



CITY OF OREGON CITY HISTORIC REVIEW BOARD AGENDA

Commission Chambers, 625 Center Street, Oregon City
Tuesday, July 28, 2020 at 6:00 PM

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

CALL TO ORDER

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.

DISCUSSION ITEMS

1. Work Session on Thresholds for HRB Review of Non-Contributing Structures

OTHER BUSINESS

2. Design Advice for New Construction in Canemah at 616 4th Avenue
3. HRB Minutes April 2019 Work Session
4. HRB Minutes April 2019
5. HRB Minutes May 2019
6. HRB Minutes June 2019

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
From: Planner Kelly Reid

Agenda Date: 07/28/2020

SUBJECT:

Work Session on Thresholds for HRB Review of Non-contributing Structures

STAFF RECOMMENDATION:

Provide direction to staff regarding next steps

EXECUTIVE SUMMARY:

The City Commission asked the board to review thresholds of historic review for changes to non-contributing structures after seeing some major remodeling projects in the McLoughlin District. At this work session, staff will present some background information and propose a framework for community input.

BACKGROUND:

New construction is currently defined as an addition that is 30% or more in area of original structure. Non-designated structures in McLoughlin are not subject to any design standards for alterations or additions unless the project meets this definition of new construction. Under the current threshold, previously compatible structures that are not designated could become very incompatible with certain kinds of additions. For example, a remodeling project could include a large increase in height but not more than 30% additional area.

The demolition definition refers to partial demolition or full demolition. The City relies on the building department to define demolition versus remodeling, but the building department's policies are not well-defined.

OPTIONS:

1. Direct staff to begin community engagement for code review
2. Provide feedback on background information provided
3. Other action preferred by the Board

BUDGET IMPACT:

Amount: \$
FY(s): N/A
Funding Source(s): N/A

McLoughlin Conservation District

District Summary

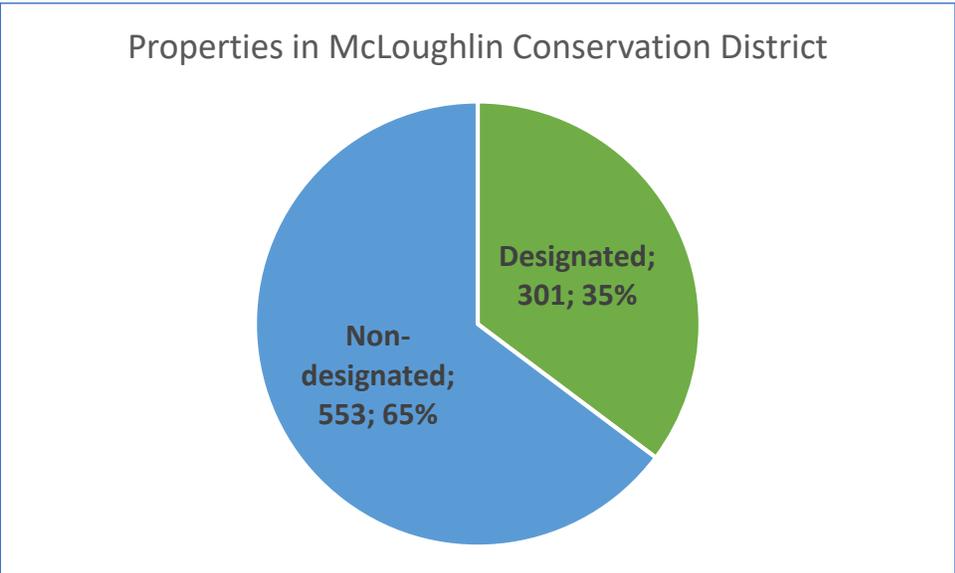
The McLoughlin District is referred to as the "second level," reflecting its topography and relationship to the original town of Oregon City, which lies just below at the base of a steep basalt cliff. It contains mostly residential structures, but also commercial buildings primarily along the 7th Street corridor. Beginning in 1982 the McLoughlin neighborhood sought designation as an Oregon City Historic Conservation District, which was achieved in 1986 with 305 buildings identified as contributing. In 2002 a resurvey noted approximately 200 more buildings within the district boundaries of lesser significance, but due to their age and form were seen as strengthening the overall historic character of the district. The resurvey found the district eligible for listing as an historic district on National Register of Historic Places; however, owner consent for a National Register District was not achieved, and the district remained a conservation district.

What is a conservation district?

As for historic districts, this designation is applied to an area that contains a concentration of related historic resources. The level of historic significance is generally "lower" than for historic districts; they are generally important at the local or neighborhood level rather than at the state, region, or national level.

Properties in McLoughlin

The district contains 854 total taxlots; 301, or 35% are designated as historic and contributing to the district, and 553, or 65% are non-designated because they either date from outside the district's period of significance or their historic significance has been materially impaired by additions and alterations. Less than 20% of the designated structures are commercial or institutional.



Comparison of historic review thresholds in other Oregon jurisdictions

July 21, 2020

For HRB discussion at July 28, 2020 Work Session

Note:

Type I Review = Staff review, no public notice, decision is not appealable

Type II Review = Staff review with public notice, decision is appealable

Type III Review = Board/Commission public hearing, decision is appealable

Non-contributing buildings: Some buildings and structures in a historic district are non-contributing. These buildings and structures typically do not contribute to the district's historic significance because they either date from outside the district's period of significance or their historic significance has been materially impaired by additions and alterations.

City and District type	Demolition Review	Review for changes to non-contributing building/properties	Review of Public Improvements
Oregon City Conservation District	Type III review for designated structures only, all or part of structure. Includes accessory structures on a designated property. Non-designated buildings in McLoughlin do not require review. All structures in Canemah historic district, even non-contributing, require review.	Type III review for new buildings or structures larger than two hundred square feet on all properties in district. Type III review for additions exceeding 30% of original size on non-designated structures.	Type III review. "Major public improvements" means the expenditure of public funds or the grant of permission by a public body to undertake change in the physical character of lands or the making of public improvements within a district, except for the repair or maintenance of public or private improvements within a district.
Cottage Grove Historic District	Type III review applies to all historic landmarks and all features of historic landmarks that contribute to the historic character of the landmark, including historic buildings, historic accessory buildings, and significant historic signage.	Type III review for all additions to historic-adjacent buildings.	Need more information
Salem Historic District	Type III review for demolition of one-half or more of the ground floor square footage of a historic contributing building or individually listed resource.	All additions to non-contributing buildings are reviewed by Commission. Specific standards apply to additions to non-contributing buildings.	Streetscape improvements in historic districts are reviewed
Albany	Non-contributing buildings do not require review	All new structures over 100 square feet.	Need more information

Historic District		All additions to contributing and non-contributing buildings constructed before 1945.	
<u>Corvallis</u> Historic District	Demolition of noncontributing structures is not reviewed	For noncontributing buildings, exempt from review if: a. The Alteration does not exceed the height of the structure being altered b. The Alteration shall not exceed a footprint of 200 sq. ft. Accessory structures less than 200 square feet are exempt from review	Right-of-way listed in applicability, but code is unclear on level of review. Need more information.
Portland Conservation district	Non-contributing buildings do not require review	Street-facing facades ≤ 150 sq ft = Type I > 150 sq ft = Type II Not-street-facing facades only ≤ 150 sq ft = Exempt > 150 sq ft = Type II New accessory structures are a Type I review	Need more information.

Questions for Board as we move forward:

1. Do you suggest adding any specific jurisdictions for comparison purposes?
2. Do you see any options in the table above you would like to consider?
3. Do you see any options in the table above you don't think are right for Oregon City?
4. What are we missing?



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board
From: Planner Kelly Reid

Agenda Date: 07/28/2020

SUBJECT:

Design Advice for New Construction in Canemah at 616 4th Avenue

STAFF RECOMMENDATION:

Provide non-binding advice on the draft design

EXECUTIVE SUMMARY:

The owner has proposed a new vernacular home on one of the lots of record. Three lots of record remain, each 5000 square feet. The Board approved demolition of the non-contributing home on the property earlier this year.

BACKGROUND:

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

OPTIONS:

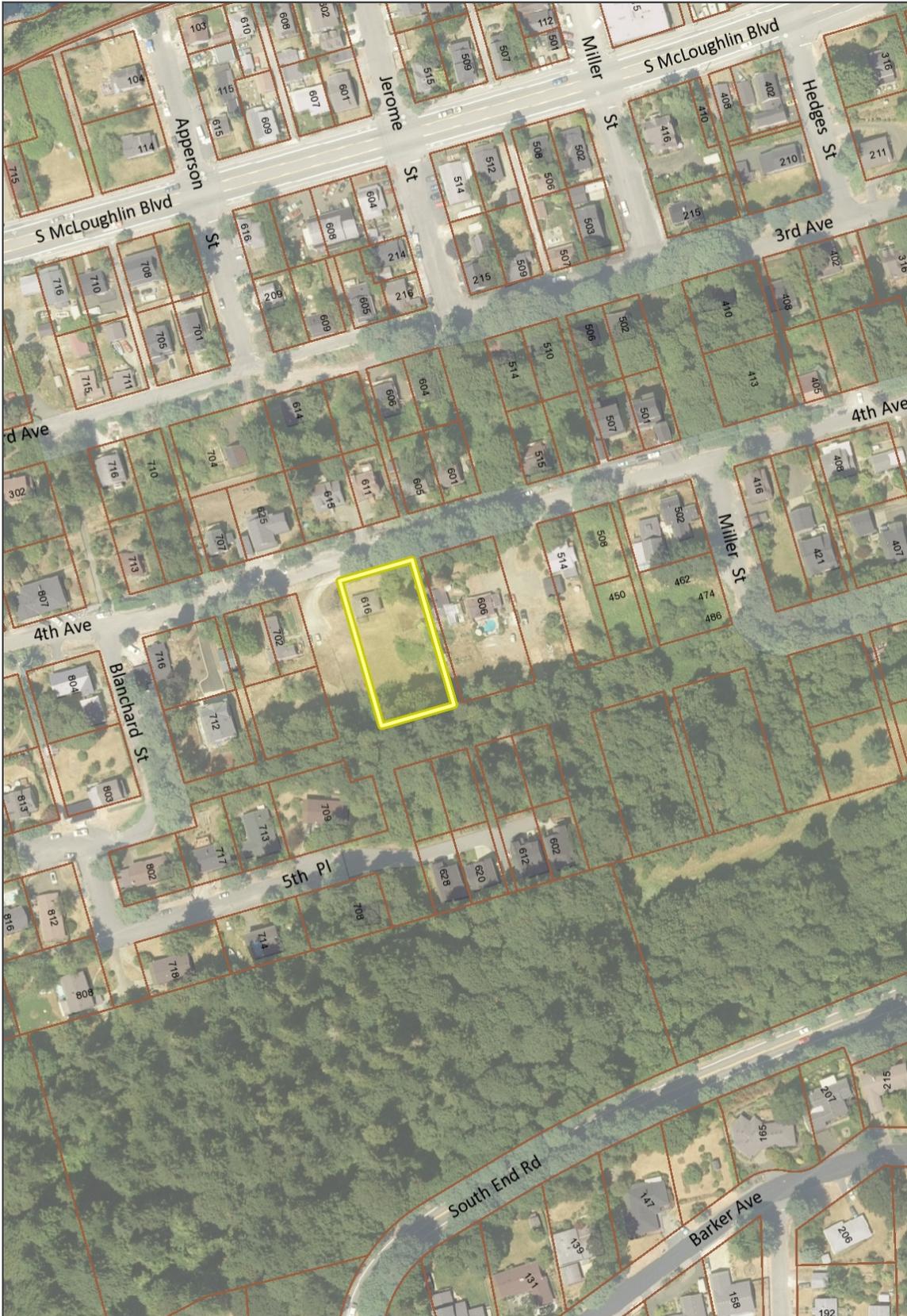
1. Provide design advice

BUDGET IMPACT:

Amount: \$
FY(s): N/A
Funding Source(s): N/A

Oregon City GIS Map

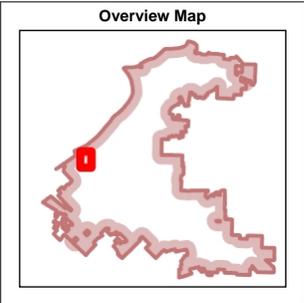
Item #2.



