and site maintenance preferences. This work included a closer look at impacts on the nearest trees.

In June 2023, discussions were initiated by staff with Peter Van Oss, a Senior Associate and ISA Certified Arborist at Teragan & Associates, Inc. to evaluate two large maple trees and the potential impacts of the proposed concept design. On July 25th, the City received a one-page report from Peter, which highlights the significant impact that the planned improvements may have on the longevity of the trees. City staff looked for solutions to minimize the impact while maintaining the established parameters of location, materials, signage, and educational perspective, and to address the concerns for the health of the trees.

In consultation with the arborist, City staff has minimized the footprint to encompass a 6% encroachment into the tree impact area. The current work plan includes a tree mitigation and construction plan to ensure the tree impacts are minimized as shown in the arborist report construction report (Exhibit 3). The City project team will include an onsite arborist to ensure impact mitigation and construction plans are followed. All construction activity will abide by the outlined guidelines in the arborist report and City plan sets.



Figure 2. Approximate location of the proposed memorial.

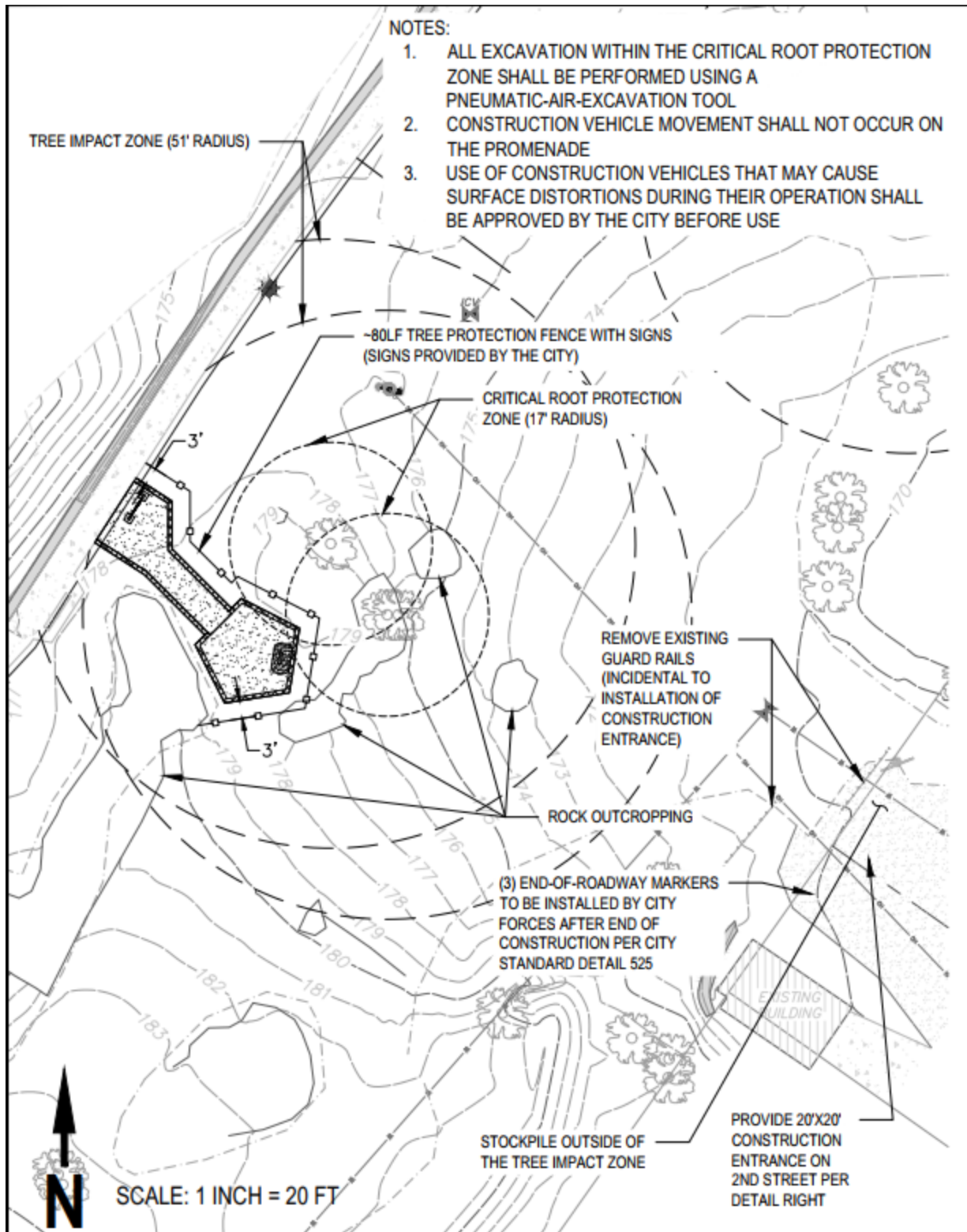


Figure 3. Revised September 2023 plans showing reduced grading of the memorial in the same location as previously proposed.

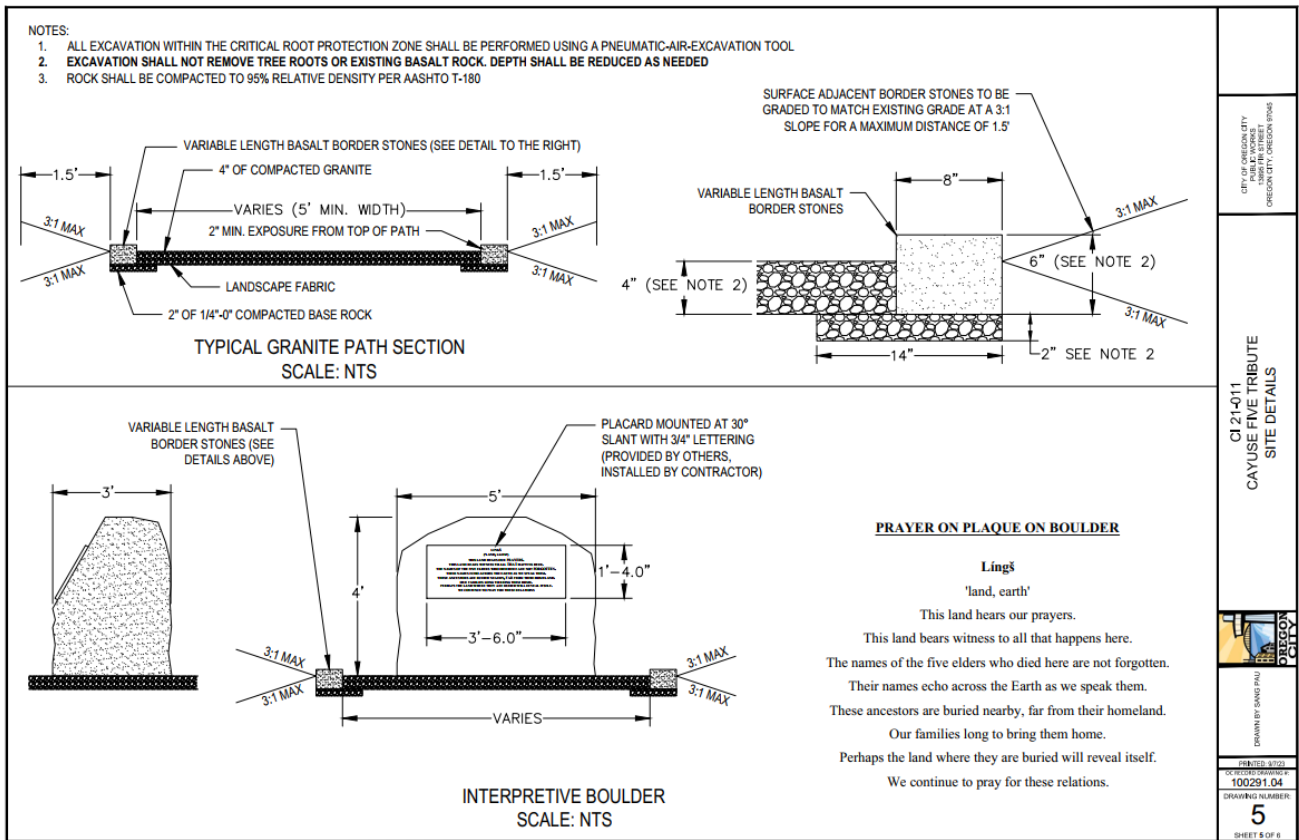
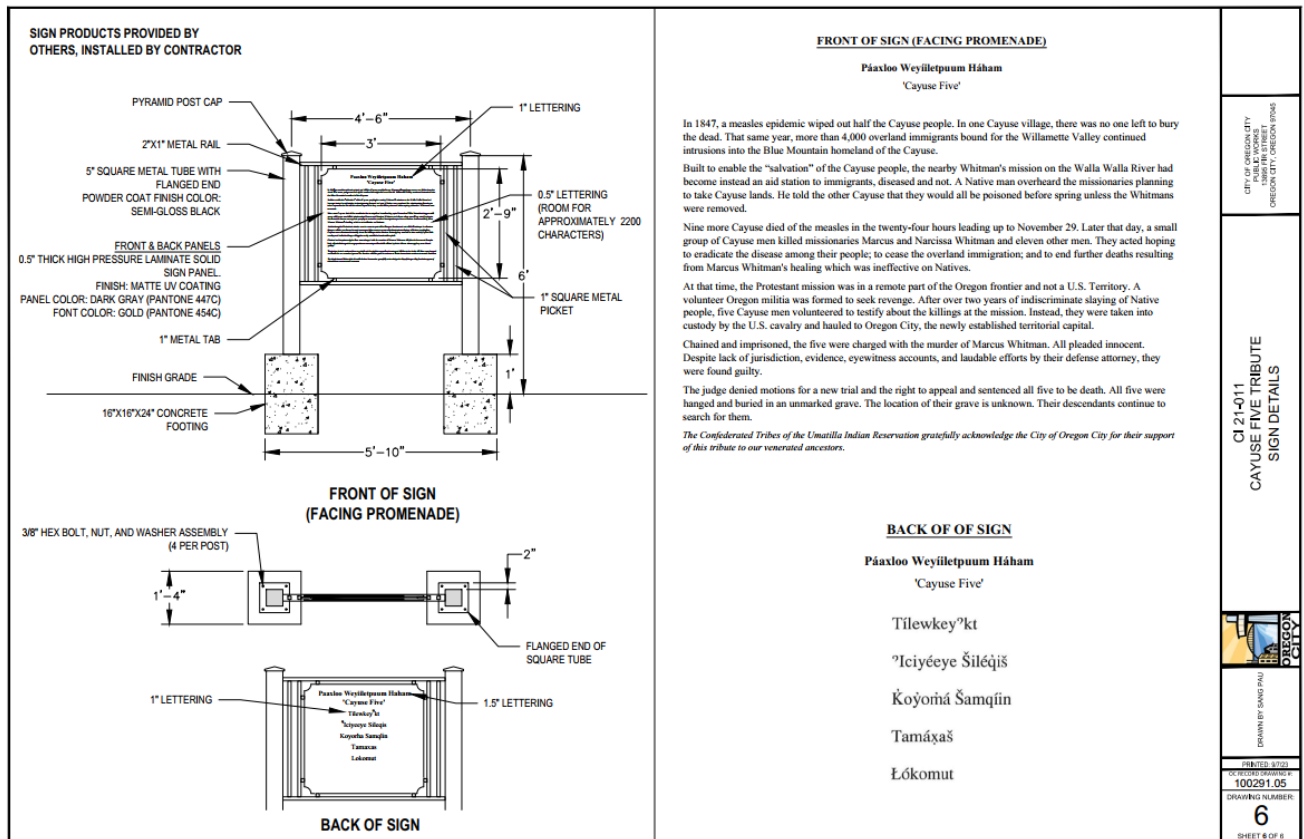


Figure 4. Path and interpretive boulder plans



Notice and Public Comment:

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

Exhibit 4. Jerry Herrman, River of Life- provided comments relating to the retention of the adjacent tree. The revised design seems to address these concerns.

Municipal Code Standards and Requirements: The following sections of the Oregon City Municipal Code are applicable to this land use approval:

Chapter 17.40 - Historic Overlay District

Chapter 17.50 Administration And Procedures

The City Code Book is available on-line at www.orcity.org.

Permits and Approvals: The applicant is responsible for obtaining approval and permits from each applicable governmental agency and department at Oregon City including but not limited to the Engineering and Building Divisions.

CRITERIA:
OREGON CITY MUNICIPAL CODE

17.40.030 Designated.

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

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

17.40.060 Exterior alteration and new construction.

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

Finding: Complies as Proposed. The application is for an improvement on the Promenade, a locally designated property. The applicant has submitted this application for review and determination by the Historic Review Board.

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

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

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

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

monitoring on-site, or demonstrate that the applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the applicant.

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

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

17.040.060.D.

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

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

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

Finding: Complies as Proposed: The application is for an improvement on the Promenade, a locally designated property.

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

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

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

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

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

POLICY 2.2 Recognize and celebrate the history of tribal presence in Oregon City and seek opportunities to educate community members and elevate understanding

POLICY 2.4 Identify and protect important artistic and cultural resources and historic amenities through programs, designation, interpretive signage, and other means to increase awareness and generate appreciation.

STRATEGY 2.4.A Support the preservation of Oregon City's historic resources through public information, advocacy and leadership within the community, and the use of regulatory tools and incentive programs.

Finding: Complies as Proposed: The project seeks to recognize and celebrate the historical tribal presence in Oregon City. Oregon City and the Confederate Tribes of the Umatilla Indian Reservation have worked together to find a location in the City to honor the memory of the Cayuse five. In selecting the location of the Promenade, a public relationship is established to support the preservation of Oregon City's historic resources.

The area that makes up the McLoughlin Promenade has a history and cultural significance that existed on the site long before the platting of the Promenade by Dr McLoughlin. Honoring these stories and integrating them into the city park will only further deepen the understanding of the cultural significance of a much-used community area.

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

Finding: Complies as Proposed: The City Commission in 2021 set a goal to recognize and show respect to the Cayuse five on City land, fulfilling historical promises made in 1993 to memorialize the loss of the Cayuse five. See detailed findings and conditions in the design guidelines section in this staff report (17.040.060.G.7).

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

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

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

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

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

Finding: Complies as Proposed: The City Commission in 2021 set a goal to recognize and show respect to the Cayuse five on City land, fulfilling historical promises made in 1993 to memorialize the loss of the Cayuse five. No environmental or energy consequences are anticipated.

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

Finding: Complies as Proposed: While the Cayuse 5 memorial is an alteration to the designated property, utilizing the design guidelines for alterations for a small landscaped memorial does not seem to be a natural fit- therefore staff recommended the applicant review the proposal based on the adopted design guidelines for major public improvements, including the following:

Design Guidelines for Alterations and Additions

The guidelines for making alterations are generally based on a typical building/structure and is not appropriate for this application. The analysis of the impact on the promenade structure through the Secretary of Interiors' Standards for Rehabilitation, which has also been adopted by the Historic Review Board.

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.

Finding: Complies as Proposed The McLoughlin Promenade is currently used as a park, and the addition of the memorial will not change the historical use of the property as a park. The path will add a pedestrian paths that highlight the events of Oregon City history. The Promenade currently has many signs that portray the City's history.

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.

Finding: Complies as Proposed. The proposed design uses materials aligning with the historic character of the property and minimizes any alterations of features or ground space. Historical materials (IE basalt border) are proposed to ensure the same aesthetics found today along the promenade border wall and signage. No work is being proposed on the Promenade rockwork.

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.

Finding: Complies as Proposed. The Cayuse memorial project takes this into consideration by proposing simple basalt borders, granite pathways, and replicating contemporary city sign materials. The intention of the memorial is to establish a commemoration obby creating a new space that is compatible with the historic resources materials in scale and mass, but is seen as an element separate from the 1930s resource.

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

Finding: Complies as Proposed. No portion of the historic resource will be altered or removed as part of this project.

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

Finding: Complies as Proposed. No portion of the historic resource will be altered or removed as part of this project. Additionally, the border proposed for the memorial will be of the same basalt rock finish as the existing Promenade rail border. The basalt material will be hand-tooled and all excavation will be minimized to the extent needed to abide by Americans with Disability Act(ADA) standards.

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.

Finding: Complies as Proposed. The project will not be replacing any historic features. Existing land to be used for the pedestrian path will be minimally excavated to ensure ADA-compliant paths.

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

Finding: Complies as Proposed. The project will hand excavate the necessary excavation to install compliant ADA paths. The max area disturbance will be 12 cubic yards. The max disturbance depth will be 8".

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

Finding: Complies as Proposed. The project will have an archeologist consultant on sight during all construction activity. All archeological resources shall be protected and preserved in place.

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.

Finding: Complies as Proposed. The proposed small tribute memorial, located adjacent to, but not on, the historic resources, utilizes natural materials clearly differentiated from the 1930s rockwork, does not adversely affect the historic resource. The new work does not alter, destroy or change historical material or spatial relationships that characterize the property.

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.

Finding: Complies as Proposed. The projects material types align with the historical past of the property and will minimize ground disturbance. The path will not remove historical attributes. In the event the path must be removed it will be constructed without impacts to the current Promenade form.

Public Improvement Principles

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

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

STYLE

Principle:

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

Not Allowed:

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

Finding: Complies as Proposed: The proposal consists of a small pedestrian-oriented freestanding sign and rock monument with a poem plaque.

DESIGN

Principle:

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

Not Allowed:

- Construction out of scale with the district
- Street, sidewalk, stairs, walls that significantly alter the historic pattern and dimension of the district.
- Modern details and construction in visible locations unless screened or appearance mitigated.

- Excessive regrading or removal of vegetation that adversely affects the historic context of the district and surrounding area without mitigation

Finding: Complies as Proposed: These guidelines call for minimization of street signage and avoiding the use of modern details. The sign is not large or obtrusive, nor does it clash with styles within the district. Rather, its design complements district.

The proposed placement of the sign rock path and memorial rock will not significantly alter the district's built pattern. Is it proposed to be located near the existing concrete walkway, No portion of the sign post or any new pad required for installation shall disturb the existing walkway or stone wall.

MATERIALS

Principle:

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

Not Allowed:

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

Finding: Complies as Proposed: The project will prioritize use of local, natural materials, as well as respect for existing natural landscape features.

Exhibits

1. Applicant's Submission (Original)
2. Applicant's Supplementary Memo -August
3. Applicant's Revised Submission
 - a. Addendum Memo- Sep 2023
 - b. Revised Plans – Sept 2023
 - c. Revised Arborist Report—Sept 2023
4. Public Comments
 - a. Jerry Herrmann
5. [McLoughlin Promenade National Register Nomination](#)



MEMORANDUM

TO: Historic Review Board

CC: Christina Robertson-Gardner Senior Planner, Tony Konkol City Manager

FROM: John Lewis, Public Works Director

DATE: August 4, 2023; updated September 11, 2023

SUBJECT: Cayuse 5 Tribute Project – HRB Packet Supplement

On behalf of the project team, we respectfully request the following be included as supplemental application information:

Coordination and Collaboration with the Tribes:

At the September 15, 2021, City Commission meeting the City Commission re-directed staff to pause on the plan to move forward with professional services to design and deliver the Cayuse 5 Tribute project. The re-direction was to work more collaboratively with the Confederated Tribes of the Grand Ronde (CTGR) and the Confederated Tribes of the Umatilla Indian Reservation (CTUIR). The City Commission's desire was for staff to first reach concurrence on a tribute design that would both honor the history of the Cayuse 5 and respect the CTGR perspective. Acknowledging the Willamette Falls area is blessed with many important and tragic stories of the Native American people who lived in the area.

In that effort the record should reflect that Staff and Tribal meetings have been ongoing, with scheduled meetings every two weeks. These meetings have been between the City Manager and staff at CTGR and then separate meetings between the City Manager and the CTUIR staff. These meetings have included other staff too and have helped to inform the concerns and desired outcomes of each of the tribes and better inform a Cayuse 5 tribute concept. The concepts would then later be discussed between the tribes at the staff level and then eventually Tribal Council level. Just last week three representatives from Oregon City's City Commission and project staff attended a meet and greet with the CTUIR where the importance of the Cayuse 5 memory was shared.

The result is agreement on the location of the tribute site, agreement on site plan concepts, likely materials, agreement on construction goals, and agreement on soil disturbance monitoring by the City and CTGR.

Design Concepts:

The design concepts discussed with the tribes have varied over the past several months, but it's the work between Tera Farrow Ferman (CTUIR - Cultural Resource Protection Program Manager) and David Harrelson (CTGR Tribal Historic Preservation Officer) that have allowed the design to be more confirmed. The tribute design included as attachment A along with interpretive language to be used for the Tribute has been presented by Terra to David and approved to move forward.

Arborist report:

As certainty progressed on the design concept being acceptable to both Tribes, Oregon City staff started looking at constructability concerns, ADA access, material availability, and site maintenance preferences. This work included a closer look at impacts on the nearest trees.

At the end of June 2023, the staff-initiated discussions with Peter Van Oss Senior Associate and ISA Certified Arborist with Teragan & Associates, Inc. about evaluation of two large maple trees and the impacts to be considered with our concept design. On July 25th the City received Peter's one page report which indicates the planned improvements could have a significant impact on the longevity of the trees. In looking for solutions to the concerns for the health of the trees City staff sought to minimize the tribute footprint and impact while also maintaining the established parameters of location, materials, signage, and educational perspective.

In consultation with the arborist, City staff has minimized the footprint to encompass a 6% encroachment into the tree impact area. The current work plan includes a tree mitigation and construction plan to ensure the tree impacts are minimized as shown in the arborist report construction report (attachment B). City project team will include an onsite arborist to ensure impact mitigation and construction plans are followed. All construction activity will abide by the outlined guidelines in the arborist report and City plan sets.

Delivering Commitments:

City staff remains committed to completing the project on behalf of the City Commission, our citizenry, and Tribal Partners. Given the need for flexibility, the request from the

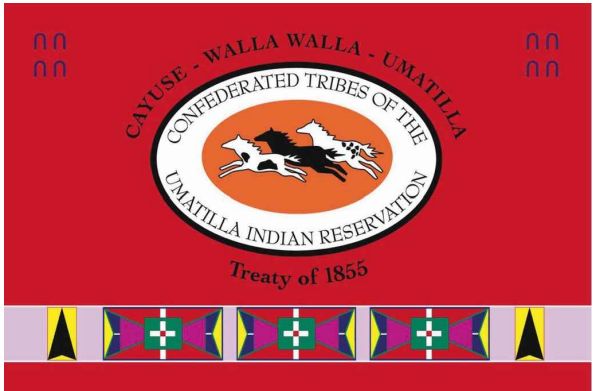
Historic Review Board at the August 22, 2023, meeting was guidance. Thru the guidance City staff worked together with Tribal staff, arborist, and Community input to come to a tribute that educates, is historically in kind, and honors Tribal and Oregon City history.

Together Oregon City and Tribal governments seek to honor the Cause five in this special location, while minimizing the impacts to the area. City staff respectfully seeks Historic Review Board approval of the Cayuse Five Tribute on the Mcloughlin Promenade.

