



CITY OF OREGON CITY HISTORIC REVIEW BOARD AGENDA

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Tuesday, March 26, 2024 at 6:45 PM

REGULAR MEETING OF THE HISTORIC REVIEW BOARD

Ways to participate in this public meeting:

- *Attend in person, location listed above*
- *Register to provide electronic testimony (email ocplanning@orc.org or call 503-722-3789 by 3:00 PM on the day of the meeting to register)*
- *Email ocplanning@orc.org (deadline to submit written testimony via email is 3:00 PM on the day of the meeting)*
- *Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045*

CALL TO ORDER AND ROLL CALL

CEREMONIES

Oath of office for the new Historic Review Board Member - Gordon Lawrence

PUBLIC COMMENT

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

PUBLIC HEARING

1. GLUA-23-00041/ HR-23-00012 Proposal to replace windows on the Petzold Richard B. Building located at 714 Main Street.

PRESERVATION GRANT

2. PG 24-01 819 7th Street- Window Repair

OTHER BUSINESS

3. Work Session: Improving the Historic Review Approval Process- Revisit HRB Policy #12 Solar Panels – HRB Direction to Staff

COMMUNICATIONS

4. Ruth Powers Award/May Preservation Month

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: Molly Gaughran, Assistant Planner

Agenda Date: 3/26/2024

SUBJECT:

GLUA-23-00041/ HR-23-00012 Proposal to replace windows on the Petzold Richard B. Building located at 714 Main Street.

STAFF RECOMMENDATION:

Staff recommends approval with conditions

EXECUTIVE SUMMARY:

The applicant proposes to replace twenty-four (24) windows on the Petzold, Richard B. Building, a local commercial landmark, designated on the National Register. The existing wood windows include twenty-three (23) double-hung windows and one (1) picture window. The replacement windows are proposed to be aluminum-clad exterior wood windows, with no proposed changes to the window sizes.

BACKGROUND:

The applicant plans to replace 24 of the windows on the Petzold Building, a commercial landmark building that was constructed in 1905. The windows are wood and include 23 double-hung windows and 1 picture wood that are presumed original to the building. The windows are in various phases of deterioration, with many or all being inoperable.

The building was listed on the National Register of Historic Places in 1992, and pursuant to Historic Review Board Policy #10: *Window Repair and Replacement*, any window replacement is subject to review by the Board. The proposed windows appear to meet applicable standards. The HRB policy generally allows for landmarks to use aluminum-clad wood windows as replacement windows if they match the original window design. Furthermore, allowing this window replacement would be in line with historic rehabilitation standards set forth by the Secretary of the Interior. The staff recommends approval of the window replacement request, subject to building permit requirements.

The Board may want to consider a condition of approval to require the inclusion of ogee lugs (sash detail that is on many of the existing windows) on the proposed windows.

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

OPTIONS:

1. Approve the proposal with the recommended condition;
2. Approve the proposal with revised conditions;
3. Deny the proposal, close the record, and continue to April 23, 2024, to adopt final findings;
4. Continue the hearing to April 23, 2024, and provide direction to the applicant on additional information needed. The record stays open.



Historic Review

Staff Report and Recommendation

March 26, 2024

FILE NO.: GLUA-23-00041/ HR-23-00012

HEARING DATE: March 26, 2024, 7:00 P.M.
Libke Public Safety Building—1234 Linn Ave., Oregon City
(and Virtually)

APPLICANT: Thea Cutsforth
11819 NE Hwy 99, Suite A
Vancouver, WA 98686

OWNER: Jenna Edginton
PO Box 1321
Manzanita, OR 97130

LOCATION: 714 Main St.,
Oregon City, OR 97045
Clackamas County Map 2-2E-31AB, tax lot 05800

REQUEST: Replacement of 24 windows on the Petzold, Richard B. Building. The Petzold Building is a commercial structure that is a designated local landmark and a designated building on the National Register.

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. The applicant is required to obtain all required Building Permits for the alteration.

If the Board finds that the omission of ogee lugs on some or all of the replacement windows would adversely affect the distinctive character of the building, then the Board should utilize one of the following conditions in their motion:

- Prior to the issuance of Building Permits, the applicant shall submit plans that ensure the ogee lug details are included on all new front façade windows.
- Prior to the issuance of Building Permits, the applicant shall submit plans that ensure the ogee lug details are included on all new windows facing the public right-of-way.
- Prior to the issuance of Building Permits, the applicant shall submit plans that ensure the ogee lug details are included on all new double-hung windows.

I. BACKGROUND:

Existing Conditions:

The subject property is developed with a commercial building in the Mixed-Use Downtown (MUD) zoning district, within the Downtown Design District. The building, named the Petzold, Richard B., Building, or “Petzold Building,” is located on a 3050-sq-ft lot. The building is a locally designated Landmark and is also individually listed on the National Register of Historic Places (listed March 1992).

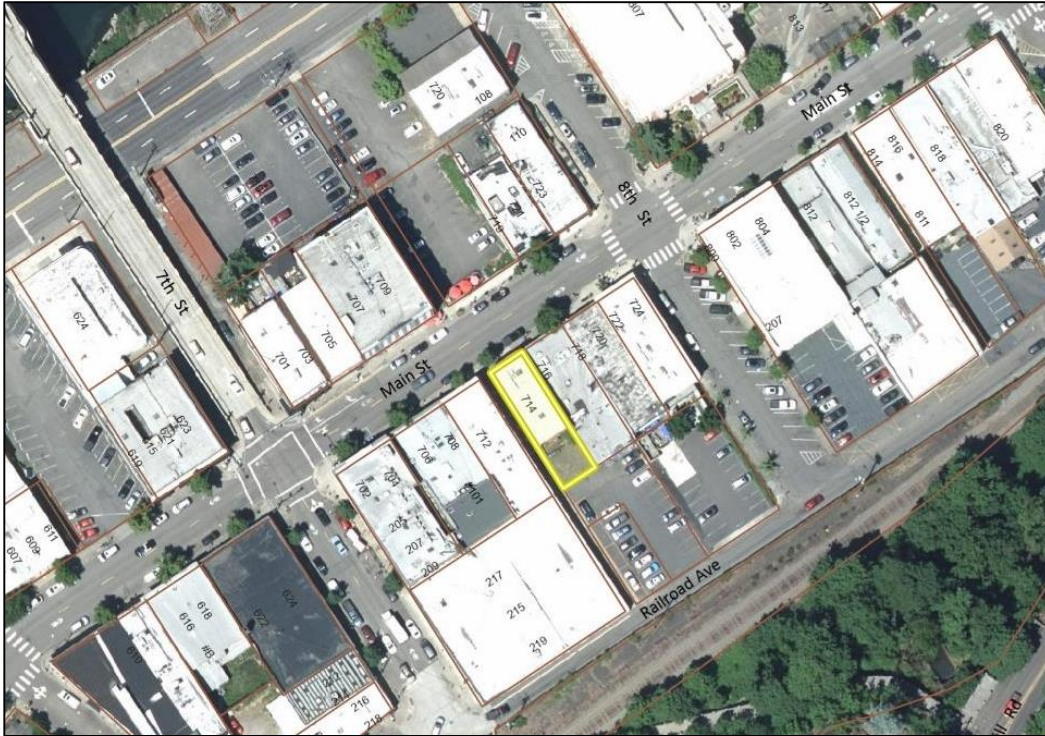


Figure 1- Vicinity map



Figure 2- Street view of front façade



Figure 3- Alley view of southwest (right) elevation



Figure 4- Rear yard view of southeast elevation



Figure 5 – Typical Double-Hung Window



Figure 6- Adjacent property view of northeast (left) elevation

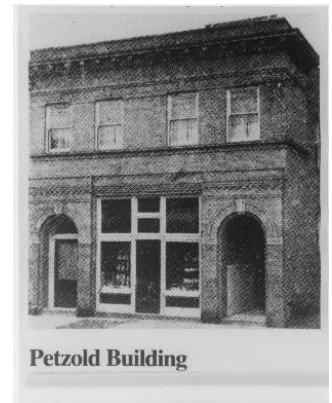


Figures 7 through 13- Details of existing windows condition and visible deterioration.

Historic Description and Statement of Significance:

714 Main Street – Petzold, Richard. B., Building

This two-story, brick building is listed on the National Register under Criterion C as a relatively intact example of Italian Renaissance architecture in the commercial vein. It has corbelled beltcourses, flat rowlock arches with keystones above upper floor windows, rounded arch entry (north front) which is distinguished with decorative detailing and keystone. The building faces west.



Statement of Significance: *The Petzold Building was constructed in c.1905 by German businessman Gustav Friewald. He leased the building to Albert Knapp and Louis A. Nobel in 1906. They opened a combination saloon-liquor store on the first floor; Nobel used the second floor for living quarters. In the 1916 city directory, the building is referred to as the Nobel Building. In 1917, Richard Petzold purchased the building and continued to lease the retail space to various businesses until the family sold the property in 1951. According to the NR nomination, businesses which were located at this site included a restaurant and confectionery operated by the McAnulty family from 1924 to 1930 and a pool hall in the early 1930s. The building's storefronts were remodeled in 1935 to accommodate the Robnett & Cross Drug Store (which was located here from 1935 to the mid-1960s) and the Western Hardware Store (mentioned in 1936 newspaper ads at this address), followed by Klippel's Auto and Home Supply Store (listed in the 1941 and 1947 directories) and Kap's Hardware (1953 directory). The upper story was converted to five small apartments after about 1920, although it is not known how long they were used. In 1966, the building was converted to office space. Richard Petzold, a German immigrant, was a prominent Oregon City businessman who devoted himself to community service. He came to Oregon City in 1893 and opened a butcher shop with partner, Charles H. Gale. After a trip to his homeland in 1898, he briefly relocated to La Grande before returning to Oregon City in 1903, at which time he established his own meat market and butcher shop. He eventually owned interest in several downtown buildings, as well as residential rentals. He retired in 1919, but continued to manage his properties until his death in 1936. He served as on the City Council from 1920 to 1922 and was an active member in the local Commercial Club.*

Project Description:

This application proposes the replacement of twenty-four (24) windows on the Petzold, Richard B. Building, which is a designated local landmark and is individually designated on the National Register of Historic Places. The existing wood windows include twenty-three (23) double-hung windows and one (1) picture window. The replacement windows are proposed to be aluminum-clad exterior wood windows, with no proposed changes to the window sizes.

Existing Windows:

The wood windows proposed for replacement appear to be the original of the building. The locations and sizes of the windows are described below. The descriptions provided are from the site's nomination form for the National Register of Historic Places designation (1992).

Front Façade: *There are four, one-over-one, double-hung windows on the upper façade. Each sash is topped by flat arched brick rowlocks with keystones. The windows are original, though in a deteriorated condition. The [owner at the time of the National Register designation] intends to replace them in kind...*

Southwest (Alley-facing side) Elevation: *Pierced by eleven, deeply recessed arched windows with one-over-one, double-hung sashes. There are four windows on the first floor, each measuring 46"×69", and seven on the upper level, measuring 46"×69" and 25"×52"...*

Northeast (Side) Elevation: *Seven recessed, one-over-one, double-hung windows are on the upper level and these occur in four sizes—46"×37", 46"×53", 40"×48" and 28"×43"...*

Southeast (Rear) Elevation: *Two upper windows—40"×41" and 24"×46"...*

Proposed Windows (from Applicant's Narrative): *[The Owner] would like [The Applicant] to replace the windows using the Marvin Ultimate Series. These are an aluminum clad exterior, in Ebony (black). The interior would be wood, pine. All operable windows will be double-hung, like the originals. Window sizes would remain like for like. We find this to be the most historic looking window on the market—the craftsmanship is detailed and the materials will hold up over time. They would be double pane windows. We have specified lowe glass but recognize that the historic board may need to see this. Installation method would be wood sash. We would remove the top and bottom sash, along with the parting bead and install the windows block frame, with the sloped sill, in the original wood sash pocket. [The applicant] may need to replace rotten trim and will use a profile as close as possible to the original design. Interior and exterior stops will likely be replaced.*

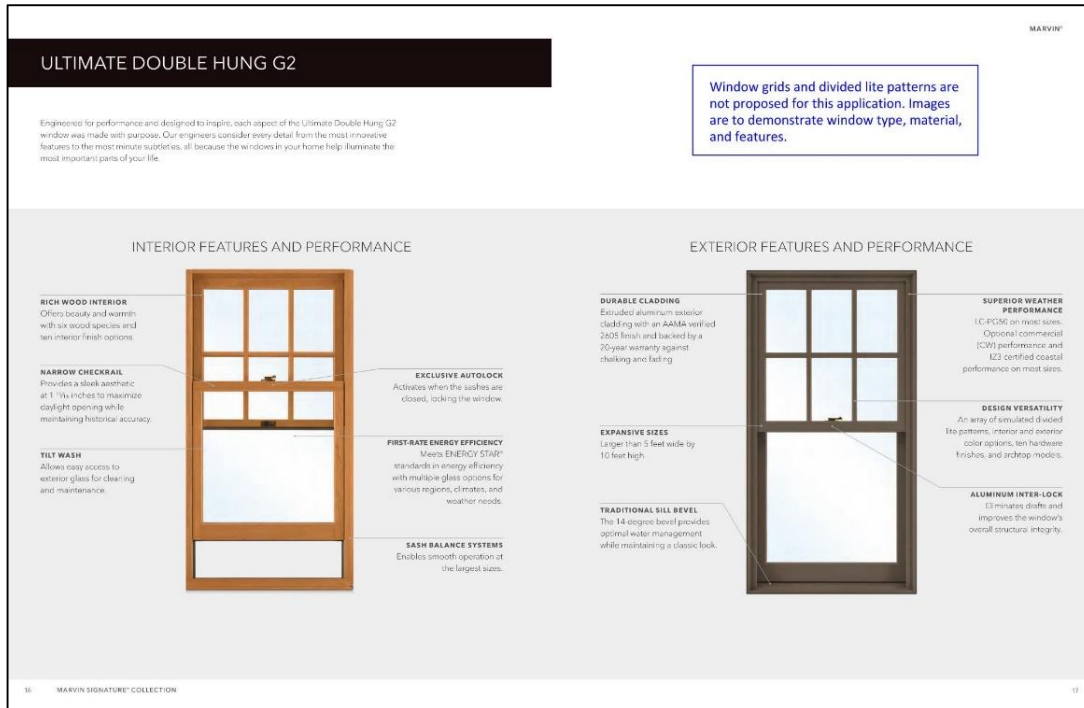


Figure 13- Proposed double-hung windows from supplier's brochure

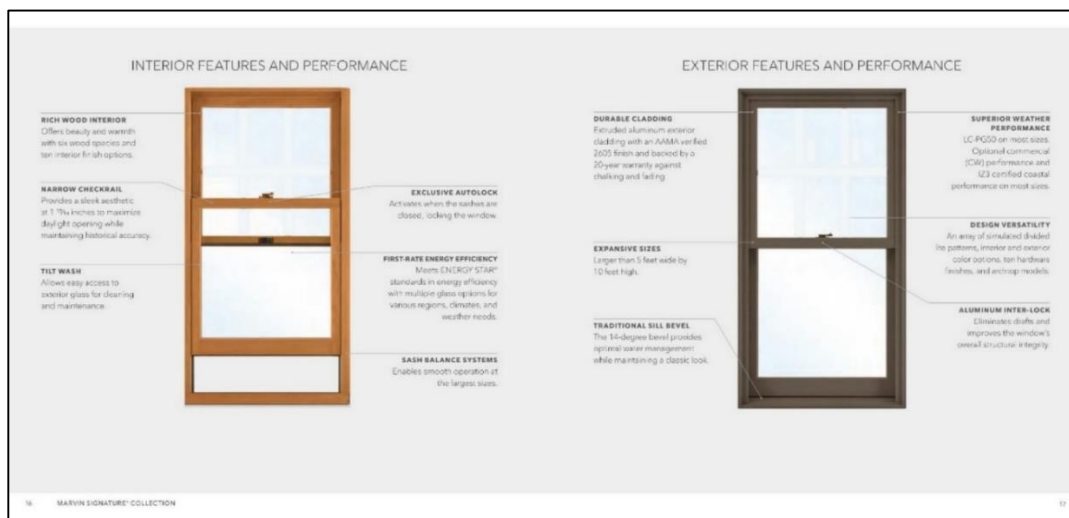


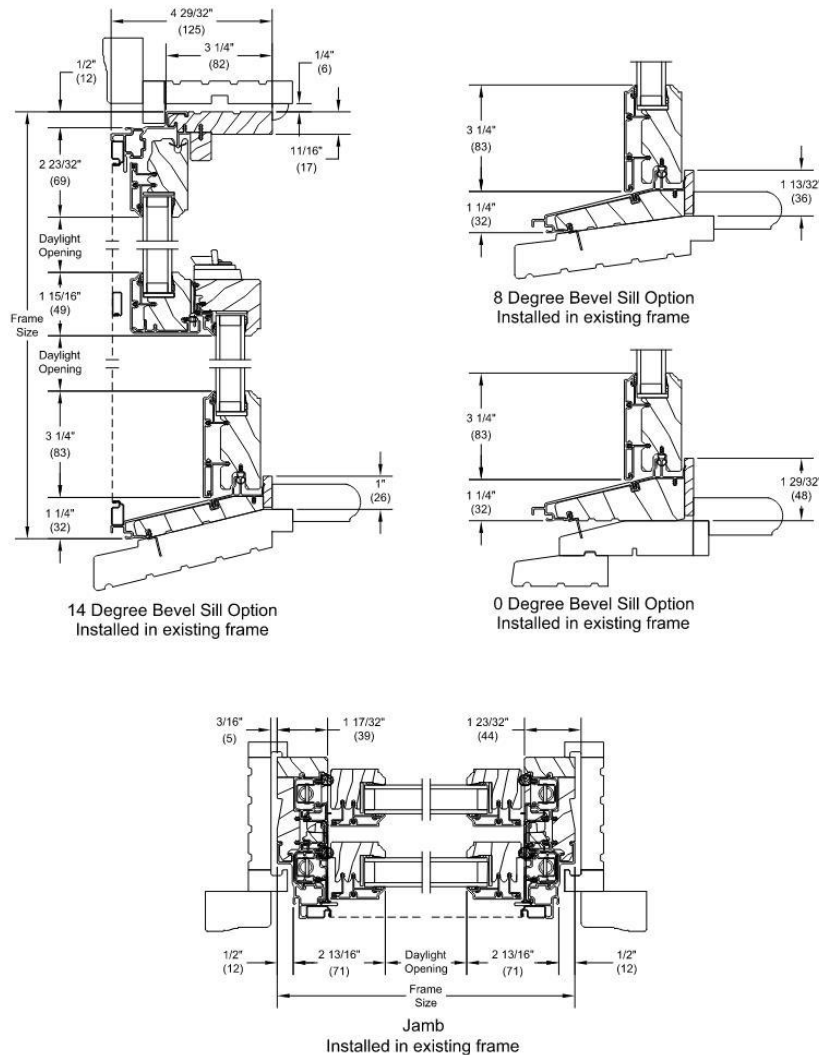
Figure 14- Supplier's brochure, altered to demonstrate the proposed window appearance without divided lite



Ultimate Double Hung Insert G2

Section Details: Operating

Scale: 3" = 1' 0"



Ver 2019.3 2019-06-24

UDHIN G2-12

19972255
Marvin Architectural Detail Manual

Figure 15- Section details

Historic Review Board Policy #10: Window Repair and Replacement

Original wood windows are important architectural features in any historic building. They are the “eyes” of the structure and they convey a sense of handcraftsmanship and detail that cannot be achieved with substitute materials. The HRB maintains that original windows should be retained and repaired whenever possible. If repair is not feasible, replacement of windows is acceptable in accordance with the following:

- For structures listed individually on the National Register before February 1, 2017, that are also

listed as locally designated resources, replacement of windows shall be reviewed by the HRB.

- *For locally designated historic landmarks, designated structures in the McLoughlin District, and contributing structures in the Canemah National Register District, wood, aluminum clad wood, and fiberglass clad wood windows are permitted as replacement windows if they match the original window design. A different window type may be used for egress purposes (for example, casement in place of a picture window) as long as the appearance, including muntins, is the same. It is the owner's responsibility to document the design of the original windows.*

Notice and Public Comment:

Public notice was sent to neighbors within 300 feet of the subject property, posted online, emailed to various entities, and posted on the site. No public comment has been received as of the writing of this 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 on a landmark site is being reviewed by the Historic Review Board.

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

Complies as Proposed: The applicant submitted the required materials.

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

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

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

Not Applicable: The applicant has proposed to replace historic wood windows with new aluminum-clad wood windows. This approach generally complies with the HRB policy for window repair and replacement. However, the window replacement policy specifies that locally designated structures listed individually on the National Register before February 2017 shall have the replacement of windows reviewed by the Historic Review Board. The Petzold Building was listed on the National Register in 1992 and is therefore subject to Historic Review Board review for window replacement.

F. For exterior alterations of historic sites in an historic district or conservation district or individual

landmark, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall be:

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

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

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

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

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

Staff Finding: Complies as Proposed. The historic structure is being preserved, and the only exterior alteration proposed at this time is for windows to be replaced in kind. The proposed windows will not detract from the historic building and will allow for operable windows for the tenants.

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. This historic site is a commercial building with several tenant spaces that provide for service or office uses. The historic use of the building includes commercial retail, a restaurant, and single and multiple dwellings. The applicant proposes to continue the commercial use of the building, and to replace the windows. 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 designated structure is a Renaissance Revival-style commercial building 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 building 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 as Proposed. Staff finds that the proposed aluminum-clad exterior, wood (pine) interior, and double-hung windows, with no divided lite, meet this criterion. There is no proposal at this time for a change in the size or location of the windows. The applicant states that the selected Marvin Ultimate windows are frequently used on historic properties due to the closely resembling profile and simple, classic design. The applicant states that any trim that may need to be replaced due to rot or damage will be replaced using a profile matching the original as closely as possible.

Moreover- the Secretary of Interior allows aluminum-clad wood windows such as the ones proposed in this application to be a part of a [federal historic preservation tax incentive proposal](#). Allowing this window replacement would be in line with historic rehabilitation standards set forth by the Secretary of the Interior. While the applicant is not submitting for such a credit- this work would comply with the Secretary of Interior Standard for Rehabilitation, which is adopted by the City and further outlined below.

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 adds value to the structure and preserves it for continued commercial use.

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

Design Guidelines for Alterations and Additions

Applicable Secretary of Interiors Standards for Rehabilitation

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

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

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

Staff Finding: Complies as Proposed. The applicant has provided a plan to replace the windows while preserving the appearance and character of the building. The number, size, shape, and overall appearance of the windows are proposed to remain the same.

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. The window replacement would not create a false sense of historical development. No grid/muntin/divided lite is proposed, as to match the one-over-one design of the original windows.

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

Staff Finding: Complies as Proposed. All historically significant alterations to the building are proposed to remain.

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

Staff Finding: Complies with Condition. No distinctive materials, finishes, or examples of craftsmanship not already found on the historic building will be removed. Exterior stops, top and bottom sashes, parting beads, and rotten sills are proposed to be removed as a part of the window removal and installation. The existing wood sash pockets will remain for the installation of the new windows. Sills needing replacement will be replaced with a like-for-like profile.

Ogee lugs are small, mainly decorative features on the exterior window sashes of approximately twenty-two of the windows. The other two windows—one on the rear elevation and the picture window on the left side elevation—do not have the ogee lugs. While these components of the windows are distinctive, staff seeks Historic Review Board direction on requiring ogee lugs on the new proposed windows.



Staff Finding: Historic Review Board Direction Needed. Staff finds that the applicant may meet this criterion with or without requiring ogee lug additions to the windows. If the Board finds the omission of ogee lugs would not adversely affect the distinctive character of the building, then this criterion is met as proposed. If the Board finds that the **omission of** ogee lugs would adversely affect the character of the building, then this criterion shall be met through compliance with conditions of approval to provide the ogee lugs on the some or all of the new windows. **See the recommended 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 as Proposed. The applicant states that many of the subject windows have deteriorated beyond economically feasible repair. Images of the deterioration and rot of the sashes, frames and sills have been provided with this application. Furthermore, the Petzold Building’s registration form for the National Register of Historic Places mentions the original windows as “deteriorated” and were intended to be “replaced in kind” by the owner at the time. The proposed Marvin Ultimate windows are meant to closely resemble the existing windows in design, color, and material.

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 exterior alteration will not impact the size, scale, or proportion of the original façade. The replacement windows were selected for their historically appropriate, double-hung design with no divided lite.

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

Staff Finding: Not Applicable. No new additions or new construction are proposed with this application.

III. CONCLUSIONS AND RECOMMENDATIONS

Based on the findings as described above, staff recommends that the Historic Review Board approve the proposed development of GLUA-23-00041/HR-23-00012—Petzold Building Window Replacement at 714 Main Street—with conditions.

Exhibits

1. Applicant's Submission
2. Survey Form - (714 Main St)
3. National Register of Historic Places Nomination- Petzold Building
4. Preservation Brief 09- The Repair of Historic Wooden Windows



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.)

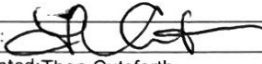
- ☐ Annexation
- ☐ Code Interpretation / Similar Use
- ☐ Master Plan / PUD / GDP Amendment
- ☐ Conditional Use
- ☐ Comprehensive Plan / Legislative Amendment (Code / Map)
- ☐ Detailed Development Plan DDP
- ☐ Historic Review
- ☐ Municipal Code Amendment
- ☐ Parking Adjustment
- ☐ Variance ☐ Sign Variance
- ☐ Natural Resource (NROD) Review
- ☐ Zone Change (Text/Map)
- ☐ Willamette Greenway

Legislative Action (OCMC 17.50.170)

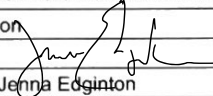
- ☐ Legislative

File Number(s):	Permit #BCOMM-23-00057	Application Date:	12/27/23
Project Name: Petzold Building Window Replacements			
Proposed Land Use or Activity:		# of Lots Proposed (if Applicable):	
Window replacement		1	
Physical Address(es) of Site:			
714 Main Street, Oregon City, OR 97045			
Clackamas County Map and Tax Lot Number(s): 22E31AB05800			

Applicant(s)

Applicant(s) Signature: 		
Applicant(s) Name Printed: Thea Cutsforth		Date: 12/27/23
Mailing Address: 11819 NE Hwy 99, Suite A, Vancouver, WA 98686		
Phone: 503-284-4467	Fax:	Email: theacutsforth@hotmail.com

Property Owner(s) – See reverse for more than two Owners

Property Owner #1 Jenna Edginton		
Property Owner#1 Signature: 		
Property Owner#1 Name Printed: Jenna Edginton		Date: 12/27/23
Mailing Address: P.O. Box 1321, Manzanita, OR 97130		
Ownership Address:		
Phone: 503-459-2718	Fax:	Email: jenna.edginton@gmail.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.



HENDERSON
& Daughter
Windows & Doors

Item #1.

December 27, 2023

To The Historic Board of Oregon City,

The owner of the Petzold Building at 714 Main Street in Oregon City, Jenna Edginton, would like to move forward with replacing the 2nd story windows, along with the west facing windows on the main level (not street facing). 24 windows total, 23 double hung, 1 picture window. It is her desire to maintain the historic look of the building while replacing with windows that function. The current windows, which we presume are original, are damaged and rotten beyond repair.

Jenna would like Henderson & Daughter Windows & Doors to replace the windows using the Marvin Ultimate Series. These are an aluminum clad exterior, in Ebony (black). The interior would be wood, pine. All operable windows will be double hung, like the originals. Window sizes would remain like for like. We find this to be the most historic looking window on the market, the craftsmanship is detailed and the materials will hold up over time. They would be double pane windows. We have specified lowe glass but recognize that the historic board may need to see this.

Installation method would be wood sash. We would remove the top and bottom sash, along with the parting bead and install the windows block frame, with the sloped sill, in the original wood sash pocket. Henderson & Daughter may need to replace rotten trim and will use a profile as close as possible to the original design. Interior and exterior stops will likely be replaced.

Please find an architectural drawing attached for the Marvin Ultimate Double Hung.

Warmly,

Thea Cutsforth
Henderson & Daughter
Windows & Doors
503-284-4467

11819 'A' N.E. Highway 99 • Vancouver, Washington 98686

PORTLAND
503/284-4467

VANCOUVER
360/573-7402

FAX
360/573-7402

Page 19

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

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

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

PROJECT DESCRIPTION:

Window replacement at 714 Main Street in Oregon City. 24 windows total. 1 fixed window to be replaced with a fixed window, 23 double hungs to be replaced with double hungs. Proposing Marvin’s Ultimate window. Double Hung Insert G2. Aluminum clad Ebony exterior, pine interior factory painted black. Ogee sticking. Double paned, lowe coating if approved by the board. Wood sash installation technique to preserve original wood sash architectural appearance. Front storefront is not included in this scope.

COMPLIANCE WITH OREGON CITY MUNICIPAL CODE Chapter 17.40:

17.40.060 – Exterior Alteration and new construction

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

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

Applicant response:

Many windows, specifically the south and west facing sides, are damaged beyond repair. Window replacement is recommended.

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

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

Applicant response:

Many windows are rotten and damaged beyond repair. Wood sash installation using a wood window creates a solution to rot and keeps with architectural appeal.

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

Applicant response:

The historic use of the site is office spaces upstairs and a barber shop on the main level. The space will continue to be used as it is. Window replacement will eliminate rotten windows, increase safety of window operation and be more energy efficient and comfortable for the people that use the spaces.

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

Applicant response:

Not sure of the value or significance of this historic site.

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

Applicant response:

While the building is in excellent condition, many of the windows, specifically on the south and west sides have significant rot. New windows would remove the rot. Some sills will need to be replaced, along with some exterior trim to match as close as possible to current profiles.

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

Applicant response:

Marvin Ultimate windows are frequently used in historic districts due to the profiles. This window was specifically designed to replace old wood windows and replicate classic designs. The goal is to replace the windows but have it look like they have been there all along.

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

Applicant response:

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

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

Applicant response:

No response.

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

Applicant response:

Proposal is keeping with exterior design, size, operation and color.

Design Guidelines for Alterations and Additions

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

Secretary of Interiors Standards for Rehabilitation

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

Applicant response:

The use of this building will not 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.

Applicant response:

Overall size, shape, operation and overall look of windows will be remain the same as current.

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

Applicant response:

No changes are being proposed to add or remove architectural design or details. For example, adding grids is not being proposed.

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

Applicant response:

No changes that have acquired historic significance are proposed to be altered.

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

Applicant response:

Window replacement is being proposed using a top-of-the-line wood window to preserve the building's appearance. Similarly, the replacement process will preserve street appeal. Installation includes removing the exterior stops, removing the top and bottom sash and removing the parting bead between the sashes. Rotten sills will be replaced using the same profile. The new block frame window will be installed in the current wood sash pocket. Exterior trim that is rotten will also be replaced with a profile as close to current as possible.

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

Applicant response:

Many windows have deteriorated beyond repair. The proposal is for Marvin Ultimate windows to replicate the current design as close as possible while choosing product materials that are built to last.

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

Applicant response:

No treatments are proposed.

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

Applicant response:

No ground disturbance is proposed.

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

Applicant response:

This exterior alteration proposed will keep with the black exterior color, no grids and double hungs.

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

Applicant response:

No new additions are being proposed.

Oregon City GIS Map

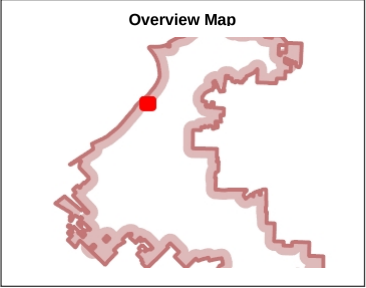
Item #1.



Legend

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

Notes



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



0 100 200 Feet

1: 1,200

Map created 3/11/2024

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

Page 24

DOUBLE HUNG WINDOWS

Marvin double hung windows combine state-of-the-art design with classic style. Advanced engineering and high-quality construction make our double hung windows incredibly durable, versatile, and easy to use.



Double Hung G2 windows in Ebony

Photographer: Laurey W. Glenn

ULTIMATE DOUBLE HUNG G2



Double Hung G2 window with Oil Rubbed Bronze hardware



Photo: Laurey W. Glenn

Double Hung G2 windows in Ebony

ULTIMATE DOUBLE HUNG G2

The Ultimate Double Hung G2 window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is all in service of shaping a window that deserves to be in the unique homes our customers desire.



INTERIOR



EXTERIOR



WASH MODE WITH SASH LOCK IN ANTIQUE BRASS

ULTIMATE DOUBLE HUNG G2

Engineered for performance and designed to inspire, each aspect of the Ultimate Double Hung G2 window was made with purpose. Our engineers consider every detail from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

Window grids and divided lite patterns are not proposed for this application. Images are to demonstrate window type, material, and features.

INTERIOR FEATURES AND PERFORMANCE

RICH WOOD INTERIOR
Offers beauty and warmth with six wood species and ten interior finish options.

NARROW CHECKRAIL
Provides a sleek aesthetic at 1 15⁄16 inches to maximize daylight opening while maintaining historical accuracy.

TILT WASH
Allows easy access to exterior glass for cleaning and maintenance.



EXCLUSIVE AUTOLOCK
Activates when the sashes are closed, locking the window.

FIRST-RATE ENERGY EFFICIENCY
Meets ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates, and weather needs.

SASH BALANCE SYSTEMS
Enables smooth operation at the largest sizes.

EXTERIOR FEATURES AND PERFORMANCE

DURABLE CLADDING
Extruded aluminum exterior cladding with an AAMA verified 2605 finish and backed by a 20-year warranty against chalking and fading

EXPANSIVE SIZES
Larger than 5 feet wide by 10 feet high.