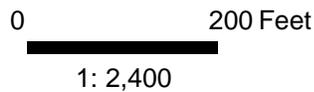
Legend

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

Notes



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.



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



OREGON CITY

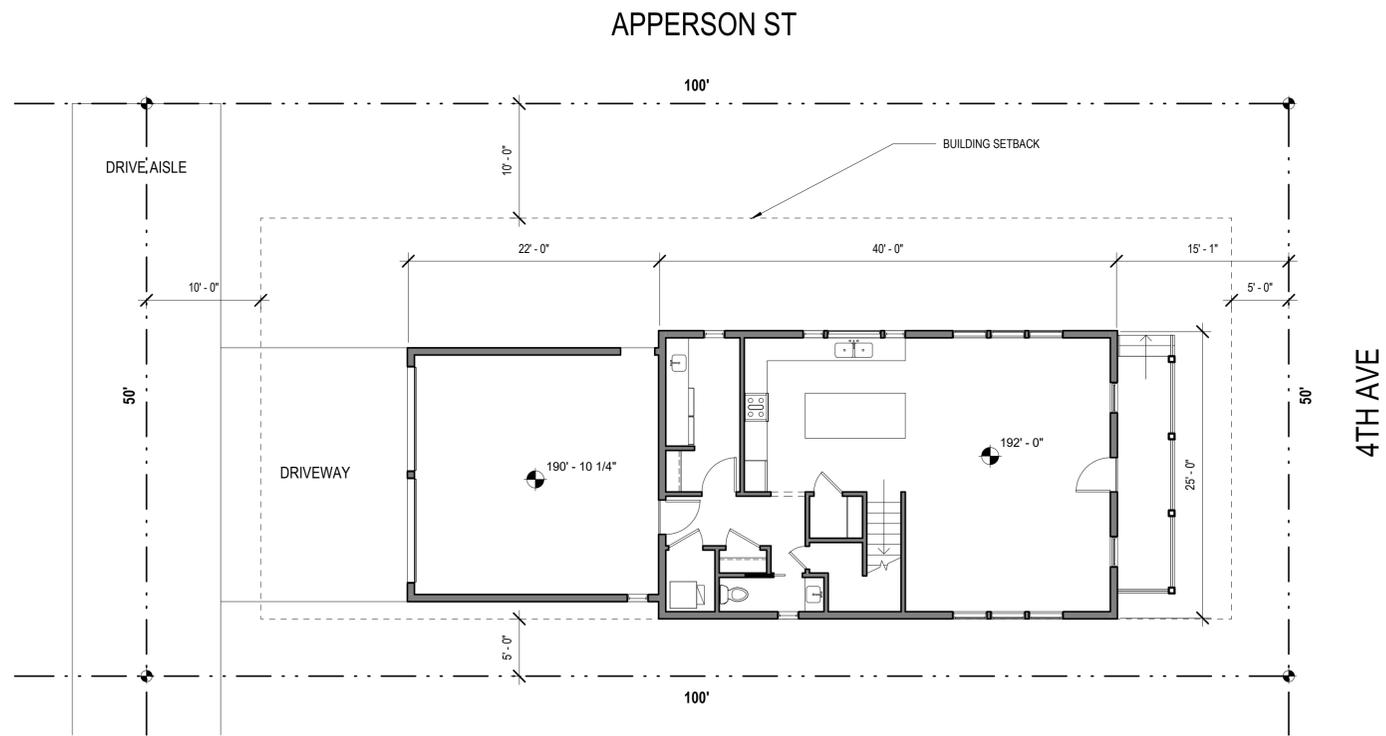
616 4TH AVE OREGON CITY, OR 97045

PROJECT INFORMATION

LOT COVERAGE:	
LOT AREA:	5,000 SQ.FT.
HOUSE AREA: (FOOTPRINT)	1,484 SQ.FT.
1,484 SQ.FT. / 5,000 SQ.FT. =	29.68%
LEGAL DESCRIPTION:	
OREGON CITY, OR 97045 CLACKAMAS COUNTY MAP 31E01AA TL 2500	
BUILDER:	
DWELLING PRO	

