



CITY OF OREGON CITY HISTORIC REVIEW BOARD AGENDA

Virtual Meeting
Tuesday, June 28, 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-22-00019 and HR 22-00005: Historic Review for a new detached garage in the McLoughlin Conservation District. The subject site contains a non-designated structure. The proposal for the 576-square foot structure is required to be reviewed as new construction within the historic overlay, as it is a new structure over 200 square feet.
2. GLUA-22-00020: General Land Use Application and HR 22-00006: Historic Review for exterior alterations to an existing historic landmark structure, the W.H. Wood House.

OTHER BUSINESS

3. Preservation Grant request for window repair at 219 11th Street, the Christian Hartmann House
4. June 22, 2021 Draft HRB Minutes
5. July 27, 2021 Draft HRB Minutes

COMMUNICATIONS

ADJOURNMENT

PUBLIC COMMENT GUIDELINES

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

As a general practice, the City Commission does not engage in discussion with those making comments.

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

ADA NOTICE

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

Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.

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



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board
From: Planner Kelly Reid

Agenda Date: 6/28/2022

SUBJECT:

GLUA-22-00019 and HR 22-00005: Historic Review for a new detached garage in the McLoughlin Conservation District. The subject site contains a non-designated structure. The proposal for the 576-square foot structure is required to be reviewed as new construction within the historic overlay, as it is a new structure over 200 square feet.

STAFF RECOMMENDATION:

Staff recommends approval with conditions

EXECUTIVE SUMMARY:

The project consists of replacement of an existing detached garage on a 4800-square foot residential property within the McLoughlin Conservation District with a new detached garage. The proposed size of the new garage is 576 square feet. The applicant requests to use vinyl windows, and a garage door that is wider than what is prescribed by the design guidelines for new construction.

The new structure will be set back more than 40 feet from the property line, completely behind the house. The applicant has proposed a simple square form with a 12:12 roof pitch, a shed dormer on the side, and fiber cement shingle siding. The effect on the district will be minimal but positive, replacing a non-historic building with a new structure that has a more compatible design.

Staff recommends a few conditions of approval regarding windows and the garage door. The Board may want to consider a conditional of approval regarding the siding, if it finds that the proposal shingle siding is not complementary.

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 July 26, 2022 to adopt final findings.
4. Continue the hearing to June 26, 2022 and provide direction to the applicant on additional information needed. Record stays open.



Historic Review
Staff Report and Recommendation
June 21, 2022

FILE NO.: GLUA-22-00019 and HR 22-00005: Historic Review

HEARING DATE: June 28, 2022
7:00 P.M.
Virtual – Zoom meeting

APPLICANT/OWNER: Leon Wright
1005 Jefferson St.
Oregon City, OR 97045

LOCATION: 1005 Jefferson St.
Oregon City, OR 97045

REQUEST: Historic Review for a new detached garage in the McLoughlin Conservation District. The subject site contains a non-designated structure. The proposal for the 576-square foot structure is required to be reviewed as new construction within the historic overlay, as it is a new structure over 200 square feet.

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 are 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.

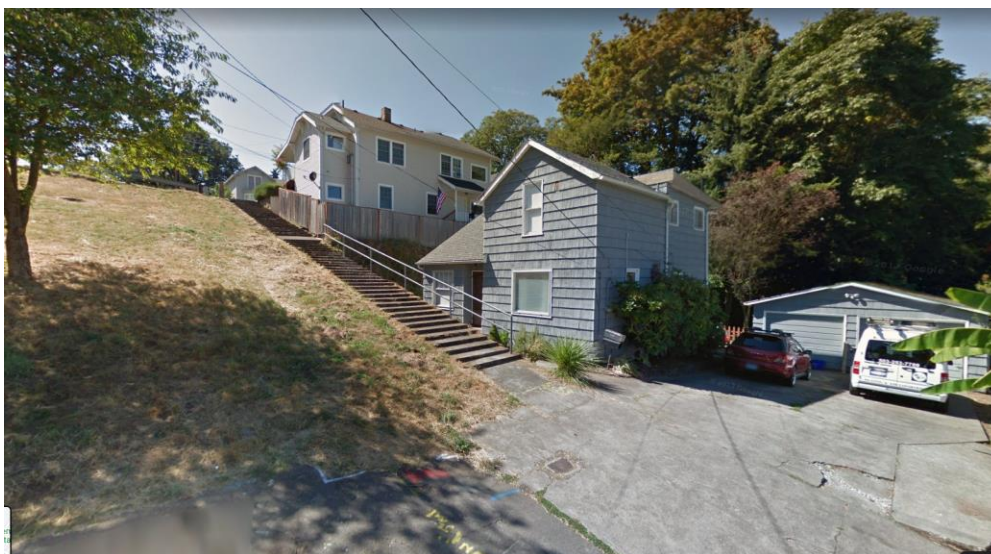
I. BACKGROUND:

Existing Conditions:

The subject property is developed with a single-family house in the R-6 zone. The property is an 4,480 square foot lot. The house is a non-designated structure within the McLoughlin Conservation District. The location is unique; adjacent to a public staircase that connects 10th and 11th Streets. Vehicular access is not provided on a portion of Jefferson Street due to the steep slope.



Vicinity map



Street view of property showing public staircase

HR-22-00005 1005 Jefferson



Additional photos of property

Property Description:

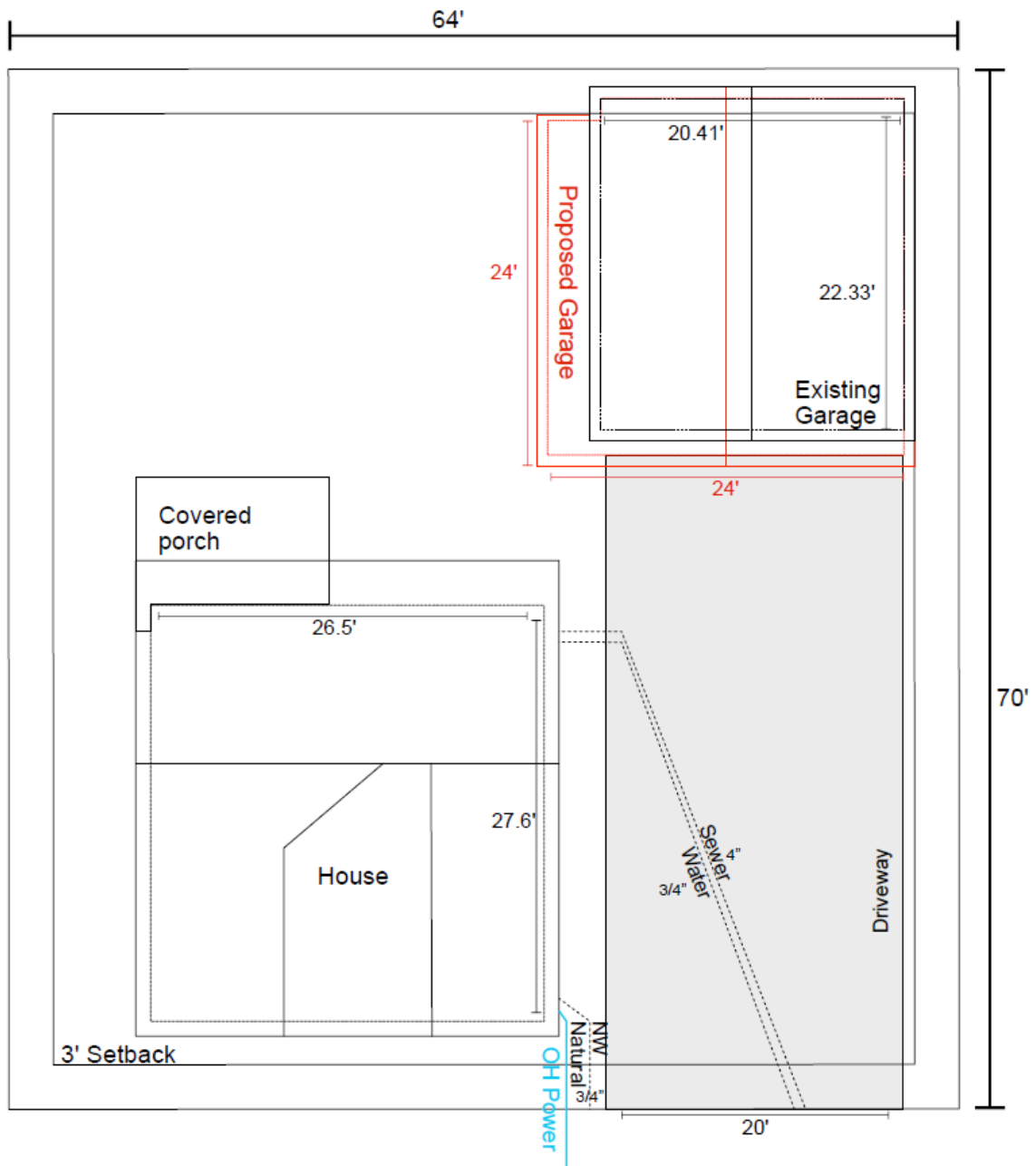
The house at 1005 Jefferson St. is not designated in the McLoughlin Conservation District. The inventory form, dated 2002, indicates that the house has been altered and has an irretrievable loss of integrity.

This c.1900 front gable and wing house is rectangular in plan with a multi-level roofline. A gable roof and a flat roof is present at the two-story mass of the structure and a shed roof projects out over the one-story entrance addition. The windows are 1/1 wood double-hung in some locations while 8/1 and 6/1 wood double-hung windows are present on the front façade with fixed aluminum storms attached. Aluminum sliding windows are located on the upper level of the two-story mass. Alterations include a non-historic fixed aluminum picture window at the front elevation and a modern multi-paneled wood entrance door with a screen attached. A one-story shed roof porch exists at west elevation. The sequence of additions are unknown.

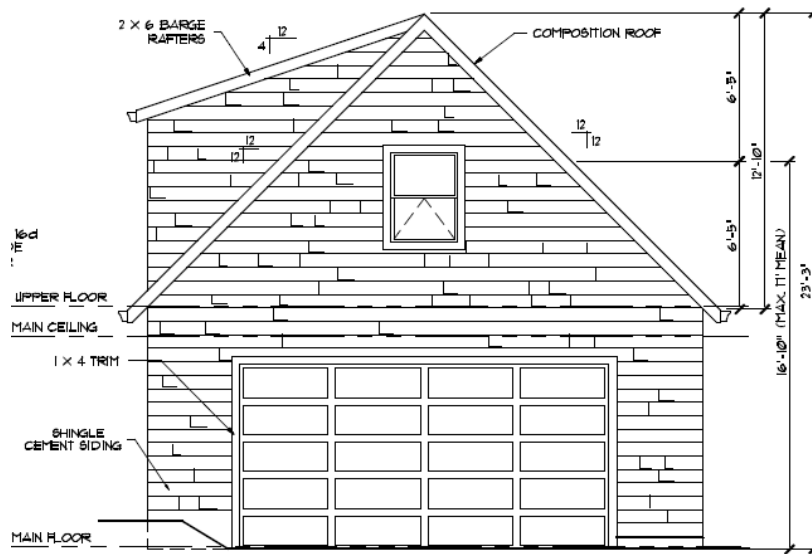
Project Description:

The project consists of replacement of an existing detached garage with a new detached garage slightly larger and built with the required minimum setbacks. The proposed size of the new garage is 576 square feet. The applicant requests to use a garage door that is wider than what is prescribed by the design guidelines for new construction.

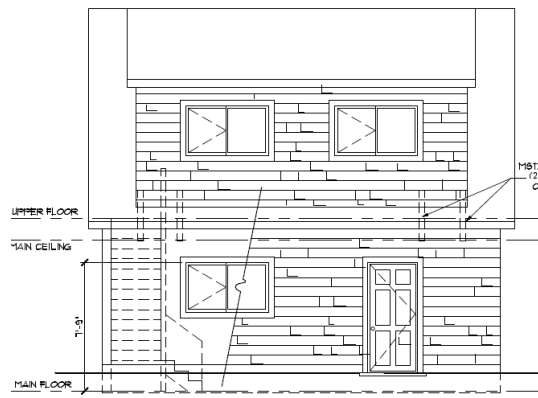
HR-22-00005 1005 Jefferson



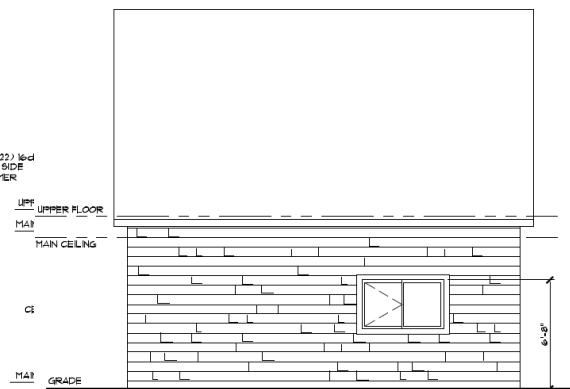
Site Plan



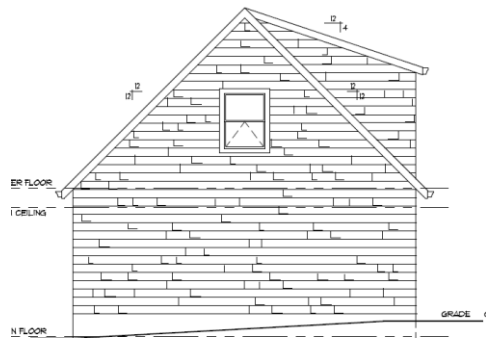
FRONT ELEVATION
1/4" = 1'-0"



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



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



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

Elevation Drawings.

Notice and Public Comment:

HR-22-00005 1005 Jefferson

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

17.40.060 - 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,*

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

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

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 two-car garage of 576 square feet, with a 12:12 roof pitch, a shed dormer, and fiber cement shingle siding. The applicant states that the color and siding style will match the existing home, making the structure more compatible with the existing home and the overall district than the existing detached garage, which has materials that do not match the house.

The new structure will be set back more than 40 feet from the property line, completely behind the house. The house is 1.5 stories, with a rear wing that is 2 stories. The new structure is proposed to be approximately 23 feet in height at the peak, which appears to be shorter in height than the home.

The nearest designated historic structures that are in the vicinity of the proposed structure are the Roake House at 720 11th Street, a Queen Anne. The house is placed near the front of the lot, at a considerable distance from the proposed garage. The roof pitch of the garage is complementary to the Queen Anne structure, which has steep pitched gables facing Jefferson and 11th streets.

Across the street is 1008 Jefferson, the Bushong House, a Vernacular with a bungalow style front porch.

The effect on the district will be minimal but positive, replacing a non-historic building with a new structure that has a more compatible design. 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 did not propose a particular style. The style, arguably, is vernacular in nature, although shingle siding is not typical on a vernacular. However, the siding has been

proposed to match portions of the existing house on site. Overall, the design is simple and will be complementary within the neighborhood.

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 set back more than 40 feet from the property line, completely behind the house.

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.

BUILDING FORM CHARACTERISTICS OF THE VERNACULAR STYLE IN MCLOUGHLIN

Form easily allows additions and alterations such as increases in family size, activities or changing technology.

Shape: rectangular or square in plan, combinations to form L-plan, T-plan; Rectangular or square form reinforced on façade.

Height: 1, 1½, 2 (maximum) stories in height; Basement option.

Proportions: Height (eave) to maximum width: 1:1 Height to Depth: can vary greatly.

Roof: gable, or cross-gable roof of not less than 8:12 pitch, often steeper.

Finding. Complies as proposed. The applicant has proposed a simple square design with the following elements:

- 12:12 roof pitch
- Shed dormer on side
- Front gable roof

The height at the midpoint of the roof is approximately 16 feet.

The applicant did not provide information about the pitch of the roof of the existing home. It appears that it may be less than 12:12. While it is not typical for an accessory structure to have a roof pitch steeper than the primary structure, the Board may find it acceptable in this circumstance, especially since buildings in the immediate vicinity have steep roof pitches, and a 12:12 pitch is fairly common in the district.



Existing house on site (non-designated).

4. DESIGN COMPOSITION

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

DESIGN COMPOSITION CHARACTERISTICS OF THE VERNACULAR STYLE IN MCLOUGHLIN

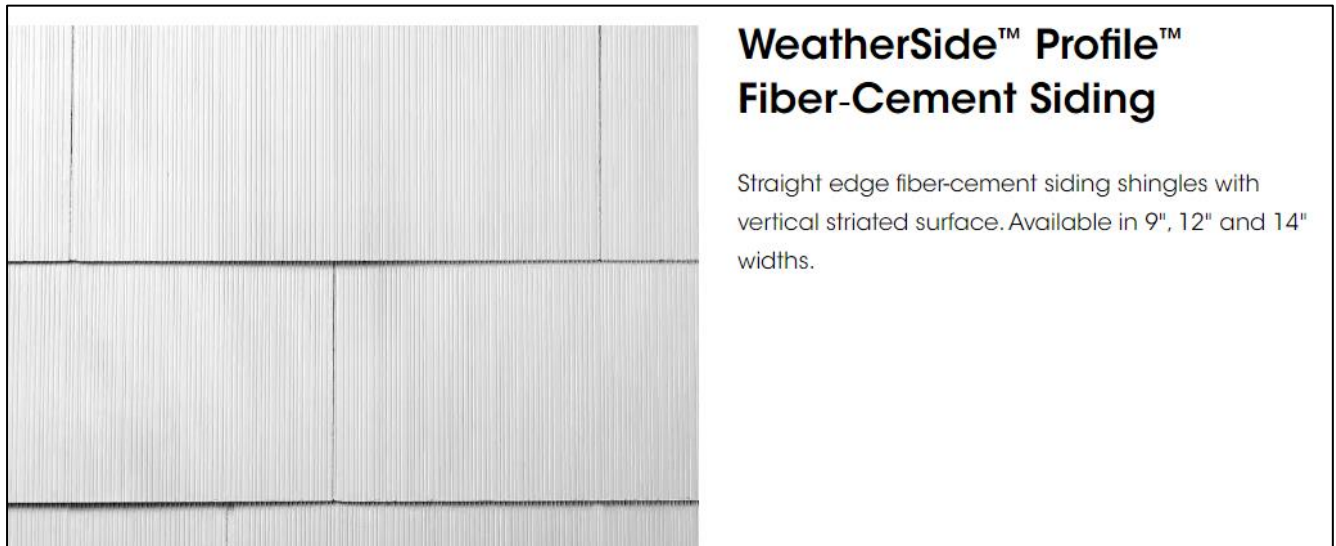
- *Lacks rigid system of exterior detailing that makes it a clearly definable architectural style; allows design flexibility and is inherently varied.*

- *Designed and built without assistance of a trained architect. Collaborative design evolved with homeowner and builder, based on familiar styles, features and products. ☐ Can combine minor features from architectural styles used during the historic period.*
- *Porch: full-length at the front entry; possible wrap around (typically not curved).*
- *Materials: local, readily available.*
- *Windows: 1:1, double hung windows.*
- *Siding: horizontal board siding; typically shiplap, or channel; occasionally bevel.*
- *Ornament: Exterior decoration is modest, consisting of scroll-work brackets at the top of porch pillars, decoratively cut or laid shingles, often in the peak of a front-gable roof, plain cornerboards and simple window trim. Some houses feature spindlework in the peaks of their gable roofs, often arranged in a sunburst pattern.*

Finding: Complies with Conditions:

SIDING

The proposed design includes fiber cement shingle siding to match the existing structure. While the shingles are likely not original to the home, they are over 50 years old and may have acquired significance on their own.



Proposed siding material

The design guidelines provide the following pertaining to materials and siding, specially:

“Wood siding or materials which have the appearance of horizontal wood siding in an allowable design; sawn wood shingles (painted) in secondary areas and for ornamental detail; Sample approval is required for non-wood horizontal board siding”

AND

“A wide variety of currently available materials, and products are acceptable provided the resultant appearance is complementary with the buildings of the historic period.”

The guideline states that shingles are acceptable in secondary areas and for ornamental detail. The Board may find that as an accessory building, the entire structure could be considered “secondary.” The Board may also find that the proposed shingles are complementary with the buildings of the historic period. However, the Board may find that simple fiber cement smooth horizontal siding would be more compatible with the Vernacular style and the overall district character.

GARAGE DOOR

The applicant has proposed an oversized garage door, which, according to the guidelines, is subject to HRB approval. The safe harbor guideline is for “Limit of twelve feet (12’) in width and eight feet (8’) in height.” The applicant has proposed the following:

“We would like to use a 16 foot garage door if the review board is willing to make an exception. The garage door is not something that is clearly visible until you are directly in front of our house and as the house is at the end of a dead end street not many people ever see it. Also, the garage is set back completely behind the house. Will plan to use a carriage house or plank style door provided we are able to source one.”

