



CITY OF OREGON CITY HISTORIC REVIEW BOARD AGENDA

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Tuesday, February 27, 2024 at 7:00 PM

This meeting will be held in person at the location listed above and online via Zoom; please contact ocplanning@orc.org for the meeting link.

CALL TO ORDER AND ROLL CALL

PUBLIC COMMENT

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

ELECTIONS

MEETING MINUTES

1. Meeting Minutes for Approval: 9/27/2022 Work Session, 9/27/2022 Meeting and 10/25/2022 Meeting

PUBLIC HEARING

2. GLUA-24-00002: HR 24-00001 (New Construction) and HR 24-00002 (Demolition) - 151 Molalla. New Construction of a duplex on land that is part of a designated Landmark -Rasmussen-Buol House, demolition of a one-car garage, and reduction of the size of a Landmark (151 Molalla Avenue)

WORKSESSION

3. Worksession: Improving the Historic Review Approval Process- Revisit HRB Policy #12 Solar Panels - Literature Review and Public Outreach Approach.

COMMUNICATIONS

4. Certified Local Government Grant (CLG)
5. Work Plan Item 6. Improving the Historic Review approval process/coordination with applicants and other departments to ensure compliance with Conditions of Approval-progress update.

ADJOURNMENT

PUBLIC COMMENT GUIDELINES

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

As a general practice, the City Commission does not engage in discussion with those making comments. Electronic presentations are permitted but shall be delivered to the City Recorder 48 hours in advance of the meeting.

ADA NOTICE

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

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

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



City of Oregon City

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

Work Session Minutes - Draft Historic Review Board

Tuesday, September 27, 2022

6:00 PM

Commission Chambers

1. Convene Work Session and Roll Call

Vice Chair Ferry called the meeting to order at 6:00 PM.

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

Absent: 1 - Board Member Jessica Belknap

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

2. Public Comment – *None.*

3. Other Business: **Middle Housing Design Guidelines.**

Christina Robertson-Gardiner, Senior Planner, said the City adopted middle housing code changes in June 2022 which would allow new middle housing products in the McLoughlin and Canemah districts and landmarks. The HRB wanted to provide additional direction to applicants. She explained the process for adoption of the proposed revisions and then reviewed the changes to the massing, parking, configuration of duplex/triplex/fourplex units, entryways for duplex/triplex/fourplex units, townhomes, and cluster housing requirements.

There was discussion about the need for unique approaches in areas where the topography or other factors limited parking access onsite, how applicants would need to provide detailed analysis to demonstrate why the massing would not be considered excessive, faux entry elements were not recommended, and multiple entries should be integrated into the design of the building.

Ms. Robertson-Gardiner would take the feedback and update the document, and a clean copy would be presented to the McLoughlin and Canemah neighborhoods. There could be one more Work Session to discuss what was said and make any recommended revisions. Then it would be sent to the City Commission for approval.

4. Adjournment

Chair Blythe adjourned the meeting at 6:42 PM.



City of Oregon City

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

Meeting Minutes - Draft

Historic Review Board

Tuesday, September 27, 2022

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

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

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

Absent: 1 - Board Member Jessica Belknap

Staffers: 3 - Senior Planner Christina Robertson-Gardiner, City Attorney Carrie Richter, and Community Development Director Aquilla Hurd-Ravich

2. Public Comment – *None.*

3. Public Hearing: **GLUA 22-00031: HR-22-00010 Exterior Alterations to an Approved Project (columns) 1020 5th Street.**

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

All Board Members had visited the site.

Christina Robertson-Gardiner, Senior Planner, said there were two applications tonight for the same site. This was a request for the addition of columns on the front elevation. She reviewed the conditions of approval, subject site, existing conditions, design of the columns, and findings. Staff recommended approval with conditions.

There was discussion on the dormers not matching what was approved in a previous application in 2021.

John Gruszecki, representing the applicant, explained the proposed round column design.

There was discussion regarding piers for the columns and porch roof.

Wendy Marshall, representing the McLoughlin Neighborhood Association, said the

neighborhood concurred with whatever the HRB's decision was.

Chair Blythe closed the public hearing.

The Board deliberated on the application, and agreed round or square columns were acceptable. There was consensus to add a condition of approval that the piers be included as proposed. It was suggested that an audit be done to make sure that what was approved previously was done. There was clarification that the approval tonight included the revised porch design in the staff report.

A motion was made by Board Member Edgar, seconded by Board Member Stobie, to approve GLUA 22-00031: HR-22-00010 Exterior Alterations to an Approved Project (columns) 1020 5th Street with the revised conditions of approval. The motion carried by the following vote:

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

GLUA 22-00031: HR-22-00011 Resubmission for a full ADA Ramp Modification of HR 20-00001 -1020 5th Street

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

All Board Members had visited the site.

Ms. Robertson-Gardiner presented the staff report. This was a resubmission for a full ADA ramp with modifications. She entered new items into the record. She explained the previous reviews, balance of requirements, NPS Preservation Brief, subject site, photos of the street view, originally approved plans, previously denied ADA ramp, new proposed ramp to reduce the number of switchbacks, elevations, cross section analysis for an uphill side ADA ramp, and alternatives analysis. Staff recommended continuing the hearing for the applicant to provide findings that fully addressed the alternative analysis questions.

Carrie Richter, City Attorney, provided guidance on how the Board should balance the ADA requirements and the HRB design guidelines.

There was discussion regarding the obligations of ADA and how they applied to private residences, that ADA would trump local preservation protections but that did not occur until the HRB was satisfied that mitigation had occurred to the greatest degree possible and alternatives had been exhausted, it was in the HRB's right to include conditions to make the ramp more compatible, residential vs. commercial grade accommodations, and if the design was compliant with ADA requirements due to the elevation change.

John Gruszecki, representing the applicant, explained the main issues with the project, topography of the site, accessibility, retaining wall, why other options did not work, calculations for the ramp, previous design, new proposal, and how the site was on the fringes of the historic district. The main concern with other alternatives was being able to use them during an emergency when there was lack of power. Since the ramp was behind the building, it could not be seen from the street. Because the site was in a geologic hazard zone, the construction window ended in October and if the hearing was continued, they would not be able to finish it this year. The building was already near completion. The Building Department would have to review the ramp as well.

There was discussion regarding timing and continuing the hearing, alternative solutions, how the previous approval was for a door on the first floor that led to stairs on the second floor and this was a new proposal for a ramp to the rear of the house to the second floor, how far the ramps came off the back of the house, alternative materials to lighten the appearance of the ramp, and having the landing come off of the porch floor.

Wendy Marshall, representing the McLoughlin Neighborhood Association, supported staff's recommendation to continue the hearing for the applicant to submit the information needed including a descriptive narrative and drawings. Information from the Building Official needed to be included and they needed to clarify that it was the side door that was not wide enough, not the ADA ramp that was not compliant. The alternatives analysis had been requested many times and it needed to include in the comparison the ramp and everything that supported it. Regarding the construction weather, she thought there was a way to get a variance to do work in the wet weather. There were ways to get a disabled person downstairs in case of an emergency or getting a generator for the property.

Jilene Modlin, resident of Oregon City, thought there was a lot of information still needed from the applicant. She was in favor of the project, but wanted to make sure it was done right, and the people could get out if there was an emergency.

Mr. Gruszecki said there was confusion about the door width. It was 36 inches, and the accessibility standards were not limited to the width of the door. The staircase and door were already built and could not be altered. He hoped they could come up with a compromise so the owner could occupy the house in a shorter time. He did not think they had a choice but to extend the 120 day deadline.

Chair Blythe suggested the applicant provide as much detail as possible, especially for the alternatives analysis. Board Member Ferry also suggested clearer drawings and landscaping.

A motion was made by Board Member Blythe, seconded by Board Member Edgar, to continue GLUA 22-00031: HR-22-00011 Resubmission for a full ADA Ramp Modification of HR 20-00001 -1020 5th Street to October 25, 2022. The motion carried by the following vote:

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

5. Communications

None.

6. Adjournment

Chair Blythe adjourned the meeting at 9:22 PM.



City of Oregon City

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

Meeting Minutes - Draft

Historic Review Board

Tuesday, October 25, 2022

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

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

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

Absent: 1 - Board Member Jessica Belknap

Staffers: 3 - Senior Planner Christina Robertson-Gardiner, City Attorney Carrie Richter, and Community Development Director Aquilla Hurd-Ravich

2. Public Comment – *None.*

3. Public Hearing: **GLUA-22-00035: HR 22-00012 De-Designation of a Landmark located at 13889 Cleveland Ave (A.D. Hill House).**

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

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

Christina Robertson-Gardiner, Senior Planner, presented the staff report. This was a request to de-designate a landmark located on Cleveland Avenue. The applicant had not submitted evidence to show that they were the property owner at the time of designation and opposed the designation in the record of the 1991 hearing. Therefore, the avenue for de-designation was to consider whether it satisfied the criteria in the code used to designate the structure. She gave a background on the A.D. Hill House and alterations that had been made, site location, natural resources on the property, site photos, and criteria for de-designation. Staff recommended denial of the request or encourage the applicant to request a reduction of the size of the landmark at a future hearing. The applicant had requested a continuance to the November meeting.

Diane Woitte, applicant, gave a background on her family and their time of stress when letters were sent regarding historic designation. She thought that was the

reason they did not respond. She then reviewed reasons why the house did not warrant the designation. It was not builder friendly, and she could no longer handle the financial burden of a property that required monumental care. She needed to be in the process of downsizing her holdings in preparation for her final years.

Sarah Radocchia, resident of Oregon City, was concerned about the history of the neighborhood being erased. She thought the motivation for the de-designation was to sell the property to develop. She did not want to lose a historic home or have higher density in this single-family neighborhood.

There was discussion regarding reducing the size of the landmark.

A motion was made by Board Member Blythe, seconded by Board Member Edgar, to continue the hearing for GLUA-22-00035: HR 22-00012 de-designation of a landmark located at 13889 Cleveland Ave (A.D. Hill House) to November 22, 2022. The motion carried by the following vote:

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

GLUA 22-00031: HR-22-00011 Resubmission for a full ADA Ramp Modification of HR 20-00001 -1020 5th Street

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

All Board Members had visited the site.

Ms. Robertson-Gardiner entered an email into the record from the applicant with additional information, which staff had not had time to review. She gave a background on the application and discussed the revised design, analysis of the alternatives to the ramp which was not yet complete, and applicant's request to continue the hearing.

John Gruszecki, representing the applicant, asked if there were any comments on the information submitted. The Board had only received the information minutes before the meeting and had not had a chance to look at it.

A motion was made by Board Member Ferry, seconded by Board Member Stobie, to continue GLUA 22-00031: HR-22-00011 resubmission for a full ADA ramp modification of HR 20-00001 -1020 5th Street to November 22, 2022. The motion carried by the following vote:

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

5. Other Business: Preservation Grant for Siding and Architectural Details Repair at the Joseph and Venna Locke House (810 JQ Adams)

Ms. Robertson-Gardiner said this was a second grant application for this project. Previously the Board had approved a grant for fascia boards for the roof. She described the grant application for siding and architectural details, project bids, grant funding, and conditions of approval.

Jacob Tenney, applicant, explained the remodeling that had been done by the previous owner and the exterior repairs that still needed to be done. The roof had been replaced, but now the siding needed to be done before they could paint. The project was currently in process due to the weather.

There was discussion regarding the amount of the grant. There was consensus to award \$550 to the project. The applicant was encouraged to reach out in May to see if there was any grant funding left and possibly receive a portion.

6. Communications

Ms. Robertson-Gardiner said Board Member Belknap moved and would no longer be on the Board. They were currently recruiting for her replacement.

7. Adjournment

Vice Chair Ferry adjourned the meeting at 7:57 PM.



CITY OF OREGON CITY

Staff Report

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

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

Agenda Date: 02/27/2024

SUBJECT:

GLUA-24-00002: HR 24-00001 (New Construction) and HR 24-00002 (Demolition) -151 Molalla. New Construction of a duplex on land that is part of a designated Landmark - Rasmussen-Buol House, demolition of a one-car garage, and reduction of the size of a Landmark (151 Molalla Avenue)

STAFF RECOMMENDATION:

Staff recommends approval with conditions

EXECUTIVE SUMMARY:

This is the second proposal for a development on this tax lot. The applicant has reviewed the design description given by the Board and has resubmitted a revised design. The revised design reduces the number of units from 3 to 2, increases the setback from Molalla Avenue to better preserve the prominence of the Landmark property as a corner lot, and adds a ½ story front to the development. The applicant is additionally requesting the demolition of the one-car garage at the rear of the site and the reduction of the size of the Landmark upon completion of the proposed new construction.

As the proposed vacant lot is a separate legal lot of record from the Landmark- the Historic Review Board is not in a position to deny all uses on the site- but rather provide direction on the best approach to designing development on the particular commercial lot.

Staff has reviewed the new proposal and has found that the applicant has substantially reduced the adverse impact on the historic Rasmusson-Boul house. The increase in the setback, the addition of a 1 ½ story front element, and the reduction in massing provide a design that the Board could approve with conditions. The property is zoned as a Mixed-use Corridor (MUC-1), which allows for a variety of commercial, multi-family, and middle housing options for this site. New single-family residential units are not an allowed use in the zone.

Understanding the Landmark's size and location at the property line, almost any development would have some impact on the resource. This proposal provides the best approach for such a confined lot and has utilized the May 2023 design direction from the Historic Review Board to the extent practicable.

BACKGROUND:

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

OPTIONS:

1. Approve the proposal with recommended conditions.
2. Approve the proposal with revised conditions.
3. Deny the proposal, close the record, and continue until March 26, 2024, to adopt the final findings.
4. Continue the hearing to March 26, 2024 and provide direction to the applicant on additional information needed. The record stays open.



Historic Review Staff Report and Recommendation

Type III

February 20, 2024

FILE NO.: GLUA-23-00001 and HR 23-00002 -151 Molalla. New Construction of a tri-plex on land that is part of a designated Landmark -Rasmussen-Buol House (151 Molalla Avenue)

HEARING DATE: February 27, 2024- 7PM
Robert Libke Public Safety Building, 1234 Linn Avenue, Oregon City 97045

APPLICANT Sergey Marandyuk-Construction Manager Kimberly Miller Freeman, Principal
Modern Northwest In Clover Consulting
8101 NE Glisan PO Box 1631
Portland, OR 97213 Clackamas, OR 97015

OWNER Vito Tishenko- Modern Properties Inc
8101 NE Glisan
Portland, OR 97213

LOCATION: No address 2-2E-32CB-09901 (*Abutting 151 Molalla*)

ZONING: Mixed Use Corridor -MUC-1

REQUEST: GLUA-24-00002: HR 24-00001 (New Construction) and HR 24-00002 (Demolition) -151 Molalla. New Construction of a duplex on land that is part of a designated Landmark -Rasmussen-Buol House, demolition of a one-car garage, and reduction of the size of a Landmark (151 Molalla Avenue)

REVIEWER: Christina Robertson-Gardiner, AICP Senior Planner

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, and Mixed Use Commercial MUC in Chapter 17.29 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, 695 Warner Parrott Road, during regular business days (9:00 am- 4:00 pm). 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.

A city-recognized neighborhood association requesting an appeal fee waiver pursuant to 17.50.290(C) must officially approve the request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal.

Recommended Conditions of Approval

Prior to issuance of Building Permits:

1. The applicant shall obtain all necessary Building and Development Services/Public Works permits.
2. The applicant shall utilize smooth fiber cement or wood siding. No pressure-treated wood shall be visible.
3. Based on the submitted renderings, it appears that the rafter may extend beyond the eaves. If this is in error, please ensure that the final plans adequately demonstrate that no rafters extend beyond the eaves.
4. Minor changes to window location or size will be acceptable and may be approved at a staff level prior to building permit issuance.
5. The applicant must use wood, aluminum-clad, or fiberglass windows (Marvin Integrity or equivalent). Vinyl windows are not allowed.
6. The final porch design shall follow the HRB policies for porches and decks:
 - a. Porch and deck railings shall use vertical balusters and top and bottom rails. Baluster attachment shall be between the rails, not attached on the side of the rail.
 - b. Wood decks and porches shall be painted to match the color of the building. Paint-stain is also acceptable if it matches the color of the building
 - c. No pressure-treated wood shall be visible.
 - d. Composite material (e.g. Trex, TimberTech, Azek) is allowed only for new or existing decks or porches less than 50 years old that are attached to the rear of a structure, to the interior side of a structure, and for detached deck structures in the interior side or rear yard. The composite material color shall match the color of the building
 - e. Aluminum rails on porches and decks are not permitted.
 - f. Deck or porch materials made from 100% vinyl are not permitted
7. All windows must be 1/1, casement/awning, or fixed windows. Slider windows are not permitted.
8. The applicant must use French doors. Slider storm doors are not allowed.
9. The applicant shall use a simple exterior door and exterior lighting design that is appropriate and compatible with the bungalow style. Before installation, the staff Shall approve all exterior doors and lighting. Simpler, more utilitarian designs can be allowed as long as they visually recede from prominence.

10. The boundary of the Rasmussen-Buol Landmark may be changed to exclude the proposed new construction (tax lot 9901) after a Certificate of Occupancy is obtained for the site. If this project does not move forward, the existing boundary will remain unchanged.
11. It is encouraged to have plants on the site that are native to the region or were traditionally used during the adjacent landmarks period of significance. However, arborvitae is not included in either of those categories and is not allowed on the site as part of the initial landscaping included in the Certificate of Occupancy review.
12. The maple and pear trees identified in the site plan are in the development areas and cannot be returned. Shrubs and trees with a diameter greater than 6 inches, located within 15 feet of the Molalla Ave right-of-way, shall be preserved if possible. If any trees need to be removed from this area and cannot be saved, they should be replaced in kind with new trees that have a minimum 2-inch diameter or equivalent.

Recommended Summary Findings and Design Direction

This is the second proposal for a development on this tax lot. The applicant has reviewed the design description given by the Board and has resubmitted a revised design. The revised design reduces the number of units from 3 to 2, increases the setback from Molalla Avenue to better preserve the prominence of the Landmark property as a corner lot, and adds a ½ story front to the development.

The applicant is additionally requesting the demolition of the one-car garage at the rear of the site and reducing the size of the Landmark upon completion of the proposed new construction.

As the proposed vacant lot is a separate legal lot of record from the Landmark- the Historic Review Board is not in a position to deny all uses on the site- but rather provide direction on the best approach to designing development on the particular commercial lot.

Staff has reviewed the new proposal and has found that the applicant has substantially reduced the adverse impact on the historic Rasmusson-Boul house. The increase in the setback, the addition of a 1 ½ story front element, and the reduction in massing provide a design that the Board could approve with conditions.

The property is zoned as a Mixed-use Corridor (MUC-1), which allows for a variety of commercial, multi-family, and middle housing options for this site. New single-family residential is not an allowed use in the zone.

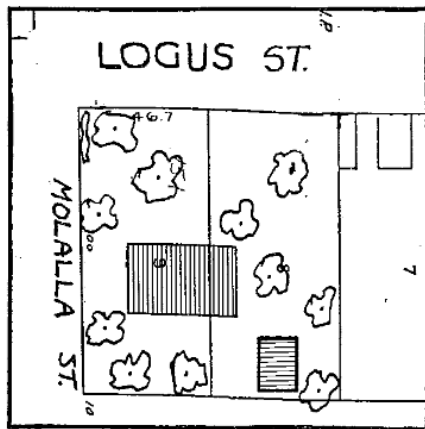
Understanding the Landmark's size and location at the property line, almost any development would have some impact on the resource. This proposal provides the best approach for such a confined lot and has utilized the May 2023 design direction from the Historic Review Board to the extent practicable.

Staff recommends conditional Approval of this application.

