



CITY OF OREGON CITY HISTORIC REVIEW BOARD AGENDA

Hanlon Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City,
OR 97045
Tuesday, June 23, 2026 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)
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1. CALL TO ORDER AND ROLL CALL

2. PUBLIC COMMENTS

Please see the public comment guidelines below.

3. PUBLIC HEARINGS

- a. GLUA-26-00008/HR-26-00002: 204 Jefferson St. - Wall Height
- b. GLUA-26-00009/HR-26-00001: 300 3rd St - Municipal elevator wayfinding signage

4. COMMUNICATIONS

5. 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 WFMC at 503-650-0275 for a programming schedule.



CITY OF OREGON CITY

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

Staff Report

To: Historic Review Board
From:

Agenda Date: June 23, 2026

SUBJECT:

GLUA-26-00008/HR-26-00002: 204 Jefferson St. - Wall Height

STAFF RECOMMENDATION:

Approval

EXECUTIVE SUMMARY:

Staff is seeking direction from the Historic Review Board on whether the proposed fence height of 8 ft is compatible and does not adversely affect the historic resource. Staff recommends the approval based on the geologic hazard overlay for the steep slopes located within this property where a geotechnical engineer has designed a wall for slope stability.

The Frank and Annie Busch house (c.1898) at 204 Jefferson St is a two-story Queen Ann home sitting high above the street.

This property is located within the geologic hazard overlay for steep slopes where the retaining wall has been designed by a geotechnical engineer to increase the slope stability. The proposal has already been through a type II geologic hazard review (GLUA-25-00032/GEO-25-00009) and was approved with conditions. The wall is proposed in the rear yard which is not visible from the right-of-way.

The only portion of this submittal that must be considered by the Historic Review Board is the deviation from HRB policy #6 to increase the wall height from the policy standard of 6 ft to a height of 8 ft. (See figure 2)

BACKGROUND:

The subject property is located within the Mcloughlin Conservation District and developed with a single-family house. This is a historically designated structure (Frank and Annie Busch House) situated on a .34-acre lot. The property is within the geologic hazard overlay for steep slopes.

NEXT STEPS:

OPTIONS:

1. Approve the proposal (staff recommendation)
2. Approve the proposal with modified conditions and provide revised findings
3. Deny the proposal and provide revised findings.
4. Continue the hearing and request more information



Historic Review Staff Report and Recommendation

FILE NO.: GLUA-26-00008/ HR 26-00002

HEARING DATE: June 23, 2026
7:00 p.m
Community Development Building
Community Room
695 Warner Parrott Rd

Application Submitted: 6/1/2026
Application Complete: 6/2/2026
120-day deadline: 9/27/2026
Hearing Date: 6/23/2026
Notice of Decision:

OWNER: Kevin and Willemijn Ilcisin
204 Jefferson St.
Oregon City, OR 97045

LOCATION: 204 Jefferson St.
Oregon City, OR 97045
Clackamas County Map 2-2E-31DB, Tax Lot 02400

REQUEST: Adding an 8 ft gabion wall to the rear of the Historically Designated Frank and Annie Busch House requiring Historic Review per HRB Policy #6.

RECOMMENDATION: Approval.

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

This application is subject to the Administration and Procedures section of the Oregon City Code set forth in Chapter 17.50. The application and all supporting documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 695 Warner Parrott Road, during regular business days (9 am- 4pm). Copies of these materials may be obtained for a reasonable cost. The staff report, with all the applicable approval criteria, will also be available for inspection seven days prior to the hearing. Copies of these materials may be obtained for a reasonable cost in advance. Any interested party may testify at the public hearing and/or submit written testimony at or prior to the close of the record by the Historic Review Board. Notice of the Historic Review Board’s decision shall be sent to the applicant and to those persons submitting comments and providing a return address. Any party who participated in the Historic Review Board proceedings may appeal the Historic Review Board’s decision by filing a notice of appeal as required by OCMC 17.50.190. Any issue that is intended to provide a basis for appeal must be raised before the close of the Historic Review Board’s proceeding, in person or by letter, with sufficient specificity to afford the City Commission and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any review of that issue. Parties with standing may

appeal the decision of the City Commission to the Land Use Board of Appeals. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763.

Staff requests HRB Direction on the following

Staff is seeking direction from the Historic Review Board on whether the proposed fence height of 8 ft is compatible and does not adversely affect the historic resource. Staff recommends the approval based on the geologic hazard overlay for the steep slopes located within this property where a geotechnical engineer has designed a wall for slope stability.

Staff Summary

The Frank and Annie Busch house (c.1898) at 204 Jefferson St is a two-story Queen Ann home sitting high above the street.

This property is located within the geologic hazard overlay for steep slopes where the retaining wall has been designed by a geotechnical engineer to increase the slope stability. The proposal has already been through a type II geologic hazard review (GLUA-25-00032/GEO-25-00009) and was approved with conditions. The wall is proposed in the rear yard which is not visible from the right-of-way.

The only portion of this submittal that must be considered by the Historic Review Board is the deviation from HRB policy #6 to increase the wall height from the policy standard of 6 ft to a height of 8 ft. (See figure 2)

I. BACKGROUND:

Existing Conditions:

The subject property is located within the Mcloughlin Conservation District and developed with a single-family house. This is a historically designated structure (Frank and Annie Busch House) situated on a .34-acre lot. The property is within the geologic hazard overlay for steep slopes.

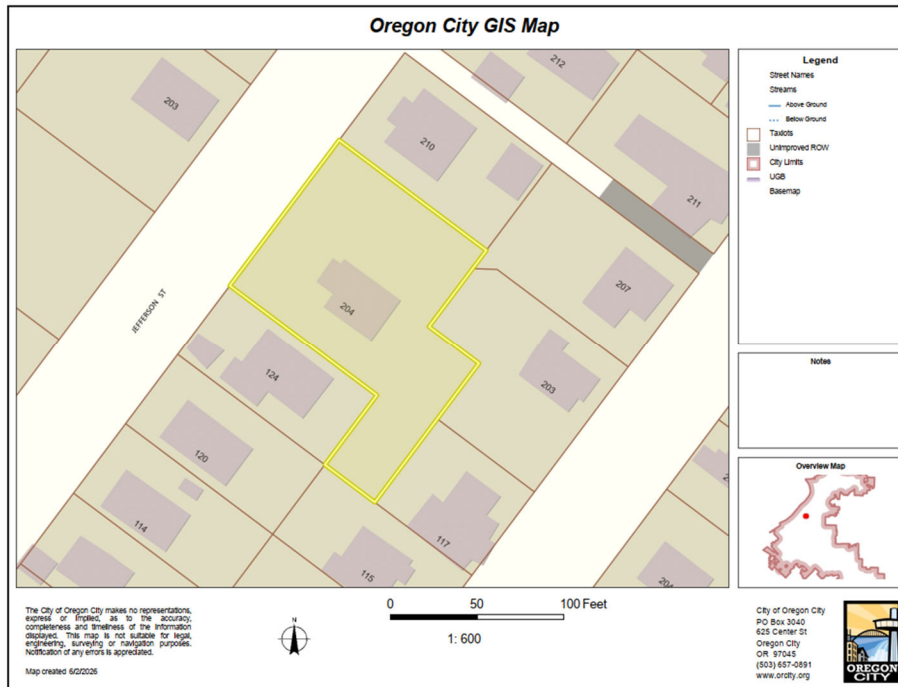


Figure 1. Vicinity Map

Historic Description and Statement of Significance:

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

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



Project Description:

Removal of the current failing rock retaining wall located in the rear of the historic house to be replaced with an engineered 8 ft high gabion wall which is an acceptable wall type consisting of rocks or stones enclosed in a metal wire basket for rear and interior side yards per HRB policy #6 (Exhibit 3). The proposed wall has been reviewed and approved with conditions through a Type II geologic hazard overlay review (GLUA-25-00032/GEO-25-00009). The adopted HRB Policy #6 does not allow for staff approval of any fence or wall over 6 ft in height; thus, HRB review is required.

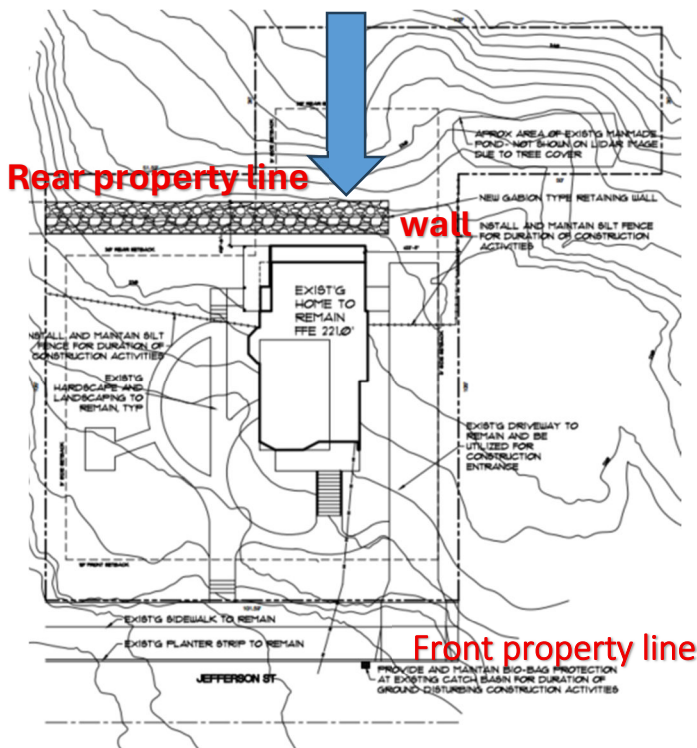


Figure 2: Site Map with location of proposed wall

GLUA-26-00008/HR-26-00002: 204 Jefferson St.

Notice and Public Comment:

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

No comments have been received as of June 16, 2026. Any public comments received between the HRB agenda posting date and the hearing date will be presented at the public hearing on June 23, 2026.

II. APPLICABLE STANDARDS AND FINDINGS

17.40.060 - Exterior alteration and new construction.

- A. *Except as provided pursuant to subsection I of this section, no person shall alter any historic site in such a manner as to affect its exterior appearance, nor shall there be any new construction in an historic district, conservation district, historic corridor, or on a landmark site, unless a certificate of appropriateness has previously been issued by the historic review board. Any building addition that is thirty percent or more in area of the historic building (be it individual or cumulative) shall be considered new construction in a district. Further, no major public improvements shall be made in the district unless approved by the board and given a certificate of appropriateness.*
- B. *Application for such a certificate shall be made to the planning staff and shall be referred to the historic review board. The application shall be in such form and detail as the board prescribes.*
- C. *Archeological Monitoring Recommendation. For all projects that will involve ground disturbance, the applicant shall provide,*
 - 1. *A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the applicant; and*
 - 2. *A letter or email from the applicable tribal cultural resource representative of the Confederated Tribes of the Grand Ronde, Confederated Tribes of the Siletz, Confederated Tribes of the Umatilla, Confederated Tribes of the Warm Springs and the Confederated Tribes of the Yakama Nation indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the applicant.*

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

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

Finding: complies as proposed: The proposal for exterior alteration on a historic landmark is being reviewed by the Historic Review Board and the applicant submitted the required materials.

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

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

Finding: not applicable: The proposed wall height deviates from HRB policy #6 and is not subject to administrative approval.

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

1. *The purpose of the historic overlay district as set forth in [Section 17.40.010](#);*

OCMC 17.40.010:

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

The purpose of this chapter is to:

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

Finding: complies as proposed. The existing rock wall is failing and has already collapsed in two areas. Staff finds that the replacement of the existing retaining wall on the property will help protect the historic landmark and stabilize property value.

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

Goal 2, Policy 2.3.C:

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

Finding: complies as proposed. The applicant has not proposed any alterations to the historically designated primary structure. The retaining wall along the rear property line is being proposed for replacement with a new gabion wall. A new wall will encourage the stability of the steep slopes which will assist in the preservation of the historic structure located in a geological hazard location.

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

Finding: complies as proposed. The existing use of the site is a residence. There is no proposed change of use, only the replacement of a retaining wall for slope stabilization. This would add to the protection of the historic landmark.

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

Finding: complies as proposed: The value and significance of the historic site is the age of the structure, an 1898 Queen Anne style home. A replacement wall would not alter any significant features of the designated structure.

5. *The physical condition of the historic site*

Finding: complies as proposed. The structure is of excellent integrity and good condition as stated in the inventory sheet recorded in 2002.

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

Finding: HRB direction requested. The applicant has chosen Gabion style retaining wall which meets HRB policy #6 for compatibility of design and material; however, HRB policy #6 states that along rear and interior side yards, fences or walls may be up to 6 ft in height. This wall has been proposed at 8 ft as designed by the geotechnical engineer for stabilization; therefore, HRB direction is needed for the retaining wall height as proposed over the 6 ft maximum per HRB policy #6. The Oregon City municipal code Chapter 17.54.100.A.3 allows for a retaining wall next to and behind the forward most building to be up to 8.5 ft in height from the finished grade.

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

Finding: not applicable. The board has not identified any additional factors.

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

Finding: complies as proposed. The gabion style retaining wall will increase economic value. This type of wall can help restore biodiversity and lower the carbon footprint of the property, increasing environmental value and decreasing energy consequences. Retaining walls help secure hillsides which creates a safer social environment for all neighboring properties.

