



CITY OF OREGON CITY

HISTORIC REVIEW BOARD WORK SESSION (6PM) AND REGULAR MEETING (7PM)

AGENDA

Commission Chambers, 1234 Linn Ave, Oregon City and virtual
Tuesday, February 22, 2022 at 7:00 PM

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

CALL TO ORDER

WORK SESSION - 6PM to 7PM

1. Middle Housing Code Update- Design Guidelines for New Construction
2. OC2040 Comprehensive Plan Update – Draft Goals and Policies

PUBLIC COMMENT

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

PUBLIC HEARING

3. GLUA-22-00001/HR 21-00028: Historic Review for Partition and Reduction to Designated Site Boundary: Reduction in the size of the Frederick White House historic site at 716 10th Street.
4. Continuance of GLUA-21-00063 and HR 21-00026: Historic Review for solar panel installation on street-facing roof planes on a designated structure in the McLoughlin Conservation district, the Otto and Luelle Erickson House

OTHER BUSINESS

5. Design Advice for rear addition to Frank and Annie Busch House at 204 Jefferson Street
6. PG 22-01 Preservation Grant request for wood window repair at 204 Jefferson Street

COMMUNICATIONS

ADJOURNMENT

PUBLIC COMMENT GUIDELINES

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

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

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

ADA NOTICE

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

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

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



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board **Agenda Date:** 2/22/2022
From: Christina Robertson-Gardiner, Senior Planner

SUBJECT:

Middle Housing Code Update- Design Guidelines for New Construction

STAFF RECOMMENDATION:

Staff will be providing a general project update and will begin discussion of the important factors and direction needed for middle housing in [Design Guidelines for New Construction](#).

EXECUTIVE SUMMARY:

House Bill 2001 aims to provide Oregonians with more housing choices, especially housing choices more people can afford. The law, passed by the 2019 Oregon Legislature, expands the ability of property owners to build certain housing types, like duplexes and tri-plexes, in residential zones (also called middle housing). House Bill 2001 requires updates to local laws that currently limit the kinds of housing people can build. Oregon City is required to meet the requirements of HB2001 by June 30, 2022 and the City Commission has identified this project as a goal within the biennium with completion by that deadline.

These code amendments affect all areas currently zoned to allow single-family uses, including Historic Districts and Landmarks. House Bill 2001 does not allow cities to limit middle housing in historic areas. Staff will be providing the Historic Review Board with a HB2001 update and initial topics for additional middle housing direction in the Design Guidelines for New Construction. Staff will return at the March HRB meeting with a draft set of bulleted direction for the HRB to review and revise.

The current Design Guidelines for New Construction provide direction for single-family homes, office, multi-family, and commercial development but do not provide direction for 2,3,4-plexes, cluster housing, and townhomes, which will become permitted uses in all single-family residential districts after June 30, 2022. A design guideline supplement addressing the new uses should be adopted by or close to June 30, 2022, to provide clear direction to applicants, the HRB, and neighbors.

Visit <https://www.orcity.org/planning/housing-choices-code-update-house-bill-2001> to [sign up and join the project email list](#)

BACKGROUND:

The City of Oregon City is continuing work to expand housing choices for all members of the community with zoning code updates to increase flexibility for middle housing types. These housing types tend to be smaller scale and less expensive than detached single-family dwellings and provide needed variety to accommodate Oregon City's diversity of households. They are called middle housing because they fall somewhere between single-family homes and larger apartments. [House Bill 2001](#), passed by the State Legislature in 2019, calls for cities to allow a range of middle housing types, including duplexes, triplexes, quadplexes, townhouses, and cottage clusters in single-family neighborhoods.

The Housing Choices Code Update <https://bit.ly/OCHB2001> will help restore a greater variety of housing types that were historically incorporated into residential neighborhoods but have been outlawed for more than half a century. While detached single-family homes on one lot will remain the predominant housing type in Oregon City, code updates will create more opportunities for different types of housing to be accessible for a wider range of households.

House Bill 2001 requires Oregon City to update its development code to:

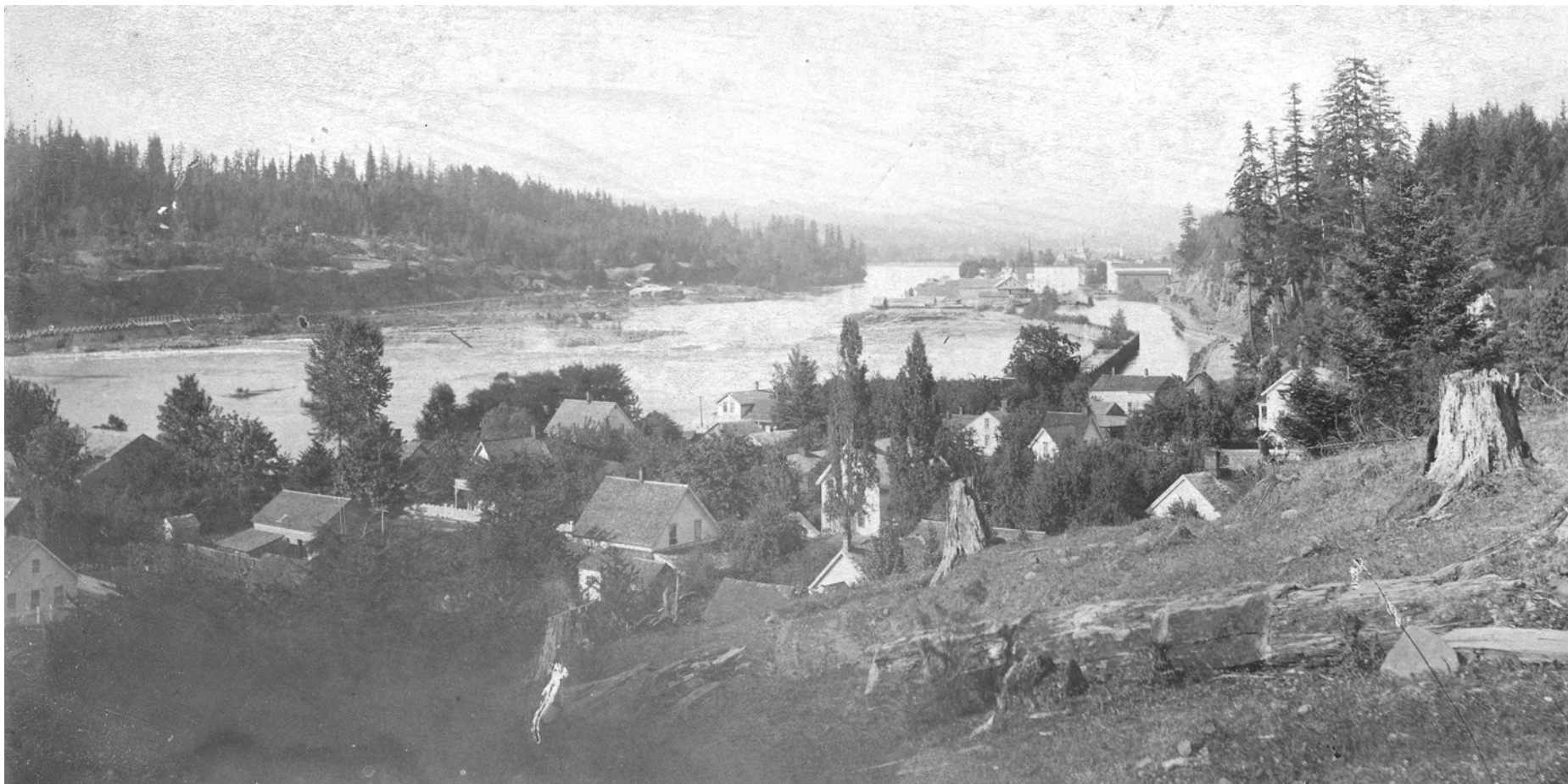
- Allow property owners to build duplexes anywhere in the City a single-family home is allowed. If someone wants to build a duplex, the process and standards need to be the same as building a single-family home.
- Expand the options by allowing duplexes, triplexes, fourplexes, townhomes, and cottage clusters everywhere single-family homes are allowed. These requirements can be slightly different than single-family and duplexes.

Changes are expected to be gradual, with modest growth of middle housing in both existing neighborhoods and new neighborhoods. Oregon City Staff have been working with boards, commissions, and community members to expand housing options and meet the requirements of the new state law by June 30, 2022. Adoption hearings are scheduled to begin March 28, 2022.

These code amendments affect all areas currently zoned for single-family uses, including Historic Districts and Landmarks. House Bill 2001 does not allow cities to limit middle housing in historic areas. The Historic Review Board, which oversees the Historic Districts in Oregon City, will be working to improve the existing Design Guidelines for New Construction. Historic Review.

For more information, contact Christina Robertson-Gardiner, Senior Planner at crobertson@orcify.org. Visit the [project website](#) for news and updates, project materials, and other ways to get involved!

GUIDELINES FOR NEW CONSTRUCTION OREGON CITY HISTORIC DISTRICTS



Historic Review Board ▪ Oregon City Staff ▪ The Office of Robert Dortignacq, Architect

September 2006

GUIDELINES FOR NEW CONSTRUCTION IN OREGON CITY HISTORIC DISTRICTS



Upper Oregon City View To West From 3rd to 6th Streets and High to Adams Streets, ca 1904 Clackamas County Historical Society, C-0250-000619

Historic Review Board • Oregon City Staff
September 2006

ACKNOWLEDGEMENTS

These Guidelines for New Construction in Oregon City's Historic Districts were developed by the Office of Robert Dortignacq, Architect in cooperation with Oregon City between January and September, 2006.

The Guidelines were adopted by the Historic Review Board (HRB) on September 18, 2006

Resolutions supporting the adoption of the Guidelines were also adopted by the Planning Commission (Resolution 06-01 August 28, 2006) and City Commission (Resolution 06-38 September 6, 2006)

Participating groups during this time included:

Office of Robert Dortignacq Participants:

Robert Dortignacq
Eileen Fitzsimons
William Morrow
Eileen Yee

City of Oregon City

Christina Robertson-Gardiner, Associate Planner
Dan Drentlaw, Community Development Director

Oregon City City Commission

Alice Norris, Mayor
Tom Lemmons, Commission President
Damon Mabee
Trent Tidwell
Daphne Wuest

Oregon City Historic Review Board

Rick Winterhalter, Chair
Carolyn Phelps
Jason Pompel

Oregon City Planning Commission

Tim Powell, Chair
Daniel LaJoie
Allan Dunn
Chris Groener
Paul Carter

McLoughlin Neighborhood Association

Canemah Neighborhood Association

Photography Credits:

Sources for photographs not credited with direct captions:
Cover Photo: Canemah, 1884, Clackamas Historical Society
C 0250-004459

Historic Photographs: City of Oregon City's collection
General Photographs: Office of Robert Dortignacq

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

GUIDELINES FOR NEW CONSTRUCTION IN OREGON CITY HISTORIC DISTRICTS

TABLE OF CONTENTS

INTRODUCTION	2	5. CHARACTER GUIDELINES	33
PROCESS AND PROCEDURES	3	Site	
Organization of the Guidelines	3	Use of Site	33
Area of Applicability for the Guidelines	3	Building Placement	36
How to Use the Guidelines – In Brief	4	Building Form	38
Applicable Projects	5	Size	38
Required Project Information	5	Shape	39
Cross Links to Other Requirements	6	Mass & Bulk	40
1. GENERAL DESIGN PRINCIPLES	7	Design Composition	42
2. McLoughlin Historic Conservation District	9	Style	42
Historic Statement	9	Functional Space Arrangement	42
Data and Current Status	11	Composition Characteristics	43
Residential Building Styles	12	Grouped Elements	46
Commercial Building Styles	19	Ornamentation	49
3. Canemah National Register District	24	Details	50
Historic Statement	24	Materials	50
Data and Current Status	25	Finishes & Color	51
Residential Building Styles	26	Equipment, Technology	51
Commercial Building Styles	30	Public Improvements, Utilities	52
4. Individual Properties	32	6. Elements Guidelines	53
		Individual Elements Arranged Alphabetically	
		APPENDIX	
		McLoughlin Conservation District Map	A-1
		Canemah Historic District Map	A-2
		Design Worksheet	A-3
		Illustrated Glossary	A-4
		Woodsiding Profiles	A-7

INTRODUCTION

The Canemah National Historic District and the McLoughlin Historic Conservation District were established by the community to recognize and preserve their historic buildings and settlement fabric. These design guidelines have been formulated to protect the buildings in the districts, and their relationships to one another in the face of development pressures. The careful, sensitive and thoughtful design of any new construction in the districts is of the utmost importance because it must harmonize with the character of the neighborhoods and also be made compatible with existing historic structures. A lack of attention to the character of the design, the materials and details, and to the context within which the building will be placed can have a significant adverse impact for the area that can last a long time. As a result, proposals for new construction receive serious scrutiny.

To guide new development in the districts, the following objectives are reflected in the guidelines:

- Safeguard the heritage of Oregon City.
- Encourage public knowledge, understanding and appreciation of the City's heritage.
- Enhance the visual character of the districts by constructing harmonious designs that reflect and support the character and style of buildings during the historic period.
- Protect property values, way of life, owners' and community investment in the districts.

The design guidelines serve two important purposes in the context of an overall preservation plan. First, they provide the Historic Review Board (HRB) and City staff with uniform standards and a framework on which to base design review decisions. Second, they provide property owners, designers, contractors and developers a similar set of standards to allow for predictable planning and timely construction. Although written for new construction, historic property owners can find useful information in these guidelines to plan their own rehabilitation projects.



Canemah ca. 1904 Clackamas County Historical Society—C-0250-00-3109

PROCESS AND PROCEDURES

Organization of the Guidelines

The guidelines are intended to be utilized early in the design process rather than as a final checklist once a design is completed. The guidelines are comprehensive in nature and take into account all aspects that define the historic character of a structure and its surroundings. They begin with the General Design Principles. These principles are explained in the McLoughlin and Canemah Historic District sections and in the Character Guidelines which more specifically define the appropriate range of design solutions. The Element Guidelines address specific construction and products.

The guidelines follow the typical manner by which a project is designed from the initial planning to the development of specific details. Reference should, however, be made to all sections to give the applicant a sense of what is expected.

Alternative Designs: It is the intent that these guidelines cover design for the wide range of projects that may occur over time. They describe a ‘safe harbor’ to allow new construction projects to be approved easily and quickly. Yet, there may be occasions when alternative designs are either desired or needed. There are also particular product configurations, or materials that are pre-approved, but for which viable alternatives may exist. Those alternative designs and substitute materials shall be first reviewed by City staff and subsequently by the Historic Review Board (HRB) for compliance with the General Principles, and design intent of the guidelines. For those situations when an exception to the guidelines is necessary, the HRB and staff shall evaluate the proposal based upon the significance of the impact, measuring how well the alternative fits into the intent of the guidelines and essentially the end effect on the historic district.

These guidelines are not mandatory standards adopted by the City Commission. In order to have any development approved, the development must be shown to comply with the adopted historic review standards found in the Oregon City Municipal Code. These guidelines were adopted by the Oregon City Historic Review Board (the "HRB"), the body who performs the initial review of development in historic districts, and are intended to provide supplemental information and additional guidance about how the HRB interprets the standards in the code. Although complying with these guidelines does not guarantee approval of any development, the guidelines should assist anyone who is seeking approval.

Areas Of Applicability For The Guidelines

The guidelines are intended for new detached construction within the Canemah National Historic District and the McLoughlin Historic Conservation District, and on Landmark property sites outside of an historic district that may add a new structure or that may be subdivided. The guidelines do not apply to additions to existing structures. These are covered by the City’s “Design Guidelines For Alterations and Additions”.

Geographic Application Areas:

- McLoughlin Historic Conservation District (See Map in Appendix)
- Canemah National Register Historic District (See Map in Appendix)
- Individually listed Landmarks outside of the districts. Including those properties involving property divisions.
- Other historic districts or subdistricts created in the future may reference these guidelines.

How To Use The Guidelines: The Process In Brief

There is a two stage review process for new construction, except for minor projects such as fences, small sheds and minor landscape projects. This allows all parties to focus on the preliminary, yet major themes and issues, and obtain resolution before proceeding to the second review that requires developing more extensive drawings including details and finishes. It also allows early discussion on a project before extensive work is performed. At the first stage review the project is reviewed for compliance with the major design features. This includes Style, Site Use, Building Placement, and Building Form. Some aspects of Design Composition can be presented or discussed at the first hearing to provide direction. The second stage review, upon successful completion of the first, addresses the building and site details and any contingent issues or revised designs. For smaller projects, and those in which there appears to be general agreement, the hearings may be held during the same meeting.

AN EXAMPLE OF THE GUIDELINE PROCESS

TASK: NEW BUILDING IS DESIRED ON A PARTICULAR LOT

A. WHERE IS THE SITE?

McLoughlin Historic Conservation District, the Canemah National Register Historic District, or on individually listed historic property outside of the districts?
What is the Immediate Context? The Block? The Neighborhood?
What are the Mix of Existing Appropriate Historic Styles?

B. DECIDE WHICH STYLE TO USE

Determining the appropriate style is the important first step toward successfully designing a compatible building in the district. Decide which style direction to use from acceptable neighborhood styles and those in the applicable specific Historic District Design Guideline. The styles noted for the district have specific District modifications indicated.

C. SITING AND BUILDING FORM

- C-1** Review basic zoning requirements for New Construction for the particular site (R3.5, R6, MUC etc) to understand basic setbacks, lot coverage issues.
- C-2** Review Siting, Building Form Principles and the Specific Historic District from Design Guideline. Note any requirements that are more specific than those found in the basic zoning.
- C-3** Establish the Site Plan and the Overall Building Form. Is the use of the site and the building's placement on the site respectful of its context? Is the size, shape and bulk of the building consistent with the style chosen? Does it complement the neighborhood context? Is there too much 'program' for the site or style?

D. DESIGN COMPOSITION

- D-1** Design the building and site starting with primary design groups and major elements, such as wings, roofline, secondary portions, porches, window groupings, dormers. Are these elements supportive or are they detractive to the historic district? Are they supportive of the style and building?
- D-2** Review the design; Is it in good proportion and is the composition balanced?

Work Up To This Point Is Reviewed At The First Stage Hearing. Upon Its Successful Completion, The Second Stage Hearing Addresses The Following More Specific Design Information

- D-3** Review the design and adjust to incorporate comments from the first review. Is the design representative of the style range and do the forms and individual features work toward a united design approach as viewed from the exterior?
- D-4** Design the finer or more detailed portions of the building and site to fit within the framework established.

Continued on next page

HOW TO USE THE GUIDELINES: THE PROCESS IN BRIEF *Continued*

E. SPECIFIC DESIGN ELEMENTS

- E-1** Design and choose specific design elements, products, and materials that are allowable and consistent with the design styling and framework established.
- E-2** Does the design still fit the style's 'vocabulary'? Have extraneous or excessive details, ornamentation, or materials been chosen that detract from the neighborhood context?
- E-3** Do specific elements comply with the guideline? Are materials, colors and finishes selected? Visible equipment? Landscaping and Plantings?



Canemah 1867 Carleton E. Watkins photo, Oregon Historical Society, #OrHi 21601

Applicable Projects For The Guidelines

The guidelines apply to new detached construction and sitework, either infill on a vacant lot or accessory structures to an existing building. They also apply to the total rebuilding of demolished structures that were previously Non-conforming under current zoning. In addition, the guidelines apply to new public works projects. They do not apply to additions to an existing building. For those projects refer to the City's "Design Guidelines For Alterations and Additions".

These guidelines fit within other pre-existing ordinances and regulations that apply to both inside and outside of the historic districts. Those ordinances may be more specific, or may address other issues, such as parking, geology or environmental, in which case they are the standard to be followed.

The guidelines are useful for owners who may wish to phase in new work over time. Some of the work may not require permits, but information included in the guidelines can provide design direction to ensure the district character is preserved.

The following are common items that are reviewed for compliance when a new project is submitted for plan review:

- New Buildings
- Garages and Sheds
- Fences and Walls
- Walks, Drives, and Paving
- Hot Tub, Swim Pools (where visible)
- Landscape Alterations if Significant
- Mechanical, Electrical Equipment on Exterior or Site

Project Information Required For Submittal

1. A written, brief scope of work; That is, describe the project, approximate size, construction schedule, and how it meets the General Design Principles, utilize the Character Guidelines for illustration of compliance.
2. Site and Neighborhood Photographs; show site, existing and adjacent buildings, and those across street
3. Drawings; scaled design drawings indicating items that require approval:
 - a. Site; show site boundaries, structures, paving, improvements, and planting.
 - b. Floor Plans; each level
 - c. Sections; each way through the building when floor heights are specified.
 - d. Roof Plan
 - e. Exterior Elevations; for every side of each structure, indicate materials and heights of structure and floor levels.
 - f. Site Line Diagram; show view lines of proposed building, street and context of existing buildings at sites having 25% slope or greater to illustrate visual effect of the design on sloping sites.
 - g. Streetscape Illustration: For commercial, institutional, multifamily and two family projects illustrate photographically or by scale drawing the size and massing of the proposed project in relation to neighboring buildings and topography along the street and across the street, Review specifics with staff.
4. Materials, Color Samples, Product Information; samples of actual finish, color, material for exterior enclosure; door, window, siding, roofing, paving, product literature for alternative materials to illustrate compliance with design intent.

Cross Links To Other Requirements

There are other codes that may have requirements applicable for the project. Often, these are written for particular uses or zones that occur throughout the city not just the historic district, and therefore are generally less restrictive. They address both new and remodel activities. They may contain requirements not addressed in these guidelines and should be reviewed. Numbers refer to Oregon City Municipal Code (OCMC) and are available for review at City offices or website.

- 17.16 R-3.5 Dwellings; Refer to zoning map
- 17.20 Residential Design Standards
- 17.26 Historic Commercial
- 17.29 MUC – Mixed Use Corridor District; Refer to zoning map
- 17.40 Historic District Overlay
- 17.44 Geologic Hazards; a separate review for steep sites (25% slopes)
- 17.49 Water Resources Overlay District; review of environmental issues
- 17.52 Off Street Parking and Loading; Required for MUC zone, reviewed by staff and/or Planning Commission
- 17.54 Supplemental Zoning Regulations and Exceptions; See accessory dwellings
- 17.62 Site Plan Design and Review; Required for MUC zone, reviewed by staff and/or Planning Commission

DESIGN GUIDELINES FOR NEW CONSTRUCTION

1. GENERAL DESIGN PRINCIPLES

There are Guiding Design Principles that govern New Construction in the Historic Districts and on the sites of individually listed historic property.

SUMMARY: The appropriate design of new buildings is an extremely important consideration for historic districts. A compatible design supports the integrity of the district, while an incompatible and historically inappropriate design diminishes the character of the district. This is especially true for portions of a district that have discontinuity among their historic properties and neighborhoods.

New construction infill projects as well as ongoing revisions to existing buildings are necessary for the economic viability of the district. While new construction methods, materials and products continue to be developed, control must be maintained over the visual form and character of the construction to preserve the historic context.

All buildings and related construction utilize the following principles in their design. These principles shall guide new construction to be compatible with existing historic resources and yet offer strategies that can incorporate new materials and products. New construction is just that. It is not historic, nor shall it attempt to be historic, but rather to stand side by side with existing historic structures in a respectful manner.

STYLE COMPATIBLE Determining the appropriate style for a new infill project is an important initial step in the design process. Each historic district has different styles that were prevalent during the historic period of significance. These styles are what create the historic context. New construction shall complement one of these styles to support the historic context. Use of other styles dilutes and distracts from the historic context of the district.

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

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

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

Commercial buildings are to face the street squarely with their primary face and display areas in full view, to engage the pedestrian, and to be set back only slightly, if at all from the front and side lot lines. Small courtyard area may be appropriate for multifamily and certain commercial uses. Vehicle access to be on the less visible sides or rear.

BUILDING FORM PRINCIPLES Address the overall size, shape and bulk of the building.

The architectural style used for the building defines many aspects of its appropriate form and proportions. Excessive variation in the size, shape, or configuration creates an inappropriate solution that is stylistically incorrect and not complementary to the district. The building form needs to relate to the buildings in the immediate neighborhood, and to take into account both similarities and changes on the block. The new building form shall reference the principles, proportions and scale of an historically appropriate style.

Existing commercial historic buildings are now less numerous in the districts. Acceptable styles will produce new infill form based on historic character qualities of the original buildings and those found in other similar districts. This new development will then successfully relate to adjacent residential neighborhoods. The appropriate style and form of the new buildings depends upon the site and neighboring, or transitioning context.

DESIGN COMPOSITION PRINCIPLES Include a range of more detailed design issues that address groups of elements, individual elements, their design and how they relate to the overall composition and finish. The principles place a traditional emphasis on the design's composition as seen from the exterior, rather than as a result of interior functional planning requirements. They also outwardly convey a sense of quality craftsmanship.

The design composition principles, being more detailed, and stylistically dependent, are typically developed after the previous principles are resolved. These principles also reflect historically appropriate materials, respective finishes, and unobtrusive integration of new technology.

PUBLIC IMPROVEMENT PRINCIPLES Involve construction in the public right of way. The work may be engineering in nature and built by government, or it may be private but adjacent to the public way serving the public in a similar capacity. These projects are important for the historic district since public space accounts for a large proportion of the district's area and has a significant impact on the setting, context, delivery of services, and movement through the district.

The Public Improvement principles indicate how current engineering and construction can be made appropriate by utilizing materials, finishes, and design that supports the historic nature of the district.

The Guidelines appreciate that certain engineering, public safety, and other institutional work may have, by nature, certain technological or regulatory requirements and that these may conflict with these design guidelines. Work may also interface, modify, or remove existing historic construction. In these situations City staff and the HRB shall work with the agencies to develop the best design and preservation solution for the district, or appropriate mitigation measures. It should be noted that extensive regrading or removal of vegetation shall also be considered for HRB review.

2. McLOUGHLIN HISTORIC CONSERVATION DISTRICT

HISTORIC STATEMENT

Oregon City stretches along a narrow shelf above the Willamette River just below its falls. It had its beginnings in 1832 when Dr. John McLoughlin, chief factor of the Hudson Bay Company at Ft. Vancouver, built both saw and flour mills at the falls to utilize its water power. In the next decade as Great Britain and the United States negotiated the final boundaries of their lands in the West, missionaries and settlers began arriving over what became the Oregon Trail. Not long before the first wagon train arrived in 1843, Dr. McLoughlin surveyed and named the town. Homes, businesses, industries and churches began building in “downtown” Oregon City.

The McLoughlin District is referred to as the “second level,” reflecting its topography and relationship to the original town of Oregon City, which lies just below at the base of a steep basalt cliff. In the 1850’s few people built homes on the second level but as the downtown area became more crowded, and after completion of the Oregon & California railroad in late 1869, more residents moved up the hill, to what is now called the McLoughlin neighborhood. Construction continued from the 1870’s into the first quarter of the 1900’s, and the buildings from this period contribute to McLoughlin’s late 19th - early 20th century ambience. Churches followed their congregants, and the high school, two elementary schools and a parochial school are within the district.

The area is a broad, relatively flat bench which begins at the western edge of the bluff above Oregon City, bounded by High Street and the Promenade. The “bowl” then rises gradually 200 feet on the east in a series of undulating terraces to the top of

the hill, the “third level.” Beyond the top of this bluff the land stretches east to the foothills of the Cascade Mountains.

This was originally an area of farms that after World War II began changing into residential subdivisions and shopping centers, a trend that continues.

To the north the land drops into a series of steep ravines, eventually leveling at the Clackamas River which flows into the Willamette just north of downtown Oregon City. On the northeast the boundary line is Fourteenth Street, but there are some important homes beyond the limits, especially in the vicinity of the Buena Vista Park. At the southeastern edge of the McLoughlin District near the crest of the second level between Van Buren and Harrison Streets, the bluff curves toward the river (the City’s Waterboard Park is near the top). The south edge of the district is Clinton Street. Less than a mile up river is the Canemah National Register Historic District.

The main street connecting downtown Oregon City to the McLoughlin District is Singer Hill Road, which angles south up the face of the bluff, turning at the top to become 7th Street at its intersection with High Street. As people moved into the second level, 7th Street became, and remains its primary commercial street. Fifth Street has become a second connecting street to the third level but remains residential. Two streets above High and parallel to the edge of the bluff is Washington Street, a major arterial that begins at the foot of the ravine to the north, channeling traffic from I-205 and McLoughlin Boulevard/99E through the neighborhood. Some traffic also enters from the south, off 99E onto South Second Street, then up Center Street to 5th or 7th.

Continued on next page

Beginning in 1982 the McLoughlin neighborhood sought designation as an Oregon City Historic Conservation District, which was achieved in 1986. Following a survey of 971 buildings, 305 were identified as architecturally or historically significant properties. In 2002 a resurvey noted approximately 200 more buildings within the district boundaries of lesser significance, but due to their age and form were seen as strengthening the overall historic character of the district. The resurvey found the district eligible for listing as an historic district on National Register of Historic Places. At the same time, historic structures beyond the Conservation District boundaries but within the city limits of Oregon City were surveyed and 72 were designated of historic significance. Some of these are close to the McLoughlin district; others are farther from the core area, either isolated in newer subdivisions or still within their larger homestead-era properties. It should be noted that some of the oldest homes have been moved into the district for their preservation, including the Barclay, McLoughlin, and Ermatinger preterritorial homes.

Since the 1970's individual properties have been placed on the National Register of Historic Places (nearly all are also city landmarks), and several have been restored. Interest in the history of the McLoughlin Neighborhood developed in the 1980's through walking tours organized by an individual, as well as by members of the Old House Forum, a group of historic home owners. In the mid-1980's concern about preserving historic buildings mounted during the city's comprehensive plan update. Residents feared that proposed rezoning to high density residential would lead to destruction of its older buildings. In 2004 Oregon City's updated Comprehensive Plan recommended that the McLoughlin Conservation District be changed to a National Register Historic District, like Canemah.

There are approximately 153 blocks in the McLoughlin Conservation District of which 121 are from the original plat of Oregon City. They are approximately 200 x 200 feet square, and generally divided into 50x100 foot lots. The exception to the square conformance are the blocks between Center and Van Buren, 10th and 11th streets where they are slightly narrower. Many of the blocks were further divided by alleys. Some of these alleys have been vacated and built upon; others, especially in the two blocks which parallel the main business thoroughfare on 7th Street, continue to be used as alleys.



7th Street, 1937 Oregon City Planning Department

Data and Current Status

The McLoughlin Conservation District is composed of pockets of development that coalesced over time. Consequently, it contains a “checkerboard” of architectural styles. Except for 7th Street, which remains a commercial and retail corridor, and Center and High Streets south of 7th, which has lost single-family homes to one-story office buildings, the neighborhood is primarily residential, with scattered churches and schools.

There are few blocks where one architectural style predominates. For example, a Queen Anne style home may be surrounded by a variety of vernacular homes, bungalows, post-1925 homes, non-historic homes, or apartment buildings. While there are clusters of homes in a related style (often fewer than a half-dozen on facing blocks), there are not large sections of just the most popular “bungalow” or “Queen Anne” houses.

The area at the southeast edge of the neighborhood (commonly called “Dutch Camp”) contains the largest concentration of old homes but they vary in style. In the 7th Street business corridor (also known as the “Arc Light” area) a few 19th-Century Falsefront stores remain, interspersed with single-story streetcar-era commercial buildings, a 1920’s stucco-finished Fire & Police station and a brick IOOF hall. Some of these are constructed of wood, others are concrete or brick. Most of the 7th Street businesses are “one building deep.” They are built to the edge of the sidewalk but extend back on either side of 7th Street to the mid-block alleys. A part of “Latourette Canyon” at the northern portion of the district near 12th and Monroe is an area of many bungalows and Four Square style homes.

Near the eastern edge of the commercial area is the city’s former Carnegie Library which has been restored and is now a community building. It is situated in a block-square park with lawn, mature trees and a plaza/play area. As 7th Street rises to the east the commercial district thins and transitions into a more residential area. At the top of the hill (the third level), 7th Street

turns south and changes into a more contemporary strip-mall commercial corridor. There are a number of rock walls and concrete stairways in the neighborhood, including the Promenade, and the steep northwest edge of the district where streets do not go through.



5th & Center Streets 1955 Clackamas County Historical Society C-0250-004473



7th Street, 1899 Clackamas County Historical Society C-0250-005000

Residential Building Styles

There are three predominant architectural styles in the McLoughlin district, Vernacular, Bungalow, and Queen Anne - Queen Anne Vernacular. These form the context for the neighborhood. There is a minority of other styles, each small in number. For the purpose of reinforcing existing context, these three primary styles are to be used in new residential construction.

VERNACULAR

In the McLoughlin Neighborhood of the almost 500 buildings evaluated in 1982, the largest number of a single style is "Vernacular. Approximately two-thirds were built in the 19th century, with the remaining third between 1900-1923. Important style characteristics as found on houses in the McLoughlin District to be used for new construction are noted below.

CHARACTERISTICS OF THE STYLE

Site

- Uniform front setback, house placed with similar sized side yards, except on sloping sites.
- Lots are usually 50x100 and contain a single house.
- Property edges may be defined by wooden fencing; low, open pickets in front, and taller privacy fencing on the sides and back yard.
- Planting: lawn is between the sidewalk and the front of the house, along the sides and behind the property; a mix of lawn, shrubs, trees and flowers. Mature trees are usually behind the house, occasionally in front or in the curb strip.
- House Placement: to suit the existing topography and most level lot portion; at near street level; on high banks, with flights of concrete steps; No extensive cut and fill for siting.
- Retaining walls: stone, mortared basalt, or concrete.
- Garages: detached and behind the front façade of the house.
- Alleys: use of graveled, or casual alley access without curbs.