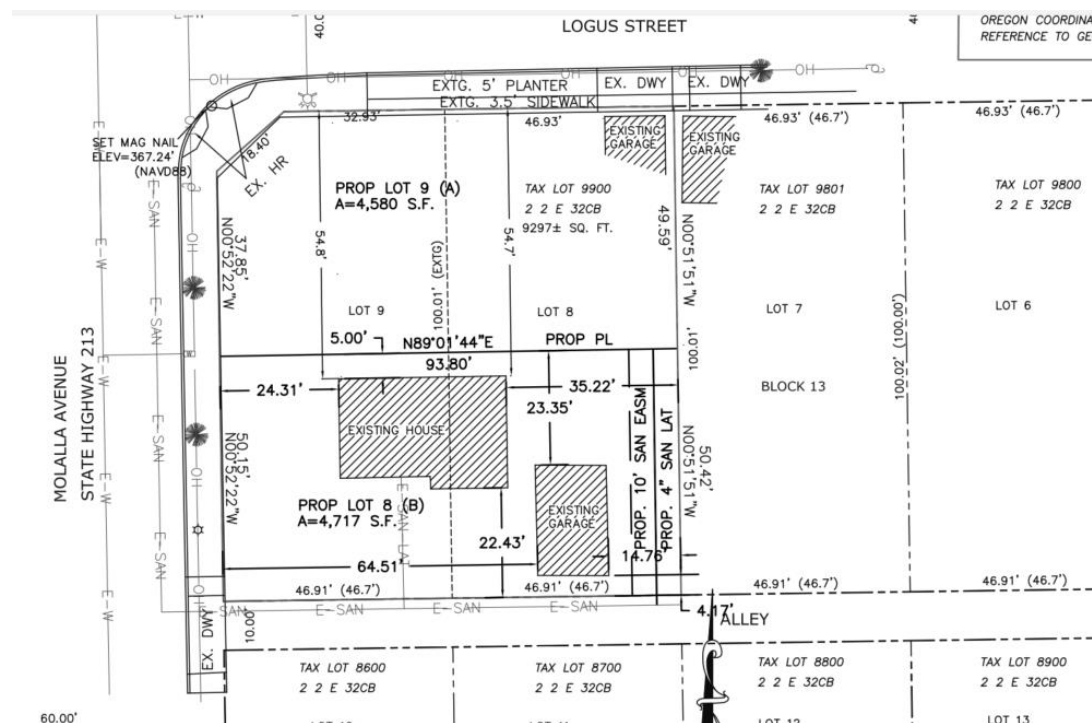
BACKGROUND:

The Landmark property is 100x100, made up of two 50x100 lots of record.

The existing house is entirely on one of the lots of records, and the new building is proposed on the other. In 2021, the owners submitted a lot line adjustment (LL 21-0008) that reoriented the two lots to face Molalla Avenue; this an outright permitted Type I process that did not trigger any Historic Review.



Previous orientation



Site plan from LL 21-008 showing a five-foot Landmark side yard setback to the new property line.

The site is zoned Mixed Use Corridor (MUC-1),

HR 24-0001 & HR 24-0002 New Construction



Vicinity map

Rasmussen-Buol House

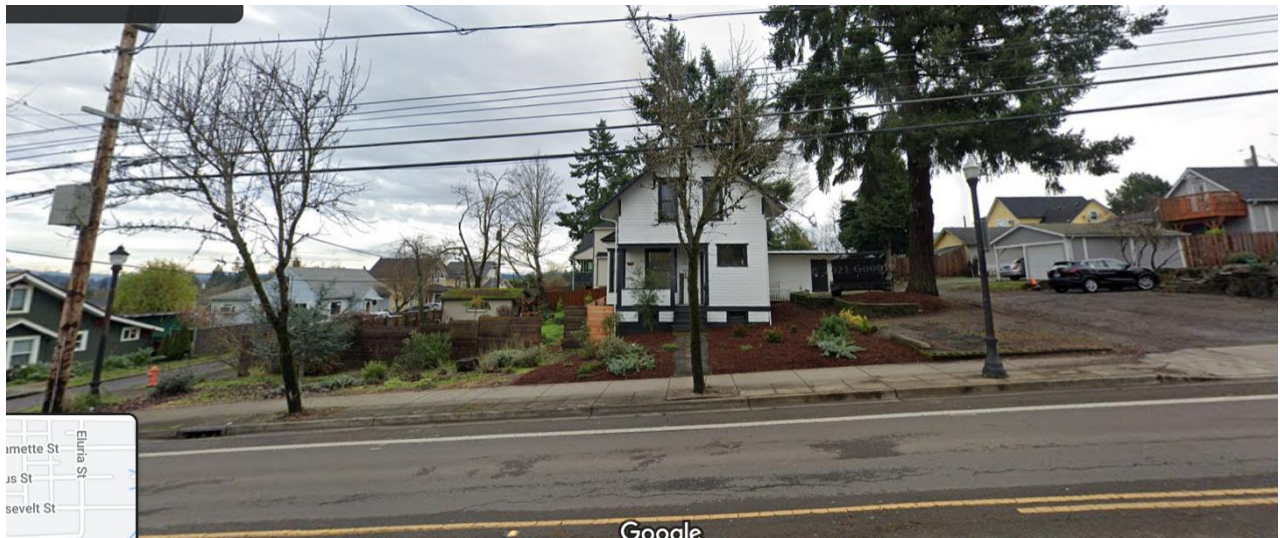


The 1911 Bungalow Vernacular house occupies a large corner lot at the intersection of Molalla Avenue and Logus Street. This would be a very prominent location, if it were not for the very dense landscaping which obscures the house from view. This is actually beneficial, as it buffers the residence from the commercial Molalla Avenue corridor.

Statement of Significance: The owner-builder, Jeppe Rasmussen, was a Dane who built a number of houses in this addition, completing one before selling the one he was in and moving into the new one. He sold this house to the Buols after their marriage (the Buols have owned the house since 1919). Rasmussen was apparently quite a curmudgeon, who scolded children and wrung the neighbors' chickens necks if they happened to stray into his garden. Rasmussen built 412 and 410 Logus Street as well. Mrs. Buol still lives in the house. This is one of the nicer houses which depict the self-trained carpenter's transition from vernacular to bungalow style.



Google Maps June 2016, one car garage proposed for demolition (blue arrow)



Google Maps Dec 2021

HR 23-00003 (DENIED)

In May of 2023, the Historic Review Board denied a request to construct a triplex on the vacant lot that is associated with the Rasmussen-Buol House. Although a Tri-plex is permitted in the Mixed Use Corridor zone, the Board determined that the size and layout of the proposal would have an adverse impact on the adjacent historic landmark.

The Board found that the design:

- Did not fully preserve the predominate pedestrian view of the once corner house looking south (uphill) from Molalla Avenue,
- Produce a plan that has excessive height and mass (building height 33'7" (top of roof peak) and will overpower the historic house, which appears to be closer to 20 feet in height (top of roof peak).

HR 24-0001 & HR 24-0002 New Construction

- The building is two full stories, while most of the homes in the neighborhood, including the Landmark, are 1.5 stories.



Previous HR 23-00003 Tri-plex proposal- Denied (May 2023)

SUMMARY OF THE CURRENT PROPOSAL

HR 24-0001 & HR 24-00002

The applicant provided the following description of the project:

The proposal includes development of a duplex on a lot within the Rasmussen-Buol House Landmark boundaries, modification of the Rasmussen-Buol House Landmark boundaries to remove this lot from the Landmark boundary after construction, and demolition of an existing shed/enclosed carport on the site.

This revised design proposal and application were heavily influenced by the denial and recommendations of the prior application on this site, GLUA-23-00001 and HR 23-00002 – 2-2E-32CB-09901 abutting 151 Molalla. The modifications and changes in the design, location, and massing are directly in response to the concerns raised in the prior review process. Each of those changes will be outlined in this application.

While the proposed duplex (an outright permitted use in the zone) is larger (approx. 30'x44') with most of the structure only 30' wide, compared to the massing of the abutting Historic Landmark (25'x38').

HR 24-0001 & HR 24-0002 New Construction

The massing of the duplex has been modified to step back in height and width, in addition to its increased street setback to 26'2" and side building setback to 9'6", to further reduce its impact on the neighboring Landmark.

The proposed duplex is placed further back on its lot to allow for adequate spacing around the historic Rasmussen-Buol House, and now works to preserve the predominate pedestrian view of the once corner house looking south (uphill) from Molalla Avenue. The proposed setback is 26'2" from the Molalla Avenue lot line, allowing for two units to be proposed while retaining a parking pad behind the proposed duplex. Additionally, the massing of the duplex is stepped to further compliment the Rasmussen-Buol House. This lower step for the first element of the duplex reduces the massing of the proposed duplex to soften its street facing façade while also allowing the Rasmussen-Buol House to maintain its prominence. As the site slopes downhill from the Landmark, the proposed duplex is able to be tucked into the grade which further reduces its impact on the Landmark.

The setback between both buildings is appropriate and has been increased to 9'6" to result in 14'6" between the structures. The height is further mitigated by tucking the new construction into the slope and stepping the massing of the proposed building. The sloping nature of the site allows for the new duplex's height to be even with the height of the historic house. Please see the 3D rendering attached to show this perspective from the street view and also from the corner.

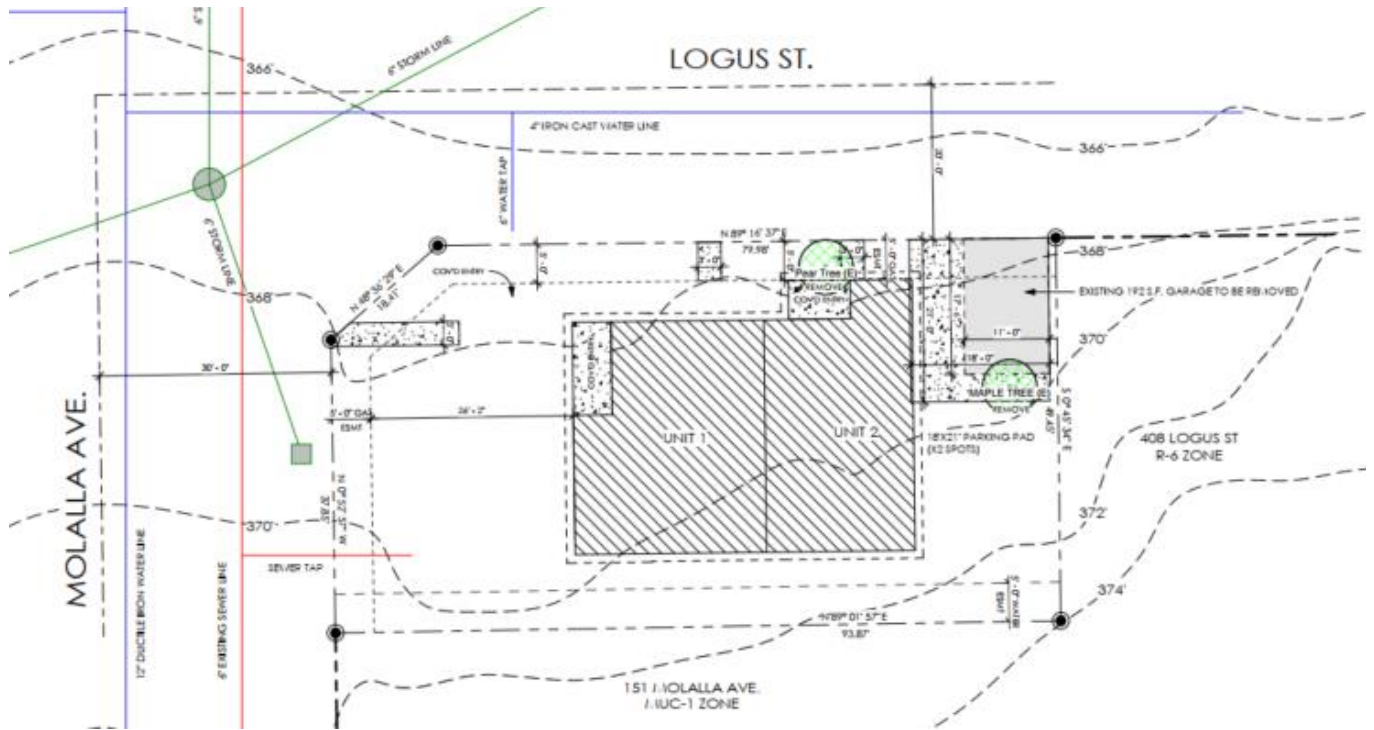
A parking pad is proposed on Logus for two spaces with the removal of an existing one-car garage. The parking is located in this area to meet distance requirements from the intersection and provide parking for future residents.



Rendering of the building – Logus Street Elevation



Renderings of the building – Molalla Avenue Elevation



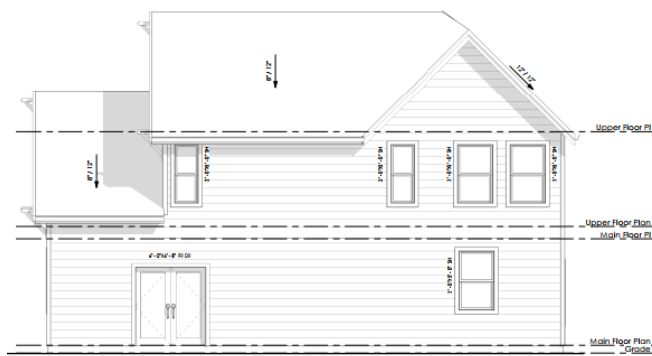
Proposed site plan



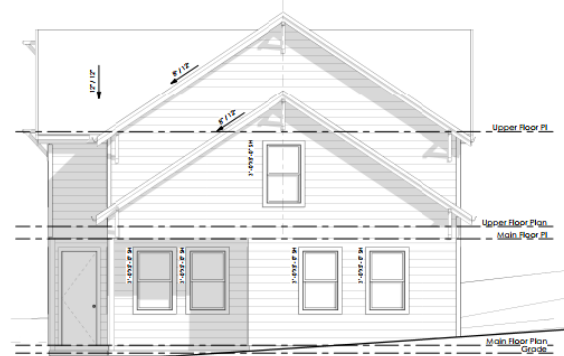
Front Elevation
1/4" = 1'-0"



Left Elevation
1/4" = 1'-0"



Rear Elevation
1/4" = 1'-0"



Right Elevation
1/4" = 1'-0"

Proposed Duplex Elevations

Neighboring Structures

The landmark is located outside of a Historic District. The Elyville neighborhood contains several historic Vernacular and bungalow-styled landmarks but is not a district. The area is known as the historic Elyville neighborhood. A Vernacular/bungalow approach to new construction is appropriate.

PUBLIC NOTICE AND COMMENT

Public notices were mailed to property owners within 300 feet of the subject site, posted on the subject site. Public comments that were received are summarized below and responded to within this staff report.

- Aaron Wolf** – generally supports the project. Rafters seem to stick out beyond the eaves. It may just be an error, but it is not recommended if planned. Encourages a historic color scheme- not based on the existing white and black scheme of the neighboring Landmark.
Staff Response: Staff has added conditions relating to the initial paint color and prohibition of rafter to extend beyond the eaves.
- Jessica Ross**- Concerns about on-street parking with this use on Logus Street
Staff Response: Requiring additional off-street parking or denying an application for a perceived lack of parking is not an approval criterion of the Design Guidelines for New Construction. No off-street parking is required for this project as it is located within ½ mile of a frequent bus service.

Public comments are attached to this Staff report as Exhibit 3.

ANALYSIS 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*

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individual or cumulative) shall be considered new construction in a district. Further, no major public improvements shall be made in the district unless approved by the board and given a certificate of appropriateness.

Finding: Applicable: The proposal 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.*

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

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

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

Finding: Complies as Proposed. The required notice was submitted after a Pre-application conference held on June 2021 for the initial application. No comments were received for this notice.

- 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.*

Finding: 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.*

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

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

Regarding Criterion (1) - The purpose of the historic conservation district as set forth in Section 17.40.010;

A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;

B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;

C. Complement any National Register Historic districts designated in the city;

D. Stabilize and improve property values in such districts;

E. Foster civic pride in the beauty and noble accomplishments of the past;

F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;

G. Strengthen the economy of the city;

H. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and

I. Carry out the provisions of LCDC Goal 5.

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Finding: Complies with Conditions. There will be no changes to the exterior of the historic house located on a separate tax lot. The home is a stand-alone Landmark, not in a historic district. Property values could be increased by compatible new development in the area. This proposal can meet the purpose of this Chapter if conditions and additional design considerations are met. See findings and conditions in #9 in this report.

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.

Finding: Complies with Condition. The Elyville neighborhood contains multiple historic landmarks but is not a historic district. No alterations or additions are proposed to the Landmark structure itself. However, the proposed new construction should be reviewed to ensure that the design does not adversely affect the integrity of the Landmark. At the proposed vacant lot is a separate legal lot of record- the Historic Review Board is not in a position to deny all uses on the site- but rather provide direction on the best approach to designing development on the particular lot.

Staff recommends approval for the one-car garage accessed off of Locus regardless of the outcome of the new construction proposal.

Removal of the existing trees on site could impact the proposal by not maintaining the natural surroundings of the historic landmark, though no individual tree is protected through OCMC 17.40. Individual tree protection is done through the [city's heritage tree program](#). A condition was added that requires the preservation of trees within the 20 feet of the Molla Avenue ROW if practicable.

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;

Finding: Complies with Conditions This proposal aims at finding a balance between two important city goals: Supporting Historic Preservation and providing diverse housing options for the community.

The use of site is multifamily in the MUC-1 zoning district, which was designed for a mix of commercial, office, and multifamily uses. New single-family residential is not an allowed use in the zone.

The proposed building is on a platted lot of record of 5,000 square feet. The multifamily use, both historically and contemporarily, is appropriate along one of the city's main market roads. As the proposed vacant lot is a separate legal lot of record from the Landmark- the Historic Review Board is not in a position to deny all uses on the site- but rather provide direction on the best approach to designing development on the particular lot.

Staff has reviewed the new proposal and has found that the applicant has substantially reduced the adverse impact on the historic Rasmusson-Boul house. The increase in the setback, the addition of a 1 ½ story front element, and the reduction in massing provide a design that the Board could approve with conditions.

Understanding the Landmark's size and location at the property line, almost any development would have some impact on the resource. This proposal provides the best approach for such a confined lot and has utilized the May 2023 design direction from the Historic Review Board to the extent practicable.

4. The value and significance of the historic site;

Finding: Complies. The home was built in 1911. The home is an example of an owner-builder carpenter's bungalow. The proposal will not negatively impact the value or significance of the historic site if the conditions of approval are followed.

5. *The physical condition of the historic site*

Finding: Complies as Proposed. The home is an example of an owner-builder carpenter's bungalow/vernacular house. It is in good condition.

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

Finding: See findings in Section 9 of this staff report.

7. *Pertinent aesthetic factors as designated by the board;*

Finding: Complies as Proposed. Staff does not suggest consideration of any aesthetic factors other than those already reflected in the code.

8. *Economic, social, environmental and energy consequences;*

Finding: Complies as Proposed. This proposal aims at finding a balance between two important city goals: Supporting Historic Preservation and providing diverse housing options for the community. Developing more housing on the lot increases the housing supply in the neighborhood, which has a positive impact on energy, the environment, and provides social and economic benefits.

9. *Design guidelines adopted by the historic review board.*

The following design guidelines are applicable to this project:

Design Guidelines

(Found on Page 32 of [Design Guidelines for New Construction](#))

There are a variety of ways new construction can occur in relation to an Individual Historic Property. Often it is the result of property division. For small developments the guidelines should apply to adjacent and (as applicable) opposite infill. Larger developments could create 1) an adequate historic resource boundary, 2) develop a buffer zone, or 3) develop an immediate neighborhood of complementary infill. Beyond these areas there can then be more freedom in design, style and materials without causing an adverse effect on the historic property.

A variety of styles may be encountered on individually listed resources. The appropriate style is determined by what is complementary to the existing resource and that provides some variety. Infill at the largest, to be slightly smaller than the historic building and not to over power it. The following considerations, as well as the Character and Element Guidelines, should be addressed in planning and design.

Site

- Establish adequate property boundaries for the historic property with consideration to its use (residence, farm including out-buildings, etc.), existing neighborhood context, other historic resources, site attributes, and visual context. Consult with the State

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Historic Preservation Office (SHPO).

- Adequate spacing, appropriate setbacks, and landscaping depend greatly on the individual site and the proposed new construction. New infill should respect rather than detract from the historic building and its context. Mitigation is a secondary measure, appropriate program and design is more important. Moving the building is a last resort solution that minimizes the importance of the building's relationship to its site.

Finding: Complies with Conditions The use of the site is multifamily in the MUC-1 zoning district, which was designed for a mix of commercial, office, and multifamily uses. The proposed building is on a platted lot of record of 5,000 square feet. The multifamily use, both historically and contemporarily, is appropriate along one of the city's main market roads. In response to the prior review of this project, multiple changes have been made to comply with this requirement. The proposal has been reduced by one unit. The placement of the proposed duplex has been adjusted to respect the landmark's context and location. The duplex is proposed to be 26'2" from the Molalla Avenue lot line, which will be similar to the front building plane of the historic home at 151 Molalla Avenue. This creates a more comfortable and consistent pattern of development along the street frontage and is consistent with development throughout the historic sections of Oregon City.

The design of the duplex has also been stepped back to create a more softened approach with less bulk and massing along the Molalla façade and be more consistent with the landmark. The steps created by the reduced height of roof and narrowed front wall with the porch additionally assist in reducing the massing of the front portion of the duplex.

The spacing between the historic house and the duplex has also been revised. The historic Landmark appears to be 5 feet from the property line with a corresponding 9'6" setback to the new construction resulting in a 14' 6" separation between buildings. The increased setback is appropriate to allow the new construction to accommodate slightly more height and mass to better conform with the volume of the Landmark. The topography of the site allows for the increased height of the duplex to be absorbed by the drop in grade. 3D renderings attached to this application to demonstrate this change and how the buildings look to be equal in height with the grade change.