STEEL CARRIAGE HOUSE GARAGE DOORS



Proposed garage door style (demonstration only, actual product may be different brand)

In 2020, the HRB approved a garage in the McLoughlin District with a 16-foot-wide garage door, making the following findings:

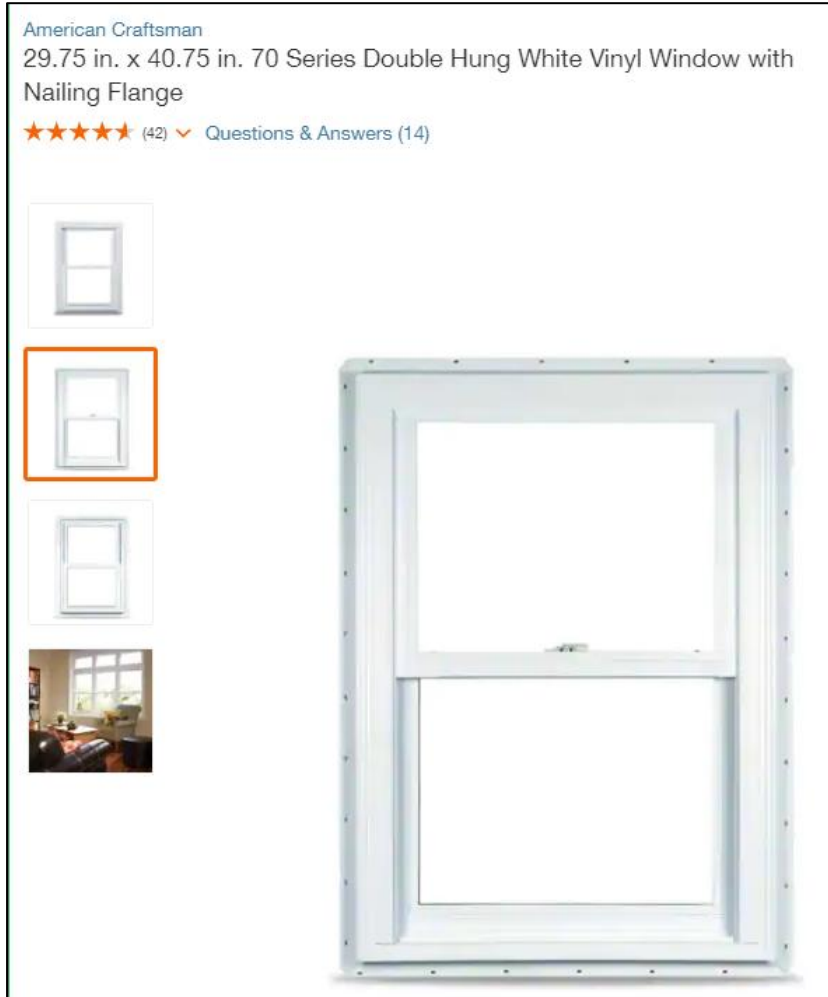
“Since the property is not designated, some flexibility in garage door width is appropriate. Furthermore, the proposed carriage style door will mitigate for the width of the door by making the door appear to be two doors. The garage door shall be installed to resemble a carriage door, with the following details: simulated hinges, dual handles, and vertical or cross panels with or without windows.”

Staff recommends a similar condition for this garage door, if the Board finds that the 16-foot width is acceptable.

WINDOWS

The drawings include some slider windows, which are identified in the guidelines as “not allowed.” The applicant has also proposed to use vinyl windows.

The applicant explains: “We will change our window design to 1/1 double hung windows to match our home. We would like to use vinyl if possible as we are having trouble sourcing another material. Many of the homes in our neighborhood also have vinyl windows so it doesn’t seem to be out of the character of the neighborhood.”



Proposed Window Product

The existing home includes some wood windows and some aluminum slider windows. Because it is not designated, any and all of the windows in the home may be replaced with vinyl windows without any review. However, the safe harbor design guidelines for new construction require that windows be wood, clad wood, or “Non wood acceptable if in appropriate style, and matching wood in profile, shadowline, and if in suitable color and finish; Actual sample is required to be approved.”

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

- The applicant shall utilize horizontal board siding with 4 to 6" reveal, either smooth fiber cement or wood material.
- 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.
- Slider windows are not permitted; instead, windows shall be casement, awning, single or double hung, or fixed.
- Any window material that meets HRB policies are acceptable. The applicant shall provide a sample for Board approval at a continued hearing if windows that do not meet the HRB policy are proposed.
- No windows shall have simulated grids between glass panes.

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

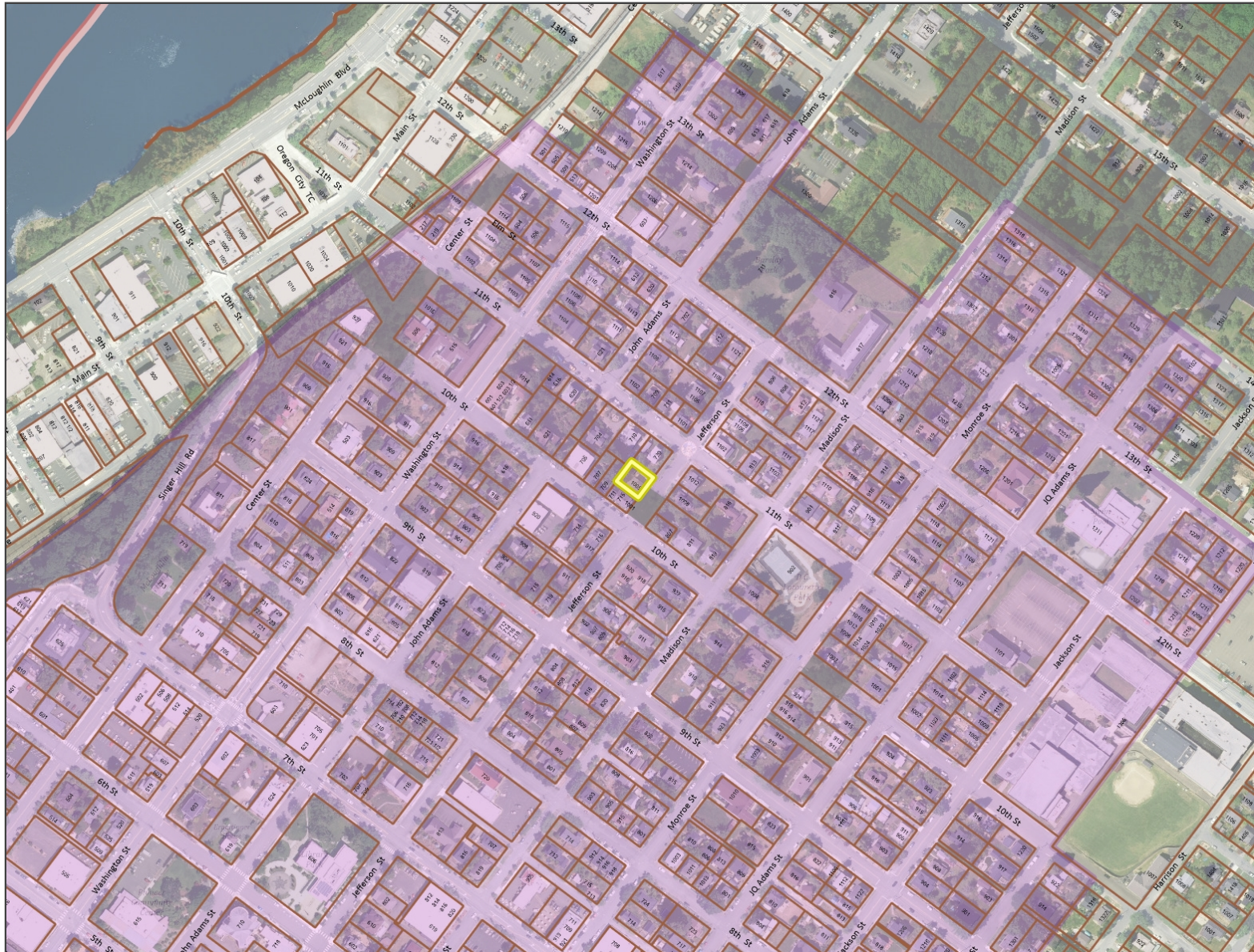
Based on the following findings, staff recommends that the Historic Review Board approve with conditions the proposed development of GLUA 22-00019/ HR 22-00005: Historic Review for new construction at 1005 Jefferson Street.

Exhibits

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

Oregon City GIS Map

Item #1.



Legend

Street Names

- Taxlots
- Taxlots Outside UGB
- Unimproved ROW
- McLoughlin Conservation District
- City Limits
- UGB
- Basemap

Notes

Overview Map



0 395 790 Feet

1: 4,739

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 6/7/2022

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



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OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 1005 JEFFERSON ST		City: OREGON CITY	
USGS Quad Name: Oregon City		GPS Latitude: 45 21 29 N	Longitude: 122 36 04 W
Township: 02S	Range: 02E	Section: 31 Block: 98 Lot: 2x, 3x	Map #: 22E31AA Tax Lot #: 6600
Date of Construction: c. 1900	Historic Name:		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): Front gable and wing		Plan Type/Shape: Rectangle	Number of Stories: 2.0
Foundation Material: Concrete		Structural Framing: Unknown	Moved? No
Roof Type/Material: Gable / Composition shingle		Window Type/Material: Multi-light wood and aluminum frame	
Exterior Surface Materials Primary: Wood shingle		Secondary:	Decorative:
Exterior Alterations or Additions/Approximate Date: Wood shingles are not original			
Number and Type of Associated Resources: None			
Integrity: Poor 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 c.1900 front gable and wing house is rectangular in plan with a multi-level roofline. A gable roof and a flat roof is present at the two-story mass of the structure and a shed roof projects out over the one-story entrance addition. The windows are 1/1 wood double-hung in some locations while 8/1 and 6/1 wood double-hung windows are present on the front façade with fixed aluminum storms attached. Aluminum sliding windows are located on the upper level of the two-story mass. Alterations include a non-historic fixed aluminum picture window at the front elevation and a modern multi-paneled wood entrance door with a screen attached. A one-story shed roof porch exists at west elevation. The sequence of additions are unknown.			
Statement of Significance:			

Researcher/Organization: Christy Fockler / HPNW		Date Recorded: 4/12/2002	
Survey Form Page 1	Address: 1005 JEFFERSON ST	Local Designation #	SHPO #



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

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

Type II (OCMC 17.50.030.B)

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

Type III / IV (OCMC 17.50.030.C)

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

File Number(s): ~~PREST-22-00072~~ GLUA-22-00019/HR-22-00005

Proposed Land Use or Activity: Rebuild detached garage. change foot print from 20.8 x 22.4' to 24 x 24'

Project Name: Wright Garage Number of Lots Proposed (If Applicable): _____

Physical Address of Site: 1005 Jefferson St. Oregon City, OR 97045

Clackamas County Map and Tax Lot Number(s): 2-2E-31AA-06600

Applicant(s):

Applicant(s) Signature: Leon Wright

Applicant(s) Name Printed: Leon Wright Date: 6/7/22

Mailing Address: 1005 Jefferson St. Oregon City, OR 97045

Phone: 503-849-8038 Fax: _____ Email: leonwright@gmail.com

Property Owner(s):

Property Owner(s) Signature: Leon Wright

Property Owner(s) Name Printed: Leon Wright Date: 6/7/22

Mailing Address: 1005 Jefferson St. Oregon City, OR 97045

Phone: 503-849-8038 Fax: _____ Email: leonwright@gmail.com

Representative(s):

Representative(s) Signature: Leon Wright

Representative (s) Name Printed: Leon Wright Date: 6/7/22

Mailing Address: 1005 Jefferson St. Oregon City, OR 97045

Phone: 503-849-8038 Fax: _____ Email: leonwright@gmail.com

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

TYPE III –HISTORIC REVIEW BOARD SUBMITTAL*Date***APPLICANT:** Leon and Monica Wright**OWNER:** Leon and Monica Wright**LOCATION:** 1005 Jefferson Street**REQUEST:** New construction in the McLoughlin Conservation District
Replacement of existing detached garage**I. BACKGROUND:****1. Existing Conditions**

Detached two car garage located at the rear of our property. Does not meet current setbacks on rear.

2. Project Description

A tree fell on the garage. We need to replace this building, and intend to move the footprint forward approximately 1 foot to meet setbacks. We have expanded the footprint slightly to make it square at 24x24.

CODE RESPONSES:

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

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

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

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.

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;*

Applicant response:

We will be matching the color and siding style of our home, and make the replacement building blend in better than before with the style and character of our home and neighborhood

6. *Economic, social, environmental and energy consequences;*
7. *Design guidelines adopted by the historic review board.*
- 8.

Design Guidelines for New Construction – McLoughlin

<https://www.orcity.org/planning/design-guidelines-new-construction>

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.

Applicant response:

Our replacement garage is very similar in style to the existing building, the only major change is the roofline has been increased in pitch to match the pitch of the house roof and will compliment the neighborhood.

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.

Applicant Response:

Garage will be at the exact same site as currently located, except bumped forward one foot and slightly larger footprint to make it square. This is at the rear of the lot.

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.

BUILDING FORM CHARACTERISTICS OF THE VERNACULAR STYLE IN MCLOUGHLIN

Form easily allows additions and alterations such as increases in family size, activities or changing technology.

Shape: rectangular or square in plan, combinations to form L-plan, T-plan; Rectangular or square form reinforced on façade.

Height: 1, 1½, 2 (maximum) stories in height; Basement option.

Proportions: Height (eave) to maximum width: 1:1 Height to Depth: can vary greatly.

Roof: gable, or cross-gable roof of not less than 8:12 pitch, often steeper.

Applicant Response:

Square building with 12:12 pitch roof and shed dormer on one side of the building. One story building with storage loft in the attic. Approx 16 foot median height.

4. DESIGN COMPOSITION

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

DESIGN COMPOSITION CHARACTERISTICS OF THE VERNACULAR STYLE IN MCLOUGHLIN

- Lacks rigid system of exterior detailing that makes it a clearly definable architectural style; allows design flexibility and is inherently varied.
- Designed and built without assistance of a trained architect. Collaborative design evolved with homeowner and builder, based on familiar styles, features and products. Can combine minor features from architectural styles used during the historic period.
- Porch: full-length at the front entry; possible wrap around (typically not curved).
- Materials: local, readily available.
- Windows: 1:1, double hung windows.
- Siding: horizontal board siding; typically shiplap, or channel; occasionally bevel.
- Ornament: Exterior decoration is modest, consisting of scroll-work brackets at the top of porch pillars, decoratively cut or laid shingles, often in the peak of a front-gable roof, plain cornerboards and simple window trim. Some houses feature spindlework in the peaks of their gable roofs, often arranged in a sunburst pattern.

Applicant Response:

Matching the cedar shake siding and design details of the existing home.

ALSO

See full design guidelines here:

<https://www.orcity.org/planning/design-guidelines-new-construction>

Relevant Character Guidelines:

Accessory Buildings:

Accessory buildings are subservient to the primary building and provide auxiliary use. They are to be located at less visible areas such as the side or back of the primary building. Where topography issues arise, detached garages may be located in the front yard if offset from the main façade.

Applicant Response:

This garage is to the right and setback from the house to the rear of the yard.

Garage Doors (see page 55 of Guidelines)

Applicant Response:

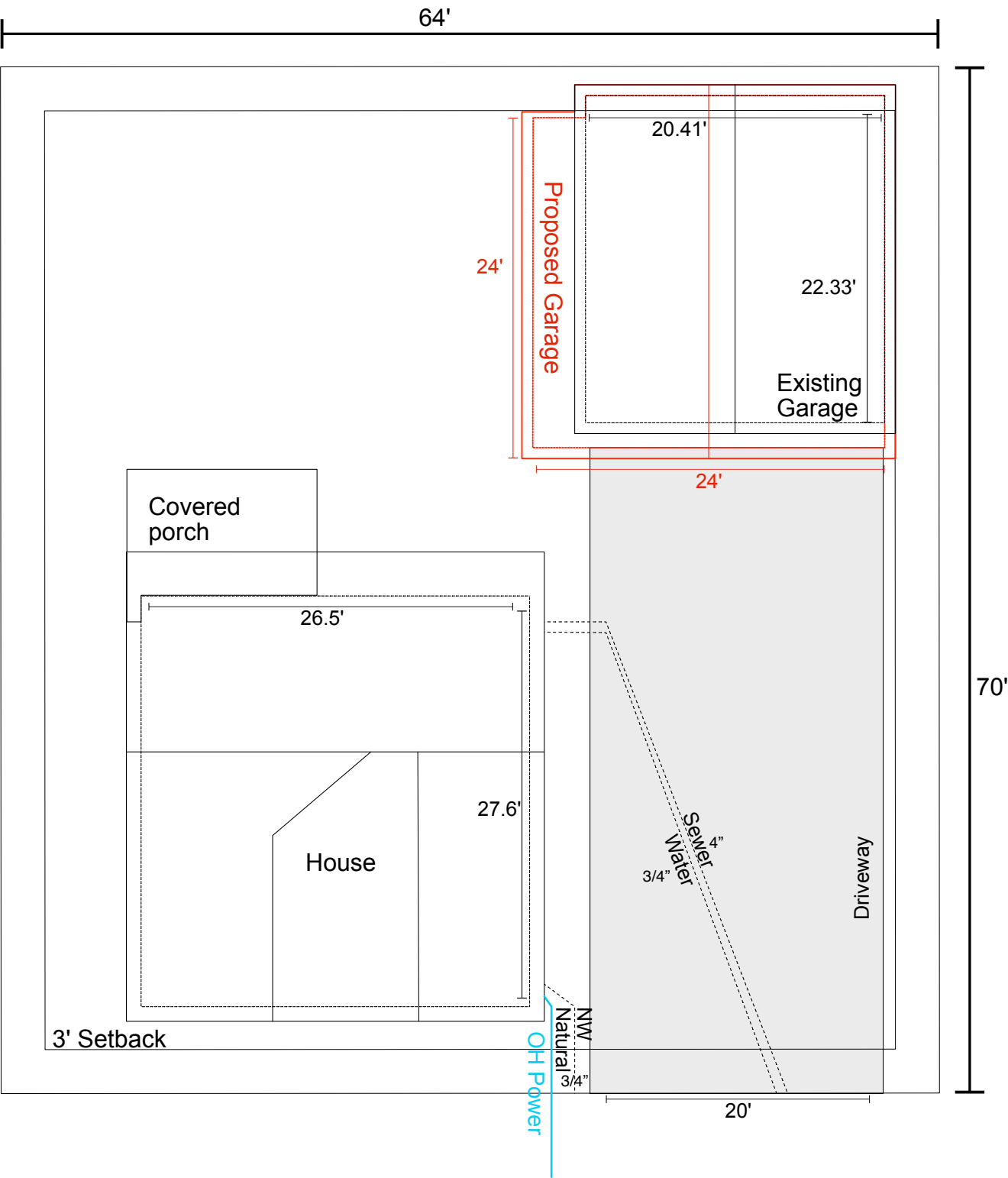
We would like to use a 16 foot garage door if the review board is willing to make an exception. The garage door is not something that is clearly visible until you are directly in front of our house and as the house is at the end of a dead end street not many people ever see it. Also, the garage is set back completely behind the house. Will plan to use a carriage house or plank style door provided we are able to source one.

Windows (see page 63 of Guidelines)

Applicant Response:

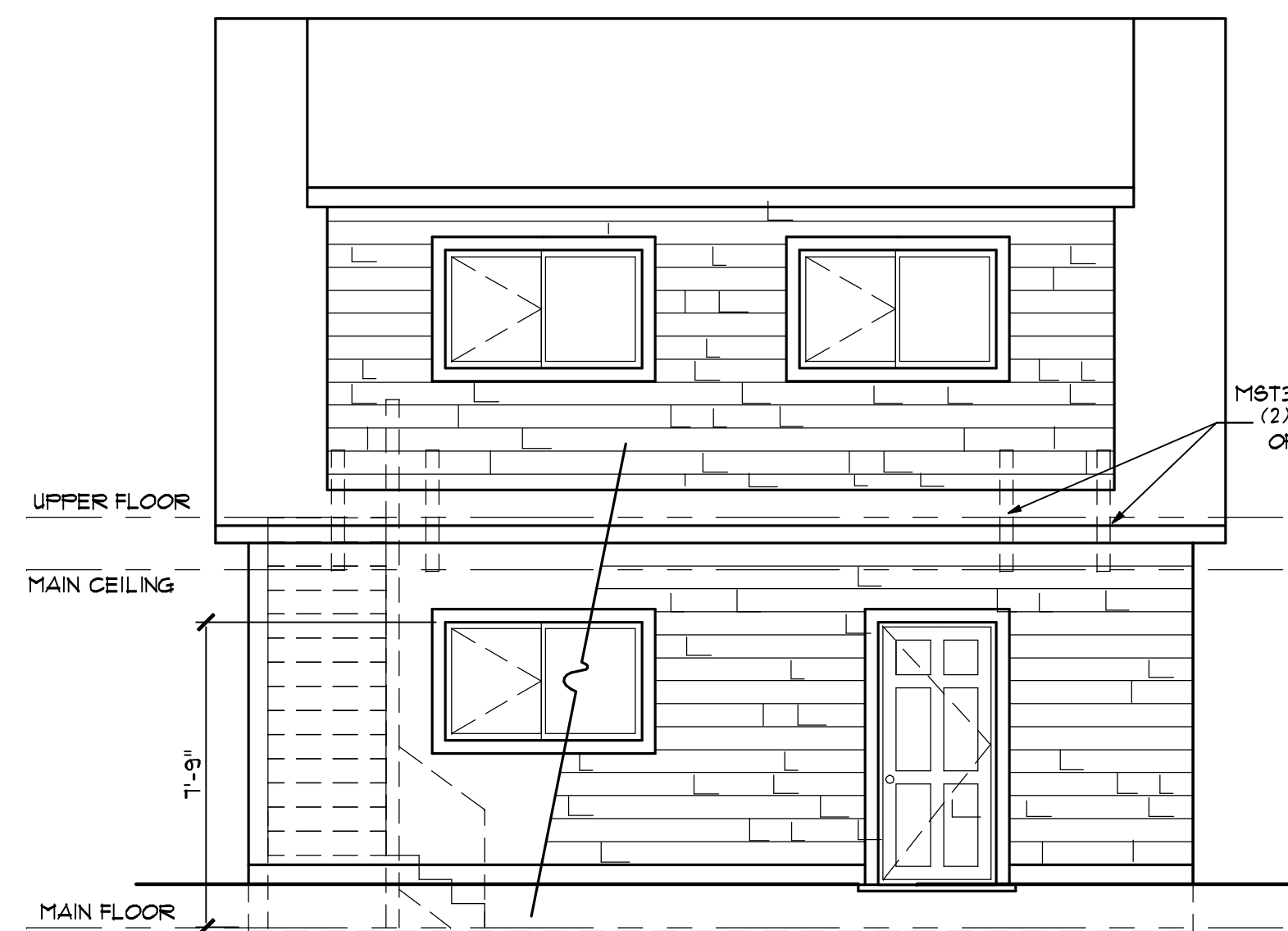
We will change our window design to 1/1 double hung windows to match our home. We would like to use vinyl if possible as we are having trouble sourcing another material. Many of the homes in our neighborhood also have vinyl windows so it doesn't seem to be out of the character of the neighborhood.

