



CITY OF OREGON CITY HISTORIC REVIEW BOARD AGENDA

Commission Chambers, 625 Center Street, Oregon City
Tuesday, August 25, 2020 at 6:30 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.

OTHER BUSINESS

1. Preservation Grants 20-01, 20-02, and 20-03
2. OC 2040: Community Conversation with the HRB
3. HRB Draft Minutes July 23, 2019
4. HRB Draft Minutes August 20, 2019
5. HRB Draft Minutes September 24, 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: City Commission
From: Planner Kelly Reid

Agenda Date: 08/18/2020

SUBJECT:

Preservation Grants 20-01, 20-02, and 20-03

STAFF RECOMMENDATION:

Staff Recommends awarding the grant for window repair with conditions, and awarding the other two grant requests only if funds are available at the end of the cycle.

EXECUTIVE SUMMARY:

The applicant is seeking approval for three preservation grants: one for window repair, one for siding repair, and one for porch repair on the Catherine Healy House

BACKGROUND:

The applicant is seeking three \$1000 grants for the following three projects:

Project 1 - Window Repair: Restoration and reglazing of 16 wood windows

Project 2 - Porch Repair: Replace rotten wood decking on front and side porches, including structural support where needed. Stained cedar is proposed as the replacement material.

Project 3 - Siding repair: Removal of fiber cement siding on the back of the structure and replacement with wood siding to match the original siding. Cedar shingles proposed for rear gable.

The applicant also owns a company called Multiphase Electric and has proposed to complete a large portion of the work through this company as a way to keep employees working during the pandemic. Due to this, the applicant has not sought other bids, save for two window repair bids.

If approved, the applicant would receive a grant amount of \$1,000 for each project. The Board may choose to award all of the funding now, or award \$1,000 now for one project

and wait on the other two projects until the end of the grant cycle (June 30, 2021), as funding allows.

See detailed staff report for more information.

OPTIONS:

1. Award the grant for window repair, and award the other grants for materials only at the end of the grant cycle if funding is available (Staff's recommendation)
2. Award all three grants right away
3. Other action preferred by the Board

BUDGET IMPACT:

Amount: \$3,000

FY(s): 2020-2021

Funding Source(s): General Fund (\$5000 available each year for Preservation Grants)



**PRESERVATION GRANT
HISTORIC REVIEW BOARD
8/25/2020**

FILE NO.: PG 20-01, 20-02, and 20-03

**HEARING DATE /
LOCATION:** August 25, 2020
Oregon City, City Hall – Chambers
625 Center Street
Oregon City, Oregon 97045

**APPLICANT/
PROPERTY OWNER:** 14th Street Properties, LLC
Vikki Gackle
220 14th Street
Oregon City, Oregon 97045

LOCATION: 220 14th Street
Oregon City, Oregon 97045

REQUEST: The applicant is seeking approval for three preservation grants: one for window repair, one for siding repair, and one for porch repair on the Catherine Healy House

REVIEWER: Kelly Reid, AICP, Planner

RECOMMENDATION: Staff Recommends awarding the grant for window repair with conditions, and awarding the other two grant requests only if funds are available at the end of the cycle.

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

Grant Proposal:

The applicant is seeking three \$1000 grants for the following three projects:

Project 1 - Window Repair: Restoration and reglazing of 16 wood windows

Project 2 - Porch Repair: Replace rotten wood decking on front and side porches, including structural support where needed. Stained cedar is proposed as the replacement material.

Project 3 - Siding repair: Removal of fiber cement siding on the back of the structure and replacement with wood siding to match the original siding. Cedar shingles proposed for rear gable.

Description and Statement of Significance:

Statement of Significance: No biological information was found on Catherine Healy, the first owner of this house. The house is significant for its age and architecture, and also has significance for being one of only three remaining residences in the downtown area, the first area of the City to be developed.

Project Bids

The applicant also owns a company called Multiphase Electric and has proposed to complete a large portion of the work through this company as a way to keep employees working during the pandemic. Due to this, the applicant has not sought other bids, save for two window repair bids.

Project 1 - Window Repair:

Bid #1 Chosen Wood Windows: \$8385 plus \$4776 to dip, strip and finish – TOTAL \$13,161

Bid #2 Viridian Window Restoration: \$13,075

Project 2 - Porch Repair:

Labor from Tricoast Painting and Construction: \$3800 (2019 estimate)

Project 3 - Siding repair:

Materials from Pacific Lumber and Truss: \$3835 (2019 estimate)

Tricoast Painting and Construction: \$6500 (labor only, 2019 estimate)

Grant Funding:

The grant program has operated with a limit of \$3,000 in grant funding over two years for any individual applicant. If approved, the applicant would not be able to apply for any grant funding next year.

The grant cycle for this year just began, and a total of \$5,000 is available.

If approved, the grant applicant would receive a grant amount of \$1,000 for each project. The Board may choose to award all of the funding now, or award \$1,000 now for one project and wait on the other two projects until the end of the grant cycle (June 30, 2021), as funding allows. If grant funding is awarded to other projects before that date, it would not be available for this project.

Staff Recommendation

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

Staff recommends that the Board award grant funding for the porch repair project and the siding project for materials only. The applicant will need to provide a cost estimate or breakdown of materials, and the grant will be limited to 50% of the cost of materials. Based on the application materials, it appears each grant could be \$1,000, but a current cost breakdown/materials list was not provided. Staff also recommends that the HRB hold back some of the funding to be awarded only if there are still funds available at the end of the grant cycle, as we are in the very beginning of the grant cycle.

Staff Recommends the Following Conditions for Approval:

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



CITY OF OREGON CITY

Historic Review Board

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

Historic Preservation Renovation Grant Application

Please Print Clearly

Grant Application File # _____ (staff to fill out)

Date: 8/13/20 Applicant Name: 14th Street Properties, LLC

Site Address: 220 14th Street

Phone Number: 503 516-1674 E-mail address: vukli@multiphaseelectric.com

Historic Name: Catherine Healy House Architectural Style: 20th Century Colonial

Previous Grant Approval File #'s _____ Total Amount _____

How did you hear about the program?: website

Attach a written narrative that addresses the following:

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

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

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

Cost Estimate/Bid #1: _____

Cost Estimate/Bid #2: _____

Total grant amount requested (up to 50% of project cost, maximum \$1000): _____

** See Attachments **

Project Scheduling:

Beginning Date: _____ Completion Date: _____

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

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

Signature: *Michelle A. Grachev* Date: *8/13/20*

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM

HISTORIC NAME: Catherine Healy House DATE OF CONSTRUCTION: 1900-1911
 COMMON NAME: _____ ORIGINAL USE: Residence
 ADDRESS: 220 - 14th Street PRESENT USE: Residence
 OWNER: Dorothy Chambers, 212 - 14th Street ARCH./BLDR.: Unknown
 STYLE: 20th Century Colonial
 T/R/S: 2-2E-30DD TAX LOT: 3800 BLDG. STRUC. DIST. SITE OBJ. (CIRCLE)
 ADDITION: Plat of Oregon City THEME: Architecture, 20th Century
 LOT: 1, 2 BLOCK: 17 QUAD: Oregon City

PLAN TYPE/SHAPE: Rectangular NO. OF STORIES: 1 1/2
 FOUNDATION MATERIAL: Post and block BASEMENT (Y/N): No
 ROOF FORM & MATERIALS: Gambrel. Composition. Hip-roof front porch.
 WALL CONSTRUCTION: Wood STRUCTURAL FRAME: Stud
 PRIMARY WINDOW TYPE: One-over-one double-hung.
 SURFACING MATERIALS: Drop siding. Cornerboards.
 DECORATIVE FEATURES: Patterned shingles in peak of gambrel roof.
 OTHER: Front porch has turned posts. Southeast corner bathroom addition.
 CONDITION: EXCELLENT _____ GOOD _____ FAIR X DETERIORATED _____ MOVED _____ (date)
 EXTERIOR ALTERATIONS/ADDITIONS (dated): Southeast corner addition, n.d.