Style and Building Form

- For a basis of design choose a new building style that is compatible with the historic building, such as one from its historic period, or one that is often found in conjunction with it in the neighborhood or area.

Finding: Complies as Proposed. The applicant proposes a style reminiscent of the hybrid vernacular bungalow style of the Landmark. The Rassmussen-Buol house is a craftsman "builder's house." There is precedent in the area for styles in the Victorian family. The area is a mixture of building styles and ages, no one style is predominant in the neighborhood.

- Use simple and well-proportioned building forms and rooflines, especially at the primary façade and when new is viewed alongside the historic. Avoid complicated, non-rectangular forms, and ‘busy’ compositions.

Finding: Complies as Conditioned. In response to comments on the prior design, the design of this structure has been streamlined to propose only two units, is setback from the Molalla Avenue lot line to be even with or slightly behind the historic home, the pitch of the roofline is similar and consistent with the landmark, the porch has a similar design, windows have the same orientation, design elements along the eaves are consistent with the landmark, and the height of the front element of the duplex has been significantly reduced to provide protection of the views of the landmark from the street and corner.

The result is a more modern take on the historic landmark while respecting its context and prominence. We have provided 3D renderings that show how the slope allows the new construction to assist the new duplex to blend into the site’s topography and creates a more uniform height for the structures to work together along the streetscape. These renderings assist in understanding how the proposal will work as a well-proportioned addition to development at this site while preserving and respecting the historic integrity of the landmark.

- Maintain the approximate historic building roof and floor heights; neither too high nor too low.

Finding: Complies with Conditions. The proposal includes a two-story design and increased building setbacks from the Molalla Ave frontage and the interior lot line adjacent to the historic home. The massing of the duplex is also softened with a stepped design that allows the front of the duplex with a 1.5-story design which is more consistent with the historic home. The house then steps up to a full two-story design for the rest of the structure. 3D perspectives have been provided, showing the street and corner views of the duplex and historic home to demonstrate how the topography, increased setbacks, and updated design have created a respectful and complimentary future condition for the site.

Create an interesting and long lasting design, rather than one that becomes dated in a short time.

Finding: Complies as Conditioned. The proposed design, as conditioned, is simple, with design cues from various styles. It is unique yet not overly stylized.

Design Composition

- Historic buildings can embrace new construction that has detail and ornamentation if it is used skillfully, systematically, in good proportion, and is not excessive.

Finding: Complies as Conditioned. the proposed design is simple and could be compatible in design to the abutting Landmark. In response to the prior review, updates have been made to the window, trim, and doors of the duplex. The proposed duplex utilizes similar finishes to the historic home with lap siding; trim at key elements along windows, doors, and eaves; eave brackets similar to the historic home; front porch design of similar scale and front entry orientation, stepped design to the house with the front second floor bedroom utilizing the 1.5 story height, with the rest at two stories in height. This allows a respectful transition from the landmark towards the rear of the lot.

- Avoid designing an overly plain, unattractive building with minimal texture.

Finding: Complies as conditioned. Therefore, staff recommends that the applicant include corner trim on the home. **Staff has determined that it is possible, likely, and reasonable that the applicant can meet this standard through the Conditions of Approval.**

- Utilize materials and design that convey a sense of quality and craftsmanship.

Finding: Complies with the condition. The applicant proposes the following materials:

- Windows with complimentary size and orientation to the historic home
- front doors & French door in lieu of slider.
- smooth cement board siding 7" reveal
- composition shingles
- One over one-windows in lieu of slider windows

- If needing to economize, carefully eliminate less important design features beginning with the least visible sides. Utilize similar economic measures of former builders.

Finding: Complies with conditions. The proposed revised design includes consistent and quality design and finishes on all elevations not just the street facing walls. This design contributes to the overall quality of the project and benefits the neighborhood.

17.40.070 - Demolition and moving.

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

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

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

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

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

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

3.-The 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.

Finding: Complies. The date of construction of the detached garage and the fact that the garage is not necessarily a strong contributing resource to the 1911 Rasmussen Buol House lends support for its demolition, regardless of its connection to any proposed development.

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

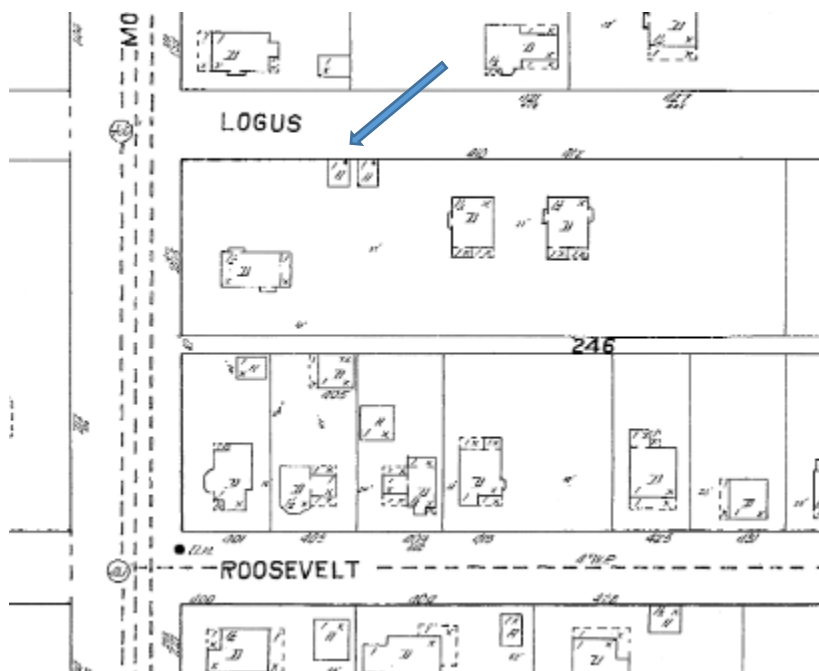
The purpose of the district is

A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;

HR 24-0001 & HR 24-0002 New Construction

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

Finding: Complies as Proposed. The date of construction of the 198-square-foot detached garage and is not confirmed, but it appears to be from circa 1920s. The 1925 Sanborn Map appears to show the location of the garage next to its neighbor. The garage's basic design and location do not provide much association with the Landmark, and its demolition would not be detrimental to telling the story of the site. A carport was later added to the rear of the Landmark in the 1950s/1960s, which appears to have been used since by the owner of the landmark for parking and storage. The carport was enclosed in 2013 as a living space associated with the landmark.



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

Finding: Complies as Proposed. The date of construction of the detached garage and the fact that the garage is not necessarily a strong contributing resource to the 1911 Rasmussen Buol House lens support for its demolition, regardless of its connection to any proposed development.

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

Finding: Complies as Proposed. The garage appears too small for parking the average cars in 2023, and its demolition would create two onsite parking spaces for the proposed duplex.

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

Finding: Complies as Proposed.

Denial of the permit would not necessarily stop the construction of the proposed duplex, but it would remove two on-site parking spaces.

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

Finding: Complies as Proposed.

The garage appears too small for parking the average cars in 2023, and its demolition would create two onsite parking spaces for the proposed duplex.

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

Finding: Complies as Proposed. The applicant did not submit the required materials but did request the application to be deemed complete, which is allowed per OCMC 17.50.070 Completeness Review

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

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

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

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

CONCLUSIONS AND RECOMMENDATIONS

Based on the following findings, staff recommend that the Historic Review Board approve the proposed development GLUA-24-00002: HR 24-00001 and HR 24-00002 -151 Molalla. New Construction of a duplex on land that is part of a designated Landmark -Rasmussen-Buol House, demolition of a one-car garage, and reduction of the size of a Landmark (151 Molalla Avenue) with conditions.

Exhibits

1. Applicant Submittal
2. Rasmussen-Buol House (151 Molla Avenue) Survey Form
3. Public Comments
 - a. Aaron Wolf
 - b. Jessica Ross



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A) ☐ Compatibility Review ☐ WRG ☐ Comm. Fac ☐ Lot Line Adjustment ☐ Non-Conforming Use Review ☐ Natural Resource (NROD) ☐ Verification ☐ Minor Site Plan & Design Review ☐ Extension of Approval ☐ Historic Review – Remodel ☐ Detailed Dev. Plan (DDP)	Type II (OCMC 17.50.030.B) ☐ Master Plan / PUD / GDP or Amendment ☐ Detailed Development Plan (DDP) ☐ Floodplain Review ☐ Geologic Hazard Overlay ☐ Minor Partition (<4 lots) ☐ Minor Site Plan & Design Review ☐ Non-Conforming Use Review ☐ Site Plan and Design Review / DDP ☐ Subdivision (4+ lots) ☐ Minor Variance ☐ Natural Resource (NROD) Review ☐ Public Improvement Modification ☐ Willamette Greenway ELD Process (OCMC 17.50.030.E) ☐ Expedited Land Division	Type III / IV (OCMC 17.50.030.C & D.) ☐ Annexation ☐ Code Interpretation / Similar Use ☐ Master Plan / PUD / GDP Amendment ☐ Conditional Use ☐ Comprehensive Plan / Legislative Amendment (Code /Map) ☐ Detailed Development Plan DDP ☐ Historic Review ☐ Municipal Code Amendment ☐ Parking Adjustment ☐ Variance ☐ Sign Variance ☐ Natural Resource (NROD) Review ☐ Zone Change (Text/Map) ☐ Willamette Greenway Legislative Action (OCMC 17.50.170) ☐ Legislative
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File Number(s):	Application Date:
Project Name:	
Proposed Land Use or Activity: New Duplex, Modify Landmark Boundaries, Demolish Garage	# of Lots Proposed (If Applicable): 0
Physical Address(es) of Site: Abutting 151 Molalla	
Clackamas County Map and Tax Lot Number(s): 2-2E-32CB-09901	

Applicant(s)

Applicant(s) Signature: <i>Sergey Marandyuk</i>		
Applicant(s) Name Printed: Sergey Marandyuk -Modern Northwest		Date: 01/16/24
Mailing Address: 8101 NE Glisan, Portland, OR 97213		
Phone: 971.322.3318	Fax:	Email: sergey@modennw.com

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

Property Owner #1 Modern Properties, Inc.		
Property Owner#1 Signature <i>Vito Tishenko</i>		
Property Owner#1 Name Printed: Vito Tishenko		Date: 01/16/24
Mailing Address: 19140 NE Portal Way		
Ownership Address: 19140 NE Portal Way		
Phone: 360-326-2747	Fax:	Email: info@modernnw.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: Kimberly Freeman		
Representative(s) Name Printed: Kimberly Freeman		Date: 1.15.24
Mailing Address: PO Box 1631 Clackamas, OR 97015		
Phone: 503.810.7552	Fax:	Email: kim@incloverconsulting.com

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



Multiple Property Owner(s) - Additional Signatures Required

Property Owner #3		
Property Owner#3 Signature		
Property Owner#3 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #4		
Property Owner#4 Signature		
Property Owner#4 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #5		
Property Owner#5 Signature		
Property Owner#5 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #6		
Property Owner#6 Signature		
Property Owner#6 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #7		
Property Owner#7 Signature		
Property Owner#7 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #8		
Property Owner#8 Signature		
Property Owner#8 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #9		
Property Owner#9 Signature		
Property Owner#9 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #10		
Property Owner#10 Signature		
Property Owner#10 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:



TYPE III HISTORIC REVIEW

No address 2-2E-32CB-09901 (Abutting 151 Molalla)

Historic review for New Construction, modification of landmark boundary

Prepared for: Sergey Marandyuk –
Modern Northwest
8101 NE Glisan
Portland, OR 97213

Prepared by: Kimberly Freeman
kim@incloverconsulting.com
503.810.7552
January 15, 2024

Site Location: No address 2-2E-32CB-09901 (*Abutting 151 Molalla*)
Zone: Mixed Use Corridor – MUC-1

Attachments:

- A. Application
 - A.1 Application Form
 - A.2 Application Narrative (this document)
- B. Site Plans
 - B.1 Site Plan with development
- C. Additional Materials
 - C.1 – Duplex Plan Set
 - C.2 – 3D Renderings of Project

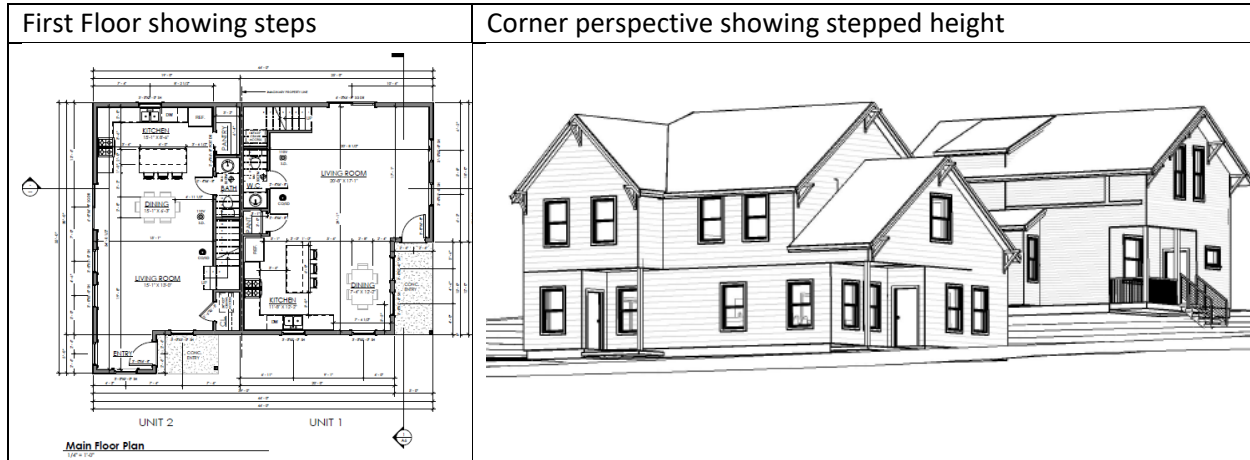
**No address 2-2E-32CB-09901 (Abutting 151 Molalla)
 Historic Review Proposal**

Proposal & Background:

The proposal includes development of a duplex on a lot within the Rasmussen-Buol House Landmark boundaries, modification of the Rasmussen-Buol House Landmark boundaries to remove this lot from the Landmark boundary after construction, and demolition of an existing shed/enclosed carport on the site.

This revised design proposal and application were heavily influenced by the denial and recommendations of the prior application on this site, GLUA-23-00001 and HR 23-00002 – 2-2E-32CB-09901 abutting 151 Molalla. The modifications and changes in the design, location, and massing are directly in response to the concerns raised in the prior review process. Each of those changes will be outlined in this application.

While the proposed duplex (an outright permitted use in the zone) is larger (approx. 30'x44') with most of the structure only 30' wide, compared to the massing of the abutting Historic Landmark (25'x38'). The massing of the duplex has been modified to step back in height and width, in addition to its increased street setback to 26'2" and side building setback to 9'6", to further reduce its impact on the neighboring Landmark.



The proposed duplex is placed further back on its lot to allow for adequate spacing around the historic Rasmussen-Buol House, and now works to preserve the predominate pedestrian view of the once corner house looking south (uphill) from Molalla Avenue. The proposed setback is 26'2" from the Molalla Avenue lot line, allowing for two units to be proposed while retaining a parking pad behind the proposed duplex. Additionally, the massing of the duplex is stepped to further compliment the Rasmussen-Buol House. This lower step for the first element of the duplex reduces the massing of the proposed duplex to soften its street facing façade while also allowing the Rasmussen-Buol House to maintain its prominence. As the site slopes downhill from the Landmark, the proposed duplex is able to be tucked into the grade which further reduces its impact on the Landmark.

The setback between both buildings is appropriate and has been increased to 9'6" to result in 14'6" between the structures. The height is further mitigated by tucking the new construction into the slope and stepping the massing of the proposed building. The sloping nature of the site allows for the new duplex's height to be even with the height of the historic house. Please see the 3D rendering attached to show this perspective from the street view and also from the corner.

A parking pad is proposed on Logus for two spaces with the removal of an existing one-car garage. The parking is located in this area to meet distance requirements from the intersection and provide parking for future residents.

ANALYSIS AND RESONSES:

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.

Response: Applicable: The proposal will be 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.

Response: Complies as Proposed: The required materials have been submitted.

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

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

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

Response: Complies as Proposed. The required notice was submitted after a Pre-application conference held on June 2021. No comments were received for this notice.

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.

Response: 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.*

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

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

Regarding Criterion (1) - The purpose of the historic conservation district as set forth in Section 17.40.010;

A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;

B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;

C. Complement any National Register Historic districts designated in the city;

D. Stabilize and improve property values in such districts;

E. Foster civic pride in the beauty and noble accomplishments of the past;

F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;

G. Strengthen the economy of the city;

H. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and

I. Carry out the provisions of LCDC Goal 5.

Response: Complies. There will be no changes to the exterior of the historic house. The home is a Landmark, not in a historic district. Property values could be increased by compatible new development in the area. This proposal can meet the purpose of this Chapter if conditions and additional design considerations are met. See response in #9 in this narrative.

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.

Response: Complies. The Elyville neighborhood contains multiple historic landmarks but is not a historic district. The proposed development includes development of a duplex on a lot within the Rasmussen-Buol House Landmark boundaries, modification of the Rasmussen-Buol House Landmark boundaries to remove this lot from the Landmark boundary after construction, and demolition of an existing shed/enclosed carport on the site.

This revised design proposal and application are specifically in response to the denial and recommendations of the prior application on this site, GLUA-23-00001 and HR 23-00002 – 151 Molalla. The modifications and changes in the design, location, and massing are directly in response to the concerns raised in the prior review process. Each of those changes will be outlined in this application. Specifically in response to this criterion, the proposal has changed to address two key issues raised in the prior staff report bulleted below:

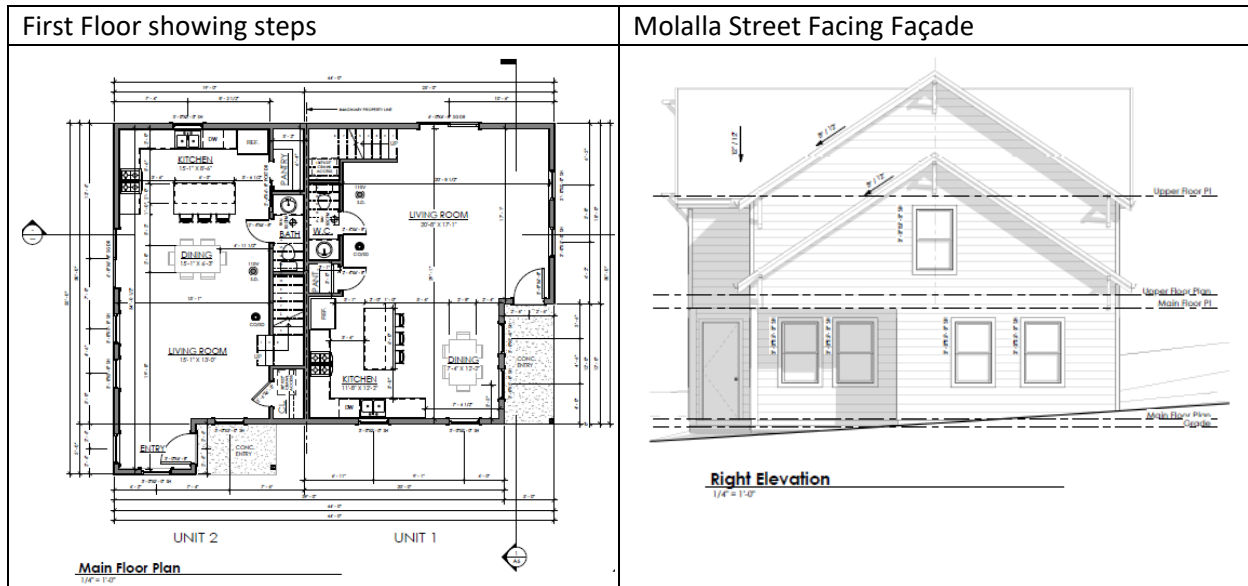
- *Increase the setback from Molalla Avenue (further preserve the view corridor to the house as*



a primary element in the neighborhood) to the amount needed to alleviate any adverse effect.

- *Increase the setback from the Landmark (reduce perceived massing on the Landmark) to the amount needed to alleviate the adverse effect.*

While the proposed duplex (an outright permitted use in the zone) is larger (approx. 30'x44') with most of the structure only 30' wide, compared to the massing of the abutting Historic Landmark (25'x38'). The massing of the duplex has been modified to step back in height and width, in addition to its increased street setback to 26'2", to further reduce its impact on the neighboring landmark.



The proposed duplex is placed further back on its lot to allow for adequate spacing around the historic Rasmussen-Buol House, and now works to preserve the predominate pedestrian view of the once corner house looking south (uphill) from Molalla Avenue. The proposed setback is 26'2" from the Molalla Avenue lot line, allowing for two units to be proposed while retaining a parking pad behind the proposed duplex. The side setback has also been increased to 9.5', resulting in 14.5' between the proposed duplex and the historic home.