Staff will review your application based on these guidelines. If you propose anything that does not meet these character guidelines, please include an explanation in your application of how your design differs and why you think it is still compatible with the District.

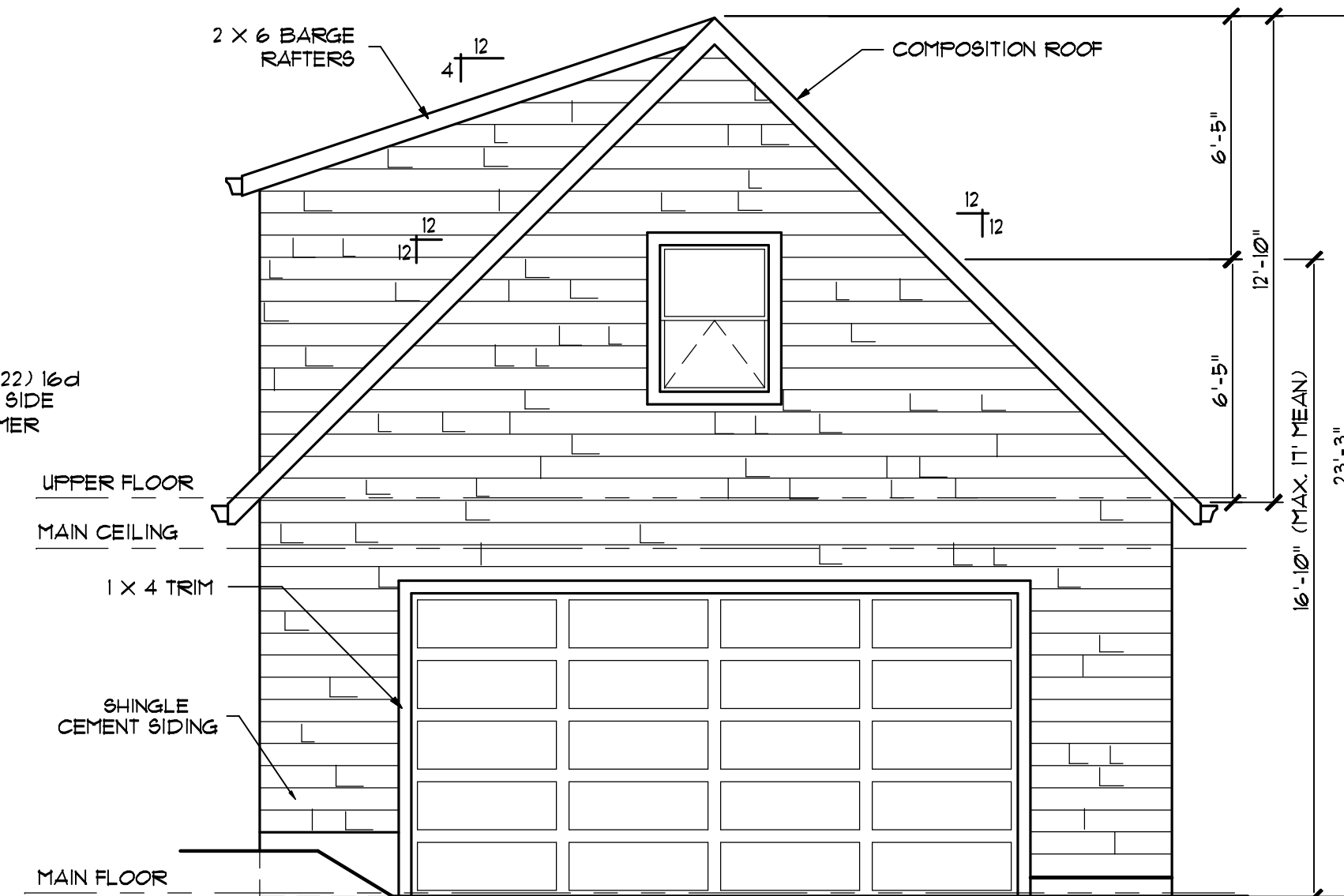


Site Plan, Garage Addition
Applicant: Leon Wright
Address: 1005 Jefferson Street, Oregon City
Parcel Number 2-2E-31AA-06600

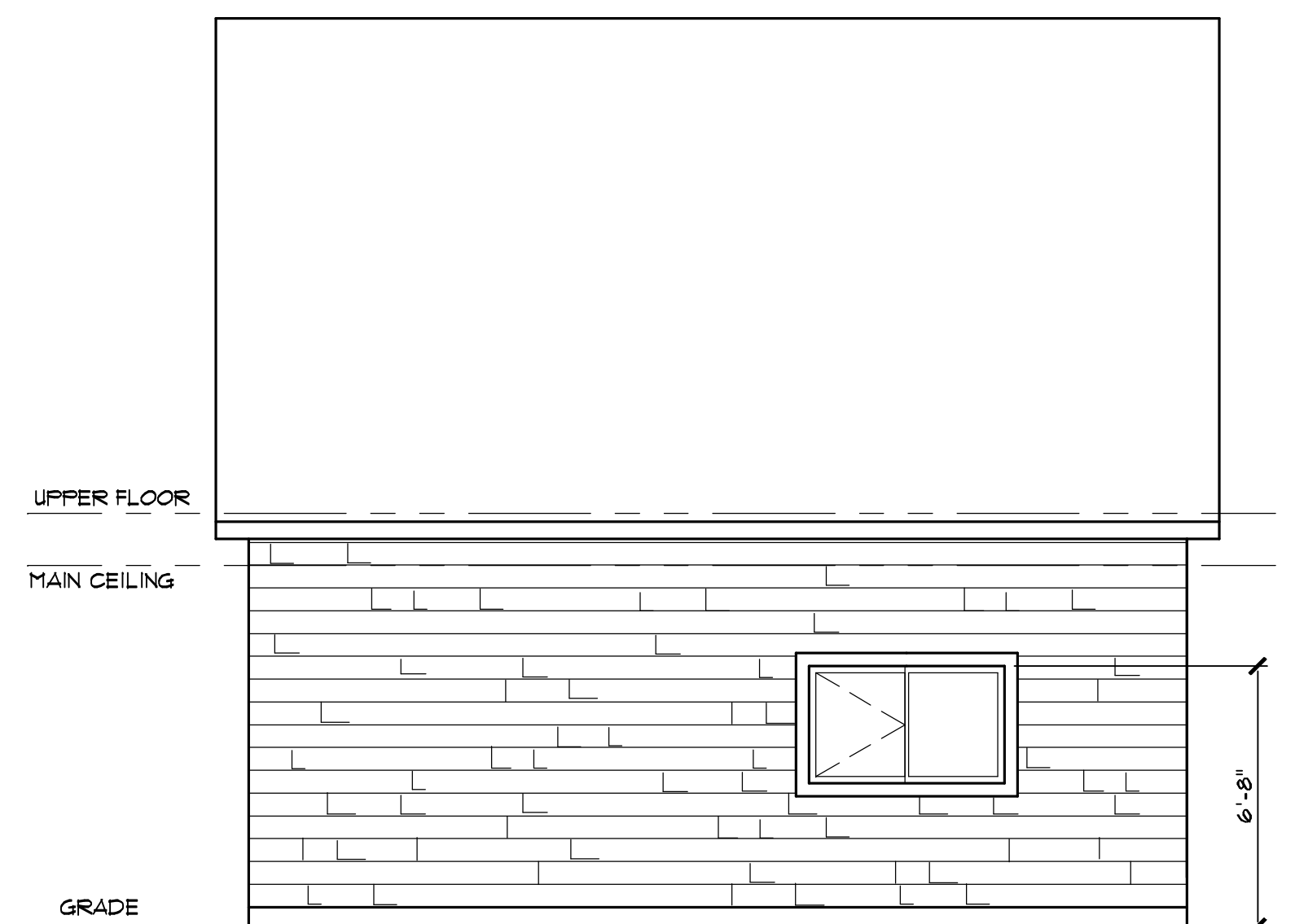
N
Scale: 1" = 10'



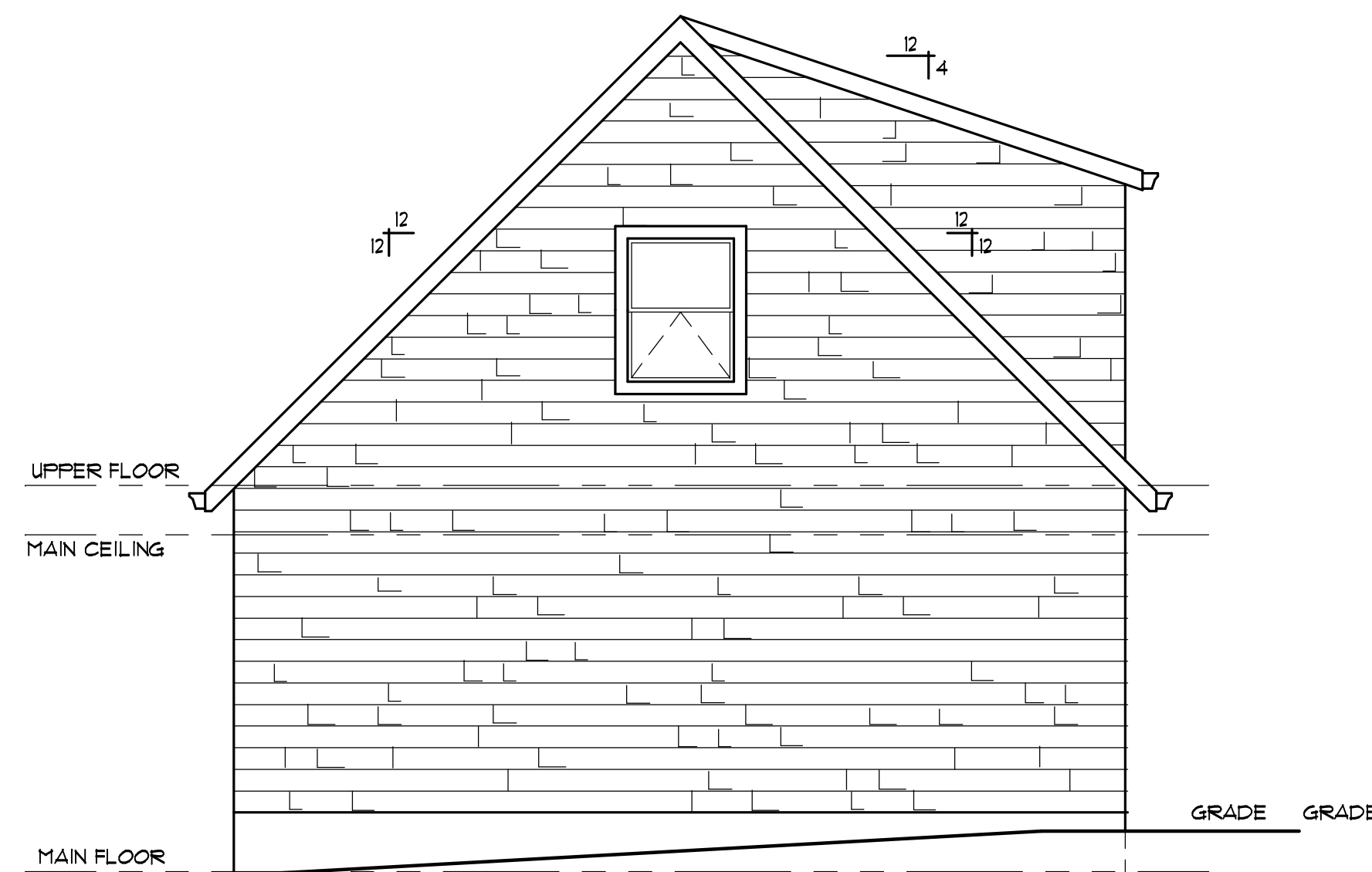
LEFT ELEVATION
1/4" = 1'-0"



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



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



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

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE CURRENT EDITION INTERNATIONAL RESIDENTIAL CODE, ANY APPLICABLE STATE CODES OR AMENDMENTS, AND ALL COUNTY OR LOCAL CODES AND REGULATIONS, (2021 ORSC)
- THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
- DESIGN LOADS:

ROOF	25 PSF (LIVE LOAD)
FLOOR	40 PSF (LL)
STAIRS	100 PSF (LL)
GARAGE FLOOR	80 PSF (2000* FT.)
DECKS	60 PSF (LL)
WIND	5100 MPH
SEISMIC	D1
- (IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL STRUCTURAL ENGINEER TO DETERMINE THE APPROPRIATE REVISIONS.)
- INSULATION: PATH 1

ROOF (VAULTED)	R-38
ROOF (FLAT)	R-49
WALLS (2X6 EXTERIOR)	R-19
WALLS (2X6 EXTERIOR)	R-21
FLOOR (OVER UNHEATED SPACE)	R-30
- THE ABOVE VALUES ARE A MINIMUM AND MAY BE INCREASED IF DESIRED, VERIFY WITH CONTRACTOR.
- ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
- PROVIDE INSULATION Baffles AT EAVE VENTS
- ROOF VENTS TO TOTAL MORE THAN 1/300 OF THE ATTIC AREA BEING VENTILATED.

FOUNDATION NOTES

- FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
- SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.
- ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" GRANULAR MATERIAL COMPACTED TO 95%.
- CONCRETE:

- BASEMENT WALLS & FOUNDATIONS NOT EXPOSED TO WEATHER :	2500 PSI
- BASEMENT & INTERIOR SLABS ON GRADE :	2500 PSI
- BASEMENT WALLS & FOUNDATIONS EXPOSED TO THE WEATHER :	3000 PSI
- PORCHES, STEPS & CARPORT SLABS EXPOSED TO WEATHER :	3500 PSI

 (AS PER I.R.C. TABLE R402.2)
- CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25 FT. (MAXIMUM) INTERVALS EA. WAY.
- CONCRETE SIDEWALKS TO HAVE 3/4 IN. TOOLED JOINTS AT 5 FT. (MINIMUM) O.C.
- REINFORCING STEEL TO BE A-615 GRADE 40. WELDED WIRE MESH TO BE A-105.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 55* ROLL ROOFING.
- FOOTING TO BE CONTINUOUS ACROSS OPENINGS W/ REBAR (SEE TYPICAL WALL DETAIL)
- ALL HOLD DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

FRAMING NOTES

- ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE 4 X 8 HEADERS UNLESS OTHERWISE INDICATED.
- JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE HUNG WITH "SIMPSON" U-210 OR EQUIV.
- PROVIDE DOUBLE JSTS. UNDER ALL WALLS ABOVE RUNNING PARALLEL TO JOISTS.
- PROVIDE FIREBLOCKING, DRAFTSTOPS & FIRESTOPS AS PER THE I.R.C. (R302.1 AND 302.12)
- LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS	NO. 2 DOUGLAS FIR
JOISTS AND RAFTERS	
B. SILL, PLATES, BLOCKING	NO. 3 DOUGLAS FIR
BRIDGING ETC.	
C. STUDS	STUD GRADE D.F.
D. POST & BEAM DECKING	UTILITY GRADE D.F.
E. PLYWOOD SHEATHING	1/2" CDX PLY, 3216
F. GLU-LAM BEAMS	FD-2400, DRY, ADH.
- NAILING SCHEDULE:

JOIST TO SILL OR GIRDER	3-8d	TOE NAIL
BRIDGING TO JOIST	2-8d	TOE NAIL
2" SUBFLOOR TO GIRDER	2-16d	BLIND & FACE
SOLE PL. TO JOIST	16d @ 16"	FACE NAIL
TOP PL. TO STUDS	2-16d	END NAIL
STUD TO SOLE PL.	3-8d	TOE NAIL
	2-16d	TOE NAIL
	3-10d	FACE NAIL
COLLAR TIE RAFTER		
BLOCKING BETWEEN JOISTS	3-8d	TOE NAIL
OR RAFTERS TO TOP PLATE	10d @ 24"	FACE NAIL
DOUBLE STUDS	16d @ 16"	FACE NAIL
DOUBLE TOP PL.	16d @ 16"	EDGE NAIL
CONTINUOUS HEADER (2 PC.)	16d @ 16"	TOE NAIL
CLG. JST. TO PL.	3-8d	FACE NAIL
CLG. JST. LAP OVER PL.	3-16d	FACE NAIL
CLG. JST. TO RAFTER	3-16d	FACE NAIL
RAFTER TO TOP PL.	2-16d	TOE NAIL
BUILT-UP CORNER STUDS	10d @ 24"	FACE NAIL
PLYWOOD SUBFLOOR	8d @ 6"	EDGE NAIL
	8d @ 12"	INTERIOR
PLY WALL & ROOF SHEATHING	8d @ 6"	EDGE NAIL
	8d @ 12"	INTERIOR
TOP PL. AT INTERSECTIONS	2-16d	FACE NAIL
EA. LAYER (UP TO 3)	10d @ 32"	STAGGER NAIL
MULTIPLE JOISTS		TOP & BOTTOM
EA. SIDE (UP TO 3)	1/2" DIA. BOLTS W/ WASHERS	
MULTIPLE JOISTS (OVER 3)	EA. SIDE @ 24" O.C.	
1 X 6 SPACED SHEATHING	2-8d	FACE NAIL
- MANUFACTURED TRUSS JOISTS MAY BE SUBSTITUTED FOR 2 X JOISTS WHERE APPLICABLE.
- ALL STEEL BRACKETS SIMPSON PART NUMBERS OR EQUIVALENTS.

THE CONTRACTORS ARE TO CHECK AND VERIFY ACCURACY AND SITE CONDITIONS BEFORE START OF CONSTRUCTION. THE BUYER AGREES THAT CAD NORTHWEST HAS NO LIABILITY FOR COSTS OR CHARGES RESULTING FROM DESIGN ERRORS OR OMISSIONS. WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

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Custom Home Design
CAD NorthWest