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

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

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

Finding: There is no proposed work on the historic structure. The character of the property will be retained by replacing an existing retaining wall with a gabion wall which has been determined as an approvable wall material through HRB policy #6. No spatial relationships that characterize the property will be altered.

IV. CONCLUSIONS AND RECOMMENDATIONS

Based on the findings in this report, staff recommends that the Historic Review Board approve the proposed development of GLUA-26-00008/ HR-26-00002: for the property located at 204 Jefferson St in Oregon City.

Exhibits

1. Vicinity Map
2. Applicant's Submission
3. HRB Policy #6

LAND USE APPLICATION FORM

| | | |
|---|---|---|
| Type I (OCMC 17.50.030.A) <input type="checkbox"/> Compatibility Review <input type="checkbox"/> Willamette River Greenway <input type="checkbox"/> Communication Facility / Eligible Modification <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Non-Conforming Use Review <input type="checkbox"/> Natural Resource (NROD) Verification <input type="checkbox"/> Minor Site Plan & Design Review <input type="checkbox"/> Extension of Approval <input type="checkbox"/> Historic Review – Remodel <input type="checkbox"/> Detailed Dev. Plan (DDP) <input type="checkbox"/> LUCS Expedited Type II (OCMC 17.50.030.B & 16.24) <input type="checkbox"/> Middle Housing Land Division | Type II (OCMC 17.50.030.B) <input type="checkbox"/> Master Plan / PUD / GDP or Amendment <input type="checkbox"/> Detailed Development Plan (DDP) <input type="checkbox"/> Floodplain Review <input type="checkbox"/> Geologic Hazard Overlay <input type="checkbox"/> Minor Partition (<4 lots) <input type="checkbox"/> Minor Site Plan & Design Review <input type="checkbox"/> Non-Conforming Use Review <input type="checkbox"/> Proportional Upgrades <input type="checkbox"/> Site Plan and Design Review / DDP <input type="checkbox"/> Manufactured Home Park <input type="checkbox"/> Compatibility Review Modifications / Adjustments <input type="checkbox"/> Residential Design <input type="checkbox"/> Site Plan & Design Review <input type="checkbox"/> Public Improvement <input type="checkbox"/> Tree Mitigation <input type="checkbox"/> Subdivision (4+ lots) <input type="checkbox"/> Administrative (Minor) Variance <input type="checkbox"/> Natural Resource (NROD) Review <input type="checkbox"/> Willamette River Greenway <input type="checkbox"/> Phased Subdivision / Site Plan and Design Review Occupancy Plan <input type="checkbox"/> Expedited Land Division | Type III / IV (OCMC 17.50.030.C & D.) <input type="checkbox"/> Annexation <input type="checkbox"/> Code Interpretation / Similar Use <input type="checkbox"/> Master Plan / PUD / GDP Amendment <input type="checkbox"/> Conditional Use <input type="checkbox"/> Comprehensive Plan/Legislative Amendment <input type="checkbox"/> Code <input type="checkbox"/> Map <input type="checkbox"/> Detailed Development Plan DDP <input checked="" type="checkbox"/> Historic Review Board <input type="checkbox"/> Demolition <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Remodel <input type="checkbox"/> Municipal Code Amendment <input type="checkbox"/> Parking Adjustment <input type="checkbox"/> Variance <input type="checkbox"/> Sign Variance <input type="checkbox"/> Natural Resource (NROD) Review <input type="checkbox"/> Zone Change (Text/Map) <input type="checkbox"/> Willamette River Greenway Legislative Action (OCMC 17.50.170) <input type="checkbox"/> Legislative |
|---|---|---|

| | |
|--|--|
| File Number(s): | Application Date: June 1, 2026 |
| Project Name: 204 Jefferson St. Retaining Wall | |
| Proposed Land Use or Activity: Replace existing retaining wall | # of Lots Proposed (If Applicable): |
| Physical Address(es) of Site: 204 Jefferson Street, Oregon City, OR 97045 | |
| Clackamas County Map and Tax Lot Number(s): 2-2E-31DB, tax lot 2400 | |

Applicant(s)

| | |
|---|---------------------------|
| Applicant(s) Signature: <i>Willemijn W. Ilcisin</i> | |
| Applicant(s) Name Printed: Willemijn Ilcisin | Date: June 1, 2026 |
| Mailing Address: 204 Jefferson Street, Oregon City OR 97045 | |
| Phone: 503-522-5767 | Email: wilcisin@gmail.com |

Property Owner(s) – If more than 2 owners, add all information to back of page including signatures.

Property Owner #1

| | |
|---|---------------------------|
| Property Owner#1 Signature: <i>Willemijn W. Ilcisin</i> | |
| Property Owner#1 Name Printed: Willemijn Ilcisin | Date: June 1, 2026 |
| Mailing Address: 204 Jefferson Street, Oregon City OR 97045 | |
| Ownership Address: 204 Jefferson Street, Oregon City OR 97045 | |
| Phone: (503) 522-5767 | Email: wilcisin@gmail.com |

Property Owner #2

| | |
|---|---------------------------|
| Property Owner#2 Signature: <i>Kevin Ilcisin</i> | |
| Property Owner#2 Name Printed: Kevin Ilcisin | Date: June 1, 2026 |
| Mailing Address: 204 Jefferson Street, Oregon City OR 97045 | |
| Ownership Address: 204 Jefferson Street, Oregon City OR 97056 | |
| Phone: (971) 409-2851 | Email: kilcisin@gmail.com |



Representative(s)

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

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



Project No. 1954.001.G

Page No. 1

April 13, 2026

Ms. Willemijin Ilcisin
204 Jefferson Street
Oregon City, Oregon 97045

Dear Ms. Ilcisin:

**Re: Supplemental Geotechnical Consultation, Response to City of Oregon City Conditions of Approval,
Proposed New Gabion Gravity Retaining Wall, 204 Jefferson Street, Oregon City, Oregon
(Planning File GLUA-25-00032/GEO-25-00009)**

In accordance with your request, we are providing you with the following written response to the City of Oregon City Type II Staff Report and Notice of Decision with Conditions of Approval dated December 30, 2025.

Item #4: Wet weather construction of the proposed gabion gravity retaining wall is not anticipated and/or recommended. Specifically, all site work including the removal of the existing rockery wall and excavation of the easterly rear slope area as well as the construction of the proposed new gabion gravity retaining wall is recommended to be performed only during dry weather conditions. However, should a rain shower be forecast and/or occur during the construction work, stoppage of the work is recommended until dry weather returns.

Item #5: Attached is a scaled drawing (Figure No. 3) which shows the cross-section of the proposed eighty-five (85) feet long gabion gravity retaining wall work area. The estimated volume of excavation to remove the existing rockery wall and excavate the existing easterly rear slope area at a slope gradient of 1/2H to 1V is approximately 7,075 cubic feet while the estimated volume to construct the new Gabion gravity retaining wall and rock spall wall backfill is 3,440 cubic feet and 1,910 cubic feet, respectively.

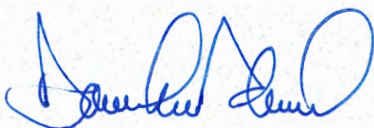
Item # 8: No cut and/or fill slopes greater than fifteen (15) feet are proposed and/or required to construct the proposed new gabion gravity retaining wall.

Item #9: No structural fills are required for construction of the proposed new gabion gravity retaining wall. Specifically, the gabion gravity retaining wall will be supported by native subgrade soils which may include a 1- to 2-inch thick compacted leveling course of crushed rock. Additionally, wall backfill shall consist of 3-inch minus rock spalls which will be mechanically tamped and monitored by the Geotechnical Engineer under means and methods for acceptance.

Item # 12: Erosion and sediment control shall consist of Best Management Practices (BMP's) in accordance with the City of Oregon City erosion control standards and/or requirements. However, as a minimum, silt fencing shall be installed around the north, west and south sides of the work area as shown on the Proposed Gabion Wall Plan (Figure No. 2). Additionally, a minimum of three (3) straw wattles shall be placed at the lower north end of the proposed new gabion gravity retaining wall work area.

We appreciate this opportunity to be of services to you at this time and trust that the above information is suitable to your present needs. Should you have any questions or if you require any additional information and/or assistance, please do not hesitate to call.