CITY OF OREGON CITY

CAYUSE FIVE TRIBUTE

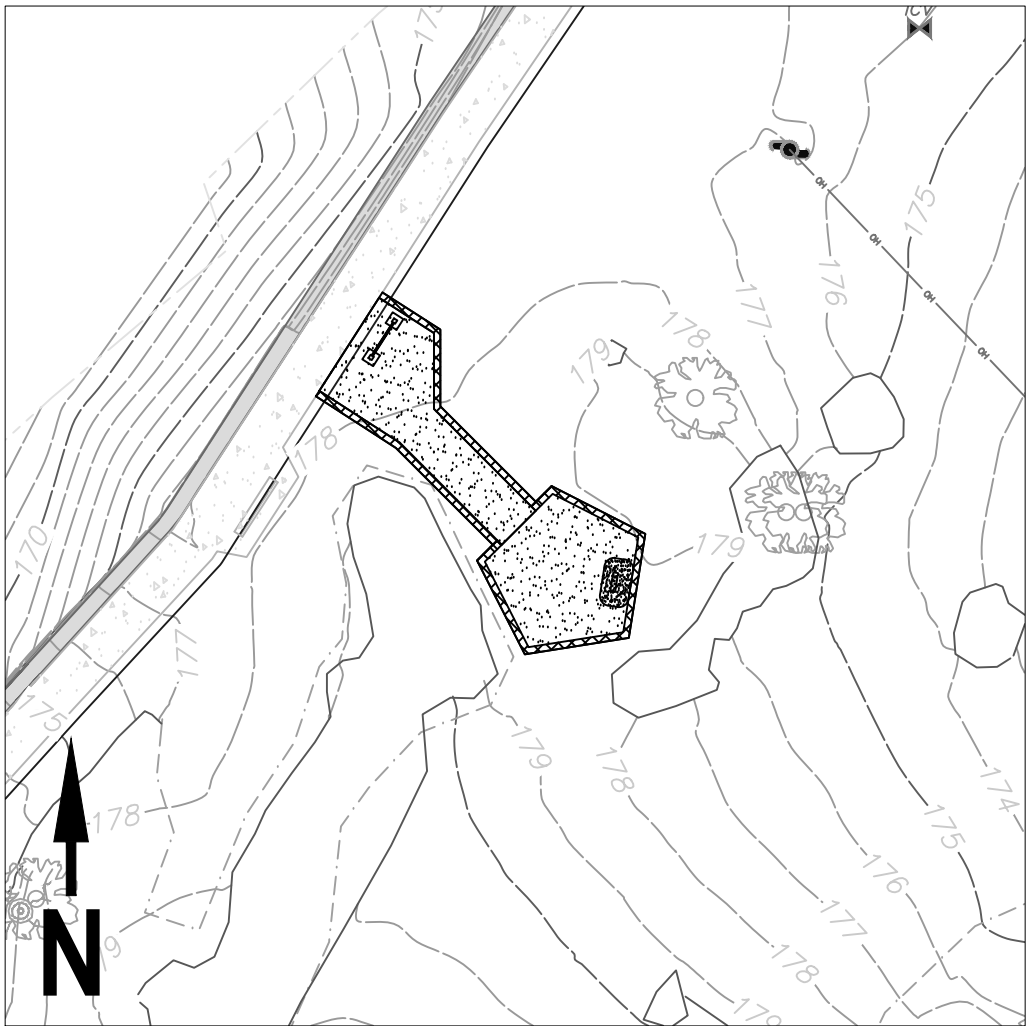
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CI 21-011
CAYUSE FIVE TRIBUTE
COVER



SITE MAP
SCALE: 1" = 20'



VICINITY MAP

SHEET INDEX	
1	COVER
2	STANDARD NOTES
3	TREE PROTECTION AND CONSTRUCTION MANAGEMENT PLAN
4	SITE PLANS
5	SITE DETAILS
6	SIGN DETAILS

OREGON CITY PROJECT MANAGER:
DANTE POSADAS
EMAIL: dposadas@orc.org
PHONE: 971-204-4630



DRAWN BY SANG PAU

TREE PROTECTION SPECIFICATIONS:

IT IS CRITICAL THAT THE FOLLOWING STEPS BE TAKEN TO ENSURE THAT THEY ARE RETAINED AND PROTECTED. BEFORE CONSTRUCTION BEGINS

1. NOTIFY ALL CONTRACTORS OF THE TREE PROTECTION PROCEDURES. FOR SUCCESSFUL TREE PROTECTION ON A CONSTRUCTION SITE, ALL CONTRACTORS MUST KNOW AND UNDERSTAND THE GOALS OF TREE PROTECTION. IT CAN ONLY TAKE ONE MISTAKE WITH A MISPLACED TRENCH OR OTHER ACTION TO DESTROY THE FUTURE OF A TREE.

1.1. HOLD A TREE PROTECTION MEETING WITH ALL CONTRACTORS TO FULLY EXPLAIN THE GOALS OF TREE PROTECTION.

1.2. HAVE ALL SUBCONTRACTORS SIGN MEMORANDA OF UNDERSTANDING REGARDING THE GOALS OF TREE PROTECTION. MEMORANDA TO INCLUDE PENALTY FOR VIOLATING TREE PROTECTION PLAN. PENALTY TO EQUAL APPRAISED VALUE OF TREE(S) WITHIN THE VIOLATED TREE PROTECTION ZONE PER THE CURRENT TRUNK FORMULA METHOD AS OUTLINED BY THE COUNCIL OF TREE & LANDSCAPE APPRAISERS CURRENT EDITION OF THE GUIDE FOR PLANT APPRAISAL.

2. MIGRATORY BIRD ACT OF 1918. IF TREES ARE REMOVED BETWEEN FEB 1 – AUG 1, THE TREES SHALL BE INSPECTED FOR THE PRESENCE OF ACTIVE BIRD NESTS. IF ACTIVE NESTS ARE PRESENT, THE PROPER STEPS SHALL BE TAKEN TO ENSURE COMPLIANCE WITH THE FEDERAL LAW. NESTS WITH YOUNG SHALL BE PRESERVED AND A BUFFER MUST BE CREATED IN ACCORDANCE WITH THE SPECIES. IF ACTIVE NESTS MUST BE MOVED, A PLAN PREPARED BY A CERTIFIED BIOLOGIST MUST BE ENACTED AND EXECUTED UNDER THE SUPERVISION OF THE BIOLOGIST.

DURING CONSTRUCTION

3. PROTECTION GUIDELINES WITHIN THE ROOT PROTECTION ZONE

3.1. NO TRAFFIC SHALL BE ALLOWED WITHIN THE ROOT PROTECTION ZONE. NO VEHICLE, HEAVY EQUIPMENT, OR EVEN REPEATED FOOT TRAFFIC.

3.2. NO STORAGE OF MATERIALS INCLUDING BUT NOT LIMITED TO SOIL, CONSTRUCTION MATERIAL, OR WASTE FROM THE SITE.

3.3. WASTE INCLUDES BUT IS NOT LIMITED TO CONCRETE WASH OUT, GASOLINE, DIESEL, PAINT, CLEANER, THINNERS, ETC.

3.4. CONSTRUCTION TRAILERS ARE NOT TO BE PARKED / PLACED WITHIN THE ROOT PROTECTION ZONE WITHOUT WRITTEN CLEARANCE FROM THE PROJECT ARBORIST.

3.5. NO VEHICLES SHALL BE ALLOWED TO PARK WITHIN THE ROOT PROTECTION AREAS.

3.6. NO ACTIVITY SHALL BE ALLOWED THAT WILL CAUSE SOIL COMPACTION WITHIN THE ROOT PROTECTION ZONE.

3.7. THE USE OF STRAW WADDLES IS STRONGLY RECOMMENDED INSTEAD OF SILT FENCING TO AVOID THE NEED FOR TRENCHING WITHIN THE ROOT PROTECTION ZONES.

4. LANDSCAPING

4.1. LANDSCAPING WITHIN THE TREE PROTECTION ZONES AT A DISTANCE OF 12X THE DIAMETER OF THE TREE MAY COMMENCE AFTER APPROVAL FROM THE PROJECT ARBORIST.

4.2. INGROUND IRRIGATION SYSTEMS MUST BE AVOIDED, AND IT IS RECOMMENDED THAT ONLY ABOVE GROUND IRRIGATION SYSTEMS ARE USED. TEMPORARY SYSTEMS AND/OR DRIP IRRIGATION ARE PREFERRED.

4.3. ANY HARDSCAPES WITHIN THE TREE PROTECTION ZONES SHALL BE APPROVED BY THE PROJECT ARBORIST PRIOR TO SOIL DISTURBANCE TAKING PLACE.

4.4. LANDSCAPE VEGETATION CAN BE INSTALLED INSIDE OF THE TREE PROTECTION ZONES BY POCKET PLANTING ONLY. IT IS NOT RECOMMENDED THAT SOILS ARE AMENDED UNLESS LABORATORY TESTING INDICATES THAT SOIL AMELIORATION IS NEEDED.

4.5. NO MORE THAN 4" OF FILL IS ALLOWED WITHIN THE TREE PROTECTION ZONE MEASURED AT A DISTANCE OF 12X THE DIAMETER IN CIRCUMFERENCE OF THE TREES. NO MORE THAN 25% OF THE TREE PROTECTION ZONE MAY BE IMPACTED WITHOUT THE CONSENT OF THE PROJECT ARBORIST.

4.6. IT IS HIGHLY RECOMMENDED THAT NUTRIENT RICH MULCH OR ARBORIST WOODCHIPS ARE USED IN THE PLANTER AREAS. THE MATERIAL MAY BE ENRICHED WITH NITROGEN TO ENHANCE THE NUTRIENT UPTAKE BY THE SOILS.

7. TREE PROTECTION. RETAINED TREES SHALL BE PROTECTED FROM ANY CUTTING, SKINNING, OR BREAKING OF BRANCHES, TRUNKS, OR ROOTS.

8. ROOT PRUNING. THE ROOTS THAT ARE TO BE CUT FROM EXISTING TREES THAT ARE TO BE RETAINED, THE PROJECT CONSULTING ARBORIST SHALL BE NOTIFIED TO EVALUATE, DOCUMENT, AND OVERSEE THE PROPER CUTTING OF ROOTS WITH SHARP CUTTING TOOLS. CUT ROOTS ARE TO BE IMMEDIATELY COVERED WITH SOIL OR MULCH TO PREVENT THEM FROM DRYING OUT.

9. GRADE CHANGES. NO GRADE CHANGE SHOULD BE ALLOWED WITHIN THE ROOT PROTECTION ZONE.

10. ROOT PROTECTION ZONE CHANGES. ANY NECESSARY DEVIATION OF THE ROOT PROTECTION ZONE SHALL BE CLEARED BY THE PROJECT CONSULTING ARBORIST IN WRITING.

11. WATERING. PROVIDE WATER TO TREES DURING THE SUMMER MONTHS AS NEEDED. TREE(S) THAT WILL HAVE HAD ROOT SYSTEM(S) CUT BACK WILL NEED SUPPLEMENTAL WATER TO OVERCOME THE LOSS OF ABILITY TO ABSORB NECESSARY MOISTURE DURING THE SUMMER MONTHS.

12. UTILITIES. ANY NECESSARY PASSAGE OF UTILITIES THROUGH THE ROOT PROTECTION ZONE SHALL BE BY MEANS OF TUNNELING UNDER ROOTS BY HAND DIGGING OR BORING.

13. RE-INSPECTION OF FENCING. TREE PROTECTION FENCING IS SUBJECT TO INSPECTION BY THE CITY. THE PROJECT ARBORIST HIGHLY RECOMMENDS MONTHLY INSPECTIONS OF TREE PROTECTION FENCING TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF THE TREES.

AFTER CONSTRUCTION

14. FENCES ARE TO REMAIN STANDING UNTIL THE FINAL INSPECTION HAS BEEN COMPLETED BY THE CITY FOR THE PROJECT.

15. PROVIDE FOR OR ENSURE THAT ADEQUATE DRAINAGE WILL OCCUR AROUND THE RETAINED TREES.

16. PRUNING OF THE EXISTING TREES SHOULD BE COMPLETED AS ONE OF THE LAST STEPS OF THE LANDSCAPING PROCESS BEFORE THE FINAL PLACEMENT OF TREES, SHRUBS, GROUND COVERS, MULCH, OR TURF.

17. TREES THAT ARE RETAINED MAY NEED TO BE FERTILIZED AS CALLED FOR BY THE PROJECT ARBORIST IF ACCEPTABLE THRESHOLDS ARE EXCEEDED. LAB ANALYSIS MAY BE REQUIRED.

18. THE EXISTING TREES SHOULD BE MONITORED FOR DECLINE FOR A PERIOD OF THREE YEARS POST CONSTRUCTION. PROPER CARE SHOULD BE PRESCRIBED IF THE TREES START TO SHOW SIGNS OF STRESS. IF THERE ARE ANY QUESTIONS OR CONCERNS REGARDING THE PROPER PROTECTION OF THE TREES DURING THE CONSTRUCTION PROCESS, CONTACT THE PROJECT ARBORIST.

ENGINEERED GRADING NOTES:

1. PROJECT GRADING LIMITS SHALL BE WITHIN THE PROJECT’S PROPERTY BOUNDARY AND/OR STREET RIGHT-OFWAY, UNLESS OTHERWISE SHOWN ON PLANS. NO GRADING SHALL BE CONDUCTED IN WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS UNLESS SPECIFICALLY SHOWN ON THE APPROVED PLANS.

2. THE IDENTIFICATION OR REMOVAL OF UNSUITABLE MATERIAL SHALL BE DONE WITH CONSULTATION WITH THE PROJECT ENGINEER OR PROJECT’S GEOTECHNICAL ENGINEER.

3. REMOVE AND DISPOSE OF ALL ORGANIC AND/OR UNSUITABLE MATERIALS, INCLUDING TREES, STUMPS, ROOTS, BRUSH, AND GRASS IN SUCH A MANNER TO MEET ALL APPLICABLE REGULATIONS. ON-SITE DISPOSAL SHALL BE AS DETERMINED BY THE PROJECT ENGINEER OR PROJECT’S GEOTECHNICAL ENGINEER.

4. STOCKPILE EXCESS SOIL MATERIAL ON-SITE AS DIRECTED BY THE PROJECT ENGINEER, PROJECT’S GEOTECHNICAL ENGINEER, OR APPROVED PLANS (UNLESS APPROVED PLANS IDENTIFY EXCESS EXCAVATION IS TO BE REMOVED FROM THE SITE).

5. THE CONTRACTOR SHALL PROTECT ALL TREES NOT SPECIFICALLY SHOWN TO BE REMOVED ON APPROVED PLANS.

6. GRADE THE SITE TO THE ELEVATIONS SHOWN ON THE DRAWING WITH THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE FINISH GRADES AS SPECIFIED. SHAPE FUTURE PAVED AREAS PER THE PLANS TO A SUBGRADE ELEVATION THAT WILL ACCOMMODATE FUTURE BASE ROCK AND PAVING.

7. STRAIGHT GRADES SHALL BE RUN BETWEEN FINISH GRADE AND/OR FINISH CONTOUR LINES SHOWN, UNLESS OTHERWISE NOTED. FINISH GRADES ARE TO DRAIN AS INDICATED ON THE PLANS. ROUGH GRADING SHALL BE FINISHED BY BLADING AND RAKING TO REASONABLE SMOOTH CONTOURS WITH GENTLE TRANSITIONS.

8. ALL CUT OR FILL SLOPES SHALL BE CONSTRUCTED AT NO STEEPER THAN FOUR (4) HORIZONTAL TO ONE (1) VERTICAL UNLESS OTHERWISE SHOWN ON APPROVED PLANS.

9. AREAS TO RECEIVE FILL MATERIALS SHALL BE PREPARED BY REMOVING ALL ORGANIC AND UNSUITABLE MATERIALS AND “PROOF ROLLED”. BENCHING MAY BE REQUIRED. MATERIAL IN SOFT SPOTS WITHIN A PROPOSED BUILDING ENVELOPE, PAVED AREA, OR SIDEWALK AREA SHALL BE REMOVED TO THE DEPTH REQUIRED (AS DIRECTED BY THE PROJECT ENGINEER OR THE PROJECT’S GEOTECHNICAL ENGINEER) AND SHALL BE REPLACED WITH SUITABLE BACKFILL.

10. THE CONSTRUCTION OF STRUCTURAL FILLS AND/OR EXCAVATIONS CONNECTED WITH ANY PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE WRITTEN RECOMMENDATIONS MADE BY THE PROJECT’S GEOTECHNICAL ENGINEER IN AN APPROVED REPORT.

11. COMPACTION TESTS AND REPORTS FOR EACH LOT SHALL BE CONDUCTED BY AN APPROVED TESTING LABORATORY, TEST FREQUENCY SHALL BE PER THE PROJECT ENGINEER, OR PROJECT’S GEOTECHNICAL ENGINEER. TESTING TO COMMENCE WITH FILL ACTIVITIES AND AS A MINIMUM, ONE TEST WILL BE TAKEN FOR EVERY 500 CUBIC YARDS PLACED.

12. IF DUSTY CONDITIONS EXIST, THE PERMITTEE SHALL APPLY A FINE SPRAY OF WATER ON THE SURFACE TO CONTROL THE DUST.

13. ENGINEERED FILL IN THE BUILDING ENVELOPE SHALL BE CERTIFIED BY THE PROJECT ENGINEER. THIS CERTIFICATION SHALL BE SENT TO THE CITY BUILDING OFFICIAL UPON SUBMISSION OF THE BUILDING PERMIT IF IT HAS NOT ALREADY BEEN RECEIVED BY THE CITY BUILDING OFFICIAL.

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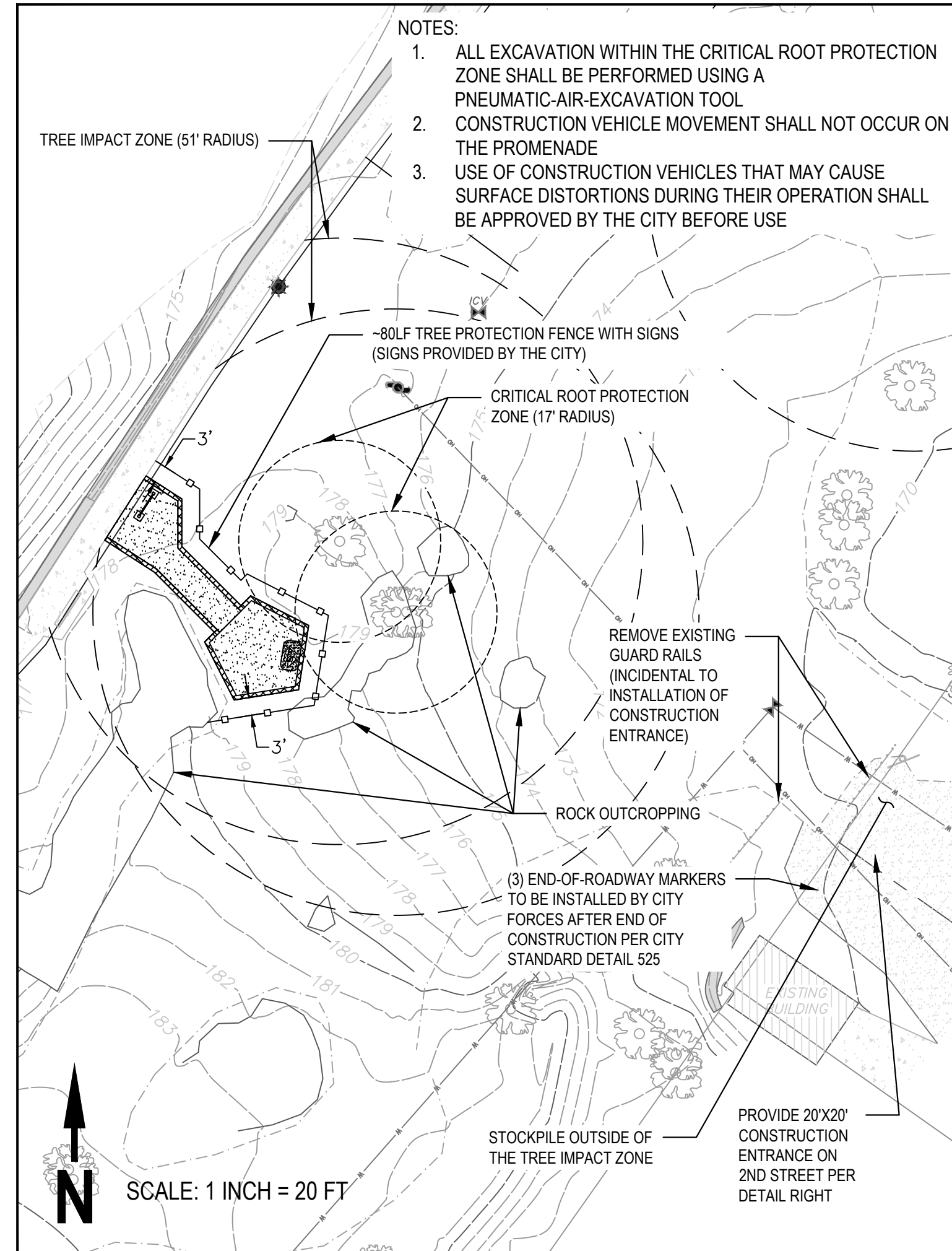
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CAYUSE FIVE TRIBUTE
STANDARD NOTES



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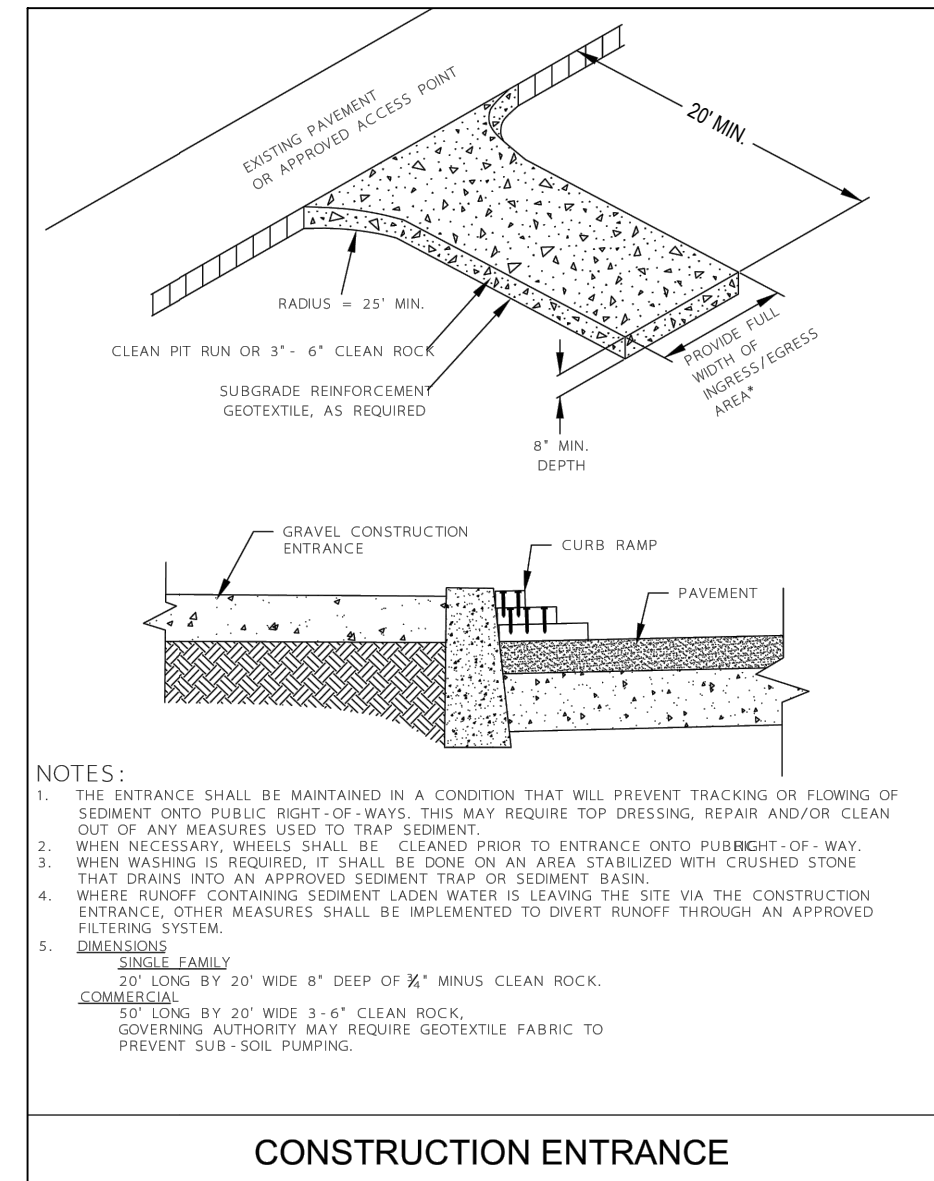


FENCING

1. ESTABLISH FENCING AROUND EACH TREE OR GROVE OF TREES TO BE RETAINED AS SHOWN ON THE TREE PROTECTION PLAN.
2. THE FENCING IS TO BE PUT IN PLACE BEFORE THE GROUND IS CLEARED TO PROTECT THE TREES AND THE SOIL AROUND THE TREES FROM ANY DISTURBANCE AT ALL. THE EXCEPTION IS IF TREES ARE TO BE REMOVED THAT ARE LOCATED WITHIN THE TREE PROTECTION ZONES, THEY SHOULD BE REMOVED PRIOR TO INSTALLING THE TREE PROTECTION FENCING WITHOUT THE USE OF MECHANIZED WHEELED OR TRACKED EQUIPMENT.
3. FENCING IS TO BE PLACED AT THE EDGE OF THE ROOT PROTECTION ZONE AS SHOWN ON THE TREE PROTECTION PLAN. ROOT PROTECTION ZONES ARE ESTABLISHED BY THE PROJECT ARBORIST BASED ON THE NEEDS OF THE SITE AND THE TREE TO BE PROTECTED.
4. "PROTECTION FENCING CONSISTING OF A MINIMUM 6-FOOT-HIGH METAL CHAIN-LINK FENCING, SECURED WITH 8-FOOT METAL POSTS SHALL BE ESTABLISHED AT THE EDGE OF THE ROOT PROTECTION ZONE AND PERMISSIBLE ENCROACHMENT AREA ON THE DEVELOPMENT SITE. EXISTING STRUCTURES AND/OR EXISTING SECURED FENCING AT LEAST 3.5 FEET TALL CAN SERVE AS THE REQUIRED PROTECTIVE FENCING." IF CONSTRUCTION FENCING IS USED IT IS RECOMMENDED THAT THE PANELS ARE SECURED TO PREVENT MOVEMENT OF THE FENCING DURING CONSTRUCTION.
5. FENCING IS TO REMAIN IN THE POSITION THAT IS ESTABLISHED BY THE PROJECT ARBORIST AND NOT TO BE MOVED WITHOUT WRITTEN PERMISSION FROM THE PROJECT ARBORIST UNTIL THE END OF THE PROJECT AFTER THE FINAL INSPECTION HAS BEEN COMPLETED.

