



CITY OF OREGON CITY HISTORIC REVIEW BOARD AGENDA

Commission Chambers, 1234 Linn Avenue Oregon City
Tuesday, May 24, 2022 at 7:00 PM

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

CALL TO ORDER

PUBLIC COMMENT

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

PUBLIC HEARING

1. GLUA-22-00010 and HR 22-00003: Historic Review for revision to approval in HR-21-06 for exterior alterations to the historic Ely Store at 1019 7th Street
2. GLUA-22-00011 and HR 22-00004: Historic Review for a 72-square-foot rear addition to the Harry and Maryann Draper House at 818 John Adams Street in the McLoughlin Conservation District

OTHER BUSINESS

3. Design Advice for 309 17th Street - exterior alterations to Historic Landmark

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: 5/24/2022

SUBJECT:

GLUA-22-00010 and HR 22-00003: Historic Review for revision to approval in HR-21-06 for exterior alterations to the historic Ely Store at 1019 7th Street

STAFF RECOMMENDATION:

Staff recommends approval of the request for parapet height, shingles, and rear façade siding replacement. Staff recommends that the Board consider alternatives for board and batten on the front façade, possibly retaining the existing brick or replacing with wood board siding to match the original siding on the front façade.

EXECUTIVE SUMMARY:

In 2021, the HRB approved alterations to the designated Ely Store building at 1019 7th Street. As the applicant began work to remove some of the non-historic materials from the building, the original siding was exposed, which led the applicant to propose some changes. For one, the original wood siding is in decent shape and able to be used, so the proposal for fiber cement board siding is no longer needed. The applicant is now proposing some minor revisions to the approved alterations, including:

- Replacing brick on lower front façade of building with board and batten siding to match the existing board and batten on the side that is proposed to remain (previous HRB decision approved fiber cement horizontal board siding here to match what was proposed for the whole building)
- Replacing vertical board siding on the rear façade with board and batten siding to match the existing board and batten on the side that is proposed to remain (previous HRB decision approved the vertical siding to remain here)
- Ornamental shingles were originally proposed on the front to restore what was thought to be the original design. The applicant removed the asbestos siding and found that the original siding was not decorative shingles. Therefore, the new proposal is to keep the simple board siding in that location.

- The parapet height on the left wing of the building is now proposed to remain and not to be reduced in height, as it appears the existing height is the original height.

The Ely Store building, located in the McLoughlin Conservation District along the 7th Street commercial corridor and built in 1905, contains ground floor retail and residential units on the second story. The building is designated but has been altered over time and has lost much of its integrity. The inventory form notes that the alterations are reversible.

Staff cannot recommend approval of board and batten on the front façade; however, the Board may find that the consistency and coherence created by the use of board and batten is acceptable in this circumstance, or may find that authenticity is more important, thus requiring the brick façade be maintained.

BACKGROUND:

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

OPTIONS:

1. Approve the proposal as-is with added findings for the appropriateness of board and batten
2. Approve the proposal with a condition to maintain the brick or utilize an alternative material on the lower front façade.
3. Approve the proposal with conditions and added findings, close the record and continue to June 28, 2022 to adopt final findings.
4. Deny the proposal, close the record and continue to June 28, 2022 to adopt final findings.
5. Continue the hearing to June 28, 2022 and provide direction to the applicant on additional information needed. Record stays open.



**Historic Review
Staff Report and Recommendation
May 17, 2022**

FILE NO.: GLUA-22-00010 and HR 22-00003: Historic Review

HEARING DATE: May 24, 2022
7:00 p.m

APPLICANT/OWNER: Vikki Gackle
PO Box 1416
Oregon City, OR 97045

LOCATION: 1019 7th Street
Oregon City, OR 97045
Clackamas County Map 2-2E-31AD-05900

REQUEST: Historic Review for revision to approval in HR-21-06 for exterior alterations to the historic Ely Store, a designated structure in the McLoughlin Conservation District.

RECOMMENDATION: Staff recommends approval of the request for parapet height, shingles, and rear façade siding replacement. Staff recommends that the Board consider alternatives for board and batten on the front façade, possibly retaining the existing brick or replacing with wood board siding to match the original siding on the front façade.

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.

I. BACKGROUND:



Figure 1. Vicinity Map

Existing Conditions:

The subject property is developed with a two story building within the Mixed Use Corridor Zone. It contains ground floor retail and residential units on the second story. It is located in the McLoughlin Conservation District along the 7th Street commercial corridor. The building is designated but has been altered over time and has lost much of its integrity. The inventory form notes that the alterations are reversible.



Figures 2 and 3. 2021 building condition

Historic Description and Statement of Significance:

The two-story commercial building at 1019 7th Street has a large gable roof peaking over a false front topped with brackets. Asbestos ceramic shingles cover the front and sides of the building along with a recent board and batten wainscot. The rear is clad with vertical tongue and groove. Roman brick provides the water table at the 1950s store front. A flat canopy extends across the front incorporating a large addition on its west side. Non-historic 1/1 wood double-hung windows stretch down its side. Fixed

windows mark its front. There are side entries and a corner entry at J.Q. Adams and 7th Streets. At the rear, similar to 919 7th Street, there is access to three apartments.

The Ely Brothers Store, with Duane C. Ely (from New York) and George V. Ely (from Illinois) as proprietors, first opened in 1889. In 1905, the general store at 1019 7th Street opened. George V. Ely came to Oregon City in 1879. George Ely lived at this location for a number of years in the early 1900s, and eventually bought the house at 712 John Q. Adams. Ely owned the property until 1950, but by 1941 it had become the McElroy & Quinn Grocery. Frank McElroy eventually bought the property in 1951, and operated McElroy's Grocery here during the remainder of the historic period. This building is significant for its association with the Ely family and for its continued use as a grocery.



Figure 4. Historic Photo

Project Description:

In 2021, the HRB approved alterations to the designated Ely Store building at 1019 7th Street. As the applicant began work to remove some of the non-historic materials from the building, the original siding was exposed, which led the applicant to propose some changes. For one, the original wood siding is in decent shape and able to be used, so the proposal for fiber cement board siding is no longer needed. The applicant is now proposing some minor revisions to the approved alterations, including:

- Maintaining the existing entryway location and storefront design
- Replacing brick on lower front façade of building with board and batten siding to match the existing board and batten on the side that is proposed to remain (previous HRB decision approved fiber cement horizontal board siding here to match what was proposed for the whole building)
- Replacing vertical board siding on the rear façade with board and batten siding to match the existing board and batten on the side that is proposed to remain (previous HRB decision approved the vertical siding to remain here)

- Ornamental shingles were originally proposed on the front to restore what was thought to be the original design. The applicant removed the asbestos siding and found that the original siding was not decorative shingles. Therefore, the new proposal is to keep the simple board siding in that location.
- The parapet height on the left wing of the building is now proposed to remain and not to be reduced in height, as it appears the existing height is the original height



Figures 5 and 6. Front and side façades after asbestos siding removed by applicant

GLUA-22-00003 Ely Store



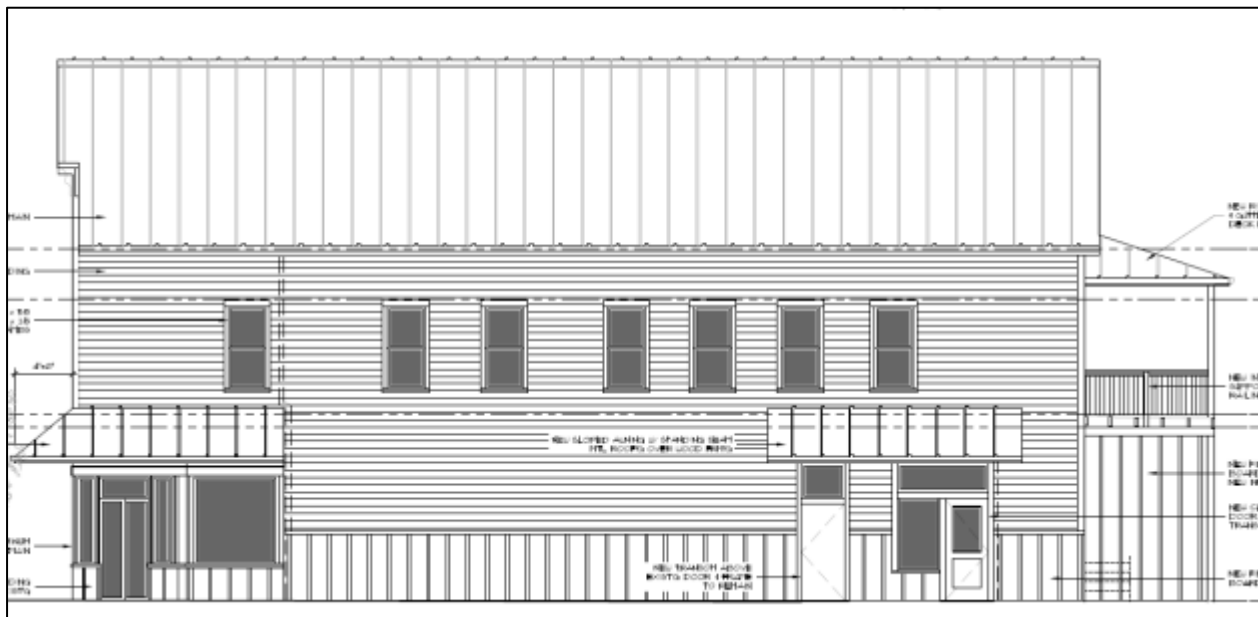
Previous Proposal – 2021



Revised proposal - 2022



Previous Proposal – 2021



Revised proposal – 2022

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 structure within the McLoughlin Conservation District.

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

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

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

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

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

Staff Finding: Complies as Proposed. The historic use of the site is a grocery with living space above. The applicant proposes to continue the commercial and residential use and remove incompatible alterations that have been made to the building in the past. 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 grocery with living space above. It is located in the McLoughlin Conservation District along the 7th Street commercial corridor. 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 a few elements of the structure that are deteriorating, including the parapet wall and awning. The applicant's proposal will repair these elements and remove the alterations that have been made that have led to a loss of integrity.

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 have a positive effect on economic, social, environmental, and energy factors.

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 on the ground floor and living space above.

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.

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.

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

Staff Finding: Complies as Proposed. While the original proposal to change the entry location and design would have restored the building closer to its original state, the applicant is not obligated to do so. Since no change is proposed to the entryway location and design now, it is not under the authority of the Board.

The proposal to replace the vertical siding on the rear façade with board and batten to provide continuity in materials from the side to rear facades will not have an impact on the historic significance or character of the building. The rear façade is utilitarian and the materials proposed for it will not have an impact on the building's character.

According to the historic inventory form, changes to the building include:

GLUA-22-00003 Ely Store

- Asbestos ceramic shingles cover the front and sides of the building along with a recent board and batten wainscot.
- The rear is clad with vertical tongue and groove.
- Roman brick provides the water table at the 1950s store front.

In the previous application, the Board did not find that changes to the building had occurred that have historical significance or value. In that proposal, the applicant was planning to re-side the entire front façade with horizontal board fiber cement, which would be the modern equivalent of horizontal wood siding. While few photographs of the building are available, those that are available show that the building had horizontal board siding, and the Board made the decision that the replacement of all exterior siding materials with horizontal fiber cement was appropriate because it reflected the building's original materials. The overall proposal for all horizontal board was, on the whole, a better option for the building rather than maintaining the alterations that had been made to the siding over the years.

Now, the applicant is proposing to restore the original wood board that still exists, and replace the 1950s brick with board and batten style siding. This proposal elicits a re-consideration by the Board of the existing versus proposed siding.

The siding options that can be evaluated are as follows:

1. Keep brick façade as is
2. Keep brick façade and paint it
3. Replace brick with board and batten style siding (fiber cement material)
4. Replace brick with wood board siding to match the original siding
5. Replace brick with fiber cement board siding

The brick on the lower front façade is from the 1950s and is over 50 years old, which may give it some historic significance. The history of the building is not limited to the year it was built; changes over time can acquire significance on their own. Brickwork from the 1950s and 1960s is becoming more and more relevant to preservationists as the mid-century buildings have reached a stage where they are considered to be eligible for the National Register. The 1950s brick facade on the Ely building may help tell a story about the different lives and eras of the building. While the brick may not match the aesthetic of the current façade renovations, it is more authentic than board and batten siding, which does not appear to have any role in the building's history, nor that of the McLoughlin District in general. Staff finds that Options 1 or 2 can be found to be consistent with the design guidelines.

Options 3 is what the applicant has proposed, to replace with board and batten siding. Because Board and Batten siding does not follow the HRB policies, which call for new siding to match original siding in both material and style, the Board must review it for compatibility. While Board and Batten is not common among historic structures in Oregon City, it is also not without precedent. The most prominent example of Board and Batten siding in Oregon City is the McCarver House, which is outside of the McLoughlin District. The McCarver House, also known as "Locust Farm," was built in 1850 as a Classical Revival style. The House is located off of Warner Parrott Road and is surrounded by a modern subdivision of newer homes that utilize Board and Batten siding to reflect the historic aesthetic of the McCarver House. However, board and batten siding has not been as prevalent in the Pacific Northwest region, and is not common within Oregon City, particularly on commercial buildings. The applicant has proposed board and batten in order to match the board and batten that was added to the building on the side façade and is proposed to remain, providing consistency and coherence in the building façade. While the proposal would provide consistent materials for the overall building, the Board may find that the priority should be authenticity rather than consistency.

Option 4, to replace the brick with wood board siding to match the original siding has not been proposed by the applicant due to the expense of materials given today's supply chain and inflation issues.

Option 5, to replace with fiber cement, is not proposed by the applicant nor recommended by staff due to the odd contrast it would make with the original board siding transitioning to fiber cement board.

In conclusion, staff cannot recommend approval of board and batten on the front façade for the reasons described above. The Board may find that the consistency and coherence created by the use of board and batten is acceptable in this circumstance, or may find that authenticity is more important, thus requiring the brick façade be maintained.

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

Staff Finding: See discussion in #4 above of brick materials.

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 proposal to maintain the original wood siding and parapet height meets this guideline.

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.

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-22-00010 and HR 22-00003: Historic Review for Ely Store alterations for the property located at 1019 7th Street in Oregon City, with the exception of the replacement of the brick with board and batten siding.

Exhibits

1. Vicinity Map
2. Applicant's Submission
3. Inventory Form
4. HR-21-06 Staff Report and Decision

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 1019 7TH ST				City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 16 N		Longitude: 122 36 03 W		
Township: 02S	Range: 02E	Section: 31	Block: 140	Lot: 3x, 4x	Map #: 22E31AD	Tax Lot #: 5900	
Date of Construction: c. 1905		Historic Name: Ely Store			Historic Use or Function: Commerce - retail store		
Grouping or Cluster Name: NA		*Current Name or Use: Commerce - retail store			Associated Archaeological Site: Unknown		
Architectural Classification(s): Commercial False Front				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: 1/1 wood double-hung; large fixed			
Exterior Surface Materials Primary: Composition shingle				Secondary:		Decorative:	
Exterior Alterations or Additions/Approximate Date: Siding covered with asphalt shingles.							
Number and Type of Associated Resources: None							
Integrity: Fair		Condition: Good		Local Ranking: Designated Historic Site		National Register Listed? No	
Potentially Eligible: ☐ Individually or ☐ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☒ Altered (choose one): ☒ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old							
Description of Physical and Landscape Features:							
The two-story commercial building at 1019 7th Street has a large gable roof peaking over a false front topped with brackets. Asbestos ceramic shingles cover the front and sides of the building along with a recent board and batten awningscot. The rear is clad with vertical tongue and groove. Roman brick provides the water table at the 1950s store front. A flat canopy extends across the front incorporating a large addition on its west side. Non-historic 1/1 wood double-hung windows stretch down its side. Fixed windows mark its front. There are side entries and a corner entry at J.Q. Adams and 7th Streets. At the rear, similar to 919 7th Street, there is access to three apartments.							
Statement of Significance:							
The Ely Brothers Store, with Duane C. Ely (from New York) and George V. Ely (from Illinois) as proprietors, first opened in 1889. In 1905, the general store at 1019 7th Street opened. George V. Ely came to Oregon City in 1879. George Ely lived at this location for a number of years in the early 1900s, and eventually bought the house at 712 John Q. Adams. Ely owned the property until 1950, but by 1941 it had become the McElroy & Quinn Grocery. Frank McElroy eventually bought the property in 1951, and operated McElroy's Grocery here during the remainder of the historic period. This building is significant for its association with the Ely family and for its continued use as a grocery.							

Researcher/Organization: Bernadette Niederer / HPNW				Date Recorded: 4/6/2002			
Survey Form Page 1		Address: 1019 7TH ST		Local Designation #		SHPO #	



OREGON CITY

Community Development - Planning

698 Warner Parrott Road | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A) ☐ Compatibility Review ☐ WRG ☐ Comm. Fac ☐ Lot Line Adjustment ☐ Non-Conforming Use Review ☐ Natural Resource (NROD) ☐ Verification ☐ Minor Site Plan & Design Review ☐ Extension of Approval ☒ Historic Review - Remodel ☐ Detailed Dev. Plan (DDP)	Type II (OCMC 17.50.030.B) ☐ Master Plan / PUD / GDP or Amendment ☐ Detailed Development Plan (DDP) ☐ Floodplain Review ☐ Geologic Hazard Overlay ☐ Minor Partition (<4 lots) ☐ Minor Site Plan & Design Review ☐ Non-Conforming Use Review ☐ Site Plan and Design Review / DDP ☐ Subdivision (4+ lots) ☐ Minor Variance ☐ Natural Resource (NROD) Review ☐ Public Improvement Modification ☐ Willamette Greenway ELD Process (OCMC 17.50.030.E) ☐ Expedited Land Division	Type III / IV (OCMC 17.50.030.C & D.) ☐ Annexation ☐ Code Interpretation / Similar Use ☐ Master Plan / PUD / GDP Amendment ☐ Conditional Use ☐ Comprehensive Plan / Legislative Amendment (Code / Map) ☐ Detailed Development Plan DDP ☐ Historic Review ☐ Municipal Code Amendment ☐ Parking Adjustment ☐ Variance ☐ Sign Variance ☐ Natural Resource (NROD) Review ☐ Zone Change (Text/Map) ☐ Willamette Greenway Legislative Action (OCMC 17.50.170) ☐ Legislative
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File Number(s): GLUA-22-00010 / HR 22-00003	Application Date: 4.28.22
Project Name: Ely Building	
Proposed Land Use or Activity: Board + Batten siding, shingles, parapet	# of Lots Proposed (If Applicable):
Physical Address(es) of Site: 1019 7th Street, Oregon City OR 97045	
Clackamas County Map and Tax Lot Number(s):	

Applicant(s)	
Applicant(s) Signature: Nikki A. Grackle	Date: 4.28.22
Applicant(s) Name Printed: Nikki A. Grackle	
Mailing Address: P.O. Box 1416 Oregon City OR 97045	
Phone: 503-516-1674	Fax: Email: nikki@multiphaseelectric.com

Property Owner(s) - See reverse for more than two Owners	
Property Owner #1 14th Street Properties, LLC	
Property Owner#1 Signature: Nikki A. Grackle	Date: 4.28.22
Property Owner#1 Name Printed: Nikki + Dave Grackle	
Mailing Address: P.O. Box 1416 Oregon City OR 97045	
Ownership Address: Same	
Phone: 503-516-1674	Fax: Email: nikki@multiphaseelectric.com

Property Owner #2	
Property Owner#2 Signature	
Property Owner#2 Name Printed:	Date:
Mailing Address:	
Ownership Address:	
Phone:	Fax: Email:

Representative(s)	
Representative(s) Signature	
Representative(s) Name Printed:	Date:
Mailing Address:	
Phone:	Fax: Email:

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

From: [Vikki Gackle](#)
To: [Kelly Reid](#)
Subject: Community Development - Planning-Historic Review Board May Meeting
Date: Thursday, April 28, 2022 12:33:37 PM

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

Hello Kelly,

Here is the Land Use Application. We are requesting the historical board to approve us replacing the estimated 1950's Roman stone in the front of the Ely building as well as the T-11 siding on the back with the same board & Batton siding that is currently existing along the JQ Adams side of the building. We believe that it will have a better flow and consistency with the side of the building if they tied together. The siding on the back is a addition and no original materials are exposed. Currently the siding on the back is in distress and needs replacement anyway. As far as the front, It is our thinking that the siding behind the Roman stone has been removed and it's a small area but would tie in nicely to have the board and batton present. This would also facilitate a nice color scheme to have different materials to break up the colors. Also, the scalloped shingles are not existent, there fire they won't be added. It also appears that the parapet is its original height and we will be retaining its original size. Please let me know if there is anything else you need.

Thank you,
Vikki Gackle
14th Street Properties

Sent from my iPhone



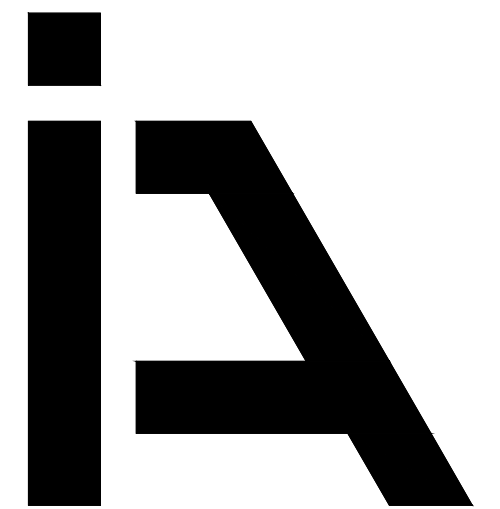
7th STREET (SW) ELEVATION - REVISED

1/4" = 1'-0"



JQ ADAMS STREET (SE) ELEVATION - REVISED

1/4" = 1'-0"



**ISELIN
ARCHITECTS
P.C.**

1307 Seventh Street
Oregon City, OR 97045
503-656-1942
www.iselinarchitects.com

Restoration & Improvements to the
Historic Ely Store

1019 7th Street, Oregon City, OR 97045

PROJ. NO. : 1913
FILE : A-ELV
DATE : 3/01/22

SHEET #

A2.1

BUILDING ELEVATIONS





**Historic Review
Staff Report and Notice of Decision
March 4, 2021**

FILE NO.: GLUA-21-00007/ HR 21-00006: Historic Review

HEARING DATE: February 23, 2021
7:00 p.m

OWNER: 7th Street Properties

LOCATION: 1019 7th Street
Oregon City, OR 97045
Clackamas County Map 2-2E-31AD-05900

REQUEST: Historic Review for exterior alterations to the historic Ely Store, a designated structure in the McLoughlin Conservation District.

DECISION: On March 2, 2021, after reviewing all of the evidence in the record and considering all of the arguments made by the applicant, opposing and interested parties, the Oregon City Historic Review Board voted 4-0 to approve the proposal with conditions. The Oregon City Historic Review Board adopted as its own the Staff Report with findings and Conditions of Approval for File Number HR 21-00006. The complete record for the Historic Review Board decision is on file at the Planning Division.

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.

