



CITY OF OREGON CITY HISTORIC REVIEW BOARD AGENDA

Virtual Meeting
Tuesday, August 23, 2022 at 7:00 PM

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

CALL TO ORDER

PUBLIC COMMENT

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

PUBLIC HEARING

1. GLUA-22-00006: General Land Use Application: HR 22-00002: Historic Review for New Construction of a one car garage on a designated structure in the McLoughlin Conservation District.
2. GLUA-22-00025: HR-22-00008 Historic Review for the demolition of a garage bay at the Stevens Crawford House and abutting the Oregon City Odd Fellows Building (I.O.O.F Hall)
3. GLUA-22-00027: HR 22-00009: Historic Review for the demolition of a carport on a locally designated historic resource in the McLoughlin Conservation District.

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 WPMC at 503-650-0275 for a programming schedule.



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board **Agenda Date:** 8/23/2002
From: Senior Planner Christina Robertson-Gardiner

SUBJECT:

GLUA-22-00006: General Land Use Application: HR 22-00002: Historic Review for New Construction of a one-car garage on a designated structure in the McLoughlin Conservation District.

STAFF RECOMMENDATION:

Staff recommends approval with conditions

EXECUTIVE SUMMARY:

Historic Review for demolition of an existing detached garage and construction of a new detached garage (approx. 216 square feet) on a designated site within the McLoughlin Conservation District. A preservation incentive to maintain the existing zero-foot setback of the existing garage is also proposed.

The existing 1920s-1940s era one-car garage with a mix of horizontal siding and some shake siding on the front is located at the rear of the lot on the property line with the neighbor (513 Madison) J. and Elizabeth Albright Rental (Mary Weise House). The Albright, John F. and Elizabeth, House (812 6th Street) abuts the property to the northwest. The garage is on the verge of collapse and the applicant has determined that repair is not a viable option.

At the July HRB meeting, the Board approved the demolition request (HR 22-0007) and continued HR 22-00002 to the August HRB meeting to allow the applicant to respond to a request to increase the floor pitch of the proposed garage. Staff has contacted the applicant and is working on getting a response before the 8/23 hearing.

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 August Septmebr 27, 2022 to adopt final findings.
4. Continue the hearing to Septmebr 27, 2022 and provide direction to the applicant on additional information needed. Record stays open.

Historic Review
Staff Report and Recommendation
July 18, 2022

FILE NO.: GLUA-22-00006: General Land Use Application; HR 22-00002: Historic Review for New Construction; and HR-22-00007 Historic Review for Demolition

HEARING DATE: June 26, 2022
7:00 P.M.
Virtual – Zoom meeting

APPLICANT/OWNER: Tracy Rock
814 6th Street
Oregon City, OR 97045

LOCATION: 814 6th Street
Oregon City, OR 97045

REQUEST: Historic Review for demolition of an existing detached garage and construction of a new detached garage on a designated site within the McLoughlin Conservation District. A preservation incentive to maintain existing zero-foot setback is also proposed.

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

Staff has provided the following conditions for the Board's consideration, depending on the Board's findings:

1. The applicant shall utilize horizontal board siding with 4 to 6" reveal, either smooth fiber cement or wood material.
2. The garage door shall be installed to resemble a carriage door, with the following details: simulated hinges, dual handles, and vertical or cross panels with or without windows.
3. Slider windows are not permitted; instead, windows shall be casement, awning, single or double hung, or fixed.
4. Any window material that meets HRB policies is acceptable. The applicant shall provide a sample for Board approval through a separate application if windows that do not meet the HRB policy are proposed.
5. No windows shall have simulated grids between glass panes. Exterior extruded grides are allowed.
6. The Historic Preservation Incentive is approved to allow the reconstruction of the garage in its original location. Per Building Code, eaves may not extend to the neighboring property. The applicant shall work with the Building Department to ensure that the project is in compliance with all applicable building codes.
7. The applicant shall apply for all applicable demolition and building permits. Contact permits@orcitey.org for additional information.

I. BACKGROUND:

Existing Conditions:

The subject property is developed with a single-family house in the R3.5 zone. The property is an 4,095 square foot lot. The 1890s Gothic Revival house is a designated structure within the McLoughlin Conservation District Jacob And Mary Madir House. The existing 1920s-1940s era one-car garage with a mix of horizontal siding and some shake siding on the front is located at the rear of the lot on the property line with the neighbor (513 Madison) J. and Elizabeth Albright Rental (Mary Weise House). The Albright, John F. and Elizabeth, House (812 6th Steet) abuts the property to the northwest. The garage is on the verge of collapse, and the applicant has determined that repair is not a viable option.



Vicinity map



Street view of property



Street view of property

Side view from rear of property - Neighbor's property @ 513 Madison (Mary Weise House) - garage is on property line. Currently being supported by 1 x 4 posts to not collapse on their house.



View from front and inside of garage. Roof is mostly collapsed in - it is unsafe to access. Garage is tilting to backside of property and being supported so that it doesn't fall on the neighbor's house.



814 6TH STREET - JACOB AND MARY MADIR HOUSE



This 1-1/2 story house sits under a steeply pitched cross gable roof, and is square in plan. The gables feature shallow boxed eaves and decorative barge moldings. The main entry is covered by a small gable supported by a pair of square posts. This gable is most likely an addition to the house, which is clad with wide wood shingles, and features a brick chimney on the west wall with a corbelled cap. The windows are all 1/1 double-hung wood sash with lamb's tongues on the upper sashes and narrow trim moldings. This trim was likely installed with the new siding. A small garage associated with this house

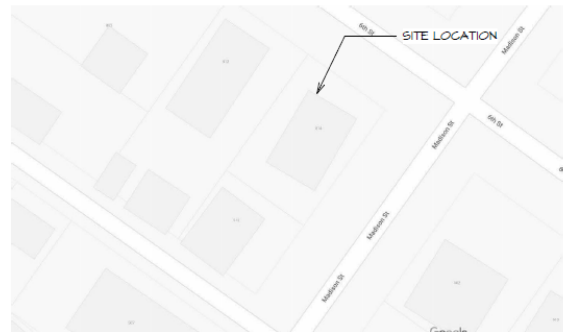
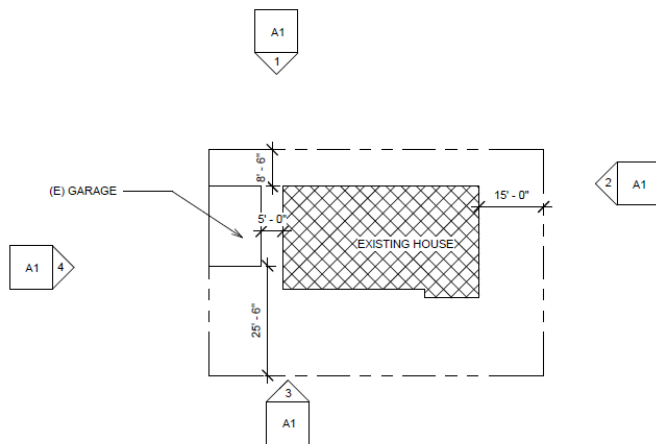
features a flat roof, drop siding, and fixed wood sashes.

Statement of Significance: Portions of Lots 1 and 2 were sold by Joseph and Mary Techer in 1875 to Theodore Himmler who sold them to Mary Madir fifteen years later. Joseph and Mary Madir originally owned the house, located on the northeast corner of 6th and Monroe. The property changed hands several times over the next twenty years and was purchased by Josie Irish in 1921 and sold by H. H. Hughes to Leona J. Mooty on July 3, 1940. According to the City Directory, no Irish or Hughes lived at this house in the early 1930s, but was instead occupied by Lee Hall who also owned the house at 812 6th St.

Project Description: Historic Review for demolition of an existing detached garage and construction of a new detached garage (approx. 216 square feet) on a designated site within the McLoughlin Conservation District. A preservation incentive to maintain the existing zero-foot setback of the existing garage is also proposed.

Materials

- Siding – Hardie Plank lap siding – smooth cement.
- Body painted Miller Historic-Wainscot Green and trim Jewett White.
- Roof is TruDefinitions shingles color Brownwood.
- Roof and paint match the house.
- Garage door is Wayne Dalton 8ft x 7ft Classic Steel Model 9100 – color Taupe – painted Miller Hickory Nut to match the back door of house and foundation colors.



REPAIR EXISTING GARAGE
WILL REMAIN SAME SIZE FOOT PRINT
ADDING 1HR RATED WALL ON
PROPERTY LINE
Taxlot: 22E31AD12300
Parcel Number: 00575452

① Site
1" = 20'-0"



TRACY ROCK

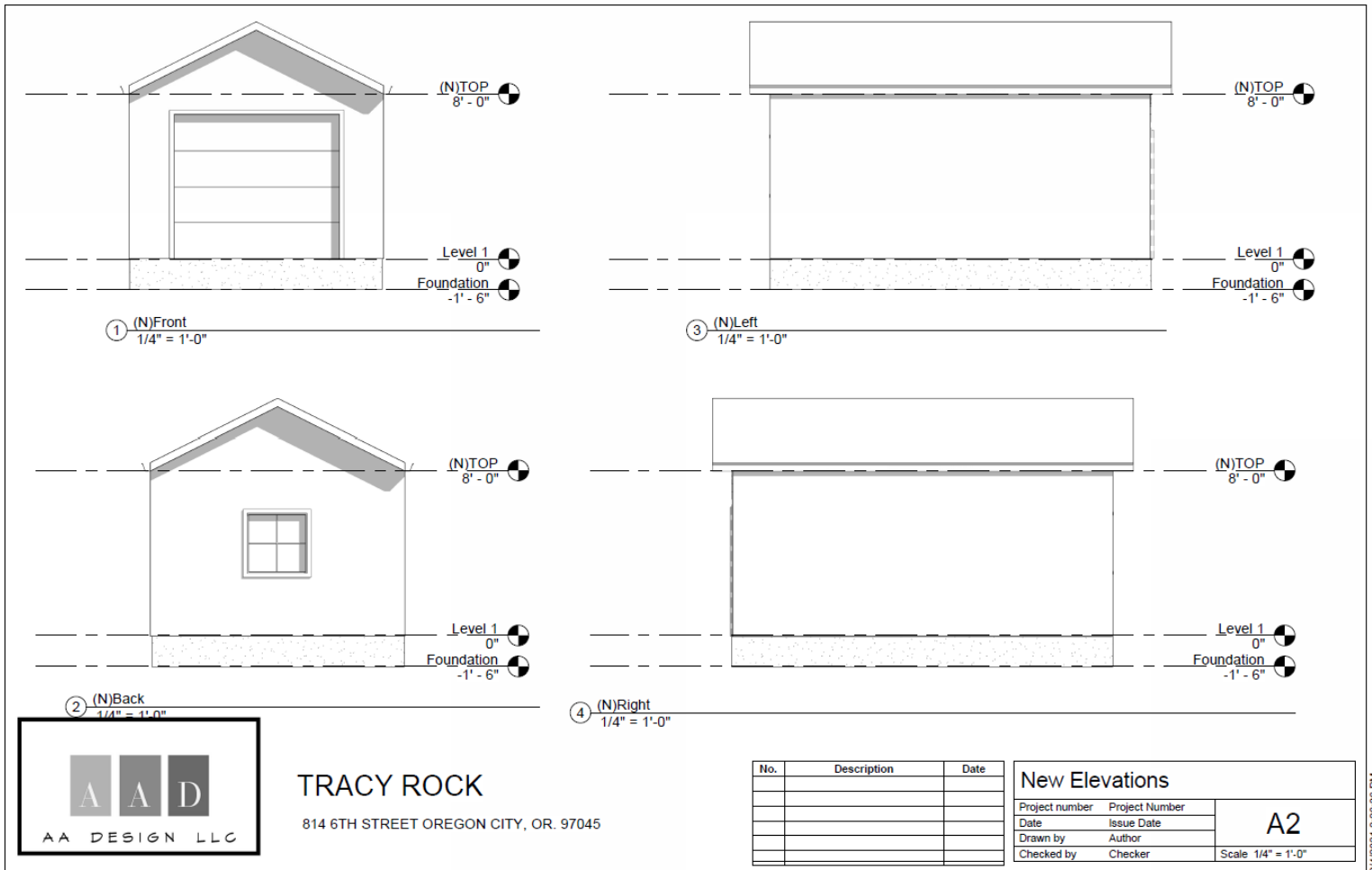
814 6TH STREET OREGON CITY, OR. 97045

No.	Description	Date

Site		
Project number	Project Number	A9
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale 1" = 20'-0"		

1/4/2021 2:26:58 PM

Site Plan



Elevation Drawings.

Notice and Public Comment:

A public notice was sent to neighbors with 300 feet of the subject property, posted online, emailed to various entities, and posted on site. No public comments were received at the time of the publication of this staff report.

II. APPLICABLE STANDARDS AND FINDINGS

17.40.070 - Demolition and moving.

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

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

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

Finding: Complies as Proposed. The applicant submitted a site plan along with a photo of garage

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

GLUA-22-00006 816 6th Street

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

3. *The city comprehensive plan;*

Section 5

Open Spaces, Scenic and Historic Areas, and Natural Resources

Canemah is an important example of a relatively intact riverboat town with architectural resources dating from the 1860s. Having evolved from a community for the elite of the riverboat industry to a workers' community, Canemah retains essentially the same sense of place it had in the latter half of the 19th century. Situated above the Falls of the Willamette, it was an important portage town and the major shipbuilding center on the upper Willamette River. Canemah was listed as a Historic District in the National Register of Historic Places in 1977.

Policy 5.3.8

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

Finding: Complies as Proposed.

Staff finds that the demolition of the garage does not have a negative impact on the McLoughlin Conservation. The condition of the building, the utilitarian nature of the structure long with its ubiquity o the district, does not create a compelling case that retention of the structure is needed to retain the significance of the district.

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

The purpose of the district is

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

Finding: Complies as Proposed. The construction date of the garage is unknown most likely 1920s-1940s, . Staff finds that the condition of the building, the utilitarian nature of the structure long with its ubiquity o the district, does not create a compelling case that retention of the structure is needed to retain the significance of the district.

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

Finding: Complies as Proposed. The construction date of the garage is unknown most likely 1920s-1940s, . Staff finds that the condition of the building, the utilitarian nature of the structure long with its ubiquity in the district, does not create a compelling case that retention of the structure is needed to retain the significance of the district.

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

Finding: Complies as Proposed. The construction date of the garage is unknown most likely 1920s-1940s, . Staff finds that the condition of the building, the utilitarian nature of the structure long with its ubiquity in the district, does not create a compelling case that retention of the structure is needed to retain the significance of the district.

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

Finding: Complies as Proposed.

Then the applicant indicated that the structure creates a potentially hazardous condition with the neighboring property, and support posts are needed to prevent the building from falling in the neighboring historic resource.

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

Finding: Complies as Proposed. Allowing the demolition of the garage will allow the applicant to remove the potential hazard and provide a new usable garage onsite, improving the use of the site and creating a new asset on the property.

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

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

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

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

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

Finding: Not applicable. The City Commission has not ordered the demolition of this structure.

17.40.065 - Historic Preservation Incentives.

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

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

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

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

Finding: Complies as Proposed.

The applicant requests a preservation incentive for the rear setback for the garage/ADU structure. The following code section requires a 3-foot setback for this structure:

17.54.010 Accessory Buildings and Uses

2. Accessory Structures with a Footprint from Two Hundred to Six Hundred Square Feet:

- a. Shall be located behind the front line of the primary structure;*
- b. Shall comply with the dimensional standards of the zoning designation, including height, setbacks, and lot coverage unless modified pursuant to subsection c; and*
- c. Side and rear setbacks may be reduced to not less than **three feet for one** accessory structure and its projections if the height does not exceed seventeen feet as defined in OCMC 17.04.550.*

The applicant wishes to rebuild the garage in its existing location. As the building is too deteriorated and repairs is not an option for the applicant. Once the existing garage is demolished, the applicant will be required to set the garage back 3 feet from the property line to meet the required zoning setback. The purpose of the Historic Preservation incentive is the allow the Historic Review Board the ability to reduce setbacks based on context and to support flexibility and economic opportunities for historic resources.

The applicant's proposal is an excellent example of the use of the preservation incentive. The applicant wishes to retain a historic configuration that is currently not allowed by right in the zone. The Historic Review Board, through a noticed hearing, can provide this relief to the applicant and support historically compatible investment in the district.

Please note that per Building Code, eaves may not extend to the neighboring property. The applicant shall work with the Building Department to ensure that the project is in compliance with all applicable building codes.

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 new construction 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.*

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

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

GLUA-22-00006 816 6th Street

1. A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring onsite, 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 onsite, 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.

Not Applicable: The garage is a replacement structure; the soil is not being disturbed beyond what has already been disturbed on this site.

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

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

- F. For construction of new structures in an historic or conservation district, or on an historic site, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:
1. The purpose of the historic conservation district as set forth in Section 17.40.010;
 2. The provisions of the city comprehensive plan;
 3. The economic effect of the new proposed structure on the historic value of the district or historic site;
 4. The effect of the proposed new structure on the historic value of the district or historic site;
 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;
 6. Economic, social, environmental and energy consequences;

Finding. Complies with conditions. The overall purpose is to ensure the historic character of the McLoughlin District is maintained through review of new construction in the district. The applicant has proposed a detached garage of 216 square feet, with a 6:12 roof pitch, and fiber cement shingle siding.