NOTEWORTHY LANDSCAPE FEATURES: Concrete retaining wall. Chain-link fence.
 ASSOCIATED STRUCTURES: 212, 216 - 14th Street.

KNOWN ARCHAEOLOGICAL FEATURES: None.

GEOGRAPHIC SETTING: Occupies a corner lot at the intersection of 14th and Center Streets. Adjacent to the Southern Pacific Railroad tracks. An area of mostly redeveloped commercial uses. This house and its two neighbors (212 and 216 - 14th Street) are the only remaining residences in the downtown area.

STATEMENT OF SIGNIFICANCE: (Historical and/or architectural importance, dates, events, persons, contexts): No biographical information was found on Catherine Healy, the first owner of this house. The house is significant for its age and architecture, and also has significance for being one of only three remaining residences in the downtown area, the first area of the City to be developed.

SOURCES: Pioneer National Title Company Records.

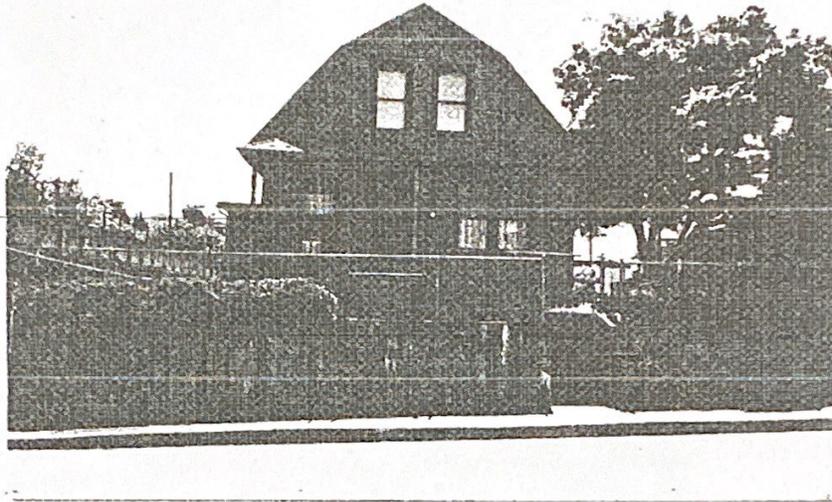
NEGATIVE NO: Roll H, #29, 30
 SLIDE NO: _____

RECORDED BY: Jane Altier
 DATE: May 1982

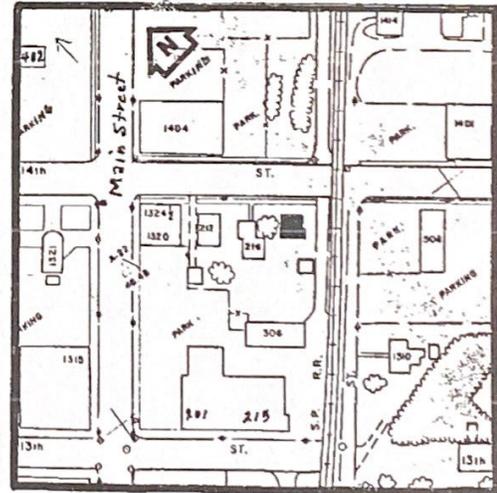
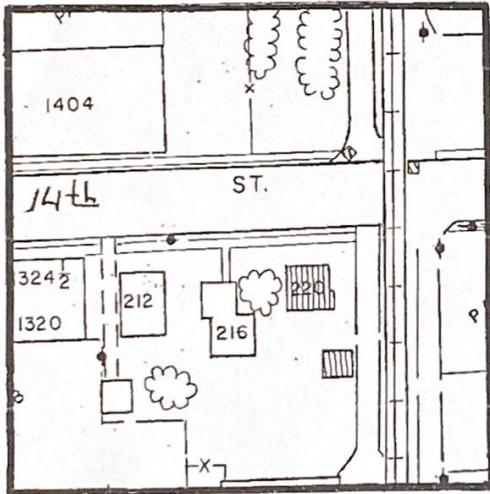
SHPO INVENTORY NO.: _____

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM - TWO

NAME: Catherine Healy House T/R/S: 2-2E-30DD TAX LOT 3800
ADDRESS: 220 - 14th Street QUADRANGLE: Oregon City



NEGATIVE NO. Roll H, #29, 30 SLIDE NO. _____



GRAPHIC AND PHOTO SOURCES: Base Map of Oregon City, 1987.
Oregon City Planning Department Photograph, 1987.

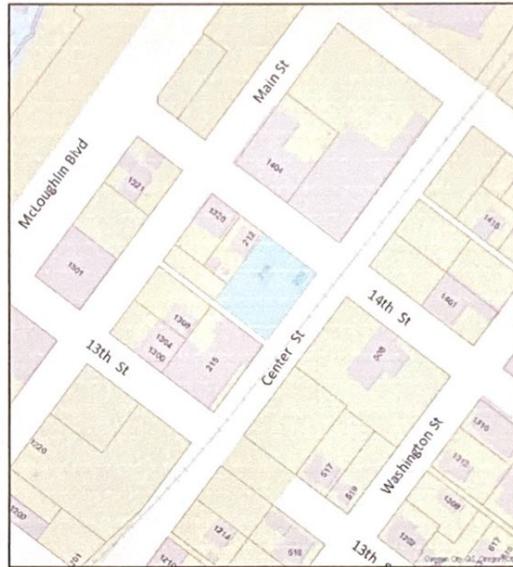
SHPO INVENTORY NO.: _____

Taxlot Detail Report

2-2E-30DD-03800

Taxlot Information

Parcel Number (APN) 2-2E-30DD-03800
 Primary Situs Address 220 14TH ST
 OREGON CITY, OR 97045
 County CLACKAMAS
 Section T2S R2E S30
 Latitude 45.361759
 Longitude -122.601296
 R Number (Alt ID) 00569726
 Approx. Size (acres) 0.31818183
 USGS Quad Name Oregon City
 Within Oregon City Limits? Y
 Urban Growth Boundary (UGB) Inside



Political Boundaries

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

Assessment & Value Information

Taxmap 2S2E30DD
 Land Value (Mkt) \$166,523
 Building Value (Mkt) \$27,920
 Exempt Amount \$0
 Net Value (Mkt)
 Assessed Value \$92,468
 Year Built (if known)
 Sale Date 201904
 Sale Price \$1
 Document Date 2014-12-02 00:00
 Document Number 2014-062530
 State General Prop. Code 201
 County Tax Code 062057

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed.