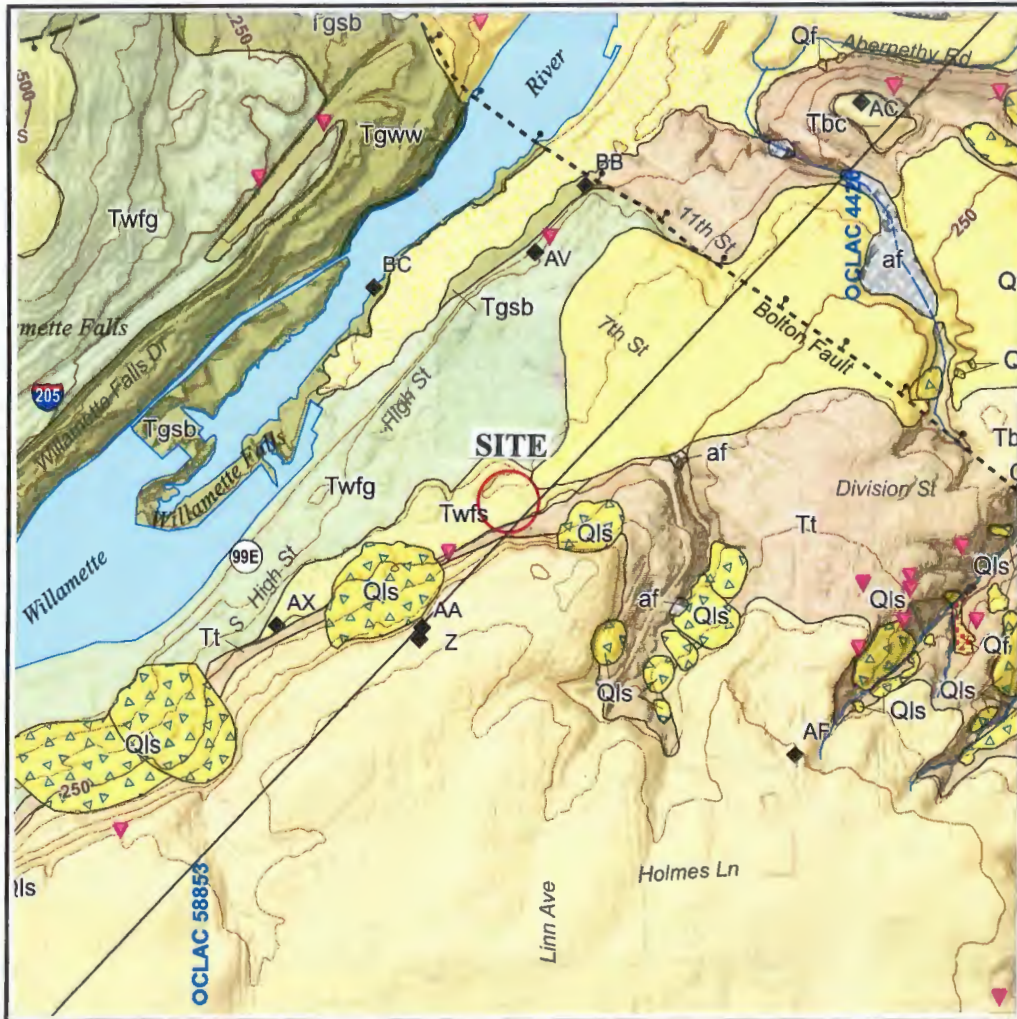
Sincerely,



Daniel M. Redmond, P.E., G.E.
President/Principal Engineer

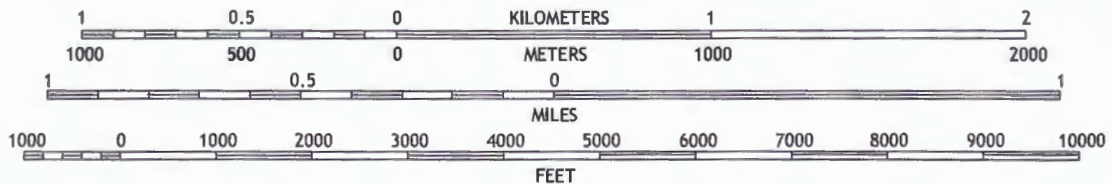


07.12-31-26



**OREGON CITY QUADRANGLE
OREGON-CLACKAMAS CO.
7.5-MINUTE SERIES**

SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

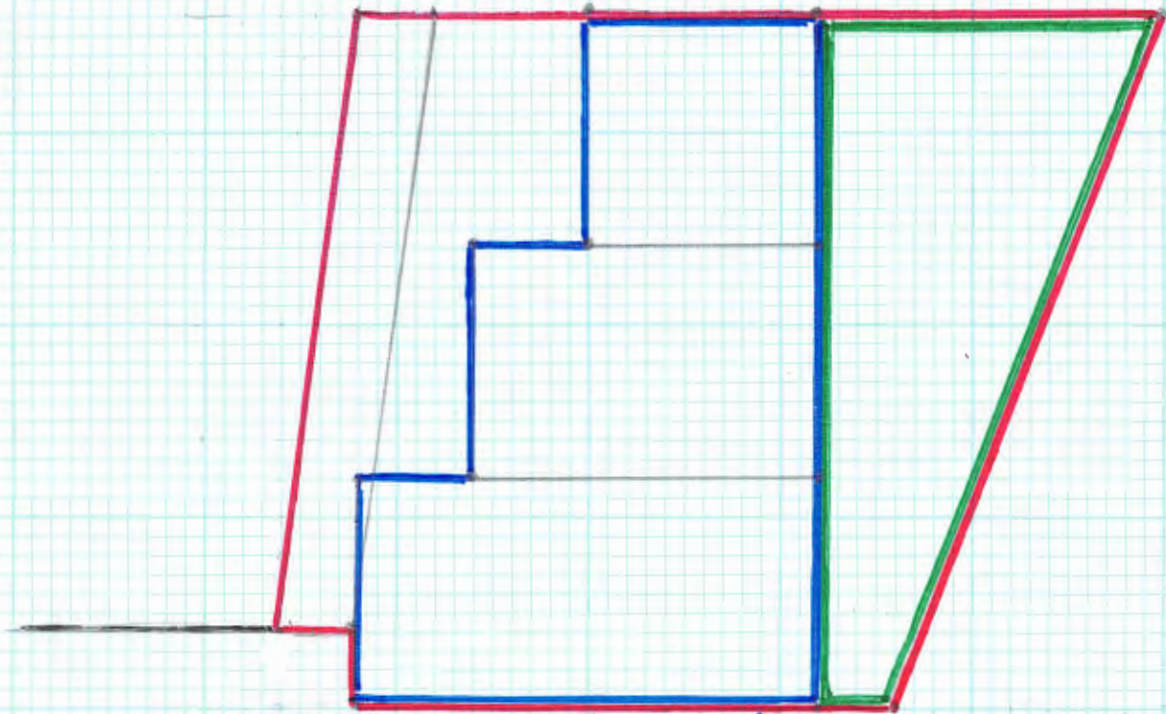
SITE VICINITY AND GEOLOGIC MAP

**ILCISIN HOME ADDITION
TL 2400, 204 JEFFERSON STREET**

Project No. 1954.001.G

Figure No. 1

Gabion RW Cross-Section



Scale: 1" = 2.5'

— Volume of Excavation:

$$\frac{8.5 + 10.5}{2} (9) (85) = 7,075 \text{ FT}^3$$

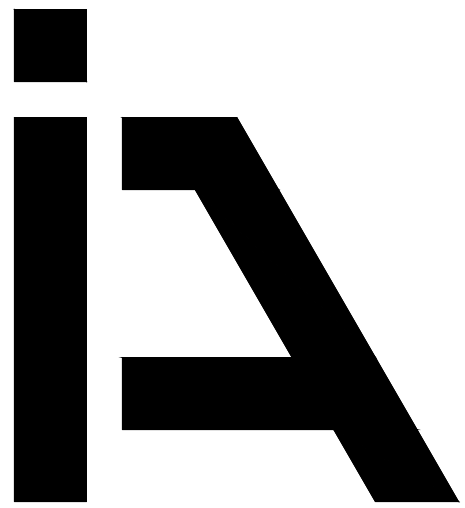
— Volume of Gabion Wall:

$$[(3 \times 6) + (3 \times 4.5) + (3 \times 3)] \times 85' = 3,440 \text{ FT}^3$$

— Volume of Backfill:

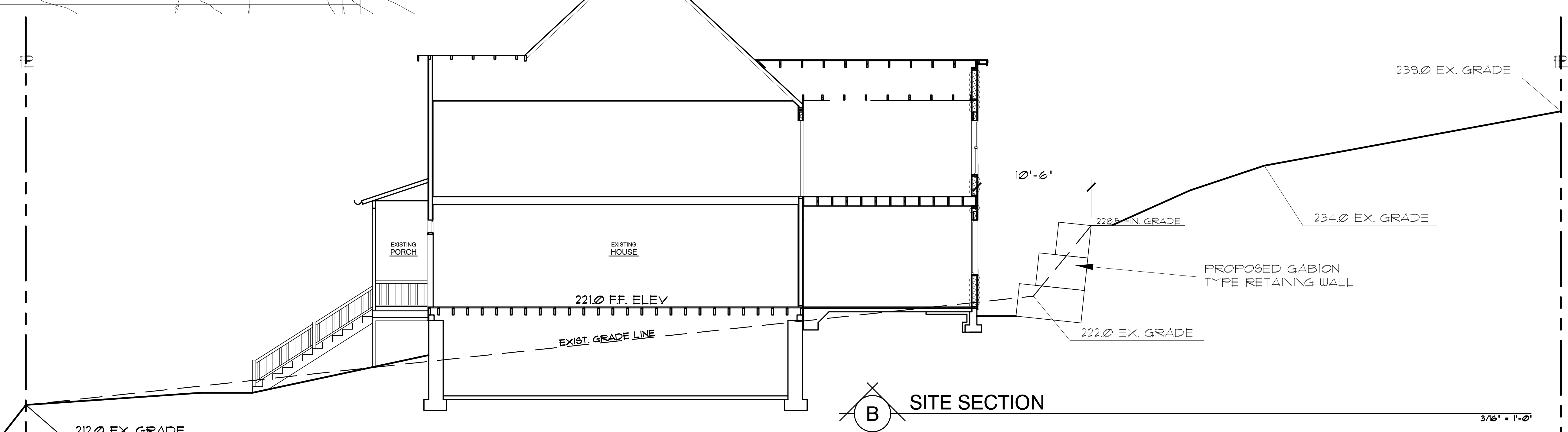
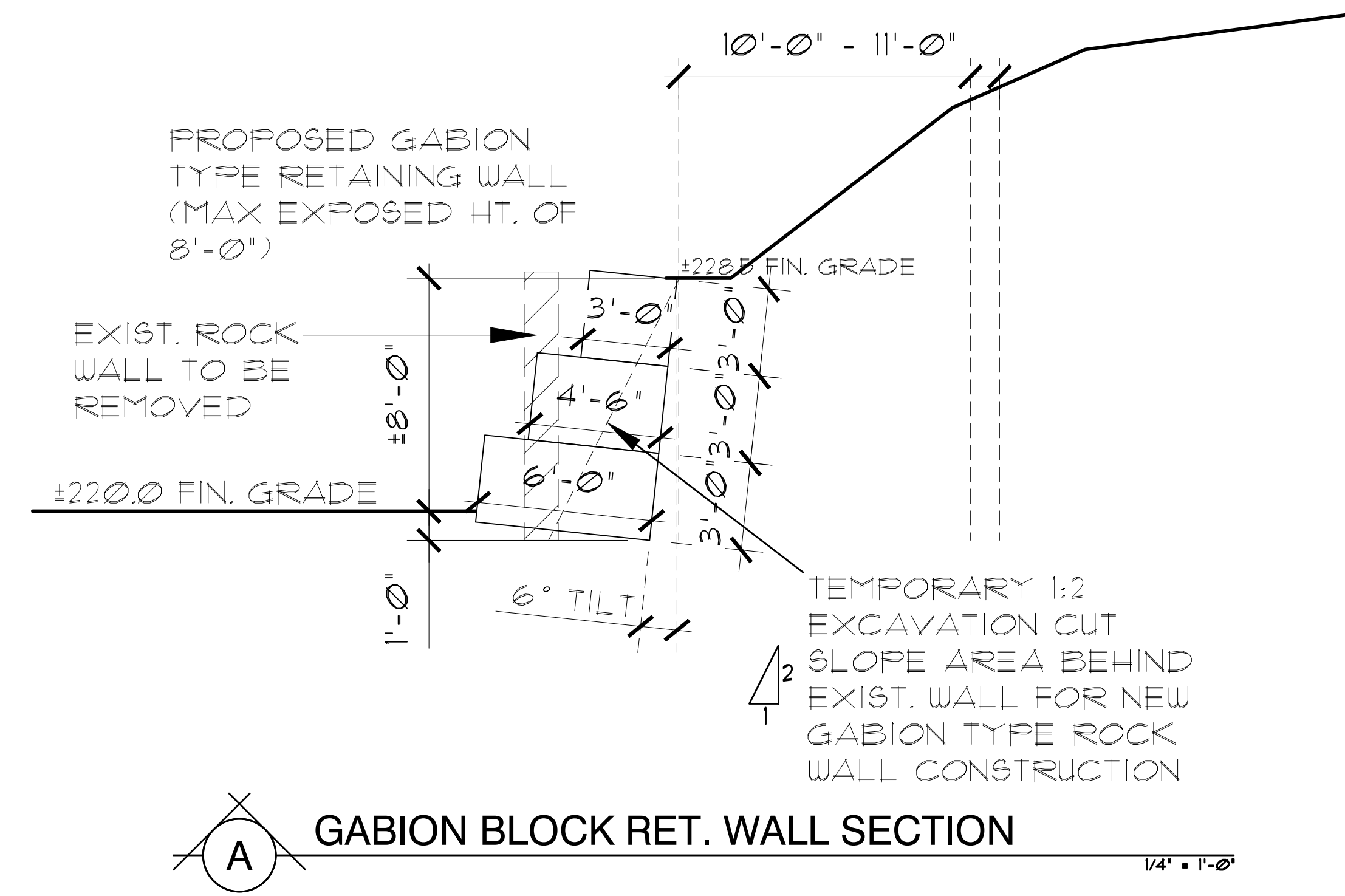
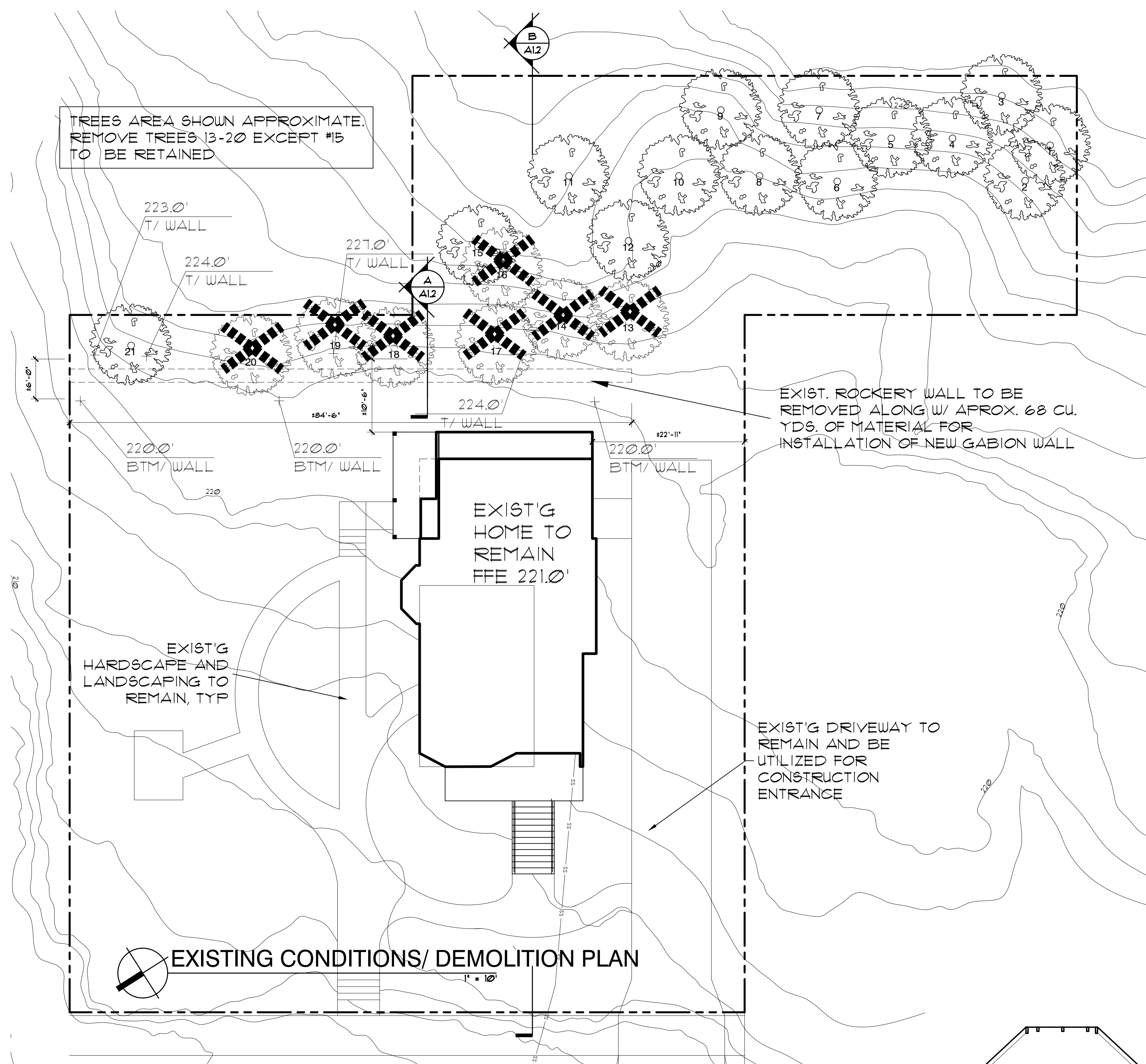
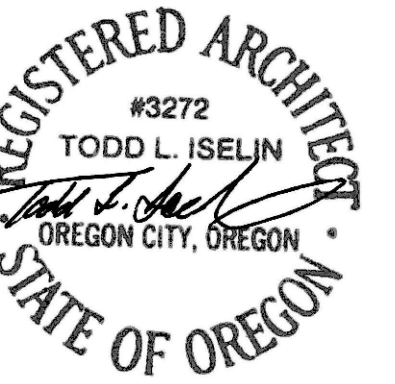
$$\left[(3.5 \times 9) + \frac{(4 \times 9)}{2} \right] \times 85' = 1,910 \text{ FT}^3$$

Note: Length of wall = 85'



ISELIN ARCHITECTS P.C.