TRADITIONAL SILL BEVEL
The 14-degree bevel provides optimal water management while maintaining a classic look.



SUPERIOR WEATHER PERFORMANCE
LC-PG50 on most sizes. Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.

DESIGN VERSATILITY
An array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and archtop models.

ALUMINUM INTER-LOCK
Eliminates drafts and improves the window's overall structural integrity.

ULTIMATE DOUBLE HUNG G2

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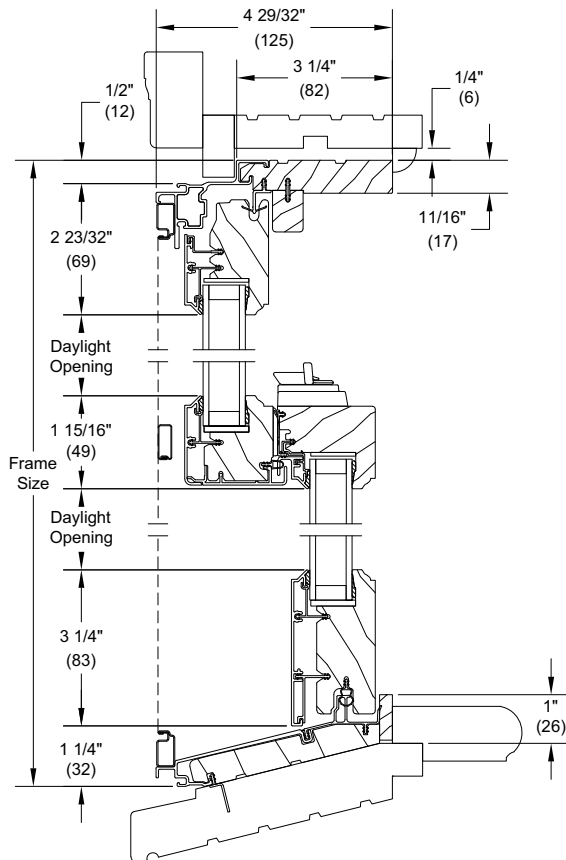
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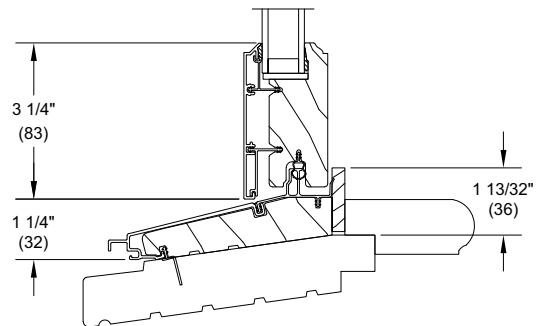
ALUMINUM INTER-LOCK
Eliminates drafts and improves the window's overall structural integrity.

Section Details: Operating

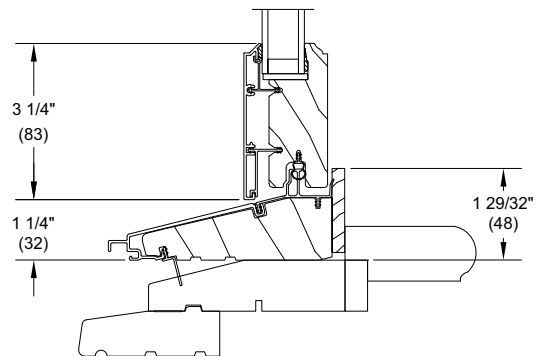
Scale: 3" = 1' 0"



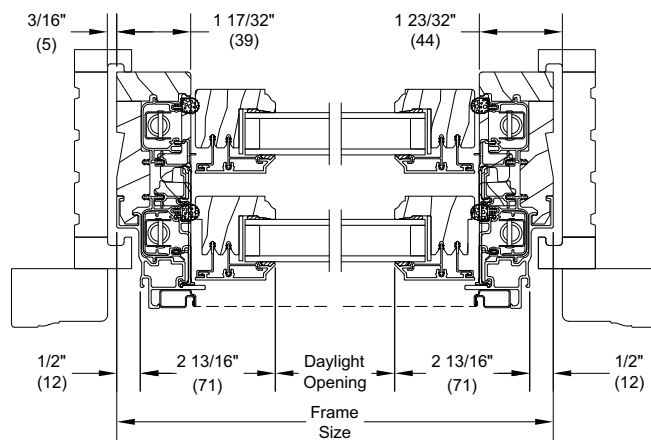
14 Degree Bevel Sill Option
Installed in existing frame



8 Degree Bevel Sill Option
Installed in existing frame



0 Degree Bevel Sill Option
Installed in existing frame



Jamb
Installed in existing frame



A photograph of a two-story red brick building with arched windows. String lights are strung across the front of the building. A wooden utility pole is on the right. A red car is visible in the background on the left. A black bollard is in the foreground on the sidewalk. A white rectangular box with the text "Item #1." is in the top right corner. A white rectangular box with the text "Page 31" is in the bottom right corner.

Item #1.

Page 31

Item #1.



Page 32



Clackamas County Parcel Information

Item #1.

**TICOR TITLE COMPANY****Parcel Information**Parcel #: **00572428**Tax Lot: **22E31AB05800**

Site Address: 714 Main St

Oregon City OR 97045 - 1826

Owner: Edginton, Wendella A Trustee

Owner2:

Owner Address: 5627 River St

West Linn OR 97068 - 3240

Twn/Range/Section: 02S / 02E / 31 / NE

Parcel Size: 0.07 Acres (3,084 SqFt)

Plat/Subdivision: Oregon City

Lot: 7

Block: 24

Map Page/Grid: 687-C7

Census Tract/Block: 022400 / 4001

Waterfront:

Building Use:

**Tax Information**

Levy Code Area: 062-057

Levy Rate: 18.8091

Tax Year: 2023

Annual Tax: \$5,259.82

Exempt Description:

Legal

Subdivision OREGON CITY 2 BLK 24 PT LT 7|Y|184,193

Assessment Information

Market Value Land: \$134,753.00

Market Value Impr: \$576,800.00

Market Value Total: \$711,553.00

Assessed Value: \$279,642.00

Land

Cnty Land Use: 201 - Commercial land improved

Zoning: Oregon City-MUD - Mixed-Use Downtown District

Watershed: Abernethy Creek-Willamette River

Primary School: Holcomb Elementary School

High School: Oregon City Senior High School

Land Use Std: CMSC - Commercial Miscellaneous

Neighborhood: Two Rivers

School District: 62 - Oregon City

Middle School: Tumwata Middle School

Improvement

Year Built: 1905

Stories:

Fin. SqFt:

Bedrooms:

Bathrooms:

Garage:

Exterior Wall Type:

Basement Fin. SqFt:

Fireplace:

Heat:

Roof Type-Cover:

Transfer Information

Rec. Date: 10/06/2016	Sale Price:	Doc Num: 2016-068907	Doc Type: Deed
Owner: Edginton Wendella A Living Trust		Grantor: EDGINTON WENDELLA A	
Orig. Loan Amt:		Title Co:	
Finance Type:	Loan Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Assessor Map

**TICOR TITLE COMPANY**

Parcel ID: 00572428

Site Address: 714 Main St

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Assessor Street Map

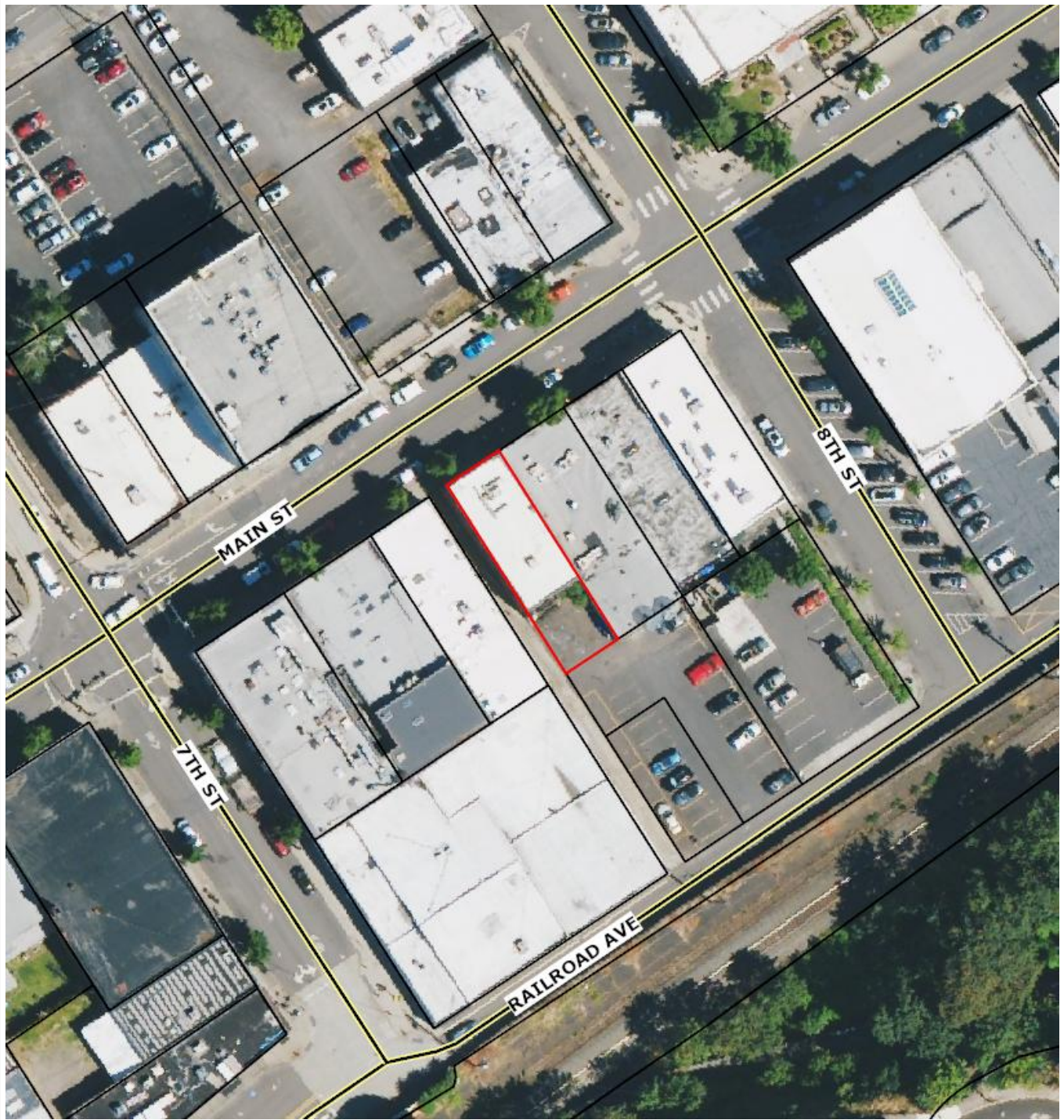
**TICOR TITLE COMPANY**

Parcel ID: 00572428

Site Address: 714 Main St

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Aerial Map

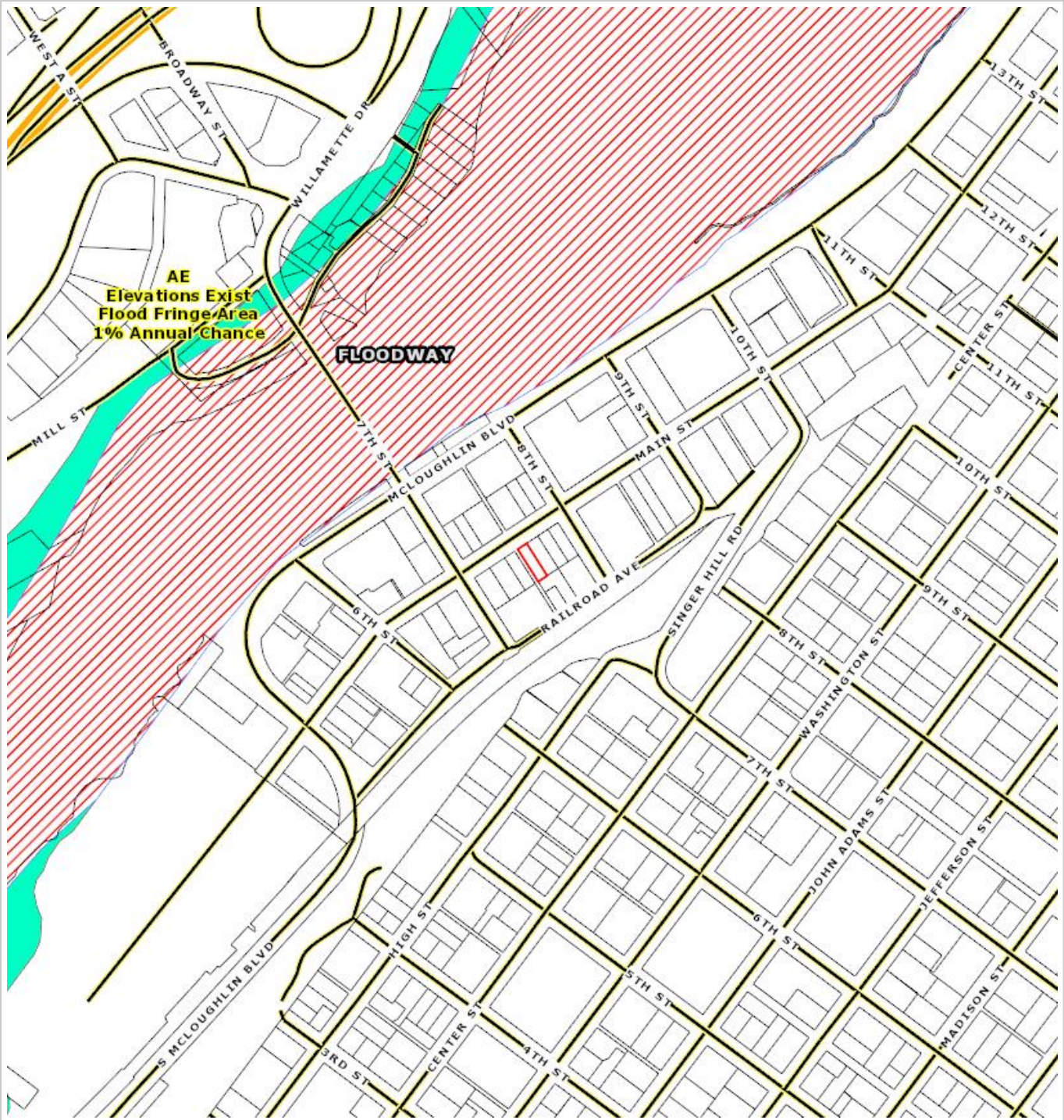


TICOR TITLE COMPANY

Parcel ID: 00572428

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Flood Map - 100 Year



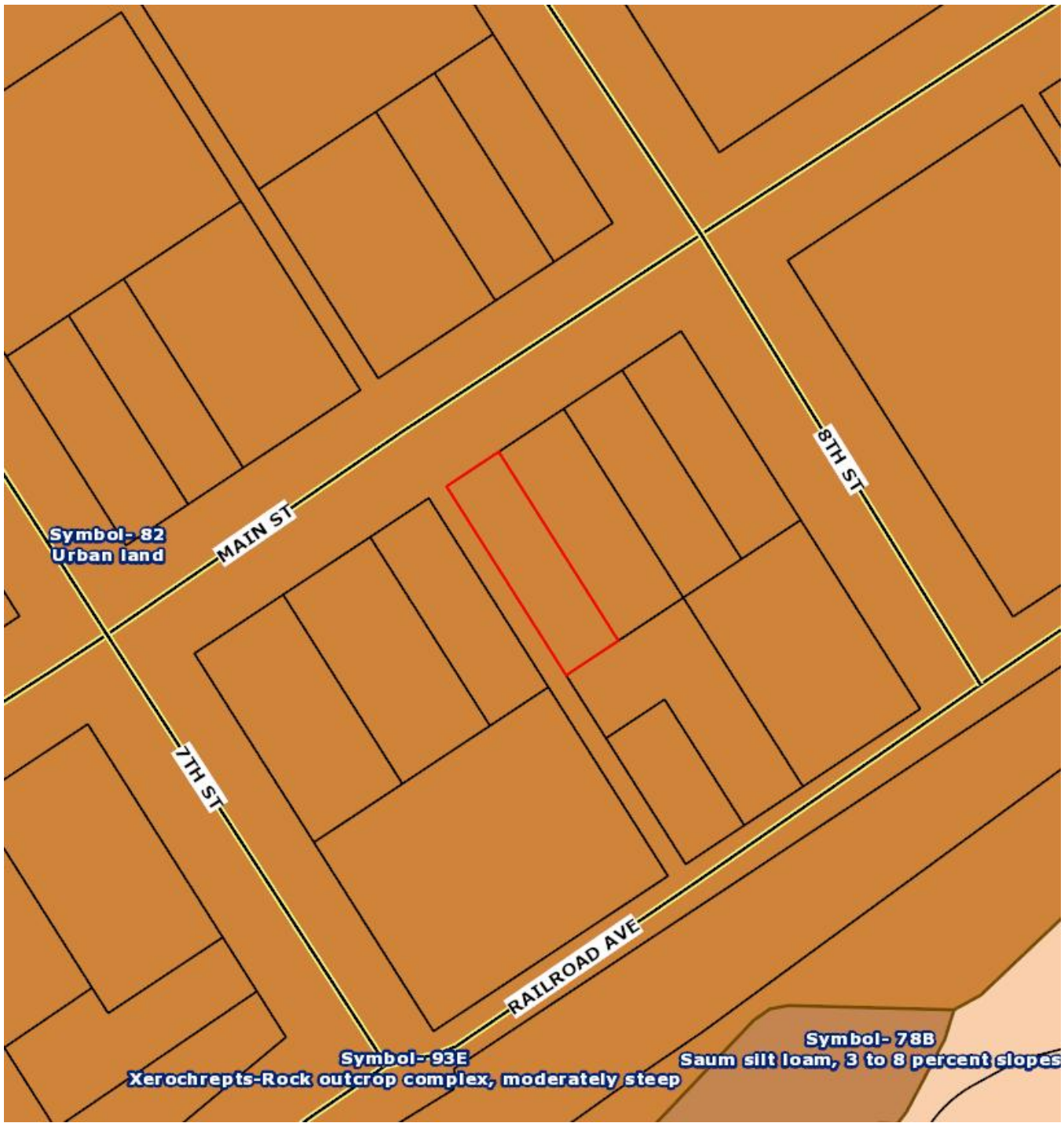
TICOR TITLE COMPANY

Parcel ID: 00572428

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Item #1.

Soil Map



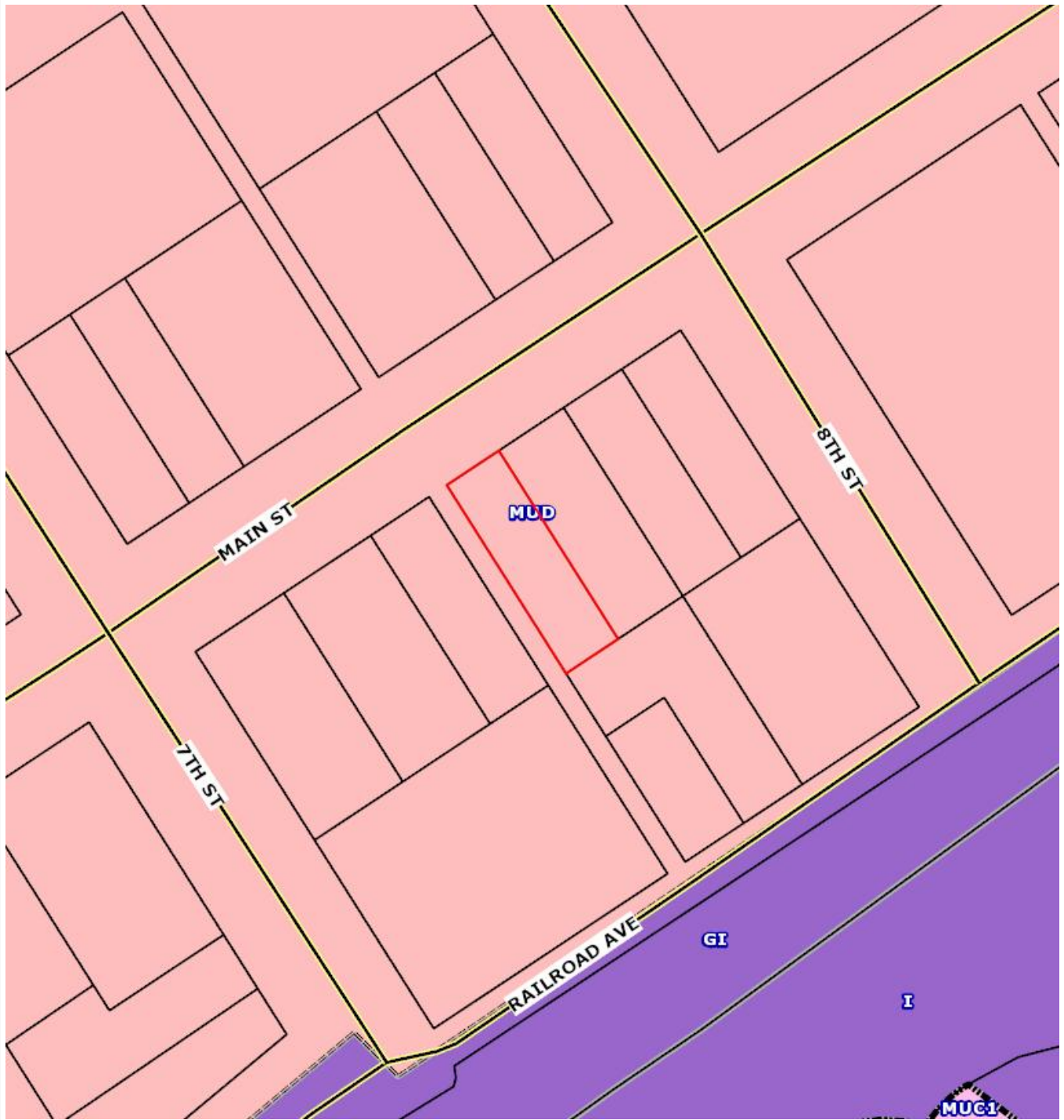
TICOR TITLE COMPANY

Parcel ID: 00572428

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Item #1.

Zoning Map



TICOR TITLE COMPANY

Parcel ID: 00572428

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SW (Right Side)

- 2nd Story
- Farthest South



SW (Right Side)

- 2nd Story
- Farthest South



SW (Right Side)

- 7th Story
- ~~Between 7th and 8th~~
- 2nd from the back.





SW (Right Side)

- 2nd Story
- ~~Portico~~ ~~about~~
- 2nd from the back
- 3rd from the back

SW side (Back)

- 2nd Story

- Farthest West

SW (Right Side)

- 2nd story
- ~~2nd from the back~~
- 2nd from the back
- ~~3rd from the back~~
- 3rd from the front

SW side (Back)

- 2nd Story

- Farthest West

SW side (Back)

- 2nd Story

- Frontal West



West (Right)

Ground level

Dinner to the back



West (Right)
Ground level
Closest to the back

West (Right)

Ground level

- ~~First to the back~~
- ~~2nd from the back~~
- 3rd from the back







Petzold Building

PETZOLD, RICHARD B. BUILDING
OREGON CITY, CLACKAMAS COUNTY, OR

Item #1.

OREGON CITY CARRIAGE

CIRCA 1906

URB ARBOUR

714 MAIN STREET

OREGON CITY, OREGON 97045

TO THE SE, ORIGINAL FACADE (N

Page 59

1 OF 11



PETZOLD, RICHARD B. BUILDING
OREGON CITY, CLACKAMAS COUNTY,

Item #1.

LYNDA SEKORA

MAY, 1991

URB ARBOUR

714 MAIN STREET

OREGON CITY, OREGON 97045

TO THE SE, FACADE (NW ELE.)

2 OF 11

Page 61



PETZOLD, RICHARD B. BUILDING
OREGON CITY, CLACKAMAS COUNTY, OREGON

Item #1.

LYNDA SEKORA

MAY, 1991

HRB ARBOUR

714 MAIN STREET

OREGON CITY, OREGON 97045

TO THE NE, FACADE (NW) AND SIDE (SW) ELEVATIONS

Page 63

3 OF 11



PETZOLD, RICHARD B. BUILDING
OREGON CITY, CLACKAMAS COUNTY, OREGON
LYNDA SEKORA

Item #1.

MAY, 1991

URB ARBOUR

714 MAIN STREET

OREGON CITY, OREGON 97045

TO THE SE, FACADE (NW) AND SIDE (SW) ELEVATIONS

4 OF 11

Page 65



HISTORIC RESOURCE SURVEY FORM

County **CLACKAMAS**

Note: For properties 35 years old and newer, starred (*) sections are the only required fields.

*Street Address: 714 MAIN STREET			*City: Oregon City		
USGS Quad Name: Oregon City		UTM or GPS Latitude:		Longitude:	
Township: 2S	Range: 2E	Section: 31	Block/Lot: 24/7	Tax Lot #: 22E31AB05800	
*Date of Construction: c.1905		Historic Name: Petzold Building		Historic Use or Function: Saloon-liquor store/apartment	
Group or Ensemble Name: N/A		*Current Name or Use: Professional offices		Associated Archaeological Site: Unknown	
Style(s): Italian Renaissance			Plan Type/Shape: Rectangular		
Foundation Material: Concrete		Structural Framing: Brick		Number of Stories: 2	
Roof Type/Material: Flat/built-up		Window Type/Material: Fixed metal display (1st); 1:1 dh wood (2nd)			
Exterior Surface Materials - Primary Brick		Secondary: Brick		Decorative:	
Exterior Alterations or Additions/ Approximate Date(s): Storefront altered - 2nd round arch entrance removed; decorative cornice removed (dates unknown)					
Integrity: Good		Preliminary National Register Findings ☒ National Register Listed			
Condition: Good		Potentially Eligible: ☐ Individually (and/or) ☐ As a contributing resource in a district			
Local Ranking:		Not Eligible: ☐ In current state ☐ Irretrievable loss of integrity ☐ Not historic			

Description of Physical and/or Landscape Features:

This two-story, brick building is listed on the National Register under Criterion C as a relatively intact example of Italian Renaissance architecture in the commercial vein. It has corbelled beltcourses, flat rowlock arches with keystones above upper floor windows, rounded arch entry (north front) which is distinguished with decorative detailing and keystone. The building faces west.

Statement of Significance: (use additional sheets if necessary)

The Petzold Building was constructed in c.1905 by German businessman, Gustav Friewald. He leased the building to Albert Knapp and Louis A. Nobel in 1906. They opened a combination saloon-liquor store on the first floor; Nobel used the second floor for living quarters. In the 1916 city directory, the building is referred to as the Nobel Building. In 1917, Richard Petzold purchased the building and continued to lease the retail space to various businesses until the family sold the property in 1951. According to the NR nomination, businesses which were located at this site include a restaurant and confectionary operated by the McAnulty family from 1924 to 1930 and a pool hall in the early 1930s. The building's storefronts were remodeled in 1935 to accommodate the Robnett & Cross Drug Store (which was located here from 1935 to the mid-1960s) and the Western Hardware Store (mentioned in 1936 newspaper ads at this address), followed by Klippel's Auto and Home Supply Store (listed in the 1941 and 1947 directories) and Kap's Hardware (1953 directory). The upper story was converted to five small apartments after about 1920, although it is not known how long they were used. In 1966, the building was converted to office space. Richard Petzold, a German immigrant, was a prominent Oregon City businessman who devoted himself to community service. He came to Oregon City in 1893 and opened a butcher shop with partner, Charles H. Gale. After a trip to his homeland in 1898, he briefly relocated to La Grande before returning to Oregon City in 1903, at which time he established his own meat market and butcher shop. He eventually owned interest in several downtown buildings, as well as residential rentals. He retired in 1919, but continued to manage his properties until his death in 1936. He served as on the City Council from 1920 to 1922 and was an active member in the local Commercial Club.

Researcher/Organization: Michelle L. Dennis			Date Recorded: May 2000		
Survey Form Page 1	Photo Roll #: 2	Frame #(s): 9	Local Designation #:	SHPO #:	

HISTORIC RESOURCE SURVEY FORM

County **CLACKAMAS**

Note: For properties 35 years old and newer, starred (*) sections are the only required fields.

*Street Address: 714 MAIN STREET		*City: Oregon City	
Architect and/or Builder: Unknown		Owner Type: ☒ Private ☐ Local ☐ State ☐ Federal ☐ Mixed	
Addition or Subdivision Name: Oregon City Original Plat		Owner Name: Urban S. Arbour Co-Trustee	
Area(s) of Significance: Commerce, Architecture		Address: 5627 River St.	
Property Category: ☒ Building ☐ Structure ☐ Site ☐ Object ☐ District		City, State, Zip: West Linn, OR 97068	
		Phone:	

Documentation		
Research Sources: ☐ Abstract of Title ☒ Sanborn Maps ☐ Obituary Index ☒ City Directories ☐ Census Records ☒ Biographical Encyclopedias ☒ Newspapers	☐ Building Permits ☐ Tax Records ☒ SHPO Files ☐ State Archives ☐ State Library ☒ Local Histories ☐ Personal Interviews ☒ Historic Photographs	Local Library (specify) Oregon City Public Library University Library (specify) UO/OSU Historical Society (specify) Clackamas Co. Historical Society Other (specify): National Register Nomination

Bibliographic References: <u>Clackamas County and Oregon City Directory.</u> Oregon City, OR: Sohns & Woodbeck, 1917. Clackamas County Historical Society and Museum history files and historic photographs. <u>Directory of Oregon City.</u> Portland, OR: Pacific Directory Service, 1941. <u>Directory of Clackamas County.</u> Portland, OR: Pacific Directory Service, 1948. Gardner, Wilmer (compiler). <u>Old Oregon City.</u> Oregon City, OR: Clackamas County Historical Society, 1987. <u>Historic Oregon City.</u> 1957 (n.p.) Oregon City Enterprise [daily and weekly] (various dates). Oregon City Library files. Sanborn Fire Insurance Company maps, 1892, 1911, 1925. "Telephone History in Oregon City." Pacific Northwest Bell, 1976. The City of Oregon City's 1983 Historic Survey of Downtown Oregon City (individual property files). Webber, Bert and Margie. <u>Oregon City (By Way of the Barlow Road) At the End of the National Historic Oregon Trail.</u> Medford, OR: Webb Research Group, 1993. Wiederhold, Kathleen M. <u>Exploring Oregon's Historic Courthouses.</u> Corvallis, OR: Oregon State University Press, 1998.

Researcher/Organization: Michelle L. Dennis		Date Recorded: May 2000	
Survey Form Page 3	Photo Roll #: 2	Frame #(s): 7	Local Designation #:
		SHPO #:	

HISTORIC RESOURCE SURVEY FORM

County **CLACKAMAS**

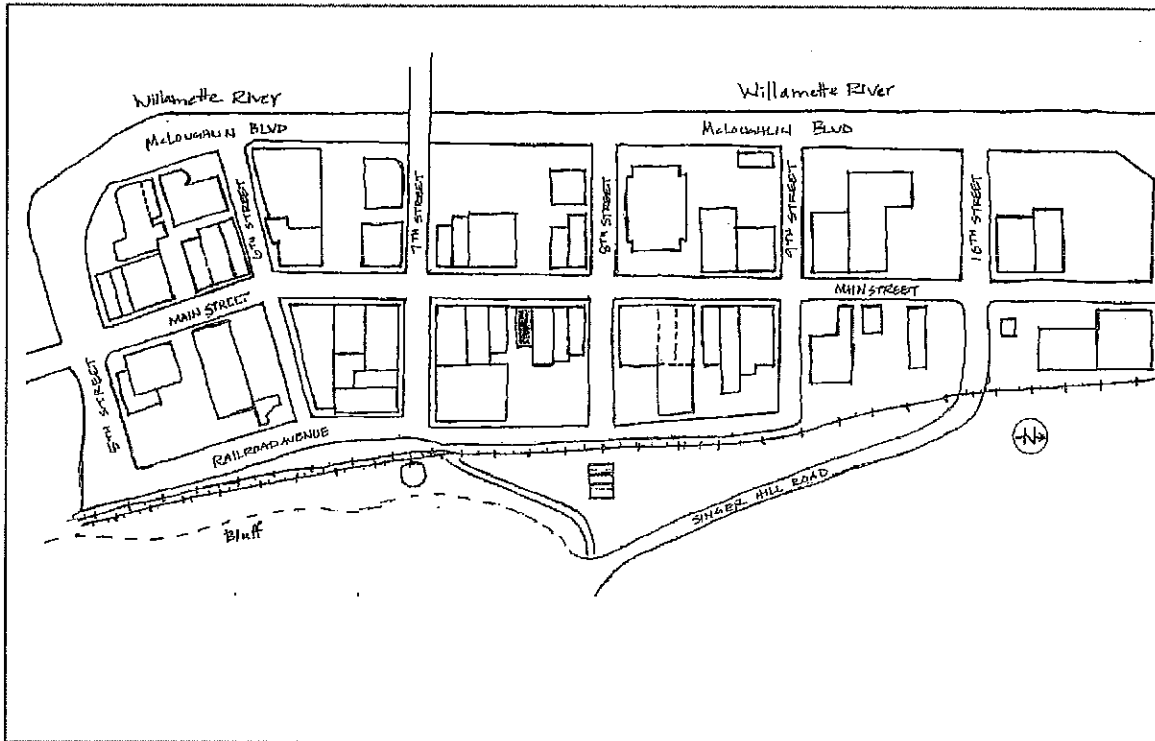
Note: For properties 35 years old and newer, starred (*) sections are the only required fields.

