CITY OF OREGON CITY
HISTORIC REVIEW BOARD
AGENDA

Commission Chambers, 625 Center Street, Oregon City
Wednesday, September 30, 2020 at 7:00 PM

This meeting will be held online via Zoom; please contact planning@orcity.org for the meeting link.

CALL TO ORDER

1. Presentation: Carl Clapp Memorial Sign in Library Park

PUBLIC COMMENT

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

PUBLIC HEARING

2. GLUA-20-00038, HR 20-00008 Historic Review for a Fence at 618 4th Street (Johannes Vigeluis Rental)

OTHER BUSINESS

3. October 22, 2019 HRB Draft Minutes

4. November 26, 2019 HRB Draft Minutes

COMMUNICATIONS

ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Citizens are allowed up to 3 minutes to present information relevant to the City but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the Staff Member. When the Chair calls your name, proceed to the speaker table and state your name and city of residence into the microphone. To assist in tracking your speaking time, refer to the timer on the table.

As a general practice, the Historic Review Board does not engage in discussion with those making comments.

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

ADA NOTICE

The location is ADA accessible. Hearing devices may be requested from the City Staff Member 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 Web site.

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

CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board **Agenda Date:** 09/30/2020

From: Planner Kelly Reid

SUBJECT:

Presentation: Carl Clapp Memorial Sign in Library Park

STAFF RECOMMENDATION:

No action is required by the Board

EXECUTIVE SUMMARY:

Library Director Greg Williams wishes to inform the HRB of a new sign proposed to be installed at Library Park, on the site of the Carnegie Library. The sign meets HRB policies and no additional review is required.

BACKGROUND:

See attached memorandum from Greg Williams.

OPTIONS:

1. N/A

BUDGET IMPACT:

Amount: $

FY(s): EnterTextHere

Funding Source(s): EnterTextHere

Oregon City Public Library

Greg Williams, MLIS, Library Director
606 John Adams St | Oregon City OR 97045
Ph (503) 657-8269 ext 1010

MEMORANDUM

Date: September 8, 2020

To: Oregon City Historic Review Board

From: Greg Williams
Director, Oregon City Public Library

Re: Carl Clapp memorial sign in Library Park

Dear members of the Oregon City Historic Review Board,

I am writing to you to provide an update on the planned installation of the Carl Clapp memorial sign in Library Park, and to ask for your continued support as the Library and the Parks Department move forward with completing this project.

BACKGROUND

Over the past two years, a group of community members have been working with City staff to design and install a sign in Library Park to honor the memory of Carl Clapp. Mr. Clapp, who passed away in 2018, was a longtime library supporter, a member of the Friends of the Library, and a former member of the Oregon City Library Board.

After Mr. Clapp's passing, community members began an effort to raise funds for an interpretive sign to be placed in Library Park. While the sign was to be dedicated to the memory of Mr. Clapp, the sign itself would provide historical and interpretive information about Library Park and the Library facility. After a successful community fundraising effort, a small working group consisting of citizens (including Karin Morey, current co-Chair of the Parks and Recreation Advisory Committee, and Nick Dierckman, current Library Board member) and City staff (including former Parks and Recreation Director Phil Lewis and former Library Director Mo Cole) designed the sign and planned its placement.

ANTICIPATED LOCATION

The Library and the Parks Department plan to install the sign just to the left (as you are facing the library from John Adams Street) of the entrance to the historic Carnegie section of the library (see image below).

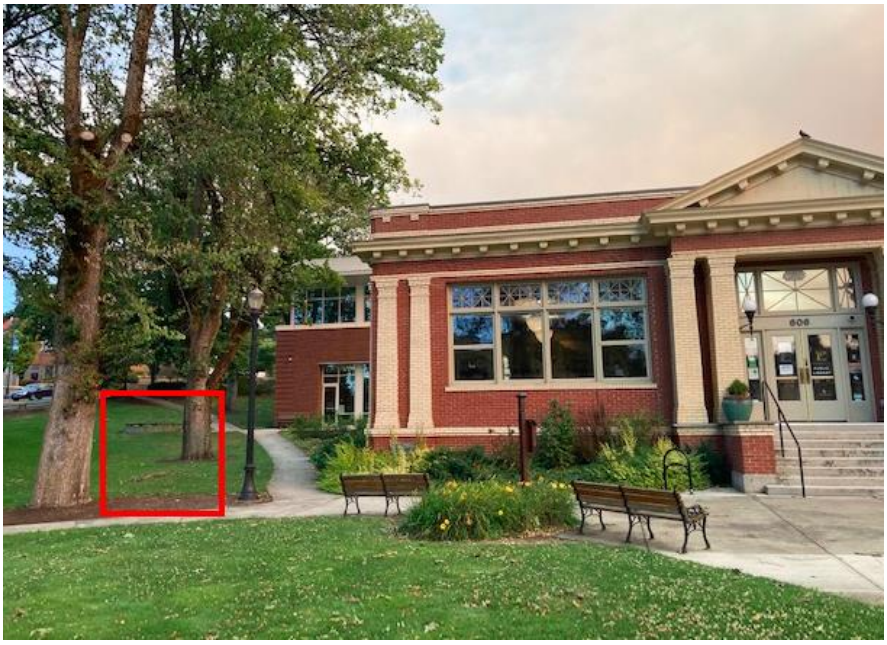


Figure 1 - Anticipated location of Library Park sign

DESIGN AND CONTENT

The final design of the sign is attached to this memo, and a smaller version is included below.

The sign provides information about the uses of the Library Park property prior to its designation as the City's first park, discusses the early history and development of the park, and provides an overview of the Library building's history on the site since 1912.

Figure 2 - Anticipated design of Library Park sign

The sign has been designed to conform with National Park Service (NPS) sign standards.

NEXT STEPS

Both the Library Board and the Parks and Recreation Advisory Committee have expressed support for installation of the sign.