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



Retaining Wall Replacement for
Kevin and Willemijn Ilicisin
204 Jefferson St.
Oregon City, OR 97045

PROJ. NO. : 2158
FILE : A-ELV
DATE : 7/29/2023

SHEET #
A1.2

EXCAVATION & SITE SECTIONS

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

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

The full Guidelines document can be found online: <https://www.orcity.org/804/Design-Guidelines-for-Alterations-Additi>

PROJECT DESCRIPTION:

Replacement of the current failing rock retaining wall that is right behind the historic Busch house with an engineered gabion wall.

COMPLIANCE WITH OREGON CITY MUNICIPAL CODE Chapter 17.40:

17.40.060 – Exterior Alteration and new construction

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

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

Applicant response:

The existing rock wall that was presumably built before the home was constructed is failing. It constructed of piled basalt rocks of various sizes and has collapsed in two areas and is bulging in several others. If the wall were to fail, it would damage the existing historic structure and could pose a risk to residents.

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

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

Applicant response:

The historic house will not be affected by the reconstruction of the wall – it will only be preserved further. While the wall is historic, it is no longer safe and requires replacement especially in light of the fact that the home is in a designated geohazard zone.

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

Applicant response:

The gabion wall will not affect the existing house and only preserve it further.

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

Applicant response:

The Busch house was recently restored and the wall will further protect the home.

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

Applicant response:

The Busch House is was recently restored and is in excellent condition.

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

Applicant response:

The gabion wall is at the very back of the property. It is an approved design listed by the HRB for retaining walls.

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

Applicant response:

The gabion wall in itself is not particularly aesthetic – hoping that moss does its’ magic.

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

Applicant response:

The gabion wall has been engineered, will be much safer than the existing wall where it is currently unsafe to walk on top of. The new wall will protect the existing structure.

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

Applicant response:

We are asking for a small variance- the HRB requires a 2’ set back for each “step” in the wall if the wall is over 6’. Both the applicant’s geotechnical engineer and the city’s geotechnical engineer have set the current steps where one is 2’ back and the other 1.5’ back to minimize the amount of material to be moved in the geohazard area. The current wall’s maximum height is about 9’. The new wall would have sections no higher than 4’.

17.040.060.G *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:*

17.040.060.G.1: *The purpose of the historic conservation district as set forth in Section 17.40.010.*

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

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

Applicant response:

The rebuilding of the current wall with a much stronger, more secure gabion wall will meet all above requirements.

17.040.060.G.2. The provisions of the city comprehensive plan

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

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

Applicant response:

The rebuilding of the current wall with a much stronger, more secure gabion wall will meet all above requirements.

17.040.060.G.3 The economic effect of the new proposed structure on the historic value of the district/historic site

Applicant response:

The rebuilding of the current wall with a much stronger, more secure gabion wall will secure economic value of the current historic home.

17.040.060.G.4 The effect of the new proposed structure on the historic value of the district/historic site

Applicant response:

The rebuilding of the current wall with a much stronger, more secure gabion wall will secure/protect the historic Busch home

17.040.060.G.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 gabion wall will be filled with rocks of the recommended size by geotechnical engineers to both secure the slope and also permit drainage securing both the Busch House property and the property behind it (also a historic home).

17.40.060.G.6 Economic, social, environmental and energy consequences

Applicant response:

Gabion wall will safeguard current home. No change to the environment or use of energy. There will be disruption in terms of noise while the wall is being rebuilt to close neighbors.

17.040.060.G.7 Design guidelines adopted by the historic review board.

Applicant response:

We are following the design guidelines set out by the HRB using a gabion wall, but are requiring a variance due to the fact that we are in a geohazard zone.

“Public Improvement Principles”

These projects are important for the historic district since public space accounts for a large proportion of the district’s area and has a significant impact on the setting, context, delivery of services, and

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

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

STYLE

Principle:

- *Construction to complement the nature of the historic district, but flexibility is necessary to allow a system wide approach, parts standardization and use of available materials.*
- *New utility work to be minimized in appearance.*
- *Support pedestrian use and scale.*

Not Allowed:

- *Visible ‘high tech’ installations*
- *Insertion of stylistic elements and systems that do not complement the district*
- *The Guideline appreciate that there is necessary public safety and engineering work that may be difficult to alter; Installations should follow the guidelines as possible, often simple measures can reduce an adverse impact; Review with City design staff and HRB*

Applicant response:

HRB guidelines have been followed in selecting a gabion wall , no high tech installations are planned.

DESIGN

Principle:

- *For visible features, use design that was typical or similar to that of the historic period; where unable, screen or cover the installation in an historically appropriate manner.*
- *Construction to not significantly alter the district’s built pattern.*
- *Locate equipment away from primary views to maximum extent practicable.*
- *Utilize landscape or fabricated screening to minimize disruptive appearance.*
- *Minimize street signage as allowable by codes.*

Not Allowed:

- *Construction out of scale with the district*
- *Street, sidewalk, stairs, walls that significantly alter the historic pattern and dimension of the district.*
- *Modern details and construction in visible locations unless screened or appearance mitigated.*
- *Excessive regrading or removal of vegetation that adversely affects the historic context of the district and surrounding area without mitigation*

Applicant response:

MATERIALS

Principle:

- *Materials and Products For Visible Features: Use those that were typical of the historic period or those that offer a similar appearance. Use of stone, concrete, wood and metal in finishes and textures similar to that of the historic period is most appropriate.*

Not Allowed:

- Obvious synthetic materials, non historic finishes or colors.
- Historic materials used in ways not found in the district
- Bright stainless, galvanized, aluminum, exposed aggregate concrete, other non historic finishes.

Applicant response:

Design Guidelines for Alterations and Additions

<https://www.orcity.org/804/Design-Guidelines-for-Alterations-Additi>

Secretary of Interiors Standards for Rehabilitation

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

Applicant response:

The new wall will be in the same place as the existing wall and will not take up more space than the previous wall.

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

Applicant response:

New wall does not alter any features or space of the property.

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

Applicant response:

Nothing will be added to create a false sense of historical development.

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

Applicant response:

The new wall will not change anything of historical significance to the property.

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

Applicant response:

The new wall needs to be more structurally sound than the existing (more historical) rock wall, but a gabion wall is being built as outlined by the HRB requirements.

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

Applicant response:

Given that the home is in a geohazard zone and that the current wall quite high in current spots, “rebuilding” the wall would only be a temporary fix and in all likelihood not safe to either those repairing the wall or the home itself.

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

Applicant response:

No chemicals will be used and care will be taken to avoid any damage to structure or the current landscape.

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

Applicant response:

If any archeological resources are found, we will reach out and ensure they are preserved.

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

Applicant response:

The new gabion wall will be within the area that is currently occupied by the existing retaining wall.

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

Applicant response:

There will be no extra retaining wall built – just a replacement of the existing wall.

Design Guidelines: Alterations – Additions

A. Site

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

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

Applicant response:

Wall is at the very rear of the property. It will barely be visible to the street and not to the neighbours.

B. Landscape

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

Applicant response:

All plants/ fences at the front of the property are unaffected and the plants that need to be moved will be replanted at the completion of the project. New trees and shrubs will be planted above the retaining wall in order to help stabilize the slope.

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

Applicant response:

No berms are planned and minimal ground cover is planned.

C. Building Height

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

Applicant response:

N/A

D. Building Bulk

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

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

Applicant response:

The new wall will have several levels vs one wall now so will feel visually smaller than the current structure.

E. Proportion and Scale

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

Applicant response:

N/A

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

Applicant response:

N/A

F. Exterior Features

1. *General*

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

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

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

Applicant response:

N/A

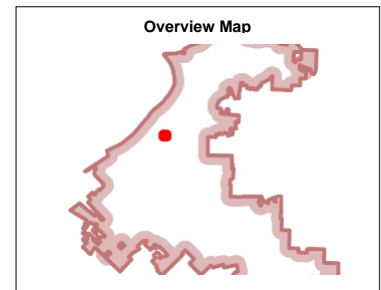
Oregon City GIS Map



Legend

- Street Names
- Streams
 - Above Ground
 - Below Ground
- Taxlots
- Unimproved ROW
- City Limits
- UGB
- Basemap

Notes



0 50 100 Feet

1: 600

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



Map created 6/2/2026

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



HISTORIC REVIEW BOARD POLICY #6: Fences and Walls *A Guide for Property Owners*



ABOUT THE HISTORIC REVIEW BOARD POLICIES

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

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

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

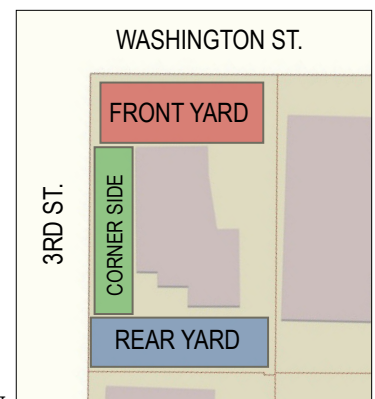
HRB POLICY #7: FENCES AND WALLS

The HRB advises property owners that fences and walls are an extension of the architecture of the house. According to the Secretary of the Interior's Standards for Rehabilitation, additions such as fences "should be compatible with the size, scale, material and character of the property, neighborhood or environment."

Fences in the front yard are typically more open and decorative, while fences in the side and rear yards are more utilitarian.

Front yard fences or walls and corner side yard fences or walls shall be no more than 42 inches in height and shall not create a traffic sight obstruction (as defined in Chapter 10.32 of the Oregon City Municipal Code). Along rear yards and interior side yards (beyond the front building line of the structure), fences or walls may be up to six (6) feet in height. Fences or walls on vacant properties may utilize materials that are in the "ACCEPTABLE" category in front and corner side yards; HRB review is required if rear yard fence types are desired in front/corner side yards.

Staff may approve fences or walls that are listed in the "ACCEPTABLE" category through an



Yard Diagram



administrative review. Fences or walls that are not listed, or that are specifically listed under the “NOT ACCEPTABLE” category shall be submitted for review and decision by the HRB. Fences or walls that are made of “not acceptable” materials may be utilized if fully obscured. Pressure-treated wood may only be used for fence posts and not for any other portions of the fence, and shall be non-incised.

WHAT DOES THIS MEAN FOR YOU?

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

- If the fence is listed in the “acceptable” category, the review is an administrative review at the staff level and does not require an additional permit for this review or any additional fee.
- If the fence is listed in the “not acceptable” category, then it must be referred or submitted to the HRB for review and decision, which will require a fee of \$50.
- If building a retaining wall, contact the building department to verify if a building permit is required.

ACCEPTABLE FENCE AND WALL TYPES IN FRONT AND CORNER SIDE YARDS

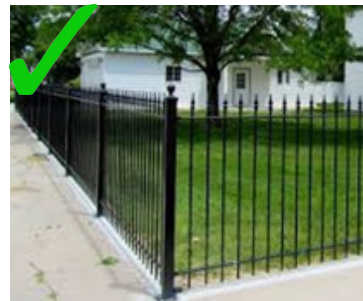
DESCRIPTION

EXAMPLE

Wood Picket: Wood fence with vertical pickets spaced at least one inch apart to six inches apart. Pickets may be pointed or straight, and boards may be flat or square. Includes traditional white painted (preferred); unpainted or different color paint is also acceptable. May be scalloped or straight on top, or topped with a railing.



Iron Picket: Includes wrought iron picket fences with simple or ornate designs



Ornamental Cast Iron: Cast iron fences and gates with ornamentation or detailed designs



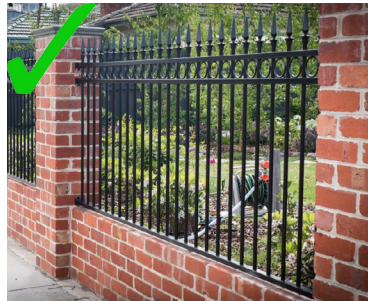
Brick: Includes bricks of any color or size. Allowed in combination with other masonry types



Basalt Stone: Basalt Stone was quarried locally in Oregon City's past. Basalt stone may be mortared or stacked. Basalt Veneer is typically mortared. This does not include manufactured stone veneer products. May be topped with bricks.