Phone:
(503) 625-6330

PLAN NUMBER:
WRIGHT

LEON WRIGHT'S
24' X 24' TWO CAR GARAGE PLAN

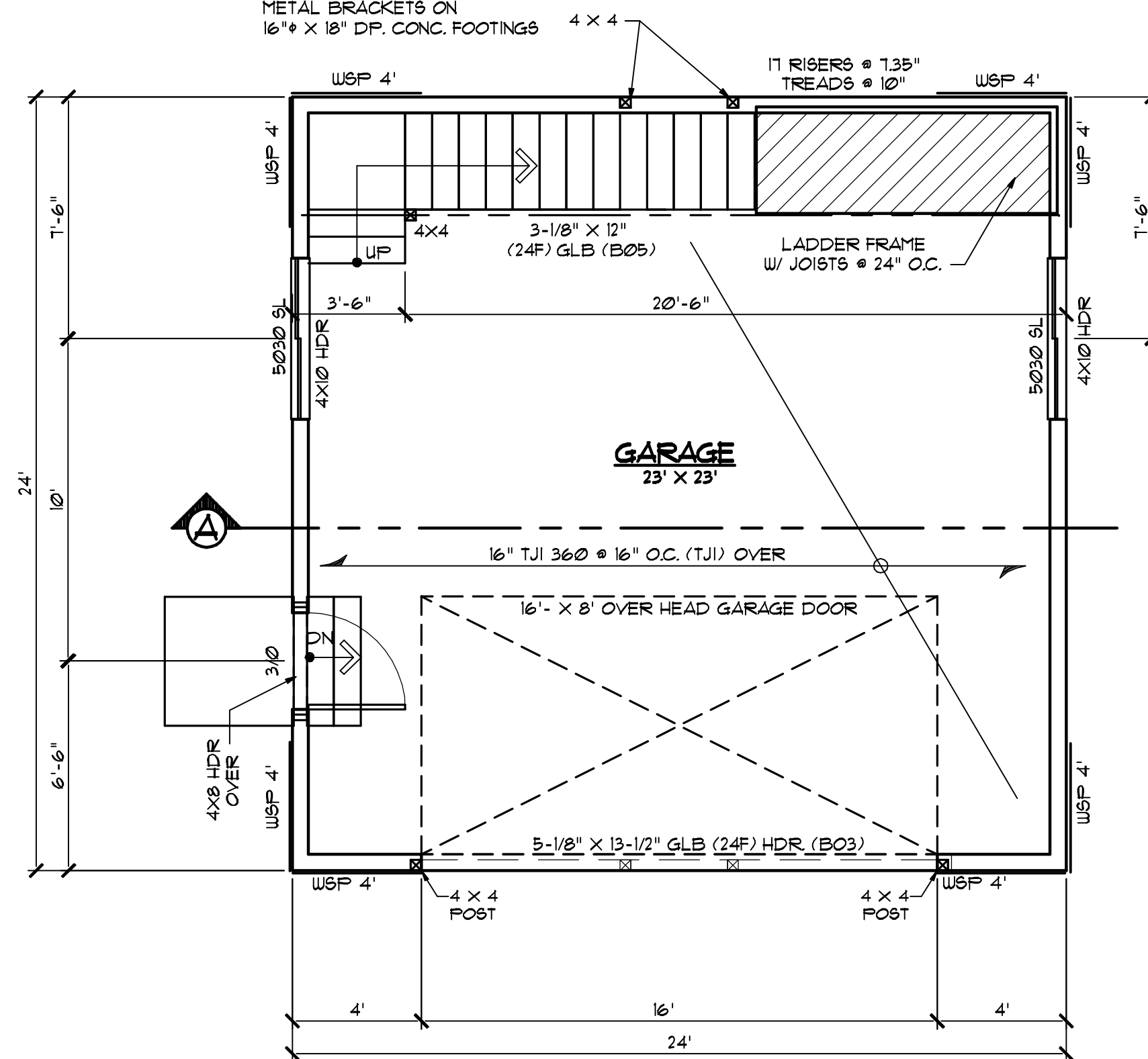
SHEET

1 OF 3

STAIR DETAIL

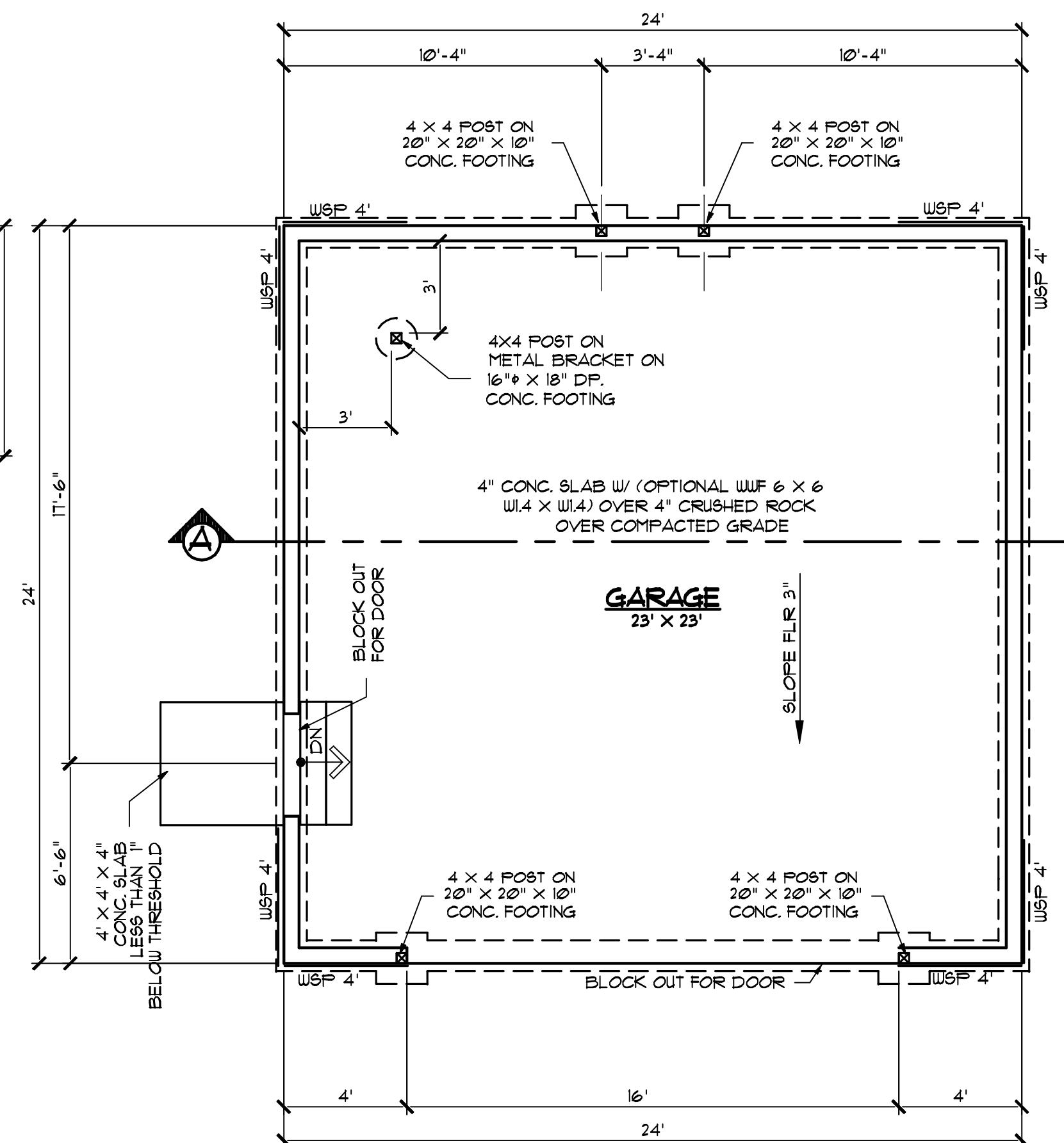
MIN. 3" WIDE 2X10 TREADS
135° RISE ON 2X12 STRINGERS
ON 4X4 P.T. POSTS ON
METAL BRACKETS ON
16" x 18" D.P. CONC. FOOTINGS

PLATFORM MIN. 3" WIDE ON
2X6 JOISTS @ 16" O.C. ON
4X4 P.T. POSTS ON
METAL BRACKETS ON
16" x 18" D.P. CONC. FOOTINGS



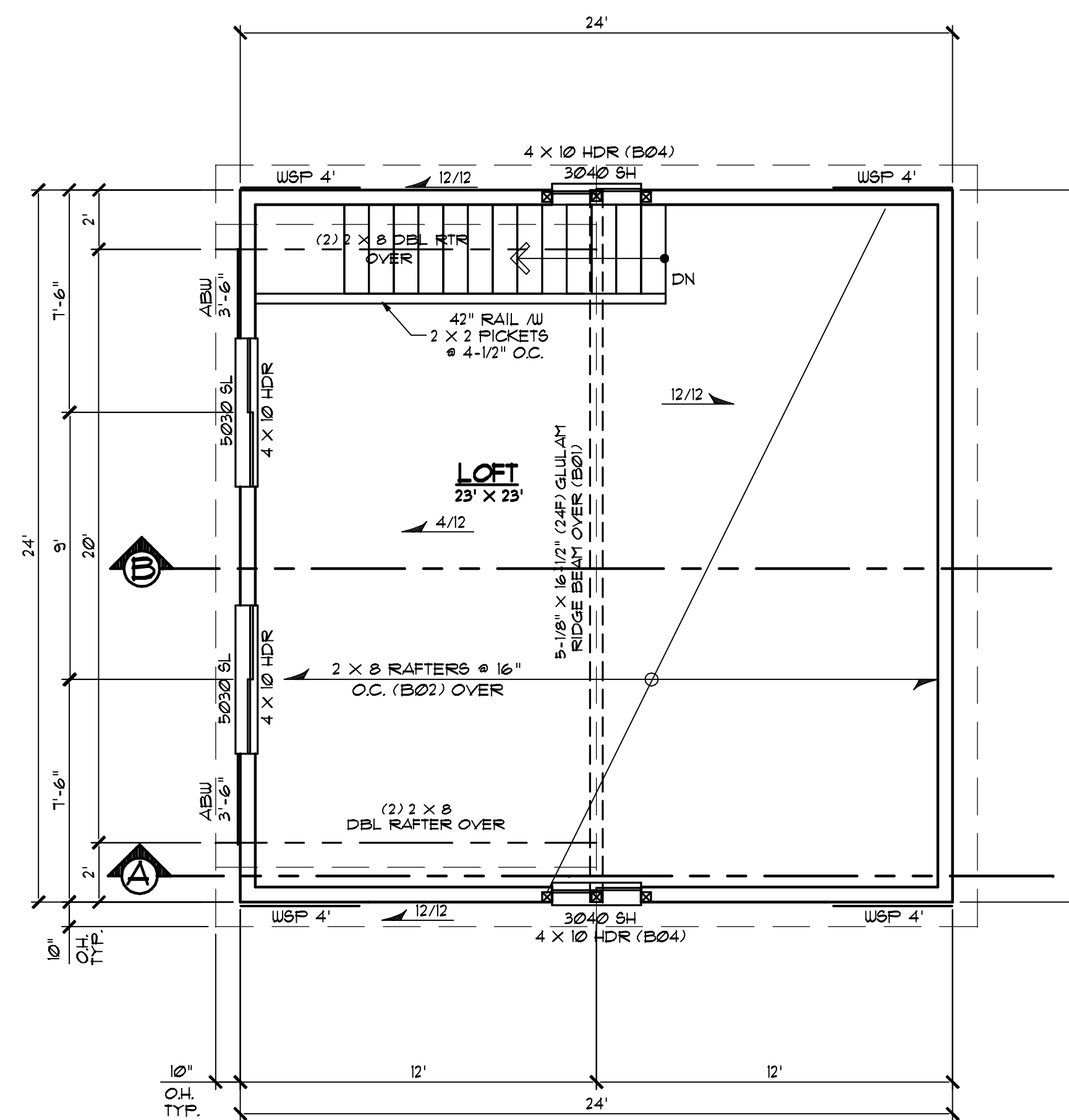
FLOOR PLAN

1/4" = 1'-0"



FOUNDATION PLAN

1/4" = 1'-0"



UPPER FLOOR AND ROOF PLAN

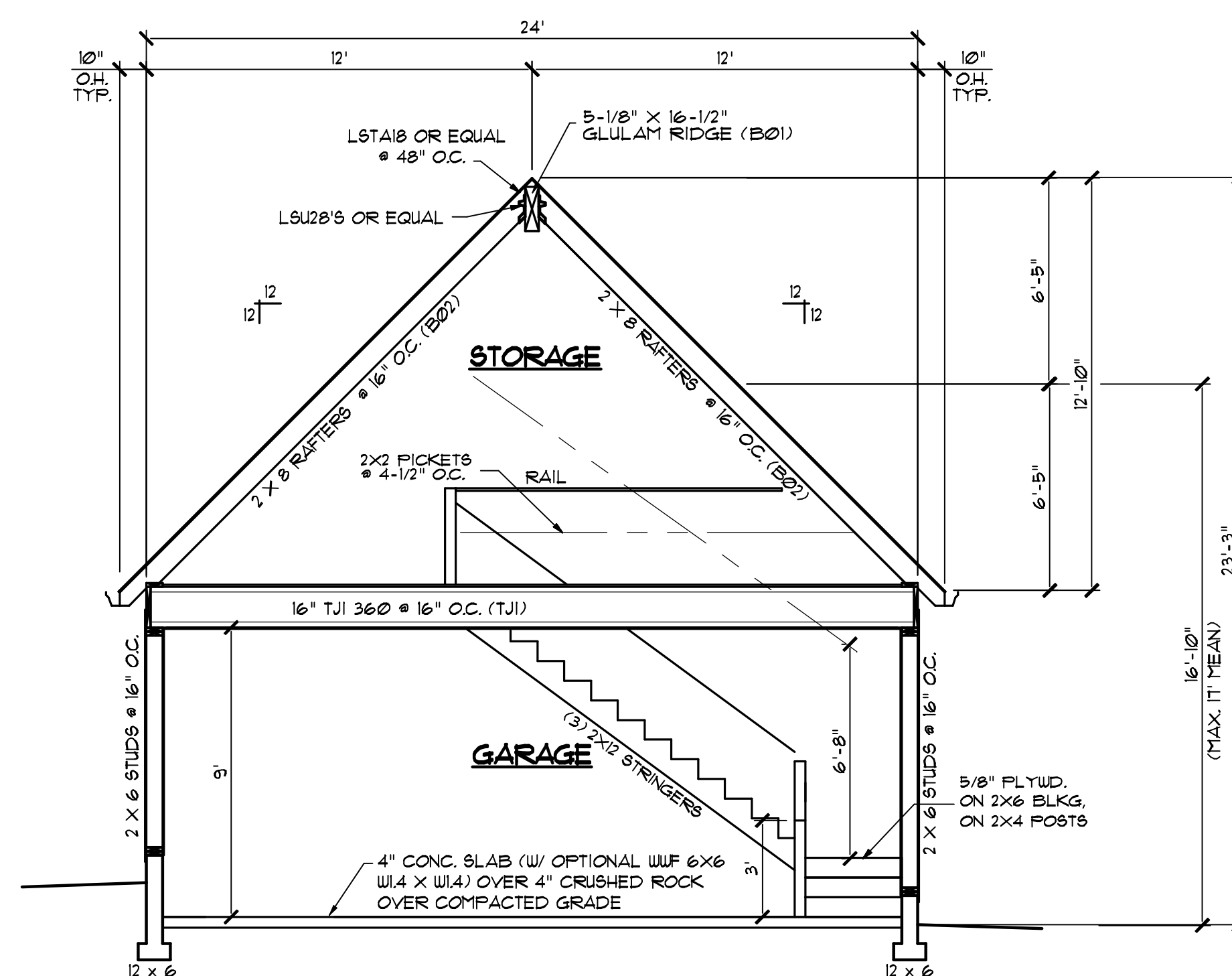
1/4" = 1'-0"

WOOD STRUCTURAL PANEL DEFINITION

A WOOD STRUCTURAL PANEL CONSTRUCTED AS PER CURRENT EDITION IRC (WSP)

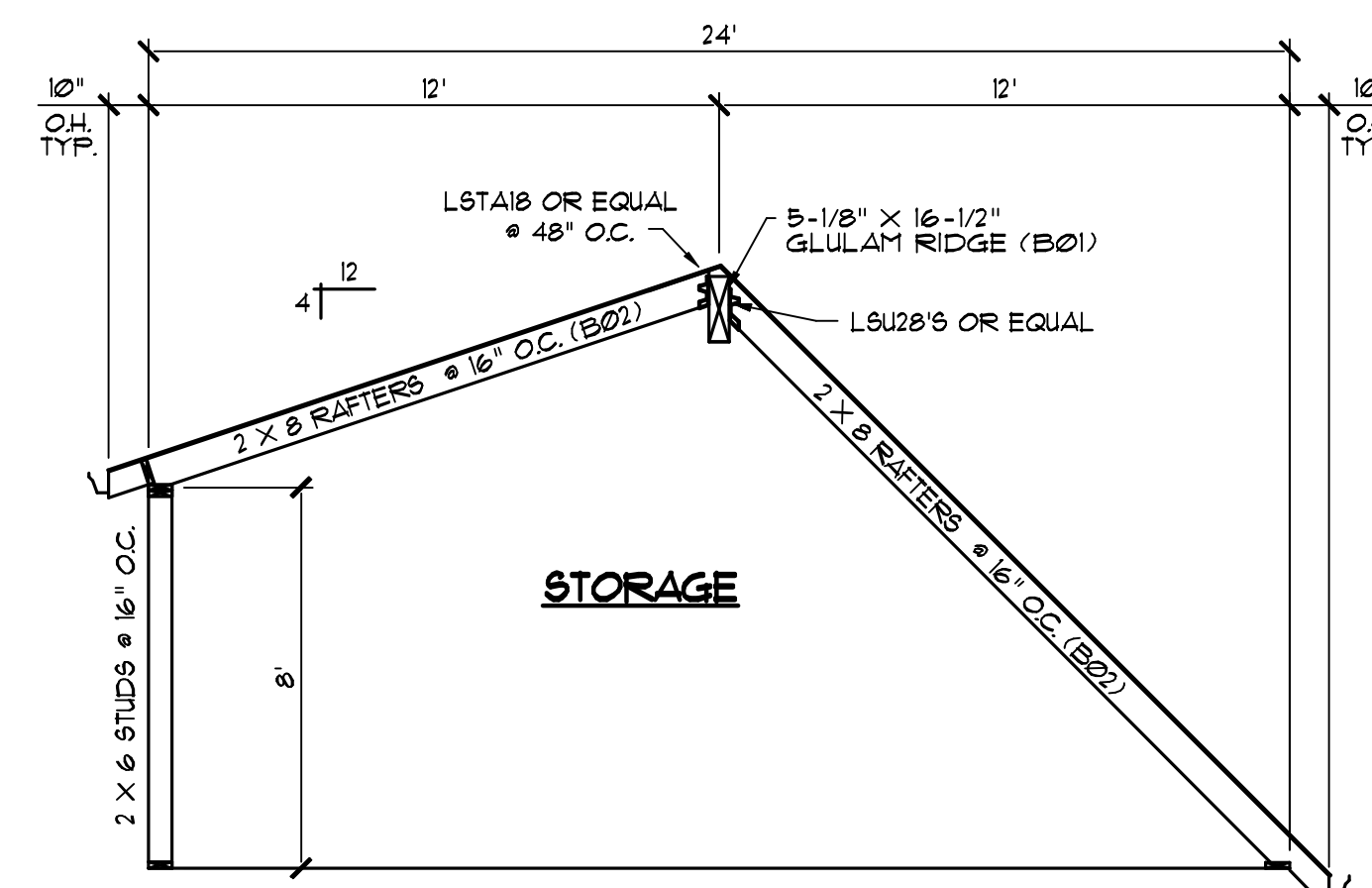
STRUCTURAL PANEL SHEATHING MIN. 1/2" (STRUC 1) 5/32 PLYWOOD
ONE SIDE NAIL W/ 8d @ 6" O.C. ON THE EDGES AND
8d @ 12" O.C. IN THE FIELD.

PROVIDE PERIMETER MEMBERS AT OPENINGS. USE EXTERIOR GLUE PLYWOOD.
PROVIDE FRAMING MEMBERS OR BLOCKING AT EDGES OF ALL PLYWOOD SHEETS.
PROVIDE ANCHOR BOLTS AT EACH END OF EACH BRACE PANEL.
SEE TYPICAL WALL DETAIL.



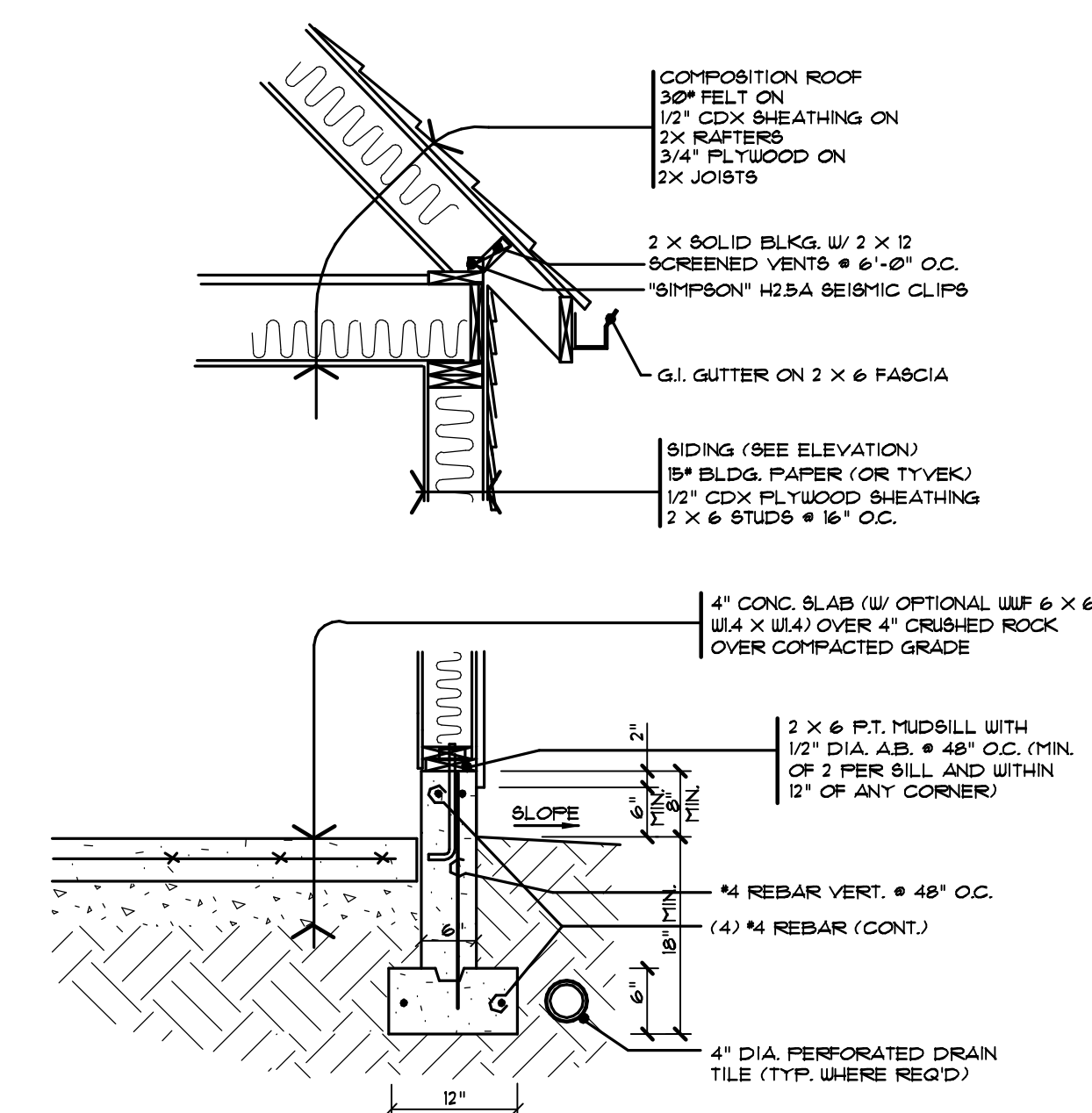
SECTION A

1/4" = 1'-0"



SECTION B

1/4" = 1'-0"



TYPICAL WALL SECTION

NOT TO SCALE

PLAN NUMBER:
WRIGHT

LEON WRIGHT'S
24' X 24' TWO CAR GARAGE PLAN

SHEET

2 OF 3

Phone:

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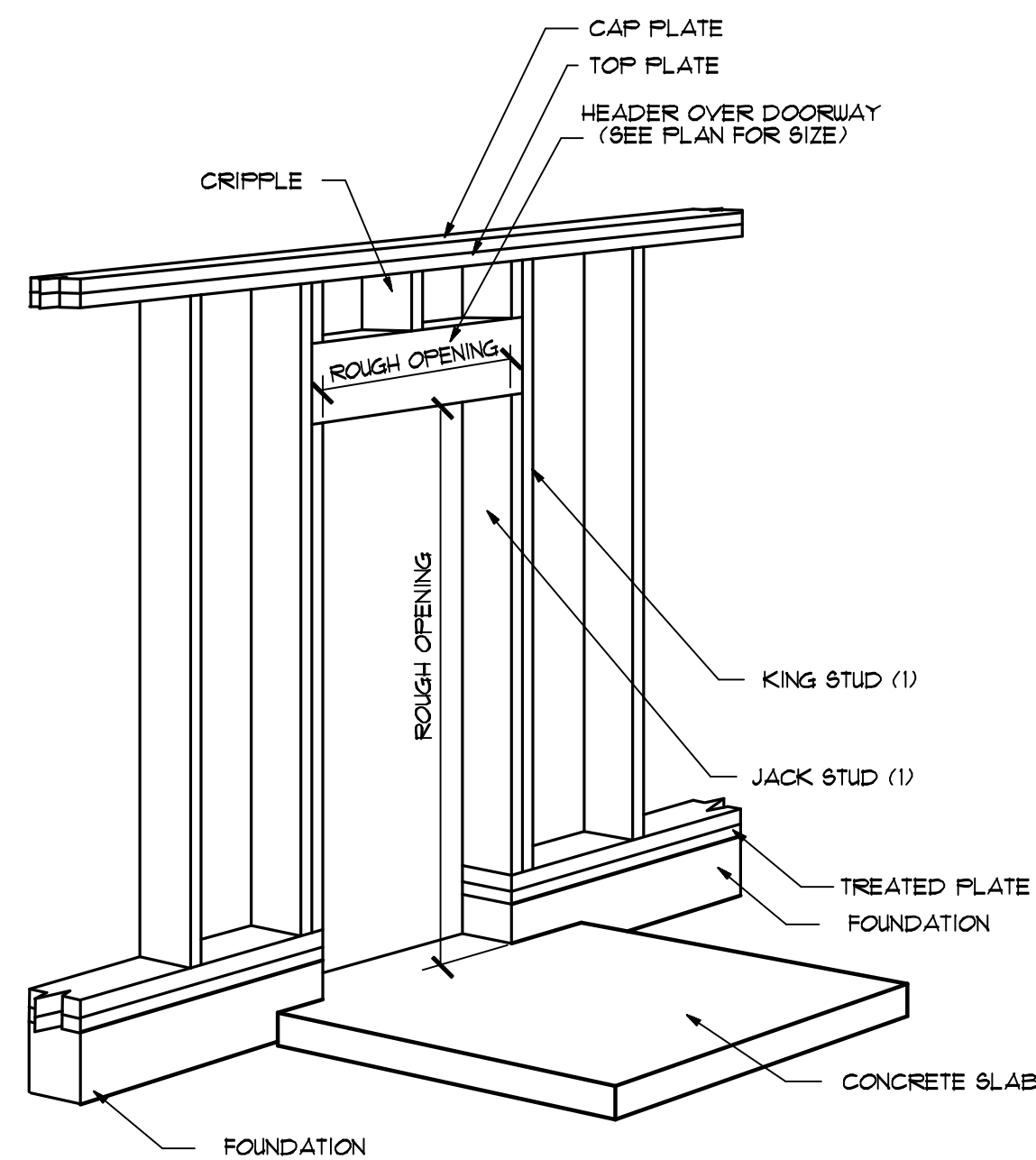
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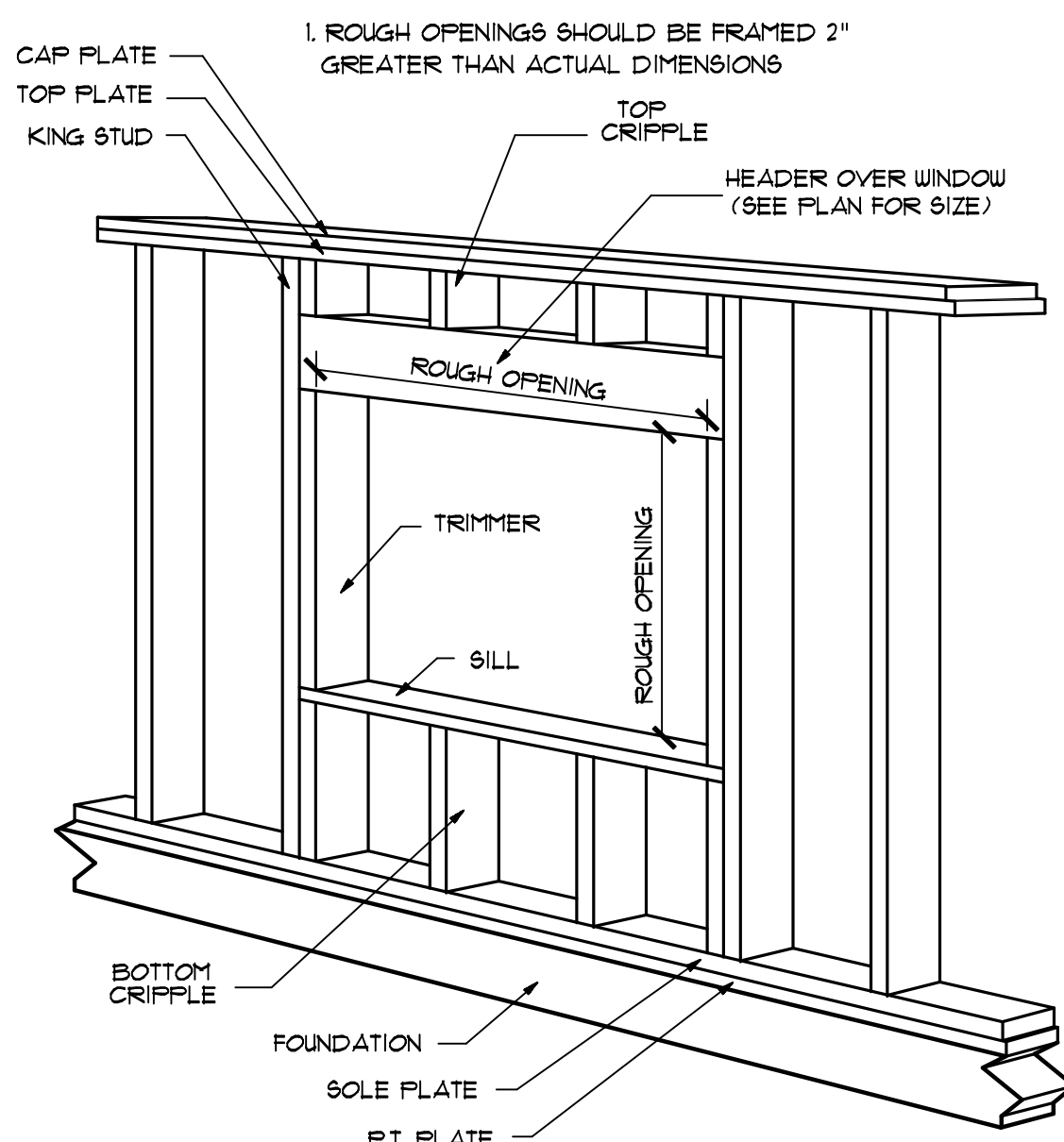
THE CONTRACTORS ARE TO CHECK AND VERIFY
ACCURACY AND SITE CONDITIONS BEFORE START
OF CONSTRUCTION. THE BUYER AGREES THAT CAD
NORTHWEST HAS NO LIABILITY FOR COSTS OR CHARGES
RESULTING FROM DESIGN ERRORS OR OMISSIONS.
WRITTEN DIMENSIONS SHALL ALWAYS TAKE
PRECEDENCE OVER SCALED DIMENSIONS.

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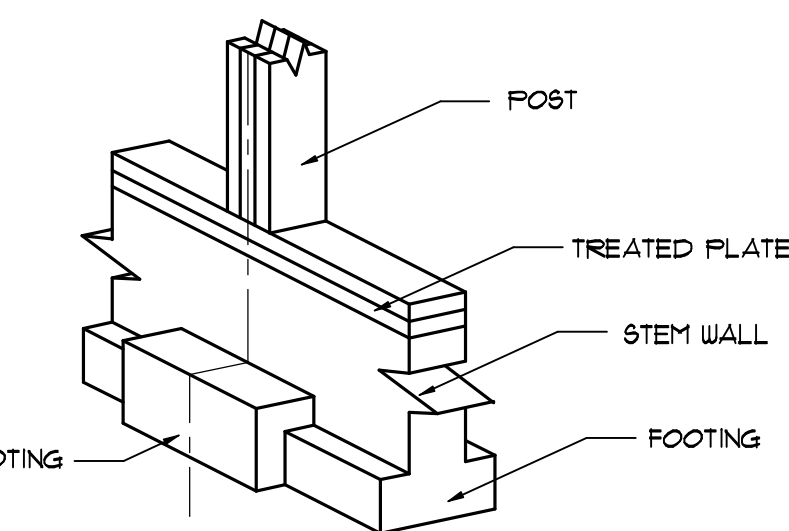


DOOR FRAMING DETAIL
N.T.S.

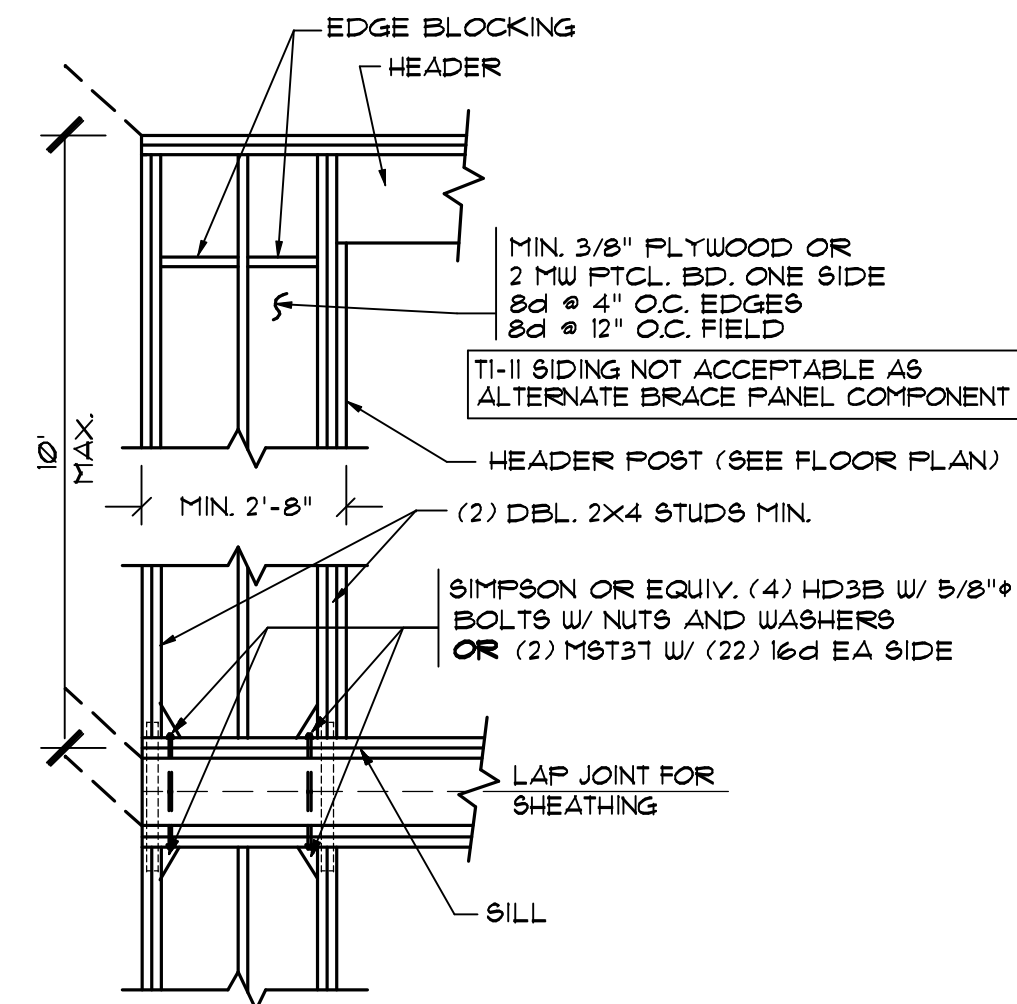
1. ROUGH OPENINGS SHOULD BE FRAMED 1" GREATER THAN THE ACTUAL HEIGHT OF THE DOOR AND 2" MORE THAN THE WIDTH OF THE DOOR.



TYPICAL WINDOW FRAMING
N.T.S.

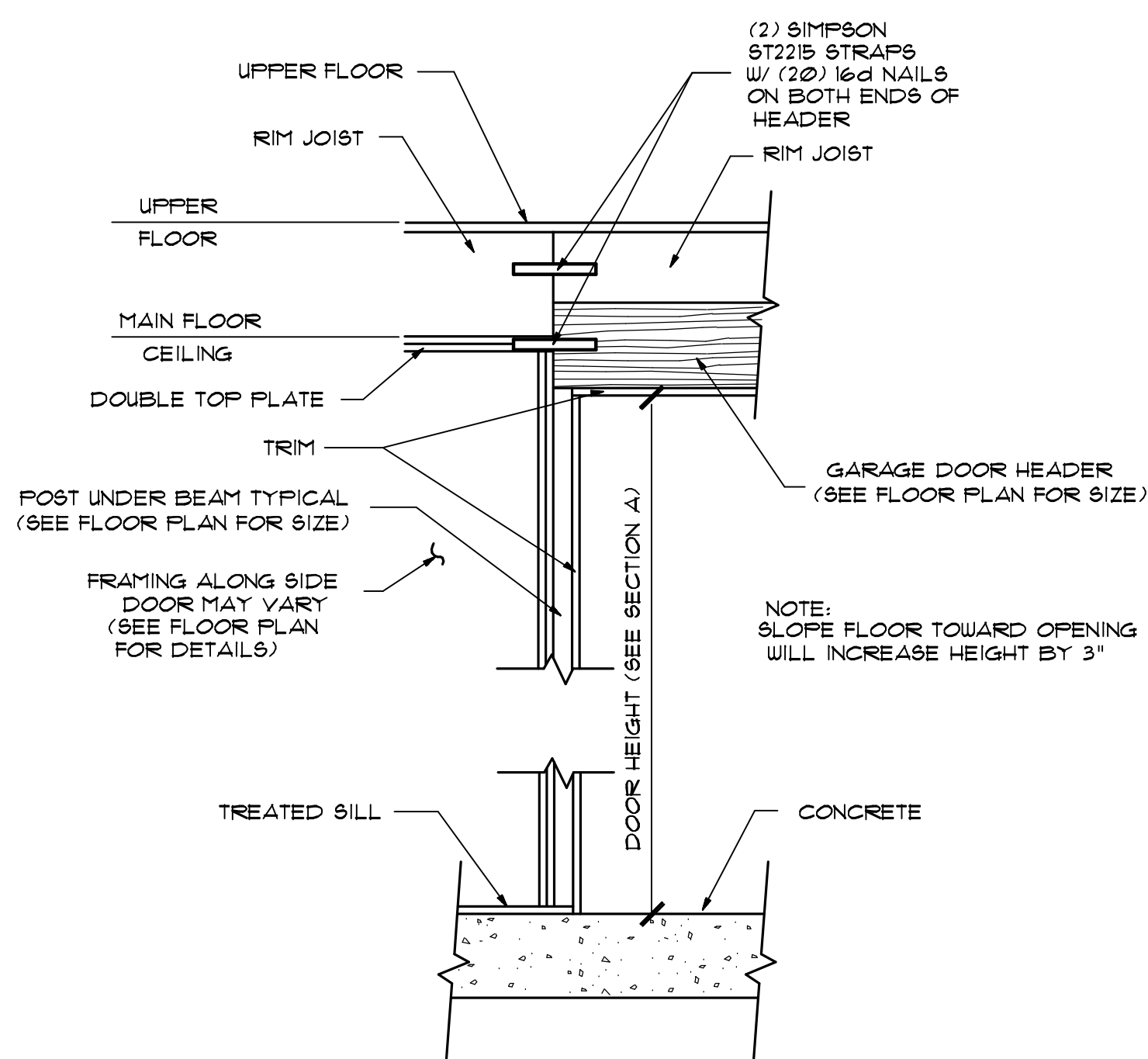


FOOTING DETAIL
N.T.S.

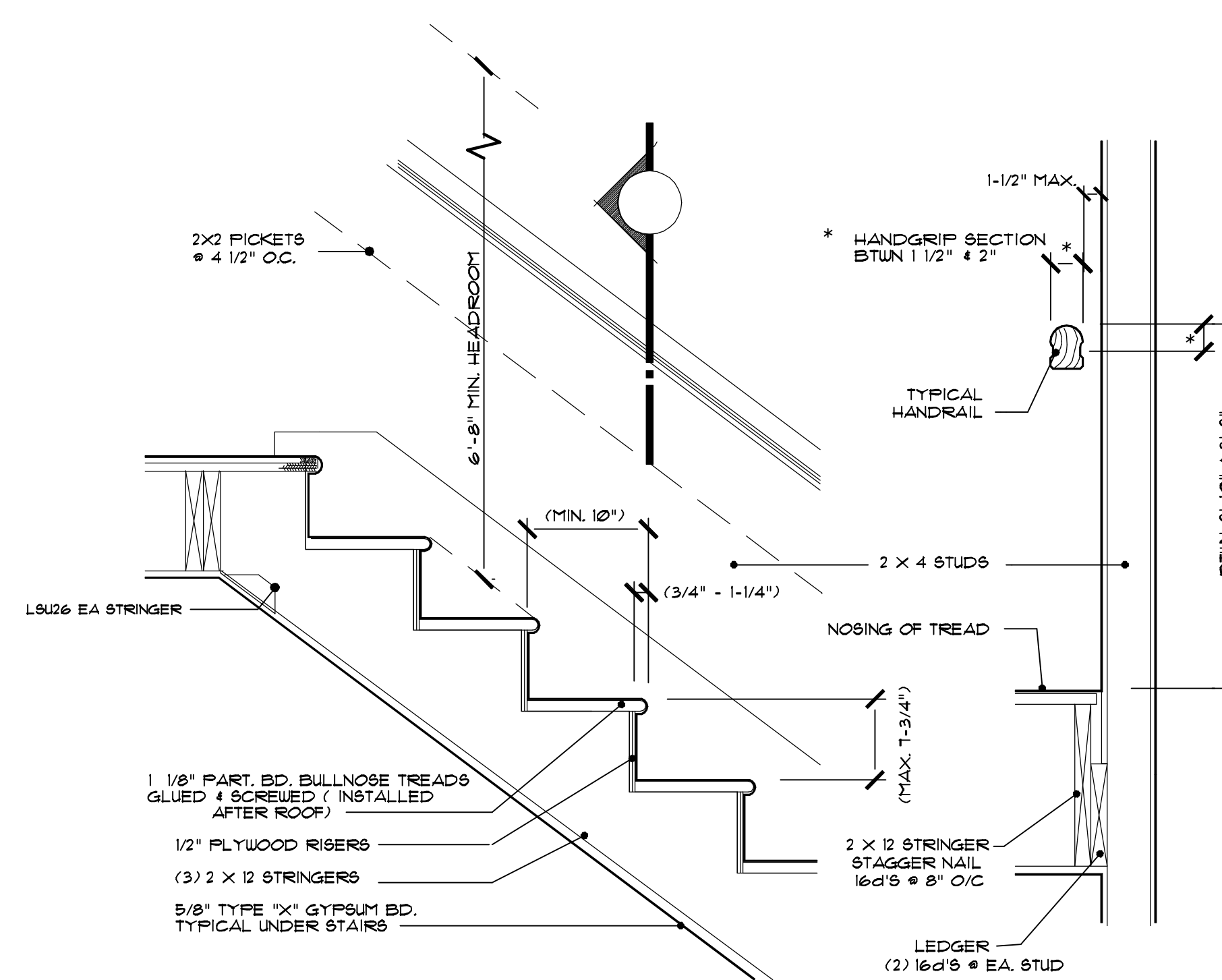


1. AN ALTERNATE BRACED WALL PANEL CONSTRUCTED AS PER 'IRC 2014' (ABW)
2. WOOD STRUCTURAL PANEL SHEATHING (NOT SIDING) REQUIRED.
3. LAP SHEATHING OVER SILL TO MIDDLE OF RIM JOIST AT BOTTOM.
4. ALL HORIZONTAL JOISTS TO BE BLOCKED W/ FLAT 2X STOCK.