The effect on the district will be a net positive, replacing a hazard with a new structure with the same general confirmation and location. See further findings in the design guidelines section of this staff report.

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

7. Design guidelines adopted by the historic review board.

Design Guidelines for New Construction – McLoughlin

1. STYLE

There are three predominant architectural styles in the McLoughlin district, Vernacular, Bungalow, and Queen Anne - Queen Anne Vernacular. These form the context for the neighborhood. There is a minority of other styles, each small in number. For the purpose of

reinforcing existing context, these three primary styles are to be used in new residential construction.

New construction shall complement one of these styles to support the historic context. Use of other styles dilutes and distracts from the historic context of the district.

While there may be several styles dominant within the district, the specific choice of a style shall be compatible with adjacent properties, the block, and the neighborhood. It also must be fitting for the particular function of the building and its size.

Finding. Complies as proposed. The applicant has proposed a simple pitched roof detached one-car garage with horizontal siding. Garages in this district were often added years after construction to accommodate the growth of private automobiles and are typically simple structure. The applicant has proposed a simple replacement structure that does not compete with the architecture of the resources and is located in its historic location.

2. SITE

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

Residential buildings are to face the street squarely with their primary face in full view, and to be set back from lot lines and be spaced from one another similar to the immediate neighborhood. The primary structure is to be placed in the primary position with accessory structures in a service or ancillary position except where topography is an issue. Yard area between the house and street to primarily be planted with minimal paving only for pedestrian access and for vehicle movement. More private activity spaces to be located at the less public areas of the site.

CHARACTERISTICS OF THE STYLE Site

Uniform front setback, house placed with similar sized side yards, except on sloping sites.

Lots are usually 50x100 and contain a single house.

Property edges may be defined by wooden fencing; low, open pickets in front, and taller privacy fencing on the sides and back yard.

Planting: lawn is between the sidewalk and the front of the house, along the sides and behind the property; a mix of lawn, shrubs, trees and flowers. Mature trees are usually behind the house, occasionally in front or in the curb strip.

House Placement: to suit the existing topography and most level lot portion; at near street level; on high banks, with flights of concrete steps; No extensive cut and fill for siting.

Retaining walls: stone, mortared basalt, or concrete.

Garages: detached and behind the front façade of the house.

Alleys: use of graveled, or casual alley access without curbs.

Finding. Complies as proposed. The new detached garage structure will be rebuilt in its historic rear location.

3. BUILDING FORM

Address the overall size, shape and bulk of the building. The architectural style used for the building defines many aspects of its appropriate form and proportions. Excessive variation in the size, shape, or configuration creates an inappropriate solution that is stylistically incorrect and not complementary to the district. The building form needs to relate to the buildings in the immediate neighborhood, and to

take into account both similarities and changes on the block. The new building form shall reference the principles, proportions and scale of an historically appropriate style.

Finding. Complies as proposed. The applicant has proposed a simple pitched roof detached one-car garage with horizontal siding. Garages in this district were often added years after construction to accommodate the growth of private automobiles and are typically simple structure. The applicant has proposed a simple replacement structure that does not compete with the architecture of the resources and is located in its historic location. The applicant has proposed a simple square design with the following elements:

- 6:12 roof pitch
- Horizontal siding
- Rear window-material undefined

The height at the midpoint of the roof is approximately 10 feet.



Existing house on site

4. DESIGN COMPOSITION

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

Finding: Complies with Conditions:

SIDING

The applicant has indicated that they will be using smooth hardi-board siding but did not indicate the reveal in their submittal. The applicant shall utilize horizontal board siding with 4 to 6" reveal, either smooth fiber cement or wood material.

GARAGE DOOR

- Garage door is Wayne Dalton 8ft x 7ft Classic Steel Model 9100 – color Taupe – painted Miller Hickory Nut to match the back door of house and foundation colors.

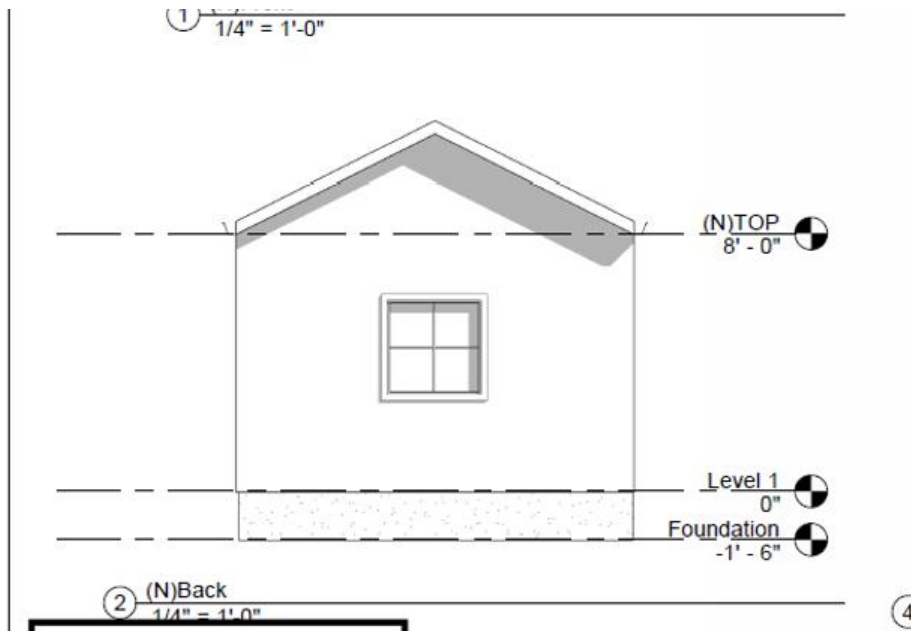
Model 9100

Built with strength and longevity in mind, the [Classic Steel Garage Door - model 9100](#) is trusted by builders as a timeless, high-quality door. Model 9100 is available in five classic and contemporary panel designs and can be customized with a wide range of window and finish options to match virtually any taste. Performance capabilities include hurricane-level center hinges and horizontal integral struts at the top and bottom of each door section for added strength.



WINDOWS

The applicant has not proposed a window product. However, the plans show a simple rear divided lite window. Any window material that meets HRB policies is acceptable. The applicant shall provide a sample for Board approval through a separate application if windows that do not meet the HRB policy are proposed. No windows shall have simulated grids between glass panes. Exterior extruded grides are allowed.



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

IV. CONCLUSIONS AND RECOMMENDATIONS

Based on the following findings, staff recommends that the Historic Review Board approve with conditions the proposed development of GLUA-22-00006: General Land Use Application; HR 22-00002: Historic Review for New Construction; and HR-22-00007 Historic Review for Demolition at 814 6th Street.

Exhibits

1. Vicinity Map
2. Applicant's Submission
3. Inventory Form (814 6th Street)
4. Inventory Form (513 Madison)
5. Inventory form (812 6th Steet)

Oregon City GIS Map

Item #1.