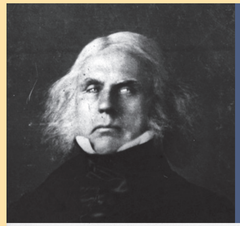
Provided there are no concerns from the members of the HRB, Library staff will coordinate with Parks and Recreation staff to install the sign in Library Park. Once installed, Library staff will also organize a small "ribbon-cutting" event so that Mr. Clapp's friends, family, and members of the community may participate in a dedication ceremony.

Should you have any additional questions about the sign, the location, or the project's history, both PRAC Co-Chair Karin Morey and I will be attending your September 22, 2020 meeting.

Sincerely,

Greg Williams
Director, Oregon City Public Library

Library Park — Then & Now



Oregon City's First City Park

BLOCK 102 AT SEVENTH AND JOHN ADAMS STREETS is one of four blocks that Dr. John McLoughlin set aside for public use on the original plat map of Oregon City in 1842.

Dr. John McLoughlin (1784–1857) | Library Park — circa 1890

THE BLOCK WAS USED FOR VARIOUS PURPOSES, including a corral for stray cows found in the downtown area, until March of 1898 when it was designated as the first city park.

The lot was plowed and leveled, grass was planted, and walkways of sand were laid in the park. Trees and flowers were planted and 12 lawn benches were installed for the comfort of visitors. A small bandstand for concerts was built in June 1905, and the first swings were added five years later.

IN 1912, THE CITY APPLIED FOR FUNDS FROM ANDREW CARNEGIE to build the first library. Carnegie required the library property to be owned by the city or donated. After considering several locations the City Council approved the use of what was known until then as the Seventh Street Park.

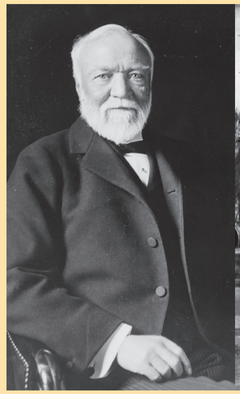
Upon completion of the library in 1913, the landscaping was also completed including "lawn that will not have any KEEP OFF THE GRASS signs, but will be playgrounds for all the children." Over the ensuing century tennis courts, a baseball field, play equipment, and a wading pool were added to the park.

THE LIBRARY, HAVING OUTGROWN THE CARNEGIE BUILDING, moved out in 1995, and the building was converted into an arts center for a few years.

In 2010, the library moved back into the building, but still needed a larger facility for the growing community. Ultimately, it was decided that an addition should be built onto the beautiful Carnegie.

THE NEW LIBRARY in Library Park opened on October 15, 2016. Today the park, with its lawns, benches, swings, slide, and spray park, welcomes visitors as it has been doing for over 120 years.

Rendering of planned library expansion — 2015



Andrew Carnegie (1835–1919) | Carnegie Library and Library Park — circa 1913

Carnegie Library Park wading pool — 1955

New Public Library in Library Park — 2019

OREGON CITY

Oregon City Parks & Recreation

Oregon City Public Library

In Loving Memory of Carl Clapp

Prismatic Being, Teacher, Artist, Unitarian Leader, Poet, Lover of Books
June 23, 1936 — February 24, 2018

CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board **Agenda Date:** 09/30/2020

From: Planner Kelly Reid

SUBJECT:

GLUA-20-00038, HR 20-00008 Historic Review for a Fence at 618 4th Street (Johannes Vigeluis Rental)

STAFF RECOMMENDATION:

Approval with Conditions

EXECUTIVE SUMMARY:

The Johannes Vigeluis rental is a designated structure built circa 1890, although the inventory form notes that it has been altered and has an irretrievable loss of integrity.

The property is a corner lot in a residential area of the McLoughlin Conservation District. The owner wishes to install a cedar fence in the corner side yard that is 6 feet in height. The HRB policies allow for a maximum of 3.5 foot fence height in the corner side yard to be approved without HRB review. Because the proposed fence is 6 feet in height, HRB review is required.

Fences up to 6 feet in height in the corner side yard are permitted on non-designated properties in McLoughlin and throughout the rest of the city. Due to the altered condition of the home and the loss of integrity, staff finds that a 6 foot fence in the corner side yard would not compromise the public view of the historic structure and would not have an adverse effect on the district. Staff does, however, recommend a condition of approval that the height be no taller than the existing fence on site and that the increased height be limited to the wall area along the side, not including the front porch.

BACKGROUND:

The property is on the corner of 4th Street and John Adams and is in the R-6 zone, although the lot is approximately 3,500 square feet. The property contains a single family home built circa 1890, and the house is situated on the lot such that there is almost no rear yard. The property has been largely altered – its siding and windows

have been replaced with vinyl materials and faux stone accent has been added to the front façade.. There is an existing fence in the rear part of the corner yard area that is in disrepair. The proposed fence is a cedar 6-foot solid fence proposed in the corner side yard. The proposed fence is on the John Adams Street frontage and would replace the existing fence, extending it to the corner side yard all the way to the front porch of the home. The fence will partially obscure the vinyl siding, vinyl window, and electrical equipment on the side of the home.

OPTIONS:

1. Adopt findings in the staff report and approve with conditions as recommended
2. Add or remove conditions of approval and adopt findings in support of the changes
3. Deny the request and adopt findings in support of the denial

BUDGET IMPACT:

Amount: N/A

FY(s): N/A

Funding Source(s): N/A

OREGON CITY

Community Development – Planning

695 Warner Parrott Rd | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

Historic Review Staff Report and Recommendation
September 23, 2020

FILE NO.:	GLUA-20-00038, HR 20-00008
HEARING DATE:	September 30, 2020 7:00 p.m. – City Hall 625 Center Street Oregon, City, Oregon 97045
APPLICANT/OWNER:	Ashley-Anne Snyder 618 4th Street Oregon City, OR 97045
LOCATION:	618 4th Street Oregon City, OR 97045
REQUEST:	Historic Review for a 6 foot fence in the corner side yard of a designated structure in the McLoughlin Conservation District (Johannes Vigelius Rental)
REVIEWER:	Kelly Reid, Planner, AICP
RECOMMENDATION:	Approval with Conditions
CRITERIA:	Administration and Procedures are set forth in Chapter 17.50, Chapter 17.40, Historic Overlay District in Chapter 17.40, Supplemental zoning Regulations and Exceptions in Chapter 17.54, and "Low Density Residential" in Chapter 17.08 of the Oregon City Municipal Code. The City Code Book is available on-line at www.orcity.org.

Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the hearing, in person or by letter, with sufficient specificity to afford the Historic Review Board and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. The decision of the Historic Review Board may be appealed to the City Commission by parties with standing within fourteen (14) calendar days of the notice of decision. Any appeal will be based on the record. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763. A city-recognized neighborhood association requesting an appeal fee waiver pursuant to OCMC 17.50.290(C) must officially approve the request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal.

Recommended Conditions of Approval

(P) = Verify that condition of approval has been met with the Planning Division.
(DS) = Verify that condition of approval has been met with the Development Services Division.
(B) = Verify that condition of approval has been met with the Building Division.
(F) = Verify that condition of approval has been met with Clackamas Fire Department.

Staff recommends that the Board approves a solid wood board fence in the corner side yard of the property with the following conditions:

1. Incised lumber or pressure treated wood with indentations shall not be used on any visible surfaces.
2. The height of the new fence shall not exceed the existing fence on the property.
3. The increased fence height is only permitted along the side up to but not including the front porch area.
4. Although not specifically requested in the application, the Board also approves the below-grade concrete block wall that was recently constructed on the property.

STAFF EXECUTIVE SUMMARY

Yard diagram

The Johannes Vigeluis rental is a designated structure built circa 1890, although the inventory form notes that it has been altered and has an irretrievable loss of integrity.

The property is a corner lot in a residential area of the McLoughlin Conservation District. The owner wishes to install a cedar fence in the corner side yard that is 6 feet in height. The HRB policies allow for a maximum of 3.5 foot fence height in the corner side yard to be approved without HRB review. Because the proposed fence is 6 feet in height, HRB review is required.

Fences up to 6 feet in height in the corner side yard are permitted on non-designated properties in McLoughlin and throughout the rest of the city. Due to the altered condition of the home and the loss of integrity, staff finds that a 6 foot fence in the corner side yard would not compromise the public view of the historic structure and would not have an adverse effect on the district. Staff does, however, recommend a condition of approval that the height be no taller than the existing fence on site and that the increased height be limited to the wall area along the side, not including the front porch.

SITE AND PROJECT DESCRIPTION:

The property is on the corner of 4th Street and John Adams and is in the R-6 zone, although the lot is approximately 3,500 square feet. The property contains a single family home built circa 1890, and the house is situated on the lot such that there is almost no rear yard. There is an existing fence in the rear part of the corner yard area that is in disrepair. The applicant submitted this request for a fence that is outside of what the HRB policies allow to be approved on a staff level. The proposed fence is a cedar 6-foot solid fence proposed in the corner side yard. The proposed fence is on the John Adams Street frontage and would replace the existing fence, extending it to the corner side yard all the way to the front porch of the home. The house sits below the street with a small berm and retaining wall at the property line. It appears the fence would be placed atop the wall.

Neighboring properties are also residential, and the property directly behind the subject site and closest to the proposed fence, at 315 John Adams Street, is not a designated structure.

Figure 1. Vicinity Map

Figure 2. Aerial Photo

The applicant submitted the following narrative:

The conditions of our house are listed in the survey below. We are currently not on the registry because of "irretrievable loss of integrity" which I'm told is probably because of additions added to the house made before we moved in. The style is different from the rest of the historic houses in the neighborhood being T-Shaped. We do not have a plaque of any sort.

We would like to rebuild a privacy fence that was falling over when we first moved in 4 years ago. We are located on a corner, and would like to exceed the 3.5 ft fence limit, with a rebuilt privacy fence of 6ft.

We do not have much of a yard, and we would love some privacy on our side yard so that if we have guests over we won't need to be out front for all of our neighbors to see. I don't see any negative effects as the house itself and where we would like our fence does nothing to cover any historic design of the original build.

Plan:
Remove the rest of the broken fence and replace with another 6ft privacy fence to the front porch.

Figure 3. Sketch provided by the applicant. Staff note: the sketch gives the appearance of a taller fence; a 6-foot fence would not look quite so tall compared to the porch roof.

8. **Photographs:**

House Currently. Front view from 4th st.

House Currently. Side view from John Adams St. You can see what is left of the 6ft fence that needs to be replaced.

Figure 4. Photos provided by the applicant.

The concrete block retaining wall shown in Figure 4 has been recently installed and does not meet HRB policies. Concrete block is not allowed in any location on a historic site unless approved by the Board. The wall is below grade (from the perspective of the John Adams Right of way) and would be obscured by the proposed fence. The total height of the wall and fence as measured from the interior of the property was not provided.

Historic Description and Statement of Significance

This modest house sits under a cross gable roof, and has a T-shaped plan. At the west end of the house, a 1-1/2 story wing runs north-south under a high gable. At the center of this gable, extending to the east, is a second lower gable that covers a one story portion of the house. The gables feature enclosed eaves, and the east wing has a shallower pitch on the north and south sides. The north side contains the entry porch, where the eave is supported by square columns with artificial rock facing. The house has been entirely clad with vinyl siding, except the base of the north side of the western wing, which is also clad with artificial stone. The windows are all aluminum or vinyl sashes, the majority being aluminum sliding sashes. Vinyl fixed and double-hung sashes also exist, and many of the windows have seen the addition of decorative shutters. A stepped exterior chimney is present on the west wall of the house.

Statement of Significance: In 1884, Johannes Vigeluis purchased Lots 1 and 2 in this Block. A few later, he constructed a residence for he and his wife, Bertha, at 612-4th Street. " John", a German immigrant and barber on Main Street, built this house a short time after and used it as a rental. In 1939, Mrs. Vigeluis, a widow, moved next door to this property. In 1958, Rose Paulin, also a widow, purchased the house. Three years later she sold it to Paul R. Barringer, a sawyer at the Zellerbach Company, and his wife Rita. The couple continued to own and occupy this residence until at least the early 1980s.