Built 1884



Built 1879-1892



Built 1893

VERNACULAR *continued*

Building Form

- Form easily allows additions and alterations such as increases in family size, activities or changing technology.
- Shape: rectangular or square in plan, combinations to form L-plan, T-plan; Rectangular or square form reinforced on façade.
- Height: 1, 1½, 2 (maximum) stories in height; Basement option.
- Proportions: Height (eave) to maximum width: 1:1 Height to Depth: can vary greatly.
- Roof: gable, or cross-gable roof of not less than 8:12 pitch, often steeper.

Design Composition

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



Built 1865-1877



Built 1879-1892

BUNGALOW

In the McLoughlin Neighborhood the second most prevalent style is the Bungalow, built between 1905-1929, largely built between 1911-1919, and then continuing from 1920-29. Compared to the Vernacular style, the historic bungalows have undergone few exterior alterations. Important style characteristics as found on houses in the McLoughlin District to be used for new construction are noted below.

CHARACTERISTICS OF THE STYLE

Site

- Uniform front setback with similar sized side yards.
- Lots are usually 50x100 and contain a single house.
- Fences: Few fences around bungalows; some backyard privacy fences, of wood.
- Landscaping: primarily of lawn in front, sides and back; shrubs, smaller trees.
- Garages: detached, toward the rear of the house, accessible from the side of the lot; under the house where on a steep slope.

Building Form

- Building form is difficult to modify for additions, but has versatile floor plan.
- More emphasis on the horizontal than Vernacular or Queen Anne, this extends into porch, dormer and window design; more 'ground hugging'.
- Shape: floor plans are either rectangular, or square.
- Height: 1 or more often 1½ stories high; possible basement.
- Roof: Low-pitched (6:12 minimum) gable roof; front or side facing; occasionally hipped. Roof that often continues down to create a cover over the prominent front porch.
- Proportions: Height to width approximately 1:1½; Height to Depth: 1: no more than 2 for main building portion not including front porch.



Built 1914



Built 1905

Bungalow description continued on next page

BUNGALOW *continued*

Built 1914

Design Composition

- Front façade can be symmetrical or asymmetrical.
- Porch: full or wrap-around front porches; supported with substantial pillars; simply detailed.
- Roof Overhang: wide, over-hanging eaves and exposed rafter tails; decorative knee brackets under eaves.
- Dormers: single front facing; with lower slope gable or shed roof.
- Chimneys: projecting on side of house, usually brick.
- Siding: horizontal board siding; typically bevel profile (occasionally shiplap), shingle siding; or a combination, such as horizontal boards on the first floor with shingles on the second floor, or just in the gable or dormer.
- Bays: possible single story, cantilevered, and rectangular usually located on the side of the house.
- Windows: double-hung; 1:1 or with multiple panes in upper sash; large fixed window flanked by two smaller double-hung windows.
- Windows At Dormers: smaller, often grouped at shed dormers; fixed or casement style where smaller.
- Finishes: generally earth tones; no white doors or windows.



Built 1915



Built 1912

QUEEN ANNE & QUEEN ANNE VERNACULAR

In the McLoughlin Neighborhood the third most popular style grouping, built between 1879-1905, is Queen Anne Vernacular and Queen Anne. The Queen Anne style is a smaller, simpler and less elaborate expression than



1879 Queen Ann

found elsewhere in the Portland area. The Queen Anne Vernacular, a 'sister' style is in many ways similar to the Queen Anne. It often began 'life' as a Vernacular style building that was then embellished. The two styles can be quite similar. However, a Queen Anne generally has a more complex arrangement of building, roof, and porch forms, is more elaborate in detailing, finishes, and usually a much larger volume. Important style characteristics as found on houses in the McLoughlin District to be used for new construction are noted below.

Characteristics of the Style

Site

- Uniform front setback.
- Queen Anne houses, being larger and more ornate, usually on oversize lots.
- The Queen Anne Vernacular homes are on standard, 50x100' lots.
- Landscaping: informal arrangement of native and specimen types, bedding and borders with perennials-annuals.
- Stone or concrete retaining walls for those on sloped lots.
- Garages: detached and behind the front façade of the house.



1896 Queen Anne



1885 Queen Ann



1890 Queen Ann



1900 c Queen Ann Vernacular



1888 Queen Ann Vernacular



1895 Queen Ann Vernacular



1903 c. Queen Ann Vernacular

QUEEN ANNE & QUEEN ANNE VERNACULAR *continued*

Building Form

- A variety of plan configurations; allows some alterations and additions depending on initial complexity. Emphasis on the vertical and on combinations of volumes that play off one another.
- In plan the Queen Anne Vernacular house is simpler; symmetrical or asymmetrical combinations of rectangles; L-plan or T-plan possible.
- Queen Anne floor plan is more complex; may be symmetrical or asymmetrical combinations of rectangles; Possible L-plan or T-plan.
- Main roofs predominantly gable, cross-gable or multi-gable. Queen Anne Vernacular usually has single primary roof form with minor cross or dropped gable extension; Slope: 8:12 minimum often steeper.
- A variety of roof shapes combined in one building, is a hallmark of the larger Queen Anne style. This can include gable and hip roofs and pyramidal roofs on towers. Roof form variation helps to break up larger massing; generally not so large as to require flat roof portions at roof peaks; Slope: 9:12 minimum.
- Height: 1 ½ to 2 ½ story; possible basement. Queen Anne: First Floor ceiling height: 10 foot minimum, and Main Floor Level Height Above Grade: 2½ feet minimum.
- Porches: Front porch, full, corner or wrap around; Rear or Side: smaller, less detail, but not plain. Queen Anne: often may have small upper level porches
- Bays: Distinguishes the style; front, possible sides at main level; 1 story; occupies a portion of the façade width, width and sides mostly filled by windows.
- Garages, Accessory Buildings: Rectangular, less decorative; lower roof slope.
- Recesses and Projections are often used to create bays and entries.

Design Composition

- Front façade can be symmetrical, or asymmetrical if balanced with other elements such as porch or bay.
- Porch: full or wrap-around front porches; can integrate with bay roof; can include extensions, such as an entry gable; Porches are decorative.
- Bay windows: rectangular or faceted; essentially a combination of windows and intervening posts; area of decoration.
- Roof Overhang: over-hanging eaves often soffit on rafter slope.
- Siding: horizontal boards similar to Vernacular, patterned shingles, various combinations; Trim at corner boards, water table, floor level demarcation.
- Ornament: surface details including decorative shingles or shingles laid in patterns; spindlework in gable peaks and on porch railings; decorative eave brackets elaborate window and door trim; no roof cresting or ornament.
- Windows: Emphasis on vertical proportions; primarily double-hung, may be grouped; possible fixed units or smaller casements.
- Window Designs: A variety of window styles, but not arched; stained glass bands; a central fixed window with multi-panes or stained/decorative glass above; porthole or lancet windows some with stained glass.
- Doors: Entry doors single or paired, optional transom windows; an area of ornamentation.



1897 Queen Anne Vernacular

Commercial Building Styles

The historic commercial area was primarily along Seventh Street from Center to John Q. Adams, however, the street was not fully built out for commercial use and historic houses remain. The first commercial buildings were primarily wood framed, although some masonry and concrete buildings were constructed in the historic period. Only a handful of these historic building remain along what is known as the Seventh Street Commercial Corridor. Outside of this corridor were the residential neighborhoods. This commercial corridor remains and has been reinforced by the City's street improvements. Currently there are other commercial mixed use zoned areas that include Seventh Street east of John Q. Adams and north and south along Washington, Center and High. These areas have a mix of newer commercial buildings and historic residential styled structures.

For the Seventh Street Commercial Corridor applicable design styling includes the earlier False Front commercial buildings that were typically wood framed, but could now be masonry, or the later Streetcar Commercial and similar multifamily 'Streetcar' residential styles illustrated below. These styles used a simple, primary rectangular form that could have entry recesses or projections, or upper level vertically oriented window bays. Buildings were built close together to form a continuous row along Seventh. Rowhouses or attached townhouses are not an appropriate style in Oregon City.

New infill buildings should support the historic context of the district by providing designs compatible in design, scale and massing with the limited existing historic commercial buildings, notably the Fire Station and IOOF Hall (34 foot high parapet), those typical of that era, and the adjoining neighborhood. It is appropriate to focus new, denser commercial development

within a several block length at Washington and 7th and/or at key intersections along the corridor. New increased density will strengthen the historic pedestrian and streetcar nature of the district if successfully designed.



IOOF Hall (Odd Fellow Building)

Outside of the Seventh Street Commercial Corridor, commercial uses shall employ a residential style architecture to better integrate into the neighborhood fabric. The larger residential styles, such as Queen Anne, Vernacular [single buildings or grouped], and Foursquare, are appropriate. They create a suitable transition to adjacent residential areas and can be built relatively close together to achieve appropriate density. These styles could be utilized for any uses: retail, office or multifamily residential. The carriage building on High Street is an existing residential style structure used for commercial purposes.

Commercial Building Styles *continued on next page*

Commercial Building Styles *continued*

Important style characteristics to be used for new construction are noted below.

CHARACTERISTICS OF THE STYLES

Site

- Rectangular footprint that largely fills the width of the lot.
- Oriented to street for access, and display. No or small setback from the sidewalk along street; may not extend all way to rear lot line.
- Small front or side setback is appropriate for residential uses.
- Central or individual ground floor customer-tenant entries. Grouped residential entry to lobby or foyer. Separate service entries.
- Vehicle access and storage at side or rear; may be hidden under the building.
- Landscape: small plantings if there are setbacks; otherwise street trees. Upper story gardens visible from the sidewalk were not used in the historic period, and are discouraged.



1 Story New Falsefront



2 Story Historic False Front

Commercial Building Styles *continued*

Building Form

- Building form and foot print primarily rectangular, possible rectangular additions or wings; possible interior light court, courtyard or areaway.
- Massing: A simple rectangular primary form encompassing the primary and visible facades. a parapet or false front that provides the height boundary of the building and hides the view of the roof. Single story with retail or service use; Two or three story with single or mixed use. Basement option
- Ground floor typically has high ceilings; retail use with office or residential use above.
- Height: Main level close to grade.
 - Single story buildings: minimum 16 foot high parapet.
 - First to Second floor height to be at least 12 feet unless for multi-family use, then may be 10 feet.
 - Upper floor to floor heights at least 10 feet.
 - Maximum Height: Per City code
- Height for Commercial Buildings using a Residential Style:
 - First to Second floor height to be at least 10 feet.
 - Main Floor Level Height Above Grade: 2½ feet minimum.
 - Eave Height: 28 feet maximum.
 - Ridge Height maximum: 40 feet.
- Residential styles, including Queen Anne, or Foursquare, are encouraged on Seventh above John Q Adams and on Center and High, and where facing or adjoining residential zoning. Alternatively, the use(s) may be embodied in a grouping of smaller buildings.
- Full width one or two story porches at front (accessed by interior stair), or rear are appropriate for residential.
- Grade level or depressed parking if accessed from rear or rear end of side and generally concealed from sidewalk by building wall, provided commercial or residential use is located along primary street.



2 Story Commercial

Commercial Building Styles *continued*

Design Composition

- Mostly single or double store design to 100 feet in width. Wider than 100 feet requires style change.
- False front: covering front gable roof or just an extended wall; may have a parapet on each side (possibly not rear) hiding a low sloped roof.
- Streetcar Commercial: wood or masonry construction and finish; generous ground floor retail display with individual or grouped upper level double hung windows in an otherwise solid wall.
- Large ground floor storefront windows with short bulkhead wall below and very often with transom windows above; wood frames or appropriate metal. Trim at window/transom frame edges.
- Often recessed store entries; side entries typically not recessed. Separate entries for individual stores.
- Streetcar Multifamily: wood or masonry construction and finish. Less emphasis on retail display, but location of public and lobby areas adjoining the public way. Possible upper level window bays within the width and height of the primary or side façades. Possible entry projection.
- Upper Level Entry: typically a single shared entry with small lobby.
- Upper story wood framed windows designed as ‘punched’ openings in the otherwise solid wall, regularly spaced; individual, paired double hung design or triple units with fixed center and double hung side lights. Possible transom windows. Possible flat arch windows in masonry walls.
- Façade with modest, but defining cornice, possible belt cornice. Wood exteriors can support more detailing; masonry or plaster finished buildings with less detail and ornamentation; typically, no significant form projections or recesses except window bays or entries.
- Materials/Finish: cement plaster (stucco), brick, concrete with plaster over, horizontal board siding; fabric awnings, possible flat steel/wood building supported canopy.



1 Story Streetcar Commercial



1 Story Historic Streetcar Commercial



2 Story Multifamily Streetcar Residential



3 Story Multifamily Streetcar Residential



3 Story Multifamily Streetcar Residential



2 Story Four Square



2 ½ Story Four Square Multifamily



2 Story Four Square Multifamily

3. CANEMAH NATIONAL REGISTER HISTORIC DISTRICT

HISTORIC STATEMENT

Canemah is approximately one mile upriver (south) from Oregon City, just above the Willamette Falls. The community lies within a crescent-shaped hollow in the basalt cliffs that rise above the river. Its name is said to derive from a Native American word for “canoe place” and it was the existence of a graveled beach that gave rise to the town’s establishment in 1845. Because of the falls, cargo and passengers had to be portaged at this point. In 1849 Absalom Hedges platted Canemah and according to Howard McKinley Corning, soon Canemah had “several stores, warehouses, hotels, feed yards for oxen, a blacksmith shop and a plough factory.” The curve of the river also created a protected boat basin and in addition to providing services to travelers, Canemah became a center of riverboat construction. Corning estimates fifty-two side or sternwheel steamboats were built on the Willamette between the early 1850’s into the 1870’s; twenty-seven were built in Canemah.

In the mid-1850’s a narrow roadway was blasted along the edge of the river from Canemah to Oregon City, and the town continued to grow. Late in 1861 a tremendous flood destroyed many of the structures in the community, but they were soon rebuilt. In 1865 a portage railway was established between Canemah and Oregon City that operated until 1873. That year marked both the opening of west side locks around the falls as well as arrival of the east side Oregon & California Railroad. While Canemah’s service businesses were no longer needed and the railroad tracks established a barrier along the river bank, Corning states that at least three final riverboats were built in the 1870’s.

Canemah became a primarily residential community. Some residents who worked in nearby woolen and paper mills commuted to their jobs by boat. Between 1900 and the end of the 1920s, some modest bungalows were built, primarily along the railroad tracks. In the mid-1930’s construction of state highway 99E/McLoughlin Boulevard replaced Second Street, creating an additional barrier between residents and the river. Although there were a few businesses, a grocery store and tavern and for a time a Baptist Church, Canemah continued to be primarily residential, and in 1928 was annexed to Oregon City.

Although Canemah was laid out in 40 blocks arranged in a grid pattern, there is limited level ground, consisting primarily of the block on both sides of 99E, parallel to the river. East of 99E the terrain begins to rise steeply, up a series of narrow shelves to Fifth Street, and beyond, to South End Road which winds to the top of the “third level.” Due to its irregular terrain, few streets go through from the river and traffic within the neighborhood is via a zigzag pattern, back and forth, up and down the levels. The narrow streets are paved but lack curbs and sidewalks. With little space for a garage, many residents park their cars in front of their homes, effectively slowing traffic. Although platted with alleyways, few are recognized, and in some cases houses intrude. However, there is a great opportunity to develop pedestrian paths and stairways. This would provide more district cohesiveness.

Because of limited level building land, Canemah's older homes, especially above 99E are sited in accommodation to the existing terrain. Steep hillside lots were not re-graded or filled. Houses neither "step" down a sloping lot nor are they cantilevered out on "stilts." As a result, some homes lack setbacks, with front porches opening almost directly onto the street. For this reason houses do not uniformly face the river, but uphill, or towards other houses across the street.

The presence of many large trees, such as Douglas Fir and Big Leaf Maple, as well as brushy undergrowth, especially above Third Street, creates an aura of privacy and separation between neighbors. Early photographs indicate Canemah was densely covered with large evergreen trees, primarily Douglas Fir and Hemlock. As the community developed, the hillside "terraces" were cleared of trees, for building (homes and boats), and fuel. However, later photographs (1880's-1900) reveal that smaller trees or seedlings were allowed to regenerate, often very close to homes. In addition, deciduous trees, especially fruit trees, were planted, providing a high, thick canopy which continues to be a characteristic of Canemah. Removing trees to "clear a view" of the river is not a historic feature of Canemah. Views of the river from the hillside, even when homes face downhill, are typically only available from late fall to early spring.

Several spring-fed creeks run down the hillside, behind, and in one case, underneath, a house. At the south end of the district, between Third and Fourth streets is a flight of stone steps, providing pedestrian access between the levels, to the cemetery and playground.

DATA AND CURRENT STATUS

In 1977 Canemah was named a National Register Historic District. Boundaries are roughly from the Willamette River, east to Fourth Street, north to Ganong Street, south to Blanchard Street. There are slightly over 100 properties within the area, including single family homes, apartment buildings and a few commercial structures in the McLoughlin Boulevard/99E corridor.

In 1982 an inventory of 78 historic buildings was conducted. The period of historic significance for Canemah is between 1850-1925. These 75 years cover Canemah's settlement and expansion due to its importance as a portage point, center of boat building and related river-transportation activities, into its transformation as a residential community and its annexation into Oregon City.

In spite of its historic designation, non-compatible building has continued in the ensuing 30 years. A Canemah Neighborhood Association was established in 1982. Like its counterpart in the McLoughlin neighborhood, its members focus is self-education and appropriate restoration of the district's buildings. While some historic structures have been restored, others have been enlarged or remodeled with inappropriate materials, and others continue to be neglected.

RESIDENTIAL BUILDING STYLES

VERNACULAR

In the Canemah Neighborhood the most prevalent extant architectural style is Vernacular, built between 1867-1929. Important style characteristics as found on houses in the Canemah District to be used for new construction are noted below.



Built: 1867

CHARACTERISTICS OF THE STYLE

Site

- No uniform front setback; South of 3rd Street: houses may face front or side depending on topography.
- Lots range from 50x100 to 100x100 and contain a single house.
- Properties edges often not defined; Where fenced, primarily picket or low slat at front with side or partial returns.
- Planting: South of 3rd Street: forest setting, native and ornamental plantings form visual screen and sense of privacy; Elsewhere on the more level portions: lawn and planted area around buildings.
- House Placement: to suit the existing topography and most level lot portion especially south of 3rd Street.
- Retaining walls: stone, mortared or stacked basalt, or concrete south of 3rd Street, especially in proximity with street.
- Garages: Not found historically; informal graveled or paved parking next to street or along house; New garages to be located along side or behind house. Where topography is a concern, locate garage offset from building primary façade, close to street with direct access.
- Accessory Buildings: detached, behind along side of house and located to allow use of particular function.
- Streets: South of 3rd Street: narrow, without curbs or sidewalks; casual pedestrian paths and connecting stairs are encouraged.

Building Form

- Form easily allows additions and alterations such as increases in family size, activities or changing technology; generally smaller in size than McLoughlin.
- Shape: rectangular in plan, with smaller rectangular combinations to primary form; Rectangular or square form reinforced on façade. L-plan, T-plan options.
- Height: Maximum 1 ½ stories in height; Basement option.
- Proportions: Height (eave) to maximum width: 1:1 Height to Depth: can vary greatly.
- Roof: gable, of not less than 8:12 pitch, 10:12 and steeper are preferred. No cross-gable roofs; Possible wing or addition with lower ridgeline that is perpendicular or is offset.



Built: 1875



Built: 1864

Design Composition

- Lacks rigid system of exterior detailing that makes it a clearly definable architectural style; allows design flexibility and is inherently varied.
- Designed and built without assistance of a trained architect. Collaborative design evolved with homeowner and builder, based on familiar styles, features and products.
- Can combine features from other architectural styles popular during the historic period; simpler designs than McLoughlin.
- Porch: full or partial length at the front entry; if close to the ground, no railings; at main story only.
- Dormers: None.
- Materials: local, readily available.
- Windows: 1:1, double hung windows.
- Siding: horizontal board siding; typically shiplap, or channel; occasionally bevel.
- Ornament: Exterior decoration is modest, consisting of scroll-work brackets at the top of porch pillars, plain cornerboards and simple window trim. Most houses do not feature spindlework in the peaks of their gable roofs.
- Interior fireplaces and chimneys.



Built: 1885

BUNGALOW

The second most common architectural style in Canemah is the Bungalow, built between 1909-1928 in the later portion of the historic period. While many of the homes in this style are located on the river side of McLoughlin Boulevard, others are scattered on the hillside up to 4th Street, but generally on more level lots. Use of this style south of 3rd Street requires analysis of adjacent context houses to ensure necessary variety. Important style characteristics as found on houses in the Canemah District to be used for new construction are noted below.



Built: 1920

CHARACTERISTICS OF THE STYLE

Site

- No uniform front setback; South of 3rd Street: houses may face front or side depending on topography, and may be irregularly situated.
- Lots range from 50x100 to 100x100 and contain a single house.
- Properties edges often not defined; Where fenced, primarily low slat or picket at front with side or partial returns.
- Planting: South of 3rd Street: forest setting, native and ornamental plantings form visual screen and sense of privacy; Elsewhere, lawn, and planted area around buildings.
- House Placement: to suit the existing topography and most level lot portion especially south of 3rd Street
- Retaining walls: stone, mortared or stacked basalt, or concrete south of 3rd Street, especially in proximity with street.
- Garages: Not found historically; informal graveled parking next to street or along house; New garages to be located along side or behind house. Where topography is a concern, locate garage offset from building primary façade, close to street with direct access.
- Accessory Buildings: detached, along side or behind house and located to allow use of particular function.
- Streets: South of 3rd Street: narrow, without curbs or sidewalks; casual pedestrian paths and connecting stairs are encouraged.

Building Form

- Building form is difficult to modify for additions, but has versatile floor plan.
- More emphasis on the horizontal than Vernacular; this extends into porch, dormer and window design; more 'ground hugging'.
- Shape: floor plans are either rectangular, or square
- Height: One, or more often one-and-a-half stories high; possible basement.
- Proportions: Height to width approximately 1:1½; Height to Depth: 1: no more than 2 for main building portion not including front porch.
- Roof: Low-pitched (6:12 minimum) gable roof; front or side facing.
- Bays: possible single story, cantilevered, and rectangular located on side of house.
- Porch: Prominent front porch, roof supported with simple posts (less bulky than in McLoughlin); roof often continues down to create cover over porch; at main story only.



Built: 1916



Built: 1913

Design Composition

- Front façade can be symmetrical or asymmetrical
- Porch: full, not typically wrap-around front porches.
- Roof Overhang: wide, over-hanging eaves and exposed rafter tails; decorative knee brackets under eaves.
- Dormers: single front facing; with lower slope gable or shed roofs
- Chimneys: at interior or projecting on side of house, usually brick.
- Siding: horizontal board siding; typically bevel profile (occasionally shiplap), shingle siding; or a combination, such as horizontal boards on the first floor with shingles on the second floor, or just in the gable or dormer.
- Windows: double-hung; 1:1; large fixed window flanked by two smaller double-hung windows.
- Windows At Dormers: smaller, often grouped at shed dormers; fixed or casement style where smaller.
- Finishes: generally earth tones; no white doors or windows.

COMMERCIAL BUILDING STYLES

The established commercial area in Canemah was along the Willamette River from the shore to 2nd (now Highway 99E). An 1867 photograph shows some two and a half story Classical Revival or large Vernacular buildings (probably hotels) with full length, covered porches on the first and second floors; a building similar in style without the porches (possibly a store) and a long, one-story shed.

New infill buildings are to support the context of the district by providing designs compatible with the existing residential buildings and wood commercial buildings typical of that era. Rowhouses or attached townhouses are not appropriate. Important style characteristics as found on houses in the Canemah District to be used for new construction are noted below [Photographs of appropriate buildings from the Aurora Colony].



CHARACTERISTICS OF THE STYLE

Site

- Rectangular footprint may fill a large portion of the lot.
- Oriented to McLoughlin Blvd for access and display, or ninety degrees to the side street, or the river. Small setback from the street; may not extend to rear lot line.



Building Form

- Building form rectangular, possible rectangular additions or wings; a larger version of the Vernacular residential style.
- Gable roofed.
- Single story retail or service; 2 or 2 ½ story height with commercial, residential or mixed use.
- First to second floor height to be at least 12 feet; upper floor to floor heights at least 10 feet; Maximum Eave Height: 28 feet maximum; Ridge Height maximum: 40 feet.
- Ground floor typically have high ceilings with office or residential use above.
- Porches: partial or full width; one or two stories, all covered.

Design Composition

- Ground floor storefront windows, possibly divided with low wall below and transom windows above; possible shed or sliding doors; all set in wood or wood clad frames.
- Possible recessed store entries; side entries typically not recessed. Separate entries for individual stores, common upper level entry or within lower level.
- Upper story windows in the residential style, regularly spaced; individual, double hung design.
- Materials/Finish: horizontal board siding, often white in color; fabric awnings, residential materials. No cement plaster or similar.



4. INDIVIDUAL PROPERTIES

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.

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.
- 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.
- Maintain the approximate historic building roof and floor heights; neither too high nor too low.
- Create an interesting and long lasting design, rather than one that becomes dated in a short time.

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.
- Avoid designing an overly plain, unattractive building with minimal texture.
- Utilize materials and design that conveys a sense of quality and craftsmanship.
- If needing to economize, carefully eliminate less important design features beginning with the least visible sides. Utilize similar economic measures of former builders.

5. CHARACTER GUIDELINES

I: SITE

USE OF SITE	<i>How the site is planned to be used.</i>	
ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
Access	Houses and Commercial buildings to have direct pedestrian access from the public sidewalk street to the main entry. Typically, the shortest path, unless topographic considerations Vehicle access to be along side of building, at rear or from alley 	Lack of sidewalk to main entry, circuitous path. Vehicle drive in front of primary façade 
Building to Open Area	Lot Coverage: Houses to cover less than half a typical lot. Commercial buildings can cover most of a lot; 20% Landscape area requirement may be reduced upon approval by HRB. 	Residences with R3.5 or R6 zoning of more than 40% lot coverage Canemah: Residences with R2 zoning of more than 40% lot coverage Canemah South of 3rd Residences on lots of 5,000 square feet or less with R6 zoning: More than 30% lot coverage 

I: SITE *continued*

USE OF SITE	How the site is planned to be used.	
ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
Topography Use	Site houses according to neighboring or contextual practice. At sloping sites, houses were sited at most the easily built portions of the lot and close to grade. At upsloping sites the main level was raised. At downslope sites the main level was lowered. Cross-slope sites utilized the easiest access. 	Extensive regrading of lot to raise or lower the main level of a house. Tall walls to alter the natural topography for building siting or yard leveling purposes. 
	Residential garages may extend to front property line at up or down sloping sites.  Commercial buildings requiring a larger footprint utilized level lots in close proximity to the street.  Buildings may be set back to better integrate with houses where adjacent, and to facilitate grade changes.	
Landscaping	Residences to utilize a front yard with lawn panel, small-scale shrubs or perennials, and annuals for interest. Similar treatment at side yards facing the public way. Larger scale plantings to be at rear yard.  Canemah, South of 3rd: native planting mixture, large shrubs and trees are appropriate for any yard. Houses to maintain a sense of privacy to each other. Minimize the removal of trees over 6” in diameter by adjusting house siting, limit tree cutting outside of the house footprint. Replant to preserve tree canopy.	Canemah, South of 3rd: clear cutting of lot

I: SITE *continued*

USE OF SITE	<i>How the site is planned to be used.</i>	
ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
Paving	Pavement at front and side yards facing the public way is limited to sidewalks and driveway. 	Patios, courtyards and parking spaces between the front (or side where exposed) of the building and the street Commercial buildings may have limited paving for pedestrian use 
Site Features	Secondary features to support the design and character of the building and to not obscure its visibility from the public way. Decorative walls, fences and hedges at front yard to face of building to be no more than 3½ feet high; entry arbors and gates are excepted. Retaining and structural walls to be minimized; to be faced or finished to complement the district where constructed. 	Elements that significantly obscure or detract from the primary sides of the building Tall walls and fences in the front and front portion of side yards Large decorative landscape elements in the front yard, such as a gazebo, fountain, pool, statue Temporary structures in the front yard to face of building Unfinished structural walls; Cribbing, gabion walls unless obscured with plant covering
Equipment, Technology	Site located equipment and technology developed after the period of significance to be minimized in appearance and located at less visible areas. Required utility, public safety, and governmental equipment should follow the guidelines as possible; where difficulties arise review mitigation measures with City design staff and the HRB	Obtrusive equipment such as solar collectors, mechanical units, satellite dishes [other future technology] in the front yard 

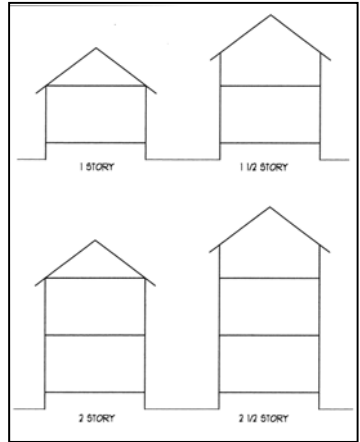
I: SITE *continued*

BUILDING PLACEMENT		
How buildings are located on the site		
ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
Orientation	Locate the primary side and entry of the building facing the public way. Typically, this side is parallel to the street. Maintain similar orientation of neighboring historic buildings. At reverse corner lots [the entry faces the side street on the end of the block], both sides must respect orientation. Canemah on McLoughlin Blvd: Commercial buildings may orient to McLoughlin Blvd, the river, or side street. Canemah, South of 3rd: orientation depends on specific site topography, but generally orthogonal or square to the street.	Skewed and angled building placement Primary building side facing the interior or side lot line
Spacing	Maintain similar spacing to context buildings and the neighborhood. Canemah, South of 3rd: House spacing is more irregular, but privacy is to be maintained. Adjust the siting to preserve mature plantings. Houses closer than 15 feet to the lot line require visual screening from one another. Lot Divisions and Individual Historic Properties: Use spacing of similarly styled and sized historic context buildings. 	Irregularly spaced buildings within a regularly spaced neighborhood context, or regularly spaced buildings within a irregularly spaced neighborhood context Crowded building sites from too large of building or too small of lot dimension Houses spaced tightly together, or disrupting the neighborhood rhythm Spacing that diminishes the historic quality of existing historic resources

I: SITE *continued*

BUILDING PLACEMENT	<i>How buildings are located on the site</i>	
ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
Setbacks	Maintain setbacks at front and sides similar to context buildings and the neighborhood. McLoughlin Commercial use buildings on 7th Street from Center to John Q. Adams: minimize or delete side yards and front setback. McLoughlin Commercial use buildings on Center and High: provide front setback of 6 feet, or fit to existing historic and newer building context; provide side setbacks of 6 feet for buildings using a residential style. Canemah, South of 3rd: houses with downslope lots may have greatly reduced front yard.	Building placement that is uncharacteristic to the block or neighborhood
Accessory Buildings	Accessory buildings are subservient to the primary building and provide auxiliary use. They are to be located at less visible areas such as the side or back of the primary building. Where topography issues arise, detached garages may be located in the front yard if offset from the main façade.	Placement of buildings that diminishes the historic resource or neighborhood quality Accessory buildings in the front yard in front of the main façade Temporary structures in the front yard in front of the face of the building

II BUILDING FORM

SIZE	<i>The overall size of the building and that relationship to its style and context</i>	
ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
Heights	The building heights to be similar to the neighborhood historic context and appropriate to the style chosen. Important Heights include: • Main level height above grade • Grade to eave and main ridge • Grade to parapet • Individual story height • Number of stories  McLoughlin Commercial Style buildings on 7th Street from Center to John Q. Adams can range from a tall single story to the approximate height of the existing historic buildings to provide new, but appropriately sized context. McLoughlin Commercial Use Buildings in a Residential Style: maximum height similar to residential use. Canemah Commercial use buildings: maximum height is higher than residential use; Maximum 2 ½ stories.	Residential buildings that vary more than 20% from heights of the historic neighborhood context buildings unless approved by the HRB.  Residential building ground levels that are elevated less than 18" above grade, unless there are topographic considerations Canemah Residential: greater than 1½ story maximum height plus basement McLoughlin Residential: greater than 2½ story maximum height plus basement Commercial use buildings greater than 3 stories
Widths	Residential: maintain historic height to width ratio range for style Commercial: maximum approximately 1:3 height to width ratio 	Use of building widths that are out of proportion, or exceed the range for their historic style 
Depths	McLoughlin Commercial use buildings on 7th Street except from John Q. Adams to Harrison: typically built to front lot line; possible small setback for public use	Use of building depths that are out of proportion, or exceed the range for their historic style

II BUILDING FORM *continued*

SHAPE	<i>The overall geometry of the building created by its primary and secondary volumes</i>	
ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
Primary	Residential buildings formed with a primary single rectangular form or with the addition of subordinate rectangular form to create a wing, 'L', or addition Commercial buildings typically single rectangular primary form; possible rectangular additions at rear or wing where site or context allows 	Oblique, skewed, diagonal primary exterior walls Curved or rounded walls 
Secondary	Rectangular for additions, porches, bays, and detached buildings; joined to primary form at a right angle (orthogonally). Rectangular, faceted bays or porches where style allows Commercial buildings: forms shorter than the parapet and contained within the width of the façade	Commercial buildings: excessive, out of scale secondary forms that are wider or taller than the primary form; Special features (tower or similar) by HRB approval
Roof	Gable roof slopes to have equal pitch Residential: Gable primary roofs with pitch 8:12 or greater [6:12 for Bungalow]; Porch or bay roofs may have lower slope, may have hip if style allows. Roofs to have a minimum 1 foot overhang with a maximum of 3 feet; where soffitted the enclosure is typically parallel to the rafters Commercial: simple roof form, typically one shape-one main roof; low slope roofs if behind parapet or false front with side returns; may also be barrel or curved 	Mansard, clipped gable, shed, for primary roofs Canemah: cross gabled roofs; a secondary wing or addition with a perpendicular gable at the main roof ridgeline; allowable if it is a lower story or lower ridgeline.