Report generated 8/13/2020 2:38 PM

Page 1 of 2

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



Taxlot Detail Report

2-2E-30DD-03800

Land Use and Planning

| | | | |
|-------------------------------------|----------------------------------|--|---|
| <i>Zoning</i> | MUD | <i>In SDC Discount Area?</i> | Y |
| <i>Comprehensive Plan</i> | MUD | <i>In Thayer Rd Pond Fee Area?</i> | N |
| <i>Subdivision</i> | OREGON CITY | <i>In Beaver Creek Rd Access Area?</i> | N |
| <i>Subdivision Plat Number</i> | 2 | <i>In Willamette River Greenway?</i> | N |
| <i>PUD (if known)</i> | 0 | <i>In Geologic Hazard?</i> | N |
| <i>Partition Plat Number</i> | 0 | <i>In High Water Table Area?</i> | N |
| <i>Neighborhood Association</i> | TWO RIVERS | <i>In Nat. Res. Overlay District (NROD)?</i> | N |
| <i>Urban Renewal District</i> | DOWNTOWN | <i>In 1996/FEMA 2008 100-yr Floodplain?</i> | Y |
| <i>Historic District</i> | NONE | <i>In FEMA Floodway?</i> | N |
| <i>Historic Designated Struct.?</i> | OTHER | <i>In Barlow Trail Area?</i> | N |
| <i>Concept Plan Area</i> | NONE | <i>In Vertical Housing Dev. Zone?</i> | Y |
| <i>Urban/Rural Reserve</i> | | <i>In Enterprise Zone?</i> | N |
| <i>Reserve Name</i> | | <i>In Opportunity Zone?</i> | Y |
| <i>Watershed</i> | Abernethy Creek-Willamette River | | |
| <i>Sub-Watershed</i> | Tanner Creek-Willamette River | | |
| <i>Basin</i> | Willamette | | |
| <i>Sub-Basin</i> | Middle Willamette | | |

Service Districts

| | |
|--------------------------------------|----------------------------|
| <i>Elementary School</i> | CANDY LANE/JENNINGS LODGE |
| <i>Middle School</i> | OGDEN MIDDLE |
| <i>High School</i> | OREGON CITY HIGH |
| <i>School District</i> | OREGON CITY |
| <i>Oregon Dept. of Ed. Dist. ID</i> | 1928 |
| <i>Nat Cntr for Ed Stats Dist ID</i> | 4109330 |
| <i>Water District</i> | |
| <i>Park District</i> | |
| <i>Sewer District</i> | Tri-City Service District |
| <i>Fire District</i> | Clackamas Fire District #1 |
| <i>Fire Management Zone</i> | 6497 |
| <i>Transit District</i> | Tri-County Metropolitan |
| <i>Garbage Hauler</i> | Oregon City Garbage Co. |
| <i>Garbage Hauler Phone</i> | (503) 656-8403 |

Census Information

| | |
|--------------------------------------|--------------|
| <i>Census Tract</i> | 224.00000000 |
| <i>Census Block Group</i> | 5 |
| <i>Census Block Grp. Pop. (2010)</i> | 684 |

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed.

Report generated 8/13/2020 2:38 PM

Page 2 of 2

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



14th Street Properties, LLC
P.O. Box 1416
Oregon City, OR 97045

August 13, 2020

City of Oregon City
Historic Review Board
698 Warner Parrot Road
Oregon City, OR 97045

Greetings Historic Review Board:

A little background, we are Dave & Vikki Gackle. We purchased the last three historical residences located in the downtown district several years ago. They are located at 212, 216 & 220 14th Street. They have been and are currently being used as commercial space. Two of the three have been renovated and they look great. They are currently occupied by tenants. This last year, we created a separate entity for the three properties, they are now owned and operated by 14th Street Properties. We also own and operate Multiphase Electric, LLC. We are a licensed electrical/general contractor. The property located on the corner of 14th & Center (220 14th) is the last one to be completed. 14th Street Properties will be hiring Multiphase Electric to do some to the exterior/interior repairs. In this season of COVID, it makes sense to keep our crews working. We have one bid for the porch and stairs, two for the windows and one material bid for siding. Knowing that Multiphase is going to do the work, we don't feel right asking for other companies for bids and occupying their time. Just for our gain. We are applying three times for Renovation Grants. Once for windows, once for the porch and stairs and once for the siding. We understand the intention of the program as well as the way it funds. We just thought we would turn in all our information; therefore, you all understand our plan and intentions.

Thank you for your time and consideration.

Sincerely,
Dave & Vikki Gackle
14th Street Properties
Multiphase Electric, LLC
503-516-1674

Project #1: Windows

- 1.) **Project Description:** We plan to restore and salvage the existing original wood windows. We will take them to be dunked in acid for paint removal. We will then fill, sand and repair rotten pieces. We will replace the glass with laminated glass. We will take them to a glass shop to have the windows reglazed. Lastly, the plan is to maintain the ability for them to still open, however some windows may need to be fixed. They will be primed and painted.
- 2.) **Historic Significance:** The Catherine Healy house is one of three last remaining historical homes in the downtown district. This home is highly visible from 14th street, Center Street as well as coming down Washington. We will strive to maintain as much as the original craftsmanship as possible. Maintaining the wood windows is vital in keeping the historic presence. We successfully restored the original wood windows in the 212 property by the same process. Unfortunately, the 216 property had windows from the 80's, so we replaced them with new wood windows.
- 3.) **Historical Documentation:** We have no historic photos of this property; however, we don't plan on altering the windows from the original. If replacement pieces are needed, they will be the same material, size and style as the original.
- 4.) **Photos:** Before photos are attached.
- 5.) **Estimated Project costs:**
 - Acid dipping= \$80 per double hung window \$80x16=\$1280
 - Glass & glaze=\$170 per double hung window \$170x16=\$2720
 - Labor & Misc. material costs: \$3500
 - Total cost: \$7,500**

Project Scheduling:

Beginning date: Windows have been removed and off to dip

Completion Date: End of August

Project #2: Front & Side Porch & Staircases

- 1.) **Project Description:** We plan to restore, replace and/or rebuild where necessary, the front and side porch, rails and staircases. We will demo the old and rotten decking and structural support and replace where needed. We are targeting to maintain the same original look. The decking materials will be cedar and we plan to stain the wood.
- 2.) **Historic Significance:** The Catherine Healy house is one of three last remaining historical homes in the downtown district. This home is highly visible from 14th street, Center Street as well as coming down Washington. We will strive to maintain as much as the original craftsmanship and style as possible. Rebuilding the porch and stairs to mirror its original look is vital in keeping the historic presence.
- 3.) **Historical Documentation:** We have no historic photos of this property, just current ones that are showing the weathered unaltered original look. Replacement will be the same or similar material, size and style as the original.
- 4.) **Photos:** Before photos are attached.
- 5.) **Estimated Project costs:**
- 6.) Material for decking, porches and staircases roughly \$2500
Labor roughly \$2400
Total cost: \$4900