Conditions of Approval

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

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

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

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

1. The applicant shall document the condition of the remaining wood windows with close up photos and obtain a cost estimate for repair. These items shall be provided to staff before issuance of a building permit. Demolition permits may be issued before this condition is met. (P)
2. If it is existing under the current siding, the applicant shall retain and restore the ornamental shingle siding on the upper front facade. (P)
3. The six brackets on the false front shall be retained and restored. (P)
4. Before installation of new ornamental shingles (if necessary), the applicant shall provide design details to staff to verify their similarity. (P)
5. The applicant shall utilize smooth fiber cement siding. Textured or cedarmill siding is not approved. (P)
6. The applicant shall utilize clad wood windows as replacements on the front and corner side – Marvin Integrity or equivalent quality. New full vinyl windows are not permitted without Board approval. (P)

I. BACKGROUND:**Existing Conditions:**

The subject property is developed with a two story building within the Mixed Use Corridor Zone. It contains ground floor retail and residential units on the second story. It is located in the McLoughlin Conservation District along the 7th Street commercial corridor. The building is designated but has been altered over time and has lost much of its integrity. The inventory form notes that the alterations are reversible.



Historic Description and Statement of Significance:

The two-story commercial building at 1019 7th Street has a large gable roof peaking over a false front topped with brackets. Asbestos ceramic shingles cover the front and sides of the building along with a recent board and batten wainscot. The rear is clad with vertical tongue and groove. Roman brick provides the water table at the 1950s store front. A flat canopy extends across the front incorporating a large addition on its west side. Non-historic 1/1 wood double-hung windows stretch down its side. Fixed windows mark its front. There are side entries and a corner entry at J.Q. Adams and 7th Streets. At the rear, similar to 919 7th Street, there is access to three apartments.

The Ely Brothers Store, with Duane C. Ely (from New York) and George V. Ely (from Illinois) as proprietors, first opened in 1889. In 1905, the general store at 1019 7th Street opened. George V. Ely came to Oregon City in 1879. George Ely lived at this location for a number of years in the early 1900s, and eventually bought the house at 712 John Q. Adams. Ely owned the property until 1950, but by 1941 it had become the McElroy & Quinn Grocery. Frank McElroy eventually bought the property in 1951, and operated McElroy's Grocery here during the remainder of the historic period. This building is significant for its association with the Ely family and for its continued use as a grocery.



Project Description:

The applicant submitted the following narrative:

"The proposed revisions to the Ely Store are intended to return the building to its original appearance to the extent possible and feasible and to repair current structural and moisture related issues that are causing deterioration and damage to the building.

The original façade has been modified significantly with masonry veneer and siding covering and/or replacing the original storefronts and materials. The original awning has been removed and replaced

with a flat awning suspended from the upper façade. The suspension support for this awning is questionable and improper drainage from the awning allows water to pond on the surface. The parapet at the western, shed roof section of the building was raised at some point, however the lateral bracing for this tall parapet appears to be inadequate and the wall exhibits signs of stress and racking.



The Scope of Work for the proposed project includes the following:

1. Restoration of 7th Street façade:

- a. New storefront, recessed entry and squared building corner at the primary, eastern side of the façade.
- b. Construction of a new, flush entrance door and storefront at the secondary, western side of the façade.
- c. New sloped, wood framed awning with metal roof cover across entire frontage.
- d. New upper-level windows to match original size and style.
- e. Reduction in the height of the parapet at the secondary, western side of the façade.
- f. New lap and accent siding and trim.

2. Restoration of JQ Adams Street façade:

- a. New storefront windows and squared building corner.
- b. New sloped, wood framed awning with metal roof cover at SE corner.
- c. New storefront entry door and sidelight at existing access door at north end of façade.
- d. New sloped, wood framed awning with metal roof cover at existing door to upper-level residential units and new storefront entry door.
- e. New upper-level windows. Select windows will be enlarged slightly and casement style as required to provide egress from sleeping rooms. Other window sizes may vary slightly from that shown in order to match original openings to be determined during construction.
- f. New lap siding and trim.

3. Restoration of alley façade:

- a. New standing seam metal roof at existing deck roof.

- b. New structural post supports at existing deck railing and new wood rail cap to bring railing height up to 3'-0" code minimum.
- c. New upper-level windows within existing openings.
- d. New lap siding and trim.

4. Restoration of NW, property line façade:

- a. New upper-level windows.
- b. New lap siding and trim at upper level.

5. Structural modifications:

- a. New foundation along NW property line wall and new interior footings at select areas as determined necessary.
- b. Replacement of select floor and ceiling beams and headers as determined necessary.

6. Interior modifications:

- a. Main level tentatively planned to accommodate up to three individual tenant spaces, two accessed from 7th Street and one accessed from JQ Adams Street.
- b. Upper-level residential units to remain essentially as they currently exist with minor reconfiguration of kitchens, bathrooms and closets for improved functionality.
- c. Elimination of existing non-compliant, non-continuous stair from alley side deck. Deck access will be restricted to residential unit.



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 structure within the McLoughlin Conservation District.

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

Section 5

Open Spaces, Scenic and Historic Areas, and Natural Resources

Policy 5.3.8

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

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

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

Staff Finding: Complies as Proposed. The historic use of the site is a grocery with living space above. The applicant proposes to continue the commercial and residential use and remove incompatible alterations that have been made to the building in the past. 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 grocery with living space above. It is located in the McLoughlin Conservation District along the 7th Street commercial corridor. 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 a few elements of the structure that are deteriorating, including the parapet wall and awning. The applicant's proposal will repair these elements and remove the alterations that have been made that have led to a loss of integrity.

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

Staff Finding: Complies with Condition. The applicant makes the case for compatibility with the following statements from the submitted narrative:

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

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 have a positive effect on economic, social, environmental, and energy factors.

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

Staff Finding: Complies with Conditions:

Design Guidelines for Alterations and Additions

Secretary of Interiors Standards for Rehabilitation

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

Staff Finding: Complies as Proposed. The use of store will continue to be commercial/retail space on the ground floor and living space above.

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

Staff Finding: Complies with Condition. The original storefront and most of the windows have been removed and replaced with aluminum or vinyl units. The applicant proposed to correct the non-compatible alterations that have been made in the past. The applicant provided the following explanation of the materials proposed to be used:

“Storefront: New dark bronze fiberglass storefront will replace the existing aluminum storefront on the main level. The original storefront appears to have been constructed with wood and had narrow mullions. Fiberglass will allow a clean, narrow profile, similar to the wood, but will be more durable and economical.”

Staff concurs with the applicant.

“Upper-level front façade windows: The existing vinyl sliders with aluminum storm sashes will be replaced with two pair of dark bronze vinyl clad wood double hung windows on the primary front façade. The windows will be enlarged to the size of the original windows in this location.”

“Upper-level side facade windows: New windows on the side and rear facades of the buildings are proposed to be dark bronze vinyl. All of the windows on JQ Adams Street have been replaced with vinyl, while the interior property line side and rear facades are a mix of vinyl and wood. During construction, the existing wood windows will be evaluated in depth to determine if they are able to be preserved; however, most appear to be in poor condition and beyond the level of reasonable repair.

The windows on the interior property side are also suffering from moisture intrusion and dry rot due to the limited space between the sill and the top of the adjacent shed roof. Vinyl windows will be less susceptible to moisture damage than wood and a better choice. For this reason and for the desire to have a consistent appearance of all of the windows on the upper level, the use of vinyl is proposed.”

Replacement of wood windows with vinyl is not consistent with the design guidelines. Original wood windows should be retained if at all possible. The applicant shall document the condition of the wood windows and obtain a cost estimate for repair. For replacement windows, the HRB finds that clad wood windows of Marvin Integrity level of quality are appropriate. These can be vinyl, fiberglass, or aluminium clad, and staff can make a determination if the quality and appearance is acceptable. 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. The applicant’s proposed changes are consistent with the original building design, except for the awning design. The change in awning design is proposed to be more structurally sound. The length of the awning is proposed to extend around the corner to provide cover over the storefront windows on the JQ Adams façade. An additional awning is proposed over the third storefront entrance on JQ Adams. The additional entry on the JQ Adams side is not conjectural feature, rather, it is a modern update to provide an additional commercial space. Staff finds that these designs are compatible.

There is no good photographic evidence of the side elevations of the building and the windows have all been modified with different size openings. The applicant has proposed rectangular windows with some larger sizes for egress purposes. While it is likely that the side windows would have been the same as the windows on the front upper story, staff finds that the retention of the current window locations and sizes, with some variation to meet building codes, is acceptable and will not create a false sense of historical development.

Changes to the porch rail in the back are needed for structural support and to meet building codes.

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 to the building have occurred that have historical significance or value.

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

Staff Finding: Complies with Condition. The applicant states:

“Due to fact that most of the original siding has been covered by the shingles, it is difficult to determine the extent of the original materials still existing and in serviceable condition. The gable end barge boards and front fascia cornice boards and brackets are still in place and appear to be in fair condition. These will be retained to the extent possible. Other materials, including vertical siding, ornamental shingle siding and trim will be exposed (if still in existence), evaluated and retained if possible.”

While the applicant indicates willingness to salvage and retain materials, the statement “retained to the extent possible” is vague and does not provide assurance that the existing distinctive materials will actually be retained. If it is existing under the current siding, the applicant shall retain and restore the ornamental shingle siding on the upper front facade. The six brackets on the false front shall also be retained and restored.

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

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 with Condition. While the applicant indicates willingness to salvage and retain materials, the statement “retained to the extent possible” is vague and does not provide assurance that the existing distinctive materials will actually be retained. If it is existing under the current siding, the applicant shall retain and restore the ornamental shingle siding on the upper front facade. The six brackets on the false front shall also be retained and restored. If the ornamental shingles are not present under the existing siding, the applicant has proposed to use the same or similar designs. Before installation of new ornamental shingles (if necessary), the applicant shall provide design details to staff to verify their similarity.

The applicant proposed to remove and replace a few wood windows on the side facades, stating that they are likely too deteriorated. The applicant has not documented the condition of the windows in this application. The applicant shall document the condition of the wood windows and obtain a cost estimate for repair.

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

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 applicant provided the following response.

“No additions to the building are proposed. The front façade alterations, including the relocation of the primary storefront from the corner to 7th Street, installation of a secondary storefront at the downhill end of 7th Street and redesign and reconstruction of the awning are based on historic photo documentation of the building.

The alterations noted in Item 3 will not damage or impact the original materials, features or spatial configuration of the building. These alterations will be compatible in design, scale and materials to the original building and will help to improve and protect the durability, safety and viability of the building – all critical and beneficial to the ongoing preservation of the building.”

Staff concurs with the applicant. The additional entry on the JQ Adams side is a modern update to provide an additional commercial space. The change to the awning is differentiated from the old. By using modern fiber cement siding, the applicant is differentiating the new materials from the old. The fiber cement siding shall be smooth in texture in order to be compatible with the wood siding that characterizes the McLoughlin Conservation District.

Design Guidelines: Alterations – Additions

A. Site

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

Not applicable. No additions proposed.

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

Not applicable. No additions proposed.

B. Landscape

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

Not applicable. The building is located on the property lines of 7th Street and JQ Adams Street with no landscaping. No modifications are proposed to the parking area.

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

Not applicable. See Item B1.

C. Building Height

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

Not applicable. No addition and no increase in building height.

D. Building Bulk

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

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

Not applicable. No additions proposed.

E. Proportion and Scale

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

Not applicable. No additions proposed.

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

Finding: Complies as Proposed. The building fenestration will be returned more closely to the original design at the main level.

At the upper level, the front windows will be enlarged to the original sizes. The upper-level side windows will remain similar to the original sizes and location with the only modifications to be

as required for egress or to deepen slightly for consistently as noted previously.

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-21-00007/ HR 21-00006: Historic Review for Ely Store alterations with conditions for the property located at 1019 7th Street in Oregon City.

Exhibits

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



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: 5/24/2022

SUBJECT:

GLUA-22-00011 and HR 22-00004: Historic Review for a 72-square-foot rear addition to the Harry and Maryann Draper House at 818 John Adams Street in the McLoughlin Conservation District

STAFF RECOMMENDATION:

Staff recommends approval with conditions

EXECUTIVE SUMMARY:

The applicant has proposed a rear addition of 72 square feet onto the Harry and Maryann Draper House, a 1923 colonial style structure in the McLoughlin Conservation District. The size, placement, and design of the addition are general compatible and will have minimal impact on the historic character of the house. Staff recommends conditions addressing proposed window replacement.

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 June 28, 2022 to adopt final findings.
4. Continue the hearing to June 28, 2022 and provide direction to the applicant on additional information needed. Record stays open.



Historic Review
Staff Report and Recommendation
May 17, 2022

FILE NO.: GLUA-22-00011 and HR 22-00004: Historic Review

HEARING DATE: May 24, 2022
7:00 P.M.
1234 Linn Avenue and Virtual

APPLICANT: Stephanie Herzog
412 Beaver Creek Rd Suite 612
Oregon City, OR 97045

OWNER: Anne Bell-Fysh
818 John Adams St.
Oregon City, OR 97045

LOCATION: 818 John Adams St.
Oregon City, OR 97045
Clackamas County Map 2-2E-31AA Taxlot 14800

REQUEST: Historic Review for a 72-square-foot rear addition to the Harry and Maryann Draper House in the McLoughlin Conservation District.

RECOMMENDATION: Approval with Conditions.

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

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

respond to the issue. Failure to raise an issue with sufficient specificity will preclude any review of that issue. Parties with standing may appeal the decision of the City Commission to the Land Use Board of Appeals. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763.

Recommended Conditions of Approval

1. Existing windows shall be reused to the extent practicable. The kitchen window shall be preserved unless the applicant submits documentation that the window condition is degraded to the point that replacement is more feasible than repair.
2. New windows shall be wood, fiberglass, fiberglass-clad wood, or metal-clad wood material and shall include the same dimension exterior trim as the existing windows on the home. The applicant shall provide the window details to staff before placing orders or installing to demonstrate compliance with this condition.

I. BACKGROUND:

Existing Conditions:

The subject property is developed with a single-family house in the R-3.5 zone. The property is an 8,400 square foot lot. The house is a designated structure within the McLoughlin Conservation District.



Vicinity map



Street view of property

HR-22-00004 818 John Adams



Existing condition on rear facade

Historic Description and Statement of Significance:

818 JOHN ADAMS STREET - HARRY & MARYANN DRAPER HOUSE



This simple c.1923 Colonial style house has a rectangular plan with a jerkinhead (clipped gable) roofline. A shed roof dormer garnishes the upper half story with wide 8/1 wood double-hung windows. A pedimented gable roof crowns the main entry porch and is supported by triangular console brackets. A compatible, non-historic entrance door, flanked by multi-light sidelights is centered below the gabled roof and is flanked by 8/1 wood double-hung windows. A brick chimney exists on the north elevation. Alterations include fixed aluminum storm windows and replacement of the porch railing and balustrade. A garage exists to the southeast of the main house and is clad with lap siding.

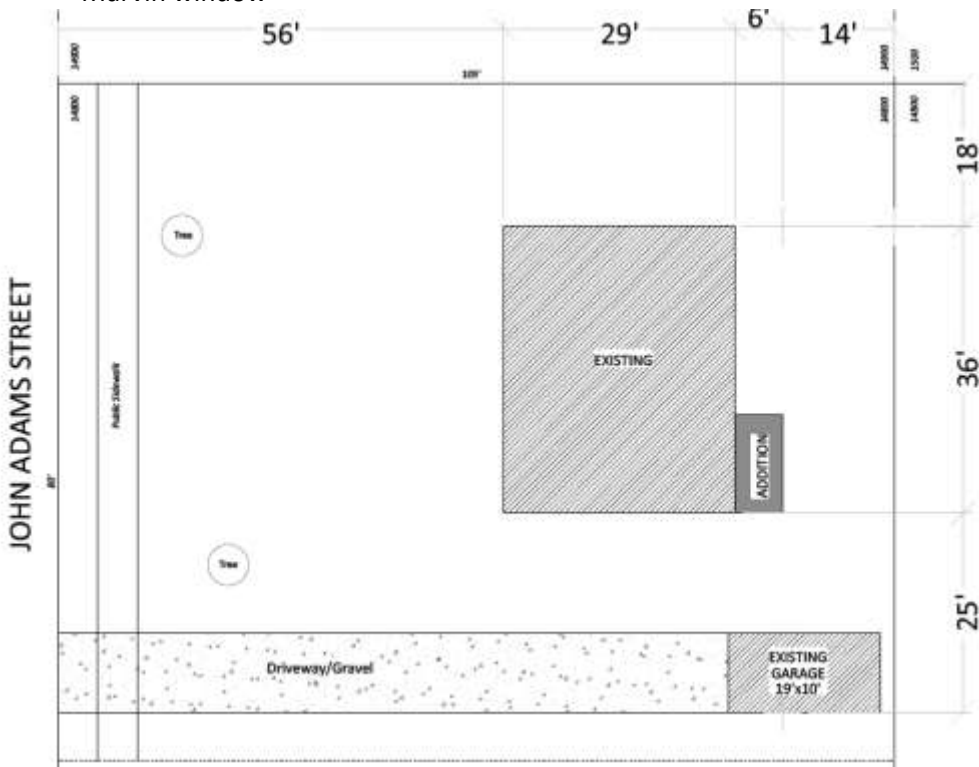
Statement of Significance: In 1922, Curtise Martin purchased this property and resold it three years later to Harry E. and Maryann Draper. As such, it is uncertain which owner is responsible for the construction of the house. However, it was occupied by the Drapers from the late 1920s until the sale by Mrs.

Draper's estate in 1970. The couple were co-proprietors of the Huntley-Draper Drug Store. In the 1950s, Mrs. Draper was employed as an inspector at the Veneer Box Factory.

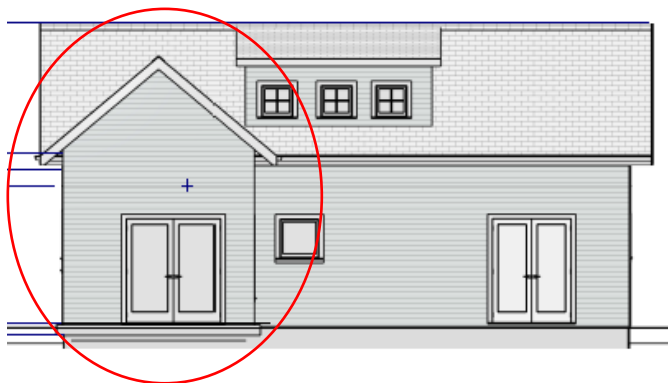
Project Description:

The project consists of the following:

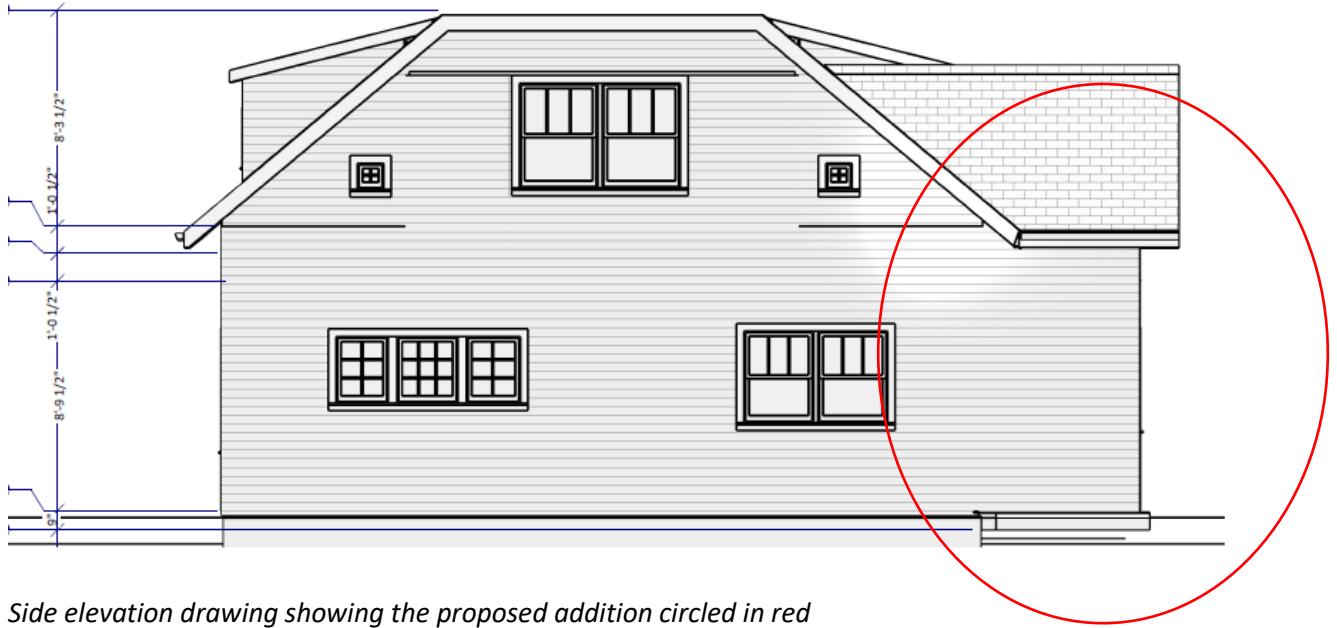
- Demolition of partial rear wall of home, including a paired window
- 6' deep x 12' wide addition off back of home (total of 72 square feet)
- Horizontal board cedar siding to match existing
- New fiberglass French doors to rear yard from addition
- Replacement of existing window over kitchen sink on side façade with a similarly-designed Marvin window



Site Plan



Rear elevation drawing showing the proposed addition circled in red



Side elevation drawing showing the proposed addition circled in red



Rendering of addition

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/addition in a historic district is being reviewed by the Historic Review Board.

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

Complies as Proposed: The applicant submitted the required materials.

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

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

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

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

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

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

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

*17.40.060.F (2) -The provisions of the city comprehensive plan;
 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.F (3) - The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation;

Staff Finding: Complies as Proposed. The historic use of the site is a single family residence. The applicant proposes to continue the residential use and add additional kitchen space. The proposal adds value to the structure and preserves it for continued economic use.

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

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

The proposal adds value to the structure and preserves it for continued economic use.

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

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

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

Staff Finding: Complies with Conditions. The applicant proposes to add a 72 square foot addition on the rear of the house. The addition is a single story with a gabled roof. The design is compatible through its scale and proportion, and its use of compatible but slightly different materials.

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

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

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

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

Staff Finding: Complies as Proposed. The proposal will have a positive effect on economic, social, environmental, and energy factors.

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

Staff Finding: Complies with Conditions:

Design Guidelines for Alterations and Additions

Secretary of Interiors Standards for Rehabilitation

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

Staff Finding: Complies as Proposed. The use is not proposed to change.

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

Staff Finding: Complies with condition. Two existing windows are proposed to be removed. The overall character of the home is being preserved. One of the windows is on the rear wall proposed to be demolished, and the other is the existing kitchen window. The applicant has not provided any details on the condition of the existing kitchen window or the reason for the proposed replacement. Staff recommends that the Board condition the preservation of this window unless the applicant submits documentation that the window condition is degraded to the point that replacement is more feasible than repair.