Combinations of Iron and Masonry: Brick, stone, or cast-in-place concrete with iron fencing atop or integrated into the wall



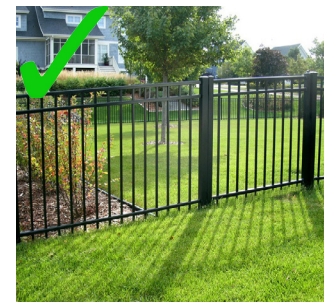
Woven Wire: Decorative woven wire with loop top design and with wood posts and rails



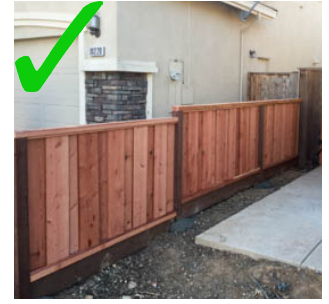
Cast-in-place Concrete: Poured concrete wall with smooth or textured finishing



Steel or Aluminum Rail: Permitted only on non-residential properties (e.g. commercial buildings, schools, religious institutions)



Solid Wood Board (Un-spaced Picket):
 Vertical wood boards without spaces between boards. May be scalloped or straight on top, or topped with a railing.



NOT ACCEPTABLE FENCE AND WALL TYPES IN FRONT AND CORNER SIDE YARDS

DESCRIPTION

EXAMPLE

Chain-link: Consists of steel wire woven to form a diamond-shaped mesh. Includes uncoated, powder coated, and with or without slats. Also includes chain-link hedge slats.



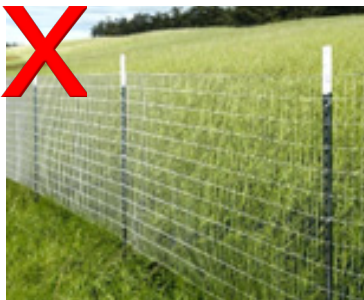
Post and Rail / Split Rail: Also known as a log fence, zigzag fence, worm fence or snake fence, made out of timber logs, usually split lengthwise into rails. Uses two to four rails and is divided into sections with wood posts.



Concrete Block: Includes pre-cast panels, CMU, hollow or solid blocks. Both split faced and smooth.



Chicken Wire: Unframed fence of thin, flexible metal wire with varied pattern including hexagonal or rectangular shapes. Known as chicken wire, hog wire, or welded wire. May include repeating wood or metal posts.



Solid Wood Board or Stockade: Wood fence with vertical or horizontal boards and no spacing. Includes good neighbor fence and stockade fence. May be topped with square lattice or other wood design. May have a scalloped or straight top. Not allowed when obstructing view of historic structure.



Vinyl/ Plywood / Hardboard or Asbestos Panel: Plastic, vinyl, fiber cement or asbestos panels. Includes solid fences/walls or those designed to look like wood picket fences.



ACCEPTABLE FENCE AND WALL TYPES IN ALLEYS, REAR AND INTERIOR SIDE YARDS

| DESCRIPTION | EXAMPLE |
|-------------|---------|
|-------------|---------|

All fence and wall types that are acceptable in front yards and side yards listed on pages 2-4 are acceptable in alleys, rear, and interior side yards.

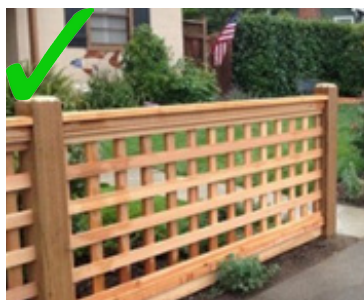
Horizontal Board: Wood fence with at least five horizontal boards. Boards may be spaced or have no spacing. May be topped with square lattice or other wood design.



Solid Wood Board or Stockade: Wood fence with vertical or horizontal boards and no spacing. Includes good neighbor fence and stockade fence. May be topped with square lattice or other wood design. May have a scalloped or straight top.



Wood Lattice: Square vertical/horizontal pattern of wood panels with spacing.



Gabion Wall: Consists of rocks or stones enclosed in a metal wire basket



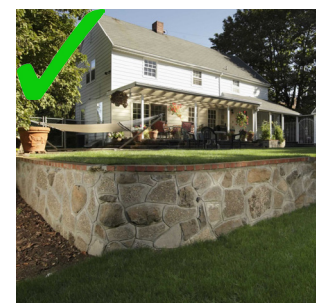
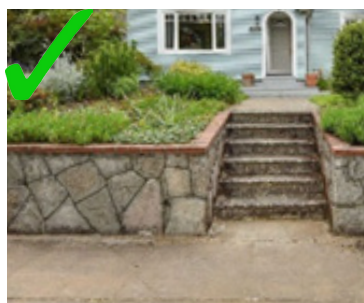
Goat Fence: Welded wire fence with frame of wood around each panel. Known as wire trellis fence, goat fence or livestock fencing.



Non-basalt stone: May include sandstone, limestone, lavarock, or other rock that would not have been quarried within the Pacific Northwest and used in the historic era



Recycled Concrete: Irregularly sized concrete pieces or chunks stacked like stones.



NOT ACCEPTABLE FENCE AND WALL TYPES IN INTERIOR AND SIDE YARDS

All that are not acceptable in front yard, unless explicitly listed as acceptable in interior side yards, alleyways, and rear yards.

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

If you have any questions about the City's Preservation Program or if your property is locally designated, please contact:
Oregon City Preservation Program
Phone: 503-722-3789
ocplanning@orcity.org

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



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



CITY OF OREGON CITY

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

Staff Report

To: Historic Review Board

Agenda Date: June 23, 2026

From:

SUBJECT:

GLUA-26-00009/HR-26-00001: 300 3rd St - Municipal elevator wayfinding signage

STAFF RECOMMENDATION:

Approval

EXECUTIVE SUMMARY:

Staff requests HRB Direction on the following

Staff is requesting HRB direction on the proposed laminate sign material compatibility. The sign material will match existing signage for the McLoughlin Promenade.

The applicant is also seeking guidance on which of the two proposed sign designs will be most compatible and if the date that the elevator was established is desired on the sign. The elevator was placed into service on November 27, 1915.

Staff Summary:

The applicant has proposed a sign of about 4 sq ft on the McLoughlin Promenade, an Oregon City park within the McLoughlin Conservation District. This sign will replace an existing freestanding sign in a similar location and be added to an existing freestanding sign pole of matching material and design. A second new freestanding sign of approximately 4 sq ft is proposed just outside of the McLoughlin Promenade but still within the McLoughlin Conservation District. This sign will require the placement of a new signpost and will replace an existing sign in a similar location.

The new sign is considered a public improvement in a district and is required to meet historic guidelines adopted by the City. The proposed sign material is luster UV laminate, which is not a natural material and therefore cannot be approved by staff. The proposed laminate material is high quality and resembles metal. The proposed signage will match the design and material of existing signage located at the McLoughlin Promenade (see figure 3: location 2).

BACKGROUND:

The subject property, McLoughlin Promenade, is located within the McLoughlin Conservation District. The Oregon City Municipal Elevator is located along Elevator St accessed from a pedestrian pathway. There are two existing blue and white wayfinding

signs that direct visitors to the municipal elevator (see figure 2 and figure 3).

NEXT STEPS:

OPTIONS:

1. Approve the proposal (staff recommendation)
2. Approve the proposal with modified conditions and provide revised findings
3. Deny the proposal and provide revised findings.
4. Continue the hearing and request more information



Historic Review Staff Report and Recommendation

FILE NO.: GLUA-26-00009/ HR 26-00001

HEARING DATE: June 23, 2026
7:00 p.m
Community Development Building
Community Room
695 Warner Parrott Rd

Application Submitted: 5/12/2026
Application Complete: 6/2/2026
120-day deadline: 9/27/2026
Hearing Date: 6/23/2026
Notice of Decision:

APPLICANT: Jayson B. Thornberg
Public Works Department
City of Oregon City
1395 Fir St.
Oregon City, OR 97045

OWNER: City of Oregon City
1395 Fir St.
Oregon City, OR 97045

LOCATION: 300 3rd St.
Oregon City, OR 97045
Clackamas County Map 2-2E-31, Tax Lot 01300

REQUEST: Update two wayfinding signs for the municipal elevator along the McLoughlin Promenade

RECOMMENDATION: Approval.

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

This application is subject to the Administration and Procedures section of the Oregon City Code set forth in Chapter 17.50. The application and all supporting documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 695 Warner Parrott Road, during regular business days (9 am- 4pm). Copies of these materials may be obtained for a reasonable cost. The staff report, with all the applicable approval criteria, will also be available for inspection seven days prior to the hearing. Copies of these materials may be obtained for a reasonable cost in advance. Any interested party may testify at the public hearing and/or submit written testimony at or prior to the close of the record by the Historic Review Board. Notice of the Historic Review Board’s decision shall be sent to the applicant and

to those persons submitting comments and providing a return address. Any party who participated in the Historic Review Board proceedings may appeal the Historic Review Board's decision by filing a notice of appeal as required by OCMC 17.50.190. Any issue that is intended to provide a basis for appeal must be raised before the close of the Historic Review Board's proceeding, in person or by letter, with sufficient specificity to afford the City Commission and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any review of that issue. Parties with standing may appeal the decision of the City Commission to the Land Use Board of Appeals. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763.

Staff requests HRB Direction on the following

Staff is requesting HRB direction on the proposed laminate sign material compatibility. The sign material will match existing signage for the McLoughlin Promenade.

The applicant is also seeking guidance on which of the two proposed sign designs will be most compatible and if the date that the elevator was established is desired on the sign. The elevator was placed into service on November 27, 1915.

Staff Summary:

The applicant has proposed a sign of about 4 sq ft on the McLoughlin Promenade, an Oregon City park within the McLoughlin Conservation District. This sign will replace an existing freestanding sign in a similar location and be added to an existing freestanding sign pole of matching material and design. A second new freestanding sign of approximately 4 sq ft is proposed just outside of the McLoughlin Promenade but still within the McLoughlin Conservation District. This sign will require the placement of a new signpost and will replace an existing sign in a similar location.

The new sign is considered a public improvement in a district and is required to meet historic guidelines adopted by the City. The proposed sign material is luster UV laminate, which is not a natural material and therefore cannot be approved by staff. The proposed laminate material is high quality and resembles metal. The proposed signage will match the design and material of existing signage located at the McLoughlin Promenade (see figure 3: location 2).

I. BACKGROUND:

Existing Conditions:

The subject property, McLoughlin Promenade, is located within the McLoughlin Conservation District. The Oregon City Municipal Elevator is located along Elevator St accessed from a pedestrian pathway. There are two existing blue and white wayfinding signs that direct visitors to the municipal elevator (see figure 2 and figure 3).

Site and Context



The McLoughlin Promenade is a 7.8-acre linear park on the bluff above downtown, within the McLoughlin Conservation District.

The McLoughlin Promenade was constructed c. 1937 as a Works Progress Administration project. This federal emergency agency for relief of American unemployment May 6, 1935, under authority of the Emergency Relief Appropriation Act which was created in 1935.

The Promenade features a concrete walkway with a variety of low stone and metal walls. Immediately south and north, and continuing for about 100 feet in each direction from the elevator landing, the wall is a 44 inch high metal fence comprised of inch-square rods in a vertical pattern and accented with rough cut stone piers. The remaining long portion of the wall extending 1,300 feet south consists of sections made up of a 15 inch

concrete base with a long, square reinforced concrete bar set horizontally at the two foot level; the concrete bar is angled to resemble a wooden split rail fence.

The Promenade concrete path follows the bluff and has views to the west, overlooking Willamette Falls and the industrial complex in and on the Willamette River. Natural landscaping and rock outcropping enhance the cast columns and railings that separate the path from the cliff. On the east side of the promenade, the yards of several historic houses abut the park situated on the prominent bluff. Approximately three hundred feet south of the elevator landing the wall forms a semi-circular area with a metal plaque placed there by the local Kiwanis Club in 1972 listing contributors to a fund for the restoration of the Promenade. At that time twelve lights on metal standards and a flagpole were added to the Promenade.

The property is listed on the National Register but is not itself a locally designated historic landmark.

History of the Oregon City Municipal Elevator



In Oregon City's early years, most of the city was located on the "first level" along the Willamette River. As the city grew, it became apparent that an easier way needed to be found to travel to the upper levels of the town. By 1867, steps were built up the bluff to supplement early Native American trails used by city residents. More steps were constructed over the years, but the climb was still difficult because the preferred route was 722 feet from the base of the cliff to the top of the bluff.

On May 10, 1912, the City Commission decided to place before the voters a ballot measure asking if the City should be authorized to issue bonds for "A Public Elevator at the Bluff." The first vote on funding a public elevator was defeated on July 8, 1912. Considered again on December 2, 1912, the voters authorized \$12,000 in bonds "to construct and operate an elevator from the lower to the upper town at some point to be selected."

A committee of City Commissioners was appointed to "investigate the elevator proposition." Most city residents thought an elevator was a great idea; however, none of the wealthier residents who lived on the bluff wanted the elevator near their property. By March, 1913, negotiations had started to acquire access between 6th and 7th Streets for the upper portion of the elevator. The owner of the property objected to locating the elevator in front of her residence and refused to sell access to the City. The City took the matter to the State Supreme Court and the Court decided in the City's favor. The property owner remained opposed to the elevator and never did ride on it.

The City surveyed and platted the vertical "Elevator Street" and entered into a contract with Oregon Bridge and Construction Company to construct the elevator. The elevator could be operated by either electricity or water power. Water power was cheaper than electricity, but the City's Water Board refused to allow the connection, fearing the elevator would diminish the integrity of the water system. The City Commission resolved the matter by removing and appointing a new Water Board composed of City Commissioners. The issue went to court and the elevator committee was instructed to procure water from the Water Board to operate the elevator.