Project Scheduling:

Beginning date: Early September

Completion Date: 2 weeks after start date

Project #3: Siding

- 1.) **Project Description:** We plan to remove the Hardie Board siding covering the back side of the building and replace with wood siding to match the existing original siding. The Rear gable most likely has dry rot where it curves up in the detail. Because of this, replacing the gable with a tongue & groove may lead to leaks in the same place. Therefore, we would like to request to put cedar shingles on the rear gable to allow for better runoff over the part where it curves up. We will also be going around the house and replacing siding, trim or corner boards where necessary. We will be getting it painted before fall. Color schemes are included.
- 2.) **Historic Significance:** The Catherine Healy house is one of three last remaining historical homes in the downtown district. This home is highly visible from 14th street, Center Street as well as coming down Washington. We will strive to maintain as much as the original craftsmanship as possible. Maintaining the wood siding is vital in keeping the historic presence.
- 3.) **Historical Documentation:** We have no historic photos of this property; however, we don't plan on altering the siding from the original. If replacement pieces are needed, they will be the same material, size and style as the original.
- 4.) **Photos:** Before photos are attached.
- 5.) **Estimated Project costs:**
 - Material \$3850
 - Labor \$3000
 - Total cost: \$6850**

Project Scheduling:

Beginning date: Early September

Completion Date: Mid September

Please Note: We are trying to push the exterior work along because we want the building painted before the weather changes.



TRI-COAST PAINTING & CONSTRUCTION, INC.
 8012 NE 163rd Ave.
 Vancouver, WA 98682
 (503) 593-0370
 OR # 192832 WA # TRICOP188604
Proposal and Contract



| | | | |
|---------------|-----------------|----------|--|
| Customer | Dave | Date: | 11/15/2019 |
| Contact: | | Phone: | 503-516-3110 |
| Address: | 220 14th St. | email: | dave@multiphaseelectric.com |
| City, St Zip: | Oregon City, OR | Refer by | |

| | | |
|---|---|-------------|
| We propose to furnish labor only according to the work for: | | |
| Quote #1 | Siding replacement/ Labor only | \$ 6,500.00 |
| 1. | Remove existing siding 1st floor only | |
| 2. | Dispose according to OR Lead renovations | |
| 3. | Install new siding pre-primed cedar same design as existing | |
| 4. | Install new corner boards and window trims (excluding window sills) | |
| 5. | Caulk all joints as needed | |
| 6. | Install metal flashing above all window and door trims | |
| 7. | Customer to provide siding, caulking, flashing, nails, trims boards, drip edge, crown | |
| 8. | Replace 1 window sill South wall/ Install drip edge and belly band around the house | |
| 9. | Replace South wall crown molding | |

1/2 Deposit
 FINAL PAYMENT DUE

| |
|--|
| |
| |

**If permit(s) require by the city are to be handle by the customer **

| |
|--|
| |
| |

WARRANTY: 1 Year

Warranty: All material is guaranteed to be a specified. All work to be completed in a workmanlike manner according to PDCA Standards. Any alteration or deviation from specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Customer understands that the start and the end date is only an estimate.

The Year Home Built: SQFT:

This proposal is good for 30 days

Acceptance: The signature below signifies acceptance of the proposal as per the attached scope of work and hereby authorizes commencement of the work, and hereby guarantees payment as outlined above.

Darren Eang

 Tri-Coast, Inc. Representative

Date: _____

 Customer Signature

Date: _____

 Customer Printed Name



TRI-COAST PAINTING & CONSTRUCTION, INC.
 8012 NE 163rd Ave.
 Vancouver, WA 98682
 (503) 593-0370
 OR # 192832 WA # TRICOP188604
Proposal and Contract



| | | | |
|---------------|-----------------|----------|--|
| Customer | Dave | Date: | 11/15/2019 |
| Contact: | | Phone: | 503-516-3110 |
| Address: | 220 14th St. | email: | dave@multiphaseelectric.com |
| City, St Zip: | Oregon City, OR | Refer by | |

| | | |
|--|--------------------------------------|-------------|
| We propose to furnish labor only according to the work for: | | |
| Quote #2 | Staircase rebuild/ Labor only | \$ 3,800.00 |
| 1. Remove existing staircase structure side of the house | | |
| 2. Rebuild with pressure treated stair stringers | | |
| 3. Install step boards TBD per customer | | |
| 4. Customer to install metal railing | | |
| 5. Install hardie panels to enclose the sides | | |
| 6. Rebuild front porch staircase the same way | | |
| 7. Remove and install new front porch flooring TBD per customer | | |
| 8. Customer to provide all materials | | |
| ** Any permit(s) require by the city are to be handle by the customer ** | | |

1/2 Deposit
 FINAL PAYMENT DUE

| |
|--|
| |
| |
| |
| |

WARRANTY: 1 Year

Warranty: All material is guaranteed to be a specified. All work to be completed in a workmanlike manner according to PDCA Standards. Any alteration or deviation from specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Customer understands that the start and the end date is only an estimate.

The Year Home Built: **SQFT:**

This proposal is good for 30 days

Acceptance: The signature below signifies acceptance of the proposal as per the attached scope of work and hereby authorizes commencement of the work, and hereby guarantees payment as outlined above.

Darren Eang

Tri-Coast, Inc. Representative

Customer Signature

Customer Printed Name

Date: _____

Date: _____



Chosen Wood Window Maintenance, Inc.

11945 S. Township Road
 Canby, OR 97013
 503-266-3830 - Phone
 888-317-7584
 503-266-3804 - Fax

ESTIMATE

| | |
|----------------|-----------|
| DATE | ESTIMATE# |
| 6/18/2015 | 11971 |
| TERMS | REP |
| Due on receipt | KRG |

| | |
|----------------|--------------|
| Customer Phone | 503-516-3110 |
| Alt. Phone | |

| |
|--|
| CUSTOMER NAME & ADDRESS |
| Dave Gackler 212 14th St Oregon City, OR 97045 |