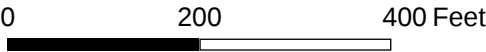
Legend

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

Notes



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

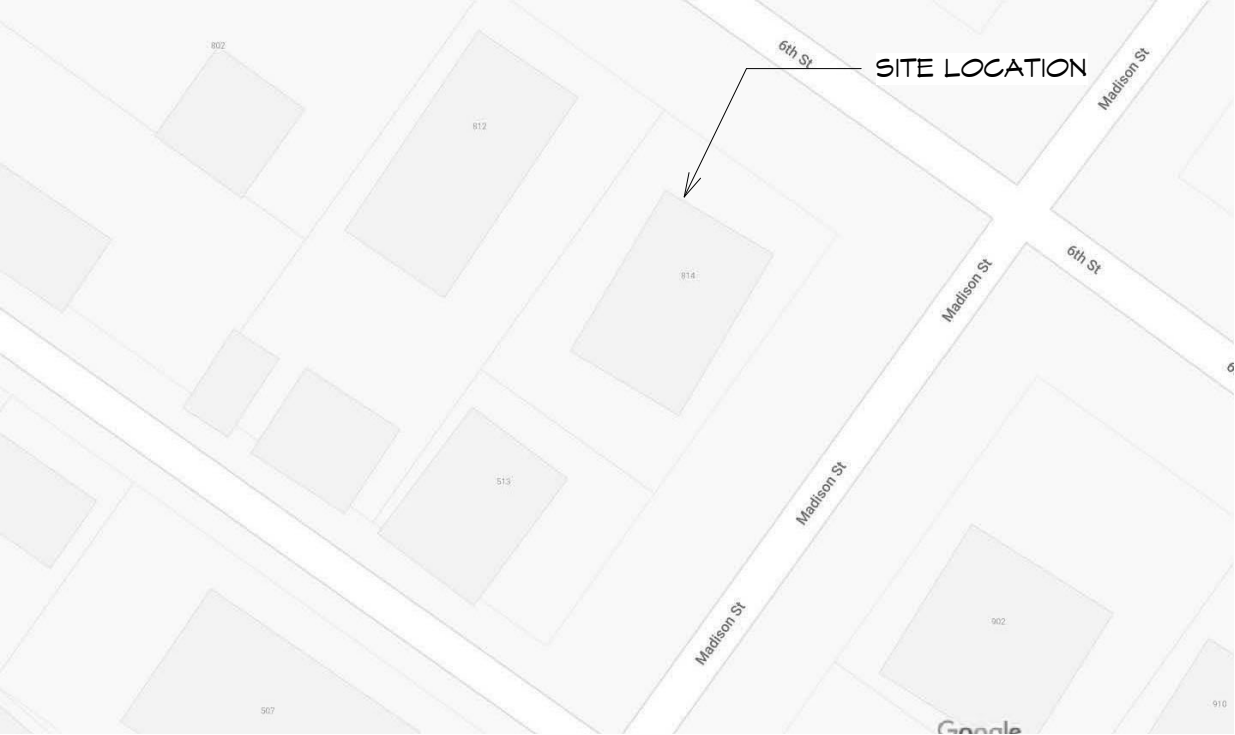


1: 2,400

Map created 6/30/2022

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

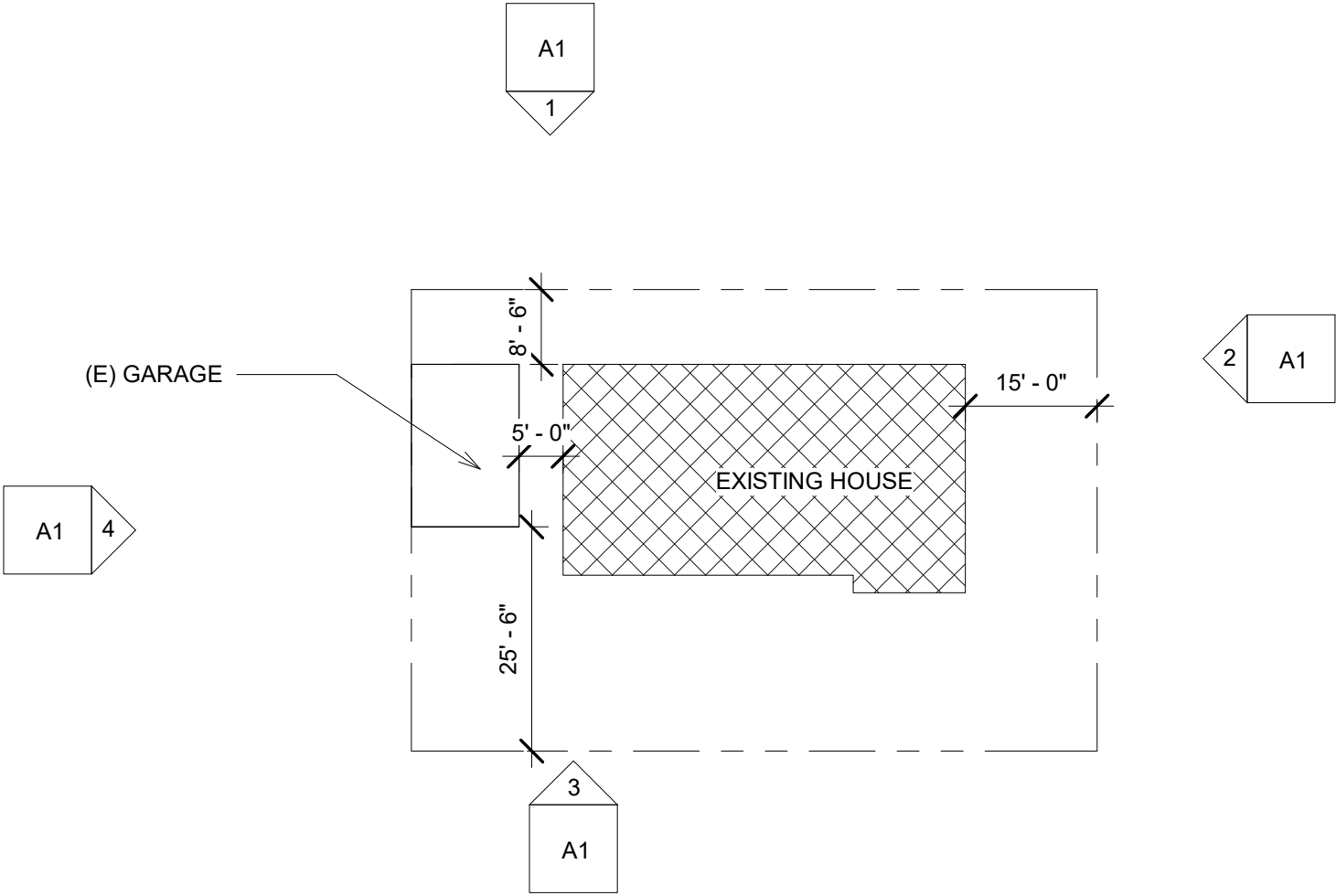
Page 21



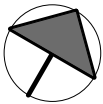
REPAIR EXISTING GARAGE
WILL REMAIN SAME SIZE FOOT PRINT

ADDING 1HR RATED WALL ON
PROPERTY LINE

Taxlot: 22E31AD12300
Parcel Number: 00575452



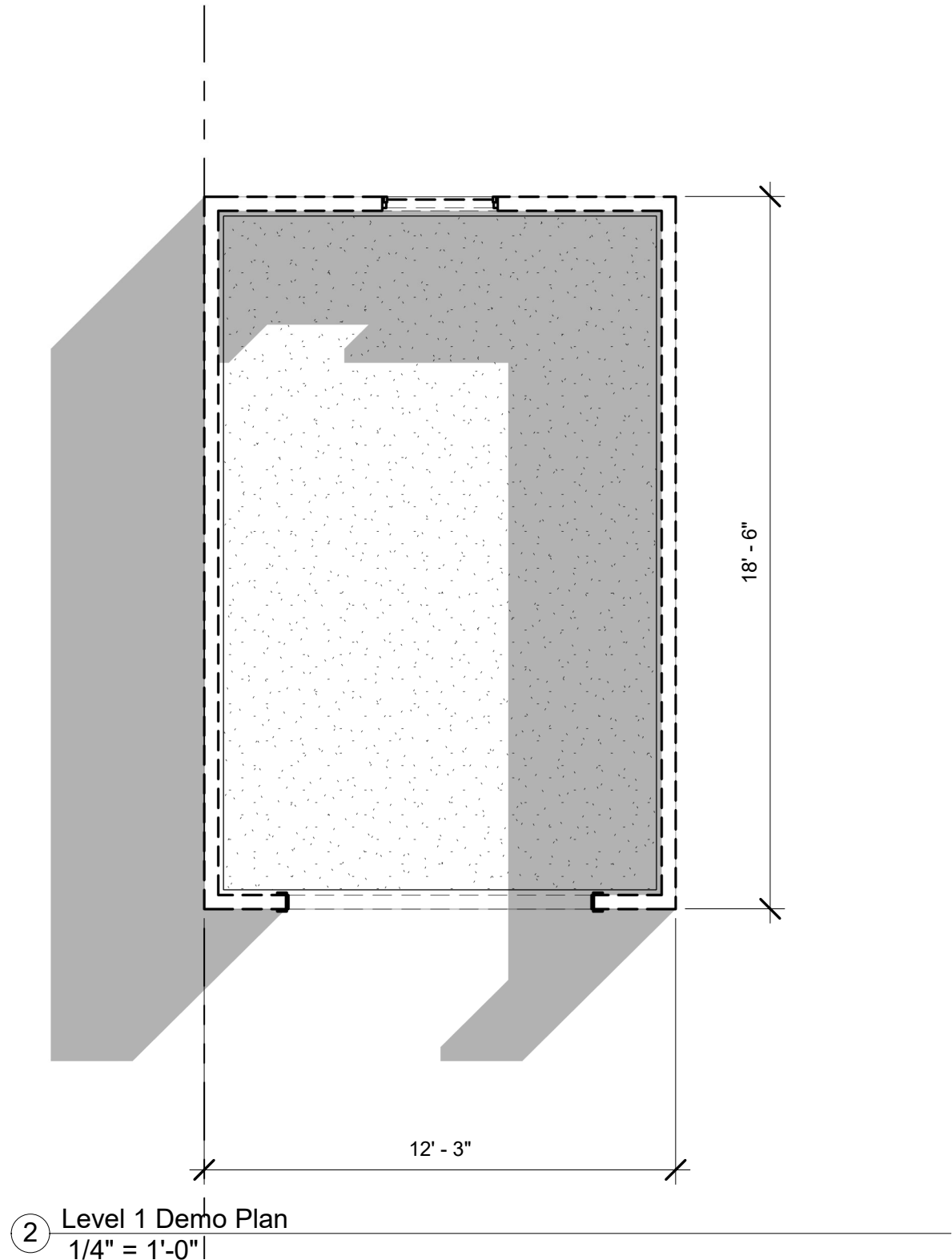
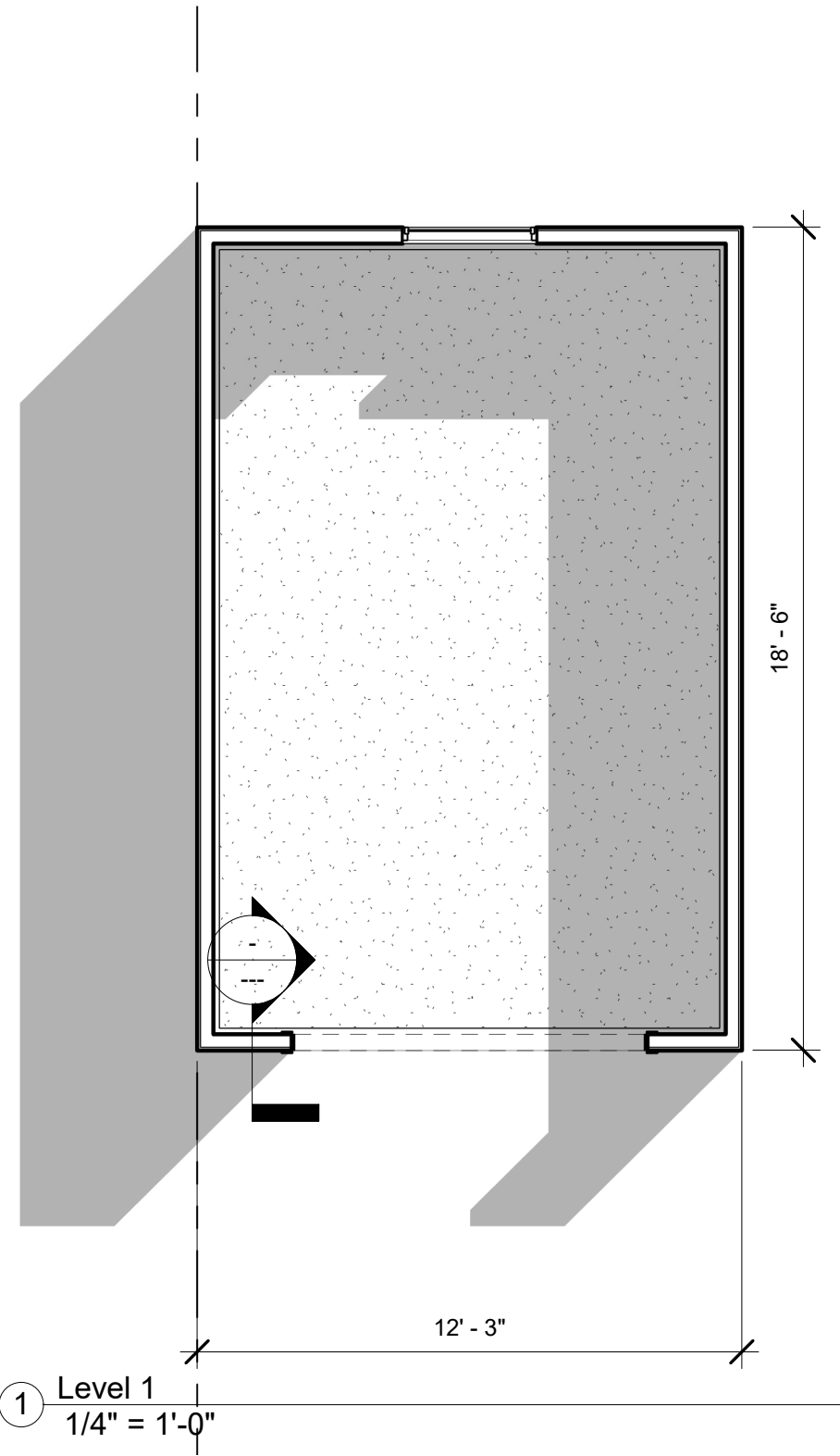
1 Site
1" = 20'-0"



TRACY ROCK
814 6TH STREET OREGON CITY, OR. 97045

No.	Description	Date

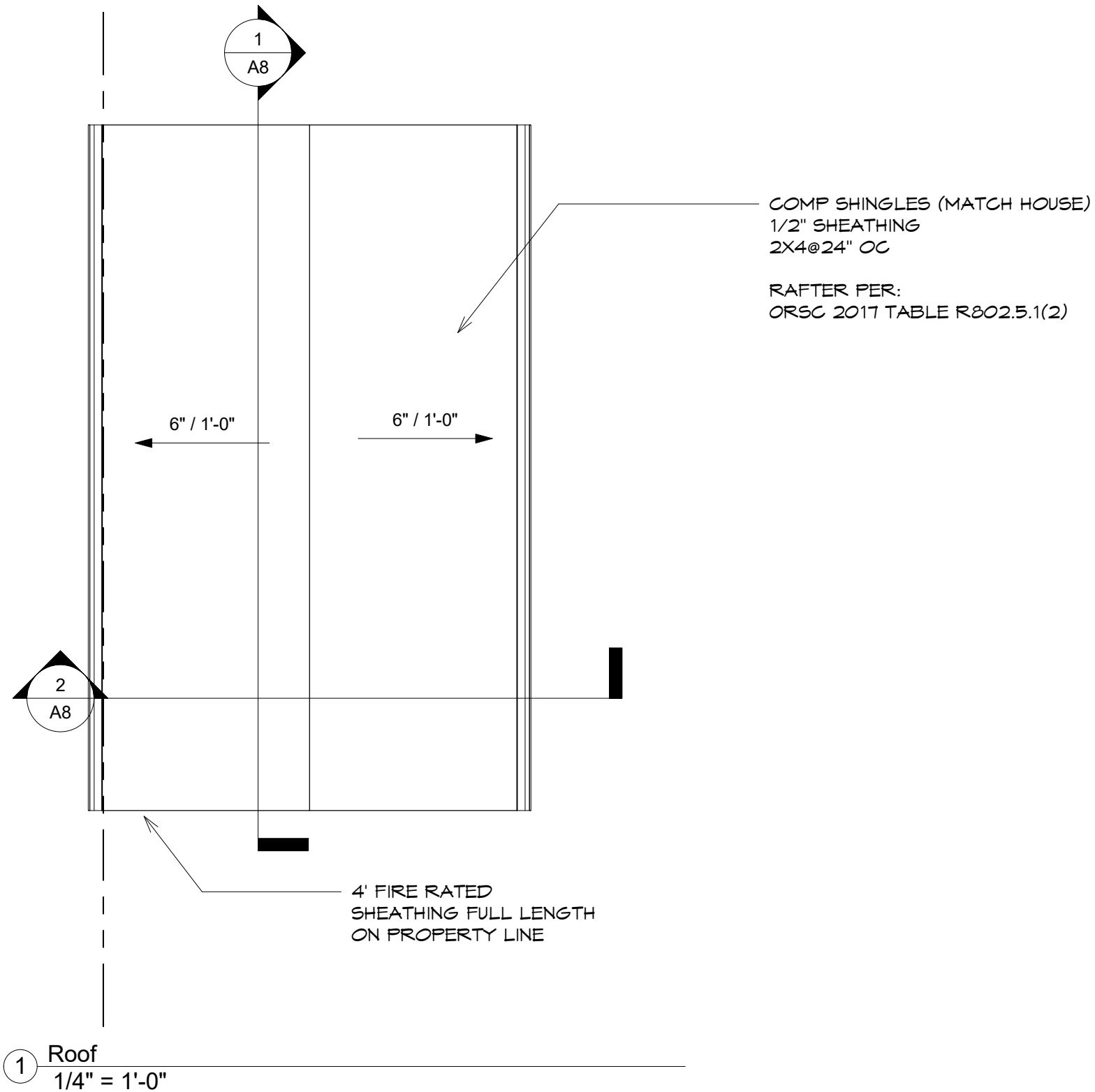
Site		
Project number	Project Number	A9
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale 1" = 20'-0"		Page 22



TRACY ROCK
814 6TH STREET OREGON CITY, OR. 97045

No.	Description	Date

Existing and Demo Plans		
Project number	Project Number	A3
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale 1/4" = 1'-0"		Page 23

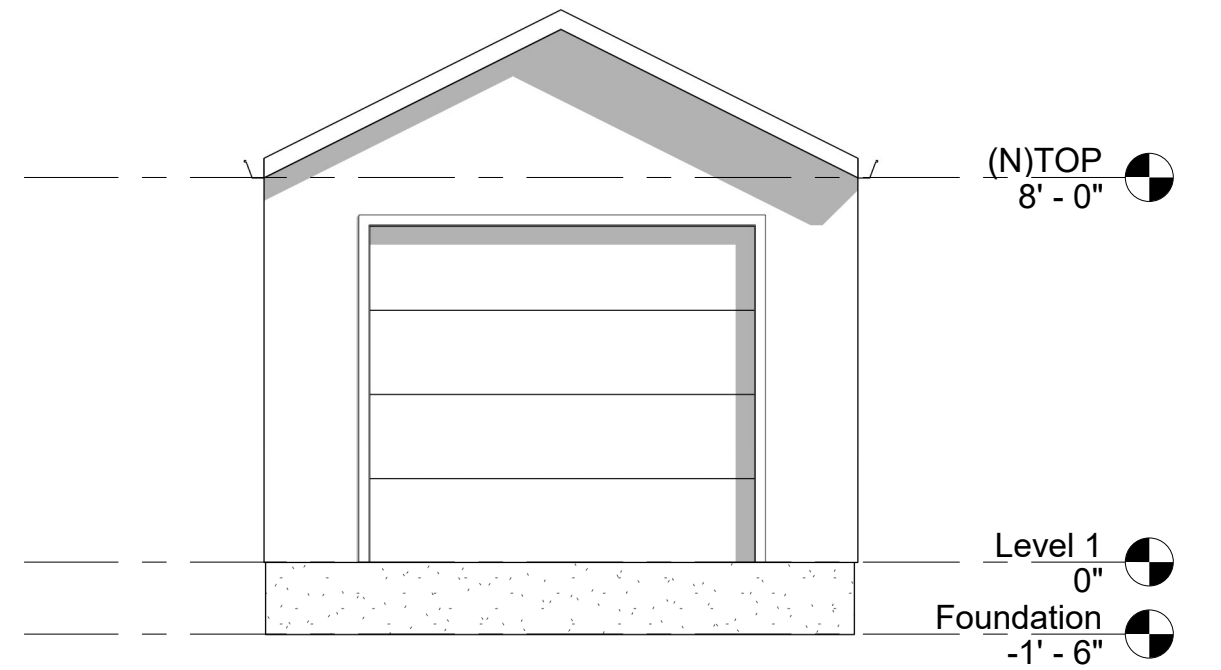


TRACY ROCK

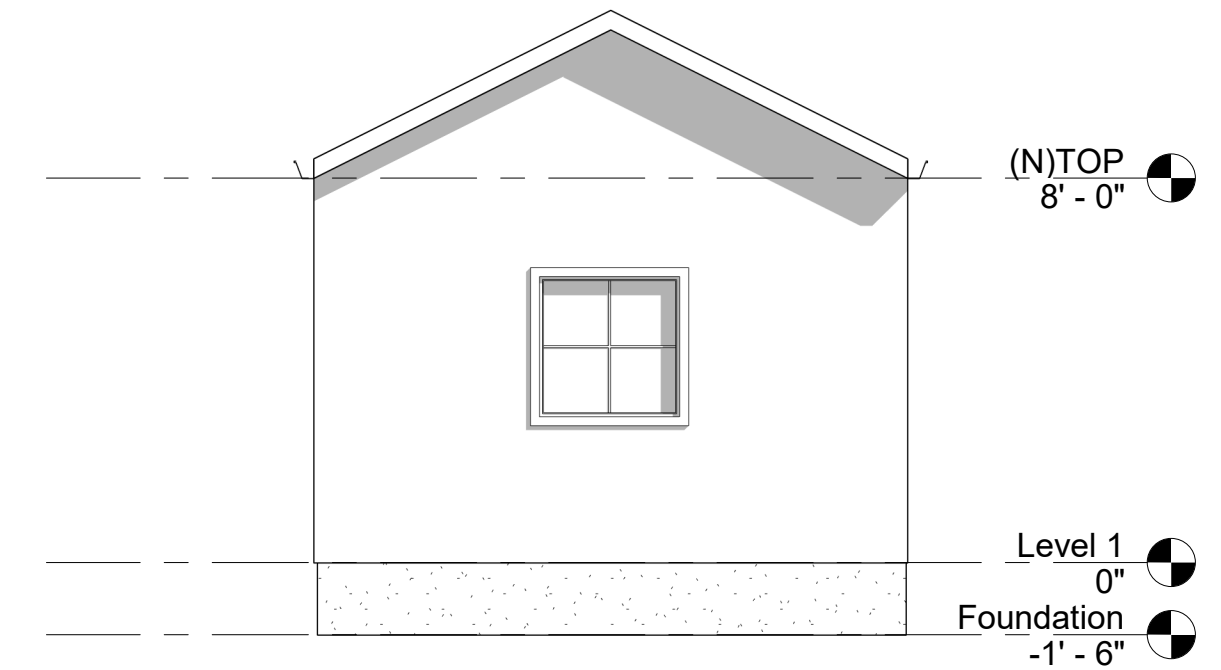
814 6TH STREET OREGON CITY, OR. 97045

No.	Description	Date

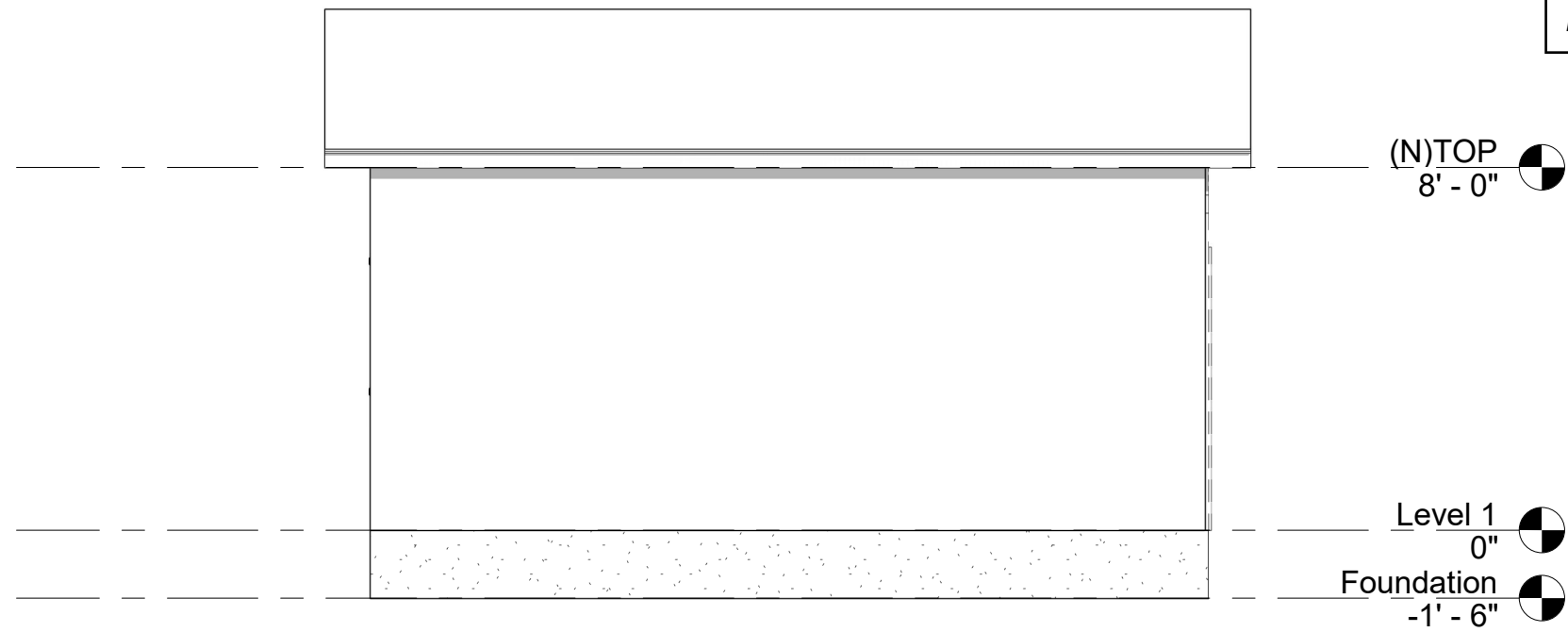
Roof Plan		
Project number	Project Number	A7
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale 1/4" = 1'-0"
		Page 24



