



CITY OF OREGON CITY HISTORIC REVIEW BOARD AGENDA

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City, OR
97045

Tuesday, March 25, 2025 at 7:00 PM

Ways to participate in this public meeting:

- Attend in person, location listed above. Please see the public comment guidelines below.
- Attend the livestream of the meeting on the City's YouTube Channel:

<https://www.youtube.com/user/CityofOregonCity>

- Register to provide electronic testimony (email ocplanning@orc.city.org or call 503-722-3789 by 3:00 PM on the day of the meeting to register)
- Email ocplanning@orc.city.org (deadline to submit written testimony via email is 3:00 PM on the day of the meeting)

1. CALL TO ORDER AND ROLL CALL

2. MEETING MINUTES

- a. Meeting Minutes for Approval: 2/25/25 WS, 2/25/25, 2/26/04, 3/11/04, 4/29/04, 7/29/04, 8/12/04, 10/14/04, 10/28/04

3. PUBLIC COMMENTS

Please see the public comment guidelines below.

4. DESIGN ADVICE

- a. Design advice for a detached triplex on a non-designated resource in the McLoughlin Conservation District at 914 Van Buren Street.

5. DISCUSSION

- a. Compatible Change- New Construction Review in Historic Districts
- b. New Construction- Window Details and Template Condition of Approval

6. COMMUNICATIONS

7. ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the clerk. When the Chair calls your name, proceed to the speaker table, and state your name and city of residence. Each speaker is given 3 minutes to speak. As a general practice, the committee does not engage in discussion with those making comments. Complaints shall be addressed at the department level prior to addressing the committee.

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](#) and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WPMC at 503-650-0275 for a programming schedule.



CITY OF OREGON CITY
HISTORIC REVIEW BOARD
Work Session MINUTES - Draft

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City

Tuesday, February 25, 2025, at 6:00 PM

1. CALL TO ORDER AND ROLL CALL

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

Present: 5 – Board Member Gordon Lawrence, Board Member Paul Edgar, Vice Chair Robert Green, Chair Tim Powell (virtual) Late arrival: Board Member Julia Fulkerson,

Staffers: 2 - Community Development Director Aquilla Hurd-Ravich, Senior Planner Christina Robertson-Gardiner, Assistant Planner Jude Thaddaeus

2. DISCUSSION

a. New Construction – Window Details and Template Conditions of Approval

Senior Planner Christina introduced the top which is from the Historic Review Work Plan. Trying to provide a checklist for a template that outlines what the goals of Historic Review Board are. Tonight is not about the minute details, but about having a conversation at a high level to provide direction to Consultant Kristen Minor.

Consultant Kristen Minor provided further introduction to the work session regarding the windows that would be allowed in new construction in the Historic Districts. She brought in two window company representatives who brought in some samples.

The Board Members came down from the Dias and looked at the window samples. Michael Leiber from Marvin Windows and Patrick Lawton from Pella Windows explained their fiberglass window products and answered some questions.

Consultant Kristen then walked the Board Members through her questions about 6 elements: Depth, Material, Profile, Grids, Trim and Cost.

In regards to depth, there was a desire to definitely require some depth and use of trim would be acceptable.

There was an additional element, dimension, that was brought up.

One question raised was how authentic should the end result appear to the product that was in the time of period of significance. Seems like some differentiation is good and maybe important. What makes a product appear artificial versus authentic? Concern with overburdening applicants was expressed.

Desire is to make sure windows, the eyes of the home, do not detract from the historic feel.

Regarding Fibrex, there is a desire to see the product before making a decision if it would be an option. Another thought about this is that materials continue to change and the board should not be mandating materials if they are high end – it should be up to the applicant's style and budget.

Comment was made that with new construction and building codes, windows will already have a setback created. Adding some kind of additional inset creates a burden to the applicant.

Having a sloped sill creates the imagery. Some discussion ensued about the practicability of requiring that with the building codes and different kinds of trim makes it difficult.

For Grids, there seemed to be an agreement that the current guidelines are good.

The 6 window questions will be sent to the board members to provide further feedback to Senior Planner Christina who will share them with the Consultant Kristen. They will bring back some draft wording to the March meeting.

3. ADJOURNMENT

Vice Chair Green adjourned the Work Session at 7:08 p.m.



CITY OF OREGON CITY
HISTORIC REVIEW BOARD
MINUTES - Draft

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City

Tuesday, February 25, 2025, at 7:00 PM

1. CALL TO ORDER AND ROLL CALL

Vice Chair Green called the meeting to order at 7:13 PM.

Present: 5 – Board Member Gordon Lawrence, Board Member Paul Edgar, Board Member Julia Fulkerson, Vice Chair Robert Green, Chair Tim Powell (virtual)

Staffers: 2 - Community Development Director Aquilla Hurd-Ravich, Senior Planner Christina Robertson-Gardiner, Assistant Planner Jude Thaddaeus, City Attorney Bill Kabeiseman (virtual)

2. MEETING MINUTES

- a. Meeting Minutes approval for 1/18/25, 08/25/05, 09/29/05, 10/14/05, 11/10/05, 12/08/05, 05/25/06, 08/28/06

Board member mentioned that the 8/28/06 minutes listed were actually for Planning Commission and asked if it should be exempted. Yes, that one should be excluded.

A motion was made by Board Member Edgar, seconded by Board Member Powell to approve the Historic Review Board minutes.

The motion carried by the following vote:

Yea: 5 - Board Member Gordon Lawrence, Board Member Paul Edgar, Board Member Julia Fulkerson, Vice Chair Robert Green, Chair Tim Powell (virtual)

Nay: 0

3. PUBLIC COMMENTS

- a. None

4. PUBLIC HEARING

- a. Vice Chair Green read the legislative script for GLUA-25-00001 / HR-25-00001: 149 Molalla Ave / 404 Alterations to New Construction of a previously approved duplex on land that is part of a designated Landmark: Rasmussen-Buol House (151 Molalla Ave).

Board members had no ex parte contact or bias to share. A few of them had visited the site.

Assistant Planner, Jude Thaddaeus, shared the staff report for the project which had already been approved by the Board, but because of some alterations that created an encroachment on a gas-line easement, so it had to come back to the Board for review. The board was presented with 3

conditions of approval options: 1) Move: Add a 14th condition of approval requiring movement of the building no more than 18 inches south toward the property line shared with the Rasmussen-Buol House, so there is no eave encroachment. 2) Cut: Eliminate the eave requirement along Logus St only so there is no PUE encroachment, or 3) Move & Cut: Reduce the eave requirement along Logus St AND add a 14th condition to locate the building no further than the balance of 18 inches southward toward the property line shared with the Rasmussen-Buol House, so there is no eave encroachment.

The applicant shared that he is fine with moving the building 18 inches so that the eave can stay the same, but he is open to the decision of the Board.

Public Comment – Karla Laws, chair of the Elyville Neighborhood Association, shared support for the project and would like to see the design to stay the same.

The Public Hearing was closed.

The board discussed the options.

A motion was made by Board Member Lawrence, seconded by Board Member Edgar to approve the use of Option 1 to move the home 18 inches south toward the property line shared with the Rasmussen-Buol House.

The motion carried by the following vote:

Yea: 5 - Board Member Gordon Lawrence, Board Member Paul Edgar, Board Member Julia Fulkerson, Vice Chair Robert Green, Chair Tim Powell (virtual)

Nay: 0

There was further discussion about what was listed as option number 1 versus option 3. There was a difference in the order they were listed between the presentation and the application. The Board chose to do a new motion.

A motion was made by Board Member Lawrence, seconded by Board Member Edgar, to approve to move the home 18 inches south toward the property line which would allow the full 18-inch overhang at the same gable and wall. This would still leave an 8ft setback from the property line since this is the biggest move on the lot we have used these setbacks for the application.

The motion carried by the following vote:

Yea: 5 - Board Member Gordon Lawrence, Board Member Paul Edgar, Board Member Julia Fulkerson, Vice Chair Robert Green, Chair Tim Powell (virtual)

Nay: 0

5. COMMUNICATIONS

- a. Senior Planner Christina Robertson-Gardiner spoke about the 2024 HRB accomplishments and Updated 2023-2025 Work Plan. This will be presented at City Commission on April 2nd. It would be presented by Christina and the Chair or another board member.

The 2023-2025 workplan is coming to an end. The windows and compatible change are being wrapped up this spring. So this summer, a new workplan will be worked on by the board.

- b. Board Member Lawrence confirmed that he and Chair Powell will be attending next week's McLoughlin Neighborhood Association meeting (7 p.m.) with the Open House (6:15 p.m.) for the Compatible Change information.
- c. March 25th meeting, the board will be getting the results from the public outreach. These will then be turned over to consultant Kristen Minor to create redlines for code based on the results and the board's direction. If other board members are interested in the meeting that night, they can view the Zoom session so that they are not in the room.
- d. There was some concern expressed about what is being said about the old County Courthouse. There are actually some boards that have been working with county, chamber, city, etc. There is not much the Historic Review Board would be able to add now – some of the boards have dissolved already. The courthouse is not a historic structure. Our involvement as private citizens is important, but as a Historic Review Board this would be outside their purview. It is a county level decision.

6. ADJOURNMENT

Vice Chair Green adjourned the Meeting at 8:00 p.m.

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**CITY OF OREGON CITY
HISTORIC REVIEW BOARD MINUTES
Thursday February 26th, 2004**

BOARD MEMBERS PRESENT

Howard Post, Chairman
Rick Winterhalter
Wende Sanchez
Lans Dickinson

STAFF PRESENT

Tony Konkol, Associate Planner

1. ***Call to Order***

7:00p.m. **Chairman Post** called the meeting to order.

2. ***Public Hearing***

Consideration of HR 04-01: Exterior alterations in the McLoughlin Conversation District: Proposed window replacement on the Oregon City Fire Station located at 624 7th Street, Tax Lot 1500, Map 2-2E-31AC.

Mr. Konkol stated that staff has requested that this item be rescheduled for consideration at the March 25th, 2004, HRB meeting.

Mr. Winterhalter moved for approval of rescheduling the hearing. **Ms. Sanchez** seconded the motion. Motion Carried.

3. ***Approval of Minutes***

Ms. Sanchez moved to approve the minutes from the February 12th work session. **Mr. Winterhalter** seconded the motion. Motion carried.

4. ***Public Hearing***

Consideration of HR 04-02: Exterior Alteration in the Canemah National Register District: Addition of a front dormer and alteration to the rear roofline. 515 S. McLoughlin Blvd, Tax Lot 2700, Map 2-1E-36DD.

Mr. Konkol stated that the applicant is R. Hunter Leigh and resides at afore mentioned address. The property is designated commercial in the comprehensive plan and is zoned Historic Commercial. The subject property is a single -family residence located within the Canemah National Register District. The house is known as the AF Stokes House, built c. 1907. It is a one-story house with a hipped roof and Masonite shingles over shiplap siding. The applicant wishes to add a front dormer and alter the rear roofline to add a rear window to provide additional square feet to the bonus room on the second floor of the dwelling unit. One double- hung vinyl window was installed on the front

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dormer and one smaller vinyl slider window was installed on the rear. A Stop Work Order was placed on the property on January 14th, 2004, for failing to obtain both planning and building approvals. The applicant was required to appear before the Historical Review Board and the applicant must conform to the Conditions of Approval set forth by the HRB before finishing the building permit process.

Notice of this proposal was sent to all property owners within 300 feet of the site. Comments were received from Ken Baysinger, of 516 1st street and they have been included in this report as exhibit #4. The applicant shall meet exterior alteration standards as outlined in 17.40.060-D of the Oregon City Municipal Code. The criteria to be used by the board on reaching its decision on the Certificate of Appropriateness are outlined, there are nine. Concerning the exterior alterations that are proposed the applicable criteria are 3, 4, 5, 6 and 9.

Criteria 3, regarding the economic use of the historic site: The applicant is proposing to expand the useable square footage of the single-family home. Allowing small/“undersized” buildings the ability to expand contributes to the survivability of a structure. The appropriate place to add onto a historic structure is on non-character defining elevations, such as rear elevation. The hipped roof of the home is one of the main defining elements of this structure. Therefore, the staff’s initial response would be to not allow the addition of the gabled dormer without further explanation by the applicant as to why it was necessary. The applicant did construct an appropriately sized front gable that does not adversely affect the significance of the building and is generally compatible with the adjacent historic buildings in the District. However, the burden of proof is on the applicant to prove why a front gable addition was needed for the bonus room.

Criteria 4, Regarding Value and Significance of the Historic Site: The residence is a square style house constructed in 1907 adds value to the district. Staff finds that the alterations would not significantly affect the value and significance of the resource.

Criteria 5 Regarding Physical Condition of the Historic Site: Condition is considered fair; in the future the existing vinyl windows should be replaced with original wooden double hung windows. This addition would enhance the physical condition of the existing building and would allow for additional usable indoor space. Staff finds that the proposed alterations would not adversely impact the physical condition of the site and this criterion can be satisfied if all the conditions of approval are met.

Criteria 6, Regarding Design Compatibility: Staff has found that the proposed materials and architectural features for the proposed changes shall match the predominant architectural features of the main building. Staff has recommended that the applicant replace the front and rear vinyl windows with appropriately sized wood windows as approved by staff.

Criteria 9 Regarding Design Guidelines of the Historic Review Board: **A.** The construction shall be compatible in size and form. Staff finds that the proposed dormer

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and alterations meet the design compatibility requirements in form, scale, and materials.

D. The building height has not been exceeded through this modification and **E.** the dormer is appropriately sized in relationship to the building and roof. **F. Proportion and Scale:** The relationship of solid to void (wall to window) shall be compatible. Staff has found that the relationship of the rear expansion is not compatible as designed. A larger, wood fixed or double hung window shall be installed to replace the vinyl slider window installed during the roof reconfiguration. The applicant shall employ all natural materials as specified in the Secretary of Interior Standards and the Building and Design Standards for the Canemah National Register District. As conditioned, staff finds that this criterion can be met. The rear roof reconfiguration and front gable addition is generally compatible with adjacent historic buildings. As described earlier, the initial response of staff would have been not to allow the addition of the gabled dormer without further explanation by the applicant as to why it was necessary, thus that condition has been included.

Based on the findings presented in the staff report, staff finds that the proposed alterations at 515 S McLoughlin satisfies the requirements as described in the Oregon City Municipal Code for Historic Review of Exterior alterations provided the following conditions are approved or met:

1. All applicable building code requirements shall apply to the request.
2. Incised lumber shall not be used on any visible surfaces.
3. Any changes, additions or deletions shall be reviewed and approved by staff.
4. Prior to final building permit issuance, the exterior alterations shall be inspected by Staff to ensure compliance with the required conditions.
5. The applicant shall replace the front and rear vinyl windows with appropriately sized wood windows as approved by Staff.
6. The applicant must provide additional evidence as to the necessity of adding the front dormer as part of the bonus room expansion.

5. ***Applicant's Presentation***

R. Hunter Leigh began his presentation by stating some of his past experiences working on and living in old historic homes in various cities. Concerning property at 515 McLoughlin Blvd., the applicant stated that he, at one time, already owned the house and sold it back in 1999. The applicant realized the value of the house and when circumstances required he find another home to live in, he chose to buy back the A.F. Stokes home. The home had been standing vacant for six months and was in desperate need of attention; because of the work needed the home could not even be financed.

The applicant explained what repairs were needed and why he chose to proceed the way he did, all the while thinking about how to best make the house safe. He used adjacent homes as an example of what size of windows to use and he used vinyl because all the other windows in the home were already vinyl (which had been done by the previous owner). The applicant was not aware that the house was on the national register because, when researched, nothing came up. The applicant then explained how he was trying to maintain the integrity of the home, how he recycled siding from another historic home to

use on this house, and what great lengths he has taken to stay true to the historic nature of the home.

6. ***Public Testimony Neither for Nor against***

Denyse McGriff residing at 815 Washington St. began by saying she received the packet and read the entire document. Stated that she was a friend of the previous owner and finds it hard to believe that he would have done to the house what the applicant has stated. **Ms. McGriff** feels that vinyl windows are completely inappropriate no matter who put them there. She also stated that the proportion and scale of the new window in the front is all wrong in comparison with the roof. Suggested that the window be put in the back where it is not as visible. Feels like the Canemah district is slowly being chipped away with a little violation here or there. Feels like the findings are good by staff and would like to see all the vinyl windows slowly replaced.

Mr. Post questioned Ms. McGriff about how this would have been dealt with in the past (the fact that the current owner is stuck with being forced to change windows he never installed).

Ms. McGriff stated that in the past the current owner would have to remove the existing windows and replace them with proper ones, over time. They would have had to show progress towards restoration.

Mr. Steve Poyser residing at 1101 4th St. Oregon City stated that he sympathizes with the applicant's good intentions but is concerned with some of the work that has already taken place without having gone through the proper procedures. He is also concerned with the disproportionate scale of the dormer with the rest of the building and feels the addition of the dormer obscures some more unique qualities of the house and when you make these kinds of changes to an historic home you ultimately change the district itself. He also does not feel that vinyl windows are acceptable material to be used to replace that which cannot be fixed.

Ms. Dickinson stated that she noticed the style is vernacular and questioned **Mr. Poyser** as to what the style is now, in his opinion.

Mr. Poyser stated that because he has not seen the front of the house he couldn't comment on its architectural state. Stated that there is some disagreement on the usage of specific words that describe styles (ie, vernacular and square). Mr. Poyser stated that he would have to go all through the house to really respond to the question.

7. ***Questions from HRB***

Ms. Sanchez stated that she is unhappy that the applicant did not go through the planning and building permits and did not go through the necessary procedures. She has an issue with vinyl window replacement and the proportion of the window as it appears on the

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exterior of the house. Ms. Sanchez also stated that she is pleased with the letter from the applicant's neighbor indicating the deterioration of the house and the applicant's attempt to restore it.

Mr. Leigh responded by saying he is not a vinyl kind of guy and that he has used other vinyl types with an historic stamp of approval. He also feels that once the siding and trim is put back on the house the window will blend better and seem less disproportionate. The applicant also stated that he was present when the prior owner put in the vinyl windows and said he could do so because the house was not an historic home. He also stated that multiple houses nearby, also historic homes, have vinyl windows. Leigh stated that he would like to be able finish the house and do it right and still be in the board's good graces.

Mr. Winterhalter asked if the dormer existed at all prior to the applicant installing one.

Mr. Leigh stated that there was no dormer originally. He also stated that the roof leaked, winter was coming, and he had to have it fixed. The roof required a total tear off and it was at that time he decided to install the gable so he could put in a window to meet fire requirements as an emergency exit from the second floor. This could not be accomplished in the rear of the building due to the existing height of the first floor. He also stated that no permits were ever issued for this construction.

8. ***Deliberation of HRB***

Mr. Winterhalter had an issue with the inconsistencies of the applicant's testimony. He also disagrees with the applicant being allowed to add a gabled dormer just because he wants to. Stated that if the applicant has actually asked for permission to build the gabled dormer, he would have been encouraged by the staff to utilize a hip-style dormer design or not build on the front of the building. Winterhalter felt the window is way out of proportion and doesn't understand why someone with his supposed knowledge would even think it would work. Also wants the vinyl windows slowly replaced and does not agree with staff's recommendations.

Ms. Dickinson again mentions the proportion of the window and thinks it should be re-examined. She also questioned whether the applicant could apply for an urban renewal grant, and it was stated that he could not. Ms. Dickinson also stated that the applicant should have known the home was historic and that he should have known that there are proper channels to go through before you even begin construction. She is glad the house is being fixed and cleaned up but does not feel it should be allowed to continue with improper materials being used and an improper design that diminishes the historical significance of the structure and the Canemah District as a whole.

Chairman Post agrees that vinyl windows are totally inappropriate and there are more problems that should be addressed. He stated that if the entire process has to be started over then, that is what should happen. Rules are rules and you don't just go into an

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historic district and start changing things without approval.

Ms. Sanchez stated that she disagrees with staff approval and does not want to accept the application.

Ms. Dickinson made a motion to deny HR04-02

Mr. Winterhalter seconded. Motion carried unanimously.

Mr. Konkol stated that they would prepare a finding of facts that summarize the discussion and the rationale. He assured that everyone involved will be notified as to what the next step is in the process.

9. ***Items not on the Agenda***

Steve Poyser residing at 1101 4th street stated that he is appalled with the revision of the underlying zone in the comprehensive plan. He felt that preservation has received short shrift in the proposed revision. He is also concerned about the new language proposed that refers to financial incentives for homeowners who follow Historic Review Board's recommendations. He wonders what will happen if they don't follow the board's recommendations. He also is concerned about citizens not having to follow guidelines that present a financial burden. He suggested that the board look very hard at that portion as well. It was also suggested that the entire document be looked at very carefully because there are probably more issues.

Mr. Konkol stated that the comprehensive plan and zoning code update is not a complete rewrite of the zoning code, nor is it implementing all of the historic design standards recommended by OTAK. This proposal started off as a cleanup of the zoning code and we had to stop somewhere. The OTAK process was separate and represents a significant change in the site plan and design review requirements for the downtown area, and it was staff's opinion that the changes should occur as a separate process rather than being slid in through the current Comprehensive Plan update. The CBD is the historic downtown and there is an overlay district identifying the area, as recommended by OTAK. The maps provided at the meetings are identifying the proposed zone changes necessary to implement the proposed comprehensive plan and the comprehensive plan map.

10. **Chairman Post** adjourned the meeting.

**CITY OF OREGON CITY
HISTORIC REVIEW BOARD MINUTES
Thursday March 11, 2004**

BOARD MEMBERS PRESENT

Howard Post, Chairman
Todd Iselin
Lans Dickinson

STAFF PRESENT

Christina Robertson-Gardiner, Asst.
Planner

1. *Call to Order*

6:00 p.m. **Chairman Post** called the meeting to order.

2. *Approval of Minutes*

Minutes were not available for perusal in time for the meeting.

3. *Update on HR 04-01*

Ms. Robertson-Gardiner updated the Board about the application for proposed exterior alterations on the Oregon City Fire Station; the applicant may be withdrawing the application completely.

Mr. Iselin questioned Ms. Robertson-Gardiner if she had a chance to review the minutes from the alterations that were completed at the fire station back in 1996.

Ms. Robertson-Gardiner stated that she was not able to find the minutes. There seems to be a gap in the minutes during the late 1990's.

Mr. Iselin stated that the windows currently being proposed are the same ones that were proposed, and approved, back in 1996 for replacement of other windows in the same property, which were never ultimately installed due to budget constraints.

Ms. Dickinson questioned, also for future reference, if there was a statute of limitations on HRB, rulings or decisions.

Ms. Robertson-Gardiner stated that, on land use hearings the limitation is a year and went on to discuss the results of last week's application of **HR 04-02**, the application for alterations in the Canemah District. She stated the "findings of fact" will be ready by the next meeting.

4. *Preservation Week*

Ms. Robertson-Gardiner stated that Laura Butler, our planning technician has been busily trying to put together our **Preservation Week** handout for the McLaughlin and Canemah

District. (She handed out a sample copy, only halfway finished). The idea is to do a main discussion on why preservation is important. Talks about the different districts and the proposed McLoughlin Preservation District, and some information on each district. Included also are the Historic Review Board guidelines and policies, frequently asked questions and guidelines for approval. The letter will be ready to go out in the April mailing.

Ms. Dickinson questioned how the plaques are distributed.

Ms. Robertson-Gardiner stated that, The Old Home Forum, was used to distribute the plaques.

Pizza Interlude***

Mr. Post questioned why there a letter has never been sent to 3rd Avenue about non-compliance.

Ms. Robertson-Gardiner stated that there had been a letter sent registered mail, it was signed for, so she knows the property owner received it.