Additionally, the massing of the duplex is stepped to further compliment the Rasmussen-Buol House. This lower step for the first element of the duplex reduces the massing of the proposed duplex to soften its street facing façade while also allowing the Rasmussen-Buol House to maintain its prominence. As the site slopes downhill from the landmark, the proposed duplex is able to be tucked into the grade which further reduces its impact on the landmark.

The setback between both buildings is appropriate and meets code requirements for new construction. The height is mitigated by tucking the new construction into the slope and stepping the massing of the proposed building. The sloping nature of the site allows for the new duplex's height to be even with the height of the historic house. Please see the 3D rendering attached to show this perspective from the street view and also from the corner.

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;*

Response: Complies. This proposal aims at finding a balance between two important city goals: Supporting Historic Preservation and providing diverse housing options for the community. The use of site is multifamily in the MUC-1 zoning district, which was designed for a mix of commercial, office, and multifamily uses. The proposed building is on a platted lot of record of 5,000 square feet. The multifamily use, both historically and contemporarily, is appropriate along one of the city's main market roads.

The spacing between the house and the lot with the current design. The historic Landmark appears to be 5 feet from the property line with a corresponding 9'6" setback to the new construction resulting in a 14' 6" separation between buildings. The increased setback is appropriate to allow the new construction to accommodate slightly more height and mass to better conform with the historic volume of the Landmark. Additionally, the topography of the site allows for the increased height of the duplex to be absorbed by the drop in grade. 3D renderings have been attached with this application to demonstrate this change and how the buildings look to be equal in height with the grade change.

Each of these design choices contribute to the preservation of the prominence of the Landmark from the street and the corner views.

4. *The value and significance of the historic site;*

Response: Complies as Proposed. The home was built in 1911. The home is an example of an owner-builder carpenter's bungalow. The proposal will not negatively impact the value or significance of the historic site with the changes to the design and the increased front and side building setbacks, it potentially could be considered a value to the site.

5. *The physical condition of the historic site*

Response: Complies as Proposed. The home is an example of an owner-builder carpenter's bungalow/vernacular house. It is in good condition.

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

Response: See narrative in Section 9 of this application.

7. *Pertinent aesthetic factors as designated by the board;*

Response: Complies as Proposed.

8. *Economic, social, environmental and energy consequences;*

Response: Complies as Proposed. This proposal aims at finding a balance between two important city goals: Supporting Historic Preservation and providing diverse housing options for the community. Developing more housing on the lot increases the housing supply in the neighborhood, which has a positive impact on energy, the environment, and provides social and economic benefits.

9. *Design guidelines adopted by the historic review board.*

The following design guidelines are applicable to this project:

Design Guidelines

(Found on Page 32 of [Design Guidelines for New Construction](#))

There are a variety of ways new construction can occur in relation to an Individual Historic Property. Often it is the result of property division. For small developments the guidelines should apply to adjacent and (as applicable) opposite infill. Larger developments could create 1) an adequate historic resource boundary, 2) develop a buffer zone, or 3) develop an immediate neighborhood of complementary infill. Beyond these areas there can then be more freedom in design, style and materials without causing an adverse effect on the historic property.

A variety of styles may be encountered on individually listed resources. The appropriate style is determined by what is complementary to the existing resource and that provides some variety. Infill at the largest, to be slightly smaller than the historic building and not to over power it. The following considerations, as well as the Character and Element Guidelines, should be addressed in planning and design.

Site

- Establish adequate property boundaries for the historic property with consideration to its use (residence, farm including out-buildings, etc.), existing neighborhood context, other historic resources, site attributes, and visual context. Consult with the State Historic Preservation Office (SHPO).
- Adequate spacing, appropriate setbacks, and landscaping depend greatly on the individual site and the proposed new construction. New infill should respect rather than detract from the historic building and its context. Mitigation is a secondary measure, appropriate program and design is more important. Moving the building is a last resort solution that minimizes the importance of the building's relationship to its site.

Response: Complies. The use of site is multifamily in the MUC-1 zoning district, which was designed for a mix of commercial, office, and multifamily uses. The proposed building is on a platted lot of record of 5,000 square feet. The multifamily use, both historically and contemporarily, is appropriate along one of the city's main market roads. In response to the prior review of this project, multiple changes have been made to comply with this requirement. The proposal has been reduced by one unit.

The placement of the proposed duplex has been adjusted to respect the landmark's context and location. The duplex is proposed to be 26'2" from the Molalla Avenue street lot line, which will be similar to the front building plane of the historic home at 151 Molalla Avenue. This creates a more comfortable and consistent pattern of development along the street frontage and is consistent with development throughout the historic sections of Oregon City.

The design of the duplex has also been stepped back to create a more softened approach with less bulk and massing along the Molalla façade and be more consistent with the landmark. The steps created by the reduced height of roof and narrowed front wall with porch additionally assist in reducing the massing of the front portion of the duplex.

The spacing between the historic house and the duplex has also been revised. The historic Landmark appears to be 5 feet from the property line with a corresponding 9'6" setback to the new construction resulting in a 14' 6" separation between buildings. The increased setback is appropriate to allow the new construction to accommodate slightly more height and mass to better conform with the volume of the Landmark. The topography of the site allows for the increased height of the duplex to be absorbed

by the drop in grade. 3D renderings have been attached to this application to demonstrate this change and how the buildings look to be equal in height with the grade change.

Placement of the existing trees is such that preservation is not an option with the need for greater setback to the historic home. However, some existing shrubs can be retained along the Molalla frontage and the landscape plan can include similar plantings to mitigate the loss of the pear and maple trees.

Style and Building Form

- For a basis of design choose a new building style that is compatible with the historic building, such as one from its historic period, or one that is often found in conjunction with it in the neighborhood or area.

Response: Complies. The applicant proposes a style reminiscent of the hybrid vernacular bungalow style of the Landmark. The Rassmussen-Buol house is a craftsman “builder’s house.” There is precedent in the area for styles in the Victorian family. The area is a mixture of building styles and ages, no one style is predominant in the neighborhood.

In response to comments on the prior design, the design of this structure has been streamlined to propose only two units, is setback from the Molalla Avenue lot line to be even with or slightly behind the historic home, the pitch of the roofline is similar and consistent with the landmark, the porch has a similar design, windows have the same orientation, design elements along the eaves are consistent with the landmark, and the height of the front element of the duplex has been significantly reduced to provide protection of the views of the landmark from the street and corner.

The result is a more modern take on the historic landmark while respecting its context and prominence. We have provided 3D renderings that show how the slope allows the new construction to assist the new duplex to blend into the site’s topography and creates a more uniform height for the structures to work together along the street scape. These renderings assist in understanding how the proposal will work as a well proportioned addition to development at this site while preserving and respecting the historic integrity of the landmark.



- Use simple and well-proportioned building forms and rooflines, especially at the primary façade and when new is viewed alongside the historic. Avoid complicated, non-rectangular forms, and ‘busy’ compositions.

Response: Complies. The applicant proposes a style reminiscent of the hybrid vernacular bungalow style of the Landmark. Its full two-story design has been separated into stepped back volumes which allow the duplex to appear as a single-family home from the street frontage of Molalla. The bulk has been stepped back with the initial massing reduced to a 1.5 story height for the portion closest to the Molalla facing building plane. The proposed building is rectangular, and its form does not create any unnecessary busy elements. The two-story design is softened by the steps in the massing and by the increased front and side (adjacent to the historic home) building setbacks. These increased setbacks have allowed the duplex to more fully settle into the slope of the lot.

- Maintain the approximate historic building roof and floor heights; neither too high nor too low.

Response: Complies. The proposal includes a two-story design and increased building setbacks from the Molalla street frontage and the interior lot line adjacent to the historic home. The massing of the duplex is also softened with a stepped design that allows the front of the duplex with a 1.5 story design which is more consistent with the historic home. The house then steps up to a full two-story design for the rest of the structure. 3D perspectives have been provided showing the street and corner views of the duplex and historic home to demonstrate how the topography, increased setbacks, and updated design have created a respectful and complimentary future condition for the site.



- Create an interesting and long lasting design, rather than one that becomes dated in a short time.

Response: Complies. The proposed design is simple, with design cues from various styles. The design will utilize quality materials and a design that provides a long-lasting quality addition to the neighborhood.

Design Composition

- Historic buildings can embrace new construction that has detail and ornamentation if it is used skillfully, systematically, in good proportion, and is not excessive.

Response: Complies as. The proposed design is simple and could be compatible in design to the abutting Landmark. In response to the prior review, updates have been made to the window, trim, and doors of the duplex. Please see details on the attached drawings.

The proposed duplex utilizes similar finishes to the historic home with lap siding; trim at key elements along windows, doors and eaves; eave brackets similar to the historic home; front porch design of similar scale and front entry orientation, stepped design to the house with the front second floor bedroom utilizing the 1.5 story height, with the rest at two story in height. This allows a respectful transition from the landmark towards the rear of the lot.

- Avoid designing an overly plain, unattractive building with minimal texture.

Response: Complies. Corner trim is included as part of this design.

- Utilize materials and design that convey a sense of quality and craftsmanship.

Response: Complies. The design proposes the following materials:

- Windows with complimentary size and orientation to the historic home
- front doors & French door in lieu of slider.
- smooth cement board siding 7" reveal
- composition shingles
- If needing to economize, carefully eliminate less important design features beginning with the least visible sides. Utilize similar economic measures of former builders.

Response: Complies. The proposed design includes consistent and quality design and finishes on all elevations not just the street facing walls. This design contributes to the overall quality of the project and benefit to the neighborhood.

17.40.070 - Demolition and moving.

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

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

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

Response: Complies. The applicant submitted a site plan along with a photo of the shed.



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

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

3.-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.

Response: Complies. The date of construction of the detached garage and the fact that the garage is not a strong contributing resource to the 1911 Rasmussen Buol House lends support for its demolition.

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

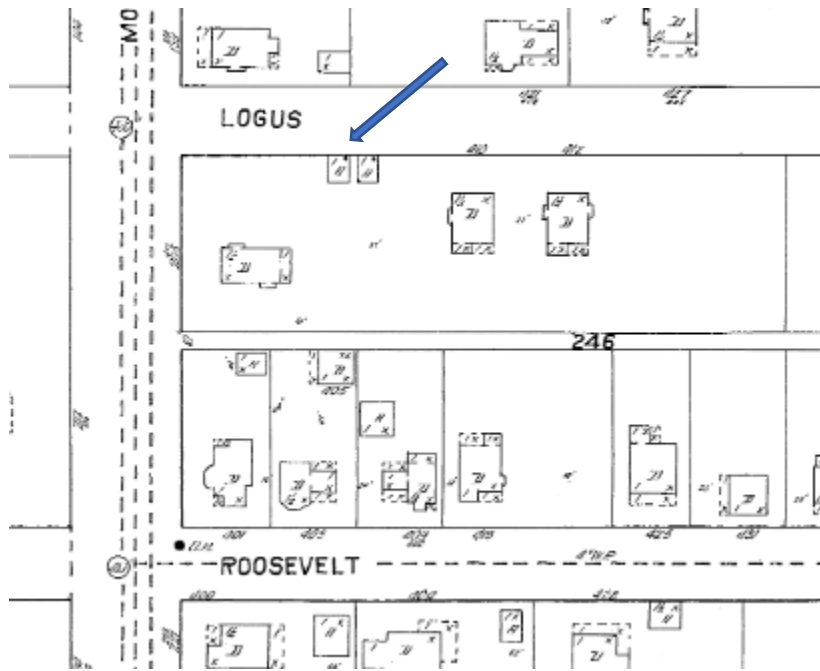
The purpose of the district is

- A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;*
- B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;*
- C. Complement any National Register Historic districts designated in the city;*
- D. Stabilize and improve property values in such districts;*
- E. Foster civic pride in the beauty and noble accomplishments of the past;*
- F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;*



- G. *Strengthen the economy of the city;*
- H. *Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and*
- I. *Carry out the provisions of L.C.D.C. Goal 5.*

Response: Complies. The date of construction of the 198-square-foot detached garage is not confirmed, but it appears to be from circa 1920s. The 1925 Sanborn Map appears to show the location of the garage next to it neighbor. The garage's basic design and location do not provide much association with the Landmark, and its demolition would not be detrimental to telling the story of the site. A carport was later added to rear of the Landmark circa 1950s/1960s, which appear to have been used since by the owner of the landmark for parking and storage. The carport was enclosed in 2013 as living space associated with the landmark.



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

Response: Complies. The date of construction of the detached garage and the fact that the garage is not necessarily a strong contributing resource to the 1911 Rasmussen Buol House lens support for its demolition, regardless of its connection to any proposed development.

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

Response: Complies. The garage appears too small for parking the average cars in 2023, and its demolition would create two onsite parking spaces for the proposed duplex.

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

Response: Complies.

Denial of the permit would not stop the construction of the proposed duplex, but it would remove two on-site parking spaces.

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

Response: Complies.

The garage is too small for parking the modern / average car in 2023, and its demolition would create two onsite parking spaces for the proposed duplex.

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

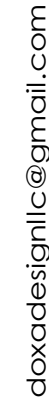
Response: Complies. The submitted the required materials.

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

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

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

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



sergey@modernnw.co

151 Molalla Ave
Oregon City, OR 97045

Scale 1" = 10'-0"

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SHEETS FOR ALL
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INFORMATION

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1802022



doxadesignllc@gmail.com

Modern NW

sergey@modernnw.co

Molalla Townhome

151 Molalla Ave
Oregon City, OR 97045

Oregon City

DOXA
DESIGN

Unit 1	
Main Floor	623 S.F.
Upper Floor	527 S.F.
Total	1,150 S.F.

Unit 2	
Main Floor	614 S.F.
Upper Floor	649 S.F.
Total	1,263 S.F.

Date 1/12/2024
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A2

Exterior
Elevations

Scale 1/4" = 1'-0"

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Front Elevation

1/4" = 1'-0"



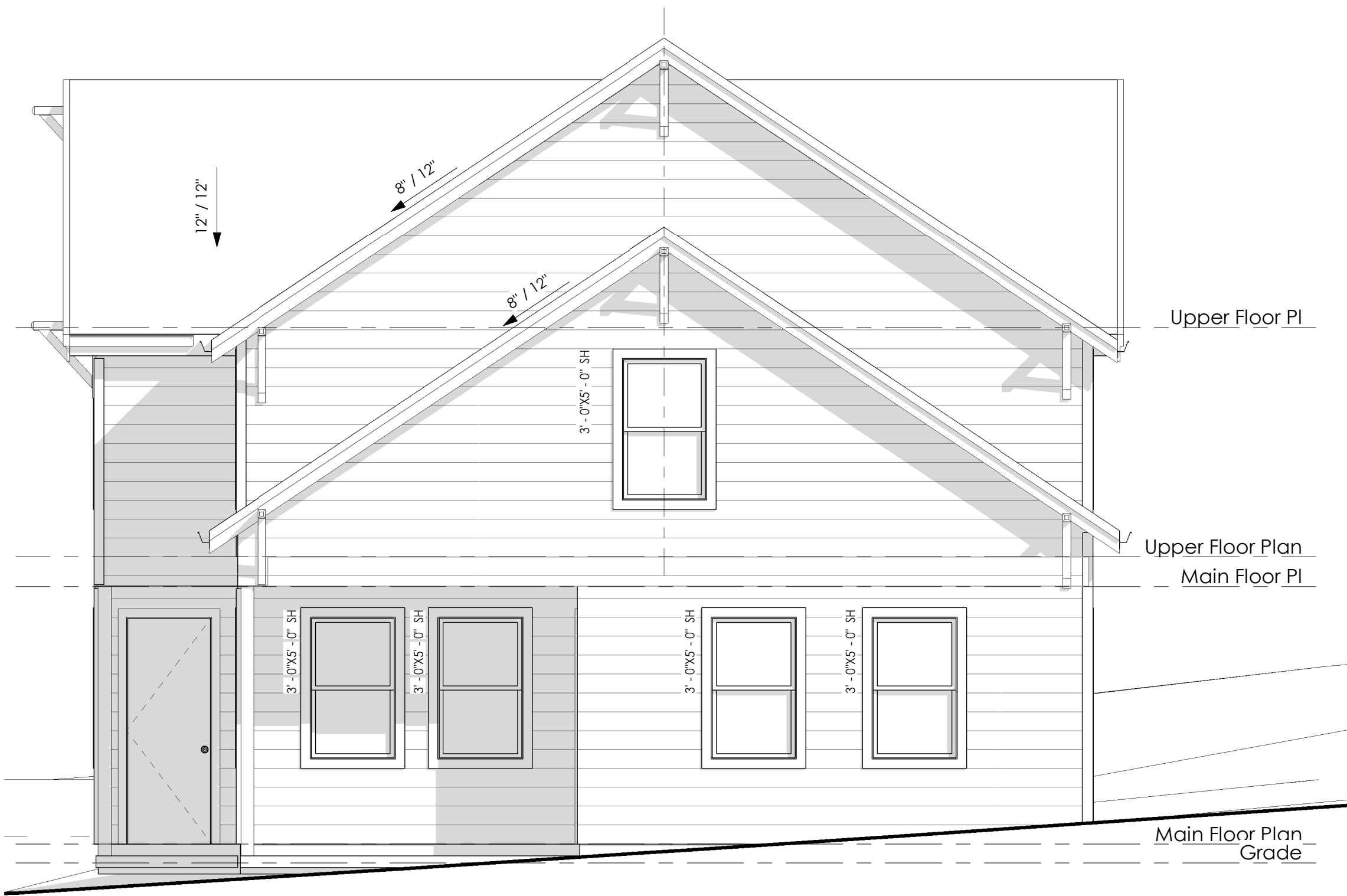
Left Elevation

1/4" = 1'-0"



Rear Elevation

1/4" = 1'-0"



Right Elevation

1/4" = 1'-0"

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Molalla Townhome

151 Molalla Ave
Oregon City, OR 97045

Oregon City

DOXA
DESIGN

Unit 1
Main Floor 623 S.F.
Upper Floor 527 S.F.
Total 1,150 S.F.

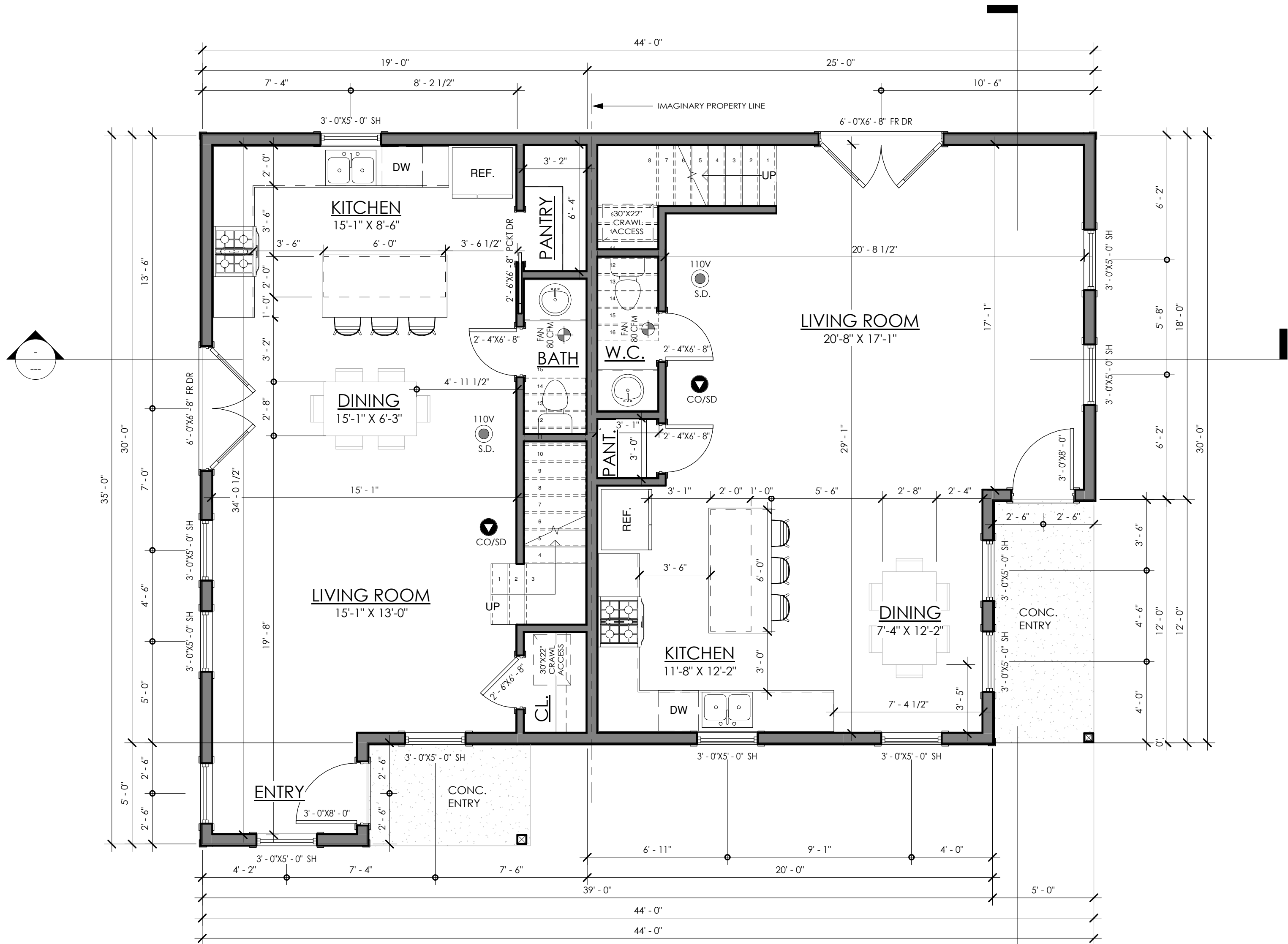
Unit 2
Main Floor 614 S.F.
Upper Floor 649 S.F.
Total 1,263 S.F.