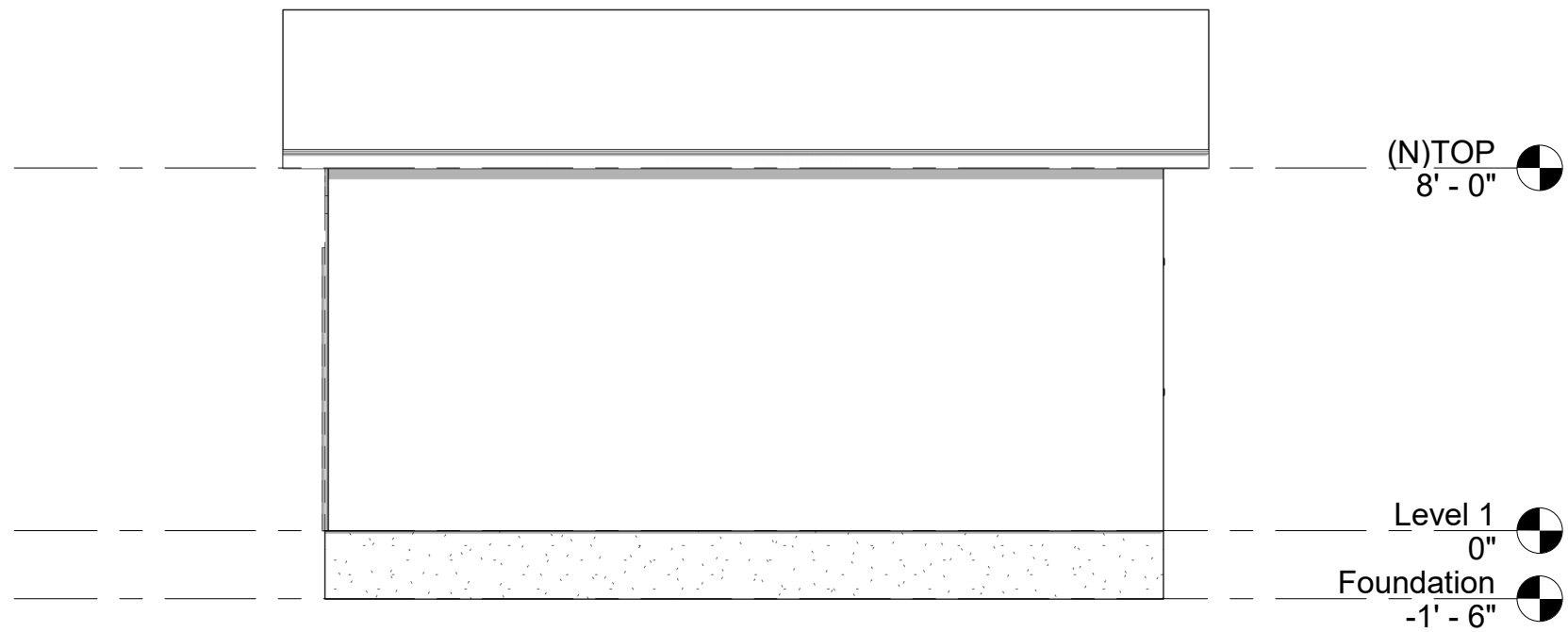
1 (N)Front
1/4" = 1'-0"



2 (N)Back
1/4" = 1'-0"



3 (N)Left
1/4" = 1'-0"



4 (N)Right
1/4" = 1'-0"



TRACY ROCK

814 6TH STREET OREGON CITY, OR. 97045

No.	Description	Date

New Elevations		
Project number	Project Number	A2
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale 1/4" = 1'-0"		Page 25

Item #1.

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 814 6TH ST					City: OREGON CITY	
USGS Quad Name: Oregon City			GPS Latitude: 45 21 16 N		Longitude: 122 36 13 W	
Township: 02S	Range: 02E	Section: 31	Block: 110	Lot: 1x, 2x	Map #: 22E31AD	Tax Lot #: 12300
Date of Construction: c. 1890		Historic Name: Madir, Jacob and Mary, 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): Gothic Revival				Plan Type/Shape: Square		Number of Stories: 1.5
Foundation Material: Concrete				Structural Framing: Unknown		Moved? No
Roof Type/Material: Cross gable / Composition shingle				Window Type/Material: 1/1 wood double-hung		
Exterior Surface Materials Primary: Wood shingle				Secondary:		Decorative:
Exterior Alterations or Additions/Approximate Date: Siding covered; window trim altered; front porch added						
Number and Type of Associated Resources: Garage to south (1)						
Integrity: Fair		Condition: Good		Local Ranking: Designated Historic Site		National Register Listed? No
Potentially Eligible: ☐ Individually or ☒ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old						
Description of Physical and Landscape Features:						
This 1-1/2 story house sits under a steeply pitched cross gable roof, and is square in plan. The gables feature shallow boxed eaves and decorative barge moldings. The main entry is covered by a small gable supported by a pair of square posts. This gable is most likely an addition to the house, which is clad with wide wood shingles, and features a brick chimney on the west wall with a corbelled cap. The windows are all double-hung wood sash with lamb's tongues on the upper sashes and narrow trim moldings. This trim was likely installed with the new siding. A small garage associated with this house features a flat roof, drop siding, and fixed wood sashes.						
Statement of Significance:						
Portions of Lots 1 and 2 were sold by Joseph and Mary Techer in 1875 to Theodore Himmler who sold them to Mary Madir fifteen years later. Joseph and Mary Madir originally owned the house, located on the northeast corner of 6th and Monroe. The property changed hands several times over the next twenty years and was purchased by Josie Irish in 1921 and sold by H. H. Hughes to Leona J. Mooty on July 3, 1940. According to the City Directory, no Irish or Hughes lived at this house in the early 1930s, but was instead occupied by Lee Hall who also owned the house at 812 6th St.						

Researcher/Organization: Alex McMurry / HPNW				Date Recorded: 4/8/2002	
Survey Form Page 1		Address: 814 6TH ST		Local Designation #	
				SHPO #	

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 513 MADISON ST				City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 15 N		Longitude: 122 36 13 W		
Township: 02S	Range: 02E	Section: 31	Block: 110	Lot: 2x	Map #: 22E31AD	Tax Lot #: 12400	
Date of Construction: c. 1920		Historic Name: Albright, J. and Elizabeth, Rental			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): Vernacular / Queen Anne				Plan Type/Shape: Complex		Number of Stories: 1.0	
Foundation Material: Concrete				Structural Framing: Unknown		Moved? No	
Roof Type/Material: Gable / Composition shingle				Window Type/Material: 1/1 wood double-hung			
Exterior Surface Materials Primary: Channel drop				Secondary: Wood shingle		Decorative:	
Exterior Alterations or Additions/Approximate Date: Shutters added; SW porch enclosed							
Number and Type of Associated Resources: None							
Integrity: Good		Condition: Good		Local Ranking: Designated Historic Site		National Register Listed? No	
Potentially Eligible: ☐ Individually or ☒ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old							
Description of Physical and Landscape Features:							
This vernacular house exhibits Queen Anne detailing, most notably on its front porch. The roof form is rather complex, almost making a cross gable with a full gable facing the street and a jerkinhead roof facing the alley to the south. Channel drop siding makes up the primary siding below the roof line, while a fish scale pattern fills the gable that faces the street. The 1/1 wood double-hung windows with hoods are now flanked with faux shutters. A wide water table rests on its concrete foundation. A later enclosure has been added to the southwest corner of the build							
Statement of Significance:							
In 1908, J. and Elizabeth Albright purchased this property and are likely responsible for the construction of the house. As it does not appear on the 1911 Sanborn Insurance Maps, the residence is assumed to have been built shortly thereafter. However, there is no evidence that the couple ever occupied the house. From 1922 to 1948, the property was owned by H.H. Hughes, who also appeared to have used the house as a rental. The following owner, Della Beattie lived at the property until 1955, when it was purchased by Clem and Doris Nodine Day. Mr. Day was an elevator operator for the Oregon City passenger elevator, who lived in the house until its sale in 1962. It was then occupied by retirees Pierre and Victoria Grand who remained until 1985.							

Researcher/Organization: Joe Snider / HPNW				Date Recorded: 5/29/2002			
Survey Form Page 1		Address: 513 MADISON ST		Local Designation #		SHPO #	

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 812 6TH ST				City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 16 N		Longitude: 122 36 14 W		
Township: 02S	Range: 02E	Section: 31	Block: 110	Lot: 1x, 2x	Map #: 22E31AD	Tax Lot #: 12200	
Date of Construction: c. 1908		Historic Name: Albright, John F. and Elizabeth, 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): Bungalow			Plan Type/Shape: Rectangle		Number of Stories: 1.5		
Foundation Material: Concrete			Structural Framing: Unknown		Moved? No		
Roof Type/Material: Gable / Composition shingle			Window Type/Material: 1/1 wood double-hung				
Exterior Surface Materials Primary: Lap			Secondary: Wood shingle		Decorative:		
Exterior Alterations or Additions/Approximate Date: Garden window, 1985							
Number and Type of Associated Resources: Garage off alley (1)							
Integrity: Good		Condition: Excellent		Local Ranking:		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 house sits under a front gable roof, with a full width hip roofed porch on the north side. The main gable features a small gabled dormer on the east side, open eaves, and chamfered knee brackets that penetrate the wide scroll cut barge boards. The porch hip is supported by paired square columns set on wood piers with a solid balustrade enclosing the porch. Above the grouped columns, the porch frieze features block modillion course. The house features two rectangular cantilevered bays on the west side covered by shed roofs and a small cantilevered bay on the east side at the stair landing. The house is primarily clad with narrow lap siding, finished with cornerboards, but the gable ends are shingled above a string course at the eave line. The windows are predominantly 1/1 double-hung wood sash with plain board surrounds and slightly projecting window hoods at the first floor level. The north gable end windows have a small shed roof over them, supported by chamfered knee brackets. A central brick chimney features a corbelled cap. The garage sits under a gable roof with open eaves and is clad with drop siding finished with cornerboards.							
Statement of Significance:							
The property, comprised of Lots 1 and 2, was sold by Mary A. Wise and her husband to Thomas F. Ryan. Ryan sold it to Elizabeth Albright in 1908. Elizabeth and her husband John lived in the house until 1920. John Albright was a member of the business Jack and Albright, grocers. Mr. Albright was a member of the elevator committee with Fred Meyer and W. A. Long. Through civil disobedience, he was responsible for the actual placement of telephone poles on the property lines. He was also employed by Hawley Pulp and Paper. They sold the house to N. W. and Lillie Bowland that was later purchased by Lee Hall in 1921. Hall lived kitty-corner to the house at 814 6th St. The residence was later sold by Jessie Hall to William H. Eggman in 1944 and purchased by Morris and Jennie Jones from Eggman in 1953. Present owner, Edward Allick, was a City Commissioner and Mayor.							

Researcher/Organization: Alex McMurtry / HPNW			Date Recorded: 4/8/2002	
Survey Form Page 1	Address: 812 6TH ST	Local Designation #	SHPO #	

Historic Review
Notice of Decision
July 28, 2022

FILE NO.: GLUA-22-00006: HR 22-00007: Historic Review Demolition

HEARING DATE: July 26, 2022
7:00 P.M.
Virtual – Zoom meeting

APPLICANT/OWNER: Tracy Rock
814 6th Street
Oregon City, OR 97045

LOCATION: 814 6th Street
Oregon City, OR 97045

REQUEST: Historic Review for demolition of an existing detached garage and construction of a new detached garage on a designated site within the McLoughlin Conservation District. A preservation incentive to maintain existing zero-foot setback is also proposed.

DECISION: On July 26, 2022, after reviewing all of the evidence in the record and considering all of the arguments made by the applicant, and interested parties, the Oregon City Historic Review Board voted 4-0 to approve HR 22-0007 Demolition of the existing garage and continue HR 22-0002 (New construction and preservation incentive) to the August 23, 2022 Historic Review Meeting and kept the record open for further discussion. The Oregon City Historic Review Board's adopted as its own the findings in the staff report dated June 21, 2022 for the Demolition request. A complete copy of this decision along with the complete record for the Historic Review Board decision is on file at the Planning Division and available for review by contacting planning@orccity.org or 503-772-3789.

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.orccity.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.



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board **Agenda Date:** 8/23/2002
From: Senior Planner Christina Robertson-Gardiner

SUBJECT:

GLUA-22-00025: General Land Use Application; HR-22-00008 Historic Review for Demolition

STAFF RECOMMENDATION:

Staff recommends approval with conditions

EXECUTIVE SUMMARY:

The objective of the proposed demolition of the 1950s garage addition is to stop the water intrusion into both I.O.O.F Hall and the Stevens Crawford House garage and to allow access now and as may be needed in the future to install and maintain a new below grade waterproofing system to address ground water infiltration into I.O.O.F Hall . The demolition project will include patching, repairing and restoring the original garage to its original appearance to the extent possible. This request represents a coordinated effort by the owners of I.O.O.F Hall and Clackamas County Historical Society to maintain, improve and preserve both properties.

When the garage addition was constructed in the 1950s, no new walls were constructed at the south and north sides of the addition. The existing exterior wall of the original garage and the south wall of the building on the adjacent property (The Oregon City Oddfellows Lodge/ I.O.O.F Hall/ Hive Social) were utilized for both gravity loads and lateral stability of the addition.

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 September 27, 2022 to adopt final findings.
4. Continue the hearing to September 27, 2022 and provide direction to the applicant on additional information needed. Record stays open.



Historic Review
Staff Report and Recommendation
August 16, 2022

FILE NO.: GLUA-22-00025: General Land Use Application; HR-22-00008 Historic Review for Demolition

HEARING DATE: August 23, 2022
7:00 P.M.
Virtual – Zoom meeting

APPLICANT: The Hive Social
c/o Jessica Iselin
602 7th Street
Oregon City, OR 97045

OWNER: Clackamas County Historical Society
c/o Stevens Crawford Heritage House Museum
603 6th Street
Oregon City, OR 97045

LOCATION: 602 7th Street & 603 6th Street
Oregon City, OR 97045
2-2E-31AC-01200

REQUEST: Historic Review for the demolition of a garage bay at the Stevens Crawford House and abutting the Oregon City I.O.O.F. Hall

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 O.C.M.C. Chapter 17.50 and ORS 197.763.

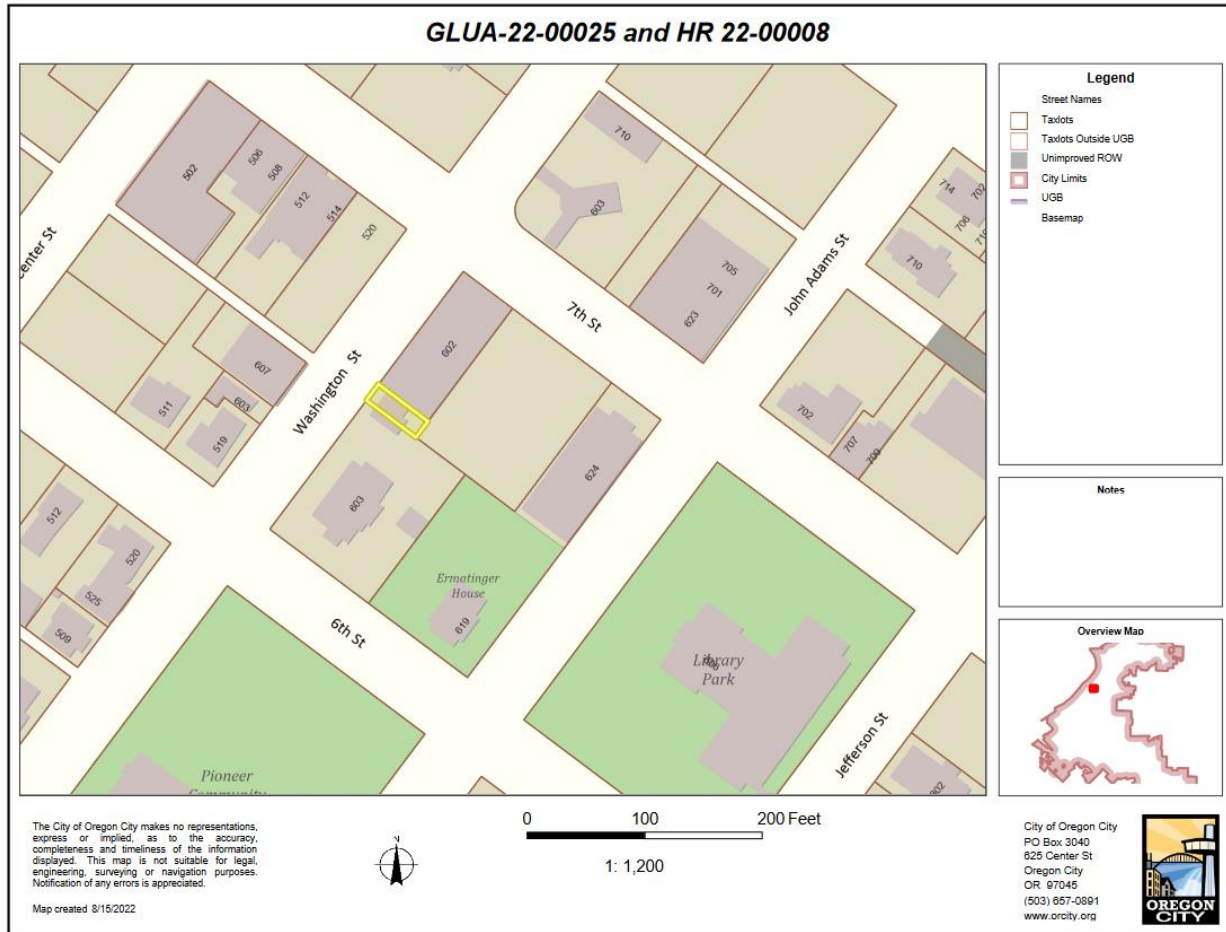
Recommended Conditions of Approval

Staff has provided the following conditions for the Board's consideration, depending on the Board's findings:

1. The applicant shall ensure that all exterior alterations to the remaining Stevens Crawford House garage and I.O.O.F. Hall be consistent with the Secretary of Interiors Standards for rehabilitation and the Historic Review Board Policies.
2. Any enclosure screening for garbage shall be wood, concrete, brick, or powder-coated metal. Vinyl or visible C.M.U. (concrete masonry unit) construction will require additional review by the Historic Review Board.