5. **Mr. Post** adjourned the meeting.

4. At 6:45 **Chairman Post** adjourned the meeting.

**CITY OF OREGON CITY
HISTORIC REVIEW BOARD MINUTES
Thursday April 29, 2004**

BOARD MEMBERS PRESENT

Todd Iselin
Rick Winterhalter
Lans Dickinson
Howard Post

STAFF PRESENT

Christina Robertson-Gardiner- Asst. Planner

1. ***Call to Order***
7:00p.m. **Mr. Post** called the meeting to order.

2. ***Approval of Minutes***
No minutes to be approved.

3. ***Public Hearing***

Consideration of HR 04-03: New construction of single family dwelling in the McLaughlin Conservation District. Parcel located at 410 Madison. The applicant is J.R. Hampton & Son and the property owner is Lyle Paulson. The property is a vacant lot of record associated with 410 Madison. The applicant is proposing to construct a new single family dwelling on an empty lot after obtaining planning approval for re-recognition of a lot of record on 410 Madison. The applicant proposes to construct a two story above grade cross-gabled Victorian style house with a covered front porch and side porch with a detached two-car garage. The siding would consist of cement composite siding, the windows would consist of glazed single or double hung windows at the front, side, and rear of the building. Notice of the proposal was sent to property owners within 300 feet and Denise McGriff, of the McLaughlin Neighborhood Association, sent in a letter of concern which was included in the exhibit, addressing the massive architectural style and the existing plantings located on the lot, specifically the design compatibility (referred to exhibit #2). The left elevation would be on the corner of Fourth and Madison and the right elevation would be the interior side elevation. Specifically with regards to design compatibility staff finds that while the McLaughlin Conservation District has evidence of 19th century two story Victorian houses, this house plan came from Atlanta Georgia Plan Service, the dominant architectural style, the Dutch Camp area of this district is more toward the 20th century bungalows. That does not mean however, that an appropriate design, Northwest / Oregon oriented Victorian building would not be appropriate on subject property. The Secretary of Interior's standards for rehabilitation, specifically number 3, cautions against alterations or new construction that create a false sense of history. Therefore, the applicant, staff believes, shall provide the Historic Review Board proposed alterations to the existing plan, ideally produced by an historic preservation professional which will bring the design more in-line with the simpler Victorian designs presently in the district. Staff also finds that the left and right elevation do not provide the appropriate void to solid window fenestration and the applicant shall provide updated left

and right elevation plans accordingly. The applicant has also not provided any plans for the proposed, detached garage. While staff finds the location vary appropriate, if the applicant chooses not to pursue approval of the detached garage during this process, the applicant will have to come in for a secondary review. Specifically, in regards to the height and massing of the proposed building: the height of the dwelling proposed does not exceed the height of the tallest historic building in the district and does not exceed the height of the underlying zone. Staff feels that provided the conditioned alterations are approved, the scale of the building, while a little larger than the 1 and ½ story of the bungalow immediately adjacent to the property, is generally in keeping with the two-story Victorian design style and meets the criterion for bulk, mass and height. Staff also finds that the 1737 sq. foot house is in keeping with the Victorian architectural style and location and the footprint is properly sized and in the appropriate location. Some of the staff's conclusions and recommendations that were suggested are: 1. The applicant proposes alterations to the plan that are more inline with the simpler Victorian buildings in Oregon City and Oregon, 2. That the right and left elevations are updated to provide more windows. 3. That the accessory building is provided during this process or needs to go through a secondary review. In regard to Denyse McGriff's comments about existing significant planting, staff encourages the applicant to relocate any landscaping that will not remain.

Mr. Iselin questioned that, although the city does not have an ordinance that dictates the pitch of the roof, a 4/12 pitch for the majority of the roof is not really compatible and was usually only seen on porches, not main roofs.

Ms. Robinson-Gardiner stated that she was not aware of the pitch and said that as part of staff, they do encourage applicants to use a 6/12, or above, pitch.

Mr. Winterhalter requested to be educated on what Ms. Robinson-Gardiner meant when she said a simpler style of Victorian home.

Ms. Robinson-Gardiner stated that it was not directed to any specific piece of architecture on the building, but generally Victorian homes from 1885-1900's that are in Oregon City were a simpler version of their more vernacular style. That was one worry that she had, was the creation of a false sense of history.

4. *Applicant's Presentation*

Kerry Sheldon, co-applicant, 13600 SE Sunnyside Rd. Clackamas, 97015. When the applicant and I went around looking, we found, and are open to all suggestions that you may have for changes, one block down on Third & Madison, a Victorian style home, which was what we were trying to match. We are building it as a spec home and would like it to fit into the community. As far as adding some windows, that was not a problem. We did draw, briefly, a garage that we would like to submit into the record, and we would just match the siding and the 12/12 pitch and possibly adding a bonus room, a window, or a dormer, according to staff's suggestions as to what would fit. The roof pitch was news to me, and we did not buy the complete plans because we didn't know where

we were going and whether or not it would fit in. It would be easy to go to a 6, maybe a 7/12 so it would match. We would also be glad to donate any of the landscaping not used to the city or to local residents.

Mr. Iselin mentioned possibly being able to add some fenestration or something to the garage. Maybe adding some windows, or reduce the pitch to kind of downplay it. He also questioned if there were a height limit on secondary structures.

Christina Robertson-Gardiner stated there are if you are building outside of the underlying setbacks.

Mr. Sheldon stated that it would be easy to change the pitch to a 6/12 on the garage.

Christina Robertson-Gardiner also stated that right now you are allowed to have a one-story accessory building that could go as little as three feet from the rear. The problem is to have a two-story building you have to be inside your building's set back, which means 20ft. So, for property like this you really couldn't have a two-story accessory building. One thing the board would be able to do with the new code is to approve deviations from setback code, if you found it appropriate. That code isn't approved yet, so the current application would have to be withdrawn and re-submitted. Also, a 24x24 garage is not allowed today, but when you come in for your permits and it is after June 19th, you could have up to a 600 sq. ft. accessory building.

Mr. Post questioned the applicant as to what kind of windows he was going to use.

Mr. Sheldon stated that he would like to use vinyl. He also stated that to keep within budget for the value of the house, wood windows would throw it way out of line. They have come out with slim-line vinyl windows which have been used with a 1x4 casement around them, which have very small, revealed plastic. They have also come out with these windows in beige and tan and colors which could be blended in with the trim and should look somewhat pleasing.

Mr. Winterhalter stated that adding the trim does do a lot for the appearance of wood windows and also using a 1 over 1 helps as well. He also stated that if you look around in the area, most of the other windows are 1 over 1. He also questioned about the type of siding to be used; did the applicant say he was to use Hardy Plank, and what kind of reveal.

Mr. Sheldon stated that it would be a 4 1/4" reveal. Or it would be possible to do the 1x6.

Mr. Winterhalter stated that the narrower siding would be more appropriate. When the reveal is too wide, it really sets the structure apart and makes it painfully obvious that it is a new structure.

Mr. Iselin questioned the radius shingles that were shown in the exhibit and did they plan

to use them.

Mr. Sheldon stated that these shingles were also a Hardy Plank product, which comes scalloped, and you just stick them on.

Mr. Iselin stated that in fitting with the neighborhood, the square shingles would be more appropriate and would be keeping with the simpler, more vernacular style.

Mr. Sheldon stated that the suggestions make it easier for them to move forward. He also questioned Mr. Winterhalter about the 1 over 1 window he referred to; did that just mean the molding is in the center?

Mr. Winterhalter stated that is exactly what it meant.

Mr. Iselin stated that the roof pitch and the windows on the side were the biggest concerns that he had.

Mr. Sheldon questioned what the board would like to see, as far as windows on the side.

Ms. Robinson-Gardiner stated that it would be possible to come back and have her look at the proposed window sites. Windows should have a purpose, be put in appropriate places and be kept in balance.

5. ***Mr. Winterhalter's Presentation***
6. ***Public Testimony in Support of Application***
None
7. ***Public Comment's Neither for Nor against***
None
8. ***Public Testimony Opposed to Application***

Denyse McGriff, residing at 815 Washington St., and representing the McLoughlin Neighborhood Association at P.O. Box 1027 Oregon City. Stated that she was aware that Staff asked the applicant to contact the Association and was sorry that they did not do so. Ms. McGriff also stated that she brought in some house styles that would be more compatible and would be happy to turn them over. Ms. McGriff also expressed concern, as a neighborhood resident and as a member of the Neighborhood Association, that people not be allowed to bring in a type of "faux" style. If any new construction were to occur in the district, it should be very clear that it is a new house, and that it not be anything mimicking a previous style. Past experience has told her that people have a romantic notion of a Victorian style house, like a doll house, or from some other part of the country and they feel it's appropriate and she was not making a personal criticism. She also looked up the website for the particular house plan and looked at a lot of the

other styles that they had and they were very southern. As Ms. Robinson-Gardiner stated in her staff report, one of the things that is very unique about the Pacific Northwest is that even though people brought ideas from the east coast, or wherever they lived, they made them “fit” this area. Which is hard to say when someone has a vernacular style house, and they decide to put a turn post on it because you don’t know what they were thinking. Representatively you can look around and we do have some high-style homes, the Huntley House at 10th & Washington is a very high-style Victorian, the Huntley’s were very, very wealthy and there weren’t that many people in this area that were wealthy. Some of the Latourette houses, particularly the one on High Street, the Babcock House, which is not even as ornate as the Huntley House, were high-style Victorian. Rather than look at the entire neighborhood, which is a little unfair since there are different characteristics from the Latourette Canyon area, which Ms. McGriff resides in, as opposed to the proposed area which is Dutch Camp. She also stated that she did an inventory by walking around that whole area and then also drove a little concentric circle and thought that it was a very good idea that pictures were taken of these properties. What she found interesting was that, with the exception of one or two houses, none of them really represented what they proposed. What concerned her was mainly building something that was mimicking an earlier style. This neighborhood, with the exception of two houses in the vicinity that are 1874 and 1883, you predominately have 1900 houses. Very simple houses with fairly steep, pitched roofs. That was the only reason she had a concern about the Victorian style and adding more things to it that again would give an appearance that the house was something it’s not. Our neighborhood is very special, and we have to exercise a lot of diligence before something is placed. Ms. McGriff realized that there were some new houses placed on Madison which were clearly modern. Maybe they don’t exactly fit, but you know when you see them: historic house next door, these are not historic in any way. She also went to about three different websites and printed off pictures of homes that she thought might be a better fit: two smaller type bungalows, a Neo-traditional Craftsman and also looked on Parish Rd. for some that she felt were appropriate. Ms. McGriff stated that she was not vehemently opposed to the proposal, it merely conflicts with the interests of the Neighborhood Association. She appreciated Mr. Winterhalter’s comments about the grids and also appreciated Mr. Iselin’s suggestions regarding the roof pitch and the size of the house is much bigger than the houses in the area. Ms. McGriff also stated that she responded exactly to the criteria, not just whether or not she liked it or hate it, which was what was required.

Mr. Winterhalter questioned looking up the year each house was built in the area and wanted to know what year the Erickson House was built and the house on 4th and Madison.

Ms. McGriff stated that the Erickson House was circa 1900 and the 4th and Madison house was circa 1893. Also 1874 and 1893 are the two oldest right there in that area.

Mr. Winterhalter asked for clarification on how the proposed home compares to the already existing home as to what year it would have been built.

Ms. McGriff stated that the proposed home was much earlier in the 1800’s and was very

Victorian.

10. ***Rebuttal Testimony from Applicant***

Mr. Sheldon only wanted to state that he was limited by the lot size which would only accommodate a thirty-foot-wide house, and that is why it was necessary to have two stories. The photos also tried to show the diversity of the neighborhood as opposed to mimicking something.

Ms. McGriff questioned if the garage was going to be decided on at this meeting or on a later date.

Ms. Robinson-Gardiner stated that she did indeed enter the garage as Exhibit A and gave the board two options. 1. They don't feel comfortable with conditioning approval on the garage, or they can accept what the applicant submitted either, as is, or with conditions and it could be approved as part of the current application.

Ms. Dickinson questioned if the applicant plans to reapply at a later time for the garage, for the second story.

Ms. Robinson-Gardiner reiterated that after June 15th you could build a two-story accessory building but you would still have to stay within your normal footprint. The lot in question has a 20 ft. setback and with that small lot you couldn't do it.

Mr. Iselin and **Mr. Winterhalter** would like to be able to condition the approval so it does not become a hardship on the applicant as long as the public has a chance to comment.

Ms. McGriff agrees that the roof pitch is too high. Would like to recommend a very simple garage and it should not be dominant in any way. Other garages in the area are very simple with no ornamentation and she would like to see this garage match the others in the area.

11. **Mr. Post** closed the public hearing.

**CITY OF OREGON CITY
HISTORIC REVIEW BOARD MINUTES
Thursday July 29, 2004**

BOARD MEMBERS PRESENT

Todd Iselin
Rick Winterhalter
Howard Post

STAFF PRESENT

Christina Robertson-Gardiner- Asst. Planner
Kellie Hiler - Recording Secretary

1. ***Call to Order***

7:00p.m. **Mr. Post** called the meeting to order.

2. ***Approval of Minutes***

Minutes from the July 8, 2004 meeting to be approved. Mr. Iselin requested two revisions for the minutes. On page two it should read that “ship-lap siding will be used on the front portion of the house” and will not replace other types of siding on different portions of the house. Also, for the record, **Mr. Iselin** did abstain from the vote to approve this application.

Minutes were approved with revisions.

3. ***Public Hearing***

Application HR 04-07, confirmation of the location of the Barlow Trail on the applicant’s property. The subject property is located in Clackamas County on Tax Lots 1000 and 1001. The Barlow Road Historic Corridor, as shown on the Clackamas County Tax Map as HC-3, runs diagonally to the southwest through the property.

The applicant wishes to confirm the location of the Barlow Road on his site. The Historic Corridor of the Barlow Road was the last leg of the epic overland journey of the Oregon Trail. The city of Oregon City adopted the Barlow Road Historic Corridor in the early 1990s in partnership with the Clackamas County inventory of the Trail. In the early 1990s the County also transferred the Barlow Road Historic Corridor onto the Clackamas County Tax Assessors Maps which is identified as a set of linear dots noted HC-3.

The Barlow Road Inventory Project and Historic Context Report (1992) and the Barlow Road Background Report and Management Plan (1993) map out the trail and discuss the historic significance of each segment. The subject property is located within the Holcomb segment. Pertinent sections of the reports are included in Exhibit 4. Both documents described the Holcomb segment located within city limits of Oregon City as being highly compromised and specifically identifies the area as a third priority road segment.

The applicant maintains that the Barlow Road is actually located 100-150 feet to the west of the identified location. He has submitted the 1991 inventory performed by Richard

Hanes as part of the County Inventory Project (Exhibit 3-3). The inventory form indicates that the “road follows the crest of the ridge down from the east and soon joined the current Holcomb Road alignment just west of these properties”. The inventory also identifies no historical features, visual vistas, and no original road. It identifies the area as having no significance. The applicant has additionally submitted photographs of the site along with site maps showing the location of the adjacent water resource and topography.

The abutting property is currently under Administrative review for a 6-lot subdivision. A copy of the proposed site plan is enclosed (Exhibit 5). The area identified by Mr. Riggs as the correct alignment of the road is proposed to be deeded to the city as a water resource and open space tract.

Staff finds that the applicant has submitted enough information to call into question the location for the Barlow Trail on his property. The ridge-line discussed in the inventory is located along the western property line and not in the middle of the property as indicated by the HC-3. Exhibit 20 of the applicant’s submittal also shows the contours and elevation of the property, which can be visually confirmed by the applicant’s photos.

If the Board chooses to agree with the applicant’s assertion that the trail is located just to the west of his property line, an open space corridor is already being preserved as part of the separate subdivision application and will be deeded to the City at the time the subdivision is platted as a tract. Further review by a preservation professional/ archaeologist may not be needed if the Board is comfortable with the location and feels the intent of Criteria #1 is met by creating an “open visual corridor” that connects with adjacent visual corridors. Existing development and agricultural use prior to the adoption of the Barlow Road Historic Corridor has highly compromised the visual corridor and the road itself for this area. The applicant’s family history with the site along with the 1991 inventory form may be the extent of the information that can ever be collected for this property.

However, if the Board feels that the applicant has not provided enough information to warrant moving the trail to a specific location, the Board can condition the applicant to work with a historic/ archeological consultant and propose and alternate location that can be approved by the Board. The intent of OCMC 17.4060-G is for development to honor the historic significance of the Barlow Trail by incorporating visual corridors into development where the trail is known and when it is not, to create continuity with existing visual corridors.

In this case, Staff feels confident that the criteria set forth in OCMC 17.4060-G can be met in either scenario discussed above. Therefore, no specific recommendations for approval/denial or approval with condition will be given for the application.

Applicant Presentation

Applicant **John Riggs**, residing at 16251 S. Swan Avenue Oregon City, Oregon, questioned the Board if they had all read the information he submitted. He stated that he was born in Oregon City in 1938. The only way the applicant would be able to provide enough information on his part is to start by going down to Brownsville, Oregon and the first thing you see upon entering their museum is a picture of the homeliest woman you've ever seen and she is a Riggs. His family is in the Malheur County Pioneer's Book and settled here many years ago. The family is related to the Charmin's, Straights, Smiths, etc. His great grandfather's name is Anton Rupe who married the applicant's great grandmother, Christina after she had lost her husband, Mr. Riggs. The applicant's father was born next door at 16725 S. Swan in 1910 and finally committed suicide in the year 2000 because he didn't care to be in a care center anymore. Mr. Riggs is the last one on that property that enveloped a great deal of that hill at one time, including the purchase that Mr. Montgomery just made. He has reached the point where whether the Board believes what he, or his ancestors, have to offer is of no importance to him now. He will write his memoirs, his family will listen, and that is important to him. What he walks out of here with tonight is up to the Board. Mr. Riggs has lost about \$38,500 so far on the price of the property that was posted up for sale on August 17, 2003. The original listing has dropped down that significant amount just to keep one or two people interested in the property. The interested parties are just dangling by a thread now because every time the applicant would send a client up to City Hall they would end up with a different planner and they would start from ground zero. The applicant stated that **four different**, prospective buyers went to **four different** planners, all of which sent them to the County and the County sent them back to the city. All four prospective buyers were lost. Mr. Riggs would just like to see this resolved; he is trying to build two homes to enhance what he has. Where he is living now, the roof is caving in, it needs landscaping, tons of blackberries to eradicate, and living on a pension does not allow for this expense. All these years he kept the property in question as a buffer to keep people away and he thought he would make a nice profit once it was sold. Last week he finally reached Mr. Haines, who was in agreement with the applicant about the location of the trail, and he said unless Mr. Riggs saved the embankment like Mr. Haines suggested it would be tough to prove the location. Mr. Riggs stated that while a sewer was being put in he specifically requested that the embankment on lot 1400 be left in tact but the construction crew did not heed his request. So, the only proof he has is testimony from his background and the statement from Mr. Haines that the placement of the trail now was an estimation and to **not** use those dots on the map as an ironclad location for their judgement.

Public Comment Neither For Nor Against

Tom Sisell, speaking on behalf of Mr. Montgomery, does not have any opposition with the moving the trail as long as it's possible to move it in line with the water resource area, which is an already existing corridor that would keep in line with the necessary visual corridor for the Barlow Trail.

Dr. Stephen Poyser, residing at 725 Summer St. NE Salem, OR 97301, stated that he acknowledges the lack of physical evidence remaining regarding the Barlow Trail and realizes that the Board is left to infer what they can from the remaining documents and

the public testimony as to the location of the Trail. He wanted to compliment Staff for the very thorough job they did. He also wanted to suggest that the Board decide on one of two routes. The first being that they have someone monitor the site while construction is going on, or that if any subsurface work is done that they look out for any artifacts that may be uncovered.

Brief Recess At this time the Board requested a brief recess for Christina to make available an aerial photograph of the water resource location because of testimony stating that the Barlow Trail followed a creek that used to exist on these properties.

Della Riggs stated that her and her husband are fully aware that the Barlow Trail indeed goes through another section of their property, tax lot 1300. Whichever way the trail went it had to go through this section. She also stated that they have found artifacts on this section of property, a china doll's head.

Mr. Montgomery stated that, at this point, because everything in the area in question has been so highly compromised and detailed records have not been kept, the Barlow Trail may now, in this area, be more symbolic than real. Possibly keeping whatever visual corridor may be possible, could be the best than can be done from here on out.

Historical Review Board Deliberation

The Historical Review Board had several concerns regarding the decision before them to "move" the Barlow Trail to another location. The Board was willing to acknowledge the fact that detailed records have not been kept, that the city would like to say the trail is in a specific location when, in the past, they have not paid attention to the fact that an historical trail was in the area. **Mr. Iselin** has walked some of the trail and, although he has not walked this particular area, stated that he is aware that the area in question is **highly** compromised. The Board was also concerned about moving the trail from Mr. Rigg's property which could ultimately impact another property owner and what would stop someone else from coming in and saying they wanted the trail moved because it doesn't belong in that certain spot. Subsequently the Board tried to decide what they could do which would have the least impact on other people's property and still maintain the integrity of the Barlow Trail. What they decided is contained in the following motion.

"The HRB acknowledges the applicants contention that the Trail may not be located as identified on the County Tax Map as HC-3. The HRB will be working with property owners in the area to redefine the trail according to lot lines, water resource areas, and property lines as close as possible, realizing that specific tax lots may be impacted which are 900, 1001, 1100, 1300, 1301, 1400, and 1700."

All ayes, motion carried. **Mr. Post** adjourned the meeting at 8:45pm.

DRAFT
CITY OF OREGON CITY
HISTORIC REVIEW BOARD MINUTES
Thursday August 12, 2004

BOARD MEMBERS PRESENT

Todd Iselin
Rick Winterhalter
Wende Sanchez
Howard Post

STAFF PRESENT

Christina Robertson-Gardiner- Asst. Planner

1. ***Call to Order***
6:00p.m. **Mr. Post** called the meeting to order.

2. ***Approval of Minutes***

No minutes

3. ***Public Hearing***

Continuation of application HR 04-06, which was requested at the July 8th HRB meeting, in order to submit a redesign for a proposed structure to replace the one demolished by fire. The Historic Review Board reopened the record and the public hearing.

Applicant Presentation

John Kyle, co-applicant with **Charlie Swan**, stated that in contrast to what was agreed upon at the end of the last meeting, there are no re-design submissions to be presented. Being as succinct and complete as possible he gave an explanation as to why there are no re-designs. A few days after the first meeting, Mr. Kyle received a phone call from Mr. Swan in which was said a couple of things; Mr. Swan was going to hire a planner and did not wish Mr. Kyle to do any more work until the planner has something to report. The planner had subsequently reported back and had a conversation with **Christina Robertson-Gardiner**. Mr. Kyle now feels like he has some direction and understands where Mr. Swan is coming from.

Mr. Kyle then stated that one problem which he had a hand in creating was that because of the meeting format, he did not have an opportunity to confer with his client during the hearing. Due to this, he ended up making decisions on behalf of the group. The decisions to which he was referring was the time when **Mr. Winterhalter** said, shouldn't we give these people some direction? Mr. Kyle responded that he felt like he understood what the Board was saying and shut off that opportunity, thereby denying Mr. Swan the ability to understand what was going on. His hope was that the Board might re-open that conversation and give some direction. Mr. Kyle also stated that he was not asking for, nor

would he expect the board to design the project, although he realizes that can be a concern for Boards. If there are certain things that are not going to be acceptable, whether it be the setbacks, or the lot coverage, or in the end is the board only going to accept three units on that property. Any of that information would let the applicants know what to do. Mr. Kyle stated that he knows for a fact, from the footprint standpoint the project can't shrink and be acceptable. The solution has to be four, up to building code, market capable, family friendly, housing units. Mr. Swan feels that if that can't happen for some reason before this board and with the consideration of the neighborhood, then he would want the Board to deny the project and he would move on. So, if the Board would re-open the discussion and give the applicant a target, then he would have something to go on. Also, he would let Mrs. Robinson-Gardiner know as soon as possible whether they will or will not reach that target.