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A3
Floor Plans

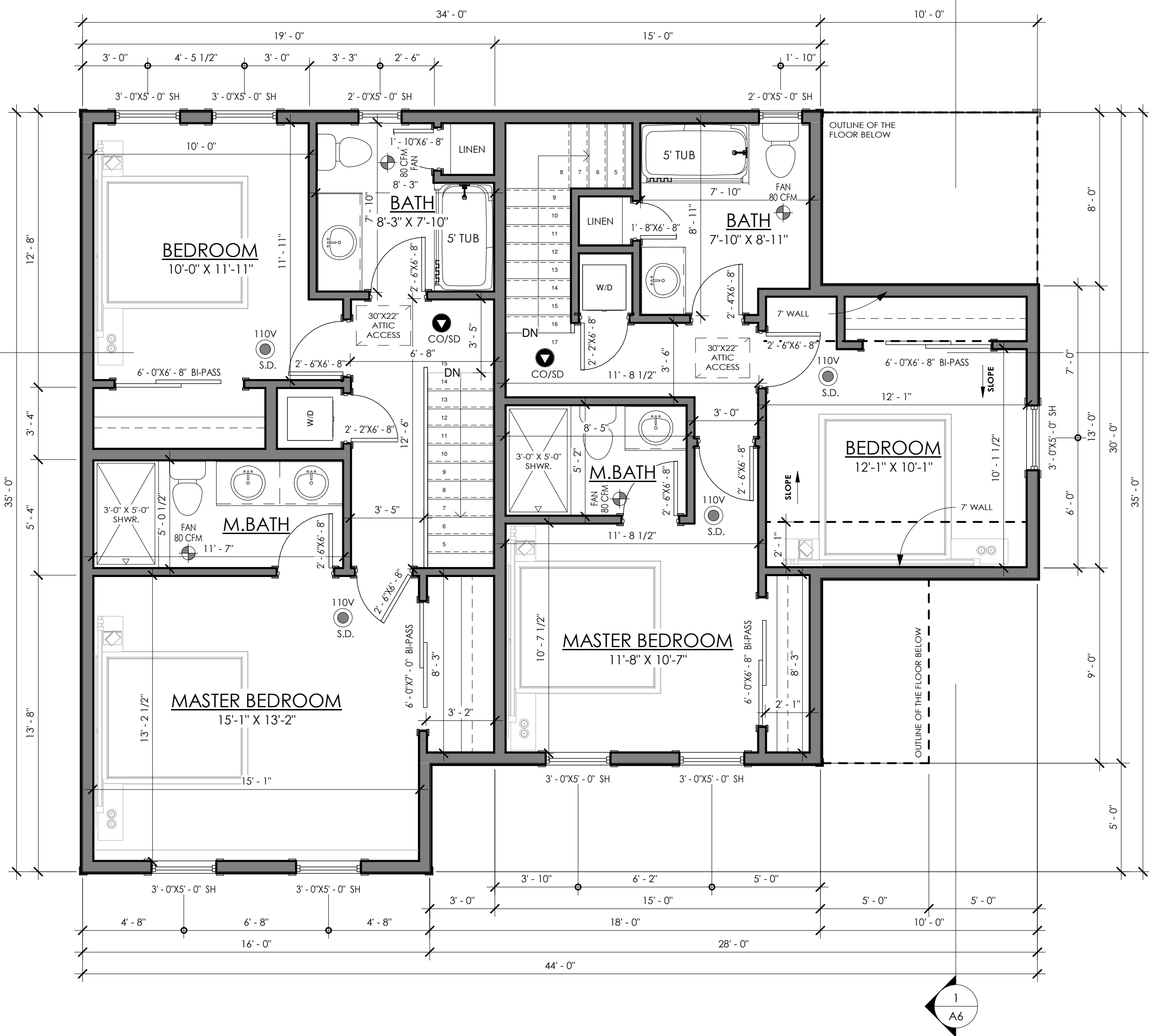
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Main Floor Plan

1/4" = 1'-0"

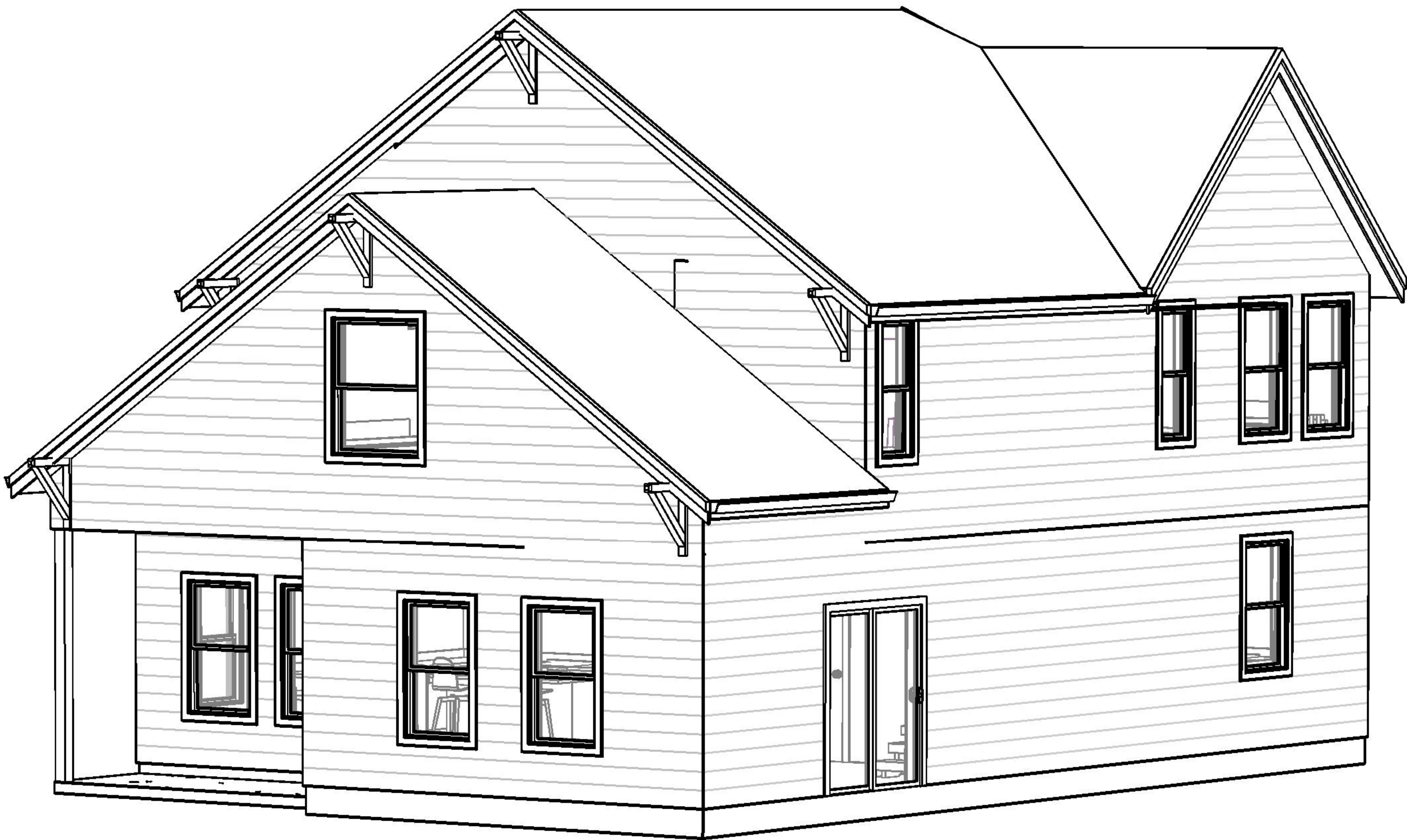


Upper Floor Plan

1/4" = 1'-0"





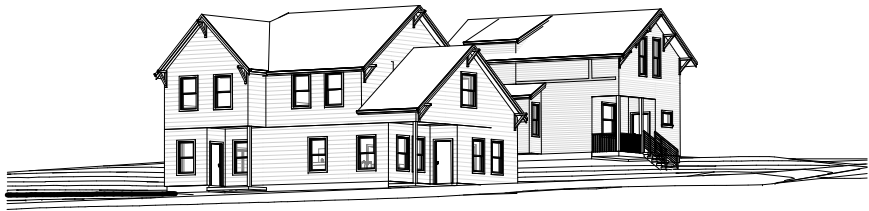
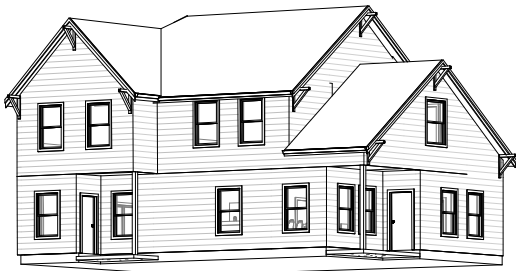
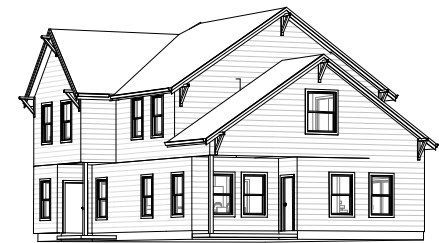


















OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM

Item #2.

HISTORIC NAME: Rasmussen-Buol House DATE OF CONSTRUCTION: c. 1911
COMMON NAME: _____ ORIGINAL USE: Residence
ADDRESS: 151 Molalla Avenue PRESENT USE: Residence
OWNER: Mrs. Gladys Buol, 151 Molalla Avenue ARCH./BLDR.: Jeppe Rasmussen (bldr.)
STYLE: Bungalow/Vernacular
T/R/S: 2-2E-32CB TAX LOT: 9900 BLDG. STRUC. DIST. SITE OBJ. (CIRCLE)
ADDITION: Pleasant Hill Addition THEME: Architecture, 20th Century
LOT: 8, 9 BLOCK: 13 QUAD: Oregon City

PLAN TYPE/SHAPE: Square NO. OF STORIES: 2
FOUNDATION MATERIAL: Concrete BASEMENT (Y/N): No
ROOF FORM & MATERIALS: Gable. Decorative brackets. Composition. Shed-roof dormer.
WALL CONSTRUCTION: Wood STRUCTURAL FRAME: Stud
PRIMARY WINDOW TYPE: One-over-one double-hung windows with corniced, wide trim.
SURFACING MATERIALS: Bevel siding.
DECORATIVE FEATURES: Shingles in gable end. Square bay on north. Recessed first floor
OTHER: forms a porch with narrow battered columns and bevel-sided balustrade.
CONDITION: EXCELLENT _____ GOOD X FAIR _____ DETERIORATED _____ MOVED _____ (date)
EXTERIOR ALTERATIONS/ADDITIONS (dated): One-story wing in rear, shed-roof dormer,
carport, rear porch, all n.d.
NOTEWORTHY LANDSCAPE FEATURES: Heavily landscaped; obscures house from highway.
ASSOCIATED STRUCTURES: 412, 410 Logus (other Rasmussen Houses).
KNOWN ARCHAEOLOGICAL FEATURES: None.

GEOGRAPHIC SETTING: Occupies a large corner lot at the intersection of Molalla Avenue and
Logus Street. This would be a very prominent location, if it were not for the very dense
landscaping which obscures the house from view. This is actually beneficial, as it
buffers the residence from the commercial Molalla Avenue corridor.
STATEMENT OF SIGNIFICANCE: (Historical and/or architectural importance, dates, events,
persons, contexts): The owner-builder, Jeppe Rasmussen, was a Dane who built a number
of houses in this addition, completing one before selling the one he was in and moving into
the new one. He sold this house to the Buols after their marriage (the Buols have owned
the house since 1919). Rasmussen was apparently quite a curmudgeon, who scolded children
and wrung the neighbors' chickens necks if they happened to stray into his garden.
Rasmussen built 412 and 410 Logus Street as well. Mrs. Buol still lives in the house.
This is one of the nicer houses which depict the self-trained carpenter's transition from
vernacular to bungalow style.

SOURCES: Pioneer National Title Company Records, Oregon City. Sanborn Insurance Map,
1911. Clackamas County Tax Rolls, 1901. Interview with Mrs. Gladys Buol, by Pat
Erigero, 1982.

NEGATIVE NO: Roll K, #7
SLIDE NO: _____

RECORDED BY: Patricia Erigero
DATE: May 1982

SHPO INVENTORY NO.: _____

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM - TWO

Item #2.

NAME: Rasmussen-Buol House

T/R/S: 2-2E-32CB

TAX LOT 9900

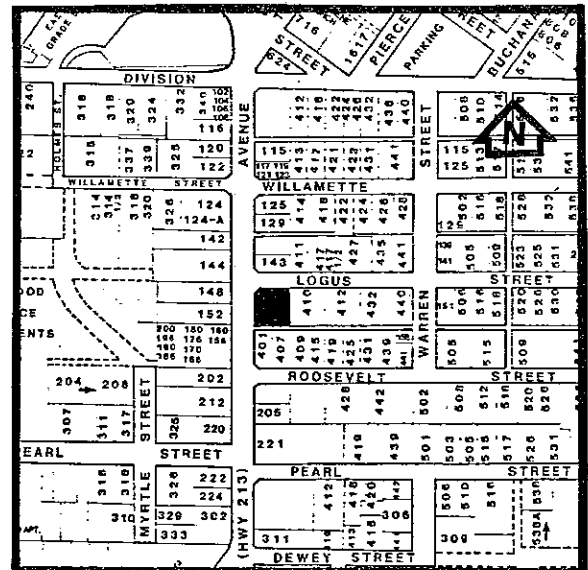
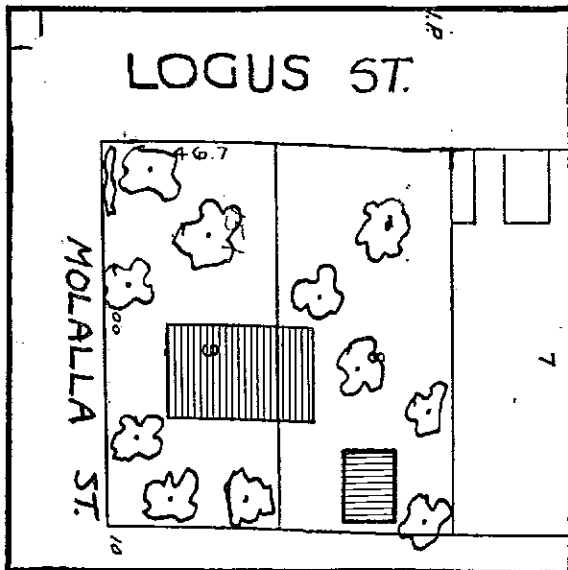
ADDRESS: 151 Molalla Avenue

QUADRANGLE: Oregon City



NEGATIVE NO. Roll K, #7

SLIDE NO. _____



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

SHPO INVENTORY NO.: _____

Christina Robertson-Gardiner

From: Aaron Wolf <aaron@wolftune.com>
Sent: Wednesday, January 31, 2024 3:00 PM
To: Christina Robertson-Gardiner
Subject: Re: Land Use Application Transmittal- Historic Review Board Application
 GLUA-24-00002: HR 24-00001 and HR 24-00002

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

Hi Christina,

Thank you, the following is my official comment submission:

I greatly appreciate the effort to actually consider the context and build something appropriate to the neighborhood and the historic house next door. I hope others will support the proposal while adding feedback about any improvements that could make it still better.

I noticed in the renderings that the supports under the eaves match the style of the historic house. However, the supports appear to stick out beyond the eaves. I presume that is a rendering error and not actually planned.

Also, while color of paint can always be changed, I am dismayed at the choice to paint the historic home the current awful trend of complete white with dark black trim. That is not only ugly and way overdone now but also out of character with the historic style. Despite that being the case, I urge the new development to choose colors that would be more historically characteristic or otherwise tasteful and not make it black-and-white. It is also historically the norm for houses to be different colors, so it does not serve the historic character to use matching paint on the new duplex. I hope when the historic home is next painted, it will return to having a better character too.

Aaron Wolf
 vice-chair Elyville

El mié, 31 ene 2024 a la(s) 10:54 a.m., Christina Robertson-Gardiner (crobertson@orccity.org) escribió:

Good afternoon,

The Planning Division received an application for a Type III land use decision.

Written comments on these Type III Land Use Applications must be received by the Oregon City Planning Division crobertson@orccity.org , no later than **February 14** to be included in the Staff Report. Comments received after this date will be provided to the Historic Review Board at the hearing. The public record will remain open until the Historic Review Board closes the public hearing.



Oregon City Planning Division

ocplanning@orccity.org

Planning Division - 503.722.3789

Fax 503.722.3880

[Interactive Maps and Apps](#)

[Printable Maps](#)

[Online Submittal of Land Use Applications](#)

The City of Oregon City continues to offer services and programs in-person and online - find facility hours of operation [here](#).

PUBLIC RECORDS LAW DISCLOSURE: This e-mail is subject to the

State Retention Schedule and may be made available to the public.

Christina Robertson-Gardiner

From: Jessica Ross <jessross002@gmail.com>
Sent: Monday, February 5, 2024 2:57 PM
To: Planning
Subject: GLUA-24-00002: HR 24-00001 and HR 24-00002

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

Hello,

This email is in regard to the notice I was sent about the corner property on Logus and Molalla Ave. I have lived on Logus for a few years now. The parking situation is already a problem and this is the second attempt of building a multi unit property on this land with little to no consideration of the parking. All of the streets are one side parking and we are already at capacity without the potential of a unit with 4 bedrooms which could have a potential of upwards of 8 cars possibly and yet parking for two accounted for?? Where do they propose parking for the possible other 6 cars?

Thank you,

--

Jessica Ross
jessross002@gmail.com
Cell: 503-729-0005



CITY OF OREGON CITY

Staff Report/

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

To: Historic Review Board **Agenda Date:** 2.27.2024
From: Christina Robertson-Gardiner, Senior Planner

SUBJECT:

Worksession: Improving the Historic Review Approval Process- Revisit HRB Policy #12
Solar Panels - Literature Review and Public Outreach Approach.

STAFF RECOMMENDATION:

During the HRB meeting on November 23, 2023, the Board reviewed HRB policy #12. They also discussed the recent work carried out by the City of Denver. The aim of their work was to strike a balance between preservation needs and the community's desire to support green energy options.

At the end of the meeting staff asked the board the following questions:

- Do you want to consider amending the HRB solar panel regulations to allow for more options for visible solar panels that comply with the HRB policies and can be processed as a type I building permit?
- Do you want to proceed with the outreach and adoption process as outlined by the staff, or do you want to revise the approach?

At the end of the November worksession, the Board request staff to return at a future meeting present the options by the City of Denver and compare them with the current HRB Policy #12 to better understand visually the differences between the two approaches. Staff has provided a review of these options in the attached document "Exhibit X". Additionally provided are the supplementary information from the previous November worksession.

Please take a moment to review the attached links. We will be continuing discussing the approach to amending HRB policy #12 during our meeting. The proposed amendments are intended to provide further direction to homeowners to allow solar panels to be installed on visible front gable roofs without requiring applicants to submit for a Type III HRB review. Be prepared to share your thoughts on this and other potential revisions to the HRB policy on solar panels.

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.

If the Board decides to proceed with revising HRB Policy #12 - Solar Panels, staff will work with the board to create a public outreach strategy to ensure that both the historic homeowners and the McLoughlin and Canemah neighborhood associations have the opportunity to express their opinions to the Board.

In the spring of 2024, mailings will be sent out to all homeowners with historic properties. Meetings will be held with both neighborhood associations, as well as an in-person work session with the Historic Review Board (HRB). Following community feedback and HRB recommendations, revisions to the policy may be made. The revised policy will then be presented to the City Commission in late spring or summer of 2024 and later adopted by the Historic Review Board at a public meeting.