Elevator in Service

After years of discussion and conflict, the elevator, constructed of steel and wood, **was placed into service on November 27, 1915**, a day on which almost the entire population of Oregon City (3,869 persons) rode the elevator. The 89-foot ride to the top involved a wheezing, jerking 3 to 5 minutes. Once at the top, it was necessary to cross a 35-foot catwalk that bridged the 2 sides of the city high above the chasm. When the elevator worked, it generally lowered the water pressure in the surrounding area. When it didn't work, passengers had to wiggle out of a trap door and down a narrow ladder.

By 1924, the hydraulic power was replaced by electricity and the ride was reduced to 30 seconds. Dependability increased with the switchover and the elevator became the preferred method of pedestrian travel. By the 1950s, breakdowns became much more frequent and it was determined that a new elevator was needed to replace the wooden structure.

New Elevator

The City Commission approved a resolution to study the feasibility and costs for a new elevator. A total of \$7,000 was spent planning the structure that, under City Commission direction, was to be "as plain as possible without adornment." A special election in May, 1952 authorized bonds for \$175,000 to build a new elevator. Bids were received in November, 1953; however, the low bid was over \$200,000 so all bids were rejected.

In January, 1954, the firm of Stevens and Thompson submitted a new design proposal that could be built within the bond amount. The new design produced a low bid of \$116,000 and a contract was awarded to James and Yost, Inc. The new elevator was dedicated on May 5, 1955, and the City Commission accepted it on July 13, 1955. At that time, 2,000 elevator passes were printed. Even though the elevator ride has always been free, the distribution of these passes as a keepsake has

continued as a City tradition. The existing elevator took over 751 tons of concrete and steel to construct, is 130 feet high, and passengers can zip to the top in 15 seconds. Additionally, passengers now walk through a 35-foot long tunnel under the tracks rather than over the tracks. The Oregon City Municipal Elevator continues to operate as one of only 4 municipal elevators in the world and "Elevator Street" remains the only "vertical street" in North America.

Project Description:

Remove two existing blue Municipal Elevator signs and add one new sign on the existing black pole which currently includes the Mcloughlin Promenade signage at the corner of Elevator St and High St. A new black pole and matching elevator sign will be added at the corner of High St. and 6th St.

The applicant is asking for guidance on which of the two proposed sign designs will be most compatible and if the date that the elevator was established is desired on the sign. If the established date is desired, what should the date be?

The applicant has proposed two sign locations:

Location 1: West corner of 6th Street and High Street

Location 2: Corner of High Street and Elevator Street



★ = Existing Signs

★ = Proposed New Sign Location

Figure 1: Site Plan – Sign locations



Figure 2: Location 1 – Remove existing blue sign and add new sign on a new black pole to match location 2.



Figure 3: Location 2 – Remove existing blue sign and add an additional sign face on the existing freestanding black pole which was placed between 2007-2012.



Figure 4: Sign Measurements with design options 1 and 2

Notice and Public Comment:

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

No comments have been received as of June 16, 2026. Any public comments received between the HRB agenda posting date and the hearing date will be presented at the public hearing on June 23, 2026.

II. APPLICABLE STANDARDS AND FINDINGS

17.40.60 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.

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

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

- 1. A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State*

Historic Preservation Office had not commented within forty-five days of notification by the applicant; and

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

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

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

Finding: complies as proposed. The application is for a public improvement. The applicant has submitted the required materials for review and determination by the Historic Review Board.

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

Finding: not applicable. The proposal is for a public improvement in a historic district and is not subject to administrative approval.

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

1. *The purpose of the historic overlay district as set forth in [Section 17.40.010](#);*

OCMC 17.40.010:

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

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

Finding: complies as proposed. The proposed signage represents elements of the city’s social and architectural history by navigating pedestrian to the Municipal Elevator which began operation on November 27th, 1915 (See history of the Oregon City Municipal Elevator). The wayfinding signage fosters civic pride in the accomplishments of the past and enhances the attraction to tourists and visitors promoting the use of the historic districts and landmarks like the Municipal Elevator located on the McLoughlin Promenade.

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

Goal 2, Policy 2.4

Identify and protect important artistic and cultural resources and historic amenities through programs, designation, interpretive signage, and other means to increase awareness and generate appreciation.

Finding: complies as proposed. The signage points to an important historic amenity which increases awareness and appreciation for visitors.

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

Finding: complies as proposed. The purpose of the sign is to enhance tourism activities in Oregon City, which promotes economic goals of the City.

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

Finding: The McLoughlin Promenade is a park on the bluff above downtown. The concrete walkway along the promenade is where the Oregon City Municipal Elevator is located. See history of the Oregon City Municipal Elevator.

5. *The physical condition of the historic site*

Finding: The site is in good physical condition, attracting many tourists and visitors daily.

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

Finding: complies as proposed. The sign design, proportion, detail, scale, color and texture match the existing black and gold McLoughlin Promenade sign which was added sometime between 2007 and 2012. No environmental or energy consequences are anticipated.

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

Finding: not applicable. The board has not identified any additional factors.

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

Finding: complies as proposed. Wayfinding signage for historic landmarks builds a community’s brand and boosts foot traffic while reducing navigational frustration. No environmental or energy consequences are anticipated.

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

Finding: complies as proposed: The following design guidelines from the City’s Design Guidelines for Alterations, which include the Secretary of Interior Standards, are applicable to this proposal:

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

Finding: The addition of new signage would not alter the integrity of the historic property or its environment if it were to be removed in the future. The signage is meant to enhance the visitor experience and maintain consistent signage design for the McLoughlin Promenade.

Applicable design guidelines

The adopted design guidelines for public improvements include the following:

“Public Improvement Principles”

These projects are important for the historic district since public space accounts for a large proportion of the district’s area and has a significant impact on the setting, context, delivery of services, and movement through the district. The Public Improvement principles indicate how current engineering and construction can be made appropriate by utilizing materials, finishes, and design that supports the historic nature of the district.

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

STYLE

Principle:

- *Construction to complement the nature of the historic district, but flexibility is necessary to allow a system wide approach, parts standardization and use of available materials.*
- *New utility work to be minimized in appearance.*
- *Support pedestrian use and scale.*

Not Allowed:

- *Visible ‘high tech’ installations*
- *Insertion of stylistic elements and systems that do not complement the district*
- *The Guideline appreciate that there is necessary public safety and engineering work that may be difficult to alter; Installations should follow the guidelines as possible, often simple measures can reduce an adverse impact; Review with City design staff and HRB*

Finding: complies as proposed. The proposal consists of a new pedestrian-oriented freestanding sign as well as adding a new additional sign face to an existing freestanding sign. The proposed style is modern and sleek, using a dark laminate material outlined in gold, with gold lettering. Its design matches the existing McLoughlin Promenade sign which was added between 2007-2012. Black and gold signage often reflects the Victorian (1837-1901), Colonial (1565-1783), and Art Deco (1919-1939) eras.

DESIGN

Principle:

- *For visible features, use design that was typical or similar to that of the historic period; where unable, screen or cover the installation in an historically appropriate manner.*

- *Construction to not significantly alter the district's built pattern.*
- *Locate equipment away from primary views to maximum extent practicable.*
- *Utilize landscape or fabricated screening to minimize disruptive appearance.*
- *Minimize street signage as allowable by codes.*

Not Allowed:

- *Construction out of scale with the district*
- *Street, sidewalk, stairs, walls that significantly alter the historic pattern and dimension of the district.*
- *Modern details and construction in visible locations unless screened or appearance mitigated.*
- *Excessive regrading or removal of vegetation that adversely affects the historic context of the district and surrounding area without mitigation*

Finding: complies as proposed. The proposed signs are replacing existing Municipal elevator wayfinding signage. The sign at location 1 will be placed on a new freestanding pole that matches the freestanding sign at location 2. These signs will not significantly alter the district's built pattern and are away from primary views as they are not placed in the main walkway but at the corners directing toward the Elevator street walkway. There will be no removal of vegetation that adversely affects the historic context of the district with the addition of these signs.

MATERIALS

Principle:

- *Materials and Products For Visible Features: Use those that were typical of the historic period or those that offer a similar appearance. Use of stone, concrete, wood and metal in finishes and textures similar to that of the historic period is most appropriate.*

Not Allowed:

- *Obvious synthetic materials, non historic finishes or colors.*
- *Historic materials used in ways not found in the district*
- *Bright stainless, galvanized, aluminum, exposed aggregate concrete, other non historic finishes*

Finding: HRB direction requested. The proposed sign uses dark laminate material with a metal channel frame powder coated finish. The sign is outlined in gold, with gold lettering. While stone, metal and wood materials are preferred by the guidelines, the laminate plastic proposed is high quality and resembles powder coated metal. The signpost material is a black powder coated metal. The sign face and signpost match the existing signage placed between 2007-2012 at location 2 (see figure 3). This would remove existing blue and white signage and create signage uniformity and less sign clutter. **Staff is requesting HRB direction on the proposed laminate sign material compatibility.**

G. 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;*

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

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

Finding: complies as proposed. The proposed new structure will not have an adverse effect on the historic value of the district. The new freestanding sign is meant to enhance the visitor experience and remove existing signage to reduce sign clutter. See additional findings above for 17.40.060.F.1-9.

RECOMMENDATION:

Staff finds that the proposed public improvement at 300 3rd Street can meet the requirements as described in the Oregon City Municipal Code. Therefore, the Community Development Director recommends the Historic Review Board approve file GLUA-26-00009/HR 26-00002, based upon the findings and exhibits contained in this staff report.

EXHIBITS:

1. Vicinity Map
2. Applicant Submittal

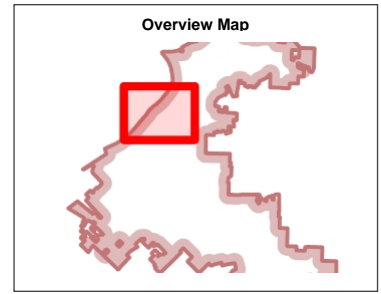
Oregon City GIS Map



Legend

- Street Names
- Streams
 - Above Ground
 - Below Ground
- Taxlots
- Unimproved ROW
- City Limits
- UGB
- Basemap

Notes



0 800 1,600 Feet

1: 9,600



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

Map created 6/2/2026

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

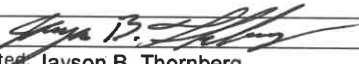


LAND USE APPLICATION FORM

| | | |
|--|---|---|
| Type I (OCMC 17.50.030.A) <input type="checkbox"/> Compatibility Review <input type="checkbox"/> Willamette River Greenway <input type="checkbox"/> Communication Facility / Eligible Modification <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Non-Conforming Use Review <input type="checkbox"/> Natural Resource (NROD) Verification <input type="checkbox"/> Minor Site Plan & Design Review <input type="checkbox"/> Extension of Approval <input checked="" type="checkbox"/> Historic Review – Remodel <input type="checkbox"/> Detailed Dev. Plan (DDP) <input type="checkbox"/> LUCS Expedited Type II (OCMC 17.50.030.B & 16.24) <input type="checkbox"/> Middle Housing Land Division | Type II (OCMC 17.50.030.B) <input type="checkbox"/> Master Plan / PUD / GDP or Amendment <input type="checkbox"/> Detailed Development Plan (DDP) <input type="checkbox"/> Floodplain Review <input type="checkbox"/> Geologic Hazard Overlay <input type="checkbox"/> Minor Partition (<4 lots) <input type="checkbox"/> Minor Site Plan & Design Review <input type="checkbox"/> Non-Conforming Use Review <input type="checkbox"/> Proportional Upgrades <input type="checkbox"/> Site Plan and Design Review / DDP <input type="checkbox"/> Manufactured Home Park <input type="checkbox"/> Compatibility Review Modifications / Adjustments <input type="checkbox"/> Residential Design <input type="checkbox"/> Site Plan & Design Review <input type="checkbox"/> Public Improvement <input type="checkbox"/> Tree Mitigation <input type="checkbox"/> Subdivision (4+ lots) <input type="checkbox"/> Administrative (Minor) Variance <input type="checkbox"/> Natural Resource (NROD) Review <input type="checkbox"/> Willamette River Greenway <input type="checkbox"/> Phased Subdivision / Site Plan and Design Review Occupancy Plan <input type="checkbox"/> Expedited Land Division | Type III / IV (OCMC 17.50.030.C & D.) <input type="checkbox"/> Annexation <input type="checkbox"/> Code Interpretation / Similar Use <input type="checkbox"/> Master Plan / PUD / GDP Amendment <input type="checkbox"/> Conditional Use <input type="checkbox"/> Comprehensive Plan/Legislative Amendment <input type="checkbox"/> Code <input type="checkbox"/> Map <input type="checkbox"/> Detailed Development Plan DDP <input type="checkbox"/> Historic Review Board <input type="checkbox"/> Demolition <input type="checkbox"/> New Construction <input type="checkbox"/> Remodel <input type="checkbox"/> Municipal Code Amendment <input type="checkbox"/> Parking Adjustment <input checked="" type="checkbox"/> Variance <input checked="" type="checkbox"/> Sign Variance <input type="checkbox"/> Natural Resource (NROD) Review <input type="checkbox"/> Zone Change (Text/Map) <input type="checkbox"/> Willamette River Greenway Legislative Action (OCMC 17.50.170) <input type="checkbox"/> Legislative |
|--|---|---|

| | |
|---|--|
| File Number(s): HR-26-00001 | Application Date: 5/28/26 |
| Project Name: Municipal Elevator way finding signs | |
| Proposed Land Use or Activity: Update wayfinding signs for the municipal elevator. | # of Lots Proposed (If Applicable): |
| Physical Address(es) of Site: West corner of 6th St. and High St. as well as the north end of the McLoughlin Promenade | |
| Clackamas County Map and Tax Lot Number(s): | |

| | |
|---|------------------------------|
| Applicant(s) | |
| Applicant(s) Signature:  | |
| Applicant(s) Name Printed: Jayson B. Thornberg | Date: 5/28/26 |
| Mailing Address: 13895 Fir St., Oregon City, OR 97045 | |
| Phone: 971-204-4680 | Email: jthornberg@orcity.org |

| | |
|---|------------------------------|
| Property Owner(s) – If more than 2 owners, add all information to back of page including signatures. | |
| Property Owner #1 | |
| Property Owner#1 Signature:  | |
| Property Owner#1 Name Printed: Jayson B. Thornberg | Date: 5/28/26 |
| Mailing Address: 13895 Fir St. Oregon City, OR 97045 | |
| Ownership Address: 13895 Fir St., Oregon City, OR 97045 | |
| Phone: 971-204-4680 | Email: jthornberg@orcity.org |