*Street Address: **714 MAIN STREET***City: **Oregon City**

Photo:



Map:

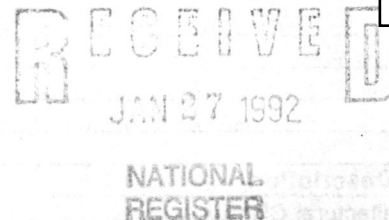
Researcher/Organization: **Michelle L. Dennis**Date Recorded: **May 2000**

Survey Form Page 2

Photo Roll #: **2**Frame #(s): **110**

Local Designation #:

SHPO #:

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Petzold, Richard B., Building (preferred)
other names/site number Noble Building

2. Location

street & number 714 Main Street N/A not for publication
city, town Oregon City N/A vicinity
state Oregon code OR county Clackamas code 005 zip code 97045

3. Classification

Ownership of Property

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing
1	buildings
	sites
	structures
	objects
1	0
Total	

Name of related multiple property listing:

N/A

Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

January 3, 1992

Date

Oregon State Historic Preservation Office

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- ☒ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register. ☐ See continuation sheet.
☐ determined not eligible for the National Register.
☐ removed from the National Register.
☐ other, (explain:)

Entered in the

National Register

3/5/92

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Commerce/Trade: restaurant
Commerce/Trade: specialty store
Domestic: single dwelling
Domestic: multiple dwelling

Current Functions (enter categories from instructions)

Commerce/Trade: business

Item #1.

7. Description

Architectural Classification

(enter categories from instructions)

Late Victorian: Renaissance

Materials (enter categories from instructions)

foundation concrete

walls brick, stucco

roof asphalt: flat built-up

other brick & dressed stone ornament

Describe present and historic physical appearance.

☒ See continuation sheet

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Opening Statement

The Richard B. Petzold Building was constructed in circa 1905 in the Renaissance style by original owner, Gustav Friewald. The names of the architect and building contractor are unknown. Originally erected for commercial use, the two-story building contains six small offices on the ground floor and a vacant upper level that is to be converted into additional office space. The building is well maintained and in good condition. Restoration of the facade and second story interior is planned.

Site

The Petzold Building is located in the Northwest 1/4 of the Northeast 1/4 of Section 31 of Township 2 South Range 2 East of the Willamette Meridian. It is sited on the southeast side of Main Street in Block 24, between Seventh and Eighth Streets of downtown Oregon City. The building occupies that portion of the tax lot nearest Main Street, while the remaining half of the lot in the rear is devoted to parking. The facade of the building is oriented to the northwest.

The northeast side of the nominated building is closely flanked by a severely altered post-1925 commercial building; a narrow alley runs by the southwest elevation and beyond that is a circa 1925 Renaissance Revival style commercial building. Fronting the nominated building, across Main Street to the northwest and southwest, is a 1907 Masonic Temple which contains commercial space on the lower level. A large parking lot lies next to the temple on the north. There are no buildings in the rear (southeast) of the nominated property. Beyond the parking lot are Railroad Avenue and the Southern Pacific railroad track.

Main Street, on which the Petzold Building is located, was the principal roadway through the original commercial district of historic Oregon City. The linear area continues as an important center of business today, with a majority of the buildings devoted to commerce. Industrial complexes lie to the south at the end of Main Street and along the Willamette River on the west. Twenty-nine historic buildings, dating between circa 1850 and 1937, are positioned along Main Street between Fifth and Tenth Streets; thirteen of these are in the same block as the Petzold Building.

The Main Street locale is situated on a narrow basalt terrace between the elevated eastern bank of the Willamette River and a steep rocky cliff that acts as a backdrop for the old town center. The area is competely developed and is both commercial and industrial in character. Landscaping is limited to sporadic tree plantings along the main roads.

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Exterior

The two-story, rectangular building measures 71 feet long and 30 feet wide (photos 2-6). The structural system consists of exterior brick walls laid in American or stretcher bond courses over a poured concrete foundation. The common building bricks are a dark red color and each measures 4" wide, 8 1/2" long and 2 1/2" thick. The exterior walls are three bricks thick in depth and contain no other structural support. The side and rear elevations are stuccoed, as is the uppermost portion of the facade, above the corbeled belt course. The building has an unfinished half-basement (30' x 31') excavated part-way into the ground. The roof is flat and covered with built-up asphaltting. It is pierced by three brick chimneys, only one of which is still functional. Most of the ornament is on the facade of the building and is of brick accented with dressed stone elements. The exposed and stuccoed brick of the exterior walls are painted a rusty-red color.

The facade (northwest elevation) is clearly the most handsome feature of the building (Photos 2-3). It has an archivolt entry on the north end that gives access to the upper level (Photo 7). The archway is composed of vertical brick rowlocks with a dressed stone keystone and brick pilasters with dressed stone capitals and bases. Ornamental cast-iron grillwork is set into the soffitt of the arch. The paneled door has a half-round transom with a dentil course below and is flanked by slender wooden pilasters with simple capitals. The door once had glass in the upper half, but wooden panels were inserted at an unknown date.

Originally a second arched entryway on the south end of the facade replicated the existing entry (Photo 1). A paneled glass entrance was positioned between the arches, leading to the main floor. In circa 1966 the building was converted into office space and the lower facade "modernized," such that the south archway and central glass entrance were altered to create a recessed diagonal entrance of plate glass and new brick. The current owner intends to restore the storefront to its original condition (see restoration plans). Plans include returning the arched brick entry to the south end of the building; however, a window will be inserted under the arch rather than a door. The central glass entrance will be rebuilt to copy the original, with modifications as required by local building codes.

There are four, one-over-one, double-hung windows on the upper facade. Each sash is topped by flat arched brick rowlocks with keystones. The windows are original, though in a deteriorated condition. The current owner intends to replace them in kind.

The facade is further accented by a series of corbeled brick string courses running across the top of the entrances and above and below the windows. That below the windows is of molded brick. Originally the building had a wooden cornice with block modillions, but this feature was removed at an unknown date. A modern, flat-roofed porch-like projection extends out from the central facade, giving shelter to the entrance. The current owner wishes to either retain the flat projection or install an awning in its place. Awnings are commonly found on the commercial buildings in this area.

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The side elevation on the alley (southwest) is pierced by eleven, deeply recessed, arched windows with one-over-one, double-hung sashes (Photos 3-5). There are four windows on the first floor, each measuring 46"x 69", and seven on the upper level, measuring 46"x69" and 35"x52". One other small window (42"x43") is located on the basement level. In addition to the windows, there were originally two narrow doorways (36"x126"), but these were bricked up at an unknown date. The windows are intact; although those of the first floor were covered with paneling on the interior in circa 1966. The remains of two iron hinges on either side of each sash window suggest that shutters once flanked the openings.

Access to the other side elevation (northeast) is blocked by the post-1925 commercial building that was constructed less than 12 inches from the exterior wall of the Petzold Building. It is unknown if openings pierce the first floor wall, but seven recessed, one-over-one, double-hung windows are on the upper level and these occur in four sizes-- 46"x37", 46"x53", 40"x48" and 28"x43". The three largest windows were originally 69" in length; they were shortened by bricking up the lower portion, presumably when the building next door was built. Undoubtedly the three sashes were replaced at that time; however, the other four are original.

The rear of the building, which is the southeast elevation, (Photo 6) has two upper windows--40"x41" and 24"x46"--and one smaller window on the first level (28"x60"). There are two doorways, one on each floor, that retain their original paneled doors. The lower door (36"x110") has a transom and the remains of iron hinges. The second floor entry once gave access to a fire escape that was removed at an unknown date. The current owner intends to seal this door and construct an interior fire escape in the southeast corner of the building. There is also evidence of a lean-to addition across the lower story, probably erected when the fire escape was dismantled. It is not known when the addition was demolished.

Interior

The initial floorplan of the main floor is unknown; however, it is speculated that the former saloon/restaurant/specialty store required at least one large open space, with perhaps one or more smaller rooms in the rear. In 1940 the area was remodeled for use as a drug store, but it is not known what changes in plan, if any, occurred. In 1966 the first floor was partitioned into six offices and two lavatories organized around a central hallway (see floorplan). The front office is the largest space and functions as a reception area.

The interior walls of the main floor are of wood-frame construction, covered with drywall and contemporary wood paneling (Photos 8-9). The modern partitioning could easily be removed if restoration of the original interior space was desired. The current owner, however, intends to retain the present office division. The original wall cladding is unknown; although lath and plaster and wainscoting were used upstairs. It is also not known if any of the old wall surfaces remain, hidden behind the present-day paneling.

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The low ceiling is a suspended system that has been dropped at different times to three lower levels from the original 12'-14' level. As far as is known, the older ceiling is intact. The original fir flooring is also intact, but now covered with carpeting and tile. Though not in use, the original windows are present, and one original paneled door survives in the rear of the building.

The second level was originally used as living quarters for the family of saloonkeeper, Louis A. Nobel, who resided there from 1906 to about 1919. The original floorplan of the residential space is unknown; however, the stairway with a turned spindle railing appears to be original (Photo 10). Sometime after Noble vacated the quarters, the second floor was partitioned into five small apartments, each consisting of a bedroom, kitchen and bath. It is not known how long the apartments were in use. The current owner intends to convert this floor into office space, utilizing most of the existing wall divisions.

The inner walls of the second floor are of wood-frame construction. They were clad in lath and plaster, while the brick exterior walls were covered with tongue and groove wainscoting, topped by lath and plaster. Due to their deteriorated condition, the current owner removed all of the old surfaces except the wainscoting on either side of the stairway. He intends to retain the structural framework of the inner walls, but re clad them with sheet rock. The wainscoting along the brick walls will be rebuilt to match the original and the brick above left exposed.

The plastered ceiling is intact and pierced by two hung chimneys and one large brick chimney that services the basement furnace. The deterioration of the hung chimneys threatens their stability; therefore the current owner plans to remove them. Flooring for this level is of fir, and the former kitchen areas retain small pieces of linoleum. The flooring is intact; however, it will be carpeted during the office conversion.

The original windows and hardware are intact, including those changed on the northeast elevation in circa 1925-1930. Each window features simple crown molding. The current owner intends to replace the facade windows due to their deteriorated condition, but the replacements will match the original.. The only original door remain is the paneled fire door on the southeast (rear) elevation (Photo 11). It is greatly deteriorated, and the owner wishes to seal that entry. An interior fire escap is planned for the southeast corner, with a stairway leading from the second story to the ground floor door. The new location for the fire exit is near the original placement of the old fire escape, except that it is on the interior.

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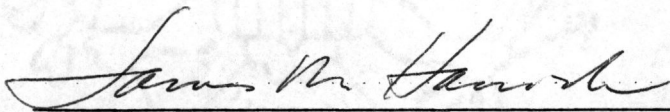
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PETZOLD, RICHARD B., BUILDING
714 Main Street
Oregon City
Clackamas County
OREGON

The purpose of this continuation sheet is to report a mis-mark in the stylistic identification block under Section 7 in the National Register of Historic Places registration form pertaining to the above property that was forwarded on January 23, 1992.

The stylistic category is correctly identified as follows.

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style



James M. Hamrick
Deputy State Historic Preservation Officer

February 4, 1992

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

Item #1.

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☐ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

circa 1905

Significant Dates

circa 1905

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

☒ See continuation sheet

9. Major Bibliographical References

Item #1.

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

☒ See continuation sheet

Primary location of additional data:

- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Specify repository:

Oregon City Planning Department

10. Geographical Data

Acreage of property 0.07 acres Oregon City, Oregon 1:24000

UTM References

A

1	1	0
---	---	---

 Zone

5	3	1	0
---	---	---	---

 Easting

8	1	1	0
---	---	---	---

 Northing

5	1	0	2	1	2	6	1	0	0
---	---	---	---	---	---	---	---	---	---

B

--	--	--

 Zone

--	--	--	--

 Easting

--	--	--	--

 Northing

D

--	--	--

 Zone

--	--	--	--

 Easting

--	--	--	--

 Northing

☐ See continuation sheet

Verbal Boundary Description

The nominated property is located in NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 31, Township 2S, Range 2E, Willamette Meridian, in Oregon City, Clackamas County, Oregon. It is legally described as the west 29.4 feet of Lot 7, Block 24 of the Plat of Oregon City and is otherwise identified as Tax Lot 5800 at said location.

☐ See continuation sheet

Boundary Justification

The boundaries delineated are those that define the lot on which the nominated building rests. The tax lot measures 29.4 feet by 105 feet.

☐ See continuation sheet

11. Form Prepared By

name/title Lynda Sekora, Historic Preservation Consultant

organization _____ date July, 1991

street & number 2640 E. Wilshire Drive telephone (503) 344-3680

city or town Eugene state Oregon zip code 97405

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The historic, two-story store and saloon building on Oregon City's Main Street that was erected for Gustav Fiewald about 1905 presents a frontage of roughly 30 feet on the east side of the thoroughfare between 7th and 8th streets. The location is strategic, about equidistant from the Willamette River Bridge crossing on 7th and the Clackamas County Courthouse at 8th and Main.

The building is a small-scale version of Commercial style architecture with restrained Classical detailing in the tradition of the Italian Renaissance that was made fashionable by the high style work of leading eastern architects around the turn of the century. As originally configured, the facade was a dignified, if diminutive rendition of Renaissance principles of symmetry and superposed arches of various types. Based on comparative analysis of the City's 1982-1983 cultural resource inventory, the Petzold Building is adjudged the best-preserved example of the "American Renaissance" stylistic subcategory.

As originally constructed, the facade was formal in organization, with a central, three-part plate glass store front flush with the wall plane that was flanked by Roman-arched portals on either side. The brickwork, which in recent years has been painted, was rather finely, if simply handled with archivolt detailing and denticulated string courses. Dressed stone was used for keystones and impost blocks. Second story window openings, arranged as two sets of paired bays, are fitted with double-hung wood sash having one over one lights. They are trimmed with keystone flat arches. The parapet is straight-topped.

The building has gained its title from the second owner, the successful German-born butcher and man of affairs, Richard Petzold, who acquired the property from Fiewald in 1917 and converted the saloon-liquor store to retail space. Significant modifications took place in the 1920s when Petzold converted the saloon keeper's upstairs quarters to rental rooms, and in 1940, when the ground story was remodeled for a drugstore. Other modifications were made in 1966. These episodes resulted in removal of a metal cornice with dentils and modillion blocks, removal of the south stairway entrance from the street front, and replacement of the historic shop front. Little historic fabric is revealed in the ground story interior today, but door and window trim remains on the second story. The original back staircase, with its vertical tongue and

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groove paneling and square-capped railing posts having inset panels is intact.

The property is significant locally under Criterion C. The Petzold Building is one of the oldest brick buildings in Oregon City's central business district and is one of only five early 20th Century Commercial-style buildings on Main Street sufficiently unaltered to be recognizable as examples of type. The current building owner has developed duly approved plans for renovation work that would restore symmetry and a flush shop front to the facade, replace the missing cornice, and refurbish the second story interior.

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The Richard B. Petzold Building, constructed in circa 1905, is locally significant under Criterion C as a prime example of early 20th century commercial architecture, which favored a return to historic precedent in building design. The Italian Renaissance style Petzold Building is one of five primary commercial buildings located in the original business district of historic Oregon City. It is one of the oldest surviving downtown buildings to be constructed in brick. The ornamentation of the facade is among the most distinctive of the historic storefronts along Main Street, and the design of the building is one of the best examples of a local interpretation of Renaissance style commercial architecture. Characteristic elements of the style exhibited by the Petzold Building are the brick and dressed stone building materials, archivolt entry with keystone and windows crowned with flat arch lintels.

Comparative Analysis

In 1982-1983 the Oregon City Planning Department conducted a cultural resource inventory, during which 40 buildings dating before 1940 were recorded in the downtown district. Thirty-one of these buildings were located on Main Street, while the remaining properties were sited on Sixth, Seventh and Eighth Streets and McLoughlin Boulevard. Each of the buildings was evaluated for physical integrity, as well as architectural and historical significance. The evaluation resulted in a rating of the properties into Primary, Secondary, Contributing or Intrusive categories. A majority of the inventoried buildings were rated Secondary due primarily to extensive alterations. Only seven of the properties were judged as Primary resources--the Clackamas County Courthouse and six commercial buildings, which included the Richard B. Petzold Building.

For comparative purposes the following discussion concerns the above five commercial properties rated, along with the Petzold Building, as Primary resources. Each building was field-checked on both the interior and exterior and compared to historic photoas to determine their level of integrity. The buildings represent several architectural styles, with three exhibiting American Renaissance characteristics (Clark 1983:97-109, 125-131).

The brick Busch Building, dated 1895, at 802 Main Street has elements of the Romanesque and Sullivanesque styles. On the exterior, the lower facade has been modernized with

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T-111 siding and large plate glass windows; only the main entrance portal remains of the original storefront. Two large former loading doors on the rear of the southwest elevation have been filled in, using modern windows. The machicolated parapet above the roof has been removed. Interior alterations include the partitioning of all three floors and cladding of the wall surfaces in modern materials. The ceilings of the first floor have been lowered, and the stair railings appear to date to the 1930s.

The Andresen Building, dated circa 1902, is a Renaissance style brick building located at 621 Main Street. Typically the lower facade has been modernized, such that the original entry is now divided into two doorways and all of the storefront windows removed or replaced. All that remains of the original first floor facade is the entrance door to the second level. Access to the upper story was not possible to assess its integrity, but the main floor has been partitioned into smaller spaces than what was originally intended. The wall coverings are modern, and the ceilings are lowered.

The 1914 Chicago style brick and stucco building at 722-24 Main Street has recently been partially restored on the exterior; although the original single entrance and open space of the lower interior have been divided to accommodate two businesses. The facade now has a dual entry and the main floor is partitioned into two commercial spaces. The office space on the upper level has contemporary wall coverings and some of the ceilings are lowered.

The brick and terra cotta McCald Building, dated circa 1925, at 712 Main Street is a Renaissance Revival style building, similar in character to the Petzold Building. Although a photograph showing the historic storefront was unavailable, it is obvious that the retail base has been modernized with large plate glass panels placed diagonally towards the main entrance. The facade has an arched entry on the north end of the building leading to the second story, and it is suspected that a twin portal on the south end once existed. The upper level on the interior has new wall coverings and doors, and the railing of the stairway is a replacement. Likewise the first floor has contemporary surfacing materials and lowered ceilings. The original function of this building has changed from being municipal offices to commercial space.

The Bank of Commerce at 702-04 Main Street was built in the Beaux Arts style in 1935-1937. The exterior alteration of the lower facade and southwest elevation is severe, as all of the sash windows have either been covered over with siding or replaced with modern plate glass. The original brick exterior walls have been buried beneath T-111 siding and tile, and the Classically-inspired main entrance is totally destroyed. Access to the interior of the main floor was limited; however, it was possible to determine that the once open banking room has been partitioned into much smaller spaces, with lowered ceilings and all new wall materials. The interiors of the second and third floors appear to be reasonably intact.

It is clear that exterior alteration to the retail base and interior partitioning are common factors in the on-going modernization of historic commercial buildings in

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Oregon City. At issue is the severity of the alteration and the effect it has on the historic character of the building. Despite the changes to the Petzold Building, it was rated as a Primary resource by the 1982 Oregon City inventory, which indicated that the historic character was intact. Further support for the building's integrity is gained by the planned restoration efforts of the current owner, who intends to return the facade to a facsimile of its original condition.

Building History

The Petzold Building was built by a German businessman named Gustav Friewald. Nothing is known about Friewald except that he invested in real estate and rented out his buildings to various businesses. Around 1906 he leased the nominated building to Albert Knapp and Louis A. Nobel, two Californians who opened a combination saloon-liquor store. The second level of the building was used by Nobel for living quarters. The saloon was still in operation in 1912 with Nobel as the sole owner; in 1916 the structure was known as the Nobel Building (Polk 1911-12:260; Oregon City Planning Dept. 1982-1983; Sohns & Woodbeck 1916-1917).

Richard Petzold purchased the commercial building in 1917 from Friewald and rented out the retail space to various businesses until the family sold the property in 1951. By 1919 Louis Nobel had vacated the upstairs apartment and presumably closed the saloon and liquor store. The former Noble living quarters was divided into five tiny apartments at an unknown date, and it is also not known how long the apartments were in use. From 1924 through 1930 the McAnulty family operated a restaurant and confectionary on the main floor of the building. Petzold family records, dated 1936-1938, denote a pool hall in operation with Barry and McAnulty listed as the owners (Oregon City Planning Dept. 1982-1983; Petzold n.d.). In 1940 the ground floor was remodeled into a drug store. Building records indicate no changes after that until a 1966 office conversion (Clackamas County Tax Assessor n.d.; Oregon City Building Permit Records n.d.).

The Petzold Building gains additional significance by its association with longtime owner, Richard B. Petzold, a prominent Oregon City businessman, who devoted himself to community service through active membership in city government and local social organizations. He was listed in the 1936-1937 Who's Who for Oregon and a 1920 publication of the State League of German Speaking Organizations that featured biographies of notable emigrant citizens who had settled in Oregon.

Richard Petzold (1866-1936) was born in Dresden, Germany. He was educated at the Volk Night School and later apprenticed himself to a master butcher. In 1887 he emigrated to the United States, first settling in Milwaukie, Wisconsin, where he was foreman of the Weisel Sausage factory for two years. In 1889 Petzold moved to Portland, Oregon to work with the American Dressed Meat Company as a journeyman butcher. He relocated to Oregon City in 1893 and opened a butcher shop with partner, Charles H. Gale. After a trip to his old homeland in 1898, Petzold moved to eastern

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Oregon, where he managed a butcher shop in La Grande. That same year he became a naturalized citizen of the United States (Capitol Publishing Co. 1936-37:437; Davis 1982:53; National Register of historic Places 1985; Oregon Daily Journal 1936; State League of German Speaking Organizations 1920:244-245).

In 1903 Petzold returned to Oregon City to establish his own meat market and slaughterhouse. He began purchasing commercial buildings in downtown Oregon City in about 1917 and eventually owned or held interest in several buildings, which included the Petzold Meat Market, a well known business in downtown Oregon City for many years (716 Main Street). In addition to the commercial buildings, Petzold owned two rental houses and 37 acres on which he raised his own stock and operated a slaughterhouse. He retired from the meat business in 1919 but continued to manage his varied properties until his death in 1936 (Capitol Publishing Co. 1936-37:437; Oregon Daily Journal 1936; Petzold n.d.).

Besides being an astute and energetic businessman, Petzold was a devoted family man and active in community affairs. He married Martha Boden of Grosswehrrsdorf, Germany, and they had three daughters--Erna, Agnes and Alma (Capitol Publishing Co. 1936-37:437). In 1911 the Petzolds built a Craftsman style residence in the "Dutch Camp" neighborhood of Oregon City; the home has since been placed on the National Register of Historic Places (National Register of Historic Places 1985).

Petzold was a charter member of the Zion Lutheran Church that was organized in Oregon City in 1893. He was a member of the local Commercial Club, which worked for the betterment of the city and county. He was also active in German organizations such as the local chapter of the Turn Verien, an athletic association based in Portland. After his retirement from the meat business in 1919 Petzold, a democrat, served as an Oregon City councilman from 1920 to 1922 (Capitol Publishing Co. 1936-37:437; Gardner 1991).

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Capitol Publishing Company.

1936-1937 Who's Who for Oregon. Capitol Publishing Company, Portland, Oregon.

Clackamas County Tax Assessor.

n.d. Tax Assessor records for the Petzold Building. On file Clackamas County Tax Assessor, Oregon City, Oregon.

Clark, Rosalind.

1983 Architecture Oregon Style. Professional Book Center, Inc., Portland, Oregon.

Davis, Harriett (comp.).

1982 Oregon Clackamas County Naturalization Records 1887-1906. Williamette Valley Genealogical Society, Salem, Oregon. On file Oregon Collection, University of Oregon, Eugene.

Gardner, Wilmer.

1991 Telephone interview with author. May 19, 1991, Milwaukie, Oregon.

National Register of Historic Places.

1985 Nomination form for the Richard B. Petzold House. On file Oregon State Historic Preservation Office, Salem.

Oregon City Planning Department.

1982-1983 Architectural and Historical Cultural Resource Inventory. Inventory forms for Richard B. Petzold Commercial Building and Richard B. Petzold House. On file Oregon City, Oregon Planning Department.

n.d. Building permit records for the Petzold Building. On file Oregon City, Oregon Planning Department.

Oregon Daily Journal.

1936 Obituary for Richard B. Petzold dated September 12, 1936.

Petzold, Martha.

n.d. Business accounts book of Petzold family holdings. On file with Claire Met, Oregon City, Oregon.

Polk, R. L.

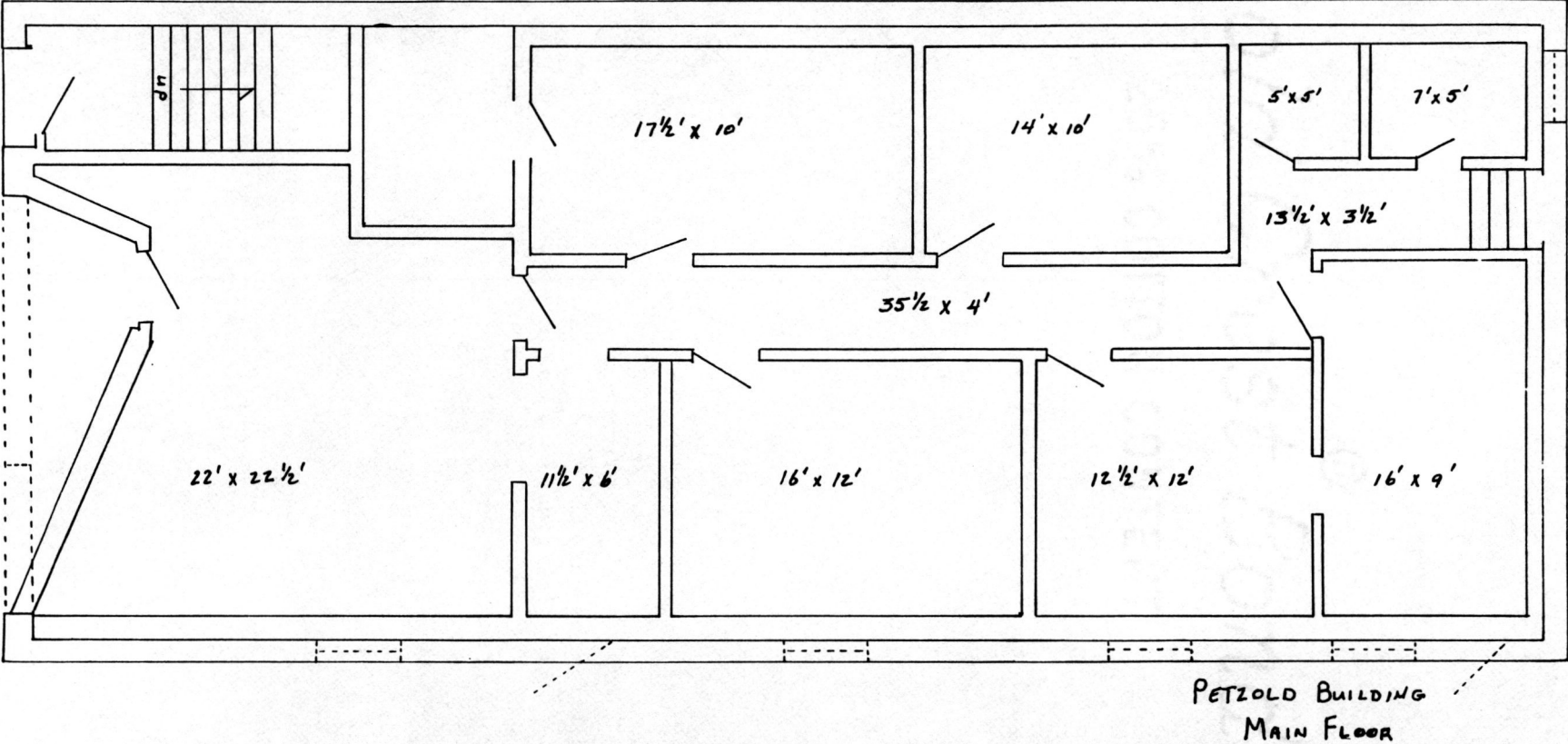
1911-1912 Oregon and Washington State Gazetteer and Business Directory. R. L. Polk and Company, Inc., Seattle. On file Oregon Historical Society, Portland.

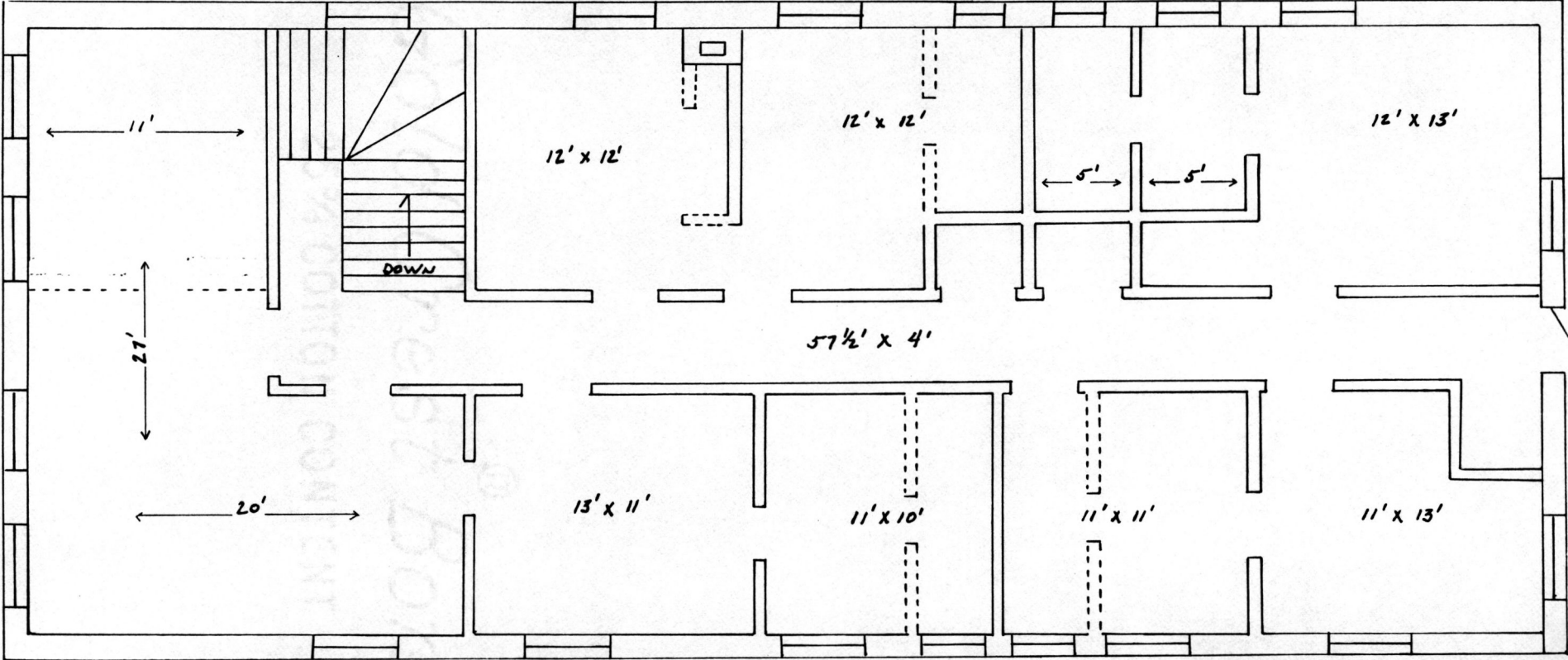
State League of German Speaking Organizations.

1920 Oregon und sein Deutschum. State League of German Speaking Organizations, Portland, Oregon.

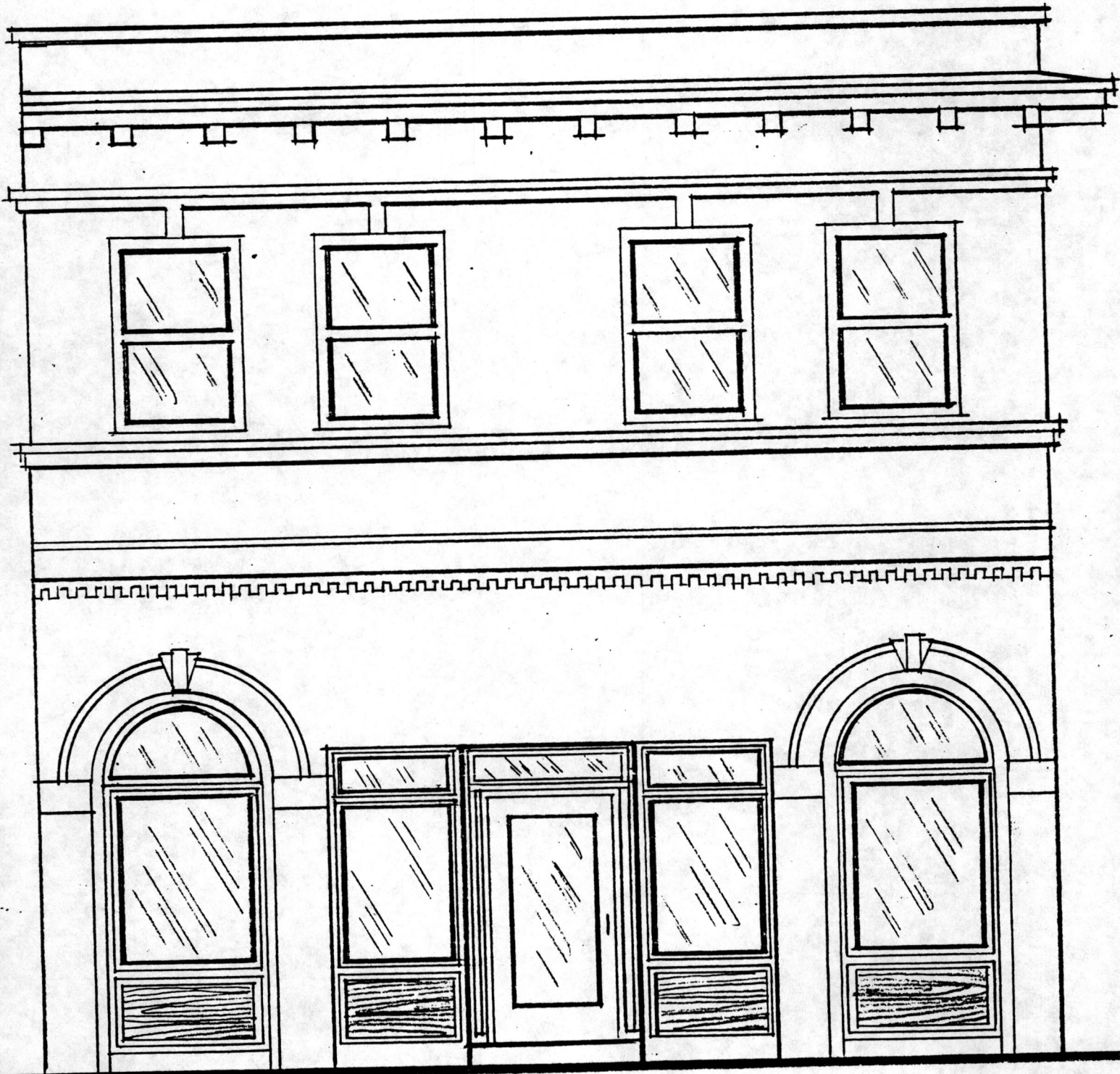
Sohns and Woodbeck.