| ITEM | DESCRIPTION &/OR PARTS | QTY | COST | TOTAL |
|--|---|-----|--------------|----------|
| | Work to be performed at: 220 14th St Oregon City, OR 97045 | | | |
| Labor & Materials | Labor and Materials to convert (10) Double Hung Sash to Insulated Glass Units (IGU) as follows: (4) IGU 27-5/8 x 29-5/8 With Invisible Balances applied to the Bottom Sash Only Glass: Clear/Annealed To Dip, Strip, and Finish add \$3,150 (\$315 per) | 10 | 630.00 | 6,300.00 |
| Labor & Materials | Labor and Materials to convert (2) Double Hung Sash to Insulated Glass Units (IGU) as follows: (4) IGU 20-5/8 x 18-5/8 With Invisible Balances applied to the Bottom Sash Only Glass: Clear/Annealed To Dip, Strip, and Finish add \$630 (\$315 per) | 2 | 546.00 | 1,092.00 |
| Labor & Materials | Labor and Materials to convert (1) Picture Window to Insulated Glass Units (IGU) as follows: (1) IGU 20-5/8 x 20-5/8 Glass: Clear/Annealed To Dip, Strip, and Finish add \$210 per | 1 | 273.00 | 273.00 |
| Labor & Materials | Labor and Materials to convert (1) Picture Window to Insulated Glass Units (IGU) as follows: (1) IGU 27-5/8 x 29-5/8 Glass: Clear/Annealed To Dip, Strip, and Finish add \$210 per | 1 | 325.50 | 325.50 |
| Please sign one estimate, enclose a 30 percent deposit for the items you want done and return. | | | TOTAL | |

SIGNATURE _____

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders and will become an extra charge over and above the estimate. By signing this estimate, you are accepting the above prices, specifications and conditions and are authorizing the work to begin as specified. Payment will be due at the time the work is completed. This estimate subject to acceptance within 30 days and is void thereafter at the option of Chosen Wood Window Maintenance. Materials will be purchased based on your acceptance of this estimate. Should you cancel, you will be billed for materials purchased. OR CCB#132834, WA CCB# CHOSEWWW008KJ.



Chosen Wood Window Maintenance, Inc.

11945 S. Township Road
 Canby, OR 97013
 503-266-3830 - Phone
 888-317-7584
 503-266-3804 - Fax

ESTIMATE

| | |
|----------------|------------------|
| DATE | ESTIMATE# |
| 6/18/2015 | 11971 |
| TERMS | REP |
| Due on receipt | KRG |

| |
|--|
| CUSTOMER NAME & ADDRESS |
| Dave Gackler 212 14th St Oregon City, OR 97045 |

| | |
|-----------------------|--------------|
| Customer Phone | 503-516-3110 |
| Alt. Phone | |

| ITEM | DESCRIPTION &/OR PARTS | QTY | COST | TOTAL |
|--|---|-----|--------------|--------|
| Labor & Materials | Labor and Materials to fabricate and install (2) Slim Line Insulating Panes (SLIPS) on (2) Picture Windows as follows: (2) SLIPS 30-5/8 x 28-5/8 Glass: Clear/Tempered To Dip, Strip, and Finish add \$576 (\$288 per) | 2 | 197.40 | 394.80 |
| Note | NOTE TO CUSTOMER The option to dip, strip, and finish if for the sash only and back to paint of stain whichever is current Any boarding up or removal of storms to be done by owner Structural repairs to sash included Repair to frame in home not included, but can be done if needed | | 0.00 | 0.00 |
| Alarms | Chosen Wood Window Maintenance, Inc. is not responsible for any alarm system repairs that may be required due to dry rot repair and/or glass replacement. | | 0.00 | 0.00 |
| D/R | On dryrot repair, all material will be primed on exterior only. We do not fill nail holes, prep or finish paint. | | 0.00 | 0.00 |
| LowE | Due to the constantly changing nature of the manufacturing of LowE types, unless a specific type of LowE is specified by the customer and is available from our suppliers, there is no guarantee that LowE glass we provide will match existing LowE product. | | 0.00 | 0.00 |
| Payments | 30% Deposit is required to order materials. Visa/MasterCard/Check may be used for deposit. | | 0.00 | 0.00 |
| Please sign one estimate, enclose a 30 percent deposit for the items you want done and return. | | | TOTAL | |

SIGNATURE _____

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders and will become an extra charge over and above the estimate. By signing this estimate, you are accepting the above prices, specifications and conditions and are authorizing the work to begin as specified. Payment will be due at the time the work is completed. This estimate subject to acceptance within 30 days and is void thereafter at the option of Chosen Wood Window Maintenance. Materials will be purchased based on your acceptance of this estimate. Should you cancel, you will be billed for materials purchased. OR CCB#132834, WA CCB# CHOSEWWW008KJ.



Chosen Wood Window Maintenance, Inc.

11945 S. Township Road
Canby, OR 97013
503-266-3830 - Phone
888-317-7584
503-266-3804 - Fax

ESTIMATE

| DATE | ESTIMATE# |
|----------------|-----------|
| 6/18/2015 | 11971 |
| TERMS | REP |
| Due on receipt | KRG |

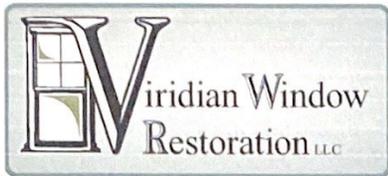
| | |
|----------------|--------------|
| Customer Phone | 503-516-3110 |
| Alt. Phone | |

| CUSTOMER NAME & ADDRESS |
|--|
| Dave Gackler 212 14th St Oregon City, OR 97045 |

| ITEM | DESCRIPTION &/OR PARTS | QTY | COST | TOTAL |
|--|---|-----|--------------|------------|
| Customer Walk ... | Walk Through Complete: x _____ Customer Signature | | 0.00 | 0.00 |
| Please sign one estimate, enclose a 30 percent deposit for the items you want done and return. | | | TOTAL | \$8,385.30 |

SIGNATURE _____

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



SUSTAINABLE HISTORIC SOLUTIONS

Estimate

PO Box 12230 Portland OR 97212
 503-922-2202 t • 503-922-1497 f
info@viridianwindow.com • viridianwindow.com

DATE/ESTIMATE NO. 2019-10-22 -1

Licensed • Bonded • Insured
 Oregon CCB License No. 185028

FOR: Vikki Gackle, Multiphase Electric
 220 14th St
 Oregon City OR 97045

PHONE: 503-516-1674 cell
 503-908-1593 office
 E-MAIL: vikki@multiphaseelectric.com

| ASSOCIATE | JOB | PAYMENT TERMS | TENTATIVE START DATE |
|-----------|-----------------|---------------|----------------------|
| GH | Com-Multiphase2 | 25/25/50* | Late Nov./Early Dec. |