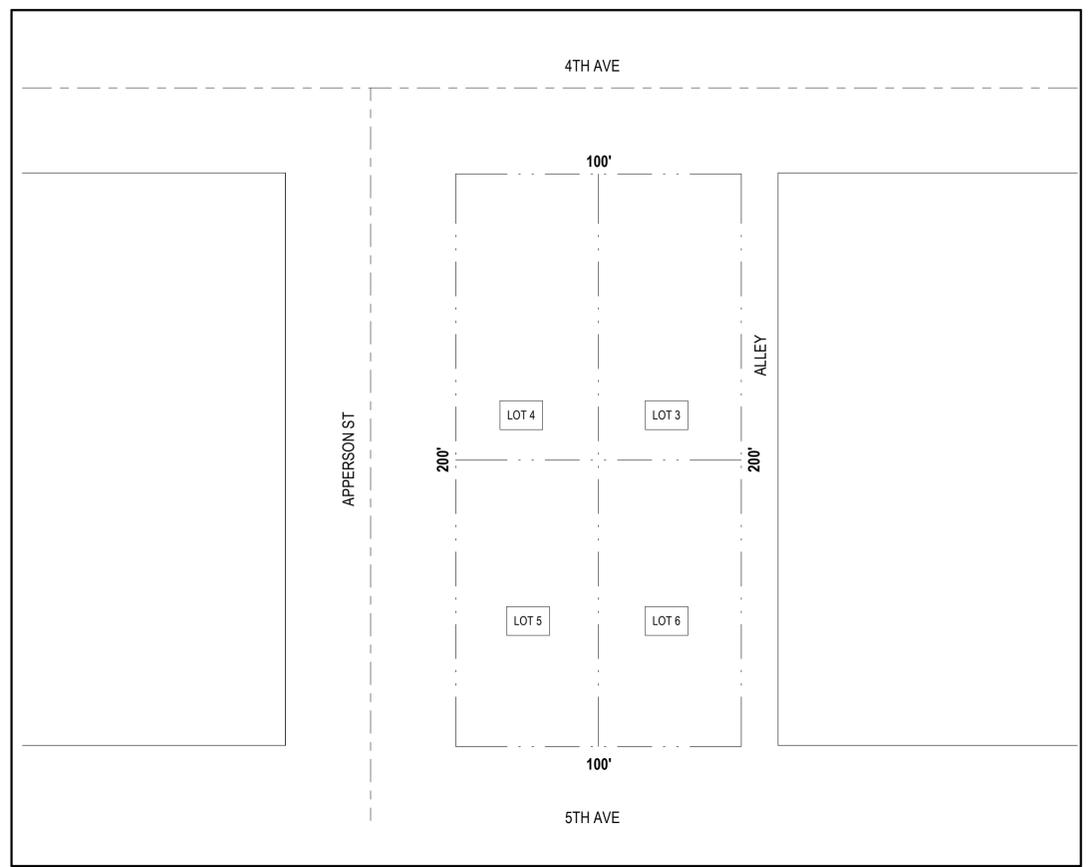
SHEET INDEX

ARCHITECTURAL	
T1.0	TITLE SHEET
A1.0	FLOOR PLANS
A2.0	EXTERIOR ELEVATIONS
A3.0	SECTIONS



1 SITE PLAN
1/8" = 1'-0"

AREA MAP



**NOT FOR
CONSTRUCTION**

OREGON CITY 4-SITE
616 4TH AVE
OREGON CITY, OR, 97045

Revisions:		
No.	Date	Description

GENERAL CONTRACTOR

GENERAL CONTRACTOR
STREET
CITY, ST ZIP

FIRST LAST NAME
(503) 555-5555
email@gmail.com

ARCHITECT

OUTSIDE ARCHITECTURE
522 N. THOMPSON ST. #4
PORTLAND, OR 97227

JEREMY SPURGIN, AIA, LEED AP
(503) 333 - 3161
jeremy@outside-architecture.com

STRUCTURAL ENGINEER

ENGINEER COMPANY
STREET
CITY, ST ZIP

FIRST LAST NAME
(503) 555-5555
email@gmail.com

OWNER

CLIENTS NAME(S)
STREET
CITY, ST ZIP

CLIENT MAIN CONTACT
(503) 555-5555
email@gmail.com

PERMIT SET

Project # 20002

TITLE SHEET

T1.0

Date: 06.15.2020

**NOT FOR
CONSTRUCTION**

OREGON CITY 4-SITE
616 4TH AVE
OREGON CITY, OR, 97045

Revisions:
No. Date Description

PERMIT SET

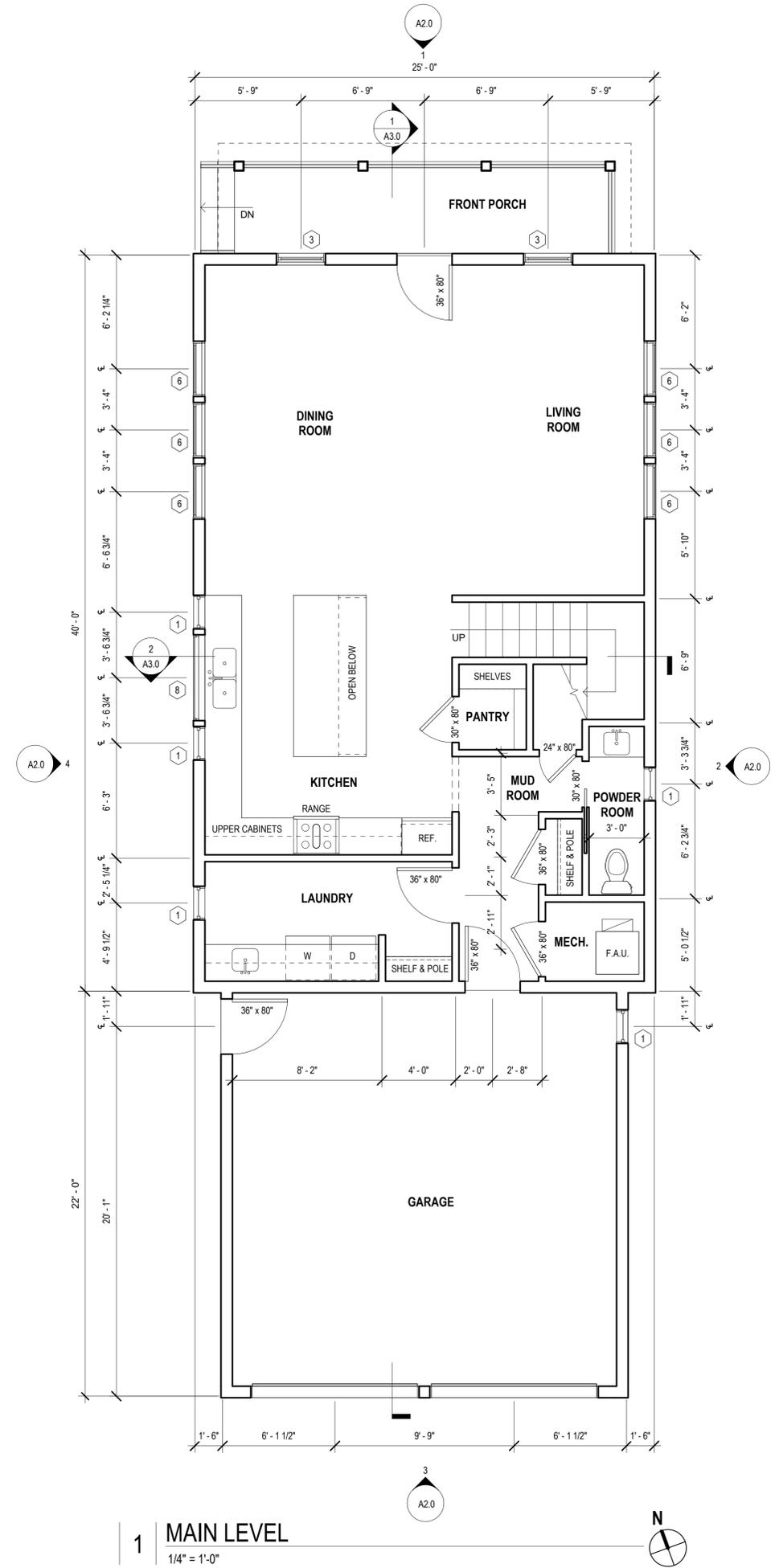
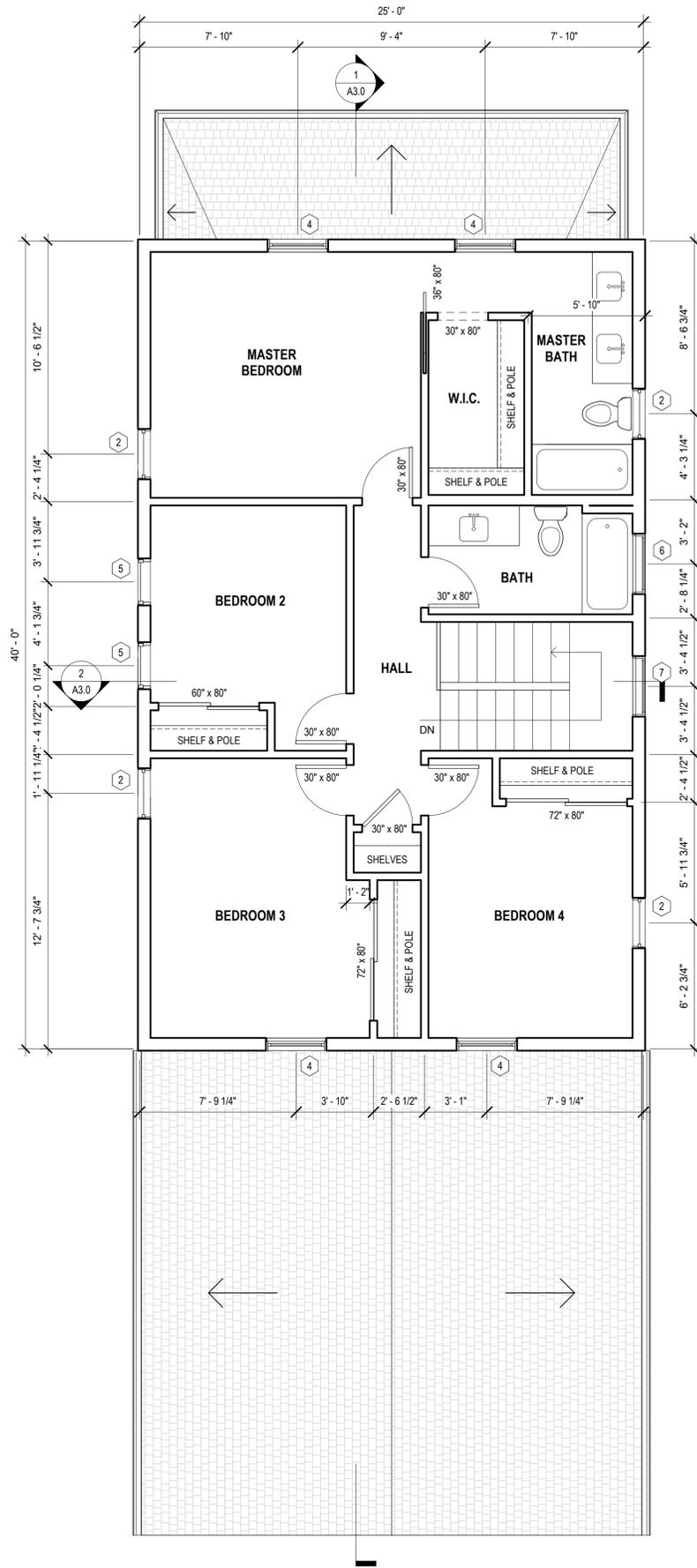
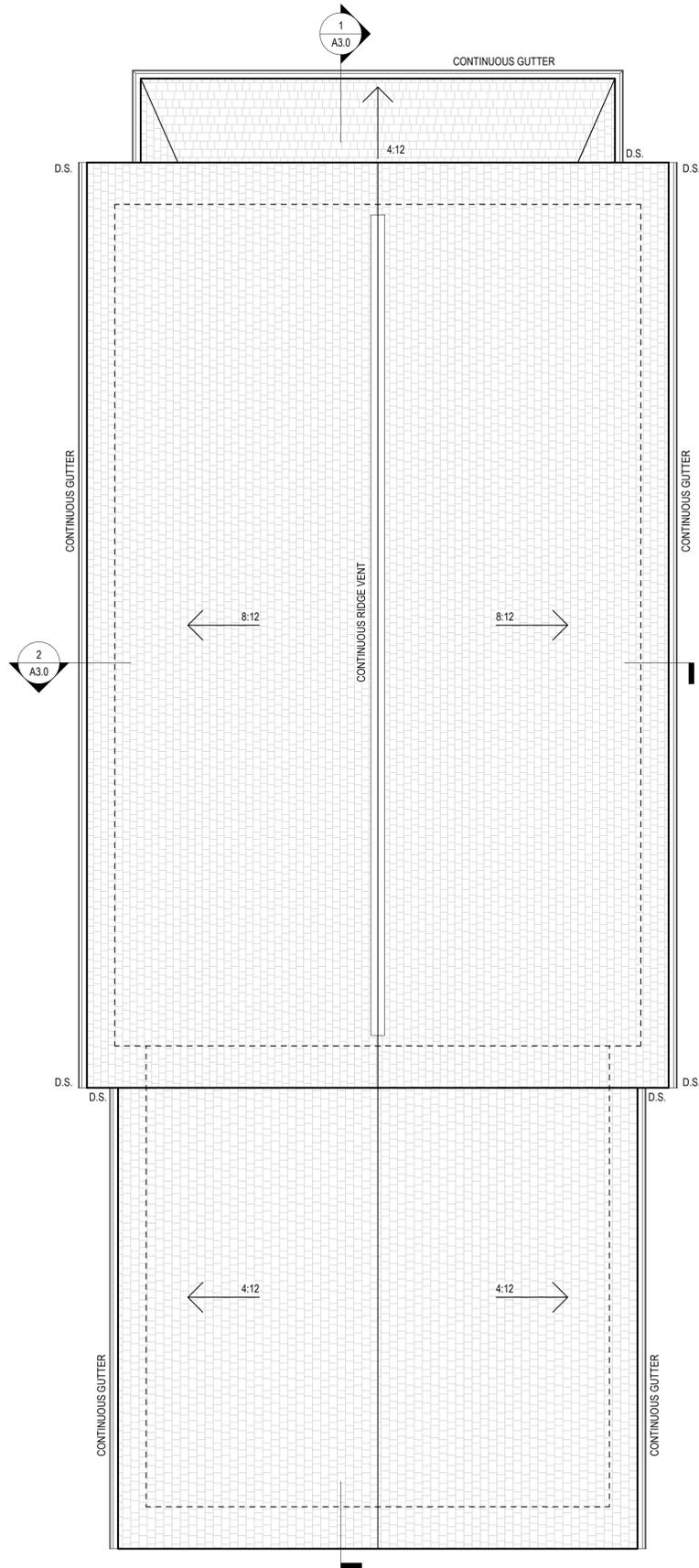
Project # 20002

FLOOR PLANS

A1.0

Date: 06.15.2020

© copyright OUTSIDE Page 11



**NOT FOR
CONSTRUCTION**

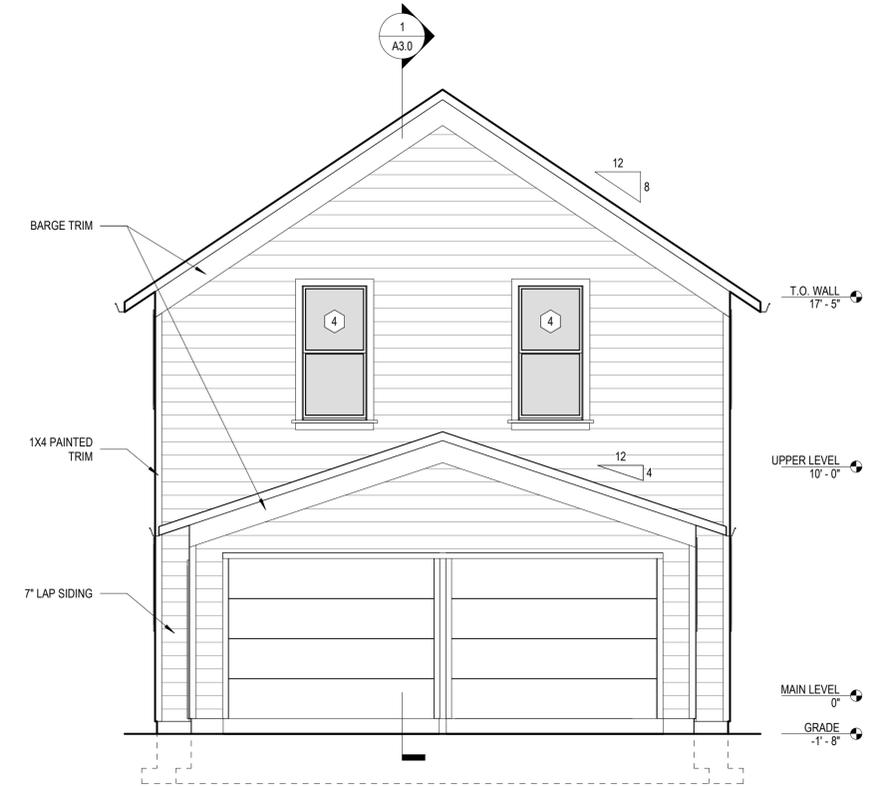
OREGON CITY 4-SITE
616 4TH AVE
OREGON CITY, OR, 97045

WINDOW SCHEDULE							
TYPE	MANUFACTURER	MODEL	OPERATION	COUNT	WIDTH	HEIGHT	EGRESS
1	MARVIN	ELDH2244	DOUBLE HUNG	5	1'-10"	3'-8"	NO
2	MARVIN	ELDH3048	DOUBLE HUNG	4	2'-6"	4'-0"	NO
3	MARVIN	ELDH3260	DOUBLE HUNG	2	2'-8"	5'-0"	NO
4	MARVIN	ELDH3672 E	DOUBLE HUNG	4	3'-0"	6'-0"	YES
5	MARVIN	ELCA2847 E	CASEMENT	2	2'-4"	4'-0"	YES
6	MARVIN	ELAWN3723	AWNING	7	3'-0"	2'-0"	NO
7	MARVIN	ELCAP3723	PICTURE	1	3'-0"	2'-0"	NO
8	MARVIN	ELCAP5743	PICTURE	1	4'-8"	3'-8"	NO