SIGNAGE

1. ATTACHED CITY PROVIDED TREE PROTECTION SIGNS ONTO TREE PROTECTION FENCING
2. SIGNS SHALL BE PLACED SO AS TO BE VISIBLE FROM ALL SIDES OF A TREE PROTECTION AREA AND SPACED EVERY 35 FEET.



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CAYUSE FIVE TRIBUTE
TREE PROTECTION & CONSTRUCTION
MANAGEMENT PLAN



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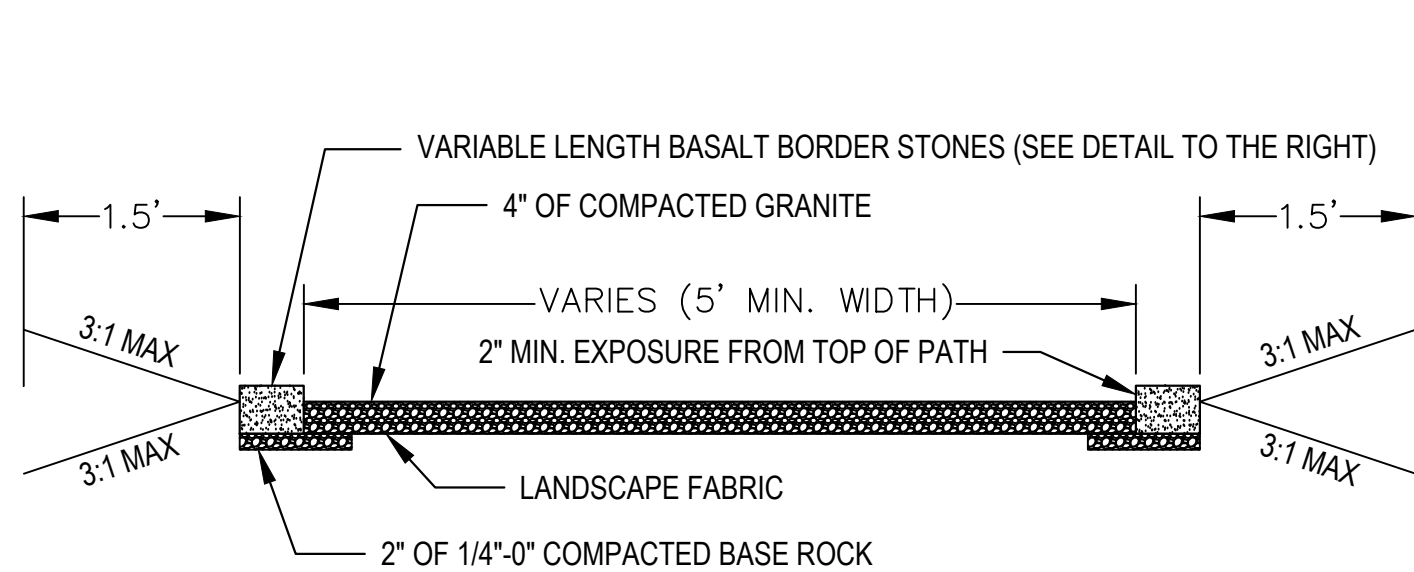
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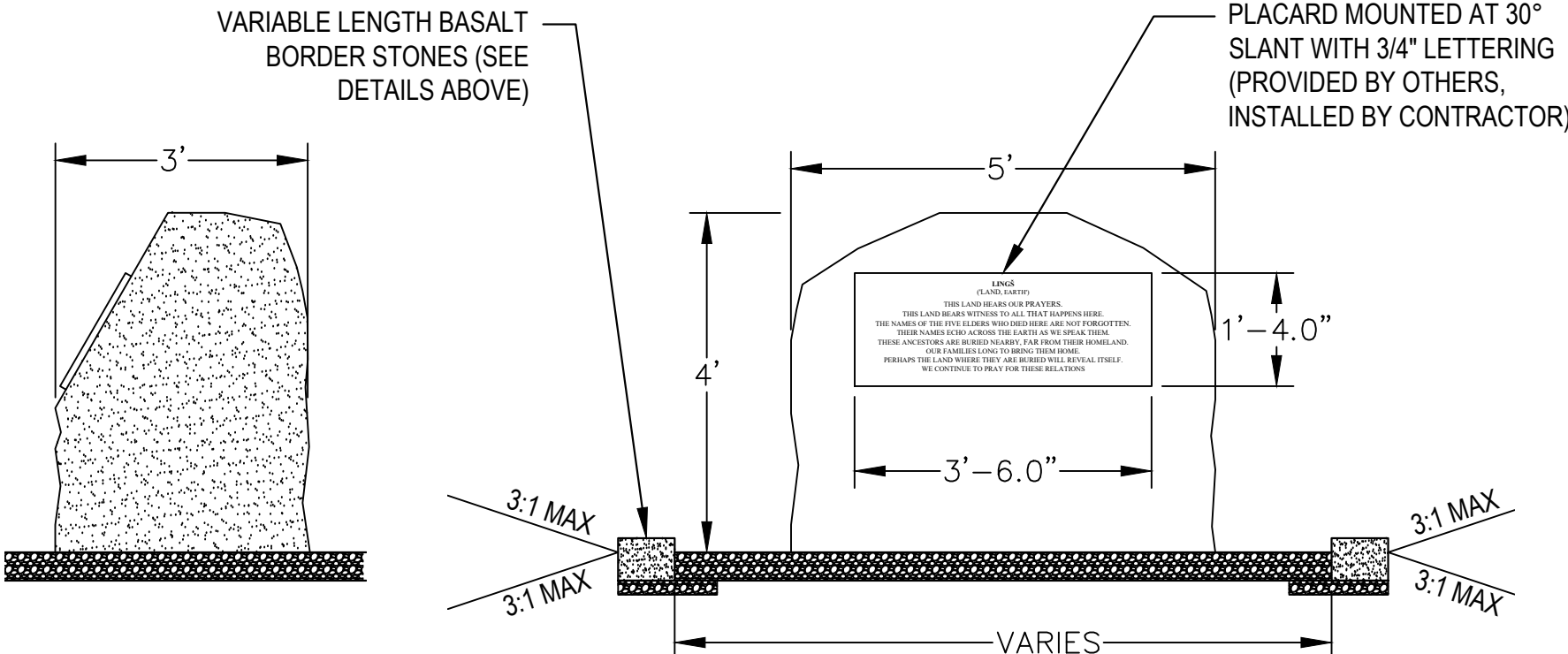
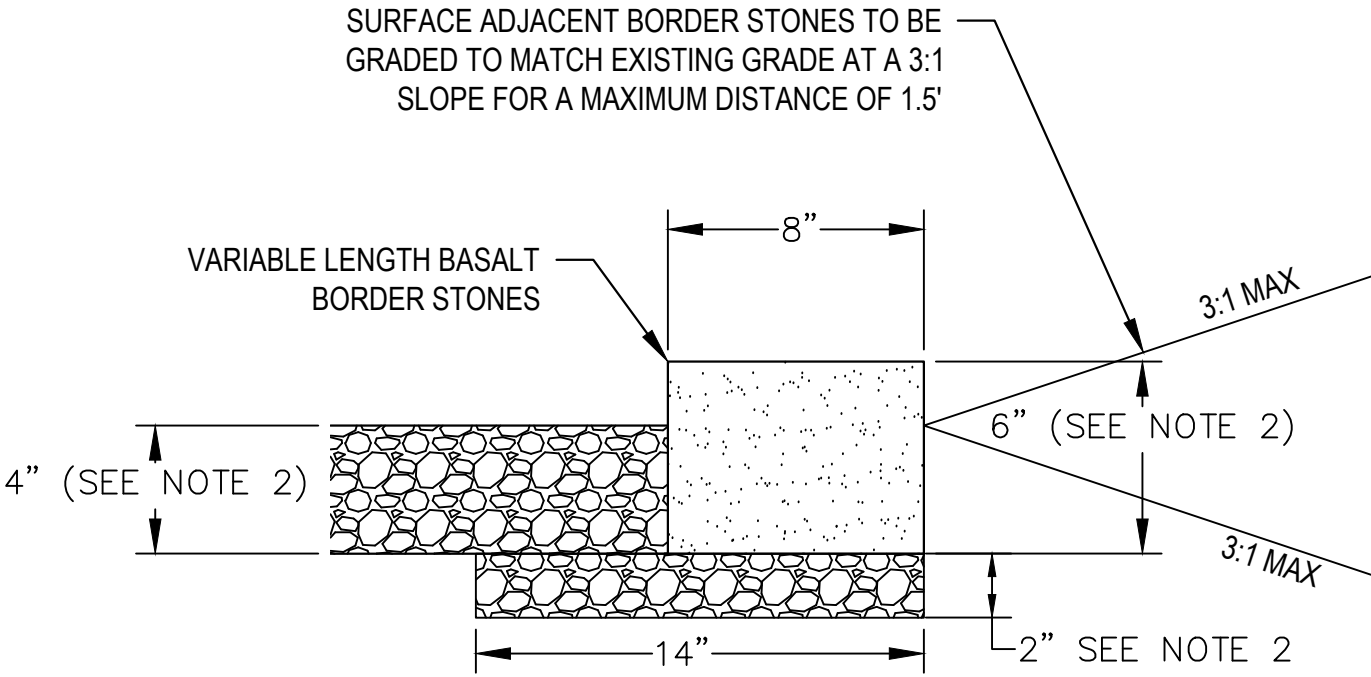
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SHEET 3 OF 6

- NOTES:
- 1. ALL EXCAVATION WITHIN THE CRITICAL ROOT PROTECTION ZONE SHALL BE PERFORMED USING A PNEUMATIC-AIR-EXCAVATION TOOL
 - 2. **EXCAVATION SHALL NOT REMOVE TREE ROOTS OR EXISTING BASALT ROCK. DEPTH SHALL BE REDUCED AS NEEDED**
 - 3. ROCK SHALL BE COMPACTED TO 95% RELATIVE DENSITY PER AASHTO T-180



TYPICAL GRANITE PATH SECTION
SCALE: NTS



INTERPRETIVE BOULDER
SCALE: NTS

PRAYER ON PLAQUE ON BOULDER

Língš
'land, earth'
This land hears our prayers.
This land bears witness to all that happens here.
The names of the five elders who died here are not forgotten.
Their names echo across the Earth as we speak them.
These ancestors are buried nearby, far from their homeland.
Our families long to bring them home.
Perhaps the land where they are buried will reveal itself.
We continue to pray for these relations.

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SITE DETAILS



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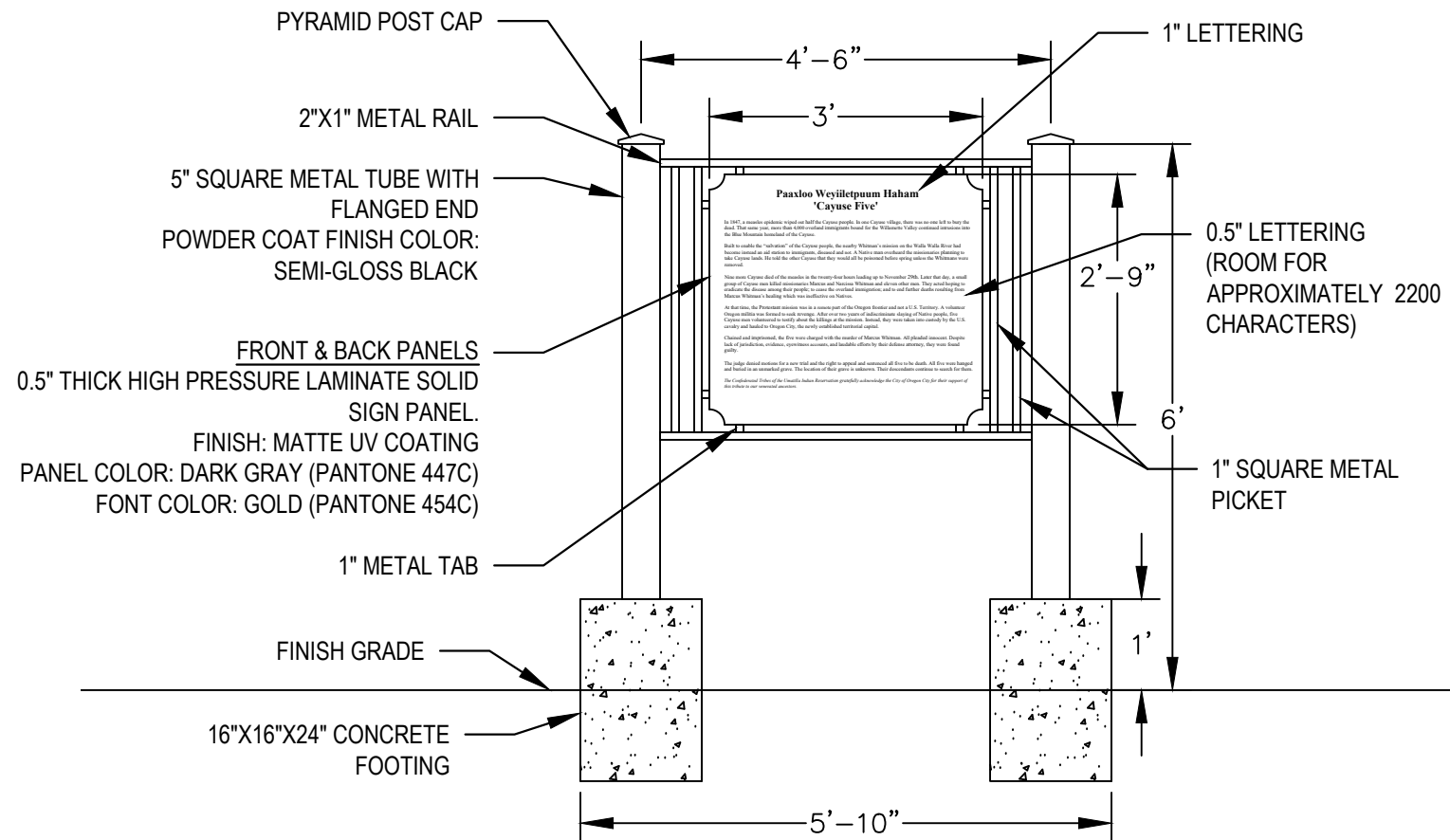
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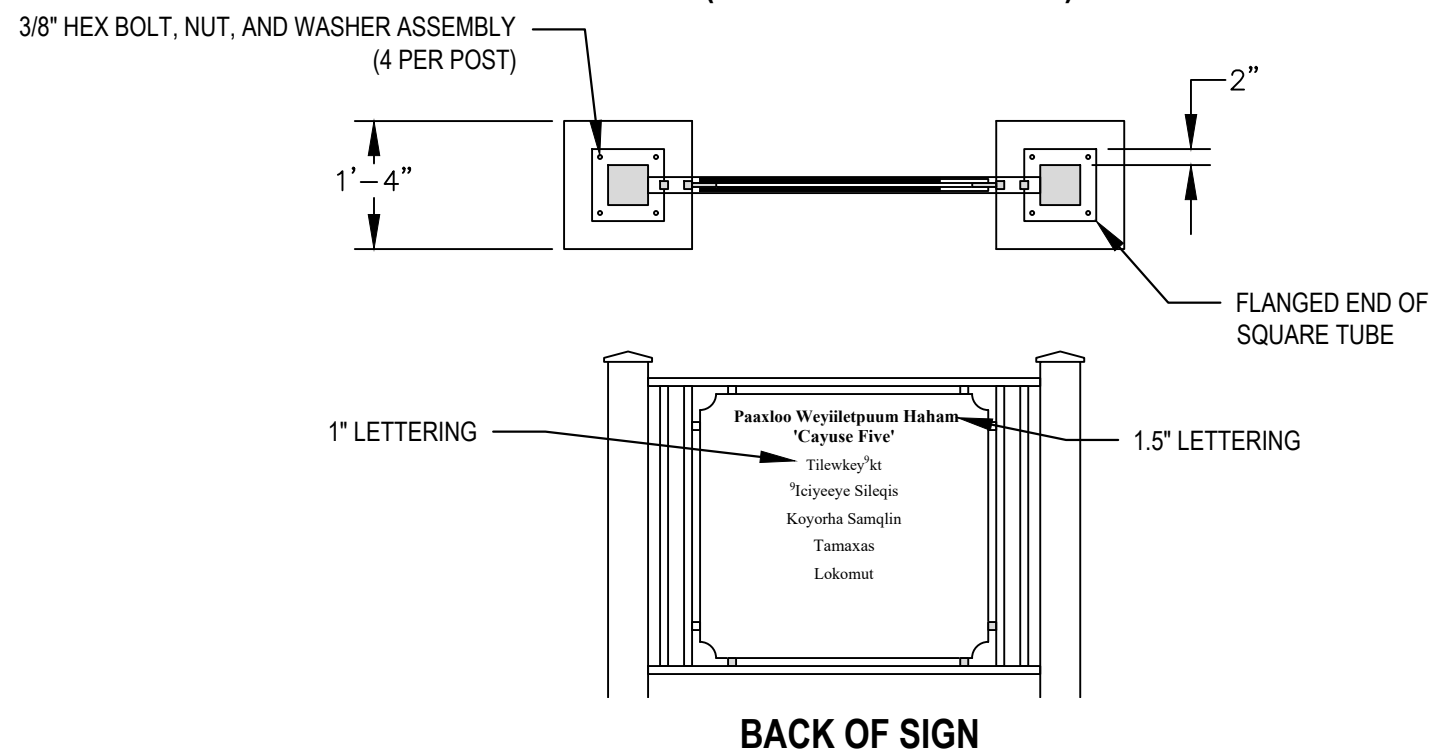
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SHEET 5 OF 6

SIGN PRODUCTS PROVIDED BY OTHERS, INSTALLED BY CONTRACTOR



**FRONT OF SIGN
(FACING PROMENADE)**



FRONT OF SIGN (FACING PROMENADE)

Páaxloo Weyiiletpuum Háham
'Cayuse Five'

In 1847, a measles epidemic wiped out half the Cayuse people. In one Cayuse village, there was no one left to bury the dead. That same year, more than 4,000 overland immigrants bound for the Willamette Valley continued intrusions into the Blue Mountain homeland of the Cayuse.

Built to enable the “salvation” of the Cayuse people, the nearby Whitman's mission on the Walla Walla River had become instead an aid station to immigrants, diseased and not. A Native man overheard the missionaries planning to take Cayuse lands. He told the other Cayuse that they would all be poisoned before spring unless the Whitmans were removed.

Nine more Cayuse died of the measles in the twenty-four hours leading up to November 29. Later that day, a small group of Cayuse men killed missionaries Marcus and Narcissa Whitman and eleven other men. They acted hoping to eradicate the disease among their people; to cease the overland immigration; and to end further deaths resulting from Marcus Whitman's healing which was ineffective on Natives.

At that time, the Protestant mission was in a remote part of the Oregon frontier and not a U.S. Territory. A volunteer Oregon militia was formed to seek revenge. After over two years of indiscriminate slaying of Native people, five Cayuse men volunteered to testify about the killings at the mission. Instead, they were taken into custody by the U.S. cavalry and hauled to Oregon City, the newly established territorial capital.

Chained and imprisoned, the five were charged with the murder of Marcus Whitman. All pleaded innocent. Despite lack of jurisdiction, evidence, eyewitness accounts, and laudable efforts by their defense attorney, they were found guilty.

The judge denied motions for a new trial and the right to appeal and sentenced all five to be death. All five were hanged and buried in an unmarked grave. The location of their grave is unknown. Their descendants continue to search for them.

The Confederated Tribes of the Umatilla Indian Reservation gratefully acknowledge the City of Oregon City for their support of this tribute to our venerated ancestors.

BACK OF OF SIGN

Páaxloo Weyíiletpuum Háham
'Cayuse Five'

Tílewkey'kt

ʔIciyéeye Šiléqış

Koŷomá Šamqíin

Tamáxaš

Łókomut

tem #1.

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SHEET 6 OF 6



TREE PROTECTION PLAN

for

CITY OF OREGON CITY

for the

CAYUSE 5 TRIBUTE PROJECT

Submitted by

Peter van Oss PN-8145A

Date Wednesday, August 23, 2023

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Summary

Teragan and Associates has been contracted with the City of Oregon City to provide arboricultural consulting services. This report is the tree protection plan for the site improvements associated with the Cayuse 5 Tribute Project. The tree protection plan is in accordance with the Oregon City Code.

Background

The plans propose the construction of a gravel path that will lead to the location where the Cayuse 5 tribute will be located. The proposed location of the memorial is located within the tree protection zones of two trees that are located to the east of the tribute. The mature trees grow on bedrock and have limited soil volumes available. To prevent and/or minimize the potential impacts to the root systems of the trees, care has been taken in the design of the layout to minimally grade the needed areas only and install pervious materials to ensure that the soil hydrology remains the same.

Site Specific Tree Protection

Before Construction Begins

If needed, tree canopies should be pruned prior to the construction to ensure that enough clearance is provided for the equipment used. It is recommended that fencing is placed 3-feet from the proposed site improvements to prevent staging of materials and transport within the tree protection zones of the trees (18X the tree diameter).

It is recommended that the project arborist oversees the ground disturbing activities and makes recommendations as needed pertaining to the protection of the existing trees. If unforeseen circumstances arise, the project arborist may request that alterations to the layout are considered to work with the trees to ensure retainability.

Additional Tree Protection Mitigation in Appendix D

Conclusion

It is my professional opinion that the tree protection measures set forth in this tree plan will suffice in the protection of the trees during construction. It is important to adhere to the standards in this report to ensure that the retention goals are successful.

Please feel free to contact me with any questions or concerns.