II BUILDING FORM *continued*

MASS & BULK	<i>A measure of the overall size of the building.</i>	
ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
Context Scale	Context scale is the relative or apparent size of the building in relation to its neighbors and includes siting and use. 	Buildings out of scale to their context or use 
Volumes	Residential buildings incorporated space within the roofline [a half story] and the basement for added space. McLoughlin Commercial Style buildings on 7th Street from Center to John Q. Adams: dense building along this historic commercial corridor is appropriate. Respect massing and scale of IOOF Hall and Fire Station   Canemah: maintain historic residential massing. Non rectangular volumes are more difficult to integrate into historic styles	Buildings with excessive mass for the style chosen or neighborhood in which located Long, uninterrupted wall planes facing the public way; utilize projections, recesses or wall elements to breakup such planes 

II BUILDING FORM *continued*

MASS & BULK	<i>A measure of the overall size of the building.</i>	
ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
Recesses	Provide recessed volumes in proportion to the main volume to provide interest, weather protection and the break up large volumes. Residential Buildings: Provide recesses, cut away bays to create style appropriate bay windows, porches and entries. Commercial Buildings: utilize recesses for entries, upper level residential porches, building equipment and trash, rear vehicle parking.	Recesses used excessively or in a way that diminishes or over elaborates the traditional style Repetitive or cumulative recesses that detract from the rhythm or style of the building form
Projections	Provide projected volumes in proportion to the main volume to provide interest and the break up large volumes. Residential Buildings: Provide projections, bays, porches to express style provide interest. Commercial Buildings: Provide projections to break up long wall expanses and to create interest. 	Projections used excessively or in a way that diminishes or over elaborates the traditional style Repetitive or cumulative projections that detract from the rhythm or style of the building form 
Special Features	Style appropriate features such as a commercial building entry or tower may be designed for limited applications. Features can create interest and vitality in the business district when thoughtfully designed 	Avoid special features that are not of quality materials and construction or that stylistically clash with the historic fabric

III DESIGN COMPOSITION

The particular building design and character.

Traditional building facades were designed from the exterior, not as a result of only interior needs.

ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
STYLE	Select a particular style that is appropriate for the building use and size. Maintain stylistic consistency in the design of the building; some variety is typical. The districts have variety of styles developed over a period of time. There were no large scale developments that produced multiple buildings of the same style over a short period. Canemah: adjacent historic houses vary in form, design and style, new infill to differentiate, but continue this pattern. 	Combination of various stylistic elements in a manner that detracts from the primary design  Duplication of the same, slightly altered or mirrored design on adjoining sites – no ‘cookie cutter’
FUNCTIONAL SPACE ARRANGEMENT	Arrange interior and site spaces in traditional ways. Public use areas toward the front and exposed sides of the building; service and private spaces at the interior, sides and rear	Locating service or utilitarian spaces at the building front

III DESIGN COMPOSITION *continued*

COMPOSITION CHARACTERISTICS	There are multiple characteristics that must work together to create a successful design composition	
ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
Symmetry	Symmetry is the balance of elements and materials on the façade and of the volumes of the building. Historic buildings extensively utilized symmetrical arrangements in their composition. Some styles are asymmetric in organization but yet ‘balanced’ such as a bay on the left side balancing a porch or tower on the right side. 	Composition without symmetry or balance 
Building Scale	Building Scale is the relative or apparent size of the building and its elements in relation to people. 	Building elements out of scale with each other or in relation to people 

III DESIGN COMPOSITION *continued*

COMPOSITION CHARACTERISTICS	There are multiple characteristics that must work together to create a successful design composition	
ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
Proportion	Proportion is the relationship of height to width dimension of windows, doors and other building elements, their sizing to each other and to the facade of the building. Utilize the proportional relationships found in the traditional styles. 	Buildings and elements on buildings with disproportionate or exaggerated dimensions Residential windows having width to height dimensions other than the historic range, generally 1:1-2½ Commercial Windows: storefront glazing not having traditional proportions or glazing division 
Rhythm	Rhythm is the spacing and repetition of elements on a façade of the building. It is also the spacing and mixture of repetitive fronts of buildings along a street. It can be thought of the ‘music’ made by the building. For Example: Windows placed proportionally along all four elevations and in context with the architecture 	Visible side and rear walls with large blank or void areas Abstract compositions are generally problematic 

III DESIGN COMPOSITION *continued*

COMPOSITION CHARACTERISTICS	There are multiple characteristics that must work together to create a successful design composition	
ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
Pattern & Texture	Pattern refers to the effect of large areas of smaller dimensional elements; such as created by horizontal siding or shingles. Texture refers to the surface of the façade and its flatness and finish; such as a sanded plaster or rough stone. Most traditional materials provide sufficient texture and pattern. 	Excessive pattern changes and differences in pattern scale 

III DESIGN COMPOSITION *continued*

GROUPED ELEMENTS	Elements that are often grouped into assemblies to be consistent with the architectural style	
ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
Porches	Residential front porches to define the main entry, provide shelter, and outdoor living space. Porches are typically close to the main floor level, with roof covering, skirting to grade, and accessed from the public way and yard, typically with stairs. May be projecting, recessed or a combination depending on style chosen. Porches to be designed and finished as part of the architecture, often with slightly more ornamentation than the main structure to highlight the entry. Side and rear porches to be secondary in nature, but to be consistent in design with the primary porch. Multifamily Porches: Upper level porches with roofs are allowed and may be common or private. Commercial Buildings: main level entry or service porches or covered areas and upper level porches are allowed if consistent with building style. 	Wrap around front porches where not stylistically appropriate  Upper level porches except at multifamily or commercial buildings where style allows Porches that are not consistent with the architectural style, without roofs (except secondary service accesses or those at grade), or those that are overly ornate for the chosen style 

III DESIGN COMPOSITION *continued*

GROUPED ELEMENTS	Elements that are often grouped into assemblies to be consistent with the architectural style	
ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
Dormers	Dormers provide additional use and light for upper half story floor areas and further define and enrich the building architecture. Design and materials to match the chosen style. Dormers here were typically modest in size and number; Design dormers to fit the scale and proportions of the house 	 Dormers not consistent with the architecture and scale of the building Excessive number of dormers Canemah: Dormers are not allowed on Vernacular style houses
	Shed dormer roofs are typically lower sloped than the main roof and join that roof below its main ridge. Houses generally have no more than one front facing dormer.	

III DESIGN COMPOSITION *continued*

GROUPED ELEMENTS	<i>Elements that are often grouped into assemblies to be consistent with the architectural style</i>	
ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
Exterior Stairways	Exterior stairways at the building front to give access only to the main level, and to be less than five feet in height. They are to be consistent with the building style. Upper level stairways to be within the building envelope, except as noted below. Multifamily Buildings: rear or secondary stairways may be on the exterior if designed and finished as part of the architecture. Lower Level Stairs: uncovered stairs may be used for basements and lower levels. 	Exterior stairways exceeding five feet in height at the front of buildings Stairways not designed or finished consistent with the buildings style and architecture 
Breezeways & Connectors	Breezeways and covered walkways provide sheltered links between buildings and accessory structures. They can provide access to or separation from different building uses, as a means for reducing large building massing and to promote use of accessory buildings. Mixed use commercial: breezeways may provide a means of connecting grouped smaller buildings.	Canemah, South of 3rd: Use of breezeways or covered walkways by HRB approval.

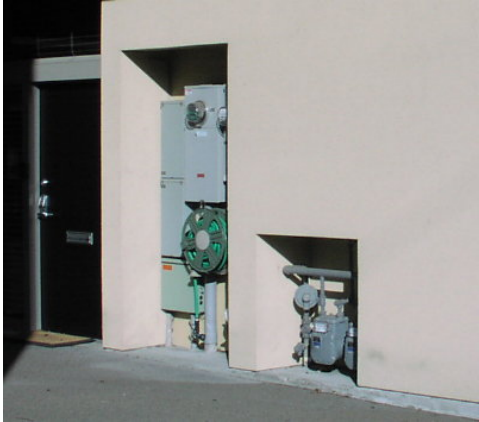
III DESIGN COMPOSITION *continued*

GROUPED ELEMENTS	<i>Elements that are often grouped into assemblies to be consistent with the architectural style</i>	
ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
Storefronts	Storefronts to be located at the front of commercial buildings to facilitate patron use. Storefronts to utilize traditional composition containing lower wall area, primary large glazing area, smaller transom glazing area, with signage area above or below transom. Storefronts may have doors including full width sliding or folding panels. Weather and sun protection from awnings or canopies may be provided.	Storefronts longer than twenty feet without interruption by building columns and wall sections Storefront detailing, materials and finishes inconsistent with traditional buildings; examples include flush framing, butt glazing, bright colors, offset doors, frameless doors Storefront glazing not having traditional proportions or glazing division
		
ORNAMENTATION	Ornamentation in McLoughlin and more so in Canemah is to be limited. On residential buildings it should be primarily located on the porches, and primary building sides. Commercial structures used a limited amount of ornament at pedestrian areas and the parapet for interest. New buildings should not overstate the historic style reference.	Excessive ornamentation or that which is inconsistent with the building style Commercial buildings that introduce excessive stylistic elements that are inconsistent with the historic period Lighting used by itself as architectural ornament, including neon and fiber optic
		

III DESIGN COMPOSITION *continued*

ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
DETAILS	Utilize detailing in a consistent manner throughout the design and in such a way that it is historically appropriate. Traditional buildings developed detail by the use of available products and materials. Use of similar products can produce compatible designs with modern materials. For example, while certain wood molding shapes are not available, there are replacements offering a complementary design, dimension, and sense of craft. Detail can also be achieved through material textures. 	Commercial buildings that are void of detail, express modern products detailing, and finishes or are ‘brutalistic’ in nature Inconsistent use of details on the building 
MATERIALS	Utilize materials that are both appropriate for the particular application and for the historic style. A wide variety of currently available materials, and products are acceptable provided the resultant appearance is complementary with the buildings of the historic period. 	Materials that through their nature are not historically appropriate Materials that are not appropriate for the particular application or in that specific context 

III DESIGN COMPOSITION *continued*

ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
FINISHES & COLOR	Use color and finishes that are historically and contextually appropriate. The colors of the building should complement those of surrounding buildings. Color and texture can be applied or can be integral to the material, such as stone and brick. Consider those differences and the effects of aging for appropriate selection. Particular styles use different colors. Typically, there are no more than three building colors.	 Use of color and finishes to create an appearance unsympathetic to the historic district Use of bright colored building finishes, reflective, fritted glass, stainless or aluminum finish, or painting integrally colored materials such as brick Use of too many colors and textures
EQUIPMENT, TECHNOLOGY	Minimize the presence and visibility of building equipment and technology. Locate in lesser or out of view areas. Organize equipment and systems to consolidate and create ordered appearance. Conceal pipes and conduit inside the building. Recess meters, panels, other equipment, or screen from apparent view. Paint equipment to blend into the background of the building. Allow for future revisions and new technology. 	Equipment and technological systems that distract from the primary views of the building, are disorganized and cluttered, or installed distractingly Required utility, public safety, and regulatory equipment should follow the guidelines as possible; where difficulties arise review mitigation measures with City design staff and the HRB [Good installation at side of building illustrated to left]

IV PUBLIC IMPROVEMENTS, UTILITIES

Improvements in the public right of way

Utilities and related equipment

ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
STYLE	Construction to complement the nature of the historic district, but flexibility is necessary to allow a system wide approach, parts standardization and use of available materials. New utility work to be minimized in appearance. Support pedestrian use and scale. 	Visible 'high tech' installations Insertion of stylistic elements and systems that do not complement the district The Guideline appreciate that there is necessary public safety and engineering work that may be difficult to alter; Installations should follow the guidelines as possible, often simple measures can reduce an adverse impact; Review with City design staff and HRB
DESIGN	For visible features, use design that was typical or similar to that of the historic period; where unable, screen or cover the installation in an historically appropriate manner. Construction to not significantly alter the district's built pattern. Locate equipment away from primary views to maximum extent practicable. Utilize landscape or fabricated screening to minimize disruptive appearance. Minimize street signage as allowable by codes.	Construction out of scale with the district Street, sidewalk, stairs, walls that significantly alter the historic pattern and dimension of the district. Modern details and construction in visible locations unless screened or appearance mitigated. Excessive regrading or removal of vegetation that adversely affects the historic context of the district and surrounding area without mitigation
MATERIALS	Materials and Products For Visible Features: Use those that were typical of the historic period or those that offer a similar appearance. Use of stone, concrete, wood and metal in finishes and textures similar to that of the historic period is most appropriate. 	Obvious synthetic materials, non historic finishes or colors. Historic materials used in ways not found in the district Bright stainless, galvanized, aluminum, exposed aggregate concrete, other non historic finishes 

6. ELEMENT GUIDELINES

ELEMENT	PRINCIPLE	DESIGN	NOT ALLOWED
Antenna/Satellite Dish	Minimize visual impact by screening their view from the street	Do not mount directly to front or street side of house	Roof top cell towers, except as necessary for emergency and public safety facilities
Artwork	Public Art: not to conflict with historic context; may be interpretive; should be enduring and high quality; possible temporary pieces	Wide range of appropriate designs, and memorials Avoid themes and designs that will not be enduring Avoid excessive or large displays that compete with historic context	Inconsistent with colors and finishes for large installations Disruptive work for the historic context Excessive amount or numbers of installations
Awnings, Residential	Not used historically		Any type of awning at front
Awnings/Canopies, Commercial	Awnings with a cloth appearance like canvas; Shape: traditional rigid or collapsible form with valance or side panels	Awnings should be no steeper than 45 degrees from horizontal; solid color or traditionally striped; Provide separate awnings for each bay or opening rather than a continuous run; prevent obscuring architectural detail	Shiny, plastic, or coated awnings; Square or barrel extension awnings; Internally illuminated awnings
Benches, Commercial	The style, design, and materials should be site appropriate within the district Possible district or city system	Historic period appropriate design; high quality, correct scale and materials; located not to impede pedestrian traffic	Heavily scaled or contemporary design or materials
Bike Racks, Commercial	Maintain the pedestrian character of the Historic Districts; Provide secure installations out of pedestrian traffic flow, in parking or public plaza, near building entries	Design should be simple and not conflict with historic context High quality materials Securing rails or similar on buildings are possible alternative to racks	Graphic designs discouraged

ELEMENT	PRINCIPLE	DESIGN	NOT ALLOWED
Chimney, Fireplace	Traditional in appearance If utilitarian, diminish presence	Projecting fireplaces and chimneys should be constructed or faced with brick or plaster consistent with historic masonry; Projecting or cantilevered direct vent fireplace may be wood sided where less than one story in height Vent metal flues through the interior of the house and directly through the roof to minimize appearance - painted	Metal flues attached to the outside wall then continuing above the roof line Wood sided enclosures for chimney
Cornice, Commercial	Adds interest at the roofline and defines the top of the building Simple cornice & entablature most appropriate	Horizontal, broad fascia with running moldings, or detail to add relief and shadow lines; Evenly spaced brackets are also appropriate Range of appropriate dimensions Wood, metal or Plaster	
Doors, Commercial	Primary: Signifies building or store entry; style and size appropriate; possible feature Secondary: Typically utilitarian and service oriented Historically appropriate hardware	Primary: stile and rail with panel and glass; single or paired Materials: wood (clad, painted or stained), steel or finished aluminum Secondary: May be flush or sliding types Secondary: may be solid; groups of sliding for retail	Bare aluminum, flush design, frameless glass doors
Doors, Commercial, garage	Typically utilitarian and service oriented and located at minor view areas Finished to match swinging doors	Design should reflect the overall character of the building. Panel, plank, cross-buck, bar grille styles; Materials: wood, painted metal; Overhead, swinging, or sliding are allowed.	Garage doors on front or forward side elevations Bare aluminum, flush design
Doors, Institutional, garage	Similar to Commercial; Where required (Fire station, etc.) may face primary street as needed	Similar to Commercial;	Similar to Commercial as noted;

ELEMENT	PRINCIPLE	DESIGN	NOT ALLOWED
Doors, Residential	Primary: Complement the design and detailing of the historic style with similar appearance to wood Secondary: Typically utilitarian	Primary: stile and rail type; panel design; with upper portion glass; May be solid panel door Materials: painted or stained wood, fiberglass clad, or metal clad Secondary: May be solid panel or French door style Prefinished doors to be in color and finish suitable for the style	Sliding doors, large wide openings that are not divided into smaller traditional openings Design: Flush doors, 6 or 8 panel design Colors and finishes that are not suitable for the style Not allowed finishes: bare aluminum/stainless or anodized metal
Doors, Residential garage	Maintain historic scale and materials of traditional accessory structures	Design should reflect the overall character of the building; Panel, plank, cross-buck; Panel, plank, cross-buck styles; Overhead, swinging, or sliding Materials: wood, painted metal Limit of twelve feet (12') in width and eight feet (8') in height	Oversized doors are conditional to HRC approval Flush doors are not allowed
Driveways	Locate to the side or rear of the primary building; Maintain historic scale in dimension	Driveway or Dual wheel tracks (runways) Materials: concrete, patterned concrete, brick, rectangular shaped pavers, asphalt; or combination of two; Gravel beyond paved apron at residential	Oversize driveways, or located in front of the main façade of the house Emergency services may require exception
Equipment, Electronic & Security	As possible locate equipment and installations in discreet locations or away from primary view; Security devices, cameras and ATM equipment have special needs generally requiring visible locations	Consider alternative design solutions that enhance the overall project, provide natural security; Mitigation measures include quality design, concealed conduit and wiring or wireless, sympathetic equipment finishes	Installations that overly detract from the project through design or quality of installation
False front, Commercial	A parapet formed by extending the front wall in height, often to conceal the gable end of a steep roof, or to give the effect of a taller building	Stepped or flat front; front as a false front, with side returns, or on each side; not required on the visible sides or rear	
Fences, Front and Corner Side Yards	Low, open fencing and gates at the front yard to front face of house [Please refer to HRB Policy #6 – Fences]	Simple, painted vertical iron, wooden pickets or slates	Chain-link, vinyl, split rail, ornate wrought iron, stockade, plywood or hard panel; Fences over forty two (42) inches in height

ELEMENT	PRINCIPLE	DESIGN	NOT ALLOWED
Fences, Interior Side Yards, Rear Yards and Alleyways	Taller fences suitable as privacy screening beyond the front face of the house [Please refer to HRB Policy #6 – Fences]	Staggered vertical or horizontal boards; woven wire supported on wood or steel	Chain-link, vinyl, split rail, stockade, plywood or hard panel; Fences over six (6) feet in height
Finishes, Commercial	Finishes and colors should complement the adjacent buildings and be consistent with the historic style and period Accent colors used for ornamentation should harmonize with the overall building color	Utilize historic colors and finishes; metal finishes include brass, bronze, medium-dark anodized aluminum, natural lead or copper; Stained wood only for limited use or elements; Refer to approved list 2-4 colors total; Building field color: 1-2 colors; Building Trim color: 1-3 colors	Use of fluorescent, bright, neon or garish colors. Use of heavily reflective surfaces. Unfinished ferrous and galvanized steel metals; stainless steel, chrome, silver aluminum colors Unfinished wood
Finishes, Residential	Paint is the typical finish and should be selected to be historically and contextually appropriate. Many publications are available which illustrate appropriate paint colors Historic colors in the districts are typically white or muted earth tone colors that blend with the surroundings	Utilize historic colors and finishes; metal finishes include brass, bronze, medium-dark anodized aluminum, natural lead or copper; Stained wood only for limited use or elements 2-4 colors total; Building field color: 1-2 colors; Building Trim color: 1-3 colors	Use of fluorescent, bright, neon or nonhistoric colors; Use of heavily reflective surfaces Unfinished metals; stainless steel, chrome, silver aluminum colors Unfinished wood
Foundations	Typical residential foundations are poured concrete or post and beam construction on brick or stone piers	Foundations of poured concrete either natural finish, parged or painted. Possible brick faced concrete Cover sections of exposed foundations; Concrete or masonry: exceeding 3½ feet, Piling or posts: 1½ feet; above grade; At slopes measure perpendicular to slope Keep visibly noticeable areas of waterproofing under 12” above grade	Veneer facing of foundations with stone or synthetic materials Tall or expansive areas of exposed foundations Exposed waterproofing on the foundation
Gazebo, Pergola, Arbor	Large scale exterior structures to be located at side or rear yards; Complement to primary structure style and detail	Painted, wood, metal	Vinyl structures

ELEMENT	PRINCIPLE	DESIGN	NOT ALLOWED
Gutters & Downspouts	Exposed gutters and downspouts are typical on residential buildings; less typical at commercial buildings; Commercial buildings: locate downspouts away impact areas; use interior drainage	Rectangular, ogee, or K-shaped gutters are preferable; Rectangular or round downspouts are typical; Paint to match the trim or house body color, whichever is appropriate Materials: painted wood, metal	Vinyl, unpainted plastic pipe or metal
Lighting, Commercial	Walkway illumination for access and security Highlight or wall wash building or portions to create interest Minimize fixture visibility, or historically appropriate decorative; Consider glare	Choose and locate fixtures to be unobtrusive, or to be decorative; color match to building Utilize medium to warm colored lamping Signs should be externally lit.	Industrial, high tech, contemporary, out of scale fixtures Excessively bright, or numerous fixtures Blinking, flashing, moving lighting Lighting used as substitute for architectural ornament or detail
Lighting, Residential	Walkway or outdoor living space lighting Integrate into the design, building or appropriate fixture design	Simple designs that are compatible with the style of the structure; Mount fixtures to the porch ceiling and adjacent to entries; smaller floodlighting from walls; Utilize warm colored lamping	Industrial, high tech, contemporary, out of scale fixtures Excessively bright, or numerous fixtures Blinking, flashing, moving lighting
Lighting, Site	Onsite design style to complement building; Designs for personal use in landscape, parking area lighting Utilize building for lighting where possible; Integrate with other site features and furnishings	Recessed or surface mounted small fixtures in site walls or structures; Posts: painted wood, metal, fiber glass, unpainted concrete Minimize view of security type fixtures Maintain lower light level and casual nature in Canemah	If used, post-mounted lights should not exceed 8 feet in height for residential yards and patios, or 12-14 feet for commercial areas including parking; Use quality materials and non-yellowing lens
Lighting, Street	Lighting on the street and within the public way	Continue the City's existing ornamental pole and bracket design with teardrop style lamps as authorized by the City; variations may be suitable for interior circulation within developments	Variation on the existing style is possible to define neighborhoods or areas; avoid excessive style expressions; Use quality materials and non-yellowing lens

ELEMENT	PRINCIPLE	DESIGN	NOT ALLOWED
Masonry	Traditional type of masonry that is used in traditional manner	Brick: red or buff, standard size units and joints, traditional finish; possible quoining or rustication Stone: dimensioned or rough basalt, or local stone for sitework only Concrete Block: allowed if plaster coated Terra Cotta: glazed or unglazed, for trim or detail only	Non-traditional size, color or type of materials; glazed brick or block; uncoated concrete block, glass block, cultured stone Joint: non traditional size or tooling or color Non traditional patterning
Mechanical Equip.	Locate in the most inconspicuous area, usually behind the building; Locate portable window air-conditioning units on rear or inconspicuous side elevations	Minimize visual impact by screening their view from the street	Mechanical equipment in locations that compromise roof slopes visible from the street; Visible vending machines
Parapet, Commercial	Use on Streetcar Commercial and Institutional buildings at front, and sides usually above a cornice; can conceal a low roof and equipment	Stepped or flat front; front may be taller than sides, especially if interior	Commercial style buildings only: Lack of a parapet at front or visible sides
Paving	Paved areas provide a network for pedestrians and vehicles Paving material should be compatible with the function and historic use patterns Paved areas might include sidewalks, walkways, driveways, patios, courtyards, parking areas and shared use areas	Appropriate paving materials include: poured concrete, concrete stepping stones, unit pavers, stone, and asphalt; gravel in limited applications such as residential landscapes Concrete Finish: broomed, or fine finish; score into squares or rectangles 36" or less Unit pavers should be or rectangular or square shape and of grey, tan or red brick color Differentiate vehicle paving from pedestrian	Contemporary style, colored, textured paving Concrete finish, scoring and coloring not consistent with the historic period; avoid smooth troweled borders, large unscored panels, sawcut joints, exposed aggregate and heavily textured finish
Planters, commercial	Planters are encouraged to enhance the visual aspects of a buildings façade or streetscape Materials, scale, finish and color should complement the building's exterior Plantings to be complementary to the historic district	Free standing walkway planters of cast: stone, iron, concrete, composite materials, or clay; Historic period appropriate Pole supported pots in scale Building wall supported planter boxes Perennials, annuals, evergreens	Planters that obscure architectural details or impede pedestrian traffic Planters or plantings not in scale
Porch, Decking	Where visible from public way: Appearance of traditional painted wood decking	Painted 1x4 abutted boards or similar	Where visible from public way: synthetic materials, spaced boards

ELEMENT	PRINCIPLE	DESIGN	NOT ALLOWED
Porch, Enclosure	Open or enclosed with low walls or balustrade Space under porch enclosed with continuation of siding or lattice Primary porches have more detail; secondary porches similar or less details and smaller porch – lesser feature	Enclosed with low wall: Use of same material and finish as siding, integrated posts; extend to grade level; water drains cut into enclosure at deck level; Cap at top of wall Balustrade: Square or simple balusters with molded top and bottom rails; finished and painted wood Possible painted lattice enclosure below decking; equal spaces lath to opening	Vinyl siding, lattice, handrails, or balusters Use of metal handrails or balusters; wrought iron Unfinished, unpainted, rough shaped members
Porch, Posts	Square or beveled; may be slightly more detailed at Queen Anne style	Simple trim at base and top, consistent with architectural style	Metal or synthetic materials unless similar in design, dimension, and finish to wood
Roof Decks, Commercial	Design occupied area to be set back from view from public way		On Residential buildings Color: white, metallic
Roof, Railing	Not historic in the districts; Where necessary: appropriate design and materials and set back so not visible from public way	Design to integrate with parapet finish, style and design	Glass, plastic, cable or open pipe systems
Roofing, Commercial	Low sloped: Roof is hidden from street view by parapet Sloped and visible: similar to residential, but possible roll type materials	Roofing material: any where not visible, built-up, roll types, single ply; Color: tan, grey, neutral; any if hidden under pavers Sloped and visible: granule covered membrane, shingle types noted under residential	Low sloped color: white, metallic Sloped and visible: shakes, clay tile, standing seam metal, metal panel, corrugated, single ply or liquid applied types
Roofing, Residential	Traditional materials: wood shingles, composition, and metal shingles Secondary and low sloped: roll type materials with or without granules, soldered metal	3-tab composition, standard or “architectural style” is preferable; Rolled composition roofing is allowed on secondary roofs with slopes less than 4/12; Darker colors are encouraged; Metal roofing acceptable at small areas such as bays; copper, painted steel	Sloped and visible: shakes, clay tile, standing seam metal, metal panel (except at bays), corrugated, single ply or liquid applied types Color: white
Shutters	Not used on the historic styles		Shutters not allowed

ELEMENT	PRINCIPLE	DESIGN	NOT ALLOWED
Siding	Compatible with historic siding and enclosure materials in size, profile, orientation, texture, and color Commercial Buildings in McLoughlin: Cement plaster is acceptable	Wood siding or materials which have the appearance of horizontal wood siding in an allowable design; sawn wood shingles (painted) in secondary areas and for ornamental detail; Sample approval is required for non-wood horizontal board siding Cement Plaster (stucco): sand or fine finish; natural color, integral or painted; including parging on concrete; use fine joint lines; possible detailing, quoining or rustication	Aluminum, vinyl, scored plywood or sheet siding Alternative board siding not matching the approved profiles or texture Heavy textured or patterned plaster Canemah: cement plaster or similar
Signs, Building Name	A sign to name the building; Complement and integrate with the overall design and its materials	Sized sufficiently to be read from sidewalk, but in scale to the building; Mount directly on parapet, or other wall area; 1 sign per street face allowed; Utilize quality and lasting materials	Signs and materials out of scale and not designed to coordinate with the building
Signs, Date Built	Residential Historic: Encouraged, in keeping with historic precedent Commercial Infill: required	Residential Historic: per district and City guidelines Commercial Infill: Small (up to 1 square foot) permanent plaque or engraving indicating date constructed visibly located near building base	
Signs, Commercial Tenants	Historically appropriate tenant signs, especially for retail and services. Wide range of appropriate types of signs and materials and locations Building directories are necessary for upper level tenants rather than individual signs Signs on the interior of the building are not regulated for size or materials	Oriented signs to pedestrians and to slow moving vehicle traffic; Sign materials should complement the building materials; Panel and hanging signs should incorporate applied edge molding to provide depth and a finished look; Wall or projecting signs may be illuminated by concealed sources or by compatible exposed fixtures Size: 1 square foot per lineal foot of storefront is total allowance	Internally illuminated cabinet signs, blinking, moving or flashing lights; plastic lettering or face material Neon signs only in traditional style and by HRB approval Design and graphics not produced in a professional manner Materials that are not quality or lasting
Skylights	Install on inconspicuous roof slopes, mount skylight close to roof plane	Rectangular in shape with rectangular flat clear (exterior sheet) glass	Skylights on street-side roofs. No dome or bubble shaped skylights; plastic, acrylic glazing
Spas	Locate inconspicuously		In front yard

ELEMENT	PRINCIPLE	DESIGN	NOT ALLOWED
Storm Windows	Storm windows are not typical for new construction Interior storm windows are encouraged for salvaged historic windows if they match the window design	If salvaged wood windows are used; match the design of the storm window with design of the salvaged window; Appropriate materials are painted wood, baked enamel or anodized aluminum; Paint to match or complement existing window trim [Please refer to HRB Policy #2 – Storm Windows and Doors]	Mill finish aluminum
Swimming Pools	Locate in backyard		In front yards
Tile, commercial	Wall tile used for detail or weather protection Entry way tile at commercial buildings	Tile of 6 inch size or less used as accents and detail on commercial building walls Tile at lower storefront walls for aesthetics and weather protection Mosaics or tile of 6 inch size or less for entry way flooring	Excessive use or color and graphic composition that detracts from the building design
Trash Receptacles	Commercial: Locate inconspicuously; screen from view Public: historically, stylistically appropriate; quality materials	Hide from apparent view by landscaping, screening or fencing; keep inside until collection date	
Trim, Doors, Windows	Trim at openings allows opportunity for design detail and some ornamentation while providing weather protection of enclosure	Commercial or residential buildings with wood siding: Typically flat painted boards consistent with architectural style, 4” nominal width or greater, often 6”, with hood molding; Simple designs with appropriate decoration; Main entry doors are often embellished with decorative moldings Plaster and Masonry Finishes: trim is less detailed; painted wood, masonry	Excessive or out of scale ornamentation
Trim, Eave, Gable	Trim at wall to roof: Use simple detailing	Eaves are typically open with minimal projection beyond the wall plane and simple fascia; Gable trim consists of a simple bargeboard with molding at roofline and a wide molded rake board	Excessive or out of scale ornamentation

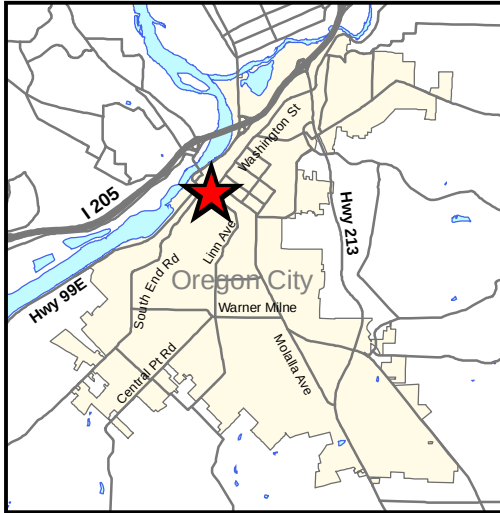
ELEMENT	PRINCIPLE	DESIGN	NOT ALLOWED
Trim, Wall	Trim at wall edges: Ends, corners and intersections of wall siding to have wood trim, consistent with architectural style, 4" nominal width or greater, often 6", Use simple detailing	Corner boards are often used on wood sided buildings; A band board is used as a transition between the wall and gable; A water table and apron protects the foundation and adds interest; These elements are usually painted the trim color	Excessive or out of scale ornamentation Lack or minimal sized wall trim
Vents, Roof	Utilize traditional attic venting such as gable wall louver vents Locate roof vents as inconspicuously as possible	Employ painted wood louver gable wall vents Roof Vents: locate on less visible roofs; Choose vent colors that blend with roofing material or paint out; Use ridge vent instead of multiple individual vents	Vents or ventilation assemblies that detract from the primary façade or roof exposure
Vents, Foundation	Minimize their presence from the street.	Paint to match foundation color or use landscaping to hide	
Vents, Wall, Other	Mechanical exhaust vents for odors and fumes: Minimize their presence from the street or sidewalk	Locate on side or rear elevations; Paint to match wall color or use screening or landscaping to hide	
Wall Finish, Commercial	Traditional materials include cement plaster (stucco), coated and painted concrete	Cement plaster in a sand or fine texture; integrally finished or painted or materials having a similar appearance; smooth surfaced or fine textured, painted concrete	Metal siding, sandwich panel systems, spandrel glass systems
Walls, Site	Low landscape walls for increased site utility Minimize retaining walls and their heights Use natural materials, finished concrete	Minimize the height and presence of walls; Use of rock, brick, concrete with finishing; mortared or stacked true masonry or stone that was traditionally quarried in the area	Gabion, rip-rap, stacked recycled concrete if unfaced Wood, railroad tie retaining walls in commercial or public setting Use of materials, stone, not regionally available during the historic period
Window, Commercial Storefront	Retail display: Framed large glazing with shadowline and detail to composition	Frames set on low bulkhead wall within building wall or wide columns; typically includes transom beam with smaller upper windows in the opening; and large lower display glazing with minimum of 1½ inch wide glass stops; painted or appropriate finish; Metal or wood	Glazing system starting at ground; curtain wall type, spandrel glazing, metal panels; butt or flush glazed systems Vinyl storefront glazing or door systems