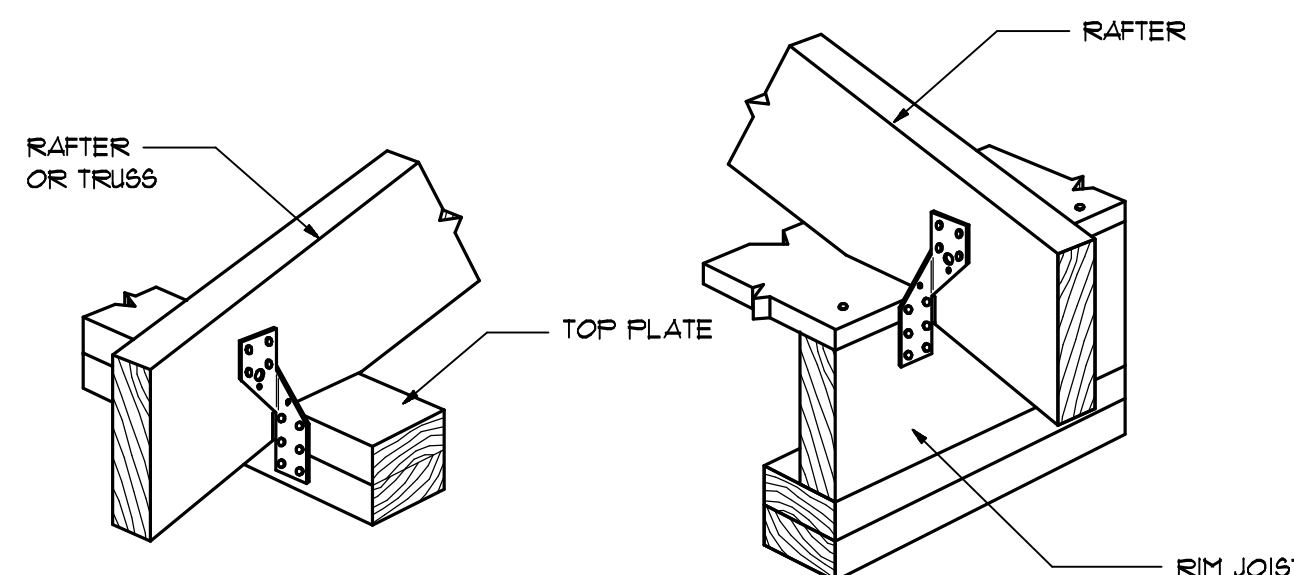
ABW ALTERNATE BRACE PANEL DETAIL
SECOND STORY OF TWO STORY



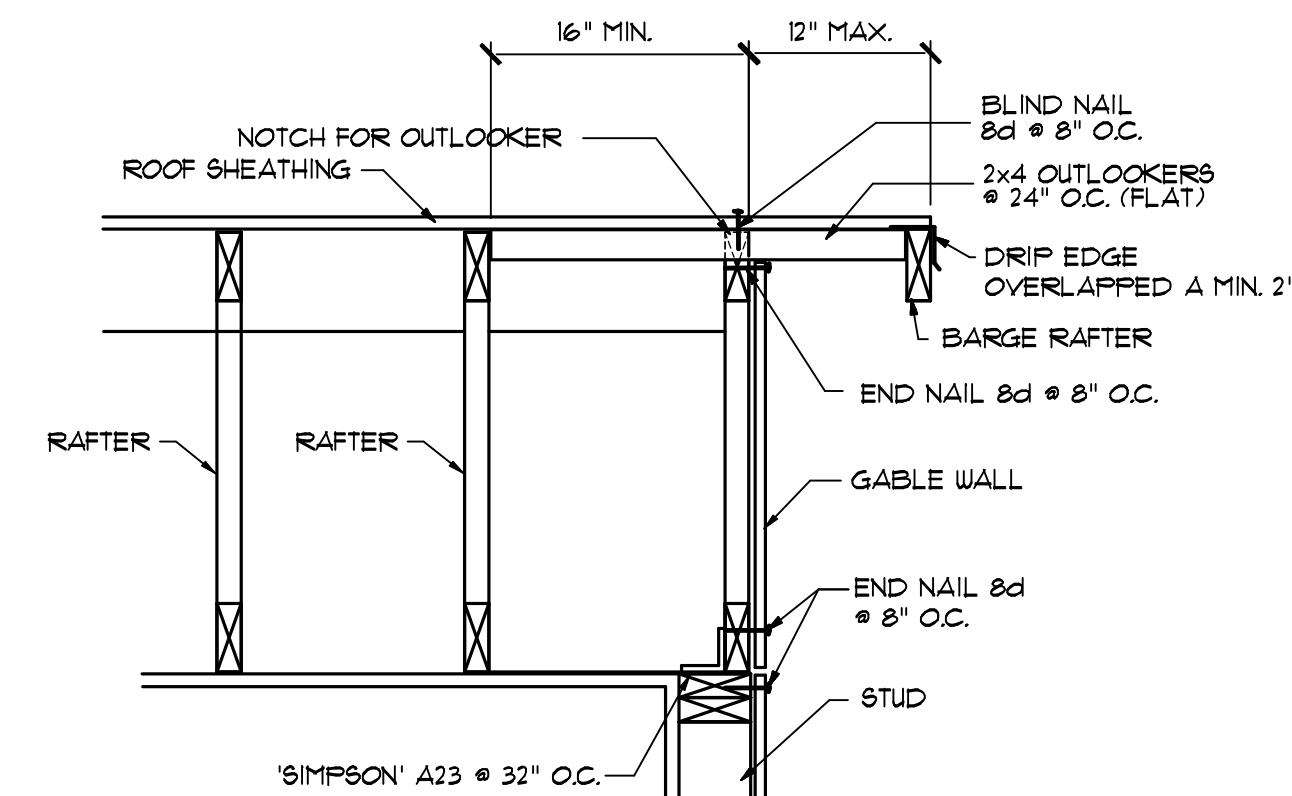
GD GARAGE DOOR HEADER FRAMING DETAIL
NOT TO SCALE



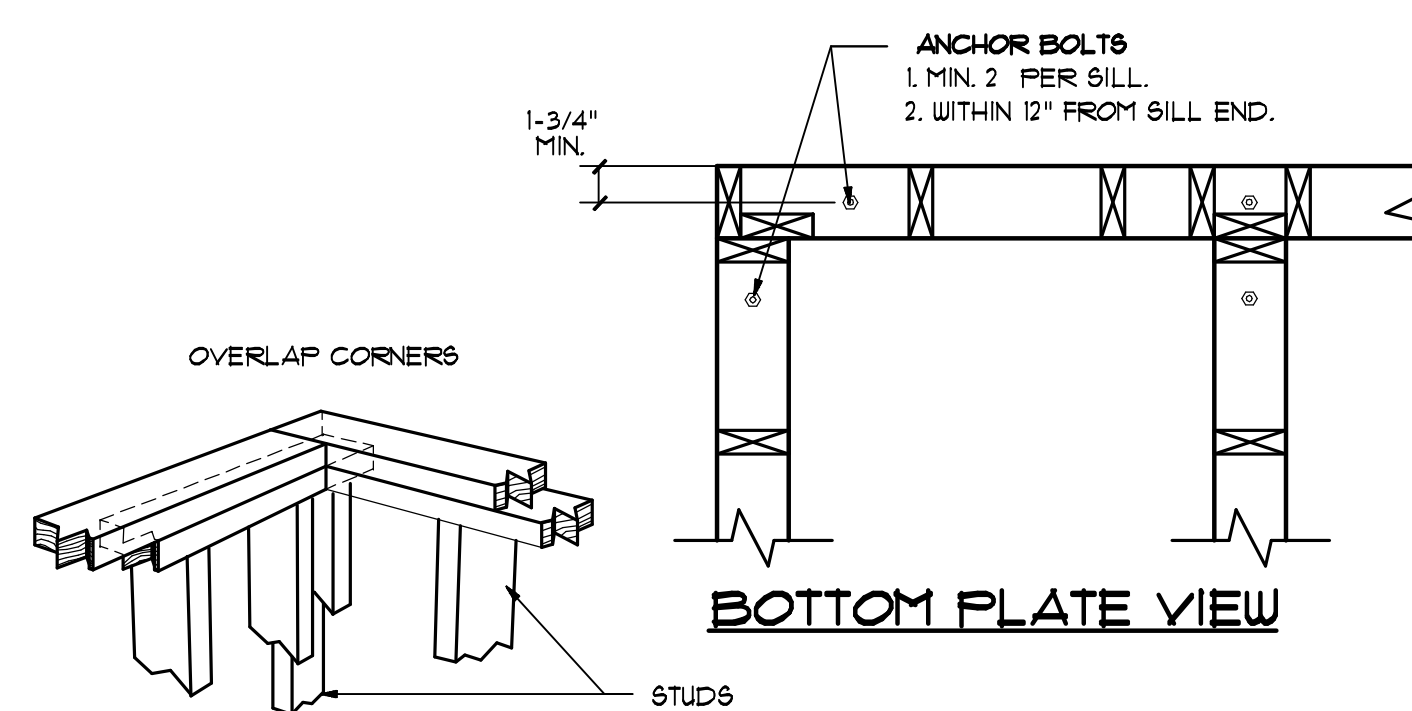
STAIR DETAIL
1" = 1'-0"



SIMPSON'S H2.5A DETAIL
NOT TO SCALE



GABLE END DETAIL
NOT TO SCALE



TYPICAL CORNER DETAIL
NOT TO SCALE

1. JOINTS SHALL FALL ON A BEARING STUD.
2. JOINTS SHALL BE OFFSET W/ A SPACING NO LESS THAN 24" O.C.

PLAN NUMBER:
WRIGHT

LEON WRIGHT'S
24' X 24' TWO CAR GARAGE PLAN

SHEET
3 OF 3

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Sherwood, Or. 97140
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Phone: (503) 625-6330
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Custom Home Design



Item #1.



Page 31

Materials:

We will paint the garage to match the existing home, gray with white trim.

We would like to use this siding which has a similar look to the siding on our existing home:
<https://www.gaf.com/en-us/products/weatherside-profile-fiber-cement-siding>

We will plan to use a garage door similar to this <https://www.clopaydoor.com/grandharbor>

We will plan to use 1/1 double hung windows similar to this <https://www.homedepot.com/p/American-Craftsman-29-75-in-x-40-75-in-70-Series-Double-Hung-White-Vinyl-Window-with-Nailing-Flange-70-DH-FIN/203157319>

Open to advice, can't seem to find what we need in a non vinyl window.

Will use shingles like this to match existing home <https://www.homedepot.com/p/Owens-Corning-Oakridge-Estate-Gray-Algae-Resistant-Laminate-Architectural-Roofing-Shingles-32-8-sq-ft-per-Bundle-786355/206830644>?



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board
From: Planner Kelly Reid

Agenda Date: 6/28/2022

SUBJECT:

GLUA-22-00020: General Land Use Application and HR 22-00006: Historic Review for exterior alterations to an existing historic landmark structure, the W.H. Wood House.

STAFF RECOMMENDATION:

Staff recommends approval with conditions

EXECUTIVE SUMMARY:

The applicant proposes to replace siding and windows on the existing historic landmark building, along with restoration of the front entry and porch. The small one-story building that was originally a residence, and later converted to an office, is located on Main Street extension next to the PGE substation. The construction date is unknown but likely built prior to World War I. The structure is approximately 1100 square feet.

This building was part of the Green Point Neighborhood, once a large residential enclave of working-class homes that was largely demolished with the installation of I-205.

Staff recommends a few conditions of approval regarding windows and front façade design.

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 July 26, 2022 to adopt final findings.
4. Continue the hearing to June 26, 2022 and provide direction to the applicant on additional information needed. Record stays open.

**Historic Review
Staff Report and Recommendation
June 21, 2022**

FILE NO.: GLUA-22-00020: General Land Use Application and HR 22-00006: Historic Review

HEARING DATE: June 28, 2022
7:00 p.m

APPLICANT: Brandon Hundley
47575 SW Easterday Rd
Forest Grove, OR 97116

OWNER: Aaron Mitchell
7435 SE 52nd Ave
Portland, OR 97206

LOCATION: 309 17th Street
Oregon City, OR 97045

REQUEST: Historic Review for exterior alterations to an existing historic landmark structure, the W.H. Wood House.

RECOMMENDATION: Staff recommends approval with conditions.

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

This application is subject to the Administration and Procedures section of the Oregon City Code set forth in Chapter 17.50. The application and all supporting documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 698 Warner Parrott Road, during regular business days (9 am- 4pm). Copies of these materials may be obtained for a reasonable cost. The staff report, with all the applicable approval criteria, will also be available for inspection seven days prior to the hearing. Copies of these materials may be obtained for a reasonable cost in advance. Any interested party may testify at the public hearing and/or submit written testimony at or prior to the close of the record by the Historic Review Board. Notice of the Historic Review Board's decision shall be sent to the applicant and to those persons submitting comments and providing a return address. Any party who participated in the Historic Review Board proceedings may appeal the Historic Review Board's decision by filing a notice of appeal as required by OCMC 17.50.190. Any issue that is intended to provide a basis for appeal must be raised before the close of the Historic Review Board's proceeding, in person or by letter, with sufficient specificity to afford the City Commission and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any review of that issue. Parties with standing may appeal the decision of the City Commission to the Land Use Board of Appeals. The

procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763.

Recommended Conditions of Approval

1. The reveal of the siding shall closely match the original reveal of approximately 6 inches.
2. The front porch shall utilize simple wood posts of similar diameter to the posts in the front façade image in Figure 3 of this staff report.
3. Window trim shall match original window trim width and include a sill and apron where documentary evidence shows these were included.
4. The front door shall be a vernacular style wood or fiberglass, solid or half-lite. The applicant shall submit the proposed door design to staff prior to installation.
5. Exterior lighting shall be vernacular style metal fixture. The applicant shall submit the proposed lighting design to staff prior to installation.

I. BACKGROUND:



Figure 1. Vicinity Map

Existing Conditions:

The property is zoned “MUD” Mixed Use Downtown and the Comprehensive Plan designation is “MUD” Mixed Use Downtown. Directly west of the property is I-205. To the north is Industrial Metal World, a steel manufacturing company. To the east is a PGE substation. This building was part of the Green Point Neighborhood, once a large residential enclave of working-class homes that was largely demolished with the installation of I-205.

A small one-story building that was originally a residence, and later converted to an office, takes up most of the lot area. A front porch on 17th Street provides access to the front door. The construction date is unknown but likely built prior to World War I. The structure is approximately 1100 square feet.

Although it is addressed as 17th Street, this house is located on a street identified as the "Main Street Extension", which leads to the area behind the Oregon City Shopping Center. Nearby remaining structures include the Hackett House at 415 17th Street. The surrounding neighborhood has been slowly transformed from a residential area to an industrial one.

In 2012, the Historic Review Board approved the de-designation of a similar structure just north of this property that was a residential use and in poor condition. The PGE substation was later expanded onto the site after the structure was demolished.



Figure 2: Streetview (2018)



Figure 3. Front of structure during recent use as an office.

Historic Description and Statement of Significance:

W.H. Wood House

Statement of Significance: No biographical information was found on W.H. Wood, the original owner of this house. The house is significant as one of the few remaining from the Greenpoint area, which was platted in the 1890s and later absorbed by Oregon City. This house is definitely threatened by freeway, power substation and nearby commercial and industrial uses.

Project Description:

The applicant submitted the following project description:

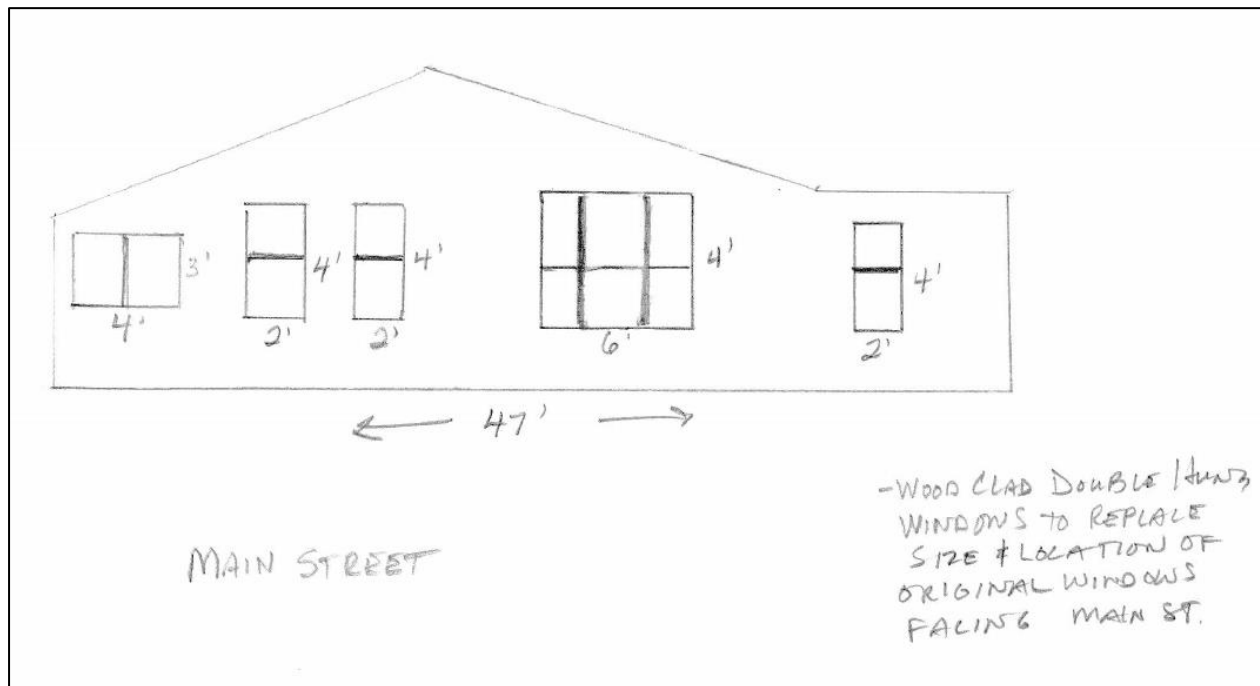
“La Mota brand of OLCC licensed cannabis stores is working to open this site as one of the newest retail outlet stores. There has been some work already performed on the site; unfortunately, it was done without permits or coming before this board for approval of certain elements of the exterior design of the building. Tonight, I am here to ask that you allow us to continue with the project, fully permitted and under the direction/guidance of the Oregon City planning department.

The building at 309 17th Street is a former house that was placed on the registry of Historic structures for Oregon City due to its proximity to other historic buildings and the overall age of the building. There is no real historical reference for the structure other than it being built by a Mr. Wood. However, understanding the historical context for the area we are hoping to make as few changes to the outside of the building as possible. It is our hope that the building will retain its overall historical significance for the area and the minimal exterior changes we are proposing will enhance the appearance and structural integrity of the building. When it was purchased there were significant issues needing to be addressed.

As you can see in the picture there are 5 windows facing Main street on this structure. We intend to match the original sizing and layout as closely as possible. We would also like to use wood-clad, double hung windows. We are having the windows custom made by Parr Lumber. They will look nearly identical to the originals and this picture will give you a strong indication of the style of window and how closely they will match.

When La Mota purchased the building the siding was in poor condition along the bottoms of the exterior walls, along the roof line on the attic portion of the building and at both corners facing Main Street. The original wood siding was shiplap siding and most needed to be removed in order to add new siding to the building to make it watertight and limit/control the damage that was starting due to the old, worn out cedar shiplap. We are requesting that we be allowed to use a HardiePlank smooth surface lap siding. This will maintain a very similar look for the building from the original siding. This siding is easier to install, less expensive and if applied correctly longer lasting than cedar siding. Replacing the shiplap siding is prohibitively expensive and this seems like a very close in look alternative. There should be a picture in your packet showing this style of siding. Once installed and painted, the building will look very similar to the way it looked when first constructed.

La Mota has no plans to change any other aspect of the exterior of the building. It is our intention to ensure 309 17th Street looks very similar to its original appearance when we are finished and that it reflects the aesthetic of the historical nature of the buildings in the area.”



Proposed window placement and sizes.

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

17.40.060 - Exterior alteration and new construction.

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

Applicable: The proposal for exterior alteration in a historic district is being reviewed by the Historic Review Board.

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

Complies as Proposed: The applicant submitted the required materials.

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

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

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

Not Applicable: The proposal is not subject to administrative approval.

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

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

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

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

Section 5

Open Spaces, Scenic and Historic Areas, and Natural Resources

Policy 5.3.8

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

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

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

Staff Finding: Complies as Proposed. The historic use of the site is a residence, but it has more recently been used as a small office. The applicant proposes to continue the commercial use. The proposal restores value to the structure and preserves it for continued economic use.

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

Staff Finding: Complies as Proposed. The historic use of the site is a residence, but it has more recently been used as a small office. The applicant proposes to continue the commercial use. The proposal restores value to the structure and preserves it for continued economic use.

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

Staff Finding: Complies as proposed. The applicant describes the poor condition of the siding. The applicant's proposal will replace siding and add back windows to the façade.

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

Staff Finding: See findings in #9 below – Design Guidelines.

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

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

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

Staff Finding: Complies as Proposed. The proposal will allow the structure to have continued economic use and will preserve an existing building.

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

Design Guidelines for Alterations and Additions

Secretary of Interiors Standards for Rehabilitation
Guideline text in blue type

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

Staff Finding: Complies as Proposed. The use will continue to be commercial/retail space, which allows the porch to be restored to the original state, and windows to be installed where they historically were located.

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

Staff Finding: Complies with conditions. The applicant explains that the windows, porch, and siding were removed recently without permits, and is seeking to correct these actions. The windows were distinctive materials, which ideally would be preserved and maintained, but the applicant proposes wood clad double-hung windows of the same size to replace them. These windows can meet HRB policies. Window trim shall match original window trim width and include a sill and apron where documentary evidence shows these were included.

The cedar siding was removed and is proposed to be replaced with smooth hardiplank horizontal board. The Board typically approves this material in new construction because it resembles wood siding. The fiber cement material is a modern version of original wood board siding and is the best substitute for wood siding from an economic and aesthetic perspective.

The reveal of the siding shall closely match the original reveal of approximately 6 inches.

The front porch shall utilize simple wood posts of similar diameter to the posts in the front façade image in Figure 3 of this staff report.

The applicant did not include details on door style or lighting style.

The front door shall be a vernacular style wood or fiberglass, solid or half-lite. The applicant shall submit the proposed door design to staff prior to installation.

Exterior lighting shall be vernacular style metal fixture. The applicant shall submit the proposed lighting design to staff prior to installation.

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

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

Staff Finding: Complies as Proposed. No changes that create a false sense of historical development are proposed.

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

Staff Finding: Complies as Proposed. No changes have been made that have historic significance in their own right.

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

Staff Finding: See findings in #2 above.

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

Staff Finding: Complies as Proposed. The applicant has proposed to restore the porch and replace windows and has used photographs to substantiate the original design.

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

Staff Finding: Complies as proposed. The spatial relationships between the windows and the front porch elements are being restored on the street facing facades.

Design Guidelines: Alterations – Additions

Note: Guidelines that are not directly relevant to this proposal have been omitted from this section.

F. Exterior Features

1. General

- a. To the extent practicable, original historic architectural elements and materials shall be preserved.***
- b. Architectural elements and materials for new additions shall be compatible with related elements of the historic building and with the historic character of the District.***
- c. The preservation, cleaning, repair and other treatment of original materials shall be in accord with the Secretary of Interior's Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings.***

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

IV. CONCLUSIONS AND RECOMMENDATIONS

Based on the following findings, staff recommends that the Historic Review Board approve the proposed development of GLUA-22-00060 and HR 22-00006: Historic Review for alterations for the property located at 309 17th Street in Oregon City.

Exhibits

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

Oregon City GIS Map

Item #2.



Legend

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

Notes

Overview Map



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 6/8/2022

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



OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM

Item #2.