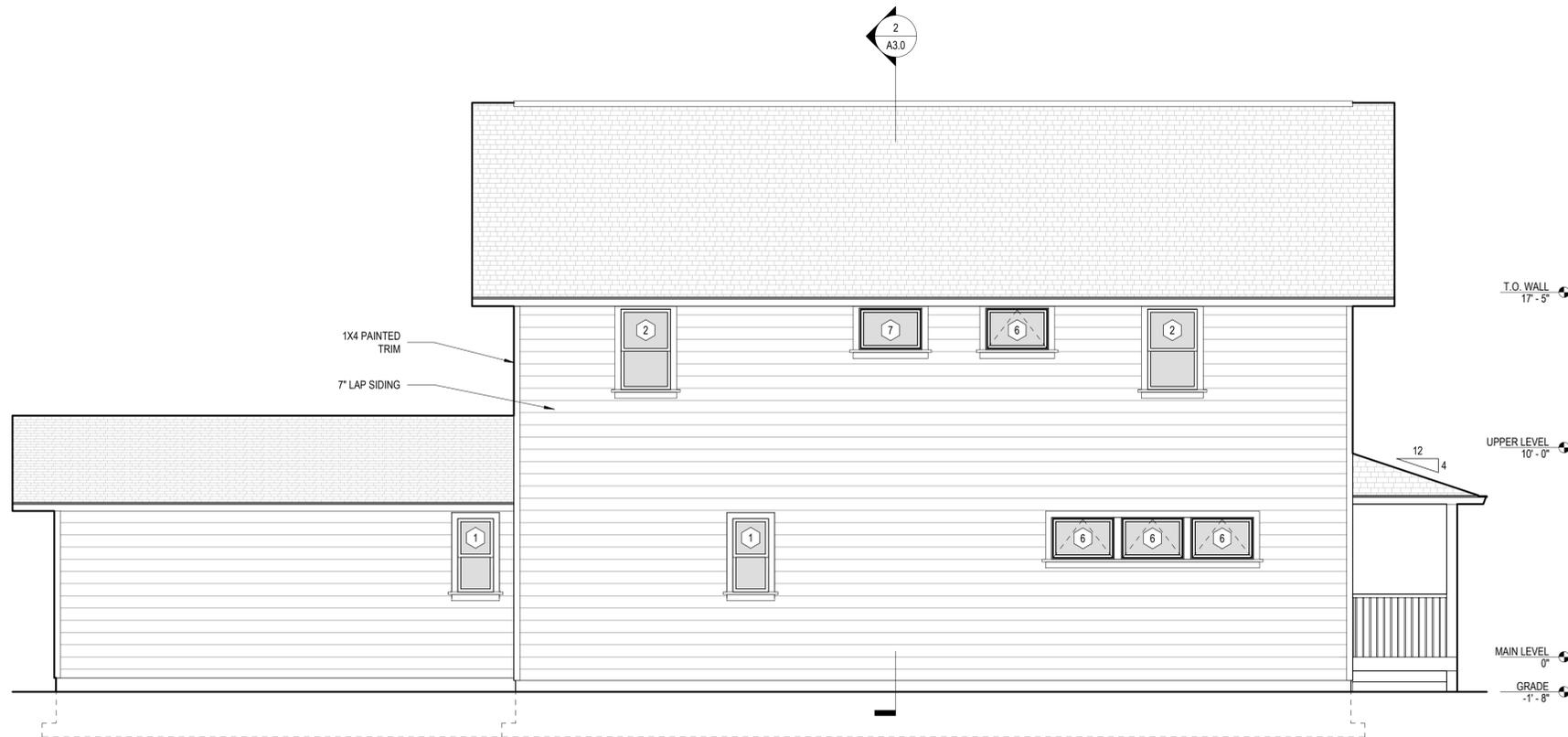
*ALL WINDOWS MARVIN ELEVATE LINE



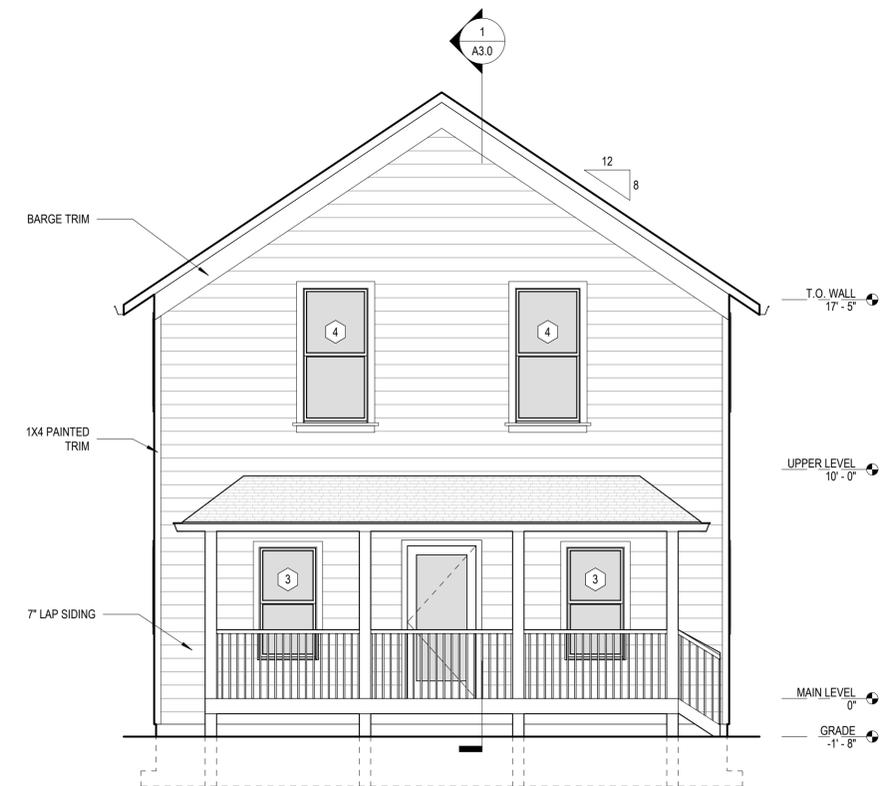
4 EAST ELEVATION
1/4" = 1'-0"



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



2 WEST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

Revisions:
No. Date Description

PERMIT SET

Project # 20002

**EXTERIOR
ELEVATIONS
A2.0**

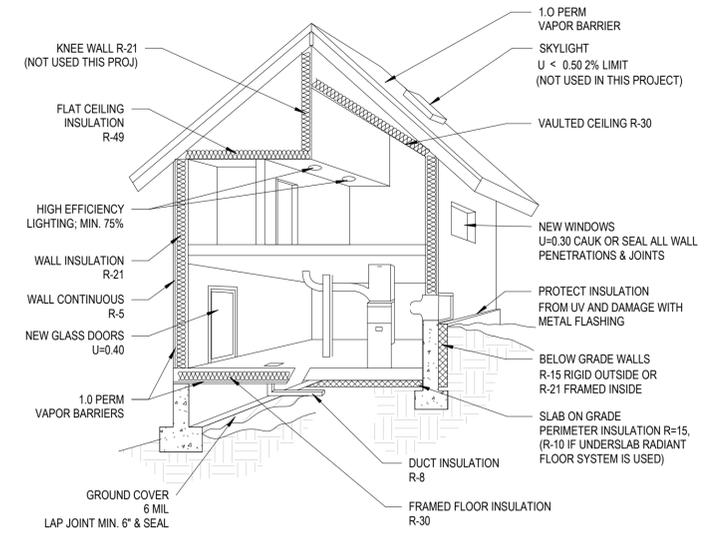
Date: 06.15.2020

**NOT FOR
CONSTRUCTION**

OREGON CITY 4-SITE
616 4TH AVE
OREGON CITY, OR, 97045

2017 OREGON RESIDENTIAL ENERGY CODE

THE DIAGRAM BELOW IS MEANT AS A GENERAL GUIDE TO ENERGY ENVELOPE FOR NEW CONSTRUCTION. SEE CHAPTER 11 OF THE 2017 ORSC FOR COMPLETE REQUIREMENTS.



ADDITIONAL MEASURES PER N1101.1(2) AS FOLLOWS:

SEC. A - 2. EXTERIOR WALLS-- U-0.057/R-23 INTERMEDIATE or R-21 ADVANCED, FRAMED FLOORS--U-0.026/R-38, and WINDOWS-- U-0.28 (AVERAGE UA)

SEC. B - A. HIGH EFFICIENCY HVAC SYSTEM:
94% AFUE GAS-FIRED FURNACE (SEALED COMBUSTION AIR DUCTED DIRECTLY FROM OUTDOORS)

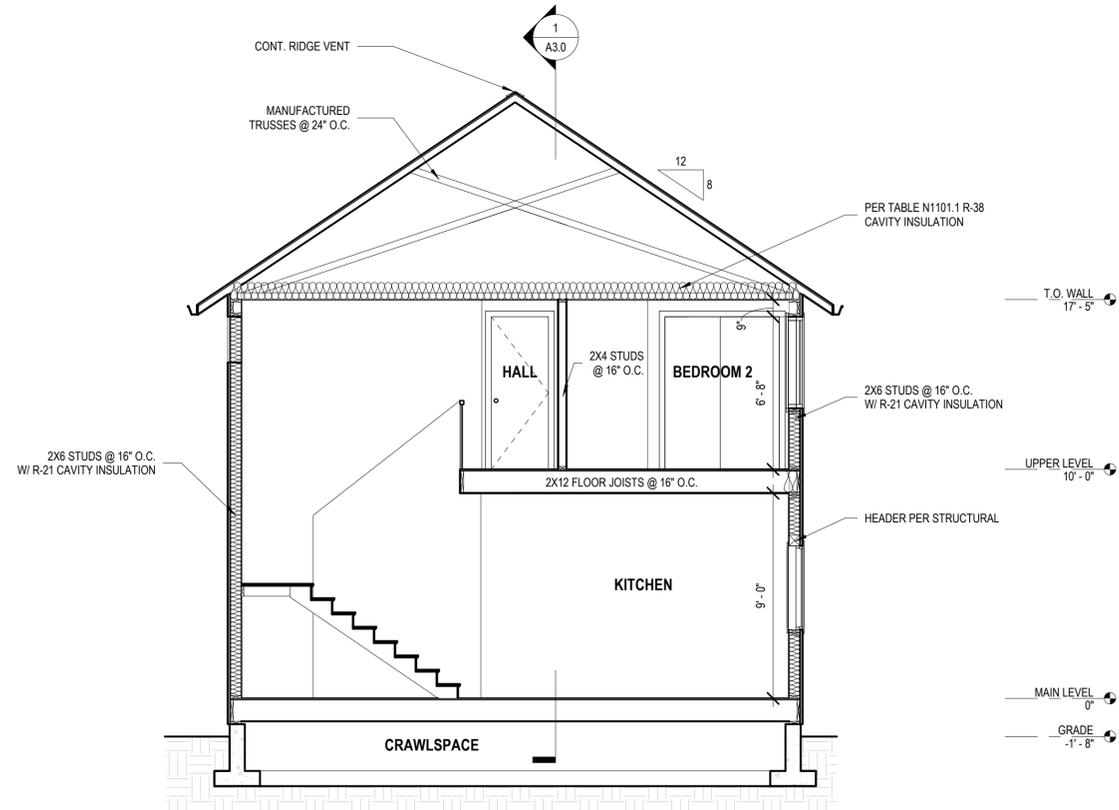
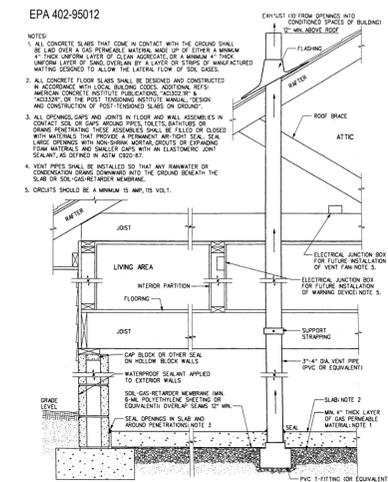
NEW BUILDING ASSEMBLIES GENERAL ENERGY REQUIREMENTS