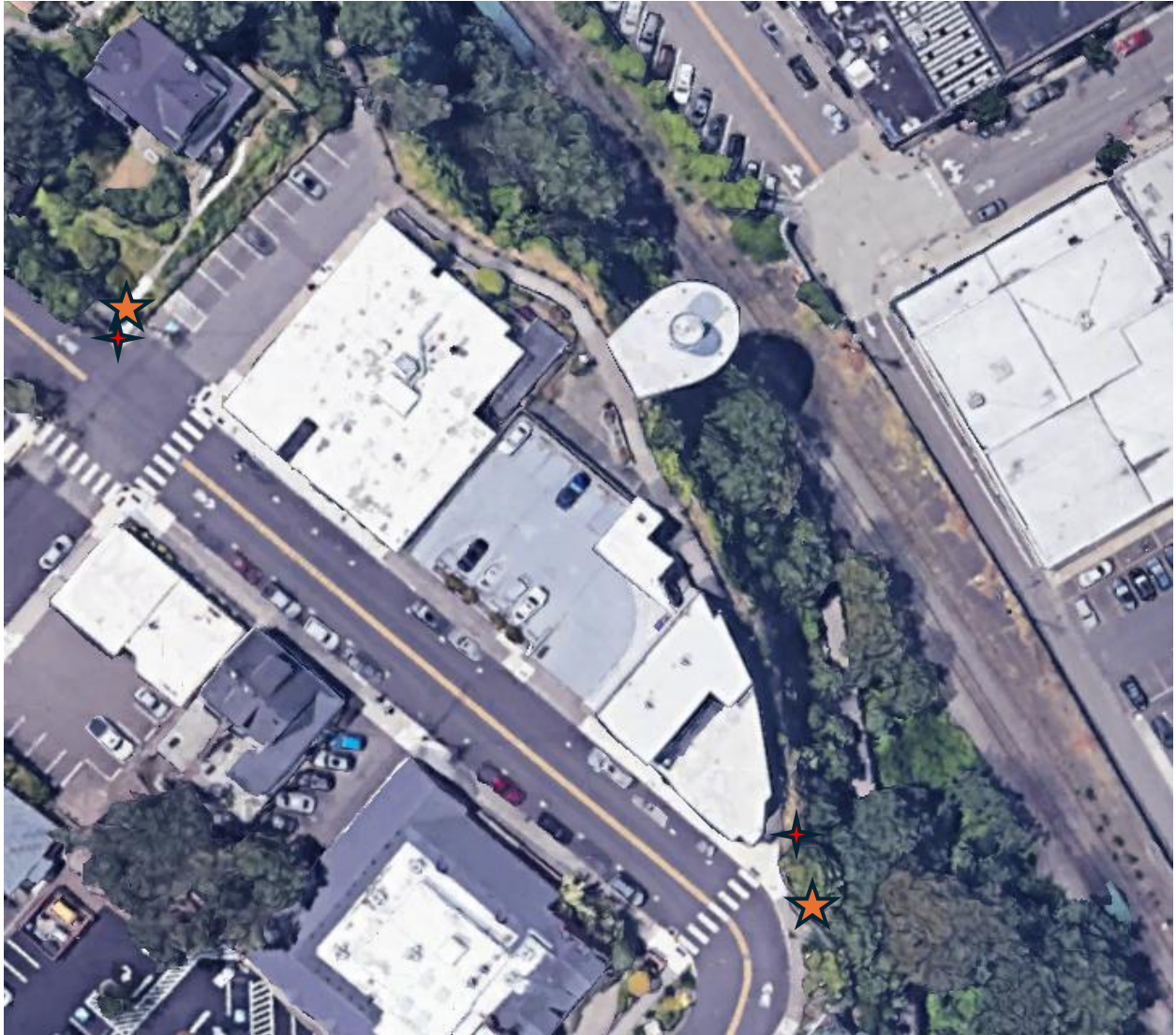
| | |
|--------------------------------|--------|
| Property Owner #2 | |
| Property Owner#2 Signature: | |
| Property Owner#2 Name Printed: | Date: |
| Mailing Address: | |
| Ownership Address: | |
| Phone: | Email: |




Representative(s)

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

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



 = Existing Signs

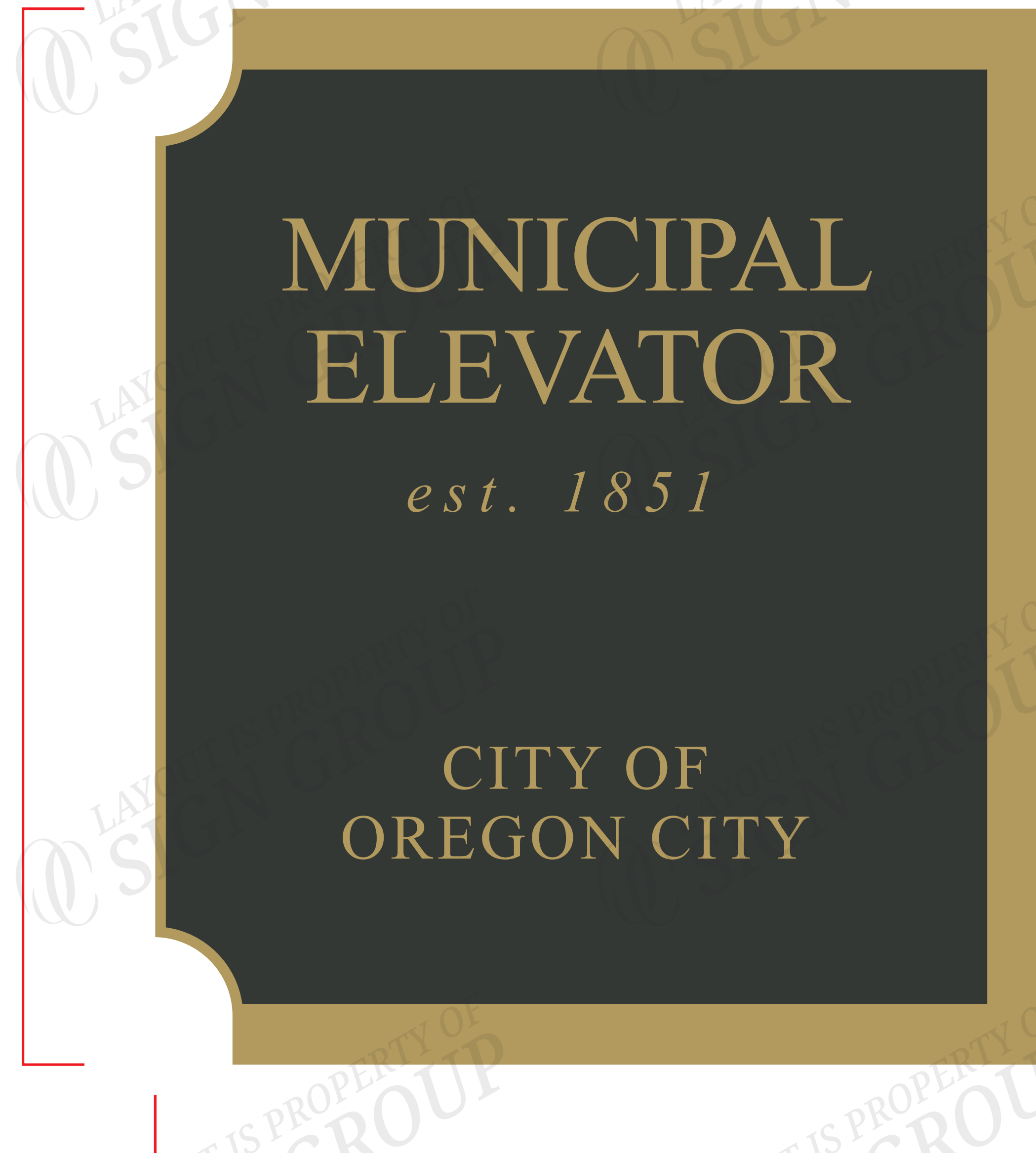
 = Proposed New Sign Location



SIGN GROUP

Option 1

25"



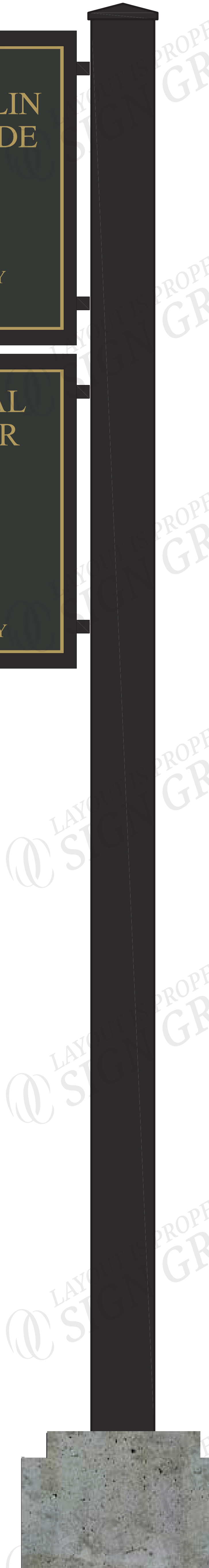
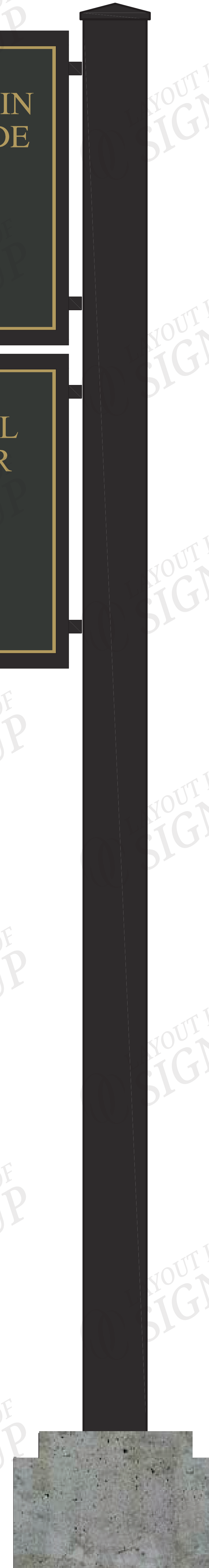
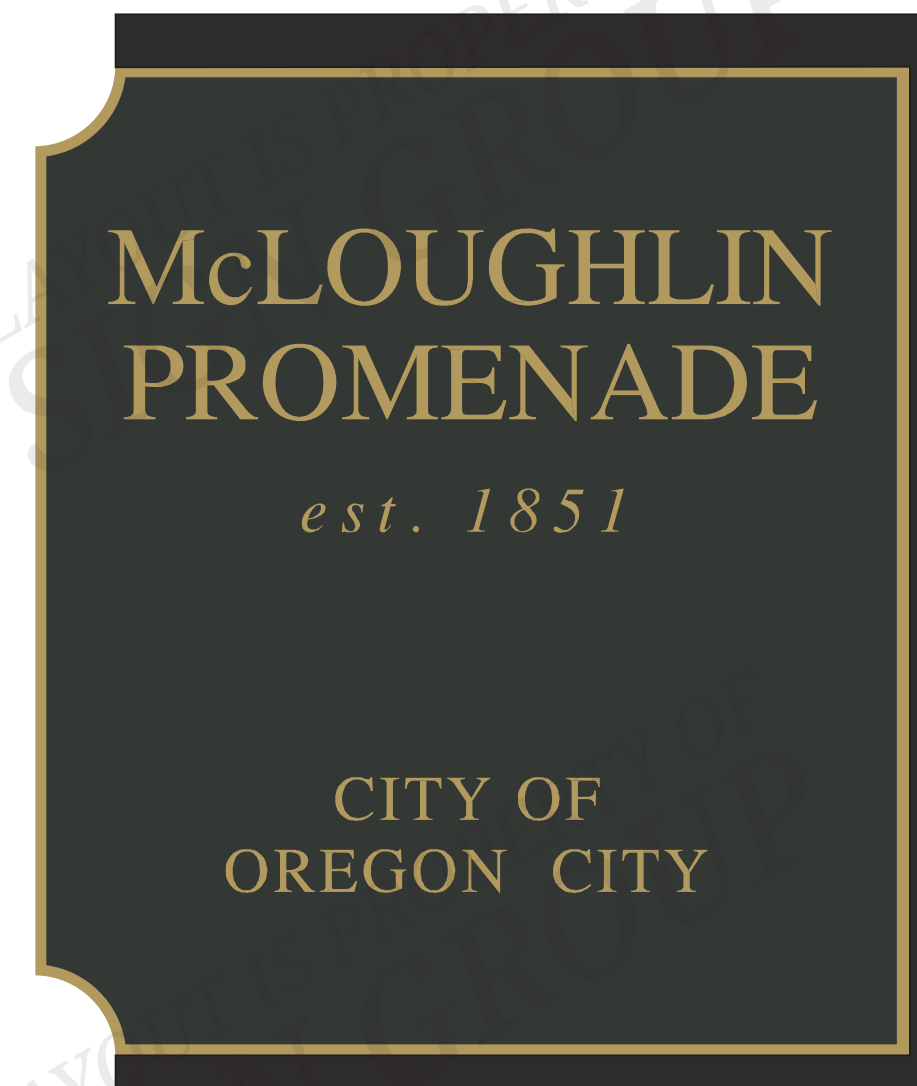
21"