Sincerely,

Peter van Oss

Peter van Oss | Senior Associate

ISA Certified Arborist PN-8145A

Tree Risk Assessment Qualified

ASCA Member

Enclosures:

Appendix A: Certification of Performance

Appendix B: Assumptions and Limiting Conditions

Appendix C: Site Plan Fencing Placement

Appendix D: Tree Protection Standards

Appendix A: Certification of Performance

I, Peter van Oss, certify that:

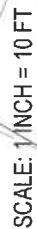
- I have personally inspected the trees and the property referred to in this report and have stated my findings accurately. The extent of the evaluation or appraisal is stated in the attached report and the Terms of the Assignment.
- I have no current or prospective interest in the vegetation or the property that is subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions and conclusions stated herein are my own and are based on current professional procedures and facts.
- My analysis, opinions and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated in the report.
- My compensation is not contingent upon reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member of, and certified as an arborist by the ISA. I have been involved in the arboricultural field in a full- time capacity for a period of 17 years.

Appendix B: Assumptions and Limiting Conditions

1. A field examination of the site was made. My observations and conclusions are as of that date.
2. Care has been taken to obtain all information from a reliable source, however the arborist can neither guarantee nor be responsible for accuracy of information provided by others.
3. Unless stated otherwise, information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection. The inspection is limited to visual examination of the subject trees without dissection, excavation, probing, or coring. There is no warranty or guarantee that problems or deficiencies of the subject tree may not arise in the future.
4. This report and any values/opinions expressed herein represents my opinion as an arborist. Inaction on the part of those receiving the report is not the responsibility of the arborist.
5. Loss or alteration of this report invalidates the entire report.
6. Any legal description provided to the consultant/ appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
7. The consultant/ appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment for such services.
8. Possession of this report does not imply right of publication or use for any other purpose by any other than the person to whom it is addressed, without the prior expressed written consent of the consultant/ appraiser.

REVISIONS	DESCRIPTION
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Teragan & Associates, Inc
Anboricultural Consultants
3145 Westview Circle,
Lake Oswego, OR 97034

Appendix D: Tree Protection Specifications

It is critical that the following steps be taken to ensure that they are retained and protected.

Before Construction Begins

1. **Notify all contractors of the tree protection procedures.** For successful tree protection on a construction site, all contractors must know and understand the goals of tree protection. It can only take one mistake with a misplaced trench or other action to destroy the future of a tree.
 - 1.1. Hold a Tree Protection meeting with all contractors to fully explain the goals of tree protection.
 - 1.2. Have all subcontractors sign memoranda of understanding regarding the goals of tree protection. Memoranda to include penalty for violating tree protection plan. Penalty to equal appraised value of tree(s) within the violated tree protection zone per the current Trunk Formula Method as outlined by the Council of Tree & Landscape Appraisers current edition of the *Guide for Plant Appraisal*.
2. **Migratory Bird Act of 1918.** If trees are removed between Feb 1 – Aug 1, the trees shall be inspected for the presence of active bird nests. If active nests are present, the proper steps shall be taken to ensure compliance with the Federal Law. Nests with young shall be preserved and a buffer must be created in accordance with the species. If active nests must be moved, a plan prepared by a certified biologist must be enacted and executed under the supervision of the biologist.
3. **Fencing.**
 - 3.1. Establish fencing around each tree or grove of trees to be retained as shown on the tree protection site plan.
 - 3.2. The fencing is to be put in place before the ground is cleared to protect the trees and the soil around the trees from any disturbance at all. The exception is if trees are to be removed that are located within the tree protection zones, they should be removed prior to installing the tree protection fencing without the use of mechanized wheeled or tracked equipment.
 - 3.3. Fencing is to be placed at the edge of the root protection zone as shown on the Tree Protection Plan (Appendix C). Root protection zones are established by the project arborist based on the needs of the site and the tree to be protected.
 - 3.4. "Protection fencing consisting of a minimum 6-foot-high metal chain-link fencing, secured with 8-foot metal posts shall be established at the edge of the root protection zone and permissible encroachment area on the development site. Existing structures and/or existing secured fencing at least 3.5 feet tall can serve as the required protective fencing." If construction fencing is used it is recommended that the panels are secured to prevent movement of the fencing during construction.
 - 3.5. Fencing is to remain in the position that is established by the project arborist and not to be moved without written permission from the project arborist until the end of the project after the final inspection has been completed.
4. **Signage**
 - 4.1. All tree protection fencing should have signage clearly indicating that the area is a vegetation protection zone (Appendix E).
 - 4.2. Signage should be placed so as to be visible from all sides of a tree protection area and spaced every 35 feet.

During Construction

5. Protection guidelines within the Root Protection Zone

- 5.1. No traffic shall be allowed within the root protection zone. No vehicle, heavy equipment, or even repeated foot traffic.
- 5.2. No storage of materials including but not limited to soil, construction material, or waste from the site.
- 5.3. Waste includes but is not limited to concrete wash out, gasoline, diesel, paint, cleaner, thinners, etc.
- 5.4. Construction trailers are not to be parked / placed within the root protection zone without written clearance from the project arborist.
- 5.5. No vehicles shall be allowed to park within the root protection areas.
- 5.6. No activity shall be allowed that will cause soil compaction within the root protection zone.
- 5.7. The use of straw wattles is strongly recommended instead of silt fencing to avoid the need for trenching within the root protection zones.

6. Landscaping

- 6.1. Landscaping within the tree protection zones at a distance of 12X the diameter of the tree may commence after approval from the project arborist.
- 6.2. Inground irrigation systems must be avoided, and it is recommended that only above ground irrigation systems are used. Temporary systems and/or drip irrigation are preferred.
- 6.3. Any hardscapes within the tree protection zones shall be approved by the project arborist prior to soil disturbance taking place.
- 6.4. Landscape vegetation can be installed inside of the tree protection zones by pocket planting only. It is not recommended that soils are amended unless laboratory testing indicates that soil amelioration is needed.
- 6.5. No more than 4" of fill is allowed within the tree protection zone measured at a distance of 12X the diameter in circumference of the trees. No more than 25% of the tree protection zone may be impacted without the consent of the project arborist.
- 6.6. It is highly recommended that nutrient rich mulch or arborist woodchips are used in the planter areas. The material may be enriched with nitrogen to enhance the nutrient uptake by the soils.
7. **Tree protection.** Retained trees shall be protected from any cutting, skinning, or breaking of branches, trunks, or roots.
8. **Root pruning.** The roots that are to be cut from existing trees that are to be retained, the project consulting arborist shall be notified to evaluate, document, and oversee the proper cutting of roots with sharp cutting tools. Cut roots are to be immediately covered with soil or mulch to prevent them from drying out.
9. **Grade changes.** No grade change should be allowed within the root protection zone.
10. **Root protection zone changes.** Any necessary deviation of the root protection zone shall be cleared by the project consulting arborist in writing.
11. **Watering.** Provide water to trees during the summer months as needed. Tree(s) that will have had root system(s) cut back will need supplemental water to overcome the loss of ability to absorb necessary moisture during the summer months.
12. **Utilities.** Any necessary passage of utilities through the root protection zone shall be by means of tunneling under roots by hand digging or boring.
13. **Re-inspection of fencing.** Tree protection fencing is subject to inspection by the city. The project arborist highly recommends monthly inspections of tree protection fencing to ensure compliance with the permit and protection of the trees.

After Construction

14. Fences are to remain standing until the final inspection has been completed by the city for the project.
15. Provide for or ensure that adequate drainage will occur around the retained trees.
16. Pruning of the existing trees should be completed as one of the last steps of the landscaping process before the final placement of trees, shrubs, ground covers, mulch, or turf.
17. Trees that are retained may need to be fertilized as called for by the project arborist if acceptable thresholds are exceeded. Lab analysis may be required.
18. The existing trees should be monitored for decline for a period of three years post construction. Proper care should be prescribed if the trees start to show signs of stress.

If there are any questions or concerns regarding the proper protection of the trees during the construction process, contact the project arborist.

VEGETATION/TREE PROTECTION ZONE

**DO NOT REMOVE OR ADJUST THIS FENCING.
THE FENCE LOCATIONS ARE APPROVED TO PROTECT
VEGETATION AND TREES.**

Please contact the Code Enforcement Specialist and project arborist, if alterations to the approved location of the protection fencing are needed.



Project Arborist: TERAGAN & ASSOCIATES, INC 503-697-1975

Teragan & Associates, Inc
Arboricultural Consultants
3145 Westview Circle,
Lake Oswego, OR 97034
503-697-1975 | info@teragan.com



MEMORANDUM

TO: Historic Review Board

CC: Christina Robertson-Gardner Senior Planner, Tony Konkol City Manager

FROM: John Lewis, Public Works Director

DATE: August 4, 2023

SUBJECT: Cayuse 5 Tribute Project – HRB Packet Supplement

On behalf of the project team, we respectfully request the following be included as supplemental application information:

Coordination and Collaboration with the Tribes:

At the September 15, 2021, City Commission meeting the City Commission re-directed staff to pause on the plan to move forward with professional services to design and deliver the Cayuse 5 Tribute project. The re-direction was to work more collaboratively with the Confederated Tribes of the Grand Ronde (CTGR) and the Confederated Tribes of the Umatilla Indian Reservation (CTUIR). The City Commission's desire was for staff to first reach concurrence on a tribute design that would both honor the history of the Cayuse 5 and respect the CTGR perspective. Acknowledging the Willamette Falls area is blessed with many important and tragic stories of the Native American people who lived in the area.

In that effort the record should reflect that Staff and Tribal meetings have been ongoing, with scheduled meetings every two weeks. These meetings have been between the City Manager and staff at CTGR and then separate meetings between the City Manager and the CTUIR staff. These meetings have included other staff too and have helped to inform the concerns and desired outcomes of each of the tribes and better inform a Cayuse 5 tribute concept. The concepts would then later be discussed between the tribes at the staff level and then eventually Tribal Council level. Just last week three representatives from Oregon City's City Commission and project staff attended a meet and greet with the CTUIR where the importance of the Cayuse 5 memory was shared.

The result is agreement on the location of the tribute site, agreement on site plan concepts, likely materials, agreement on construction goals, and agreement on soil disturbance monitoring by the City and CTGR.

Design Concepts:

The design concepts discussed with the tribes have varied over the past several months, but it's the work between Tera Farrow Ferman (CTUIR - Cultural Resource Protection Program Manager) and David Harrelson (CTGR Tribal Historic Preservation Officer) that have allowed the design to be more confirmed. The tribute design included with the initial application packet along with interpretive language to be used for the Tribute has been presented by Terra to David and approved to move forward.

Arborist report:

As certainty progressed on the design concept being acceptable to both Tribes, Oregon City staff started looking at constructability concerns, ADA access, material availability, and site maintenance preferences. This work included a closer look at impacts on the nearest trees.

At the end of June 2023, the staff-initiated discussions with Peter Van Oss Senior Associate and ISA Certified Arborist with Teragan & Associates, Inc. about evaluation of two large maple trees and the impacts to be considered with our concept design. On July 25th the City received Peter's one page report which indicates the planned improvements could have a significant impact on the longevity of the trees. This was not the outcome we were expecting to receive. Work is still underway to confirm Peter's opinion and seek out ways to support the field observation with other investigations to confirm such a wide and far root zone assumption, but for now this opinion is concerning for the current design.

Conclusion:

City staff remains committed to delivering the project on behalf of the City Commission, our citizenry, and our Tribal Partners. Given the need for flexibility, the request from the Historic Review Board is to discuss and provide input; but continue this decision to the next meeting, providing staff with the opportunity to investigate further and redesign as necessary to meet our project objectives. Oregon City and Tribal governments seek to honor the Cause 5 in this special location, while minimizing the impacts to the area.

Christina Robertson-Gardiner

From: Pete Walter
Sent: Thursday, August 3, 2023 2:48 PM
To: Christina Robertson-Gardiner
Subject: FW: Memorial Project on McLoughlin Promenade

From: Rivers of Life Center <riversoflifecenter@gmail.com>
Sent: Thursday, August 3, 2023 2:38 PM
To: Pete Walter <pwalter@orcity.org>
Subject: Memorial Project on McLoughlin Promenade

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

Pete:

Rivers of Life Center is commenting on the above land use review as we understand it at this time to Oregon City's Historic Review Board.

As we understand it, the intent is to create a trail access and a place for a monument also to be placed on a gravel surface in relation to the Cayuse Indians who were hung in or near Willamette Falls. We have the following observations and concerns:

1. This monument will be placed in very close vertical proximity to an existing Columbia River Basalt plateau with, as we understand it, 2 or more large Big Leaf Maples in the vicinity. Disturbance of these shallow soils is the same type of impact that would occur, right across the river, at Camasia Wilderness Conservation Area.

Nature conservancy who operates that domain required that all trails and disturbances to the very shallow soils be minimized with actual simple boardwalks that would leave all trees, shrubs and native plants undisturbed.

We believe that method should be employed for this monument and trail.

Next, former mayor Rachel Lyles Smith asked us to do some review about the proper and thorough communications to the Native Peoples of our immediate area. We spoke with the Grand Ronde and their obvious concerns were about the upper Columbia Cayuse natives being honored without their inclusion in a process that would overlook their domain lands at the former Blue Heron Mill site. We gave her our best thoughts because we know the Grand Ronde and then the monument, in whatever concept, seemed to stir great concern because the Grand Ronde had not been involved in discussions by Oregon City during Rachel Lyles Smith's term. **Our question, which is not a land use question...**

Have the Grand Ronde been involved in these discussions so as to maintain good relations???

Note: With the high level of review and involvement the State has put in place for Native American Peoples, it almost seems like it is, in actuality, a land use consideration, if not actual requirement. Whatever the case, we all need to work together in light of DEI.

GLUA-23-00023, HR-23-00007

--

Jerry Herrmann

President

Rivers of Life Center/Earth Crusaders Program

PO BOX 444

Gladstone, OR 97027

(503)-260-3432

riversoflifecenter@gmail.com

For immediate needs, be advised that contact by phone is preferred



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board
From: Christina Robertson-Gardiner, Senior Planner

Agenda Date: 09/26/2023

SUBJECT:

Addition of a cover to a non-historic deck on a Historic Structure (Judge Robert Caufield House) in the McLoughlin Conservation District -411 Madison Street.

STAFF RECOMMENDATION:

Staff recommends approval with conditions

EXECUTIVE SUMMARY:

The applicant proposes covering an existing non-historic deck that meets HRB policies and attaching it to a rear 1990s enclosed porch. The applicant seeks to better utilize their deck by shielding it from strong sun exposure in the summer and rain in the winter.

The simple cover design will be attached by brackets on the roof of the enclosed porch with wood support posts attached to the edge of the deck. This approach will allow enough headroom for the cover as a continuation of the existing enclosed porch roofline is not practicable.

While a bit unconventional, staff recommends approval of this application for the following reasons: 1. The approximately 12-foot cover is attached to a 1990s enclosed porch. 2. The proposal covers a contemporary deck and is a product of its time. 3. The proposal's massing is still subordinate to the larger 1 1/2 story of the historic resource massing and location.

BACKGROUND:

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

OPTIONS:

1. Approve the proposal with recommended conditions
2. Approve the proposal with revised conditions

3. Deny the proposal, close the record and continue to October 24, 2023 to adopt final findings.
4. Continue the hearing to October 24, 2023 and provide direction to the applicant on additional information needed. Record stays open.



OREGON CITY

Community Development – Planning

695 Warner Parrott Rd. | Oregon City

OR 97045 Ph (503) 722-3789 |

Fax (503) 722-3880

Historic Review

Staff Report and Recommendation

September 18, 2023

FILE NO.: GLUA-23-00027/ HR-23-00009

HEARING DATE: September 26, 2023
7:00 P.M.
Virtual

APPLICANT: Michelle Galloway & Shawna Gerhardt
411 Madison Street
Oregon City, OR 97045

OWNER: Michelle Galloway
411 Madison Street
Oregon City, OR 97045

LOCATION: 411 Madison Street
Oregon City, OR 97045
2-2E-31AD-13200

REQUEST: Addition of a cover to a non-historic deck on a Historic Structure (Judge Robert Caufield House) in the McLoughlin Conservation District -411 Madison Street.

RECOMMENDATION: Approval with Conditions.

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

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 (9 am- 4pm). 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.

Recommended Conditions of Approval

1. Incised lumber or pressure-treated wood shall not be used on any visible surfaces.
2. The applicant shall ensure that the deck cover roofing color matches the existing roof composite singles as much as possible, understanding that the slope will not allow for composite shingles.

Staff Summary

The applicant proposes covering an existing non-historic deck that meets HRB policies and attaching it to a rear 1990s enclosed porch. The applicant seeks to better utilize their deck by shielding it from strong sun exposure in the summer and rain in the winter.

The simple cover design will be attached by brackets on the roof of the enclosed porch with wood support posts attached to the edge of the deck. This approach will allow enough headroom for the cover as a continuation of the existing enclosed porch roofline is not practicable.

While a bit unconventional, staff recommends approval of this application for the following reasons:

1. The approximately 12-foot cover is attached to a 1990s enclosed porch.
2. The proposal covers a contemporary deck and is a product of its time.
3. The proposal's massing is still subordinate to the larger 1 1/2 story of the historic resource massing and location.

I. BACKGROUND:

Existing Conditions:

The subject property is developed with a single-family house in the Low-Density Residential - R6 zone. The property is located on a .34-acre lot. The house is a designated structure within the McLoughlin Conservation District.



Figure 1- Vicinity map



Figure 2- Street view of the property.



Figure 3- Existing rear elevation showing new deck and 1990s rear enclosed porch addition.

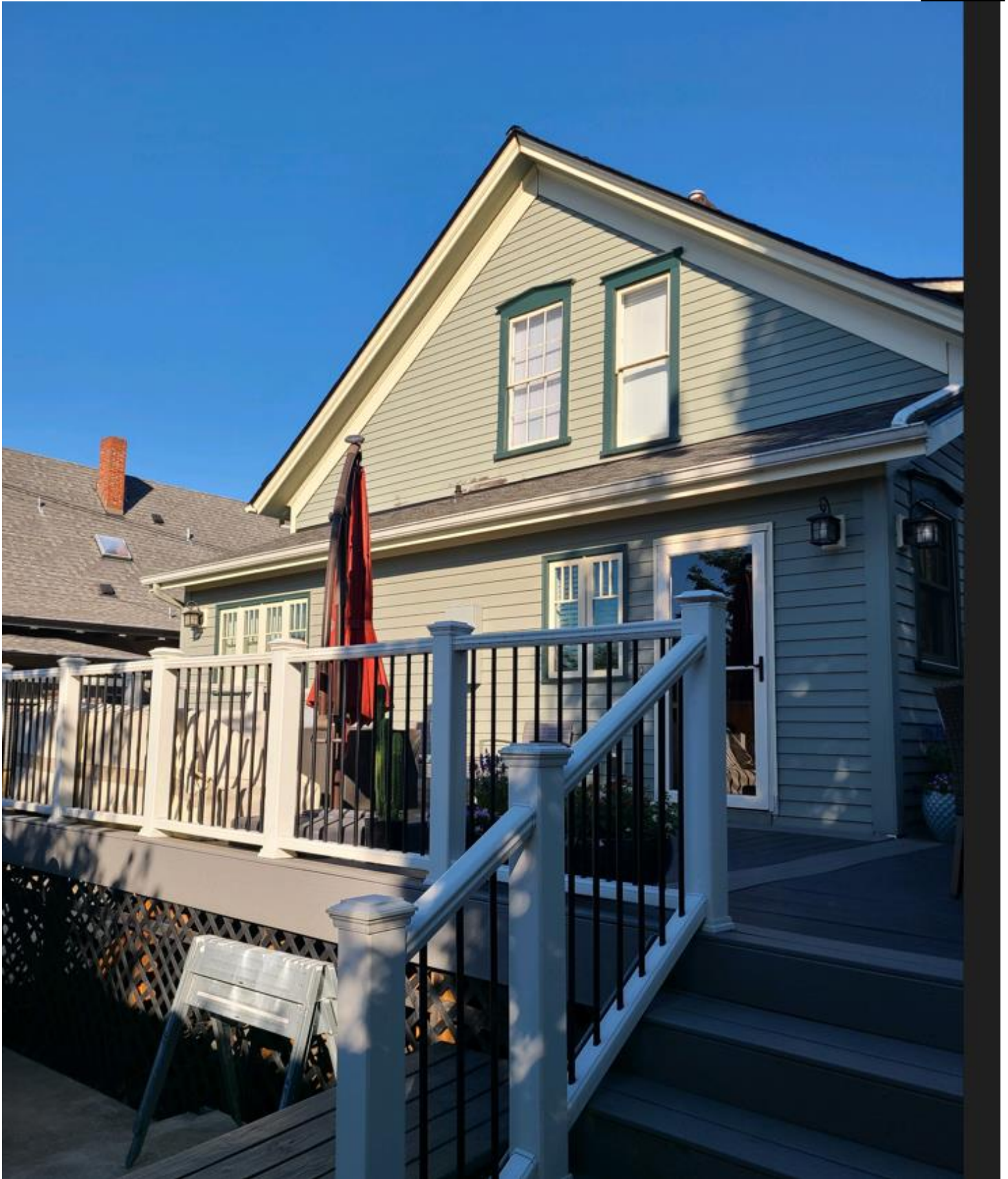


Figure 4- rear elevation at edge of deck

Historic Description and Statement of Significance:

411 Madison Street - Judge Robert Caufield House



This 1874 1-1/2 story Classical Revival house has a steep gable roof with a shed dormer window on the south side, both covered in composition shingles. It has wide rakeboards, rake moldings, exposed rafters, and cornerboards. There is also a watertable and cap. A hip roof porch was added c.1920 to give the house a bungalow look. The porch has four wide columns and a large entablature. The windows are 6/6 wood single hung with pedimented hoods. On the rear elevation, a 1/1 wood window was added c.1890-1900. There is also one vinyl window and a few c.1940 windows on this elevation. The house has a square

plan and sits on a post and beam foundation with a skirt of v-notch siding hung vertically. A back porch with shed roof and deck was added c.1990. The front yard is surrounded by a picket fence. There is a garage at the rear of the house

Statement of Significance: *This house was constructed in another location by Robert and Jane Caufield in c.1874, and was moved to this site sometime between 1911 and 1915. Caufield crossed the plains in 1847 and, upon arriving in Oregon City, established a mercantile store. Mrs. Caufield continued to operate the business while her husband tried mining gold in California. Upon his return, Robert Caufield entered public office and was the first county judge after Oregon was admitted to the union. He was also the treasurer of Clackamas County and a member of the City Council. In 1900, this property was purchased by Otto Erickson, a millwright at the Crown Willamette Paper Company. He and his wife Luella are responsible for moving the Judge Robert Caufield House to the site sometime between 1911 and 1915, as the couple was residing in the house by 1916. Following her husband's death in the mid-1940s, Mrs. Erickson continued to live in the residence. She was joined in the mid-1960s by Helen Erickson, who was a bookkeeper at the Cleland Clinic.*

Project Description:

The proposed project involves adding a cover to the non-historic deck of the Judge Caufield Residence. This will provide protection from the sun and rain while also increasing the usable living space. To achieve this, a simplified cover will be attached to the top of the existing enclosed porch roofline from the 1990s, ensuring proper drainage and height. The applicant has provided a detailed specification list for the project.

Roof: composite roof (TPO) that will match the color of the shingles on our existing roof (dark grey). Due to the slope of this roof, shingles are not permitted. The perimeter of the trim will be painted to match the color of the house or a darker shade that provides a nice contrast. The structure of the roof will be made up of wood with a large Douglas Fir support beam. All hardware will be black to match the existing hardware/lighting on the house. The corresponding supports will be made of steel that will be set in cement footings underneath the existing deck for superior support and durability.

Exterior wall- we will be replacing the existing door and window with French Doors made of either wood, aluminum or fiberglass clad.



Figure 5- Site Plan- location of rear deck identified with blue arrow.