Mr. Post questioned the applicant if they are going to request a variance on the set-back.

Mr. Kyle stated that, as far as he was aware, the only variance he would need to request was for a buffer, not a set-back.

Mr. Winterhalter stated that no matter how the design is changed, there is no way to put four units on that lot with all the other requirements and make it work. So, what could be done about the massing?

Mr. Kyle responded that, with some encouragement from staff, which is all fair, they went in a certain direction in regards to the massing. The suggestion was to try and make the units look like one structure instead of four independent ones. The Board member that has since resigned, was describing a Sawtooth, garage in front townhouse. Mr. Swan would be delighted but, Mr. Kyle felt that style was public enemy number one and has destroyed Portland's aesthetics and made it look like south San Francisco. He did feel, however, that there are some ways to reduce the massing without reducing the square footage of the structure. Mr. Kyle suggested some different roof lines (graduated) making it look like two structures instead of one. He also stated that the upper structure does not have to happen. He did feel however that it was possible to reduce massing without reducing the size of the project.

Mr. Winterhalter questioned that where the two stairways are in your figure is that space between the grade and the first board is essentially crawl space so, you could, in fact, chunk it down?

Mr. Kyle stated that the units do divide vertically, trying to keep the structure looking like a single unit, but that they can be stepped down on the site. It is a different approach but one that would definitely address the massing concern.

Mr. Iselin questioned that if the roof line was indeed dropped down, would that mean losing the third garage on the corner?

Mr. Kyle responded that the lack of space for the garage would have to be solved some

other way because that four feet would still be needed for the set-back.

Mr. Winterhalter and **Mr. Iselin** stated that even with the proposed changes, they are concerned that the structure would still be too massive.

Mr. Kyle, stated that, being a man of some experience, and as he has become an older practitioner, he believes more and more in the adage that 'beauty is in the eye of the beholder', there are principles and there are truths but there are legitimate opinions and differences of opinion. He would agree that mass is the dilemma, and there is nothing to be done to make a Victorian cottage out of it. Unfortunately, for those purposes, we do have Victorian cottages across the street. He would not agree, especially as he was envisioning the idea of breaking it up and changing levels, that it would be out of scale with the house next door to the south or the houses on Seventh Street. The footprint is bigger, but those are large scale structures.

Mr. Winterhalter reminded Mr. Kyle of the commercial to residential corridor distinction between Seventh and Eighth Street.

Mr. Kyle responded that he was not mentioning commercial buildings, he meant other, larger residential structures that may be lower in elevation but are of the same size.

Mr. Winterhalter stated that he realizes which structures are being referred to and agreed that he can see the similarities in size but still had concerns that the old structure was merely 1600 sq. ft., and the proposed structure is nearly four times the size.

Mr. Kyle stated that if Mr. Winterhalter's dilemma is always going to be the square footage of the proposed structure then that was something the applicant needed to know. There would be no point of breaking it up and redesigning just to run into the same problem.

Mr. Post stated that they were stuck on the mass and unless something can be done with that then he doesn't think the application can be approved.

Mr. Winterhalter stated that he doesn't feel he can say anymore but that he did have some questions of Staff but would save those.

Mr. Iselin also stated a concern for a variance request because he was personally denied a similar request about ten years ago to rebuild a garage that had been destroyed.

Mrs. Robinson-Gardiner stated that adjustments to any underlying zone dimensional standards can go back to the Board as part of the Preservation Incentives that were adopted in the new code. If the Board approves this design, the applicant can come back for the underlying zone. The applicant does have one variance that they have to apply for through the planning commission which is the required spaces for parking. Set-backs, height, lot coverage, or garage location, those can all be reduced by the Board at another hearing. If there are some variances that the Board knows it will not approve, it might be

a good idea to let the applicant know. If the Board does not approve the application, then the applicant would have to apply for all the variances through the planning commission. Preservation incentives may only be approved if there is also an approved application.

Mr. Winterhalter questioned that if the application is approved under one code, the RC-4, however the applicant was going to build under a different code would he still be required to obtain a variance for density?

Mrs. Robinson-Gardiner stated that both codes, the RC-4 and the R3.5, allow the applicant to keep their density, which is defined as units per tax lot.

Mr. Winterhalter stated that he now remembers that and has asked Staff to provide that for the record because density to him means units per square footage.

He also wanted to clarify that because the applicant was coming in under the old code, then that must mean they were also under 17.40 in existence at the time. So tonight, the Board may only look at the application according to those codes. If the applicant was denied here, appealed, won appeal and went before the Planning Commission then all their variances could be approved through the Commission?

Mrs. Robinson-Gardiner stated that indeed he was correct. She also stated that these dilemmas are the perils of changing codes. Also, in this case, the application was purposefully not a consolidated application which makes it able to be under the two different codes.

Public Testimony Against Application

Janet Mallon, residing at 905 8th St., started by inquiring about a comment made by Mr. Kyle when he said his client would want to do the project this size or not, what the 'not' was? If this application is not approved, what is next?

Mrs. Robinson-Gardiner responded that the applicant always has the option to appeal to the City Commission for approval of this project. If the City Commission were to also deny the application, then the process would be finished and the applicant must start over. However, she is not privy to the owner's insurance policy, but it will be a year this October that the other building was destroyed. Usually, when an applicant is in the planning process the City will usually send a letter saying they are on their way to approval and that will suffice for a while. Potentially, if he does not reapply with something substantially different, or they let that time go by, then there would be a chance he would not receive his insurance money.

Mrs. Mallon questioned if the lot was dividable.

Mrs. Robinson-Gardiner stated that under the zone, it is not dividable.

Mrs. Mallon stated her and her neighbor's concern about a reduction in parking and

what might be done about it.

Mrs. Robinson-Gardiner stated that anything about parking would go before the City Commission and Site Plan Design Review.

Karen Pederson, residing at 1011 8th St., stated that she does not have more to say than she did the previous meeting, other than to readdress an issue that concerns her about moving in this direction by expanding with this type of structure beyond the 7th Street commercial district. Mrs. Pederson herself owns a duplex and there is a house on 8th and Jefferson that was a duplex about the size of hers but is now actually a four-plex because they put two studios in the basement. She worries that if a large plex like this is allowed to come in and something were to happen to her house or the other duplex, then she could see more structures like the proposed one popping up all over. Her real concern is that the neighborhood character would change with this construction, no matter how it's done.

Denyse McGriff's comments were read into the record by Mrs. Robinson-Gardiner. Mrs. McGriff had concerns about the roof pitch, the Victorian style was also an issue, and she encourages the applicant to look at a more vernacular approach. Mrs. McGriff encourages the Board to give the applicant as many guidelines as possible.

Board Deliberation

Mr. Post still asserted that the proposed structure was too massive and does not fit the lot well. As it presently stands, he was not in favor of approving the application.

Mrs. Sanchez agreed with Mr. Post on the points he made and felt the applicant needed to make a significant mass reduction and as the proposal stands, felt she would have to move for denial.

Mr. Winterhalter wanted to clarify that if the application was denied the applicants would still have an opportunity to reapply and it would be under the new code.

Mrs. Robinson-Gardiner stated that he was correct but reminded the Board that the proposed structure would have to be substantially different from the denied application.

Mr. Kyle wanted to clarify what he thought he was hearing. He felt like earlier there were some real ideas going as to ways to reduce the mass and really improve the project. But his sense was that even if all that had been done, and even if it was beautiful, the Board would not approve it. He thought that no new information would even help because the Board does not want to approve a project of this size.

Mr. Iselin felt that it is possible to make the project fly. The overall mass and the lot coverage are the hard things to swallow. If the units were reduced from three bedrooms down to two, he felt that would be more reasonable although he didn't know where that would leave them for marketability.

Mr. Kyle responded that he didn't feel it would change things substantially, like lot coverage, just to remove a bedroom. If the Board cannot see the potential in doing all the changes, they were discussing then he just doesn't see any point of going further.

Mr. Post made a motion. As the application stands now with the mass and lot coverage, he moved to deny application HR 04-06, but wanted to approve the demolition of the old structure.

Mr. Kyle questioned as to what happens next.

Mr. Robinson-Gardiner stated that Mr. Kyle would have to ask to keep the record open or ask for a continuance to another hearing. Mr. Kyle has the ability to stay the decision to be allowed to put new information into the record. The Board would not make a decision until they had time to review the written record with the new information submitted.

Mr. Iselin questioned that if the structure was not rebuilt within a year would it revert to the base zone.

Mrs. Robinson-Gardiner responded that the existing density would go with the tax lot.

Mrs. Sanchez seconded the motion.

All Ayes (4-0), Motion carried.

New Business

Mrs. Robinson-Gardiner stated that she received a copy from Dr. Stephen Poyser that the National Trust Historic Preservation meeting in September 2005. There is an advisory group being put together for the year long prep.

Mr. Post stated that he spoke with Mrs. Bush. Both of the decisions on Mr. Tom's windows for his house, which has been a year, and on the 5/15 meeting about the dormer, both the files have been pulled from code enforcement. Nothing was being done, why?

Mrs. Robinson-Gardiner responded that the gentleman with the dormer was waiting 'til August to allow the summer appeals to pass and he will now get a notice of code enforcement. So, she was waiting until August and just hasn't had time yet. The gentleman with the windows has been approved but just hasn't been installed yet.

Mr. Post adjourned the meeting.

**CITY OF OREGON CITY
HISTORIC REVIEW BOARD MINUTES
Thursday October 14, 2004**

BOARD MEMBERS PRESENT

Todd Iselin
Rick Winterhalter
Howard Post

STAFF PRESENT

Christina Robertson-Gardiner- Asst. Planner

1. ***Call to Order***

7:00p.m. **Mr. Post** called the meeting to order.

2. ***Approval of Minutes***

None.

3. ***Work Session: Item One***

Barlow Road Historic Corridor. As you recall from this summer, Mr. Riggs, applied for
a

request for the Historic Review Board to look at the Barlow Road Corridor location as it existed on the Clackamas County Tax Maps and the Board's final decision was that "The Board was amiable at future development to look at altering the location of the road if it still kept the goals and policies of the Historic Barlow Road Corridor Overlay District of open visual connection. So, no development has been proposed on this site, but Mr. Riggs is continuing to look at people purchasing it. In work sessions if the Board wants to take that statement from this summer and continue to expand it, or if through this process it may be that it can't be expanded until development comes in. A letter was sent to Mr. Riggs, but have not been sent to adjoining property owners until the Board decides what it wants to do.

Mr. Iselin feels it should be looked at on a case by case basis.

Mr. Winterhalter stated that it would be more beneficial to visually be able to see everything laid out so when an applicant comes in they will have something to reference.

Mrs. Robinson-Gardiner stated that two issues come up. The tract B that was discussed is now going to be a lot. So, while you still have the set-backs of the existing zone if you wanted to take it down the property line here, with the thirty foot buffer, you probably will still have 21ft. of it on Mr. Riggs property and 9ft would have to be on Tract B, or lot seven. She talked to Mr. Sissel who represented Mr. Montgomery and he stated that they would not have a problem with the Barlow Road going 9ft into his property. Which means that Tax Lot 1700, 900 and 1001 may be separate small partitions, or may be taken up as one new subdivision. And, with a road that goes in, a right-of-way which is 53ft for the City of Oregon City, that could also be taking into account the open space corridor for Barlow Road. But, it is hard to sort out without development.

Mr. Iselin questioned what would happen to Tract A

Mrs. Robinson-Gardiner stated that it will stay City of Oregon City open space and will extend out, parallel, to the flagged lot. Tax Lot 1500 belongs to the City and contains a pump station, which is another option but is moving further away from the Barlow Road area.

Mr. Winterhalter questioned what was discussed last time. He thought that it was decided to go down through the dividing lines of the properties, thereby missing any one person's property.

Mrs. Robinson-Gardiner responded that the problem is then that you suddenly enter tax lot 1700 and have the Barlow Road on a tax lot that had not been inventoried for it. So, moving the Barlow Road on to existing properties may not be a problem, moving the road to an as yet undeveloped piece of property could pose a problem, especially if it proposed as a subdivision.

Mr. Iselin clarified that the tax lots in question were 1301 and 1700.

Mrs. Robinson-Gardiner responded yes. She also clarified that in Mr. Riggs' narrative he had stated that the road actually went through lot 1301 and not 1100.

Mr. Winterhalter questioned that they can't just say 'Tax lot 1300, the road is here now'

Mrs. Robinson-Gardiner agreed, unless you have a willing participant, which has not been determined.

Mr. Iselin questioned how much of the Holcomb segment of the Barlow Road is actually inside city limits.

Mrs. Robinson-Gardiner stated that Barlow Crest is pretty much it, except for one tax lot. As you move west there are two large areas left. At this time, designations are being pointed out on a map. Besides Mr. Riggs property, there is no real danger of upsetting future developments because of the size of the remaining areas.

Mr. Winterhalter stated that an easy fix would be to have the Barlow Road come out of Barlow Crest onto Holcomb and down.

Mrs. Robinson-Gardiner stated that according to what she has heard, any small alteration by Oregon City would not affect the overall goals and policies of the Barlow Road Historic Corridor, because all there is, are two sharing properties.

Mr. Iselin and **Mr. Winterhalter** also reiterated the fact that the information available is very limited and the exact placement of the road changed every year.

Mr. Winterhalter re-stated his previous comment about just putting it on Holcomb Road

and putting up a sign that designates it as The Barlow Road Historic Corridor. What is actually gained by having it come through people's property.

Mr. Iselin stated that at some point it veered off Holcomb towards Bradley Road.

Mrs. Robinson-Gardiner also stated that the Holcomb Boulevard Capital Improvement Plan that Nancy Creshaw is working on would be convenient because they are working with the neighbors to do a non-standard approach to Holcomb Blvd. because it is a heavier carrier of traffic, there is still going to be heavy development around it. It needs to be slowed down and turned a lot more residential friendly but still move traffic. Park Place has wanted to keep a little more of their rural understanding, but they also understand they are going to become more dense. So, they may be doing some green street treatments in some areas, maybe some more meandering paths of the sidewalks rather than curbside. There has been some talk about the Park Place Neighborhood Association doing some more with the Barlow Road.

Mr. Winterhalter commented that if the Board does indeed make a decision concerning the Barlow Road location, would all parties involved be satisfied, or would the City just override the decision to suit its needs.

Mrs. Robinson-Gardiner stated that Barlow Crest was being built at the same time in which Barlow Road was being designated and there has not been any development in the area since.

Mr. Winterhalter questioned if there was a designation within the Barlow Crest subdivision.

Mrs. Robinson-Gardiner responded that they are still trying to work with the developer to put up a sign which was originally stated in the conditions of approval and which he failed to do.

Mr. Post, Mr. Iselin, and Mr. Winterhalter commented that if they want to designate the Barlow Road in this area, including the 30ft swath, then they should do just that. They should put up signs explaining about the Barlow Road, where they think it was located and they should create an actual path that could be walked.

Mrs. Robinson-Gardiner responded that she could take this back to Clackamas County and SHIPO to figure out if the Board wants to move forward, almost on non-action of the code, how does that work.

Mr. Iselin stated that he thinks the Board would like some flexibility in determining where it is since no one really knows.

Mrs. Robinson-Gardiner stated that she needs to find out what, legally, is the process to acknowledge that. The Board agreed with that decision.

4. ***Item Two***

National Register nomination of the Oregon City-West Linn Bridge is coming up next week and it was chosen as a project last year. It is also known as the Oregon City Arc and the Conde McCulloch Bridge. There is a sheet that was given to the Board by SHPPO where the application is reviewed under National Register qualifications for architecture. If there are any CLG commissioned staff or Board members who are qualified, which Mr. Iselin is officially qualified, then the Board can make a motion and Mr. Iselin can sign. Mr. Post may sign as chairperson and Ms. Robinson-Gardiner can send it off to SHPPO.

Mr. Winterhalter questioned what it does for the Bridge and for ODOT.

Mrs. Robinson-Gardiner responded that ODOT has a Four F Process, which is a lot like section 106. What is neat about Four F process is if you were going to harm an historically significant building money cannot be the reason that you are doing it. ODOT also cannot designate a building that isn't eligible. So, if the Bridge is designated, then there has to be more than money at stake for them to be able to demolish it. It takes the politics away from the decision making.

Mr. Winterhalter moved that the Board supports the nomination for the Oregon City-West Linn Bridge to the National Register.

Mr. Iselin seconded. All ayes, motion carried.

**CITY OF OREGON CITY
HISTORIC REVIEW BOARD MINUTES
Thursday October 28, 2004**

BOARD MEMBERS PRESENT

Todd Iselin
Rick Winterhalter
Wende Sanchez
Howard Post

STAFF PRESENT

Christina Robertson-Gardiner- Asst. Planner

1. ***Call to Order***

7:00p.m. **Mr. Post** called the meeting to order.

2. ***Approval of Minutes***

None.

3. ***Work Session***

Application review of HR 04-06. **Ms. Robinson-Gardiner** reminded the Board that the City Commission remanded the appeal back to the Historic Review Board in hopes that, with the applicant, they would be able to come up with an amicable solution. Mr. Kyle was present to propose some new designs. By the end of this session, if the Board felt comfortable in moving forward, the Board may schedule another work session, or a public hearing. The main purpose of this meeting would be to decide the next direction. She also presented new information regarding proposed zone changes, specifically the R3.5 zone, which permits 45% lot coverage, up from 33%. If the Board approves a design under 17.40, it will be reviewed under the new underlying zone. So, if the redesign had a lot coverage of 48%, for example, the Board could approve the design under Historic Preservation Incentives, rather than requiring variances. Ms. Robinson-Gardiner had also spoken to the applicant and said the lot coverage was very close to the 45%.

Mr. Winterhalter asked which other variances the applicant would be required to apply for, at all, if the Historic Preservation Incentives were used for the lot coverage.

Mrs. Robinson-Gardiner responded that the only variance required would be one for parking space reduction. It was also stated that the number of parking spaces required is determined by the number of units and the number of bedrooms per unit.

4. ***Applicant's Presentation***

Mr. Kyle began by stating that the project had been revisited with a different approach in a significant way, while still appealing to Mr. Swan's needs. The applicant's goal was to find out if the Board would be amenable to a new design. He also stated that since it was

a session, the Boards comments etc. would be welcome. Mr. Kyle first showed a drawing that came from a conversation he had with Mr. Winterhalter. He pointed out in the drawing that one garage has been eliminated. It was also mentioned that the building they have been trying to tear down and replace, also was a multi-family unit which had no off street parking. Also, there would be quite a bit of street-scaping Mr. Kyle also tried a different approach which split the project into two duplexes. The set-back has not changed, but the building mass has moved. He then began to explain the layout of the buildings, while referring to the drawings. Mr. Kyle showed several drawings, pointing out all the differences, including creating more open space and reducing the lot coverage down to 46%.

Mr. Iselin questioned Mrs. Robinson-Gardiner about how wide the right-of-way needs to be.

Mrs. Robinson-Gardiner responded that the right-of-way should be 60ft. She also reminded the Board that at Site Plan Design Review would require the applicant to put in sidewalks and planter strips along 8th Street.

Mr. Winterhalter wanted to clarify and make sure he was viewing the drawing correctly. He asked if, according to the drawing, there was still a set-back issue but he had opened up more green space.

Mr. Kyle stated that Mr. Winterhalter was correct.

The Board and Mr. Kyle discussed the setbacks on all sides of the proposed structure, what the necessary setbacks are, and what could be, or should be, done to remedy the situation.

Mr. Winterhalter questioned Mr. Kyle about the number of garages the building would have.

Mr. Kyle responded that yes, there would be four garages just like always.

Mr. Winterhalter questioned about the new roofline and how it differs from the original proposal.

Mr. Kyle responded that if the Board felt they were ready to move forward with this design, then the applicant would definitely have all those numbers and measurements ready for the next meeting. Just in viewing the drawings, he felt the roofline would be lower than many of the surrounding houses.

Mr. Iselin commented that he felt the new proposal was much better than the one previous.

Mr. Winterhalter suggested that breaking it up definitely helped.

Mr. Iselin questioned the applicant if he still saw the project as a condominium proposal.

Mr. Kyle stated that yes, the desired outcome would still be owner occupied residences.

The Board seemed in agreement that it would be appropriate at this time to move forward with the new design and to schedule a public hearing for HR 04-06, while allowing enough time for Mrs. Robinson-Gardiner to send out letters and prepare for the next meeting. A discussion followed about when the next meeting could take place with all holidays and everything coming up. It was decided to schedule a December 9th meeting.

5. ***New Business***

Mr. Iselin made a motion that HR 04-08 be moved to the next scheduled work session on December 9th. Ms. Sanchez seconded the motion. All ayes, motion passed.

Mrs. Robinson-Gardiner passed out packets on both proposed candidates to fill the vacant spot on the Historical Review Board Committee.

The Board requested that the candidates come forward so they could question each one individually.

The Board interviewed the candidates **Amy McFeters-Krone** and **James McNett**. The Candidates introduced themselves, discussed their background and told the Board why they would like to be on the Historic Review Board.

After the interview the Board held a vote and chose to recommend Amy McFeeters-Krone to the Mayor for appointment to the Historic Review Boards at-large position.

Mr. Post adjourned the meeting at 7:45 PM



CITY OF OREGON CITY

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

Staff Report

To:	Historic Review Board	Agenda Date:	March 25, 2025
From:	Melissa Lopez, Assistant Planner		

SUBJECT:

Design advice for a detached triplex on a non-designated resource in the McLoughlin Conservation District at 914 Van Buren Street.

STAFF RECOMMENDATION:

Design advice for a detached triplex. Non-binding individual design direction by board members.

EXECUTIVE SUMMARY:

The owner proposes a detached triplex through a Middle Housing land division at 914 Van Buren Street, a non-designated resource in the McLoughlin Conservation District. Preliminary architectural drawings and plans are provided for comment. The property is zoned Low Density Residential (R-6).

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. The city does not charge for design advice. New construction is regulated by [Design Guidelines for New Construction](#) and [OCMC17.40.060 Historic Overlay District](#).

BACKGROUND:

NEXT STEPS:

OPTIONS:

TYPE III –HISTORIC REVIEW BOARD SUBMITTAL

March 14, 2025

APPLICANT: Alexander Shah

OWNER: Haley Rystadt

LOCATION: 914 Van Buren St. Oregon City, OR 97045

REQUEST: New construction in the McLoughlin Conservation District

I. BACKGROUND:

1. **Existing Conditions:** Currently there is one house located at 914 Van Buren St. Oregon City, Oregon (Taxlot Number: 22E32BC03200).
2. **Project Description:** The goal of this project is to develop a detached triplex by utilizing a middle housing land division to create two additional lots for new construction homes northeast of the existing home. Both new homes will be built in compliance with Oregon City's historic district standards.