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 conjectural features 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. The applicant has not proposed to alter and changes to the building have occurred that have historical significance or value.

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

Staff Finding: See discussion in guideline #2 regarding the proposed window replacement. Otherwise, the character is being preserved.

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

Staff Finding: Complies as Proposed. No historic features are deteriorated.

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

Staff Finding: Complies with Condition. The applicant proposed to construct an addition on the rear side of the house, which will have no impact on the colonial style front façade and the character of the structure. The existing windows and siding will be removed where the addition is to be located. The applicant has not indicated if any of the materials will be reused. The applicant shall reuse the materials to the extent practicable.

The new addition is not proposed to be differentiated in any specific way. However, because it is located on the rear façade, this distinction is not as critical. The variation in window material may serve to differentiate the addition.

The proposed gabled roof has a steep pitch; the application materials do not note the pitch of the roof. It appears to be steeper than other roof gables on the house. The Board may find that the roof pitch is not compatible and wish to add a condition to reduce the pitch, or may find that the roof pitch proposed is compatible with the home.

New windows are proposed to be Marvin, but no details are proposed. New windows shall be wood, fiberglass, fiberglass-clad wood, or metal-clad wood material and shall include the same dimension exterior trim as the existing windows on the home. The applicant shall provide the window details to staff before placing orders or installing to demonstrate compliance with this condition.

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

Design Guidelines: Alterations – Additions

A. Site

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

Complies as Proposed. The site has a rear yard that provides space for the addition without causing any detrimental impact to the open spaces between buildings. The nearest building is a detached garage on the same property.

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

Complies as Proposed. The addition is proposed on the rear façade. The visual impact is limited; and non-existent from the street.

B. Landscape

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

Complies as Proposed. The addition will require minimal removal of landscape elements.

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

Not applicable. No new landscaping is proposed.

C. Building Height

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

Complies as Proposed. The addition is a single story on the 1.5 story home.

D. Building Bulk

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

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

Complies as Proposed. The volume and massing of the addition are diminutive to the house.

E. Proportion and Scale

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

Complies as Proposed. Generally, the placement of the windows and doors is appropriate.

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

Finding: Complies as Proposed. The applicant proposes windows and doors on the addition. Because it is on the back and is none of the blank walls are large, staff finds this is appropriate.

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 22-00011/ HR 22-00004: Historic Review for alterations to 818 John Adams Street with conditions.

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



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



0 200 400 Feet

1: 2,400

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



OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 818 JOHN ADAMS ST				City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 26 N		Longitude: 122 36 10 W		
Township: 02S	Range: 02E	Section: 31	Block: 100	Lot: 7	Map #: 22E31AA	Tax Lot #: 14800	
Date of Construction: c. 1923		Historic Name: Draper, Harry and Maryann, 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): Colonial				Plan Type/Shape: Rectangle		Number of Stories: 1.5	
Foundation Material: Concrete block				Structural Framing: Unknown		Moved? No	
Roof Type/Material: Jerkinhead (clipped gable) / Compositio				Window Type/Material: 8/1 wood double-hung			
Exterior Surface Materials Primary: Lap				Secondary:		Decorative:	
Exterior Alterations or Additions/Approximate Date: Porch railing and balustrade; fence added at North and South facades							
Number and Type of Associated Resources: Garage (1)							
Integrity: Good		Condition: Good		Local Ranking: Designated Historic Site		National Register Listed? No	
Potentially Eligible: ☐ Individually or ☒ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old							
Description of Physical and Landscape Features:							
This simple c.1923 Colonial style house has a rectangular plan with a jerkinhead (clipped gable) roofline. A shed roof dormer garnishes the upper half story with wide 8/1 wood double-hung windows. A pedimented gable roof crowns the main entry porch and is supported by triangular console brackets. A compatible, non-historic entrance door, flanked by multi-light sidelights is centered below the gabled roof and is flanked by 8/1 wood double-hung windows. A brick chimney exists on the north elevation. Alterations include fixed aluminum storm windows and replacement of the porch railing and balustrade. A garage exists to the southeast of the main house and is clad with lap siding.							
Statement of Significance:							
In 1922, Curtise Martin purchased this property and resold it three years later to Harry E. and Maryann Draper. As such, it is uncertain which owner is responsible for the construction of the house. However, it was occupied by the Drapers from the late 1920s until the sale by Mrs. Draper's estate in 1970. The couple were co-proprietors of the Huntley-Draper Drug Store. In the 1950s, Mrs. Draper was employed as an inspector at the Veneer Box Factory.							

Researcher/Organization: Christy Fockler / HPNW				Date Recorded: 4/6/2002	
Survey Form Page 1	Address: 818 JOHN ADAMS ST		Local Designation #		SHPO #



OREGON CITY

Community Development - Planning

698 Warner Parrott Road | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

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

Type II (OCMC 17.50.030.B)

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

Type III / IV (OCMC 17.50.030.C)

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

File Number(s): GLUA-22-00011/HR-22-00004

Proposed Land Use or Activity: 6' deep x 12' wide Kitchen addition on back corner of home

Project Name: Bell-Fysh Kitchen Addition Number of Lots Proposed (If Applicable): 1

Physical Address of Site: 818 John Adams Street, Oregon City, OR 97045

Clackamas County Map and Tax Lot Number(s): 22E1AA14800 ; Parcel 00571679

Applicant(s):

Applicant(s) Signature: Stephanie Herzog

Applicant(s) Name Printed: Stephanie Herzog Date: 04-28-2022

Mailing Address: 412 Beaver Creek Road, Suite 612, Oregon City, OR 97045

Phone: 503.406.2900 Fax: _____ Email: stephanie.highlandridge@gmail.com

Property Owner(s):

Property Owner(s) Signature: Anne Bell-Fysh

Property Owner(s) Name Printed: Anne Bell-Fysh Date: 4/28/22

Mailing Address: 818 John Adams Street

Phone: 503.401.6171 Fax: _____ Email: abellfysh@gmail.com

Representative(s):

Representative(s) Signature: Stephanie Herzog

Representative (s) Name Printed: Highland Ridge / Stephanie Herzog Date: 04-28-2022

Mailing Address: 412 Beaver Creek Road, Suite 612, Oregon City, OR 97045

Phone: 503.406.2900 Fax: _____ Email: stephanie.highlandridge@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.

www.oregoncity.org/planning

Applicable Code and Guidelines for Alteration to historic structure

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

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

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

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

2. The provisions of the city comprehensive plan;

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

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

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

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

Design Guidelines for Alterations and Additions

Secretary of Interiors Standards for Rehabilitation

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

RESPONSE: 6' deep x 12' wide addition off back of home; preserving & matching existing historical finishes on all areas of addition.

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

RESPONSE: Preserving & matching existing historical finishes/features. Not adding any non conforming historical elements.

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

RESPONSE: Yes, retaining and preserving historical features.

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

RESPONSE: Preserving & matching existing historical finishes/features, implementing matching historical characteristics in new areas.

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

RESPONSE: Preserving & matching existing historical finishes/features; repair to preserve where needed.

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

RESPONSE: Preserving & matching existing historical finishes/features with minimal impact to existing space or structure. Expanding 6' into back corner of yard (72 s.f.).

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

RESPONSE: Addition has minimal impact on structure. Could be removed/repared in future if eliminated.

Design Guidelines: Alterations – Additions

A. Site

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

RESPONSE: See plans for plot details. Yes, addition is only 72 s.f. in back corner between home and garage (minimal view from street).

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

RESPONSE: See plans for plot details. Yes, addition is only 72 s.f. in back corner between home and garage (minimal view from street). Extending to the back of the property only, no side expansion.

B. Landscape

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

RESPONSE: Landscape impact is minimal (see site photos). No disruption to shrubs, fences, trees.

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

RESPONSE: Minimal landscape impact (where 72 s.f. footprint is).

C. Building Height

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

RESPONSE: No, the addition does not exceed height of structure. Addition height will also be lower than existing dormers.

D. Building Bulk

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

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

RESPONSE: Yes, the addition is less than structure (only 72 s.f. added).

E. Proportion and Scale

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

RESPONSE: Yes, door and window style will match existing historical style of home.

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

RESPONSE: Yes, voids will be compatible to historical characteristics (mullion style & details).

F. Exterior Features

1. General

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

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

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

RESPONSE: Preserving & matching existing historical finishes/features with minimal impact to existing space or structure.

Selections Details

Job

Bell-Fysh Kitchen Addition
818 John Adams Street
Oregon City, OR 97045

Owner

Anne & Rob
818 John Adams Street
Oregon City, OR 97045
Phone: 5034816171

EXTERIOR DOORS

Category:

02 - Windows & Doors

Due Date:

N/A

Location:

Global

Choices

Choice	Description	Status/Alerts
 Family Room French Doors	Exterior double door 5-0X6-8 Vista Grand Smooth Grid 3 Wide Over 1 alter: https://www.thermatru.com/explore-products/door-style/S2050-SDL?finishId=alpine	 Selected on Jan 7, 2022 By Maria Roberts 
 Kitchen French Doors	Exterior double door 6-0X6-8 Vista Grand Smooth Grid 3 Wide Over 1	 Selected on Jan 7, 2022 By Maria Roberts 

GUTTERS

Category:

Exterior

Due Date:

N/A

Location:

Global

Choices

Choice	Description	Status/Alerts
 Gutter - Style & Finish	Fascia Gutter; Finish Almond profile: to match existing	 Selected on Jan 3, 2022 By Maria Roberts 

PAINT

Category: Paint
Location: Global

Due Date: N/A

Item #2.

Choices

Choice	Description	Status/Alerts
 All Ceiling + Wall Paint Color/Sheen	Client to provide paint + labor	 Selected on Mar 30, 2022 By Maria Roberts 
 Exterior Siding	match existing Miller Paint North Beach Blue	 Selected on Mar 30, 2022 By Maria Roberts 
 Exterior Trim	match existing Miller Paint Duet White	 Selected on Mar 30, 2022 By Maria Roberts 
 Millwork Paint Color/Sheen	Match existing Behr ultra pure white trim and cabinet paint in semi gloss	 Selected on Mar 30, 2022 By Maria Roberts 

ROOFING

Category: Roofing
Location: Global

Due Date: N/A

Choices

Choice	Description	Status/Alerts
 Roofing	to match existing	 Selected on Feb 2, 2022 By Maria Roberts 

SIDING

Category: Siding
Location: Global

Due Date: N/A

Page 56

Choices

Item #2.

Choice	Description	Status/Alerts
 Existing	[provided by sider] Install 3/4x8 FJ Cedar at addition; Install soffits at eaves to match w/ vents; Exterior Window & Door trim to match where modified	 Selected on Jan 3, 2022 By Maria Roberts 

WINDOWS

Category: 02 - Windows & Doors

Due Date: N/A

Location: Kitchen

Choices

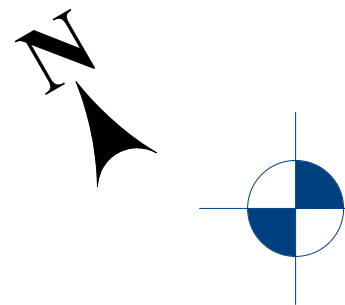
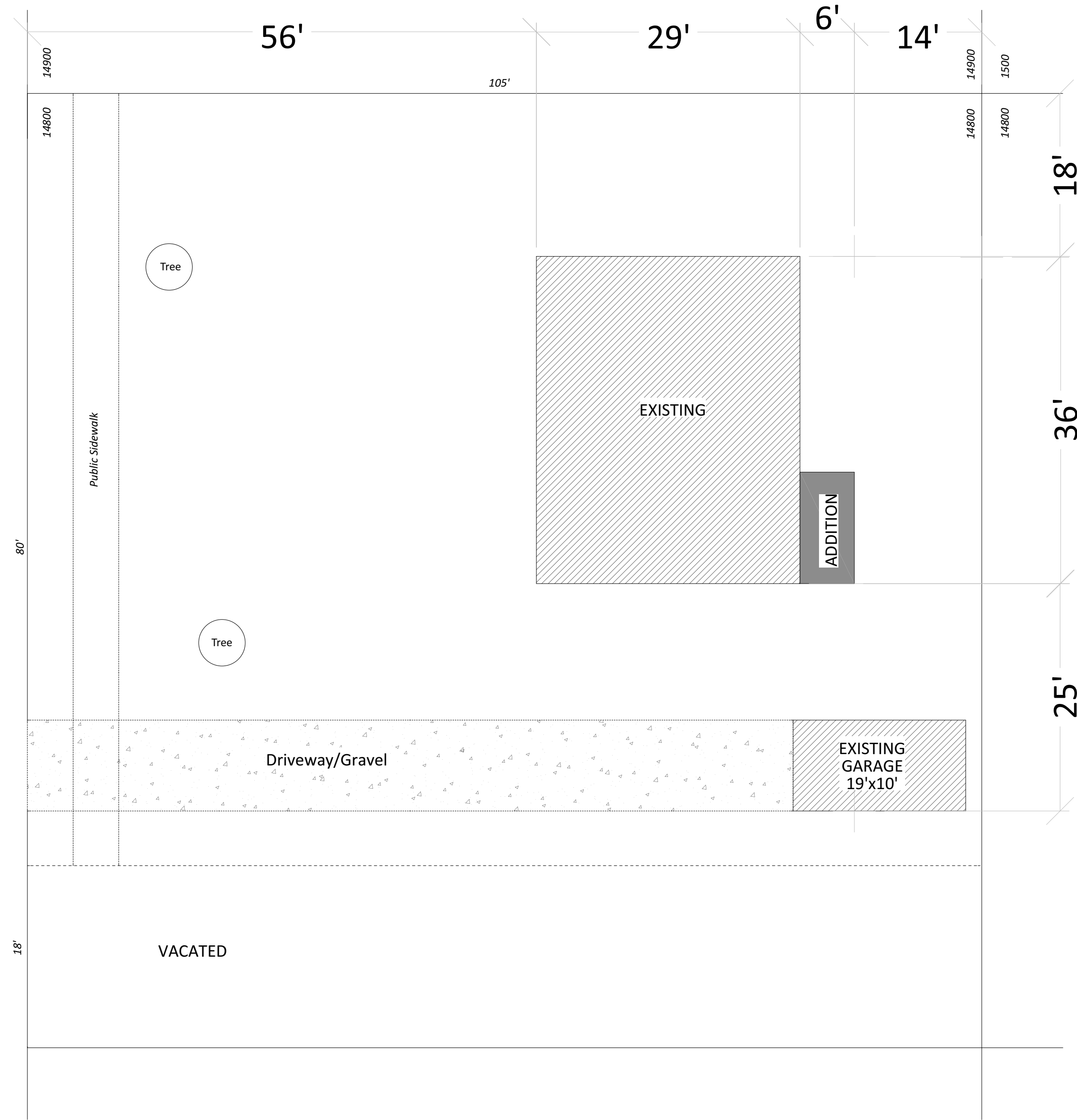
Choice	Description	Status/Alerts
 Selection Window package		 Selected on Mar 30, 2022 By Maria Roberts 

I confirm that my action here represents my electronic signature and is binding.

Approved By: _____

Date: _____

JOHN ADAMS STREET



Plot Plan
1" = 10'-0"

SITE: 818 John Adams Street
Oregon City, OR 97045
TAX LOT: 14800
TAX LOT#: 22E31AAAA14800
PARCEL: 00571679
LOT SIZE: 0.19 Acres
SQ. FT: 2996 S.F. + S.F. Addition
COVERAGE: Metro UGB
ZONING: Designated Historic Site; Draper House

DRAWING INDEX:

Architectural	
A1	Plot Plan
A2	As-Built
A3	Proposed Plan
A4	Exterior Elevation
A5	Roof Plan/Framing Plan
A6	Framing Plan
Interior Details	
ID1	Project Overview
ID2	Proposed Plan
ID3	As-Built
ID4	Electric
ID5	Door + Window Schedule
ID6	Plumbing Details
ID7	Countertop Details
ID8	Cabinet Details
ID9	Tile Details
ID10	Interior Perspectives

DRAWING TITLE:
PLOT PLAN

ROOM TITLE:

CLIENT: **BELL-FYSH**
818 JOHN ADAMS STREET
OREGON CITY, OR 97045

DATE:

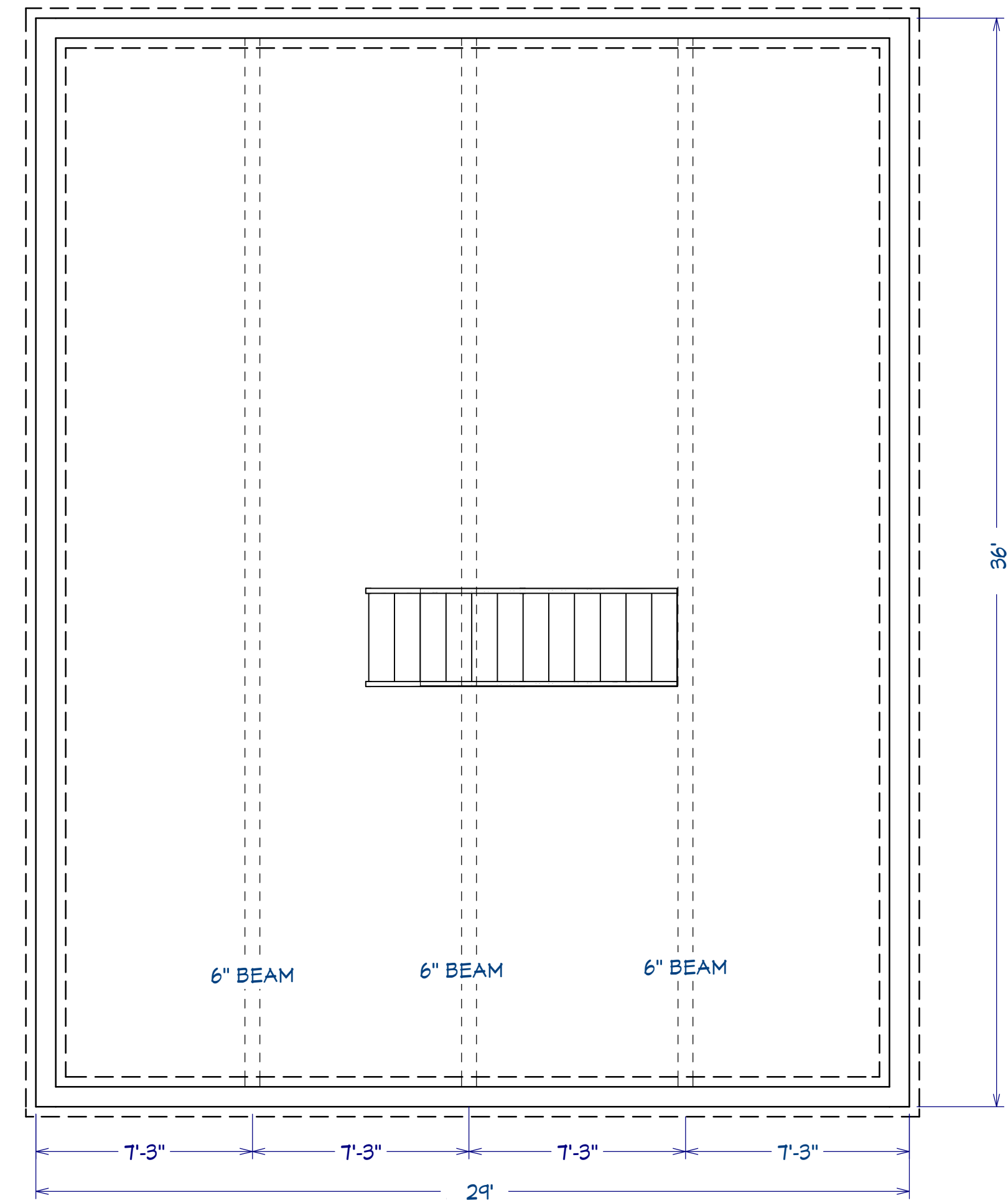
4/21/2022

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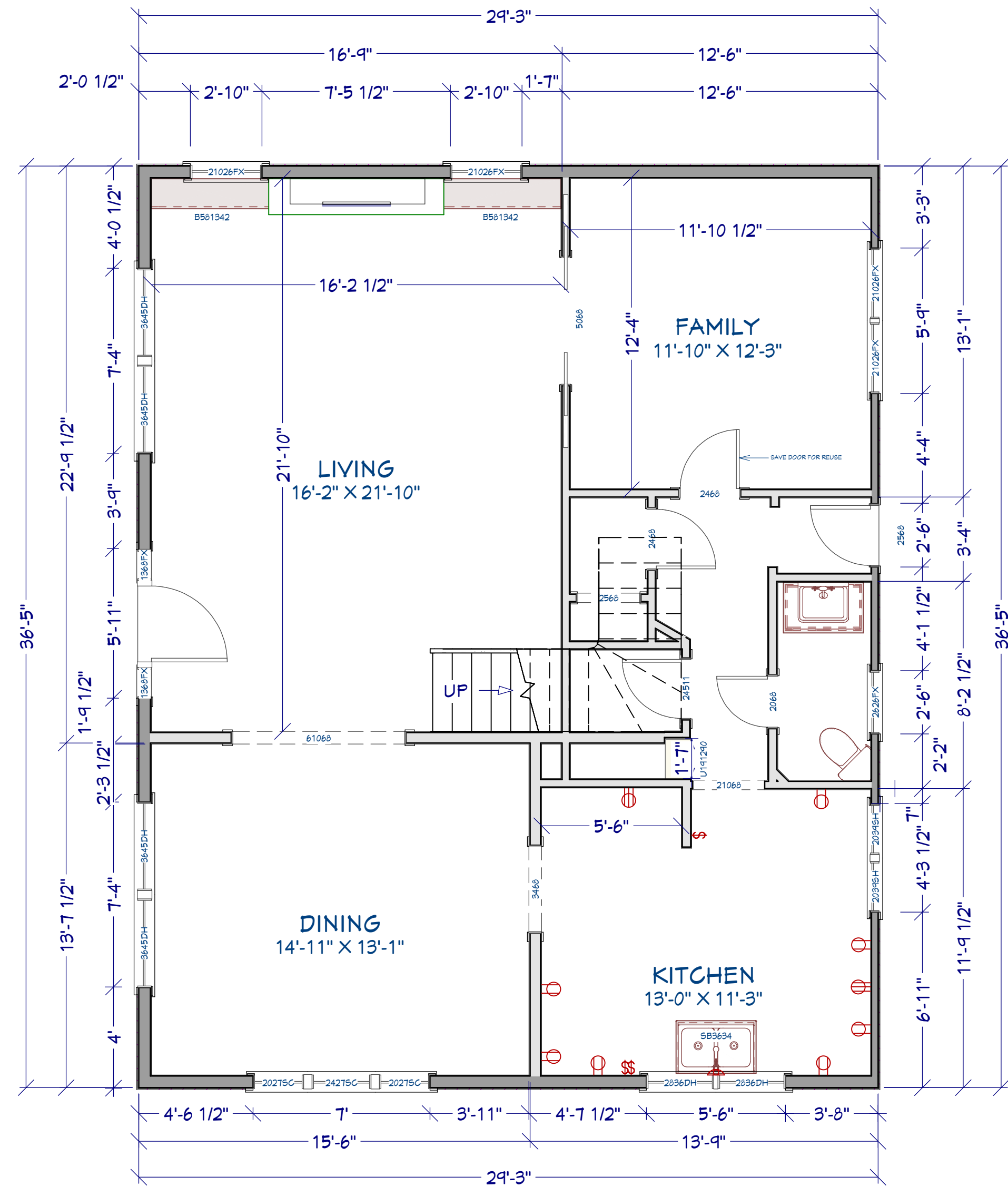
AS NOTED