I. BACKGROUND:

Existing Conditions:

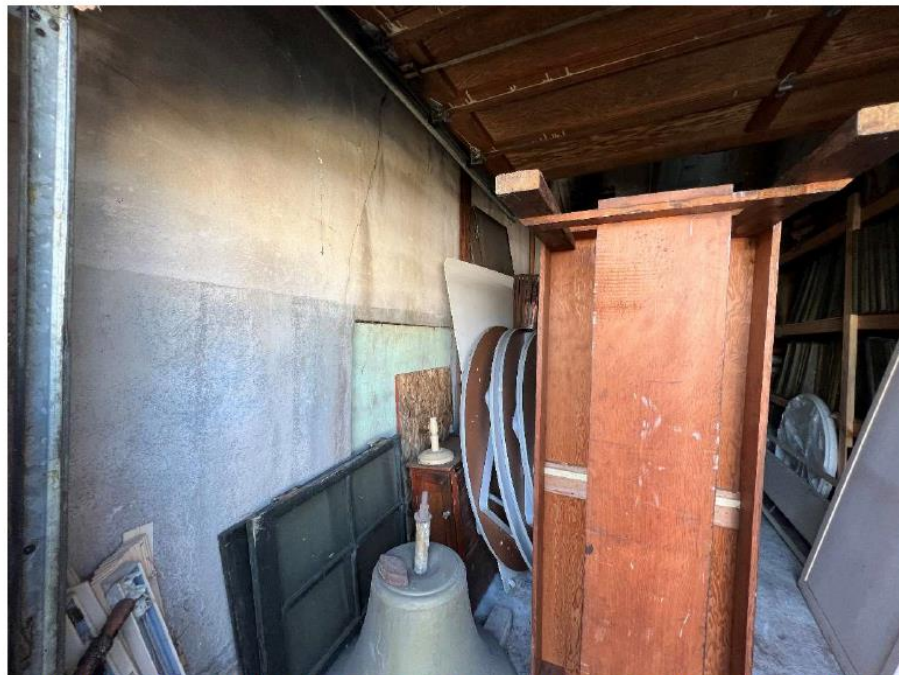


Vicinity map

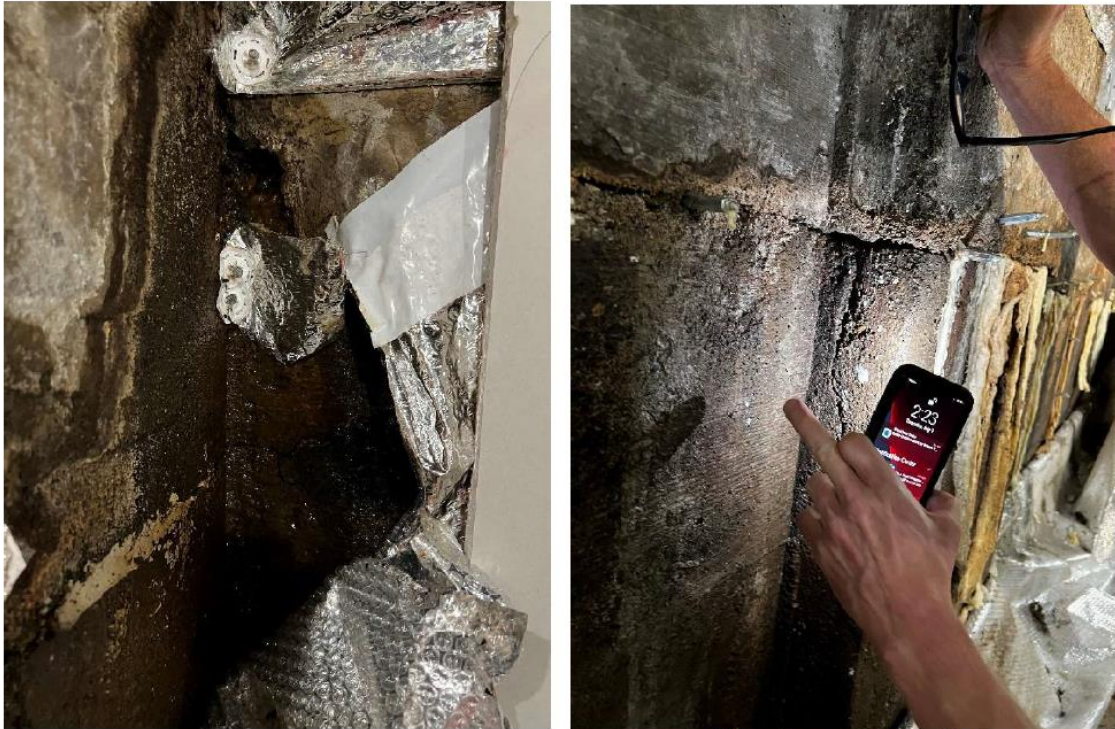


West Elevation

Street view of property



Interior of Garage addition, showing exterior wall of The Hive Social (no independent wall at the north side)



Water intrusion along basement walls

Project Description: The Stevens Crawford House was constructed in 1908. The date of construction of the detached garage and subsequent garage addition is not confirmed, but it is believed by members of the Clackamas County Historical Society that the original garage bay was built within a few years after the house and the addition was constructed sometime in the 1950's. The ownership of the property on which the garage addition is located is unclear. Tax maps and G.I.S. mapping programs appear to indicate that this is an alley under city ownership; however, this R.O.W. may have been vacated at some point with full ownership transferred to the C.C.H.S. and the Stevens-Crawford Museum site.

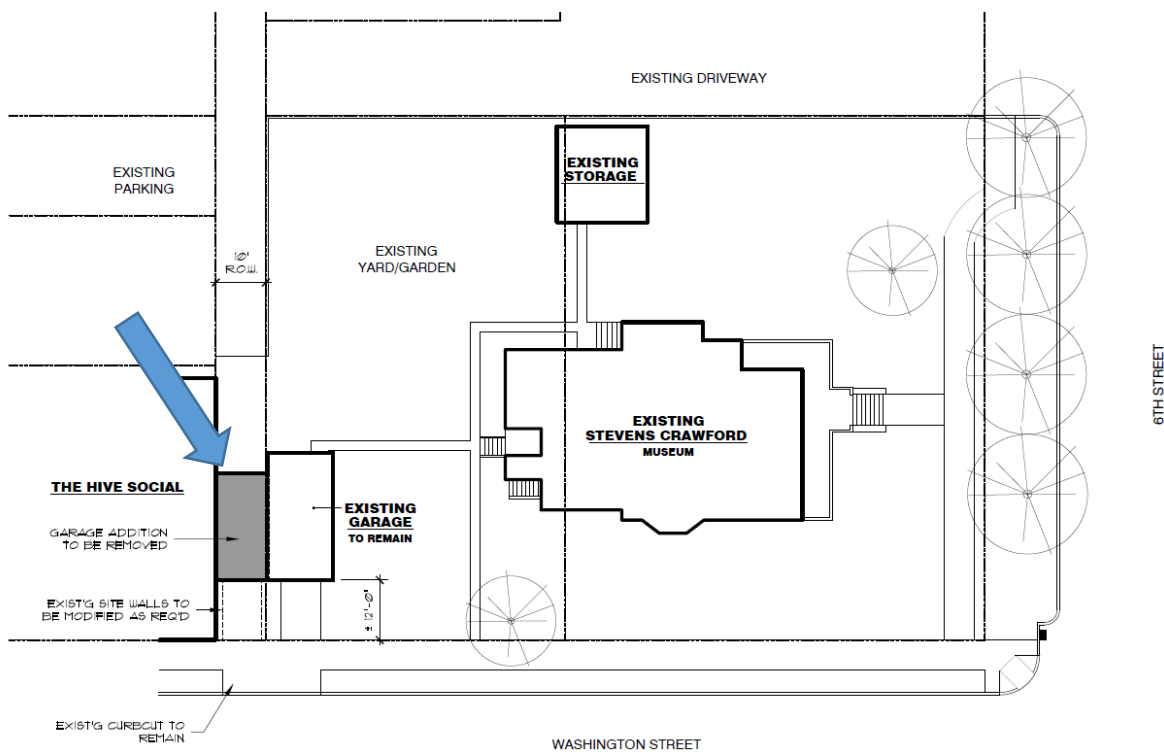
Based on limited visible assessment, the garage was constructed of 2x4 studs at 24" o.c., 2x4 rafters at 24" o.c. and 2x4 ceiling ties at 48" o.c. The building exterior is finished with drop siding, 4 ½" trim and ornamental brackets. There is a concrete slab floor and concrete foundation. When the garage addition was constructed, no new walls were constructed at the south and north sides of the addition. The existing exterior wall of the original garage and the south wall of the building on the adjacent property (The Oregon City Oddfellows Lodge/ I.O.O.F Hall/ Hive Social) were utilized for both gravity loads and lateral stability of the addition.

Gutters and downspouts on the south side of the original garage and on the west and east sides of the addition currently handle water run-off from the roof. The downspout on the east side of the addition releases water immediately adjacent to the south wall of The Hive building. The gutter on the west side of the addition is in disrepair and slopes to the north, draining all of the roof water against the building wall of The Hive. These conditions, in addition to underground springs that occur in this area, have caused significant water penetration and damage within the basement of The Hive building. Both bays of the detached garage are utilized for storage of historic artifacts, including large collections of

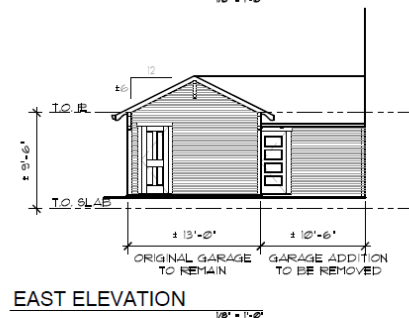
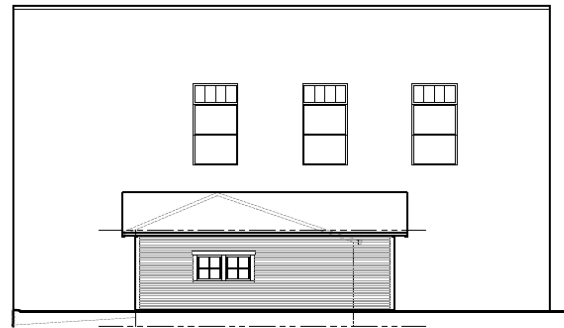
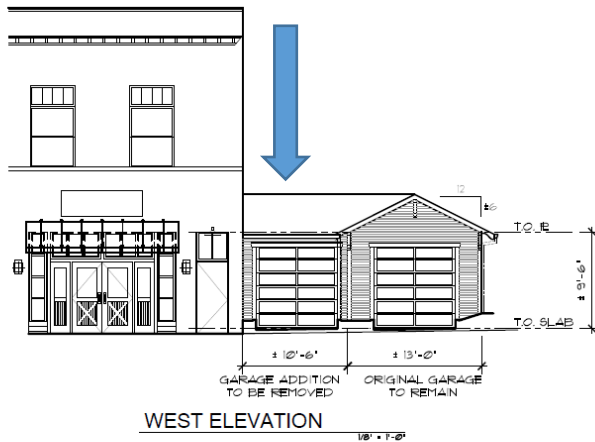
newspapers and printed materials. The damp, unconditioned environment within the garage is detrimental to the preservation of these materials.

The objective of the proposed demolition of the garage addition is to stop the water intrusion into both The Hive building and the garage and to allow access now and as may be needed in the future to install and maintain a new below grade waterproofing system to address ground water infiltration into The Hive building. The demolition project will include patching, repairing and restoring the original garage to its original appearance to the extent possible.

This request represents a coordinated effort by the owners of The Hive and C.C.H.S. to maintain, improve and preserve both properties. In addition to the patching and repair of the original garage to remain, they are working together to develop a plan that will provide additional and/or improved storage areas for C.C.H.S. on site and improve the condition of the grounds in and around both properties. These improvements may include landscaping upgrades and construction of an enclosure to screen existing garbage and recycling. Specific improvements will be submitted to the city for review as required when determined.



Site Plan



Stevens Crawford House Garage
2184.B - Building Elevations
ISELIN
ARCHITECTS, P.C.
1507 7th Street - Oregon City, Oregon 97045
503.656.1942 - www.iselinarchitects.com

07/26/2022
SHEET
3 OF 3

Elevation Drawings.

602-604 7TH STREET - I.O.O.F. HALL

The I.O.O.F. Lodge is the finest commercial building left in the upper town. It is a two-story, brick building erected by the Odd Fellows in 1922. The lodge room is upstairs, while the downstairs is two rentable store fronts - a typical arrangement in Oregon towns to provide income to the lodge. The store fronts are intact with plate glass and transoms. The entry door is marked with cast iron brackets and parapet walls. On the parapet is the marquee "1853 - Oregon Lodge No 3 - 1922". Centered at the second floor is a plaque with the I.O.O.F.'s three rings. Windows on the upper floor are 1/1 wood double-hung with 4-pane transom. The east wall was shotcreted after the removal of an adjacent building. There is a two-bay garage attached at the rear with round-edge siding and early garage doors.



Statement of Significance: Built most likely by banker Charles Caufield, son of Judge Robert and Jane Burnside Caufield. Original occupants were the Odd Fellows Fraternal Organization. The retail base was for many years

occupied by Friedrich's Hardware, which occupied the ground floor of this building from at least 1933 through the entire historic period. This was the third location for C.W. Friedrich's store.

603 6TH STREET - H.C. AND MARY STEVENS HOUSE

This large 2-1/2 story house sits under a bellcast hip roof, with a hipped dormer on the south side. The main entry to the house is also set on the south side, under a shallow bellcast hip that is supported by paired columns with Corinthian capitals. The hip eaves are all enclosed and feature large scroll cut block modillions above a wide frieze board. Other projections from the main body of the house include a cantilevered rectangular bay on the west side, an octagonal bay on the west side, an enclosed porch on the north side, and a gabled rectangular bay on the east side. The gabled bay features a bellcast roof with gable end returns. The house is clad with narrow double drop siding, finished with cornerboards. The extensive porch on the south and east sides is also skirted with this material, and has been recently re-clad. The windows are primarily 1/1 double-hung wood sash with wide board surrounds. At the first floor, the windows have projecting hood moldings and at the second floor the wide frieze serves as the window head. The hipped dormer, clad with wood shingles, features a pair of 6/2 double-hung sashes. A small garage is located at the northwest corner of the lot. It is also clad with double drop siding finished with cornerboards and features exposed rafter tails and a bank of four-pane casement sashes on the south side.



The extensive porch on the south and east sides is also skirted with this material, and has been recently re-clad. The windows are primarily 1/1 double-hung wood sash with wide board surrounds. At the first floor, the windows have projecting hood moldings and at the second floor the wide frieze serves as the window head. The hipped dormer, clad with wood shingles, features a pair of 6/2 double-hung sashes. A small garage is located at the northwest corner of the lot. It is also clad with double drop siding finished with cornerboards and features exposed rafter tails and a bank of four-pane casement sashes on the south side.

Statement of Significance: The lot on which the house was built was first sold by Eliza and Daniel Harvey (1866) and traveled through various prominent hands in the community including Caufield and Eastham. Built on Lots 5 and 6, the house was originally the home of Mary Stevens from 1908-09. Mary Stevens (1851-1932) was a descendent of pioneer Medorum Crawford, a participant at Champoege. Crawford was also captain of the Army's Oregon Escort, a company who protected emigrants to the Pacific Northwest. H.C. Stevens (1847-1924) left home at 15 and traveled out West to join the army of the Oregon Escort with his uncle, Medorum Crawford. Arriving in Portland in 1866, he worked for a time at a hotel. He then learned to operate the telegraph and worked for the Oregon California Railroad. He was the Oregon City station agent from 1871-1890. Stevens served as councilman for several years. He also gathered relics, such as Indian arrowheads. The residence stayed in the family until 1963 when it was purchased from Mertle Stevens by the Clackamas County Historical Society who has since owned the property.

Notice and Public Comment:

A public notice was sent to neighbors with 300 feet of the subject property, posted online, emailed to various entities, and posted on site. No public comments were received at the time of the publication of this staff report.

II. APPLICABLE STANDARDS AND FINDINGS

17.40.070 - Demolition and moving.

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

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

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

Finding: Complies as Proposed. The applicant submitted a site plan along with a photo of the shed.

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

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

3. The city comprehensive plan;

Section 5

Open Spaces, Scenic and Historic Areas, and Natural Resources

Canemah is an important example of a relatively intact riverboat town with architectural resources dating from the 1860s. Having evolved from a community for the elite of the riverboat industry to a workers' community, Canemah retains essentially the same sense of place it had in the latter half of the 19th century. Situated above the Falls of the Willamette, it was an important portage town and the major shipbuilding center on the upper Willamette River. Canemah was listed as a Historic District in the National Register of Historic Places in 1977.