HISTORIC NAME: W.H. Wood House DATE OF CONSTRUCTION: c. 1889
COMMON NAME: _____ ORIGINAL USE: Residence
ADDRESS: 309 - 17th Street PRESENT USE: Residence
OWNER: Harold & Maurina Bancke, ARCH./BLDR.: Unknown
16396 S. Bradley Road, Oregon City, OR 97045 STYLE: Vernacular/Queen Anne
T/R/S: 2-2E-29CB TAX LOT: 1600 BLDG. STRUC. DIST. SITE OBJ. (CIRCLE)
ADDITION: Greenpoint THEME: Architecture, 19th Century
LOT: 7 BLOCK: 3 QUAD: Oregon City

PLAN TYPE/SHAPE: Rectangular NO. OF STORIES: 1
FOUNDATION MATERIAL: Concrete block BASEMENT (Y/N): No
ROOF FORM & MATERIALS: Gable roof. Composition.
WALL CONSTRUCTION: Wood STRUCTURAL FRAME: Stud
PRIMARY WINDOW TYPE: One-over-one double-hung. Triple window on west not original.
SURFACING MATERIALS: Drop siding. Cornerboards. Rakeboards.
DECORATIVE FEATURES: Patterned shingles at front gable end.
OTHER: Hip-roof porch with chamfered posts. Wrought iron rail.
CONDITION: EXCELLENT _____ GOOD X FAIR _____ DETERIORATED _____ MOVED _____ (date)
EXTERIOR ALTERATIONS/ADDITIONS (dated): Porch railing (wrought iron), left front window and foundation not original, n.d. North wing added. Triple window on west not original.
NOTEWORTHY LANDSCAPE FEATURES: None.
ASSOCIATED STRUCTURES: None.
KNOWN ARCHAEOLOGICAL FEATURES: None.

GEOGRAPHIC SETTING: Occupies a corner lot at the intersection of 17th Street and the Main Street Extension. An area that once was residential, but has changed dramatically with construction of the freeway. Three other houses in area (among them the Hackett House, now used for offices), and telephone poles and an electrical substation.
STATEMENT OF SIGNIFICANCE: (Historical and/or architectural importance, dates, events, persons, contexts): No biographical information was found on W.H. Wood, the original owner of this house. The house is significant as one of the few remaining from the Greenpoint area, which was platted in the 1890's and later absorbed by Oregon City. This house is definitely threatened by freeway, power substation and nearby commercial and industrial uses.

SOURCES: Pioneer National Title Company Records, Oregon City.

NEGATIVE NO: Roll H, #19, 20
SLIDE NO: _____

RECORDED BY: Jane Altier
DATE: May 1982

SHPO INVENTORY NO.: _____

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM - TWO

Item #2.

NAME: W.H. Wood House

T/R/S: 2-2E-29CB TAX LOT 1600

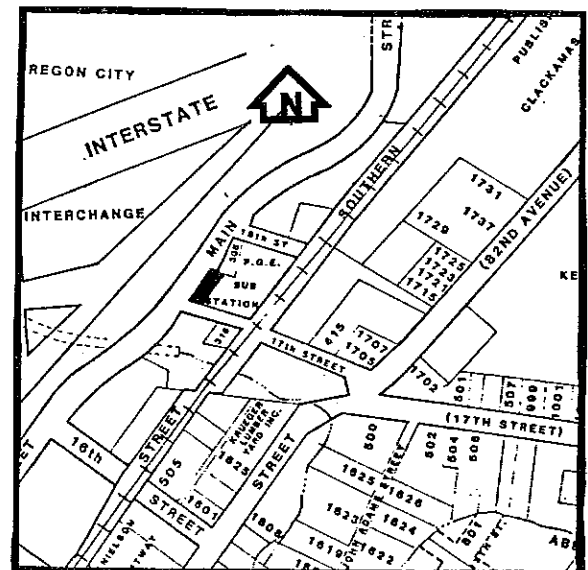
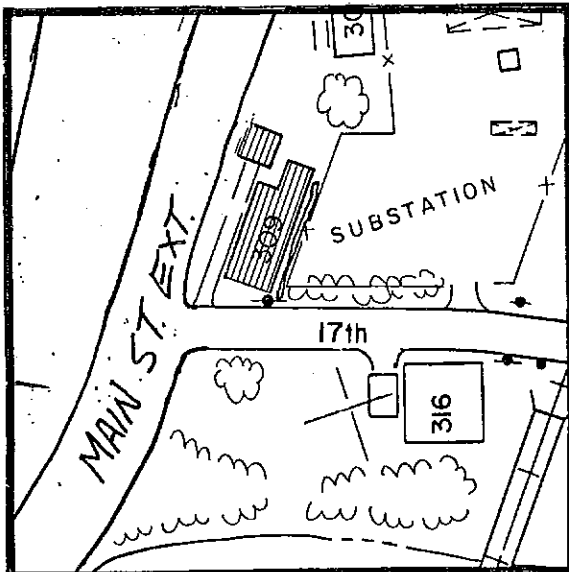
ADDRESS: 309 - 17th Street

QUADRANGLE: Oregon City



NEGATIVE NO. Roll H, #19, 20

SLIDE NO. _____



GRAPHIC AND PHOTO SOURCES: Base Map of Oregon City, 1987.
Oregon City Planning Department Photograph, 1987.

SHPO INVENTORY NO.: _____

309 17th Street Oregon City

La Mota brand of OLCC licensed cannabis stores is working to open this site as one of the newest retail outlet stores. There has been some work already performed on the site; unfortunately, it was done without permits or coming before this board for approval of certain elements of the exterior design of the building. Tonight, I am here to ask that you allow us to continue with the project, fully permitted and under the direction/guidance of the Oregon City planning department.

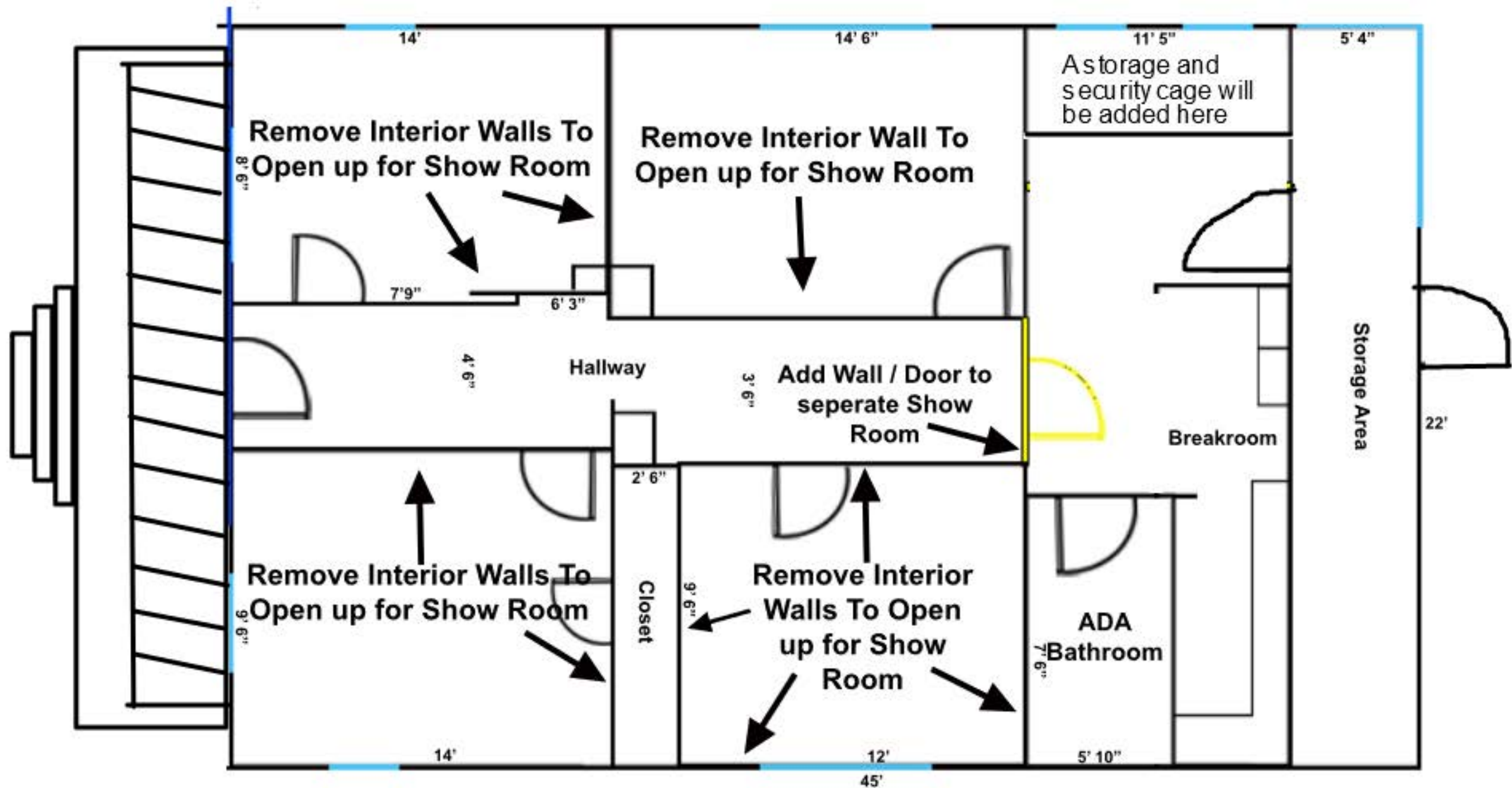
The building at 309 17th Street is a former house that was placed on the registry of Historic structures for Oregon City due to its proximity to other historic buildings and the overall age of the building. There is no real historical reference for the structure other than it being built by a Mr. Wood. However, understanding the historical context for the area we are hoping to make as few changes to the outside of the building as possible. It is our hope that the building will retain its overall historical significance for the area and the minimal exterior changes we are proposing will enhance the appearance and structural integrity of the building. When it was purchased there were significant issues needing to be addressed.

As you can see in the picture there are 5 windows facing Main street on this structure. We intend to match the original sizing and layout as closely as possible. We would also like to use wood-clad, double hung windows. We are having the windows custom made by Parr Lumber. They will look nearly identical to the originals and this picture will give you a strong indication of the style of window and how closely they will match.



When La Mota purchased the building the siding was in poor condition along the bottoms of the exterior walls, along the roof line on the attic portion of the building and at both corners facing Main Street. The original wood siding was shiplap siding and most needed to be removed in order to add new siding to the building to make it watertight and limit/control the damage that was starting due to the old, worn out cedar shiplap. We are requesting that we be allowed to use a HardiePlank smooth surface lap siding. This will maintain a very similar look for the building from the original siding. This siding is easier to install, less expensive and if applied correctly longer lasting than cedar siding. Replacing the shiplap siding is prohibitively expensive and this seems like a very close in look alternative. There should be a picture in your packet showing this style of siding. Once installed and painted, the building will look very similar to the way it looked when first constructed.

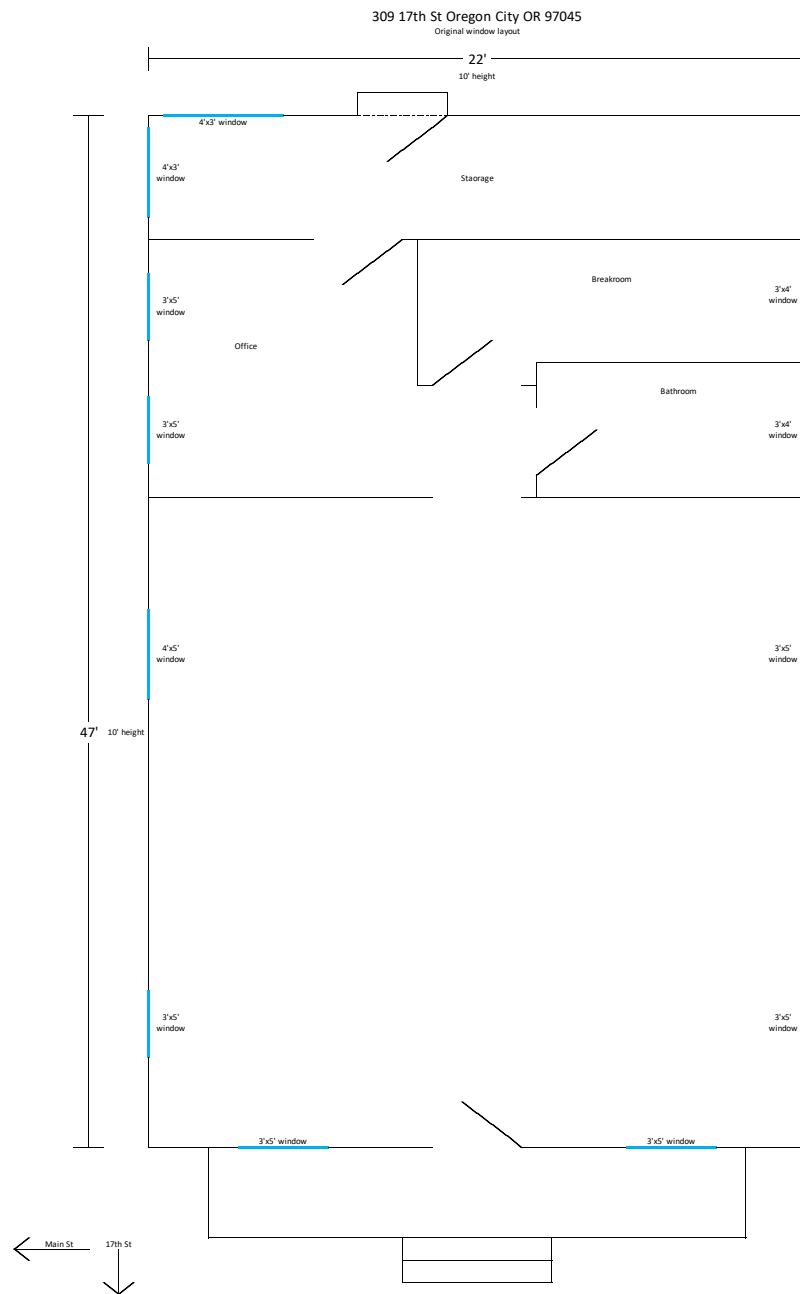
La Mota has no plans to change any other aspect of the exterior of the building. It is our intention to ensure 309 17th Street looks very similar to its original appearance when we are finished and that it reflects the aesthetic of the historical nature of the buildings in the area.



- Window
- Proposed Wall Addition

***Alteration Notes:**

1. All windows will be returned to their original size and installation spaces
2. All interior walls will be removed and a large beam and posts will be installed to create a large indoor retail space.
3. The bathroom will be remodeled to meet ADA codes for accessibility.
4. The original entry and awning will be rebuilt for the front entry to the building

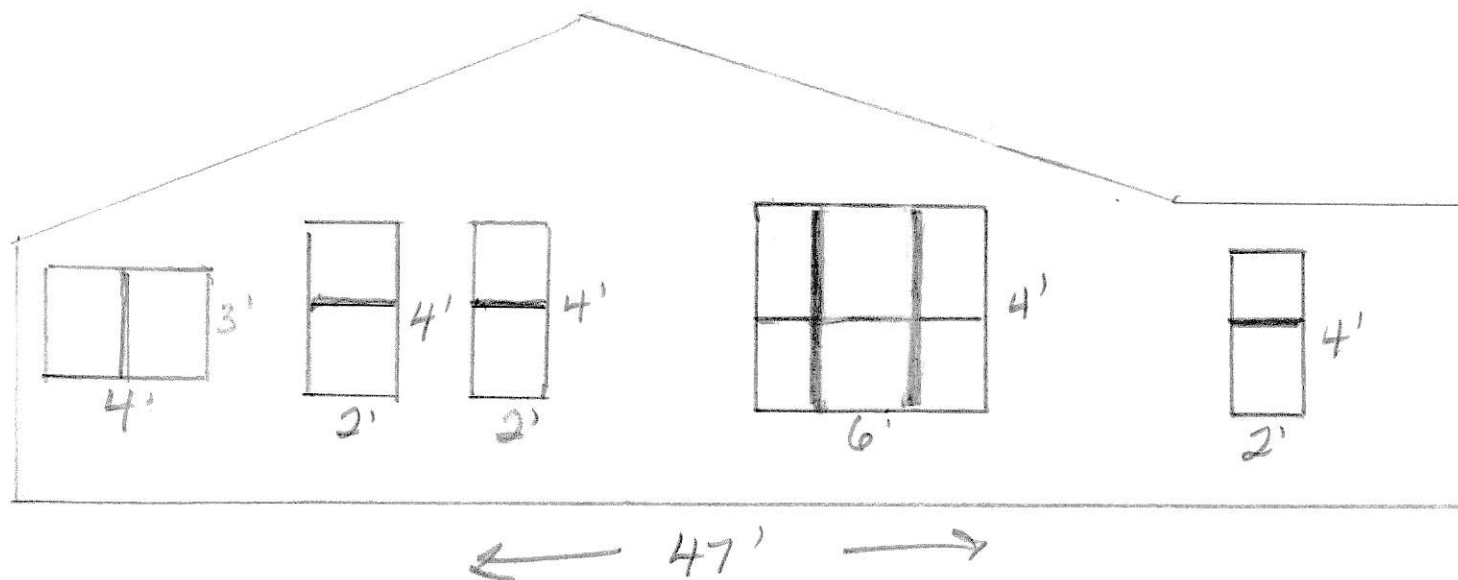








309 17TH STREET
WINDOW LOCATION



MAIN STREET

-WOOD CLAD DOUBLE HUNG
WINDOWS TO REPLACE
SIZE & LOCATION OF
ORIGINAL WINDOWS
FACING MAIN ST.



**PRESERVATION GRANT REQUEST
HISTORIC REVIEW BOARD
June 21, 2022**

FILE NO.: PG 22-05

HEARING DATE : June 28, 2022

**APPLICANT/
PROPERTY OWNER:** Fahad Ullah

LOCATION: Christian Hartmann House
219 11th Street
Oregon City, Oregon 97045

REQUEST: The applicant is seeking approval for a preservation grant of \$1000 for wood window repair of four windows on the Christian Hartmann House. The work has already been completed and is well-documented.

REVIEWER: Kelly Reid, AICP, Planner

RECOMMENDATION: If the Board is willing to award a grant for work already completed under this circumstance, staff recommends one of two options:

- a. Award \$1000 for the 2022-2023 grant cycle (\$5000 is available)
- b. Award \$1000 for the 2021-2022 grant cycle (One of the previous awardees would receive \$1250 instead of \$2250 as a final grant award, \$5000 total has allocated between three previously award grants)

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

Grant Proposal:

The applicant is seeking to repair and restore four wood windows. The work includes full restoration including reglazing, replacement of sash cords, and repainting or refinishing.

Property Description and Statement of Significance:

This modest house sits under a front gable roof, with a gabled wing extending to the north of the main body of the house. This wing was added about 1905, and matches the original portion of the house in both character and materials. On the south side, a hipped porch runs nearly the full width of the façade, with square posts supporting the hip eave. Scroll cut brackets make the transition from these posts to the porch frieze, which is a dentil course below a blank frieze board at the eave. All of the eaves are enclosed on the house, with blank frieze and rake boards on the main body of the house. The house is entirely clad with horizontal beveled lap siding, finished with wide cornerboards. A full water table makes the transition to the poured concrete foundation, which contains two windows on the east side. The windows in the main body of the house are 6/6 double-hung wood sash with small hood moldings, and the north wing windows have the same surrounds but are 1/1 sashes. A brick chimney is centrally located in the main body of the house, and features a corbelled top.

Statement of Significance: In 1897, Christian Hartmann purchased this property from Mrs. C.O.T. Williams and is credited with the construction of the house. Hartmann was born in Brisson, Switzerland and later emigrated to America in from Genoa, Italy. He arrived in Oregon City in 1891, where he joined his brother in managing the Oregon City Brewery. When the brewery closed, Hartmann was hired as the representative of the Weinhard Brewery. He also served on the firefighting force, was elected its chief three times, and served as treasurer of the department's Fountain Hose Company. In the 1950s and 1960s, this property changed hands numerous times and was apparently used as a rental house until 1979.



Project Description and Bids

The applicant provided the following description of the project:

All windows are double hung. Three windows are grid-panes and one window (bathroom) has one-pane of glass per sash. The three grid-pane windows had severe damage to the wood and few glass panes needed to be replaced. The bathroom window was the only one in good shape but needed to be upgraded and restored due letting cold air in. I also wanted to have a foggy glass because I wanted to have natural light during the day.

Jefferey took apart all the windows, then he took the windows to his shop, stripped away the paint (perhaps it had lead paint but was never confirmed), took apart the panes and cleaned the windows. The process took a long time to finish but in the end it was worth it.

The windows now look way better than before. I did not want to paint over the wood so I kept the windows authentic wood color. The wood color adds a lot of character to it now.



Window Repair:

Bid #1 Jeffrey Franz: \$800 each for double hung multi-pane windows, and \$700 for the single pane window.

Bid #2: Chosen Wood Windows: \$1676 each for a total of approximately \$6,700

The applicant selected Jeffrey Franz and completed the work already, including an invoice for \$2440.

The bids are provided in the application materials. The Board can award up to \$1000, as it is less than 50% of the total.

Grant Funding:

A total of \$5,000 is available each fiscal year. The grant tracking log for this fiscal year is attached as an Exhibit.

If the Board is willing to award a grant for work already completed under this circumstance, staff recommends one of two options:

- a. Award \$1000 for the 2022-2023 grant cycle (\$5000 is available)
- b. Award \$1000 for the 2021-2022 grant cycle (One of the previous awardees would receive \$1250 instead of \$2250 as a final grant award, \$5000 total has allocated between three previously award grants)

Staff Recommendation

Staff recommends approval of the window repair grant; the applicant provided two bids and the repair of the original wood windows greatly contributes to the restoration of the property. Some of the windows face public streets and are highly visible on this corner lot.

The timing of the project was an inadvertent misunderstanding. Staff has records of communications with the applicant about the program last year, and upon further review, it was never clarified that the grant should be requested first, before the work is completed. There is language in the grant application paperwork that explains the work cannot be underway or completed, but it is not prominent. Staff has already corrected the paperwork to make the information more easily accessible.

Staff Recommends the Following Conditions for Approval:

1. Any property receiving a grant must remain locally designated for at least five full years following completion of the project. If the property is removed from designation, the grant must be repaid in full. (note de-designation is evaluated on the merits of the building, not the desire of the property owner to be removed from regulation)
2. Grants are considered taxable income and must be reported on your income tax return as required by law.