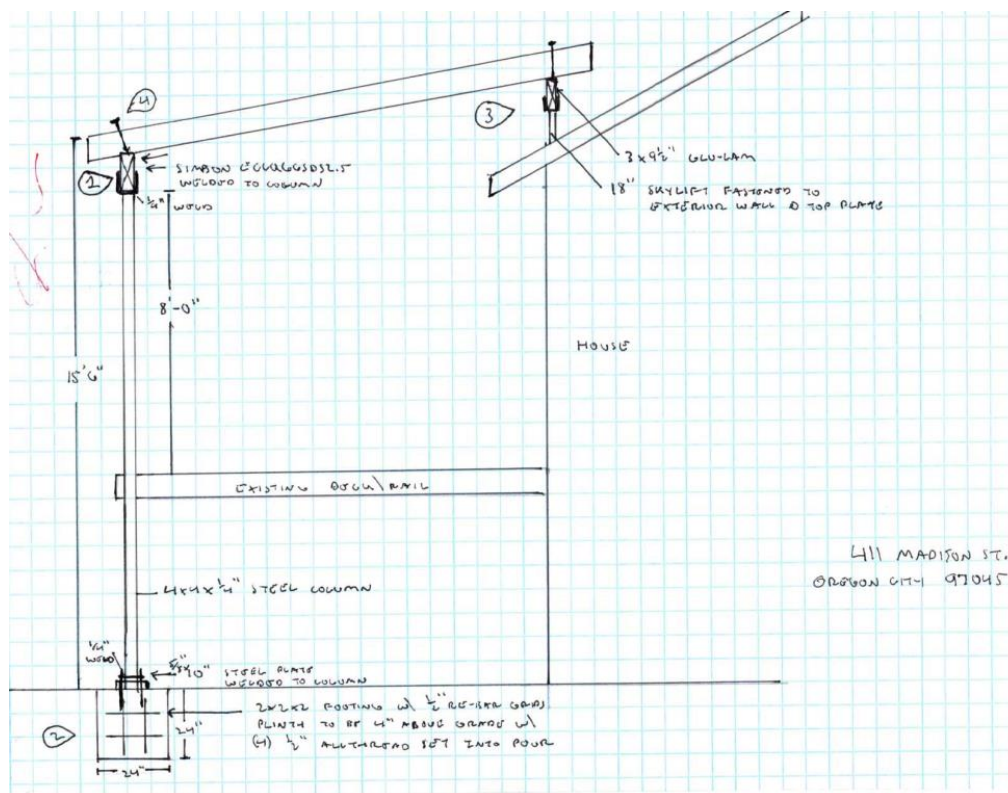


Figure 6- side elevation of porch

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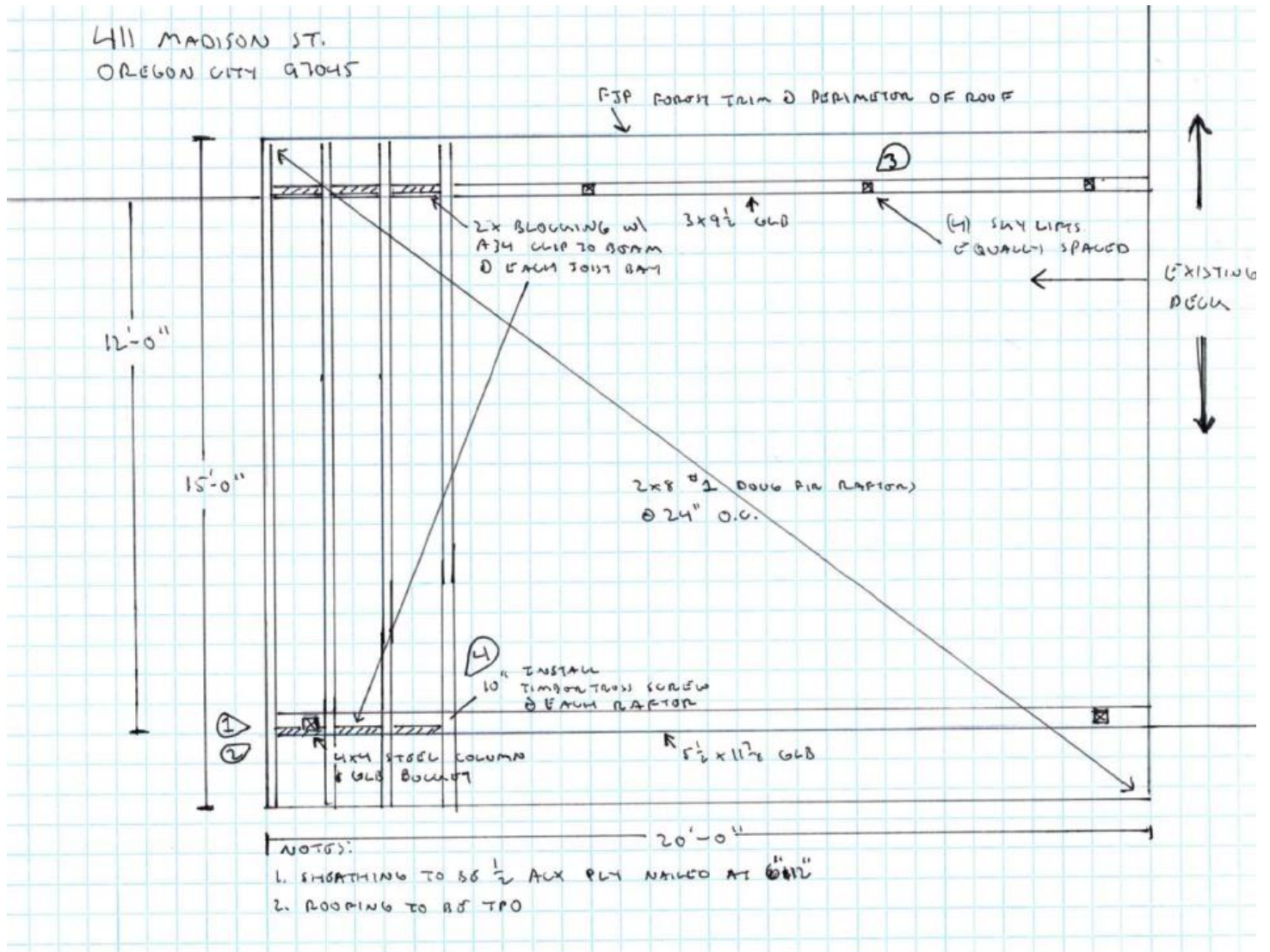


Figure 7-roof plan

Notice and Public Comment:

A public notice was sent to neighbors within 300 feet of the subject property, posted online, emailed to various entities, and posted on site. The following public comment has been received.

Exhibit 3. Jeff and Jennifer Smith- Support the application.

II. APPLICABLE STANDARDS AND FINDINGS*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: The proposal for exterior alteration/addition in a historic district is being reviewed by the Historic Review Board.

- 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 applicant submitted the required materials.

- 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.

2. *The following exterior alterations to historic sites may be subject to administrative approval:*
 a. *Work that conforms to the adopted Historic Review Board Policies.*

Not Applicable: The applicant has proposed replacing the rear door with new French doors made of wood, aluminum-clad wood, or fiberglass clad. According to HRB policy on exterior alteration, this approach is in compliance and will be approved at a staff level. The enclosed porch dates back to the 1990s, and removing the windows from that era to create additional wall space will not have an adverse impact on the historical value of the resource.

- F. *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.F (1) - The purpose of the historic overlay district as set forth in Section 17.40.010;

Staff Finding: Complies as Proposed. The subject property will remain as a locally designated structure.

17.40.060.F (2) -The provisions of the city comprehensive plan;

POLICY 2.3 Facilitate historic preservation programs for retention of federal, state, and locally designated historic districts and sites.

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

Staff Finding: Complies as Proposed. The historic structure is being preserved with very few alterations. These 1990 and proposed 2023 rear alterations are aimed at providing additional space for indoor and outdoor living, without

altering the historic volume of the house.

17.40.060.F (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 single-family residence. The applicant proposes to continue the residential use and add a cover to an existing rear deck. The proposal adds value to the structure and preserves it for continued economic use.

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

Staff Finding: Complies as Proposed. The house is a designated structure of Colonial Revival design in good condition with almost all of the original elements intact. The proposal adds value to the structure and preserves it for continued economic use.

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

Staff Finding: Complies as proposed. The house is a designated structure in good condition, with almost all of the original elements intact.

17.40.060.F (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 with Conditions. The simple cover design will be attached by brackets on the roof of the enclosed porch with wood support post attached to the edge of the deck. This approach will allow enough headroom for the cover as a continuation of the existing enclosed porch roofline is not practicable.

While a bit unconventional, staff finds that this criterion is met for the following reasons: 1. The approximately 12-foot cover is attached to a 1990s enclosed porch. 2. The proposal covers a contemporary deck and is a product of its time. 3. The proposal's massing is still subordinate to the larger 1 1/2 story of the historic resource massing and location

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

Staff Finding: Complies as Proposed. The permanent deck roof addition will increase the property value of the subject site and neighboring properties significantly more than a retractable or removable awning structure. It will provide an additional layer of water resistance and assist in making the existing home a more viable housing option in the future. The new structure will also provide shading that will assist with energy conservation.

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

Design Guidelines for Alterations and Additions

Applicable 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. The use is not proposed to change.

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 the condition. The applicant has provided a rear addition design that is subordinate to the historic building's size and utilizes a simplified design.

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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. No conjectural features are proposed. In fact, the applicant has chosen to simplify the porch cover to ensure that it does not appear to be part of the original design.

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

Staff Finding: Complies with Condition. The deck cover is independent of the house and can be removed at a future date without harming the historic structure.

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, features, finishes, and construction techniques, or examples of craftsmanship not already found on the historic house will be removed.

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. No historic features have deteriorated.

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 with Condition. The applicant proposed constructing a cover on an existing rear deck will have no impact on the front façade and the character of the structure. The common public view from Madison Street will not be changed as the addition is proportional and secondary to the massing of the housing.

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: Complies with Condition. The deck cover is independent of the house and can be removed at a future date without harming the historic structure.

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

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 .Complies as Conditioned.* The existing deck is approximately 24 feet from the rear lot line. The R-6 zoning district requires a 15-foot setback from the rear property line for covered porches/decks.

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.*

Complies as Proposed. The applicant proposed constructing a cover on an existing rear deck will have no impact on the front façade and the character of the structure. The common public view from Madison Street will not be substantially changed as the addition is proportional, simple and secondary to the massing of the housing.

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.

Complies as Proposed. The addition will require no removal of landscape elements.

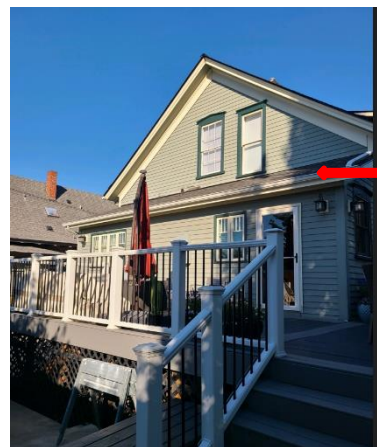
2. Inappropriate landscape treatments such as berms and extensive ground cover are discouraged.

Not applicable. No new landscaping is proposed.

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.

Complies as Proposed. The deck cover will be at its highest, about 15.6 feet above the front grade of the house, which is below the top of either the front or rear porch lines.



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.

Complies as Proposed. The volume and massing of the deck cover is subordinate to the historic volume of the house and is proportional to the footprint of the rear deck.

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.

Complies as Proposed. The volume and massing of the deck cover is subordinate to the historic volume of the house is proportional to the footprint of the rear deck.

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.

Finding: Complies as Proposed. The proposed design for the covered deck does not involve any additional windows, and it maintains the existing window configuration. The plan includes removing a non-historic window from the 1990s porch enclosure to accommodate French doors. This aspect of the project is under review by Type I staff review, as it aligns with the HRB policies.

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.*

Finding: See findings in Secretary of Interior Standards #5, #6, and #9.

IV. CONCLUSIONS AND RECOMMENDATIONS

Based on the following findings, staff recommend that the Historic Review Board approve the proposed development of GLUA-23-00027/ HR-23-00009 Historic Review - Addition of a covered rear porch on a Historic Structure (Judge Robert Caufield House) in the McLoughlin Conservation District - 411 Madison Street in the McLoughlin Conservation District with conditions.

Exhibits

- 1. Applicant's Submission
- 2. Inventory Form- (411 Madison Street)
- 3. Public Comments- Jeff and Jennifer Smith
- 4. Preservation Brief 14- Exterior additions to Historic Building.



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: Porch Covering

Project Name: Rear Porch Cover -411 Madison St. Number of Lots Proposed (If Applicable): _____

Physical Address of Site: 411 Madison St. Oregon City, OR 97045

Clackamas County Map and Tax Lot Number(s): _____

Applicant(s):

Applicant(s) Signature: Shawna Gerhardt / Michelle Galloway

Applicant(s) Name Printed: Shawna Gerhardt and Michelle Galloway Date: 8/7/2023

Mailing Address: 411 Madison St. Oregon City, OR 97045

Phone: 407.312.4884 or 503.753.1839 Fax: _____ Email: Shawna.gerhardt@gmail.com

Property Owner(s):

Property Owner(s) Signature: _____

Property Owner(s) Name Printed: Shawna Gerhardt and Michelle Galloway Date: 8/7/2023

Mailing Address: 411 Madison St. Oregon City, OR 97045

Phone: 407.312.4884 or 503.753.1839 Fax: _____ Email: Shawna.gerhardt@gmail.com
Micgal6942@gmail.com

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.

Spec list for proposed porch cover at 411 Madison Street, Oregon City

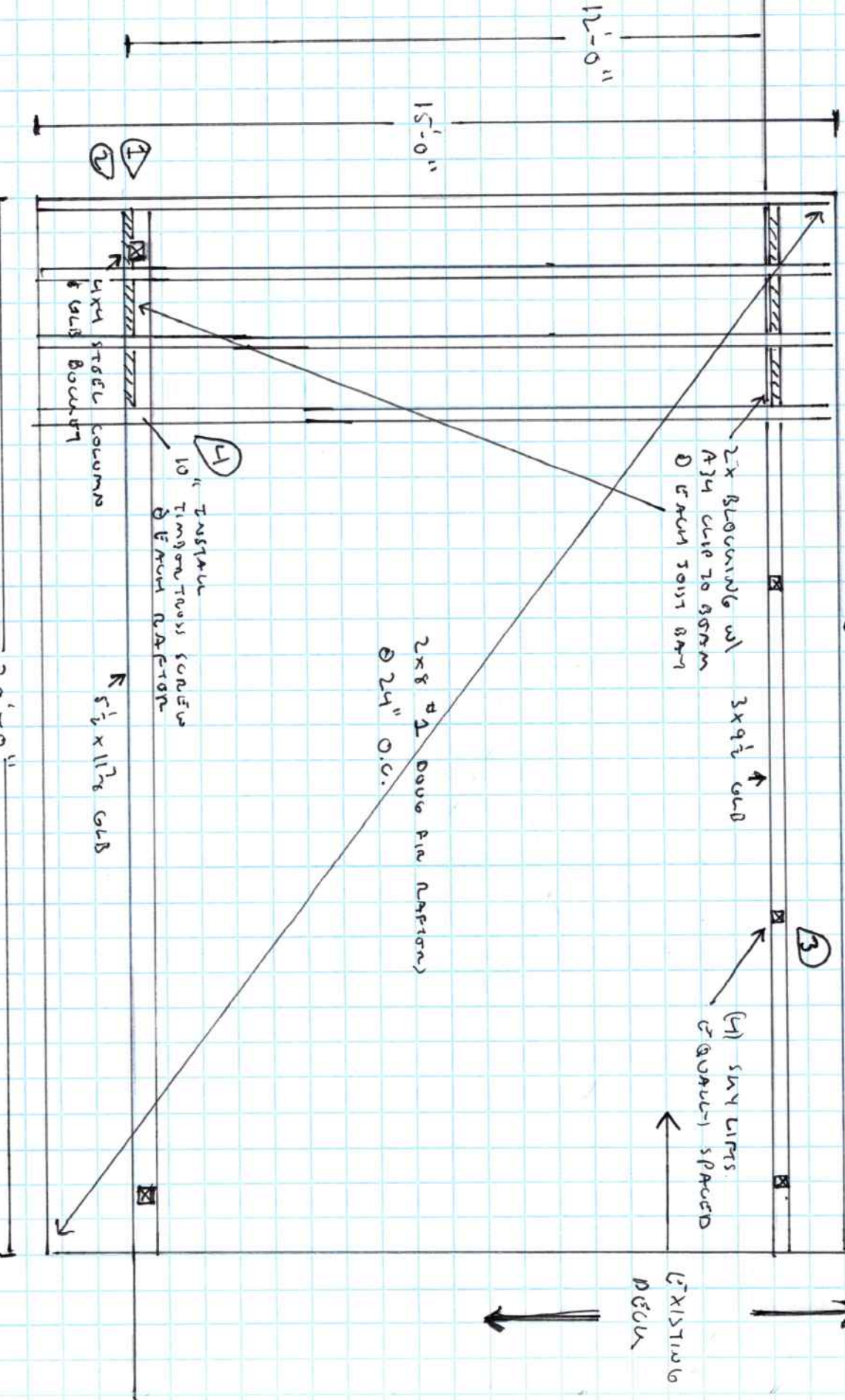
The materials that will be used include:

Roof: composite roof (TPO) that will match the color of the shingles on our existing roof (dark grey). Due to the slope of this roof, shingles are not permitted. The perimeter of the trim will be painted to match the color of the house or a darker shade that provides a nice contrast. The structure of the roof will be made up of wood with a large Douglas Fir support beam. All hardware will be black to match the existing hardware/lighting on the house. The corresponding supports will be made of steel that will be set in cement footings underneath the existing deck for superior support and durability.

Exterior wall- we will be replacing the existing door and window with French Doors made of either wood, aluminum or fiberglass clad.

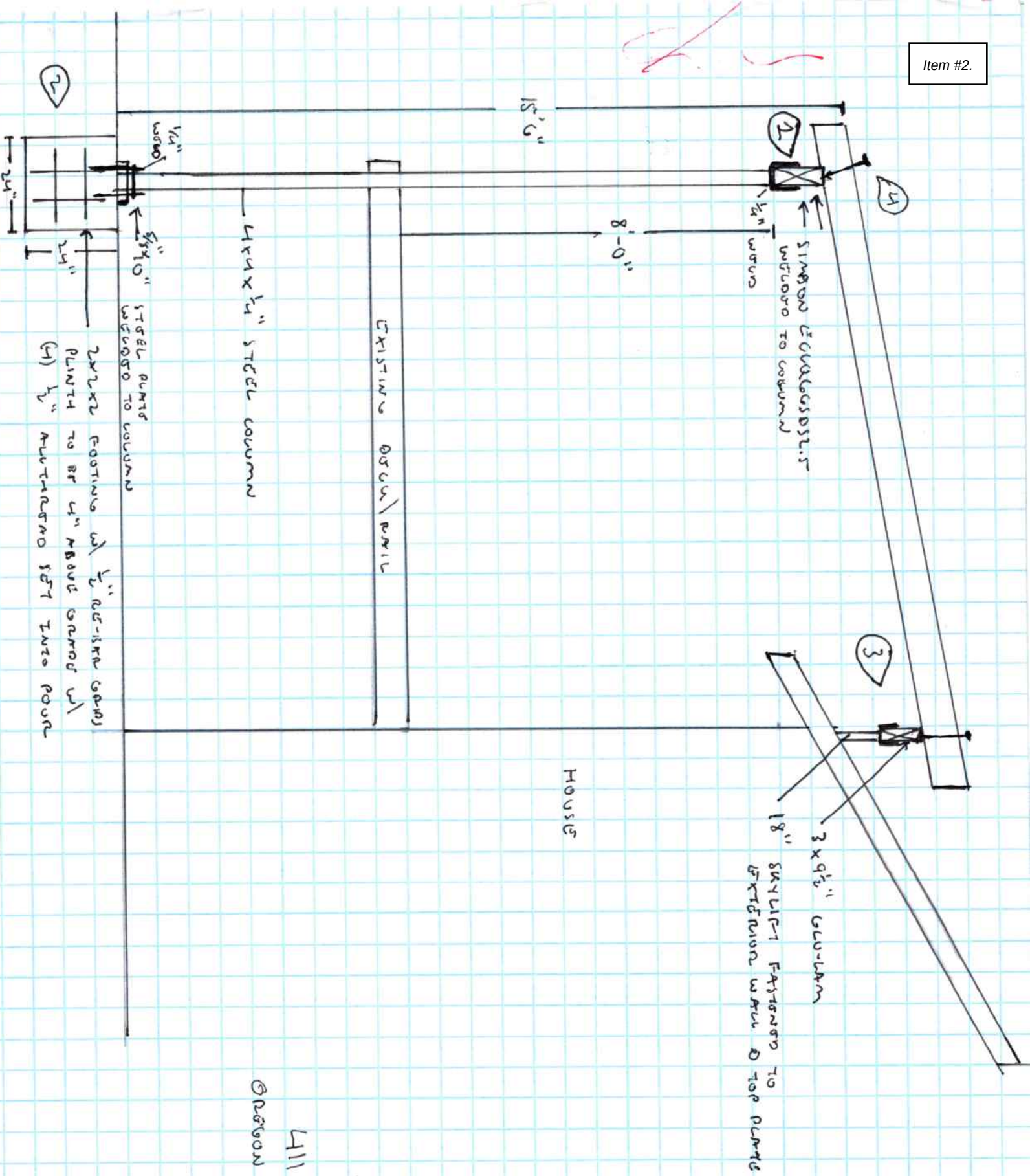
411 MADISON ST.
OREGON CITY 97045

F-30 Forest Train & Removal of Roof



NOTES:

1. SHEDDING TO 36" ACX PLY NAILER AT 6" GLB
2. ROOFING TO 8" TPO



411 MADISON ST.
OREGON CITY 97045

City of Oregon City
Historic Review for Alterations to a Historic Structure
Standards and Guidelines Template

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

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

PROJECT DESCRIPTION:

We live at 411 Madison Street in the Judge Caufield House. We have lived here just over 7 years and have made the preservation and beautification of this home our hobby. We are very passionate about preserving the architectural integrity of the time period which makes this home & neighborhood so unique and special. We would like to add a cover over the deck in the rear of the property to help protect us from the elements when we enter and exit the home as well as increase our living space during the rainy season. We think this addition will enhance the beauty of our home and allow us to enjoy our space year-round.

COMPLIANCE WITH 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;

Applicant response:

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

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

Applicant response:

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;

Applicant response:

There is an existing deck already in place. We use the back door off the deck as our main entrance to the home and would like to add a covering to alleviate the elements upon entering and exiting. Additionally, it will provide protection to our outdoor furniture from the elements and will enable us to enjoy our outdoor living space more.

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

Applicant response:

Since we have taken over ownership of the Judge Caufield house, we have exhausted all our time and resources to preserve the historic integrity of the home both inside and out. The proposed changes will be located in the interior/rear part of the property that can only be seen from the alley way, not any of the main streets. This addition has been professionally designed and will enhance the look of our outside porch area while continuing to preserve the architectural integrity of the time period in which the house was constructed.

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

Applicant response: Excellent

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;

Applicant response:

Please see the drawings attached.

The Patio covering/roof will extend from the existing roofline over the existing deck. The trim color will be matched to the color of the house or a darker shade that will complement the house color. The roof will be supported by two steel beams that will be painted black and will match the existing hardware on the home. This covering will provide shelter from the elements over the back entry to the home which is the primary entrance we use because its off the driveway where we park. The structure is professionally designed to blend in with the integrity of the existing structure and enhance the back entrance.

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

Applicant response:

The Board has not identified any additional factors beyond the adopted guidelines.

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

Applicant response:

As described in Criterion 3, 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

Applicant response:

Please refer to the analysis below.