Policy 5.3.8

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

Finding: Complies as Proposed.

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

The purpose of the district is

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

Finding: Complies as Proposed. The date of construction of the detached garage

and subsequent garage addition is not confirmed, but it is believed by members of the Clackamas County Historical Society that the original garage bay was built within a few years after the house and the addition was constructed sometime in the 1950's. The garage was built in a vacated alley and while older than 50 years and intact, is not a contributing resource to the 1908 Stevens Crawford House.

Additionally, the garage and its water intrusion are having an adverse effect on the abutting I.O.O.F. Hall, a designated resource in the McLoughlin Conservation District. Removal of the garage or a redesign of the drainage system is needed to protect the I.O.O.F. Hall. Balancing the lack of need of the garage from the owners, lack of historic significance, and lack of feasibility for an affordable drainage solution for keeping the garage, Staff finds that the demolition of the garage is warranted.

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

Finding: Complies as Proposed. The date of construction of the detached garage and subsequent garage addition is not confirmed, but it is believed by members of the Clackamas County Historical Society that the original garage bay was built within a few years after the house and the addition was constructed sometime in the 1950's. The garage was built in a vacated alley and, while older than 50 years and intact, is not a contributing resource to the 1908 Stevens Crawford House.

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

Finding: Complies as Proposed. The garage and its water intrusion are having an adverse effect on the abutting I.O.O.F. Hall, a designated resource in the McLoughlin Conservation District. Removal of the garage or a redesign of the drainage system is needed to protect the I.O.O.F. Hall. Balancing the lack of need of the garage from the owners, lack of historic significance, and lack of feasibility for an affordable drainage solution for keeping the garage, Staff finds that the demolition of the garage is warranted.

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

Finding: Complies as Proposed.

Denial of the permit could increase the water damage of the adjacent I.O.O.F. Hall, or require a costly redesign of the drainage system for a non-contributing portion of the structure.

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

Finding: Complies as Proposed. The objective of the proposed demolition of the garage addition is to stop the water intrusion into both the I.O.O.F. Hall and the garage and to allow access now and as may be needed in the future to install and maintain a new below-grade waterproofing system to address groundwater infiltration into The I.O.O.F. Hall. The demolition project will include patching, repairing, and restoring the original garage to its original appearance to the extent possible.

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

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

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

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

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

Finding: Not applicable. The City Commission has not ordered the demolition of this structure.

IV. CONCLUSIONS AND RECOMMENDATIONS

Based on the following findings, staff recommends that the Historic Review Board approve with conditions the proposed development GLUA-22-00025: General Land Use Application; HR-22-00008 Historic Review for Demolition at 603 6th Street, Oregon Cty, OR 97045

Exhibits

1. Vicinity Map
2. Applicant's Submission
3. Inventory Forms
 - a. Stevens Crawford House
 - b. I.O.O.F. Hall

GLUA-22-00025 and HR 22-00008

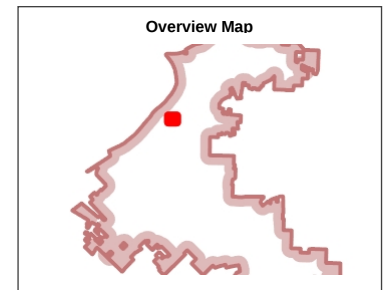
Item #2.



Legend

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

Notes



0 100 200 Feet

1: 1,200



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

Map created 8/15/2022

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



Request for Partial Demolition of the Detached Stevens Crawford Garage

Date: July 28, 2022

Contents:

1. General Information
2. Project Description
3. Photos
4. Existing Building Drawings
5. Letter of Support from CCHS

General Information:

Site Address: Stevens Crawford Heritage House Museum
603 6th Street
Oregon City, OR 97045
22E31AC01100

The Hive Social
602 7th Street
Oregon City, OR 97045
22E31AC01300

22E31AC01200 (Alley)

Zoning: MUC-1

Occupancy: Garage: S-1, Moderate Hazard Storage
The Hive: A-2, Restaurant, Bar, Banquet Hall

Project Description:

The Stevens Crawford House was constructed in 1908. The date of construction of the detached garage and subsequent garage addition is not confirmed, but it is believed by members of the Clackamas County Historical Society that the original garage bay was built within a few years after the house and the addition was constructed sometime in the 1950's. The ownership of the property on which the garage addition is located is unclear. Tax maps and GIS mapping programs appear to indicate that this is an alley under city ownership; however, this ROW may have been vacated at some point with full ownership transferred to the CCHS and the Stevens-Crawford Museum site.

Based on limited visible assessment, the garage was constructed of 2x4 studs at 24" o.c., 2x4 rafters at 24" o.c. and 2x4 ceiling ties at 48" o.c. The building exterior is finished with drop siding, 4 1/2" trim and ornamental brackets. There is a concrete slab floor and concrete foundation. When the garage addition was constructed, no new walls were constructed at the south and north sides of the addition. The existing exterior wall of the original garage and the south wall of the building on the adjacent property (The Oregon City Oddfellows Lodge / Hive Social) were utilized for both gravity loads and lateral stability of the addition.

Gutters and downspouts on the south side of the original garage and on the west and east sides of the addition currently handle water run-off from the roof. The downspout on the east side of the addition releases water immediately adjacent to the south wall of The Hive building. The gutter on the west side of the addition is in disrepair and slopes to the north, draining all of the roof water against the building wall of The Hive. These conditions, in addition to underground springs that occur in this area, have caused significant water penetration and damage within the basement of The Hive building.

Both bays of the detached garage are utilized for storage of historic artifacts, including large collections of newspapers and printed materials. The damp, unconditioned environment within the garage is detrimental to the preservation of these materials.

The objective of the proposed demolition of the garage addition is to stop the water intrusion into both The Hive building and the garage and to allow access now and as may be needed in the future to install and maintain a new below grade waterproofing system to address ground water infiltration into The Hive building. The demolition project will include patching, repairing and restoring the original garage to its original appearance to the extent possible.

This request represents a coordinated effort by the owners of The Hive and CCHS to maintain, improve and preserve both properties. In addition to the patching and repair of the original garage to remain, they are working together to develop a plan that will provide additional and/or improved storage areas for CCHS on site and improve the condition of the grounds in and around both properties. These improvements may include landscaping upgrades and construction of an enclosure to screen existing garbage and recycling. Specific improvements will be submitted to the city for review as required when determined.

We respectfully request approval of this request.



Jessica Iselin, Project Architect



West Elevation



South Elevation



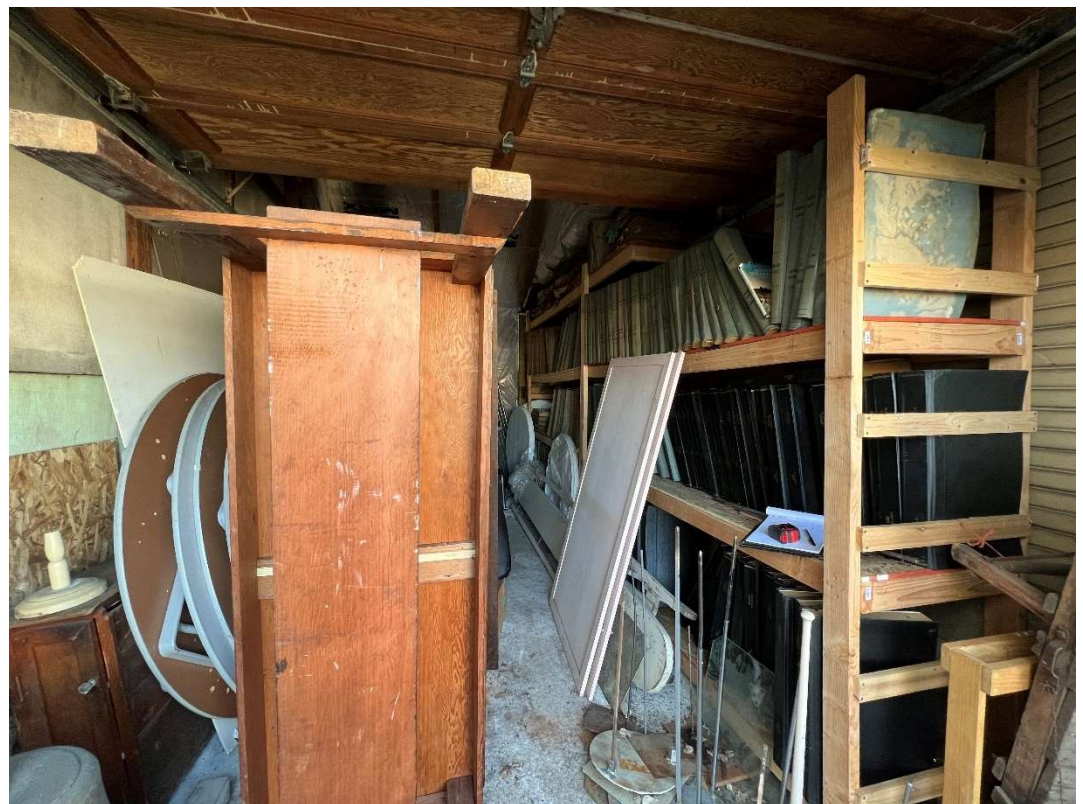
East Elevation



Partial East Elevation (Original garage to remain)



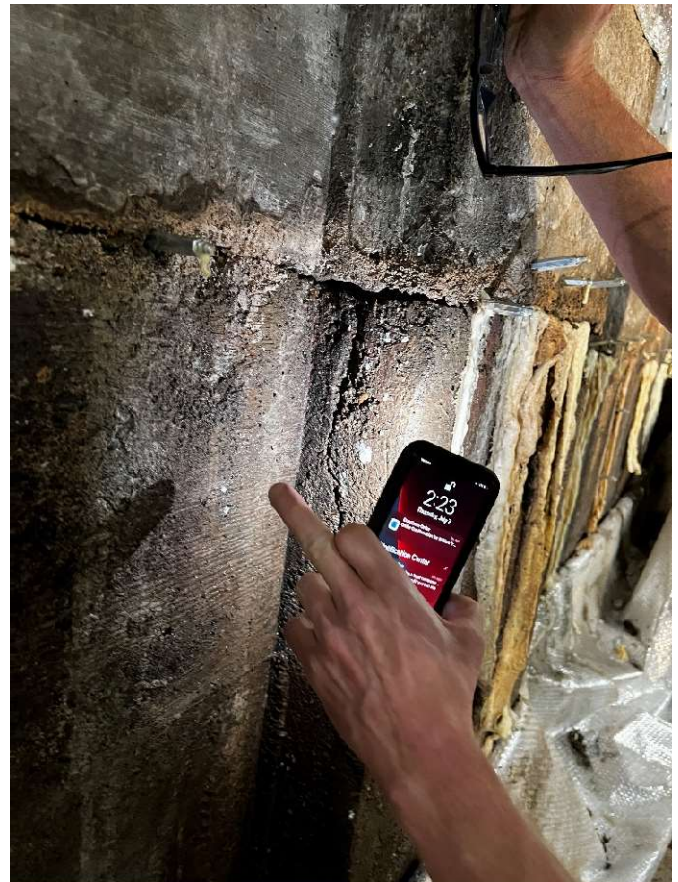
Interior of Garage addition, showing exterior wall of The Hive Social (no independent wall at the north side)



Interior of Garage addition, showing exterior wall of original garage (no independent wall at south side)



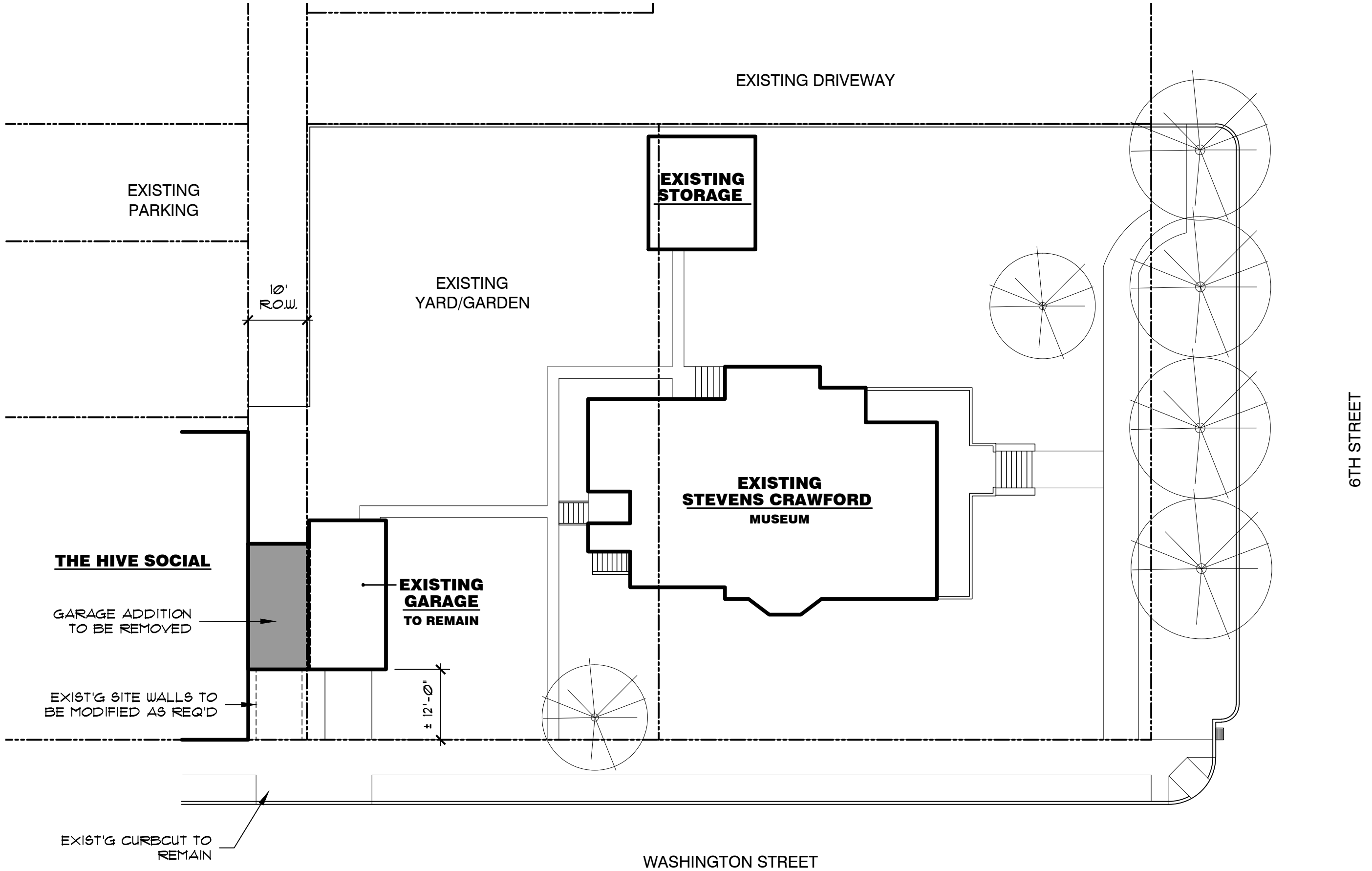
Downspout location adjacent to The Hive Social building wall

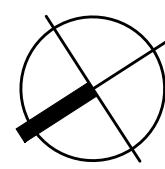


Water intrusion along basement walls

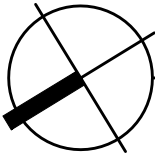
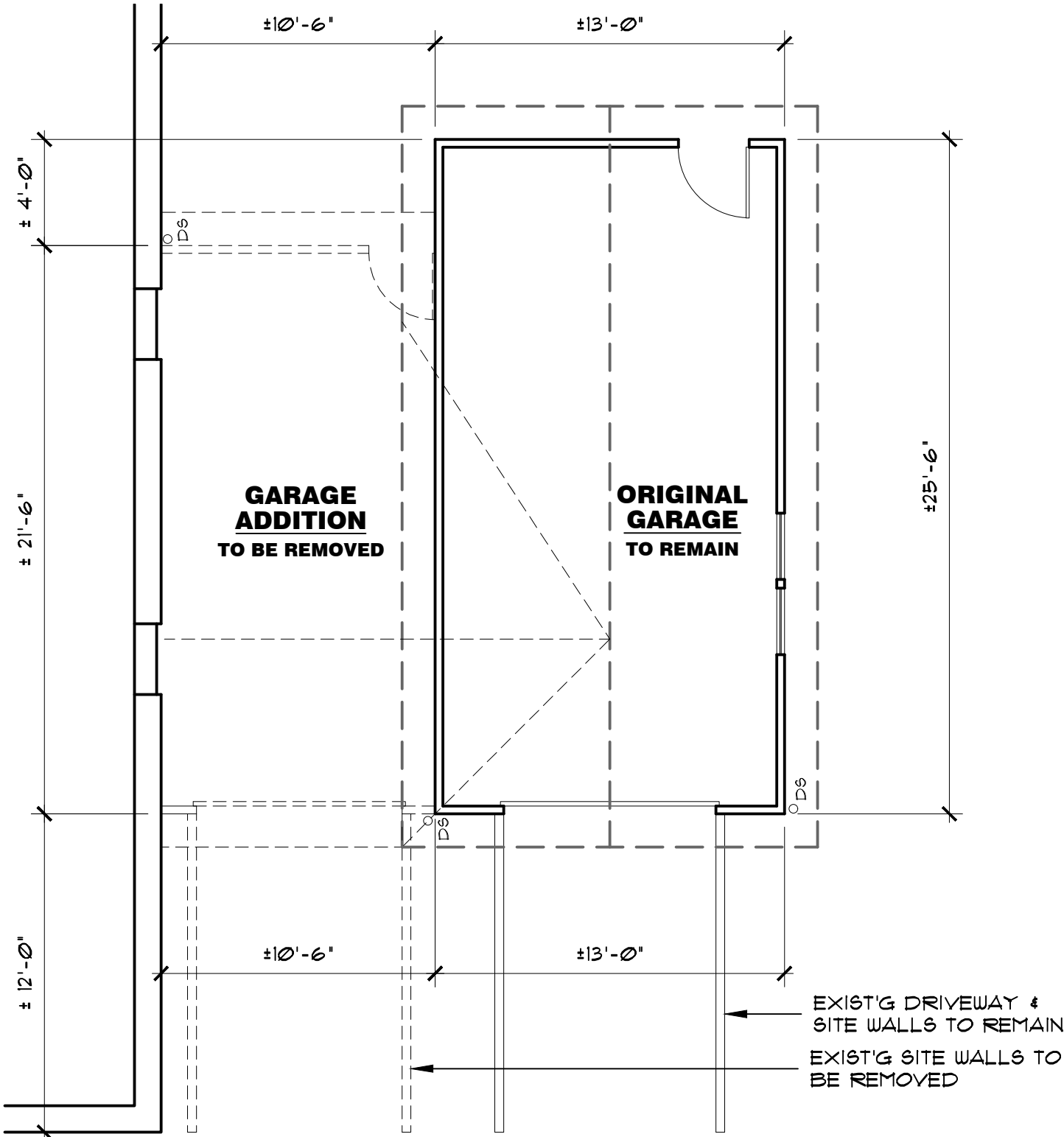