1916-1917 Clackamas County and Oregon City Directory. Sohn's and Woodbeck, Oregon City. On file Oregon Historical Society, Portland.

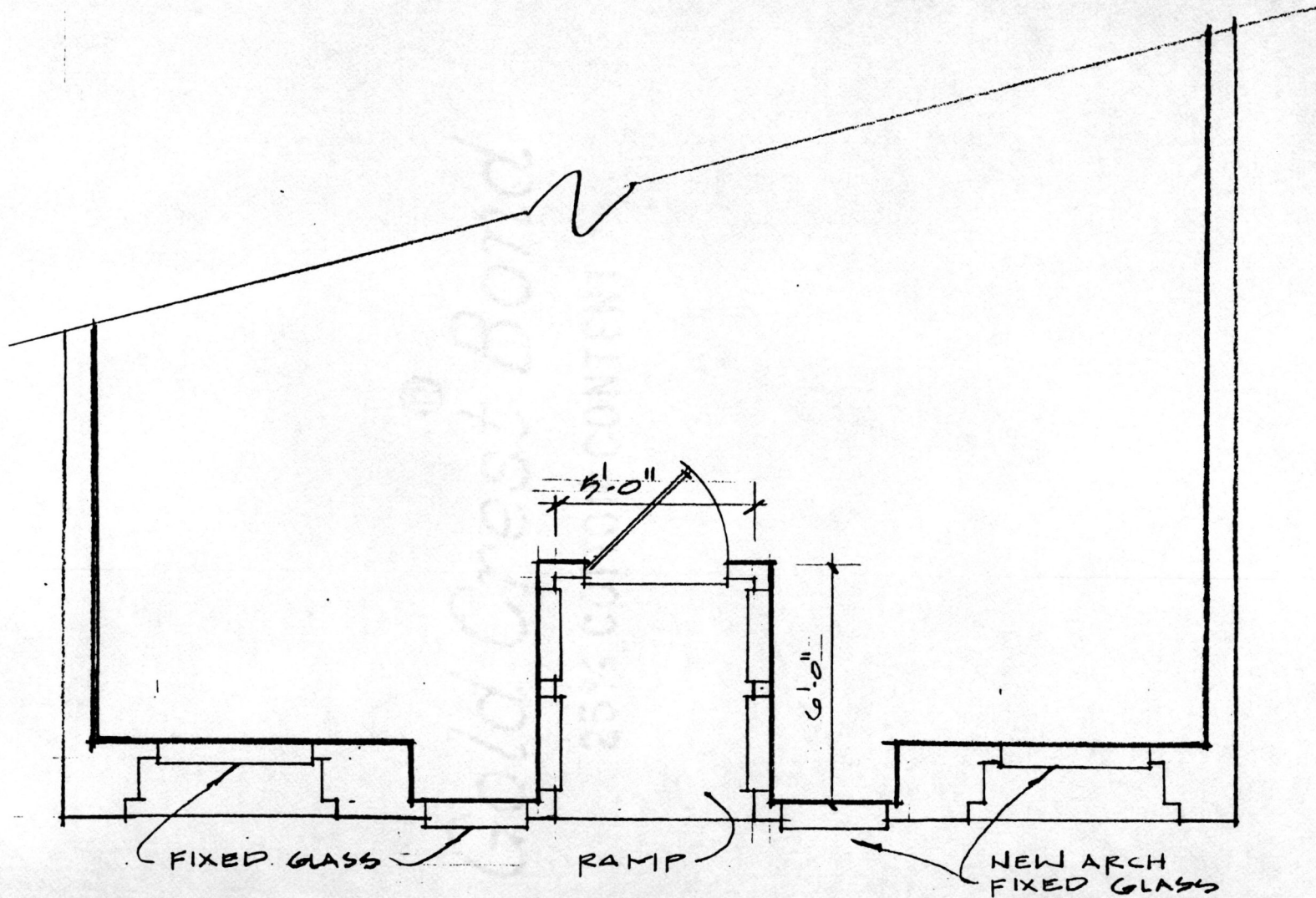




PETZOLD BUILDING
SECOND FLOOR



PETZOLD BUILDING
PROPOSED FACADE 11/22/91 1/4" = 1'-0"



PETZOLD BUILDING
PROPOSED PLAN (ENTRY) 1/4" = 1'-0"



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Item #1.

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Petzold, Richard B., Building

MULTIPLE
NAME:

STATE & COUNTY: OREGON, Clackamas

DATE RECEIVED: 1/27/92 DATE OF PENDING LIST: 2/18/92
DATE OF 16TH DAY: 3/05/92 DATE OF 45TH DAY: 3/12/92
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 92000084

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 3/5/92 DATE

Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

Item #1.

___count ___resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

___historic ___current

DESCRIPTION

___architectural classification
___materials
___descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

___summary paragraph
___completeness
___clarity
___applicable criteria
___justification of areas checked
___relating significance to the resource
___context
___relationship of integrity to significance
___justification of exception
___other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

___acreage ___verbal boundary description
___UTMs ___boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___sketch maps ___USGS maps ___photographs ___presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

Phone

Signed

Date



Petzold Building

PETZOLD, RICHARD B. BUILDING
OREGON CITY, CLACKAMAS COUNTY, OREGON
OREGON CITY CARRIER

CIRCA 1906

URB ARBOUR

714 MAIN STREET

OREGON CITY, OREGON 97045

TO THE SE, ORIGINAL FACADE (NW ELE.)

1 OF 11



PETZOLD, RICHARD B. BUILDING
OREGON CITY, CLACKAMAS COUNTY, OREGON
LYNDA SEKORA

MAY, 1991

URB ARBOUR

714 MAIN STREET

OREGON CITY, OREGON 97045

TO THE SE, FACADE (NW ELE.)

2 OF 11



PETZOLD, RICHARD B. BUILDING
OREGON CITY, CLACKAMAS COUNTY, OREGON

LYNDA SEKORA

MAY, 1991

URS ARBOUR

714 MAIN STREET

OREGON CITY, OREGON 97045

TO THE NE, FACADE (NW) AND SIDE (SW) ELEVATIONS

3 OF 11



PETZOLD, RICHARD B. BUILDING
OREGON CITY, CLACKAMAS COUNTY, OREGON
LYNDA SEKORA

MAY, 1991

URB ARBOUR

714 MAIN STREET

OREGON CITY, OREGON 97045

TO THE SE, FACADE (WN) AND SIDE (SW) ELEVATIONS

4 OF 11



PETZOLD, RICHARD B. BUILDING
OREGON CITY, CLACKAMAS COUNTY, OREGON
LYNDA SEKORA

MAY, 1991

URB ARBOUR

714 MAIN STREET

OREGON CITY, OREGON 97045

TO THE NW, SIDE (SW) AND REAR (SE) ELEVATIONS
5 OF 11



PETZOLD, RICHARD B. BUILDING
OREGON CITY, CLACKAMAS COUNTY, OREGON
LYNDA SEKORA

MAY, 1991

URB ARBOUR

714 MAIN STREET

OREGON CITY, OREGON 97045

TO THE NW, REAR (SE ELE.)

6 OF 11



PETZOLD, RICHARD B. BUILDING
OREGON CITY, CLACKAMAS COUNTY, OREGON
LYNDA SEKORA
MAY, 1991

Item #1.

URB ARBOUR

714 MAIN STREET

OREGON CITY, OREGON 97045

TO THE SE, ENTRANCE PORTAL
7 OF 11



PETZOLD, RICHARD B. BUILDING
OREGON CITY, CLACKAMAS COUNTY, OREGON

LYNDA SEKORA

MAY, 1991

URB ARBOUR

714 MAIN STREET

OREGON CITY, OREGON 97045

MAIN FLOOR INTERIOR

8 OF 11



PETZOLD, RICHARD B. BUILDING
OREGON CITY, CLACKAMAS COUNTY, OREGON
LYNDA SEKORA
MAY, 1991

WEB ARBOUR

714 MAIN STREET

OREGON CITY, OREGON 97045

INTERIOR MAIN FLOOR OFFICE

9 OF 11

Item #1.

PETZOLD, RICHARD B. BUILDING
OREGON CITY, CLATSOP COUNTY, OREGON
LYNDA SEKORA
MAY, 1991

URB ARBOUR

714 MAIN STREET

OREGON CITY, OREGON 97045

SECOND FLOOR INTERIOR, STAIRWAY
10 OF 11

A black and white photograph showing the interior of a building under renovation or in a state of disrepair. On the left is a wooden door with horizontal staves, set in a frame. To its right is a brick wall. Several vertical wooden studs are visible, supporting the structure. The floor is covered with a large pile of wooden planks and debris. In the background, a window opening is visible, showing a glimpse of the exterior. The overall scene is one of decay and construction.

Item #1.

PETZOLD, RICHARD B. BUILDING
OREGON CITY, CLACKAMAS COUNTY, OREGON
LYNDA SEKORA

MAY, 1991

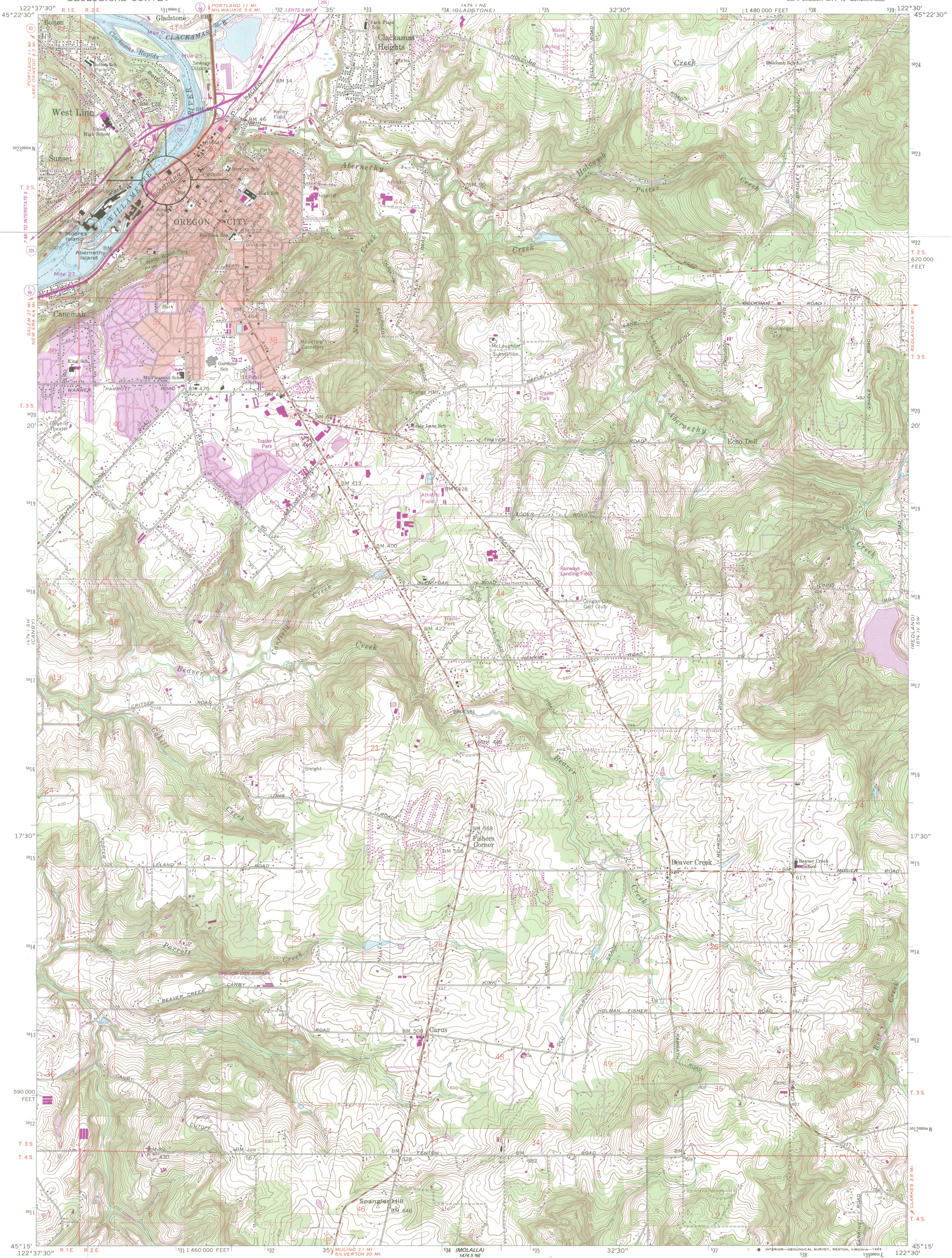
URB ARBOUR

714 MAIN STREET

OREGON CITY, OREGON 97045

SECOND FLOOR INTERIOR

11 OF 11



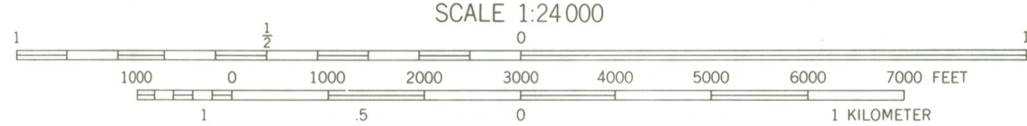
Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA, USCE, and State of Oregon

Topography from aerial photographs by photogrammetric methods
Aerial photographs taken 1952. Field check 1954
Revised from aerial photographs taken 1960. Field check 1961

Selected hydrographic data compiled from NOS/NOAA Chart 6171 (1958)
This information is not intended for navigational purposes

Polyconic projection. 1927 North American datum
10,000-foot grid based on Oregon coordinate system, north zone
1000-meter Universal Transverse Mercator grid ticks,
zone 10, shown in blue

To place on the predicted North American Datum 1983,
move the projection lines 22 meters north and
94 meters east as shown by dashed corner ticks
Red tint indicates area in which only landmark buildings are shown
Fine red dashed lines indicate selected fence lines



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET-DATUM IS MEAN LOWER LOW WATER BELOW LOCKS
AND IS 50 FEET ABOVE MEAN SEA LEVEL ABOVE LOCKS
(COLUMBIA RIVER AND WILLAMETTE RIVER DATA)
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 2 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



QUADRANGLE LOCATION

ROAD CLASSIFICATION

Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
U. S. Route ——— State Route ———

PETZOLD, RICHARD B., BUILDING
OREGON CITY, OREG.
SE/4 OREGON CITY 15' QUADRANGLE
45122-C5-TF-024

1961
PHOTOREVISED 1985
DMA 1474 1 SE-SERIES V892

Revisions shown in purple compiled from aerial
photographs taken 1981 and other sources
This information not field checked. Map edited 1985
Purple tint indicates extension of urban area

10/530810/5022600





CITY OF OREGON CITY

Incorporated 1844

RECEIVED

Item #1.

JUL 29 1991

STATE PARKS AND
RECREATION DEPARTMENT

July 26, 1991

**DEVELOPMENTAL SERVICES
DEPARTMENT**
Planning, Building,
Engineering
320 Warner Milne Road
Oregon City, OR 97045
(503) 657-0895
FAX (503) 657-3339

Ms. Elisabeth W. Potter
Deputy State Historic Preservation Officer
525 Trade Street, SE
Salem, OR 97310

Subject: 714 Main Street, Oregon City - National Register Nomination

Dear Elisabeth:

It is my understanding that a nomination request will soon be made for the Petzold Building at 714 Main Street, Oregon City. Lynda Sekora is preparing the nomination, and has submitted the document for review by our Historic Review Board.

On July 25, 1991, the Oregon City Historic Review Board reviewed the proposed nomination, and unanimously supported the nomination request. Although no buildings in Oregon City's downtown Central Business District have been locally designated at this time, the initial survey and research work has been completed. This work has rated the Petzold Building's significance as "primary." The City intends to pursue designation of buildings in the downtown as a consolidated project; however, the property owner should initiate a request for designation to the Historic Review Board, to accompany his request for nomination to the National Register of Historic Places. In addition, the listing in the National Register should be subject to a condition requiring restoration of the building as depicted in elevation drawings submitted by the property owner.

In summary, the Historic Review Board wholeheartedly supports the request for nomination of the Petzold Building at 714 Main Street, Oregon City, and encourages the State Advisory Committee to approve the request, with conditions that the property owner initiate a request for local designation to the Oregon City Historic Review Board and that restoration work be implemented.

If you require further information, please call me at 657-0891.

Yours truly,

KATHRINE A. DASCHEL
Associate Planner

cc - Lynda Sekora
Urb Arbour



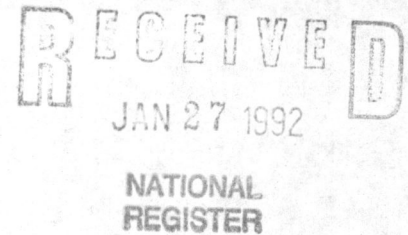
Parks and Recreation Department

STATE HISTORIC PRESERVATION OFFICE

525 TRADE STREET SE, SALEM, OREGON 97310 PHONE (503) 378-5001 FAX (503) 378-6447

January 23, 1992

Carol D. Shull, Chief of Registration
National Register of Historic Places
National Park Service
P.O. Box 37127
Washington, D.C. 20013-7127



Dear Ms. Shull:

At the recommendation of the Oregon State Advisory Committee on Historic Preservation, I hereby nominate the following properties to the National Register of Historic Places.

Ertz, Charles W., House
Lake Oswego
Clackamas County, OR

Nichols, Dr. A. S., House
Portland
Multnomah County, OR

Weinstein, Clara and Samuel, House
Lake Oswego
Clackamas County, OR

Pacific Building
Portland
Multnomah County, OR

Dana, Marshall, House
Milwaukie vicinity
Clackamas County, OR

Parkview Apartments
Portland
Multnomah County, OR

Petzold, Richard B., Building
Oregon City
Clackamas County, OR

Ricen, Dr. Leo, House
Portland
Multnomah County, OR

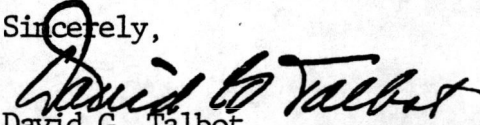
Autzen, Thomas J., House
Portland
Multnomah County, OR

Roome-Stearns House
Portland
Multnomah County, OR

Lauer Apartment Building
Portland
Multnomah County, OR

The nomination forms bear the signature of Deputy State Historic Preservation Officer James Hamrick. If questions concerning these nominations arise, we welcome you to be in touch with Elisabeth Potter, who can be reached at the following number: 503/378-5001. As always, we greatly appreciate your attention to our affairs.

Sincerely,


David G. Talbot
State Historic Preservation Officer



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

Preservation Briefs: 9

The Repair of Historic Wooden Windows

John H. Myers

The windows on many historic buildings are an important aspect of the architectural character of those buildings. Their design, craftsmanship, or other qualities may make them worthy of preservation. This is self-evident for ornamental windows, but it can be equally true for warehouses or factories where the windows may be the most dominant visual element of an otherwise plain building (see figure 1). Evaluating the significance of these windows and planning for their repair or replacement can be a complex process involving both objective and subjective considerations. The *Secretary of the Interior's Standards for Rehabilitation*, and the accompanying guidelines, call for respecting the significance of original materials and features, repairing and retaining them wherever possible, and when necessary, replacing them in kind. This Brief is based on the issues of significance and repair which are implicit in the standards, but the primary emphasis is on the technical issues of planning for the repair of windows including evaluation of their physical condition, techniques of repair, and design considerations when replacement is necessary.

Much of the technical section presents repair techniques as an instructional guide for the do-it-yourselfer. The information will be useful, however, for the architect, contractor, or developer on large-scale projects. It presents a methodology for approaching the evaluation and repair of existing windows, and considerations for replacement, from which the professional can develop alternatives and specify appropriate materials and procedures.

Architectural or Historical Significance

Evaluating the architectural or historical significance of windows is the first step in planning for window treatments, and a general understanding of the function and history of windows is vital to making a proper evaluation. As a part of this evaluation, one must consider four basic window functions: admitting light to the interior spaces, providing fresh air and ventilation to the interior, providing a visual link to the outside world, and enhancing the appearance of a building. No single factor can be disregarded when planning window treatments; for example, attempting to conserve energy by closing up or reducing the size of window openings may result in the use of *more* energy by increasing electric lighting loads and decreasing passive solar heat gains.

Historically, the first windows in early American houses were casement windows; that is, they were hinged at the side and opened outward. In the beginning of the eighteenth century single- and double-hung windows were introduced. Subsequently many styles of these vertical sliding sash windows have come to be associated with specific building periods or architectural styles, and this is an important consideration in determining the significance of windows, especially on a local or regional basis. Site-specific, regionally oriented architectural comparisons should be made to determine the significance of windows in question. Although such comparisons may focus on specific window types and their details, the ultimate determination of significance should be made within the context of the whole building, wherein the windows are one architectural element (see figure 2).

After all of the factors have been evaluated, *windows should be considered significant to a building if they:* 1) are original, 2) reflect the original design intent for the building, 3) reflect period or regional styles or building practices, 4) reflect changes to the building resulting from major periods or events, or 5) are examples of exceptional craftsmanship or design. Once this evaluation of significance has been completed, it is possible to p

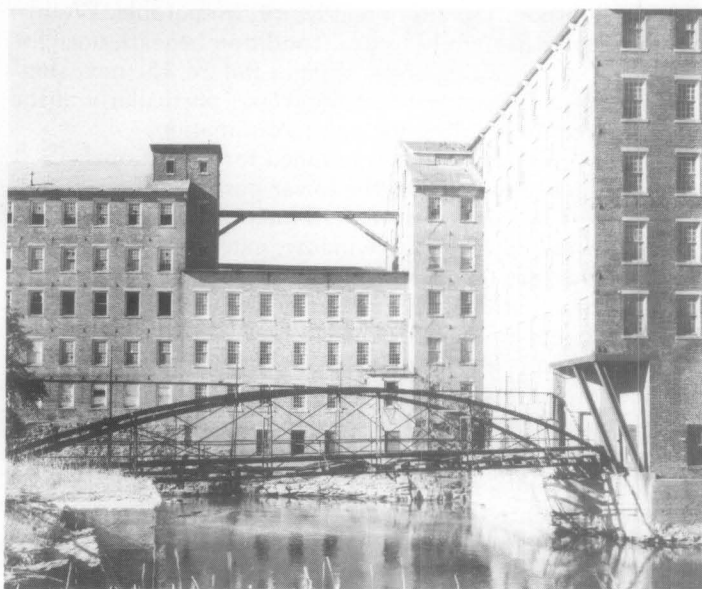


Figure 1. Windows are frequently important visual focal points, especially on simple facades such as this mill building. Replacement of the multi-pane windows here with larger panes could dramatically change the appearance of the building. The areas of missing windows convey the impression of such a change. Photo: John T. Lowe

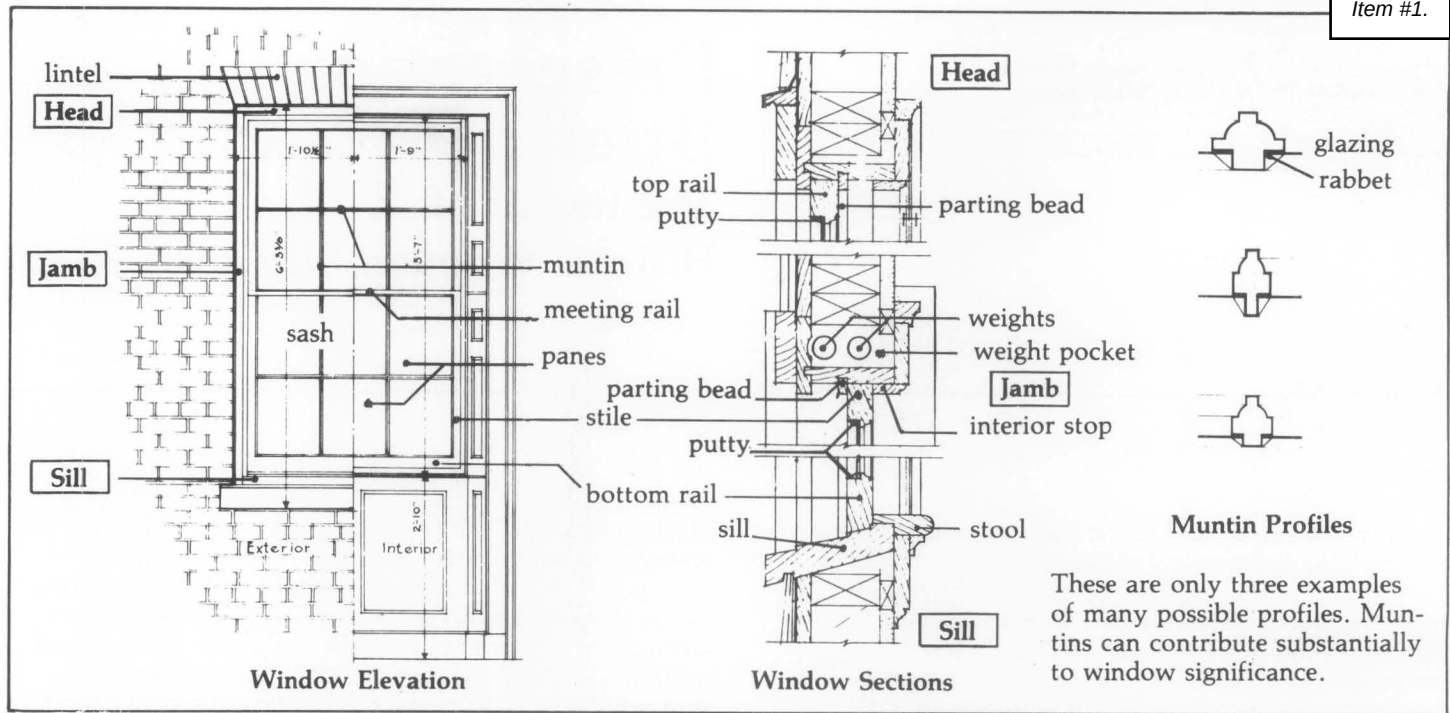


Figure 2. These drawings of window details identify major components, terminology, and installation details for a wooden double-hung window.

ceed with planning appropriate treatments, beginning with an investigation of the physical condition of the windows.

Physical Evaluation

The key to successful planning for window treatments is a careful evaluation of existing physical conditions on a unit-by-unit basis. A graphic or photographic system may be devised to record existing conditions and illustrate the scope of any necessary repairs. Another effective tool is a window schedule which lists all of the parts of each window unit. Spaces by each part allow notes on existing conditions and repair instructions. When such a schedule is completed, it indicates the precise tasks to be performed in the repair of each unit and becomes a part of the specifications. In any evaluation, one should note at a minimum, 1) window location, 2) condition of the paint, 3) condition of the frame and sill, 4) condition of the sash (rails, stiles and muntins), 5) glazing problems, 6) hardware, and 7) the overall condition of the window (excellent, fair, poor, and so forth).

Many factors such as poor design, moisture, vandalism, insect attack, and lack of maintenance can contribute to window deterioration, but moisture is the primary contributing factor in wooden window decay. All window units should be inspected to see if water is entering around the edges of the frame and, if so, the joints or seams should be caulked to eliminate this danger. The glazing putty should be checked for cracked, loose, or missing sections which allow water to saturate the wood, especially at the joints. The back putty on the interior side of the pane should also be inspected, because it creates a seal which prevents condensation from running down into the joinery. The sill should be examined to insure that it slopes downward away from the building and allows water to drain off. In addition, it may be advisable to cut a dripline along the underside of the sill. This almost invisible treatment will insure proper water run-off, particu-

larly if the bottom of the sill is flat. Any conditions, including poor original design, which permit water to come in contact with the wood or to puddle on the sill must be corrected as they contribute to deterioration of the window.

One clue to the location of areas of excessive moisture is the condition of the paint; therefore, each window should be examined for areas of paint failure. Since excessive moisture is detrimental to the paint bond, areas of paint blistering, cracking, flaking, and peeling usually identify points of water penetration, moisture saturation, and potential deterioration. Failure of the paint should not, however, be mistakenly interpreted as a sign that the wood is in poor condition and hence, irreparable. Wood is frequently in sound physical condition beneath unsightly paint. After noting areas of paint failure, the next step is to inspect the condition of the wood, particularly at the points identified during the paint examination.

Each window should be examined for operational soundness beginning with the lower portions of the frame and sash. Exterior rainwater and interior condensation can flow downward along the window, entering and collecting at points where the flow is blocked. The sill, joints between the sill and jamb, corners of the bottom rails and muntin joints are typical points where water collects and deterioration begins (see figure 3). The operation of the window (continuous opening and closing over the years and seasonal temperature changes) weakens the joints, causing movement and slight separation. This process makes the joints more vulnerable to water which is readily absorbed into the end-grain of the wood. If severe deterioration exists in these areas, it will usually be apparent on visual inspection, but other less severely deteriorated areas of the wood may be tested by two traditional methods using a small ice pick.

An ice pick or an awl may be used to test wood for soundness. The technique is simply to jab the pick into a wetted wood surface at an angle and pry up a

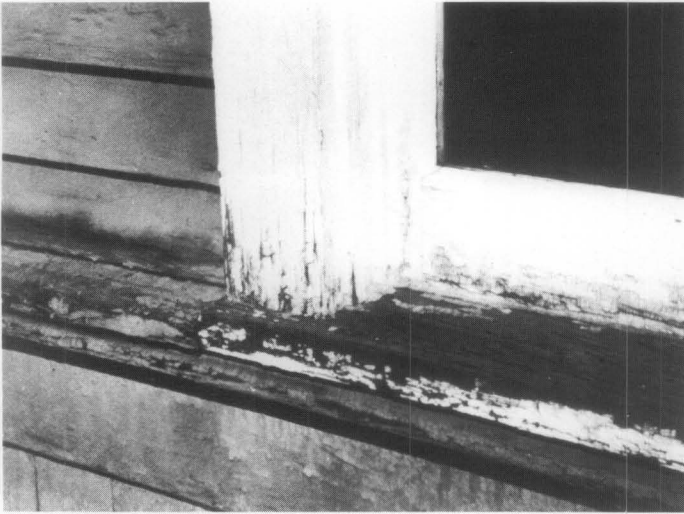


Figure 3. Deterioration of poorly maintained windows usually begins on horizontal surfaces and at joints where water can collect and saturate the wood. The problem areas are clearly indicated by paint failure due to moisture. Photo: Baird M. Smith, AIA

tion of the wood. Sound wood will separate in long fibrous splinters, but decayed wood will lift up in short irregular pieces due to the breakdown of fiber strength.

Another method of testing for soundness consists of pushing a sharp object into the wood, perpendicular to the surface. If deterioration has begun from the hidden side of a member and the core is badly decayed, the visible surface may appear to be sound wood. Pressure on the probe can force it through an apparently sound skin to penetrate deeply into decayed wood. This technique is especially useful for checking sills where visual access to the underside is restricted.

Following the inspection and analysis of the results, the scope of the necessary repairs will be evident and a plan for the rehabilitation can be formulated. Generally the actions necessary to return a window to "like new" condition will fall into three broad categories: 1) routine maintenance procedures, 2) structural stabilization, and 3) parts replacement. These categories will be discussed in the following sections and will be referred to respectively as Repair Class I, Repair Class II, and Repair Class III. Each successive repair class represents an increasing level of difficulty, expense, and work time. Note that most of the points mentioned in Repair Class I are routine maintenance items and should be provided in a regular maintenance program for any building. The neglect of these routine items can contribute to many common window problems.

Before undertaking any of the repairs mentioned in the following sections all sources of moisture penetration should be identified and eliminated, and all existing decay fungi destroyed in order to arrest the deterioration process. Many commercially available fungicides and wood preservatives are toxic, so it is extremely important to follow the manufacturer's recommendations for application, and store all chemical materials away from children and animals. After fungicidal and preservative treatment the windows may be stabilized, retained, and restored with every expectation for a long service life.