EXECUTIVE SUMMARY:

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.

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. Staff has provided an excerpt from their guidelines for solar panels.

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.orcity.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.orcity.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@orcify.org

City of Oregon City
Planning Division
698 Warner Parrott Rd
Oregon City, OR 97045
503.722.3789
www.orcity.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.

HRB Direction Needed

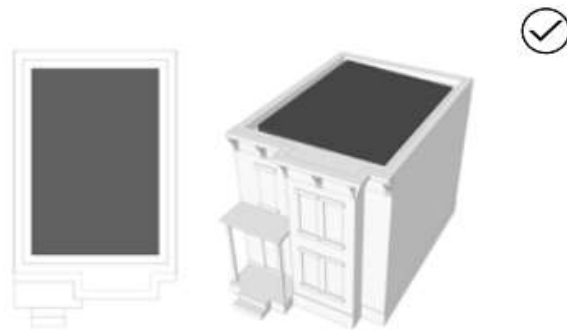
- Do you want to consider amending the HRB solar panel regulations to allow for more options for visible solar panels that comply with the HRB policies and can be processed as a type I building permit?
- Do you want to proceed with the outreach and adoption process as outlined by the staff, or do you want to revise the approach?



Work Plan Item #7 Improving the Historic Review Approval Process- Revisit HRB Policy #12 Solar Panels -

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

Oregon City
Allowed as a Type I Review



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

Oregon City
Requires Type III HRB Review



OC could
adopt larger
setback 5-10
feet.



City Of Denver –Examples

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.



OC could
adopt larger
setback 5-10
feet.



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

Oregon City
Requires Type III HRB Review



SOLAR INSTALLATION ON A SIDE GABLE ROOF

Install solar panels on rear slope of roof

Oregon City
Allowed as a Type I Review



City Of Denver –Examples

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 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.

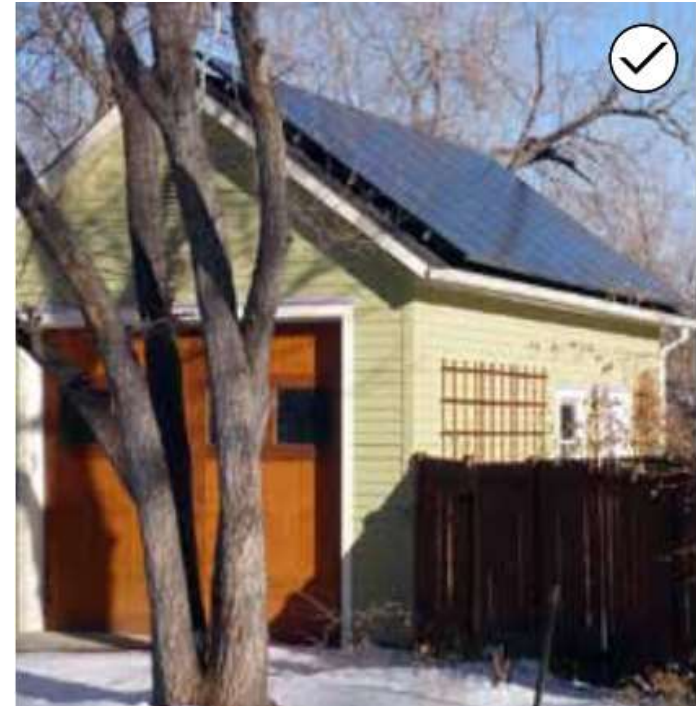
Figure 14: Solar Panel Installation

Oregon City
Requires Type III HRB Review

Oregon City
Requires Type III HRB Review



City Of Denver –Examples



Oregon City

Allowed as a Type I Review

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



Work Plan Item #7 Improving the Historic Review Approval Process- Revisit HRB Policy #12 Solar Panels -



NATIONAL
ALLIANCE *of*
PRESERVATION
COMMISSIONS

education + advocacy + training

Item #3.



DESIGN REVIEW FOR SOLAR INSTALLATIONS



Page 76

“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.

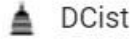
Jan 19, 2020



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.



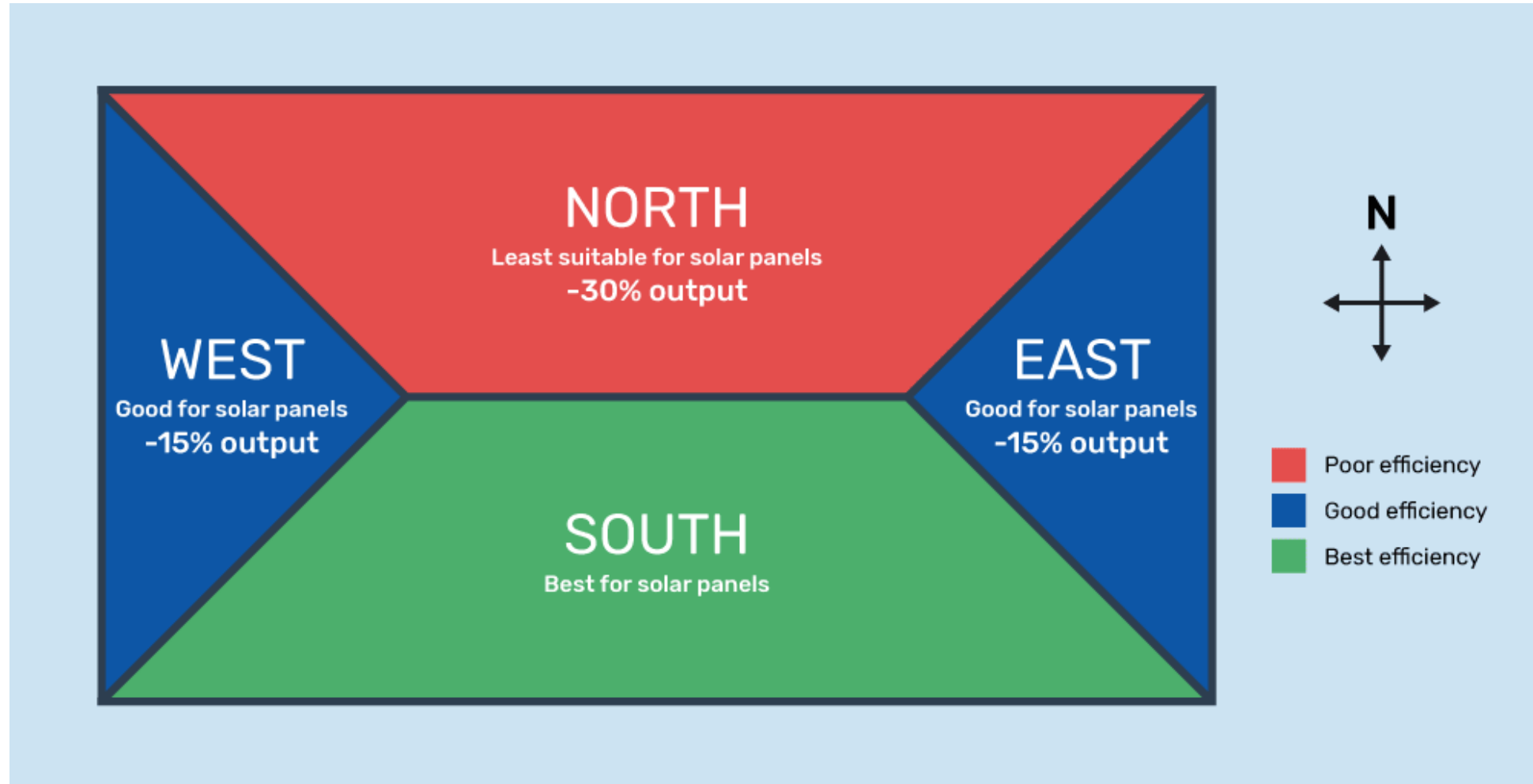
SOLAR CHALLENGES: WHAT ABOUT NON-CONTRIBUTING?

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:

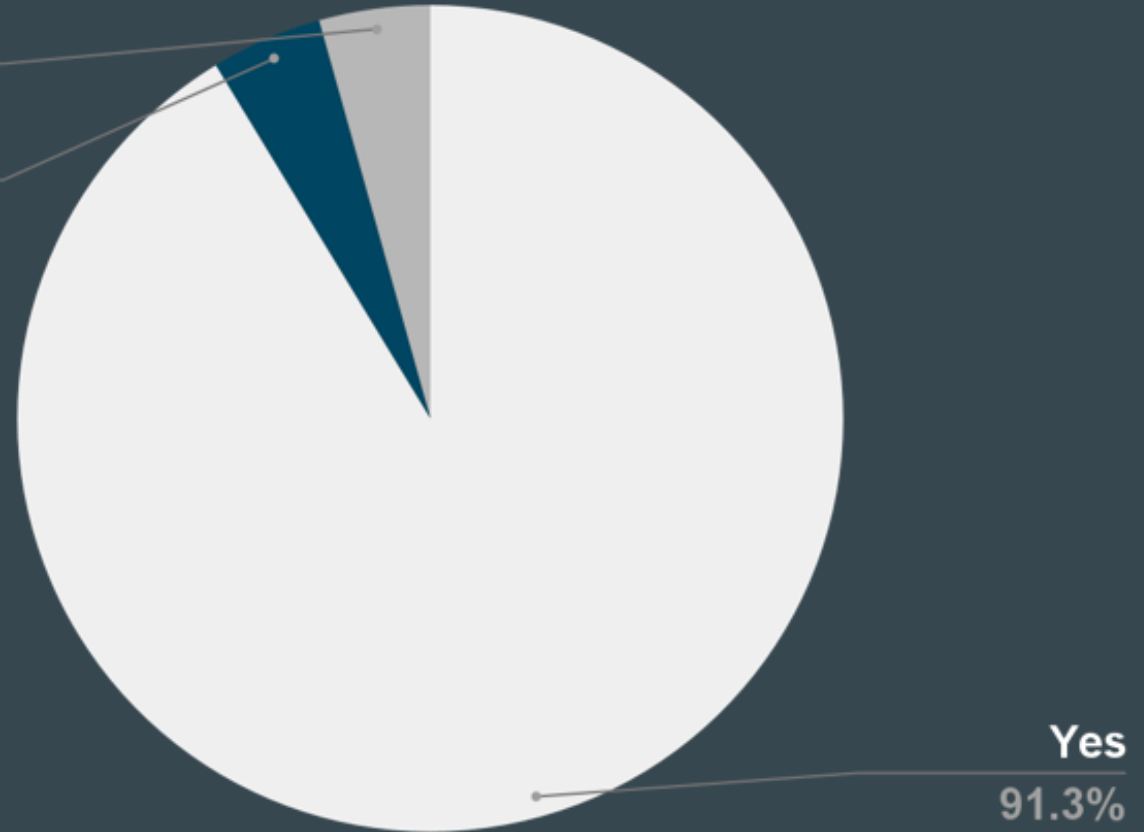
- Most cities allow solar panels.

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:

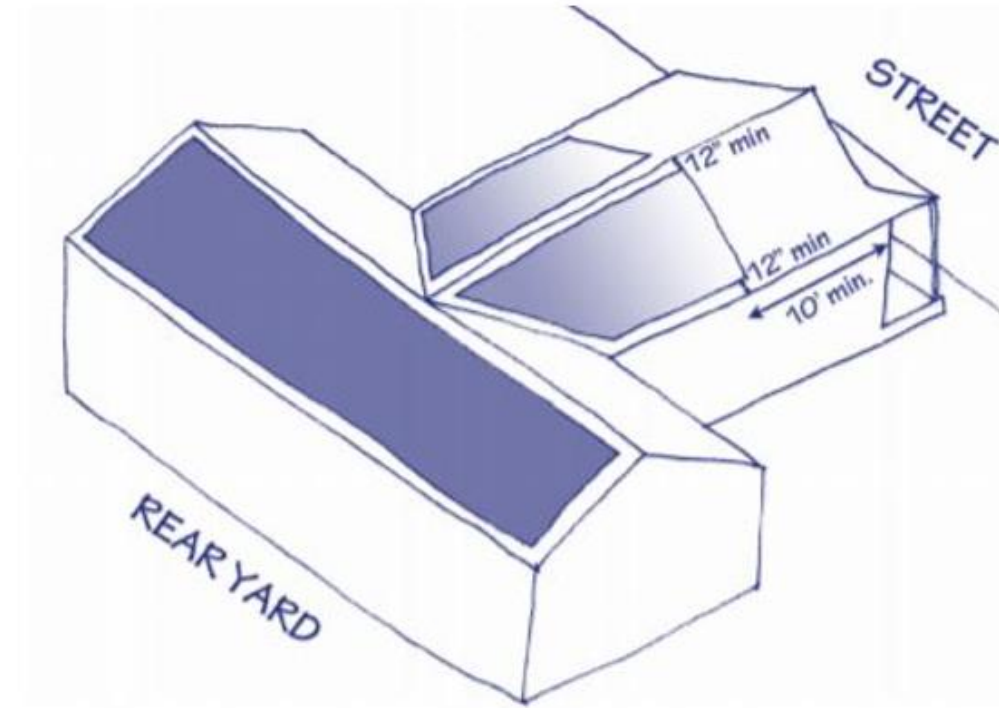
- Rear $\frac{2}{3}$ of the roof.

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?

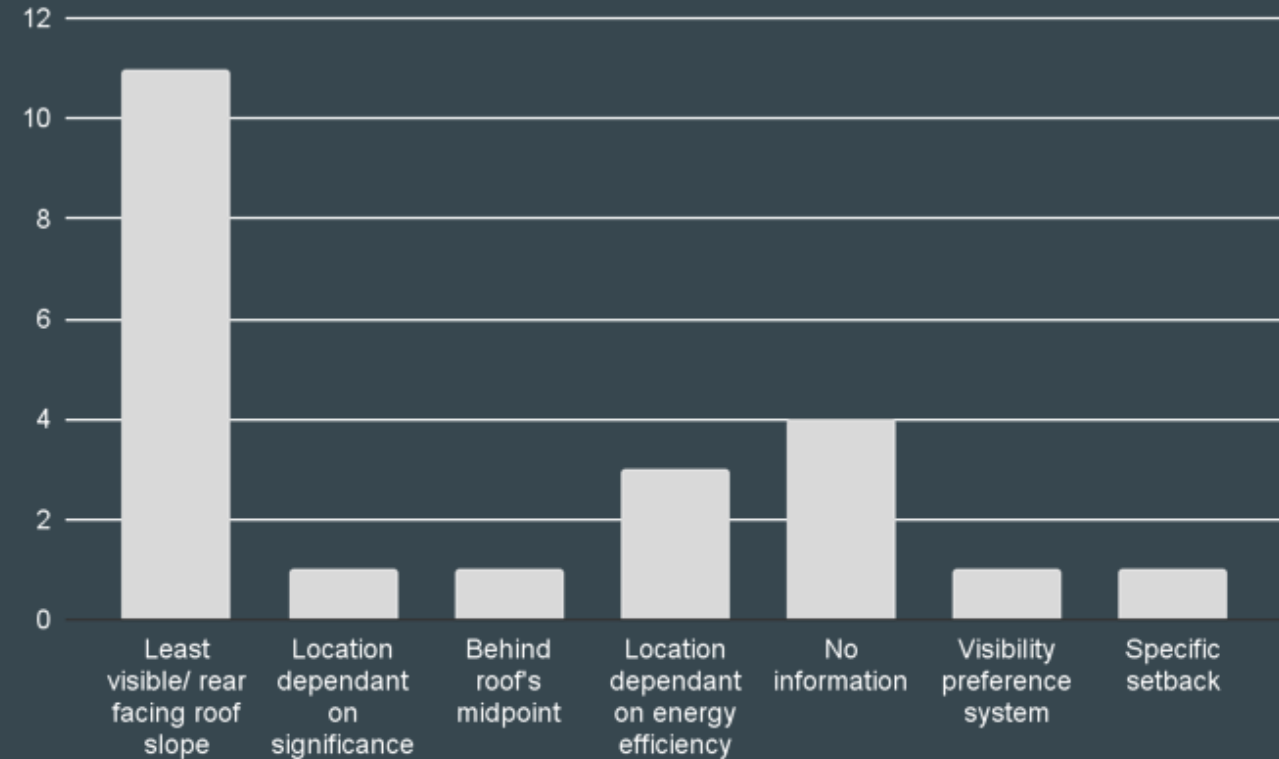
Item #3.

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.

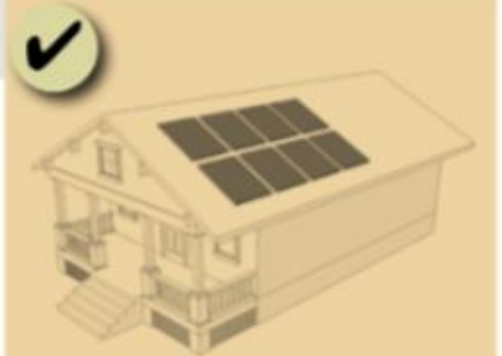


Acceptable Location

- » 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.

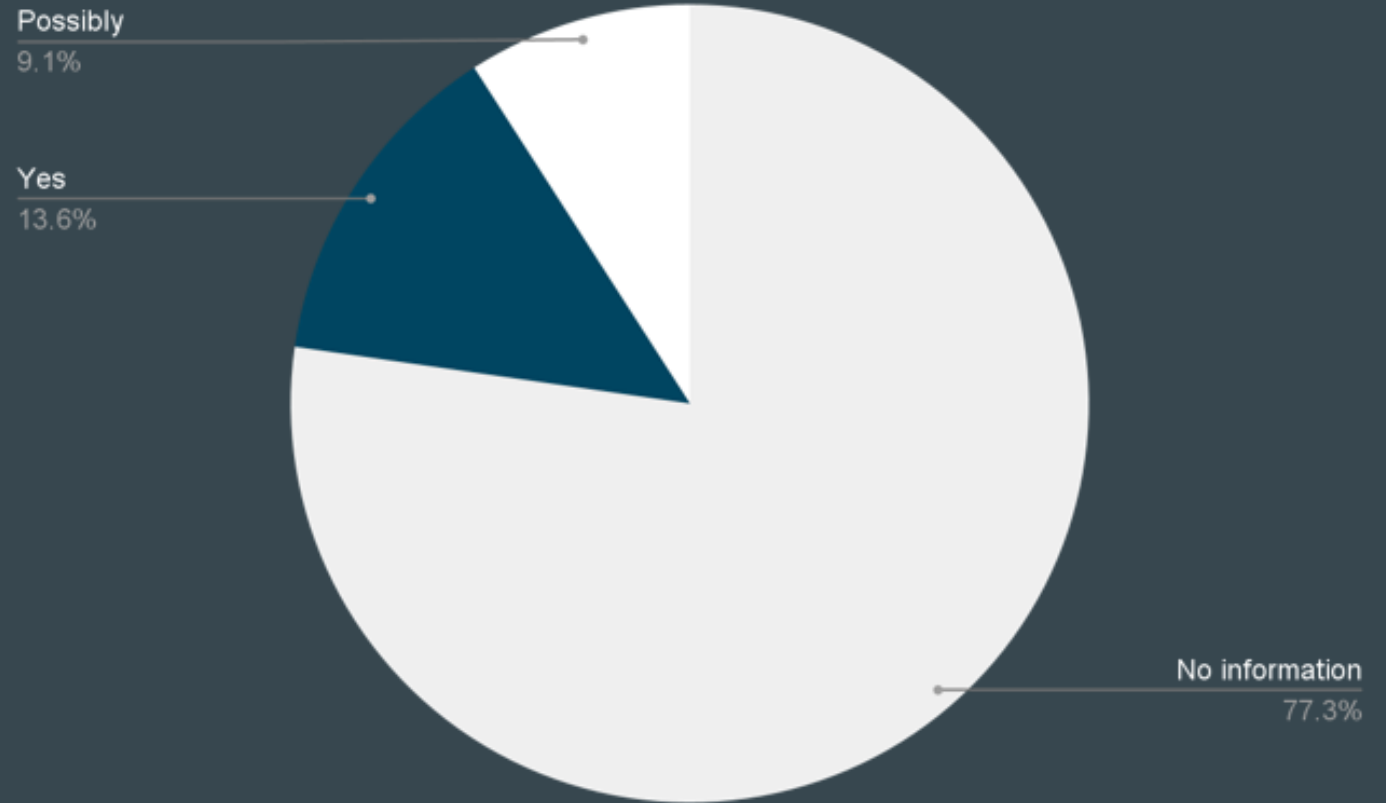
4. Are Solar Roofing Tiles Allowed?