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.*
- D. *[1.] The historic review board, after notice and public hearing held pursuant to Chapter 17.50, shall approve the issuance, approve the issuance with conditions or disapprove issuance of the certificate of appropriateness.*
- F. *For construction of new structures in an historic or conservation district, or on an historic site, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:*
1. *The purpose of the historic conservation district as set forth in Section 17.40.010;*
 2. *The provisions of the city comprehensive plan;*

3. *The economic effect of the new proposed structure on the historic value of the district or historic site;*
4. *The effect of the proposed new structure on the historic value of the district or historic site;*
5. *The general compatibility of the exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used in the construction of the new building or structure;*

Applicant response:

The exterior design of both new construction homes will align with the Vernacular style. The proposed site plan illustrates the placement of the two homes on the lot and the new lot lines. From the street, primarily only one of the homes will be visible. Neither home will have a driveway or garage.

For the rear house, a walking path approximately four feet wide will be located on the northeastern side of the front home (closest to the street). The attached elevation, which is the same for both homes, includes details such as siding materials, colors, and textures.

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

Design Guidelines for New Construction – McLoughlin

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

1. STYLE

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

New construction shall complement one of these styles to support the historic context. Use of other styles dilutes and distracts from the historic context of the district.

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

Applicant response:

Both new construction homes will be complimentary to the Vernacular style. There is a newer construction house across the street from the proposed homes that also aligns with the Vernacular style.

2. SITE

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

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

CHARACTERISTICS OF THE STYLE Site

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

Applicant Response:

Lot Setbacks: See proposed site plan

Lot Size: The new lots are approximately 25' x 52', see attached site plan

Property Edges: No fences are currently proposed between houses

Planting: There will be a 10' front yard, this aligns with the neighborhood standards, no other planting is proposed at this time

House Placement: The new houses that will be built will be at the same grade as the adjacent homes with a retaining wall in front of them that is existing, a new set of concrete steps will be added in the existing retaining wall to allow access.

Retaining wall: The current stone retaining wall that fronts the street will be preserved, though a staircase will be added in it for access.

Garages: No garages are proposed for these homes

Alleys: No alleys are proposed

3. BUILDING FORM

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

BUILDING FORM CHARACTERISTICS OF THE VERNACULAR STYLE IN MCLOUGHLIN

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

- ☐ Shape: rectangular or square in plan, combinations to form L-plan, T-plan; Rectangular or square form reinforced on façade.
- ☐ Height: 1, 1½, 2 (maximum) stories in height; Basement option.
- ☐ Proportions: Height (eave) to maximum width: 1:1 Height to Depth: can vary greatly.
- ☐ Roof: gable, or cross-gable roof of not less than 8:12 pitch, often steeper.

Applicant Response:

Shape: Rectangular

Height: 2 stories

Proportions: Height to eave roughly 18 ft, width of house is 17 ft

Roof: 12:12 pitch

4. DESIGN COMPOSITION

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

DESIGN COMPOSITION CHARACTERISTICS OF THE VERNACULAR STYLE IN MCLOUGHLIN

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

Applicant Response:

Exterior Detail: Simple, similar to that of the surrounding homes and in line with other Vernacular style homes in the neighborhood.

Porch: Full width front porch with cover

Materials: Locally sourced and readily available materials will be used

Windows: Black in color, without grids, see elevation

Siding: 5" exposure smooth concrete horizontal lap siding

Ornament: Top of gable smaller reveal lap siding

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.

Applicant Response:

ALSO

See full design guidelines here:

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

Relevant Character Guidelines:

Accessory Buildings:

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

Applicant Response:

No accessory buildings are being proposed.

Windows (see page 63 of Guidelines)

Applicant Response:

Single hung windows, black in color, without grids

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

17.29.050 - Dimensional standards—MUC-1.

modified A. Minimum lot areas: None.

B. Maximum building height: Forty feet or three stories, whichever is less.

C. Minimum required setbacks if not abutting a residential zone: None.

D. Minimum required interior and rear yard setbacks if abutting a residential zone: Twenty feet, plus one foot additional yard setback for every one foot of building height over thirty-five feet.

E. Maximum allowed setbacks.

1. Front yard: Five feet.

2. Interior side yard: None.

3. Corner side setback abutting street: Thirty feet.

4. Rear yard: None.

Public utility easements may supersede the minimum setback. Maximum setback may be increased per OCMC 17.62.055.D.

F. Maximum lot coverage of the building and parking lot: Eighty percent.

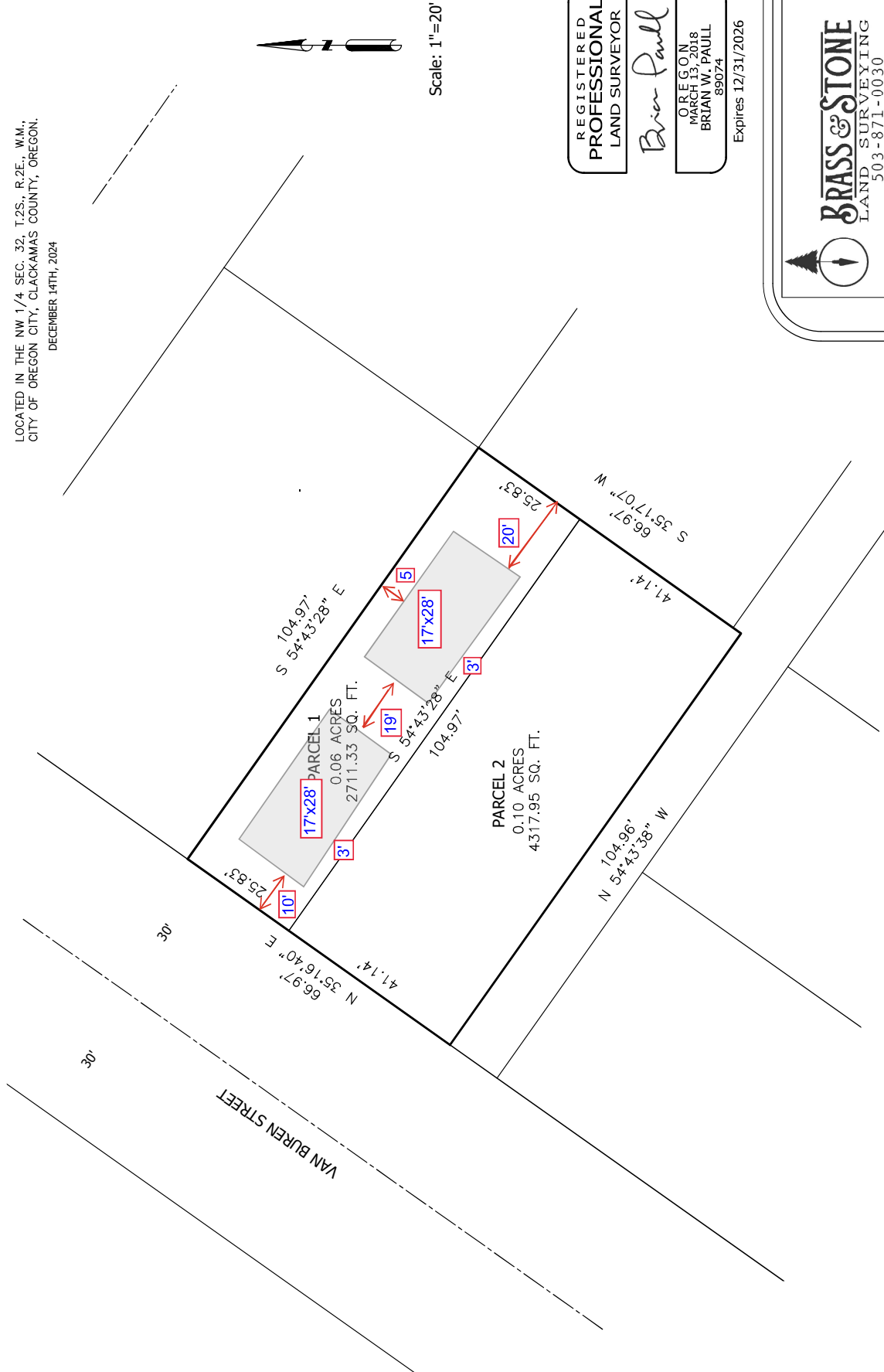
G. Minimum required landscaping (including landscaping within a parking lot): Twenty percent.

H. Residential minimum net density of 17.4 units per acre, except that no minimum net density shall apply to residential uses proposed above nonresidential uses in a mixed-use configuration or to live/work dwellings.

I. Standalone residential development of fewer than five units are exempt from maximum setbacks and minimum density requirements of the underlying zone.

PROPOSED PARCEL LAYOUT

LOCATED IN THE NW 1/4 SEC. 32, T.2S., R.2E., W.M.,
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON.
DECEMBER 14TH, 2024



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Brian Paull

OREGON
MARCH 13, 2018
BRIAN W. PAULL
89074

Expires 12/31/2026

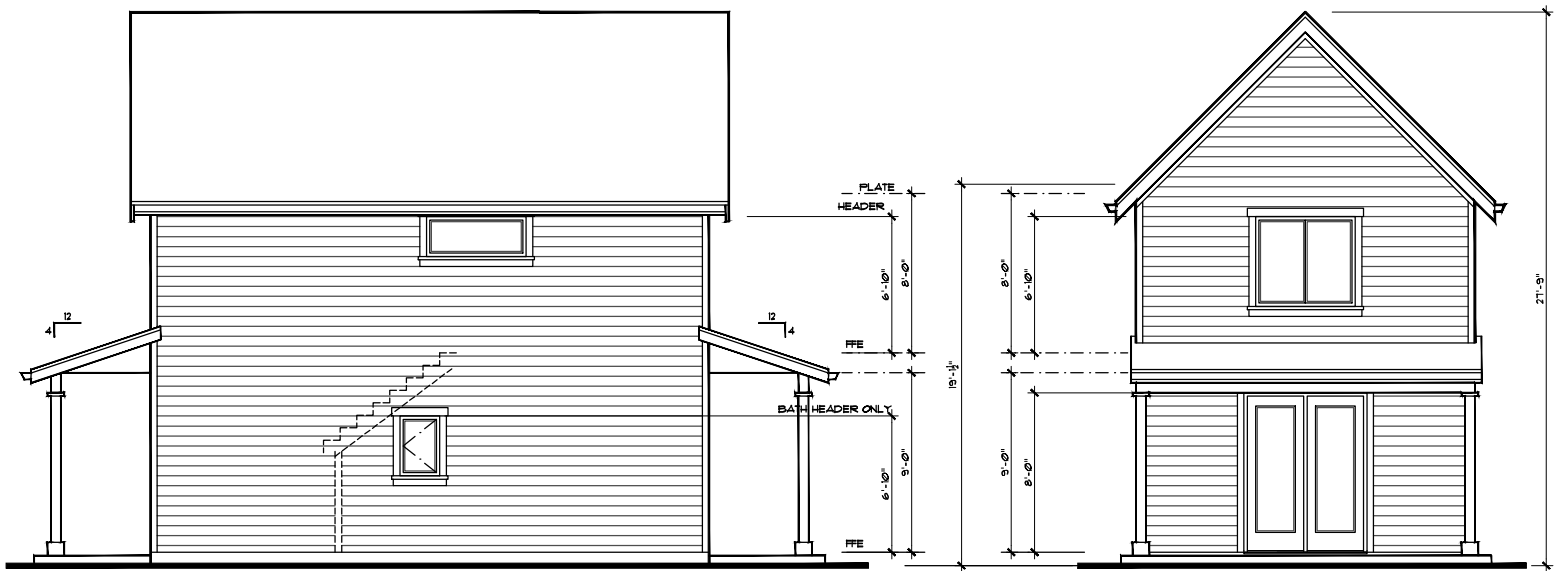
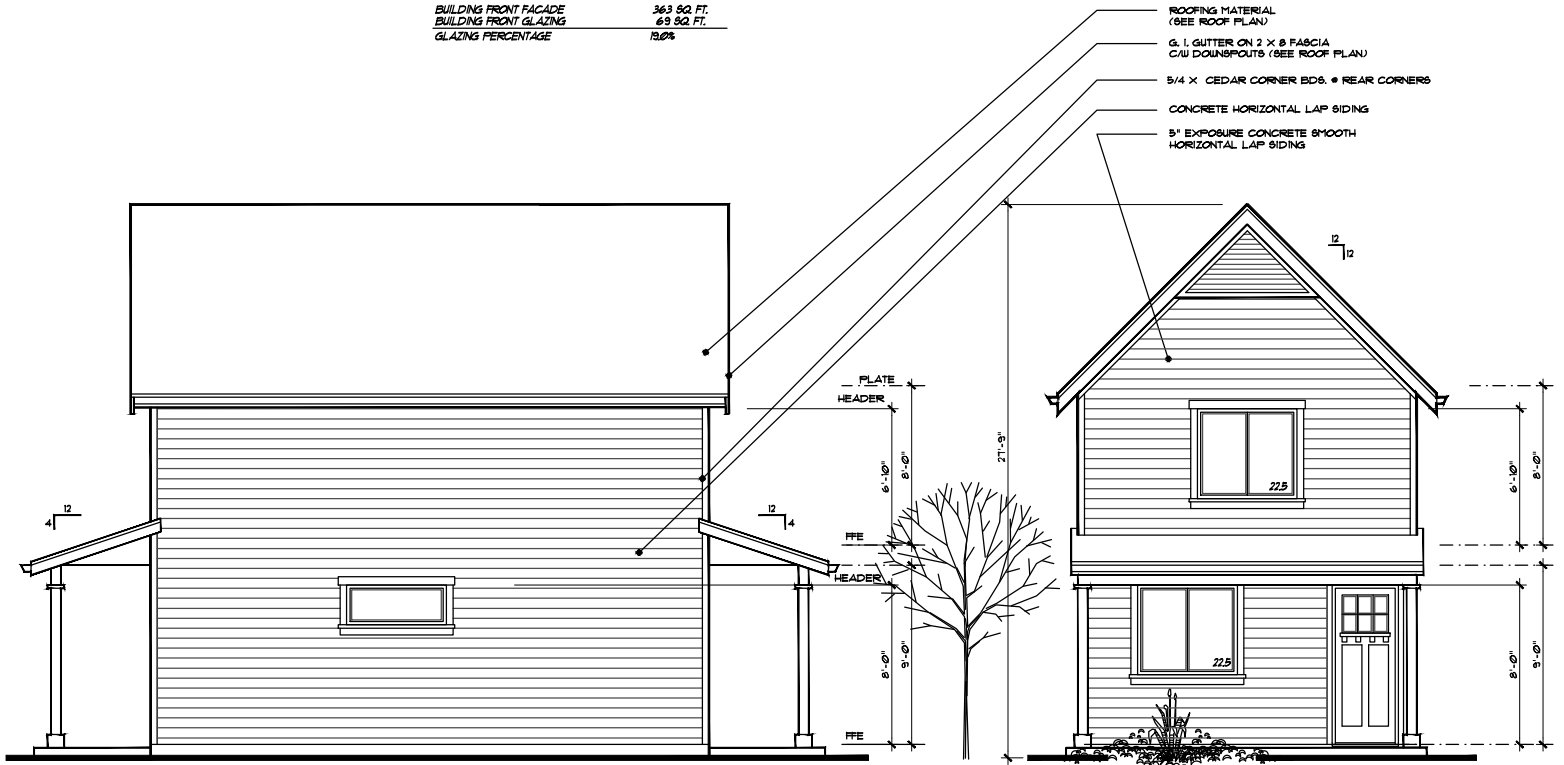
BRASS & STONE
LAND SURVEYING
503-871-0030

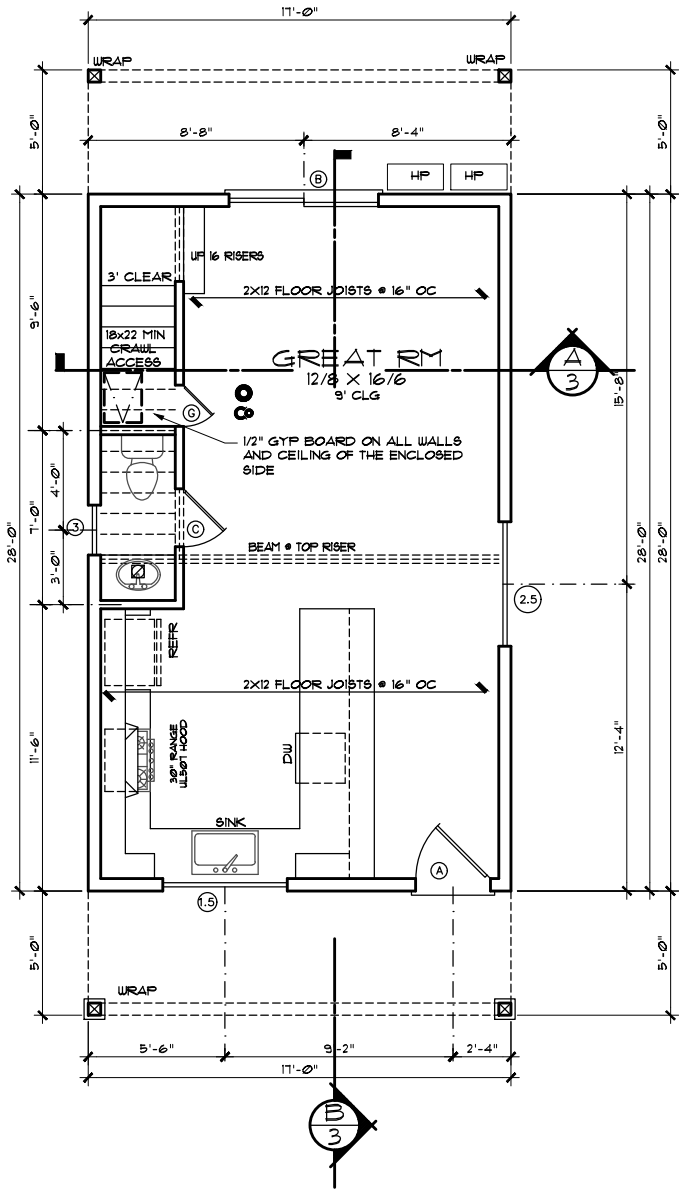
24-031

1132 HERITAGE LP,
Stayton, OR 97383

SHEET 1/2

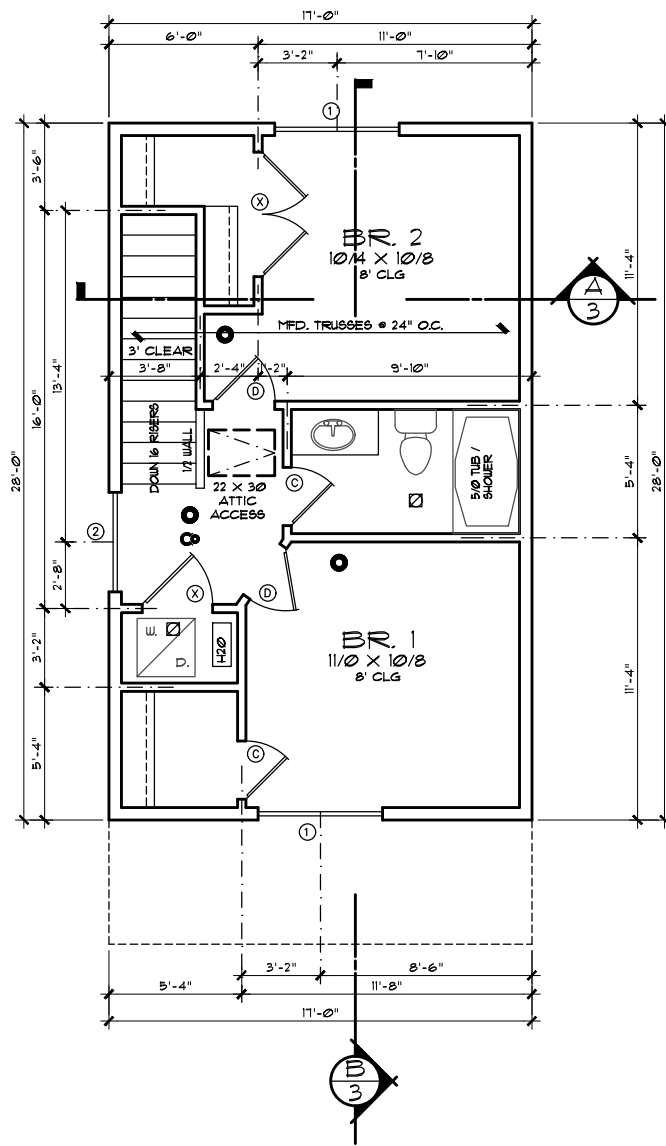
EYES ON STREET CALCULATION
 BUILDING FRONT FACADE 163 SQ. FT.
 BUILDING FRONT GLAZING 69 SQ. FT.
 GLAZING PERCENTAGE 13.0%





SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



CITY OF OREGON CITY

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

Staff Report

To: Historic Review Board **Agenda Date:** March 25, 2025
From: Christina Robertson-Gardiner, Senior Planner

SUBJECT:

Compatible Change- New Construction Review in Historic Districts

STAFF RECOMMENDATION:

Listen to a presentation by Kristen Minor, Minor Planning & Design, review the survey and open house feedback and discuss the topics presented in her memo, and provide directions as requested

EXECUTIVE SUMMARY:

This spring, the Historic Review Board will consider amending city regulations covering alterations, additions, and new construction in the McLoughlin Conservation District (MCD). The District, a subset of the larger McLoughlin Neighborhood, was first designated in the 1980s when the code language was adopted. The code stipulates that any additions exceeding a specified square footage, as well as any new freestanding construction larger than a small garage, must receive approval through a public hearing by the Historic Review Board. The regulations intend to allow change but not lose any historic buildings. The City is evaluating the code language and whether it strikes the right balance for the neighborhood.

The Historic Review Board will discuss this topic throughout the spring of 2025 at noticed HRB meetings, through a survey postcard sent to residents and owners in the MCD and through city channels, and at an Open House/McLoughlin Neighborhood Association meeting on March 6, 2025 at the Library.

Historic Review Board's Recommendation to the City Commission

The HRB will present its recommended approach to the City Commission in the Summer of 2025, requesting approval to move forward with the Type IV Legislative adoption process. This process requires public hearings with the Planning Commission and City Commission, the final decision-makers in adopting ordinances and revising the municipal code.

BACKGROUND:

Below is a tentative project timeline, which can also be found on the Compatible Change Project Website

Public comment is encouraged throughout the process and can be sent to crobertson@orcify.org, who will forward it to the Historic Review Board or in person at any Historic Review Board meeting. Staff will also include all interested parties in an e-blast list to keep all parties up to date with the project.

Project Dates

Jan 28, 2025 Historic Review Meeting	Listen to a presentation by Kristen Minor, Minor Planning & Design, discuss the topics presented in her memo- and provide direction as requested.
Feb 25, 2025 Historic Review Meeting	No Compatible Change update/HRB will discuss another work item regarding template window conditions of approval.
Late Feb-Mid March (3 weeks)	Online survey available to the public on the project website, postcards mailed to property owners and residents of MCD/sent electronically through city channels
March 6, 2025	Open House/McLoughlin Neighborhood Association Meeting- Library
March 25, 2025 Historic Review Meeting	Feedback from survey and open house presented
April 22, 2025 Historic Review Meeting	Review the draft recommended approach for revising the trigger for the historic review of non-designated resources and redline code options.
May 27, 2025 Historic Review Meeting	Review the draft recommended approach for revising the trigger for the historic review of non-designated resources and redline code options.
June 24, 2025 Historic Review Meeting	HRB formally recommends revising the trigger for the historic review of non-designated resources staff schedules work session with City Commission

This project was initiated in 2020 to address the perceived lack of specificity in the definition of NEW CONSTRUCTION, which triggers the Historic Review Board District's review of projects in McLoughlin Conservation District. However, the project was put on hold in 2022 due to a staff changeover. In 2024, the Historic Review Board restarted the project as part of their 2023-2025 work plan.