- WINDOW U-FACTORS SHALL BE CERTIFIED THROUGH THE NATIONAL FENESTRATION RATING COUNCIL (NFR) CERTIFICATION PROGRAM OR HAVE EXEMPT LABELING.
- BATT-TYPE INSULATION SHALL BE INSTALLED FLUSH AGAINST THE WARM SIDE OF THE CAVITY, IN SO FAR AS PRACTICAL.
- RECESSED LIGHT FIXTURES MAY NOT BE INSTALLED IN INSULATED CAVITIES, UNLESS LISTED AS AIRTIGHT AND IC-RATED (DIRECT CONTACT WITH INSULATION).
- BELOW-GRADE WALLS SHALL BE INSULATED FROM BOTTOM OF ABOVE-GRADE SUBFLOOR DOWNWARD AND TO TOP OF BELOW-GRADE FINISHED FLOOR.
- WINDOW AND DOOR AIR LEAKAGE RATES SHALL MEET THE ASTM STANDARDS.
- ALL EXTERIOR JOINTS AROUND WINDOWS, AROUND DOOR FRAMES, BETWEEN WALL AND FOUNDATION, BETWEEN WALL AND ROOF, AND OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED IN A MANNER APPROVED BY THE BUILDING OFFICIAL.
- EXTERIOR ENVELOPE INSULATION SHALL HAVE VAPOR RETARDERS INSTALLED ON THE WARM SIDE (IN WINTER) WITH A 1-PERM DRY CUP RATING OR LESS.
- AN APPROVED GROUND COVER FOR NEW BUILDINGS WHEN INSULATION IS INSTALLED.
- ALL HEATING, VENTILATING, AND AIR CONDITIONING SYSTEMS SHALL BE PROVIDED WITH PROPER CONTROLS.
- ALL HOT WATER PIPING SHALL BE INSULATED PER TABLE N1106.1 OF THE 2011 ORSC.

PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

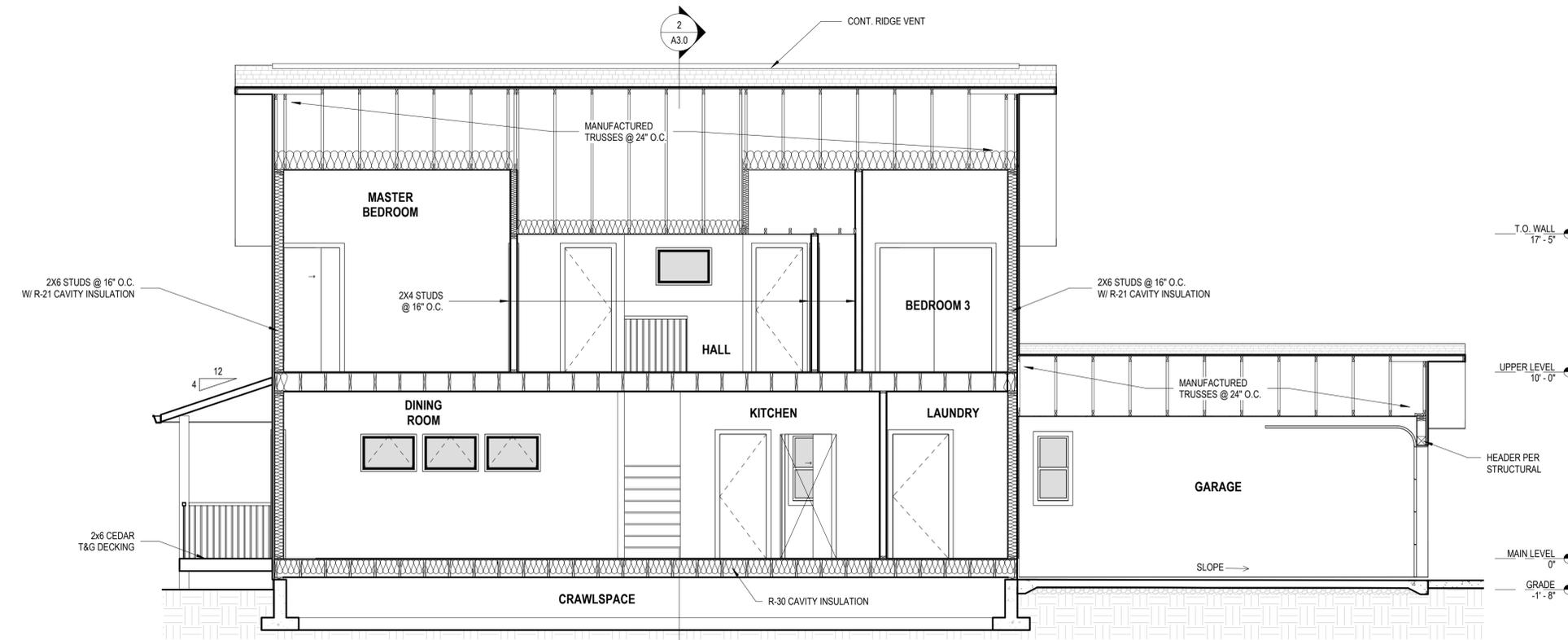
EPA 402-95012

- NOTES:
- ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE FRESHENED WITH A 1/2" THICK PERMEABLE SANDS. MAKE UP OF OTHER A SANDS AT THE BOTTOM LAYER OF SAND. OTHER LAYER OF SANDS. MANUFACTURED MATING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.
 - ALL CONCRETE FLOOR SLABS SHALL BE REINFORCED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS: AMERICAN CONCRETE INSTITUTE PUBLICATIONS: ACI 308.2R-02; ACI 308.3R-02; OR THE MOST RECENT EDITIONS OF THESE PUBLICATIONS.
 - ALL OPENING GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT WITH SOILS AND GROUND SHALL BE SEALED WITH ELASTOMERIC JOINT SEALANTS THAT PROVIDE A PERMANENT AIR TIGHT SEAL. CLOSED FLOW MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT AS DEFINED IN ACI 308.2R.
 - VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATE DRAINING DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE.
 - CIRCULITY SHOULD BE A MINIMUM TO 1/8" DIA. VENT.



2 SECTION E/W
1/4" = 1'-0"

**PRELIMINARY CONCEPT
TO BE CONFIRMED BY
STRUCTURAL ENGINEER**



1 SECTION N/S
1/4" = 1'-0"

Revisions:		
No.	Date	Description

PERMIT SET

Project # 20002

SECTIONS

A3.0

Date: 06.15.2020



Oregon Historic Site Form

Davis, A Item #2.

702 4th Ave

Oregon City, Clackamas County

LOCATION AND PROPERTY NAME

<p>address: <u>702 4th Ave</u> <input type="checkbox"/> apprx. addr</p> <p><u>Oregon City</u> <input type="checkbox"/> vcnt <u>Clackamas County</u></p> <p>Optional Information assoc addresses: (former addresses, intersections, etc.) location descr: (remote sites)</p>	<p>historic name: <u>Davis, A E, House</u></p> <p>current/ other names: _____</p> <p>block nbr: _____ lot nbr: _____ tax lot nbr: _____ township: <u>3S</u> range: <u>1E</u> section: <u>1</u> 1/4: _____ zip: _____</p>
---	--

PROPERTY CHARACTERISTICS

<p>resource type: <u>Building</u> height (# stories): <u>1.5</u></p> <p>elig. evaluation: <u>eligible/contributing</u></p> <p>primary constr date: <u>1885</u> (c.) <input checked="" type="checkbox"/> secondary date: _____ (c.) <input type="checkbox"/> (optional--use for major addns)</p> <p>primary orig use: <u>Single Dwelling</u></p> <p>secondary orig use: _____</p> <p>primary style: <u>MID-19TH & LATE VIC.: Other</u></p> <p>secondary style: _____</p> <p>primary siding: <u>Horizontal Board</u></p> <p>secondary siding: _____</p> <p>plan type: <u>Side Passage/Entry</u></p> <p>comments/notes: <u>1 NC secondary building; Historic addition</u></p>	<p>total # eligible resources: <u>1</u> total # ineligible resources: <u>1</u></p> <p>NR status: <u>Listed in Historic District</u></p> <p>NR date listed: _____ (indiv listed only; see Grouping for hist dist)</p> <p>orig use comments: _____</p> <p>prim style comments: _____</p> <p>sec style comments: _____</p> <p>siding comments: _____</p> <p>architect: _____</p> <p>builder: _____</p>
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GROUPINGS / ASSOCIATIONS

survey project name or other grouping name	<u>Canemah Historic District</u>	<u>Listed Historic District</u>
	<u>Canemah Historic District RLS Survey Update 2007</u>	<u>Survey & Inventory Project</u>

farmstead/cluster name: _____ external site #: _____
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

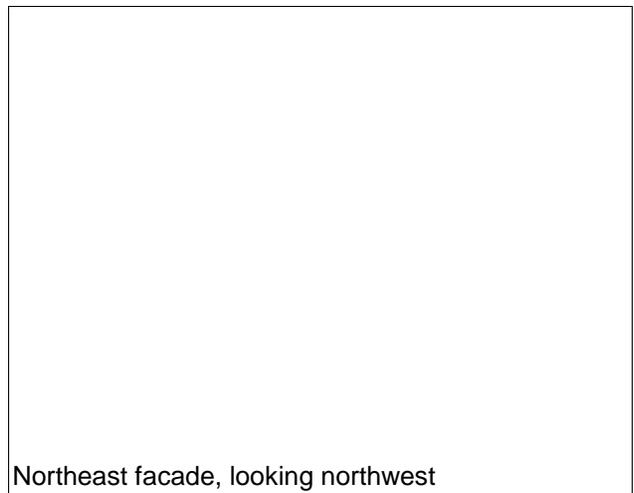
NR date listed: _____ NHD

ILS survey date: 3/20/2008

RLS survey date: 6/1/2007

Gen File date: _____

106 Project(s)



Oregon Historic Site Form

Davis, A Item #2.

702 4th Ave

Oregon City, Clackamas County

ARCHITECTURAL / PROPERTY DESCRIPTION

(Include expanded description of the building/property, setting, significant landscape features, outbuildings, and alterations)

The house is composed of a 1 1/2 story front gabled rectangular portion facing north to 4th Avenue located at the west side of unimproved Apperson Street on a level bench area of land slightly above the street. There is a one story 'L' shaped service addition at the rear that is indicated on the 1911 Sanborn map. The roof of the addition has been extended down on the west side.