ELEMENT	PRINCIPLE	DESIGN	NOT ALLOWED
Window, Commercial	Single or grouped main level and upper level windows: similar in design and materials to residential styled; possible slightly larger member scale	Wood, or clad wood designed to provide an appearance of traditional wood windows Non wood acceptable if in appropriate style, and matching wood in profile, shadowline, and if in suitable color and finish; Actual sample is required to be approved	Narrow profile metal, or frameless windows; butt or flush glazed systems
Window, Glazing	Clear glass, typical Small areas of decorative glass Privacy Glass: locate away from primary facades	Clear glazing for typical use; insulated or not Decorative glass for small or ornamental areas	Glazing: tinted, reflective, fritted, plastic
Window, Residential	Match the member sizing, thickness and shadowline of painted wood windows	Double, single hung Casement, Fixed if style allows Wood clad acceptable if matching and if in suitable color and finish Non wood acceptable if in appropriate style, and matching wood in profile, shadowline, and if in suitable color and finish; Actual sample is required to be approved Divided lights: with exterior muntins only and if style allows	Sliding, and non rectangular windows Awning, hopper upon HRC review Prefinished windows of unsuitable colors; Unfinished or stained finish Grids between glass Tinted or reflective glass, glass block

Appendix

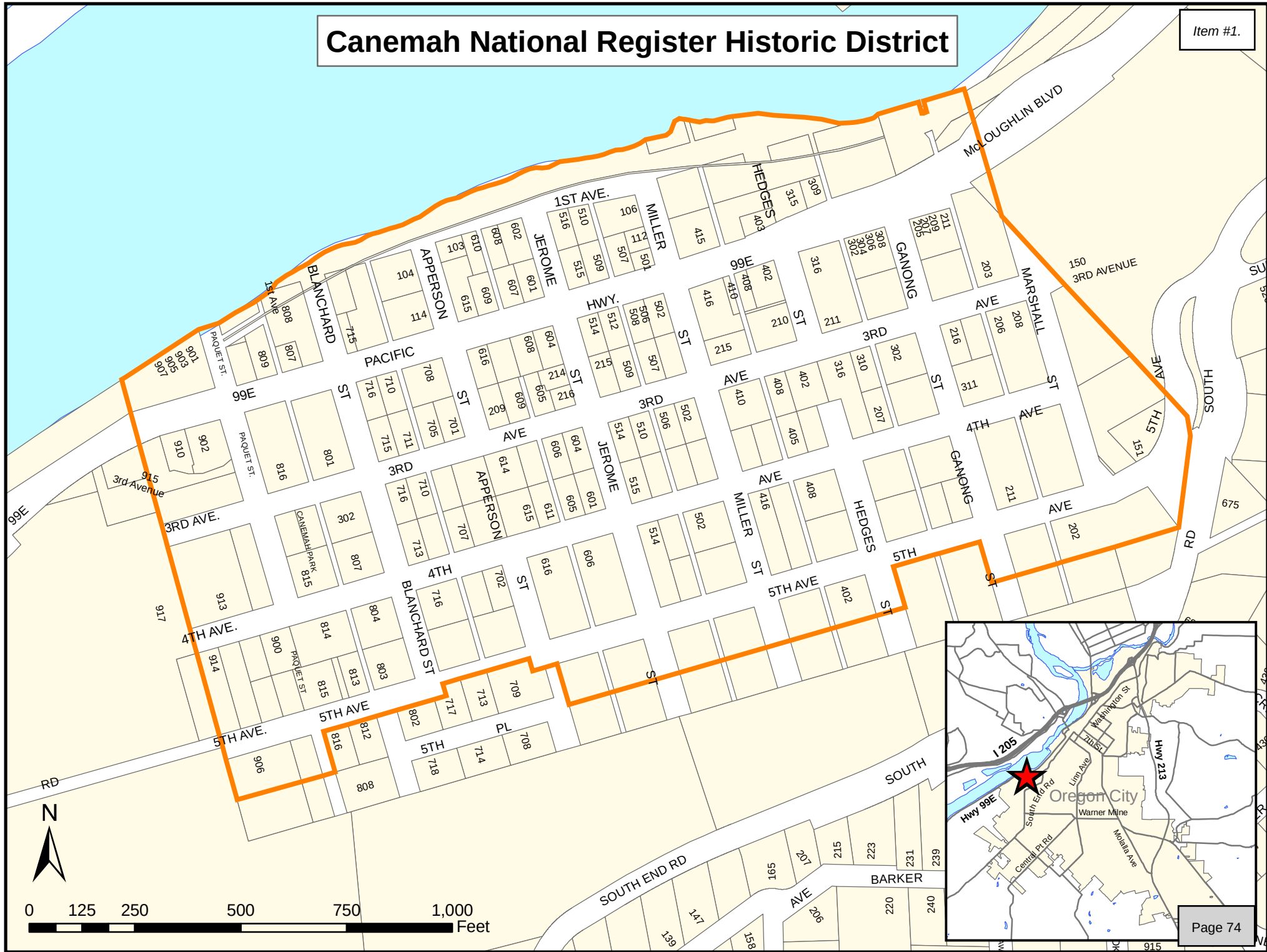
McLoughlin Historic Conservation District

Item #1.



Canemah National Register Historic District

Item #1.



New Building Design in Oregon City's Historic Districts

A. The Project and Location

1. What do you want to build?
2. Where is the site? (circle one)
 - McLoughlin Conservation District
 - Canemah National Register Historic District
 - Outside either district, but in the vicinity of a historic property.
3. The immediate context:
 - What buildings are already next to the site? Style? Use?
 - What buildings are across the street? Style? Use?
4. Are there existing historic buildings in the vicinity of your site?

B. Style

What styles are appropriate? (See: *Acceptable styles in Historic District Design Guidelines*). Pick an appropriate style for the use See below for list.

C. Site Considerations/Principles

1. What does current zoning allow?
2. Are there any specific requirements beyond the basic zoning regulations?
3. What is the setback requirement?
4. What lot coverage is allowed?
5. Where is the pedestrian access?
6. Where is the vehicle access?
7. If your project is a multifamily-use, Can common space be shared (courtyard)?

Assessment Question:

Is the building respectful of its neighbors?

Is the shape/bulk of the building consistent with its style?

D. Site Plan Development

1. What is size of lot?
2. Where is the lot located on the block?
3. Is the site flat or on a slope?
4. Are there any existing, significant trees that should be saved?
5. Where on the lot is the building to be placed?
6. Where on the lot are additional structures to be placed (garage, shed)?
7. Where on the lot is the yard/private area?

E. Design Composition – What Will the Building Look Like?

1. Shape.
2. Any wings, extensions?
3. Roof shapes; secondary roofs.
4. Porches.
5. Window placement.
6. Dormers.
7. Bay windows.

Assessment Question:

Do these details add to or detract from the historic district?

Styles Appropriate For New Construction In:

McLoughlin Historic Conservation District

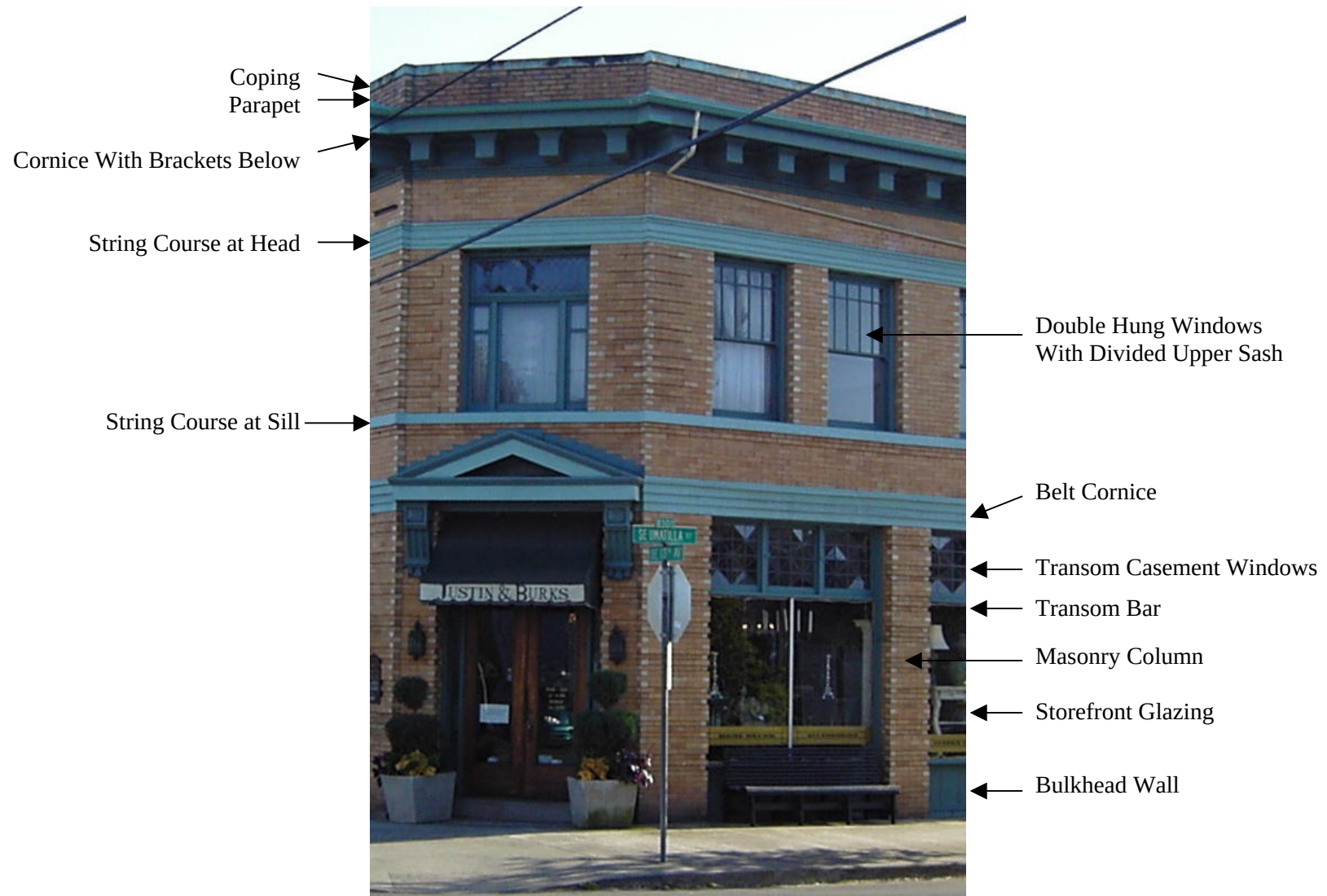
Residential: Vernacular, Bungalow, Queen Anne, Queen Anne Vernacular
 Commercial On 7th Street Corridor: 20th Century Streetcar Commercial or
 Multifamily, Western False Front
 Commercial Elsewhere: Above Residential Styles and Four Square

Canemah National Register Historic District

Residential: Vernacular, Bungalow
 Commercial/Mixed Use: Similar to above with larger allowable sizes

ILLUSTRATED GLOSSARY

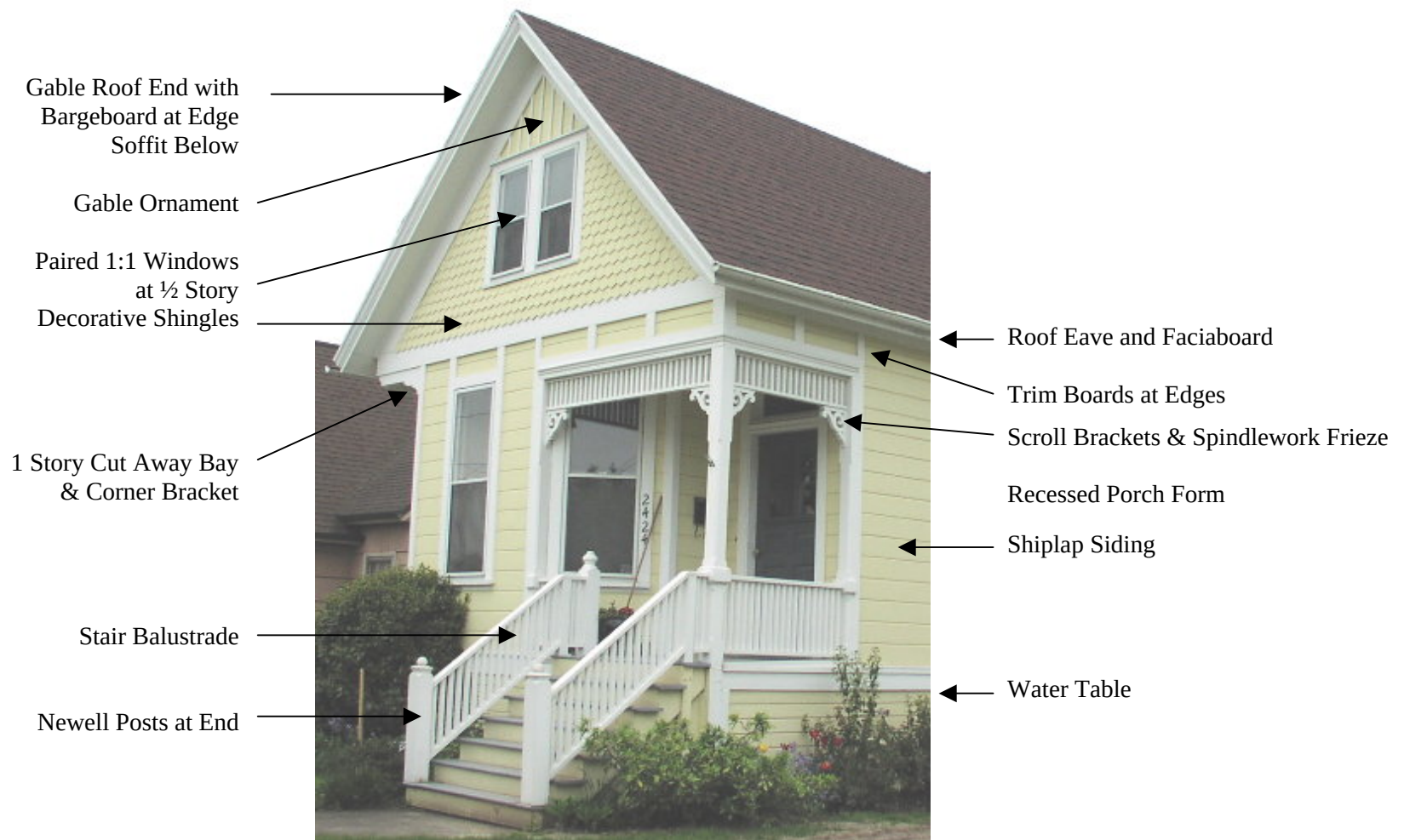
Item #1.



2 Story Streetcar Commercial

ILLUSTRATED GLOSSARY

Item #1.



1½ Story Queen Anne Vernacular

ILLUSTRATED GLOSSARY

Item #1.



2½ Story Four Square

WOOD SIDING PROFILES

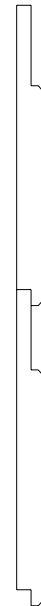
Item #1.



Bevel Siding
Nominal Sizes: 1x4, 1x6, 1x8



Shiplap Siding #WP-11
Nominal Sizes: 1x6, 1x8



Channel Siding #WP131 or #105
Nominal Sizes: 1x6, 1x8





Middle Housing and Goal 5 Historic Resources

Policy Summary: The intention of adopted rules implementing House Bill 2001 relating to middle housing is to ensure that local jurisdictions continue to be empowered to protect the designated historic resources within their communities, as authorized under Goal 5 and associated administrative rules. These rules *do not* enable the exclusion of middle housing or the continuation of the single-family exclusionary zone in historic districts.

Background

The Oregon Legislature passed House Bill 2001 in 2019 in order to begin to address the housing affordability crisis in Oregon. The legislature determined that limitations of housing types have contributing to rising costs for Oregonians across the state. The new law requires that local jurisdictions update local ordinances and zoning that currently limits the types of housing people can build. As the implementation of House Bill 2001 continues, DLCD staff has received questions on the relationship between middle housing and Goal 5 Historic Resources, including questions related to the historic significance of middle housing and the single-family exclusionary zone. To address this question more comprehensively, this document includes a brief summary of the historic context of housing.

The History of “Missing” Middle Housing

Many of the middle housing types legalized by House Bill 2001 were common and integral to historic neighborhoods in Oregon and throughout the United States. We do not see many examples of middle housing today, because they were effectively banned in single-family neighborhoods nationwide through the application of zoning policies around the middle of the 20th century.

“Missing middle” housing refers to a spectrum of housing types that were common in the United States before World War II, such as duplexes (Fig 1), townhouses (Fig 2), and courtyard apartments (Fig 3). While these housing types contained more dwelling units than a single-family home, the height and form of these housing types were similar to single-family homes.

These housing types once played a significant role in the provision of more modest and less expensive



Fig 1. Smith Duplex. Ashland, OR. C. 1945. Image courtesy of the State Historic Preservation Office (SHPO).



Fig 2. Campbell Townhouses. Portland, OR. C. 1893. Image courtesy of SHPO.



housing in the United States. Even throughout World War II, cities like Portland leveraged middle housing to address the immediate housing need during a national emergency by allowing the internal conversion of existing housing to middle housing.¹ However, since the postwar period, jurisdictions increasingly implemented zoning ordinances that prohibited all forms of “multi-family housing” in single-family zones. This effectively banned many forms of housing ranging from small-scale duplexes and cottage clusters to mid-rise apartments on the majority of residential lands in cities throughout the United States.² These policies largely bifurcated the housing market into two predominant forms of housing: single-family detached homes and multi-family, mid-rise apartments, and middle housing became increasingly less common in cities throughout the United States.



Fig 3. Swain Court. Corvallis, OR. C.1929. Image courtesy of the State Historic Preservation Office (SHPO).

The Single-Family Exclusionary Zone and Racial/Economic Segregation in the United States

The single-family exclusionary zone is one part of a larger historical context of racial and economic segregation policies that deliberately barred homeownership for communities of color and disinvested in the neighborhoods they lived in. The effects of these policies persist today because of the continuation of exclusionary policies and practices.

Since its inception, zoning has been used to exclude black and indigenous people and other people of color (BIPOC) from white neighborhoods. In the early part of the twentieth century, many zoning ordinances maintaining residential segregation were overt. While the Supreme Court invalidated these types of ordinances in *Buchanan v. Warley*, many communities implemented other zoning tools to maintain racial and economic segregation; in particular, many communities implemented exclusionary single-family detached residential zones, which could achieve similar effects while remaining racially neutral. These policies had the effect of perpetuating racial and economic segregation in U.S. cities, locking BIPOC households out of homeownership and high-opportunity neighborhoods, and reinforced disinvestment and displacement of the communities in which BIPOC lived and worked.³

Today, restrictive residential zoning and development ordinances – while typically based on race-neutral purposes – continue to reinforce patterns of racial and economic segregation and prevent equal access to neighborhoods, schools, parks, and employment. These patterns of segregation continue to entrench racial injustice, including the 10:1 wealth gap between white and black households in the United States today.⁴

¹ Franey, K. (2019). *Early Densification in an Urban Center: Portland, Oregon and the War Code Housing Program*. Accessed via: <https://www.oregon.gov/oprd/OH/Documents/Fellow2019KFraneysAmericasAdventureinHospitality.pdf>

² City of Eugene. (2020). *History of Middle Housing and Exclusion in Zoning*. Accessed via: [https://www.eugene-or.gov/DocumentCenter/View/58347/Fact-Sheet-History-of-Residential-Zoning-#:~:text=Middle%20housing%20is%20considered%20%E2%80%9Cmissing,war%20neighborhoods%20\(see%20sidebar\).](https://www.eugene-or.gov/DocumentCenter/View/58347/Fact-Sheet-History-of-Residential-Zoning-#:~:text=Middle%20housing%20is%20considered%20%E2%80%9Cmissing,war%20neighborhoods%20(see%20sidebar).)

³ Adams-Schoen, S., (2020). *Dismantling Segregationist Land Use Controls*. Accessed via: <https://www.eugene-or.gov/DocumentCenter/View/61750/DISMANTLING-SEGREGATIONIST-LAND-USE-CONTROLS>

⁴ Sullivan et. al. (2016). *The Racial Wealth Gap: Why Policy Matters*. Accessed via: https://www.demos.org/sites/default/files/publications/RacialWealthGap_2.pdf



Goal 5 and Protecting Historic Resources

It's important to recognize that House Bill 2001 fits into a broader statewide regulatory framework that governs how housing is permitted on lands, including lands that contain Goal 5 historic resources. The purpose of Goal 5 is to protect natural resources and conserve scenic and historic areas and open spaces. The goal and its implementing statutes and administrative rules require cities to inventory these resources and adopt regulations that conserve and protect them for present and future generations.⁵

With regard to historic resources, [OAR 660-023-0200](#) outline the specific parameters and responsibilities for local jurisdictions in how they inventory and protect historic resources. These provisions are intended to preserve the historic character of resources, including both individual historic properties and historic districts and the implementation of these new rules relating to middle housing will not change these provisions. However, local historic design review regulations are not intended to regulate who owns or is able to occupy a particular resource. Even adaptive reuse, the process of repurposing a historic resource for a use other than what was originally intended, the use of the structure is only considered in so far that it changes the historic character to use a property in a different manner.⁶ These standards do not permit cities to maintain exclusionary zoning practices or regulate who is able to live in and access neighborhoods.

For most forms of housing, local governments are required to apply clear and objective standards to the development of housing, and these regulations may not cause unreasonable cost or delay. A hearings body cannot deny a housing proposal unless the proposal does not comply with a clear and objective standard identified in their development code. However, housing built on land containing Goal 5 historic resources are exempt from the requirement for standards to be clear and objective, because many of the standards related to historic integrity, such as architectural design and historic context, are inherently discretionary.

House Bill 2001 and Goal 5 Historic Resources

The statutes and administrative rules implementing House Bill 2001 enable cities and counties to continue applying standards and procedures that preserve the integrity of historic resources under Goal 5 and the National Register program. The statute and rules *do not* enable the exclusion of middle housing or the continuation of the single-family exclusionary zone in historic districts.

House Bill 2001 requires cities above a certain size to allow middle housing in areas that allow single-family detached homes. Cities are still permitted to apply goal protections, including protections specific to Goal 5 historic resources. Administrative rules implementing House Bill 2001 ([OAR Chapter 660, Division 046](#)) allow cities to continue the application of discretionary historic design standards, but *they do not allow for the categorical exclusion of middle housing from previously exclusionary single-family neighborhoods.*⁷

⁵ Oregon Statewide Planning Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces. Accessed via: <https://www.oregon.gov/lcd/OP/Documents/goal5.pdf>

⁶ Restore Oregon. Preservation Toolkit: An Orientation to Preservation & Adaptive Reuse. Accessed via: http://restoreoregon.org/wp-content/uploads/2016/06/RestoreOregon_01-orientation_r401.pdf

⁷ OAR 660-046-0010(3)(a)(B)



Specifically, the rule reaffirms local government obligations to protect the historic integrity of Goal 5 historic resources. The rule requires that local governments either apply regulations adopted under [OAR 660-023-0200](#) to Middle Housing or – if they do not have adopted historic regulations – apply a set of backstop historic criteria outlined in OAR 660-023-0200(8)(a) to Middle Housing until they adopt their own set of regulations. These regulations are not required to be clear and objective under ORS 197.307 and do not cause “unreasonable cost or delay” to the development of Middle Housing. To prevent the application of historic review in a manner that excludes the development of Middle Housing, the rule restricts the application of two types of standards:

1. Use, density, and occupancy restrictions that prohibit the development of Middle Housing on historic properties or districts that otherwise permit the development of detached single-family dwellings; and
2. Standards that prohibit the development of Middle Housing on historic properties or districts that otherwise permit the development of detached single-family dwellings.

Through discussion with historic preservation, land use, and housing experts and stakeholders via the House Bill 2001 rulemaking process, these provisions were considered critical to prevent the application of historic standards in a manner that would preclude any development of Middle Housing and perpetuate patterns of racial and economic segregation associated with the single-family exclusionary zone. The rule enables and reinforces local responsibility to maintain the integrity of Goal 5 historic resource through the application of historic design standards.

If you have questions about this document, House Bill 2001, or housing planning, please contact Sean Edging at sean.edging@dlcd.oregon.gov.

If you have questions about statewide historic preservation, please contact Ian Johnson at ian.johnson@oregon.gov.

House Bill 2001: More Housing Choices for Oregonians

In 2019, the Oregon Legislature passed House Bill 2001, a bipartisan bill to help provide Oregonians with **more housing choices**, especially housing choices **more people can afford**.

The new law lets people build certain traditional housing types that already exist in most cities, instead of being limited to a single housing type.

House Bill 2001 requires updates of local rules that have limited what sorts of housing people could build. These limitations have led to increased housing costs.

The Need for More Diverse, Affordable Choices

People need a variety of housing choices. Today, too many Oregonians are paying too much for the housing they have and are limited to renting or buying detached single-unit homes. Meanwhile, the composition of Oregon households is shifting; more than a quarter of households today are a single person living alone.



Before being outlawed, non-single-unit homes have long been built in our cities; this is a Salem triplex.

At different times in their lives, we have different needs. Imagine what sort of housing a young adult might want or be able to afford, or think of the needs of a retired person.

The Bill: Traditional Housing Types Allowed in Most Neighborhoods Soon

Under the bill, by June 30, 2021, Oregon's medium-sized cities must allow Oregonians to build duplexes in areas zoned for single-family dwellings. Most cities already allowed duplexes in certain circumstances.

By June 30, 2022, cities in the Portland Metro region and Oregon's other largest dozen cities (those over 25,000 population), must allow people to build duplexes, triplexes, fourplexes, cottage clusters, and townhouses in residential areas.

These houses can be more affordable and meet the housing needs of many younger people, older people, and people who work hard but can't afford a large detached house of their own.

The bill also provided \$3.5 million for technical assistance to cities, and has other details. Read the bill for details: olis.leg.state.or.us/liz/2019R1/Downloads/MeasureDocument/HB2001/Enrolled

Siting and Design Flexibility; Transformation Expected to be Gradual

While the bill re-legalizes certain housing types, the bill is about choices. People can still build detached single-family homes. We expect most homes in residential areas to be built as such.

Cities can set reasonable siting and design requirements on the houses, including making sure there is adequate infrastructure. The bill directs the Department of Land Conservation and Development (DLCD) to help cities figure this out.

While the law allows traditional housing types, DLCD expects the transformation of housing choices to be gradual. Cities have allowed some of these types in certain areas. Not many have been built. Local knowledge of how to build these housing types will grow over time. The building of them will depend on local housing markets.

Learn More and Sign Up to Stay Informed

www.oregon.gov/lcd/UP/Pages/Housing-Choices.aspx

Ethan Stuckmayer, Senior Housing Planner, ethan.stuckmayer@state.or.us (503) 934-0619





CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board **Agenda Date:** 02/22/2022
From: Christina Robertson-Gardiner, Senior Planner

SUBJECT:
OC2040 Comprehensive Plan Update – Draft Goals and Policies

STAFF RECOMMENDATION: Staff recommends the NRC provide initial feedback on the draft goals and policies and takes part in the Comprehensive Plan Forum to provide individual comments.

BACKGROUND:

The virtual [Comprehensive Plan Forum](#) is your space to review draft goals and policies for OC2040! The Forum will be live from 1/10 - 3/14. [Click](#) and provide input on whether the goals and policies are on track. Goals and policy ideas have a key role in a formal "Comprehensive Plan" process approved by the State of Oregon. They not only highlight residents' desires but provide a documented roadmap to guide the decision-making of current and future City Commissions.

Your input matters

How should the City balance future housing opportunities, safe transportation, access to jobs, historic preservation, natural resource preservation and infrastructure needs?
What aspirations and priorities do you share with your family, friends, and neighbors?

OC2040 will update the Oregon City Comprehensive Plan to reflect the community's vision and guide decision making about future growth and development. The plan will be implemented through goals and policies that influence the development code and other ordinances, projects and plans. However, an effective comprehensive plan needs to be much more than a policy document. It must also reflect a shared vision that supports all our community members.

For more information visit www.OC2040.com. For questions you can contact Teresa Montalvo, Planning Manager, at 503-496-1562 or drop by Oregon City offices at 695 Warner Parrott Rd, Monday through Friday 9 a.m. to 4 p.m.



Planning & City Commission Work Session – Draft Goals + Policies

DRAFT | JANUARY 2022

OC2040 COMPREHENSIVE PLAN UPDATE PROJECT

The 2004 Oregon City Comprehensive Plan was the first major revision of the City's Comprehensive Plan since 1982. The plan was founded on a framework of principles intended to comply with state land use planning laws and, more importantly, to ensure protection of Oregon City's quality of life and social and economic vitality. Those founding principles were:

- Promote sustainability and sustainable development
- Contain urban development
- Promote redevelopment
- Protect natural resources
- Foster economic vitality
- Provide efficient and cost-effective services
- Ensure a sense of history and place

The 2004 Plan contains 65 goals and 289 policies organized into 15 chapters (each chapter corresponds with an Oregon Statewide Planning Goal). For the last 17 years, the 2004 Plan has served as the overarching guide for all aspects of land use and transportation decision-making in Oregon City. **This OC2040 Comprehensive Plan Update project provides an opportunity for Oregon City to review and renew its plan for the future, using the 2004 Plan and its founding principles as a base upon which to build new ideas.**

It's important to understand that one objective for this OC2040 update is to streamline the Comprehensive Plan and make it a more intuitive and user-friendly document. Comprehensive plans are intended to be high-level policy documents that guide city decisions and work plans. Part of City staff's approach for this update is to reduce the overall "bulk" of the document by keeping goals and policies at a higher level and removing short-term implementation measures that are not conducive to a 20-year planning horizon. This ensures the Comprehensive Plan can be implemented through development of more specific and targeted action plans, projects and programs directed by City Commission.

The OC2040 Comprehensive Plan will be organized differently than the 2004 Plan. Whereas the current plan is organized by statewide planning goal, the OC2040 Plan will be organized around four key themes that emerged from community outreach for this process, and serve as the framework for the new Oregon City 2040 Vision Statement:

1. Healthy and Welcoming Communities
2. Diverse Economy
3. Connected Infrastructure
4. Protected Environment

Each theme represents a chapter in the new OC2040 Plan; each chapter will contain brief background information along with 3-4 broad goals and a set of 4-8 policy statements per goal. Goals and policies are intended to support the Community Vision, which was developed through significant outreach and engagement with Oregon City residents and businesses over the course of a year.

When developing goal and policy concepts, an iterative, open, and transparent process ensured community priorities were captured through four Comprehensive Plan Summits, online surveys, and multiple meetings with the Project Advisory Team (PAT) to review, vet and refine the concepts. New and revised goals and policies were also supported through a review of the existing Comprehensive Plan goals and policies, review of best practices, and input from City staff. **Feedback from PAT members was particularly important to development of draft goals and policies; they have been involved with this project for more than 16 months and represent a diverse set of community interests.**

The purpose of this worksession is for City staff and the project team to share the draft goal and policy language that has been developed through extensive engagement with the PAT and community, and receive input from Planning and City Commissioners on this process. We understand it is a lot of material to cover; to help guide our discussion, we will focus on presenting the goal statements and a summary of policy topics. As we review, we will be asking:

- Are these on the right track?
- What is missing, or should be included in an implementation and action plan?

There will be additional opportunity to provide detailed written comments on the draft goals and policies through an online OC2040 Comprehensive Plan Forum. The online forum will go live on Monday, January 10th, 2022, and be available to the community through Feb 14th, 2022. The forum will be accessed through the City's OC2040 website: <https://oc2040.com/>.

Thank you for taking the time to review this material – we look forward to a productive conversation on January 11th, 2022.



Goal 1

Implement and maintain a community engagement program that provides broad and inclusive opportunities for all Oregon City community members to learn about and understand land use planning and participate meaningfully in land use decisions that impact their communities.

Policies:

- a. Support the Citizen Involvement Committee (CIC) to engage and educate Oregon City community members in land use planning.
- b. Actively seek input from a diverse range of participants and enhance engagement opportunities for community members with barriers (language, disability, income, age, technology) through services and methods that bolster inclusive participation.
- c. Seek opportunities to develop and enhance relationships with community-based organizations (CBOs) who are working in Oregon City and the larger region.
- d. Explore innovative forms of communication technology to enhance the City's public engagement efforts.
- e. Provide on-going education to the community regarding land use projects and processes and ensure clear communication about when and how to be involved at key points in the process.
- f. Include liaisons from nearby communities in public engagement efforts, where appropriate, to provide an outside perspective to Oregon City land use planning.

Goal 2

Acknowledge, protect, enhance, and commemorate Oregon City's historic and cultural resources.

Policies:

- a. Promote the Willamette and Clackamas rivers as a community benefit for cultural connection and understanding.
- b. Acknowledge the history of tribal presence in Oregon City and seek opportunities to educate community members and elevate understanding.
- c. Facilitate historic preservation programs for retention of quality, locally designated historic districts and sites.
- d. Identify and protect important cultural resources and historic amenities through programs, interpretive signage, and other means to increase awareness and generate appreciation.
- e. Provide activities and programs for residents and visitors that weave together education, recreation, and historic and cultural resources.

Goal 3

Strengthen health and livability across all Oregon City neighborhoods by creating places that feel safe and comfortable with convenient access to community services.

Policies:

- a. Support the City's network of community-based organizations, programs, and centers that provide services for Oregon City residents.
- b. Improve equitable access to comprehensive health care for all residents through cross-sector partnerships and coordination with service providers.
- c. Provide opportunities for learning and civic engagement at all ages through City services and partnerships with local schools.
- d. Support access to affordable healthy food for all Oregon City neighborhoods.
- e. Build and enhance partnerships between police, government agencies, local councils, and neighborhoods to enhance community safety and positive health outcomes.
- f. Pursue services and programs that support Oregon City's houseless residents in meeting daily needs while offering stable and lasting solutions.