Figure 5: 1980s era photo of home.

Neighborhood context and other fences in the area

John Adams Street is a quiet street that dead ends into the old Armory site. While most of the McLoughlin District is improved with sidewalks, curbs, and street trees, this block does not include any of these improvements, with pavement simply transitioning into gravel, lawn, or other landscaping. Thus, the street edge is not well defined and the context of the block does not resemble the typical McLoughlin block with picket fences along the sidewalks. Some surrounding properties are fenced while others are not. There are a few taller solid wood fences nearby but most corner properties do not have tall fences.

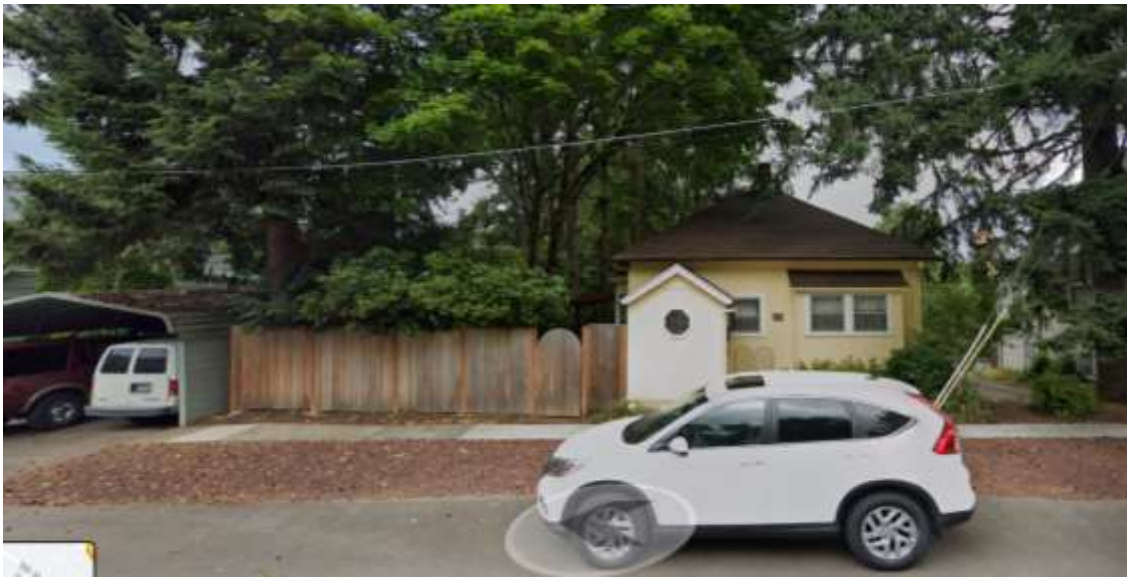


Figure 6. Existing wood fences on the block.

Notice and Public Comment:

Public notices were mailed to property owners within 300 feet of the subject site, posted on the subject site, and published in a newspaper of general circulation. No public comments were received prior to the publication of this staff report.

DECISION CRITERIA:

17.40.060 - Exterior alteration and new construction.

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

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

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

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

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

1. A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the applicant; and

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

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

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

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

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

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

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

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

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

Finding: Complies with Conditions.

The purpose of the district is to:

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

The Johannes Vigeluis rental is a designated structure built circa 1890, although the inventory form notes that it has been altered and has an irretrievable loss of integrity. The property has in fact been largely altered – its siding and windows have been replaced with vinyl materials and faux stone accent has been added to the front façade. The fence will partially obscure the vinyl siding, vinyl window, and electrical equipment on the side of the home.

The concrete block retaining wall shown in Figure 4 has been recently installed and does not meet HRB policies. Concrete block is not allowed in any location on a historic site unless approved by the Board. The wall is below grade (from the perspective of the John Adams Right of way) and would be obscured by the proposed fence.

Although the fence and the wall do not meet HRB policies, the effect of these installations would not impact the character of the property or district or have an impact on the improvements which represent or reflect elements of the city's cultural, social, economic, political and architectural history. The basic form of the home will remain visible from the street, the front of the home will not be impacted.

John Adams Street is a quiet street that dead ends into the old Armory site. While most of the McLoughlin District is improved with sidewalks, curbs, and street trees, this block does not include any of these improvements, with pavement simply transitioning into gravel, lawn, or other landscaping. Thus, the street edge is not well defined and the context of the block does not resemble the typical McLoughlin block with picket fences along the sidewalks. Some surrounding properties are fenced while others are not. There are a few taller solid wood fences nearby but most corner properties do not have tall fences.

The height of the new fence shall not exceed the existing fence on the property, and the increased height is only permitted along the side up to but not including the front porch area, in order to keep the view of the porch and the visual connection of the porch to the street open.

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

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

Finding: Complies with Condition.

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

Goal 5.3 Historic Resources
Policy 5.3.7:
Encourage property owners to preserve historic structures in a state as close to their original construction as possible while allowing the structure to be used in an economically viable manner.
Policy 5.3.8:
Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects.

Due to the altered condition of the home and the loss of integrity, staff finds that a 6 foot fence in the corner side yard would not compromise the public view of the historic structure and would not have an adverse effect on the district. A concrete block wall that has been recently added would be obscured by the fence. Staff does, however, recommend a condition of approval that the height be no taller than the existing fence on site.
Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

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 site is used as a single family residence and the use is not proposed to change. The public interest in the structure's preservation is preserving the architecture and historic character of the house. Although the fence and the wall do not meet HRB policies, the effect of these installations would not impact the character of the property. The basic form of the home will remain visible from the street, the front of the home will not be impacted.

4. The value and significance of the historic site;

Finding: Complies as Proposed. The Johannes Vigeluis rental is a designated structure built circa 1890, although the inventory form notes that it has been altered and has an irretrievable loss of integrity. The property has in fact been largely altered – its siding and windows have been replaced with vinyl materials and faux stone accent has been added to the front façade.