NEXT STEPS:

Kristen Minor will return to the April Historic Review Board meeting with a draft policy approach for projects that trigger Historic Review on non-designed resources. Once there is a consensus on the approach, potential code relines will be presented at a future hearing.

OPTIONS:

MEMO OVERVIEW

The first goal of this memo is to provide the Oregon City Historic Review Board (HRB) with an overview of public opinion received to date about the Compatible Change project. There are two ways the City received feedback on the issues; one is via the McLoughlin Neighborhood survey, and the other was an open house and meeting with the McLoughlin Neighborhood Association (MNA) held on March 6, 2025.

Second, this memo will also summarize the HRB's direction so far on Compatible Change Project topics discussed in public meetings in November and January, and provide an early framework for potential changes to new construction review triggers in the McLoughlin Conservation District for HRB discussion in the March meeting.

Specifically, HRB members are being asked to weigh in and definitively state which elements or attributes they do not want to include in a trigger for new construction, or as an exemption. See pages 4-5 of this memo.

MCLOUGHLIN NEIGHBORHOOD FEEDBACK: THE SURVEY

A postcard with link to an online survey was sent to all properties in the conservation district and also made available city-wide through city media channels. The survey questions were developed by City staff and the consultant to gauge public opinion about development and regulation in McLoughlin. Complete survey results are attached as **Exhibit A** at the end of this memo.

Who responded

About 80% of those who responded (45 total as of March 17, 2025) said they **reside in McLoughlin**. However, there may be some lack of clarity on the boundaries of the Conservation District as compared to the general neighborhood. Almost half of respondents (47%) indicated that they **live in a historically designated house**; the other half either didn't know or did not live in a historic resource, but at least one respondent owns a commercial building in the district. The majority of respondents **own their home**, with less than 10% renting. People taking the survey were pretty evenly divided in terms of **length of residence** in their current homes; 1-5 years (37.5%) 6-10 years (17.9 %), 11-15 Years (10%), 16-20 years (8.9%), 21-25 years (6.1%), and over 25 years (14.3%). About 23% of respondents had at some point submitted comments or **participated in an HRB hearing**. 5 respondents (12.5%) had themselves constructed an **addition or a new building requiring HRB review**.

Responses to Survey Questions

The next three questions were "long response" questions that tried to capture general feelings about what people valued in the neighborhood and how they felt about the pace of change and how review was working. There was definitely not a strong feeling that the level of regulation is not working; in other words the majority of respondents seemed to be supportive of relatively small changes in what triggers review of new construction.

- Answers to what respondents most appreciated about McLoughlin included its **historic homes and architecture, walkability, and its location**.
- To the question about how respondents felt about the amount of change they had observed in the district, most (28) indicated it was **about the right amount**, while (14) felt it was **too much** and (3) felt that change was too slow or **not enough**. A few (3) had other comments. Some named specific developments that they did not appreciate, however several of these are outside the district boundaries.

- Respondents (22) indicated that they felt the current level of historic review was **about right**, while (5) felt that **regulation was not stringent enough**. (13) felt that there was **too much** or too rigid regulation, and (12) **did not know** or did not have an opinion.

The next questions got more specific to the code and what types of new construction trigger a review by the HRB, so not every survey respondent gave answers to these questions. A solid majority did support the idea that proposed height should be part of a trigger for HRB review. A slight majority also support some reasonable exemptions for new ADUs, with caveats.

- First, a question about additions to non-historic buildings in McLoughlin asked whether the existing code threshold of an increase of 30% or more should be supplemented with a maximum allowed square foot (SF) amount, in order to require large additions to (already) large buildings to have a public HRB review. Most respondents said they did not support changing the threshold (24 responses), with the next most popular response supporting a supplemental maximum of 200 SF (8 responses), which was the smallest number given as a choice.
- Another question about additions to non-historic buildings asked whether people supported height as a review trigger. The majority of respondents (27) supported using height as a review trigger, while (17) did not support this idea. Comments included support for consideration as to whether new construction was blocking or **impeding an existing building's views**, especially given the topography of the neighborhood, and support for some **proportion and scale sensitivity**.
- A question about exemptions for freestanding detached dwellings received (25) in support and (19) not in support. Comments regarding this question were in favor of allowing more such structures in the neighborhood, with **some advocating for mixed-use, and "bigger,"** but others noting that **location** is important ("backyard") and that the new structure should **complement the existing** building.

The last "long format" question asked respondents to share their thoughts on balancing the types of reviews that the HRB sees in a district with historic and non-historic resources. Those who did respond (29 people) gave a variety of ideas and advice. Several **did not want any reviews** or regulation, others felt that the HRB was doing a good job and that **compatibility was generally working well** in reviews. Others pointed out that **houses do need more upgrades** and work such as solar and energy upgrades and overall maintenance and that it should be easy to do those things.

MCLOUGHLIN NEIGHBORHOOD FEEDBACK: THE MEETING

An open house and meeting with the McLoughlin Neighborhood Association (MNA) about the code project was held on March 6, 2025, at the public library. Several "sticker" exercises were photographed at the end of the meeting and are included as **Exhibit B** at the end of this memo. The questions or exercises were attempting to ask the same questions as the survey, but in a more general way. The responses tended to be a little more supportive of HRB review and of more stringent thresholds for requiring review as compared to the survey.

- One exercise for attendees asked them to identify the most important elements or components of additions to a non-historic building that should be reviewed. **Height, size, and design** all got many "votes," with **location** and **scale relationship to neighboring buildings** also receiving strong support.
- The other exercise was to gauge the level of support for reviews of new construction on non-contributing properties in the neighborhood. Generally, all attendees supported some level of review for

non-contributing properties, but support for review for ANY and ALL new construction and additions was just below 50%. Many people seemed to feel that the level of review in place currently was about right.

- At the meeting, there was surprisingly even stronger support for the idea of exempting small detached dwellings from HRB review in McLoughlin than expressed in the survey. Attendees did voice strong support for some “over the counter” standards that should be met for such structures.

COMPATIBLE CHANGE PROJECT DIRECTION TO DATE

What is the best way to calculate the impact of new construction?

In the January 2025 meeting, the HRB focused on exploring some new construction review triggers that could be used either in addition to **Footprint** limitations (which the code currently uses), or with other criteria that might be clearer, and create a better result. The overall goal is to allow a certain amount of new construction in the neighborhood that would not require a full HRB review, but to also protect the overall historic character and historic properties in the neighborhood. After eliminating a few possible review triggers at the November meeting or before the January meeting (**Cost, Loss of historic materials, and Area of attachment**), a number of other potential criteria were presented by the consultant as ways to measure and shape the form or location of new construction, or limit its impact on existing historic resources. Those potential ways of measuring new construction include (in addition to **Footprint**), **Height/Volume, Age, Use, and Location/Visibility**.

Generally, the HRB favored keeping a **Footprint** measurement for a review trigger, and combining it with at least one other criterion. **Height** was mentioned numerous times. For additions, board members discussed wanting more attention on those projects that changed an existing roofline, but which didn’t necessarily add much square footage to an existing house. For new freestanding construction, the HRB was open to allowing secondary dwellings (ADUs) up to a certain size, but potentially with some additional criteria which could be easily checked by permit desk staff. One HRB member suggested a “matrix” of factors which could be used as a checklist over the counter and, if met, could be used to exempt new construction from HRB review.

The HRB said that the **location or visibility** of new construction on the lot was too subjective a criteria. Board members also did not want to see differences in regulation depending on the primary **use** of the property (residential vs commercial, for instance). The HRB did not discuss the possibility of using **designation or age**; whether the original resource or property is a designated historic site, or “NC” (historic but noncontributing due to changes) versus “NP” (built after 1953) in the district.

Responses to Clarification Items

Current language defining “new construction” is ambiguous in a few ways and could be clarified or made more specific. (For instance, does it include a deck over 3.5 feet high?) In the January meeting, the HRB discussed three clarification questions; first whether “area” includes open decks and patios, and roofed areas vs unroofed, second whether thresholds for additions might apply to secondary buildings (i.e. an addition on a garage), and third whether the area of an “original structure” in the code means as first built.

- Should “area” for new construction be clarified as “roofed”? What about “habitable”? The HRB generally felt that areas that are walled in have more impact than areas that are open, even if roofed. The definition in the code (17.04.540) of “**gross floor area**” is *the total enclosed floor area within buildings, measured in square feet, excluding basement areas used for storage or parking*. If this definition is used to measure existing construction, then exterior areas such as decks, patios, and covered porches would

not be included when determining the percentage of additional new construction area allowed without review.

- Should an addition to a primary building be treated differently than an addition to an outbuilding or garage? HRB did not have time to discuss this question.
- Should a homeowner have to use the “first built” size of a building when calculating the 30% allowance for an addition without an HRB review? The HRB did not have time to discuss this question.

CONSULTANT SUMMARY COMMENTS

Using the definition of “new construction” in order to trigger HRB reviews at a certain level of impact to the district is one way to encourage compatible new development in McLoughlin, because the HRB can define what types of development have an easier path to approval. Does the HRB agree with the majority of the McLoughlin survey respondents and meeting attendees that small freestanding dwellings should be encouraged? If so, these can be more specifically defined in a future HRB Policy for small dwellings/ADUs and does not have to be fully described as part of this project. However, it is important to define those attributes that should be evaluated, such as height. Using a more detailed evaluation of attributes would result in more development being compatible, without more development having to go through an HRB review.

Additions to existing buildings are a slightly different issue. The unique considerations of an addition onto a building that may be historic even if it is not contributing/designated could also be spelled out, avoiding the problem cited by the HRB of a house that significantly changed its roofline yet did not get reviewed because the change in footprint was minimal. Although we are talking about un-designated resources in the district, there are many properties that are historic (built before 1953) and might be eligible for designation if some minor changes were reversed, such as removing added vinyl siding. Because these properties are not locally designated, Historic Reviews of additions are viewed through the lens of their impact on the district as a whole or on neighboring historic resources, rather than on the specific building. What is a reasonable amount of change without review?

As a “sketch” of what might be a workable direction, the HRB may want to discuss the following ideas:

- FREESTANDING SECONDARY DWELLINGS could be allowed on non-contributing properties in McLoughlin without HRB review perhaps up to **600 SF** with no more than **400 SF in footprint on grade**. Some additional design controls might include **material limitations on siding and roof, proportion of openings**, perhaps **proximity of any taller portion** in relationship to neighboring structures. Any other critical design controls, perhaps **roof form/pitch** limitations? If this option is pursued, it would be referenced in the code as exempt from HRB review subject to meeting HRB Policies. A new HRB policy would be created that allows for a clear and objective path for these types of projects. Please also note that short-term rentals are not allowed citywide unless approved through a conditional use process.
- FREESTANDING STRUCTURES (without limitation as to use) could be allowed on non-contributing properties perhaps somewhat larger than the existing 200 SF limit; **perhaps 240 or 250 SF**. These could be specified as **single-story** only.
- ADDITIONS/ ALTERATIONS to existing (primary) buildings could be allowed to non-designated properties without HRB review up to the **30% threshold** as existing code specifies, AND the addition must not impact the **existing roofline more than some percentage** (could allow for a new dormer, perhaps, but

not a whole new roof). The new addition could also be specified **no taller than the existing** primary building, or that most of it (large percentage) must be no taller. These specifications would add in height in addition to a footprint threshold. Would a maximum SF area also be something the HRB wants to consider? 30% of a large structure can get quite large, so the allowance without review might specify a **maximum of 600 or 800 SF**? Any other limitations or design controls the HRB would like to see on these alterations/ additions? Limitation to non-front facades? Matching existing roof pitch and material?

- CLARIFICATIONS to code language might incorporate the idea that measuring the existing area of a building does not include existing decks or patios; only **enclosed space** as defined in the code as “gross floor area” (<https://www.orcity.org/documentcenter/view/5357>). Further, the new construction percentage exemption allowed as an addition may be allowed only to the demonstrated **area of an existing building at least one year ago**, so as to prevent a new development from immediately adding on. Is this a reasonable way to measure existing development for the purpose of allowing an exemption to a small addition?
- CLARIFICATIONS might also address how to measure the area of new construction itself for an addition. Does it likewise follow the “gross floor area” calculation? If so, new decks and patios **would not be reviewed**. This would be counter to the existing HRB Policy #11, Porches and Decks (see <https://www.orcity.org/1296/Historic-Review-Board-Policies>). A different way of measuring “area” of new construction in an addition might be to include decks (more than 30” tall, which is the point at which they need a building permit) over a certain size, such as 30 SF (?), and to include roofed areas in the calculation. The policy language includes, “*New roofs or covers over a porch or deck are considered an addition and must be reviewed by the HRB.*” What is a reasonable way to measure new addition area for the purpose of allowing an exemption to HRB review?
- Anything else to add in to these discussion points?

NEXT STEPS

At the April meeting of the HRB, some initial code and policy directions will be presented for review and discussion, based on the direction provided at this and previous meetings.

This summer, the HRB will present their findings and general recommendations from the Compatible Change Project to the City Commission. The recommendations should be clear enough that the City Commission and Mayor could make decisions about exact language and code changes if they agree with the findings of the HRB. The consultant will also provide recommendations about the stated policy direction to be adopted into code.

Compatible Change Survey- McLoughlin Conservation District

<https://www.orcity.org/3246/Compatible-Change--New-Construction-Rev>

1. Do you live in Oregon City? 53 of 56 Answered (94.6%)

No (4 responses, 7.1%)

Yes (49 responses, 87.5%)

2. Do you live within the McLoughlin Conservation District Boundary? 52 of 56 Answered (92.9%)

No (7 responses, 12.5%)

Yes (45 responses, 80.4%)

3. Do you live in a historically designated building? 56 of 56 Answered (100.0%)

Don't Know (6 responses, 10.7%)

No (23 responses, 41.1%)

Yes (27 responses, 48.2%)

4. Do you own your residence? 54 of 56 Answered (96.4%)

No (5 responses, 8.9%)

Yes (49 responses, 87.5%)

5. How long have you lived in your existing residence? 54 of 56 Answered (96.4%)

11-15 Years (6 responses, 10.7%)

1-5 Years (21 responses, 37.5%)

16-20 Years (4 responses, 7.1%)

21-25 Years (5 responses, 8.9%)

6-10 Years (10 responses, 17.9%)

More than 25 Years (8 responses, 14.3%)

6. Have you ever submitted comments or participated in a Historic Review Board Meeting? 56 of 56 Answered (100.0%)

Don't Know (2 responses, 3.6%)

No (41 responses, 73.2%)

Yes (13 responses, 23.2%)

7. Have you ever constructed an addition or a new building requiring review by the Historic Review Board? 56 of 56 Answered (100.0%)

No (49 responses, 87.5%)

Yes (7 responses, 12.5%)

8. What is it about McLoughlin that you most appreciate or find appealing? Your neighbors? Is it the location? Wide variety of housing types and styles? Etc. Provide your own thoughts below, or if you don't love it, tell us why you feel that way. 54 of 55 Answered (98.2%)

I like that it feels like a mix of small town and park, but I do wish there was more corner stores and walkable small businesses. Would also like more bike infrastructure or public transit options.
I love that when we moved in 30 years ago, we were the youngest neighbors and now we are the oldest! I love that we are within walking distance of so many places: library, community center,, churches, several museums and restaurants. I love that most neighbors are friendly and helpful and look for one another. I love the historic preservation of architecturally beautiful homes and buildings and the sense of belonging to a piece of living history..I wish we had a public elementary and middle school and grocery market within walking distance.
The small community feel. We appreciate that children can play in the yards and streets in relative safety. We appreciate the charm and aesthetic of the historic town. We like being walkable to downtown without congestion of traffic. We appreciate that most of the homes around us are single family dwellings. We like that folks, for the most part, take pride in their personal spaces. We like our neighbors and proximity to useful communal spaces.
location
I would never encourage someone to build or move into the McLoughlin Historic area. The Committee and neighborhood were unfriendly and too picky and difficult to work with when I bought my building that was being constructed in the Neighborhood.
I love it... I love the sidewalks, the big trees, the friendly people, the easy access to grocery stores and restaurants, the hospital is close, the fire dept. is close, I love the old houses, including mine which is sooo cute inside with unpainted varnished wood built-ins and fireplace mantle! I love the parks, library, swimming pool... I love everything about OC! The only thing I am not happy about is the Father's Heart bringing in so many new homeless people, and the new shelter that is going in at the old Miles Fiberglass factory... both of those are bringing our neighborhood down... my car has been broken into for the first time last week and I have seen 2 homeless men peeing in public/on the corner of my block this year so far... it's a shame there are so many homeless but giving them a shelter here is not good for our city's overall health... we are a close knit district, I love all my neighbors, we help each other out and we have a lot of kids and schools close in... it makes me nervous for the children to have a shelter here.
Location in relation to transportation options. Walk ability. Affordability. Housing is less expensive in this area. Like having a wide mix of housing, both modern and older.As I understand the current codes a Frank Lloyd Wright type house probably would not be allowed here, at least not without some revision to it. Too much squabbling about tiny details. The original property owners from a hundred and twenty years ago would be laughing at us trying to maintain and old time atmosphere. They were all for being "Modern".
Wish we could make changes to our house however we want without government oversight. Like energy efficient windows and modern siding. Whatever type of fence we want not one that matches a certain time period. Historical items are a lot more expensive.

Affordable housing is vital for Oregon City and many of the historic buildings in the district have multiple rental units. This is important and should be encouraged.
Incredible location to downtown and historic homes (some in great shape and others not but all with unique character)!
Location. Older / historic homes.
The variety of historic resources - their people scale, variety of details Welcoming porches and orientation. Moved to this district because of its character
The historical feel of the neighborhood. Wide streets and nice trees.
The walkability of it, looking at all the beautiful houses (historic or not), the way that each block has houses built in different decades (the architectural diversity), the beauty of all the trees and hills.
I enjoy the historic neighborhood of big, old, ornate homes that have so much beautiful detail in their build. I also appreciate the not so cookie cutter housing developments that I have lived in before. Every home has a different story, size, unique color, and build. The mix of parks, trees, and historic houses, makes this neighborhood more appealing to visit/live vs a bunch row houses crammed together and built on top of each other with no yards or green spaces.
The historic nature of the neighborhood. I value the old houses. I live in a 1910s bungalow. Although not historically designated, I have made sure all changes and renovation reflect the original style.
It was relatively quiet and peaceful when I moved in 25+ years ago, loved the historic nature of the buildings, sidewalks, porches, friendly neighbors. Now the traffic and traffic noise are horrible--especially up and down 5th, and worse since the Police Station went in at the top of the hill . . . and people speed terribly up and down the hill. Parking is a mess and consequently turning on to 5th from Madison is a blind corner--I can't tell you how many times a day I hear a car horn and how close people come--including myself--to being hit. It's also bad for pedestrians trying to cross the street at that intersection.
Walkability, the Promenade, it's quiet, neighbors are nice, homes are nice, it's historical
Location and walkability. I appreciate the houses and how they are preserved and protected. The continuity of homes from the same era is appreciated.
Homes and location.
The neighborhood is great! The people take pride in their old homes. Plenty of things to do within walking distance.
We love the walkability of the neighborhood, the fact that there is a diverse population living here economically speaking and we love (for the most part) the variety of homes in the neighborhood. Our location makes travel in and around OC easy - with access to both downtown Portland or the airport (my husband still travel a lot for work) easy.
I love that it is so walkable. We can easily walk to downtown, and the neighborhood is so pretty. The trees, the historic homes all with the vibe of the 1920s, not big, modern houses that look like cubes.
I am very passionate about the historic homes in the area and to see pieces of history preserved. The walkability (regarding distance to the library and parks, shops, etc and low traffic/large sidewalks, and forested trails). I appreciate having many great neighbors who also take pride in making their houses into homes.
The character of the neighborhood is number one. The walkability and the old homes bring this place to life. When you go to majority of neighborhoods in Portland Metro, there is not a place that comes close to where we live. We have history and it is shown all over the century+ old houses, the mix of neighborhood with library, parks, restaurants/bars and businesses is a perfect mixture. Municipal elevator to downtown Oregon City and the water board trail make urban and natural areas compliment each other to the best amount with equal proximity. I love the views of downtown

Portland and mt Helens from these spots but my favorite time in the neighborhood is when it's so foggy you can't see past the cliff because it gives me a reminder that this place is all I need. My wife and I have lived in our home since 2017, while adding two boys since then we were awarded the Ruth Powers award for our work on our house. We want them to be raised in a home that contributes to the historic value of this neighborhood.
I love how walkable everything is. My neighbors are nice.
The history and beautiful old homes.
The history and historical homes. The walkability of the neighborhood and most of the neighbors.
A neighborhood feel. Sense of history and homes that represent OC history.
I enjoy the eclectic nature of these homes, and walk through the neighborhood daily. I've served on the Natural Resources committee and we have designated a number of heritage trees in the district, so even the vegetation has historic character!
The varied historical homes
It was the location that made me choose it. Close to neighborhood parks, walking distance to main st., Barkley school for daycare.
Lover older historic architecture Oregon city is rich in history conservation of historic buildings brings that history to life in today's world
The historic homes. We love the location and our neighbors.
Emphasis on maintaining important Oregon history. The library. The fire station. The pink church. Good mix of housing and businesses.
Love neighbors and community feeling. Location to our continued growth of historic downtown. I don't love the money grabbing for permits of things like replacement of dead street trees and minor changes to historic homes that update in order to preserve and/or make properties more efficient. I have also not met a single person that isn't financially benefiting from the continued increase of resources that bring people in need from outside our community that is in favor of the constitution of the monster resource center/shelter
I like it's small town feel, and how safe it feels.
Location. Short walk to elevator, stairway adjacent to the elevator, downtown with its shops and restaurants, the future paper mill development, Waterboard park potential.
Location and charm
Our neighbors and historic homes
This survey asks if you are a resident of the district. We own the Odd Fellows Commercial Building and own businesses within the building. The questions need to include this ownership. I love that the city is trying to help preserve the historic district and the charm of the historical buildings. The walkability of the district and charm of the area is appreciated.
Wide variety of historic home styles, walkability, perfect blend of quiet neighborhood and central location. We moved to this neighborhood to get an old house and be surrounded by old homes, we're very happy.
LIKE: Well cared for historic homes. Proximity to the rivers and nature. Neighborly neighbors. DON'T LIKE: The parks! Many parks here are nothing more than a field or random chunk of land with nothing appealing on them (Abernethy Creek, Atkinson, Waterboard, etc.). Our parks are in desperate need of renovation as well as better upkeep and maintenance. The recent renovation of D.C. Latourette Park was very welcome and is appreciated! Also, I feel many of the roads in McLoughlin are in desperate need of repaving and maintenance.
Historic architecture of the neighborhood

The architecture, the history, the design of the neighborhood. We are encouraged by design (front doors facing the street and each other) to be neighborly.
I live adjacent to the McLoughlin neighborhood in a 1925 bungalow. I love the historic feel of the neighborhood. The houses, though different styles, together form a cohesive neighborhood. There are some exceptions that seem to disrupt the flow of the neighborhood, though. The mature trees, walkability, beautiful architecture with unique details not used today- these are my favorite things. It has a welcoming hometown feel.
I love the old homes and the layout of the neighborhood. I like the trails and parks and walkways that exist for enjoyment of the area. I appreciate the Promenade and view points for the waterfall. I would love to see the city investing in how to bring more businesses and young families to the area.
I love historic homes and the proximity to parks, and downtown OC. I love the variety of architecture styles, paint, and gardens. It's a beautiful neighborhood.
I love our old homes that are cared for.. the city doesn't care about our district and it's sad. Without the history of Oregon city- Oregon's history is lost..
I like walkability and proximity to amenities like restaurants, community center, bus stops, library, and pool. I also like the mix of single family residences with smaller multi-family units.
I enjoy the walkability and urban feel of
Walkability, lack of new construction, dedicated neighbors who put time/energy into the upkeep of their homes, historically designated buildings, number of walkable parks.
All of the above. Was a very kid friendly neighborhood in the past.
The neighborhood and the history

9. Please tell us how you feel about the amount of change you've observed in McLoughlin over time. Is it about the right amount, too much, not enough? 54 of 55 Answered (98.2%)

I think there could be more. More corner stores, public transit, and bike infrastructure.
The changes over the years have been mostly positive: especially Abernathy Center, Corner 14, the new construction and refacing of buildings has been done well and mostly in keeping with the historic guidelines.
The amount of change is about right for us. We do not wish to see pace pick up or developers swoop in and steal land to build multiple family units where once one home stood. We are seeing that up the hill along Molalla and have no desire to see our beautiful historic neighborhood become overrun with cars on the street, loud and encroaching neighbors, or the general congestion that comes with overcrowding by absentee landowners getting rich off of other people's misfortunes.
too much. parking is a challenge at times. Dentist office and New construction and Subaru repair shop park everywhere including 2 hr. zones. Code enforcement not doing their job, in my opinion.
It's fine. Doesn't like a lot.
In 25 yrs of owning my home I have never see too much change... the neighborhood always looks and feels historic, and the homes are well maintained. I love all my neighbors in the OC historic dist.!
Change in any built out area is very slow, simply because one would have to destroy something to build new. So unless a building falls down, as a few in the area are likely to do soon, or burns down, then there is little ability to plant anything new. Outside details of buildings not noted as Historically Designated should be at the owners discretion. Why restrict modern windows and siding details?
Nothing has really changed in 30 years, probably because how limited people are to make changes to their own home:
Seems OK but the area could have evolved more rapidly had we been more practical in our review and permit process.