Goal 4

Integrate diversity, equity, and inclusion (DEI) best practices when evaluating land use policies, programs, and regulations.

Policies:

- a. Implement DEI practices in City business and operations, and when evaluating and selecting public improvement projects.
- b. Ensure housing policies and regulations increase home ownership and rental opportunities for all household sizes, types, and incomes.
- c. Establish land uses that promote a balance of jobs and housing across Oregon City to strengthen access to employment and reduce barriers for historically disinvested communities.



- ✓ **Economic Development**
- ✓ **Housing**
- ✓ **Urbanization**
- ✓ **Design and Development**

Goal 1

Provide opportunity for a diversity of goods, services, and employment options to work toward a dynamic, ecologically sound, and socially equitable economy.

Policies:

- a. Regularly update City-wide economic studies to guide development of strategies and policies that improve economic health and resiliency.
- b. Ensure a suitable amount of land is dedicated to employment uses.
- c. Support small and local businesses as well as retention and recruitment of medium to large sized businesses.
- d. Provide fair and equitable opportunities to compete for city contracts regardless of business owner ethnicity, gender, disability, or firm size.
- e. Create and maintain cooperative partnerships with other public agencies and private business groups interested in promoting economic development.
- f. Promote the city's destinations, natural resources, and cultural amenities to grow the tourism industry.
- g. Support a healthy and balanced workforce by providing affordable childcare opportunities.

Goal 2

Provide housing options, including both rental and ownership opportunities, that are attainable for the full diversity of Oregon City households.

Policies:

- a. Plan for housing supply that supports and implements the recommendations of the current Housing Needs Analysis.
- b. Ensure that land use designations and zoning code provisions allow a wide range of housing types.
- c. Support retention of existing homes and opportunities for community members to "age in place".
- d. Provide for and encourage transit-oriented development opportunities.
- e. Prioritize and support development of subsidized affordable housing.

Goal 3

Guide growth and development in a manner that implements the City's 2040 Vision and maintains an urban growth boundary that supports and accommodates projected population and employment during the 20-year planning period.

Policies:

- a. Promote efficient use of land and public infrastructure and plan for appropriate infill development, redevelopment, and new development.
- b. Promote development of complete walkable neighborhoods to reduce transportation demand and enhance localized access to community services and amenities.
- c. Designate land uses in a manner that balances opportunities for housing and jobs and ensures development is consistent and compatible with the community's needs and resources.

Goal 4

Encourage new development that incorporates sustainability and livability principles in site design and building construction.

Policies:

- a. Promote best practices for integrating residential infill development into the fabric of existing neighborhoods.
- b. Incorporate resource efficiency and sustainability in the built environment by emphasizing energy-saving features and practices in construction and development regulations.
- c. Utilize urban design principles that create livable and attractive public spaces that are reflective of Oregon City's community vision.
- d. Explore site and building design alternatives that balance high-quality and durable construction with affordability.

Goal 1

Provide a safe, comfortable, and accessible transportation network that equitably serves all modes of travel, including non-motorized modes.

Policies:

- a. Plan for and develop high levels of multi-modal connectivity throughout Oregon City, with an emphasis on access to community services, amenities, and key points of interest.
- b. Reduce Oregon City's carbon footprint by supporting and emphasizing active transportation modes.
- c. Promote safety by implementing street design that equally considers and serves non-motorized and motorized users.
- d. Prioritize transportation improvements in underserved, low-income neighborhoods.
- e. Support opportunities for safe, affordable, and accessible transit service, including regional efforts to expand public transportation networks.
- f. Explore public parking programs and transportation demand management in downtown Oregon City.

Goal 2

Ensure public utilities and infrastructure are maintained and improved to adequately serve all existing areas of Oregon City and can be extended to serve newly developing areas in a logical and fiscally responsible manner.

Policies:

- a. Regularly update City infrastructure and utility master plans.
- b. Adjust system development charges to ensure the benefit of new development is captured while impacts to the system are proportionally shared.
- c. Prioritize public infrastructure investments in areas that are historically underserved.
- d. Increase resiliency to climate change and natural hazard events in public utility infrastructure.
- e. Coordinate City-wide communication and outreach efforts around utility rates and other operational changes.
- f. Support public-private partnerships to expand publicly available highspeed internet service City-wide.

Goal 3

Serve the health, safety, and welfare of all Oregon City residents through provision of comprehensive public facilities and services.

Policies:

- a. Seek and support opportunities to increase access to digital communications for all Oregon City residents and businesses.
- b. Maintain a high level of police and fire protection and enhance service in underserved areas.
- c. Support and promote emergency preparedness and climate change resiliency efforts and programs.
- d. Coordinate with service providers to ensure high levels of public utility and infrastructure service.
- e. Ensure adequate funding to pay for public facilities and services.

Goal 4

Promote and support energy conservation, sustainability, and resiliency through best practices in infrastructure planning, operations, and management.

Policies:

- a. Identify and seek opportunities for sustainable practices in management and operation of public facilities and services.
- b. Continue to implement green, sustainable, and low impact approaches to stormwater management.
- c. Prioritize green street design in new development and redevelopment.
- d. Coordinate infrastructure to support the development of climate-friendly and equitable communities.
- e. Support opportunities to increase densities near activity and transit centers.



PROTECTED
ENVIRONMENT

- ✓ Parks and Recreation
- ✓ Natural Resources
- ✓ Climate Change
- ✓ Watersheds, Habitat

Goal 1

Provide and maintain a comprehensive system of parks, trails, and recreation amenities that is accessible to residents of all ages and abilities, enhances the environmental and visual quality of the community, and encourages healthy living.

Policies:

- a. Provide additional parklands to adequately serve the City's current and estimated future population based on adopted service levels and community needs.
- b. Provide equitable distribution of parks and trails across the City by prioritizing park and trail development in underserved neighborhoods and high-density developments.
- c. Provide a network of signage and trails to enhance connections within parks, and between parks, neighborhoods, and public amenities.
- d. Reduce barriers to park use and improve safety and accessibility of parks resources for all users, regardless of ability, comfort level, or native language.

Goal 2

Conserve, protect, and enhance the function, health, and diversity of the City's natural resources and ecosystems.

Policies:

- a. Implement site development and design practices that incorporate natural ecosystem enhancement, minimize impacts on natural resources, and avoid degradation or loss of wetlands, watershed, and habitat.
- b. Bolster efforts to reduce landfill demand through re-use, recycling, and composting methods.
- c. Protect and enhance the urban forest tree canopy.
- d. Support water conservation efforts within the Willamette Basin.
- e. Promote outdoor lighting that is designed to reduce the negative impacts of light pollution.
- f. Support programs and methods that will improve air quality in Oregon City.
- g. Protect the Clackamas and Willamette Rivers and Newell Creek as the centerpieces of Oregon City's natural environment.
- h. Establish, restore, and maintain a network of connected wildlife habitat corridors.

Goal 3

Ensure the safety of residents and property by supporting plans, programs, and investments that aid in rapid response and recovery and minimize the future risk of natural hazard events.

Policies:

- a. Utilize public-private partnerships to educate residents on the importance of community hazard planning and resilience.
- b. Restrict development in unsafe areas and where development would increase hazard impacts, such as steep slopes, landslides, wetlands, streams, and floodplains.
- c. Invest in retrofits and infrastructure redundancies to reduce service losses during an extreme weather or natural hazard event.
- d. Prioritize restoration of critical services following a natural hazard event.
- e. Collaborate with adjacent jurisdictions to coordinate emergency communication systems and distribution of resources in the event of an emergency or natural disaster.



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board
From: Planner Kelly Reid

Agenda Date: 2/22/2022

SUBJECT:

GLUA-22-00001/HR 21-00028: Historic Review for Partition and Reduction to Designated Site Boundary: Reduction in the size of the Frederick White House historic site at 716 10th Street.

STAFF RECOMMENDATION:

Approval with Condition

EXECUTIVE SUMMARY:

The Frederick White House is located at 716 10th Street on Tax Lot 22E31AA-08900. A one-story ell has been added to the south end of this house, and now serves as a second residential unit, addressed as 917 Jefferson Street. The property is in the R-3.5 zone which allows for duplexes and single-family attached dwellings.

The applicant is currently pursuing a two-lot partition to allow each home to be on its own legal tax lot, with a shared wall at the property line. The requested reduction transfers the historic designation to solely be on Parcel 1 of the Partition.

The unit at 917 10th Street (proposed Parcel 2) was built as an addition to the designated Frederick White House (proposed Parcel 1), circa 1950. The addition is a simple one-story rectangular home that has no distinctive historic features. According to documentation provided by the applicant, the addition was built in the 1950s before the adoption of zoning codes in Oregon City. The proposed partition line is fully within the 1950s unit, where a breezeway is currently located. If any future demolition or construction work were to occur on Parcel 2, it would not impact the original volume of the Frederick White House, it would instead be adjoining the rear wing addition.

Staff supports the proposed approach as it will provide clarity to both future property owners on the requirements of OCMC 17.40 Historic Overlay District on their properties. Historic Review will continue to be required for any new construction (as defined in OCMC 17.04) on Parcel 2, as well as any alterations to portions of the structure on Parcel 1.

BACKGROUND:

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

OPTIONS:

1. Approve the proposal (staff recommendation)
2. Continue the hearing to a date certain
3. Deny the proposal and provide revised findings



Historic Review Staff Report and Recommendation February 15, 2022

FILE NO.: GLUA-22-00001/HR 21-00028: Historic Review for Partition and Reduction to Designated Site Boundary: Reduction in the size of the Frederick White House historic site.

HEARING DATE: February 22, 2022
7:00 p.m. – Commission Chambers
1234 Linn Ave
Oregon, City, Oregon 97045

**APPLICANT/
OWNER:** Bonnie Oshiro
PO Box 3293
Clackamas, OR 97015

REPRESENTATIVE: Rick Givens, Planning Consultant

LOCATION: 716 10th Street and 917 Jefferson Street
Assessors Map 22E31AA, Tax Lot 08900

REQUEST: Partition of designated historic site in the McLoughlin District to separate the historic structure, the Frederick White House, from the mid-century home attached to the back of the structure. The request would reduce the size of the designated site boundary to the Frederick White House parcel only. A separate land use application for the partition and a variance (File No. GLUA-21-00069) will be reviewed by the Planning Commission on March 14th, 2022.

REVIEWER: Kelly Reid, ACIP, 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 of the Oregon City Municipal Code. The City Code Book is available on-line at www.orcity.org.

Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the hearing, in person or by letter, with sufficient specificity to afford the Historic Review Board and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. The decision of the Historic Review Board may be appealed to the City Commission by parties with standing within fourteen (14) calendar days of the notice of decision. Any appeal will be based on the record. 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 OCMC 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 Findings and Conditions of Approval

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

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

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

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

The unit at 917 10th Street (proposed Parcel 2) was built as an addition to the designated Frederick White House (proposed Parcel 1), circa 1950. According to documentation provided by the applicant, the addition was built in the 1950s before the adoption of zoning codes in Oregon City.

The addition is a one-story rectangular structure with a small gable over the front entry. The home has no distinctive historic features. It is a ranch-style home with wood siding, vinyl windows, and a contemporary-style front door. There is also a detached garage on the property that also has no distinctive historic features. The garage is located near the Jefferson Street property line as well as a side alley. The proposed partition line is fully within the 1950s unit, where a breezeway is currently located. If any future demolition or construction work were to occur on Parcel 2, it would not impact the original volume of the Frederick White House, it would instead be adjoining the rear wing addition.

Staff supports the proposed approach as it will provide clarity to both property owners on the requirements of OCMC 17.40 Historic Overlay District on their properties. Historic Review will continue to be required for any new construction (as defined in OCMC 17.04) on Parcel 2, as well as any alterations to portions of the structure on Parcel 1. Thus, staff recommends approval with the following condition:

1. The Frederick White House boundary shall be reduced as referenced in Exhibit B of the staff report.

I. BACKGROUND:

Summary of Proposal:

The Frederick White House, constructed in 1892, is located at 716 10th Street on Tax Lot 22E31AA-08900. A one-story ell has been added to the south end of this house, and now serves as a second residential unit, addressed as 917 Jefferson Street. The property is in the R-3.5 zone which allows for duplexes and single family attached homes.

The applicant is currently pursuing a two-lot partition to allow each home to be on its own legal tax lot, with a shared wall at the property line. The requested reduction transfers the historic designation to solely be on Parcel 1 of the Partition.

Reducing the overlay surrounding the historic resource does not change the historic designated status of the resource. The Board may find that the overlay boundary can be reduced while still protecting the historic character of the Frederick White House.



Vicinity Map

Site and Context



716 10th Street

This house sits under a cross gable roof, and is 1-1/2 stories high at the original part of the house. A one story ell has been added to the south end of this house, and now serves as a second residential unit. This addition also sits under a gable roof, with a small gable on the east side over the main entry, drop siding, and vinyl sliding sash windows. The original portion of the house, located on the north end of the lot, features scroll cut paired brackets at the gable ends and wide frieze and rake

boards. A rectangular bay projects out from the south end of the east side of the house, covered by a low hip roof. This bay features a dentil course and decorative molding at the frieze level, tall 1/1 double-hung wood sash windows and recessed panels beneath the window sills. An octagonal bay is present on the north side of the house, with a fleur-de-lis pattern in the frieze and a series of smaller recessed panels beneath the windows. At the inside corner of the L-shaped plan, a hipped roof covers the entry porch, supported by a series of slender chamfered posts with scroll cut brackets. A frieze with the same fleur-de-lis pattern is present above the brackets. The windows are typically 1/1 double-hung wood sash with board surrounds and decorative hood moldings. A single bull's-eye window is present above the porch hip. The house rests on a concrete foundation, and is in good condition.



917 Jefferson Street

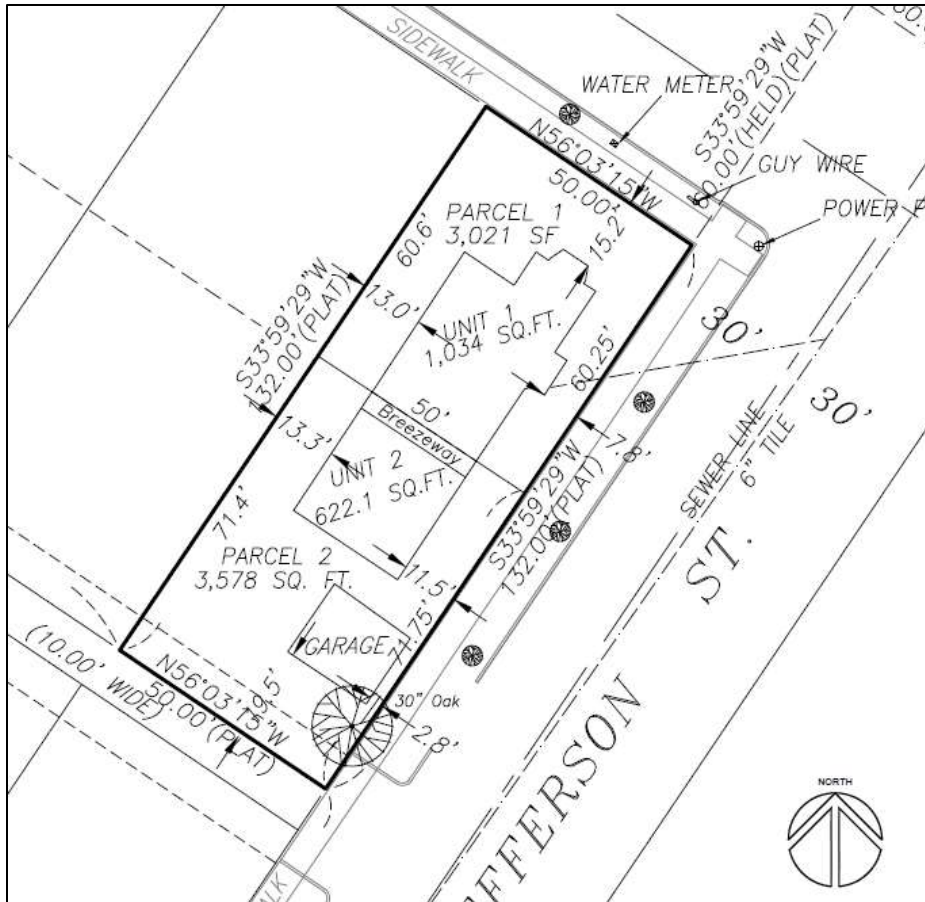
The home at 917 Jefferson is a one-story rectangular structure with a small gable over the front entry. The home has no distinctive historic features. It is a ranch-style home with wood siding, vinyl windows, and a contemporary-style front door. There is also a detached garage on the property that also has no distinctive historic features. The garage is located near the Jefferson Street property line as well as a side alley.



Zoning Map



Proposed property line location



Proposed partition plan



From corner of 10th and Jefferson



From 10th Street

II. FINDINGS OF FACT:

Zoning:

The property is zoned R-3.5 Residential District. It is also located within the Historic Overlay. No development is being proposed as part of this application.

Notice and Public Comment:

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

The building division indicated that the proposal does not conflict with their interests as long as a firewall meeting current building code was provided between the two structures.

Full public comments are attached to this Staff report as Exhibit D.

ANALYSIS AND FINDINGS: The applicant needs to meet OCMC 17.40.010, the purpose of the historic overlay district.

Regarding Criterion (I) - 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;

Finding: Complies as Proposed. The site is in the McLoughlin Conservation District. The unit at 917 10th Street (proposed Parcel 2) was built as an addition to the designated Frederick White House (proposed Parcel 1), circa 1950. According to documentation provided by the applicant, the addition was built in the 1950s before the adoption of zoning codes in Oregon City. The proposed partition line is fully within the 1950s unit, where a breezeway is currently located.

There will be no new development or changes to the historic house. The home at 917 Jefferson is a one-story rectangular structure with a small gable over the front entry. The home has no distinctive historic features. It is a ranch-style home with wood siding, vinyl windows, and a contemporary-style front door. There is also a detached garage on the property that also has no distinctive historic features. The garage is located near the Jefferson Street property line as well as a side alley.

Additions to historic homes can sometimes acquire historic significance in their own right. In this case, the Frederick White House was built in 1892 and the addition was built around 1950. While the 1950 addition is compatible due to its size, placement, and simple design, it is not necessarily contributing to the district. The 1950s addition may be found to tell a story on its own about postwar development and the eclectic nature of properties in the McLoughlin Conservation District; however, staff finds that the amount of significance it has to the district is minimal at best.

If Parcel 2 were to be removed from the overlay through this overlay reduction, the structure could be altered without historic review. However, it would continue to be subject to new construction review for additions greater than 30% of the existing area. For such a small structure, any addition that would be large enough to have a potential impact on neighboring historic structures such as the Frederick White House would be over the 30% threshold and would trigger HRB review for new construction. Furthermore, if any future demolition or construction work were to occur on Parcel 2, it would not impact the original volume of the Frederick White House, it would instead be adjoining the rear wing addition.

Staff supports the proposed approach as it will provide clarity to both property owners on the requirements of OCMC 17.40 Historic Overlay District on their properties. Historic Review will continue to be required for any new construction (as defined in OCMC 17.04) on Parcel 2, as well as any alterations to portions of the structure on Parcel 1.

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

Finding: Complies as Proposed. The proposal will maintain the historic designation of the Frederick White House. The designations in the district are of the historic structures themselves. Reducing the overlay surrounding the historic resource does not change the historic designated status of the resource. The Board may find that the overlay boundary can be reduced while still protecting the historic character of the Frederick White House.

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

Finding: Not Applicable. This is not a National Register District.

D. Stabilize and improve property values in such districts;

Finding: Complies as Proposed. Reduction of the historic resource boundary will not impact the applicability of historic review for new construction on Parcel 2 and will therefore protect the district as well as property values.

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

Finding: Complies as Proposed. The proposal will maintain the historic designation of the Frederick White House, an 1892 Italianate structure with considerable architectural integrity.

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

Finding: Complies as Proposed. The proposal will maintain the historic designation of the Frederick White House, an 1892 Italianate structure with considerable architectural integrity.

G. Strengthen the economy of the city;

Finding: Complies as Proposed. The proposal will maintain the historic designation of the Frederick White House, while also providing additional homeownership opportunities in a walkable mixed use neighborhood.

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

Finding: Complies as Proposed. The use of historic districts will not be impacted.

I. Carry out the provisions of LCDC Goal 5.

Finding: Complies as Proposed. LCDC Goal 5 requires inventory of and protection of historic resources. The City's historic overlay code implements LCDC Goal 5 and this proposal is being reviewed consistent with the city's code.

Exhibits

- A. Applicant Submittal
- B. Reduced Size of the Frederick White House overlay boundary
- C. Historic Inventory Form
- D. Public Comments

Oregon City GIS Map

Item #3.



Legend

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

Notes

Overview Map



0 199 399 Feet

1: 2,394



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

Map created 2/1/2022

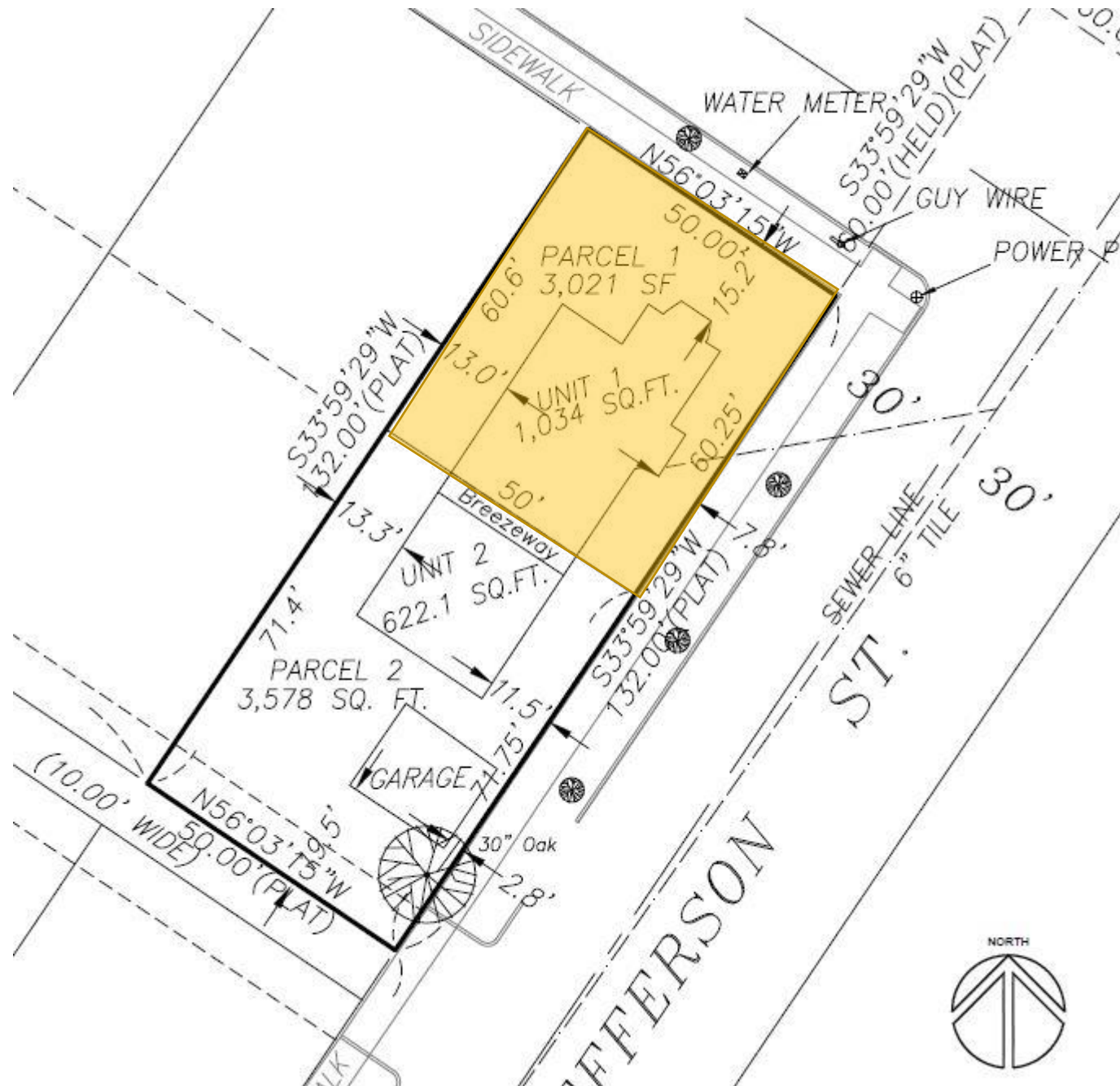
City of Oregon City
PO Box 3040
625 Center St
Oregon City
OR 97045
(503) 657-0891
www.orecity.org



Exhibit B
HR-21-00028



Designated
historic resource
boundary



OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 716 10TH ST				City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 28 N		Longitude: 122 36 05 W		
Township: 02S	Range: 02E	Section: 31	Block: 99	Lot: 1x, 2x	Map #: 22E31AA	Tax Lot #: 8900	
Date of Construction: 1892		Historic Name: White, Frederick, House			Historic Use or Function: Domestic - single dwelling		
Grouping or Cluster Name: NA		*Current Name or Use: Domestic - duplex			Associated Archaeological Site: Unknown		
Architectural Classification(s): Italianate				Plan Type/Shape: L-shaped		Number of Stories: 2.0	
Foundation Material: Concrete				Structural Framing: Unknown		Moved? No	
Roof Type/Material: Gable / Composition shingle				Window Type/Material: 1/1 wood double-hung			
Exterior Surface Materials Primary: Drop				Secondary:		Decorative:	
Exterior Alterations or Additions/Approximate Date: Fleur-de-lis cresting along roof ride, above north bay and above porch removed; Rear wings are additions; Porch balustrade removed.							
Number and Type of Associated Resources: Garage; Rear addition is a second unit (917 Jefferson) (2)							
Integrity: Good		Condition: Good		Local Ranking: Designated Historic Site		National Register Listed? No	
Potentially Eligible: ☐ Individually or ☒ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old							
Description of Physical and Landscape Features:							
This house sits under a cross gable roof, and is 1-1/2 stories high at the original part of the house. A one story ell has been added to the south end of this house, and now serves as a second residential unit. This addition also sits under a gable roof, with a small gable on the east side over the main entry, drop siding, and vinyl sliding sash windows. The original portion of the house, located on the north end of the lot, features scroll cut paired brackets at the gable ends and wide frieze and rake boards. A rectangular bay projects out from the south end of the east side of the house, covered by a low hip roof. This bay features a dentil course and decorative molding at the frieze level, tall 1/1 double-hung wood sash windows and recessed panels beneath the window sills. An octagonal bay is present on the north side of the house, with a fleur-de-lis pattern in the frieze and a series of smaller recessed panels beneath the windows. At the inside corner of the L-shaped plan, a hipped roof covers the entry porch, supported by a series of slender chamfered posts with scroll cut brackets. A frieze with the same fleur-de-lis pattern is present above the brackets. The windows are typically 1/1 double-hung wood sash with board surrounds and decorative hood moldings. A single bull's-eye window is present above the porch hip. The house rests on a concrete foundation, and is in good condition.							
Statement of Significance:							
This residence is credited to Frederick White, who, with his brother William, engaged in architecture and carpentry between the late 1880s and mid-teens of the 1900s. The pair constructed a number of houses in the McLoughlin neighborhood and a handful of commercial buildings on Main Street. White later went into partnership with Harold Rands, a civil engineer, as Rands and White. In 1903, White sold the property to Harold's brother, Ernest Rands, who was also a civil engineer. The property remained in the family until 1953, when it was purchased by Dr. Arthur Mac Donald, a dentist. After living in the house for a short time, he rented it to Eli Jimenez, a teacher. The property remained in the Mac Donald family until the mid-1980s.							

Researcher/Organization: Alex McMurry / HPNW				Date Recorded: 4/12/2002	
Survey Form Page 1		Address: 716 10TH ST		Local Designation #	
				SHPO #	

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

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

ELD Process (OCMC 17.50.030.E)

- ☐ Expedited Land Division

Legislative Action (OCMC 17.50.170)

- ☐ Legislative

File Number(s):	Application Date: Dec. 13, 2021
Project Name: Oshiro Historic Review Application	
Proposed Land Use or Activity: Reduce historic overlay to Parcel 1 of proposed partition.	# of Lots Proposed (If Applicable): 2
Physical Address(es) of Site: 716 10th Street and 917 Jefferson Street	
Clackamas County Map and Tax Lot Number(s): 2-2E-31AA-08900	

Applicant(s)

Applicant(s) Signature: <i>Bonnie Oshiro</i>	
Applicant(s) Name Printed: Bonnie Oshiro	Date: Dec. 13, 2021
Mailing Address: PO Box 3293 Clackamas, OR 97015	
Phone: 503-799-4118	Fax: Email: bjoshiro2014@gmail.com

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

Property Owner #1 Same as Applicant		
Property Owner#1 Signature		
Property Owner#1 Name Printed:	Date:	
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #2

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

Historic Overlay Reduction Application

APPLICANT: Bonnie Oshiro
PO Box 3293
Clackamas, OR 97015

OWNER: Same as applicant.

LOCATION: 716 10th Street and 917 Jefferson Street
Assessors Map 22E31AA, Tax Lot 08900

REQUEST: This application requests approval of a reduction of the size of the Historic Overlay District that is applied to the property to just the proposed parcel that will contain the home at 716 10th Street. The 917 Jefferson Street property would then be free from historic review regulations and would not be a designated structure. It would, however, remain within the McLoughlin Conservation District. A separate application for a 2-lot partition and variance is also being filed and will be reviewed by the Planning Commission.

1. Existing Conditions

The subject property is comprised of a single tax lot that measures 50 feet wide by 132 feet deep. It is developed with two residences that are attached by a breezeway and are effectively a duplex under the existing conditions. The property is zoned R-3.5. The site fronts on two paved streets that are fully improved with sewer, water, and storm sewer services.

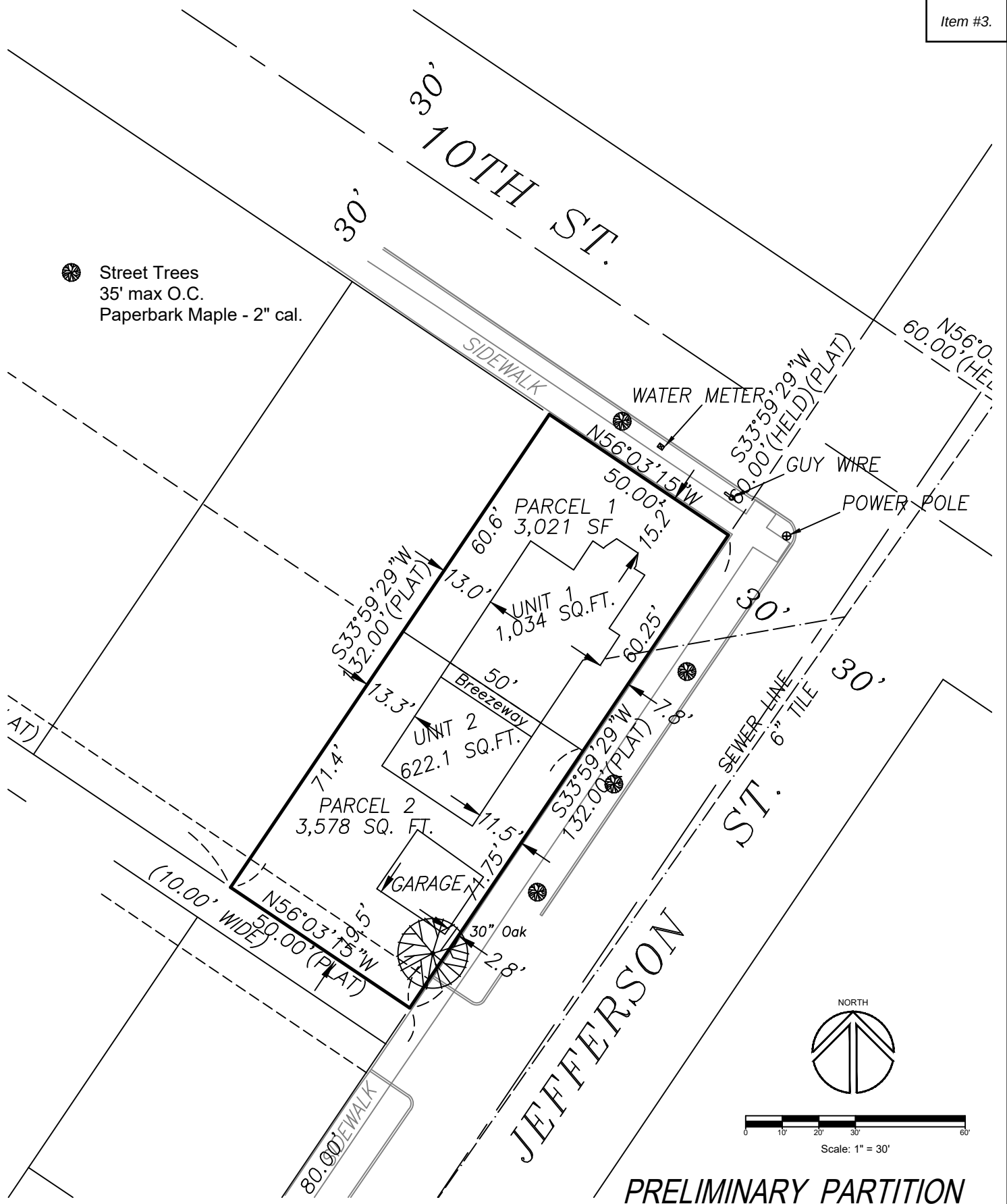


Jefferson Street View



The home 716 10th Street is the historic resource on the property. According to the City's inventory sheet for this property, "This residence is credited to Frederick White, who, with his brother William, engaged in architecture and carpentry between the late 1880s and mid-teens of the 1900s. The pair constructed a number of houses in the McLoughlin neighborhood and a handful of commercial buildings on Main Street."