5. The physical condition of the historic site.

Finding: Complies as Proposed. The proposal will not affect the condition of the historic features of the home. The Johannes Vigeluis rental is a designated structure built circa 1890, although the inventory form notes that it has been altered and has an irretrievable loss of integrity. The property has in fact been largely altered – its siding and windows have been replaced with vinyl materials and faux stone accent has been added to the front façade.

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 with Condition: The Johannes Vigeluis rental is a designated structure built circa 1890, although the inventory form notes that it has been altered and has an irretrievable loss of integrity. The property has in fact been largely altered – its siding and windows have been replaced with vinyl materials

and faux stone accent has been added to the front façade. The fence will partially obscure the vinyl siding, vinyl window, and electrical equipment on the side of the home.

The concrete block retaining wall shown in Figure 4 has been recently installed and does not meet HRB policies. Concrete block is not allowed in any location on a historic site unless approved by the Board. The wall is below grade (from the perspective of the John Adams Right of way) and would be obscured by the proposed fence.

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

7. Pertinent aesthetic factors as designated by the board;

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

8. Economic, social, environmental and energy consequences;

Finding: Complies as Proposed. The consequences of the proposal are positive to the economy. Environmental, energy, and social impacts are inconsequential.

9. Design guidelines adopted by the historic review board.

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

Design Guidelines for Alterations and Additions

Secretary of Interiors Standards for Rehabilitation

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

Staff Finding: Complies as Proposed. The proposal allows the home to continue to be used for residential purposes and allows for more private use of the side yard area.

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

Staff Finding: Complies with conditions. The applicant does not propose to remove any distinctive that characterize the property. The basic form of the home will remain visible from the street, the front of the home will not be impacted. The relationship of the home to the street will be impacted by a fence obscuring a good portion of the side façade. While this impact is acceptable for the wall of the house, staff does not find that it is appropriate to obscure the side of the front porch.

The height of the new fence shall not exceed the existing fence on the property, and the increased height is only permitted along the side up to but not including the front porch area, in order to keep the view of the porch and the visual connection of the porch to the street open.

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

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
Staff Finding: Not applicable. No changes to the structure are proposed.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
Staff Finding: Not applicable. No changes to the structure are proposed.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
Staff Finding: Not applicable. No changes to the structure are proposed.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
Staff Finding: Not applicable. No changes to the structure are proposed. The deteriorated existing fence is proposed to be replaced.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
Staff Finding: Complies as Proposed. No chemical or physical treatments are proposed in this project.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
Staff Finding: Complies as Proposed. The applicant is required to follow state statues: Indian Graves and Protected Objects (ORS 97.740-97.760) and Archaeological Objects and Sites (ORS 358.905-358.961) – that protect archeological resources on public and private land.

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

The property has been largely altered – its siding and windows have been replaced with vinyl materials and faux stone accent has been added to the front façade. The fence will partially obscure the vinyl siding, vinyl window, and electrical equipment on the side of the home.

The basic form of the home will remain visible from the street, the front of the home will not be impacted. The relationship of the home to the street will be impacted by a fence obscuring a good portion of the side façade. While this impact is acceptable for the wall of the house, staff does not find that it is appropriate to obscure the side of the front porch.

The height of the new fence shall not exceed the existing fence on the property, and the increased height is only permitted along the side up to but not including the front porch area, in order to keep the view of the porch and the visual connection of the porch to the street open.

The applicant proposed to use cedar boards for the fence. Incised lumber or pressure treated wood with indentations shall not be used on any visible surfaces.

The concrete block retaining wall shown in Figure 4 has been recently installed and does not meet HRB policies. Concrete block is not allowed in any location on a historic site unless approved by the Board. The wall is below grade (from the perspective of the John Adams Right of way) and would be obscured by the proposed fence.

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

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
Staff Finding: Complies as Proposed. The proposal is not an addition. Fences are not attached to structures, thus the removal of the fence in the future would not cause harm to the historic structure.

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.
Staff Finding: Not applicable. The proposal is not an addition.

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.
Staff Finding: Not applicable. The proposal is not an addition.

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.
Staff Finding: Complies as Proposed. No landscaping is proposed to be added or removed in this application. The existing wood fence in disrepair is proposed to be replaced with a similar wood board fence.

2. Inappropriate landscape treatments such as berms and extensive ground cover are discouraged.
Staff Finding: Complies as Proposed. Landscaping has not been proposed to be installed or removed as part of this application.

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.
Staff Finding: Not applicable. No changes to the structure are proposed.

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.
Staff Finding: Not applicable. No changes to the structure are proposed.

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.

Staff Finding: Not applicable. No changes to the structure are proposed.

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.
Staff Finding: Not applicable. No changes to the structure are proposed.

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.
Staff Finding: Complies with Condition. The applicant proposed to use cedar boards for the fence. Incised lumber or pressure treated wood with indentations shall not be used on any visible surfaces.

The concrete block retaining wall shown in Figure 4 has been recently installed and does not meet HRB policies. Concrete block is not allowed in any location on a historic site unless approved by the Board. The wall is below grade (from the perspective of the John Adams Right of way) and would be obscured by the proposed fence.

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

17.40.065 - Historic Preservation Incentives.
A. Purpose. *Historic preservation incentives increase the potential for historically designated properties to be used, protected, renovated, and preserved. Incentives make preservation more attractive to owners of locally designated structures because they provide flexibility and economic opportunities.*
B. Eligibility for Historic Preservation Incentives. *All exterior alterations of designated structures and new construction in historic and conservation districts are eligible for historic preservation incentives if the exterior alteration or new construction has received a certificate of appropriateness from the Historic Review Board per OCMC 17.50.110(c).*
C. Incentives Allowed. *The dimensional standards of the underlying zone as well as for accessory buildings (OCMC 17.54.100) may be adjusted to allow for compatible development if the expansion or new construction is approved through historic design review.*
D. Process. *The applicant must request the incentive at the time of application to the Historic Review Board.*
Finding: Not Applicable: No incentives are proposed.