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



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

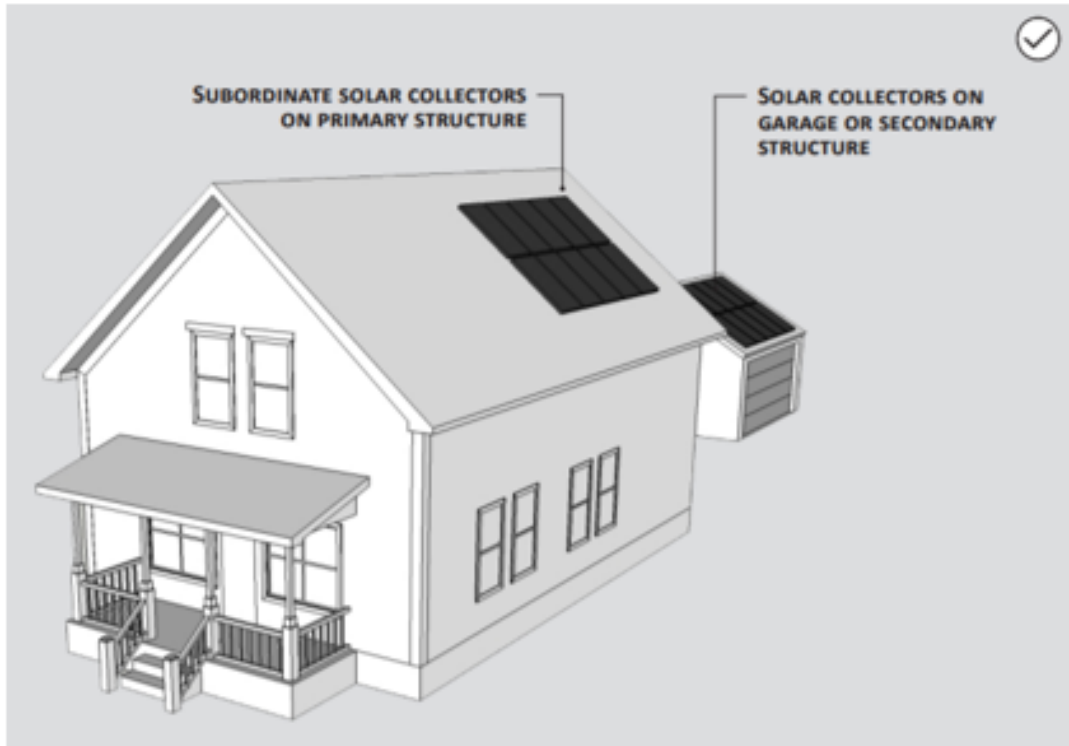
Phase 4

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

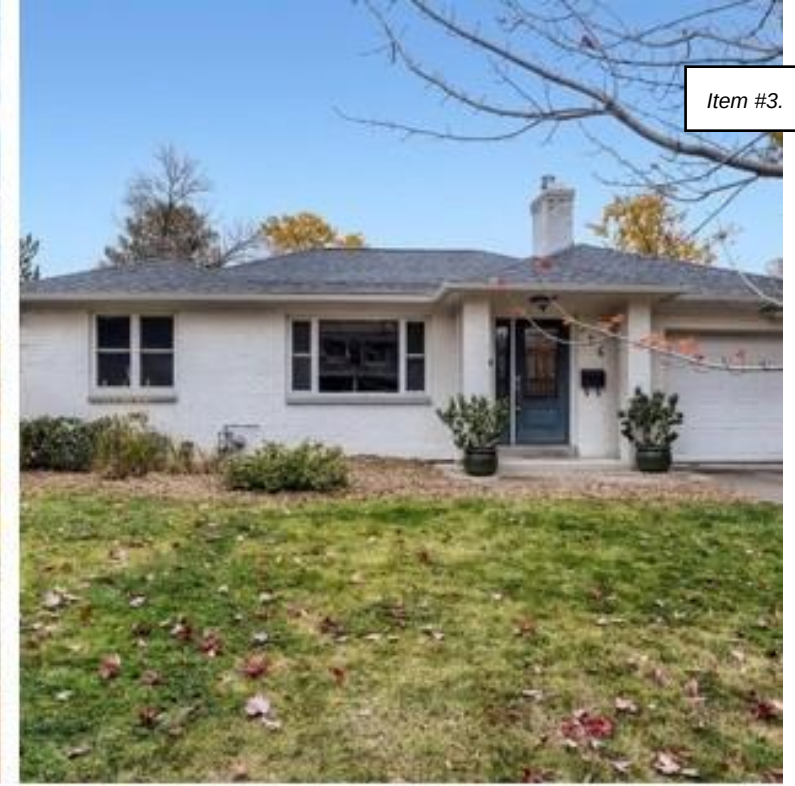
- Asphalt shingles
- Metal roofs
- Clay or concrete tiles



Item #3.

Type of Solar

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

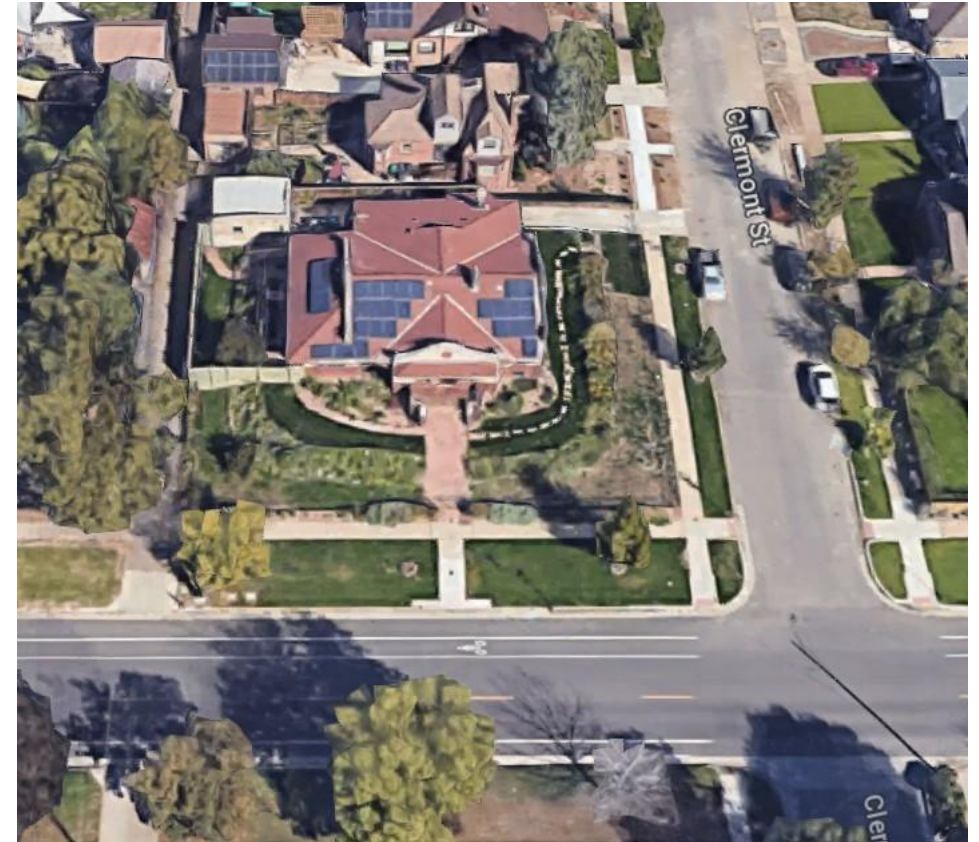


Significance of building

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

SOLAR PRECEDENT

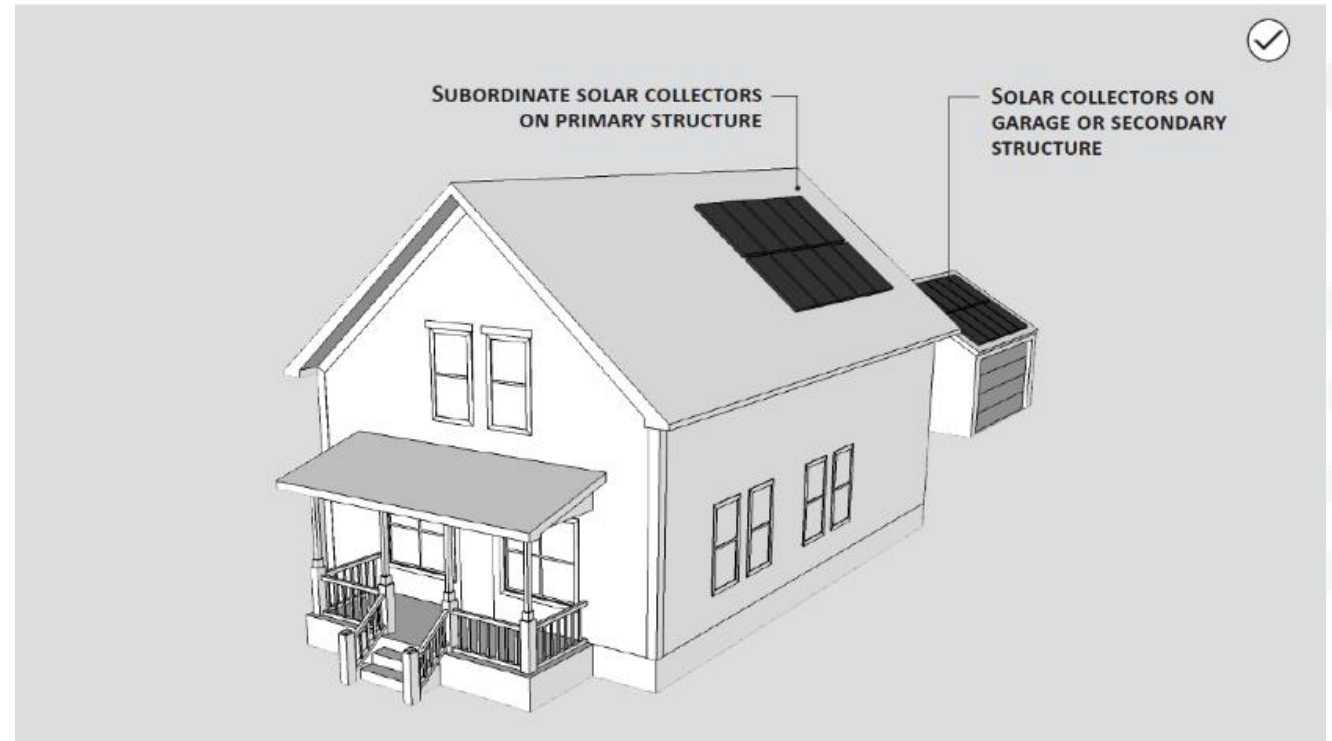
Item #3.



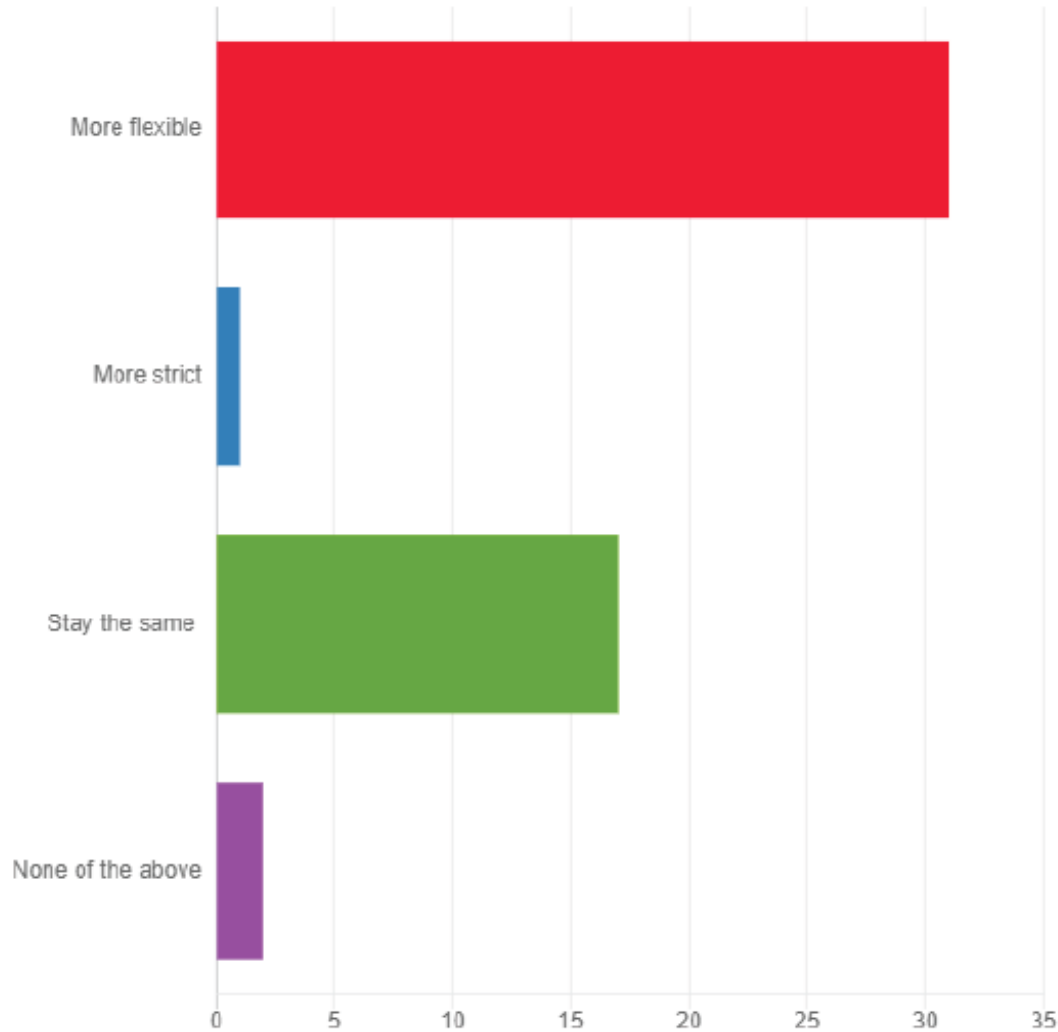
WHAT DO YOU THINK?

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.

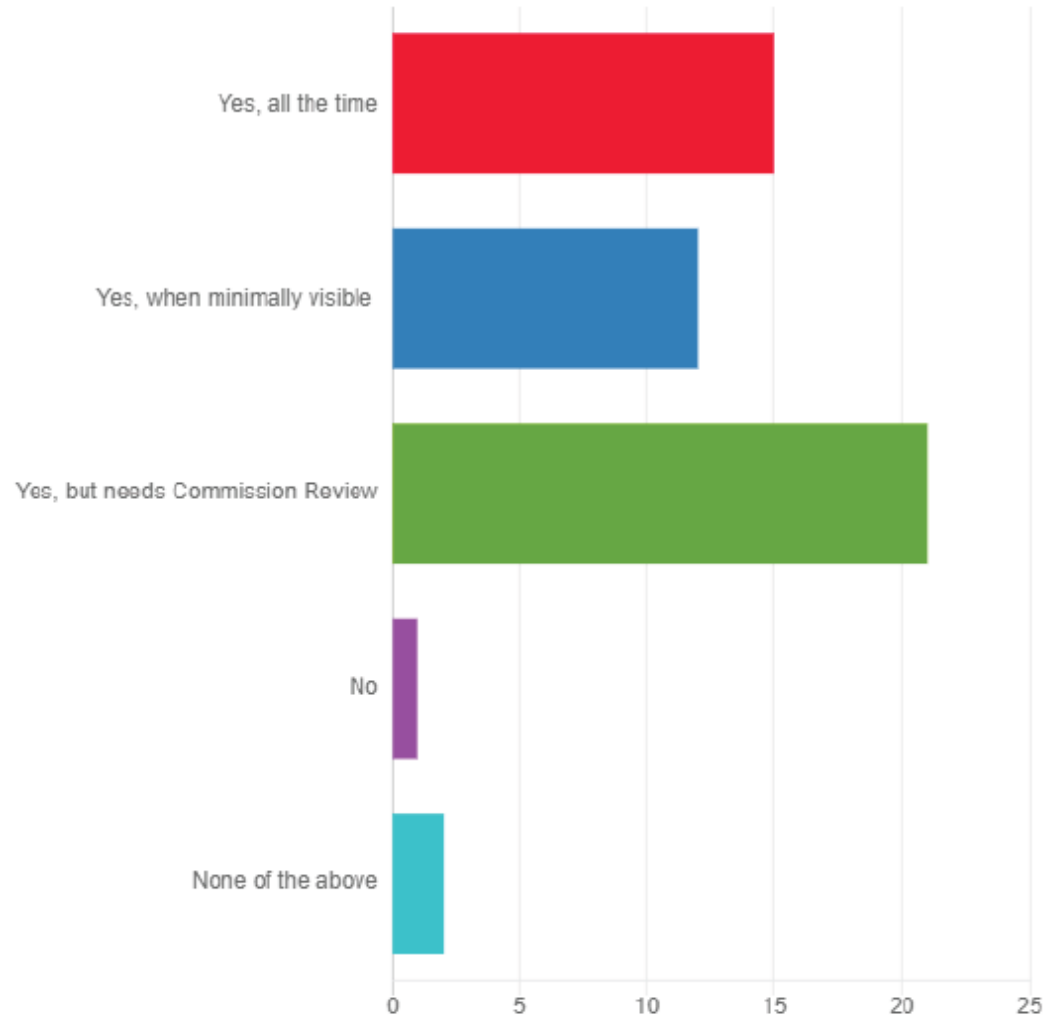
Should Solar panels be allowed on individual landmarks or on a character-defining roof?



Page 116

Should solar panels be allowed on individual landmarks?

Item #3.



The default should be yes, but with Landmark review.

WHAT DO YOU THINK?

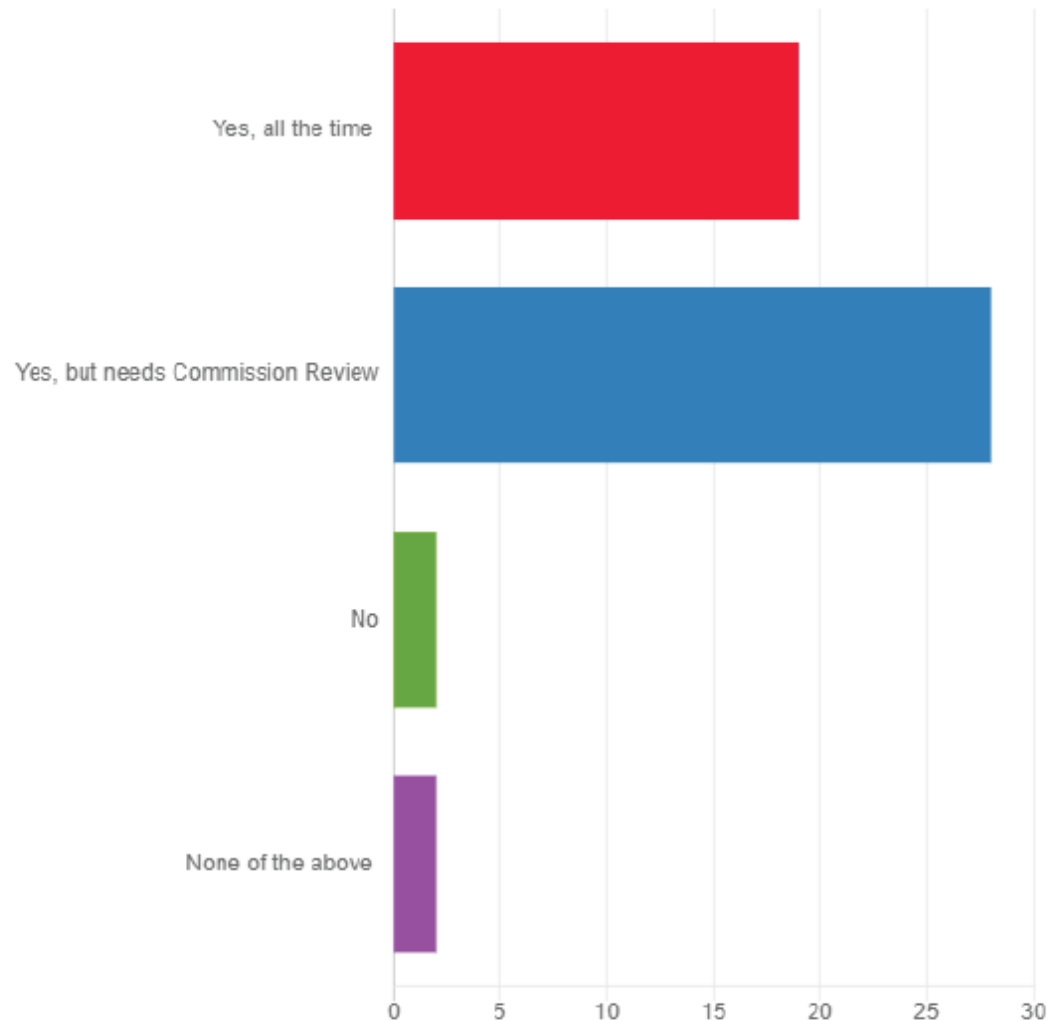
Item #3.