SHEET:

A1



As Built - Foundation
1/4" = 1'-0"



As Built - 1st Level
1/4" = 1'-0"

DRAWING TITLE:
PROPOSED PLAN

ROOM TITLE:

CLIENT:
**BELL-FYSH
818 JOHN ADAMS STREET
OREGON CITY, OR 97045**

DATE:

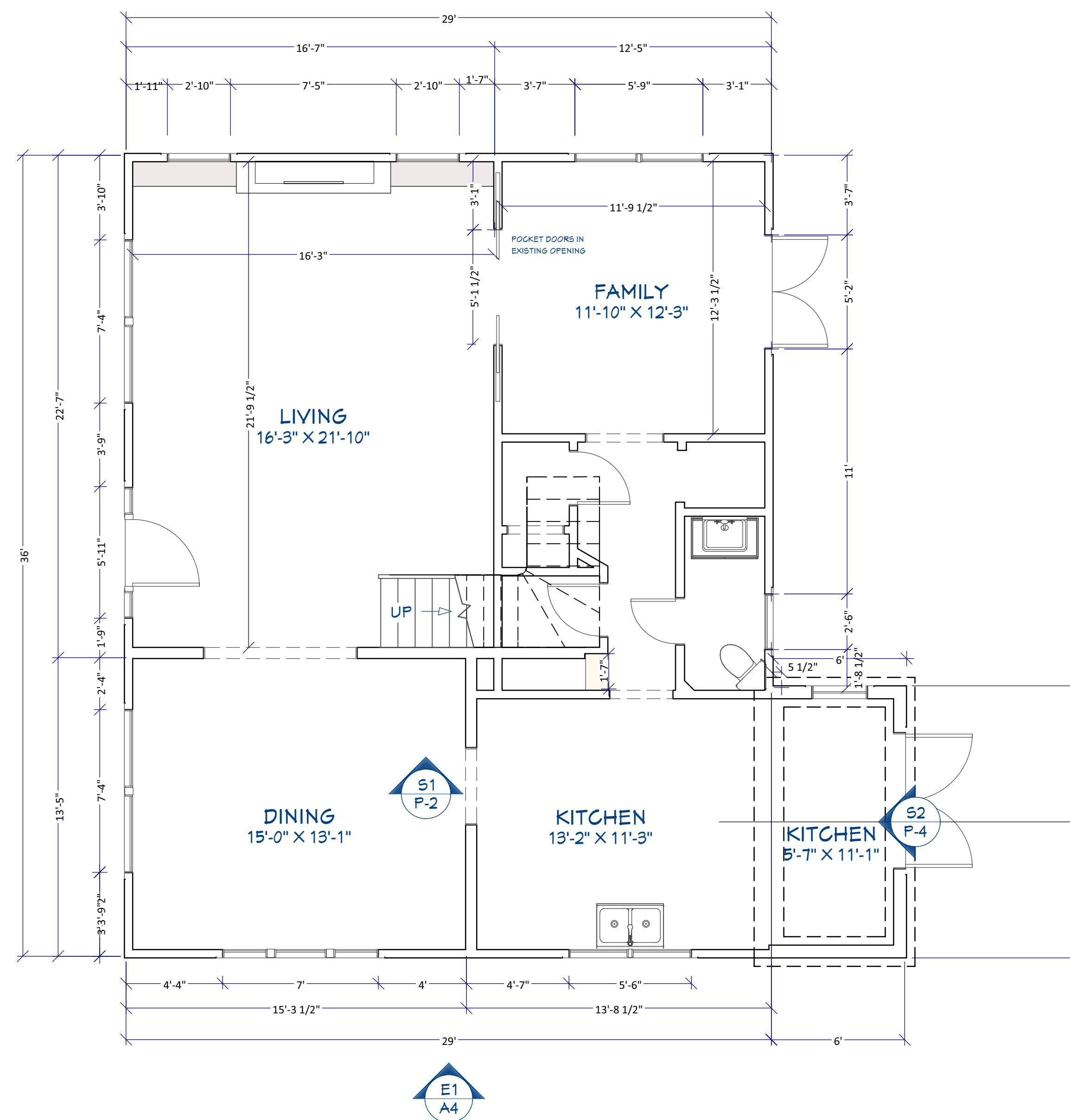
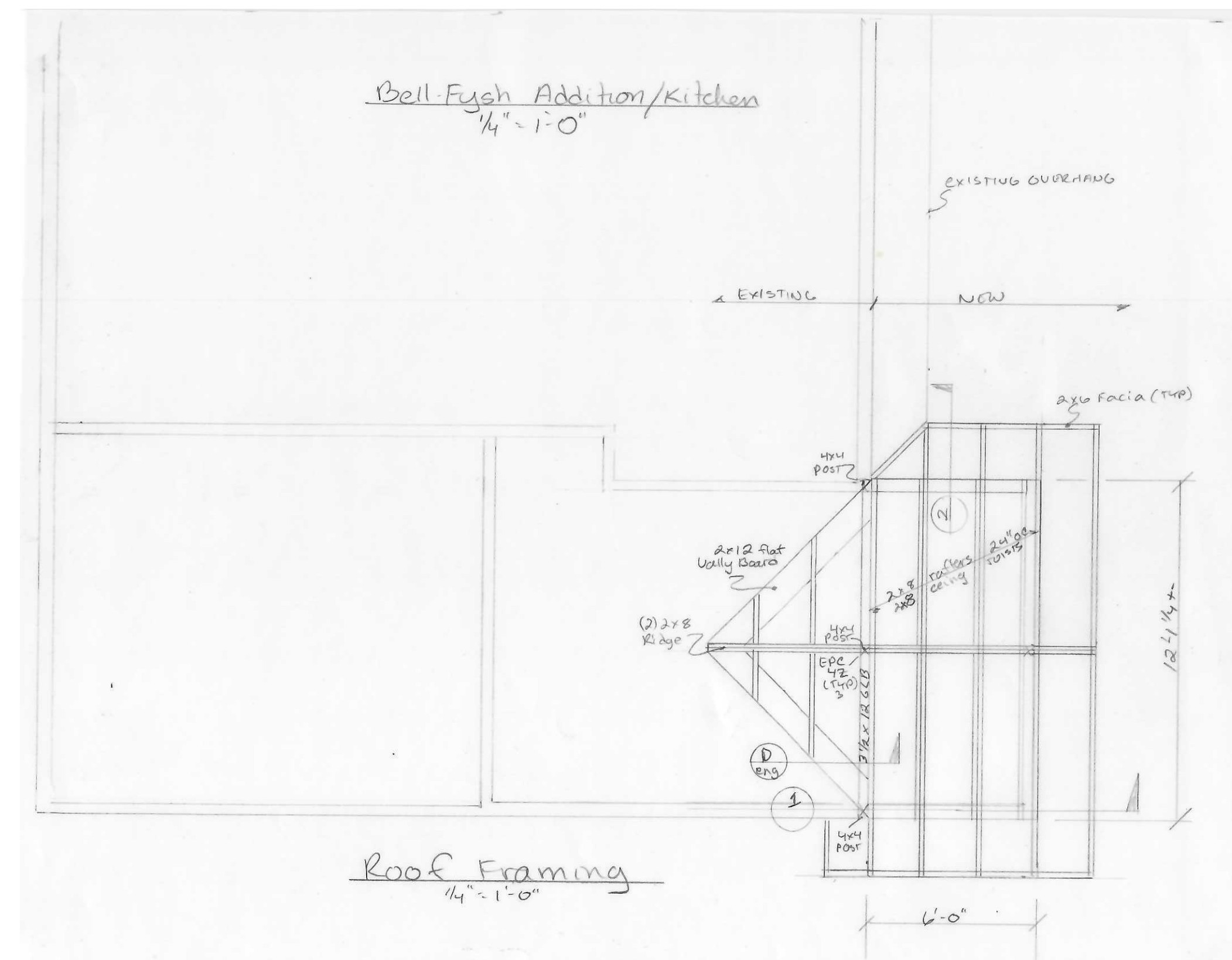
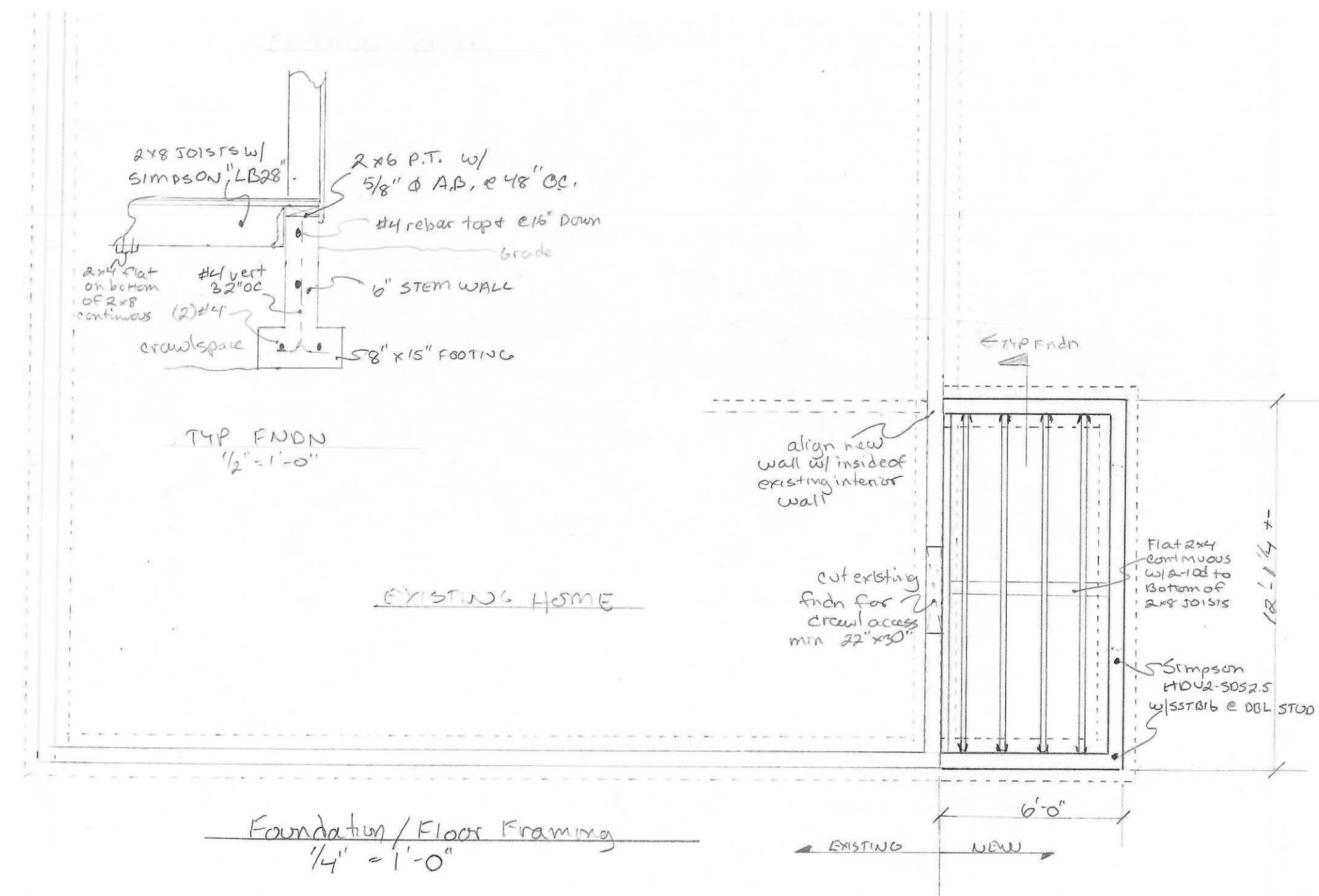
4/21/2022

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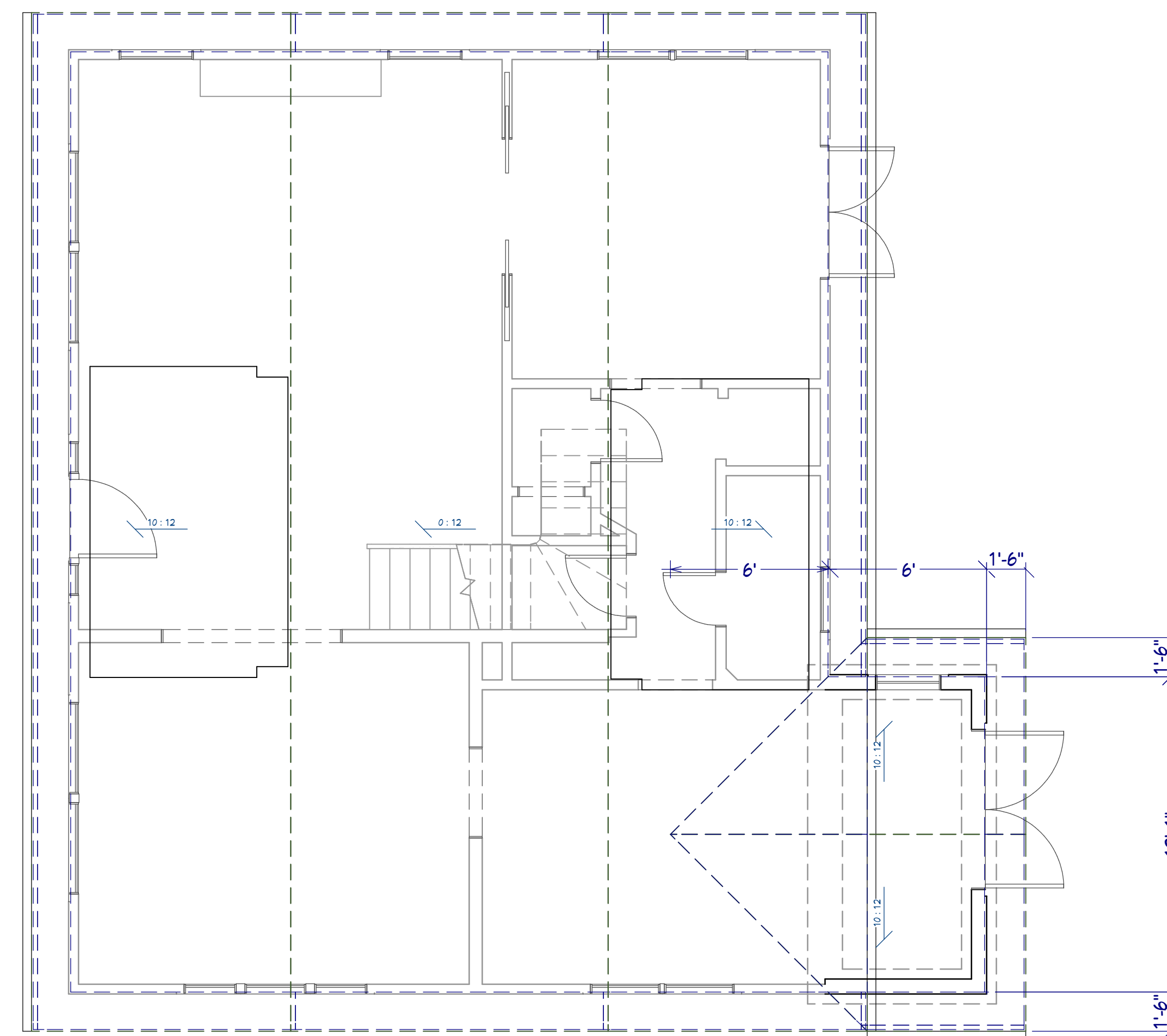
1/4" = 1'-0"

SHEET:

A3



Proposed Plan - 1st Level
1/4" = 1'-0"



Proposed Plan - Addition Roof Plan 1st Level
1/4" = 1'-0"

DRAWING TITLE:
ELEVATION/SECTION SIDE
ROOM TITLE:

CLIENT:
BELL-FYSH
818 JOHN ADAMS STREET
OREGON CITY, OR 97045

DATE:

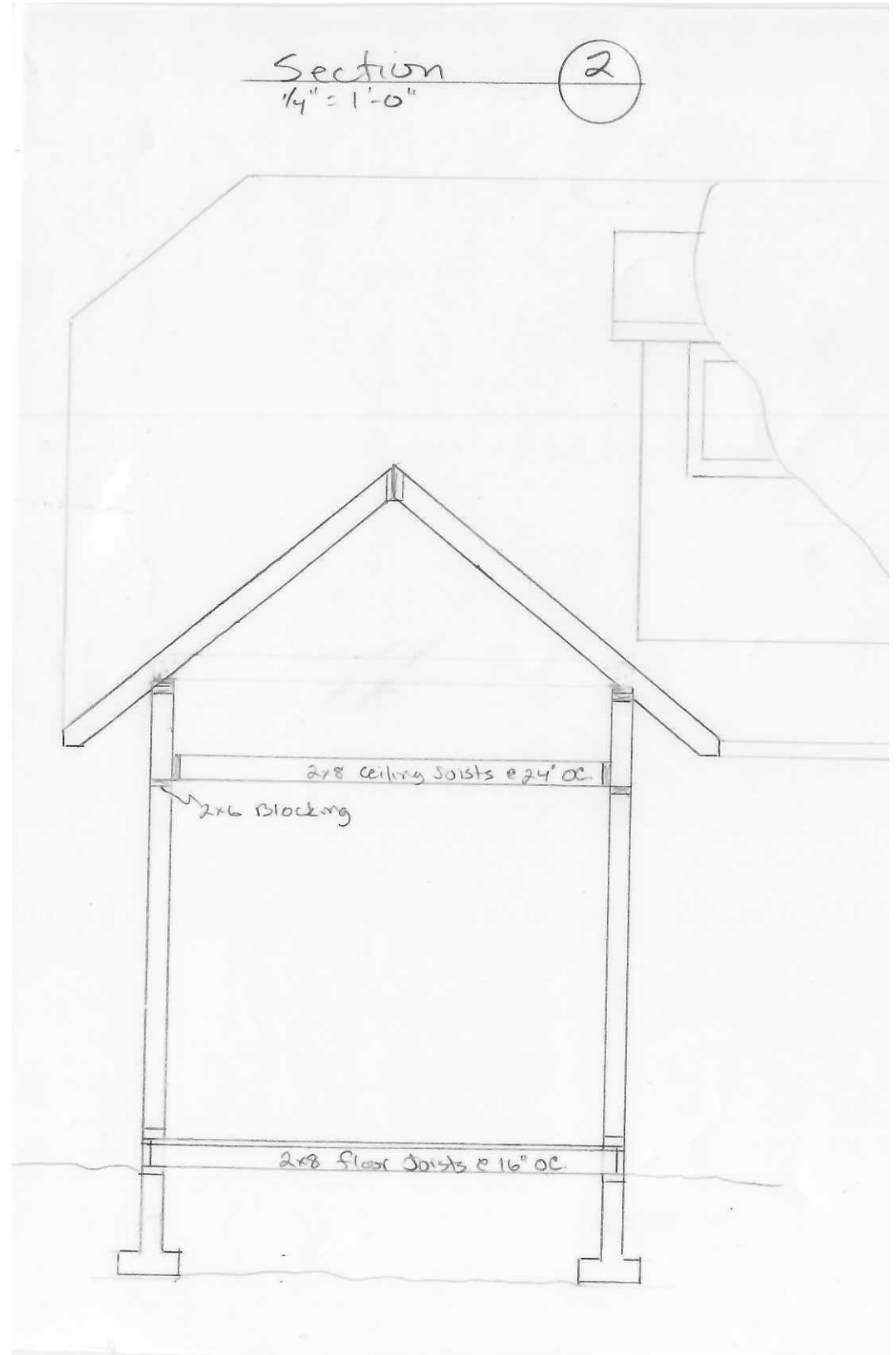
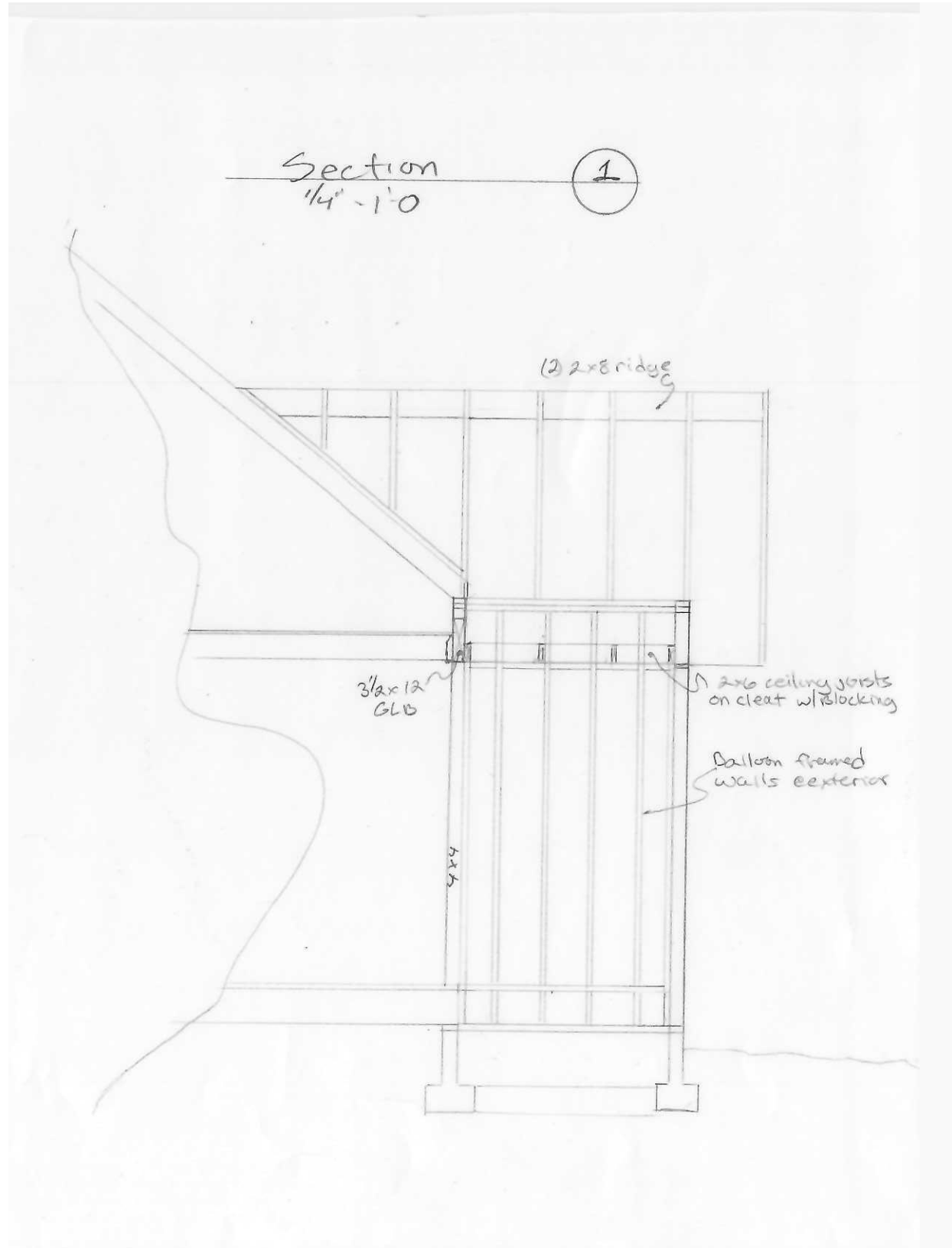
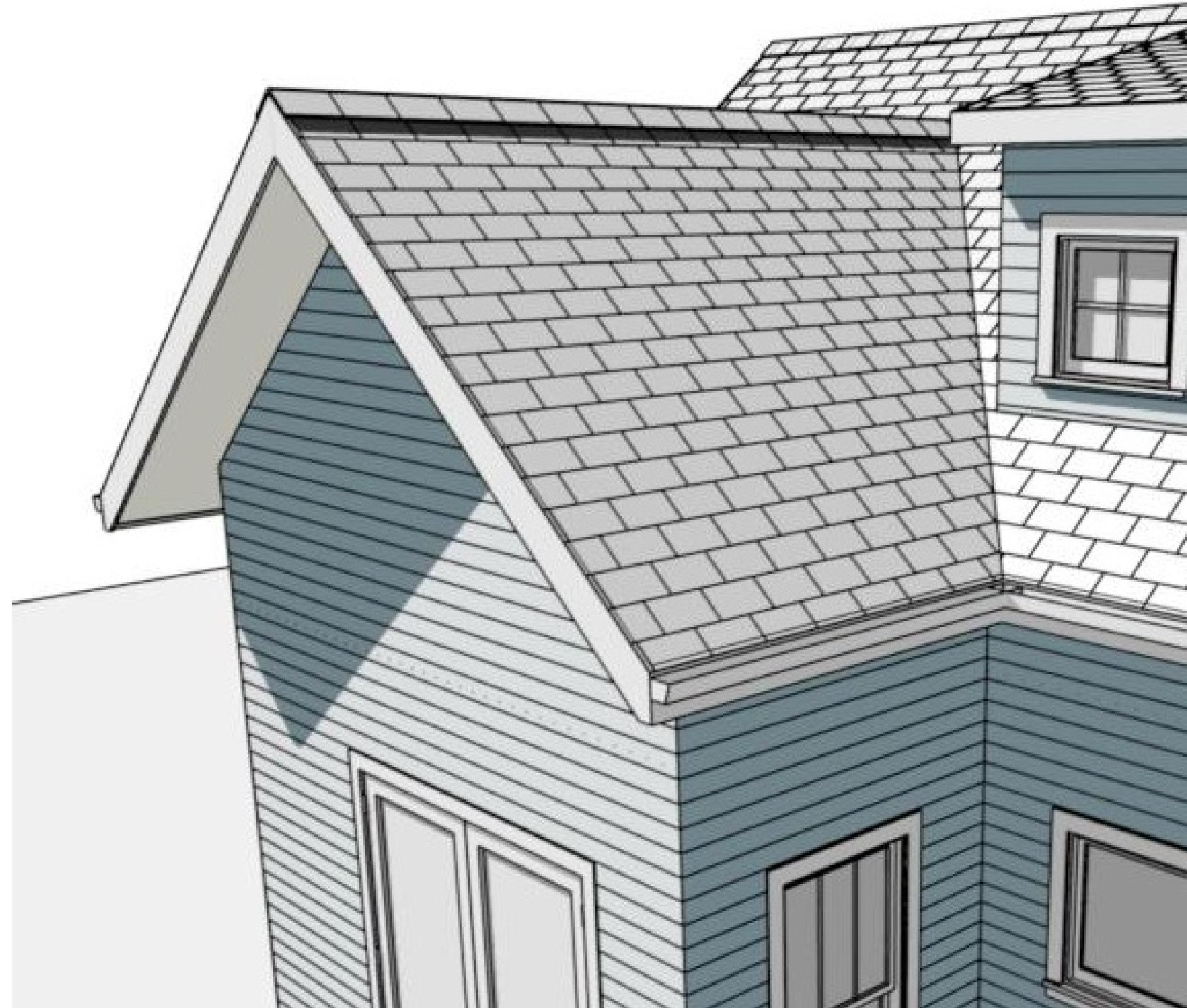
4/21/2022