A bit too much change. Solar panels and other modern-looking designs and construction tarnish the unique feel.
It's fine
Just bright. But the new construction in the edges of the district are awful- No detail or scale and architecturally devoid of character
About the right amount.
I haven't observed much change beyond houses being fixed up more/being more taken care of lately.
The amount of changes I've personally seen; Corner 14, OCBC, and presently the new navigation center on 15th. Although it is worrisome that area's infrastructure of the roads are not built for a lot of traffic. The more commercial built the more traffic that hinders the neighborhood. (Kinda defeats the purpose of maintaining beauty of a historical neighborhood.) I do enjoy the art along 7th and the memorial reading boards along the bluff. Ideally, I like living in a historical neighborhood with a sprinkle of mixed businesses.
Too many modern houses are being added. If this keeps up, we need to quit calling it a historical neighborhood. New houses can (and have been) built that look old and fit in with the neighborhood. Also too many big old trees have been cut down
See above---too much. I used to sit on my porch in peace and quiet.... now the car noise and dirt generated by traffic is awful. From about 3 in the afternoon to 6 at night there is no peace and quiet sitting on my porch. Sad, sad, sad....
Seems about right
I haven't noticed much change to the neighborhood houses and streets. In a historic neighborhood, there wouldn't be much change except house color or landscaping, etc.
In 3 years have not seen change or maybe don't know about it.
Too many people and traffic has progressively gotten worse.
We have only been here a few years, and our concern is that we want our neighborhood to keep its residential feel. There are too many homes that are being used as Airbnb's, short term rentals (illegally I might add) and while we appreciate that there is a need for housing, so infill is a fact of life now, we don't see a need for squashing 6 tiny units onto what was a garage. That is just greed on the part of the landowner.
I haven't noticed a lot of change, but I do notice that many of the houses have been kept up over time, or have at least recently undergone renovations. I think that has made the neighborhood a nice one to walk around. The houses that have fallen into disrepair do detract from the elegance of the neighborhood.
We moved here in 2017 and although our house is not historically designated, we take seriously the opportunity to preserve a historic structure. We have removed siding to reveal our original wood siding, repaired and kept all original windows and take pride in bringing a historic look back to our home. I feel our immediate area has seen positive changes in the last 8 years we have been here.
I feel It's been the correct amount of change
The right amount.
Too many ugly apartment buildings, need to keep the historic feel.
Some of the newer builds echo the historic style- others look like they should never have been approved.
I am very concerned about the infill and affect it will have on the neighborhood. Home ownership vs rentals will change the connection to the community. I don't think developers have the best interest for the neighbor hood

There have been a significant in-filling of lots being turned into multi-family apartments, as well as renovations of historic buildings. I'm okay with it, I do believe that there should be more flexibility on the part of the planning department to define historic home. My home for example while being historical has been significantly modified and to me is not up to the standard for this designation. But I guess a previous owner was compelled to have the city include it in the inventory. As an academic with some architectural background, I would prefer there to be a much more rigorous definition of what elements of a home should constitute a historical designation. I elaborate more on this in a later question.

All of the new mixed apartment/business developments. costs of rent are way too high and the building next to the church house is really unfortunate as it blocks the view from both buildings as they are so darn close to one another. I think its too much when there are lots of old crumbling apartments that need to be maintained or upgraded

My neighborhood has been destroyed by the Fathers Heart Ministry. The park near it is full of passed out people all summer. Police come 2 to 3 times a day. Homeless people sit in my yard and leave soiled clothes in the alleyway. The facility violates city code for exterior storage It's not a safe neighborhood anymore. I'm very lucky that my children are older now, if they were younger I would sell at a loss and move.

Oregon City has done a great job balancing old and new

Tough job never possible to keep everyone happy

When we built our 4 unit on Monroe street

The process was extra work and a little slow, in the end we ended up with a great project

We are concerned about the homeless shelter going up on Main St.

Change is okay as long as the new building fits the style of the district and doesn't become overwhelming.

Change is great, however, change without supporting the community that is already established is a poor way to run a city.

Seems about right, wish the would move a bit faster on the mill sight.

City did rebuild High Street, but the city could do so much more to improve the "street scene. ' Relocating public work was a huge positive for the neighborhood, but why is the city "dragging their feet in developing the old site?

All seems to be on track

About right

New construction or changes should be designed in keeping with the period of the historic district. Modern buildings mixed in with historic buildings are unappealing. I appreciate the historic review board keeping aesthetic guidelines and preserving the district within reason. If modern buildings are allowed in the historic district, what is the point of having a historic district vs just a historic building?

The right amount. People have updated their homes in attractive ways that work for modern lifestyles but keep the character of the neighborhood. For instance garages added, metal roofs installed. I have no complaints.

The amount seems good to me. I would like to see more solar and other renewable energy installations.

Not too much

I like the improvements along 7th Street: street lights, public art, restoration of storefronts and revitalization of historic buildings (IOOF bldg) except for the new multi-family building at the top of 7th (behind Eastham School). See comments below for more specifics.

For the most part, it feels like the right amount of change. I think the Sellwood neighborhood is a good example of too much change, where you see demolition of historic houses, and modern style

townhomes in their place. Sellwood has lost its comfortable hometown feel and now looks indistinguishable from any other gentrified area of Portland. An example of not enough change may be Woodburn. The historic downtown and adjacent neighborhood is dilapidated and forgotten in favor of the commerce brought by the outlets.
Unsure. I was surprised by the huge apartments approved on 7th. They do not seem in alignment with the district. I am thankful for additions such as The Hive and other new businesses drawing outsiders to the area.
As we have only been here for five years - Right amount.
No need to stop building, new buildings should resemble old style looks, as in 2025 that very obtainable..
No comment
It seems like the right amount.
Several of the new buildings that have gone in seem to have bypassed the regulations such as building too close to other homes, no set back from the sidewalk, no requirements for parking, traffic increase and speed of vehicles have increased significantly.
Fathers Heart Ministries has destroyed the neighborhood. Passed out people in the park and on the sidewalk daily. Smashed out the windows of the building across the street. People screaming all night long in total distress. I call the cops 3x a week. Drug paraphernalia in the park. Can't take the dog on walks or it will eat fentanyl foil. And you guys give them a property tax exemption for it. Code violations for exterior storage not enforced. Super sad.
Some of the change has been good, some changes have been promised money taken from grants and nothing ever come out of it just like the Falls Oregon City appears to be a pitfall of money that comes in and disappears. I am pretty sure every long-term residence is aware of this.

10. How do you feel about the current level of historic review in Oregon City? (is it too much, too little, or not regulating the right things?)⁵⁴ of 55 Answered (98.2%)

Unsure
It seems just about right and provides guidance for property owners so we can maintain the historic nature of our area.
Not having had to deal with it as we do not live in a registered home, we believe it is a good amount. We are not fans of HOAs or other folks dictating what we can and cannot do with our home, but some measure of restriction should be enforced.
no opinion.
It's too much and inflexible.
From what I see, it is regulating the right things and the right amount... the 4 tiny houses across the street from me turned out to be very pleasant to look at and are well maintained, I have not seen any new structures that seem out of place... the Olsen is big but does not blaringly stand out... OC is doing a good job maintaining the historic area in my opinion.
Historic review in Oregon City probably should be eliminated, except for the Historically Designated buildings.
Way too much. Either pay for the cost to keep things historical let people do what they want with their own property.

Iâ€™ve heard horror stories about vital energy upgrades like new windows taking far too long for review and permits costing way too much. Anyone willing to upgrade buildings to make them more livable, energy efficient and more durable should be encouraged and approvals expedited.
About right
Don't know enough about it. In general, I think truly historic buildings should be protected, but I think that often things are over regulated, especially for most home owners
Just bright
Pretty good. I wish y'all would enforce fixing of sidewalks and replanting of sidewalk trees taken out as well as asking homeowners to trim trees and plant surrounding sidewalks
NA. I've never been involved in a situation involving the historic review board
Not sure
I think there should be some regulations regarding new construction so that it FITS in with the historical nature of the neighborhood. So I guess I think a whole new level needs to be added
I guess it's OK. Sometimes I don't think the balance between historic preservation and livability is very good. I intentionally bought a home in the historic district because I wanted to preserve it. I care about history. However, it appears many homes are in disrepair and we may lose them . . . is that because historic review is too rigid when it comes to windows, roofs, etc? Given the increase in heating costs and the cost of historic windows, it's got to be a huge burden for some. I was eventually approved, but basically had to stand my ground and fight for solar--it shouldn't be that way. If we don't do things to help the environment, there be any historic district to preserve because there won't be a planet that can sustain life!
I haven't had a lot of direct experience, but I generally agree with the changes I see happening.
I think the regulations are appropriate. My only criticism is that the current regulations aren't enforced like fences in front that aren't to code.
No comment, because I don't see any changes or maybe don't know.
No comment
There is inadequate implementation of the rules. Too many people just build and ask for forgiveness later. Some rules are just unreasonable. For example, it is hardly possible to find anyone who makes wrought iron fences - however, there are many steel and aluminum fences that look just as ornate and are actually affordable. They look tidy, keep the neighborhood looking historical and last a lot longer/ don't require paint like picket fences do. Solar panels should be allowed - we have to keep up with the times.
I'm not sure.
I've not personally gotten the chance to work with the historic review board as our home projects have focused on repairing our existing structure, but I feel comfortable knowing the review board is there when we do need them. I also like knowing new building or large commercial structures aren't a concern. This is a diverse neighborhood as far as houses and neighbors go and I think the regulations help maintain this.
I believe from what I've seen that it's been regulating the right things. Although I love that the tumwata project is happening, I am concerned about the future of our neighborhood with potential new builds from homebuyers from out of Oregon City and developing for how attractive the area will be once the project is completed. I am looking forward to keeping in touch on that as project progresses
It seems ok, but I have never tried to alter my house.
Not enough

Not enough for new builds. There are some truly ugly apartments that don't fit the historic district appeal. There are also some remodeled buildings that look great and others that are eyesores.
Just right
I have yet to test the waters, but I'm sure at some point I will be required.
I'm not sure
It absolutely the least of my concerns.
I would always like to see less regulation
We agree with the amount of regulation. We don't want any less regulation.
It seems fine.
Too much! Let people express and enjoy their investments as long as they respect the general history of their property.
Okay with me, but I'd like to build an ADU someday, so hopefully that would be ok.
Could it be that the HRB review process is holding up any progress. Maybe the HRB only needs to review projects that the Planning Dept feels are not responding to Guidelines. How does the HRB respond to development that isn't going thru the permit process. Should the city enlighten the neighborhood to what they would like to happen.
Seems like too much and very stringent
As well as not very flexible
Too much
With my experience it seemed to be about right with our 1922 building. I have no experience or knowledge with what is happening with buildings of new construction. There are several buildings from the 1960s forward that are not the aesthetic that I believe should be in the historic district.
I don't have personal experience with it yet but I haven't heard anything negative about it. I feel like it must be the right balance.
I like the concept of the historic review processes. I do not have personal experience, so I cannot comment on the reality. I do not agree with regulated paint colors though. That seems a bridge too far to me.
Pretty good
At least current level should be maintained. Tighter review for additions or new review would be helpful see comments below. The design of the apt bldg west of Eastham should not have been approved. Not a glimmer of historic design anywhere on that building. I am not against apt buildings per se, just the contemporary design of that one" especially along a major street coming up through the neighborhood.
I watch every single meeting. I think the historic review board does a great job in general. I think it is pretty close to the right amount of review. Sometimes I wish they had more power (the cottage cluster in Canemah) and sometimes I think they spend too much time on small details. But it all works out in the end to be a good balance and the historic character is well maintained and a source of pride in our community.
Unsure. I've not yet encountered a need to participate or review regulations.
I believe it is pretty good! I think homes have been maintained well yet I still feel freedom to change my home with small things. I do sometimes feel frustrated over the window restrictions, as it is very very expensive to maintain such historic windows and the grant, although wonderful to have, doesn't allow for much help. Our home is not energy efficient due to this.
Historic review has too much control, too 3 ft front fences, to how many solar panels you can have to save money.. while at the same time the buildings they run and own are in horrible shape.

Even ranch houses and houses built in the 70s would now be considered historic and I feel that that means much of the houses in the district could potentially fall under regulation but are currently not listed.
I feel that the new buildings being added to the neighborhood are detracting from the look and feel of the neighborhood. They are creating dramatic change to the landscape and negatively impacting people's homes and right to quiet enjoyment. I have been deeply troubled by seeing gigantic new builds without an iota of character be built nearly on top of historic homes putting their owners in the shade and without decent privacy. We have MANY old buildings in disrepair, I would like to see something done with these buildings and resources go to the maintenance of existing structures before new structures are built. The new structures at the very least should be required to add elements that are historic and add to the neighborhood.
Too much.
Too much
I will always support historic review

11. When an addition of more than 30% of existing square footage is proposed to a non-historic, non-designated building, the Historic Review Board reviews the proposal. Would you support adding a maximum square foot addition threshold that would still trigger the Historic Review Board's review to address additions to already large buildings even if those additions are under 30%? If so, what size should be the maximum addition trigger? 46 of 55 Answered (83.6%)

200 Square Feet (8 responses, 14.5%)

400 Square Feet (3 responses, 5.5%)

500 Square Feet (0 responses, 0.0%)

600 Square Feet (5 responses, 9.1%)

800 Square Feet (6 responses, 10.9%)

I do not support changing the threshold (24 responses, 43.6%)

Why did you choose the number above? Or do you have a different calculation or approach? 35 of 55 Answered (63.6%)

Why did you choose the number above? Or do you have a different calculation or approach?
test
Seems reasonable for ADUs or off-street parking garage etc
I believe the percentage makes better sense. Adding 300 Sqft to a 1500 Sqft home may seem a lot but 300 sqft to a 2500 sqft home may only be a closet.
That is the size of my house, and I don't see that there is a whole lot of room for much larger buildings in most of the yards.
It should apply only to VERTICAL alterations or foot print alterations. Then only to the extent that the addition harmonizes with the existing building.
They should have no say in what people do with their own property

It's reasonable for often small houses and buildings. Many of these structures will continue to decay, which means they'll become unsightly, unlivable, and otherwise less desirable for our community. Let the owners spend their money to create desirable spaces for our residents and businesses.
I may not understand, but I don't support requiring review if it's under 30%. It looks like you are just looking for a way to expand your review powers. OC is already notoriously slow in permit issuing don't need to add more time and cost.
30% still works. It depends on the size of the underlying building. The addition needs to respect the scale of that.
Anything smaller than 200 sq ft isn't going to change the look of the house much.
all additions need to fit in with the neighborhood
I think any additions to building in the neighborhood regardless of historical status should be reviewed. The neighborhood needs to remain protected and oversight is needed to maintain the standards of the neighborhood.
Because it would most likely impact the exterior
I prefer a proportional metric rather than exact square footage, as it's a pretty significant factor when comparing two houses of different sizes and locations
I think the percentage basis makes sense visually as it maintains a larger visual of the original historic structure
Too many historic homes have been altered.
We don't need more ugly buildings
Building additions large enough to change the occupancy are needed.
I question this triggering equation at all, and why it needs to exist for a non-designated historical home.
No
I don't want the area to be over built.
Small enough to still allow flexibility.
I don't understand why the historic review board has any business with non-historic, non-designated building in the first place.
I'm a bit of a libertarian, as far as individuals go, if a big corporation wants to bulldoze the place I'd be against that.
See note 10
When an addition of more than 50% of existing square footage is proposed to a non-historic, non-designated building, the Historic Review Board reviews the proposal.
30% could be a large footprint depending on the size. 400 seemed about right.
That's one third of my house...seems fair.
No comment
The choices do not make sense. The current threshold is 30%, not a specific number. 400 sqft may be a very large change to a 900 sq ft home, but would not for a 3000 sqft Queen Ann.
If it's non-historic already I think the regulation is appropriate.
Adding a specific sq ft amount is largely different for small homes vs large ones.
1000 sqft
I chose 600 because that is about the size of an apartment and anything bigger is getting into a single family house size. I think you should include lot size because I don't think my neighbors appreciate their space and also impervious surface since things like urban heat and lack of plant cover can contribute to community health.

The limited spaces that we currently have within the neighborhood are small. Anything bigger will most certainly impede on neighboring properties.

Stop fathers heart

12. Another review trigger for alterations or additions to non-historic buildings could be a change in height. Would you support adding an increase in existing building height as another trigger for a historical review of non-historic, non-designated buildings? 49 of 55 Answered (89.1%)

I do not support changing the existing code/process (4 responses, 7.3%)

I do not support changing the existing code/process (17 responses, 30.9%)

Yes (28 responses, 50.9%)

Do you have another approach to changes in height? 22 of 55 Answered (40.0%)

Honestly, the previous question is poorly worded for a layman. I think it means increasing the threshold at which a review is triggered? If so then yes.

Only to suggest that structural considerations for the existing building should allow a safe vertical addition.

Let people make their house as big as they want

No not overly concerned.

Proportion and scale are a key factor in looking at the height. The new construction on 15th Stret is an example of scale thanks height that does not work

Could also be based on a neighborhood vote? Not sure.

I think even non historic buildings should be flagged and reviewed for height changes.

If it blocks the view of another home.

No, I feel height should be reviewed as it would affect neighbors and the overall layout of the neighborhood, especially since the neighborhood is on a hill and some houses views could potentially be obstructed by changes to height of surrounding structures

I think it is house specific. Not to block neighbors views behind them.

No

I think absolute height is an important constraints and must be reviewed with consideration for impacting current homes view shed, solar gain, etc., and not as an aspect of historical review. They seem unrelated.

changing the height drastically changes the skyline of a neighborhood and should be considered very carefully

No

non-historic, non-designated buildings should be exempt

Ask the neighbors what they think; if it blocks out the neighbor's sunlight or view, it probably shouldn't be allowed.

The planning dept should have some discretion on this issue

No.

Home height can drastically change a neighborhood. Also if there is a view being blocked I'm sure the neighbors would appreciate a review.

They should mirror the height of nearby residences or buildings. Three stories is the limit without public comment. We have 3 story homes and apt buildings now and that is reasonable for this part of town.

No comment at this time.

Stop fathers heart

13. The Board is also considering exempting smaller detached dwellings (Accessory Dwelling Units) that meet basic minimum material and design standards from further review. These would generally be between 400-600 square feet. Do you support this approach?49 of 55 Answered (89.1%)

No- I do not support exempting these types of projects (20 responses, 36.4%)

Yes (29 responses, 52.7%)

I have a different approach to this question.14 of 55 Answered (25.5%)

Allow them bigger and mixed use.

This seems like an invitation to fill the neighborhood with tiny homes. I think that the use of the structure should be factored un. A garage, fine. An ADU no

I support this wholeheartedly.

again, they should match the historic nature of the neighborhood

As long as it's in the back yard

They should compliment the existing home.

ADUs need to be reviewed. They will impact the neighborhood just like any dwelling. ADUs may have a bigger impact on the neighborhoods character than any other type of construction

if a property owner has room they should be allowed to build a small detached dwelling

I'd even let ADUs be bigger than 600 sq. Ft.

The planning dept should have some discretion

No

ADUs of 400-600 ft are significant enough and may be visible and should conform.

The important design elements that make new buildings fit in and look like they have always been there should be required. I support ADUs for additional housing options. I prefer them to tearing down single family homes and replacing with multi family residences.