Exterior Finish Materials: Roof: medium sloped roof (approx 8:12) with composition shingles and center brick chimney; channel siding with corner boards and plain trim; wide rake board, water table; vertical T&G skirt boards to grade cover footings (possibly brick or concrete piers) addition similar; Full width front porch with hip supported on four posts (posts are replacements)

Windows: wood double hung; many 4/4, some 1/1; single units; other smaller units and porch infill; Doors: Wood and wood-glass panel stile and rail. All with flat trim.

Alterations: minor alterations including some at windows, front porch posts, steps and railings, rear porch; new decks at rear.

Landscape: Open grass-pasture setting with limited shrubs and trees on this relatively level site; white picket fence at property lines; small fruit trees at rear and native pine at front.

HISTORY

(Chronological, descriptive history of the property from its construction through at least the historic period [preferably to the present])

In 1889 Arthur E. Davis was listed as agent for the Portland Flouring Mills and lived in his home high on the hill in Canemah. While Davis lived in Canemah, he was the mill's agent in Oregon City. By 1899 he was treasurer of the company and lived in Portland on N.E. Ainsworth Street. The Portland Flouring Mills was owned and operated by T.B. Wilcox and Charles E. Ladd and had grown to a position of economic prominence in the Pacific Northwest grain business, shipping a great deal of flour to Asia. Also working for the company was another Canemah resident, Joseph Ganong, who began as a bookkeeper and was named President of the company when Wilcox died unexpectedly during WWI.

RESEARCH INFORMATION

(Check all of the basic sources consulted and cite specific important sources)

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Title Records | <input type="checkbox"/> Census Records | <input type="checkbox"/> Property Tax Records | <input type="checkbox"/> Local Histories |
| <input checked="" type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Biographical Sources | <input type="checkbox"/> SHPO Files | <input type="checkbox"/> Interviews |
| <input checked="" type="checkbox"/> Obituaries | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> State Archives | <input type="checkbox"/> Historic Photographs |
| <input checked="" type="checkbox"/> City Directories | <input type="checkbox"/> Building Permits | <input type="checkbox"/> State Library | |

Local Library: _____ University Library: _____

Historical Society: Museum of the Oregon Territory; OHS Other Repository: _____

Bibliography: Portland City Directory, 1889; 1899-1900; Journal 3/24/1936 p26; Sanborn maps, 1911, 1925.

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM

Item #2.

HISTORIC NAME: A.E. Davis Residence

DATE OF CONSTRUCTION: c. 1885

COMMON NAME: _____

ORIGINAL USE: Residence

ADDRESS: 702 Fourth Avenue

PRESENT USE: Residence

OWNER: John & Emma Renner, 702 Fourth Avenue

ARCH./BLDR.: Unknown

STYLE: Vernacular

T/R/S: 3-1E-1AA TAX LOT: 2600

BLDG. STRUC. DIST. SITE OBJ. (CIRCLE)

ADDITION: Plat of Canemah

THEME: Architecture, 19th Century

LOT: 1 BLOCK: 13 QUAD: Oregon City

PLAN TYPE/SHAPE: Rectangular with rear extension

NO. OF STORIES: 2

FOUNDATION MATERIAL: Wood

BASEMENT (Y/N): No

ROOF FORM & MATERIALS: Gable roof. Composition.

WALL CONSTRUCTION: Wood

STRUCTURAL FRAME: Stud

PRIMARY WINDOW TYPE: Some four-over-four windows. Some one-over-one windows.

SURFACING MATERIALS: Asbestos shingles.

DECORATIVE FEATURES: Pent-roof has square posts with decorative capitals and engaged

OTHER: pilasters at the house. One-story extension at rear.

CONDITION: EXCELLENT _____ GOOD _____ FAIR X DETERIORATED _____ MOVED _____ (date)

EXTERIOR ALTERATIONS/ADDITIONS (dated): Many four-over-four windows replaced with 1/1 panes, n.d. Asbestos shingles cover original siding, n.d. One-story extension at rear.

NOTEWORTHY LANDSCAPE FEATURES: None.

ASSOCIATED STRUCTURES: Shed.

KNOWN ARCHAEOLOGICAL FEATURES: None.

GEOGRAPHIC SETTING: Occupies a corner lot, which is a half-block in size, bounded by Fourth Avenue and unbuilt Fifth Avenue, unbuilt Apperson Street, and an unimproved alley. Also on this block is a vacant-quarter-block lot, and one residence.

STATEMENT OF SIGNIFICANCE: (Historical and/or architectural importance, dates, events, persons, contexts): A.E. Davis was an agent for the Oregon City Mills in the late 1880's. Despite alterations, this house retains its basic 1880's appearance, including the original porch and porch posts. It is significant for its age and its association with A.E. Davis, who, because of his position in the Mills, was an important person in Canemah. In the NR District, it is classified as a Primary structure.

SOURCES: Oregon Gazetteer, 1888. Sanborn Insurance Map, 1900, 1911, 1925. Clackamas County Tax Rolls, 1901. Pioneer National Title Company Records, Oregon City.

NEGATIVE NO: IV-A-15, 16

SLIDE NO: _____

RECORDED BY: Patricia Erigero

DATE: 1983

SHPO INVENTORY NO.: _____

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM - TWO

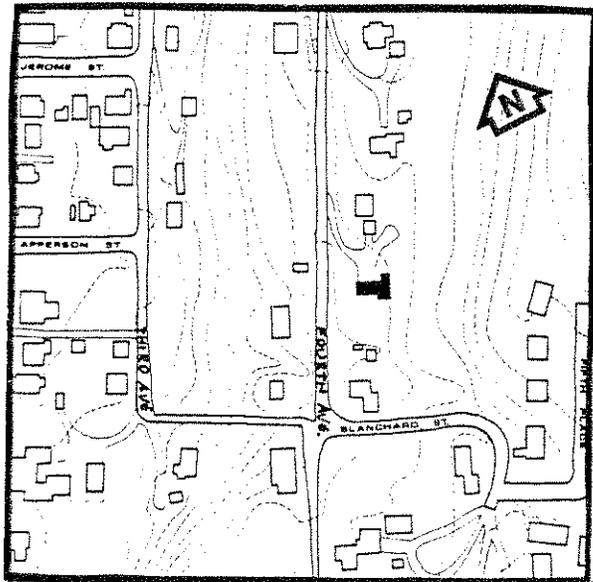
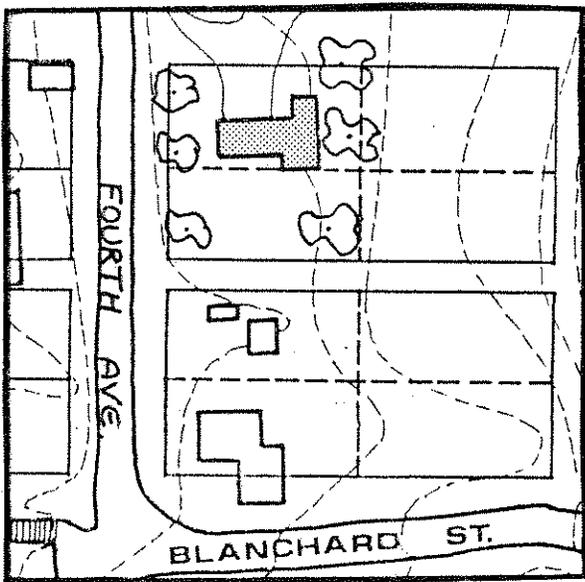
NAME: A.E. Davis Residence
ADDRESS: 702 Fourth Avenue

T/R/S: 3-1E-1AA TAX LOT 2600
QUADRANGLE: Oregon City



NEGATIVE NO. IV-A-15, 16

SLIDE NO. _____



GRAPHIC AND PHOTO SOURCES: Base Map of Canemah. Oregon City Planning Department
Photograph, 1988.

SHPO INVENTORY NO.: _____

Oregon Historic Site Form

Davis, A Item #2.

702 4th Ave

Oregon City, Clackamas County

LOCATION AND PROPERTY NAME

address: 702 4th Ave apprx. addr

historic name: Davis, A E, House

Oregon City vcnt Clackamas County

current/
other names: _____

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: _____ lot nbr: _____ tax lot nbr: _____

township: 3S range: 1E section: 1 1/4: _____

zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1.5

total # eligible resources: 1 total # ineligible resources: 1

elig. evaluation: eligible/contributing

NR status: Listed in Historic District

primary constr date: 1885 (c.) secondary date: _____ (c.)
(optional--use for major addns)

NR date listed: _____
(indiv listed only; see
Grouping for hist dist)

primary orig use: Single Dwelling

orig use comments: _____

secondary orig use: _____

primary style: MID-19TH & LATE VIC.: Other

prim style comments: _____

secondary style: _____

sec style comments: _____

primary siding: Horizontal Board

siding comments: _____

secondary siding: _____

plan type: Side Passage/Entry

architect: _____

builder: _____

comments/notes: 1 NC secondary building; Historic addition

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name Canemah Historic District Listed Historic District

Canemah Historic District RLS Survey Update 2007 Survey & Inventory Project

farmstead/cluster name: _____ external site #: _____
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

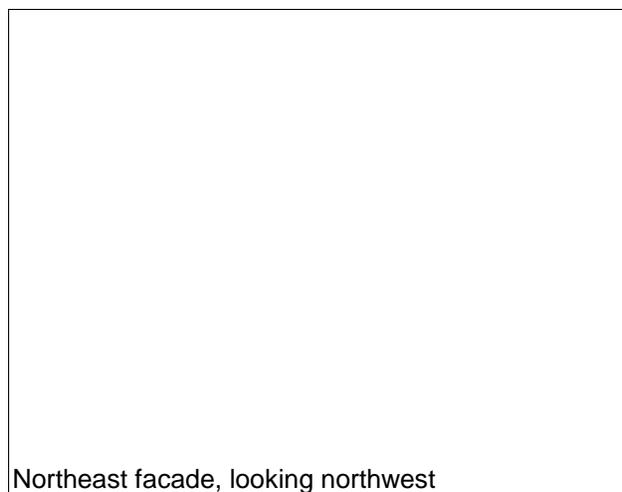
NR date listed: _____ NHD

ILS survey date: 3/20/2008

RLS survey date: 6/1/2007

Gen File date: _____

106 Project(s)



Oregon Historic Site Form

Davis, A Item #2.

702 4th Ave

Oregon City, Clackamas County

ARCHITECTURAL / PROPERTY DESCRIPTION

(Include expanded description of the building/property, setting, significant landscape features, outbuildings, and alterations)

The house is composed of a 1 1/2 story front gabled rectangular portion facing north to 4th Avenue located at the west side of unimproved Apperson Street on a level bench area of land slightly above the street. There is a one story 'L' shaped service addition at the rear that is indicated on the 1911 Sanborn map. The roof of the addition has been extended down on the west side.

Exterior Finish Materials: Roof: medium sloped roof (approx 8:12) with composition shingles and center brick chimney; channel siding with corner boards and plain trim; wide rake board, water table; vertical T&G skirt boards to grade cover footings (possibly brick or concrete piers) addition similar; Full width front porch with hip supported on four posts (posts are replacements)

Windows: wood double hung; many 4/4, some 1/1; single units; other smaller units and porch infill; Doors: Wood and wood-glass panel stile and rail. All with flat trim.

Alterations: minor alterations including some at windows, front porch posts, steps and railings, rear porch; new decks at rear.