| QTY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|--------------|---|-----------------|-----------------|
| 6 | Install insulated low-E glass into existing window sash-28x30/30, 1/1, DH (Front Office-3, Vikki's Office-2, Dave's Office-1) | \$950 | \$5,700 |
| 2 | Install insulated low-E glass into existing window sash-18x12/12, 1/1, DH (Pantry-1 ² , Refrigerator Closet-1 ²) | 900 | 1,800 |
| 1 | Install insulated low-E glass into existing window sash-16x16, 1, SH (WC-1) Make Operational If Possible! | 500 | 500 |
| 1 | Install insulated low-E glass into existing window sash-30.625x23.375, 6/6, Slider (Rear Entry-1) | 925 | 925 |
| 1 | Install tempered, insulated low-E glass into existing window sash-28x30, 1, Fixed (Stairs-1) | 550 | 550 |
| 2 | Install insulated low-E glass into existing window sash-28x28/28, 1/1, DH (Upstairs North-2) | 900 | 1,800 |
| 2 | Install insulated low-E glass into existing window sash-28x28.5/28.5, 1/1, DH (Upstairs South-2 ¹) | 900 | 1,800 |
| | Convert all D/H's to S/H's. All sashes that can be repaired or modified to work will be. If replacements are needed we'll address that when we remove that sashes and can examine them completely. Note: Above estimate is for IGU's or clear, laminated glass. | | |
| | ¹ Two sashes may not be repairable. ² One sash may not be repairable. | | |
| Preparation: | Double-hung windows: Remove inside stops, remove bottom sash, remove parting bead, remove top sash. Fixed & Casements: Remove Sash. | | |
| Glazing: | Cut sash, remove all glazing material in preparation for insulated units. Glaze glass into sash using primed wood stops secured in place with exterior grade caulking and brad nails. Apply primed exterior grills as needed. | | |
| Fitting: | Double-hung: Replace or modify balance (as needed), fit top sash in place, install parting bead, weather strip, install bottom sash, weather strip, fit to opening, install original locks, weather strip inside stops & re-install. Fixed & Casement: Weather strip and re-install sash. | | |
| | <small>All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. By signing this estimate you are accepting the above prices, specifications and conditions. This estimate is subject to acceptance within 45 days and is void thereafter at the option of Viridian Window Restoration, LLC. Materials will be purchased based on your acceptance of this estimate. Should you cancel, you will be billed or refunded the difference in the material costs and your deposit.</small> | | |
| | | SUBTOTAL | \$13,075 |
| | | TAX | |
| | | TOTAL | \$13,075 |

Please sign estimate and return with a 25% deposit for the items you select.

Signature _____

*25% of total estimate due at acceptance of bid, 25% due at commencement of work, and final 50% due upon completion.
 Make all checks payable to Viridian Window Restoration LLC

THANK YOU FOR YOUR BUSINESS!

PACIFIC LUMBER & TRUSS
 10515 SW ALLEN BLVD
 BEAVERTON, OR 97005
 Phone 503-858-9663

NO. 3175184 CASH QUOTE 05/15/19 13:32 010

SOLD CASH SALE - JOSH THRASHER SHIP OREGON CITY WT: 1680.00
 TO: TO: S 1
 P8280
 A 3
 W 425
 C 1
 P 5

CUST#: 13.0000 TERMS: NET 10TH

| L# | QTY | DESCRIPTION | ITEM# | UNITS | PRICE | AMOUNT |
|----|--------|---------------------------------|-----------|--------|-------------|---------|
| 1 | 2400 | 1/2X6 FJ TEX BEVEL PRIMED | 181004020 | 1200 | 1995.00MBF | 2394.00 |
| | 150/16 | | | | | |
| 2 | 60 | 1X4 R/L S1S2E FJ CLR CDR PRIMED | 17641000A | 20 | 2822.00MBF | 56.44 |
| | 3/20 | | | | | |
| 3 | 60 | 1X6 R/L S1S2E FJ CLR CDR PRIMED | 17651000A | 30 | 3174.00MBF | 95.22 |
| | 3/20 | | | | | |
| 4 | 125 | 2X3 PRIMED SPRUCE WINDOW SILL | 176710170 | 62.50 | 1520.00MBF | 95.00 |
| 5 | 160 | 1X8 R/L S1S2E FJ CLR CDR PRIMED | 17661000A | 106.67 | 3403.00MBF | 363.00 |
| | 8/20 | | | | | |
| 6 | 320 | 1X6 R/L S1S2E FJ CLR CDR PRIMED | 17651000A | 160 | 3174.00MBF | 507.84 |
| | 16/20 | | | | | |
| 7 | 20 | 1X8 R/L S1S2E FJ CLR CDR PRIMED | 17661000A | 13.33 | 3403.00MBF | 45.36 |
| | 1/20 | | | | | |
| 8 | 60 | TX-1 WHITE SEALANT 10.5 OZ TUBE | 67110022A | 60 | 4.64 EA | 278.40 |
| | | | | | | |
| | | | | | SUBTOTAL | 3835.26 |
| | | | | | THANKYOU!!! | .00 |
| | | | | | TOTAL | 3835.26 |

THE PRICES CONTAINED IN THIS QUOTE ARE GOOD FOR 7 DAYS OR
 UNTIL THE EXPIRATION DATE NOTED ON THE QUOTE ABOVE.
 PURCHASER IS RESPONSIBLE FOR ACCURACY OF LIST.



Item #1.



Page 26





Item #1.



Page 29



Item #1.

Item #1.



Page 31



Item #1.



Item #1.



Page 34

Item #1.



Page 35



Item #1.



Page 37



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: 08/25/2020

SUBJECT:

OC 2040: Community Conversation with the Planning Commission

STAFF RECOMMENDATION:

Participation in the community conversation.

EXECUTIVE SUMMARY:

Staff will be facilitating a Community Conversation with the members of the Historic Review Board to help guide land use decisions over the next 20 years.

BACKGROUND:

The City of Oregon City has launched OC2040, a citywide effort to update the Oregon City Comprehensive Plan that will guide land use decisions over the next 20 years. The first step in the process is to create a community vision that reflects what community members want to preserve about Oregon City, and what they would like to see change by 2040. The Comprehensive Plan will consist of broad goals and policies to implement the vision and guide future growth and development.

Community Conversation Kit allows anyone to facilitate a discussion with groups, committees, clubs and other organizations. These can be done virtually, or in small, physically distanced groups. The purpose of these Community Conversations is to engage with a broad cross-section of Oregon City residents, business owners and partners around a Community Vision.

These Community Conversations are anticipated through the summer into October of 2020. The creation and adoption of the Community Vision will occur in late Fall-early Winter, which will inform the development of policy recommendations in the update to the Comprehensive Plan next year.

More information may be found at www.oc2040.com.