None at this time

14. The goal of this survey and the Compatible Change project is to find a balance in what types of projects the Historic Review Board considers during public hearings. Please use the space below to share your thoughts with the Board and the city regarding the best approach to balancing a district with historic and non-historic resources.32 of 55 Answered (58.2%)

Balance is largely based in aesthetics, of the architectural style, of small infrastructure like lights and trash cans. I think style should be maintained as much as possible, while at the same time building a district that brings community together and sets an example of what a neighborhood should be. Culture is created when small local talent and entrepreneurs are able to be meshed in with the community and no better places create that environment than walkable, urbanized, yet aesthetically pleasing, neighborhoods. This form of development also promotes healthier lifestyles and a stronger,

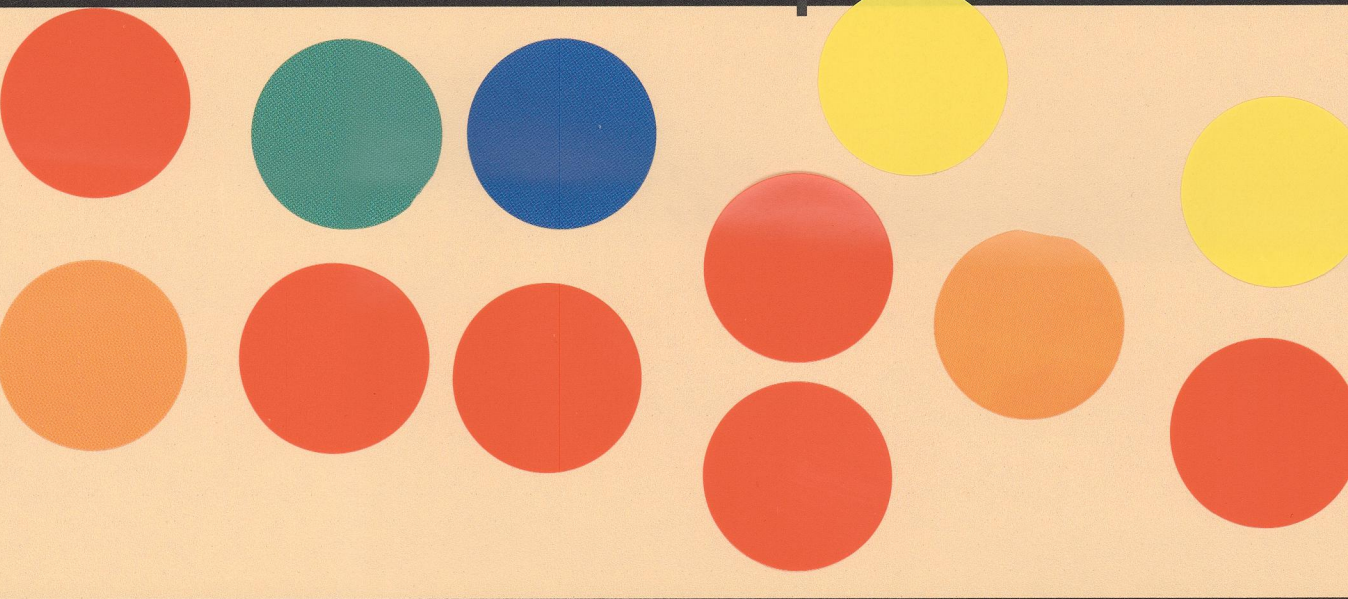
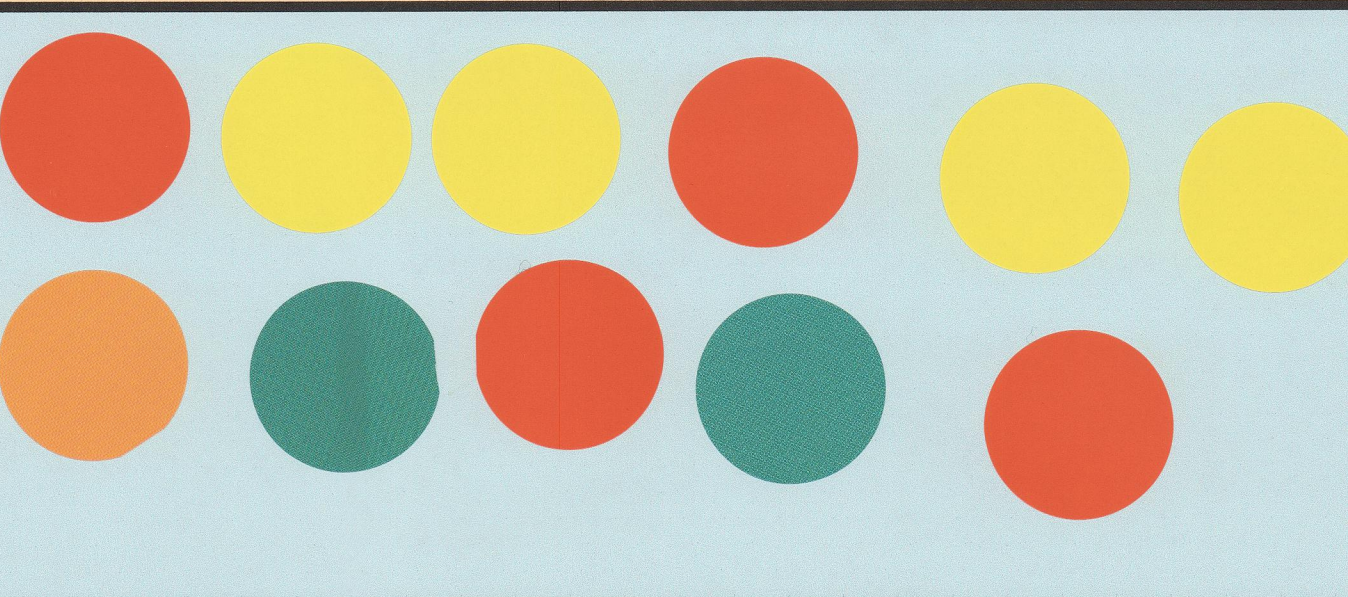
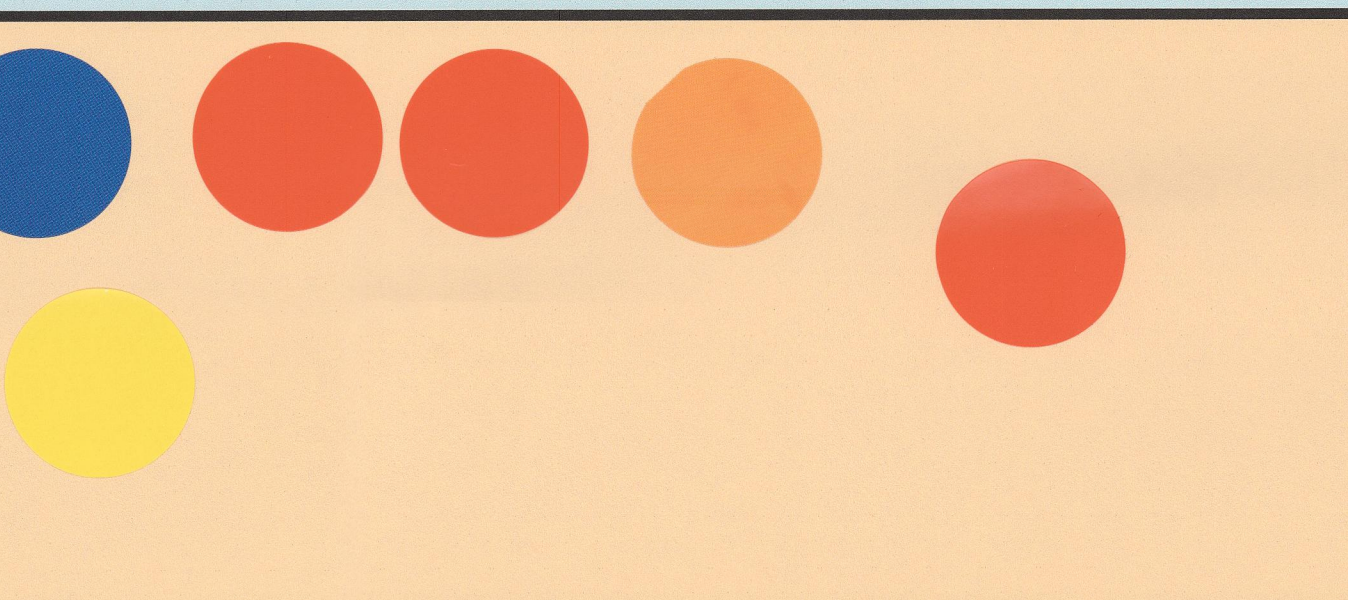
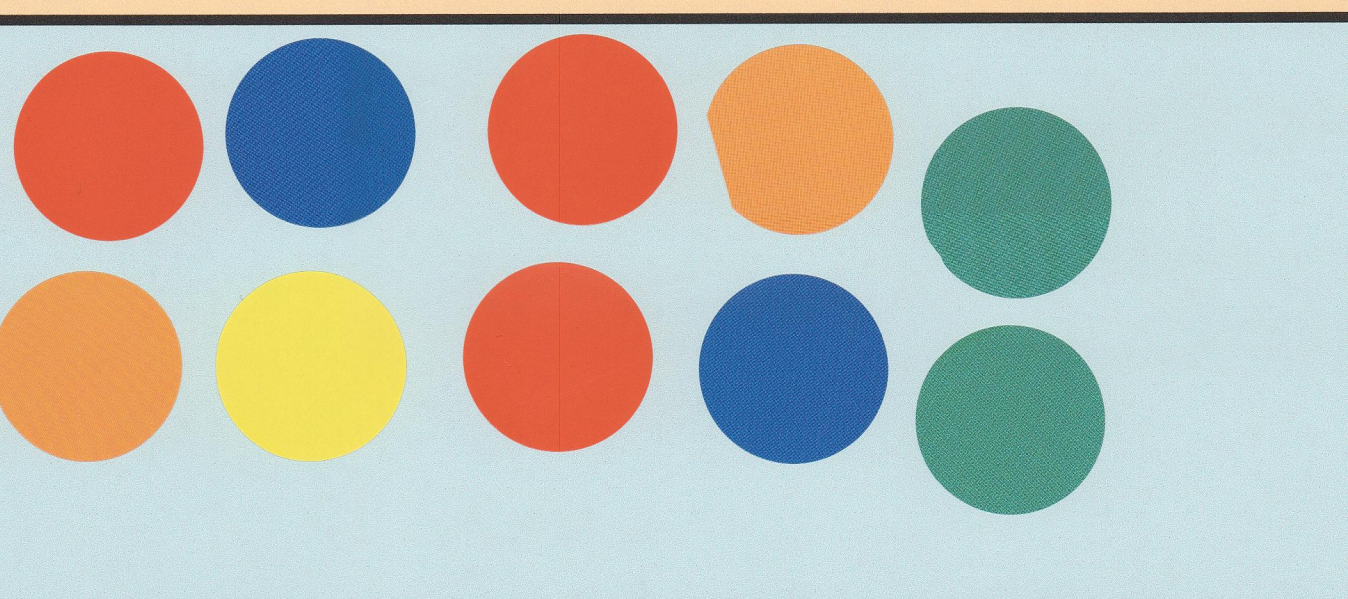
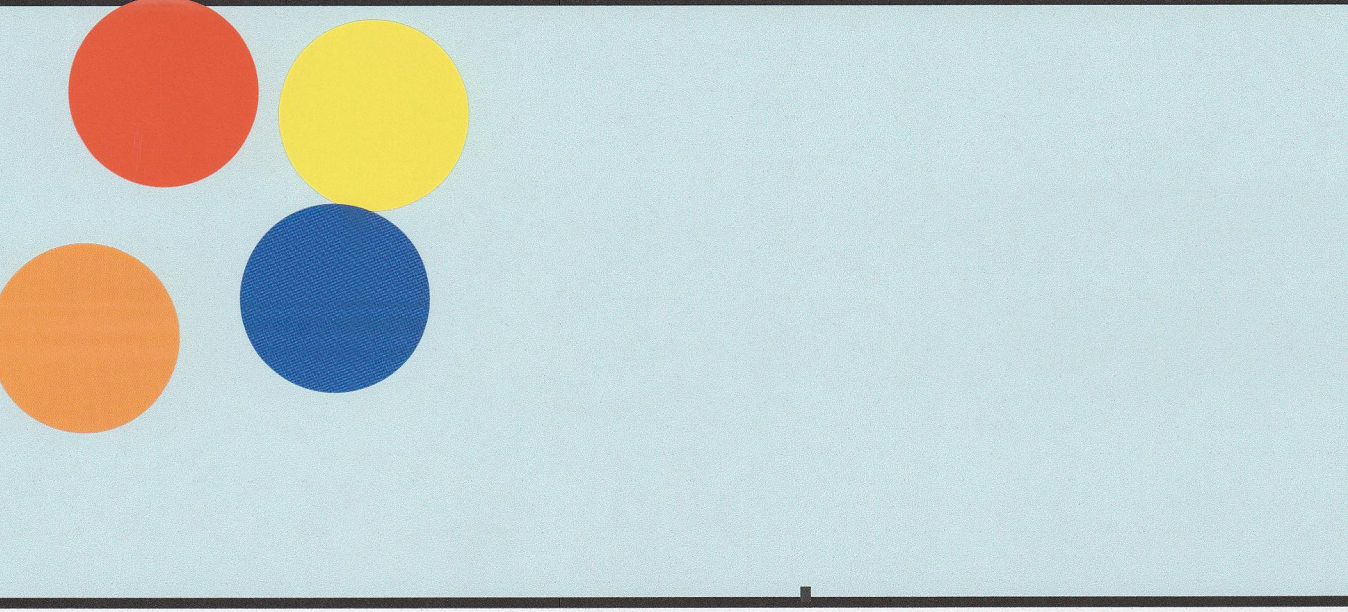
and more dynamic tax base while creating a place people want to be. America needs to take inspiration from Dutch, Norwegian, and other dense yet beautiful European cities.
I support architecture and architectural features that are compatible with the historic nature of our area. I believe they ought to compliment and enhance, but not clash or compete with the original architecture.
Decks and non attached outdoor shade providing structures should be exempt from review.
It doesn't seem fair for someone on a Board to drive around and decide what's historic and then impose limits on those homeowners on what they can and cannot do. You don't pay the property taxes or the mortgage, so doesn't seem fair that you get a say in what people do to their own property. The fact the even non-historic properties have to be reviewed is also unfair.
Please be reasonable, practical and helpful. The City will thrive when we are able to work together to create more affordable housing and buildings for our businesses. We should not kid ourselves that our buildings in Oregon City are ancient or overly important like structures 2-10 times their age in other parts of the country and the world. Yes, many are lovely, but most could use serious updating in order to remain desirable.
The non-designated buildings need to add to the district and not detract from the surrounding designated and designated buildings
Houses and additions should still have a historical look with the materials that are appropriate to the look and feel of the neighborhood.
I have noticed some abandoned buildings in certain McLoughlin areas/neighborhoods that I would love to see transformed into something new for everyone.
I think all building changes should be required to fit in with the neighborhood. We are changing and adding things willy nilly and losing the historical nature of the area
Generally my goal is to prevent this neighborhood from becoming overrun with AirBnB's that are a menace to the rest of the neighborhood. I worry that removing this review process would enable developers making low-quality flips at the expense of the neighborhood locals.
I think there should be close oversight to historic and non historic buildings in the district to maintain the history and cohesion of the neighborhood.
I believe in all types, residential and business.
I hope to participate more in historic review board meetings in the future. I am passionate about preservation and from what I know, I agree with the current regulations. I have not personally had a problem with being able to care for and update our home under the current review process. Although this neighborhood consists of both historic and non historic homes, I think it is a special thing to live in a conservation district and the historic review process should be maintained and respected.
I think there needs to be a balance of preserving the historic feel and making the homes comfortable and livable. My house is very drafty and needs an insulation upgrade and gas. It is small with bedrooms upstairs. As we age a main level bedroom is needed. If it keeps the historical look from the front, changes should be permitted. We also want it keep the charm.
I get the feeling the authority and ultimately their decisions have been largely hamstrung. There is a disconnect between a historic neighborhood and laws promoting infill. We can restrict owners of historic homes and at the same time destroy the vary nature of the of the historic neighborhood.
It's my strong opinion that 1) officially designated historical homes must be reviewed to meet realistic goals. Elements such as roofing materials, solar, fencing, and other superficial features should not be part of historic compliance by nature of the fact these need to be fire safe, energy efficient, climate friendly, and healthy. Old historic homes rarely shared any of these characteristics by nature of the available technology at their times of construction. 2) if a home is "old" beyond an

agreed upon threshold, and the home-owner wants to maintain an external style that is reminiscent of that bye-gone age that their home should indeed be designated "historically accurate" rather than as just an historic home. Plenty of homes are old but have not been designated, no probably ever will until a new owner(s) choose to remodel and improve the home towards the designation. I'd be open to de-designating my home at 810 Van Buren St for all of the reasons I have specified.
Keep it as simple as possible And keep up the good work
The historic review board needs to lighten up and be more focused on blocking blatant large new changes to historic properties that are done without regard to preservation. A perfect example of this is not allowing metal roofs on historic buildings. A quick look at aesthetics and fire prevention should be a no brainer.
Seems like things have been pretty good for the last 20 years, probably don;t need to fix what isn't broken.
In the past, I felt the members of the HRB did not take their position seriously, frequently not coming to board meeting prepared for the reviews and it seemed the city attorney pushed members along.
I support a balanced approach to maintaining current historic reviews while exempting smaller detached dwellings that don't compromise the skyline.
Since this is designated as a historic district, I think that all buildings in the district should conform with the historic board standards to keep the district within the guidelines. New construction and exterior remodels/additions should be designed to honor the historic district. I would love to see more revitalization and life brought back into the district.
I think you are doing a good job. I feel the focus should be on finding creative ways to add housing to the neighborhood, and making it easier to do so. For instance ADUs and additions that will be used as rentals.
I think the commission is doing a good job
In the primarily residential parts of our neighborhood, new builds should resemble historic designs, such as the mixed-use building on the corner of 7th & Monroe (former Olson's Pharmacy). That design captures design elements of our neighborhood's history and balances new elements (outside upper decks) at the same time. The developers used metal instead of wood for the railings, but it works. It captures the feel of the old and uses materials that make more sense for upkeep and durability without compromising on design. I would use that as an example for future mixed use buildings. The apartment building up 7th on the corner west and behind Eastham School does not! It is a contemporary block of a building which appears to have no setback from the unfortunate house beside it on 7th. There is no balance between form and function. It's all function. (How did that get approved?)
If it ain't broke don't fix it. I think the current balance does not appear to be broken.
Growth is good. Preserving historic structures and the feel of the area is imperative. I think review board approval is appreciated and appropriate.
The people who run the review board should not have a say in people's homes unless they are trying to tear them down or they become too modern for their surroundings,.. but common sense needs to be input. Every front production fence is 4ft, not 3ft. If people want solar on their roofs, they shouldn't have to ask permission
I think you can include built vs natural environment and percent of impervious surfaces into considerations since stormwater controls and trees are important to these character of these areas.
No one really cares about the regulations you are changing. The only action that matters in this neighborhood is removing fathers's heart. That facility is incompatible with a residential neighborhood and adjacent childcare/school. Get it out of here.

Where is all our grant money going? I see we have lots of new events to cater to lots of new people, but whatever happened to the Falls why did it take three times and fail? Where does all this money go who is pocketing all this money?

Compatible Change- New Construction within the McLoughlin Conservation District

What are the most important elements to review at a public hearing when making additions to non-historic buildings

Height of addition	
Size of addition	
Location of addition	
Design of addition	
Habitable space (enclosed)	
Non-habitable spaces (decks and covered porches, garages)	

What is missing from this conversation?

Renderings, Elevations, and site plans need to show height & distance from adjacent buildings. To SCALE!



Public impact

Parking

Trash bins

Street /sidewalk improvements

Clarify

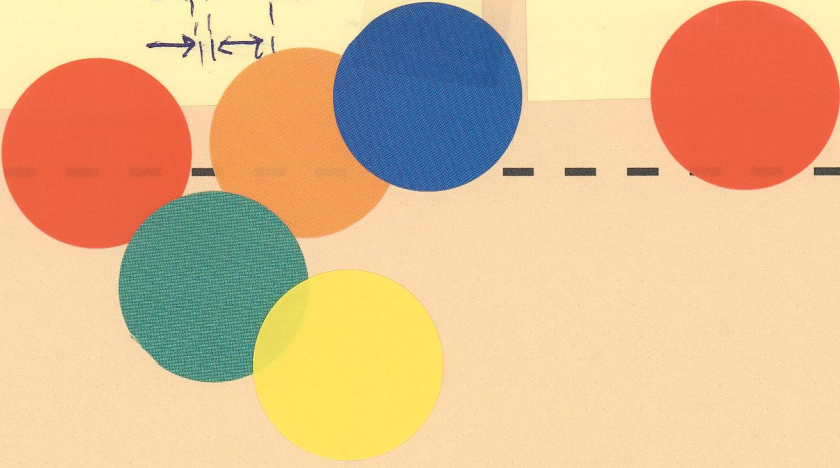
Decks

Covers

Railings

Fences

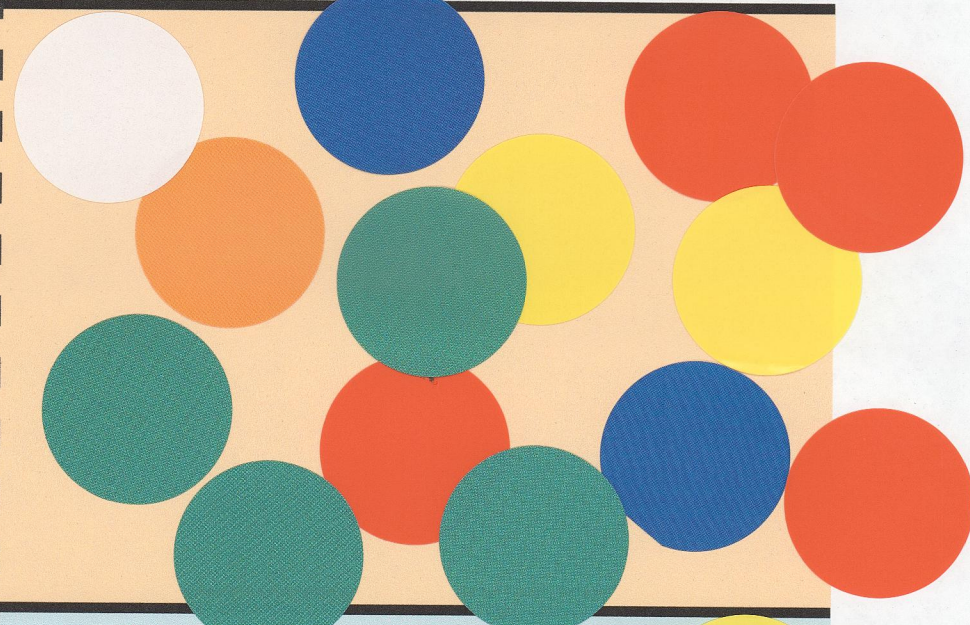
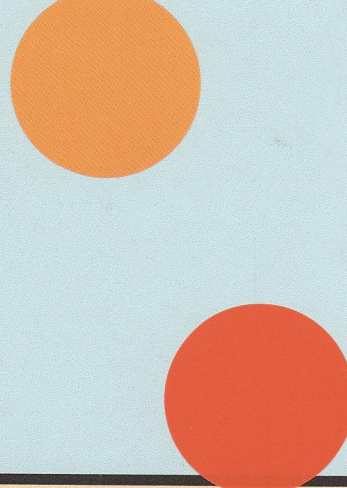
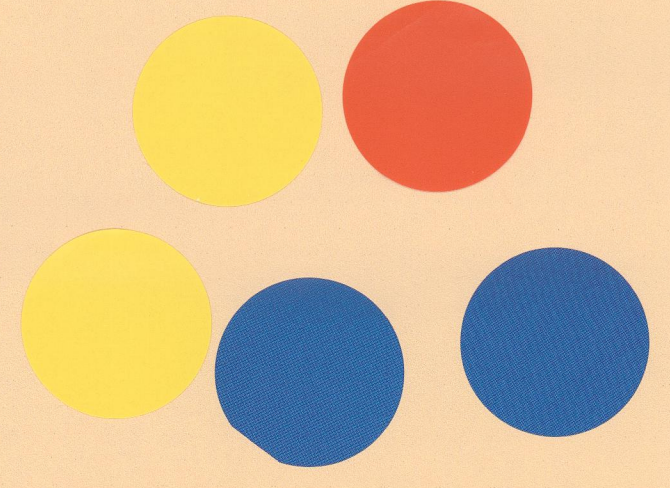
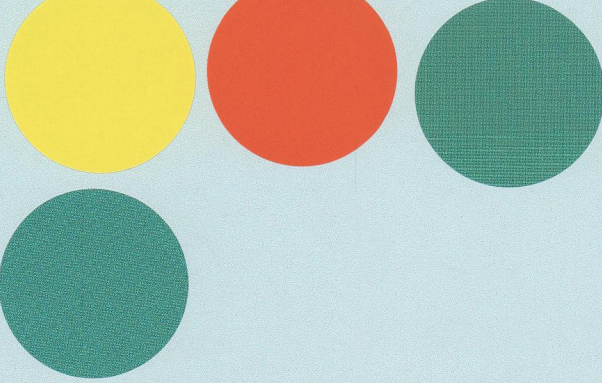
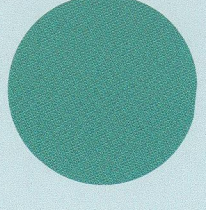
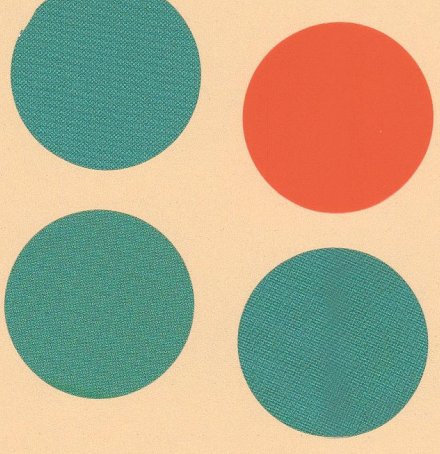
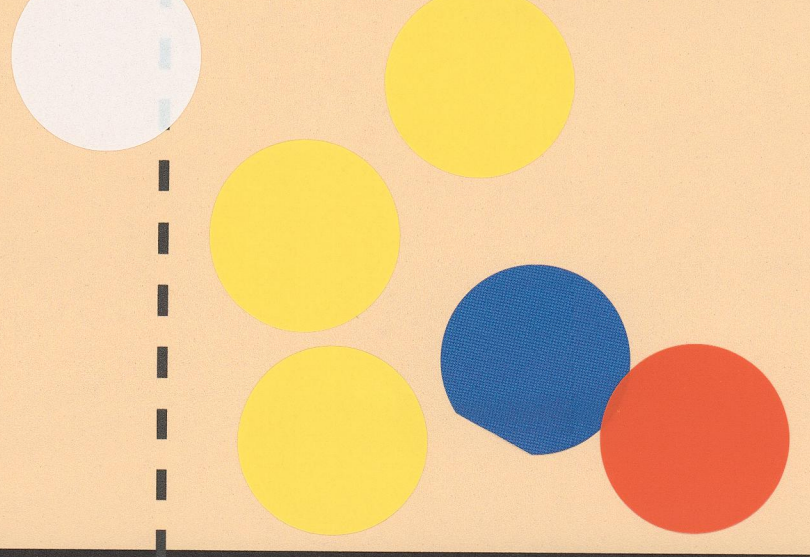
should be compatible throughout the district



Add your sticky notes

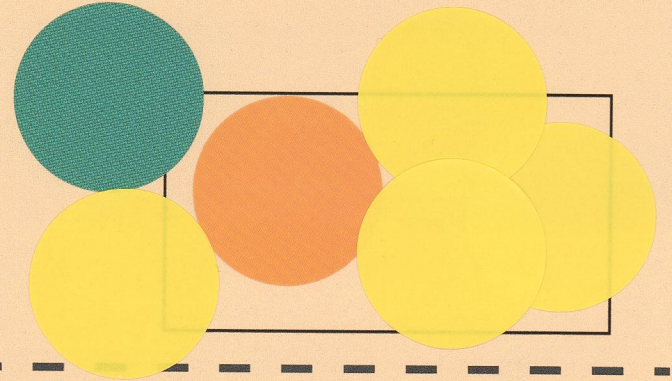
Compatible Change- New Construction within the McLoughlin Conservation District

Feedback received so far...do you agree?