Water intrusion into basement



 **SITE PLAN**
1/16" = 1'-0"

**THE HIVE
SOCIAL**



FLOOR PLAN

3/16" = 1'-0"

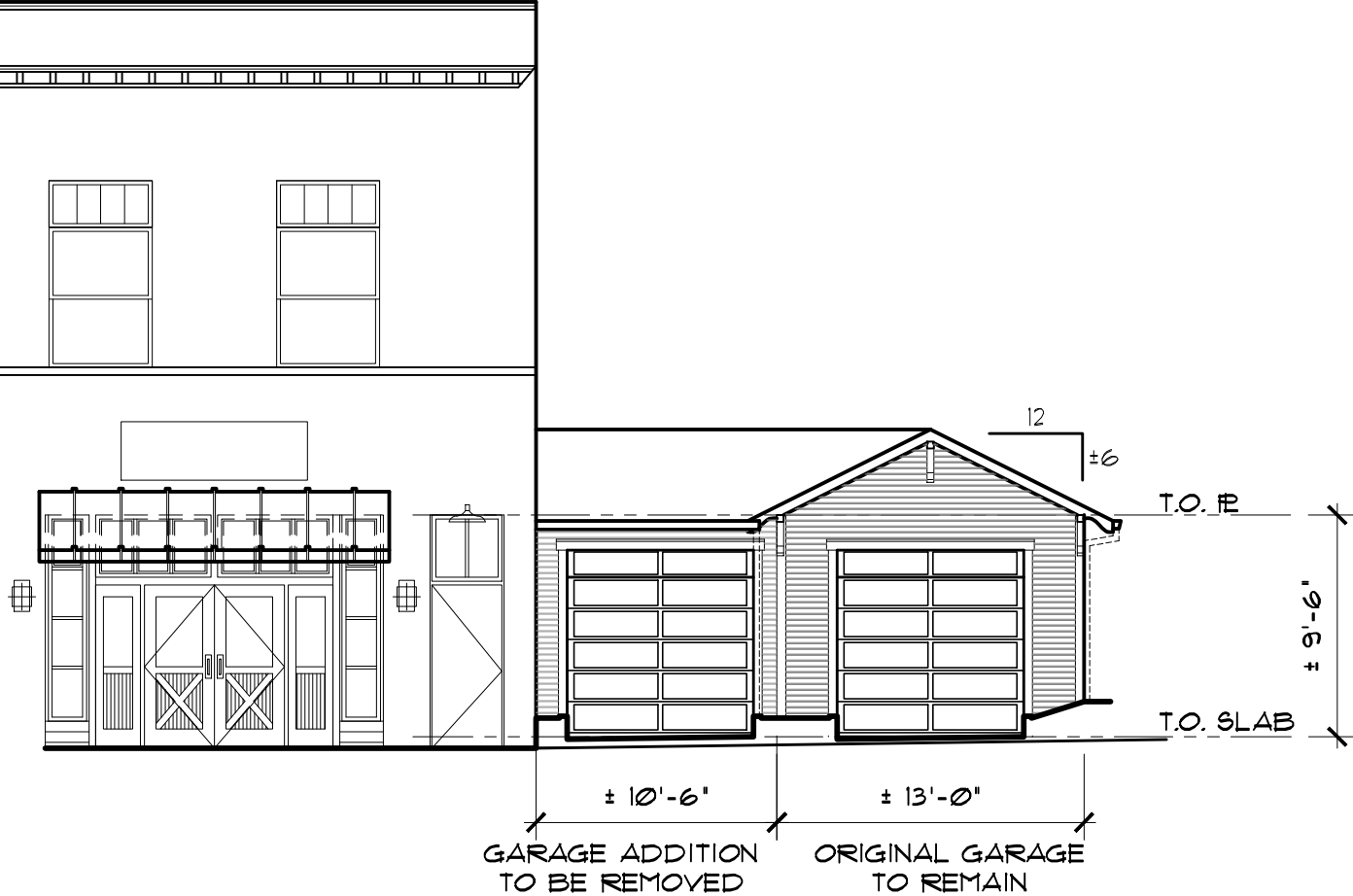
Stevens Crawford House Garage
2134.B - Floor Plan

ISELIN
ARCHITECTS, P.C.
1307 7th Street - Oregon City, Oregon 97045
503.656.1942 - www.iselinarchitects.com

07/28/2022

SHEET
2 OF

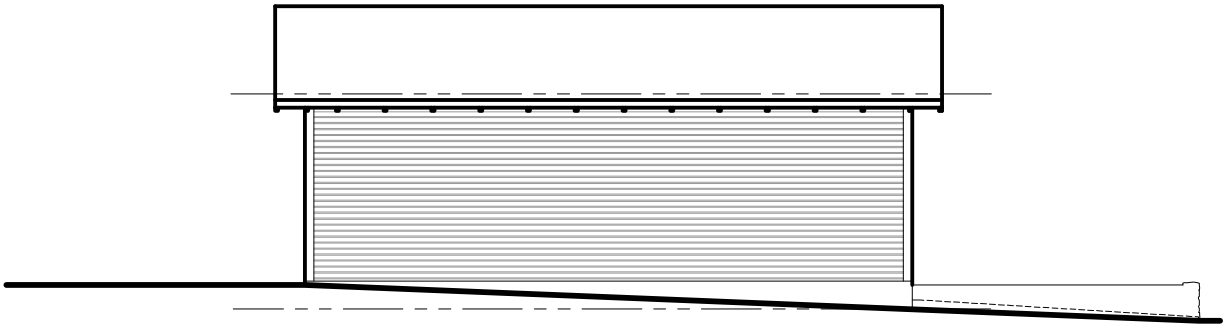
Page 53



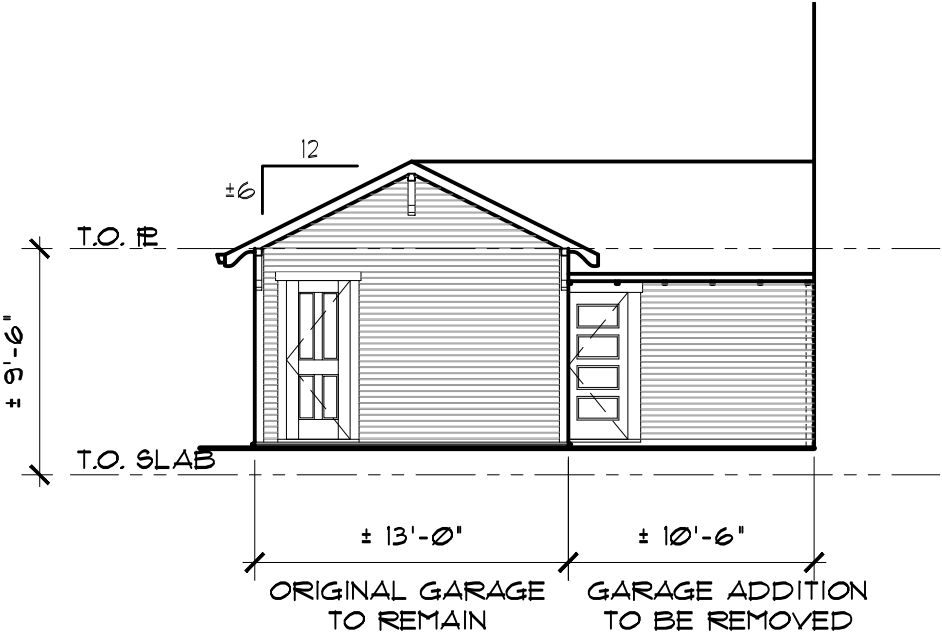
WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
(AFTER DEMOLITION)
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

Stevens Crawford House Garage
2134.B - Building Elevations

ISELIN
ARCHITECTS, P.C.
1307 7th Street - Oregon City, Oregon 97045
503.656.1942 - www.iselinarchitects.com

07/28/2022

Clackamas County Historical Society
P.O. Box 2211
Oregon City, OR 97045

26 July, 2022

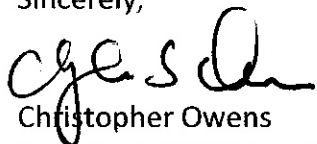
City of Oregon City
Planning Division (Historical Review Board)
698 Warner Parrott Rd.
Oregon City OR 97045

Board Members,

Clackamas County Historical Society supports the demolition of the addition to the detached garage of the Stevens-Crawford House. While the addition houses some stored museum exhibits and archived material, it does not provide optimum storage. We are working on a cooperative agreement with The Hive's owners to move the garage contents to more appropriate storage. Additionally, the shared wall of the addition and The Hive's building was not properly constructed, allowing water to infiltrate both buildings.

The garage addition was built well after the original garage, and while it generally matched the style and materials of the original garage, it would be better to restore the original garage to what it looked like in 1908. Demolition of the addition will expose the original north wall of the original garage, and we are confident that the planned roof, siding and gutter restorations will enhance the appearance of the remaining garage. The newly opened space will be used in such a way to benefit the appearance, access and appeal of the Stevens-Crawford House property.

Sincerely,



Christopher Owens
President, CCHS Board of Directors
(503) 951-1805
president@clackamashistory.org

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 603 6TH ST					City: OREGON CITY	
USGS Quad Name: Oregon City			GPS Latitude: 45 21 20 N		Longitude: 122 36 20 W	
Township: 02S	Range: 02E	Section: 31	Block: 63	Lot: 5, 6	Map #: 22E31AC	Tax Lot #: 1100
Date of Construction: c. 1908		Historic Name: Stevens, H.C. and Mary, House			Historic Use or Function: Domestic - single dwelling	
Grouping or Cluster Name: NA		*Current Name or Use: Education - museum			Associated Archaeological Site: Unknown	
Architectural Classification(s): Craftsman			Plan Type/Shape: Rectangle		Number of Stories: 2.5	
Foundation Material: Concrete			Structural Framing: Unknown		Moved? No	
Roof Type/Material: Hip / Composition shingle			Window Type/Material: 1/1 wood double-hung			
Exterior Surface Materials Primary: Drop			Secondary: Wood shingle		Decorative:	
Exterior Alterations or Additions/Approximate Date: Aluminum storm windows, porch re-clad						
Number and Type of Associated Resources: Garage to NE (1)						
Integrity: Excellent		Condition: Excellent		Local Ranking: Designated Historic Site		National Register Listed? No
Potentially Eligible: ☒ Individually or ☐ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old						
Description of Physical and Landscape Features:						
This large 2-1/2 story house sits under a bellcast hip roof, with a hipped dormer on the south side. The main entry to the house is also set on the south side, under a shallow bellcast hip that is supported by paired columns with Corinthian capitals. The hip eaves are all enclosed and feature large scroll cut block modillions above a wide frieze board. Other projections from the main body of the house include a cantilevered rectangular bay on the west side, an octagonal bay on the west side, an enclosed porch on the north side, and a gabled rectangular bay on the east side. The gabled bay features a bellcast roof with gable end returns. The house is clad with narrow double drop siding, finished with cornerboards. The extensive porch on the south and east sides is also skirted with this material, and has been recently re-clad. The windows are primarily 1/1 double-hung wood sash with wide board surrounds. At the first floor, the windows have projecting hood moldings and at the second floor the wide frieze serves as the window head. The hipped dormer, clad with wood shingles, features a pair of 6/2 double-hung sashes. A small garage is located at the northwest corner of the lot. It is also clad with double drop siding finished with cornerboards and features exposed rafter tails and a bank of four-pane casement sashes on the south side.						
Statement of Significance:						
The lot on which the house was built was first sold by Eliza and Daniel Harvey (1866) and traveled through various prominent hands in the community including Caufield and Eastham. Built on Lots 5 and 6, the house was originally the home of Mary Stevens from 1908-09. Mary Stevens (1851-1932) was a descendent of pioneer Medorum Crawford, a participant at Champoege. Crawford was also captain of the Army's Oregon Escort, a company who protected emigrants to the Pacific Northwest. H.C. Stevens (1847-1924) left home at 15 and traveled out West to join the army of the Oregon Escort with his uncle, Medorum Crawford. Arriving in Portland in 1866, he worked for a time at a hotel. He then learned to operate the telegraph and worked for the Oregon California Railroad. He was the Oregon City station agent from 1871-1890. Stevens served as councilman for several years. He also gathered relics, such as Indian arrow heads. The residence stayed in the family until 1963 when it was purchased from Mertle Stevens by the Clackamas County Historical Society who has since owned the property.						

Researcher/Organization: Alex McMurry / HPNW			Date Recorded: 4/8/2002	
Survey Form Page 1	Address: 603 6TH ST	Local Designation #	SHPO #	

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 602-604 7TH ST					City: OREGON CITY	
USGS Quad Name: Oregon City			GPS Latitude: 45 21 22 N		Longitude: 122 36 18 W	
Township: 02S	Range: 02E	Section: 31	Block: 63	Lot: 7x, 8x	Map #: 22E31AC	Tax Lot #: 1300
Date of Construction: 1922		Historic Name: I.O.O.F. Hall			Historic Use or Function: Social - club	
Grouping or Cluster Name: NA		*Current Name or Use: Friedrich's Hardware Building			Associated Archaeological Site: Unknown	
Architectural Classification(s): Commercial			Plan Type/Shape: Square		Number of Stories: 2.0	
Foundation Material: Concrete			Structural Framing: Unknown		Moved? No	
Roof Type/Material: Flat / Built-up			Window Type/Material: 1/1 wood double-hung with 4-pane transom			
Exterior Surface Materials Primary: Stucco			Secondary: Brick		Decorative:	
Exterior Alterations or Additions/Approximate Date: Store fronts remodeled, c.1950						
Number and Type of Associated Resources: Garage at rear (1)						
Integrity: Good		Condition: Good		Local Ranking: Designated Historic Site		National Register Listed? No
Potentially Eligible: ☐ Individually or ☒ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old						
Description of Physical and Landscape Features:						
The I.O.O.F. Lodge is the finest commercial building left in the upper town. It is a two-story, brick building erected by the Odd Fellows in 1922. The lodge room is upstairs, while the downstairs is two rentable store fronts - a typical arrangement in Oregon towns to provide income to the lodge. The store fronts are intact with plate glass and transoms. The entry door is marked with cast iron brackets and parapet walls. On the parapet is the marquee "1853 - Oregon Lodge No 3 - 1922". Centered at the second floor is a plaque with the I.O.O.F.'s three rings. Windows on the upper floor are 1/1 wood double-hung with 4-pane transom. The east wall was shotcreted after the removal of an adjacent building. There is a two-bay garage attached at the rear with round-edge siding and early garage doors.						
Statement of Significance:						
Built most likely by banker Charles Caufield, son of Judge Robert and Jane Burnside Caufield. Original occupants were the Odd Fellows Fraternal Organization. The retail base was for many years occupied by Friedrich's Hardware, which occupied the ground floor of this building from at least 1933 through the entire historic period. This was the third location for C.W. Friedrich's store.						

Researcher/Organization: Bernadette Niederer / HPNW			Date Recorded: 4/12/2002	
Survey Form Page 1	Address: 602-604 7TH ST	Local Designation #	SHPO #	



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board **Agenda Date:** 8/23/2002
From: Senior Planner Christina Robertson-Gardiner

SUBJECT:

GLUA-22-00027 and HR 22-00009: Historic Review for the demolition of a carport on a locally designated historic resource in the McLoughlin Conservation District.