Regarding the historical significance of the house, the inventory form lists it as a "contributing resource in a district" rather than being "individually" or even "intact but lacks distinction". As shown on the Jefferson Street photograph above, the original home was altered with an addition that looks to be of the same vintage as the duplex unit. Neither the duplex unit nor the garage, both of which are on proposed Parcel 2, have any historical significance. For this reason, adjustment of the overlay to Parcel 1 is appropriate.



Richard E. Givens, Planning Consultant
 18680 Sunblaze Dr.
 Oregon City, OR 97045
 PH: (503) 479-0097

SCALE 1" = 30'

DATE: 12-13-2021

PROJECT 21-OSH-100

Oshiro Partition

716 10th St. & 917 Jefferson St.

Bonnie Oshira

Page 110



LAND USE APPLICATION TRANSMITTAL – RESPONSE FORM

Date: 2/4/2022

Land Use Application File Number: GLUA-22-00001/HR-21-00028

NAME: Chris Long

AGENCY: City of Oregon City

EMAIL ADDRESS: clong@orc.org

The land use application material is referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return a copy of this form to facilitate the processing of this application and to ensure prompt consideration of your recommendations.

Please check the appropriate spaces below.

	The proposal does not conflict with our interests.
	The proposal conflicts with our interests for the reasons attached. (Please attach additional information)
X	The proposal would not conflict our interests if the changes noted below or attached are addressed.

Please add any specific comments below or attach a separate document with more information.

As this is proposing to create two tax lots and therefore introduce a lot line between the structures, there would be requirements for fire resistant construction as required in the 2021 Oregon Residential Specialty Code Chapter 3 section R302.

TABLE R302.1 EXTERIOR WALLS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	FIRE SEPARATION DISTANCE PROVIDED
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the <i>Building Code</i> with exposure from both sides	< 3 feet
	Not fire-resistance rated	0 hours	≥ 3 feet
Projections ^c	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside ^{a, b}	≥ 2 feet to < 3 feet
	Not fire-resistance rated	0 hours	≥ 3 feet
	Not allowed	NA	< 3 feet
Openings in walls	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	≥ 3 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	≥ 3 feet

For SI: 1 foot = 304.8 mm.

NA = Not Applicable.

a. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing. Fireblocking shall consist of not less than two layers of two-inch (51 mm) nominal lumber.
b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang where gable vent openings are not installed.
c. For the purposes of this table, attached devices that are not exempted by Section R105.2 shall be considered projections.

CONTACT THE PLANNING DIVISION IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board
From: Planner Kelly Reid

Agenda Date: 2/22/2022

SUBJECT:

Continuance of GLUA-21-00063 and HR 21-00026: Historic Review for solar panel installation on street-facing roof planes on a designated structure in the McLoughlin Conservation district, the Otto and Luelle Erickson House

STAFF RECOMMENDATION:

Grant the continuance requested by the applicant, to a date certain of March 22, 2022.

EXECUTIVE SUMMARY:

On January 22, 2022 the HRB voted to continuance the hearing and request additional information from the applicant. The applicant has since requested another continuance for more time to assess alternative panel locations on the property.

The Erickson House is a Queen Anne style structure with a cross-gable roofline and L-shape plan. The applicant has proposed a 10-panel array, with 4 of the panels proposed above the front entry on a primary roof plane visible from the street. Panels proposed on a side-facing roof plane on the rear portion of the home meet the HRB Policies. The roof on the Erickson House is a dark gray composition shingle; so the panels will not stand out prominently. The panels would not alter the pitch of the roof, but would change the appearance of the roof and would be visible from the street.

The Board has approved panels facing the street and visible from the right of way in the past, as long as they were not distracting from or too prominently visible when viewing the primary façade or entryway of the structure. The panels proposed on the Erickson House will be visible from the corner of 4th and Madison, but not when viewing the house straight on from 4th Street. The location of the panels is a key factor determining whether they will impact the historic character of the home. The Secretary of Interior Standards have generally been applied to allow solar equipment that is minimally visible and/or on secondary portions of structures or sites (see Exhibit 5 for full guidance document). For the Erickson House, the detailed ornamentation on the gables and porch provide design complexity that will stand on its own regardless of panels placed on the roof plane. On the other hand, the high pitch of the roof makes it a more prominent feature of the house, meaning the solar panels will have a greater impact.

As energy prices rise and renewable technology becomes more affordable, more common, and more critical to society's response to climate change, the Board will have to balance these factors with the concerns of historic integrity. Because the panels are only placed on the roof and will not cover or destroy historical materials or features, and are designed to be removed in the future without causing irreparable damage to the structure, the Board may find that the panels will not affect the integrity of the structure. In fact, the investment may prolong the overall preservation of the home.

The proposed panels on the primary roof plane are not consistent with federal guidance that solar panels should be inconspicuous or at least, not prominently visible. Other than one alternative plan demonstrating the power output of a layout with panels moved to a rear roof plane, the applicant has not provided detailed information demonstrating that other alternative locations were considered, such as the roof of the outbuildings on site, or a ground-mounted array. The applicant has not yet provided evidence that the panels would be consistent with federal guidance or HRB precedent. Staff recommends a continuance to give the applicant time to provide an alternatives analysis, and any other evidence that the Board may find helpful in their review.

The proposed panels on the side near the rear of the home already meet the HRB Policies and will not impact this historic integrity of the house. These panels may be installed separately from this HRB decision.

BACKGROUND:

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

OPTIONS:

1. Continue the hearing (staff recommendation)
2. Approve the proposal and provide revised findings
3. Deny the proposal and provide revised findings.



**Historic Review
Staff Report for a Solar Installation on a Designated Historic Site
in the McLoughlin Conservation District
January 18, 2022**

FILE NO.: GLUA-21-00063 and HR 21-00026: Historic Review

HEARING DATE: January 25, 2022
7:00 p.m. – Virtual Meeting over Zoom

APPLICANT: ION Solar
4801 N University Ave #900
Provo, UT 84604

OWNER: Phillip Larose
819 4th Street
Oregon City, OR 97045

LOCATION: 819 4th Street
Oregon City, OR 97045

REQUEST: Historic Review for solar panel installation on street-facing roof planes on a designated structure in the McLoughlin Conservation district, the Otto and Luelle Erickson House

REVIEWER: Kelly Reid, Planner, AICP

RECOMMENDATION: Continuance to February 22, 2022 meeting for additional information. The applicant would be able to move forward with panels proposed on back half of house that meet the HRB Policies.

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

Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the hearing, in person or by letter, with sufficient specificity to afford the Historic Review Board and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. The decision of the Historic Review Board may be appealed to the City Commission by parties with standing within fourteen (14) calendar days of the notice of decision. Any appeal will be based on the record. 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 OCMC 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.

Summary and Recommendation

The Erickson House is a Queen Anne style structure with a cross-gable roofline and L-shape plan. The applicant has proposed a 10-panel array, with 4 of the panels proposed above the front entry on a primary roof plane visible from the street. Panels proposed on a side-facing roof plane on the rear portion of the home meet the HRB Policies. The roof on the Erickson House is a dark gray composition shingle; so the panels will not stand out prominently. The panels would not alter the pitch of the roof, but would change the appearance of the roof and would be visible from the street.

The Board has approved panels facing the street and visible from the right of way in the past, as long as they were not distracting from or too prominently visible when viewing the primary façade or entryway of the structure. The panels proposed on the Erickson House will be visible from the corner of 4th and Madison, but not when viewing the house straight on from 4th Street. The location of the panels is a key factor determining whether they will impact the historic character of the home. The Secretary of Interior Standards have generally been applied to allow solar equipment that is minimally visible and/or on secondary portions of structures or sites (see Exhibit 5 for full guidance document). For the Erickson House, the detailed ornamentation on the gables and porch provide design complexity that will stand on its own regardless of panels placed on the roof plane. On the other hand, the high pitch of the roof makes it a more prominent feature of the house, meaning the solar panels will have a greater impact.

As energy prices rise and renewable technology becomes more affordable, more common, and more critical to society's response to climate change, the Board will have to balance these factors with the concerns of historic integrity. Because the panels are only placed on the roof and will not cover or destroy historical materials or features, and are designed to be removed in the future without causing irreparable damage to the structure, the Board may find that the panels will not affect the integrity of the structure. In fact, the investment may prolong the overall preservation of the home.

The proposed panels on the primary roof plane are not consistent with federal guidance that solar panels should be inconspicuous or at least, not prominently visible. Other than one alternative plan demonstrating the power output of a layout with panels moved to a rear roof plane, the applicant has not provided detailed information demonstrating that other alternative locations were considered, such as the roof of the outbuildings on site, or a ground-mounted array. The applicant has not yet provided evidence that the panels would be consistent with federal guidance or HRB precedent. Staff recommends a continuance to give the applicant time to provide an alternatives analysis, and any other evidence that the Board may find helpful in their review.

The proposed panels on the side near the rear of the home already meet the HRB Policies and will not impact this historic integrity of the house. These panels may be installed separately from this HRB decision.

I. BACKGROUND:

Site and Context

The subject property is the Otto and Luelle Erickson House, a circa-1900 Queen Anne home on a standard size residential lot in the McLoughlin Conservation District. The home is in good condition.



Aerial photo

The Historic Inventory form for the home reads:

819 4th Street - Otto and Luelle Erickson House

This one story house is a good example of the Queen Anne style in Oregon City. Sitting under a cross gable roof, it features a smaller gable extending out from the inside corner of the L-shaped plan to cover the main entry. This porch roof is supported by turned columns with a spindle and stickwork balustrade enclosing the porch. Above the porch columns is a spindle work frieze. The house is primarily clad with drop siding, finished with cornerboards above the fully developed water table. A belt course at the level of the enclosed eaves provides a transition to the shingled gable ends, which feature an octagonal pattern and a sunburst panel at each side just above the belt course. This pattern is repeated in the gable end with a decorative sunburst panel surrounded by three round ornaments above another spindle work frieze. The windows in the house are primarily 1/1 double-hung wood sashes, typically arranged in pairs with board trim, narrow sills, and small hood moldings. A brick chimney with a corbelled cap is centrally located in the house. At the northeast corner, a rear porch was added and subsequently enclosed with

eight light casement windows. A small deck was added to the east side of the porch at the time of its enclosure with turned balusters. The house rests on a parged concrete foundation, and the front porch has been skirted with lattice.

Statement of Significance: In 1900, Otto and Luella Erickson purchased this property and are credited with the construction of the residence. Mr. Erickson was a millwright at the CWP Company, who by 1933 was living at 411 Madison and using this house as a rental. Over the years, tenants included Dorothy Schwantes, a teacher; M. Stenberg, a secretary at Spears Investigation Bureau; and George W. Rindfleisch, a driver for G&H Salvage. In 1981, the property was still owned by the Erickson family.



Vicinity Map



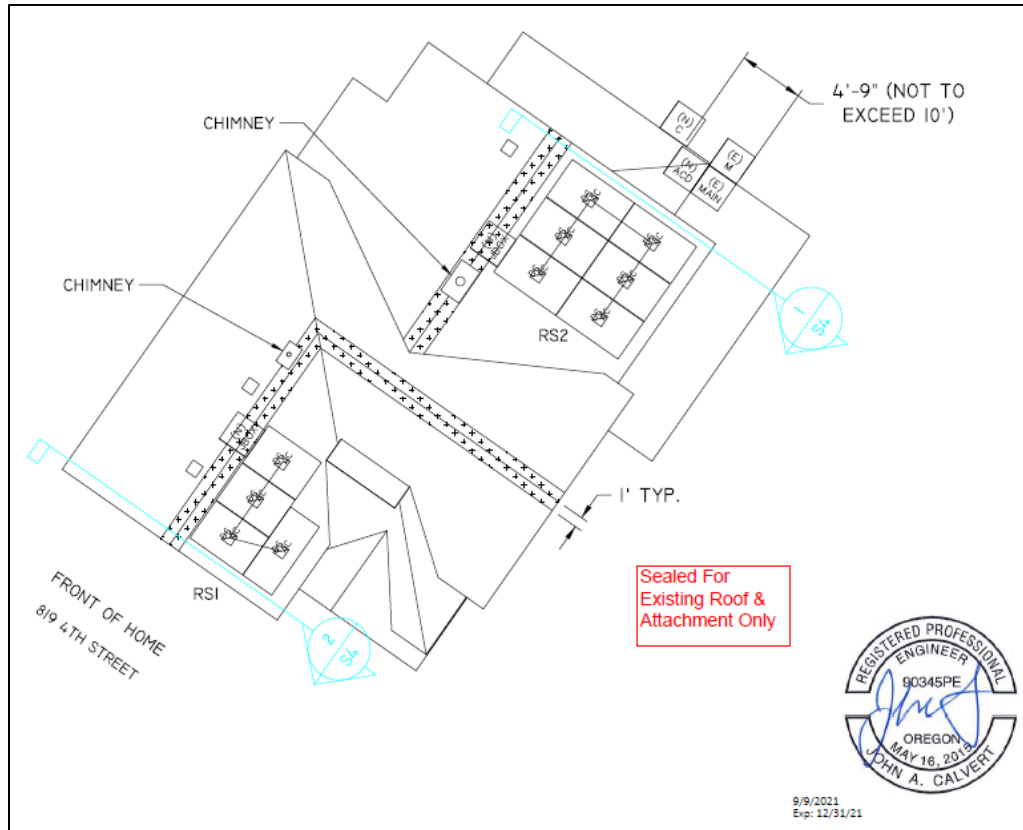
Existing Conditions



Street view from 2016

Project Description:

The applicant is proposing a 10-module solar photovoltaic array on the multi-gabled composition shingle roof of the house. Panels are proposed on two different roof planes, and ground equipment is proposed on the northeast side of the house (interior side).



Proposed Roof plan

The applicant has proposed to place solar panels on the roof of the historic structure. In 2019, the City adopted an HRB Policy for solar technology on historic homes, which allowed solar panels without HRB review if the panels met the following standards:

- 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.

The panels proposed on this home are proposed on both side and front-facing roof slopes. The house has a dark gray roof that will be similar to the black color of the panels. The panels on the side elevation facing Madison are placed above a secondary façade and meet the HRB policies. The panels proposed above the primary entrance of the home do not meet the HRB Policy and therefore are required to be reviewed by the Historic Review Board. This group of four panels will be very visible when viewing the primary façade of the house from the right of way.

The location of the panels is a key factor determining whether they will impact the historic character of the home. The Secretary of Interior Standards have generally been applied to allow solar equipment that is minimally visible and/or on secondary portions of structures or sites (see Exhibit 5 for full guidance document). The example in the federal guidance of the “King’s Daughters Home” says that “The visual prominence of the two solar collectors installed on this project is further minimized by the complexity of this side elevation.” For the Erickson House, the detailed ornamentation on the gables and porch provide design complexity that will stand on its own regardless of panels placed on the roof plane. On the other hand, the high pitch of the roof makes it a more prominent feature of the house.



Panels on side façade with side entry will meet HRB Policies and are not the focus of this report.



Panels proposed above the front entry will be visible from the street corner but not visible when viewing the house straight on from 4th Street.

Zoning:

The property is in the Low Density Residential R-6 zone.

Notice and Public Comment:

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

A comment received from a neighbor, Denise Beasley, expressed support for the proposal, saying there will be no negative visual effects. An anonymous letter from another McLoughlin district neighbor expressed opposition to the solar panels.

The building division indicated that the proposal does not conflict with their interests.

Full public comments are attached to this Staff report as Exhibit 4.

CODE RESPONSES:

17.40.060 - Exterior alteration and new construction.

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

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

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

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: Not Applicable. The project does not include disturbance of native soils.

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

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

- 2. The following exterior alterations to historic sites may be subject to administrative approval:

 - a. Work that conforms to the adopted Historic Review Board Policies.**

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

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

- 1. The purpose of the historic conservation district as set forth in Section 17.40.010;*

Finding: Complies with Conditions.

The purpose of the district is to:

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

Finding:

Staff finds that the addition of solar panels on the property can improve property value and support the goals for energy conservation and economy. The location of the panels is the key factor determining whether they will impact the historic character of the home.

See findings in criterion #6 and #9 of this report.

- 2. The provisions of the city comprehensive plan;*

Finding:

There are a few goals and policies in the Comprehensive Plan that pertain to this proposal:

Goal 5.3 Historic Resources

Policy 5.3.7:

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.

Policy 5.3.8:

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

Goal 13.1 Energy Sources

Policy 13.1.3:

Enable development to use alternative energy sources such as solar through appropriate design standards and incentives.

The applicant has proposed to place solar panels on the roof of the historic structure.

The Comprehensive Plan Goals and Policies are somewhat conflicting in this case; calling for preservation of historic structures, while also calling for alternative energy sources. Placement of solar panels on the prominent roof sections of the historic home may impact the historic character of the structure. See detailed findings in criterion #6 and #9 of this section.

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: The site is used as a residence and the use is not proposed to change. The public interest in the structure's preservation is preserving the Queen Anne architecture and historic character of the house, which is made up of its historic materials and design. See findings in criteria #6 and #9 of this section.

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

Finding: The value and significance of the historic site is the architecture and age of the structure, an 1895 Queen Anne in the McLoughlin District. See findings in criteria #6 and #9 of this section.

5. *The physical condition of the historic site*

Finding: Complies as Proposed. The structure is in good condition. The proposal for solar energy may prolong and support the continued use of the property.

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

Finding:

The Erickson House is a Queen Anne style structure with a cross-gable roof.

The applicant has proposed a 10-panel array, with 4 of the panels proposed above the front entry on a primary roof plane visible from the street. Panels proposed on a side-facing roof plane on the rear portion of the home meet the HRB Policies. The roof on the Erickson House is a dark gray composition shingle; so the panels will not stand out prominently. The panels would not alter the pitch of the roof, but would change the appearance of the roof and would be visible from the street.

The Board has approved panels facing the street and visible from the right of way in the past, as long as they were not distracting from or too prominently visible when viewing the primary façade or entryway of the structure. The panels proposed on the Erickson House will be visible from the corner of 4th and Madison, but not when viewing the house straight on from 4th Street. The location of the panels is a key factor determining whether they will impact the historic character of the home. The Secretary of Interior

Standards have generally been applied to allow solar equipment that is minimally visible and/or on secondary portions of structures or sites (see Exhibit 5 for full guidance document).

Design/Detail Compatibility Analysis: The panels are flat on the roof and appear to be low profile. If approved, a condition of approval to ensure the panels do not exceed 5" projection from the roof plane should be considered.

Arrangement/Proportion/Scale Compatibility Analysis: Panels are placed a few inches from the edge of the roof and fill up most of the roof plane in question. The applicant did not provide the square footage of the panel array or indicate the percentage of roof plan that would be covered.

Color/Texture/Materials Compatibility Analysis: The smooth, black, shiny panel would be placed over the gray composition roof. The material is modern but is not necessarily incompatible. Composition shingles are not a historic feature but are typical of both historic and new roofs. If approved, a condition of approval to ensure the panels no unfinished or shiny metal is used on the panel frames should be considered.

As energy prices rise and renewable technology becomes more affordable, more common, and more critical to society's response to climate change, the Board will have to balance these factors with the concerns of historic integrity. Because the panels are only placed on the roof and will not cover or destroy historical materials or features, and are designed to be removed in the future without causing irreparable damage to the structure, the Board may find that the panels will not affect the integrity of the structure. In fact, the investment may prolong the overall preservation of the home.

The proposed panels on the primary roof plane are not consistent with federal guidance that solar panels should be inconspicuous or at least, not prominently visible. The applicant has not provided information demonstrating that other alternative locations were considered, and has not provided any evidence that the panels would be consistent with federal guidance. Staff recommends a continuance to give the applicant time to provide an alternatives analysis, and any other evidence that the Board may find helpful in their review.

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. The home value may be increased, and CO2 emission will decrease. The consequences of the proposal are positive to the economy, environment, and energy conservation. Social impacts are inconsequential.

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

Finding: Complies with Condition: The following design guidelines from the City's Design Guidelines for Alterations, which include the Secretary of Interior Standards, are applicable to this proposal:

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

No distinctive materials will be removed. A portion of the roof area will be covered, but not altered.

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

Staff finds that the proposed alterations would not destroy historic materials, features, or spatial relationships.

Compatibility with massing is not applicable; the proposal will not alter the massing of the structure. Compatibility of the proposal with historic materials, features, size, scale and proportion is as follows:

Compatibility with Historic Materials: The smooth, black, shiny panel would be placed over the gray composition roof. The material is modern but is not necessarily incompatible. Composition shingles are not a historic feature but are typical of both historic and new roofs. If approved, a condition of approval to ensure the panels no unfinished or shiny metal is used on the panel frames should be considered.

Compatibility with Historic Features: The panels would be placed on the roof, which is a prominent and significant feature of the Queen Anne home. The panels would not alter the pitch of the roof, but would change the appearance of the roof and would be visible from the street. Generally, the Secretary of Interior Standards have been applied to find that roof mounted solar panels may be compatible if they are on a rear-facing area, are minimally visible, or on a new addition to a historic building (see Exhibit 5).

Compatibility with Size/Scale/Proportion: Panels are placed a few inches from the edge of the roof and fill up most of the roof plane in question. The applicant did not provide the square footage of the panel array or indicate the percentage of roof plan that would be covered.

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

The applicant did not provide a detailed response to this criterion. If approved, a condition of approval is recommended requiring that ground- or wall-mounted equipment not obscure any architectural features and shall not be installed in a manner that destroys historic millwork or other historic materials. The applicant should be required to submit a sketch or mock-up of the equipment placement to staff to demonstrate compliance with this condition, if approved.

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

treatments such as berms and extensive non- vegetative ground cover (e.g. mulch and bark dust) are discouraged.

The applicant has not proposed to remove any significant landscaping or trees on the site or in the district.

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

17.40.065 - Historic Preservation Incentives.

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

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

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

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

Finding: Not Applicable: No incentives are proposed.

II. PUBLIC NOTICE

A public notice was sent to neighbors with 300 feet of the subject property, posted online, emailed to various entities, and posted onsite.

III. CONCLUSIONS AND RECOMMENDATIONS

The proposed panels on the primary roof plane are not consistent with federal guidance that solar panels should be inconspicuous or at least, not prominently visible. The applicant has not provided information demonstrating that other alternative locations were considered, and has not provided any evidence that the panels would be consistent with federal guidance. Staff recommends a continuance to give the applicant time to provide an alternatives analysis, and any other evidence that the Board may find helpful in their review.

The proposed panels on the side near the rear of the home already meet the HRB Policies and will not impact this historic integrity of the house. These panels may be installed separately from this HRB decision.

Exhibits

1. Vicinity Map
2. Applicant Submittal
3. Historic Inventory Form
4. Public Comments
5. [Secretary of Interior Guidance on Solar Panels](#) (link)

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 819 4TH ST				City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 11 N		Longitude: 122 36 18 W		
Township: 02S	Range: 02E	Section: 31	Block: 109	Lot: 4	Map #: 22E31AD	Tax Lot #: 13201	
Date of Construction: c. 1900		Historic Name: Erickson, Otto and Luella, House			Historic Use or Function: Domestic - single dwelling		
Grouping or Cluster Name: NA		*Current Name or Use: Domestic - single dwelling			Associated Archaeological Site: Unknown		
Architectural Classification(s): Queen Anne				Plan Type/Shape: L-shaped		Number of Stories: 1.0	
Foundation Material: Concrete				Structural Framing: Unknown		Moved? No	
Roof Type/Material: Cross gable / Composition shingle				Window Type/Material: 1/1 wood double-hung			
Exterior Surface Materials Primary: Drop				Secondary: Wood shingle		Decorative:	
Exterior Alterations or Additions/Approximate Date: Rear porch; rear porch enclosed, 1983; aluminum storm windows c. 1985							
Number and Type of Associated Resources: Garage (1)							
Integrity: Good		Condition: Excellent		Local Ranking: Designated Historic Site		National Register Listed? No	
Potentially Eligible: ☒ Individually or ☐ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old							
Description of Physical and Landscape Features:							
This one story house is a good example of the Queen Anne style in Oregon City. Sitting under a cross gable roof, it features a smaller gable extending out from the inside corner of the L-shaped plan to cover the main entry. This porch roof is supported by turned columns with a spindle and stickwork balustrade enclosing the porch. Above the porch columns is a spindle work frieze. The house is primarily clad with drop siding, finished with cornerboards above the fully developed water table. A belt course at the level of the enclosed eaves provides a transition to the shingled gable ends, which feature an octagonal pattern and a sunburst panel at each side just above the belt course. This pattern is repeated in the gable end with a decorative sunburst panel surrounded by three round ornaments above another spindle work frieze. The windows in the house are primarily 1/1 double-hung wood sashes, typically arranged in pairs with board trim, narrow sills, and small hood moldings. A brick chimney with a corbelled cap is centrally located in the house. At the northeast corner, a rear porch was added and subsequently enclosed with eight light casement windows. A small deck was added to the east side of the porch at the time of its enclosure with turned balusters. The house rests on a parged concrete foundation, and the front porch has been skirted with lattice.							
Statement of Significance:							
In 1900, Otto and Luella Erickson purchased this property and are credited with the construction of the residence. Mr. Erickson was a millwright at the CWP Company, who by 1933 was living at 411 Madison and using this house as a rental. Over the years, tenants included Dorothy Schwantes, a teacher; M. Stenberg, a secretary at Spears Investigation Bureau; and George W. Rindflesch, a driver for G&H Salvage. In 1981, the property was still owned by the Erickson family.							

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



Item #4.



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

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

Type II (OCMC 17.50.030.B)

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

Type III / IV (OCMC 17.50.030.C)

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

File Number(s): GLUA-21-00063/HR-21-00026

Proposed Land Use or Activity: Solar panels on a designated historic structure in the McLoughlin Conservation District

Project Name: Larose Solar Install Number of Lots Proposed (If Applicable): _____

Physical Address of Site: 819 4th St, Oregon City, Oregon, 97045

Clackamas County Map and Tax Lot Number(s): _____

Applicant(s):

Applicant(s) Signature: Emily Mckell

Applicant(s) Name Printed: Emily Mckell Date: 10/29/2021

Mailing Address: 4801 N University Ave #900, Provo, UT 84604

Phone: 888-781-7074 Fax: _____ Email: permits@ionsolar.com

Property Owner(s):

Property Owner(s) Signature: _____

Property Owner(s) Name Printed: Phillip Larose Date: 10/29/2021

Mailing Address: 819 4th St, Oregon City, Oregon, 97045

Phone: (503) 708-8101 Fax: _____ Email: _____

Representative(s):

Representative(s) Signature: Emily Mckell

Representative (s) Name Printed: Emily Mckell Date: 10/29/2021

Mailing Address: 4801 N University Ave #900, Provo, UT 84604

Phone: 888-781-7074 Fax: _____ Email: permits@ionsolar.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.

Published on *City of Oregon City* (<https://www.orcity.org>)

[Home](#) > [Online Submittal of Land Use Applications](#) > [Webform results](#) > Online Submittal of Land Use Applications

Submission information

Form: [Online Submittal of Land Use Applications](#) [1]

Submitted by Visitor (not verified)

Fri, 10/29/2021 - 1:56pm

216.21.162.207

Applicant Name(s) Emily Mckell

Applicant's Representative

Emily Mckell

Company ION Solar

Mailing Address 4801 N University Ave #900

Phone Number 8887817074

Email Address permits@ionsolar.com

Application Type

Historic Review

Project Description

INSTALLATION OF UTILITY INTERACTIVE PHOTOVOLTAIC SOLAR SYSTEM 3.7 kW DC & 2.9 kW AC PHOTOVOLTAIC SOLAR ARRAY PV MODULES: (10) SILFAB SOLAR SIL-370 NX MONO PERC INVERTER(S): (10) ENPHASE IQ7PLUS-72-2-US ROOF TYPE: COMPOSITION SHINGLE PV MOUNTING HARDWARE: ECOFASTEN CLICKFIT

Project Address 819 4th St, Oregon City, Oregon, 97045

Map and Taxlot Number 2S2E31AD

Additional information

Please include any additional information about the submittal.

Application Form

[land_use_app_2017.pdf](#) [2]

Site Plan/ Layout

[roof_plan.pdf](#) [3]

Other Application Materials

[larose_residence_oregon_city_or_retrofit_stamped_1.pdf](#) [4]

Other Application Materials (2)

[enphaseiq7_silfab370_370_ecofasten_clickfit_rail_ecofasten_comp_shingle.pdf](#) [5]

Other Application Materials (3)

Other Application Materials (4)

Other Application Materials

Disclaimer

Select to acknowledge you read and understand the paragraph below.

Source URL: <https://www.orcity.org/node/13944/submission/28051>

Links

[1] <https://www.orcity.org/communitydevelopment/webform/online-submittal-land-use-applications>

[2] https://www.orcity.org/system/files/webform/pre-applications/land_use_app_2017.pdf

[3] https://www.orcity.org/system/files/webform/pre-applications/roof_plan.pdf

[4] https://www.orcity.org/system/files/webform/pre-applications/larose_residence_oregon_city_or_retrofit_stamped_1.pdf

[5] https://www.orcity.org/system/files/webform/pre-applications/enphaseiq7_silfab370_370_ecofasten_clickfit_rail_ecofasten_comp_shingle.pdf

Applicable Code and Guidelines for Alteration to historic structure

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

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

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

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

2. The provisions of the city comprehensive plan;

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

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

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

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

Design Guidelines for Alterations and Additions

Secretary of Interiors Standards for Rehabilitation

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

No historic features will be removed or altered with the installation , this is under historic review to
RESPONSE: determine if relations are significant .

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

RESPONSE: no new additions outside of solar panel array will be added.

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

RESPONSE: Historical features will be conserved.

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

RESPONSE: True, only roof feature will change. asphalt tiled roofs are normally not considered historically significant.

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

RESPONSE: N/A this installation adheres strictly to roof installation

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

RESPONSE: Under historic review. solar panels will create minor visual composition and profile changes. on asphalt roof area

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

RESPONSE: True, if removed or changed the panel array will leave no impact.

Design Guidelines: Alterations – Additions

A. Site

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

RESPONSE: change will not affect space between buildings

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

RESPONSE: under historic review, house is on corner lot and very visible from public view.

B. Landscape

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

RESPONSE: no landscaping work will be done

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

RESPONSE: no landscaping will be done

C. Building Height

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

RESPONSE: true Oregon state law already prohibits panel array over roof ridge

D. Building Bulk

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

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

RESPONSE: True

E. Proportion and Scale

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

RESPONSE: Composition of roof is uniform tiles

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

RESPONSE: True

F. Exterior Features

1. General

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

RESPONSE:

True, work is limited to only the roof









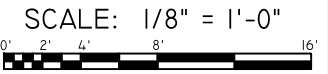
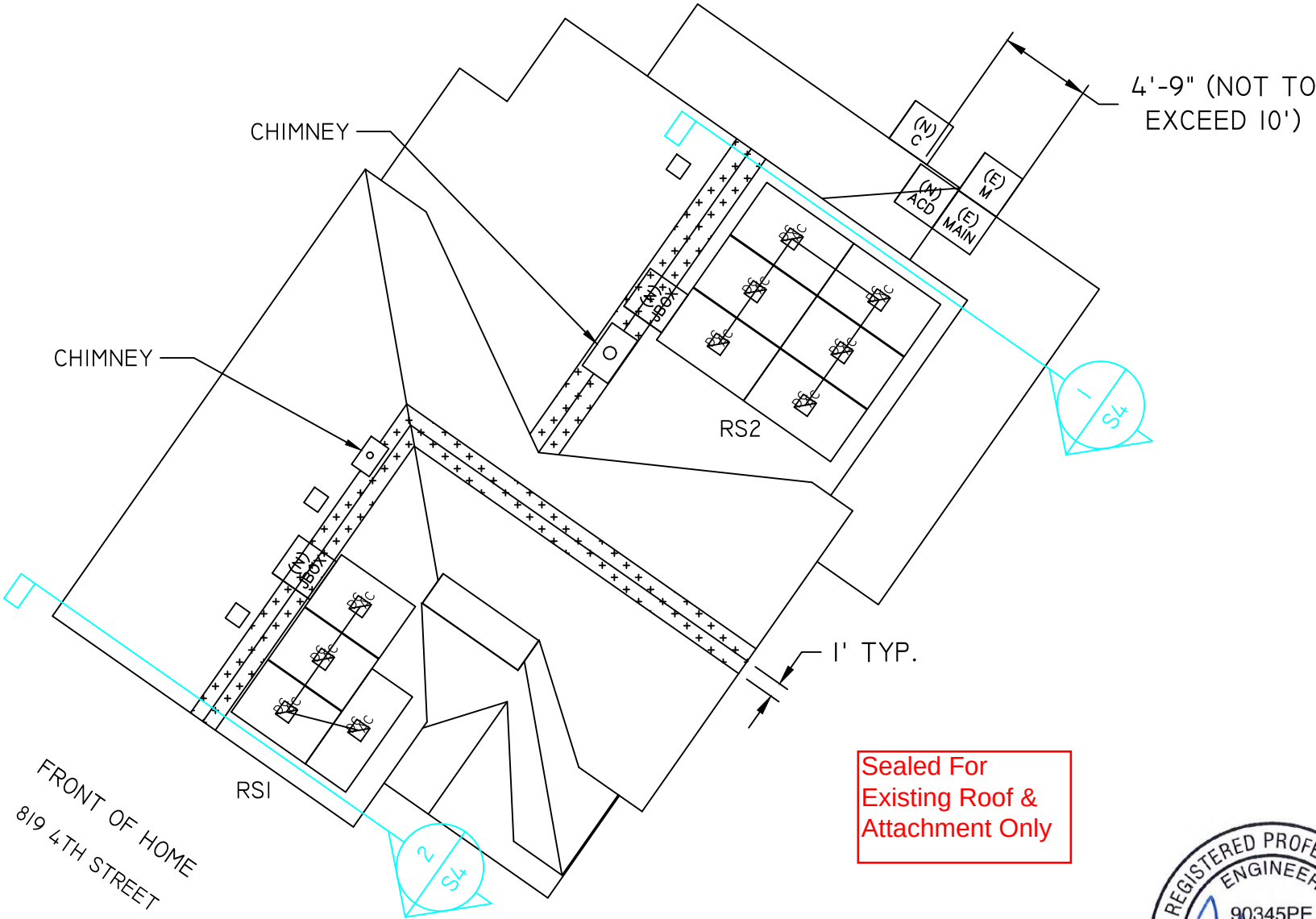




SITE NOTES:

I. ROOF ATTACHMENTS SHALL BE SPACED NO GREATER THAN 24" ON CENTER IN ANY DIRECTION WHERE LOCATED WITHIN 3' OF A ROOF EDGE, HIP, EAVE, OR RIDGE OSSC 3III.5.3 ITEM 3.9

Sister upgrade is required for (RS1&2) on all rafters that directly support solar PV. Stitch new 2x6 DF#2 (min) to existing member. See detail for additional information.