Oregon City Comprehensive Plan Update

COMMUNITY CONVERSATIONS KIT

July 20, 2020

Table of Contents

| | |
|-------------------------------------|---|
| Preparation Checklist | 2 |
| Presenters Guide (up to 60 minutes) | 3 |
| Discussion Leader Tips | 4 |
| Community Visioning Questions | 5 |
| Notes Page | 6 |
| Sign-In Sheets | 7 |

PREPARATION CHECKLIST

| | |
|---|-----|
| Before the Event | (√) |
| Be familiar with all the items in this guide. Contact Pete Walter (503) 496-1568) or via email pwalter@orc.org | |
| <p>For In-Person Community Conversations:</p> <p><i>If you are able, print clean copies of materials, including:</i></p> <ul style="list-style-type: none"> • Sign-in sheet • Discussion Questions (enough to share with participants) • Notes page(s) for small groups • This Community Conversations Kit as your quick reference guide | |
| <p>For Virtual or Phone-In Community Conversations</p> <p>Have the following materials handy (paper copies or on a computer) for notetaking:</p> <ul style="list-style-type: none"> • Sign-in sheet • Discussion Questions • Notes page(s) • This Community Conversations Kit as your quick reference guide | |
| <p>Ask yourself the following questions:</p> <ul style="list-style-type: none"> • Have you confirmed the meeting location or video conference information? • If this Community Conversation in part of another meeting, have you confirmed a place on the agenda? How long do you have? • Do you have enough materials to share with expected participants? | |
| After Event | (√) |
| <p>Within one week, please email or scan the sign in sheet and your notes directly to Pete (pwalter@orc.org)</p> <p>Or</p> <p>Enter into the online survey form. For the online survey form;</p> <ul style="list-style-type: none"> • Skip the demographic questions that don't apply. • For the last question, enter your name and the name of your group into the Name prompt. • Enter your email address into the Email prompt. • Please send additional email addresses for the project mailing list to Pete Walter. | |

PRESENTER'S GUIDE (Up to 60 Minutes)

Please review this guide prior to leading your discussion. If you have between 15 – 60 minutes for the presentation, please adjust the timing below accordingly leaving more a majority of the time for discussion. Prompts and explanatory text are included in bullets below.

Presentation

0 – 15 minutes: Introduction and Overview

- *Distribute sign-in sheet. Invite participants to sign up for the project email list.*
- For Virtual or Phone Community Conversations, identify the name and email address of participants expected prior to the meeting. At the beginning of the meeting, have everyone confirm their name and email addresses, and whether they would like to be signed up for the project email list. (or follow up via email or in a video-conferencing chatroom).
- Share the discussion questions in advance, and/or share your screen with the discussion questions. *Distribute copies of the discussion questions so people can follow along.*
- Introduce yourself and your role in the project.
- Provide a brief contextual overview of the 2040 Oregon City Comprehensive Plan Update and your role. A sample is provided below:

“The City of Oregon City is launching OC2040, a citywide effort to update the Oregon City Comprehensive Plan that will guide land use decisions over the next 20 years. The first step in the process is to create a community vision that reflects what community members love and want to preserve about Oregon City, and what they would like to see change by 2040. The Comprehensive Plan will consist of broad goals and policies to implement the vision and guide future growth and development.

The purpose of these Community Conversations is to engage with a broad cross-section of Oregon City residents, business owners and partners around a Community Vision. These Community Conversations are anticipated through the summer into October of 2020. The creation and adoption of the Community Vision will occur in late Fall-early Winter, which will inform the development of policy recommendations in the update to the Comprehensive Plan next year. Thank you for talking with us!”

15 – 45 minutes: Listening and Discussion.

- Lead the group discussion around the questions in this kit.
- Have participants affirm your understanding of the discussion by repeating back any major themes or ideas.
- *For frequently mentioned themes, ideas or topics, place a check mark for each mention in your notes.*
- Ask for additional questions and comments.

45 – 60 minutes: Report Back and Next Steps.

- Thank participants for the discussion.
- Point participants to the project web site (www.OC2040.com) for access to materials and updates on meetings, events and surveys.
- Invite members to the next community event or survey.

After the meeting

Within a week: Scan or email the discussion notes and sign-in sheet to Pete.

DISCUSSION LEADER TIPS

General Principles

As the presenter and discussion leader, your role is to help create an open and shared environment so that all participants have the opportunity for discussion. Please follow the agenda closely as you have only limited time. “Prompts” are shown in the italicized print below. It is OK if people disagree! There is no need for consensus or agreement.

General Guidelines

- Stick to the agenda and move the conversation forward.
- If a point is made that is off-topic, write it down, then guide the discussion back to the question at hand.
- Encourage everyone to participate but do not allow anyone to dominate.
- Keep the discussion moving by summarizing and synthesizing.
- Resist the temptation to voice your own opinions or to be the “expert” on the subject.
- Start and end each meeting on time.
- Have fun!

Specific Guidelines

- Emphasize that there are no “right” or “wrong” answers. Everyone’s opinion is valid.
- Give credence to differences, but do not dwell on them. *It’s important that we have an open discussion. There are no right or wrong answers.*
- Do not hesitate to say you do not know the answers to a specific question. Make note of the question and ask the individual to see you later.
- Follow the meeting flow. *That’s a good question/idea/issue, I’ll write it down to make sure we don’t forget that point.*
- Move the group along politely but firmly. *I see we have only a few minutes left and we have more discussion questions to cover or Thank you for your suggestion.*
- Make sure each participant has a chance to speak. *Who else has something to add?*
- Summarize the discussion as you go along, validating it with participants. *Have I captured all key points?*
- Five minutes before the discussion ends, summarize the discussion. Ask participants for any final thoughts. *Is there anything we have missed?*

Thank everyone for participating!

COMMUNITY VISIONING QUESTIONS

Oregon was one of the first places in the United States to pioneer the use of community-based visioning. In a state recognized for innovative local planning and growth management policies, visioning is an important precursor to local planning and a tool to help communities better manage complex change. A comprehensive approach to visioning can be framed by the following **bolded** question themes (and the many ways to ask them!). Based on your audience, choose one from each question theme.

Why did you choose live/work in Oregon City?

What makes Oregon City special today? What should we strive to preserve or enhance?

- What are some of Oregon City's most cherished attributes?
- Where do you spend time in Oregon City? Specific parks, stores, restaurants, etc.
- What is going well in Oregon City?
- What about Oregon City makes you proud?

What about Oregon City would you like to change in the future? What can improve?

- As the community develops a 2040 Vision and Comprehensive Plan update, what is on the horizon that we should be sure to consider?
- What, if anything, causes you concern about the future of Oregon City?
- How has Oregon City changed over the last 5 years? 10 years? 20 years?
- What changes have you seen in Oregon City that you like? What changes don't you like?
- Describe your ideal Oregon City in 2040. What has changed?
- Looking into the future, what do you want to see in the Oregon City of 2040?

Is there anything else you want to share about the future of Oregon City?

- What are some of the steps towards making your vision a reality?
- What do we need to work on and overcome to achieve your vision?
- What should the Vision process address for the Comprehensive Plan Update?

In what ways would you like to participate in the OC2040 process?

- Attend public meetings
- Comment on the vision website
- Follow on the City's Facebook page or other social media
- Complete online questionnaires
- Through my neighborhood association
- Through my school, place of worship or other group
- Read the Oregon City news and/or Trail news
- Stay informed by email
- Other

What people, groups or communities should we contact to make this an inclusive process?

DISCUSSION NOTES

(Use a √ = Frequently mentioned)

INTRODUCTIONS

Why did you choose live/work in Oregon City?

What makes Oregon City special today? What should we strive to preserve or enhance?

What about Oregon City would you like to change in the future? What can improve?

Is there anything else you want to share about the future of Oregon City?

In what ways would you like to participate in the OC2040 process?

What people, groups or communities should we contact to make this an inclusive process?