Should solar roof tiles be allowed?



Should solar roof tiles be allowed in historic districts?

Item #3.

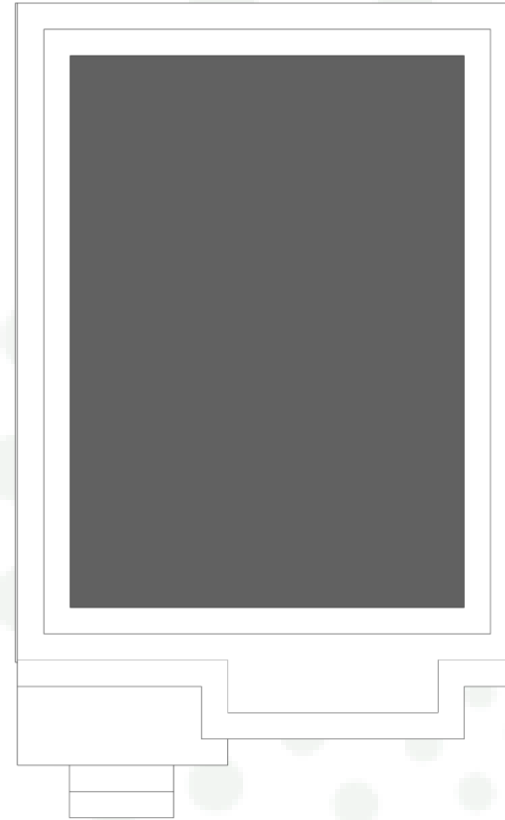
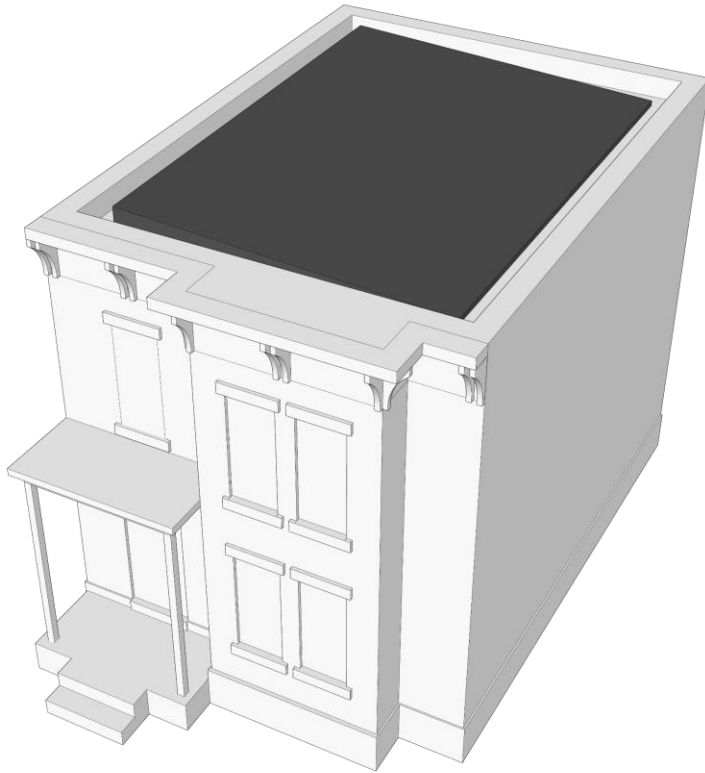


If there's a way you can just quickly review the previous material and make sure the solar tiles aren't compromising integrity within the context of the structure

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

DENVER'S REVISED SOLAR GUIDELINES

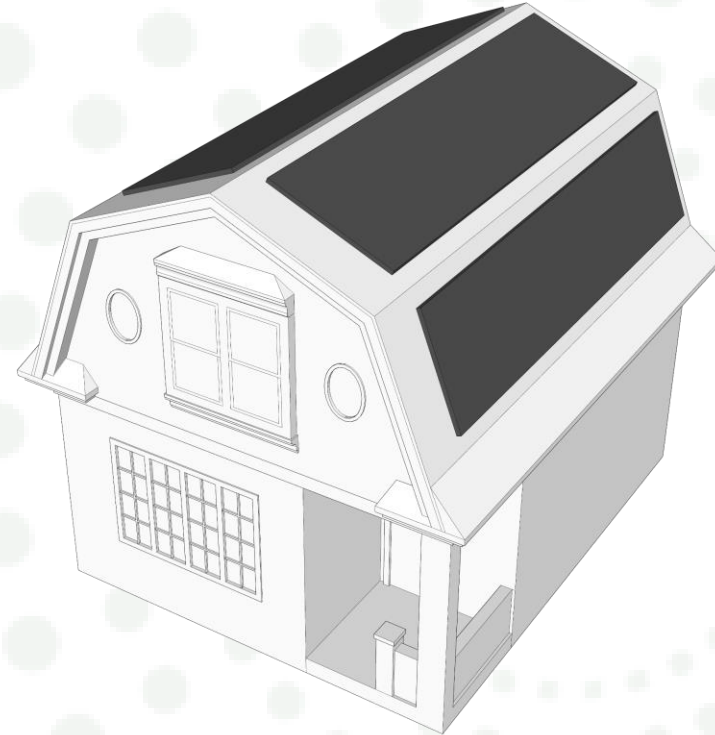
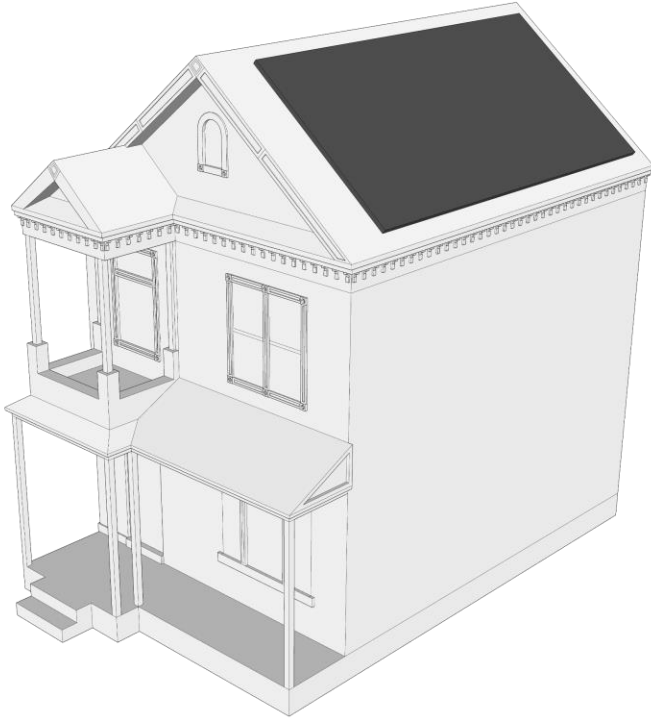
Item #3.



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

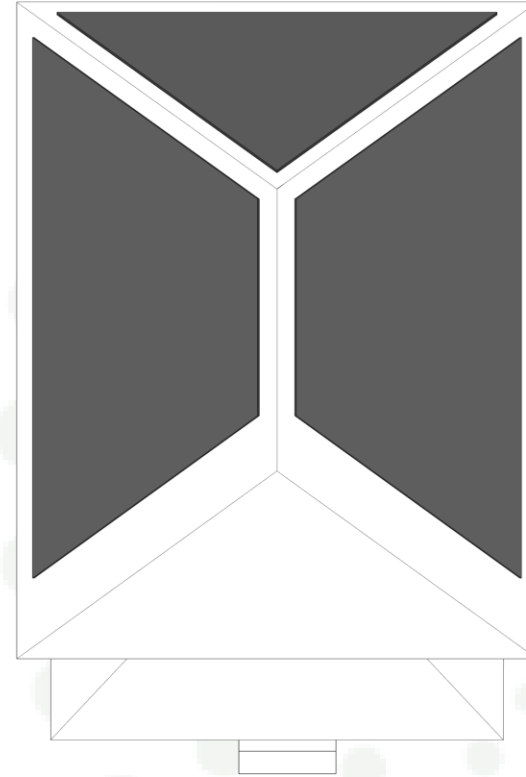
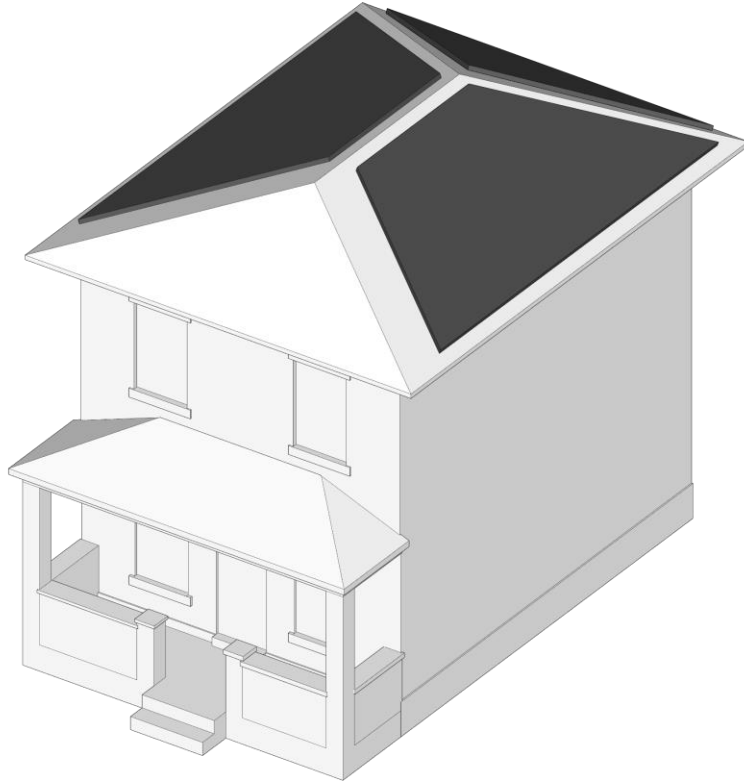
Item #3.



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

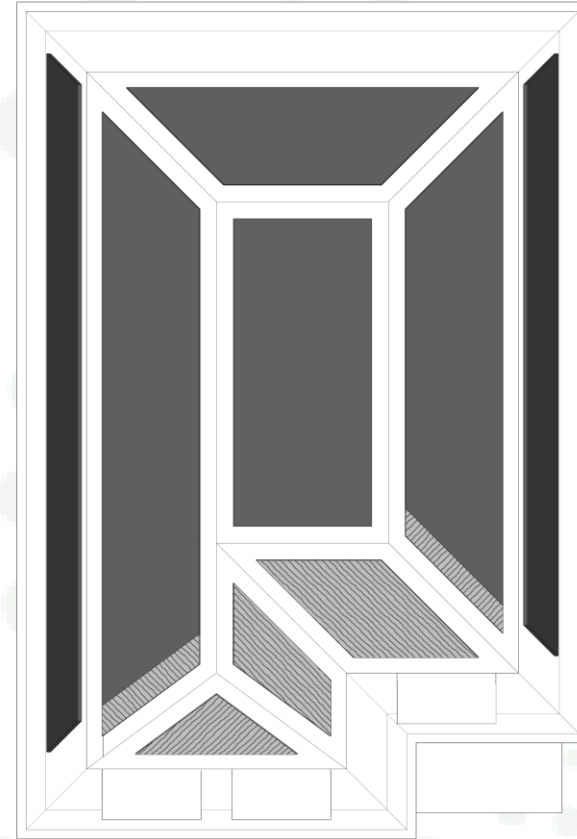
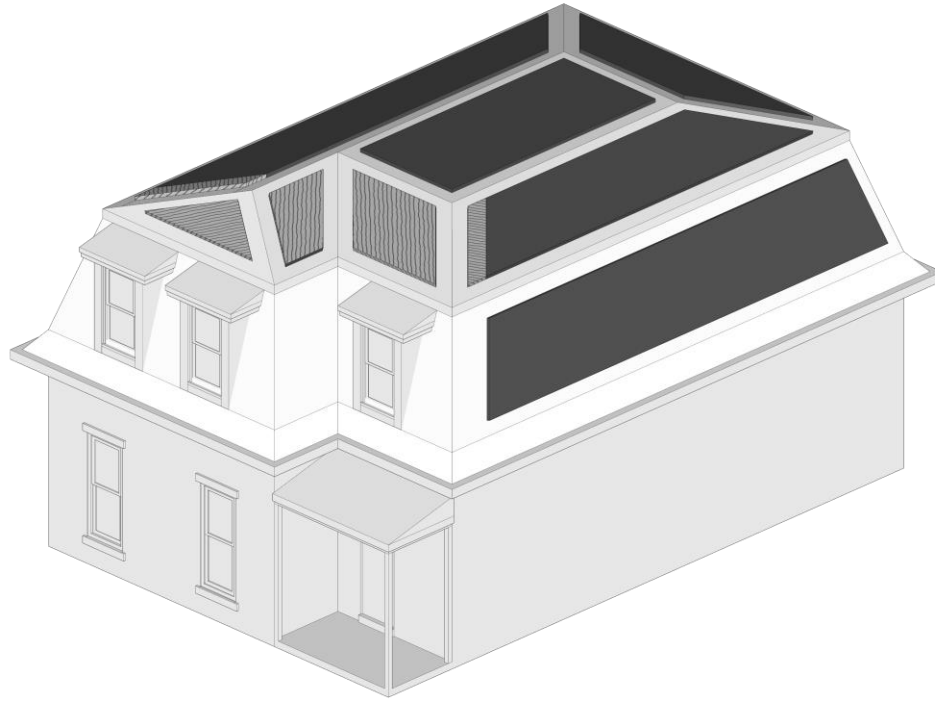
Item #3.



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

DENVER'S REVISED SOLAR GUIDELINES

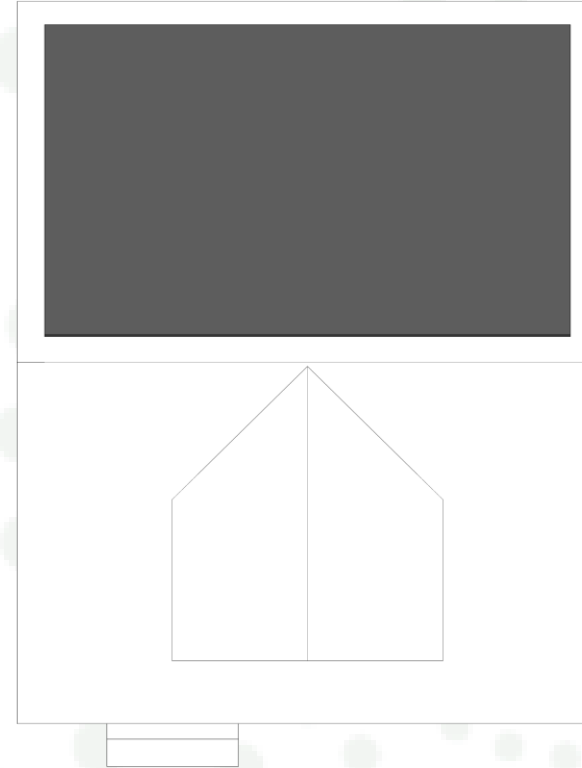
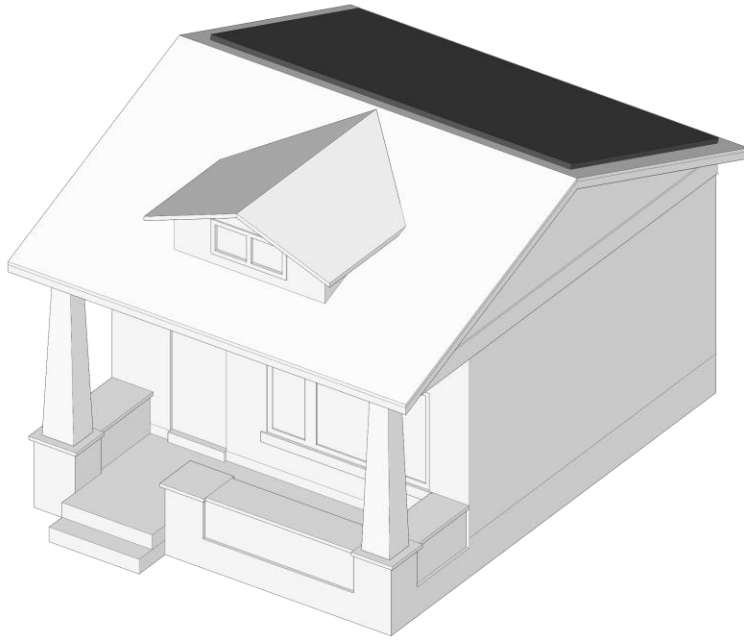
Item #3.



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.

WHAT DO YOU THINK?

Item #3.



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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



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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 SUNGROW



Image: pv magazine / Blake Matich

DETAILS MATTER



Item #3.

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

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.



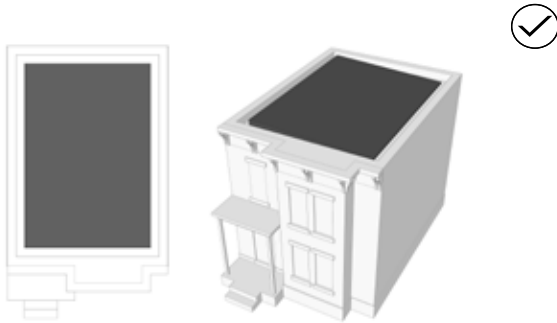
GUIDELINES FOR ENVIRONMENTAL SUSTAINABILITY

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.

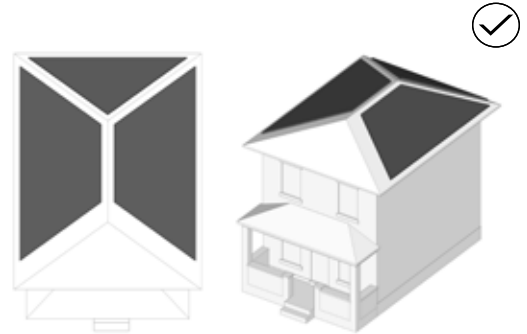
Installing Solar Collectors on a Historic Property

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.



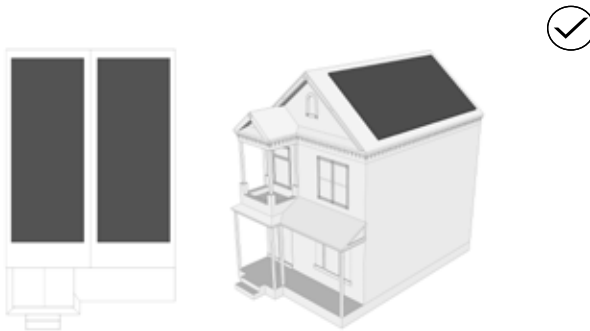
SOLAR INSTALLATION ON A FLAT ROOF

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



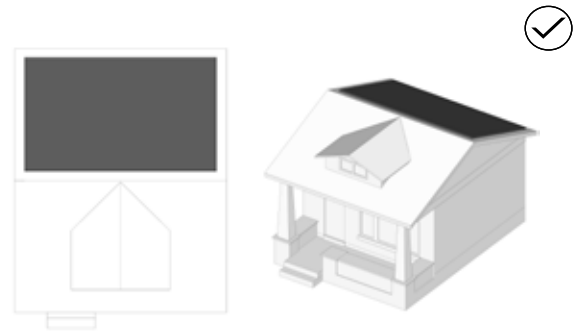
SOLAR INSTALLATION ON A HIPPED ROOF

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



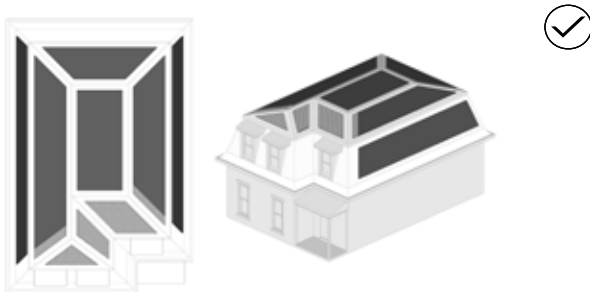
SOLAR INSTALLATION ON A FRONT GABLE ROOF

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



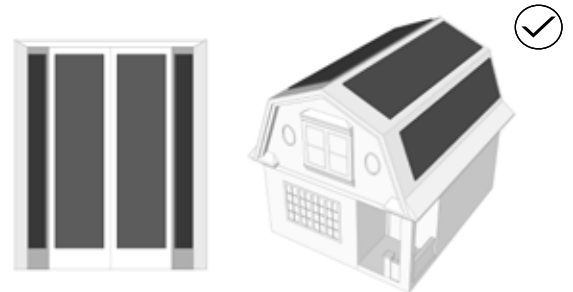
SOLAR INSTALLATION ON A SIDE GABLE ROOF

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