SCALE:

1/4" = 1'-0"

SHEET:

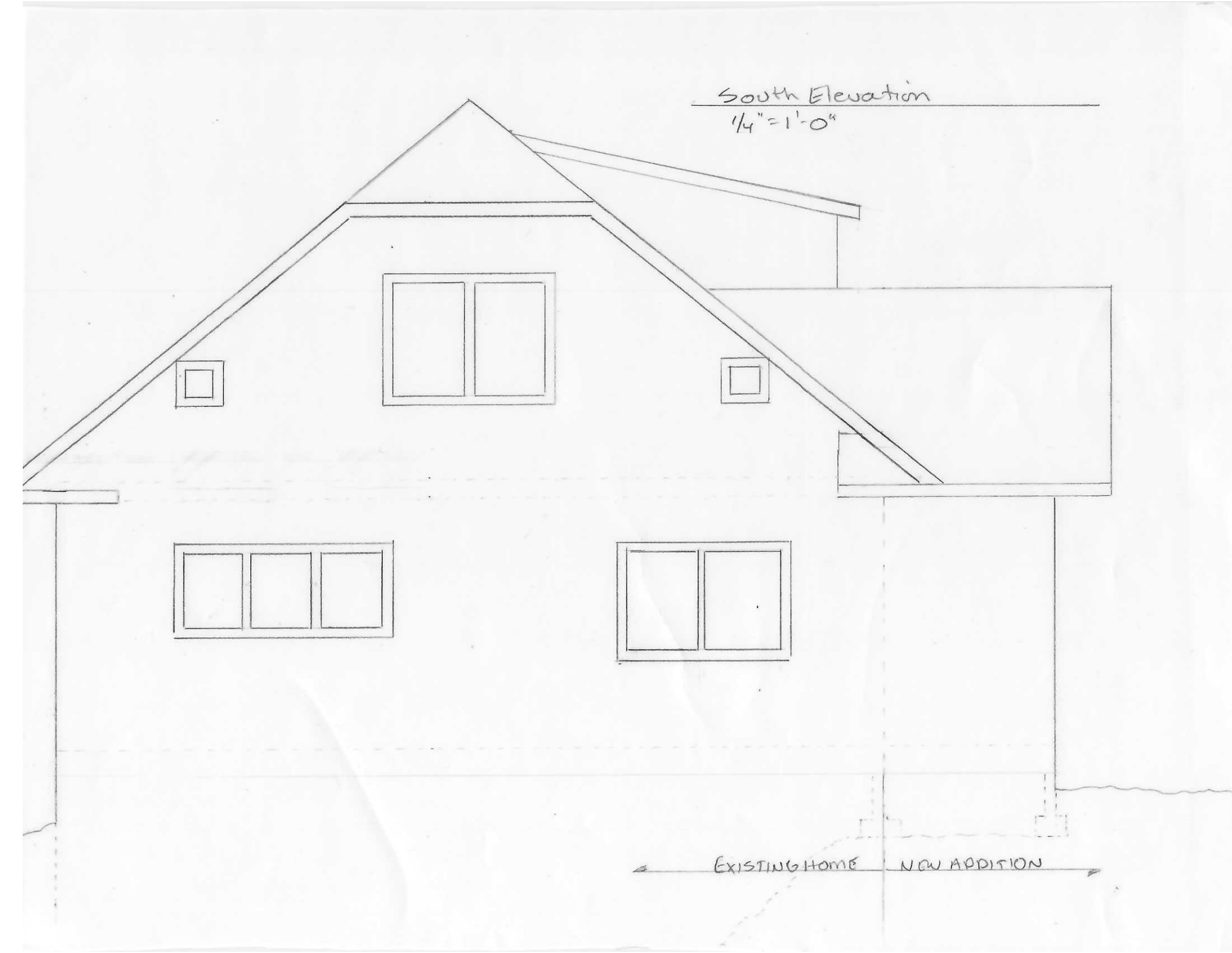
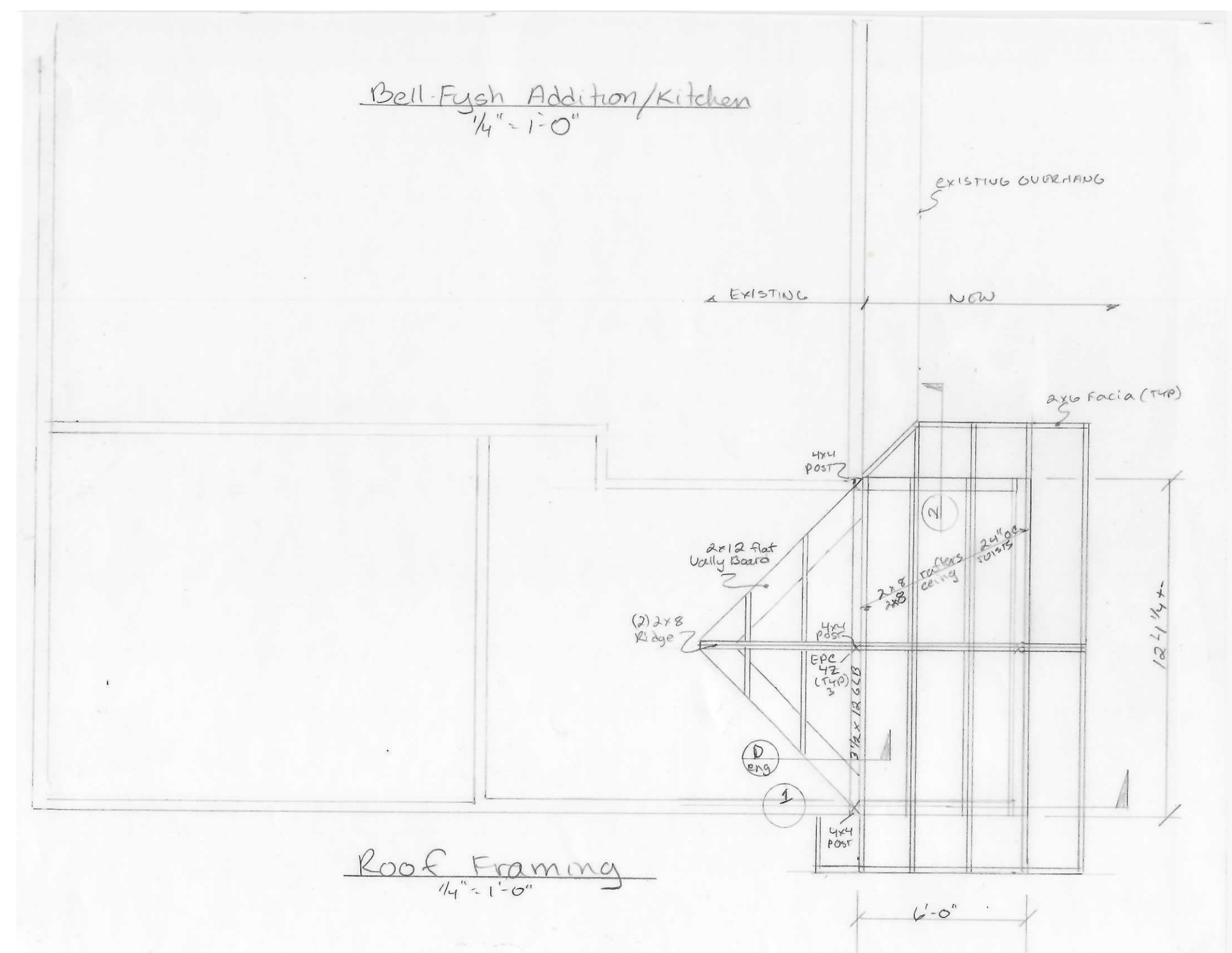
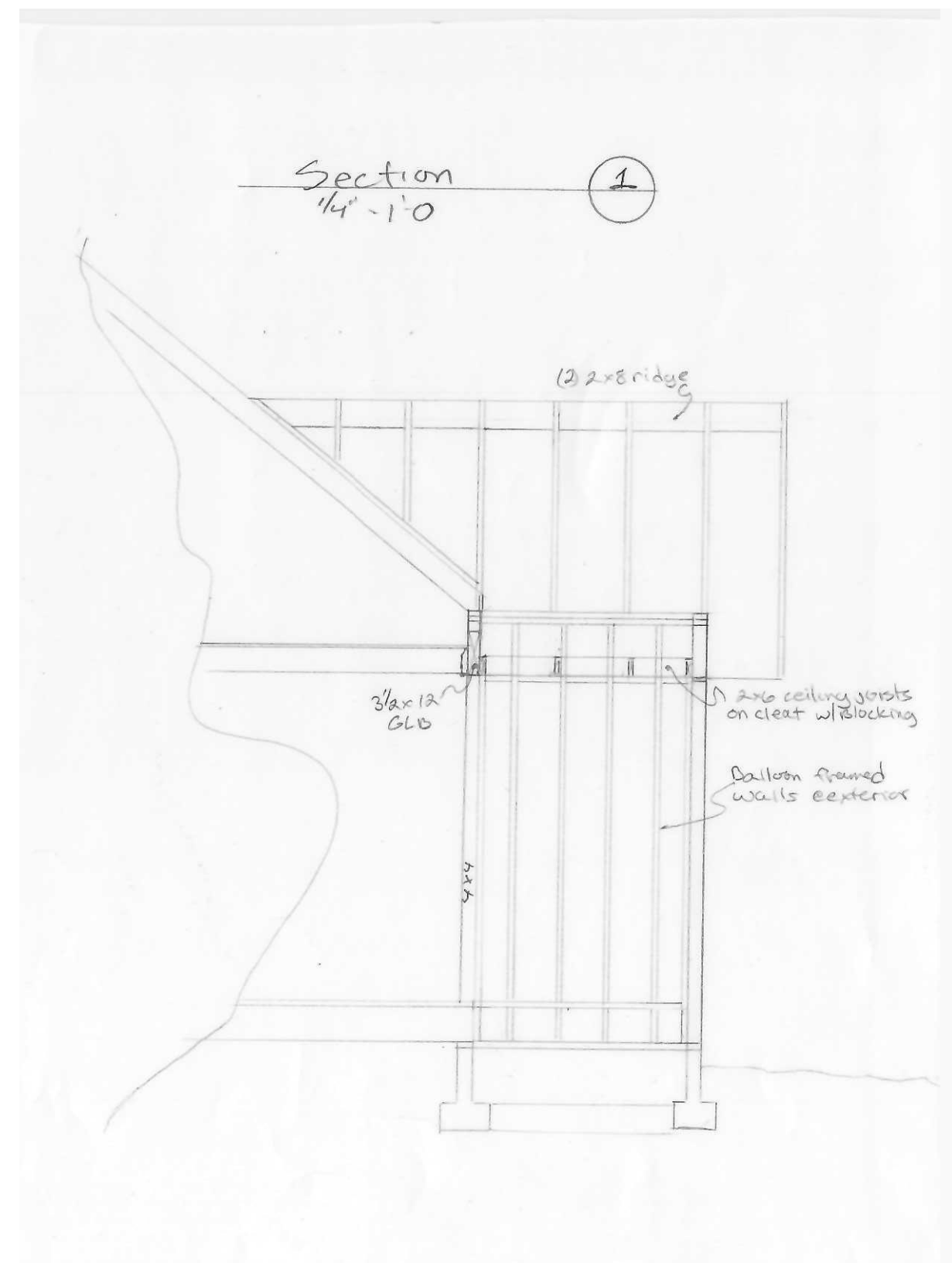
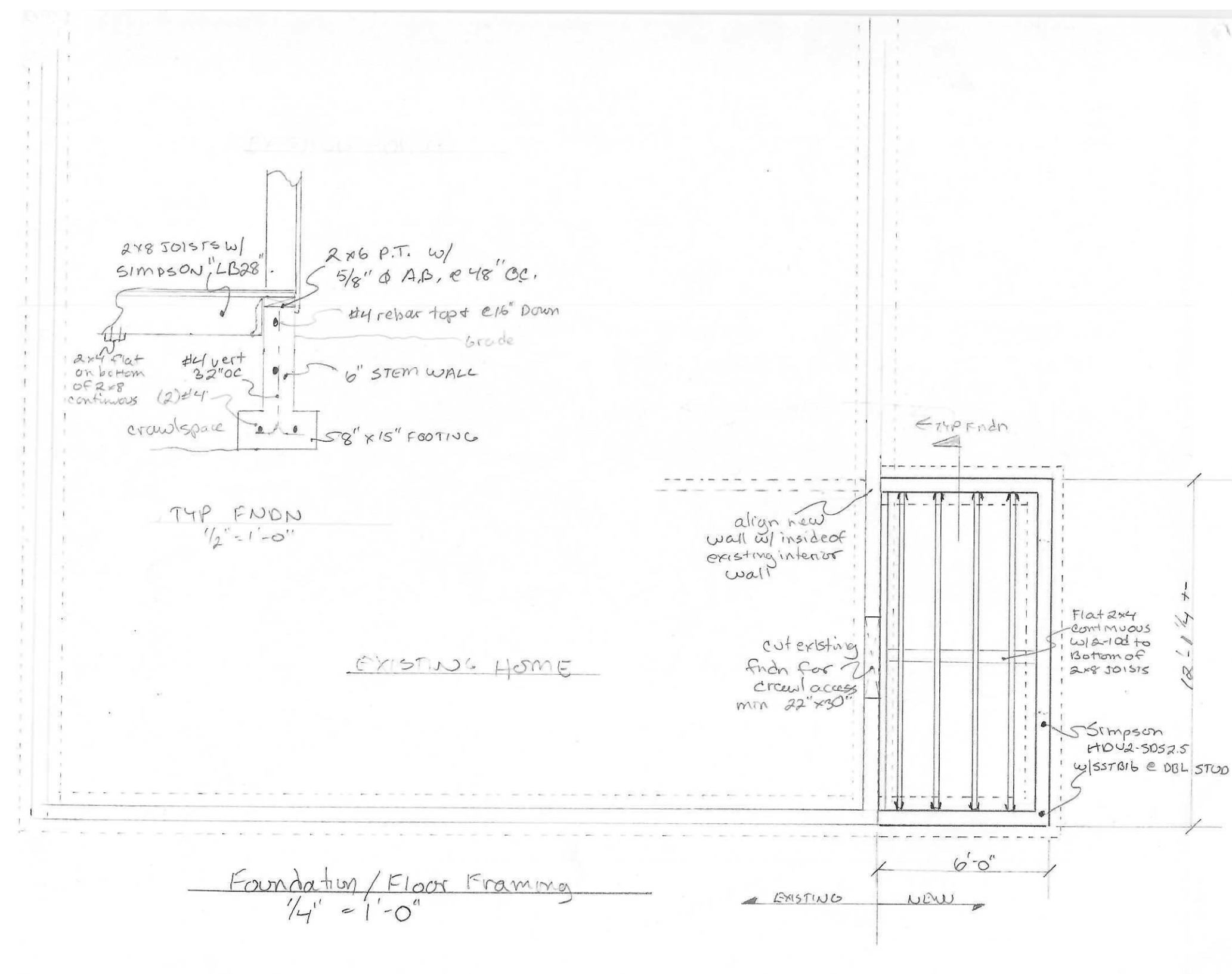
A4



Elevation : Exterior Side View
1/4" = 1'-0"



Elevation : Exterior Side View
1/4" = 1'-0"



DRAWING TITLE:
FRAMING
ROOM TITLE:

CLIENT:
BELL-FYSH
818 JOHN ADAMS STREET
OREGON CITY, OR 97045

DATE:

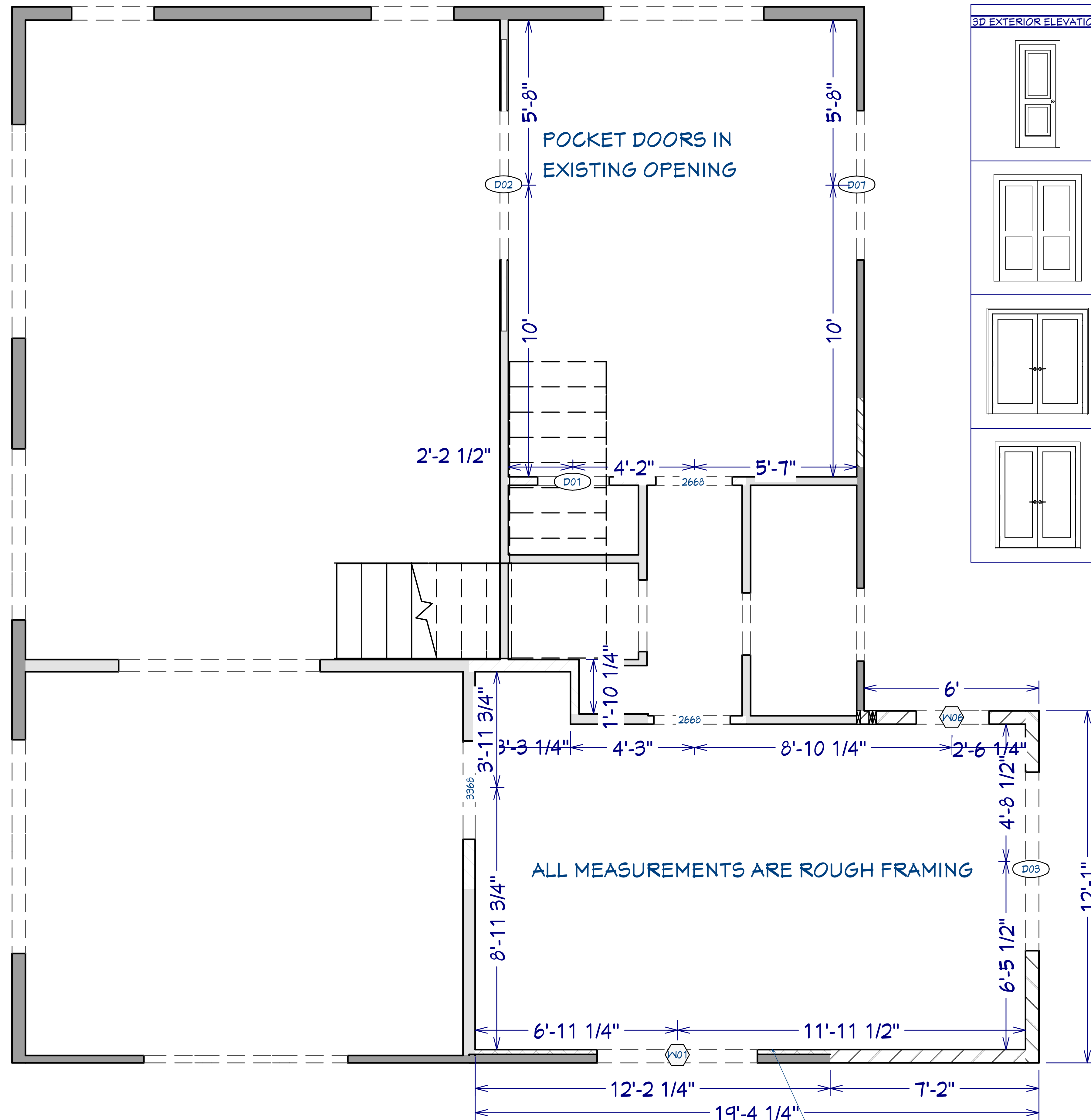
4/21/2022

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1/2" = 1'-0"