SYSTEM LEGEND

(E) UTILITY METER / MAIN SERVICE PANEL	(N) PV COMBINER PANEL	(N) JUNCTION BOX	SUNEYE LOCATION
(E) MAIN SERVICE PANEL	(N) PV LOAD CENTER	(N) AC DISCONNECT	FIRE SETBACK
(E) SUBPANEL	(N) PV PRODUCTION METER	(N) MICROINVERTER	(N) PV MODULE
	(N) DC-DC / STRING INVERTER	(N) DC DISCONNECT	

ROOF SECTION CRITERIA AND SPECIFICATIONS

ROOF SECTION	PV MODULE QTY	AZIMUTH	PITCH	TSRF
RS1	6	125	39	84%
RS2	4	125	24	87%



9/9/2021
Exp: 12/31/21



CONFIDENTIAL - THE INFORMATION HEREIN CONTAINED SHALL NOT BE USED FOR THE BENEFIT OF ANYONE EXCEPT ION DEVELOPER, LLC NOR SHALL IT BE DISCLOSED IN WHOLE OR IN PART TO OTHERS OUTSIDE RECIPIENTS ORGANIZATION, EXCEPT IN CONNECTION WITH THE SALE AND USE OF THE RESPECTIVE EQUIPMENT, WITHOUT THE WRITTEN PERMISSION OF ION DEVELOPER, LLC.



PV INSTALLATION PROFESSIONAL
SCOTT GURNEY
PV-0117719-015866

ION DEVELOPER, LLC
4801 N UNIVERSITY AVE #900 PROVO, UT 84604
888.781.7074

DAVID STANLEY CONRAD
C - ELECTRICAL CONTRACTOR
CI524

SITE INFORMATION:

PHILLIP LAROSE
819 4TH STREET
OREGON CITY, OREGON 97045
PV SOLAR INSTALLATION
3.7 KW DC, 2.9 KW AC

DRAWING BY

DANIEL SCHOLLE

DATE

8/18/2021

PROJECT ID

00541A

SHEET NAME

ROOF PLAN

SHEET NUMBER

S-3

R

Page 144

FINAL ENGINEERED DESIGN

Date: August 18th, 2021

Phillip Larose
819 4th St
Oregon City, OR 97045

ION

System Size: 3.70 kW DC
10 Silfab Solar SIL-370 NX PV Module(s)
10 Enphase Energy Inc. IQ7PLUS-72-2-US (240) Inverter(s)

Estimated Annual Year 1 Production: 3,955 kWhs

Final Array Layout:



Please notify ION Solar if you have concerns or requested changes. ION Solar will use this final engineered design for permitting and installation. This may be subject to change.

WE ARE PROUD TO OFFER PREMIUM 
AMERICAN MADE PRODUCTS

ION
Page 145

ION SYSTEM HOME DESIGN

10 Panel Design

Item #4.



4

All installation performed by a Licensed Electrical Contractor. Please visit our website for updated license information. The data provided in this sales proposal is a preliminary estimate and does not represent a binding agreement or obligation. A solar power system is customized for your home, so pricing and savings vary based on location, system size, government rebates and local utility rates. Savings on your total electricity costs is not guaranteed. The payment amount disclosed above assumes that you make your Incentive Payment as provided in your loan agreement. If you do not make the Incentive Payment, your payment amount will increase.

Please see the terms of your loan agreement for additional details regarding the timing and amount of the Incentive Payment.

WE ARE PROUD TO OFFER PREMIUM
AMERICAN MADE PRODUCTS 

ION

Page 146

ION SYSTEM OVERVIEW

YOUR SOLAR SYSTEM DETAILS

SYSTEM SIZE (STC-DC)

3.7 kW

ESTIMATED YEAR 1 PRODUCTION

3,589 kWh

YOUR ESTIMATED ANNUAL SOLAR SYSTEM OFFSET

Impact of Energy Efficiency:

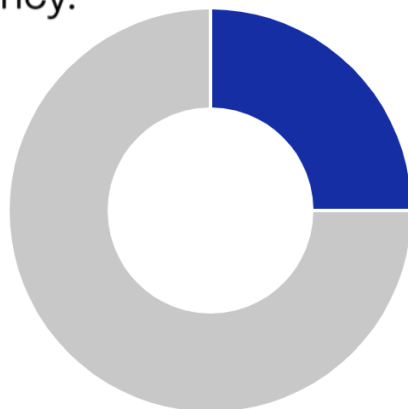
5%

UTILITY POWER

75%

SOLAR POWER

25%



EQUIPMENT

PREMIUM PANELS

10 Silfab 370

INVERTER

Enphase IQ7+

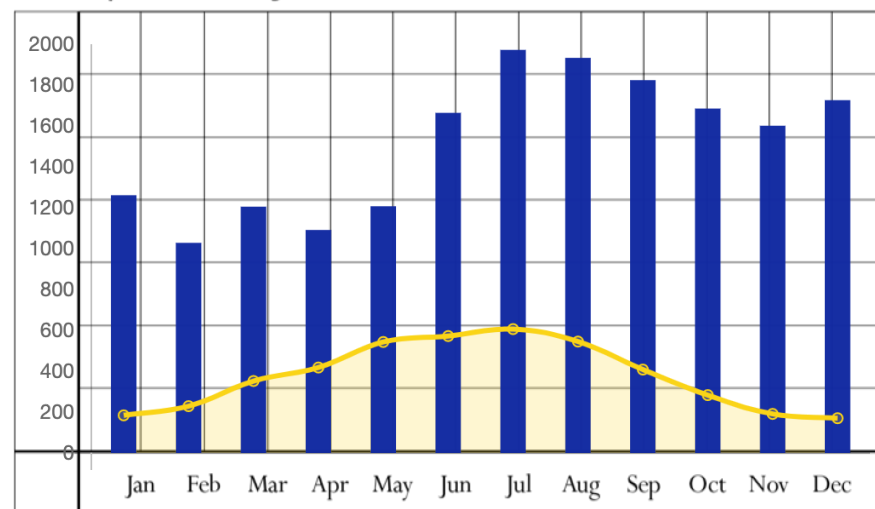
MONITORING

Enphase Envoy IQ



ESTIMATED CONSUMPTION AND PRODUCTION

The electricity that you bought last year can be replaced by the sun.



NOTE: THE FORECASTED PRODUCTION DATA PROVIDED IN THIS PROPOSAL WAS GENERATED BASED ON THE FORECASTING TOOLS OF PVWATTS, A SERVICE OF THE NATIONAL RENEWABLE ENERGY LABORATORY (NREL) OF THE U.S. DEPARTMENT OF ENERGY (WWW.PVWATTS.NREL.GOV). THE FORECASTED PRODUCTION DATA PROVIDED IS AN ESTIMATE AND DOES NOT REPRESENT A BINDING AGREEMENT OR OBLIGATION. SYSTEM PRODUCTION ESTIMATES ASSUME THE ANNUAL DEGRADATION ON THE MANUFACTURER DATA SHEET. THE ANNUAL DEGRADATION IS AN ESTIMATE BASED ON THE SOLAR PANEL MANUFACTURER'S DATASHEET, WHICH TYPICALLY REPRESENTS DEGRADATION OVER DECADES OF TIME. ACTUAL DEGRADATION MAY VARY AND TYPICALLY THE 1ST YEAR HAS A HIGHER PANEL DEGRADATION. ANNUAL O&M COSTS ARE ESTIMATED AT APPROXIMATELY \$0.02 PER WATT (SEE WWW.NREL.GOV/ANALYSIS/TECH-COST-OM-DG.HTML AS OF 2/2018). O&M COSTS ARE NOT CONSIDERED IN THIS PROPOSAL. THE ASSUMED USEFUL LIFE OF THE PHOTOVOLTAIC SYSTEM IS BASED ON THE ESTIMATED RANGE FROM NREL OF 25 TO 40 YEARS (WWW.NREL.GOV/ANALYSIS/TECH-FOOTPRINT.HTML AS OF 2/2018). OTHER FACTORS MAY IMPACT THE AMOUNT OF POWER ACTUALLY GENERATED BY YOUR SYSTEM, INCLUDING BUT NOT LIMITED TO THE NUMBER OF OVERCAST DAYS, COVERING OF SOLAR PANELS FROM SNOW, DUST OR OTHER DEBRIS, CHANGES IN SHADING, AND DAMAGE TO THE SYSTEM.

All installation performed by a Licensed Electrical Contractor. Please visit our website for updated license information. The data provided in this sales proposal is a preliminary estimate and does not represent a binding agreement or obligation. A solar power system is customized for your home, so pricing and savings vary based on location, system size, government rebates and local utility rates. Savings on your total electricity costs is not guaranteed. The payment amount disclosed above assumes that you make your Incentive Payment as provided in your loan agreement. If you do not make the Incentive Payment, your payment amount will increase.

Please see the terms of your loan agreement for additional details regarding the timing and amount of the Incentive Payment.

WE ARE PROUD TO OFFER PREMIUM
AMERICAN MADE PRODUCTS



ION

ION SYSTEM HOME DESIGN

10 Panel Design

Item #4.



4

All installation performed by a Licensed Electrical Contractor. Please visit our website for updated license information. The data provided in this sales proposal is a preliminary estimate and does not represent a binding agreement or obligation. A solar power system is customized for your home, so pricing and savings vary based on location, system size, government rebates and local utility rates. Savings on your total electricity costs is not guaranteed. The payment amount disclosed above assumes that you make your Incentive Payment as provided in your loan agreement. If you do not make the Incentive Payment, your payment amount will increase.

Please see the terms of your loan agreement for additional details regarding the timing and amount of the Incentive Payment.

WE ARE PROUD TO OFFER PREMIUM
AMERICAN MADE PRODUCTS



ION

Page 148

ION SYSTEM OVERVIEW

YOUR SOLAR SYSTEM DETAILS

SYSTEM SIZE (STC-DC)

3.7 kW

ESTIMATED YEAR 1 PRODUCTION

3,956 kWh

YOUR ESTIMATED ANNUAL SOLAR SYSTEM OFFSET

Impact of Energy Efficiency:

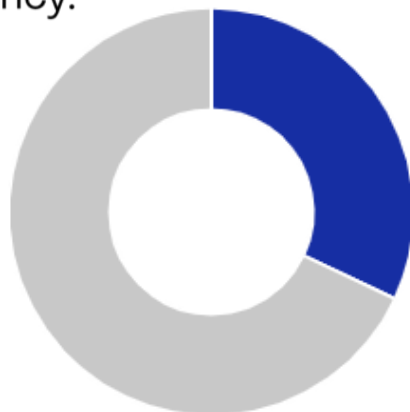
10%

UTILITY POWER

68%

SOLAR POWER

32%



EQUIPMENT

PREMIUM PANELS

10 Silfab 370

INVERTER

Enphase IQ7+

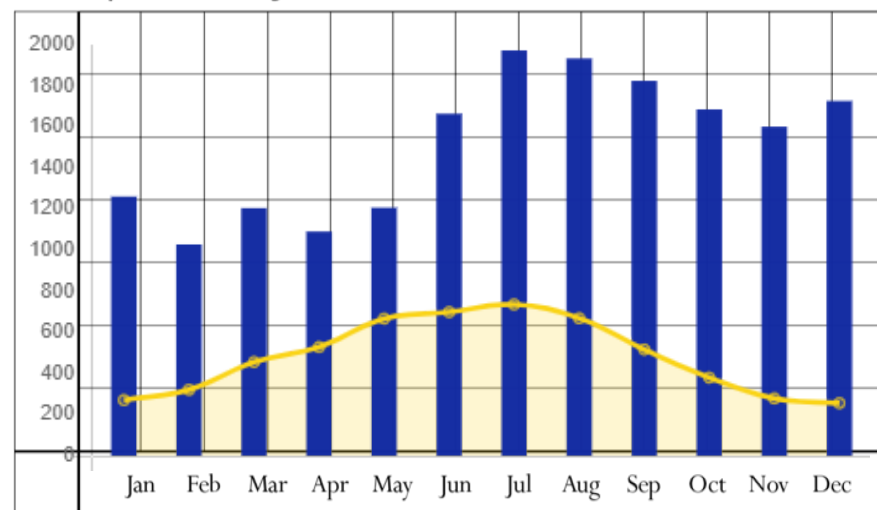
MONITORING

Enphase Envoy IQ



ESTIMATED CONSUMPTION AND PRODUCTION

The electricity that you bought last year can be replaced by the sun.



NOTE: THE FORECASTED PRODUCTION DATA PROVIDED IN THIS PROPOSAL WAS GENERATED BASED ON THE FORECASTING TOOLS OF PVWATTS, A SERVICE OF THE NATIONAL RENEWABLE ENERGY LABORATORY (NREL) OF THE U.S. DEPARTMENT OF ENERGY (WWW.PVWATTS.NREL.GOV). THE FORECASTED PRODUCTION DATA PROVIDED IS AN ESTIMATE AND DOES NOT REPRESENT A BINDING AGREEMENT OR OBLIGATION. SYSTEM PRODUCTION ESTIMATES ASSUME THE ANNUAL DEGRADATION ON THE MANUFACTURER DATA SHEET. THE ANNUAL DEGRADATION IS AN ESTIMATE BASED ON THE SOLAR PANEL MANUFACTURER'S DATASHEET, WHICH TYPICALLY REPRESENTS DEGRADATION OVER DECADES OF TIME. ACTUAL DEGRADATION MAY VARY AND TYPICALLY THE 1ST YEAR HAS A HIGHER PANEL DEGRADATION. ANNUAL O&M COSTS ARE ESTIMATED AT APPROXIMATELY \$0.02 PER WATT (SEE WWW.NREL.GOV/ANALYSIS/TECH-COST-OM-DG.HTML AS OF 2/2018). O&M COSTS ARE NOT CONSIDERED IN THIS PROPOSAL. THE ASSUMED USEFUL LIFE OF THE PHOTOVOLTAIC SYSTEM IS BASED ON THE ESTIMATED RANGE FROM NREL OF 25 TO 40 YEARS (WWW.NREL.GOV/ANALYSIS/TECH-FOOTPRINT.HTML AS OF 2/2018). OTHER FACTORS MAY IMPACT THE AMOUNT OF POWER ACTUALLY GENERATED BY YOUR SYSTEM, INCLUDING BUT NOT LIMITED TO THE NUMBER OF OVERCAST DAYS, COVERING OF SOLAR PANELS FROM SNOW, DUST OR OTHER DEBRIS, CHANGES IN SHADING, AND DAMAGE TO THE SYSTEM.

All installation performed by a Licensed Electrical Contractor. Please visit our website for updated license information. The data provided in this sales proposal is a preliminary estimate and does not represent a binding agreement or obligation. A solar power system is customized for your home, so pricing and savings vary based on location, system size, government rebates and local utility rates. Savings on your total electricity costs is not guaranteed. The payment amount disclosed above assumes that you make your Incentive Payment as provided in your loan agreement. If you do not make the Incentive Payment, your payment amount will increase.

Please see the terms of your loan agreement for additional details regarding the timing and amount of the Incentive Payment.

WE ARE PROUD TO OFFER PREMIUM
AMERICAN MADE PRODUCTS



ION

From: [Denise Beasley](#)
To: [Kelly Reid](#)
Subject: GLUA-21-00063 and HR21-00026
Date: Wednesday, January 12, 2022 10:01:14 AM

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.

Dear Kelly,

I am writing in regards to the installation of solar panels at 819 4th Street. There will be no negative visual effects on the beautiful house on the corner of 4th and Madison. Adding solar energy to the house will increase the property value and help extend the life of the house.

I am very pleased that the owners have decided to help mitigate the problems of climate chaos by choosing an alternate power source, and fully support the plan as presented.

Denise Beasley

301 Madison St, Oregon City, OR 97045

Attention: Historical Review Board
Re: McLoughlin Neighborhood

1/7/2022

Good afternoon,

I understand there will be a meeting on January 25, 2022 @ 7:00pm to discuss the installation of solar panels on the street facing roof plane of 519 4th Street; Otto and Luelle Erickson House. While I want to support my fellow neighbors in my community, I strongly oppose the installation of these solar panels. If there was an area of the roof that didn't face the street and was away from public eye, I would be open to reconsidering my position.

My position is based on the fact that the **McLoughlin Historical District** neighborhood, is special because of the uniqueness of the homes with architecture dating back to 1860s. Additionally, this house is on the historical registry so preservation of the style and architectural structure of the home should be of the upmost priority.

Of note, this house brings a special character to the neighborhood and they are known for their spectacular Halloween display each year. Families come from all over to partake in the fun and excitement. While this is exciting, unfortunately, it has also become a bit of an eye sore and public nuisance. The decorations are out months prior to Halloween and are still strewn about the yard currently in January 2022. Many of the houses on this block work hard and spend a lot of money to maintain their homes and add to the character and preservation of this special neighborhood. Its imperative everyone does their part. I wish to remain anonymous as I do not want any hard feelings and I hope that these comments/feedback are communicated in a constructive manner that will lead to a positive outcome.

Sincerely,

A neighbor in the McLoughlin Neighborhood



LAND USE APPLICATION TRANSMITTAL – RESPONSE FORM

Date: 1/6/2022

Land Use Application File Number: GLUA-21-00063/HR-21-00026

NAME: Chris Long

AGENCY: OC Building

EMAIL ADDRESS: clong@orcite.org

The land use application material is referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return a copy of this form to facilitate the processing of this application and to ensure prompt consideration of your recommendations.

Please check the appropriate spaces below.

☒	The proposal does not conflict with our interests.
☐	The proposal conflicts with our interests for the reasons attached. (Please attach additional information)
☐	The proposal would not conflict our interests if the changes noted below or attached are addressed.

Please add any specific comments below or attach a separate document with more information.

CONTACT THE PLANNING DIVISION IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION

From: [Ion Solar Permits](#)
To: [Kelly Reid](#)
Subject: Continuance request : 819 4th St, Oregon City, Oregon, 97045
Date: Tuesday, February 15, 2022 2:27:41 PM

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

Hello,

I request a continuance for the above permit in order to gather the required plans that were requested and conduct a site survey to find the viability of an alternate installation.

Thank you,

Jacob



ION Solar
Permit Department
(888) 781-7074



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board
From: Planner Kelly Reid

Agenda Date: 2/22/2022

SUBJECT:

Design Advice for rear addition to Frank and Annie Busch House at 204 Jefferson Street

BACKGROUND:

The owner proposes a rear two-story addition to 204 Jefferson, a designated structure in the McLoughlin Conservation District. Preliminary architectural drawings and plans are provided for comment.

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

Oregon City GIS Map

Item #5.



Legend

Street Names

Taxlots

Taxlots Outside UGB

Unimproved ROW

Park Place Concept Plan

Beavercreek Road Planning Area Bour

South End Planning Area Boundary

City Limits

UGB

Basemap

Notes

Overview Map



0 50 100 Feet

1: 600



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

Map created 2/15/2022

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

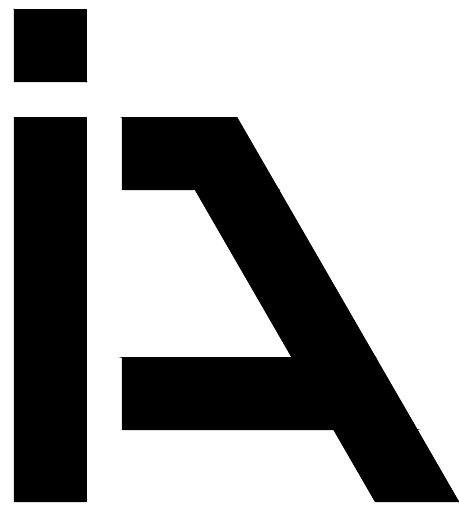


Page 155

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 204 JEFFERSON ST				City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 07 N		Longitude: 122 36 25 W		
Township: 02S	Range: 02E	Section: 31	Block: 107	Lot: 5 & B13 5, 8x	Map #: 22E31DB	Tax Lot #: 2400	
Date of Construction: c. 1898		Historic Name: Busch, Frank and Annie, House			Historic Use or Function: Domestic - single dwelling		
Grouping or Cluster Name: NA		*Current Name or Use: Domestic - single dwelling			Associated Archaeological Site: Unknown		
Architectural Classification(s): Queen Anne				Plan Type/Shape: Complex		Number of Stories: 2.0	
Foundation Material: Stone				Structural Framing: Unknown		Moved? No	
Roof Type/Material: Gable / Composition shingle				Window Type/Material: 1/1 wood double-hung			
Exterior Surface Materials Primary: Channel drop				Secondary: Wood shingle		Decorative:	
Exterior Alterations or Additions/Approximate Date: None apparent.							
Number and Type of Associated Resources: None							
Integrity: Excellent			Condition: Good		Local Ranking: Designated Historic Site		
						National Register Listed? No	
Potentially Eligible: ☒ Individually or ☐ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old							
Description of Physical and Landscape Features:							
This two-story Queen Anne of a complex plan sits high above the street. It features original spindle work in the gables and at the porch. Two chamfered corners allow for a pendant and decorative brackets. There is a bay with a hipped roof, and a shed-roof porch with spindle railings a columns, and lattice skirting. The main porch window features a 1/1 fixed pane with a leaded upper light. Other windows are 1/1 wood double-hung. The entry door is multi-paneled and has one light. The gables feature fishscale shingles, and there is a ridge chimney. A water table with cap protects the basalt foundation. The house sits on a double lot with mature trees on all sides.							
Statement of Significance:							
This was the house of Frank Busch (1858-1939) and his wife Annie (1866-1960). Born in Germany, Frank Busch came to Oregon in 1883, joining his family who had settled in Oregon City. He founded the Busch Furniture Company and became one of Oregon City's most prominent businessmen. The Busch Furniture Company occupied a warehouse, factory and retail outlet in Oregon City. Busch also erected Busch Hall, the Busch Apartments and the Busch Dock in the commercial district, and fourteen houses in and around the McLoughlin District. He was one of the original incorporators of the Willamette Valley Southern Railroad, and served as its chairman and on the Board of Directors. In 1890, he married Annie Heitkemper, the daughter of a pioneer Portland businessman. They had three children. Busch owned the property from 1897-1919, selling the house to Royal Trullinger, a rural Post Office carrier. Trullinger owned the house until 1944, when Jess and Dorothy Gutzler bought the house. Jess worked for Publishers Paper, and the Gutzlers had two sons, Charles and Thomas. The family occupied the house through the remainder of the historic period, with Dorothy living alone in the house after Jess' death sometime between 1960 and 1962.							

Researcher/Organization: Marti Gerdes / HPNW				Date Recorded: 5/11/2002	
Survey Form Page 1		Address: 204 JEFFERSON ST		Local Designation #	
				SHPO #	



**ISELIN
ARCHITECTS
P.C.**

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



Remodel and Addition for
Kevin and Willemijn Iicisin

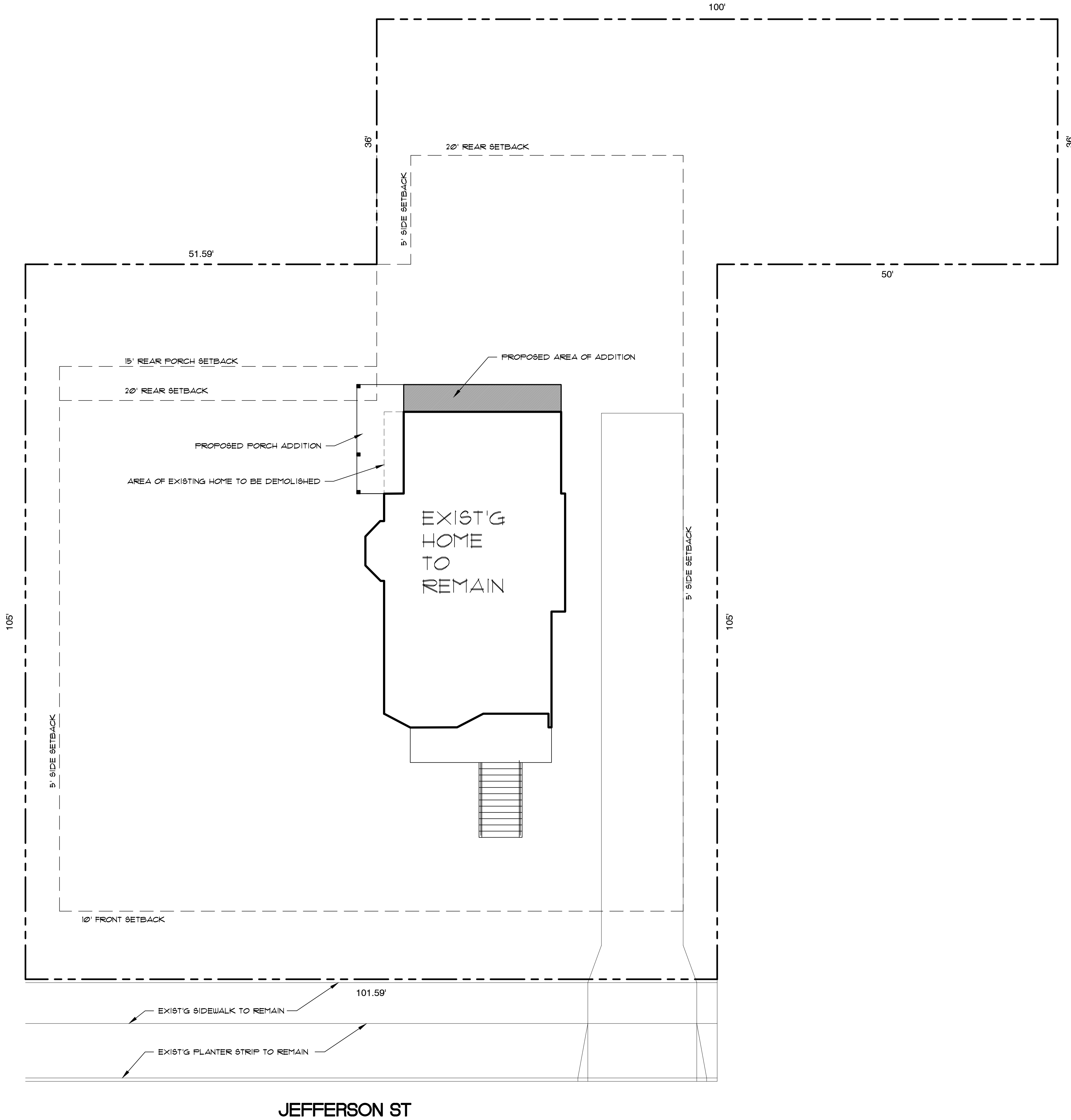
204 Jefferson St.
Oregon City, OR 97045

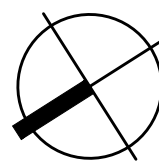
PROJ. NO. : 2158
FILE : X-SIT
DATE : 12/21/21

SHEET #

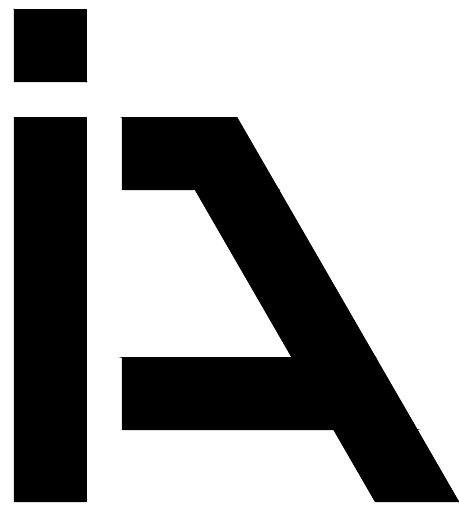
A1.1

SITE PLAN



 SITE PLAN

1/8" = 1'-0"



**ISELIN
ARCHITECTS
P.C.**

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

NOT FOR
PRELIMINARY
CONSTRUCTION

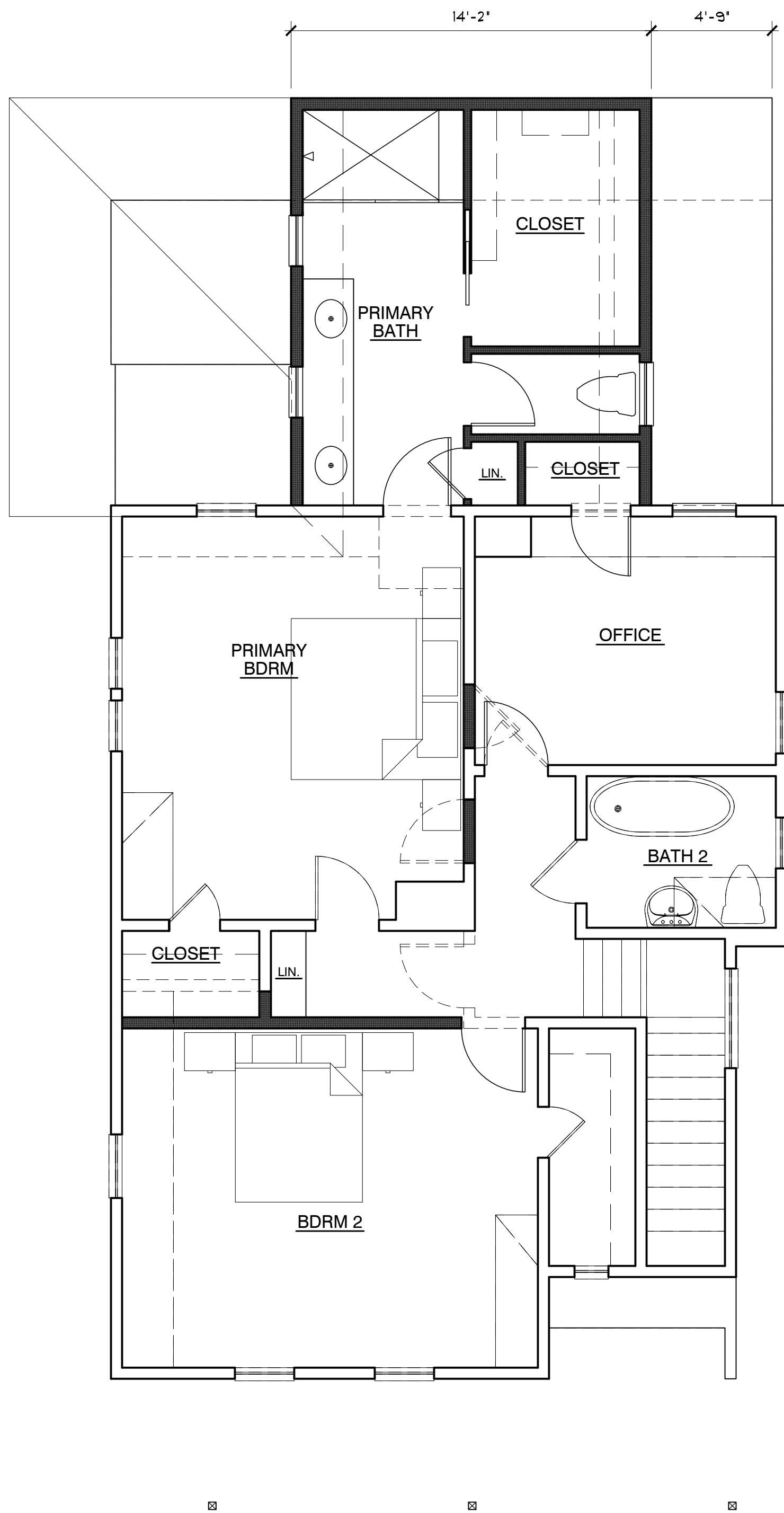
Remodel and Addition for
Kevin and Willemijn Ilcisin