Landscape: Open grass-pasture setting with limited shrubs and trees on this relatively level site; white picket fence at property lines; small fruit trees at rear and native pine at front.

HISTORY

(Chronological, descriptive history of the property from its construction through at least the historic period [preferably to the present])

In 1889 Arthur E. Davis was listed as agent for the Portland Flouring Mills and lived in his home high on the hill in Canemah. While Davis lived in Canemah, he was the mill's agent in Oregon City. By 1899 he was treasurer of the company and lived in Portland on N.E. Ainsworth Street. The Portland Flouring Mills was owned and operated by T.B. Wilcox and Charles E. Ladd and had grown to a position of economic prominence in the Pacific Northwest grain business, shipping a great deal of flour to Asia. Also working for the company was another Canemah resident, Joseph Ganong, who began as a bookkeeper and was named President of the company when Wilcox died unexpectedly during WWI.

RESEARCH INFORMATION

(Check all of the basic sources consulted and cite specific important sources)

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Title Records | <input type="checkbox"/> Census Records | <input type="checkbox"/> Property Tax Records | <input type="checkbox"/> Local Histories |
| <input checked="" type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Biographical Sources | <input type="checkbox"/> SHPO Files | <input type="checkbox"/> Interviews |
| <input checked="" type="checkbox"/> Obituaries | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> State Archives | <input type="checkbox"/> Historic Photographs |
| <input checked="" type="checkbox"/> City Directories | <input type="checkbox"/> Building Permits | <input type="checkbox"/> State Library | |

Local Library: _____ University Library: _____

Historical Society: Museum of the Oregon Territory; OHS Other Repository: _____

Bibliography: Portland City Directory, 1889; 1899-1900; Journal 3/24/1936 p26; Sanborn maps, 1911, 1925.

RESIDENTIAL BUILDING STYLES

VERNACULAR

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



Built: 1867

CHARACTERISTICS OF THE STYLE

Site

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

Building Form

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



Built: 1875



Built: 1864

Design Composition

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



Built: 1885

BUNGALOW

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



Built: 1920

CHARACTERISTICS OF THE STYLE

Site

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

Building Form

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



Built: 1916



Built: 1913

Design Composition

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



City of Oregon City

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

Item #3.

Meeting Minutes

Historic Review Board

Tuesday, April 23, 2019

6:00 PM

Commission Chambers

Work Session

1. Call To Order

Chair Baysinger called the meeting to order at 6:02 PM.

Present: 4 - Grant Blythe, Ken Baysinger, Ray Stobie and Claire Met

Absent: 1 - Jon McLoughlin

Staffers: 1 - Kelly Reid

2. Adoption of HRB Policy Updates

Kelly Reid, City Planner, reported that staff had received one more written citizen comment and she distributed a copy to the Board. She summarized that updating the HRB policies had been going on for some time but was nearing completion. She listed the public information efforts completed to date. She noted there are 568 historic properties in Oregon City. From the Board, she was looking for general direction so she could complete edits to the policy and take it back to the Board at a future meeting.

Ms. Reid went over her staff memo and recommendations beginning with the section on fiber cement siding.

Trent Preemar, identified himself as an architect emeritus, testified that there were creative ways to repair historic siding. He said property owners had to be careful if they chose to utilize cement board on historic homes as it was easy to damage and expose to the elements.

Moving on to the section on porches and decks/composite decking, Ms. Reid reviewed the comments received and the Board discussed the issues. The Board expressed concern with the use of vinyl and plastic materials and Ms. Reid agreed to clarify that such materials were not acceptable.

Ms. Reid reviewed the section on windows and then on solar panels. Ms. Reid reported that there were strong opinions regarding the use of solar panels on historic facilities.

Ms. Reid reviewed the comments received on the section on fences and walls and the Board discussed the issues.

Trent Preemar inquired whether in the policy, there was a difference between retaining walls and fences. Ms. Reid agreed to make the issue of retaining walls clearer in the policy language. He noted that permits were not required for fences unless they met

certain conditions and he asked how the installation of fences was handled on historic properties. He noted that it was bad policy to control fence installation after a homeowner constructed a fence. Ms. Reid explained that whenever a sale of a historic property occurs, City staff sends out historic property information packets. They try to do a lot of education with historic property owners. Ms. Met expressed concern with the use of split rail fences on historic properties.

Denyse McGriff, resident of Oregon City, agreed that split rail fences were not appropriate for the time period. She asked that fencing policies be applied unilaterally throughout the McLoughlin Historic Conservation District. She stated that she was opposed to items b. through g. under section 2, allowable fencing materials for rear yards.

Mike Mitchell, resident of Oregon City, noted that under porches and deck color, the recommendation was to match the house color. He requested that it be clarified whether that meant house body color or trim color. Regarding solar panels, the policy indicated that it had to match the roof slope but he requested that it be clarified whether an angled panel was allowed on a flat roof. He requested that rear lot fencing be clarified to indicate whether the list of acceptable rear yard fencing was allowed if a rear yard faced another street.

The Board asked that Ms. Reid make clarifications to the policy to address the comments made. They asked that the use of split rail fences and goat fences be removed.

3. Adjournment

Chair Baysinger adjourned the meeting at approximately 7:04 PM.



City of Oregon City

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

Item #4.

Meeting Minutes

Historic Review Board

Tuesday, April 23, 2019

7:00 PM

Commission Chambers

1. Call To Order

Chair Baysinger called the meeting to order at 7:20 PM.

Present: 4 - Grant Blythe, Ken Baysinger, Ray Stobie and Claire Met

Absent: 1 - Jon McLoughlin

Staffers: 1 - Kelly Reid

2. Public Comments

There were no public comments.

3. GLUA 19-00005/HR 19-01 Historic Review Board review of alterations to a designated structure at 602 7th Street, the I.O.O.F. Hall

Kelly Reid, City Planner, provided an overview of the applicant's request. Of concern to staff and the State Historic Preservation Office (SHPO) was the wall sign marquee because it created a false sense of history as a movie theater SHPO staff provided a written comment that they would allow such a sign provided it could be installed to be connected just in the masonry joints and be fully reversible with minimal damage to the historic brick masonry.

Ms. Reid reviewed the guidance on signs by the Secretary of Interior and the City's design guidelines for new construction. Her recommendation was to approve the projecting sign, approve the wall sign on Washington Street, and to approve the wall sign on 7th Street with conditions.

Natalia Pascuzzi identified herself as working with the applicant, Meyers Signs, and requested clarification on the specifics that made the sign theater-like. She wondered if there was an assumption there would be flashing lights or light movement. She wondered if a soft light border was allowable. They were interested in identifying the facility as a place of entertainment with a restaurant and a community event space.

Denyse McGriff, of the McLoughlin Neighborhood Association, noted that she and other neighborhood association members had met previously with the applicants which they very much appreciated. She identified the building as one of the most significant commercial structures in the neighborhood. One thing they were concerned with was too much clutter and she questioned whether the Washington Street sign was necessary. She agreed with staff about reducing the vertical size of the 7th Street wall sign but was okay with the sign being a little larger horizontally. She agreed with staff that the border lighting made the sign harken incorrectly to an old theater and felt a neon band would be more appropriate.

Chair Baysinger invited the applicant back up to the dais to discuss her concerns. Board Member Blythe asked if the signage was reviewed against the sign code and Ms. Reid explained that no sign application had been submitted because staff wanted to first apply the HRB code against their proposal. She did verify that their signage met the requirements of the City's Sign Code. It was noted that flashing sign lights were prohibited in Oregon City. Board Member Met had concerns with the crisp white look of the sign thinking that it didn't match the color scheme of the building. Ms. Pascuzzi asked if changing the border color from black to trim color would dim the contrast enough to please her.

Tony Montoya, of Meyers Signs, noted that the sign renderings in the application were digitally produced but the actual sign would not have the stark white color. The actual sign material is plastic or Lexan and could be provided in other shades but he added that you do want some contrast in order to make the sign readable. They agreed that they could easily make it a warm color as opposed to a cool color.

The Board agreed that they were opposed to a "marquee theater" bulb border on the 7th Street wall sign but suggested that the applicant use a lit border or neon border. They also agreed that the border should not be black but more of a brick color. Looking at the Washington Street side of the building, they noted that the building had a large brick façade so they felt a wall sign was appropriate.

Board Member Blythe noted that all the Board needed to do was give the applicant parameters on the border for the 7th Street wall sign. They all agreed that it could be illuminated, that it needed to be shorter vertically but it could be slightly widened horizontally thereby not reducing the overall sign square footage. Ms. Reid said she would work with the applicant for a final design and if she wasn't comfortable with their proposal, she would bring it back to the Board.

A motion was made by Board Member Met, seconded by Board Member Blythe, to approve GLUA 19-00005/HR 19-01 with the recommended conditions of approval 1 through 4 as presented. The motion carried by the following vote:

Aye: 4 - Grant Blythe, Ken Baysinger, Ray Stobie and Claire Met

4. Canemah Family Friendly Route project

Ms. Reid provided an overview of her staff report and noted that the project would result in family friendly route signage and pavement markings. No action was needed by the Board unless they considered the item to be a major public improvement.

Denyse McGriff, resident of Oregon City, asked if the item had been run by SHPO and Ms. Reid responded that it hadn't but agreed to do so.

Board Member Met noted that 34 pavement marking symbols were proposed. Ms. Reid said they would be installed every 300 feet and that the City's consultant originally recommended their installation every 120 feet. While the Board was concerned with the large number of pavement markings, they trusted staff to make the correct decision about their quantity and placement and didn't feel that the matter needed to be brought to the Board for official review.

5. Communications

Ms. Reid reported that the Planning Commission met the previous night. The City Commission asked them to have another conversation about whether to allow 3- and 4-plexes in the historic commercial zone which was along McLoughlin Boulevard in the Canemah Historic Conservation District. The new recommended Code amendments redefine multi-family units as five or more units in one structure. The Planning Commission decided to remove 3-plexes, 4-plexes and multi-family uses from the historic commercial zone as permitted uses. Their rationale was that they were worried about their design and how they would fit in with the historic district.

Ms. Reid announced that the preservation month activities included award of the Ruth McBride Powers Award to 212 and 216 14th Street at the City Commission meeting on May 1, 2019. Also, staff would be hosting a speaker on May 30, 2019 at the Midway Pub. Speaking would be Nancy Nelson from SHPO who would talk about Pacific Northwest archaeology. Public tours of the elevator and the promenade would also be hosted on May 9 and 11, 2019.

6. Adjournment

Chair Baysinger adjourned the meeting at approximately 9:00 PM.



City of Oregon City

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

Item #5.

Meeting Minutes

Historic Review Board

Tuesday, May 28, 2019

7:00 PM

Commission Chambers

1. Call To Order

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

Present: 5 - Grant Blythe, Jon McLoughlin, Ken Baysinger, Ray Stobie and Claire Met

Staffers: 1 - Kelly Reid

2. Public Comments

There were no public comments.

3. Staff Concurrence: Concrete Block Wall in the Canemah National Register Historic District

Chair Baysinger recused himself from discussion because the property was owned by the Canemah Club and he was a member and officer of the Canemah Club.

Kelly Reid, City Planner, explained that decisions on the type of application before the Board were normally made by City staff but it was presented to the Historic Review Board (HRB) in case the Board wanted to pull the application and set it over for a public hearing. She gave a brief overview of the application. The reason for the application was for code compliance and was brought about because of fill work and the retaining wall was constructed in the FEMA (Federal Emergency Management Agency) flood plain. The work was done years ago before the property owner even acquired the parcel.