Option 2

25"



21"



Additional Details:

-

Client: City of Oregon City

Invoice #:

Proof #: 1

Revision Dates:

Designer: Ray

Printed Material: IJ35

Lamination: Luster with UV Coating

Substrate: 3mm Dibond

Quantity: 1 (Double Sided)

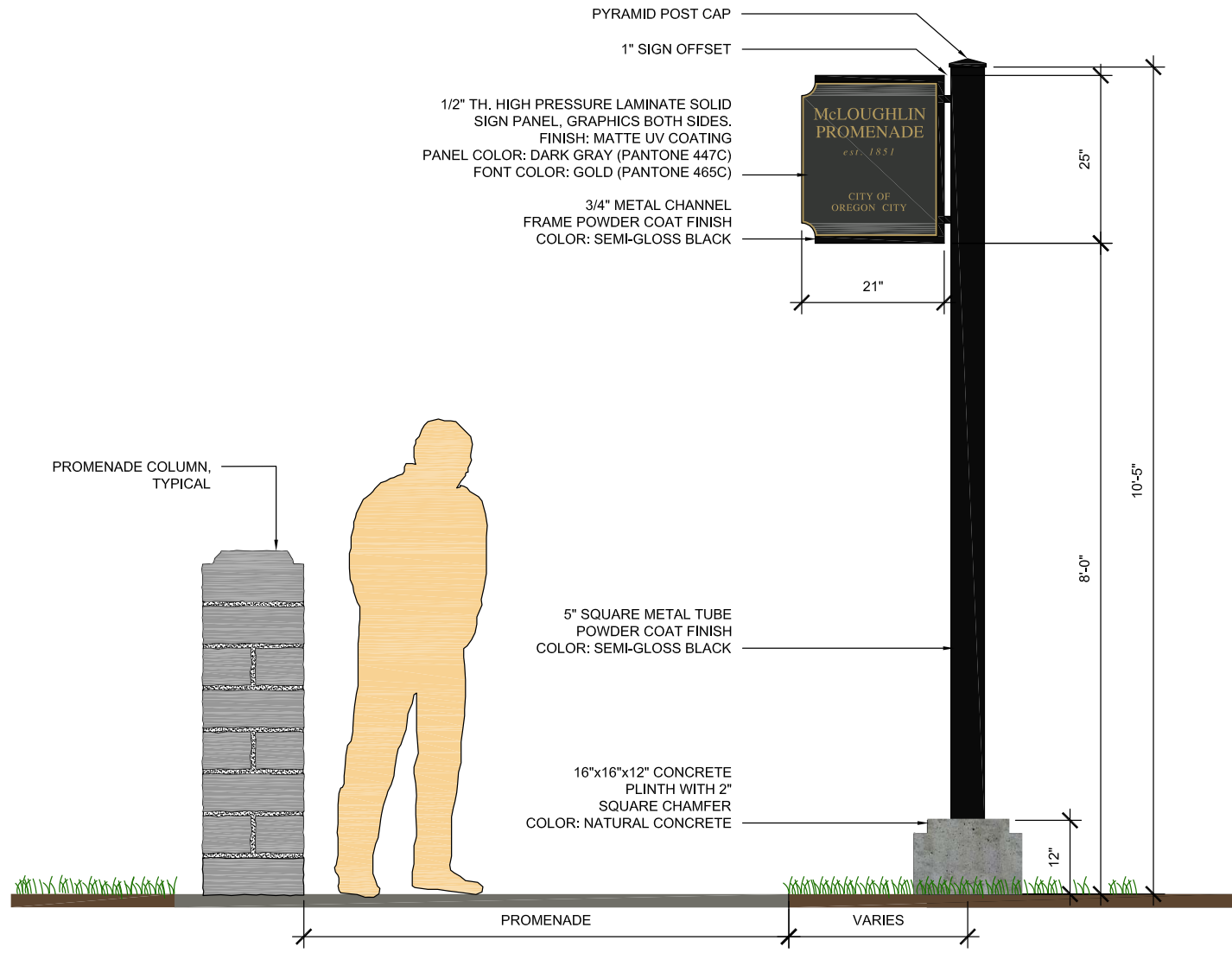
Approved

Approved with Marked Changes

New Proof

Approved by _____

AFTER CORRECTIONS ARE MADE, YOUR SIGNATURE RELEASES OC SIGN GROUP FROM THE RESPONSIBILITY FOR ERRORS APPEARING ON ART THAT MAY BE DISCOVERED WHEN THE WORK IS COMPLETED. THIS IS AN ORIGINAL OC SIGN GROUP DESIGN. ALL RIGHTS TO USE OR REPRODUCE, IN WHOLE OR IN PART, IN ANY FORM OR TO FABRICATE OR PRODUCE AND LIKENESS THEREFORE SHALL REMAIN THE EXCLUSIVE RIGHT TO OC SIGN GROUP.



ENTRY SIGN TYPE A

ELEVATION
SCALE 3/4" = 1'-0"

DRAFT
05/05/2010

| NO. | DATE | DESCRIPTION | APPD. |
|----------|--------|---------------|-------|
| 1 | 5/3/10 | HPB SUBMITTAL | |
| REVISION | | | |

| | | |
|-------------|-------------|--|
| DESIGNED BY | DATE APPD. |  Applicant/Owner City of Oregon City PO Box 3040 Oregon City, OR 97045 Contact: Scott Archer, 503-496-1546 |
| DRAWN BY | PROGRAM MGR | |
| CHECKED BY | CONST. MGR. | |
| DESIGN MGR. | CADD MGR. | |

| |
|---|
|  |
| 1111 Main Street, Suite 300 Vancouver, Washington 98660-2958 (360) 823-6100 FAX: (360) 823-6101 |

| |
|--|
| McLOUGHLIN PROMENADE ENTRY SIGNS ENTRY SIGN TYPE A |
|--|

| |
|----------------------|
| 1/4 SECTION |
| JOB NO. VAN10-100 |
| SHEET NO. L2 OF 4 |

To: Thomas Kissinger
City of Oregon City
PO Box 3040
13895 Fir Street
Oregon City, OR 97045

Phone#: 503-657-0891

Fax#: 503-657-7026

Account Executive: Linda Peters

ID #: 1076148.03

Tag Name:

| Part Number | Qty | Description | Each | Ext |
|-------------|-----|--|--------|----------|
| ED12-035-P | 2 | 1/2" Double Sided Exterior CHPL Graphic. Panel Size: 24.5"H x 21"W Custom Shape. | 822.00 | 1,644.00 |
| E12-06-P | 1 | 1/2" Exterior CHPL Graphic. Panel Size: 40"H x 23"W Custom Shape. | 881.00 | 881.00 |
| E12-06-P | 1 | 1/2" Exterior CHPL Graphic. Panel Size: 27"H x 30"W Custom Shape. | 881.00 | 881.00 |
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City of Oregon City
Historic Review for Alterations to a Historic Structure
Standards and Guidelines Template

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

The full Guidelines document can be found online: <https://www.orcity.org/804/Design-Guidelines-for-Alterations-Additi>

PROJECT DESCRIPTION:

Remove two old blue Municipal Elevator signs, add one sign on the existing black pole that also includes the Mcloughlin Promenade sign, and add another black pole and matching elevator sign at the corner of High St. and 6th St.

I’m asking for guidance on picking from the two sign designs proposed and, if the date established date is desired on the sign, what that date should be.

COMPLIANCE WITH OREGON CITY MUNICIPAL CODE Chapter 17.40:

17.40.060 – Exterior Alteration and new construction

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

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

Applicant response:

No response

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

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

Applicant response:

This project is matching existing historical signage as closely as possible.

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

Applicant response:

The municipal elevator is highly used and is an attraction to Oregon City. Upgrading the signage will unclutter the area and hopefully make it easier for tourists to find the elevator.

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

Applicant response:

The value would be many millions. To my knowledge the elevator is one of two vertical streets in the United States.

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

Applicant response:

Good condition.

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

Applicant response:

Matching the size, color, and font of existing signs.

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

Applicant response:

Matching existing signage already approved by HRB.

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

Applicant response:

Wayfinding for municipal elevator.

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

Applicant response:

Matching existing signage already approved by HRB.

17.040.060.G *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:*

17.040.060.G.1: *The purpose of the historic conservation district as set forth in Section 17.40.010.*

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

Applicant response:

17.040.060.G.2. *The provisions of the city comprehensive plan*

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

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

Applicant response:

Matches existing signs.

17.040.060.G.3 *The economic effect of the new proposed structure on the historic value of the district/historic site*

Applicant response:

No real economic effect.

17.040.060.G.4 *The effect of the new proposed structure on the historic value of the district/historic site*

Applicant response:

No change to historic value.

17.040.060.G.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:

Matches existing signs.

17.40.060.G.6 *Economic, social, environmental and energy consequences*

Applicant response:

Not known.

17.040.060.G.7 *Design guidelines adopted by the historic review board.*

Applicant response:

Follows previous guidelines adopted by the historic review board.

“Public Improvement Principles”

These projects are important for the historic district since public space accounts for a large proportion of the district’s area and has a significant impact on the setting, context, delivery of services, and movement through the district. The Public Improvement principles indicate how current engineering and construction can be made appropriate by utilizing materials, finishes, and design that supports the historic nature of the district.

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

STYLE

Principle:

- *Construction to complement the nature of the historic district, but flexibility is necessary to allow a system wide approach, parts standardization and use of available materials.*
- *New utility work to be minimized in appearance.*

- Support pedestrian use and scale.

Not Allowed:

- Visible 'high tech' installations
- Insertion of stylistic elements and systems that do not complement the district
- The Guideline appreciate that there is necessary public safety and engineering work that may be difficult to alter; Installations should follow the guidelines as possible, often simple measures can reduce an adverse impact; Review with City design staff and HRB

Applicant response:

This project is an attempt to standardize the signage in the area.

DESIGN

Principle:

- For visible features, use design that was typical or similar to that of the historic period; where unable, screen or cover the installation in an historically appropriate manner.
- Construction to not significantly alter the district's built pattern.
- Locate equipment away from primary views to maximum extent practicable.
- Utilize landscape or fabricated screening to minimize disruptive appearance.
- Minimize street signage as allowable by codes.

Not Allowed:

- Construction out of scale with the district
- Street, sidewalk, stairs, walls that significantly alter the historic pattern and dimension of the district.
- Modern details and construction in visible locations unless screened or appearance mitigated.
- Excessive regrading or removal of vegetation that adversely affects the historic context of the district and surrounding area without mitigation

Applicant response:

The design of these signs is an attempt to match existing signs in the area.

MATERIALS

Principle:

- *Materials and Products For Visible Features: Use those that were typical of the historic period or those that offer a similar appearance. Use of stone, concrete, wood and metal in finishes and textures similar to that of the historic period is most appropriate.*

Not Allowed:

- Obvious synthetic materials, non historic finishes or colors.
- Historic materials used in ways not found in the district
- Bright stainless, galvanized, aluminum, exposed aggregate concrete, other non historic finishes.

Applicant response:

This is a black metal sign with gold lettering mounted on a black square pole.

Design Guidelines for Alterations and Additions

<https://www.orcity.org/804/Design-Guidelines-for-Alterations-Additi>

Secretary of Interiors Standards for Rehabilitation

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

Applicant response:

No change to the property itself.

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

Applicant response:

The historic character of the sign will be preserved.

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

Applicant response:

Asking guidance for he established date of the elevator.

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

Applicant response:

N/A

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

Applicant response:

Yes

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

Applicant response:

The sign to be replaced has no historic value.

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

Applicant response:

N/A

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

Applicant response:

A hole three feet deep will be dug in the planter strip at the corner of 6th St. and High St., this area was disturbed previously during curb and street installation. No native dirt remains at this depth.

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

Applicant response:

No historic materials will be destroyed.

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

Applicant response:

Yes.