SHEET:

A6

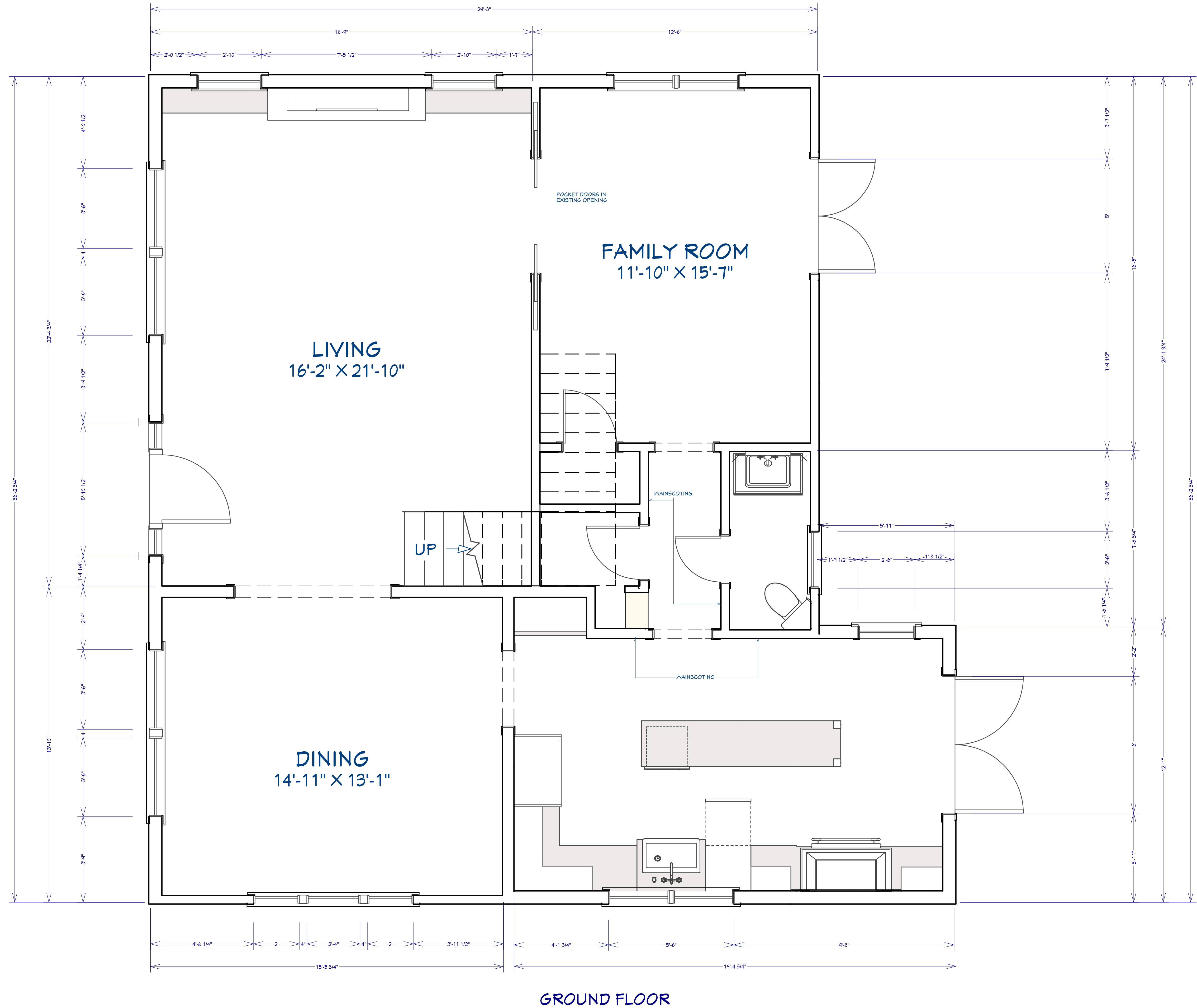


DOOR SCHEDULE					
3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	DESCRIPTION	COMMENTS
	D01	1	30"X82 1/2"	EXISTING 2-8X6-8 DOOR	USE EXISTING DOOR FROM HALLWAY TO FAMILY ROOM & SWITCH HINGE FROM RIGHT TO LEFT
	D02	1	122"X82 1/2"	POCKET DOUBLE DOOR SIMPSON 82 FIR	HARDWARE SUPPLIED BY CLIENT EGG & DART POCKET DOOR HARDWARE
	D03	1	74"X83"	EXTERIOR DOUBLE DOOR UNIT VISTA GRAND SMOOTH GRID; 3 WIDE, 1 OVER RIGHT HAND SWING OUT	KWIKSET KEYED AUSTIN LEVER IN SATIN NICKEL WITH DEADBOLT
	D07	1	62"X83"	EXTERIOR DOUBLE DOOR UNIT VISTA GRAND SMOOTH GRID; 3 WIDE, 1 OVER RIGHT HAND SWING OUT	KWIKSET KEYED AUSTIN LEVER IN SATIN NICKEL WITH DEADBOLT

WINDOW SCHEDULE				
3D EXTERIOR ELEVATION	NUMBER	QTY	DESCRIPTION	COMMENTS
	W01	1	MARVIN ASSEMBLY	RO 63 3/4" X 37 1/2"
	W06	1	DOUBLE HUNG CN2424	RO 30 3/8" X 57 1/2"

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	INTERIOR 4", EXISTING
	EXTERIOR, NEW
	EXTERIOR, FURRED OUT 2
	INTERIOR 4", NEW
	INTERIOR 6", EXISTING
	INTERIOR 6", NEW
	EXTERIOR 4", EXISTING
	EXTERIOR 4", NEW
	EXTERIOR, EXISTING

Framing, Floor Plan View



AGENT: BELL-FYSH
818 JOHN ADAMS STREET
OREGON CITY, OR 97045

ID-2



DRAWING TITLE:
AS-BUILT

ROOM TITLE:
GROUND FLOOR

AGENT: BELL-FYSH
818 JOHN ADAMS STREET
OREGON CITY, OR 97045

DATE:

4/21/2022

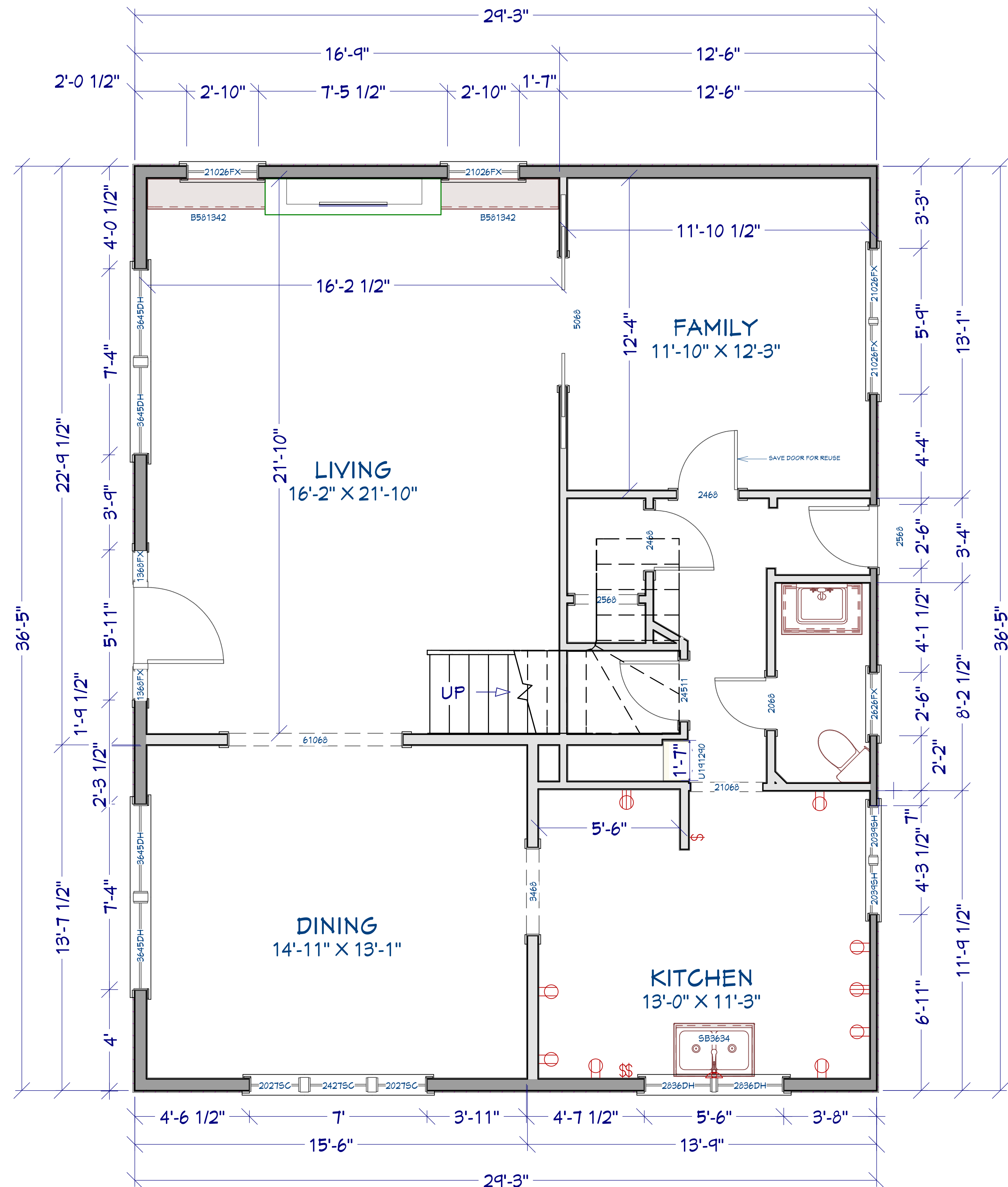
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$$3/8" = 1'-0"$$

SHEET:

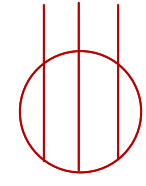
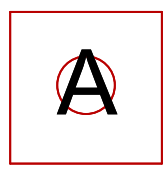
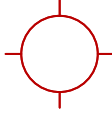
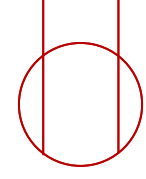
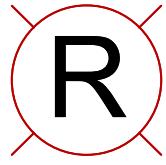
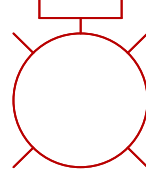
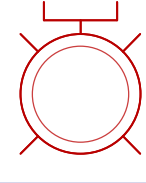
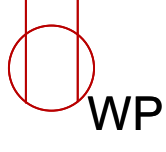
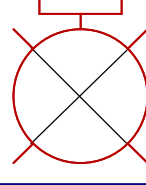
ID-3

age 66



GROUND FLOOR

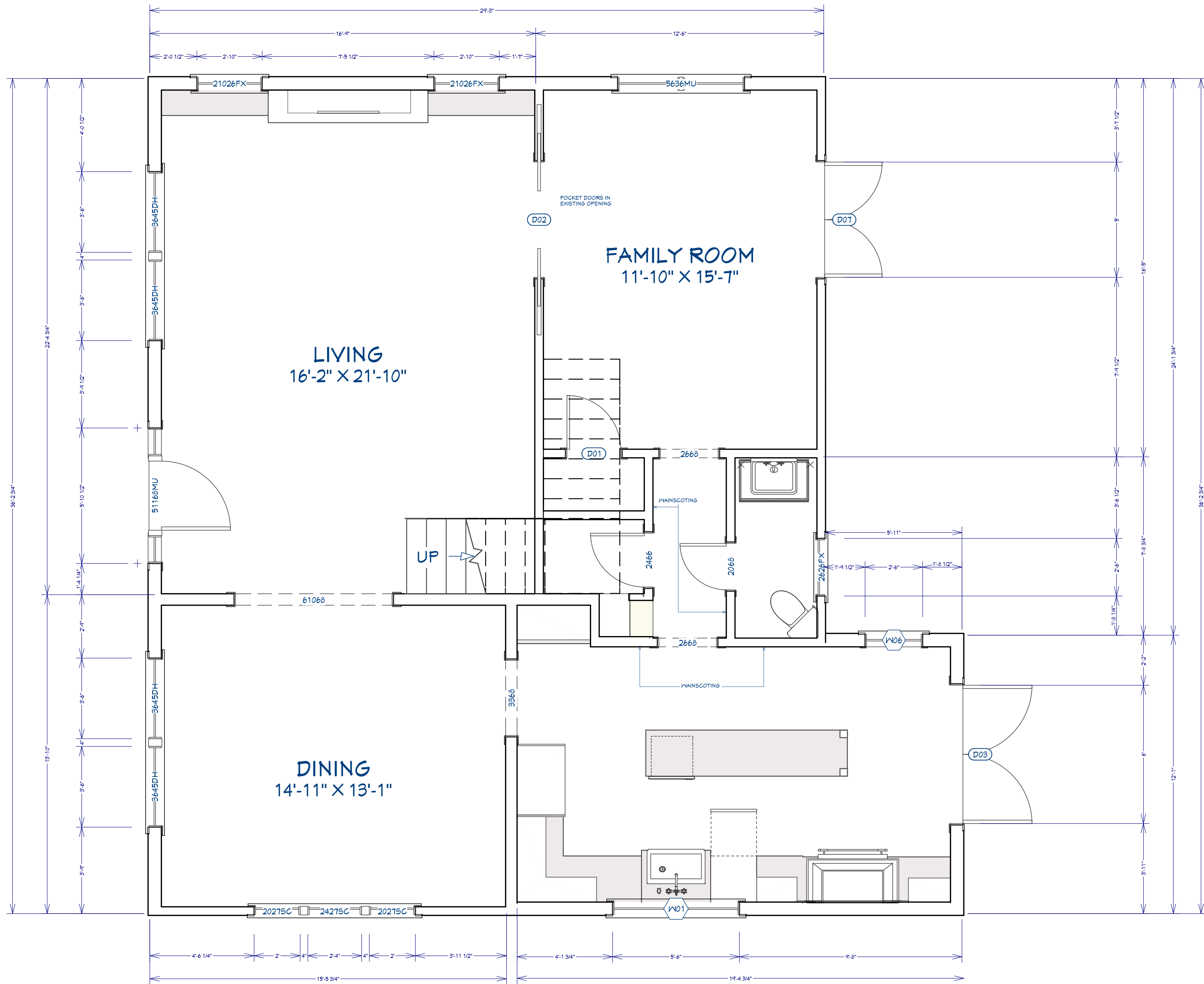


ELECTRICAL SCHEDULE			
2D SYMBOL	QTY	DESCRIPTION	COMMENTS
	5	220V	
	1	AIR SWITCH - COUNTERTOP	
	3	SCHOOLHOUSE PENDANT	
	13	DUPLEX	
	11	RECESSED DOWN LIGHT 6	
	2	WALL SCONCE	
	6	SINGLE POLE	
	2	THREE WAY	
	4	DANBURY 5" HIGH BLACK LED OUTDOOR WALL LIGHT	
	1	DUPLEX (WEATHERPROOF)	
	2	STIFFEL 10" HIGH GOLD AND TEXTURED GLASS TRADITIONAL WALL SCONCE	
	1	THREE WAY SLIDING DIMMER	
	1	ROPE LIGHT	
	2	FOUR WAY	

DRAWING TITLE: **ELECTRIC SCHEDULE**
ROOM TITLE: **GROUND FLOOR**

CLIENT: BELL-FYSH
818 JOHN ADAMS STREET
OREGON CITY, OR 97045

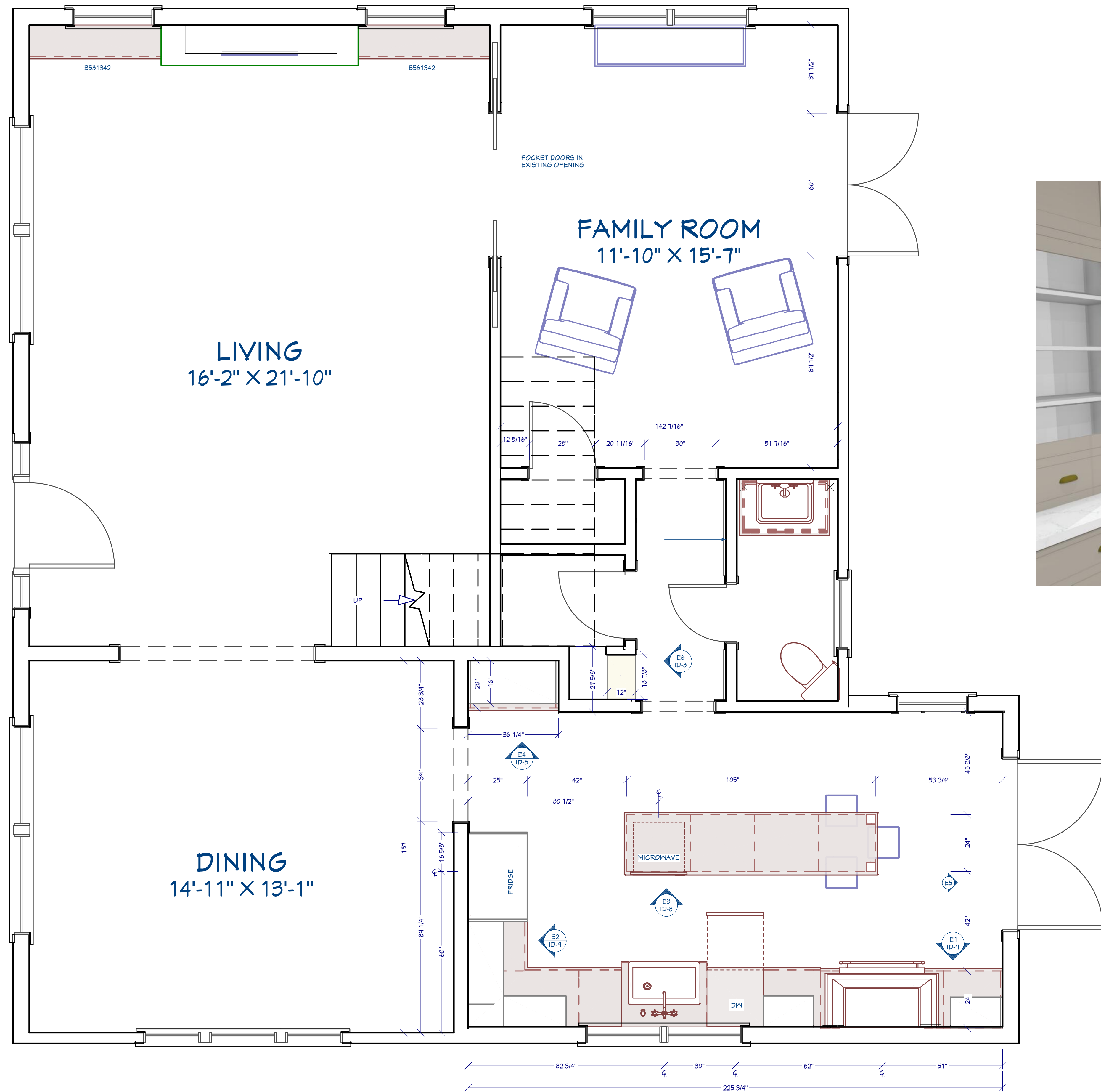
DATE:
4/21/2022
SCALE:
1/2" = 1'-0"
SHEET:
ID-4



GROUND FLOOR

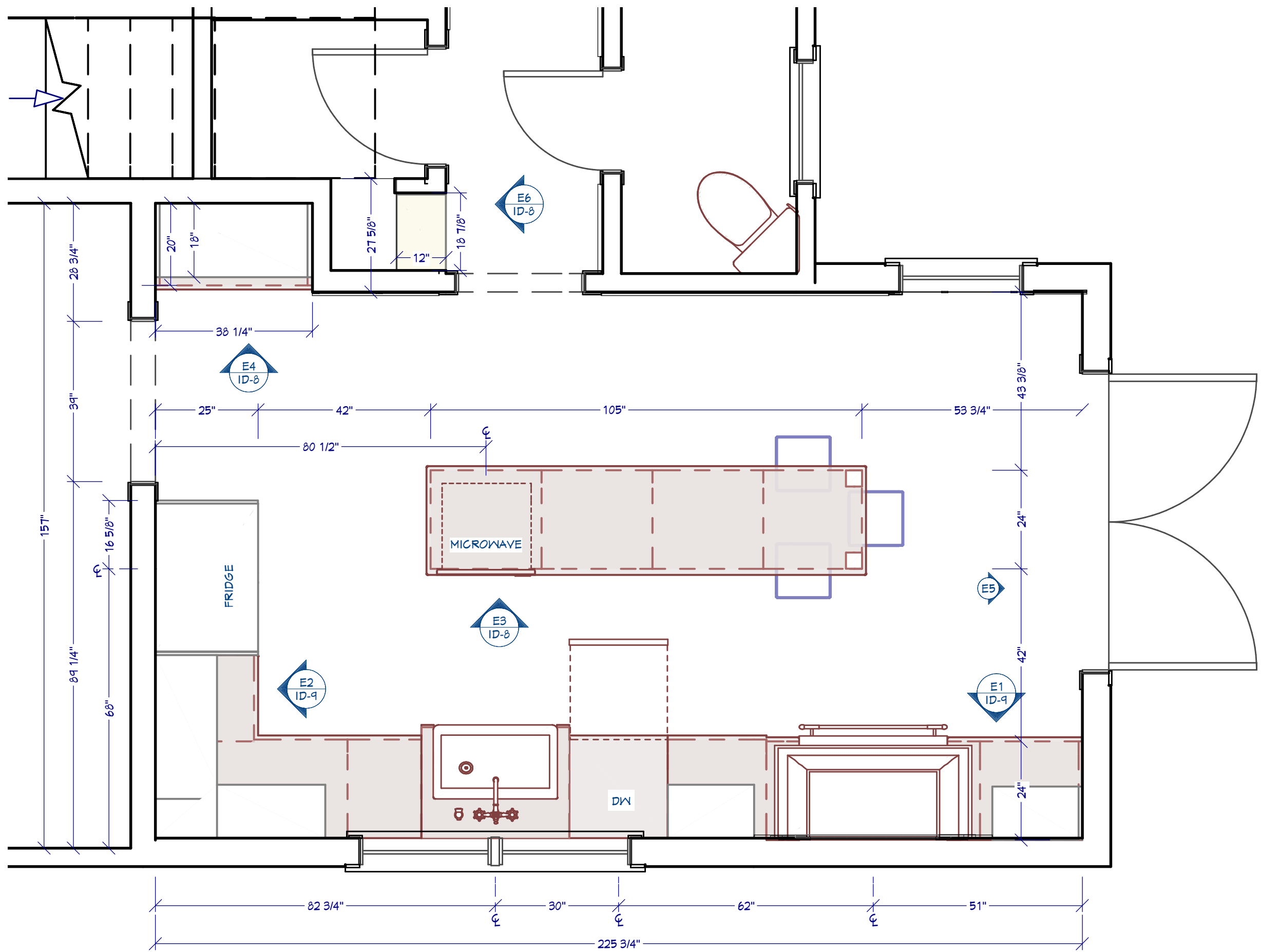
DOOR SCHEDULE					
3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	DESCRIPTION	COMMENTS
	D01	1	30"X82 1/2"	EXISTING 2-8X6-8 DOOR	USE EXISTING DOOR FROM HALLWAY TO FAMILY ROOM & SWITCH HINGE FROM RIGHT TO LEFT
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WINDOW SCHEDULE				
3D EXTERIOR ELEVATION	NUMBER	QTY	DESCRIPTION	COMMENTS
	W01	1	MARVIN ASSEMBLY	RO 63 3/4" X 37 1/2"
	W06	1	DOUBLE HUNG CN2424	RO 30 3/8" X 57 1/2"