Repair Class I: Routine Maintenance

Repairs to wooden windows are usually labor intensive and relatively uncomplicated. On small scale projects this

allows the do-it-yourselfer to save money by repairing all or part of the windows. On larger projects it presents the opportunity for time and money which might otherwise be spent on the removal and replacement of existing windows, to be spent on repairs, subsequently saving all or part of the material cost of new window units. Regardless of the actual costs, or who performs the work, the evaluation process described earlier will provide the knowledge from which to specify an appropriate work program, establish the work element priorities, and identify the level of skill needed by the labor force.

The routine maintenance required to upgrade a window to "like new" condition normally includes the following steps: 1) some degree of interior and exterior paint removal, 2) removal and repair of sash (including reglazing where necessary), 3) repairs to the frame, 4) weatherstripping and reinstallation of the sash, and 5) repainting. These operations are illustrated for a typical double-hung wooden window (see figures 4a-f), but they may be adapted to other window types and styles as applicable.

Historic windows have usually acquired many layers of paint over time. Removal of excess layers or peeling and flaking paint will facilitate operation of the window and restore the clarity of the original detailing. Some degree of paint removal is also necessary as a first step in the proper surface preparation for subsequent refinishing (if paint color analysis is desired, it should be conducted prior to the onset of the paint removal). There are several safe and effective techniques for removing paint from wood, depending on the amount of paint to be removed. Several techniques such as scraping, chemical stripping, and the use of a hot air gun are discussed in "Preservation Briefs: 10 Paint Removal from Historic Woodwork" (see Additional Reading section at end).

Paint removal should begin on the interior frames, being careful to remove the paint from the interior stop and the parting bead, particularly along the seam where these stops meet the jamb. This can be accomplished by running a utility knife along the length of the seam, breaking the paint bond. It will then be much easier to remove the stop, the parting bead and the sash. The interior stop may be initially loosened from the sash side to avoid visible scarring of the wood and then gradually pried loose using a pair of putty knives, working up and down the stop in small increments (see figure 4b). With the stop removed, the lower or interior sash may be withdrawn. The sash cords should be detached from the sides of the sash and their ends may be pinned with a nail or tied in a knot to prevent them from falling into the weight pocket.

Removal of the upper sash on double-hung units is similar but the parting bead which holds it in place is set into a groove in the center of the stile and is thinner and more delicate than the interior stop. After removing any paint along the seam, the parting bead should be carefully pried out and worked free in the same manner as the interior stop. The upper sash can be removed in the same manner as the lower one and both sash taken to a convenient work area (in order to remove the sash the interior stop and parting bead need only be removed from one side of the window). Window openings can be covered with polyethylene sheets or plywood sheathing while the sash are out for repair.

The sash can be stripped of paint using appropriate techniques, but if any heat treatment is used (see figure 4c), the glass should be removed or protected from the sudden temperature change which can cause breakage.



Figure 4a. The following series of photographs of the repair of a historic double-hung window use a unit which is structurally sound but has many layers of paint, some cracked and missing putty, slight separation at the joints, broken sash cords, and one cracked pane. Photo: John H. Myers



Figure 4b. After removing paint from the seam between the interior stop and the jamb, the stop can be pried out and gradually worked loose using a pair of putty knives as shown. To avoid visible scarring of the wood, the sash can be raised and the stop pried loose initially from the outer side. Photo: John H. Myers



Figure 4c. Sash can be removed and repaired in a convenient work area. Paint is being removed from this sash with a hot air gun while an asbestos sheet protects the glass from sudden temperature change. Photo: John H. Myers

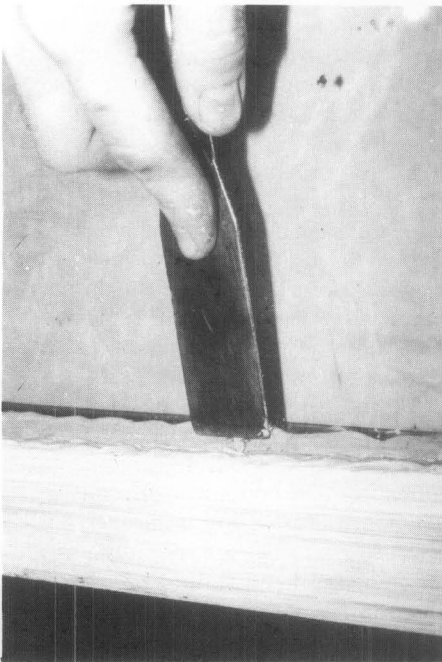


Figure 4d. Reglazing or replacement of the putty requires that the existing putty be removed manually, the glazing points be extracted, the glass removed, and the back putty scraped out. To reglaze, a bed of putty is laid around the perimeter of the rabbet, the pane is pressed into place, glazing points are inserted to hold the pane (shown), and a final seal of putty is beveled around the edge of the glass. Photo: John H. Myers



Figure 4e. A common repair is the replacement of broken sash cords with new cords (shown) or with chains. The weight pocket is often accessible through a removable plate in the jamb, or by removing the interior trim. Photo: John H. Myers



Figure 4f. Following the relatively simple repairs, the window is weathertight, like new in appearance, and serviceable for many years to come. Both the historic material and the detailing and craftsmanship of this original window have been preserved. Photo: John H. Myers

overlay of aluminum foil on gypsum board or asbestos can protect the glass from such rapid temperature change. It is important to protect the glass because it may be historic and often adds character to the window. Deteriorated putty should be removed manually, taking care not to damage the wood along the rabbet. If the glass is to be removed, the glazing points which hold the glass in place can be extracted and the panes numbered and removed for cleaning and reuse in the same openings. With the glass panes out, the remaining putty can be removed and the sash can be sanded, patched, and primed with a preservative primer. Hardened putty in the rabbets may be softened by heating with a soldering iron at the point of removal. Putty remaining on the glass may be softened by soaking the panes in linseed oil, and then removed with less risk of breaking the glass. Before reinstalling the glass, a bead of glazing compound or linseed oil putty should be laid around the rabbet to cushion and seal the glass. Glazing compound should only be used on wood which has been brushed with linseed oil and primed with an oil based primer or paint. The pane is then pressed into place and the glazing points are pushed into the wood around the perimeter of the pane (see figure 4d). The final glazing compound or putty is applied and beveled to complete the seal. The sash can be refinished as desired on the inside and painted on the outside as soon as a "skin" has formed on the putty, usually in 2 or 3 days. Exterior paint should cover the beveled glazing compound or putty and lap over onto the glass slightly to complete a weathertight seal. After the proper curing times have elapsed for paint and putty, the sash will be ready for reinstallation.

While the sash are out of the frame, the condition of the wood in the jamb and sill can be evaluated. Repair and refinishing of the frame may proceed concurrently with repairs to the sash, taking advantage of the curing times for the paints and putty used on the sash. One of the most common work items is the replacement of the sash cords with new rope cords or with chains (see figure 4e). The weight pocket is frequently accessible through a door on the face of the frame near the sill, but if no door exists, the trim on the interior face may be removed for access. Sash weights may be increased for easier window operation by elderly or handicapped persons. Additional repairs to the frame and sash may include consolidation or replacement of deteriorated wood. Techniques for these repairs are discussed in the following sections.

The operations just discussed summarize the efforts necessary to restore a window with minor deterioration to "like new" condition (see figure 4f). The techniques can be applied by an unskilled person with minimal training and experience. To demonstrate the practicality of this approach, and photograph it, a Technical Preservation Services staff member repaired a wooden double-hung, two over two window which had been in service over ninety years. The wood was structurally sound but the window had one broken pane, many layers of paint, broken sash cords and inadequate, worn-out weatherstripping. The staff member found that the frame could be stripped of paint and the sash removed quite easily. Paint, putty and glass removal required about one hour for each sash, and the reglazing of both sash was accomplished in about one hour. Weatherstripping of the sash and frame, replacement of the sash cords and reinstallation of the sash, parting bead, and stop required an hour and a half. These times refer only to individual operations; the entire proc-

ess took several days due to the drying and curing time for putty, primer, and paint, however, work on other window units could have been in progress during these lag times.

Repair Class II: Stabilization

The preceding description of a window repair job focused on a unit which was operationally sound. Many windows will show some additional degree of physical deterioration, especially in the vulnerable areas mentioned earlier, but even badly damaged windows can be repaired using simple processes. Partially decayed wood can be water-proofed, patched, built-up, or consolidated and then painted to achieve a sound condition, good appearance, and greatly extended life. Three techniques for repairing partially decayed or weathered wood are discussed in this section, and all three can be accomplished using products available at most hardware stores.

One established technique for repairing wood which is split, checked or shows signs of rot, is to: 1) dry the wood, 2) treat decayed areas with a fungicide, 3) water-proof with two or three applications of boiled linseed oil (applications every 24 hours), 4) fill cracks and holes with putty, and 5) after a "skin" forms on the putty, paint the surface. Care should be taken with the use of fungicide which is toxic. Follow the manufacturers' directions and use only on areas which will be painted. When using any technique of building up or patching a flat surface, the finished surface should be sloped slightly to carry water away from the window and not allow it to puddle. Caulking of the joints between the sill and the jamb will help reduce further water penetration.

When sills or other members exhibit surface weathering they may also be built-up using wood putties or home-made mixtures such as sawdust and resorcinol glue, or whitening and varnish. These mixtures can be built up in successive layers, then sanded, primed, and painted. The same caution about proper slope for flat surfaces applies to this technique.

Wood may also be strengthened and stabilized by consolidation, using semi-rigid epoxies which saturate the porous decayed wood and then harden. The surface of the consolidated wood can then be filled with a semi-rigid epoxy patching compound, sanded and painted (see figure 5). Epoxy patching compounds can be used to build up



Figure 5. This illustrates a two-part epoxy patching compound used to fill the surface of a weathered sill and rebuild the missing edge. When the epoxy cures, it can be sanded smooth and painted to achieve a durable and waterproof repair. Photo: John H. Myers

missing sections or decayed ends of members. Profiles can be duplicated using hand molds, which are created by pressing a ball of patching compound over a sound section of the profile which has been rubbed with butcher's wax. This can be a very efficient technique where there are many typical repairs to be done. Technical Preservation Services has published *Epoxy for Wood Repairs in Historic Buildings* (see Additional Reading section at end), which discusses the theory and techniques of epoxy repairs. The process has been widely used and proven in marine applications; and proprietary products are available at hardware and marine supply stores. Although epoxy materials may be comparatively expensive, they hold the promise of being among the most durable and long lasting materials available for wood repair.

Any of the three techniques discussed can stabilize and restore the appearance of the window unit. There are times, however, when the degree of deterioration is so advanced that stabilization is impractical, and the only way to retain some of the original fabric is to replace damaged parts.

Repair Class III: Splices and Parts Replacement

When parts of the frame or sash are so badly deteriorated that they cannot be stabilized there are methods which permit the retention of some of the existing or original fabric. These methods involve replacing the deteriorated parts with new matching pieces, or splicing new wood into existing members. The techniques require more skill and are more expensive than any of the previously discussed alternatives. It is necessary to remove the sash and/or the affected parts of the frame and have a carpenter or woodworking mill reproduce the damaged or missing parts. Most millwork firms can duplicate parts, such as muntins, bottom rails, or sills, which can then be incorporated into the existing window, but it may be necessary to shop around because there are several factors controlling the practicality of this approach. Some woodworking mills do not like to repair old sash because nails or other foreign objects in the sash can damage expensive knives (which cost far more than their profits on small repair jobs); others do not have cutting knives to duplicate muntin profiles. Some firms prefer to concentrate on larger jobs with more profit potential, and some may not have a craftsman who can duplicate the parts. A little searching should locate a firm which will do the job, and at a reasonable price. If such a firm does not exist locally, there are firms which undertake this kind of repair and ship nationwide. It is possible, however, for the advanced do-it-yourselfer or craftsman with a table saw to duplicate moulding profiles using techniques discussed by Gordie Whittington in "Simplified Methods for Reproducing Wood Mouldings," *Bulletin of the Association for Preservation Technology*, Vol. III, No. 4, 1971, or illustrated more recently in *The Old House*, Time-Life Books, Alexandria, Virginia, 1979.

The repairs discussed in this section involve window frames which may be in very deteriorated condition, possibly requiring removal; therefore, caution is in order. The actual construction of wooden window frames and sash is not complicated. Pegged mortise and tenon units can be disassembled easily, if the units are out of the building. The installation or connection of some frames to the surrounding structure, especially masonry walls, can complicate the work immeasurably, and may even require

dismantling of the wall. It may be useful, therefore, to take the following approach to frame repair: 1) conduct regular maintenance of sound frames to achieve the longest life possible, 2) make necessary repairs in place wherever possible, using stabilization and splicing techniques, and 3) if removal is necessary, thoroughly investigate the structural detailing and seek appropriate professional consultation.

Another alternative may be considered if parts replacement is required, and that is sash replacement. If extensive replacement of parts is necessary and the job becomes prohibitively expensive it may be more practical to purchase new sash which can be installed into the existing frames. Such sash are available as exact custom reproductions, reasonable facsimiles (custom windows with similar profiles), and contemporary wooden sash which are similar in appearance. There are companies which still manufacture high quality wooden sash which would duplicate most historic sash. A few calls to local building suppliers may provide a source of appropriate replacement sash, but if not, check with local historical associations, the state historic preservation office, or preservation related magazines and supply catalogs for information.

If a rehabilitation project has a large number of windows such as a commercial building or an industrial complex, there may be less of a problem arriving at a solution. Once the evaluation of the windows is completed and the scope of the work is known, there may be a potential economy of scale. Woodworking mills may be interested in the work from a large project; new sash in volume may be considerably less expensive per unit; crews can be assembled and trained on site to perform all of the window repairs; and a few extensive repairs can be absorbed (without undue burden) into the total budget for a large number of sound windows. While it may be expensive for the average historic home owner to pay seventy dollars or more for a mill to grind a custom knife to duplicate four or five bad muntins, that cost becomes negligible on large commercial projects which may have several hundred windows.

Most windows should not require the extensive repairs discussed in this section. The ones which do are usually in buildings which have been abandoned for long periods or have totally lacked maintenance for years. It is necessary to thoroughly investigate the alternatives for windows which do require extensive repairs to arrive at a solution which retains historic significance and is also economically feasible. Even for projects requiring repairs identified in this section, if the percentage of parts replacement per window is low, or the number of windows requiring repair is small, repair can still be a cost effective solution.

Weatherization

A window which is repaired should be made as energy efficient as possible by the use of appropriate weatherstripping to reduce air infiltration. A wide variety of products are available to assist in this task. Felt may be fastened to the top, bottom, and meeting rails, but may have the disadvantage of absorbing and holding moisture, particularly at the bottom rail. Rolled vinyl strips may also be tacked into place in appropriate locations to reduce infiltration. Metal strips or new plastic spring strips may be used on the rails and, if space per

the channels between the sash and jamb. Weatherstripping is a historic treatment, but old weatherstripping (felt) is not likely to perform very satisfactorily. Appropriate contemporary weatherstripping should be considered an integral part of the repair process for windows. The use of sash locks installed on the meeting rail will insure that the sash are kept tightly closed so that the weatherstripping will function more effectively to reduce infiltration. Although such locks will not always be historically accurate, they will usually be viewed as an acceptable contemporary modification in the interest of improved thermal performance.

Many styles of storm windows are available to improve the thermal performance of existing windows. The use of exterior storm windows should be investigated whenever feasible because they are thermally efficient, cost-effective, reversible, and allow the retention of original windows (see "Preservation Briefs: 3"). Storm window frames may be made of wood, aluminum, vinyl, or plastic; however, the use of unfinished aluminum storms should be avoided. The visual impact of storms may be minimized by selecting colors which match existing trim color. Arched top storms are available for windows with special shapes. Although interior storm windows appear to offer an attractive option for achieving double glazing with minimal visual impact, the potential for damaging condensation problems must be addressed. Moisture which becomes trapped between the layers of glazing can condense on the colder, outer prime window, potentially leading to deterioration. The correct approach to using interior storms is to create a seal on the interior storm while allowing some ventilation around the prime window. In actual practice, the creation of such a durable, airtight seal is difficult.

Window Replacement

Although the retention of original or existing windows is always desirable and this **Brief** is intended to encourage that goal, there is a point when the condition of a window may clearly indicate replacement. The decision process for selecting replacement windows should *not* begin with a survey of contemporary window products which are available as replacements, but should begin with a look at the windows which are being replaced. Attempt to understand the contribution of the window(s) to the appearance of the facade including: 1) the pattern of the openings and their size; 2) proportions of the frame and sash; 3) configuration of window panes; 4) muntin profiles; 5) type of wood; 6) paint color; 7) characteristics of the glass; and 8) associated details such as arched tops, hoods, or other decorative elements. Develop an understanding of how the window reflects the period, style, or regional characteristics of the building, or represents technological development.

Armed with an awareness of the significance of the existing window, begin to search for a replacement which retains as much of the character of the historic window as possible. There are many sources of suitable new windows. Continue looking until an acceptable replacement can be found. Check building supply firms, local wood-working mills, carpenters, preservation oriented magazines, or catalogs or suppliers of old building materials, for product information. Local historical associations and state historic preservation offices may be good sources of

information on products which have been used successfully in preservation projects.

Consider energy efficiency as one of the factors for replacements, but do not let it dominate the issue. Energy conservation is no excuse for the wholesale destruction of historic windows which can be made thermally efficient by historically and aesthetically acceptable means. In fact, a historic wooden window with a high quality storm window added should thermally outperform a new double-glazed metal window which does not have thermal breaks (insulation between the inner and outer frames intended to break the path of heat flow). This occurs because the wood has far better insulating value than the metal, and in addition many historic windows have high ratios of wood to glass, thus reducing the area of highest heat transfer. One measure of heat transfer is the U-value, the number of Btu's per hour transferred through a square foot of material. When comparing thermal performance, the lower the U-value the better the performance. According to *ASHRAE 1977 Fundamentals*, the U-values for single glazed wooden windows range from 0.88 to 0.99. The addition of a storm window should reduce these figures to a range of 0.44 to 0.49. A non-thermal break, double-glazed metal window has a U-value of about 0.6.

Conclusion

Technical Preservation Services recommends the retention and repair of original windows whenever possible. We believe that the repair and weatherization of existing wooden windows is more practical than most people realize, and that many windows are unfortunately replaced because of a lack of awareness of techniques for evaluation, repair, and weatherization. Wooden windows which are repaired and properly maintained will have greatly extended service lives while contributing to the historic character of the building. Thus, an important element of a building's significance will have been preserved for the future.

Additional Reading

- ASHRAE Handbook-1977 Fundamentals*. New York: American Society of Heating, Refrigerating and Air-conditioning Engineers, 1978 (chapter 26).
- Ferro, Maximillian. *Preservation: Present Pathway to Fall River's Future*. Fall River, Massachusetts: City of Fall River, 1979 (chapter 7).
- "Fixing Double-Hung Windows." *Old House Journal* (no. 12, 1979): 135.
- Look, David W. "Preservation Briefs: 10 Paint Removal from Historic Woodwork." Washington, DC: Technical Preservation Services, U.S. Department of the Interior, forthcoming.
- Morrison, Hugh. *Early American Architecture*. New York: Oxford University Press, 1952.
- Phillips, Morgan, and Selwyn, Judith. *Epoxies for Wood Repairs in Historic Buildings*. Washington, DC: Technical Preservation Services, U.S. Department of the Interior (Government Printing Office, Stock No. 024-016-00095-1), 1978.
- Rehab Right*. Oakland, California: City of Oakland Planning Department, 1978 (pp. 78-83).
- "Sealing Leaky Windows." *Old House Journal* (no. 1, 1973): 5.
- Smith, Baird M. "Preservation Briefs: 3 Conserving Energy in Historic Buildings." Washington, DC: Technical Preservation Services, U.S. Department of the Interior, 1978.



**PRESERVATION GRANT REQUEST
HISTORIC REVIEW BOARD
March 15, 2024**

FILE NO.: PG 24-01

HEARING DATE : March 26, 2024

**APPLICANT/
PROPERTY OWNER:** Qi Shen (Sandy)

LOCATION: Henry Hornschuh House
819 7th Steet
Oregon City, Oregon 97045

REQUEST: The applicant is seeking approval for a preservation grants for wood window repair of four- seven windows

REVIEWER: Christina Robertson-Gardiner, Senior Planner

RECOMMENDATION: Staff Recommends awarding the grant for window repair.

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

Grant Proposal:

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

Property Description and Statement of Significance:

HENRY HORNSCHUH HOUSE -- Statement of Significance: William Albert Long was owner of two of the largest theaters in town, the Liberty and the Star. He was born in Ohio in 1869 and there he worked as farmer. In Oregon City, he operated the finest movie houses. He purchased the house from Henry Hornschuh in 1908 with his wife Maggie. Long served on the elevator committee, and was an Elk, a Mason, and a sportsman. Long's daughter, Ruby, was living in the house by 1941 and remained there through the 1960s. Ruby also operated the family theaters and held the property into the 1980s.

This 1-1/2 story house at 819 7th Street is a rectangular Queen Anne with Classical detailing, often referred to as "free classical". It has a front porch that extends across its front and down its entire side and halfway cross its back. The corner of the house is chamfered to mark the corner entry. The porch is marked by turned classical columns and a solid rail. The gable ends have eave returns and are imbricated with fishscale and square shingles. Windows are 1/1 wood double-hung with stained glass in the upper sash of the two front windows. A fine basalt retaining wall is located at the side. Two outbuildings have excellent integrity with original doors and siding. One is a carriage house contemporary with the house on Madison at the sidewalk. The second outbuilding is used for storage and is located off the north corner of the house.



Project Bids

Window Repair:

Bid #1 Jeffrey Franz: \$2,160

Bid #2 Chosen Wood Windows \$2,795

The bids are provided in the application materials. The grant program could cover 50% of the bid up to \$1,000.00. both bids meet the requirements for the grant and the applicant does not have to choose the lowest bid.

The Historic Review Board can also choose to award additional grant money at the end of the fiscal year if there is money left over in the grant budget as long as there remains a 50% project match. The applicant chose to reduce the scope of the initial bid to save money. Staff recommends that the Board approve the full project estimates to allow the applicant to undergo additional windows and receive additional grant funds, if feasible.

Grant Funding:

A total of \$5,000 is available each fiscal year. There is 4,000 left this fiscal year to award.

Staff Recommendation

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

Staff Recommends the Following Conditions for Approval:

1. Any property receiving a grant must remain locally designated for at least five full years following completion of the project. If the property is removed from designation, the grant must be repaid in full. (note: de-designation is evaluated on the merits of the building, not the desire of the property owner to be removed from regulation)
2. Grant recipients are required to display a sign (available from the Community Development Department) identifying the project as having received grant funding. The sign must be picked up from the Community Development Division prior to the work being performed on-site and must be up 30 days after the completion of the project. Signs may be pick up at the Community Development Division, 698 Warner Parrott Rd.
3. **Projects must be completed by June 30, 2024.** Funds are distributed to the owner (not the contractor) upon completion of the project. If you have not completed the project before that date, contact the Planning Division to ensure that your funds can be distributed to you.
4. Grants are considered taxable income and must be reported on your income tax return as required by law.
5. Grants are not awarded for materials already purchased or for work already in progress or completed.

Exhibits :

1. 819 7th Street Survey Form
2. Applicant's Submittal

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 819 7TH ST					City: OREGON CITY	
USGS Quad Name: Oregon City			GPS Latitude: 45 21 19 N		Longitude: 122 36 09 W	
Township: 02S	Range: 02E	Section: 31	Block: 112	Lot: 3x, 4x	Map #: 22E31AD	Tax Lot #: 4300
Date of Construction: c. 1905		Historic Name: Hornschuh, Henry, House			Historic Use or Function: Domestic - single dwelling	
Grouping or Cluster Name: NA		*Current Name or Use: Domestic - single dwelling			Associated Archaeological Site: Unknown	
Architectural Classification(s): Queen Anne / Colonial			Plan Type/Shape: Rectangle		Number of Stories: 1.5	
Foundation Material: Unknown			Structural Framing: Unknown		Moved? No	
Roof Type/Material: Gable / Composition shingle			Window Type/Material: 1/1 wood double-hung			
Exterior Surface Materials Primary: Drop			Secondary: Wood shingle		Decorative:	
Exterior Alterations or Additions/Approximate Date: None apparent						
Number and Type of Associated Resources: Garage; outbuilding (2)						
Integrity: Excellent		Condition: Good		Local Ranking: Designated Historic Site		National Register Listed? No
Potentially Eligible: ☒ Individually or ☐ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old						
Description of Physical and Landscape Features:						
This 1-1/2 story house at 819 7th Street is a rectangular Queen Anne with Classical detailing, often referred to as "free classical". It has a front porch that extends across its front and down its entire side and half way cross its back. The corner of the house is chamfered to mark the corner entry. The porch is marked by turned classical columns and a solid rail. The gable ends have eave returns and are imbricated with fishscale and square shingle. Windows are 1/1 wood double-hung with stained glass in the upper sash of the two front windows. A fine basalt retaining wall is located at the side. Two outbuildings have excellent integrity with original doors and siding. One is a carriage house contemporary with the house on Madison at the sidewalk. The second outbuilding is used for storage and is located off the north corner of the house.						
Statement of Significance:						
William Albert Long was owner of two of the largest theaters in town, the Liberty and the Star. He was born in Ohio in 1869 and there he worked as farmer. In Oregon City, he operated the finest movie houses. He purchased the house from Henry Hornschuh in 1908 with his wife Maggie. Long served on the elevator committee, and was an Elk, a Mason, and a sportsman. Long's daughter, Ruby, was living in the house by 1941 and remain there through the 1960s. Ruby also operated the family theaters, and held the property into the 1980s.						

Researcher/Organization: Bernadette Niederer / HPNW				Date Recorded: 4/12/2002	
Survey Form Page 1		Address: 819 7TH ST		Local Designation #	
				SHPO #	



CITY OF OREGON CITY

Historic Review Board

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

Historic Preservation Renovation Grant Application

Please Print Clearly

Grant Application File # PG 24-01 (staff to fill out)

Date: 3/6/24 Applicant Name: Qi Shen (Sandy)

Site Address: 819 7th Street

Phone Number: 503-740-2936 E-mail address: qiqissqiqi@yahoo.com

Historic Name: Henry Hornschuh House Architectural Style: Rectangular Queen Anne

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

How did you hear about the program?: Christina Robertson

Narrative: Attach a written narrative that addresses the following:

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

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

Historic Review Board
Planning Division
Tel: 503-722-3789 Fax: 503-722-3880

PO Box 3040
Oregon City, OR 97045

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

Cost Estimate/Bid #1: \$ 2795

Cost Estimate/Bid #2: \$ 2160

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

Project Scheduling:

Beginning Date: 3/25/24 Completion Date: 3/30/24

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

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

Signature: Qi Shon Date: 3/11/24

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

CHOSEN

WOOD WINDOW
MAINTENANCE, INC.

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

Account Name Shen, Sandy
Quote Number 00012203

Contact Name Sandy Shen

Job Site Address 819 7th St, Oregon City, OR 97045

Line #	Room	Side	Product	Notes	Quantity	Total Price
1	Office	Left (1st FL)	Maintenance	Double Hung Operation Maintenance: Fix top sash shut, and re-rope bottom sash. Install Glide Pads, Resecure/Shim Hardware, and Lubricate Jambs as needed.	1.00	\$365.00
2	Office	Front (1st FL)	Pull and Board	Pull sash and board-up opening. Bring Vintage Double Hung Sash Set back to shop for Restoration. Installation charge for finished product included here. Full Restoration of Vintage Double Hung Sash Set P/S: Dip and strip, repair, sand, prime, and reglaze. Sash size ~ 44 x 47 x 19, 15/1 Lite,	1.00	\$485.00
3			Restore	Reuse original glass. Install new DS/CL/Annl in bottom sash if broken, install new colored art glass in top sash if broken. Clean and reuse all original sash hardware. Top sash fixed shut, Re-rope bottom sash, Weatherstrip bottom sash. Install new Stain Grade Sash Stop (Sample)-6(x2),4, Install new Stain Grade Parting Bead (Sample)-6(x2),4, Disclaimer: Chosen Wood Windows cannot guarantee a perfect glass match should pieces need to be replaced in the top sash.	1.00	\$1,686.00
4	Living Room	Front (1st FL)	Pull and Board	Pull sash and board-up opening. Bring Vintage Double Hung Sash Set back to shop for Restoration. Installation charge for finished product included here. Full Restoration of Vintage Double Hung Sash Set P/S: Dip and strip, repair, sand, prime, and reglaze. Sash size ~ 44 x 47 x 19, 15/1 Lite,	1.00	\$485.00

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

CHOSEN

WOOD WINDOW MAINTENANCE, INC.

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

5			Restore	Reuse original glass. Install new DS/CL/AnnI in bottom sash if broken, install new colored art glass in top sash if broken. Clean and reuse all original sash hardware. Top sash fixed shut, Re-rope bottom sash, Weatherstrip bottom sash. Install new Stain Grade Sash Stop (Sample)-6(x2),4, Install new Stain Grade Parting Bead (Sample)-6(x2),4, Disclaimer: Chosen Wood Windows cannot guarantee a perfect glass match should pieces need to be replaced in the top sash. Double Hung Operation Maintenance:	1.00	\$1,686.00
6	Kitchen	Right (1st FL)	Maintenance	Fix top sash shut, and re-rope bottom sash. Install Glide Pads, Resecure/Shim Hardware, and Lubricate Jambs as needed. Double Hung Operation Maintenance:	3.00	\$1,095.00
7	Bed 1	Left (1st FL)	Maintenance	Fix top sash shut, and re-rope bottom sash. Install Glide Pads, Resecure/Shim Hardware, and Lubricate Jambs as needed. Double Hung Operation Maintenance:	2.00	\$730.00
8	Laundry Room	Left (1st FL)	Maintenance	Fix top sash shut, and re-rope bottom sash. Install Glide Pads, Resecure/Shim Hardware, and Lubricate Jambs as needed. Double Hung Operation Maintenance: Fix top sash shut, and re-rope bottom sash.	1.00	\$365.00
9	Bathroom	Back (1st FL)	Maintenance	Install Glide Pads, Resecure/Shim Hardware, and Lubricate Jambs as needed. Disclaimer: The right most sash set (Looking from inside) appears to be painted and caulked closed. Chosen Wood Windows will attempt to make this sash operational again. If the sash set is too badly damaged for this Maintenance work a change order will be provided for in shop sash restoration.	2.00	\$730.00

Additional notes if applicable:

N/A

Subtotal	\$7,627.00
Total Price	\$7,627.00
Grand Total	\$7,627.00

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

HOME

MAIL

NEWS

FINANCE

SPORTS

ENTERTAINMENT

LIFE

SEARCH

SHOPPING

More

Find messages, documents, photos or people Advanced ▾

Compose

← Back



Archive



Move



Delete



Spam



Inbox

Unread

Starred

Drafts

324

Sent

Archive

Spam

Trash

^ Less

Views

Hide

Photos

Documents

Emails to myself

Subscriptions

Receipts

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Drafts

Notes

Outbox

pictures

Qiqissqiqi@yahoo.com

Qiqissqiqi@yahoo.co...

jeffreyfranzrepairs@gmail.com
To: qiqissqiqi@yahoo.com

▾ Hide original message

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

From: Jeffrey Franz <jeffreyfranzrepairs@gmail.com>

Date: Sun, Mar 10, 2024, 11:26 PM

Subject: 819 Seventh Street--Window Restoration

To: qiqissqiqi@yahoo.com <qiqissqiqi@yahoo.com>

Qi Shen

11743 William Otty Rd (home Address), for: 819 Seventh
Street (worksite address)

Happy Valley OR 97086

OR 97045

503-740-2936

Oregon City

Estimate/ Contract

Item 1) Living Room east wall double-hung window bottom sash,
new sash cord installation...\$300Item 1b) option: stripping away old finish on the stops and the sill
stool, and applying new shellac finish
in two coats to those pieces...\$120Item 2) Kitchen east wall south-most double-hung sash cord
installation in the bottom sash is ...\$300Item 3) Kitchen east wall center double-hung sash cord installation
in the bottom sash...\$300Item 4) Kitchen east wall north-most double-hung sash cord
installation in the bottom sash only...\$300Item 5) South bedroom west wall double-hung window sash cord
installation in the bottom sash...\$360
The price includes replacing a missing parting beadItem 6) North bedroom west wall south most double-hung sash cord
installation...\$300Item 7) North bedroom west wall north-most double-hung sash cord
installation....\$300Item 8) Attic southwall double-hung windows (2) replacement with
new Fir or Cedar sashes with the
same sticking profile as the originals is priced at \$1200
each double-hung set of windows installed into the same
aluminum spring balances. This work includes applying new
sealant, primer andpaint on the exterior, and the finish of choice on the interior.
All four sashes...\$2400

Item 8b) Attic window sill has decayed severely and should be



Jeffrey Fr

jeffreyfranzrep
+ Add to con

Let's start with Item 1-7

Find messages, documents, photos or people Advanced

Compose

Back Archive Move Delete Spam

Inbox

Unread
Starred
Drafts 324
Sent
Archive
Spam
Trash
Less

Views Hide

Photos

Documents

Emails to myself

Subscriptions

Receipts

Credits

Travel

Folders Hide

+ New Folder

Drafts

Notes

Outbox

pictures

Qiqissqiqi@yahoo.com

Qiqissqiqi@yahoo.co...