CONCLUSIONS AND RECOMMENDATIONS

Based on the findings, staff recommends that the Historic Review Board approve the proposed development with the conditions found at the front of the staff report.

Exhibits
1. Vicinity Map
2. Applicant Submittal
3. Survey Form

Applicable Code and Guidelines for Alteration to historic structure

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

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

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

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

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

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

   D. Stabilize and improve property values in such districts;

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

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

   G. Strengthen the economy of the city;

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

   I. Carry out the provisions of LCDC Goal 5.

2. The provisions of the city comprehensive plan;

   Section 5: Open Spaces, Scenic and Historic Areas, and Natural Resources
   Policy 5.3.8: Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects.

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

4. The value and significance of the historic site;

5. The physical condition of the historic site;

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

7. Pertinent aesthetic factors as designated by the board;

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

9. Design guidelines adopted by the historic review board.

Design Guidelines for Alterations and Additions

Secretary of Interiors Standards for Rehabilitation

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

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

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

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

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

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

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

Design Guidelines: Alterations – Additions

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

RESPONSE:

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

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

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

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

D. Building Bulk
1. New additions smaller than the historic building or the historic buildings in the surrounding area are encouraged.
a. Where new additions must be larger, the new addition shall be articulated in such a manner that no single element is visually larger than the historic building or surrounding historic buildings.
RESPONSE:

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

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

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

The conditions of our house are listed in the survey below. We are currently not on the registry because of “irretrievable loss of integrity” which I’m told is probably because of additions added to the house made before we moved in. The style is different from the rest of the historic houses in the neighborhood being T-Shaped. We do not have a plaque of any sort.

We would like to rebuild a privacy fence that was falling over when we first moved in 4 years ago. We are located on a corner, and would like to exceed the 3.5 ft fence limit, with a rebuilt privacy fence of 6ft.

We do not have much of a yard, and we would love some privacy on our side yard so that if we have guests over we won’t need to be out front for all of our neighbors to see. I don’t see any negative effects as the house itself and where we would like our fence does nothing to cover any historic design of the original build.

Map:

8. **Photographs:**

House Currently. Front view from 4th st.

House Currently. Side view from John Adams St. You can see what is left of the 6ft fence that needs to be replaced.

Front view of house in 2012 showing 6ft fence. We would like to extend the 6ft fence to our front porch.

House in 2012 showing the 6ft fence. We would like to extend the fence to our front porch.

Plan:
Remove the rest of the broken fence and replace with another 6ft privacy fence to the front porch.

Materials would be Cedar Wood. Build would look something like this:

Historic Inventory Form:

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: **618 4TH ST**				City: **OREGON CITY**		
USGS Quad Name: **Oregon City**			GPS Latitude: **45 21 13 N**		Longitude: **122 36 24 W**	
Township: **02S**	Range: **02E**	Section: **31**	Block: **60**	Lot: **1x**	Map #: **22E31AC**	Tax Lot #: **8800**

Date of Construction: **c. 1890**	Historic Name: **Vigelius, Johannes, Rental**	Historic Use or Function: **Domestic - single dwelling**
Grouping or Cluster Name: **NA**	*Current Name or Use: **Domestic - single dwelling**	Associated Archaeological Site: **Unknown**

Architectural Classification(s): **Front gable and wing**	Plan Type/Shape: **T-shaped**	Number of Stories: **1.5**
Foundation Material: **Unknown**	Structural Framing: **Unknown**	Moved? **No**
Roof Type/Material: **Gable / Composition shingle**	Window Type/Material: **Aluminum sliders; fixed arched**	

Exterior Surface Materials Primary: **Vinyl** Secondary: Decorative:

Exterior Alterations or Additions/Approximate Date: **All window sashes replaced; shutters; artificial rock facing on lower part of ground floor and porc**

Number and Type of Associated Resources: **None**

Integrity: **Fair** Condition: **Good**	Local Ranking: **Designated Historic Site**	National Register Listed? **No**	

Potentially Eligible: ☐ Individually or ☐ As a contributing resource in a district

Not Eligible: ☐ Intact but lacks distinction

☑ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district

☐ Reversible/Ineligible as it lacks distinction

☑ Irretrievable loss of integrity

☐ Not 50 years old

Description of Physical and Landscape Features:

This modest house sits under a cross gable roof, and has a T-shaped plan. At the west end of the house, a 1-1/2 story wing runs north-south under a high gable. At the center of this gable, extending to the east, is a second lower gable that covers a one story portion of the house. The gables feature enclosed eaves, and the east wing has a shallower pitch on the north and south sides. The north side contains the entry porch, where the eave is supported by square columns with artificial rock facing. The house has been entirely clad with vinyl siding, except the base c the north side of the western wing, which is also clad with artificial stone. The windows are all aluminum or vinyl sashes, the majority being aluminum sliding sashes. Vinyl fixed and double-hung sashes also exist, and many of the windows have seen the addition of decorative shutters. A stepped exterior chimney is present on the west wall of the house.

Statement of Significance:

In 1884, Johannes Vigeluis purchased Lots 1 and 2 in this Block. A few later, he constructed a residence for he and his wife, Bertha, at 612-4th Street. " John", a German immigrant and barber on Main Street, built this house a short time after and used it as a rental. In 1939, Mrs. Vigeluis, a widow, moved next door to this property. In 1958, Rose Paulin, also a widow, purchased the house. Three years later she sold it to Paul R. Barringer, a sawyer at the Zellerbach Company, and his wife Rita. The couple continued to own and occupy this residence until at least the earl 1980s.