The Board agreed that they did not want to set the application over for a public hearing. Chair Basinger took back over chair duties.

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

Denyse McGriff, resident of Oregon City, testified that she spoke with the applicant, John Finkley, who indicated he may not make the meeting because of circumstances beyond his control.

The Board decided to hold over the item until the end of the agenda in order to afford the applicant an opportunity to arrive.

The item was postponed as the applicant wasn't able to attend the meeting.

5. Adoption of HRB Policy Updates

Chair Baysinger summarized that the HRB had been going over the policy updates for several months in work sessions. Ms. Reid gave a staff report and outlined the proposed changes to the policy.

Paul Edgar, resident of Oregon City, testified that under the window replacement section of the policy, there was a requirement that any windows replaced on any structure listed on the National Register of Historic Places were subject to the purview of the HRB. He noted that all the Canemah district was listed on the National Register and he asked whether replacement windows on every home, historic or not, would be subject to the policy. Ms. Reid said that the section could be clarified to read "designated structures in McLoughlin and contributing structures in Canemah".

Denyse McGriff, resident of Oregon City, testified that she thought that everything in the Canemah National Register District was subject to review because it was designated in the National Register. She suggested that staff check in with the State Historic Preservation Office (SHPO). Ms. Reid indicated that SHPO staff would be reviewing and commenting on the policy changes prior to adoption.

Ms. McGriff suggested that the wording in the first few paragraphs of the policy be stronger advising applicants in historic districts that it was highly recommended that applicants check in with City staff prior to performing any work in the historic district in order to avoid pitfalls. She expressed concerns about the use of fiber cement siding in historic districts. She brought up fences and their use on corner side yards and was concerned about conflicts over where different types of fences would be allowed.

She noted that handrails didn't have to be reviewed under the fencing section but felt it should be clear that handrails on porches and steps do need to be reviewed. She had questions about cast in place concrete and what fell under the purview of the policy. She noted that lattice should not be allowed to be crisscross lattice in the historic district, only square lattice should be allowed. She inquired whether TimberTech decks/porches were allowed and thought restrictions should be included in the policy. She noted the rear of historic houses were just as important as fronts of houses.

Chair Baysinger noted that because of time limits, it would be extremely helpful if testifiers with a large amount of information submit their comments in writing in order to speed up the process.

The Board agreed that stronger language should be used at the beginning of the policy such as "Property owners are strongly encouraged to seek the advice of City staff. Projects that are completed without input from staff, if later found to be noncompliant, may be subject to removal". Mr. McLoughlin noted that it should be clear what applicants would be risking.

Under Policy 6, Fences and Walls, Board Member Met agreed with Ms. McGriff that diagonal lattice fencing should not be allowed. The Board agreed to change the policy from diagonal to square lattice. Also, on solid wood board fences, lattice toppings needed to be square lattice.

Under Policy 10, Window Repair and Replacement, the Board requested that subsection a. be rewritten to: "Individually listed structures on the National Register must be reviewed by the Historic Review Board."

Ms. Reid indicated that the first sentence of subsection b. would be rewritten as "Wood, aluminum clad wood, and fiberglass clad wood windows are permitted

replacement windows on designated structures in the McLoughlin Conservation District and contributing structures in Canemah if they match the original window design.”

Under Policy 11, Porches and Decks, Board Member Blythe noted that some historic structures had rear porches or decks that were significant to the architectural significance of the structure and he was concerned with allowing alternate materials. The Board agreed that if a rear deck or porch were a contributing design factor of a structure and were significant to the house and contributory to the house, then the materials needed to be replaced in kind. It was suggested that the first sentence be rewritten to “Repair or replacement of historic original porch or deck(s) shall meet HRB Policy #8.”

Regarding subsection d., they wanted the wording changed so that composite materials would only be allowed on nonhistoric or new structures.

Ms. Reid noted that they were hiring a summer intern who would be working on updating their website and creating new brochures and materials in order to get the new HRB policies out to the public.

Moved by Board Member McLoughlin, seconded by Board Member Blythe, to approve PC 19-046 Adoption of HRB Policy Updates with various amendments as discussed. The motion carried by the following vote:

Aye: 5 - Grant Blythe, Jon McLoughlin, Ken Baysinger, Ray Stobie and Claire Met

6.

PG 19-01 Preservation Grant for storm windows and window replacement at 415 Jefferson St.

Ms. Reid reported that the program had a two-year budget of \$5,000 per year. She showed a graph representing grants awarded thus far. Funds were available for both grants being presented to the Board.

Ms. Reid gave an overview of the application.

Denyse McGriff, resident of Oregon City, reported that she was testifying on behalf of the applicants, Mike and Connie Jarrett. The applicants requested aluminum clad painted storm windows because the window was south facing and exposed to the elements.

The Board was concerned with setting a precedent for aluminum storm windows. Board Member Blythe said the applicants met the goal of preserving the original windows.

Moved by Board Member Blythe, seconded by Board Member Met, to approve PG 19-01 \$1,000 Preservation Grant for storm windows and window replacement at 415 Jefferson Street. The motion carried by the following vote:

Aye: 5 - Grant Blythe, Jon McLoughlin, Ken Baysinger, Ray Stobie and Claire Met

7.

PG 19-02 Preservation Grant for 803 5th Avenue- Porch Repair & Rehabilitation

Ms. Reid provided a brief overview of the grant request.

Sarah Brown, resident of Oregon City, as well as one of the property owners, presented themselves to the Board in case they had any questions.

Moved by Board Member McLoughlin, seconded by Board Member Stobie, to approve PG 19-02 Preservation Grant for Porch Repair and Rehabilitation at 803 5th Avenue. The motion carried by the following vote:

Aye: 5 - Grant Blythe, Jon McLoughlin, Ken Baysinger, Ray Stobie and Claire Met

8. Letter of Support for a Transportation and Growth Management Program (TGM) Grant to Update the Transportation and Land Use Components of the Comprehensive Plan

Ms. Reid provided the staff report regarding updating the City's Comprehensive Plan and various grants City staff have applied. She is asking the Board to approve a letter of support to be submitted with the grant application.

Moved by Board Member Met, seconded by Chair Baysinger, to approve PC 19-050 Letter of Support for a Transportation and Growth Management Program (TGM) Grant to update the Transportation and Land Use Components of the Comprehensive Plan. The motion passed by the following vote:

Aye: 5 - Grant Blythe, Jon McLoughlin, Ken Baysinger, Ray Stobie and Claire Met

9. Communications

Ms. Reid reported that the History Event at the Midway Pub was cancelled because the speaker had a death in the family.

She announced Lydia Ness was hired to be a summer intern. She was enrolled in the Masters in Urban/Regional Planning at Portland State University. She would be paid through the CLG grant.

10. Adjournment

Chair Baysinger adjourned the meeting at approximately 8:55 PM.

**City of Oregon City
Historic Review Board**

Minutes

June 25, 2019 7:00 p.m.
Commission Chambers-City Hall

1. Call to Order

- The meeting was called to order at 7:00.
- Board Members Present: Ken Baysinger, Claire Met, Grant Blythe
- Staff: Kelly Reid, City Planner

2. Public Comments

- Ken Baysinger asked if there were any public comments about items not on the agenda. There were none.

3. Public Hearings

- Ken opened a public hearing on GLUA 19-00018: Addition of a roof over a rear deck on a historic structure in the McLoughlin Conservation District at 1109 Monroe Street (L.D. Garmin House) Subfile: HR 19-02.
- Ken asked if any board members had any conflicts or biases to declare. All members said no.
- Ken spoke about being a real estate broker who works in the area, but this area is not for sale, so there will be no conflicts.
- Ken asked if the board members had visited the site. All members had.
- Kelly Reid presented the application. She showed the deck and roof design. Kelly said the deck design is recommended for approval by Staff, but there are outstanding questions about what materials will be used.
- Kelly said Staff feels the roof and deck designs would not alter the character of the historic structure.
- Mark Lietzke, property owner, answered Kelly's question about what materials will be used. The railing will be fir and the decking will be composite.
- **Claire Met moved to approve HR 19-02 as presented from the staff report. Seconded by Grant Blythe: Motion passed, all in favor.**
 - Grant Blythe: Aye**
 - Claire Met: Aye**
 - Ken Baysinger: Aye**
- Ken opened a public hearing on HR 18-10: Chain link hedge fence at 811 Jefferson Street, a locally designated structure in the McLoughlin Conservation District (James Manning House).
- Ken asked if the board members had visited the site. All members had.

- Ken asked if any of the board members had conflicts or biases to declare. All members said no.
- Kelly presented the application. She showed pictures of where the fence is visible from the street and explained what it is made of.
- Kelly said that Staff recommends putting wood boards on the chain link fence that is visible from the street. She explained that the Historic Review Board has a fence code that does not allow chain link fences in front or back yards.
- Wade Owens and Susan Egger, homeowners, made some corrections to the fence diagram. They clarified what parts of the fence belong to them.
- Wade explained that the reason they put in a chain link fence was because it was too challenging to keep repairing the wood fence. The fence keeps animals out, is low maintenance, sturdy, and provides privacy.
- Ken said the problem with the chain link fence is that it does not follow Oregon City code. Wade did not realize the chain link fence was against code.
- Susan said that she felt frustrated that her neighbors don't have to follow code with their fences. Kelly asked for pictures of the neighbors' fences for the record.
- Ken said he understands why they put in the chain link fence. He wants to find a solution that does not punish the homeowners.
- Grant is sympathetic to the financial burden, but he doesn't feel the fence can remain.
- Claire asked if any grant money could be used to put in a new fence. Kelly wasn't sure the grant could be used for funding a fence. The Board would have to approve that use.
- Kelly suggested the idea of using landscaping to obscure the fence. Possibly large shrubs.
- Ken asked if a code complaint was issued by a citizen about the fence. Kelly said there was. Ken said they need to show respect to the citizen who complained.
- Ken asked what sort of lenience in timeframe is allowed for compliance with the fence code. Kelly said it is up to the Board, and that Staff usually works with the homeowner to come up with a compliance plan.
- Ken inquired about what would happen if the homeowners are unable to fix the fence. Kelly said then the code enforcement department takes over, a court date is set, and the municipal court deals with it. Ken said he does not like the idea of this taking place.
- Ken asked again how long the homeowners can be given to fix the fence. Kelly gave an example of giving six months to fix a code violation. Kelly mentioned that this not a health or safety issue, so the Board has a lot of flexibility with the timeframe.
- Grant brought up a neighbor's public comments, which indicated that the neighbor is willing to pay for a half of a new fence.
- Ken reopened public testimony to find out if the homeowners knew about the neighbor's public comment.

- Wade said they found out about the comment earlier in the evening, and he had had conversations about the fence with the neighbor.
- Grant said he feels that the Staff comments give the homeowners the maximum amount of flexibility to find a solution for the fence.
- **Grant moved to approve PC 19-064 HR 18-10 application for chain link hedge fence at 811 Jefferson Street with the staff-recommended conditions of approval, along with the addition of a six-month time period to meet the conditions of approval. Seconded by Claire Met: Motion passed, all in favor.**
Grant Blythe: Aye
Claire Met: Aye
Ken Baysinger: Aye
- Ken recommended that the discussion on the Historic Review Board Policy Change be moved until the whole board is available. Kelly said the discussion could be moved to July. Electing a Chair was also continued to a different meeting.

4. Communication

- Kelly introduced Lydia Ness, Planning Department intern, who will be informing the community in a friendly and understandable way about Historic Review Board policies.

5. Adjournment:

- The meeting was adjourned at 8:25.