GROUND FLOOR





KITCHEN FLOOR PLAN



HUTCH PERSPECTIVE

COUNTERTOP
SILESTONE BIANCO CALACATTA POLISHED
1/8" EASED ROUND EDGE
1 1/2" OVERHANG AT CAB FRONTS
1" OVERHANG ON SIDES + BACK OF ISLAND

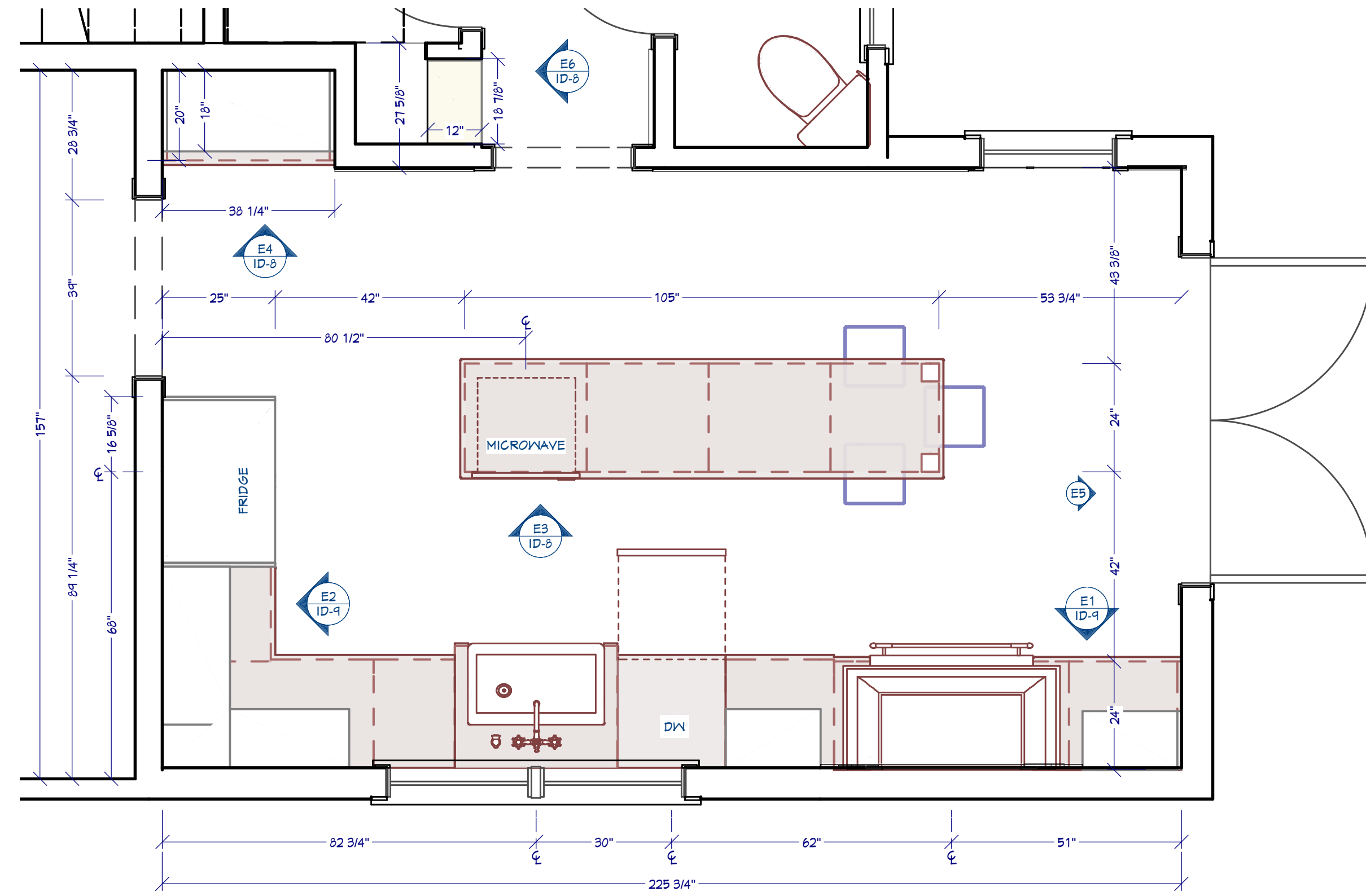
ACCENT SPLASH BEHIND RANGE
SILESTONE BIANCO CALACATTA POLISHED
SCULPTED



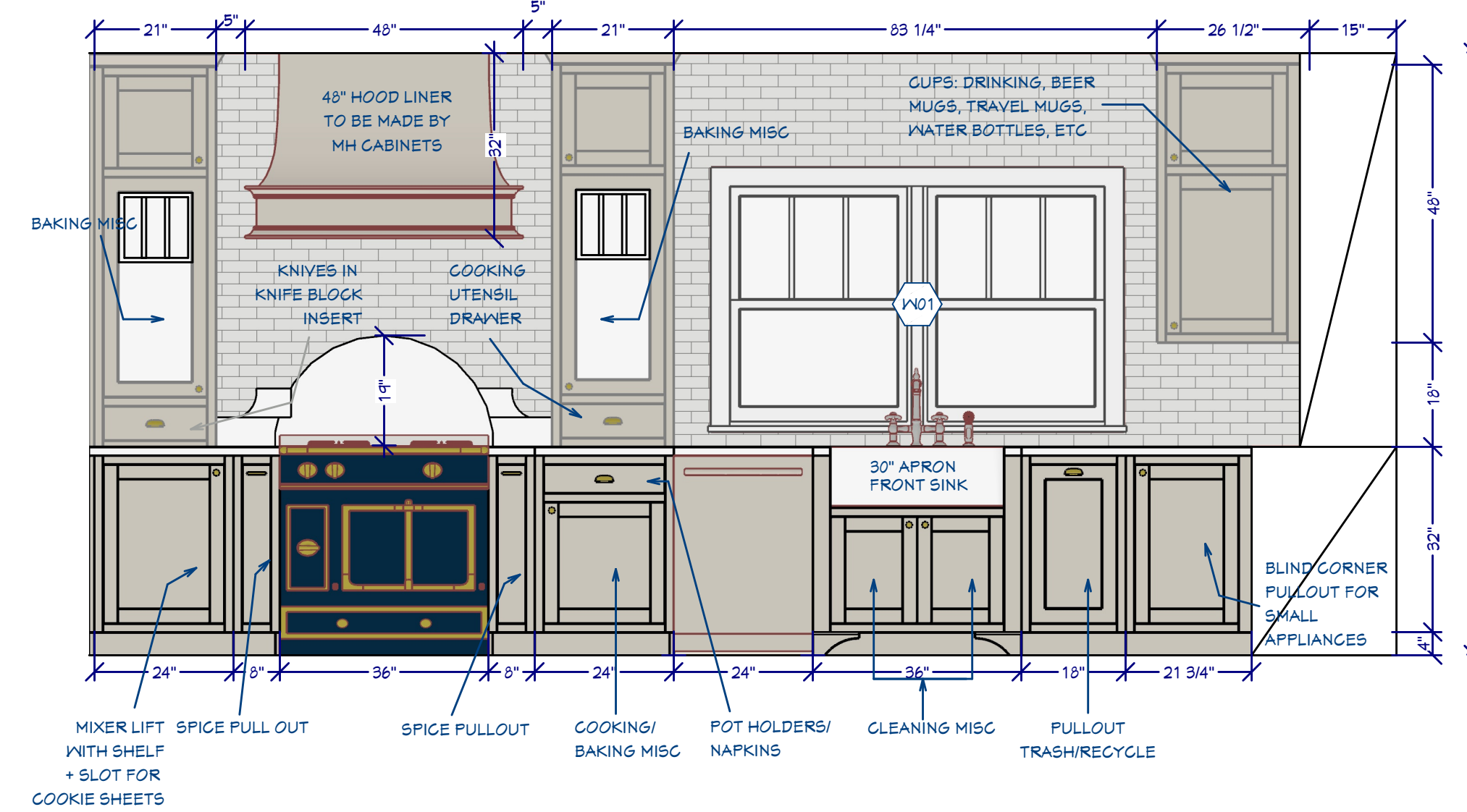
OVERALL PERSPECTIVE



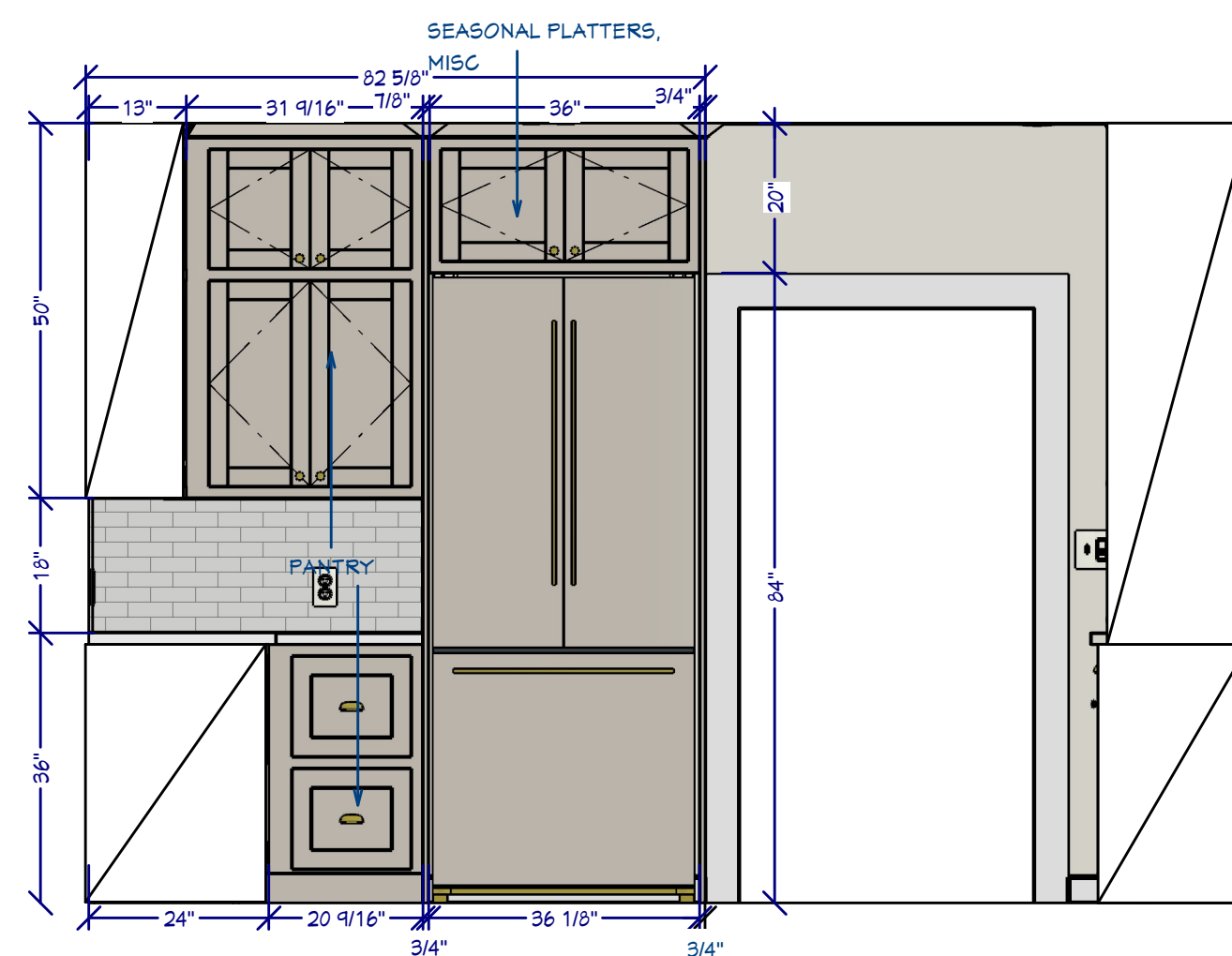
RANGE WALL PERSPECTIVE



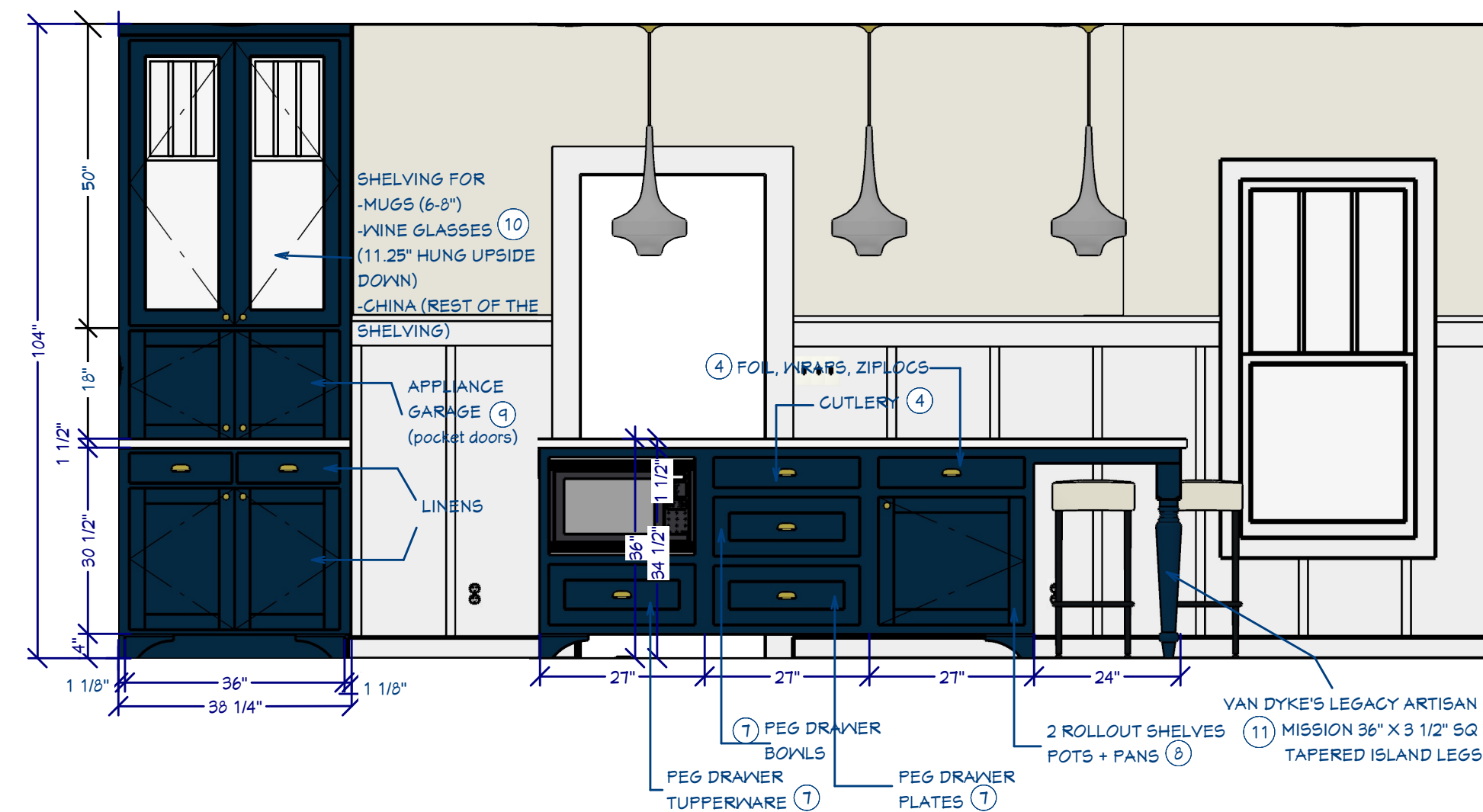
KITCHEN FLOOR PLAN



E1 - SINK/RANGE WALL ELEVATION

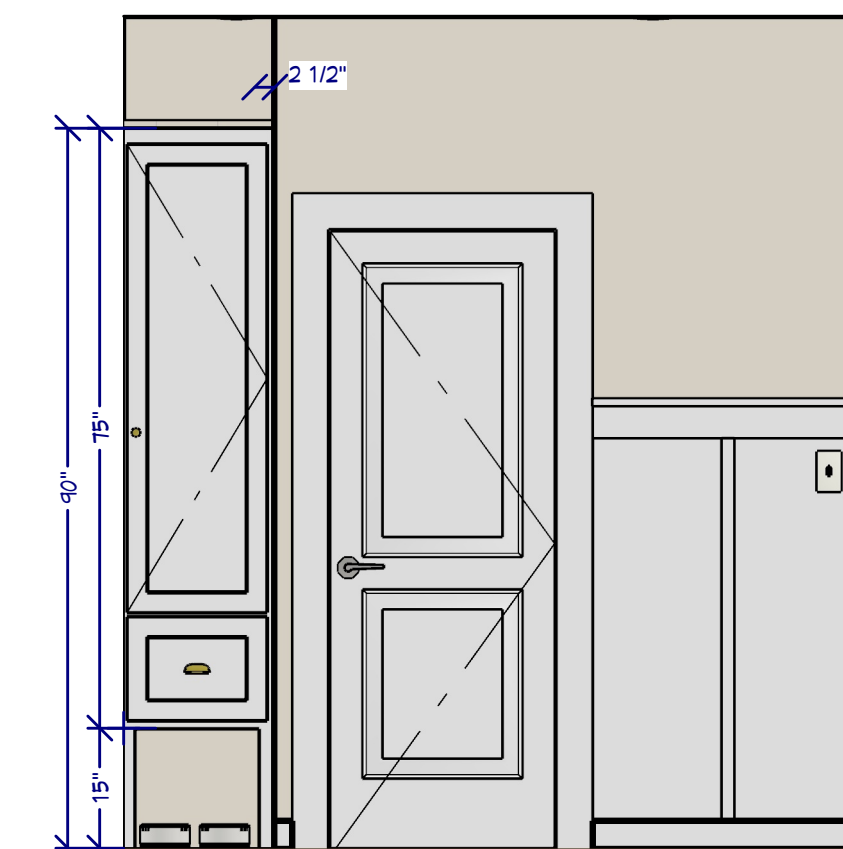


E2 - FRIDGE WALL ELEVATION



E3 - ISLAND ELEVATION

E4 - RECESSED CABINET

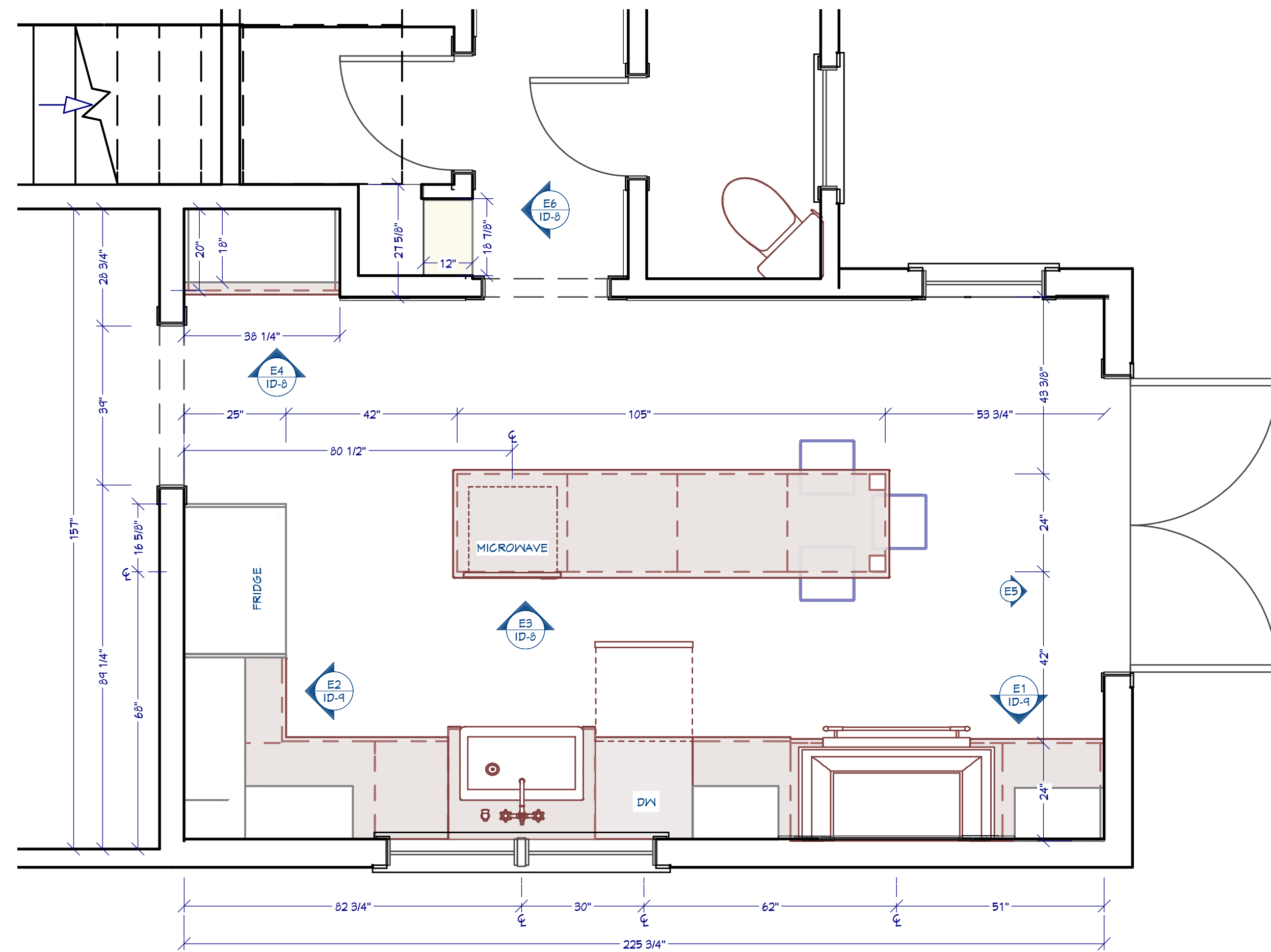


E6 - HALL CABINET

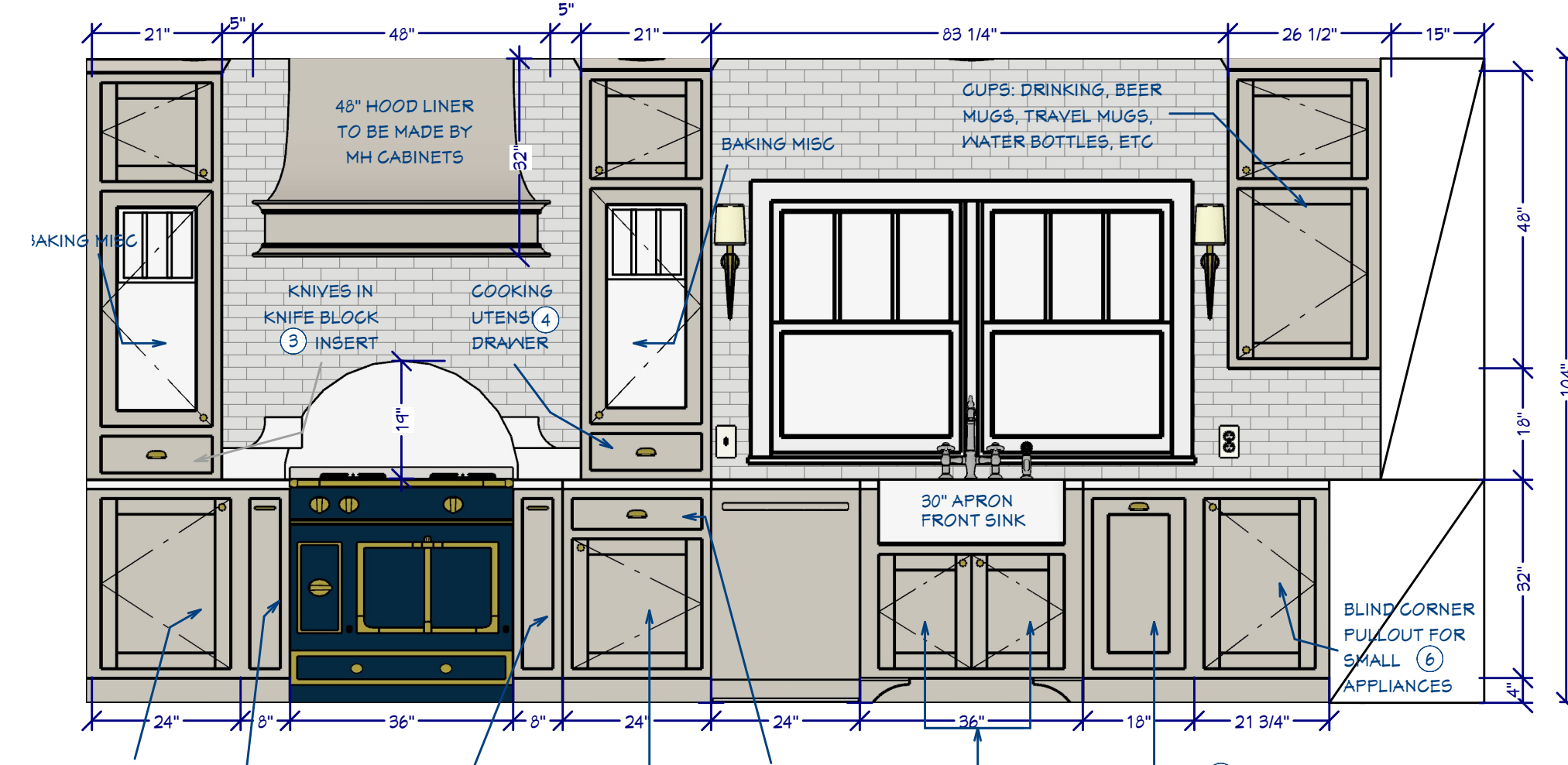
PAINT COLORS	
PERIMETER:	FARROW & BALL SKIMMING STONES IN MODERN EGGSHELL
ISLAND + HUTCH:	FARROW & BALL RAILINGS IN MODERN EGGSHELL
WALLS:	TBD - TO BE COMPLETED BY CLIENT
TRIM:	BEHR ULTRA PURE WHITE IN SEMI-GLOSS

NOTE SCHEDULE	
①	HEAVY DUTY MIXER LIFT WITH SHELF
②	BASE CABINET PULLOUT
③	WOOD KNIFE BLOCK INSERT
④	WOOD CUTLERY TRAY INSERT
⑤	BOTTOM MOUNT WASTE CONTAINER TRASH + RECYCLING
⑥	THE 'CLOUD' CONTEMPORARY BLIND CORNER
⑦	PEG DRAWER
⑧	(2) ROLL OUT DRAWERS
⑨	(1) ROLLOUT DRAWER
⑩	STEMWARE RACK

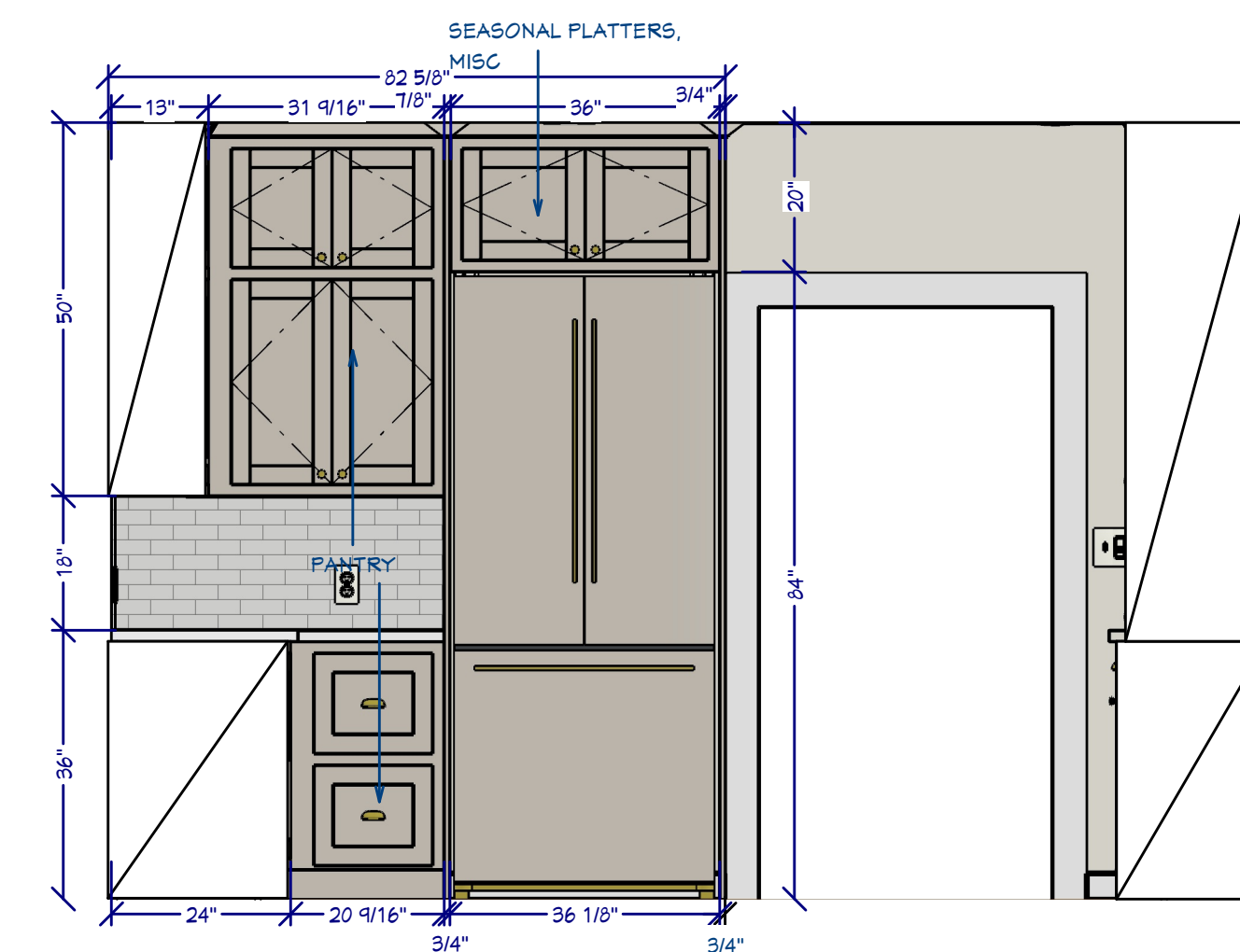
SPECIALTY CABINET DETAILS



KITCHEN FLOOR PLAN



E1 - SINK/RANGE WALL ELEVATION



E2 - FRIDGE WALL ELEVATION



TILE DETAILS

BACKSPLASH
ZTILE ZELLIJ 2X6 IN WHITE GLOSS
OFFSET RUNNING BOND

GROUT
ARDEX FL FRESH LILLY

ACCENT SPLASH BEHIND RANGE
SILESTONE CALCATTA QUARTZ SCULPTED

Technical Information:
Just like the real Zellige!
This collection imitates traditional hand made tiles. Dimensional differences between pieces, surface undulations, variable lengths and widths are the part of the design aesthetic. It is advised to avoid spacers during installation and eyeball the desired grout joint just like the real Zellige. This will make your installation look authentic. Remember, each piece should be one of a kind. Expect color variation between pieces. Mix from different boxes and dry lay before installation. Sold in full box quantities.