204 Jefferson St.
Oregon City, OR 97045

PROJ. NO. : 2158
FILE : DESIGN2
DATE : 12/21/21

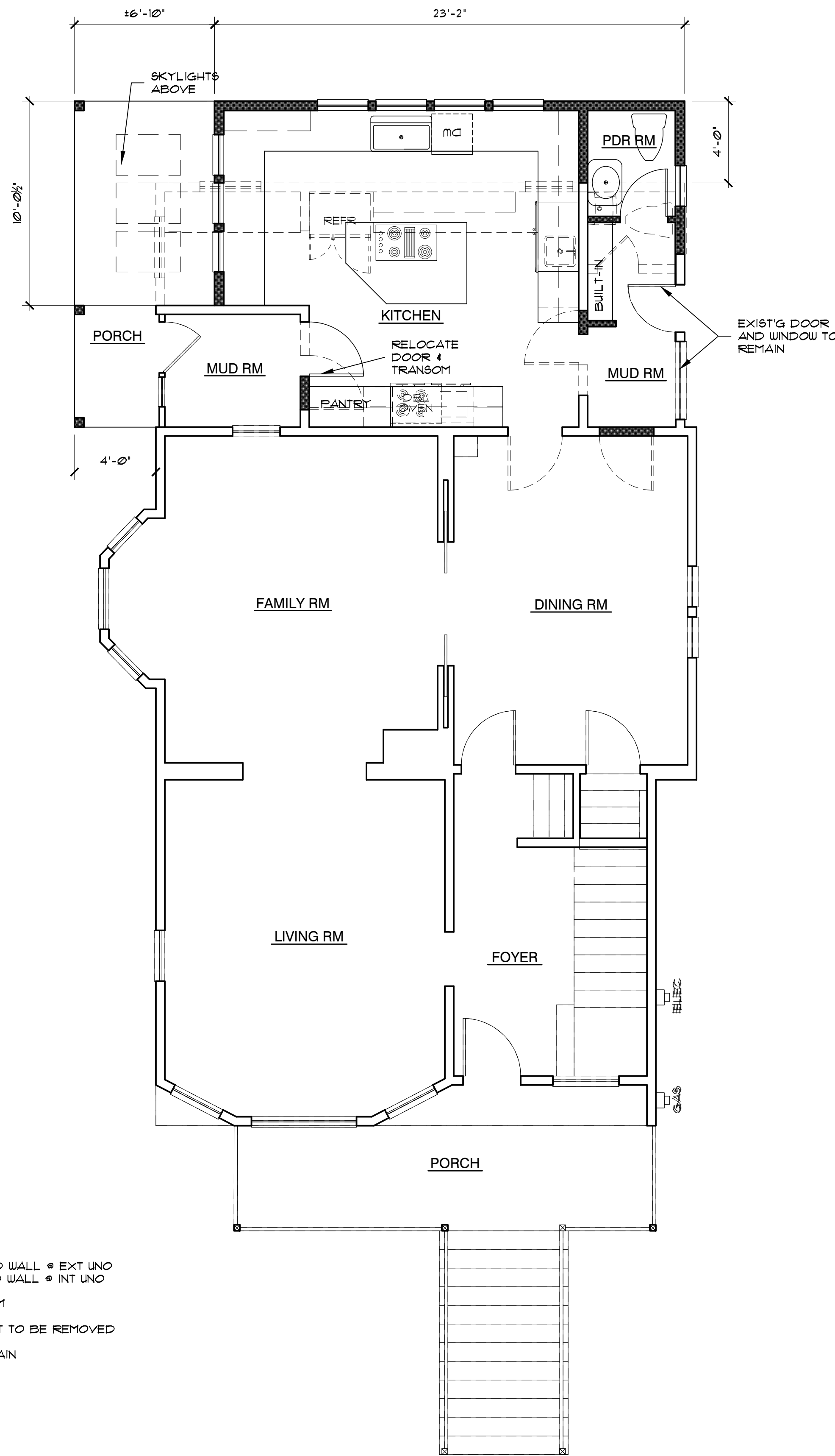
SHEET #

A1.2



UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"

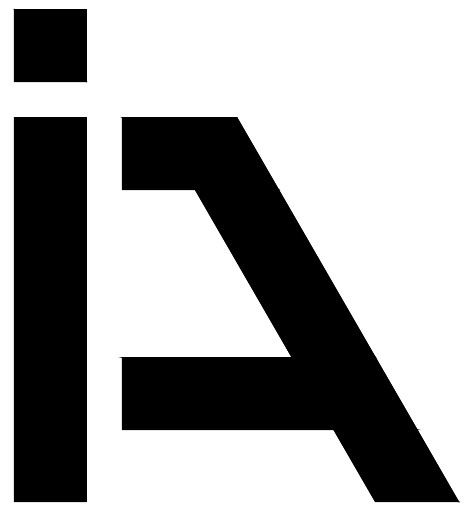


MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

FLOOR PLAN LEGEND

- NEW 2x6 @ 16" OC STUD WALL • EXT UNO
- NEW 2x4 @ 16" OC STUD WALL • INT UNO
- NEW HEADER OR BEAM
- EXIST'G WALL/ELEMENT TO BE REMOVED
- EXIST'G WALL TO REMAIN



**ISELIN
ARCHITECTS
P.C.**

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

NOT FOR
PRELIMINARY
CONSTRUCTION



RIGHT SIDE ELEVATION

1/4" = 1'-0"



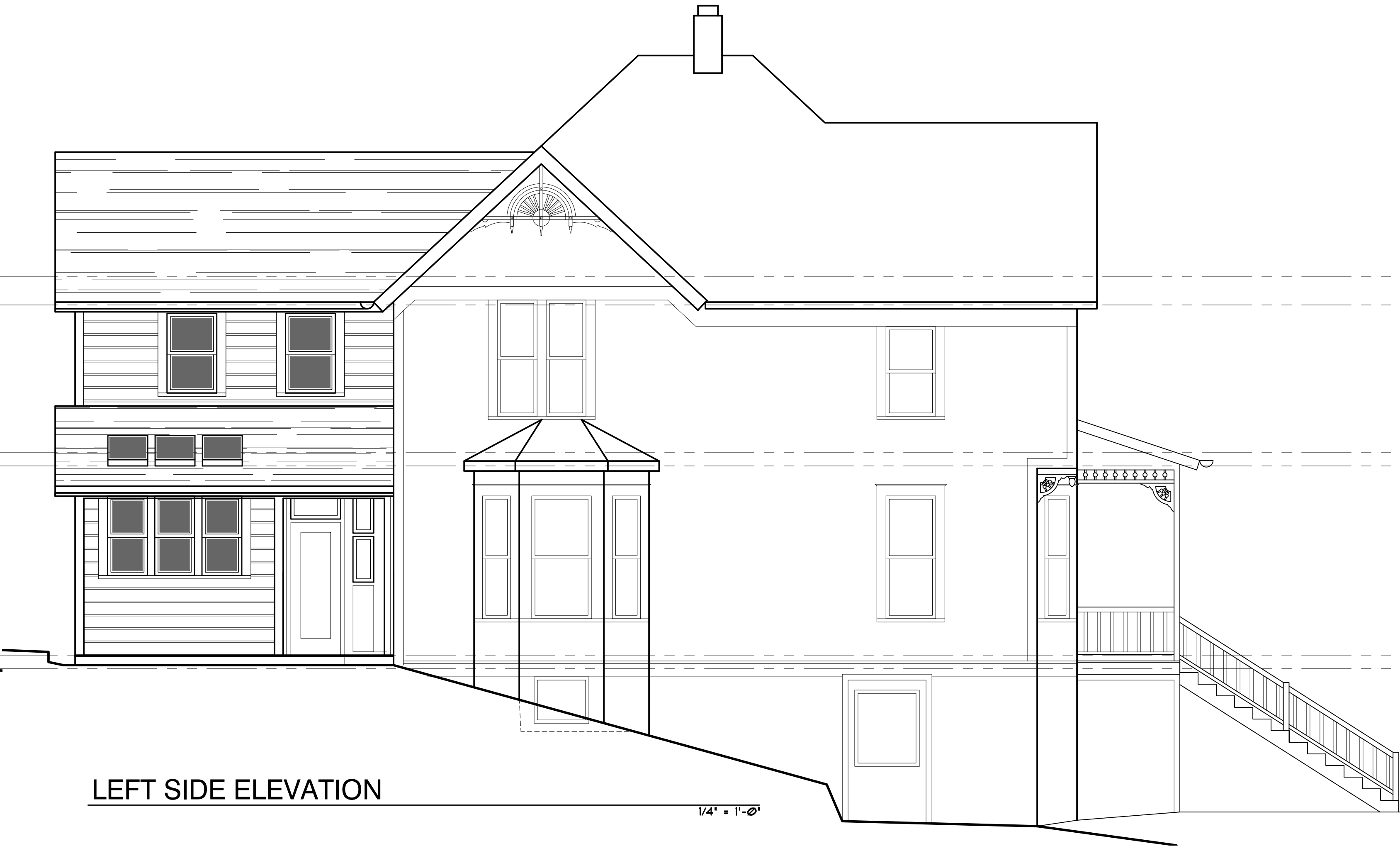
FRONT ELEVATION- NO ALTERATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"

Remodel and Addition for
Kevin and Willemijn Iicisin

204 Jefferson St.
Oregon City, OR 97045

PROJ. NO. : 2158
FILE : DESIGN2
DATE : 12/21/21

SHEET #

A2.1

ELEVATIONS

**OREGON
CITY****Community Development – Planning**

695 Warner Parrott Rd. | Oregon City OR 97045

Ph (503) 722-3789 | Fax (503) 722-3880

**PRESERVATION GRANT REQUEST
HISTORIC REVIEW BOARD
February 22, 2022**

FILE NO.: PG 22-01

HEARING DATE : March 23, 2021

**APPLICANT/
PROPERTY OWNER:** Willemijn Ilcisin

LOCATION: 204 Jefferson Street
Oregon City, Oregon 97045

REQUEST: The applicant is seeking approval for a preservation grant of \$1000, plus any additional funding left at the end of the year, for wood window repair of up to 14 windows on the Frank and Annie Busch House

REVIEWER: Kelly Reid, AICP, Planner

RECOMMENDATION: Staff Recommends awarding the grant for window repair.

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

Grant Proposal:

The applicant is seeking to repair and restore 14 wood window. The work includes full restoration including reglazing, repair of chips, and installation of weather stripping.

Property Description and Statement of Significance:

This two-story Queen Anne of a complex plan sits high above the street. It features original spindle work in the gables and at the porch. Two chamfered corners allow for a pendant and decorative brackets. There is a bay with a hipped roof, and a shed-roof porch with spindle railings and columns, and lattice skirting. The main porch window features a 1/1 fixed pane with a leaded upper light. Other windows are 1/1 wood doublehung. The entry door is multi-paneled and has one light. The gables feature fishscale shingles, and there is a ridge chimney. A water table with cap protects the basalt foundation. The house sits on a double lot with mature trees on all sides.

Statement of Significance: This was the house of Frank Busch (1858-1939) and his wife Annie (1866-1960). Born in Germany, Frank Busch came to Oregon in 1883, joining his family who had settled in Oregon City. He founded the Busch Furniture Company and became one of Oregon City's most prominent businessmen. The Busch Furniture Company occupied a warehouse, factory and retail outlet in Oregon City. Busch also erected Busch Hall, the Busch Apartments and the Busch Dock in the commercial district, and fourteen houses in and around the McLoughlin District. He was one of the original incorporators of the Willamette Valley Southern Railroad, and served as its chairman and on the Board of Directors. In 1890, he married Annie Heitkemper, the daughter of a pioneer Portland businessman. They had three children. Busch owned the property from 1897-1919, selling the house to Royal Trullinger, a rural Post Office carrier. Trullinger owned the house until 1944, when Jess and Dorothy Gutzler bought the house. Jess worked for Publishers Paper, and the Gutzlers had two sons, Charles and Thomas. The family occupied the house through the remainder of the historic period, with Dorothy living alone in the house after Jess' death sometime between 1960 and 1962.



Project Bids

Window Repair:

Bid #1 Green Window Restoration: \$21,400*

Bid #2 Chosen Wood Windows: \$25,718*

*A small percentage of the bids include storm windows and one replica window. The vast majority of the cost estimate is for window repair.

The bids are provided in the application materials. The grant program could cover 50% or up to \$100, with additional funding at the Board's discretion. The applicant has elected to use Green Window Restoration as discussed in the applicant's cover letter.

Grant Funding:

A total of \$5,000 is available each fiscal year. The Board has awarded \$1750 so far, so there may be an additional \$2,250 at the end of the fiscal year if no other grant applications are submitted.

Staff Recommendation

Staff recommends approval of the window repair grant; the applicant provided two bids and the repair of the original wood windows will greatly contribute to the restoration of the property.

Staff Recommends the Following Conditions for Approval:

1. Any property receiving a grant must remain locally designated for at least five full years following completion of the project. If the property is removed from designation, the grant must be repaid in full. (note de-designation is evaluated on the merits of the building, not the desire of the property owner to be removed from regulation)
2. Grant recipients are required to display a sign (available from the Community Development Department) identifying the project as having received grant funding. The sign must be picked up from the Community Development Division prior to the work being performed on site and must be up 30 days after the completion of the project. Signs may be pick up at the Community Development Division, 698 Warner Parrott Rd.
3. **Projects must be completed by June 30, 2021.** Funds are distributed to the owner (not the contractor) upon completion of the project. If you have not completed the project before that date, contact the Planning Division to ensure that your funds can be distributed to you.
4. Grants are considered taxable income and must be reported on your income tax return as required by law.
5. Grants are not awarded for materials already purchased, or for work already in progress or completed.

Willemijn Ilcisin
204 Jefferson St
Oregon City, OR 97045
wilcisin@gmail.com

February 15, 2022

Historic Review Board
695 Warner Parrott Road
Oregon City, OR 97045

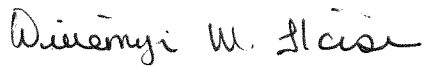
Dear members of the Historic Review Board,

I am applying for a historic preservation grant in order to help us reserve the beautiful windows in our home, the Frank and Annie Busch House. Most still have wavy glass, but after 124 years, the wood has worn down, glazing is cracked and the weather stripping and channels need to be replaced. We will also be adding wood storm windows to most if not all the exterior windows.

We had two companies give us bids and we decided to go with Green Windows. They were both less expensive and understood/appreciated our desire to preserve our historical windows rather than replace them.

Thank you for your consideration,

Sincerely,



Willemijn Ilcisin



CITY OF OREGON CITY

Historic Review Board

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

Historic Preservation Renovation Grant Application

Please Print Clearly

Grant Application File # _____ (staff to fill out)

Date: Sept. 1, 2021 Applicant Name: Kevin and Willemijn Ilcisin

Site Address: 204 Jefferson St Oregon City OR 97045

Phone Number: 503.522.5767 E-mail address: wilcisin@gmail.com

Historic Name: Frank and Annie Busch House Architectural Style: Queen Anne

Previous Grant Approval File #'s _____ Total Amount _____

How did you hear about the program?: neighbors, City of Oregon website

Narrative: Attach a written narrative that addresses the following:

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

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

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

Cost Estimate/Bid #1: Green Windows \$ 21,400

Cost Estimate/Bid #2: Chosen Wood Window Maintenance \$ 25718.00

Total grant amount requested (up to 50% of project cost, maximum \$1000): \$1000 (if you have additional, we would gratefully accept more :))

Project Scheduling:

Beginning Date: April 1, 2022 Completion Date: ?

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

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

Signature: Quinn W. Hixon Date: February 15, 2022

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

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 204 JEFFERSON ST				City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 07 N		Longitude: 122 36 25 W		
Township: 02S	Range: 02E	Section: 31	Block: 107	Lot: 5 & B13 5, 8x	Map #: 22E31DB	Tax Lot #: 2400	
Date of Construction: c. 1898		Historic Name: Busch, Frank and Annie, House			Historic Use or Function: Domestic - single dwelling		
Grouping or Cluster Name: NA		*Current Name or Use: Domestic - single dwelling			Associated Archaeological Site: Unknown		
Architectural Classification(s): Queen Anne			Plan Type/Shape: Complex		Number of Stories: 2.0		
Foundation Material: Stone			Structural Framing: Unknown		Moved? No		
Roof Type/Material: Gable / Composition shingle			Window Type/Material: 1/1 wood double-hung				
Exterior Surface Materials Primary: Channel drop			Secondary: Wood shingle		Decorative:		
Exterior Alterations or Additions/Approximate Date: None apparent.							
Number and Type of Associated Resources: None							
Integrity: Excellent		Condition: Good		Local Ranking: Designated Historic Site		National Register Listed? No	
Potentially Eligible: ☒ Individually or ☐ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old							
Description of Physical and Landscape Features:							
This two-story Queen Anne of a complex plan sits high above the street. It features original spindle work in the gables and at the porch. Two chamfered corners allow for a pendant and decorative brackets. There is a bay with a hipped roof, and a shed-roof porch with spindle railings and columns, and lattice skirting. The main porch window features a 1/1 fixed pane with a leaded upper light. Other windows are 1/1 wood double-hung. The entry door is multi-paneled and has one light. The gables feature fishscale shingles, and there is a ridge chimney. A water table with cap protects the basalt foundation. The house sits on a double lot with mature trees on all sides.							
Statement of Significance:							
This was the house of Frank Busch (1858-1939) and his wife Annie (1866-1960). Born in Germany, Frank Busch came to Oregon in 1883, joining his family who had settled in Oregon City. He founded the Busch Furniture Company and became one of Oregon City's most prominent businessmen. The Busch Furniture Company occupied a warehouse, factory and retail outlet in Oregon City. Busch also erected Busch Hall, the Busch Apartments and the Busch Dock in the commercial district, and fourteen houses in and around the McLoughlin District. He was one of the original incorporators of the Willamette Valley Southern Railroad, and served as its chairman and on the Board of Directors. In 1890, he married Annie Heitkemper, the daughter of a pioneer Portland businessman. They had three children. Busch owned the property from 1897-1919, selling the house to Royal Trullinger, a rural Post Office carrier. Trullinger owned the house until 1944, when Jess and Dorothy Gutzler bought the house. Jess worked for Publishers Paper, and the Gutzlers had two sons, Charles and Thomas. The family occupied the house through the remainder of the historic period, with Dorothy living alone in the house after Jess' death sometime between 1960 and 1962.							

Researcher/Organization: Marti Gerdes / HPNW			Date Recorded: 5/11/2002	
Survey Form Page 1	Address: 204 JEFFERSON ST	Local Designation #	SHPO #	

Taxlot Detail Report**2-2E-31DB-02400****Taxlot Information**

Parcel Number (APN) 2-2E-31DB-02400
 Primary Situs Address 204 JEFFERSON ST
 OREGON CITY, OR 97045
 County CLACKAMAS

 Section T2S R2E S31
 Latitude 45.351676
 Longitude -122.606722
 R Number (Alt ID) 00580188
 Approx. Size (acres) 0.33815384
 USGS Quad Name Oregon City
 Within Oregon City Limits? Y
 Urban Growth Boundary (UGB) Inside

Political Boundaries

Jurisdiction OREGON CITY
 Voting Precinct 2.00000000
 US Congressional District 5
 Oregon House District 40
 Oregon Senate District 20
 Metro Council District 2
 Metro Councilor Christine Lewis
 Metro Councilor Email christine.lewis@oregonmetro.gov

Assessment & Value Information

Taxmap: 2S2E31DB
 Land Value (Mkt) \$179,527
 Building Value (Mkt) \$324,940
 Exempt Amount \$0
 Net Value (Mkt)
 Assessed Value \$210,810
 Year Built (if known) 1900
 Sale Date 202102
 Sale Price \$650,000
 Document Date 2021-02-26 00:00
 Document Number 2021-021692
 State General Property Code 101
 County Tax Code 062002

Census Information

Census Tract 224.00000000
 Census Block Group 3
 Census Block Grp. Pop. (2010) 611

Land Use and Planning

Zoning R-6
 Comprehensive Plan LR
 Subdivision FALLS VIEW ADDITION
 Subdivision Plat Number 40
 PUD (if known) 0
 Partition Plat Number 0
 Neighborhood Association MCLOUGHLIN
 Urban Renewal District NONE
 Historic District MCD
 Historic Designated Structure? MCD
 Concept Plan Area NONE
 In SDC Discount Area? N
 In Thayer Rd Pond Fee Area? N
 In Beaver Creek Rd Access Area? N
 In Willamette River Greenway? N
 In Geologic Hazard? Y
 In High Water Table Area? Y
 In Nat. Res. Overlay District (NROD)? N
 In 1996/FEMA 2008 100-yr Floodplain? N
 In FEMA Floodway? N
 In Barlow Trail Area? N
 In Vertical Housing Dev. Zone? N
 In Enterprise Zone? N
 In Opportunity Zone? Y
 Watershed Abernethy Creek-Willamette River
 Sub-Watershed Tanner Creek-Willamette River
 Basin Willamette
 Sub-Basin Middle Willamette
 Urban/Rural Reserve
 Reserve Name

Service Districts
 Elementary School CANDY LANE/JENNINGS LODGE
 Middle School GARDINER MIDDLE
 High School OREGON CITY HIGH
 School District OREGON CITY
 Oregon Dept. of Ed. Dist. ID 1928
 Natl. Cntr for Ed. Stats Dist. ID 4109330
 Water District
 Park District
 Sewer District Tri-City Service District
 Fire District Clackamas Fire District #1
 Fire Management Zone 6597
 Transit District Tri-County Metropolitan
 Garbage Hauler Oregon City Garbage Co.
 Garbage Hauler Phone (503) 656-8403



Green Window Restoration Inc.

2026 N Vancouver Ave
 Portland, OR 97227 US
 +1 5036994912
 gwprdx@gmail.com
 www.gwprdx.com



Estimate

ADDRESS
 Wil Ilcisin
 204 Jefferson St.
 Oregon City, OR 97045

ESTIMATE 2115
 DATE 08/15/2021
 EXPIRATION DATE 09/30/2021

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Labor and Materials			
	GROUND FLOOR 1OVER1 DH SASH WINDOWS: Full restoration - REMOVE windows and SECURE openings. TRANSPORT windows to workshop. REMOVE old glazing and glass. REMOVE old paint from exterior. REPAIR any structural defects. Lightly HAND SAND weathered wood. ADD CVG fir to all sides of sash for a better fit. RE- BED original glass with new glazing. PRIME AND PAINT exterior of sashes. RE-STAIN interior surfaces to match original. RE-INSTALL with new sash cord, new metal weatherstripping on sides and bulb weatherstripping on top and bottom surfaces of sash. RE-USE parting beads where possible. Ensure proper function. Paint and stain of choice to be provided by customer.	9	1,400.00	12,600.00
	Labor and Materials			
	MASTER BEDROOM 1OVER1 DH SASH WINDOWS: Full restoration - REMOVE windows and SECURE openings. TRANSPORT windows to workshop. REMOVE old glazing and glass. REMOVE old paint from exterior. REPAIR any structural defects. Lightly HAND SAND weathered wood. ADD CVG fir to all sides of sash for a better fit. RE- BED original glass with new glazing. PRIME AND PAINT exterior of sashes. RE-STAIN interior surfaces to match original. RE-INSTALL with new sash cord, new metal weatherstripping on sides and bulb weatherstripping on top and bottom surfaces of sash. RE-USE parting beads where possible. Ensure proper function. Paint and stain of choice to be provided by customer.	3	1,400.00	4,200.00

Labor and Materials	SPARE BEDROOM 1OVER1 DH SASH WINDOWS: Full restoration - REMOVE windows and SECURE openings. TRANSPORT windows to workshop. REMOVE old glazing and glass. REMOVE old paint from exterior. REPAIR any structural defects. Lightly HAND SAND weathered wood. ADD CVG fir to all sides of sash for a better fit. RE- BED original glass with new glazing. PRIME AND PAINT exterior of sashes. RE-STAIN interior surfaces to match original. RE-INSTALL with new sash cord, new metal weatherstripping on sides and bulb weatherstripping on top and bottom surfaces of sash. RE- USE parting beads where possible. Ensure proper function. Paint and stain of choice to be provided by customer.	2	1,400.00	2,800.00
Labor and Materials	BESPOKE STORM WINDOWS - price is per unit - customer to decide on how many they would like.	1	600.00	600.00
Labor and Materials	BATHROOM REPLICA WINDOW: remove plain glass currently in situ and replace with privacy glass.	1	1,200.00	1,200.00

TOTAL

\$21,400.00

Accepted By

Accepted Date

CHOSEN

WOOD WINDOW
MAINTENANCE, INC.

Chosen Wood Window Maintenance

OR CCB#132834

WA CCB#CHOSEWW008KJ

Estimate - 8141

Date of Proposal: Monday, October 4, 2021

Billing Address

Ilcisin, Willemijn & Kevin
209 Jefferson St
Oregon City, OR 97045
503-522-5767

Job Site

Ilcisin, Willemijn & Kevin
209 Jefferson St
Oregon City, OR 97045
503-522-5767

100% Customer Satisfaction is our Goal!

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

Job Cost \$25,718.00

Tax \$0.00

Job Total \$25,718.00

Line #	Room	Side + Level	Service	Description	Qty	Amount
1				The restoration of these sash does not include installing the SLIP system. If SLIPs are to be installed on the sash being restored this quote will need to be revised to include them.		
2	Master	2-F	Pull + Board	Pull sash and board-up opening (Installation charge for finished product included here)	2	\$1,440.00
3			Restore	Full Restoration of Vintage Double Hung Sash Set P/S: Dip and strip, repair, sand, prime and reglaze. Sash size ~28 x 36. 1/1 Lite, Reuse original glass (New DS/CL/AnnI if broken), Reuse all original hardware (Some hardware is missing) Remove vintage weatherstripping, Fill vintage weatherstripping channels on sash, Kirf and weatherstrip top and bottom sash. Rerope top and bottom sash. Install new parting bead-6,6,4,	2	\$2,152.00

4	Master	2-L	Pull + Board	Pull sash and board-up opening (Installation charge for finished product included here)	1	\$720.00
5			Restore	Full Restoration of Vintage Double Hung Sash Set P/S: Dip and strip, repair, sand, prime and reglaze. Sash size ~30 x 28. 1/1 Lite, Reuse original glass (New DS/CL/AnnI if broken), Reuse all original hardware (Some hardware is missing) Remove vintage weatherstripping, Fill vintage weatherstripping channels on sash, Kirf and weatherstrip top and bottom sash. Rerope top and bottom sash. Install new parting bead-6,6,4,	1	\$998.00
6	Guest Bed	2-L	Pull + Board	Pull sash and board-up opening (Installation charge for finished product included here)	2	\$1,440.00
7			Restore	Full Restoration of Vintage Double Hung Sash Set P/S: Dip and strip, repair, sand, prime and reglaze. Sash size ~24 x 36. 1/1 Lite, Reuse original glass (New DS/CL/AnnI if broken), Reuse all original hardware (Some hardware is missing) Remove vintage weatherstripping, Fill vintage weatherstripping channels on sash, Kirf and weatherstrip top and bottom sash. Rerope top and bottom sash. Install new parting bead-6,6,4,	2	\$2,032.00
8	Living	1-F	Pull + Board	Pull sash and board-up opening (Installation charge for finished product included here)	2	\$1,440.00
9			Restore	Full Restoration of Vintage Double Hung Sash Set P/S: Dip and strip, repair, sand, prime and reglaze. Sash size ~32 x 38. 1/1 Lite, Reuse original glass (New DS/CL/AnnI if broken), Reuse all original hardware (Some hardware is missing) Remove vintage weatherstripping, Fill vintage weatherstripping channels on sash, Kirf and weatherstrip top and bottom sash. Rerope top and bottom sash. Install new parting bead-6,6,4,	2	\$2,328.00

10	Living	1-F	Pull + Board	Pull sash and board-up opening (Installation charge for finished product included here)	1	\$720.00
11			Restore	Full Restoration of Vintage Double Hung Sash Set P/S: Dip and strip, repair, sand, prime and reglaze. Sash size ~52 x 50 x 26. 1/1 Lite, Reuse original leaded unit in top sash (See disclaimer below) Reuse original glass in bottom sash, (New DS/CL/AnnI if broken), Reuse all original hardware (Some hardware is missing) Remove vintage weatherstripping, Fill vintage weatherstripping channels on sash, Kirf and weatherstrip top and bottom sash. Rerope top and bottom sash. Install new parting bead-6,6,4,	1	\$1,484.00
12	Living	1-L	Pull + Board	Pull sash and board-up opening (Installation charge for finished product included here)	1	\$720.00
13			Restore	Full Restoration of Vintage Double Hung Sash Set P/S: Dip and strip, repair, sand, prime and reglaze. Sash size ~30 x 38. 1/1 Lite, Reuse original glass (New DS/CL/AnnI if broken), Reuse all original hardware (Some hardware is missing) Remove vintage weatherstripping, Fill vintage weatherstripping channels on sash, Kirf and weatherstrip top and bottom sash. Rerope top and bottom sash. Install new parting bead-6,6,4,	1	\$1,134.00
14	Sitting	1-L	Pull + Board	Pull sash and board-up opening (Installation charge for finished product included here)	2	\$1,440.00
15			Restore	Full Restoration of Vintage Double Hung Sash Set P/S: Dip and strip, repair, sand, prime and reglaze. Sash size ~24 x 38. 1/1 Lite, Reuse original glass (New DS/CL/AnnI if broken), Reuse all original hardware (Some hardware is missing) Remove vintage weatherstripping, Fill vintage weatherstripping channels on sash, Kirf and weatherstrip top and bottom sash. Rerope top and bottom sash. Install new parting bead-6,6,4,	2	\$2,076.00

16	Sitting	1-L	Pull + Board	Pull sash and board-up opening (Installation charge for finished product included here)	1	\$720.00
17			Restore	Full Restoration of Vintage Double Hung Sash Set P/S: Dip and strip, repair, sand, prime and reglaze. Sash size ~36 x 38. 1/1 Lite, Reuse original glass (New DS/CL/AnnI if broken), Reuse all original hardware (Some hardware is missing) Remove vintage weatherstripping, Fill vintage weatherstripping channels on sash, Kirf and weatherstrip top and bottom sash. Rerope top and bottom sash. Install new parting bead-6,6,4,	1	\$1,230.00
18	Dining	1-R	Pull + Board	Pull sash and board-up opening (Installation charge for finished product included here)	2	\$1,440.00
19			Restore	Full Restoration of Vintage Double Hung Sash Set P/S: Dip and strip, repair, sand, prime and reglaze. Sash size ~28 x 38. 1/1 Lite, Reuse original glass (New DS/CL/AnnI if broken), Reuse all original hardware (Some hardware is missing) Remove vintage weatherstripping, Fill vintage weatherstripping channels on sash, Kirf and weatherstrip top and bottom sash. Rerope top and bottom sash. Install new parting bead-6,6,4,	2	\$2,204.00
20				NOTICE: The leaded glass unit from the sash on line 11 will be removed and inspected during restoration. If repairs are needed, we can get this quoted from a specialty glass contractor for repair at this time. Chosen does not supply in-house leaded glass repair services.		

Disclaimers

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

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

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

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

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

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

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

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

Abbreviations

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

Glass: IGU...Insulated Glass Unit

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

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

Signature

Date

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

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

Oregon City GIS Map

Item #6.



Legend

Street Names

- Taxlots
- Taxlots Outside UGB
- Unimproved ROW
- Park Place Concept Plan
- Beaver Creek Road Planning Area Bour
- South End Planning Area Boundary
- City Limits
- UGB
- Basemap

Notes

Overview Map



0 50 100 Feet

1: 600



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

Map created 2/15/2022

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



Page 175

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 204 JEFFERSON ST				City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 07 N		Longitude: 122 36 25 W		
Township: 02S	Range: 02E	Section: 31	Block: 107	Lot: 5 & B13 5, 8x	Map #: 22E31DB	Tax Lot #: 2400	
Date of Construction: c. 1898		Historic Name: Busch, Frank and Annie, House			Historic Use or Function: Domestic - single dwelling		
Grouping or Cluster Name: NA		*Current Name or Use: Domestic - single dwelling			Associated Archaeological Site: Unknown		
Architectural Classification(s): Queen Anne			Plan Type/Shape: Complex		Number of Stories: 2.0		
Foundation Material: Stone			Structural Framing: Unknown		Moved? No		
Roof Type/Material: Gable / Composition shingle			Window Type/Material: 1/1 wood double-hung				
Exterior Surface Materials Primary: Channel drop			Secondary: Wood shingle		Decorative:		
Exterior Alterations or Additions/Approximate Date: None apparent.							
Number and Type of Associated Resources: None							
Integrity: Excellent			Condition: Good		Local Ranking: Designated Historic Site		
						National Register Listed? No	
Potentially Eligible: ☒ Individually or ☐ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old							
Description of Physical and Landscape Features:							
This two-story Queen Anne of a complex plan sits high above the street. It features original spindle work in the gables and at the porch. Two chamfered corners allow for a pendant and decorative brackets. There is a bay with a hipped roof, and a shed-roof porch with spindle railings a columns, and lattice skirting. The main porch window features a 1/1 fixed pane with a leaded upper light. Other windows are 1/1 wood double-hung. The entry door is multi-paneled and has one light. The gables feature fishscale shingles, and there is a ridge chimney. A water table with cap protects the basalt foundation. The house sits on a double lot with mature trees on all sides.							
Statement of Significance:							
This was the house of Frank Busch (1858-1939) and his wife Annie (1866-1960). Born in Germany, Frank Busch came to Oregon in 1883, joining his family who had settled in Oregon City. He founded the Busch Furniture Company and became one of Oregon City's most prominent businessmen. The Busch Furniture Company occupied a warehouse, factory and retail outlet in Oregon City. Busch also erected Busch Hall, the Busch Apartments and the Busch Dock in the commercial district, and fourteen houses in and around the McLoughlin District. He was one of the original incorporators of the Willamette Valley Southern Railroad, and served as its chairman and on the Board of Directors. In 1890, he married Annie Heitkemper, the daughter of a pioneer Portland businessman. They had three children. Busch owned the property from 1897-1919, selling the house to Royal Trullinger, a rural Post Office carrier. Trullinger owned the house until 1944, when Jess and Dorothy Gutzler bought the house. Jess worked for Publishers Paper, and the Gutzlers had two sons, Charles and Thomas. The family occupied the house through the remainder of the historic period, with Dorothy living alone in the house after Jess' death sometime between 1960 and 1962.							

Researcher/Organization: Marti Gerdes / HPNW			Date Recorded: 5/11/2002	
Survey Form Page 1	Address: 204 JEFFERSON ST	Local Designation #	SHPO #	

Item #6.



Page 177

A two-story yellow house with white trim and a dark roof. The house features a front porch with white railings and a decorative gable. A white staircase leads up to the porch. In the foreground, a black chicken is walking on a paved driveway. A white car is parked in the background. The house is surrounded by trees and a lawn.

Item #6.

Page 178