Researcher/Organization: **Alex McMurry / HPNW**		Date Recorded: **4/12/2002**	
Survey Form Page 1	Address: **618 4TH ST**	Local Designation #	SHPO #

OREGON CITY HISTORIC RESOURCE SURVEY FORM

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USGS Quad Name: **Oregon City**			GPS Latitude: **45 21 13 N**		Longitude: **122 36 24 W**	
Tow nship: **02S**	Range: **02E**	Section: **31**	Block: **60**	Lot: **1x**	Map #: **22E31AC**	Tax Lot #: **8800**

Date of Construction: **c. 1890**	Historic Name: **Vigelius, Johannes, Rental**	Historic Use or Function: **Domestic - single dwelling**
Grouping or Cluster Name: **NA**	*Current Name or Use: **Domestic - single dwelling**	Associated Archaeological Site: **Unknown**

Architectural Classification(s): **Front gable and wing**	Plan Type/Shape: **T-shaped**	Number of Stories: **1.5**
Foundation Material: **Unknown**	Structural Framing: **Unknown**	Moved? **No**
Roof Type/Material: **Gable / Composition shingle**	Window Type/Material: **Aluminum sliders; fixed arched**	

Exterior Surface Materials Primary: **Vinyl** Secondary: Decorative:

Exterior Alterations or Additions/Approximate Date: **All window sashes replaced; shutters; artificial rock facing on lower part of ground floor and porc**

Number and Type of Associated Resources: **None**

Integrity: **Fair**	Condition: **Good**	Local Ranking: **Designated Historic Site**	National Register Listed? **No**

Potentially Eligible: ☐ Individually or ☐ As a contributing resource in a district

Not Eligible: ☐ Intact but lacks distinction

☑ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district

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☑ Irretrievable loss of integrity

☐ Not 50 years old

Description of Physical and Landscape Features:

This modest house sits under a cross gable roof, and has a T-shaped plan. At the w est end of the house, a 1-1/2 story w ing runs north-south under a high gable. At the center of this gable, extending to the east, is a second low er gable that covers a one story portion of the house. The gables feature enclosed eaves, and the east w ing has a shallow er pitch on the north and south sides. The north side contains the entry porch, w here the eave is supported by square columns w ith artificial rock facing. The house has been entirely clad w ith vinyl siding, except the base c the north side of the w estern w ing, w hich is also clad w ith artificial stone. The w indow s are all aluminum or vinyl sashes, the majority being aluminum sliding sashes. Vinyl fixed and double-hung sashes also exist, and many of the w indow s have seen the addition of decorative shutters. A stepped exterior chimney is present on the w est w all of the house.

Statement of Significance:

In 1884, Johannes Vigeluis purchased Lots 1 and 2 in this Block. A few later, he constructed a residence for he and his w ife, Bertha, at 612-4th Street. " John", a German immigrant and barber on Main Street, built this house a short time after and used it as a rental. In 1939, Mrs. Vigeluis, a w idow , moved next door to this property. In 1958, Rose Paulin, also a w idow , purchased the house. Three years later she sold it to Paul R. Barringer, a saw yer at the Zellerbach Company, and his w ife Rita. The couple continued to ow n and occupy this residence until at least the earl 1980s.

Researcher/Organization: **Alex McMurry / HPNW**		Date Recorded: **4/12/2002**	
Survey Form Page 1	Address: **618 4TH ST**	Local Designation #	SHPO #

City of Oregon City

Minutes

Historic Review Board

October 22, 2019 **7:00 PM** **Commission Chambers**

1. Call to Order

Chair Jon McLoughlin called the meeting to order at 7:00 PM

Present: 3 - *Ken Baysinger, Ray Stobie, Grant Blythe, Jon McLoughlin*

Staffer: 1 - Kelly Reid, *Planner, Carrie Richter, City Attorney*

2. Public Comments

There were no public comments.

4. Public Hearing

4a. Continuance: GLUA019-00029 & HR-19-00004: Historic Review for New Construction in Canemah NRD at 306 4th Ave

Chair Jon McLoughlin opened the public hearing by reading the rules that apply to public hearings. He asked the commissioners if they have any ex parte contacts, conflicts of interest, bias, or any other statements to declare. All commissioners have visited the site.

Kelly Reid, City Planner, presented the staff report. She discussed the site plan and displayed photos of the site and house explaining that it is located on 4th Avenue near the corner of Ganong Street. She stated the site is within the geologic hazard overlay district and Willamette River Greenway overlay. Natural resource overlay district is nearby and a portion of the property was shown in that overlay, however, a previous hearing from the prior owner removed it from that overlay.

Ms. Reid asked for guidance from the Board regarding the first three stairs to the front porch, asking if their height would count against the 5-feet code. Mr. McLoughlin stated that with grading they could make it work.

Ms. Reid finished the report by listing her conditions of approval for the Board's consideration.

Mr. Grant asked about the color scheme. Ms. Reid stated colors were not an item she included in her staff report.

Applicants Tim and Tarren Ahaus, homeowners, addressed the color scheme, stating they are asking for white in keeping with the traditional colors of the era but stated they will comply with what the Board suggests.

Mr. McLoughlin brought up the subject of the pitch of the roof, stating that the front dormer is steep but is vaulted. Mr. Ahaus explained they went with 8-12 pitch because it balances out better from the front. Mr. McLoughlin asked Ms. Reid about the criteria for the windows. Ms. Reid read from page 29 about the design guidelines. Mr. McLoughlin then asked if the windows in front of the dormer were operable or fixed. Mr. Ahaus stated they are not yet sure what they will be doing with those windows but would want operable windows. Ms. Reid pointed out they would have to be casement windows as sliders are not allowed.

Mr. McLoughlin then asked about retaining walls and if applicants had a problem with the maximum of 5 feet. Mr. Ahaus said he did not have an issue with that.

Mr. McLoughlin next asked about the stairs on the front about the 5-foot maximum height. Mr. Ahaus stated he is not married to the idea of having side-steps going up to the front load stairs. Mr. McLoughlin suggested grading the front with retaining off to the side to shield it and make fewer stairs coming down.

Mr. Blythe brought up the slider to the patio on the side. He pointed out they normally recommend French doors. Mr. Ahaus said they could do a French slider. Mr. Blythe said that would be preferable as long as it has a thicker frame. Ms. Reid added that traditional sliding doors are not allowed according to design guidelines.