DRAWING TITLE:
PERSPECTIVES
ROOM TITLE:

CLIENT:
**BELL-FYSH
818 JOHN ADAMS STREET
OREGON CITY, OR 97045**

DATE:
4/21/2022

SCALE:
N/A

SHEET:
ID-10







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: 5/24/2022

SUBJECT:

Design Advice for 309 17th Street - historic landmark exterior alterations

BACKGROUND:

The building exterior has been altered with new siding, new windows and a rebuilt porch. The owner will be seeking approval for the alterations and requests design advice on the type of siding and windows that would be appropriate.

The structure, the W.H. Wood 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. Some alterations had already been made to the structure, described on the inventory form.

The Historic Review Board created the design advice process as a way to interact with applicants at the beginning of the design process. These interactions are at publicly noticed meetings and are entered into the record if the applicant submits for historic land use approval.

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM

Item #3.

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 & Murna 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 #3.

NAME: W.H. Wood House

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

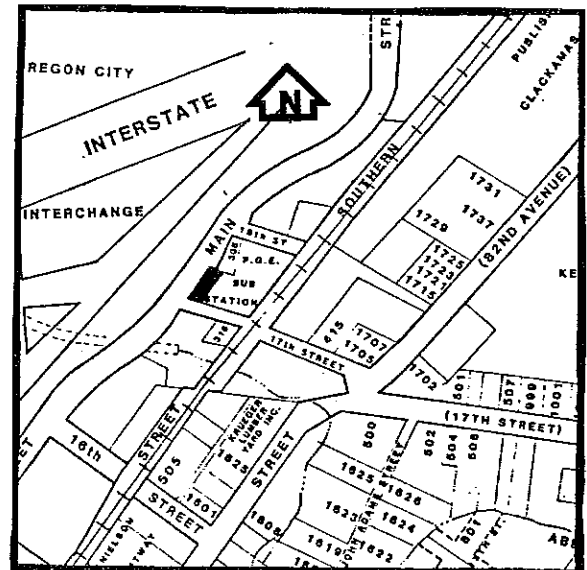
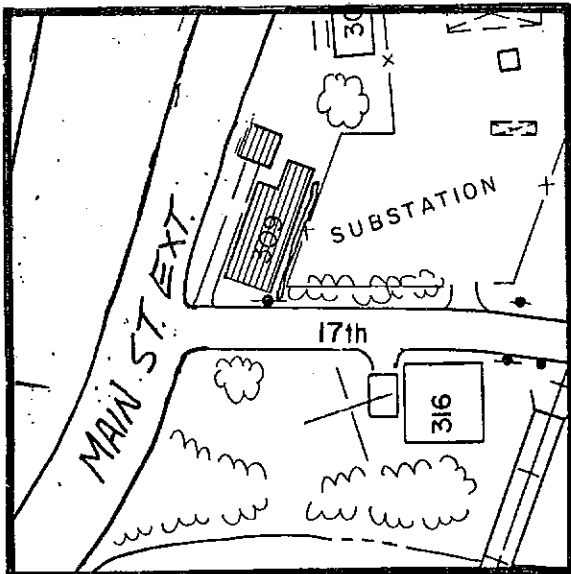
ADDRESS: 309 - 17th Street

QUADRANGLE: Oregon City



NEGATIVE NO. Roll H, #19, 20

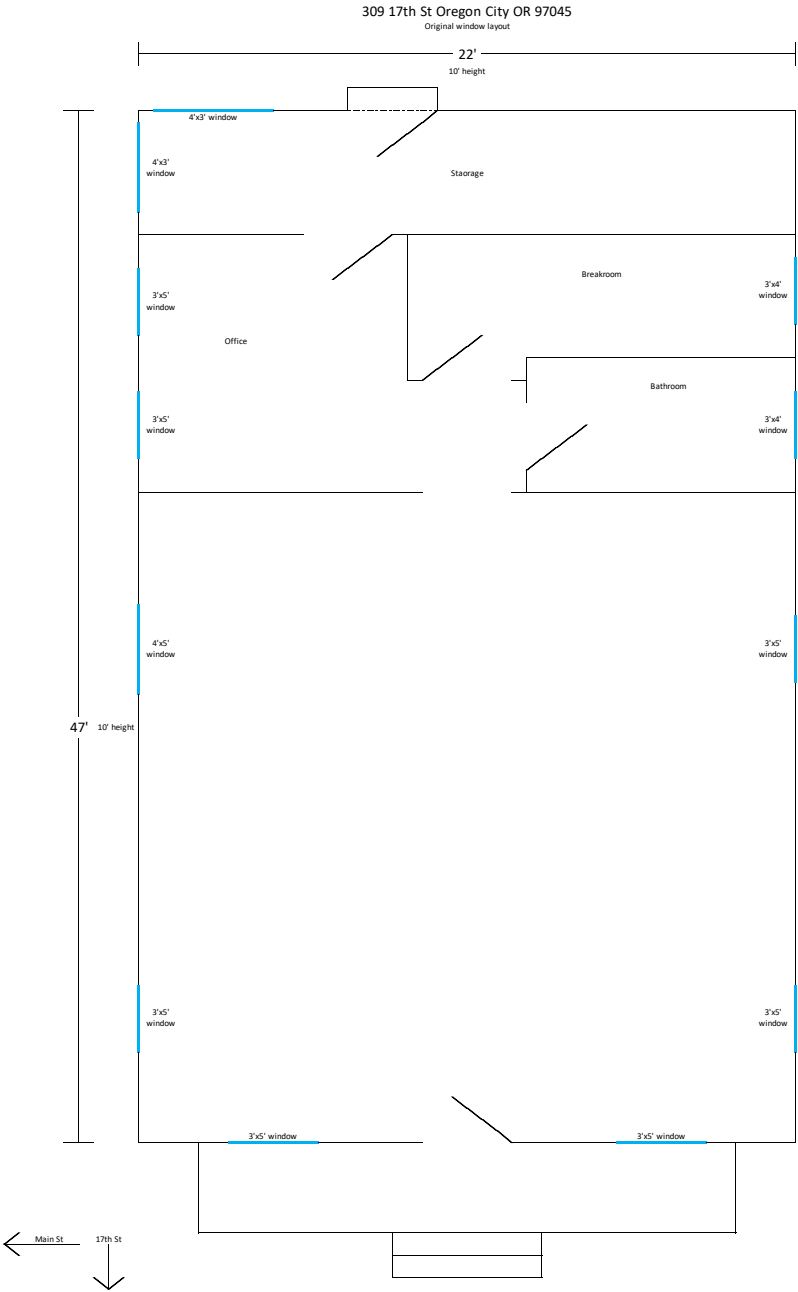
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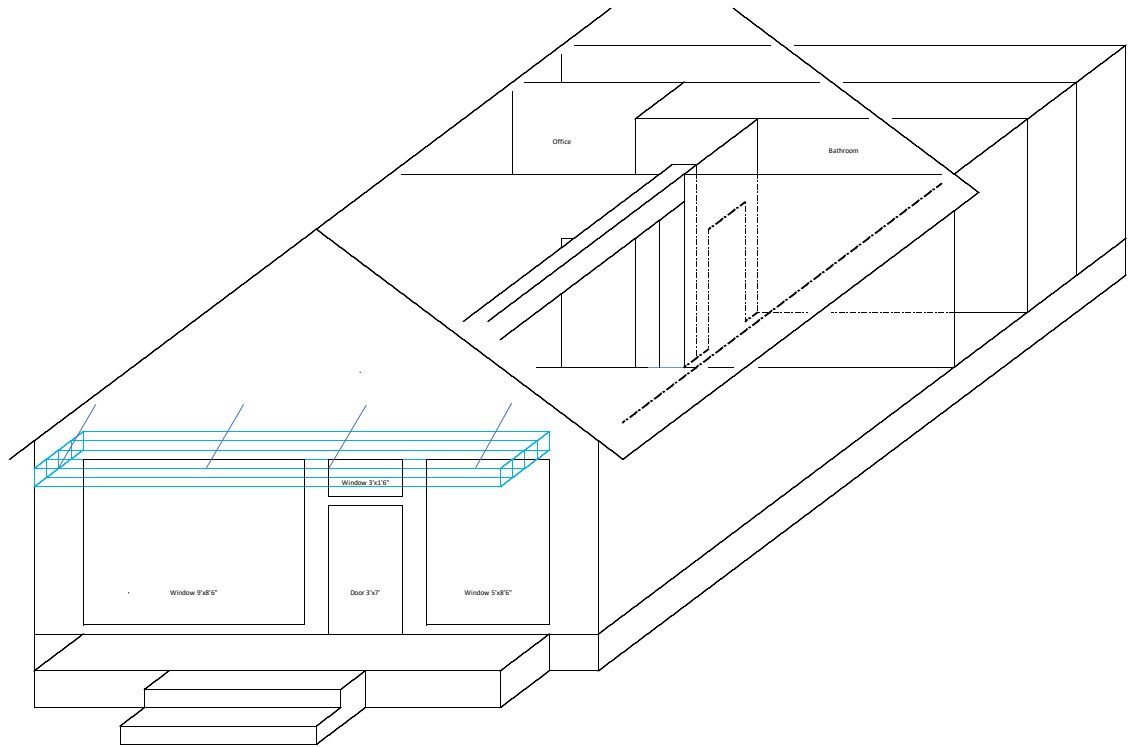


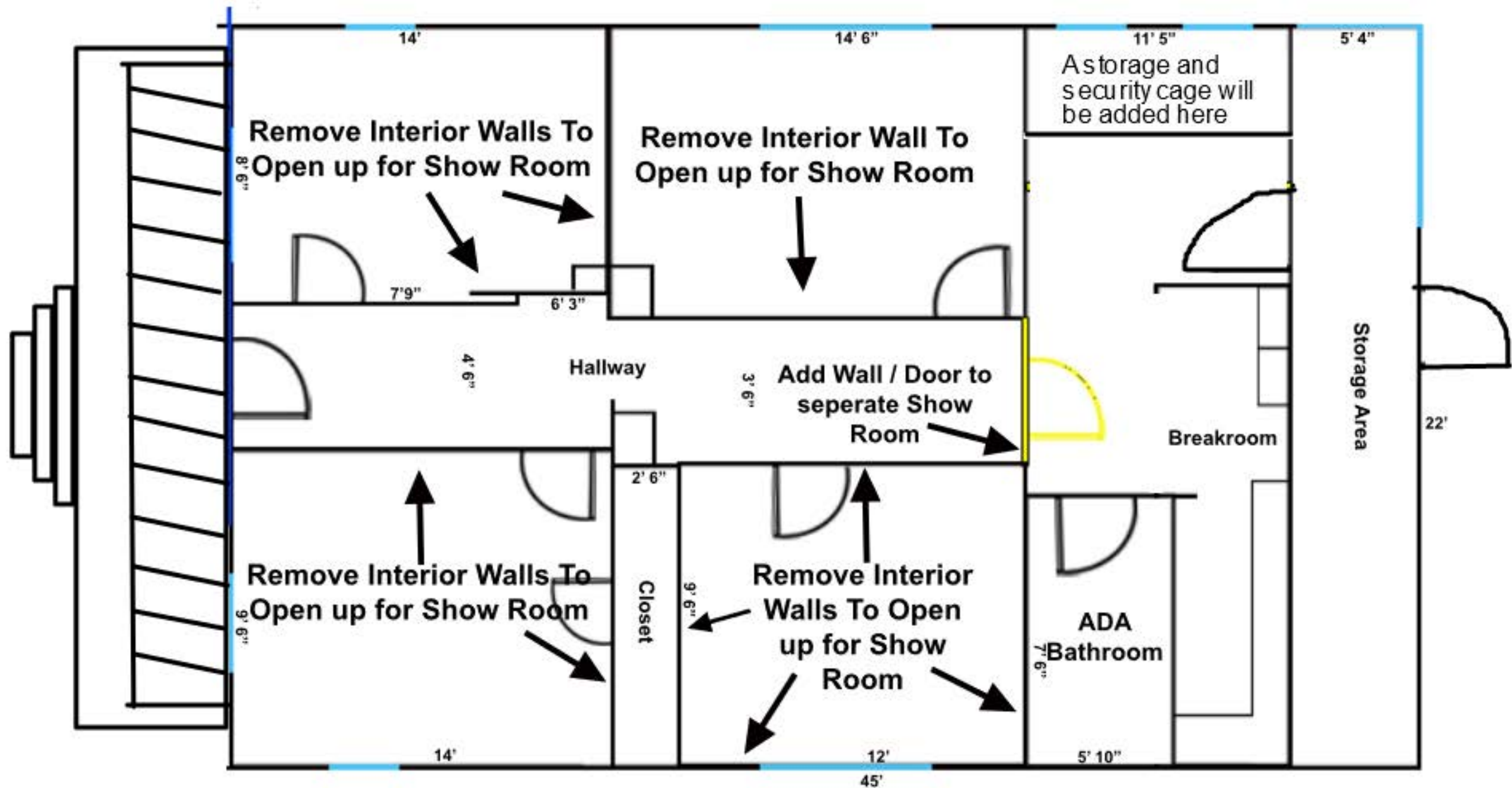
GRAPHIC AND PHOTO SOURCES: Base Map of Oregon City, 1987.
Oregon City Planning Department Photograph, 1987.

SHPO INVENTORY NO.: _____

Original window layout





***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