Design Guidelines for Alterations and Additions

<https://www.orcity.org/planning/design-guidelines-alterations-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.

Applicant response:

The Judge Caufield House has been occupied as a single family home and will remain occupied as such. There will be no changes in the use of the home.

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.

Applicant response:

The rear of the home that the subject deck is off of, was a previously approved addition that was added before we took ownership. We are requesting approval to remove the existing back door and change it to a French style sliding door. This will allow for more lighting within the back part of the home and easier access in and out of the residence. Because this portion of the house is an add-on, and holds no historical significance, this change should not affect any historical preservation of the home.

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.

Applicant response:

The patio covering is not being added as a conjectural feature or element from another property, its being added to provide cover from the natural elements and to enhance our outdoor living space.

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

Applicant response:

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.

Applicant response:

Applicant is not altering any distinctive materials, features, etc. or examples of craftsmanship.

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.

Applicant response:

We are not requesting any historical features be repaired or replaced.

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

Applicant response:

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.

Applicant response:

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.

Applicant response:

A patio cover is proposed to be placed over the existing deck in the interior/rear of the residence. This enhancement will provide shelter from the elements and is designed to blend in with the aesthetics of the home.

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.

Applicant response: If this structure is separate from the existing home. If unattached or removed in the future it would not disrupt or impact the historical property or its environment.

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.

Applicant response:

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.

Applicant response: This addition doesn't involve any landscape elements.

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

Applicant response: This addition doesn't involve any landscape elements.

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.

Applicant response: This addition doesn't exceed the height of the existing building or surrounding buildings.

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.

Applicant response: This addition isn't larger than the existing building and is only an enhancement to the back porch/entrance.

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.

Applicant response: The height to width of new additions is compatible with related elements of the existing structure.

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.

Applicant response: This addition is compatible as described.

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.

Applicant response: This addition doesn't involve nay cleaning, repair or other treatment of original materials.













OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 411 MADISON ST				City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 12 N		Longitude: 122 36 17 W		
Township: 02S	Range: 02E	Section: 31	Block: 109	Lot: 3	Map #: 22E31AD	Tax Lot #: 13200	
Date of Construction: c. 1874		Historic Name: Caufield, Judge Robert, 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): Classic Revival				Plan Type/Shape: Square		Number of Stories: 1.5	
Foundation Material: Post and beam				Structural Framing: Unknown		Moved? Yes	
Roof Type/Material: Gable / Composition shingle				Window Type/Material: 6/6 wood single-hung			
Exterior Surface Materials Primary: Lap				Secondary:		Decorative:	
Exterior Alterations or Additions/Approximate Date: Porch, c.1920							
Number and Type of Associated Resources: Garage at rear (1)							
Integrity: Good		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 1-1/2 story Classical Revival house has a steep gable roof with a shed dormer window on the south side, both covered in composition shingles. It has wide rakeboards, rake moldings, exposed rafters, and cornerboards. There is also a watertable and cap. A hip roof porch was added c.1920 to give the house a bungalow look. The porch has four wide columns and a large entablature. The windows are 6/6 wood single-hung with pedimented hoods. On the rear elevation, a 1/1 wood window was added c.1890-1900. There is also one vinyl window and a few c.1940 windows on this elevation. The house has a square plan and sits on a post and beam foundation with a skirt of v-notch siding hung vertically. A back porch with shed roof and deck was added c.1990. The front yard is surrounded by a picket fence. There is a garage at the rear of the house.							
Statement of Significance:							
This house was constructed in another location by Robert and Jane Caufield in c.1874, and was moved to this site sometime between 1911 and 1915. Caufield crossed the plains in 1847 and, upon arriving in Oregon City, established a mercantile store. Mrs. Caufield continued to operate the business while her husband tried mining gold in California. Upon his return, Robert Caufield entered public office and was the first county judge after Oregon was admitted to the union. He was also the treasurer of Clackamas County and a member of the City Council. In 1900, this property was purchased by Otto Erickson, a millwright at the Crown Willamette Paper Company. He and his wife Luella are responsible for moving the Judge Robert Caufield House to the site sometime between 1911 and 1915, as the couple was residing in the house by 1916. Following her husband's death in the mid-1940s, Mrs. Erickson continued to live in the residence. She was joined in the mid-1960s by Helen Erickson, who was a bookkeeper at the Cleland Clinic.							

Researcher/Organization: Jessica Engeman / HPNW				Date Recorded: 4/6/2002	
Survey Form Page 1		Address: 411 MADISON ST		Local Designation #	SHPO #

Christina Robertson-Gardiner

From: Jennifer Smith <jenniferasmith@me.com>
Sent: Thursday, August 24, 2023 12:27 PM
To: Gerhardt, Shawna
Subject: {EXTERNAL} Project at 411 Madison St.

Jenn

Begin forwarded message:

From: Jennifer Smith <jenniferasmith@icloud.com>
Date: August 23, 2023 at 5:55:26 PM PDT
To: shawna.gearhart@libertymutual.com
Subject: Project at 411 Madison St.

To whom it may concern,

I understand the owners of 411 Madison Street are bringing a project for a porch cover in front of the Historical Review Board in request for approval. I live across the street and they are wonderful neighbors who have become friends. They keep their yard extremely tidy and you will often find them outside working on projects in and out of the house in an effort to maintain and preserve their property. They also host a neighborhood cookout every summer which has been a great way to meet our neighbors and foster a wonderful sense of community. I am in support of their request and I know it will add to the beauty of their property and be another space for their family and friends to enjoy.

Sincerely,

Jennifer and Jeff Smith

404 MADISON ST
Oregon City

14 PRESERVATION BRIEFS

New Exterior Additions to Historic Buildings: Preservation Concerns

Anne E. Grimmer and Kay D. Weeks



National Park Service
U.S. Department of the Interior
Technical Preservation Services



Item #2.

A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for the new or adaptive use cannot be successfully met by altering non-significant interior spaces. If the new use cannot be accommodated in this way, then an exterior addition may be an acceptable alternative. Rehabilitation as a treatment “is defined as the act or process of making possible a compatible use for a property through repair, alterations, and *additions* while preserving those portions or features which convey its historical, cultural, or architectural values.”

The topic of new additions, including rooftop additions, to historic buildings comes up frequently, especially as it

relates to rehabilitation projects. It is often discussed and it is the subject of concern, consternation, considerable disagreement and confusion. Can, in certain instances, a historic building be enlarged for a new use without destroying its historic character? And, just what is significant about each particular historic building that should be preserved? Finally, what kind of new construction is appropriate to the historic building?

The vast amount of literature on the subject of additions to historic buildings reflects widespread interest as well as divergence of opinion. New additions have been discussed by historians within a social and political framework; by architects and architectural historians in terms of construction technology and style; and

by urban planners as successful or unsuccessful contextual design. However, within the historic preservation and rehabilitation programs of the National Park Service, the focus on new additions is to ensure that they preserve the character of historic buildings.

Most historic districts or neighborhoods are listed in the National Register of Historic Places for their significance within a particular time frame. This period of significance of historic districts as well as individually-listed properties may sometimes lead to a misunderstanding that inclusion in the National Register may prohibit any physical change outside of a certain historical period—particularly in the form of exterior additions. National Register listing does not mean that a building or district is frozen in time and that no change can be made without compromising the historical significance. It does mean, however, that a new addition to a historic building should preserve its historic character.



Figure 1. The addition to the right with its connecting hyphen is compatible with the Collegiate Gothic-style library. The addition is set back from the front of the library and uses the same materials and a simplified design that references, but does not copy, the historic building. Photo: David Wakely Photography.

Page 92



Figure 2. The new section on the right is appropriately scaled and reflects the design of the historic Art Deco-style hotel. The apparent separation created by the recessed connector also enables the addition to be viewed as an individual building.

Guidance on New Additions

To meet Standard 1 of the *Secretary of the Interior's Standards for Rehabilitation*, which states that "a property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment," it must be determined whether a historic building can accommodate a new addition. Before expanding the building's footprint, consideration should first be given to incorporating changes—such as code upgrades or spatial needs for a new use—within secondary areas of the historic building. However, this is not always possible and, after such an evaluation, the conclusion may be that an addition is required, particularly if it is needed to avoid modifications to character-defining interior spaces. An addition should be designed to be compatible with the historic character of the building and, thus, meet the *Standards for Rehabilitation*. Standards 9 and 10 apply specifically to new additions:

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

(10) "New additions and adjacent or related new construction shall 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."

The subject of new additions is important because a new addition to a historic building has the potential to change its historic character as well as to damage and destroy significant historic materials and features. A new addition also has the potential to confuse the public and to make it difficult or impossible to differentiate the old from the new or to recognize what part of the historic building is genuinely historic.

The intent of this Preservation Brief is to provide guidance to owners, architects and developers on how to design a compatible new addition, including a rooftop addition, to a historic building. A new addition to a historic building should preserve the building's *historic character*. To accomplish this and meet the *Secretary of the Interior's Standards for Rehabilitation*, a new addition should:

- Preserve significant historic materials, features and form;
- Be compatible; and
- Be differentiated from the historic building.

Every historic building is different and each rehabilitation project is unique. Therefore, the guidance offered here is not specific, but general, so that it can be applied to a wide variety of building types and situations. To assist in interpreting this guidance, illustrations of a variety of new additions are provided. Good examples, as well as some that do not meet the Standards, are included to further help explain and clarify what is a compatible new addition that preserves the character of the historic building.



Figure 3. The red and buff-colored parking addition with a rooftop playground is compatible with the early-20th century school as well as with the neighborhood in which it also serves as a school.

Preserve Significant Historic Materials, Features and Form

Attaching a new exterior addition usually involves some degree of material loss to an external wall of a historic building, but it should be minimized. Damaging or destroying significant materials and craftsmanship should be avoided, as much as possible.

Generally speaking, preservation of historic buildings inherently implies minimal change to primary or “public” elevations and, of course, interior features as well. Exterior features that distinguish one historic building or a row of buildings and which can be seen from a public right of way, such as a street or sidewalk, are most likely to be the most significant. These can include many different elements, such as: window patterns, window hoods or shutters; porticoes, entrances and doorways; roof shapes, cornices and decorative moldings; or commercial storefronts with their special detailing, signs and glazing patterns. Beyond a single building, entire blocks of urban or residential structures are often closely related architecturally by their materials, detailing, form and alignment. Because significant materials and features should be preserved, not damaged or hidden, the first place to consider placing a new addition is in a location where the least amount of historic material and character-defining features will be lost. In most cases, this will be on a secondary side or rear elevation.

One way to reduce overall material loss when constructing a new addition is simply to keep the addition smaller in proportion to the size of the historic building. Limiting the size and number of openings between old and new by utilizing existing doors or enlarging windows also helps to minimize loss. An often successful way to accomplish this is to link the addition to the historic building by means of a hyphen or connector. A connector provides a physical link while visually separating the old and new, and the connecting passageway penetrates and removes only a small portion of the historic wall. A new addition that will abut the historic building along an entire elevation or wrap around a side and rear elevation, will likely integrate the historic and the new interiors, and thus result in a high degree of loss of form and exterior walls, as well as significant alteration of interior spaces and features, and will not meet the Standards.



Figure 4. This glass and brick structure is a harmonious addition set back and connected to the rear of the Colonial Revival-style brick house. Cunningham/Quill Architects. Photos: © Maxwell MacKenzie.

Compatible but Differentiated Design

In accordance with the Standards, a new addition must preserve the building's historic character and, in order to do that, it must be differentiated, but compatible, with the historic building. A new addition must retain the essential form and integrity of the historic property. Keeping the addition smaller, limiting the removal of historic materials by linking the addition with a hyphen, and locating the new addition at the rear or on an inconspicuous side elevation of a historic building are techniques discussed previously that can help to accomplish this.

Rather than differentiating between old and new, it might seem more in keeping with the historic cha

simply to repeat the historic form, material, features and detailing in a new addition. However, when the new work is highly replicative and indistinguishable from the old in appearance, it may no longer be possible to identify the “real” historic building. Conversely, the treatment of the addition should not be so different that it becomes the primary focus. The difference may be subtle, but it must be clear. A new addition to a historic building should protect those visual qualities that make the building eligible for listing in the National Register of Historic Places.

The National Park Service policy concerning new additions to historic buildings, which was adopted in 1967, is not unique. It is an outgrowth and continuation of a general philosophical approach to change first expressed by John Ruskin in England in the 1850s, formalized by William Morris in the founding of the Society for the Protection of Ancient Buildings in 1877, expanded by the Society in 1924 and, finally, reiterated in the 1964 Venice Charter—a document that continues to be followed by the national committees of the International Council on Monuments and Sites (ICOMOS). The 1967 *Administrative Policies for Historical Areas of the National Park System* direct that “...a modern addition should be readily distinguishable from the older work; however, the new work should be harmonious with the old in scale, proportion, materials, and color. Such additions should be as inconspicuous as

possible from the public view.” As a logical extension from these Policies specifically for National Park Service-owned historic structures, the 1977 *Secretary of the Interior’s Standards for Rehabilitation*, which may be applied to **all** historic buildings listed in, or eligible for listing in the National Register, also state that “the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

Preserve Historic Character

The goal, of course, is a new addition that preserves the building’s historic character. The historic character of each building may be different, but the methodology of establishing it remains the same. Knowing the uses and functions a building has served over time will assist in making what is essentially a physical evaluation. But, while written and pictorial documentation can provide a framework for establishing the building’s history, to a large extent the historic character is embodied in the physical aspects of the historic building itself—shape, materials, features, craftsmanship, window arrangements, colors, setting and interiors. Thus, it is important to identify the historic character before making decisions about the extent—or limitations—of change that can be made.



Figure 5. This addition (a) is constructed of matching brick and attached by a recessed connector (b) to the 1914 apartment building (c). The design is compatible and the addition is smaller and subordinate to the historic building (d).



Figure 6. A new addition (left) is connected to the garage which separates it from the main block of the c. 1910 former florist shop (right). The addition is traditional in style, yet sufficiently restrained in design to distinguish it from the historic building.

A new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building. An addition that bears no relationship to the proportions and massing of the historic building—in other words, one that overpowers the historic form and changes the scale—will usually compromise the historic character as well. The appropriate size for a new addition varies from building to building; it could never be stated in a square or cubic footage ratio, but the historic building's existing proportions, site and setting can help set some general parameters for enlargement. Although even a small addition that is poorly designed can have an adverse impact, to some extent, there is a predictable relationship between the size of the historic resource and what is an appropriate size for a compatible new addition.

Generally, constructing the new addition on a secondary side or rear elevation—in addition to material preservation—will also preserve the historic character. Not only will the addition be less visible, but because a secondary elevation is usually simpler and less distinctive, the addition will have less of a physical and visual impact on the historic building. Such placement will help to preserve the building's historic form and relationship to its site and setting.

Historic landscape features, including distinctive grade variations, also need to be respected. Any new landscape features, including plants and trees, should be kept at a scale and density that will not interfere with understanding of the historic resource itself. A traditionally landscaped

property should not be covered with large paved areas for parking which would drastically change the character of the site.

Despite the fact that in most cases it is recommended that the new addition be attached to a secondary elevation, sometimes this is not possible. There simply may not be a secondary elevation—some important freestanding buildings have significant materials and features on all sides. A structure or group of structures together with its setting (for example, a college campus) may be of such significance that any new addition would not only damage materials, but alter the buildings' relationship to each other and the setting. An addition attached to a highly-visible elevation of a historic building can radically alter the historic form or obscure features such as a decorative cornice or window ornamentation. Similarly, an addition that fills



Figure 7. A vacant side lot was the only place a new stair tower could be built when this 1903 theater was rehabilitated as a performing arts center. Constructed with matching materials, the stair tower is set back with a recessed connector and, despite its prominent location, it is clearly subordinate and differentiated from the historic theater.



Figure 8. The rehabilitation of this large, early-20th century warehouse (left) into affordable artists' lofts included the addition of a compatible glass and brick elevator/stair tower at the back (right).



Figure 9. A simple, brick stair tower replaced two non-historic additions at the rear of this 1879 school building when it was rehabilitated as a women's and children's shelter. The addition is set back and it is not visible from the front of the school.



Figure 10. The small size and the use of matching materials ensures that the new addition on the left is compatible with the historic Romanesque Revival-style building.

in a planned void on a highly-visible elevation (such as a U-shaped plan or a feature such as a porch) will also alter the historic form and, as a result, change the historic character. Under these circumstances, an addition would have too much of a negative impact on the historic building and it would not meet the Standards. Such situations may best be handled by constructing a separate building in a location where it will not adversely affect the historic structure and its setting.

In other instances, particularly in urban areas, there may be no other place but adjacent to the primary façade to locate an addition needed for the new use. It may be possible to design a lateral addition attached on the side that is compatible with the historic building, even though it is a highly-visible new element. Certain types of historic structures, such as government buildings, metropolitan museums, churches or libraries, may be so massive in size that a relatively large-scale addition may not compromise the historic character, provided, of course, the addition is smaller than the historic building. Occasionally, the visible size of an addition can be reduced by placing some of the spaces or support systems in a part of the structure that is underground. Large new additions may sometimes be successful if they read as a separate volume, rather than as an extension of the historic structure, although the scale, massing and proportions of the addition still need to be compatible with the historic building. However, similar expansion of smaller buildings would be dramatically out of scale. In summary, where any new addition is proposed, correctly assessing the relationship between actual size and relative scale will be a key to preserving the character of the historic



Figure 11. The addition to this early-20th century Gothic Revival-style church provides space for offices, a great hall for gatherings and an accessible entrance (left). The stucco finish, metal roof, narrow gables and the Gothic-arched entrance complement the architecture of the historic church. Placing the addition in back where the ground slopes away ensures that it is subordinate and minimizes its impact on the church (below).

Design Guidance for Compatible New Additions to Historic Buildings

There is no formula or prescription for designing a new addition that meets the Standards. A new addition to a historic building that meets the Standards can be any architectural style—traditional, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility in order to maintain the historic character and the identity of the building being enlarged. New additions that too closely resemble the historic building or are in extreme contrast to it fall short of this balance. *Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.*

A new addition **must preserve significant historic materials, features and form, and it must be compatible but differentiated from the historic building.** To achieve this, it is necessary to carefully consider the **placement or location** of the new addition, and its **size, scale and massing** when planning a new addition. To preserve a property's historic character, a new addition must be visually distinguishable from the historic building. This does not mean that the addition and the historic building should be glaringly different in terms of design, materials and other visual qualities. Instead, the new addition should take its design cues from, but not copy, the historic building.



A variety of design techniques can be effective ways to differentiate the new construction from the old, while respecting the architectural qualities and vocabulary of the historic building, including the following:

- Incorporate a simple, recessed, small-scale hyphen to physically separate the old and the new volumes or set the addition back from the wall plane(s) of the historic building.
- Avoid designs that unify the two volumes into a single architectural whole. The new addition may include simplified architectural features that reflect, but do not duplicate, similar features on the historic building. This approach will not impair the existing building's historic character as long as the new structure is subordinate in size and clearly differentiated and distinguishable so that the identity of the historic structure is not lost in a new and larger composition. The historic building must be clearly identifiable and its physical integrity must not be compromised by the new addition.



Figure 12. This 1954 synagogue (left) is accessed through a monumental entrance to the right. The new education wing (far right) added to it features the same vertical elements and color and, even though it is quite large, its smaller scale and height ensure that it is secondary to the historic resource.



Figure 13. A glass and metal structure was constructed in the courtyard as a restaurant when this 1839 building was converted to a hotel. Although such an addition might not be appropriate in a more public location, it is compatible here in the courtyard of this historic building.



Figure 14. This glass addition was erected at the back of an 1895 former brewery during rehabilitation to provide another entrance. The addition is compatible with the plain character of this secondary elevation.

- Use building materials in the same color range or value as those of the historic building. The materials need not be the same as those on the historic building, but they should be harmonious; they should not be so different that they stand out or distract from the historic building. (Even clear glass can be as prominent as a less transparent material. Generally, glass may be most appropriate for small-scale additions, such as an entrance on a secondary elevation or a connector between an addition and the historic building.)
- Base the size, rhythm and alignment of the new addition's window and door openings on those of the historic building.
- Respect the architectural expression of the historic building type. For example, an addition to an institutional building should maintain the architectural character associated with this building type rather than using details and elements typical of residential or other building types.

These techniques are merely examples of ways to differentiate a new addition from the historic building while ensuring that the addition is compatible with it. Other ways of differentiating a new addition from the historic building may be used as long as they maintain the primacy of the historic building. Working within these basic principles still allows for a broad range of architectural expression that can range from stylistic similarity to contemporary distinction. The recommended design approach for an addition is one that neither copies the historic building exactly nor stands in stark contrast to it.

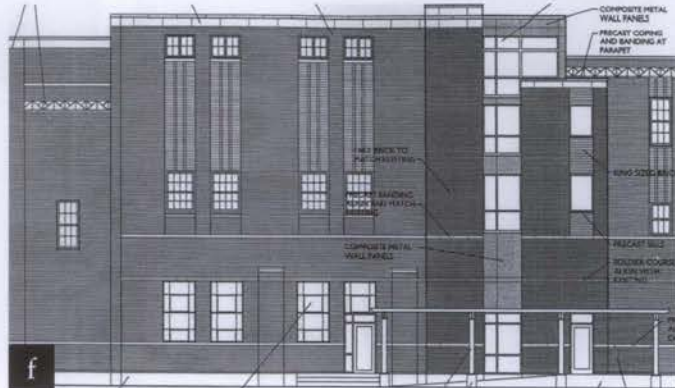
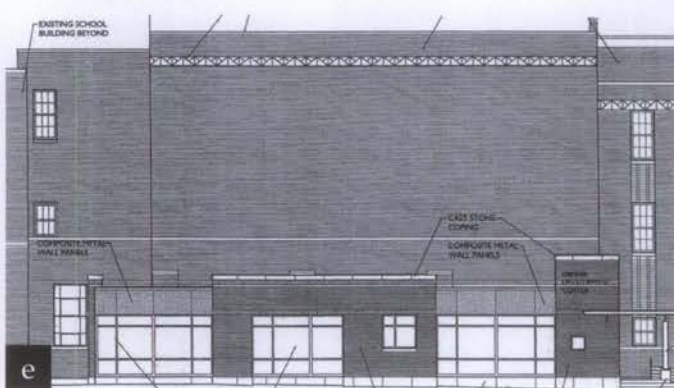
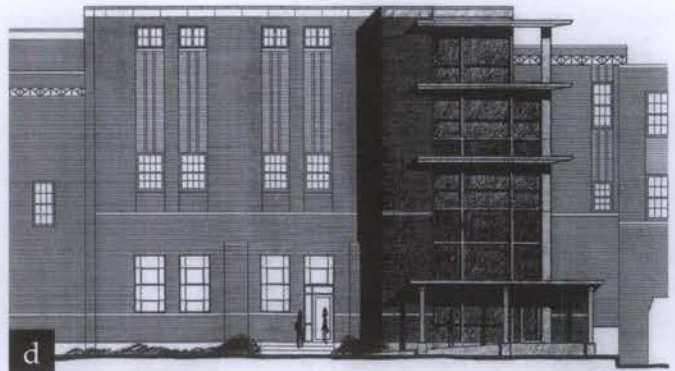
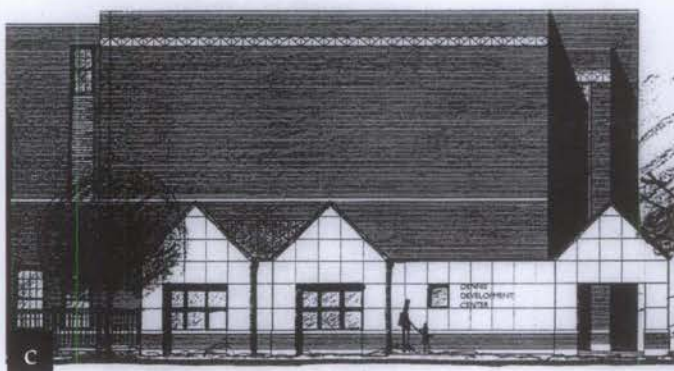


Figure 15. The rehabilitation of a c. 1930 high school auditorium for a clinic and offices proposed two additions: a one-story entrance and reception area on this elevation (a); and a four-story elevator and stair tower on another side (b). The gabled entrance (c) first proposed was not compatible with the flat-roofed auditorium and the design of the proposed stair tower (d) was also incompatible and overwhelmed the historic building. The designs were revised (e-f) resulting in new additions that meet the Standards (g-h).