√ = Frequently mentioned

**Historic Review Board
City of Oregon City
Meeting Minutes**

Tuesday, July 23, 2019 7:00 PM Commission Chambers

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

Members: Ray Stobie, Claire Met, Ken Baysinger, Jon McLoughlin

Staff: Kelly Reid, Planner

2. Public Comments - none

3. Election of Chair

Claire Met moved to elect Jon McLoughlin as Chair of the Historic Review Board (HRB). The motion was seconded by Ken Baysinger.

All in favor: Ray Stobie, Claire Met, Ken Baysinger, Jon McLoughlin

All opposed: none

Abstained: Jon McLoughlin

Result: motion carried.

4. PG 19-03 Preservation Grant for siding and window repair at 520 6th Street

Kelly Reid, Planner reviewed the grant request and current awards for this grant cycle. She then reviewed the staff report and recommended that the HRB approve the grant with the standard conditions.

Applicant Troy Bolinger spoke briefly supporting his grant request. HRB members asked clarifying questions.

Ken Baysinger moved to approve the grant application with standard conditions. The motion was seconded by Claire Met.

All in favor: Ray Stobie, Claire Met, Ken Baysinger, Jon McLoughlin

All opposed: none

Result: motion carried.

5. PC 19-66 Historic Review Board Policy Changes

Ms. Reid reviewed comments from various agencies and language changes clarifying policy changes. She asked for clarification on solid wood fences in the front and side corner yards. HRB advised that they would approve the updated language she referenced on her slide. Ms. Reid then asked for clarification on post and rail fencing vs. horizontal board fencing rear yard fencing. HRB advised that the existing language was fine. Finally, she requested clarification on fencing for property with no structures. HRB indicated that they felt that any fencing currently allowed in the front yard would be allowed, but any other fencing would need to come to the Board.

Ken Baysinger moved to recommend adoption of the HRB policy changes to the City Commission, including those discussed at the current meeting. The motion was seconded by Jon McLoughlin.

All in favor: Ray Stobie, Claire Met, Ken Baysinger, Jon McLoughlin

All opposed: none

Result: motion carried. The Revised Policy will go before the City Commission in their August 2019 meeting for approval.

6. Minutes: May 22, 2018 HRB Minutes, June 26, 2018 HRB Minutes, and July 24, 2019 HRB Minutes

Claire Met moved to approve all three draft minutes. The Motion was seconded by Ken Baysinger.

All in favor: Ray Stobie, Claire Met, Ken Baysinger, Jon McLoughlin

All opposed: none

Result: motion carried.

7. Communications

Ms. Reid: August 22, 2019 is Volunteer Appreciation Night.

8. Adjournment – 8:40 PM by Jon McLoughlin

**Historic Review Board
City of Oregon City
Meeting Agenda**

Tuesday, August 20, 2019 5:00 PM Commission Chambers

1. Call to Order and Roll Call – 5:00 by Chair Jon McLoughlin

Members: Claire Met, Jon McLoughlin, Ken Baysinger. Grant Blythe arrived at 5:08 PM.

Staff: Kelly Reid, Planner

2. Public Comments - none

3. PG 19-04 Preservation Grant for window repair at 916 Washington Street

Kelly Reid, Planner, reviewed the grant application. The Historic Review Board (HRB) asked clarifying questions.

Ken Baysinger moved to approve PG 19-04 Preservation Grant for window repair at 916 Washington Street for \$1,000, with a provision that additional funding could be granted up to an additional \$1,064 if the funding is available at the end of the grant cycle as recommended by staff. The motion was seconded by Grant Blythe.

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

All opposed: none.

Result: motion carried.

4. Adjournment – 5:20 PM by Chair Jon McLoughlin

[NOTE: Video is on YouTube, but not on Ganicus.]

**Historic Review Board
City of Oregon City
Meeting Agenda**

Tuesday, September 24, 2019

7:00 PM

Commission Chambers

1. Call to Order and Roll Call - 7:00 PM by Jon McLoughlin

Members: Ray Stobie, Jon McLoughlin, Ken Baysinger. Grant Blythe arrive at 7:03 PM.

Staff: Kelly Reid, Planner; Carrie Richter, Assistant City Attorney

2. Public Comments

3. Public Hearings

3a. GLUA-19-00027 and HR-19-00005: Historic Review for New Construction in the Canemah National Register District on 4th Avenue.

Jon McLoughlin performed due diligence and read the Public Hearing Land Use Notice. All board members have visited the site, but none disclosed conflicts of interest or ex parte contact with the applicant, except Ken Baysinger, who heard a presentation as chair of the Canemah Neighborhood Association but recused himself from any interaction or voting for approval.

Kelly Reid, Planner reviewed the application and staff report, and relayed the staff recommendation of approval with conditions on roof pitch, front stair height, retaining walls, decking color, and grading. Historic Review Board (HRB) members asked clarifying questions.

Applicants Tim and Tarrin Ahaus of West Linn had no presentation but made themselves available for questions from HRB.

Ron Bistline spoke, representing the Canemah Neighborhood Association (CNA), and relayed the CNA approval of the design.

The Public hearing was closed at 7:40 PM and HRB deliberated on topics including the rear sliding doors. They opted to add as a condition that these doors be French sliders or a single French door. HRB members addressed the concerns regarding massing and the attached garage, which they felt were appropriate for the site.

Ken Baysinger moved to approve GLUA-19-00027 and HR-19-00005: Historic Review for New Construction in the Canemah National Register District on 4th Avenue with conditions as recommended by staff and discussed by HRB in deliberation. The motion was seconded by Ray Stobie.

All in favor: Ray Stobie, Jon McLoughlin, Ken Baysinger. Grant Blythe

All opposed: none

Result: motion carried.

3b. CONTINUANCE: GLUA-19-00029 and HR-19-00004: Historic Review for New Construction in the Canemah National Register District at 306 4th Avenue [NOT ADDRESSED]

4. Other Business [NOT ADDRESSED]

- 4a. PG 19-05 Preservation Grant for siding, roof, and trim repairs at 115 Madison Street (Annie Busch House). **[NOT ADDRESSED]**
- 4b. Letter of Support for a Technical Assistance Grant to Update the Comprehensive Plan **[NOT ADDRESSED]**
- 4c. Minutes **[NOT ON AGENDA]**

Ken Baysinger moved to approve minutes. The motion was seconded by Ray Stobie.

All in favor: Ray Stobie, Jon McLoughlin, Ken Baysinger. Grant Blythe

All opposed: none

Result: motion carried.

5. Communications

Ms. Reid communicated that City email addresses are not yet being used, as not everyone has been assigned one.

She also asked that someone from HRB volunteer to give the annual update to the City Commission at their November 6, 2019 meeting. Ken Baysinger volunteered.

Interviews for HRB board members may be held before the November meeting. Ms. Reid reviewed the appointment process.

Certified Local Government Workshop is November 14, 2019 in Albany and HRB members are welcome to attend.

6. Adjournment - 8:00 PM by Jon McLoughlin