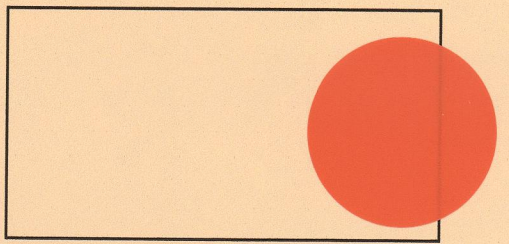
Comment	Agree?	Disagree?
Historic reviews aren't necessary. Just let people build what they would like to		
The City should allow more construction, within reason, without a full Historic Review		
Seems like Historic Reviews are about right currently; most construction looks OK to me		
Historic Reviews seem a bit too permissive. I see things that I wish hadn t been allowed		
All new construction and additions to non historic buildings in the historic district needs historic review		
Not sure; I haven't noticed or haven't seen any new construction		

Should the Historic Review Board allow homeowners to construct accessory dwelling units on their lots with staff-level approval (without a public hearing)?

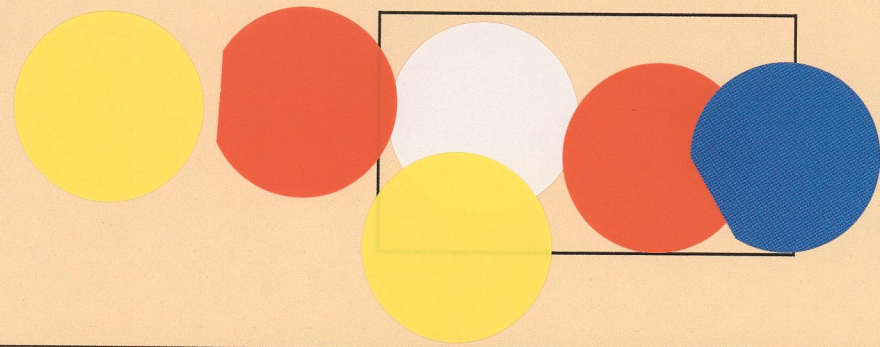
Yes!-The city should prioritize the addition of small detached homes to the neighborhood.



No!- These projects should remain as a public hearing allowing for public comment.



Maybe?-If there were very specific quality design standards adopted.





CITY OF OREGON CITY

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Oregon City, OR 97045
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Staff Report

To: Historic Review Board **Agenda Date:** March 25, 2025
From: Christina Robertson-Gardiner, Senior Planner

SUBJECT:

New Construction- Window Details and Template Condition of Approval

STAFF RECOMMENDATION:

The consultant, Kristen Monor, will outline some questions about the HRB's direction for appropriate windows in new construction in Historic Districts and Landmark properties. The meeting held in February included window samples, all of which were Fiberglass, and had representatives from both Marvin and Pella, but the HRB did not get a chance to discuss all the consultant questions in the short time allotted.

EXECUTIVE SUMMARY:

Over the last few years, board members have been frustrated that the fiberglass windows installed in infill projects do not sufficiently meet the Board's goal of closely mimicking wood windows. To address this, a goal of adopting a standard template condition of approval with more specificity was added to the 2023-205 HRB work plan.

This project aims to identify and define the characteristics of windows that the Historic Review Board considers appropriate for new construction in Oregon City's Historic Districts and on Landmark properties based on the adopted [Design Guidelines for New Construction](#).

Ultimately, the consultant will write a template condition of approval for windows in new construction projects (for landmark properties or historic districts) that require Historic Review. The template condition will note dimensional, material, and/or performance-related factors that must be met in order for a contractor to obtain a permit for proposed windows in new construction in these areas. These metrics are intended to provide applicants, their contractors, and frontline planning staff with clear directions on the allowed windows for new construction projects.

BACKGROUND:

See attached memo for more information.

NEXT STEPS:

In April, the consultant will provide potential language for a standard window condition meeting the parameters noted in the February meeting. Based on feedback, the Board will approve the template condition of approval and direct staff to incorporate it in future staff reports at either the April or May HRB meeting.

OPTIONS:

Staff is seeking feedback but no decision is required at this work session.

MEMO OVERVIEW

This brief memo is to outline some questions about the HRB's direction for appropriate windows in new construction in Historic Districts and on Landmark properties. The meeting held in February included window samples, all of which were Fiberglass, and had representatives from both Marvin and Pella, but the HRB did not get a chance to discuss all of the consultant questions in the short time allotted.

This memo will summarize the direction received from the HRB (or state one board members' comment to see if the entire board agrees) and provide a list of those issues to still be discussed in order for the consultant to have guidance on window compatibility in new construction. In the [*Guidelines for New Construction, OREGON CITY HISTORIC DISTRICTS*](#), windows and fenestration are covered in the Element Guidelines.

QUESTIONS AND HRB DIRECTION, IF ANY

Depth. Should the window glass plane always be inset from the face of finish siding? Thicker trim can help create a shadow line.

- HRB members stated that they might support a glass plane significantly forward of the sheathing plane, so that the glass and wall surface could end up at about the same plane. The HRB was not convinced that using a "buck" construction method, where an inset could be created in the wall (from the exterior) to push the window into the wall, was good practice. In order to avoid creating a large flat wall plane without strong shadow lines so that the fenestration, or pattern of openings, is barely differentiated, deeper trim could be added. Is this direction supported by the HRB?

Material. Does the HRB support vinyl windows if "high end"? What about Andersen "Fibrex"?

- The HRB stated that they do support the use of a composite material such as "Fibrex," but not vinyl windows.

Profile. Is one "stepback" enough to provide the "shadow line" noted in guidelines? Potentially, a deeper setback in the wall might be an OK tradeoff for a window with a flat frame.

- The HRB did not want to see overly flat, un-profiled window sashes. Is the larger concern the width of the frame or the lack of "steps" in the frame back to the glass surface?

Grids. Guidelines say use exterior applied divider grids or none at all; are flat exterior grids OK?

- The HRB provided a unified voice on this question; "yes" affirming that dimensional exterior grids are required if the owner wishes to have a divided light appearance in their new windows. No divided light grids are also an option for the owner, but the use of interior grids (behind glass) without exterior grids is not allowed.

Trim. Is a projecting sill a minimal requirement in a new window opening?

- The HRB did want to see a projecting sill be a requirement. Should a drip cap at the top also be a requirement to avoid the "picture frame" look of some incompatible trim applications?

Cost. How should the price be factored into the analysis?

- The HRB wanted to ensure that they were allowing for a mid-range price point in both construction and window options.

Anything else? Is there anything missing from this discussion?

- The HRB suggested that window operation might be specified, so allowed types might include single- or double-hung, casement, fixed, or awning, but not sliding.

NEXT STEPS

For the April meeting, the consultant will write a first draft template condition of approval for windows in new construction projects (for landmark properties or historic districts) that require Historic Review. Based on discussion and feedback, the Board will review and approve the template condition of approval and direct staff to incorporate it in future staff reports at either the April or May HRB meeting.



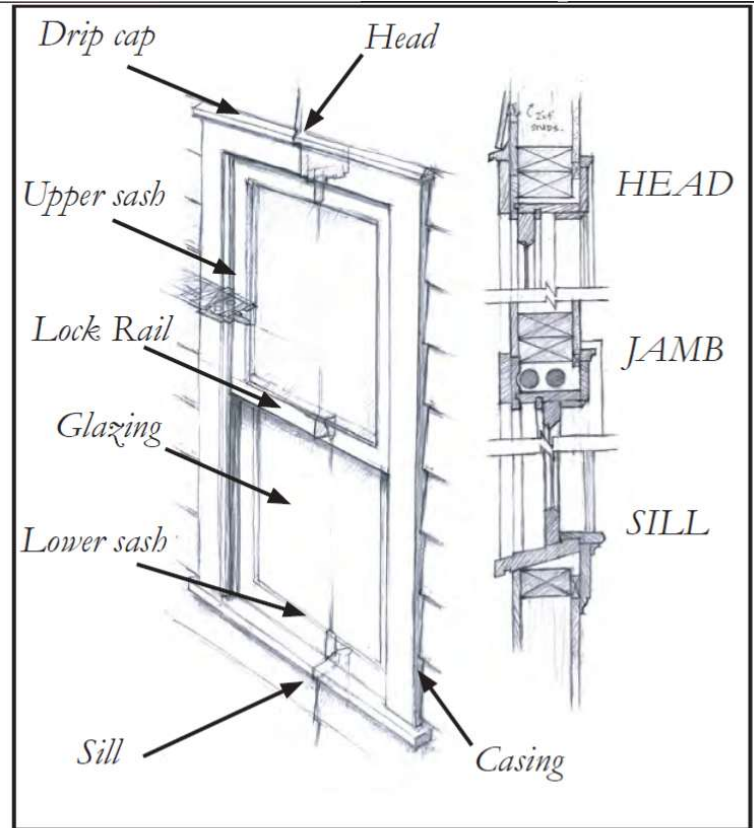
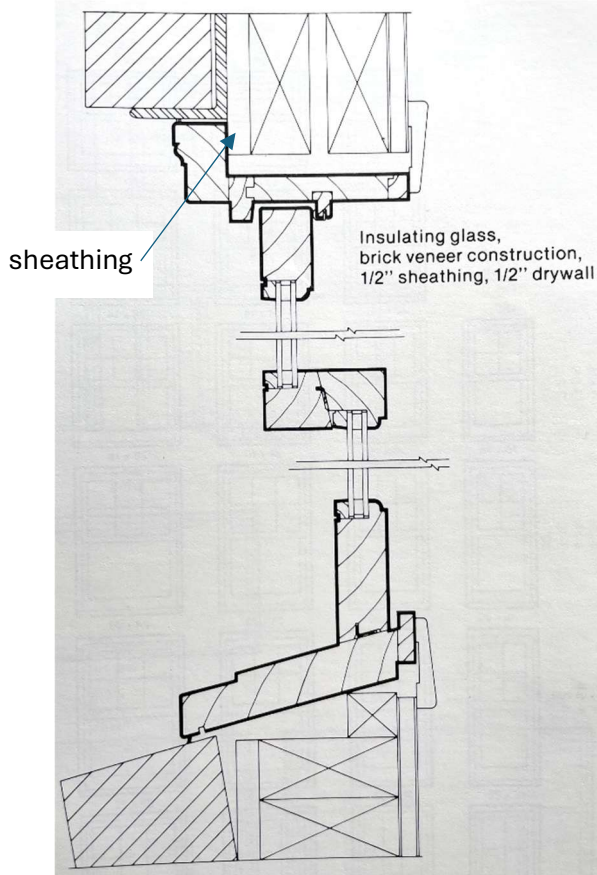
These two windows look very different. The traditional details seen in the first window were all developed over time to shed water.

Window casings (trim) are one way to spot a window replacement. Traditional windows have water-shedding components at top and at bottom.

A window and its casing were made with lapped joints, not miters which allow water straight down into the window.

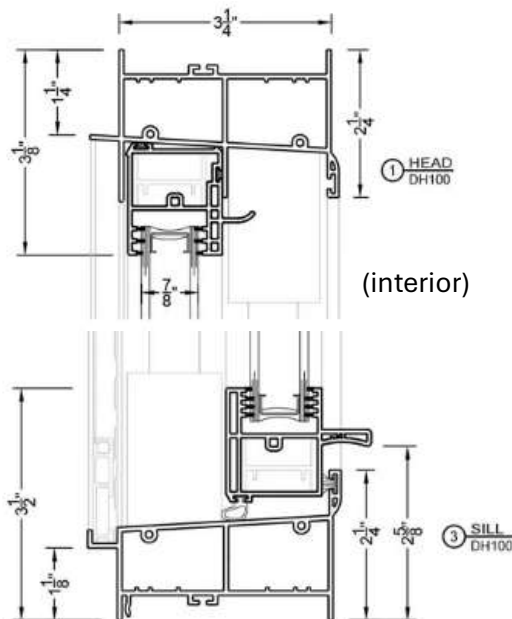


The drip cap, at the top of the window, can be minimal (top right) or decorative (top left). The sill, at the bottom of the window, projects from the wall and is slightly sloping.



Components of a traditional, double-hung wood window.

The drawings above illustrate a traditional double-hung wood window in a wood-framed wall; on the right with horizontal siding and on the left with brick siding. The wall sheathing plane is important in window installation as this is also where the waterproofing membrane wraps the building (once, tar paper was common; now Tyvek is often used). Note: the single-pane window shown on the right is not very energy-efficient.



The details on the left are from a big-box retailer vinyl window (single-hung operation, so upper window is fixed while lower window slides up and down). The wall construction is not shown, but the rough framing, sheathing, and siding would all fit within the 3 1/4" dimension. Some trim could be added at the front.

The 3 1/8" visible frame dimension for this type of window is comparatively flat and wide.

In new construction in historic districts, something between these two illustrated methodologies would probably be appropriate.

Window comparison sheet- Oregon City Historic Review Board

<i>Product line</i>	<i>Ext material</i>	<i>finish? (Ext.)</i>	<i>Depth sheathing to outer edge of frame</i>	<i>multipane divisions avail?</i>	<i>operations avail?</i>	<i>Repairable? paintable?</i>	<i>Man'f war-ranty</i>	<i>Glass inset; notes</i>	<i>width of frame (jamb SH or DH)</i>	<i>cost (incl. installation unless noted)</i>
Marvin signature Ultimate	Alum-clad wood (or wood)	Various powder coat colors or custom						Glass sits almost an inch back from sheathing plane (a bit less than 2" from frame face).	3 17/32", highly profiled	\$1200 to \$3k
Pella Reserve Traditional	Alum-clad wood	Var. powd. coat colors/ custom	Frame projects 1 5/16" from sheathing plane				If SF, "life," or 10 y	Glass and sheathing are about coplanar	2 15/16", profiled	
Pella reserve Contemporary	Alum-clad wood	Var. powd. coat colors/ custom		Ext flat grids with spacer; spacers only	Cs, Aw, Fixed		If SF, "life," or 10 y			
Andersen E-Series	Alum-clad wood	Various powder coat colors or custom	Highly profiled frame projects 1 1/16" from sheathing	Ext profiled grids with & w/out spacer; spacers only	DH, Aw, Cs, Fixed, slider			Glass sits almost an inch back from sheathing plane (a bit less than 2" from frame face).		\$1k to \$3800
Pella Lifestyle	Alum-clad wood	12 powder coat colors		Ext profiled grids with & w/out spacer; spacers only	DH, Aw, Cs, Fixed					
Marvin Essential	Fiberglass "ultrex"	6 acrylic colors	Frame projects 1 3/32" from sheathing	Spacers only	DH, SH, Aw, Cs, Fixed, Slider	Yes (small),can replace glass; and Yes.	10y	Note glass and sheathing are about coplanar.	2 15/32", flatter than "elevate"	\$800 to \$2K
Marvin Signature Modern	Fiberglass "ultrex"		Frame projects 1 3/32" from sheathing	Ext flat grids with spacers	Aw, Cs, Fixed	Yes (small), can replace glass; and Yes.		Glass plane sits well outboard of sheathing plane.	2 25/32", very flat. (casemt)	\$1100 to \$2400
Marvin Elevate	Fiberglass "ultrex"	6 acrylic colors	Frame projects 1 3/32" from sheathing	Ext profiled grids with & w/out spacer; spacers only	DH, Aw, Cs, Fixed, slider	Yes (small), can replace glass; and Yes.	10y	Glass and sheathing are about coplanar	2 15/16", profiled	\$1k to \$2400
Pella Impervia	Fiberglass	5 powder coat colors	Frame projects 1 5/16" from sheathing, or 7/8" using offset flange	Spacers only	DH, SH, Aw, Cs, Fixed, slider	Yes (small). Paint will VOID WARRANTY	If SF, "life," or 10 y/ glass 20	Glass plane sits well outboard of sheathing, even in offset version	3 1/16", fairly flat	\$1100 to \$2400
Andersen Fibrex Composite 100 series	Fibrex (40% Wood fibers/ 60% vinyl)	5 colors	Frame projects 1 3/8" from sheathing.	Ext profiled grids with & w/out spacer; spacers only	DH, SH, Aw, Cs, Fixed, slider	Yes (small); can repl glass. Yes to paint, but void warranty if painting over dark colors.	20y	Face of glass well forward of sheathing plane, only ~3/8" back from frame. [Mat'l not as durable as fiberglass; more than vinyl]	3 1/8", very flat	\$400 to \$1500
Andersen A-Series	Fiberglass and Fibrex over wood	11 colors	Frame projects 1 5/16" from sheathing	Ext profiled grids with & w/out spacer; spacers only	DH, SH, Aw, Cs, Fixed	Yes (small). Whole sash repl. rather than glass unit.		Face of glass sits a little bit further back than sheathing plane.		\$1100 to \$4K
Pella 250 series	Vinyl		Frame projects ~2" from sheathing	spacers only			If SF, "life," or 10y/ glass 20	Face of glass ~1" back from frame, but still ~3/4" in front of sheathing plane	3 1/8", profiled	\$450 to \$1350

PAINT. Vinyl windows cannot be painted (Andersen says its Fibrex can). Fiberglass windows can.

DURABILITY- vinyl windows will last ~20 years. Composite (fiberglass or aluminum clad) can last 40 years. Fiberglass windows will last 30-40+ years.

MEMO OVERVIEW

Over the last few years, board members have been frustrated that the fiberglass windows installed in infill projects do not sufficiently meet the Board's goals of closely mimicking wood windows. A goal of adopting a standard template condition of approval with more specificity was added to the 2023-205 HRB work plan.

This project aims to identify and define the characteristics of windows that the Historic Review Board sees as appropriate for new construction in Oregon City's Historic Districts and on Landmark properties, based on the adopted [Design Guidelines for New Construction](#). Windows that are typically installed in new infill projects run the gamut from high-end wood or aluminum-clad wood to fiberglass to more inexpensive options. After the Historic Review Board looks at various window samples in the February meeting, the goal will be to identify those windows that would-- or could under certain conditions-- meet the guidelines. The focus will be on fiberglass windows, but samples of aluminum-clad wood and vinyl windows will also be provided.

Ultimately, the consultant will write a template condition of approval for windows in new construction projects (for landmark properties or historic districts) that require Historic Review. The template condition will note dimensional, material, and/or performance-related factors that must be met in order for a contractor to obtain a permit for proposed windows in new construction in these areas. These metrics are intended to provide applicants, their contractors, and frontline planning staff with clear directions on the allowed windows for new construction projects.

The purpose of the February meeting is to share window samples and background information, as well as to facilitate a general discussion about desired window attributes. The consultant will attend a future meeting with a draft of the condition of approval template for HRB review, which will incorporate the direction from HRB. Please note that the discussion in the February meeting is not intended to be technical in nature; rather, it aims to provide policy direction to the consultant and city staff. They will return to a future meeting with a draft template based on this guidance.

Note that only samples from two companies (Marvin and Pella) will be represented at the meeting, and reps from these companies will also attend to answer questions. This is not meant to prejudice the board members in any way towards Marvin and Pella products; the condition of approval will be based only on defined characteristics.

BACKGROUND INFORMATION

In Oregon City's document, [Guidelines for New Construction, OREGON CITY HISTORIC DISTRICTS](#), windows and fenestration are covered in the Element Guidelines. Three of these are listed below.

Commercial Windows

Principle: "Single or grouped main level and upper level windows: similar in design and materials to residential styled; possible slightly larger member scale."

Design: "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."

Not allowed: "Narrow profile metal, or frameless windows; butt or flush glazed systems."

Residential Windows

Principle: “Match the member sizing, thickness and shadowline of painted wood windows.”

Design: “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.”

Not allowed: “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.”

Trim [at] Doors, Windows

Principle: “Trim at openings allows opportunity for design detail and some ornamentation while providing weather protection of enclosure.”

Design: 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.”

Not allowed: “Excessive or out of scale ornamentation.”

QUESTIONS TO BE CONSIDERED BY THE HRB FOR FEBRUARY

The consultant seeks direction on the following questions.

QUESTION #1: *Depth. Should the window glass plane always be inset from the face of finish siding? Thicker trim can help create a shadow line.*

QUESTION #2: *Material. Does the HRB support vinyl windows if “high end”? What about Andersen “Fibrex”?*

QUESTION #3: *Profile. Is one “stepback” enough to provide the “shadow line” noted in guidelines? Potentially, a deeper setback in the wall might be an OK tradeoff for a window with a flat frame.*

QUESTION #4: *Grids. Guidelines say use exterior applied divider grids or none at all; are flat exterior grids OK?*

QUESTION #5: *Trim. Is a projecting sill a minimal requirement in a new window opening?*

QUESTION #6: *Cost. How should the price be factored into the analysis?*

QUESTION #7: *Anything else? Is there anything missing from this discussion?*

NEXT STEPS

In April, the consultant will provide potential language for a standard window condition meeting the parameters noted in the February meeting. Based on feedback, the Board will approve the template condition of approval and direct staff to incorporate it in future staff reports at either the April or May HRB meeting.