Figure 16. The proposal to add three row houses to the rear ell of this early-19th century residential property doubles its size and does not meet the Standards..



Figure 17. The small addition on the left is starkly different and it is not compatible with the eclectic, late-19th century house.



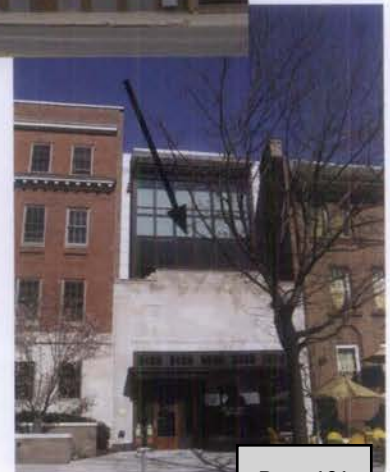
Figure 18. The expansion of a one- and one-half story historic bungalow (left) with a large two-story rear addition (right) has greatly altered and obscured its distinctive shape and form.



Figure 19. The upper two floors of this early-20th century office building were part of the original design, but were not built. During rehabilitation, the two stories were finally constructed. This treatment does not meet the Standards because the addition has given the building an appearance it never had historically.



Figure 20. The height, as well as the design, of these two-story rooftop additions overwhelms the two-story and the one-story, low-rise historic buildings.



New Additions in Densely-Built Environments

Item #2.

In built-up urban areas, locating a new addition on a less visible side or rear elevation may not be possible simply because there is no available space. In this instance, there may be alternative ways to help preserve the historic character. One approach when connecting a new addition to a historic building on a primary elevation is to use a hyphen to separate them. A subtle variation in material, detailing and color may also provide the degree of differentiation necessary to avoid changing the essential proportions and character of the historic building.

A densely-built neighborhood such as a downtown commercial core offers a particular opportunity to design an addition that will have a minimal impact on the historic building. Often the site for such an addition is a vacant lot where another building formerly stood. Treating the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district. In these instances there may be no need for a direct visual link to the historic building. Height and setback from the street should generally be consistent with those of the historic building and other surrounding buildings in the district. Thus, in most urban commercial areas the addition should not be set back from the façade of the historic building. A tight urban setting may sometimes even accommodate a larger addition if the primary elevation is designed to give the appearance of being several buildings by breaking up the facade into elements that are consistent with the scale of the historic building and adjacent buildings.



Figure 21. Both wings of this historic L-shaped building (top), which fronts on two city streets, adjoined vacant lots. A two-story addition was constructed on one lot (above, left) and a six-story addition was built on the other (above, right). Like the historic building, which has two different facades, the compatible new additions are also different and appear to be separate structures rather than part of the historic building.



Figure 22. The proposed new addition is compatible with the historic buildings that remain on the block. Its design with multiple storefronts helps break up the mass.



Rooftop Additions

The guidance provided on designing a compatible new addition to a historic building applies equally to new rooftop additions. A rooftop addition should preserve the character of a historic building by preserving historic materials, features and form; and it should be compatible but differentiated from the historic building.

However, there are several other design principles that apply specifically to rooftop additions. Generally, a rooftop addition should not be more than one story in height to minimize its visibility and its impact on the proportion and profile of the historic building. A rooftop addition should almost always be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is free-standing or highly visible.

It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or commercial structures, even if the new addition is set back from the plane of the façade. Constructing another floor on top of a small, one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character. On the other hand, a rooftop addition on an eight-story building, for example, in a historic district consisting primarily of tall buildings might not affect the historic character because the new construction may blend in with the surrounding buildings and be only minimally visible within the district. A rooftop addition in a densely-built urban area is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

A number of methods may be used to help evaluate the effect of a proposed rooftop addition on a historic building and district, including pedestrian sight lines, three-dimensional schematics and computer-generated design. However, drawings generally do not provide a true "picture" of the appearance and visibility of a proposed rooftop addition. For this reason, it is often necessary to construct a rough, temporary, full-size or skeletal mock up of a portion of the proposed addition, which can then be photographed and evaluated from critical vantage points on surrounding streets.



Figure 23. Colored flags marking the location of a proposed penthouse addition (a) were placed on the roof to help evaluate the impact and visibility of an addition planned for this historic furniture store (b). Based on this evaluation, the addition was constructed as proposed. It is minimally visible and compatible with the 1912 structure (c). The tall parapet wall conceals the addition from the street below (d).

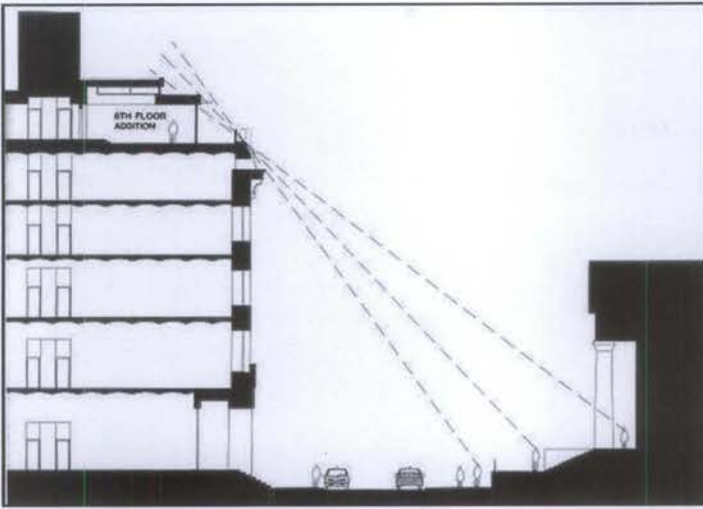


Figure 24. How to Evaluate a Proposed Rooftop Addition.
A sight-line study (above) only factors in views from directly across the street, which can be very restrictive and does not illustrate the full effect of an addition from other public rights of way. A mock up (above, right) or a mock up enhanced by a computer-generated rendering (below, right) is essential to evaluate the impact of a proposed rooftop addition on the historic building.

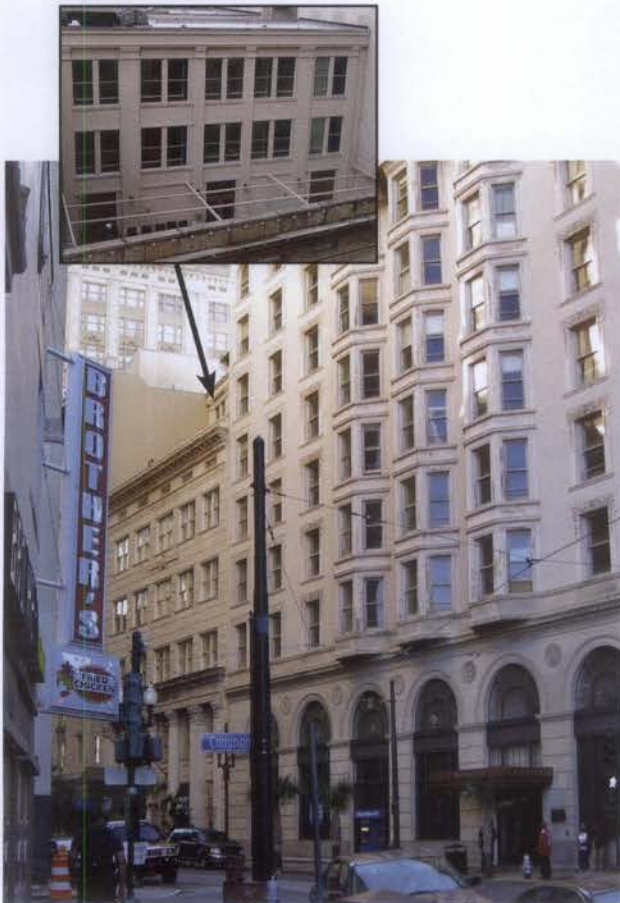


Figure 25. It was possible to add a compatible, three-story, penthouse addition to the roof of this five-story, historic bank building because the addition is set far back, it is surrounded by taller buildings and a deep parapet conceals almost all of the addition from below.

Figure 26. A rooftop addition would have negatively impacted the character of the primary facade (right) of this mid-19th century, four-story structure and the low-rise historic district. However, a third floor was successfully added on the two-story rear portion (below) of the same building with little impact to the building or the district because it blends in with the height of the adjacent building.





Figure 27. Although the new brick stair/elevator tower (left) is not visible from the front (right), it is on a prominent side elevation of this 1890 stone bank. The compatible addition is set back and does not compete with the historic building. Photos: Chadd Gossman, Aurora Photography, LLC.

Designing a New Exterior Addition to a Historic Building

This guidance should be applied to help in designing a compatible new addition that that will meet the *Secretary of the Interior's Standards for Rehabilitation*:

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

The same guidance should be applied when designing a compatible **rooftop** addition, plus the following:

- A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.
- A rooftop addition should be minimally visible.
- Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.
- Generally, a rooftop addition should not be more than one story in height.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.



Figure 28. A small addition (left) was constructed when this 1880s train station was converted for office use. The paired doors with transoms and arched windows on the compatible addition reflect, but do not replicate, the historic building (right).



Figure 29. This simple glass and brick entrance (left) added to a secondary elevation of a 1920s school building (right) is compatible with the original structure.

Summary

Because a new exterior addition to a historic building can damage or destroy significant materials and can change the building's character, an addition should be considered only after it has been determined that the new use cannot be met by altering non-significant, or secondary, interior spaces. If the new use cannot be met in this way, then an attached addition may be an acceptable alternative if carefully planned and designed. A new addition to a historic building should be constructed in a manner that preserves significant materials, features and form, and preserves the building's historic character. Finally, an addition should be differentiated from the historic building so that the new work is compatible with—and does not detract from—the historic building, and cannot itself be confused as historic.

Additional Reading

Byard, Paul Spencer. *The Architecture of New Additions: Design and Regulation*. New York, NY: W.W. Norton & Company, 1998.

Day, Steven, AIA. "Modernism Meets History: New Additions to Historic Structures." *Preservation Seattle* [Historic Seattle's online monthly preservation magazine.] May 2003. www.historicseattle.org/preservationseattle/publicpolicy/defaultmay2.htm.

Incentives! A Guide to the Federal Historic Preservation Tax Incentives Program for Income-Producing Properties. "Avoiding Incompatible Treatments: New Additions & Rooftop Additions." Technical Preservation Services Branch, National Park Service. Online at www.nps.gov/history/hps/tps/.

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New Additions to Historic Buildings. Technical Preservation Services Branch, National Park Service. Online at www.nps.gov/history/hps/tps/.

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The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings. (Authors: W. Brown Morton, III, Gary L. Hume, Kay D. Weeks, and H. Ward Jandl. Project Directors: Anne E. Grimmer and Kay D. Weeks.) Washington, D.C.: U.S. Department of

the Interior, National Park Service, Preservation Assistance Division, 1992. Online at www.nps.gov/history/hps/tps/.

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Figure 30. The small addition on the right of this late-19th century commercial structure is clearly secondary and compatible in materials and design with the historic building.



Figure 31. An elevator/stair tower was added at the back of this Richardsonian Romanesque-style theater when it was rehabilitated. Rough-cut stone and simple cut-out openings ensure that the addition is compatible and subordinate to the historic building. Photo: Chuck Liddy, AIA.

Acknowledgements

Anne E. Grimmer, Senior Architectural Historian, Technical Preservation Services Branch, National Park Service, revised *Preservation Brief 14*, written by Kay D. Weeks and first published in 1986. The revised Brief features all new illustrations and contains expanded and updated design guidance on the subject of new additions that has been developed by the Technical Preservation Services Branch since the original publication of the Brief. Several individuals generously contributed their time and expertise to review the revision of this *Preservation Brief*, including: Sharon C. Park, FAIA, Chief, Architectural History and Historic Preservation, Smithsonian Institution; Elizabeth Tune and Karen Brandt, Department of Historic Resources, Commonwealth of Virginia; and Phillip Wisley and David Ferro, Division of Historical Resources, Florida Department of State. The Technical Preservation Services professional staff, in particular Michael J. Auer, Jo Ellen Hensley, Gary Sachau and Rebecca Shiffer, also provided important guidance in the development of this publication. All illustrations are from National Park Service files unless otherwise credited. Front cover image: Detail of new addition shown in Figure 4. Photo: © Maxwell MacKenzie.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. The Technical Preservation Services Branch, National Park Service, prepares standards, guidelines and other educational materials on responsible historic preservation treatments for a broad public audience. Additional information about the programs of Technical Preservation Services is available on the website at www.nps.gov/history/hps/tps. Comments about this publication should be addressed to: Charles E. Fisher, Technical Preservation Publications Program Manager, Technical Preservation Services-2255, National Park Service, 1849 C Street, NW, Washington, DC 20240. 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.



CITY OF OREGON CITY

Staff Report/

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

To: Historic Review Board **Agenda Date:** 9/26/2023
From: Christina Robertson-Gardiner, Senior Planner

SUBJECT:

2023-2025 Biennium Work Plan- Request for Approval

STAFF RECOMMENDATION:

Review the annotated list of work plan items and vote to approve the 2023-2025 Biennium Work Plan. The plan can be amended and updated over the course of the Biennium

EXECUTIVE SUMMARY:

In the past, the Historic Review Board updated its work plan annually. However, to better align with the Biennium budget and City Commission goals, the plan has been shifted from calendar years to the Biennium period.

The draft plan was presented to the Board at the August meeting, and the staff received further guidance from the Board. Enclosed, you will find an annotated matrix with the goals, action items, level of effort, and approximate timing for approval.

Historic Review Board 2023-2025 Biennium Work Plan

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

Project	Purpose	Action Items	Staff Level of Effort	HRB Role	Timeline	Status
Improving the Historic Review Approval process Windows work session-potential standard draft conditions of approval with additional details.	Ensure that built historic projects are consistent with the approved decision.	A consultant should be selected to help support staff and HRB-paid for by next CLG grant -Fall 2024-Summer 2026 (length of grant)	Medium Add to CLG grant application Select consultant. Scope deliverables and schedule HRB work sessions	Low Provide direction at HRB work sessions, provide staff direction on the scope of work	Fall 2024	Pending grant approval Fall 2024-Spring 2026
Improving the Historic Review Approval process Coordination with applicants and other departments to ensure compliance with Conditions of Approval	Ensure that built historic projects are consistent with the approved decision.	• Ensure Conditions of Approval are added to plans • Attend Building pre-construction meeting • Investigate if mid-build inspection is helpful/feasible	Medium Provide status updates to HRB at future meetings	Low Provide staff with any requested direction	Ongoing	In progress
Improving the Historic Review Approval process Revisit HRB Policy #12 Solar Panels specifically for those resources that can only place panels on front-facing elevations.	Review the work to date on solar panels to determine if new technologies and the community's climate goals conflict with the adopted HRB policy, which can limit certain historic properties from pursuing the installation of solar panels.	• Review work prepared by the City of Denver - determine if additional / changes are warranted for Policy #12 • Outreach to property owners and neighborhood associations if revisions are pursued. • Create a communication	Medium/High See action items	Medium • During a scheduled work session, review a summary of the research conducted by the City of Denver. • One or two members with staff attend outreach events with property owners/neighborhood associations. • Provide staff direction on any	Winter/Spring 2024	Nov 28- HRB kick off meeting-review background info and outreach approach.

Project	Purpose	Action Items	Staff Level of Effort	HRB Role	Timeline	Status
		plan to ensure all parties have access to the project. • Support adoption process		needed revisions to policy at scheduled work session. • Present proposed revision to City Commission at a City Commission worksession prior to HRB adoption.		
Public Outreach Homeowner education materials-	Continue to educate historic homeowners on the regulatory requirements and grant opportunities available to them	• Send quarterly to new historic homeowners • Request CLG grant to be sent every 1-2 years to all property owners within McLoughlin and Canemah	Low Utilizing existing materials	None	Quarterly CLG grant -fall 2024	In progress
Public Outreach Public Education and Recognition	Promote historic places for the purpose of instilling community pride, promoting heritage tourism, and showing the social and economic benefits of historic preservation	• Preservation Month • Ruth Powers Award Coordinating awards, proclamations, and city communication. If coordination with another entity to promote a shared preservation month event- additional staff time would be needed and added to the work plan.	Low/ Medium Utilizing existing materials	Low Select award	May 2024, 2025	Prep for award and preservation month March /April each year



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board
From: Kay Neumann, Administrative Assistant

Agenda Date: 09/26/2023

SUBJECT:

Historic Review Board Minutes Approval

STAFF RECOMMENDATION:

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

BACKGROUND:

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

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

Minutes in this packet include:

1. July 26, 2022
2. September 28, 2021
3. May 22, 2012

4. January 24, 2012
5. June 28, 2011 Work Session
6. June 28, 2011
7. May 24, 2011
8. Apr 26, 2011 Work Session
9. Apr 26, 2011

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

**CITY OF OREGON CITY
HISTORIC REVIEW BOARD MEETING MINUTE
DRAFT - APRIL 26, 2011**

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

Board Members Present:

Ken Baysinger
Cindy Towle
Vicki Yates

Staff Present:

Christina Robertson-Gardiner, Associate Planner
Laura Terway, Planner

1. CALL TO ORDER

Vice Chair Baysinger called the meeting to order at 7 p.m.

2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

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

3. PRESERVATION GRANT PROGRAM

PG 11-02 509 3rd Street

Christina Robertson-Gardiner, Associate Planner, said this was an application for siding repair. The applicant chose a phasing process for improvements, and had received two previous grants. There was money available in the grant fund for this application. Ms. Robertson-Gardiner explained the repair proposal and bids received. The applicant was not able to attend the meeting, but was ready to move forward and be done by the June 15 deadline.

Motion by Ms. Yates, second by Ms. Towle, to approve PG 11-02. Motion passed unanimously 3-0.

4. ADJOURN

Vice Chair Baysinger adjourned the meeting at 7:06 p.m.

**CITY OF OREGON CITY
HISTORIC REVIEW BOARD MEETING MINUTE
DRAFT - MAY 24, 2011**

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

Board Members Present:

Jon McLoughlin
Cindy Towle
Vicki Yates
Derek Metson

Staff Present:

Christina Robertson-Gardiner, Associate Planner
Laura Terway, Planner

1. CALL TO ORDER

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

2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

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

3. HISTORIC SURVEY UPDATE

Christina Robertson-Gardiner, Associate Planner, gave a background on the historic survey and update project. She explained Phase 2 of the project, which would take owner consent for properties that could be local landmarks. She asked for a vote from the Board that if local consent was not given, Phase 2 money would be used to further research City owned properties that were not currently designated.

Chrissanne Beckner and Diane Painter, Consultants, gave a presentation on the Historic Survey Update including components of the update, landmarks update, reconnaissance survey, historic context statement, mid-century modern styles, regulatory review, public education, and recommendations for an ongoing survey and preservation plan.

There was discussion regarding integrating the Secretary of Interior's standards and the City's guidelines.

Ms. Roberston-Gardiner stated the final plan would come back to the Board for adoption and the database would be put on the City's website.

Motion by Mr. McLoughlin, second by Ms. Towle, to direct staff that if there was not sufficient owner consent to move forward with intensive local surveys for the recommended properties in the report, then the funds for Phase 2 would be used to provide further information on historically significant City owned properties that could potentially be locally designated or on the national register. Motion passed unanimously 4-0.

4. ADJOURN

Chair McLoughlin adjourned the meeting at 7:47 p.m.

**CITY OF OREGON CITY
HISTORIC REVIEW BOARD WORK SESSION MINUTE
DRAFT - June 28, 2011**

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

Board Members Present:

Jon McLoughlin
Cindy Towle
Vicki Yates
Derek Metson

Staff Present:

Christina Robertson-Gardiner, Associate Planner
Laura Terway, Planner

1. CALL TO ORDER

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

2. CITY WIDE RESURVEY: POTENTIAL LANDMARKS OPEN HOUSE

Ms. Robertson-Gardiner stated she sent out letters to the properties listed for potential landmarks and talked with two owners. There was a deadline of July 5 for those who wanted to move forward. If none were interested, staff could use the rest of the grant money to research City owned properties, such as the Promenade, Elevator, and Carnegie building.

3. DISCUSSION ITEMS**Ermatinger House Update**

Ms. Robertson-Gardiner reported that the Ermatinger House was designated as one of Oregon's top ten most endangered buildings. The City was talking with other jurisdictions for planning, funding, and political action for the house. All the furniture had been removed and temporary structural support added for the inside. The windows were replaced with Plexiglas. The City pledged \$125,000 for the house.

There were two applicants for the open HRB seat and the deadline was June 30. The Board would hold interviews on July 12 and the appointment would be made by the Mayor in August.

The Board would review the design guidelines for new construction at the next Work Session. General land use law, process, and historic preservation law would be discussed in the fall.

3. ADJOURN

Chair McLoughlin adjourned the meeting at 6:26 p.m.

**CITY OF OREGON CITY
HISTORIC REVIEW BOARD MEETING MINUTE
DRAFT - JUNE 28, 2011**

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

Board Members Present:

Jon McLoughlin
Cindy Towle
Vicki Yates
Derek Metson

Staff Present:

Christina Robertson-Gardiner, Associate Planner
Laura Terway, Planner

1. CALL TO ORDER

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

2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

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

3. PUBLIC HEARING**HR 11-05: 1108 6th Street**

Chair McLoughlin read the hearing statement describing the hearing format and correct process for participation. He asked if the Board had any declarations of ex-parte contact, conflict of interest, bias, or statements to declare. There was none. All had visited the site.

Chair McLoughlin opened the public hearing.

Christina Robertson-Gardiner, Associate Planner, said this was a request for alterations to a designated structure in the McLoughlin Conservation District. This was a historic duplex that had been in foreclosure and the new owners had a rehabilitation plan. There was severe structural issues in the basement. She showed photos of the property and proposal. The applicant was removing replacement of the two front windows from the application and would come back at a later date on the windows. She then reviewed the conditions of approval. After a site visit, she thought the windows should be repaired instead of replaced.

Todd Iselin, Iselin Architects, represented the applicant. He would work with staff to resolve the issue of the front windows. The side windows would match what was there previously. The owners purchased the property out of foreclosure and did not realize what the structural repairs would cost, which would be quite substantial. Their goal was to have it done by September. The hardi-plank on the back side was recessed five feet and would be an alteration from the existing stucco.

Ms. Towle thought stucco should be put on the back.

Chair McLoughlin could understand keeping it unified, but that section would be recessed and hardly seen.

There was no further public testimony.

Chair McLoughlin closed the public hearing.

Mr. Metson was typically not in favor of hardi-plank siding, but it would not be visible and was recessed.

Ms. Towle and Ms. Yates were excited for the repairs to be done on this house.

Motion by Mr. Metson, second by Ms. Towle, to approve HR 11-05 removing Condition 4 and acknowledging the applicant had withdrawn the request to replace the front windows. Motion passed unanimously 4-0.

HR 11-06 & HR 11-07: 308 Jefferson Street

Chair McLoughlin read the hearing statement describing the hearing format and correct process for participation. He asked if the Board had any declarations of ex-parte contact, conflict of interest, bias, or statements to declare.

Mr. Metson said the property was near where he lived and he had talked to the applicant as a neighbor, but not about this specific application.

All had visited the site-???

Chair McLoughlin opened the public hearing.

Ms. Robertson-Gardiner stated the demolition request had to be a separate file from the construction. This was a request for demolition of an existing one car garage and replacing it with a new two car garage. The house was the William H. Howell house and she showed photos of the site and the applicant's site plan. The applicant was proposing to reuse some of the existing materials. She suggested reducing the height, roof pitch, and massing. She thought the demolition was a reasonable request and recommended approval.