STAFF RECOMMENDATION:

Staff recommends approval with conditions

EXECUTIVE SUMMARY:

The Applicant is looking to take down the wooden structure of the carport while retaining the concrete pad and retaining wall. Once the failing structure is removed, they will be able to clearly assess the condition of the concrete pad and retaining wall in order to make repairs before moving forward with rebuilding. The carport on our property has deteriorated to the point of being unsafe. The retaining wall is cracked and leaning inwards, and the siding boards as well as the structural support beams have deteriorated in places due to water and accumulated organic matter. The front portion of the carport is leaning against the rear portion of the house, putting pressure on the historically significant resource.

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 August September 27, 2022 to adopt final findings.
4. Continue the hearing to September 27, 2022 and provide direction to the Applicant on additional information needed. Record stays open.



Historic Review
Staff Report and Recommendation
August 16, 2022

FILE NO.: GLUA-22-00027 and HR 22-00009: Historic Review for the demolition of a carport on a locally designated historic resource in the McLoughlin Conservation District.

HEARING DATE: August 23, 2022
7:00 P.M.
Virtual – Zoom meeting

APPLICANT: Sabrina and Robert Ferry
OWNER: 1210 7th Street
Oregon City, OR 97045

LOCATION: 1210 7th Street
Oregon City, OR 97045

REQUEST: Demolition of a carport on a locally designated historic resource in the McLoughlin Conservation District.

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 O.C.M.C. Chapter 17.50 and ORS 197.763.

Recommended Conditions of Approval

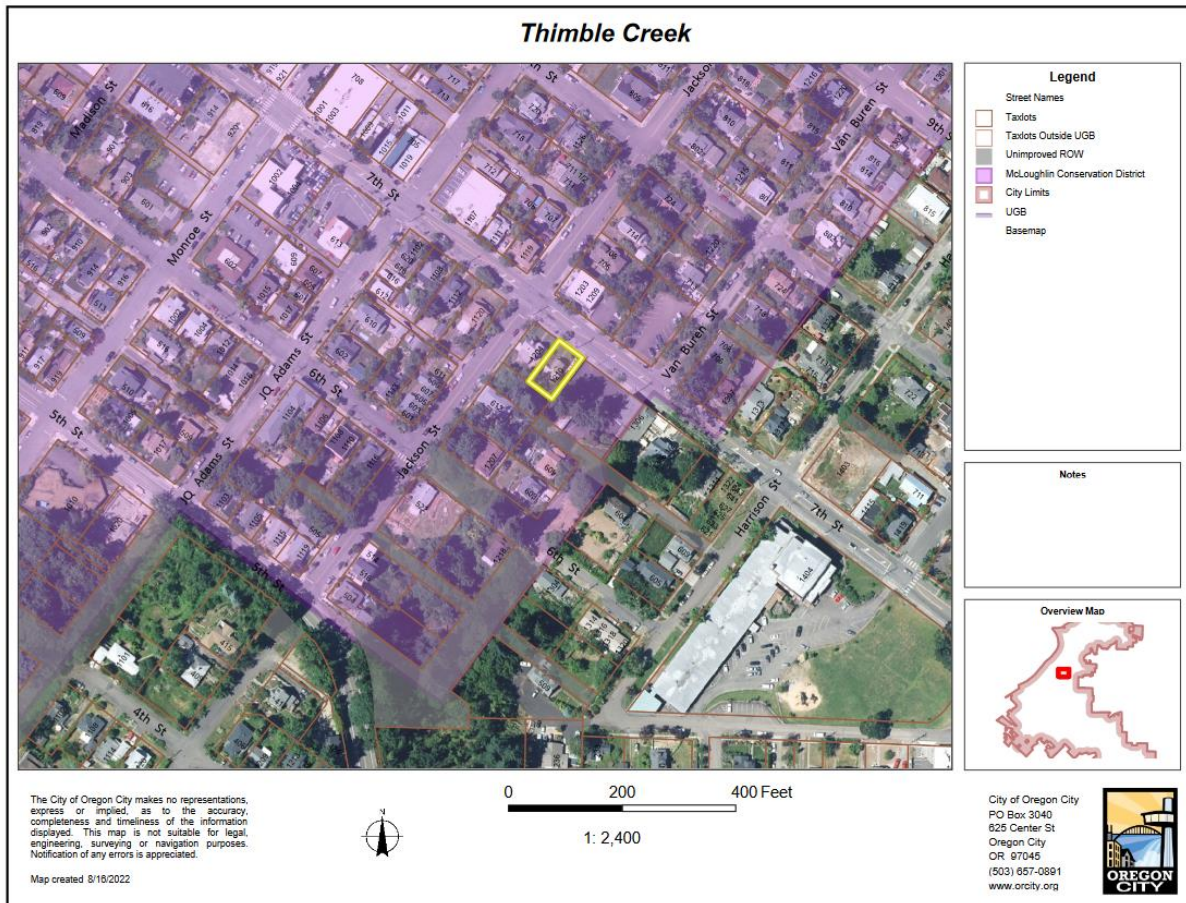
Staff has provided the following conditions for the Board's consideration, depending on the Board's findings:

1. The demolition of the carport structure and retaining wall is approved. Any new construction on site shall be reviewed by staff if it is 200 square feet or under in size or by the Historic Review Board at a future meeting if over 200 square feet in size. Geohazard Review will be performed by staff per the applicability requirements of OCMC 17.44

I. BACKGROUND:

Existing Conditions:

The c 1898 Queen Anne house lies towards to top of 7th Street at the edge of the McLoughlin Conservation District adjacent to Hillside Chapel. The 1950s-era carport is constructed to the rear of the site and is in deteriorated condition.



Vicinity map



Street view of the property



Close up view of carport



Carport wall deterioration

Project Description: The Applicant is looking to take down the wooden structure of the carport while retaining the concrete pad and retaining wall. Once the failing structure is removed, they will be able to clearly assess the condition of the concrete pad and retaining wall in order to make repairs before moving forward with rebuilding. The carport on our property has deteriorated to the point of being unsafe. The retaining wall is cracked and leaning inwards, and the siding boards as well as the structural support beams have deteriorated in places due to water and accumulated organic matter. The front portion of the carport is leaning against the rear portion of the house, putting pressure on the historically significant resource.

1210 7TH STREET - MAYNARD M. MCGEEHAN HOUSE



The Queen Anne at 1210 7th Street is 1-1/2 stories on a typically irregular plan. Windows are 1/1 wood double-hung with lamb's tongues. The gable ends are distinguished by a king post ornament, brackets and shaped and ornamented barge boards. Staggered square shingles clad the gables. Channel drop siding clads the remainder of the house with string courses and corner boards dividing the surface into panels. The front porch is intact with square porch posts, spindle rail and original front door. There is a round window at the rear. There is an incompatible read shed addition. There is a non-historic carport off the east corner.

Statement of Significance: Maynard M. McGeehan was the first known resident of 1210 7th Street. He was born in Pennsylvania in 1852. Later he moved to Oregon and farmed. For 38 years, he lived in Oregon City. McGeehan bought this property in 1918 from Allison Pease, a prolific local carpenter. McGeehan's daughter, Maria, sold the property in 1935 to Florence Van Allen, who apparently used the house as a rental before selling it in 1948. The house changed hands again in 1948 before Lydia Hollender bought the house. Hollender sold the house to Gertrude Hollender in 1955. Gertrude Hollender worked for Publishers Paper, and lived in the house through the remainder of the historic period. She eventually sold the house in the mid-1970s.

Notice and Public Comment:

A public notice was sent to neighbors with 300 feet of the subject property, posted online, emailed to various entities, and posted on site. No public comments were received at the time of the publication of this staff report.

II. APPLICABLE STANDARDS AND FINDINGS

17.40.070 - Demolition and moving.

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

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

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

Finding: Complies as Proposed. The applicant submitted a site plan along with a photo of the shed.

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

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

3. The city comprehensive plan;

Section 5

Open Spaces, Scenic and Historic Areas, and Natural Resources

Canemah is an important example of a relatively intact riverboat town with architectural resources dating from the 1860s. Having evolved from a community for the elite of the riverboat industry to a workers' community, Canemah retains essentially the same sense of place it had in the latter half of the 19th century. Situated above the Falls of the Willamette, it was an important portage town and the major shipbuilding center on the upper Willamette River. Canemah was listed as a Historic District in the National Register of Historic Places in 1977.

Policy 5.3.8

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

Finding: Complies as Proposed. Removing the non historic carport will not adversely affect the historic significance of the District.

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

The purpose of the District is

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

Finding: Complies as Proposed. The date of construction of the carport addition is not confirmed but appears to be constructed sometime in the 1950s. Staff finds that the carport is not a contributing structure to the designated house.

Removal of the carport structure will allow the applicant ability to investigate the retaining wall and approach to constructing a new accessory building onsite. The site is located within the geohazard overlay district, and any new construction will require review a Type II geohazard review and, if above 200 square feet, a Type III Historic Review Board review for New Construction. The staff finds that the demolition of the garage is warranted, and any future construction will be reviewed in a future application if triggered

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

Finding: Complies as Proposed. The date of construction of the carport addition is not confirmed but appears to be constructed sometime in the 1950s. Staff finds that the carport is not a contributing structure to the designated house.

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

Finding: Complies as Proposed. Removing the deteriorated, non-contributing carport will not adversely affect the historic resource. Staff finds that the demolition of the garage is warranted.

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

Finding: Complies as Proposed. The condition of the carport is unsafe, and according to the inventory form, it holds no historical significance. The removal of the carport should not negatively impact the District. Denial of the permit would leave the applicant to pursue costly repair to the non-contributing resource, which does not affect the historic significance of the resource.

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

Finding: Complies as Proposed. Allowing the demolition will allow the owners to limit spending resources to repair a non-contributing resource. Allowing property owners to make site-wide investments increases the values of the house and its long-term survivability.

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

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

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

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

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

Finding: Not applicable. The City Commission has not ordered the demolition of this structure.

IV. CONCLUSIONS AND RECOMMENDATIONS

Based on the following findings, staff recommends that the Historic Review Board approve with conditions the proposed demolition for GLUA-22-00027 and HR 22-00009 at 1210 7th Street, Oregon Cty, OR 97045

Exhibits

1. Vicinity Map
2. Applicant's Submission
3. Inventory Form

GLUA-22-00027 and HR 22-00009: Historic Review

Item #3.



Legend

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

Notes



0 200 400 Feet

1: 2,400



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

Map created 8/1/2022

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



Ferry Carport Project

Site Photos: Submitted separately

Narrative Paragraph:

The carport on our property has deteriorated to the point of being unsafe. The retaining wall is cracked and leaning inwards, and the siding boards as well as the structural support beams have deteriorated in places due to water and accumulated organic matter. The front portion of the carport is leaning against the rear portion of the house putting pressure on the historically significant resource. We are looking to take down the wooden structure of the carport while retaining the concrete pad and retaining wall. Once the failing structure is removed, we will be able to clearly assess the condition of the concrete pad and retaining wall in order to make repairs before moving forward with rebuilding.

CODE RESPONSES:

17.40.070 - Demolition and moving.

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

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

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

Finding: Complies as Proposed. The applicant submitted photographs of the carport and a narrative describing its condition.

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

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

3. The city comprehensive plan;

Section 5

Open Spaces, Scenic and Historic Areas, and Natural Resources

Canemah is an important example of a relatively intact riverboat town with architectural resources dating from the 1860s. Having evolved from a community for the elite of the riverboat industry to a workers' community, Canemah retains essentially the same sense of place it had in the latter half of the 19th century. Situated above the Falls of the Willamette, it was an important portage town and the major shipbuilding center on the upper Willamette River. Canemah was listed as a Historic District in the National Register of Historic Places in 1977.

Policy 5.3.8

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

Finding: Complies as Proposed.

The condition of the carport is unsafe and according to the inventory form, it holds no historical significance. The removal of the carport should not negatively impact the District.

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

The purpose of the district is

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

Finding: Complies as Proposed. The construction date of the carport is unknown, but according to the inventory form it is not considered to have significance or historical integrity. The carport is also in a condition where it has deteriorated to a point of being beyond repair. It is a hazard to the residence and to the historically significant house, which it is leaning against.

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

Finding: Complies as Proposed. The date of the construction of the carport is unknown. On the inventory form it is not considered to have historical value. It has no relation in architectural style to the Queen Anne structure it sits behind. It is in a dilapidated state and being on a public right-of-way would improve the appearance of our town if it was removed and replaced.

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

Finding: Complies as Proposed. The date of the construction of the carport is unknown. On the city's inventory form it is not considered to have historical value. It has no relation in architectural style to the Queen Anne structure it sits behind. It is in a dilapidated state and being on a public right-of-way would improve the appearance of our town if it was removed and replaced.

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

Finding: Complies as Proposed. The carport is failing structurally. It is leaning against the rear portion of the McGeehan House, a structure that the city considers to be of historical significance. If the demolition permit is denied the structure will continue to weaken and collapse causing harm to the historically significant house and possibly the residents. The

carport is not considered historically significant and its removal should not harm the integrity of the district.

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

Finding: Complies as Proposed. The demolition of the carport would allow the owners to remove an unsafe structure from their property and to allow for better use of the property.

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

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

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

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

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

Finding: Not applicable. The City Commission has not ordered the demolition of this structure.































CITY OF OREGON CITY LAND USE APPLICATION



City of Oregon City, Community Development Department, 221 Molalla Ave., Ste. 200, P.O. Box 3040, Oregon City, OR 97045, (503) 722-3799

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Nonconforming Use review
- ☐ Water Resources Exemption

Type II (OCMC 17.50.030.B)

- ☐ Extension
- ☐ Detailed Development Review
- ☐ Geotechnical Hazards
- ☐ Minor Partition
- ☐ Minor Site Plan & Design Review
- ☐ Nonconforming Use Review
- ☐ Site Plan and Design Review
- ☐ Subdivision
- ☐ Minor Variance
- ☐ Water Resource 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
- ☐ Oregon City Municipal Code Amendment
- ☐ Variance
- ☐ Zone Change

Application Number: _____

Proposed Land Use or Activity: DEMOLITION

Project Name: FERRY CARPORT PROJECT Number of Lots Proposed (If Applicable): _____

Physical Address of Site: 1210 7th STREET, OREGON CITY, OR 97045

Clackamas County Map and Tax Lot Number(s): MAP # 22E31AD TAXLOT # 22E31AD07500

Applicant(s):

Applicant(s) Signature: _____

Applicant(s) Name Printed: SABRINA FERRY

Date: 07/28/2022

Mailing Address: 1210 7th STREET, OREGON CITY, OR 97045

Phone: 860-836-7212

Fax: _____

Email: sabrinadferry@gmail.com

Property Owner(s):

Property Owner(s) Signature: _____

Property Owner(s) Name Printed: SABRINA FERRY + ROBERT FERRY Date: 07/28/2022

Mailing Address: 1210 7th STREET, OREGON CITY, OR 97045

Phone: 860-836-7212

Fax: _____

Email: sabrinadferry@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.

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 1210 7TH ST					City: OREGON CITY	
USGS Quad Name: Oregon City			GPS Latitude: 45 21 12 N		Longitude: 122 35 59 W	
Township: 02S	Range: 02E	Section: 31	Block: 164	Lot: 7x, 8x	Map #: 22E31AD	Tax Lot #: 7500
Date of Construction: c. 1889		Historic Name: McGeehan, Maynard M., House			Historic Use or Function: Domestic - single dwelling	
Grouping or Cluster Name: NA		*Current Name or Use: Domestic - single dwelling			Associated Archaeological Site: Unknown	
Architectural Classification(s): Queen Anne			Plan Type/Shape: Complex		Number of Stories: 1.5	
Foundation Material: Stone			Structural Framing: Unknown		Moved? No	
Roof Type/Material: Gable / Composition shingle			Window Type/Material: 1/1 wood double-hung			
Exterior Surface Materials Primary: Drop			Secondary: Wood shingle		Decorative:	
Exterior Alterations or Additions/Approximate Date: Rear addition with circular window						
Number and Type of Associated Resources: None						
Integrity: Excellent		Condition: Good		Local Ranking: Designated Historic Site		National Register Listed? No
Potentially Eligible: ☒ Individually or ☐ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old						
Description of Physical and Landscape Features:						
The Queen Anne at 1210 7th Street is 1-1/2 stories on a typically irregular plan. Windows are 1/1 wood double-hung with lamb's tongues. The gable ends are distinguished by a king post ornament, brackets and shaped and ornamented barge boards. Staggered square shingles clad the gables. Channel drop siding clads the remainder of the house with string courses and corner boards dividing the surface into panels. The front porch is intact with square porch posts, spindle rail and original front door. There is a round window at the rear. There is an incompatible read shed addition. There is a non-historic carport off the east corner.						
Statement of Significance:						
Maynard M. McGeehan was the first known resident of 1210 7th Street. He was born in Pennsylvania in 1852. Later he moved to Oregon and farmed. For 38 years, he lived in Oregon City. McGeehan bought this property in 1918 from Allison Pease, a prolific local carpenter. McGeehan's daughter, Maria, sold the property in 1935 to Florence Van Allen, who apparently used the house as a rental before selling it in 1948. The house changed hands again in 1948 before Lydia Hollender bought the house. Hollender sold the house to Gertrude Hollender in 1955. Gertrude Hollender worked for Publishers Paper, and lived in the house through the remainder of the historic period. She eventually sold the house in the mid-1970s.						

Researcher/Organization: Bernadette Niederer / HPNW			Date Recorded: 4/6/2002	
Survey Form Page 1	Address: 1210 7TH ST	Local Designation #	SHPO #	