Item 3) Kitchen east wall center double-hung sash cord installation in the bottom sash...\$300

Item 4) Kitchen east wall north-most double-hung sash cord installation in the bottom sash only...\$300

Item 5) South bedroom west wall double-hung window sash cord installation in the bottom sash...\$360
The price includes replacing a missing parting bead

Item 6) North bedroom west wall south most double-hung sash cord installation...\$300

Item 7) North bedroom west wall north-most double-hung sash cord installation....\$300

Item 8) Attic southwall double-hung windows (2) replacement with new Fir or Cedar sashes with the same sticking profile as the originals is priced at \$1200 each double-hung set of windows installed into the same aluminum spring balances. This work includes applying new sealant, primer and paint on the exterior, and the finish of choice on the interior. All four sashes...\$2400

Item 8b) Attic window sill has decayed severely and should be replaced. Contractor offers to replace it at the same time as the window replacement with a new one made of Kiln-dried Cedar or Fir for the price of \$1000.

Item 9) Dining room five panel sliding doors (2) refinish of the south sides which have had paint stripper applied in the past, is priced at \$320 each door, if new shellac finish in two coats is applied, the price is \$460 each door.

Item 10) Dining room five panel doors (2) coating of the north side with new shellac (2 coats) over linseed oil is priced at \$320 each door.

The installation of sash cords requires removing the stops, cutting free the parting beads near the sill, and removing the access panel in the jamb to reach the weights. This work can uncover old dry wood that is brittle and can break. Contractor will address any needed repairs to those parts, and apply epoxy and primer as needed, but no painting is included.

The contractor uses linseed oil (Sunnyside) as a general wood preservative, shellac primer (Zinsser) and painters putty (DAP) in his work, as well as Abatron wood epoxy. No painting of any parts around the windows is included, except in item 8).

There is a down payment of 50% for the replacement of the attic windows, item 8), with a final payment of the remaining 50% when the windows are installed. All other items can be paid on Friday or Saturday when the work is finished on those items



Jeffrey Fr

jeffreylanzej
+ Add to con

LOCAL WINDOW REPAIR SPECIALISTS



John Peil- Windows West -Window Repair- 2875 NW Thurman,
Portland, OR 97210- (503) 228-5604

Chosen Wood Window Maintenance: 11945 S. Township Rd. Canby OR ✓
97013 -Wood Window Restorations - Vintage to modern. Residential &
Commercial. Contact Frank Johnston (503) 266-3830
www.chosenwwm.com **\$2795 Bid.**

Jeffrey Franz: Repair & restoration of original wood windows &
hardware; woodwork repair, paint removal and refinishing. Eco-friendly
methods; historic homes are my specialty. [WWW.WINDOWS-
WOODWORK-DETAILING.COM](http://WWW.WINDOWS-WOODWORK-DETAILING.COM) (503) 234-9641 jeffreyfranz@gmail.com
\$2160 Bid

Thorp Construction Company: 38 NW Ava Ave. Gresham OR 97030 - "Detailed Craftsmanship Executed
with Pride" Proud member of the AHC and ORA. Contact Jason Thorp (503) 492-0491
www.thorpconstruction.net

Neil Kelly Company: 804 N. Alberta St. Portland OR - Neil Kelly is the Northwest's largest single-source
quality home improvement specialist. Design/Build, Remodeling, Handyman Home Repair Team, Home
Performance. (503) 288-7461 www.nilkelly.com **\$3500 - 5000 Bid**

East Portland Sash & Carpentry- Wood window restoration and finish carpentry
<http://www.eastportlandsash.com/>

Fresh Air Sash Cord Repair - Sash Repair -Email - info@freshairsash.com Phone - (503) 284-7693 **Too expensive \$\$\$\$**

Wooddale Window- Dale Farley 7002 NE 79th Ct, Portland, OR 97219 Email- wooddalewindows.net
Phone: (503) 719-4506

Indow Windows: Interior Storm Windows: www.indowwindows.com. A local company making
affordable custom interior storm windows (please note that the grant program provide a 25% match for
interior storm windows.) warmer@indowwindows.com or (503) 284-2260

Green Window Restoration Inc.

2026 N. Vancouver Ave. Portland, OR 97227 -(503) 699-4912
www.gwrpdx.com & gwrpdx@gmail.com

*This resource list is provided for informational purposes only. If you are interested in having your
business listed in the Resource Directory, please contact the Planning Division at 503-722-3789 or
ocplanning@orc.org For liability reasons, the city of Oregon City does not endorse or guarantee the
work of anyone on this list.*



CITY OF OREGON CITY

Staff Report/

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

To: Historic Review Board **Agenda Date:** 3.26.2024
From: Christina Robertson-Gardiner, Senior Planner

SUBJECT:

Work Session: Improving the Historic Review Approval Process- Revisit HRB Policy #12
Solar Panels – HRB Direction to Staff

STAFF RECOMMENDATION:

Please review the attached background memo and request for HRB direction to staff.

EXECUTIVE SUMMARY:

This memo provides an overview and preliminary guidance based on the November 2023 and February 2024 meetings and the recommendations of the Historic Review Board (HRB) regarding the potential revision of HRB policy #12 on solar panels.

The Board will consider expanding the policy to include additional configurations that could be approved at a Type I staff-level review. Changes to accepted materials, size, color, and design are not part of this review- only the configurations (where the panels are located on the roof) would potentially be expanded to include additional locations allowed under a Type I review.

There does not seem to be a strong consensus on whether the policy should be amended or not. At the February 27, 2024 HRB meeting, Staff was asked to provide an overview or a "white paper" compiling the issues and discussions to date to help the HRB members figure out the next steps for this work plan item.

This is especially important as two of the work plan items for 2023-2025 have just been approved through the latest Certified Local Government grants. #4 -Compatible Change: revising the definition for new construction in historic districts and #5 creating a standard draft of window conditions of approval for new construction projects. The Board will need to provide direction to staff on the order and timing of these projects soon.

During the meeting, HRB members will discuss the content and decide whether to:

1. Proceed with a public outreach process and adopt revisions to HRB policy #12,
or
2. Retain the current HRB policy #12 and continue to monitor the issue throughout the 2023-2025 work plan. The Board will table this work plan item and determine if they want to pursue additional changes in this or a future HRB work plan.



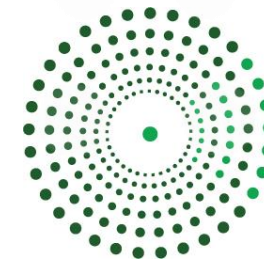
NATIONAL
ALLIANCE *of*
PRESERVATION
COMMISSIONS

education + advocacy + training

Item #3.



DESIGN REVIEW FOR SOLAR INSTALLATIONS



camp[®]

Page 140

“The impact on the polar bears or on climate change is extremely minor. However, the impact of putting solar panels on front-facing elevations in the Takoma historic district is enormous.”

- A historic district resident in Washington, DC



SOLAR AND PRESERVATION IN THE NEWS

Item #3.

 The New York Times

Opinion | When Historic Preservation Hurts Cities

The madness of prohibiting solar panels on the rooftops of historic buildings illustrates how preservation culture has run amok.

Jan 26, 2020



 Vox

Local groups blocking solar panels shows how the climate fight will play out

American politics is a thicket of local civic and political groups that may resist change.

Jan 23, 2020



 Washington Post

Solar panels on historic houses: Climate change activists clash with preservationists - The Washington Post

Homeowners who want solar panels confront skepticism from local preservation boards in the District and across the country.

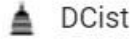
Jan 19, 2020



GUIDELINES EVOLVING

Updated guidelines ease rules governing panels, heat pumps in
Marblehead's historic districts

Item #3.



DCist

After Hullabaloo, New Proposal Would Allow Some Visible Solar Panels In D.C.'s Historic Districts

Steve Preister is readying another application for solar panels on his front-facing roof in a historic district, and this time,...

Nov 12, 2011



Post and Courier

Editorial: Charleston seeing the light on solar panels in the historic district

While some historic districts have developed reputations for resisting solar panels, Charleston and its Board of Architectural Review hope...

Feb 8, 2020



PV Magazine

The weekend read: Historical and landmarked buildings turn to solar amid changing policies, rising prices

The urgency of rooftop solar uptake has only been accelerated by the current energy crisis, but the spread of PV to historic and landmarked...

Aug 27, 2022



© April 19, 2023

LPC Proposes Easing Rules for Solar, Tree Pit Installation, Process for Public to Suggest Rules



Fanciful toppers in the Crown Heights North II Historic District in 2018. Photo by Susan De Vries

Architecture

by Anna Bradley-Smith

Apr 19, 2023 • 09:00am

HISTORY VS. SUSTAINABILITY

Item #3.

Winston-Salem Journal

History meets sustainability: Solar in designated districts poses challenges

Matt Giegengack, owner of an 1890 historic house in the West End Historic District, had solar panels installed on the roof of the home in...

Apr 15, 2022



When values collide: balancing green technology and historic buildings

Art

Pitting Environmental Preservation Against Historic Charm

Strict historic preservation codes often favor aesthetic interests over energy-saving initiatives like solar panels — but the material and financial considerations play a part, too.



Philip Kiefer March 12, 2020



Washington Post

<https://www.washingtonpost.com> › 2020/01/19 › solar... ⋮

When saving the planet spoils the charm of historic houses

Jan 19, 2020 — Steve Callcott, deputy preservation officer at the District's Office of Planning, said 1,500 properties in **historic districts** have obtained ...

POLITICAL BATTLES

Item #3.

 The Daily Progress

[Charlottesville City Council overturns BAR vote, OKs solar panels for Methodist church](#)

Charlottesville City Council overruled its Board of Architectural Review on Monday night, voting to allow First United Methodist Church to...

Mar 21, 2023



The lessons from historic preservation councils blocking solar panels

American politics is a thicket of local civic and political groups that may resist change.

By David Roberts | @drvolt | Jan 23, 2020, 10:20am EST

Solebury supervisors reject historical review board's guidance on solar panels

Posted Thursday, June 22, 2023 3:30 pm

WHAT DO THE STANDARDS SAY?

National Park Service:

- Solar panels installed on a historic property in a location that **cannot be seen** from the ground will generally meet the Secretary of the Interior's Standards for Rehabilitation.
- Installation that **negatively impacts** the historic character of a property will not meet the Standards.



YES



NO

HOW DO COMMISSIONS DEFINE WHAT'S APPROPRIATE?

Item #3.

- Minimize the visual impacts
- Below the ridgeline
- On non-charactering defining roofs
- On secondary elevation and outbuildings
- Only in obscure locations
- In a complementary color with the roof finish
- Avoid a discordant or visually obtrusive appearance



SOLAR CHALLENGES: DOES THE ROOF MATERIAL MATTER?

Item #3.



SOLAR CHALLENGES: DOES SIZE AND SIGNIFICANCE MATTER?

Item #3.



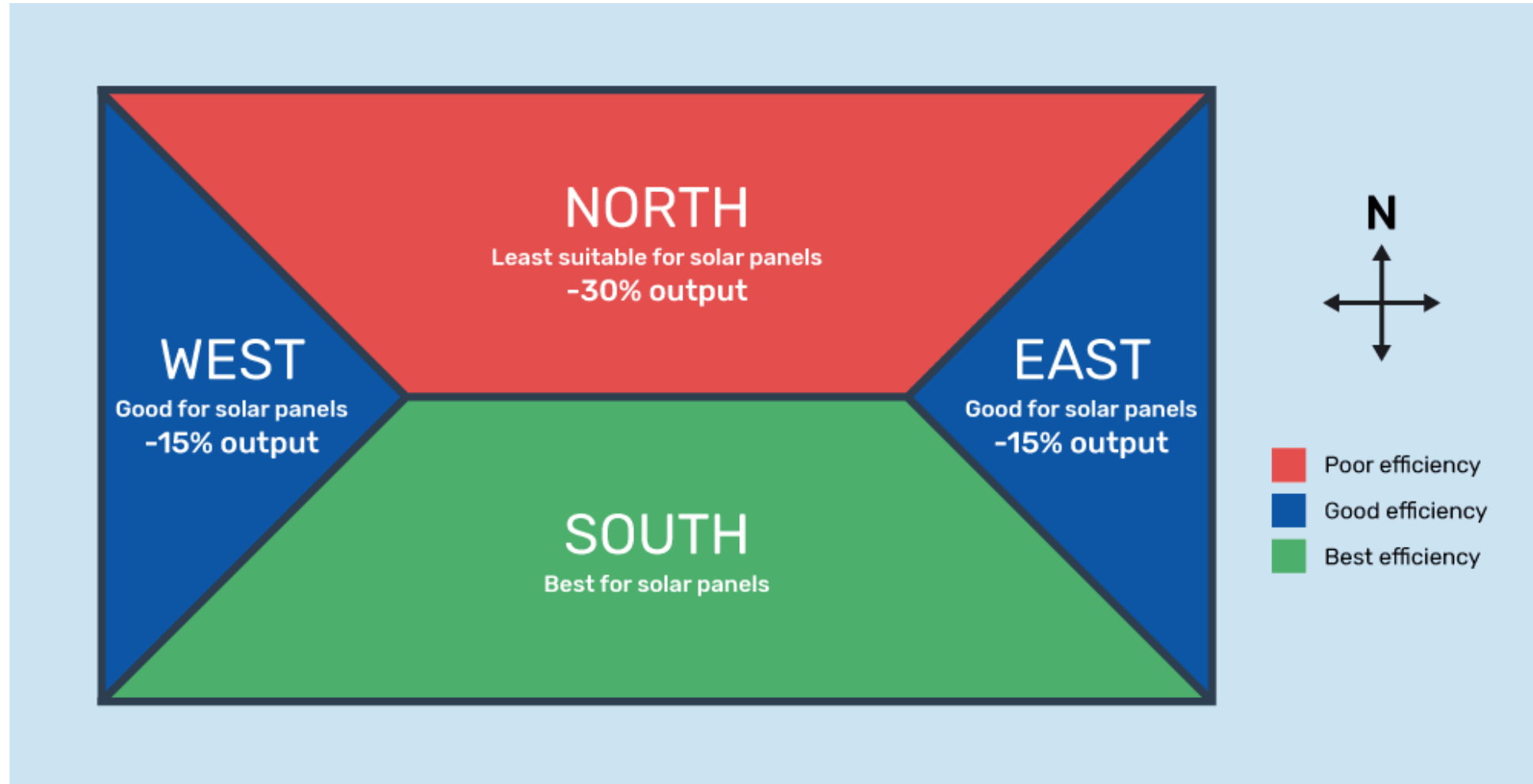
SOLAR CHALLENGES: WHAT ABOUT NON-CONTRIBUTING?

Item #3.



SOLAR CHALLENGES: SOLAR EXPOSURE

Item #3.



GUIDELINE COMPARISON

WHAT ARE OTHER CITIES DOING?

Item #3.



Austin, TX (2021)
Baltimore, MD (2015)
Charlotte, NC (2017)
El Paso, TX (unknown)
Fort Collins, CO (2014)
New Orleans, LA (2019)
Phoenix, AZ (1996)
Raleigh, NC (2017)
San Antonio, TX (2012)
Seattle, WA (2006)

Albuquerque, NM (2010)
Aspen, CO (unknown)
Boulder, CO (2007)
Bozeman, MT (2015)
Breckenridge, CO (2019)
Los Angeles, CA (2016)
Mobile, AL (2016)
Nashville, TN (2021)
Plano, TX (2021)
Sacramento, CA (2019)
Telluride, CO (2016)
Washington DC (2009-2019)

1. Are Solar Panels Allowed?

Denver:

- Yes, solar panels are allowed.

The Norm:

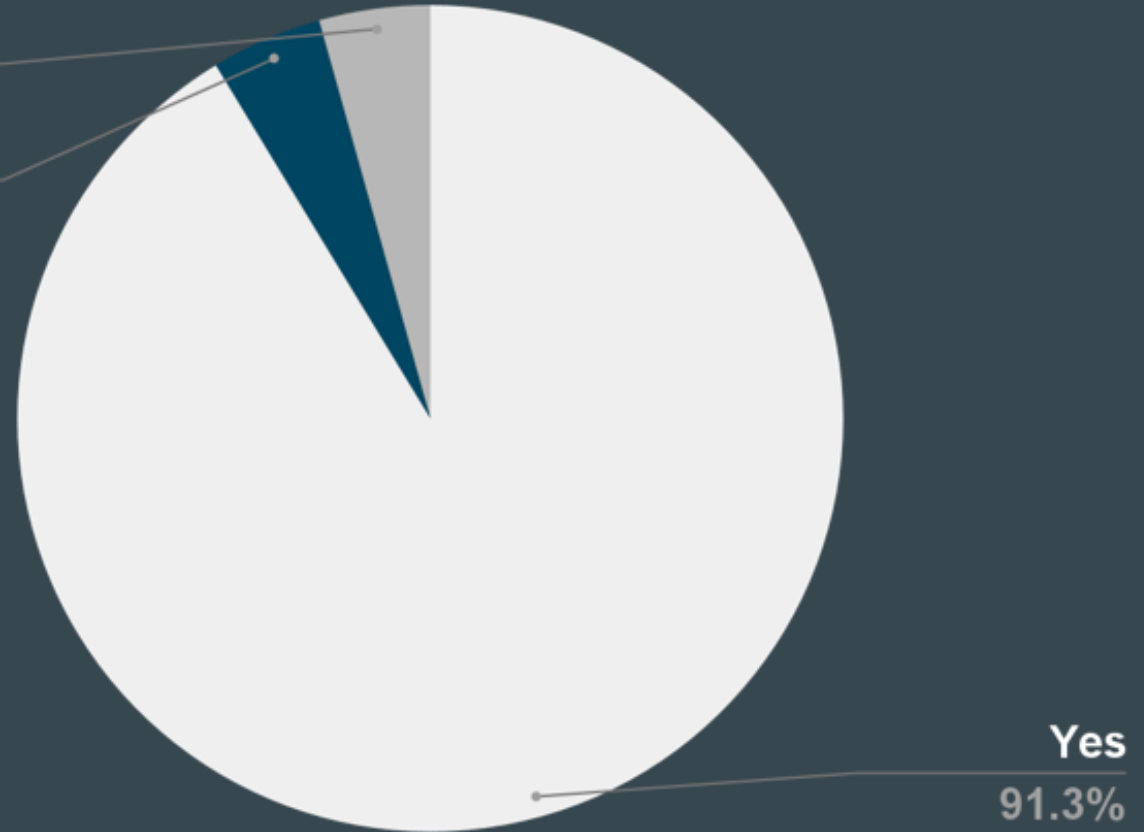
- Most cities allow solar panels.

Not Found

4.3%

No

4.3%



Solar Panels: Aspen, CO

Item #3.

- Only city researched that does not allow solar panels.
- **“Skylights and solar panels are generally not allowed on a historic structure. These elements may be appropriate on an addition” (pg. 70).**

Despite Colorado's having such a law, Aspen residents are required to notify their neighbors before installing any solar array larger than 200 square feet -- barely half the size of a small rooftop. Homeowners are then subject to public hearings and could pay up to \$500 for a residential solar review. The regulations were adopted by Pitkin County last summer, after a family 15 miles north of Aspen, in Snowmass, complained about a blinding glare reflecting off their neighbor's panels.

"When I saw pictures, it was really bad," admitted Mike Tierney, the owner of a local installation company, Aspen Solar. "It would be tough if it was my house and I had to look at it every day." He said the regulations, which create extra paperwork and expense for his customers, have already taken a toll on his business.



A banner announcing Aspen Mountain Film Festival hangs on the side of the Wheeler Opera House as dogs play in Wagner Park on Thursday, Feb. 27, 2020.
Kelsey Brunner/The Aspen Times

The historic Wheeler Opera House is getting a 21st-century update with 118 new solar panels on its roof.

Aspen City Council agreed Tuesday with the Historic Preservation Commission's previous approval of putting up the maximum amount of panels.

That option was chosen over city staff's recommendation to remove the 63 east-facing panels because of their visibility from certain areas of town, including the adjacent Mill Street and Hyman Avenue malls.

2. Solar Panel Setback Requirements?

Denver:

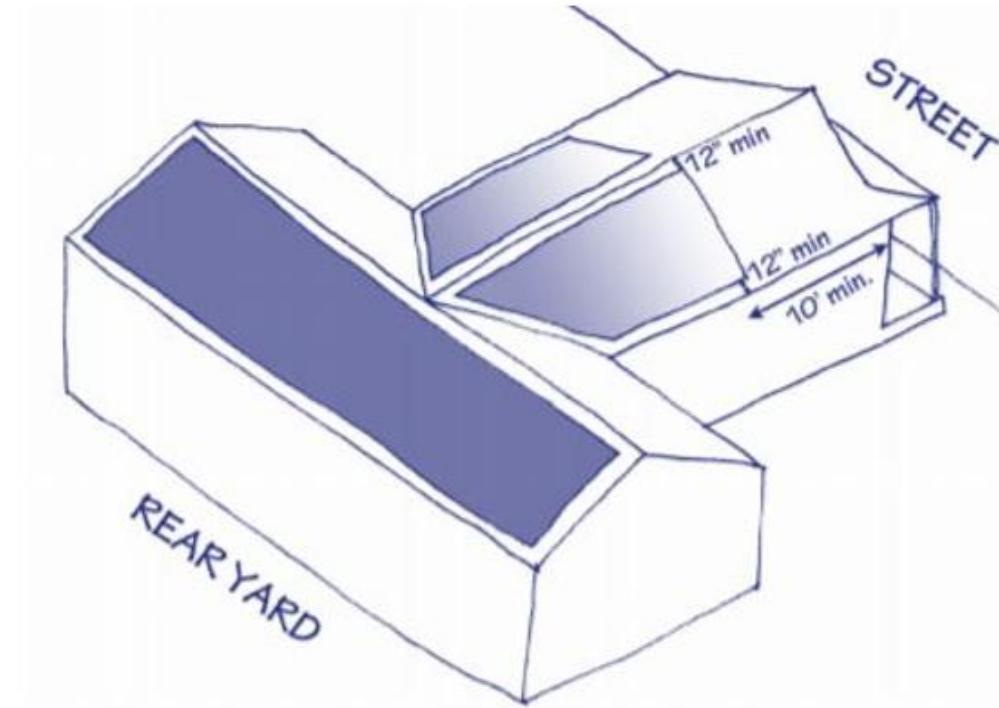
- Rear $\frac{2}{3}$ of the roof.

The Norm:

- Most cities do not have a specific setback requirement. In general, they require that solar panels are rear facing, with minimal visibility from the front street.

Solar Panel Setback Requirements: New Orleans, LA

- Minimum 12" from roof eave and ridge
- Minimum 10' from street facing wall
- Minimum 8" above roof surface
- Rectangular and contiguous arrangement
- Low profile racking system
- Rails do not extend more than 3" past panel
- Minimally visible conduit
- Black racking and frame, low contrast panels (pg. 05-10)



Solar Panel Setback Requirements: Washington DC

- **For buildings with flat roofs**, locate green roofs and solar installations back from the front edge of the roof (and from the exposed side edge for corner properties) to minimize visibility from public street view.
- **For buildings with sloped roofs**, locate solar installations on secondary elevations to minimize their visibility from public street view. If visible from public street view, use low-profile panels set flush with the roof and in a complementary color with the roof finish to avoid a discordant appearance.
- **If it is necessary to install panels on a primary elevation to achieve solar efficiency**, installations should be pulled away from roof edges and ridges, compositionally balanced on the roof, and not result in irregular “saw-tooth” compositions. Use low-profile panels set coplanar and flush with the roof, and panel and panel frames that match the color of the surrounding roof. **The use of a solar skin or solar shingles that match the texture and appearance of the roof is encouraged.**

3. Solar Panel Visibility Requirements?

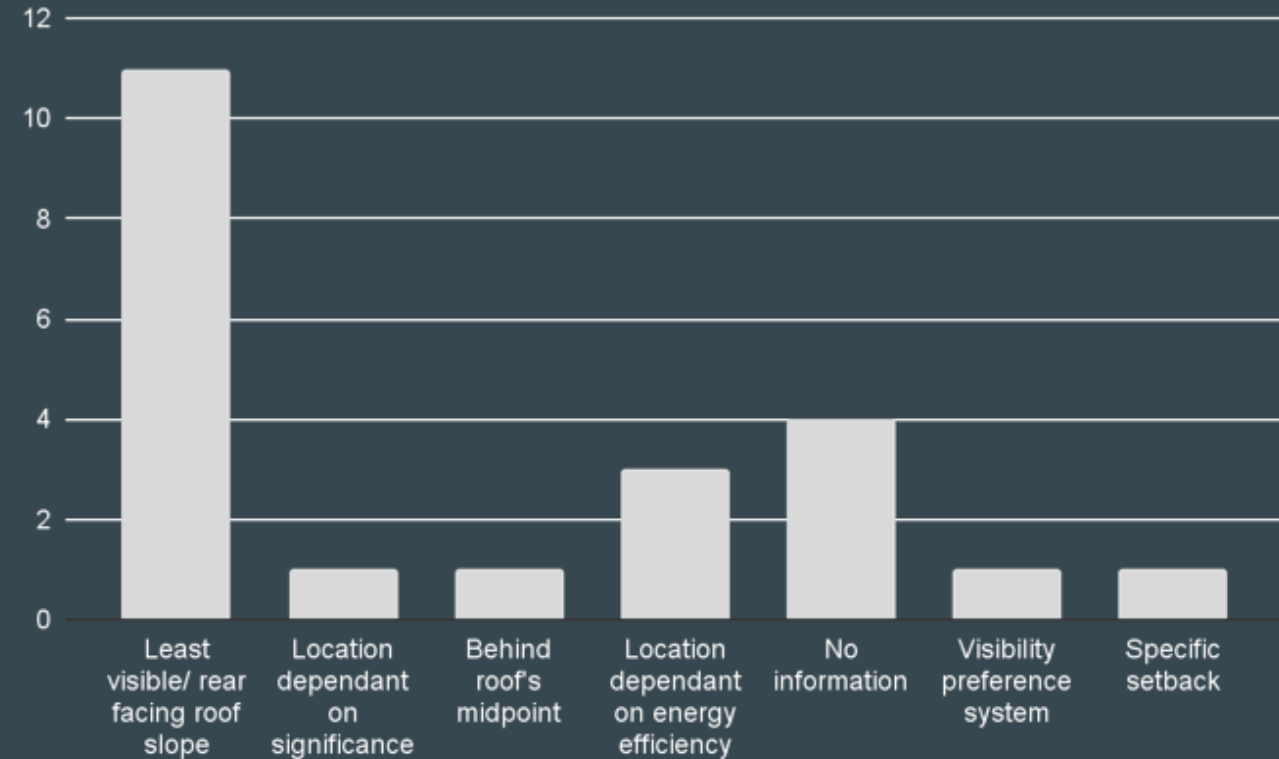
Item #3.

Denver:

- Rear $\frac{2}{3}$ of the roof, behind the front facade, panels flush with the roof.

The Norm:

- Most cities require that solar panels are rear facing, with minimal visibility from the front street.



Solar Panel Visibility Requirements: Fort Collins, CO

Existing Building

- » Gable facing street, side is south facing



Item #3.

Preferred Location

- » Panels are set back from the front façade.
- » Panels are flush with the roof.

When should I use this approach?

- » The building is highly significant.
- » The context has many intact historic buildings.
- » The roof is highly visible.



Acceptable Location

- » Panels are set back from the eave, but closer to the front façade.
- » Panels are flush with the roof.

When should I use this approach?

- » The building is a contributor to a district.
- » Site constraints restrict solar access.
- » The roof is not highly visible.



Design Guidelines for the Treatment of I

Solar Panel Visibility Requirements: Breckenridge, CO

Within the conservation district a solar device shall be located to reduce the visibility of the solar device from a public street (as opposed to an alley) to the greatest extent practical and to reduce negative impacts to historic structures.

- **Preference 1 will reduce visibility and is the highest and most preferred; preference 6 is the lowest and least preferred.** A solar device shall be located in the highest preference possible.
 - 1) as a building integrated photovoltaic device
 - 2) on non historic structures or additions
 - 3) on an accessory structure
 - 4) on the primary structure
 - 5) highly visible from the public street
 - 6) as a detached solar device in the rear or side yard not visible from any public street or alley within a 1 block radius or 400 feet (whichever is greater).

Solar Panel Visibility Requirements: San Antonio, TX

This



Siting solar panels towards the rear of a visible roof surface or on a garage located at the rear of the property (top) is preferred to minimize the visual impact on the public right-of-way; however, where solar access is insufficient a more visible location (bottom) may be considered if panels are of a low profile and similar color as the roof surface.

Not This



Solar panels should be mounted flush with the surface of the roof to minimize their visibility from the public right-of-way, regardless of the building type they are attached to. The design and placement of solar panels should not create a visual distraction that detracts from the historic building they are mounted to.

Item #3.

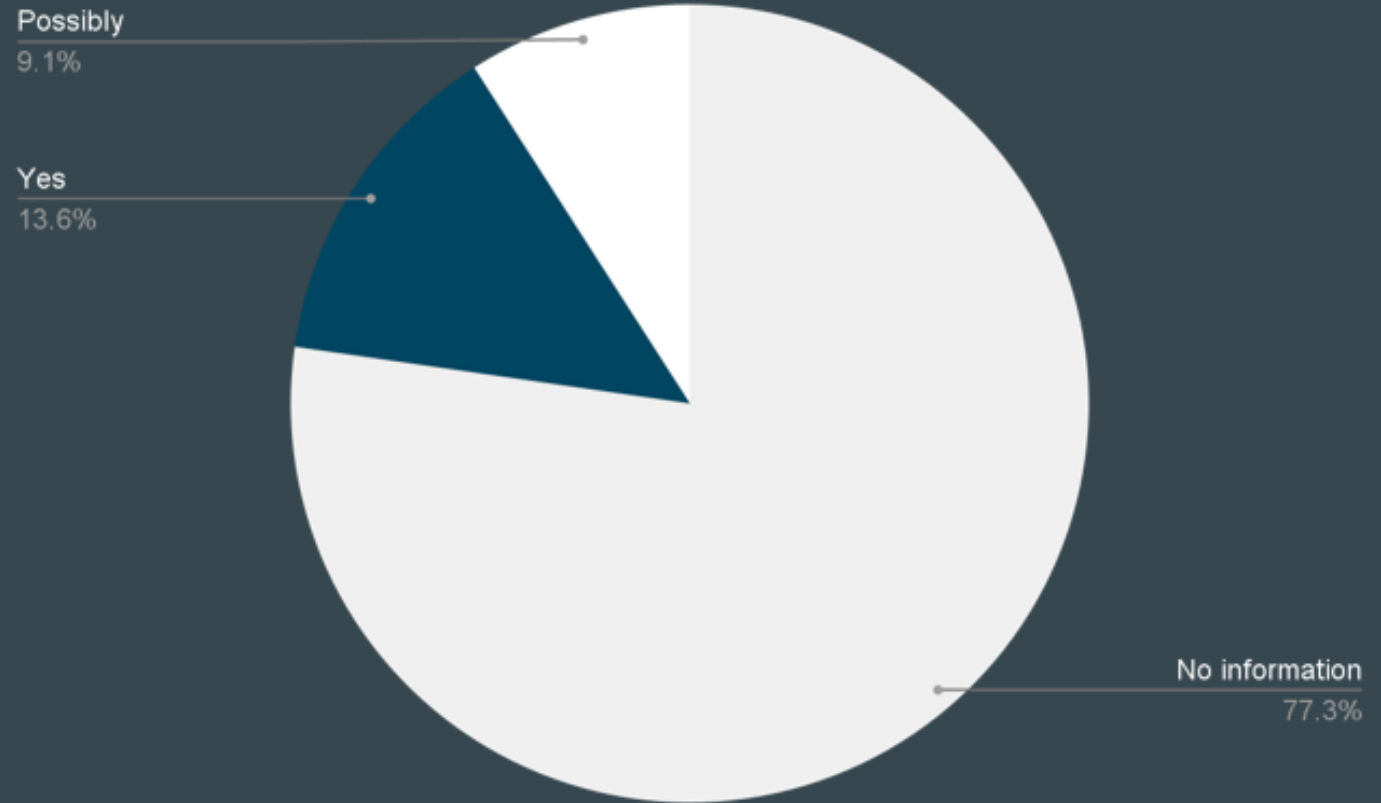
4. Are Solar Roofing Tiles Allowed?

Denver:

- Solar roofing tiles are not mentioned in Denver's guidelines.

The Norm:

- Most cities do not mention the existence of solar roofing tiles and do not have guidelines discussing if they are allowed on historically designated buildings.



Solar Roofing Tiles: Telluride, CO

- Allowed and encouraged!
- Roof-mounted panels should not extend above the ridgeline. They should be integrated in the structure and as flush with the roof pitch as possible. **Solar shingles** or laminated solar panel sare preferred.

Solar Roofing Tiles: Mobile, AL

- Allowed, but must respect historic roof.
- “Plan installation of integrated photovoltaic systems so they will not hinder the ability to interpret the historic significance of the structure. For example, **installation of solar shingles on a rear or secondary roof façade where the original roof material is missing or significantly damaged would be appropriate**” (pg. 160).

Solar Roofing Tiles: Albuquerque, NM

- Allowed, but must respect historic roof.
- “The use of solar roof tiles, laminates, glazing, and other technologies that require the removal of historic fabric or would permanently damage such fabric should be avoided. Consider the type and or condition of the material upon which installation is proposed as well as the method of installation and removal later on” (pg. 84).

HOW DO THE OREGON CITY GUIDELINES COMPARE?

Solar panel installations are permitted under some circumstances but should not become prominent new elements that detract from the character-defining features of a building or landscape.

- **Sloped roof location:** Solar panels are permitted on secondary facades
- **Design:** Panels on sloped roofs shall project five inches or less from the roof surface and be installed flat; they shall not alter the slope of the roof.
- **Color:** Panels and mounting systems shall be the same color as established roof materials. Mechanical equipment associated with the photovoltaic system shall be as unobtrusive as possible.
- **Flat roof structures:** set back at least five feet from the roof edge to minimize visibility unless fully obscured from the street by a parapet.
- **Shingles:** permitted on secondary facades if they match the roof color.