Randy Horton, applicant, explained the proposed windows, siding, and roof. He requested using hardi-plank siding.

There was discussion regarding a shed dormer for the roof and other options to make the pitch 8-12. There was further discussion about the window dimensions.

The Board requested drawings with detailed dimensions and elevations be turned in to staff.

Chair McLoughlin closed the public hearing.

Motion by Ms. Towle, second by Ms. Yates, to approve HR 11-06 and HR 11-07, replacing Condition 3 with the following revisions to the plan: the applicant shall provide smooth six inch cement board siding, may utilize the existing 2x3 windows and provide new windows that were a proportion of three to one horizontal to vertical or three to two horizontal to vertical, the garage doors were approved as submitted but could be without windows, the Board approved the proposed reclaimed mandor five panel wood??? to replicate what was there previously, and the applicant shall provide drawings that revised the roof pitch to 8-12. Motion passed unanimously 4-0.

4. ADJOURN

Chair McLoughlin adjourned the meeting at 8:16 p.m.

**CITY OF OREGON CITY
HISTORIC REVIEW BOARD WORK SESSION MINUTE
DRAFT - January 24, 2012**

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

Board Members Present:

Jon McLoughlin
Robert Siewert
Derek Metson
Vicki Yates

Staff Present:

Christina Robertson-Gardiner, Associate Planner

1. CALL TO ORDER

Chair McLoughlin called the meeting to order at 6:04 p.m.

2. ELECTIONS

Christina Robertson-Gardiner, Associate Planner, said the Board needed to make nominations for the Chair and Vice Chair for 2012.

Motion by Ms. Yates, second by Mr. Metson, to nominate Jon McLoughlin to remain as Chair. Motion passed unanimously 4-0.

The Vice Chair election was tabled until the next meeting.

3. DISCUSSION ITEMS**Ermatinger House Update**

Ms. Robertson-Gardiner stated an RFP was sent out in November for architectural and engineering teams to create plans for the rehabilitation of the Ermatinger House. Architectural Resource Group was chosen and would be sent to the City Commission for approval in February. The work would be done by June. The City applied for a Community Development Block Grant for \$200,000 from Clackamas County and would find out in May if it was to be awarded. City staff was still working with the City of Portland for support and had a \$2,500 grant from the Historic Preservation League of Oregon.

Alterations to Landmarks: Staff Audit and Recommendations

Ms. Robertson-Gardiner said part of the 2011 City-wide survey project was an update to the current 87 landmarks. She audited the buildings that were identified as moving to non-contributing status to find out what happened. Four properties had been demolished. She explained how several of these properties had not been zone changed to be designated historic and were not legally regulated. There were some landmarks that had been so altered that they needed to be de-designated. The property owners would need to be contacted before de-designation. She would continue researching these properties and bring it back for further discussion in the spring. She also suggested sending out a reminder packet to all landmark owners.

2012-2013 Historic Review Board Goals

Ms. Robertson-Gardiner had incorporated Diana Painter's goals into the 2012-13 HRB goals. She would add the 2012-13 Certified Local Government Grant program to the goals. The goals would be sent to the City Commission and Planning Commission.

Motion by Mr. Metson, second by Ms. Yates, to approve the 2012-2013 Historic Review Board Goals with the addition of the CLG program. Motion passed unanimously 4-0.

2012-2013 Certified Local Government Grant (CLG)

Ms. Robertson-Gardiner stated the State Historic Preservation Office received pass through funds from the National Park Service to create a Certified Local Government Program. Oregon City was certified and could take advantage of a local matching grant program. The applications for the grant were due next month. She was planning to use the grant to help downtown Main Street property owners with a multiple property submission for historic designation.

The consensus of the Board was to move forward with the grant as proposed by staff.

4. ADJOURN

Chair McLoughlin adjourned the meeting at 6:42 p.m.

**CITY OF OREGON CITY
HISTORIC REVIEW BOARD WORK SESSION MINUTE
DRAFT - April 26, 2011**

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

Board Members Present:

Ken Baysinger
Cindy Towle
Vicki Yates

Staff Present:

Christina Robertson-Gardiner, Associate Planner

1. CALL TO ORDER

Vice Chair Baysinger called the meeting to order at 6 p.m.

2. GENERAL BUSINESS**2011 City Wide Historic Inventory Update**

Christina Robertson-Gardiner, Associate Planner, said in February the consultant surveyed existing landmarks and the draft was on the City's webpage. The consultant also did a reconnaissance level survey of 1,600 properties that were over 50 years old that had never been surveyed. These were also on the webpage. There would be a final report and presentation in May to the Planning Commission, and to the City Commission in June. She discussed the draft report and goals.

There was discussion about how to take the final report and re-purpose the information in a user-friendly format.

May Preservation Month Activities

Ms. Robertson-Gardiner said the Preservation Award would be presented at the May 4 City Commission meeting. She suggested speaking at the May 18 City Commission meeting on the value of wood windows. The two Preservation Awardees would be present at the May 4 Commission meeting to receive their award. The names would not be released until that night.

2011-2012 HRB Work Plan/Goals

The Board reviewed the priority ranking for the work plan and goals. The Ermatinger House was moved from #6 to #1, and the rest of the priorities remained the same.

Ms. Robertson-Gardiner would forward the list to the Community Development Director and City Commission.

Ermatinger House Update

Staff was continuing discussions with the Commission on how to proceed with the Ermatinger House. Ms. Robertson-Gardiner went over an email detailing what had been done to the house so far. She was hoping the Historic Preservation League of Oregon could provide some

strategic guidance about how the \$100,000 in the City budget could be leveraged for more funding and how to spend the money.

3. ADJOURN

Vice Chair Baysinger adjourned the meeting at 6:31 p.m.



City of Oregon City

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

Meeting Minutes - Draft

Historic Review Board

Tuesday, September 28, 2021

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Chair Blythe called the meeting to order at 7:00 PM.

Present: 4 - Board Member Paul Edgar, Board Member Sabrina Ferry, Board Member Ray Stobie, and Board Member Grant Blythe

Staffers: 2 - Planner Kelly Reid, Senior Planner Christina Robertson-Gardiner, and City Attorney Bill Kabeiseman

2. Public Comment — None

3. Public Hearings: GLUA-21-00015 and HR 21-00008: Historic Review for exterior alterations to a noncontributing home in the Canemah National Register District at 601 4th Avenue

Chair Blythe opened the public hearing and read the hearing statement. He asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statements to declare including a visit to the site.

Board Member Ferry visited the site. Board Member Edgar had walked by and talked to the applicants but never entered into discussions about what they were doing. Board Member Stobie visited the site. Chair Blythe visited the site and asked staff about approval of the work being performed.

Linda Baysinger, resident of Oregon City, thought Board Member Edgar should recuse himself as he had many contacts with the party.

Abigail Klun, applicant, said they had multiple interactions with Board Member Edgar that were inappropriate as a member of the HRB.

Chris Staggs, resident of Oregon City, agreed Board Member Edgar had multiple ex parte contacts with the applicant. He requested that he be recused.

Bill Kabeiseman, City Attorney, explained evidence of bias, ex parte contacts, and conflicts of interest.

Board Member Edgar said he could make an unbiased decision and there no further ex parte contacts to declare. He did not plan to recuse himself.

Kelly Reid, Planner, presented the staff report. This was a request for alterations to a home on 4th Avenue. She discussed the subject site, request, photos of the house, approval criteria, precedent, and landscape mitigation. Staff found there was adequate mitigation to screen the porch railing by using landscaping, the siding could be viewed as a reasonable in-kind replacement as found from a previous decision in 2014, and the staircase did not have an adverse effect on the district. If the Board found that there was an adverse effect, she recommended a condition be added for mitigation to make it acceptable.

Abigail and Jason Klun, applicants, said they had not known they needed approval for exterior alterations. There were no published guidelines for non-contributing structures which led to a lot of confusion. She summarized the purchase of their home and issues that required immediate attention. It wasn't until the work on the home was finished that they were informed that this process existed. She discussed flexibility in materials and methods that could be used. They used materials as close as possible to the original and there was precedence in the area for the materials that had been used. She thought the design and materials were compatible with the neighborhood. They had also mitigated with landscaping.

Ken Baysinger, representing the Canemah Neighborhood Association, said the Association voted unanimously to support this application in every respect. They thought it was a benefit to the neighborhood and did not detract from the historic nature of the neighborhood.

Ron Bistline, Canemah Neighborhood Association Steering Committee, confirmed the Association had approved this application and thought it added value to the neighborhood. Personally he thought there was precedent for this and the landscape screening would mitigate any issues.

Linda Baysinger, resident of Oregon City, supported the application as well. The property had needed these repairs, which were high quality and a good addition to the neighborhood.

Karen Blaha, resident of Oregon City, lived near this property. She thought the improvements were beautiful and did not detract from the neighborhood.

Chris Staggs, resident of Oregon City, read from staff's executive summary which said the home was non-contributing and the materials did not have an adverse effect on the district. He discussed the design guidelines and how there was a lot of variation in Canemah.

Chair Blythe closed the public hearing.

The Board discussed better notification to homeowners, support for the materials used and screening, and findings for approval.

A motion was made by Board Member Edgar, seconded by Board Member Stobie, to approve GLUA-21-00015 and HR 21-00008: Historic Review for exterior alterations to a noncontributing home in the Canemah National Register District at 601 4th Avenue. The motion carried by the following vote:

Aye: 4 – Chair Blythe, Board Member Edgar, Board Member Stobie, and Board Member Ferry

GLUA 21-00042 / HR-21-00018: Revision to HR 19-04 for a new single dwelling in the Canemah National Register District at 306 4th Avenue

Chair Blythe opened the public hearing. He asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statements to declare.

All Board members had visited the site.

Ken Baysinger, resident of Oregon City, thought Board Member Edgar had bias as he used to own the property and had told several buyers that the property was not buildable and testified against approval of previous applications. He thought Board Member Edgar should recuse himself from the hearing.

Karen Blaha, resident of Oregon City, agreed with Mr. Baysinger's comments. She thought Board Member Edgar had financial benefit to his objections to building since it would affect his property.

Linda Baysinger, resident of Oregon City, requested the Board vote to recuse Board Member Edgar due to financial gain on the property and ongoing bias.

Mr. Kabeiseman explained the City's process for bias and conflicts of interest/financial gain.

Board Member Edgar said he had no pre-existing bias that would prevent him from making a decision based on the code. He planned to participate in the hearing.

Ms. Reid presented the staff report. This was a continuation for a revision to HR 19-04 for a new single family home in the Canemah District. She summarized the application, what had changed, HRB direction needed, elevations and measurements, and recommended conditions of approval.

Tim Ahaus, applicant, discussed the changes that had been made to the application as requested at the last hearing. He then explained the grading plan and the difficulties with the constraints on the property and following the guidelines.

There was discussion regarding the side porch, massing of the house, and windows.

Ron Bistline, Canemah Neighborhood Association, said the Association was in support of the application. Personally, he was concerned about the consistency and length of time for this process.

Ken Baysinger, Canemah Neighborhood Association, said the Association voted unanimously in support of the design as a positive addition to the neighborhood.

Linda Baysinger, resident of Oregon City, gave a history of the sale of the property and concerns with the process.

Karen Blaha, resident of Oregon City, discussed concerns with the HRB process. She thought the application should be approved.

Chair Blythe closed the public hearing.

There was discussion regarding the side porch, width and overall massing on 4th Avenue and compatibility with Canemah bungalow design, and double hung windows.

Chair Blythe reopened the public hearing.

Mr. Ahaus explained the different elevations for the ground floor due to the topography and how the garage would not be seen from the right-of-way. He asked that the condition be modified to reflect the elevation heights.

Chair Blythe closed the public hearing.

There was further discussion regarding the process, pathway for pedestrian access, allowing changes to the rock wall, whether or not to require double hung windows, leaving the side porch to discretion of the applicant, and leaving the length of the structure along 4th Avenue as proposed or squaring up the width and reducing the bulk.

Ms. Reid reviewed the conditions of approval. The Board added to Condition #18 that the applicant would reuse the old basalt stones in the wall or somewhere in the district. They also amended Condition #19, that the exposed ground floor in the center under the peak would not exceed 4 feet, 9 inches and that the exposed ground floor at the corners would not exceed 8 feet due to the topography.

There was consensus to continue the meeting past 10 PM.

The Board amended Condition #21, to leave it up to the applicant's discretion to eliminate the wrap around porch on 4th Avenue or not.

Board Member Edgar did not think the house looked like a Canemah bungalow.

A motion was made by Board Member Ferry, seconded by Board Member Stobie, to approve GLUA 21-00042 / HR-21-00018: Revision to HR 19-04 for a new single dwelling in the Canemah National Register District at 306 4th Avenue with the amended conditions of approval. The motion passed by the following vote:

Aye: 3 – Chair Blythe, Board Member Stobie, and Board Member Ferry

Nay: 1 – Board Member Edgar

GLUA 21-00052 / HR-21-00020 Modification of HR 20-00001

Chair Blythe opened the public hearing. He asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statements to declare.

Board Members Ferry, Stobie, and Blythe had visited the site.

Christina Robertson-Gardiner, Senior Planner, presented the staff report. She submitted a letter into the record from the property owner requesting an ADA ramp. She reviewed the HRB options, applicant's request, site location in the McLoughlin Conservation District, street view, examples of other ramps, landscape plan to mitigate the ramp, and elevations. The guidelines did not provide any specific direction on ADA ramps. Staff thought as conditioned, the design for the ADA ramp was secondary to the front porch access and was designed to be compatible with the building's

architecture. She then discussed the ramp options and window revisions.

There was discussion regarding the full ADA ramp option, size of windows for emergency egress, and new window in the internal staircase.

John Dawson, Dawson Engineering, was representing the applicant. He thought it was mandatory to allow the full ADA ramp for the private and commercial use. They tried to design the ramp so it would not have a visual impact and he explained the design. The ramp would be screened by landscaping. He then discussed the windows proposed.

Jilene Modlin, resident of Oregon City, wanted to make sure ADA was included, but did not understand how it worked with the entrance. She wanted it to be safe and look like it belonged in the neighborhood.

A motion was made by Board Member Edgar, seconded by Board Member Blythe, to continue the hearing for GLUA 21-00052 / HR-21-00020 Modification of HR 20-00001 to October 26, 2021. The motion carried by the following vote:

Aye: 4 – Chair Blythe, Board Member Edgar, Board Member Stobie, and Board Member Ferry

4. Other Business: December 22, 2016 and January 26, 2021 Minutes

This item was not discussed due to the lateness of the meeting.

5. Communications

None

6. Adjournment

Chair Blythe adjourned the meeting at 11:03 PM.

**CITY OF OREGON CITY
HISTORIC REVIEW BOARD WORK SESSION MINUTES
DRAFT - May 22, 2012**

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

Board Members Present:

Jon McLoughlin
Cindy Towle
Derek Metson
Vicki Yates
Robert Siewert

Staff Present:

Christina Robertson-Gardiner, Associate Planner

1. CALL TO ORDER

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

2. DISCUSSION ITEMS

a. Presentation by Brian Vaughn, Metro Senior Natural Resource Scientist, Providing an Update on Work Being Performed at the Canemah Bluffs Open Space Area

Brian Vaughn, Metro Senior Natural Resource Scientist, and Jonathan Solus??, Metro Science and Stewardship Division Manager, gave an update on Metro's work in Canemah including an introduction to the Canemah Bluff, Canemah Bluff Natural Resource Conservation and Site Management Plan, next steps and projects, Canemah Bluff archeological investigation, and monitoring of cultural resources during future project work.

Ms. Robertson-Gardinar said there was a portion next to the Children's Park that was in the Canemah National Register District. If there was development proposed on that section, the Historic Review Board would review it.

b. Public Comment on Canemah Bluffs Presentation

Cap Hedges, resident of Portland, and David Hedges, resident of West Linn, were brothers who were descendants and stakeholders of Absalom Hedges, founder of Canemah. Mr. Cap Hedges said prior to Metro purchasing the site, a study was conducted in 1996 that indicated the historic and natural resources on the bluff. In 2007 Metro removed 200 trees from the historic site. They gave the Canemah Neighborhood Association one week notice and moved in heavy equipment. A meeting was held and the head of the project wrote a letter stating Metro's commitment to the bluff and its historic significance. In 2008 stories came out in the *Oregonian* regarding the archeological significance of the Canemah Bluff. His appeal was that the HRB, Planning Department, and City Commission curtail the re-entering and removing trees and operating on Cemetery Road until further study. A lot of environmental damage had already been done.

Mr. David Hedges distributed documentation regarding the historical significance of Cemetery Road. The road was part of a Native American trail used by early pioneers. When Metro removed the trees they did so with the permission of the Canemah Cemetery Association who did not follow the prescribed formula laid out in the Oregon Revised Statutes. He requested any further non cemetery use of Cemetery Road conform to the law. He further requested that Metro and the Canemah Cemetery Association recognize there was historical significance.

Chair McLoughlin stated the HRB did not have jurisdiction over this area, and they would have to take the request to the City Commission.

Paul Edgar, Land Use Chair of the Canemah Neighborhood Association, brought a map from the Clackamas County website of Oregon City in 1844-46 that showed how Cemetery Road was the singular road out of Oregon City going south into the Willamette Valley. A factual survey was done of the Canemah neighborhood residents. They saw the tragedy of the initial grading of the historic wagon road by Metro and they did not want it to happen again. He was not against cutting of the trees, but was concerned about the impact to the road.

Michael Jones represented the Mt. Hood Sacred Lands Preservation Alliance. Before Metro bought the Canemah Bluffs, he had warned them that there were cultural resources there and development would destroy it. He recommended a cultural resource survey, but all that was done was an archeological survey. He asked that the HRB not approve anything with this project until more input was given on the value of cultural resources in this area.

Ms. Robertson-Gardiner said if this was sent to the City Commission, she would write a staff background report. She asked the Metro representatives to address the issue.

Mr. Vaughn said Metro had contacted the stakeholders, neighbors, and the tribes. Some comments had been sent and would be incorporated into the plan. They did not do the higher level investigations but were open to listening to any information. They were working to have little or no impact on Cemetery Road. The project was moving from the planning phase to development phase where there would be neighborhood meetings and stakeholders would be contacted.

Mr. Solus?? stated the work they were doing was honoring the cultural and biological history of the site and helping it become closer to what it was when it was a Native American managed area and to keep it from becoming a Douglas Fir forest. They were doing it as sensitively as possible and were going to great lengths to engage the community.

Mr. Siewert thought it was a matter of trust and Metro needed to do it right. Ms. Towle said there needed to be better understanding in the community.

c. Ermatinger House Update

Ms. Robertson-Gardiner gave a PowerPoint presentation on the Ermatinger House that had been shown to the City Commission on May 8 including historic images and the issues found on the exterior, basement, first floor, and second floor. She then discussed the rehabilitation plan and ADA ramp. There had to be a decision about how much restoration to do and how it would be promoted. She explained the funding that had been collected, how much more would be needed, and other funding options.

Ms. Robertson-Gardiner said the Preservation Survey was approved by the City Commission. She would be working to put together a GIS app that would allow the user to click on any survey form on a GIS map.

3. ADJOURN

Chair McLoughlin adjourned the meeting at 7:16 p.m.



City of Oregon City

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

Meeting Minutes - Draft

Historic Review Board

Tuesday, July 26, 2022

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Chair Blythe called the meeting to order at 7:00 PM.

Present: 4 - Board Member Grant Blythe, Board Member Paul Edgar, Board Member Sabrina Ferry, and Board Member Jessica Belknap

Absent: 1 - Board Member Ray Stobie

Staffers: 2 - Senior Planner Christina Robertson-Gardiner and Community Development Director Aquilla Hurd-Ravich

2. Public Comment – None

3. Public Hearing: GLUA-22-00006: General Land Use Application; HR 22-00002: Historic Review for New Construction; and HR-22-00007 Historic Review for Demolition.

Chair Blythe opened the public hearing and read the hearing statement. He asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statements to declare including a visit to the site.

All Board Members had visited the site.

Christina Robertson-Gardiner, Senior Planner, presented the staff report. This was a request for new construction and demolition. She entered an email from the McLoughlin Neighborhood Association into the record. She discussed the proposed conditions of approval, Queen Anne and Queen Anne vernacular building form, standards for rehabilitation, subject site and pictures of current site conditions, proposed site plan, proposed materials, preservation incentive for the rear yard setback, demolition findings, and HRB options. Staff recommended approval.

There was discussion regarding the need for a steeper roof pitch, yet maintaining a simpler design to follow what would have been built in the 1920s-1940s.

There was no public testimony.

There was further discussion regarding the appropriateness of the roof pitch and concern that a steep pitch would detract or rival the surrounding historic buildings. The Board looked at Google maps to see the neighboring buildings.

There was consensus to add a condition for the applicant to match the pitch of the neighboring buildings.

Ms. Robertson-Gardiner suggested approving the demolition and continuing the design of the new construction to the next meeting so the applicant could respond to the direction to change the roof pitch.

A motion was made by Board Member Edgar, seconded by Board Member Ferry, to approve HR-22-00007 Historic Review for Demolition. The motion carried by the following vote:

Aye: 4 – Board Member Blythe, Board Member Edgar, and Board Member Belknap, and Board Member Ferry

A motion was made by Board Member Edgar, seconded by Chair Blythe, to tentatively approve HR 22-00002: Historic Review for New Construction with the added condition that the roof pitch be aligned with the neighboring houses for compatibility and to continue the hearing to August 23, 2022. The motion carried by the following vote:

Aye: 4 – Board Member Blythe, Board Member Edgar, and Board Member Belknap, and Board Member Ferry

4. Other Business: Preservation Grant for Facia and Gutter Repair at the Joseph and Venna Locke House (810 JQ Adams)

Ms. Robertson-Gardiner explained the grant request for a designated structure on JQ Adams. Staff recommended approval of the facia repair and replacement only. Gutter repair was a general upkeep measure for all homeowners and was generally not considered eligible for the grant.

Jacob Tenney, applicant, explained the facia repair needed, which was being done in conjunction with a total roof replacement. The gutter would have to be removed to replace the facia and it was part of the same project.

There was discussion regarding approving the facia, but not the gutter repair.

A motion was made by Board Member Edgar, seconded by Board Member Ferry, to approve the Preservation Grant for \$450 for 810 JQ Adams. The motion carried by the following vote:

Aye: 4 – Board Member Blythe, Board Member Edgar, Board Member Belknap, and Board Member Ferry

Other Business: Middle Housing Design Guidelines Work Session

Ms. Robertson-Gardiner gave a background on the middle housing design guidelines and the revisions that were made from previous HRB feedback. Development in the geologic hazards overlay was still subject to two units per acre, which precluded most of Canemah from middle housing. The historic commercial zone did not allow

duplexes, triplexes, or row houses, which also precluded most of Canemah. The McLoughlin District would have more options for middle housing. They also wanted to support the retention of existing housing stock by allowing detached duplexes and triplexes. If it was a vacant lot or demolition, the duplexes and triplexes had to be attached. Fourplexes still needed to be attached. Townhomes were allowed. She explained what design guidelines the HRB could apply to these units. She then led the HRB through the new section to be inserted into the design guidelines for new construction including massing, parking, configuration of duplex/triplex/fourplex units, entryways for duplex/triplex/fourplex units, townhomes, and cottage clusters.

There was discussion regarding how to determine appropriate massing, how the applicant would need to demonstrate why the massing would not be considered excessive, parking areas to the side or rear of the structure, front yard area landscaping, driveway widths, vehicles not parked in landscape areas, multiple smaller parking areas instead of one large parking lot, design for plexes and consistency with the design guidelines, entrance locations, allowing multiple entrances on the front, townhome styles and number of units allowed, setbacks for townhomes, dimensional standards, over the counter review, and compatibility for clusters.

Staff would come back with the proposed changes to the next meeting.

5. Communications

None.

6. Adjournment

Chair Blythe adjourned the meeting at 9:00 PM.