Mr. Ron Bistline, Canemah Neighborhood Association representative and liaison to the City and neighborhood, stated that the neighborhood vote was unanimous in favor of the design with the exception of one individual.

Chair McLoughlin closed the public hearing.

There was discussion about the French slider. It was decided to add to the condition, "Applicants shall use a single door, French door or French slider in the rear of the home".

Ken Baysinger moved to approve the design as submitted, subject to the conditions stated by staff, with the addition of the slider door on the dining room. Seconded by Ray Stobie. The motion passed with the following vote:

*Ken Baysinger-**aye**, Ray Stobie-**aye**, Grant Blythe-**aye**, Jon McLoughlin-**aye***

5. Approval of Minutes

Ken Baysinger moved to approve the minutes as submitted, seconded by Ray Stobie. The motion passed with the following vote:

*Ken Baysinger-**aye**, Ray Stobie-**aye**, Grant Blythe-**aye**, Jon McLoughlin-**aye***

5. Communications

Ms. Reid discussed City-issued email addresses, asking that since none of the board members have received one, if they are okay with continuing as is until they transition to City email address. The Board was in agreement.

She then announced that it was time for the annual HRB update to be presented to the City Commission at their November 6th meeting and asked if someone on the Board would like to be the presenter. Mr. Baysinger offered to be the presenter again this year.

Ms. Reid then announced that it's time for interviews. She reminded the Board that Mr. McLoughlin's and Mr. Blythe's terms are expiring and said that they have both reapplied for another term. She added that they have received two additional applications which would qualify for either the McLoughlin Neighborhood position or the at-large position She then explained the interviewing process.

Lastly, she shared that the Certified Local Government Workshop will be held in Albany, November 14th, 9:00am-3:30pm.

6. Adjournment

The meeting was adjourned at 8:00 PM.

Historic Review Board

City of Oregon City

Meeting Agenda

Tuesday, November 26, 2019 7:00 PM Commission Chambers

1. Call to Order and Roll Call – 7:00 PM by Vice-Chair Ken Baysinger

Members: Claire Met, Ken Baysinger, Grant Blythe

Staff: Kelly Reid, Planner

Absent: Ray Stobie, Jon McLoughlin,

2. Public Comments – none

3. Public Hearing

3a. GLUA-19-00043 and HR-19-00003: Historic Review for New Construction in the Canemah National Register District at 710 3rd Avenue

Ken Baysinger performed due diligence and read the Public Hearing Land Use Notice. All board members present have visited the site, but none disclosed conflicts of interest or ex parte contact with the applicant, except Ken Baysinger, who as a licensed real estate agent in the State of Oregon, however the property is not for sale and he has not represented nor had contact with the applicant at any time, so this does not constitute a conflict of interest.

Kelly Reid, Planner, first entered several emails to the record. She then gave a presentation reviewing the application, staff report, and the staff recommendations to approve the application with a preservation incentive for the front setback and with conditions for the porch, siding, and foundation. Historic Review Board (HRB) members asked clarifying questions.

Applicant Mark Zawadzki spoke briefly supporting Ms. Reid's presentation. He then made himself available for questions from HRB.

Community member Garret Mulder spoke in opposition to the application. He is the owner of the property next door. His concern is that the proposed home would be too close to his property line and also to the creek on the property. Ken Baysinger pointed out that Mr. Mulder's concerns were better addressed by the Natural Resources Committee or the associated Planning staff. Ms. Reid agreed and further clarified for Mr. Mulder.

Mr. Zawadzki briefly rebutted Mr. Mulder's statement.

The Public Hearing was closed at 7:37 PM and HRB deliberated.

Claire Met moved to approve GLUA-19-00043 and HR-19-00003: Historic Review for New Construction in the Canemah National Register District at 710 3rd Avenue with the staff-proposed conditions, and an added condition that the historic basalt channel for the stream not be disturbed. The motion was seconded by Grant Blythe.

All in favor: Claire Met, Ken Baysinger, Grant Blythe

All opposed: none

Result: Motion carried.

4. Other Business

4a. Design Advice: New construction in the mixed-use corridor zone (MUC-1) in the McLoughlin Conservation District (near 5th Street and Monroe)

Ms. Reid reviewed the proposed project for HRB. She also reviewed the guidelines for the neighborhood. She reminded the applicant that design advice is informal and non-binding.

John Delson of Delson Engineering spoke representing the applicant, supporting their proposed project. He was adamant that the floorplan needed to remain the same in order to meet the needs of the owner and the geotechnical requirements of the site. HRB and Staff advised various design changes, including exploring foursquare styling. They strongly recommended detaching the garage or considering other options so that the garage was not front and center of the design.

HRB also gave design advice on Mr. Delson's project at 7th Street and Monroe Street for a mixed-use building. HRB and Staff had very few comments and said they generally felt the design was potentially approvable, as it was very similar to a previously-approved plan for the site.

4b. City Commission direction to review definitions of new construction and demolition

Ms. Reid reviewed the staff report and relayed the City Commission request to review the criteria for new construction and demolition. She said that she also felt that they could clarify the definition of major public improvement and when they feel it needs to be reviewed by HRB. There will be a work session on this before the January 2020 meeting.

4c. Minutes – HRB December 4, 2018 Work Session Minutes**;** HRB December 4, 2018 Meeting Minutes**;** HRB January 22, 2019 Work Session Minutes**;** HRB January 22, 2019 Meeting Minutes

Claire Met moved to approve all four draft minutes. The motion was seconded by Grant Blythe.

All in favor: Claire Met, Ken Baysinger, Grant Blythe

All opposed: none

Result: Motion carried.

5. Communications

Ms. Reid: Grants for the Comprehensive Plan Review have been awarded to the City; HRB may be asked to help with the review. Certified Local Government (CLG) grant needs to be reapplied for in February 2020 and she will be asking for input from HRB in January 2020.

6. Adjournment – 8:50 PM by Vice-Chair Ken Baysinger