UPDATING DENVER'S SOLAR GUIDELINES



DENVER GUIDELINE UPDATE GOALS

Item #3.

- Lessons learned since 2014
- Address new technology
- Greater flexibility
- Simplifications and clarity
- Incorporate community input
- Look at national best practices



[illegible]

PHASED UPDATES

Item #3.

Phase 1

Revisions to:
Solar panels
Retaining walls
Cladding materials

Clarifications to:
Landscaping
Sheds
Lighting
Egress Windows
Fencing

Phase 2

Revisions to:
ADUs
Tandem houses
Accessory structures

Clarifications to:
Site work chapter
Signage chapter

Phase 3

Revisions to:
Window Replacement
Alterations

Reorganization of:
Additions chapter
Infill chapter

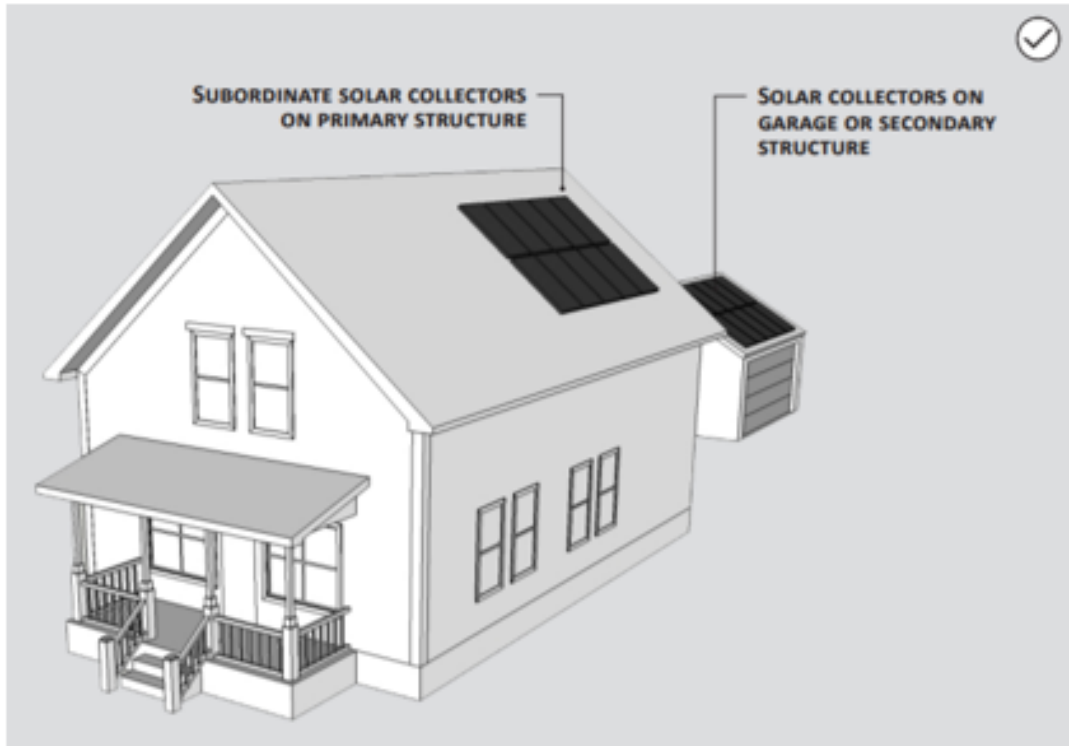
Phase 4

New chapter on:
Non-contributing
buildings

Revisions to:
Alterations and
additions to
commercial and
institutional buildings

Tentative Topics for Phases 2 through 4

Denver Design Guidelines



- 2.33 When installing solar collectors, minimize potential adverse effects on the character of a historic property.
- a. Place collectors in an unobtrusive location on the property, if possible. Such locations may include an addition, garage or secondary structure.
 - c. Mount collectors below the ridge line on a sloping roof.
 - d. Mount collectors flush, with a minimum rise above the roof plane. This will not cause a significant decrease in the device's solar gain capabilities.
 - f. Size solar collectors to be subordinate to the historic structure.

Design Guidelines (continued)



- b. Place collectors to avoid obscuring significant features or adversely affecting the perception of the overall character of the property.
- e. On a side-facing roof plane of a primary structure, minimize visual impacts by locating solar collectors on the rear 2/3 of the roof length.
- g. Ensure that exposed hardware, frames and piping have a matte finish, and are consistent with the color scheme of the primary structure.
- h. Use the least invasive method feasible to attach solar collectors to a historic roof.
- i. Install solar collectors so they may be readily removed and the original character easily restored.
- j. Minimize adverse impacts on a historic roof structure when installing solar collectors or similar technologies.

ENGAGEMENT

Item #3.



- Virtual meetings using Menti and breakout rooms
- Online survey
- Draft guidelines posted for comment
- Comment at Commission meetings





Location of Solar Panels

- Different roof forms – side gable, front gable, hipped, mansard
- Building is interior to block vs. corner properties
- Design: symmetrical or grouped arrangements vs. random arrangement



Types of Roofing Materials

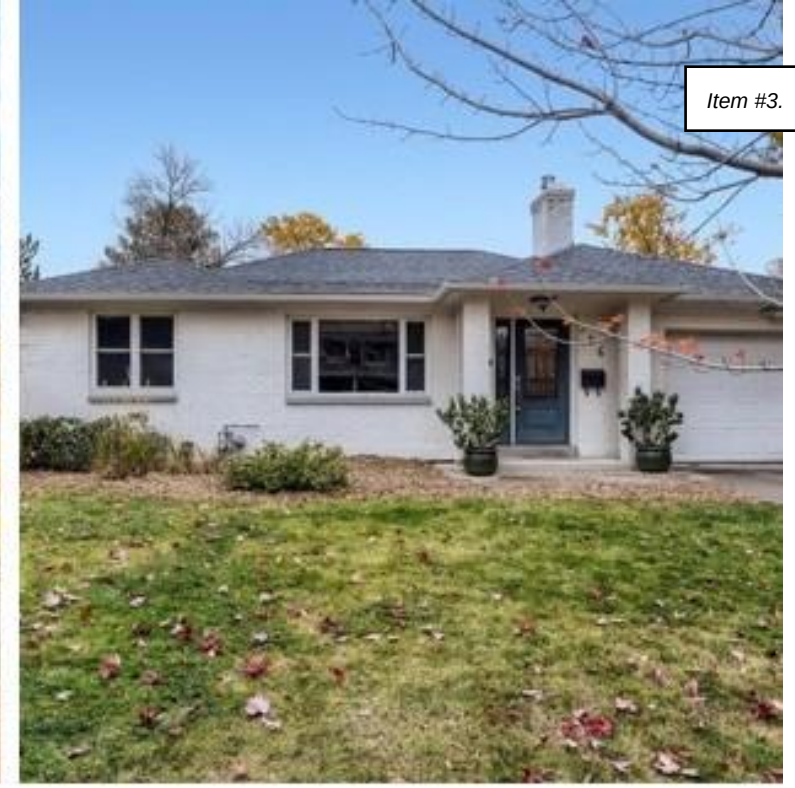
- Asphalt shingles
- Metal roofs
- Clay or concrete tiles



Item #3.

Type of Solar

- Solar tiles integrated into all roofing tiles
- Solar tiles integrated into non-solar roofing materials
- Solar panels



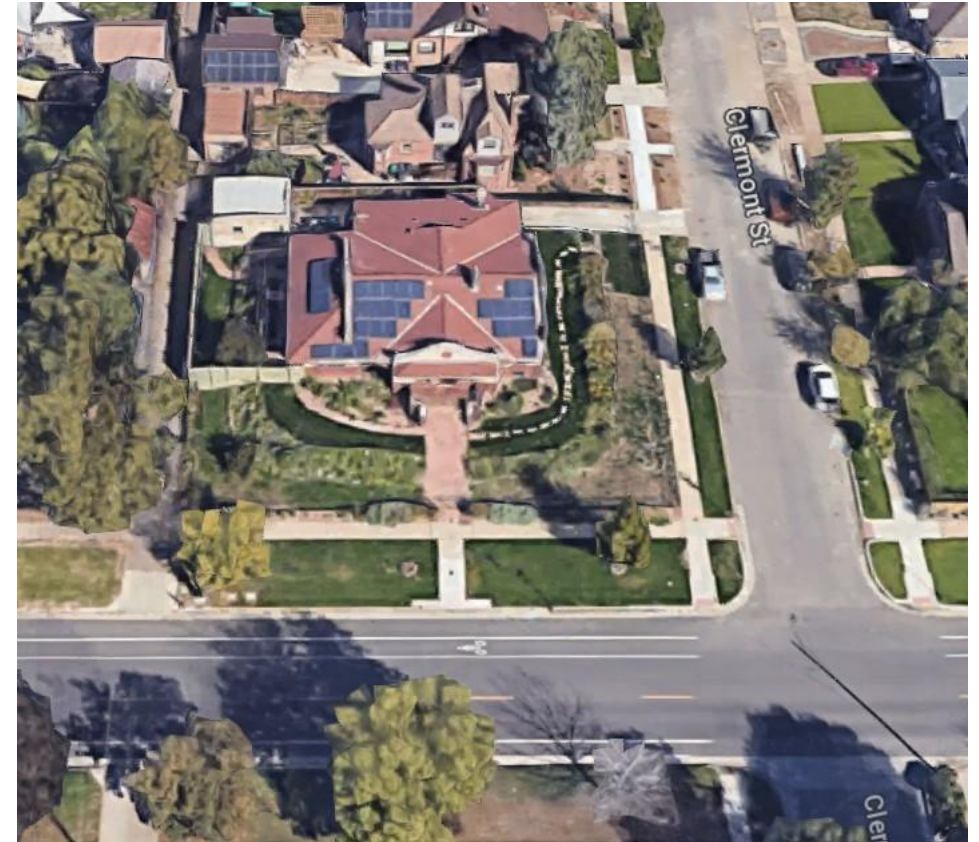
Item #3.

Significance of building

- Individual landmark
- Contributing building to historic district
- Non-contributing building to historic district

SOLAR PRECEDENT

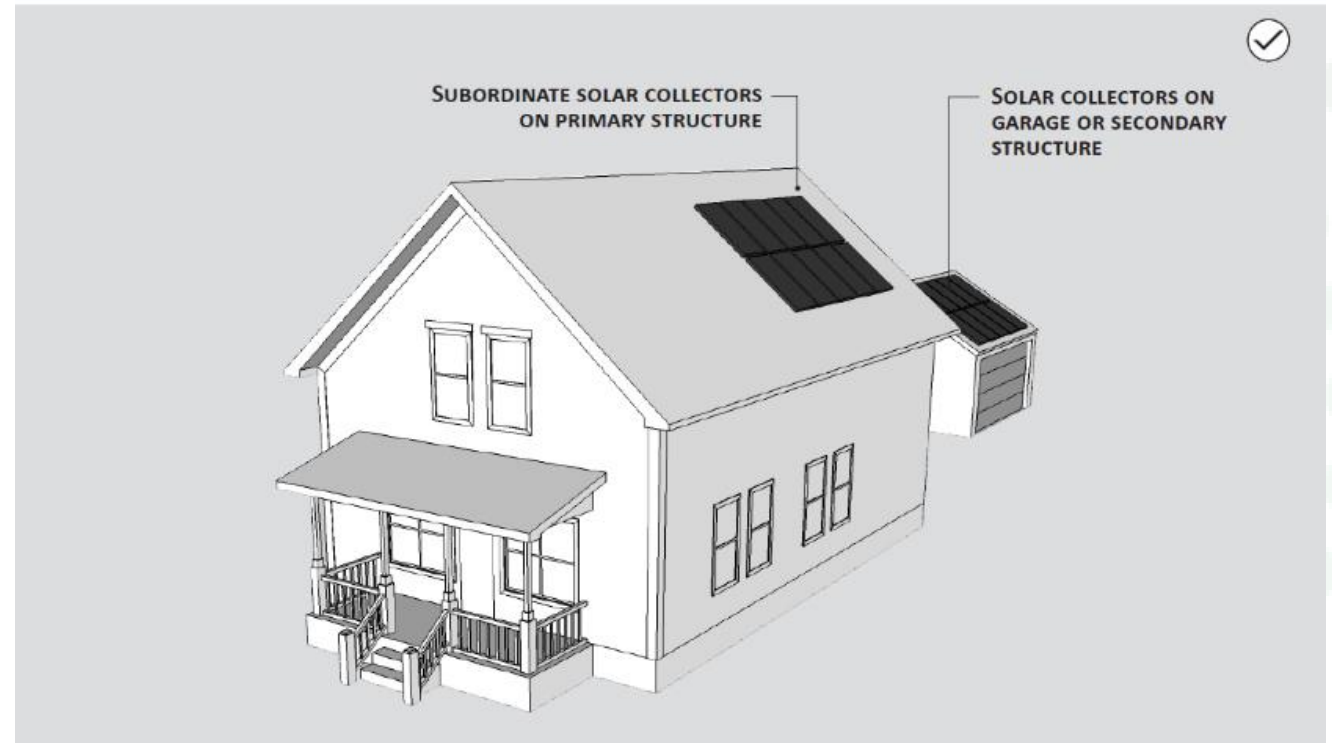
Item #3.



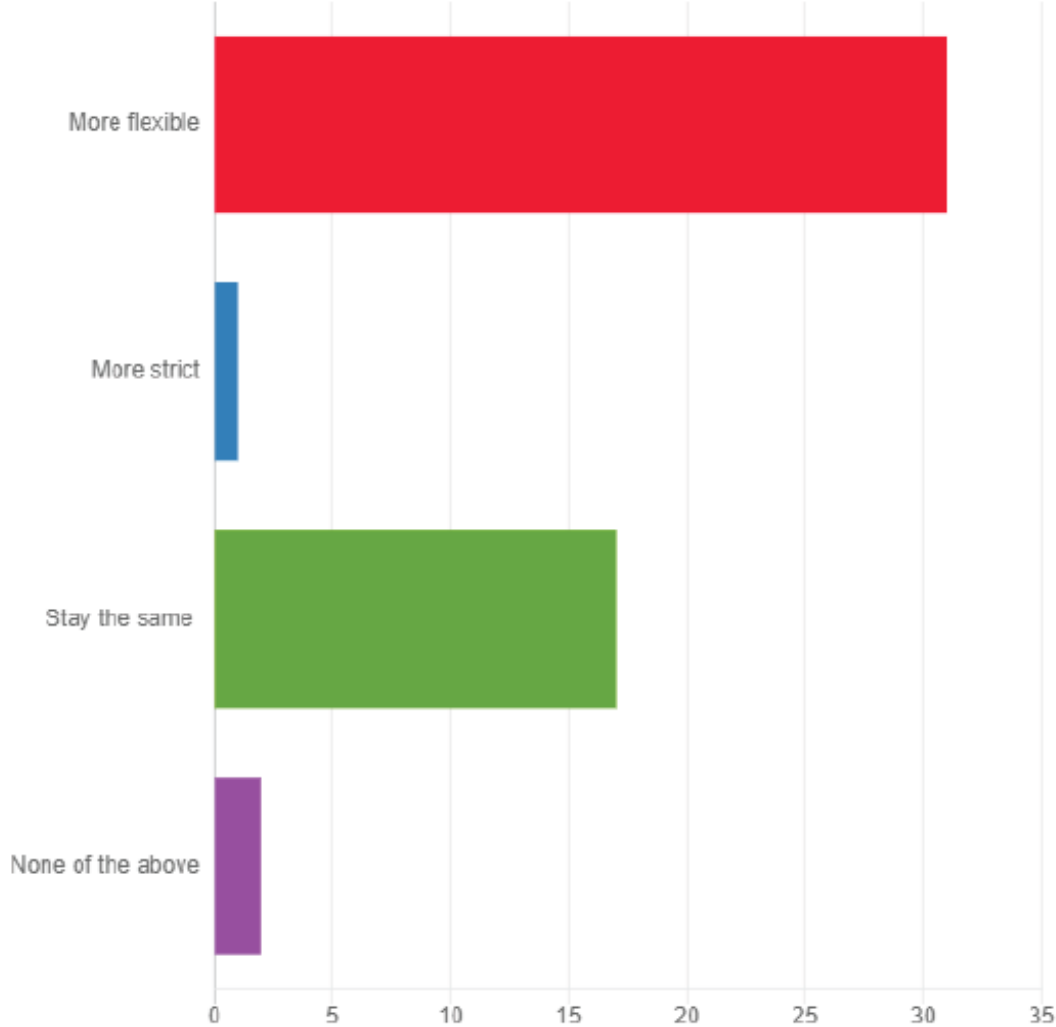
WHAT DO YOU THINK?

Item #3.

- Guidelines require solar panels to be placed on the rear 2/3rds of gable roof or on secondary structures.
- Should future guidelines be:
 - More flexible
 - Less flexible
 - Stay the same



Our design guidelines encourage solar panels to be placed on the rear 2/3rds of a gable roof or on secondary structures for aesthetic purposes and consistency. Should future guidelines be more flexible, more strict, or have no change?



different roof types and orientation to sun should be considered and have rules contingent on each of these as well

The guidelines should have sufficient flexibility to allow for changing technology but prioritize the rear 2/3rds of gable roofs and secondary structures.

WHAT DO YOU THINK?

Item #3.

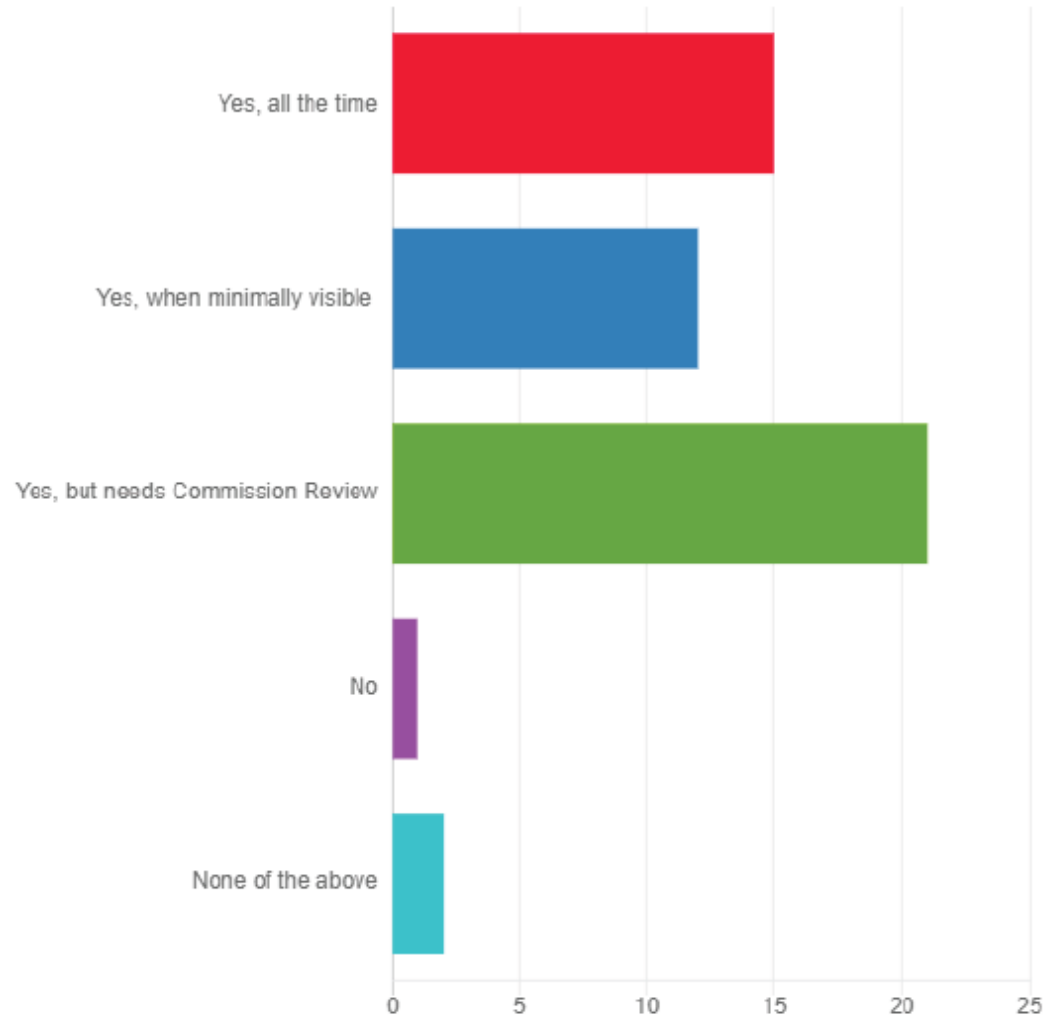
Should Solar panels be allowed on individual landmarks or on a character-defining roof?



Page 180

Should solar panels be allowed on individual landmarks?

Item #3.



The default should be yes, but with Landmark review.

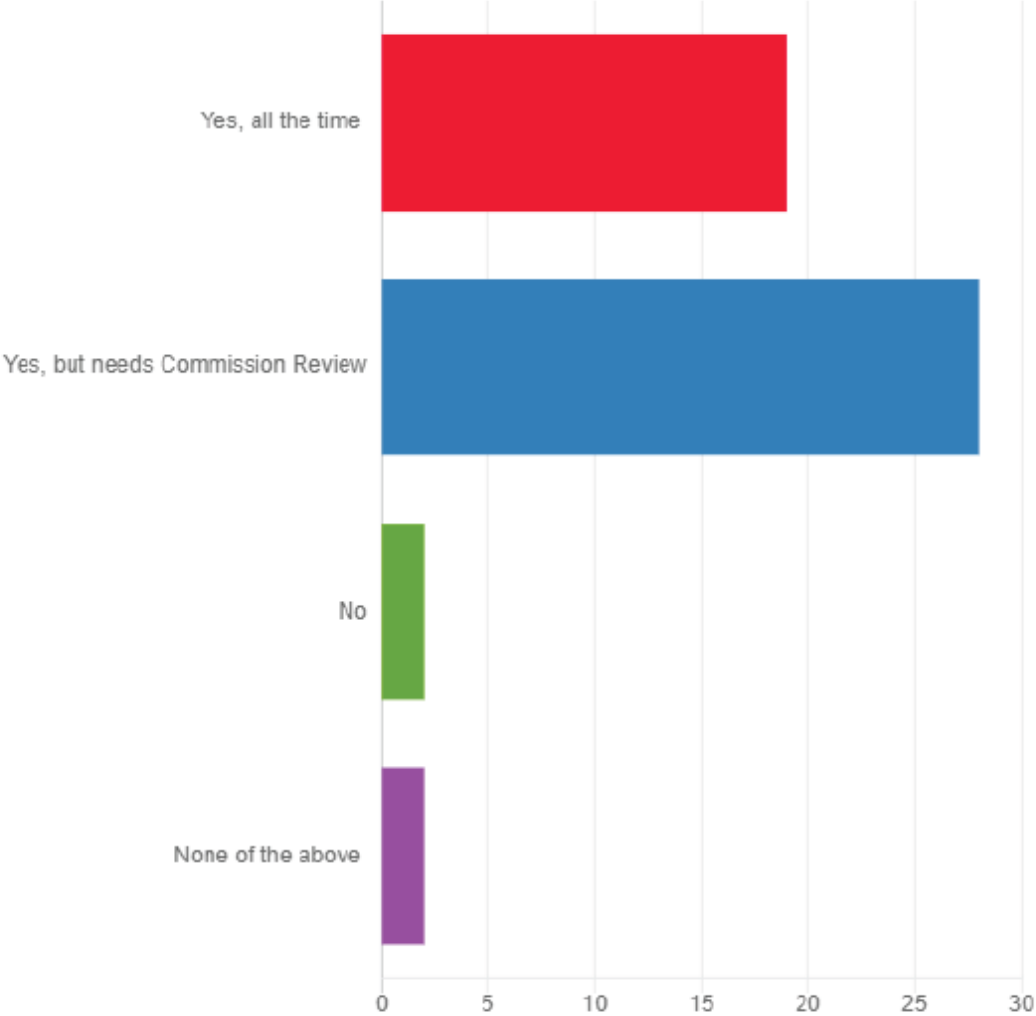
WHAT DO YOU THINK?

Item #3.

Should solar roof tiles be allowed?



Should solar roof tiles be allowed in historic districts?

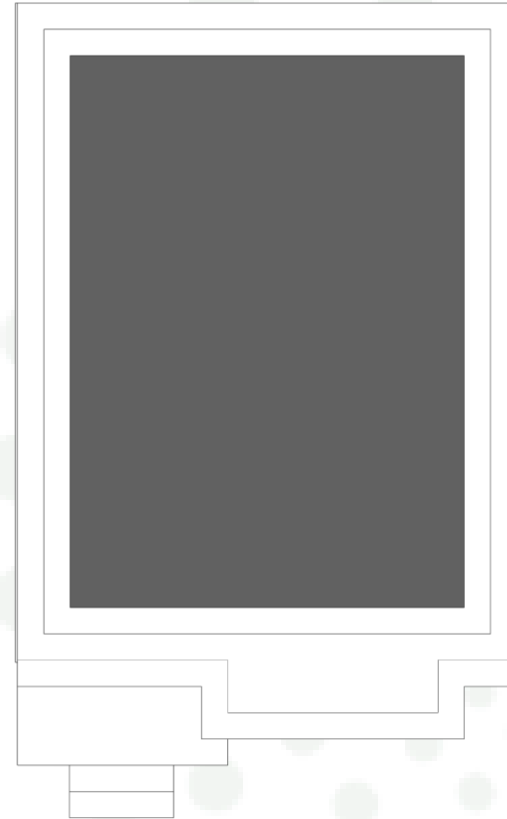
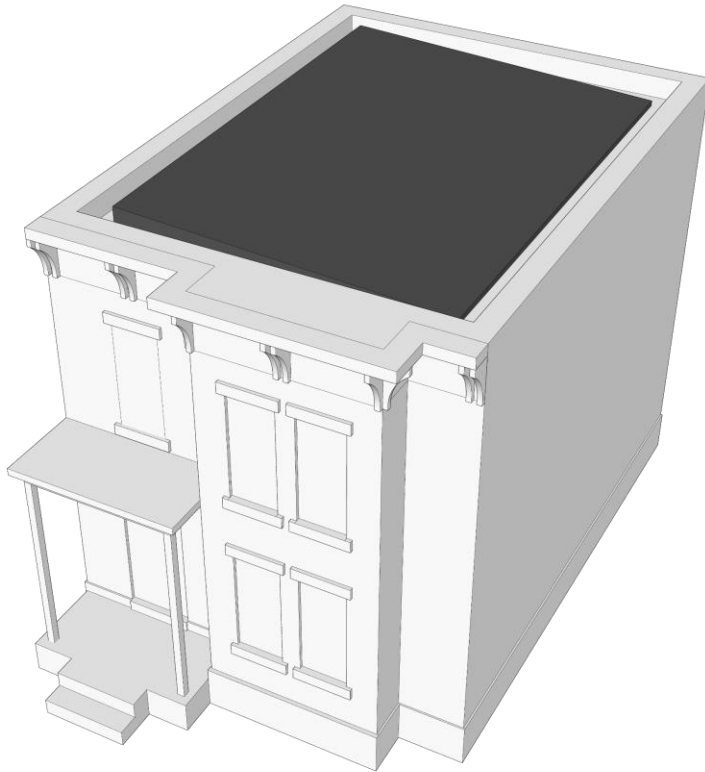


If there's a way you can just quickly review the previous material and make sure the solar tiles aren't compromising integrity within the context of the structure

since this technology is still developing, each case should be individually reviewed

DENVER'S REVISED SOLAR GUIDELINES

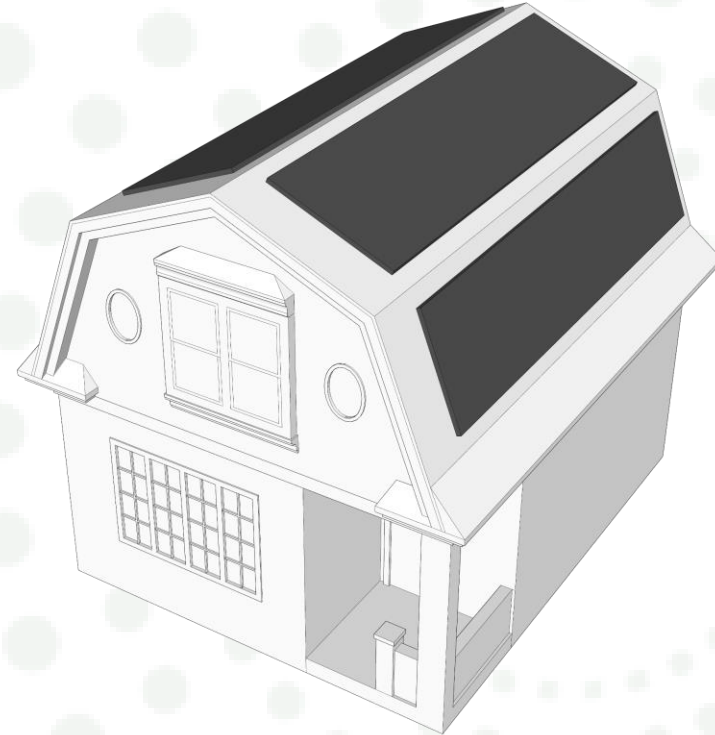
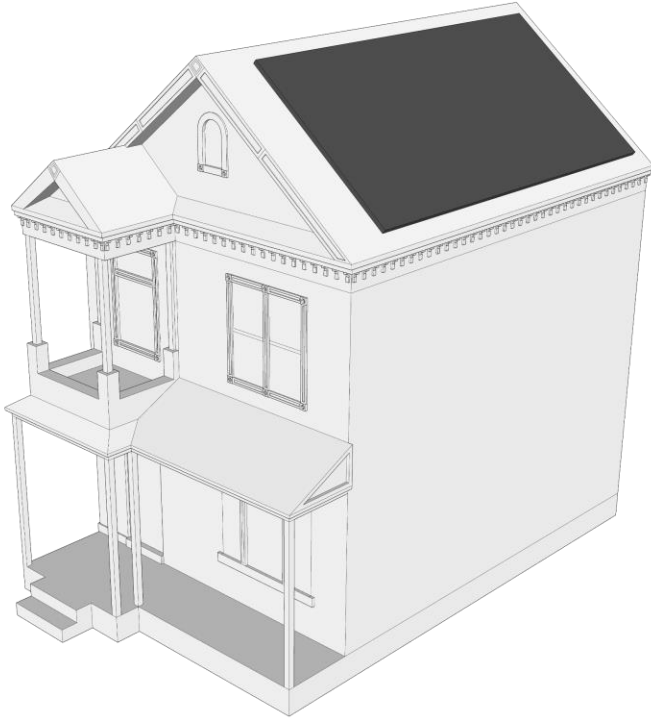
Item #3.



For primary structures with flat roofs, solar panels may be installed in any configuration and set on an angle as long as the panels are entirely below the top of the parapet.

DENVER'S REVISED SOLAR GUIDELINES

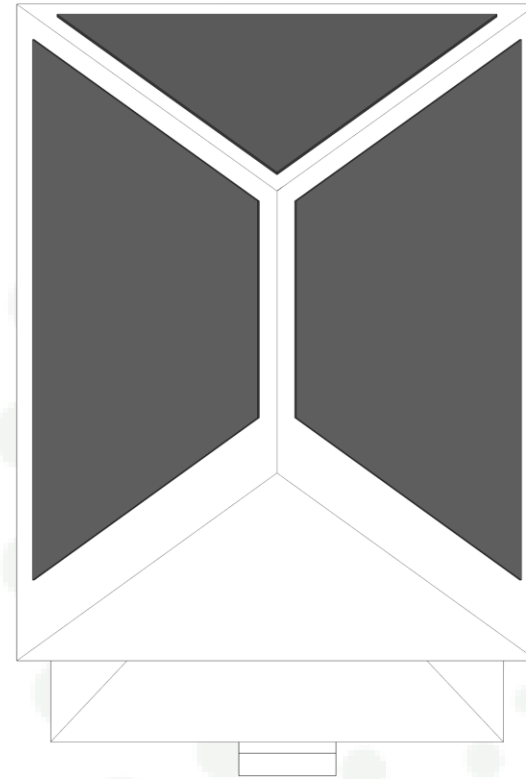
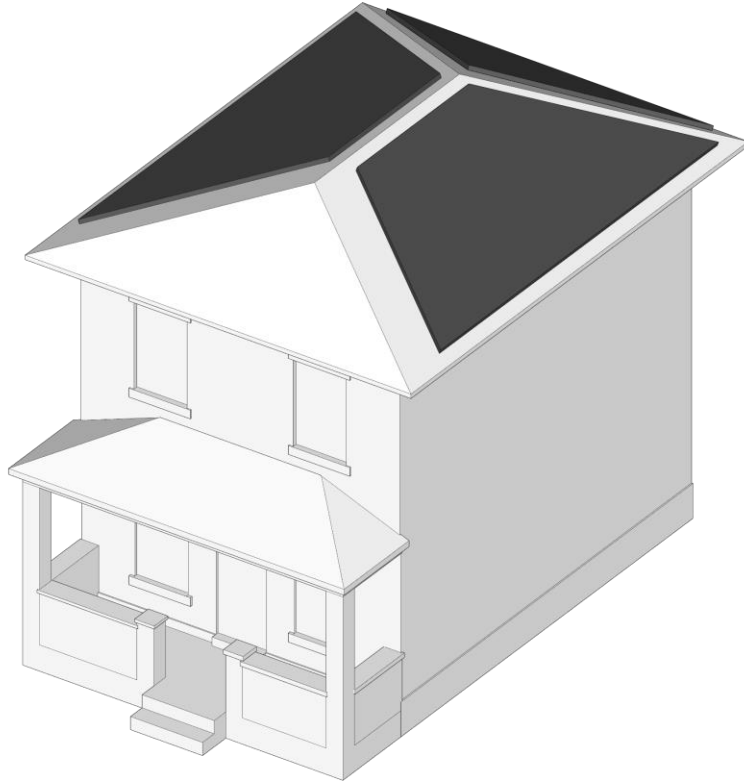
Item #3.