Oregon City GIS Map

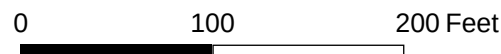
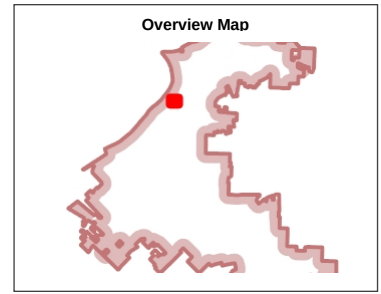
Item #3.



Legend

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

Notes



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 6/15/2022

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

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OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 219 11TH ST				City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 35 N		Longitude: 122 36 11 W		
Township: 02S	Range: 02E	Section: 31	Block: 19	Lot: 4x	Map #: 22E31AA	Tax Lot #: 4300	
Date of Construction: c. 1891		Historic Name: Hartmann, Christian, 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): Vernacular				Plan Type/Shape: Rectangle		Number of Stories: 1.0	
Foundation Material: Concrete				Structural Framing: Unknown		Moved? No	
Roof Type/Material: Gable / Composition shingle				Window Type/Material: 6/6 wood double-hung			
Exterior Surface Materials Primary: Lap				Secondary:		Decorative:	
Exterior Alterations or Additions/Approximate Date: North end added, c.1905.							
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 modest house sits under a front gable roof, with a gabled wing extending to the north of the main body of the house. This wing was added about 1905, and matches the original portion of the house in both character and materials. On the south side, a hipped porch runs nearly the full width of the façade, with square posts supporting the hip eave. Scroll cut brackets make the transition from these posts to the porch frieze, which is a dentil course below a blank frieze board at the eave. All of the eaves are enclosed on the house, with blank frieze and rake boards on the main body of the house. The house is entirely clad with horizontal beveled lap siding, finished with wide cornerboards. A full water table makes the transition to the poured concrete foundation, which contains two windows on the east side. The windows in the main body of the house are 6/6 double-hung wood sash with small hood moldings, and the north wing windows have the same surrounds but are 1/1 sashes. A brick chimney is centrally located in the main body of the house, and features a corbelled top.							
Statement of Significance:							
In 1897, Christian Hartmann purchased this property from Mrs. C.O.T. Williams and is credited with the construction of the house. Hartmann was born in Brissau, Switzerland and later emigrated to America from Genoa, Italy. He arrived in Oregon City in 1891, where he joined his brother in managing the Oregon City Brewery. When the brewery closed, Hartmann was hired as the representative of the Weinhard Brewery. He also served on the firefighting force, was elected its chief three times, and served as treasurer of the department's Fountain Hose Company. In the 1950s and 1960s, this property changed hands numerous times and was apparently used as a rental house until 1979.							

Researcher/Organization: Alex McMurtry / HPNW				Date Recorded: 4/12/2002			
Survey Form Page 1		Address: 219 11TH ST		Local Designation #		SHPO #	



HISTORIC REVIEW BOARD

HISTORIC PRESERVATION GRANT PROGRAM

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

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

WHAT PROJECTS ARE ELIGIBLE FOR THE GRANT?

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

WINDOW REPAIR AND REPLACEMENT OF HISTORIC AND NON-HISTORIC WINDOWS

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

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

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

STORM WINDOWS

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

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

EXTERIOR RESTORATION

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

GRANT APPLICATION MATERIALS

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



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

REVIEW CRITERIA FOR ALL PROJECTS:

Item #3.

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

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

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



CITY OF OREGON CITY

Item #3.

Historic Review Board

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

Historic Preservation Renovation Grant Application

Please Print Clearly

Grant Application File # _____ (staff to fill out)

Date: 5-31-22 Applicant Name: Fahad Ullah

Site Address: 219 11th St. Oregon City, OR 97045

Phone Number: 503-330-3834 E-mail address: ullah1980@gmail.com

Historic Name: _____ Architectural Style: _____

Previous Grant Approval File #'s NA Total Amount \$3,240

How did you hear about the program?: orcity.org

Narrative: Attach a written narrative that addresses the following:

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

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

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

Item #3.

Cost Estimate/Bid #1: \$1,676 per double hung window

Cost Estimate/Bid #2: \$800 per double hung and \$700 per one-pane glass window

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

Project Scheduling:

Beginning Date: 9-29-22 Completion Date: 3-6-2022

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

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

Signature: Fahad Ullah Digitally signed by Fahad Ullah
Date: 2022.06.09 19:21:32
-07'00' Date: 5-31-22

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

Narrative

219 11th St.
Oregon City, OR 97045

This historic resident has original windows, therefore I wanted to restore them to their original look and feel. I paid Jeffrey to restore 4 windows over a six month period and he did an outstanding job. All windows are double hung. Three windows are grid-panes and one window (bathroom) has one-pane of glass per sash. The three grid-pane windows had severe damage to the wood and few glass panes needed to be replaced. The bathroom window was the only one in good shape but needed to be upgraded and restored due letting cold air in. I also wanted to have a foggy glass because I wanted to have natural light during the day.

Jefferey took apart all the windows, then he took the windows to his shop, stripped away the paint (perhaps it had lead paint but was never confirmed), took apart the panes and cleaned the windows. The process took a long time to finish but in the end it was worth it.

The windows now look way better than before. I did not want to paint over the wood so I kept the windows authentic wood color. The wood color adds a lot of character to it now.

Unfortunately I did not take any pictures of how the windows looked before but here are a few pictures.



Fahad Ullah
219 Eleventh St
Oregon City OR 97045
503-330-3834

Estimate/Contract

Restoration work on original double-hung windows includes removal of two sashes, three beads and three stops, which will be taken to a commercial paint stripper. After paint removal the old loose glazing will be removed, and decayed wood will be glued or epoxied. A sealant and four coats McCloskey marine spar varnish applied to the interior, or primer and paint selected and purchased by the owner. The owner is to purchase hardware of his choosing, which will be installed by the contractor.

Contractor will install high quality nylon-core cotton sash cords, and weather strips, so that the windows operated smoothly, and without major air leaks. The price for the older multi-pane windows in the front of the house, the price is \$800 each double-hung, with a down payment of \$400 each, and a final payment of \$400 when the windows are installed. Contractor agrees to do two at a time, and to cover the opening with plywood during the month long restoration.

The price of the windows in the back of the house are priced at \$700 each, due to having only one pane of glass per sash.

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

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

Contractor...*Jeffrey G Franz*.....Date...*9/29/21*.....

Jeffrey G Franz
Sole Proprietor, CCB# 160533
1230 SE Morrison, Suite 408
Portland OR 97214
503-234-9641

Bathroom }
Living Room } on 9/29/21
Office }

CHOSEN

WOOD WINDOW
MAINTENANCE, INC.

Estimate - 7067

Chosen Wood Window Maintenance

OR CCB#132834

WA CCB#CHOSEWW008KJ

Date of Proposal: 3/30//21

Billing Address

Ullah, Sahad
219 11th st
Oregon City, OR 97045
503-330-3834

Job Site

Ullah, Sahad
219 11th st
Oregon City, OR 97045
503-330-3834

100% Customer Satisfaction is our Goal!

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

Estimated Job
Completion Hours 4

Job Cost \$1,676.00

Tax \$0.00

Job Total \$1,676.00

Line #	Room	Side + Level	Service	Description	Qty	Amount
1	Bath	1-L	Pull + Board	Pull sash and board-up opening (Man hours for installation of finished product included here)	1	\$420.00
2			Restore	Full Restoration of Vintage Double Hung Sash SetP/P: Sash size ~28 x 36, 1/1 lite, Clear tempered glass in top sash, satin etch tempered glass in bottom sash, Top sash fixed shut, rerope both weights to bottom sash, weatherstrip bottom sash. Parting Bead-7,7,4,	1	\$980.00
3			SLIP™	Double Hung: DL 23 5/8 x 31 5/8, Install SLIPs on sash in shop.	1	\$240.00
4			Hardware	Timely HW Brushed Nickle Double Hung Lock Set: 8710-BN	1	\$36.00
5						
6						
7						

Disclaimers

Item #3.

Alarms: Chosen Wood Window Maintenance, Inc is not responsible for any alarm system repairs that may be required due to dry rot repair and/or glass replacement.

Dry Rot: On dry rot repair, all material will be primed on exterior only. We do not fill nail holes, prep or finish paint.

LowE: Due to the constantly changing nature of the manufacturing of LowE types, unless a specific type of LowE is specified by the customer and is available from our suppliers, there is no guarantee that LowE glass we provide will match existing LowE product.

Paint: On Dry Rot repair, all material will be primed on exterior only. We do not fill nail holes or prep and finish paint.

SLIPS: SLIPS come primed in a off white-beige. SLIPS can be painted upon request with charge.

No-Show Policy: A No-Show charge will be applied to jobs when a Chosen professional arrives and is unable to complete the scheduled work due to customer absentee. If a customer can not be present during appointment, arrangements can be made. This also applies to less than 48 hour cancelations.

Payment: 50% Deposit is required to order materials. Visa/MasterCard/Check may be used for deposit.

Payment is due at completion of the job. Customer must make themselves available for walk through at the time of completion. Return trips for unavailable customer walk through are subject to additional service charge.

Abbreviations

Wood: HS...Half Sill, JS...Jamb Stock, BM...Brick Mold, DR...Dry Rot, FS...Full Sill, GB...Glazing Bead, MC...Mull Cap, MB...Muntin Bar, PB...Parting Bead, SN...Sill Nose, SS...Sub Sill, KS...Kent Sill, JF...Jamb Filler, *Numbers listed after the part abbreviations identify the original manufacturer of the part.

Glass: IGU...Insulated Glass Unit

Other: H/S...Horizontal Slider, P/P...Prime/Prime, P/C...Prime/Clear, C/C...Clear/Clear, LBS...Light Bronze Spacer DBS...Dark Bronze Spacer, SS...Super Spacer, W/S...Weatherstrip, Boron Rods...Boron Rods are a sacrificial preservative used to preserve timber

Please review this estimate, along with disclaimers, sign and return a copy with your 50% deposit for all items you would like done. If Revisions are required or you have questions on the estimate, please contact us!

Signature

Date

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed upon only upon written orders and will become an extra charge over and above the estimate. By signing this estimate, you are accepting the above prices, specifications and conditions and are authorizing the work to begin as specified. **Payment will be due at the time work is completed.** This estimate subject to acceptance within 30 days and is void thereafter at the option of Chosen Wood Window Maintenance. Materials will be purchased based on your acceptance of this estimate. Should you cancel, you will be billed for materials purchased. OR CCB#132834, WA CCB#CHOSEWW008KJ

Chosen Wood Window Maintenance
18574 Hwy 99E
Oregon City, OR 97045
503-266-3830

Invoice for window work

Inbox x



Item #3.

Tue, Dec 14, 2021, 4:36 PM



Jeffrey Franz <jeffreyfranzrepairs@gmail.com>

to me ▾

Fahad Ullah
219 Eleventh St.
Oregon City OR 97045
503-330-3834

December 14, 2021

Invoice for window work according to the contract signed on September 29, 2021. This invoice pertains to three double-hung windows: one six-over-six window in the living room, one six-over-six window in the office, and one one-over-one window in the bathroom.

Living room...\$800

Office...\$800

Bathroom...\$700

There was also a charge of \$140 for the addition of a tempered pane of glass in the bathroom, which brought the final amount to \$2440

Total Amount of invoice...\$2440

Thank you for selecting my restoration services.

Jeffrey G. Franz

Sole Proprietor, CCB# 160533
1230 SE Morrison, Ste. 408
Portland OR 97214

Sun, Mar 6, 3:09 PM



Jeffrey Franz <jeffreyfranzrepairs@gmail.com>

to me ▾

Fahad Ullah
219 Eleventh St
Oregon City OR 97045
503-330-3834

Invoice

This invoice concerns the restoration style repair to one Living Room 6/6 double-hung window on the southwest wall, which was installed on March 5, 2022.

The window sashes and two stops were restored to function after going through the process outlined in the contract, with paint stripping, sealant, and varnish coatings for the price of \$800, of which the final \$400 was received when the sashes were installed.

Thank you for selecting my restoration service.

Sincerely,

Jeffrey G. Franz

Jeffrey G. Franz
1230 SE Morrison, Ste. 408
Portland OR 97214
503-234-9641



City of Oregon City

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

Meeting Minutes - Draft

Historic Review Board

Tuesday, June 22, 2021

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

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

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

Absent: 1 - Board Member Ray Stobie,

Staffers: 1 - Planner Kelly Reid

2. Public Comment — None

3. Public Hearing: GLUA 21-00028/HR-21-00011 and HR 21-00012: Historic Review for preservation incentive and demolition request in the Canemah National Register District.

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

Board Member Edgar said in the past he had talked with Ron Bistline. He thought he could make an unbiased decision.

Chair Blythe and Board Member Edgar had visited the site.

Kelly Reid, Planner, said in 2019 the HRB approved a new house along with a detached garage with an ADU above the garage on this site. The applicant was following up on one of the conditions of approval to close the loop on a demolition of a shed that had occurred on the property without Board review. The shed was not a contributing structure and had been in disrepair and was removed in 2018. The second part of the application was related to one of the setbacks of the detached garage. The Board had approved a five foot rear setback for the garage, and the applicant's plans had been adjusted due to geologic hazard review to a seven foot rear setback. The applicant was asking for a preservation incentive to allow the setback.

There was discussion regarding the height of the garage compared to the property behind.

Ron Bistline, applicant, said the preservation incentive was a surprise because back in 2019 he was told he did not need one. In this neighborhood they were common because of the size of the lots. The City had asked that they push the house back to line up with the Davis home to be compatible. He explained how they made the house shorter per the HRB's request. The metal shed had been a health hazard, a nuisance to the neighborhood, and was in the path of the driveway for the new house. He did not know he needed a permit to take it down.

Chair Blythe closed the public hearing.

A motion was made by Board Member Edgar, seconded by Board Member Ferry, to approve GLUA 21-00028/HR-21-00011 and HR 21-00012: Historic Review for preservation incentive and demolition request in the Canemah National Register District. The motion carried by the following vote:

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

GLUA 21-00033/HR-21-00014: Historic Review for an addition to a historic landmark at 1302 17th Street (the Casper Weismandel residence).

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

Board Members Edgar, Ferry, and Blythe visited the site.

Ms. Reid said this was a request for an addition to a historic landmark that was outside of a conservation district. The historic elements on the home were still intact. The applicant was proposing to build the addition of a bathroom and closet space as well as an exterior entrance. Generally the design was compatible. She reviewed the conditions of approval and showed images of the current house and site plan. Two apple trees would have to be removed and she recommended at least one be replaced. There was one window that had an awkward placement, however due to the layout of the interior she did not think there was an opportunity to adjust it. The McLoughlin Neighborhood Association letter pointed out the window as well and asked that it be removed. They also suggested the door be a three or four panel door or two panel with a window in keeping with the vernacular style.

There was discussion regarding the change to the door design, eliminating the window, and narrower siding reveal to be more compatible with the original house.

There was no public testimony.

Chair Blythe closed the public hearing.

There was discussion regarding replacing the window with one that was more acceptable instead of removal. There was consensus to amend the condition for the door to match what was requested by the McLoughlin Neighborhood Association, allowing the applicant to come back to the Board about the window but otherwise adding a condition to remove it, and adding a condition that the siding reveal be one inch greater than the existing house's siding.

A motion was made by Board Member Edgar, seconded by Board Member

Ferry, to approve GLUA 21-00033/HR-21-00014: Historic Review for an addition to a historic landmark at 1302 17th Street (the Casper Weismandel residence) with the amended and added conditions as discussed. The motion carried by the following vote:

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

GLUA 21-00034/HR-21-00013: Historic Review for the realignment of the Barlow Trail visual corridor.

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

Board Member Edgar had visited Serres Farm several times and had researched the Barlow Trail. Board Member Ferry had also visited Serres Farm. Chair Blythe knew the general location.

Ms. Reid said this was a request for a realignment of the Barlow Trail visual corridor as part of a residential development. She gave a background on the Barlow Trail and trail maps and explained the applicable standards, existing easements/alignments, and two options for the realignment. She discussed the recommended conditions.

There was discussion regarding alignment of the trail with previous developments and what had been historically identified as the trail route.

Rick Givens, representing the applicant, said there was some interpretation about the actual alignment of the Barlow Road through the subject property. He discussed the 1992 alignment and the one from the County Assessor. There were no visible remnants of the road and they made their best guess as to where it went in the adopted document. What the applicant proposed was option 2 which would be as close as possible to the historic alignment of the adopted corridor. The applicant planned to put in an informational kiosk in the open space. Also several of the street names were associated with the history of the Barlow Road.

Bob La Salle, resident of Oregon City, said for the annexation and land use applications, the applicant had acknowledged that the corridor posed no constraints. He thought they should adapt the application to the route instead of changing the route. He thought the request should be denied.

Tory Lamb, resident of Oregon City, said when development first started in this area, the neighbors were told that they could not build on the Barlow Trail. However, there was no enforcement and people had built on the trail. If they intended to honor the trail, it needed to be designated so it would be preserved in the future.

Harlan Barow, ICON Construction, said there would be a kiosk with the history of the Barlow Trail. They were trying to meet the spirit of the requirement.

Board Member Edgar suggested continuing the hearing for better understanding of the trail alignment. He was concerned about connecting it to the neighboring property.

Mr. Givens said they did always know the Barlow Road was a factor in the design of this project. The biggest problem was varying information about where it was located.

No one knew the exact alignment and there were no wagon ruts on the property. It was important that they tied into the other adjacent properties. They planned to preserve the trail as open space. He did not think there was anything to be gained by continuing the hearing. He asked that the Board approve option 2.

Ms. Reid acknowledged there were inaccuracies and deviations given the uncertainty. She explained the priority levels for the different segments of the road. She compared the historic alignment with option 2.

Board Member Ferry thought there was no additional information needed to make a decision. The maps varied slightly and there was no physical evidence.

Chair Blythe said the eastern alignment was important so all the corridors could connect in the future. He did not think the western alignment was as important because the Holcomb School property was open and when it was redeveloped, the location could be prioritized at that time. He thought option 2 was reasonable.

Board Member Edgar agreed there was nothing more definitive and that the eastern alignment connection should be kept close to what previously had been done, and the signage would explain the significance of the trail.

Chair Blythe closed the public hearing.

There was discussion regarding modifying Condition #3 to approve option 2.

A motion was made by Board Member Edgar, seconded by Board Member Ferry, to approve GLUA 21-00034/HR-21-00013: Historic Review for the realignment of the Barlow Trail visual corridor with the amended conditions. The motion carried by the following vote:

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

4. Other Business: October 27 and December 10, 2020 HRB Minutes

A motion was made by Board Member Edgar, seconded by Board Member Ferry, to approve the October 27 and December 10, 2020 minutes. The motion carried by the following vote:

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

5. Communications

Ms. Reid gave an update on the Compatible Change project and welcome packets to new historic home owners.

Board Member Edgar would like to have a discussion on windows and window designs.

6. Adjournment

Chair Blythe adjourned the meeting at 9:10 PM.



City of Oregon City

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

Meeting Minutes - Draft

Historic Review Board

Tuesday, July 27, 2021

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Chair Blythe called the meeting to order at 7:06 PM.

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

Staffers: 1 - Planner Kelly Reid

2. Public Comment — None

3. Public Hearing: GLUA-21-37 and HR 21-15: Historic Review for alterations to a contributing structure in the Canemah National Register District at 112 Miller St.

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

Board Member Ferry drove by the site. Chair Blythe and Board Member Edgar had visited the site.

Kelly Reid, Planner, said this was a revision to a project proposal that was reviewed a few months ago. The applicant was no longer proposing a dormer, but instead proposed to add three skylights to the roof slope. This building was a typical Oregon City bungalow within the Canemah National Register Historic District. The building was classified as a compatible structure. She explained the skylight design, roof measurements, design guidelines, guidance from NPS for rehab projects, guidance from other jurisdictions, findings, and recommended conditions of approval.

Jason and Amneris Jacobucci, applicants, said they wanted to do a dormer, but to meet building code they would have to disassemble half of the house. They wanted to get light and ventilation in the attic and add appeal to the house. The skylights were not visually obtrusive. The color of the shingles would be black and blend in with the skylights. The spacing proposed by staff would not give them the lighting needed. They

explained the size of the skylights. They wanted to keep the aesthetic of the old house, but make it more modern inside.

There was discussion regarding the reasons for the lighting, putting in two skylights instead of three, and size and spacing of the skylights.

Chair Blythe closed the public hearing.

There was discussion regarding how this was an acceptable side of the house for skylights, setbacks, symmetry, and adding value to the house.

A motion was made by Chair Blythe, seconded by Board Member Stobie, to approve GLUA-21-37 and HR 21-15: Historic Review for alterations to a contributing structure in the Canemah National Register District at 112 Miller St. with conditions except amending Condition #1 to say the skylights would be evenly spaced horizontally from each other at no less than 7.5 feet back from the front of the home. The motion carried by the following vote:

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

4. Other Business: Compatible Change Work Session – New Construction Review Threshold for non-designated structures in McLoughlin District

Ms. Reid said the Board last discussed this item in May and wanted more time to review the alternatives and community input. She discussed the next steps and summarized the project.

There was discussion regarding the percentage required for review of additions to non-designated structures, size of the lots and structures, creating three different thresholds—percentage, square footage, and height, height limits and how height was determined, how massing should be compatible, attending a McLoughlin Neighborhood Association meeting to present these ideas, examples of projects, moving forward with Option 4, and changing the definition of remodel.

Ms. Reid would reach out to the McLoughlin Neighborhood Association to find out when they could attend a meeting. She would bring back recommendations in August for when review of public improvement projects in the historic district should be done by staff and when they should be brought to the Board.

HRB Minutes – May 25, 2015; July 26, 2016; September 27, 2016

A motion was made by Chair Blythe, seconded by Board Member Stobie, to approve the May 25, 2015; July 26, 2016; and September 27, 2016 minutes. The motion carried by the following vote:

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

5. Communications

Board Member Edgar complimented Ely Store on 7th Street for getting a state

preservation grant to restore the original siding.

Ms. Reid said the next meeting would be in-person.

6. Adjournment

Chair Blythe adjourned the meeting at 8:53 PM.