For a front-gable or front-facing gambrel roof, solar panels shall be set back at least three feet from the front eave.

DENVER'S REVISED SOLAR GUIDELINES

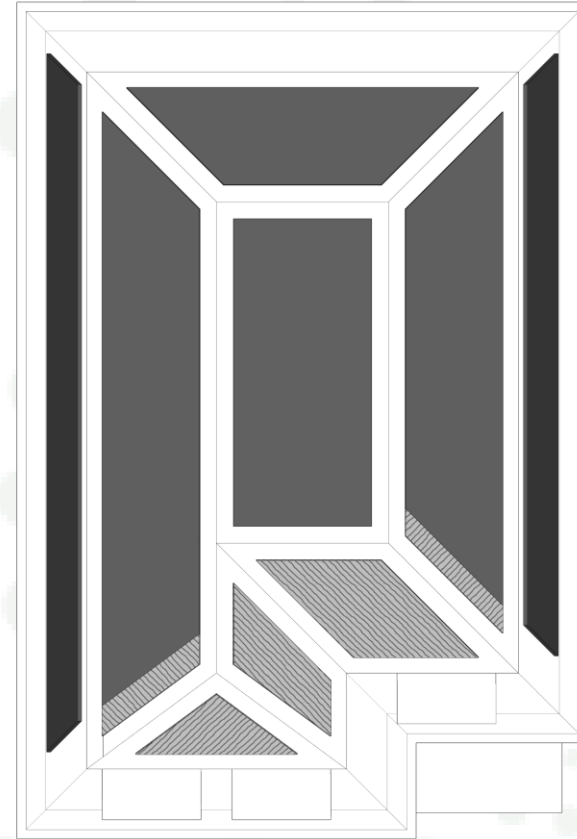
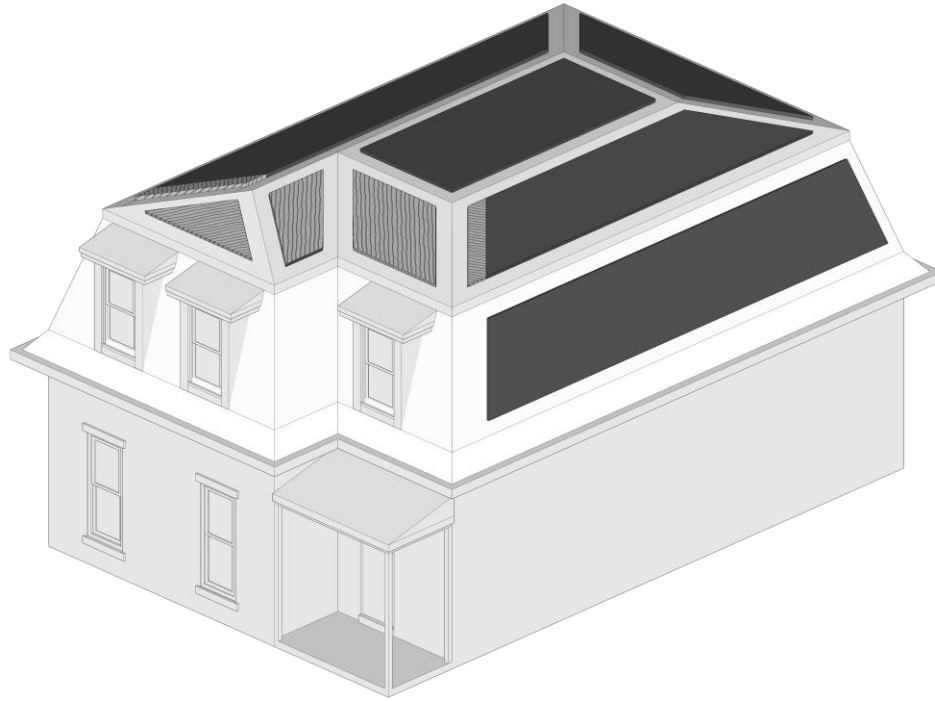
Item #3.



For a hipped roof, solar panels shall be set back at least three feet from the diagonal ridge.

DENVER'S REVISED SOLAR GUIDELINES

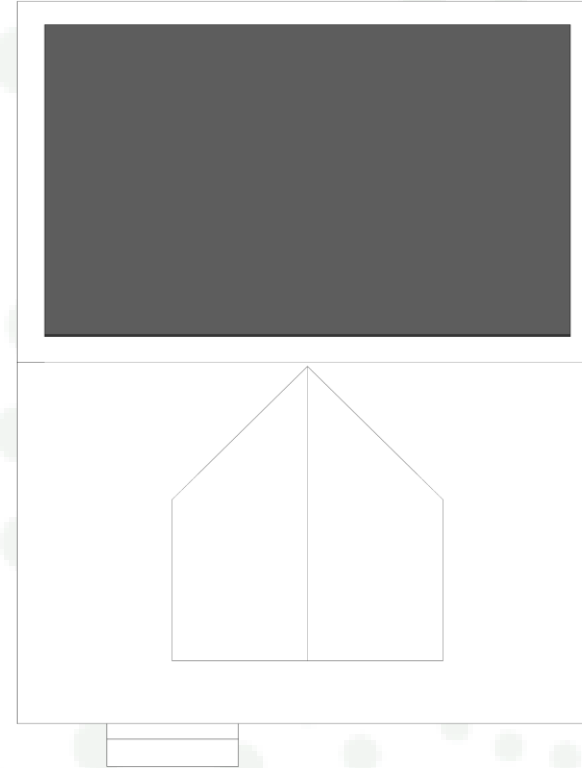
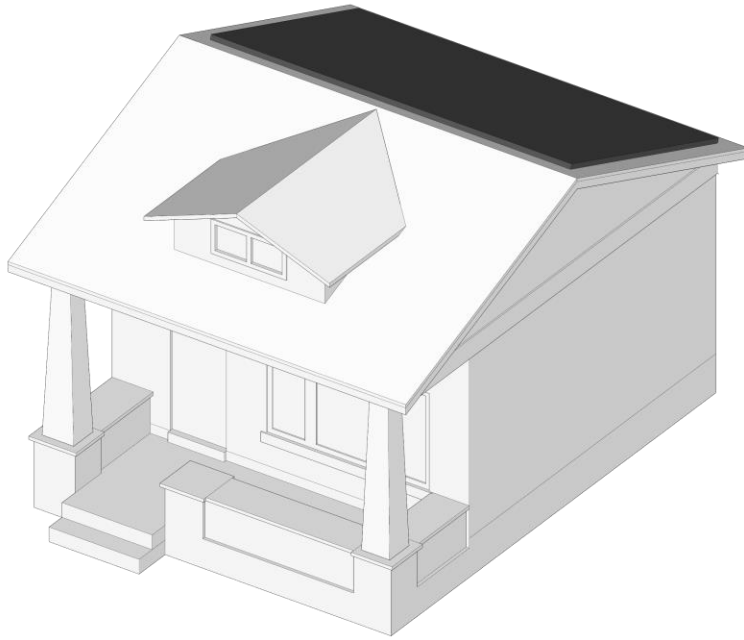
Item #3.



For a mansard roof, solar panels should not be installed on the lower slope at the front façade or visible side elevation.

DENVER'S REVISED SOLAR GUIDELINES

Item #3.



Avoid installing solar panels on the front-facing roof plane of a primary structure.

DENVER'S REVISED SOLAR GUIDELINES

When the front-facing roof plane of a primary structure is oriented to the south and when the main solar access for the structure is on the front-facing roof plane, the Landmark Preservation Commission will review proposals for solar panels on the front to ensure the panels do not negatively impact the structure's character-defining features.

YES



MAYBE



DENVER'S REVISED SOLAR GUIDELINES

Item #3.

When installing solar panels, minimize potential adverse effects on the historic character of a property.

- a. Locate solar panels to avoid obscuring distinctive roof features, such as dormers or chimneys, and adversely affecting the character-defining features of the property.
- b. Mount solar panels flush to the surface of a pitched roof or mount panels no more than 8" off the roof surface.
- c. Use the least invasive method feasible to attach solar panels to a historic roof.
- d. Install solar panels so they may be removed and the original character of the roof may be easily restored.
- e. Install electrical equipment associated with solar panels on the rear façade of a primary structure, on an accessory structure, or in another inconspicuous location.
- f. Use a matte finished electrical conduit located to minimize visibility.
- g. Integrated solar roof tiles may be used on accessory structures or to replace non-historic roofing materials, including asphalt shingles, and on primary structures in historic districts if the solar tiles match the profile and texture of the existing roofing material or have a closely matching appearance. For example, solar tiles may replace asphalt shingles or a synthetic wood shingle if the solar tiles have a flat profile and are a neutral color.

Item #3.



WHAT DO YOU THINK?

Item #3.



WHAT DO YOU THINK?

Item #3.



CONSIDERATIONS FOR SOLAR GUIDELINES

SOLAR CONSIDERATIONS

- Visibility or prominence from the street
- Level of property significance
- Compatible design
- Impact on historic design and materials
- Impact on historic structure vs. impact on district
- Temporary/additive change vs. permanent/destructive change
- Achieving a reasonable balance



CONSTANTLY EVOLVING

Item #3.

Disguising solar panels as ancient Roman tiles in Pompeii

by Diego Giuliani, POCITYF



Page 196

camp®



ALLIANCE of
PRESERVATION
COMMISSIONS

CONSTANTLY EVOLVING

Item #3.

Solar tiles for new and historic buildings

Available in three versions, the product costs around \$307-324 per square meter although prices will vary depending on project complexity. Swiss manufacturer Freesuns says its tiles can be used on historic buildings and can cover 100% of rooftops.

MARCH 30, 2020 **EMILIANO BELLINI**

COMMUNITY RESIDENTIAL PV SUSTAINABILITY TECHNOLOGY AND R&D SWITZERLAND



The product's developer says it can cover 100% of even complex roof layouts.

Image: Freesuns

Coloured solar panels can offer solution for protected areas in France

Standard grey and black solar panels do not comply with aesthetic regulations in some historical locations but this new technology provides an alternative although more expensive

19 June 2022 08:00



New technology allows to produce solar panels that match the colour of the roof Pic: Solaxess

Terracotta solar tiles for historical buildings

Germany's paXos, whose solar roof tiles were bought by Meyer Burger and unveiled last year, has shown off its new "Beaver Tail" terracotta solar tiles at Intersolar 2022.

MAY 12, 2022 **BLAKE MATICH**

HIGHLIGHTS INSTALLATIONS MANUFACTURING MARKET MARKETS & POLICY
MODULES & UPSTREAM MANUFACTURING RESIDENTIAL PV TECHNOLOGY TECHNOLOGY AND R&D SUPPLY



Image: pv magazine / Blake Matich

DETAILS MATTER



MORE FLEXIBLE

- Reversible
- Often fade into background, particularly when color matches
- Likely temporary issue as better options are being introduced
- Support sustainability efforts
- Remove source of contention and criticism

MORE RESTRICTIVE

Item #3.

- Maintain aesthetic continuity of façades in historic districts
- Retain character of historic property
- Protect historic features and materials
- May create negative, rigid perception of historic preservation



MEMORANDUM

To: Historic Review Board
From: Christina Robertson-Gardiner, Senior Planner
RE: HRB Policy #12 Solar Panel- Background and Potential Revisions
Date: March 15, 2024

This memo provides an overview and preliminary guidance based on the November 2023 and February 2024 meetings and the recommendations of the Historic Review Board (HRB) regarding the potential revision of HRB policy #12 on solar panels. The Board will consider expanding the policy to include additional configurations that could be approved at a Type I staff-level review. Changes to accepted materials, size, color, and design are not part of this review- only the configurations (where the panels are located on the roof) would potentially be expanded to include additional locations allowed under a Type I review.

There does not seem to be a strong consensus on whether the policy should be amended or not. At the February 27, 2024 HRB meeting, Staff was asked to provide an overview or a "white paper" compiling the issues and discussions to date to help the HRB members figure out the next steps for this work plan item.

This is especially important as two of the work plan items for 2023-2025 have just been approved through the latest Certificated Local Government grants. #4 -Compatible Change: revising the definition for new construction in historic districts and #5 creating a standard draft of window conditions of approval for new construction projects. The Board will need to provide direction to staff on the order and timing of these projects soon.

The HRB will review this memo during the March 26, 2024 meeting. During the meeting, HRB members will discuss the content and decide whether to:

1. Proceed with a public outreach process and adopt revisions to HRB policy #12, or
2. Retain the current HRB policy #12 and continue to monitor the issue throughout the 2023-2025 work plan. The Board will table this work plan item and determine if they want to pursue additional changes in this or a future HRB work plan.



Purpose of Work Plan Item

The increasing concern about climate change and the need for green energy is changing the conversation around solar panels and historic preservation, especially relating to their installation on publicly facing elevations. In the past, there was a view that all solar panels must be shielded from view to meet the Secretary of the Interior's standards for rehabilitation. However, with the growing awareness of the importance of renewable energy, there is a push to make it easier for homeowners to install solar panels, even on visible front gable roofs. Solar panels are increasingly being viewed as a temporary installation on historic buildings in order to meet national green energy goals.

This work plan item was inspired by a presentation from the National Association of Preservation Commissions' CAMP presentation in August 2023, as well as numerous HRB hearings regarding requests for installing solar panels on visible elevations over the past few years. The City of Denver recently revised its guidelines to meet the community's needs for historic preservation and support for solar energy in the state. They are included as an exhibit to this memo and have been used below to help illustrate what currently meets and does not meet HRB Policy #12

This approach considers solar technology to be a temporary installation rather than an alteration to the historic fabric of a building. It represents a concerted change in some preservationists' views on how to determine if and when a solar panel adversely affects a historic resource.

Generally, the Secretary of the Interior looks for approaches that limit the visible impact a solar panel has on the public views. Panels that are located on flat roofs, the rear elevations or on small accessory buildings clearly meet the intent. However, what happens when this more conservative approach blocks a community from a wider implementation of solar technology if the southern exposure of houses tended are on visible primary side elevations? That question drove much of the city of Denver's conversation. Other cities have chosen to retain the prohibition of solar panels on visible elevations and are waiting as the solar economy and technology evolves and matures.

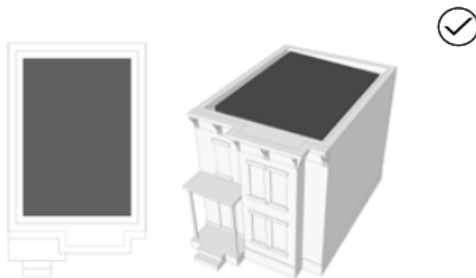
The proposed amendments are intended to provide further direction to homeowners to allow solar panels to be installed on visible front gable roofs through the standard building permit process without requiring applicants to submit for a Type III HRB review.



HRB Policy #12 – Solar Panels.

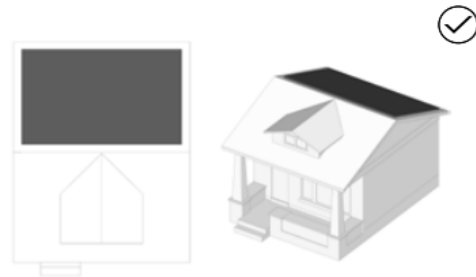
What configurations are currently allowed in Oregon City as a staff-level Type I review?

Sloped roof location: Solar panels are permitted on secondary facades of historic buildings and on accessory structures.



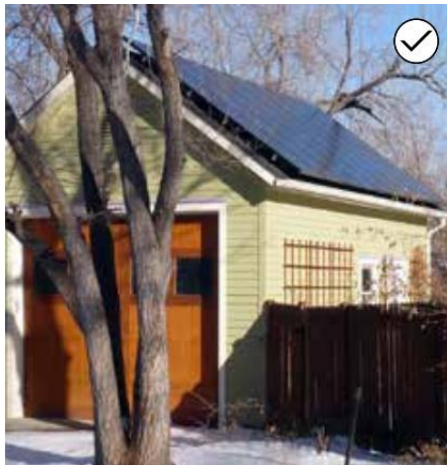
SOLAR INSTALLATION ON A FLAT ROOF

Install solar panels in any configuration as long as the panels are entirely below the top of the parapet



SOLAR INSTALLATION ON A SIDE GABLE ROOF

Install solar panels on rear slope of roof



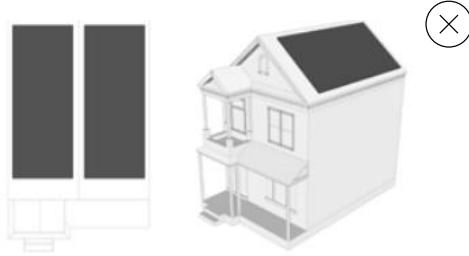
Install solar panels on accessory structures



Install solar panels on secondary facades.

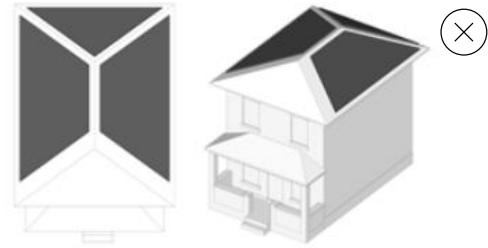


What configurations do not meet Policy #12 and must be reviewed through a Type III Historic Review Board meeting?



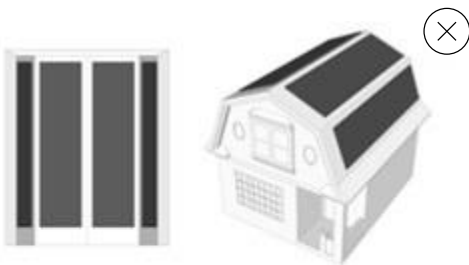
SOLAR INSTALLATION ON A FRONT GABLE ROOF

Install solar panels on side slopes of roof and at least three feet back from the front eave of the building



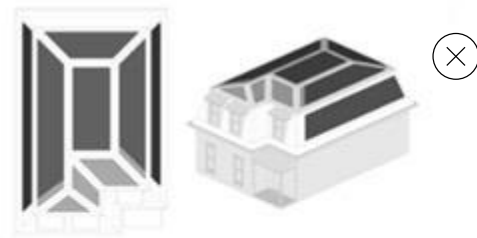
SOLAR INSTALLATION ON A HIPPED ROOF

Install solar panels on side or rear slopes of roof and at least three feet back from the diagonal ridge at the front of the building



SOLAR INSTALLATION ON A GAMBREL ROOF

Install solar panels on side slopes of roof and at least three feet back from the front eave of the building.



SOLAR INSTALLATION ON A MANSARD ROOF

Install solar panels on side or rear slopes of roof. Solar panels may be installed on the low-slope at the front of the building (shown in gray hatch above) depending on visibility from the street.



Potential revisions to HRB Policy #12

The city of Denver allows the installation of solar panels on visible primary side elevations, provided they are set back 3 feet from the edge. The Historic Review Board may choose to implement the same 3 feet setback requirement or impose additional setbacks of 5-10 feet. The Board may also decide to restrict the installation of solar panels on only the back 2/3 of the roof plane and not allow them on the front 1/3 of the roof. If the board chooses to move forward with revision to the Solar Panel policy- below are the options the board may choose to adopt.

1. Solar panels on visible primary side elevations are allowed, provided they are set back 3 feet from the edge of the eave.
2. Solar panels on visible primary side elevations are allowed, provided they are set back 10 feet from the edge of the eave.
3. Solar panels on visible primary side elevations are allowed, provided they are not installed on the front 1/3 of a roof plane.
4. Another metric as determined by the Historic Review Board.

During the HRB meeting on March 26, 2024, the Board should review the options presented above to determine if there is a consensus for a revision to HRB policy #12. In the event that there is no consensus, it is recommended that the HRB table this work item for a later date.

Exhibits

1. HRB Policy #12 Solar Panels
2. Updating Solar Guidelines- National Association of Preservation Commissions Presentation
3. City of Denver Solar Panel- excerpts
4. HRB Work plan 2023-2025- Adopted.

OREGON CITY HISTORIC REVIEW BOARD POLICIES

HISTORIC REVIEW BOARD POLICY #12: Solar Technology *A Guide for Property Owners*



ABOUT THE HISTORIC REVIEW BOARD POLICIES

The City has adopted protections for locally designated properties to ensure these historic buildings maintain their integrity.

The Historic Review Board (HRB) adopted policies for minor alterations to historic structures that can be done without formal Board review. The policies are meant to provide clear direction to historic property owners on exterior changes including but not limited to roofing, siding, windows and doors. HRB Policies were first adopted in 1986 and updated in 2019.

Locally designated properties are subject to HRB Policies. This includes designated structures in McLoughlin Conservation District, all structures in Canemah National Register District, and landmarks outside of districts. To see if a property is designated, visit www.orcity.org/maps/historic-resources.

HRB POLICY #12: SOLAR TECHNOLOGY

Adding solar panels to historic properties can have a significant impact on the character and visual qualities that convey a property's significance. Solar panel installations are permitted under some circumstances, but should not become prominent new elements that detract from the character-defining features of a building or landscape.

Solar technology that meets the criteria in the list below may be utilized on historic properties through staff review. Any proposal that deviates from this policy shall be considered by HRB.

- Sloped roof location: Solar panels are permitted on secondary facades of historic buildings and on accessory structures.
- Design: Panels on sloped roofs shall project five inches or less from the roof surface and be installed flat; they shall not alter the slope of the roof.
- Color: Panels and mounting systems shall be the same color as established roof materials. Mechanical equipment associated with the photovoltaic system shall be as unobtrusive as possible.
- Flat roof structures: Solar panel installations on flat roofs shall be set back at least five feet from the roof edge to minimize visibility unless fully obscured from the street by a parapet.



- Shingles: Solar shingles are permitted on secondary facades if they match the roof color.
- Freestanding: Freestanding or detached on-site solar technologies are permitted in locations behind the front of the home in side and rear yards, unless the side or rear yard abuts an improved public right of way.

WHAT DOES THIS MEAN FOR YOU?

This means a few things as a property owner with a designated historic property:

- If the solar installation meets the HRB policy, it is reviewed at the staff level with no application fee.
- If the solar installation does not follow these guidelines, then it must be referred or submitted to the HRB for review and decision, which will require a fee. Fee for alterations is \$50 plus mailing labels.
- When installing solar technology, building and electrical permits are required from the Building Division. Applications for the permit can be found at: www.oregoncity.org/building/residential-permits.
- When the HRB is considering solar proposals that do not meet the policy, the Secretary of Interior's Standards are used as guidance. The Secretary of Interior Standards on Solar Panels on Historic Properties can be found at: www.nps.gov/tps/sustainability/new-technology/solar/park-solar.htm.



Further information about the HRB and HRB Policies can be found at: www.oregoncity.org/planning/hrb-policies

If you have any questions about the City's Preservation Program or if your property is locally designated, please contact:

Kelly Reid, Preservation Planner
503-722-3789
kreid@oregoncity.org

City of Oregon City
Planning Division
698 Warner Parrott Rd
Oregon City, OR 97045
503.722.3789
www.oregoncity.org/planning



The activity that is the subject of this guide has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

Environmental Sustainability & Historic Properties



38. Place collectors in an unobtrusive location on the property.



39. On a side-facing roof plane of a primary structure, minimize visual impacts by locating solar collectors at least 3 feet back from the front eave. The collectors illustrated above are not setback 3 feet.

GUIDELINES FOR ENVIRONMENTAL SUSTAINABILITY

- 2.35 Install solar panels in a location that minimizes visibility based on the structure's roof form.
- Avoid installing solar panels on the front-facing roof plane of a primary structure. When the front-facing roof plane of a primary structure is oriented to the south and when the main solar access for the structure is on the front-facing roof plane, the Landmark Preservation Commission will review proposals for solar panels on the front to ensure the panels do not negatively impact the structure's character-defining features.
 - For primary structures with flat roofs, solar panels may be installed in any configuration and set on an angle as long as the panels are entirely below the top of the parapet.
 - For primary structures with pitched roofs, minimize visual impacts to the structure's character-defining features.
 - Set panels back from the horizontal roof ridge, and the front eave or vertical ridge of a sloped roof to minimize visual impacts. (Note: the location of solar panels must comply with current building code requirements.)
 - For a front-gable or front-facing gambrel roof, solar panels shall be set back at least three feet from the front eave.
 - For a hipped roof, solar panels shall be set back at least three feet from the diagonal ridge.
 - For a mansard roof, solar panels should not be installed on the lower slope at the front façade or visible side elevation.
 - For primary structures with two street frontages, solar panels may be installed on the roof surface facing the side street, but the panels must comply with the setback requirements noted above.
 - Solar panels may be installed anywhere on the roof of an accessory structure.

STANDARDS FOR SUSTAINABILITY

The Landmark Preservation Commission has adopted the *Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Sustainability for Rehabilitating Historic Structures* (2013). This document supplements the Denver design guidelines when energy retrofit and improvement projects are under consideration.

Environmental Sustainability & Historic Properties



40. Solar panels are placed to avoid obscuring distinctive roof features.



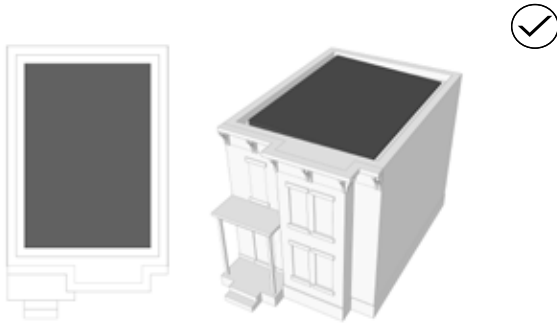
GUIDELINES FOR ENVIRONMENTAL SUSTAINABILITY

2.36 When installing solar panels, minimize potential adverse effects on the historic character of a property.

- a. Locate solar panels to avoid obscuring distinctive roof features, such as dormers or chimneys, and adversely affecting the character-defining features of the property.
- b. Mount solar panels flush to the surface of a pitched roof or mount panels no more than 8" off the roof surface.
- c. Use the least invasive method feasible to attach solar panels to a historic roof.
- d. Install solar panels so they may be removed and the original character of the roof may be easily restored. For clay or concrete tile roofs, carefully remove selective roofing tiles, if necessary. (Note: salvage of historic tiles is highly encouraged for future reinstallation or repairs).
- e. Install electrical equipment associated with solar panels on the rear façade of a primary structure, on an accessory structure, or in another inconspicuous location.
- f. Use a matte finished electrical conduit located to minimize visibility.
- g. Integrated solar roof tiles may be used on accessory structures or to replace non-historic roofing materials, including asphalt shingles, and on primary structures in historic districts if the solar tiles match the profile and texture of the existing roofing material or have a closely matching appearance. For example, solar tiles may replace asphalt shingles or a synthetic wood shingle if the solar tiles have a flat profile and are a neutral color.

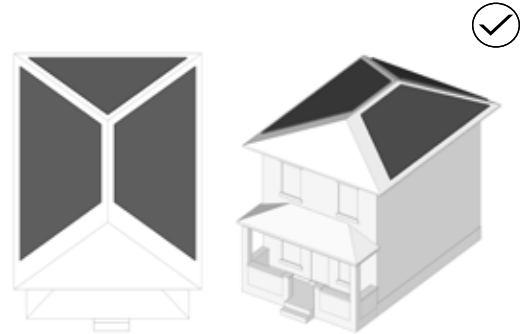
Installing Solar Collectors on a Historic Property

When installing solar collectors on a historic property, it is important to minimize visibility from the street and potential impacts on the historic character of the property. Below are examples of appropriate locations for solar panels on various roof forms.



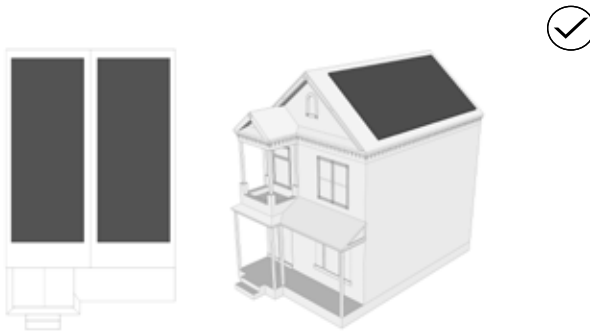
SOLAR INSTALLATION ON A FLAT ROOF

Install solar panels in any configuration as long as the panels are entirely below the top of the parapet



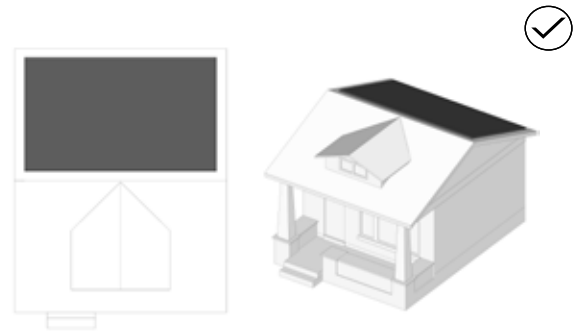
SOLAR INSTALLATION ON A HIPPED ROOF

Install solar panels on side or rear slopes of roof and at least three feet back from the diagonal ridge at the front of the building



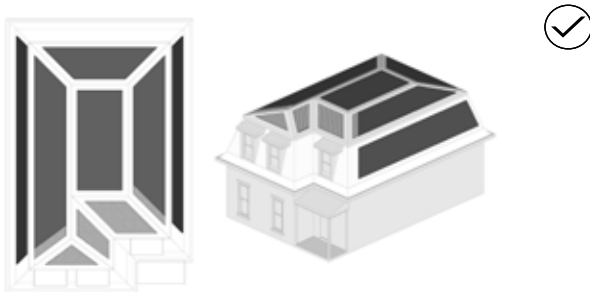
SOLAR INSTALLATION ON A FRONT GABLE ROOF

Install solar panels on side slopes of roof and at least three feet back from the front eave of the building



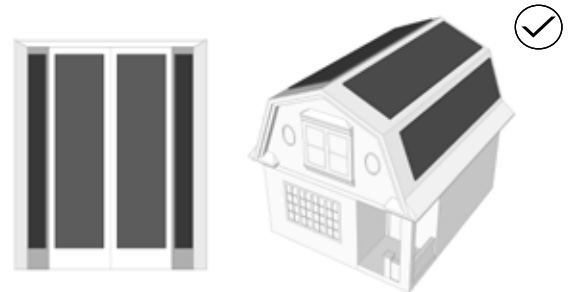
SOLAR INSTALLATION ON A SIDE GABLE ROOF

Install solar panels on rear slope of roof



SOLAR INSTALLATION ON A MANSARD ROOF

Install solar panels on side or rear slopes of roof. Solar panels may be installed on the low-slope at the front of the building (shown in gray hatch above) depending on visibility from the street.



SOLAR INSTALLATION ON A GAMBREL ROOF

Install solar panels on side slopes of roof and at least three feet back from the front eave of the building.

Figure 14: Solar Panel Installation

Historic Review Board 2023-2025 Biennium Work Plan

Adopted September 26, 2023

Project	Purpose	Action Items	Staff Level of Effort	HRB Role	Timeline	Status
1. Education --CAMP- National Association of Preservation Commissions, Daylong education session August 11, 2023 2. Education -Ongoing free Webinars from the National Association of Preservation Commissions 3. Education- Yearly preservation presentation from Deputy City Attorney- Carrie Richter on Preservation and Public Hearing basics	Provide HRB members with educational opportunities to enhance their understanding of historic preservation and their role in creating policies and reviewing applications.	Attend sessions	Low Outside educational opportunities	Attend sessions	Summer 2023 Fall 2023-Summer2025 Winter 2024	Completed Ongoing Scheduled for January or February 2024/2025 HRB meeting
4. 17.40 Code Revisions Compatible Change – Definition of New Construction – Thresholds for triggering review of non-designated structures	Review thresholds of historic review for changes to non-contributing structures after seeing some major remodeling projects in the McLoughlin District, affecting scale, height, materials, and ultimately, compatibility.	Last HRB work session on this topic was July 2021 A consultant should be selected to help support staff and HRB-paid for by next CLG grant -Fall 2024-Summer 2026 (length of grant)	High TBD	High TBD	TBD	TBD Fall 2024-Spring 2026

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

Project	Purpose	Action Items	Staff Level of Effort	HRB Role	Timeline	Status
		plan to ensure all parties have access to the project. • Support adoption process		orhood associations. • Provide staff direction on any needed revisions to policy at scheduled work session. • Present proposed revision to City Commission at a City Commission worksession prior to HRB adoption.		
8.Public Outreach Homeowner education materials-	Continue to educate historic homeowners on the regulatory requirements and grant opportunities available to them	• Send quarterly to new historic homeowners • Write articles in the Trail News, Chamber of Commerce member magazine. • Request CLG grant to be sent every 1-2 years to all property owners	Low Utilizing existing materials	None	Quarterly CLG grant -fall 2024	In progress

Project	Purpose	Action Items	Staff Level of Effort	HRB Role	Timeline	Status
9.Public Outreach Public Education and Recognition	Promote historic places for the purpose of instilling community pride, promoting heritage tourism, and showing the social and economic benefits of historic preservation	• Preservation Month • Ruth Powers Award Coordinating awards, proclamations, and city communication. If coordination with another entity to promote a shared preservation month event- additional staff time would be needed and added to the work plan.	Low Utilizing existing materials	Low Select award winner	May 2024, 2025	Pending