

Property:

F.A. Toeplemann House, 311 High St, Oregon City, OR 97045

List of Permit Approvals Sought:

Building permit for house addition
Electrical permit for house addition
Plumbing permit for house addition

Description of Work:

The proposed project consists of a small addition to the front of the home, and a slightly larger addition to the rear, of 311 High St. In total the construction will add 256 sq. feet to the structure. The front addition is to enlarge the kitchen, making room for more storage as well as a dishwasher. This will be a simple 72 sq. feet. The rear addition will add a second bedroom, as well as enlarge the bathroom and makes up an additional 184 sq. feet. The approximate timeline for construction is eight to twelve weeks.

The addition will be constructed in areas that will comply with MUC-1 property setbacks, and will not disrupt the existing landscape. The front addition will slightly extend the existing front facade forward (East) by 6 feet. The rear addition will extend two feet past the existing rear of the structure. The decision to extend rather than square off these areas was made in order to retain the simple style of homes of the time, complimenting the original vernacular designation.

The roofs ridgeline will remain the same. The pitch will be changed from 6\12 to 3\12 to extend the roof in the rear, while the pitch in the front will remain as is at 5\12. A new foundation will be poured for both front and rear additions. Both of these will tie into the existing foundation.

In the front of the house two aluminum windows will be replaced with wood casement windows in the style and size of existing casement windows. In the rear, two will be replaced with 2/2 double-hung windows. A new casement window will be added in the rear as well. We will restore the basic vernacular look by removing elements not true to the style of the home such as the existing ornamental window décor. Three additional, 2/2 double-hung windows, and two casement windows will remain.

We will retain the homes historic character by using double 1 x 6 lap siding, and historically appropriate paint colors.

The proposed additions and replacements will enhance the historical integrity of the neighborhood, as well as follow the design aspects of the vernacular style. By replacing the windows, removing décor, and staying true to simplicity, the structure will gain historic accuracy and appeal.

The front of the home, (East façade) is on High Street. The rear of the home is on Promenade Street. To the South is another historical home, to the North is an alleyway and Riverview apartments.

The additions will increase the property value, as well as the livability of the home.

Historic Design Review Criteria and Narrative Response:

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

*This project requires historic review

- B. Archeological Monitoring Recommendation. For all projects that will involve ground disturbance.
- C. For exterior alterations of historic sites in an historic district or conservation district, or individual landmark, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall be:
1. The purpose of the historic overlay district as set forth in Section 17.40.010
*The addition to the historic home, replacement of windows, and removal of existing window décor will continue to enhance the preservation of the historic resource.
 2. The provisions of the city comprehensive plan;
*The comprehensive plan supports the preservation and enhancement of historic resources.
 3. The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structures or landmarks preservation or renovation;
*The property has been a single-family residence since construction in 1900. The addition will not only continue to support occupancy, but will enhance livability.
 4. The value and significance of the historic site;
* The F. A. TOEPLMANN house was constructed in 1900. The house is significant for its age, style, and association with the surrounding historic homes.
 5. The physical condition of the historic site;
* The condition of the property is good. The addition, as well as replacement of aluminum windows with wood will enhance the homes value.

6. The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture, and materials proposed to be used with the historic site;
 - * The addition will be constructed to match the existing structure.
 - Wood windows will replace aluminum. Siding will match guidelines.
7. Pertinent aesthetic factors as designated by the board;
8. Economic, social, environmental, and energy consequences;
 - *The addition to the home will allow residence to store more everyday essentials and entertain overnight guests. It will also allow a family to live comfortably with two bedrooms rather than the single existing bedroom.
9. Design guidelines adopted by the historic review board.
 - *The addition will use the same siding as the house.
 - *Added/replacement windows will be of same material, size, and style as the existing wood windows.
 - *Paint will match historic guidelines.
 - *No new landscaping is proposed.



East Façade (View from High Street)



West Façade (View from Promenade Street)



North Façade 1/2



North Façade 2/2



South Façade



View of Promenade Street from rear of house



View from Promenade Street showing front of neighboring property to the South



View from High Street showing rear of neighboring property to the South



View from Northeast (front) of property looking South along High Street



Neighboring property to the North on High Street



Houses directly across High Street

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM

HISTORIC NAME: F.A. Toeplemann House

DATE OF CONSTRUCTION: c. 1900

COMMON NAME: _____

ORIGINAL USE: Residence

ADDRESS: 311 High Street

PRESENT USE: Residence

OWNER: Alice Webb, 4832 NE 7th, Portland 97211

ARCH./BLDR.: Unknown

T/R/S: 2-2E-31AC

TAX LOT: 12200

STYLE: Vernacular

ADDITION: Plat of Oregon City

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

LOT: Pt. 3 BLOCK: 31 QUAD: Oregon City

THEME: Architecture, 20th Century

PLAN TYPE/SHAPE: Rectangular w/ extensions

NO. OF STORIES: 1

FOUNDATION MATERIAL: Concrete

BASEMENT (Y/N): No

ROOF FORM & MATERIALS: Gable. Composition.

WALL CONSTRUCTION: Wood

STRUCTURAL FRAME: Studs

PRIMARY WINDOW TYPE: Multiple-light casement.

SURFACING MATERIALS: Bevel siding. Cornerboards.

DECORATIVE FEATURES: Carved half-round panels over front windows, and in the spandrels of
OTHER: the arched, two-bay porch.

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

EXTERIOR ALTERATIONS/ADDITIONS (dated): Front porch, n.d. Wings at rear of house, n.d.
Shutters, n.d.

NOTEWORTHY LANDSCAPE FEATURES: None.

ASSOCIATED STRUCTURES: None.

KNOWN ARCHAEOLOGICAL FEATURES: None.

GEOGRAPHIC SETTING: A tiny house on a lot with double frontage (on High Street and the
McLoughlin Promenade). Located adjacent to a large apartment building (River View
Apartments). Another landmark building is adjacent at 306 McLoughlin Promenade (also
an F.A. Toeplemann House, dated c. 1880).

STATEMENT OF SIGNIFICANCE: (Historical and/or architectural importance, dates, events,
persons, contexts): F.A. Toeplemann was listed in the 1900 Federal Census as a landlord,
and is said to have lived in the "lower level." With the exception of the ornamentation
above the windows and at the porch, the house is a typical workman's cottage of the
turn-of-the-century.

SOURCES: Pioneer National Title Company Records, Oregon City. Water Bureau Records,
1914. Oregon City Tax Assessor's Records, 1892.

NEGATIVE NO: Roll F, #6A, 7A

SLIDE NO: _____

RECORDED BY: Patricia Erigero

DATE: May 1982

SHPO INVENTORY NO.: _____

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM - TWO

NAME: F.A. Toeplemann House

ADDRESS: 311 High Street

T/R/S: 2-2E-31AC

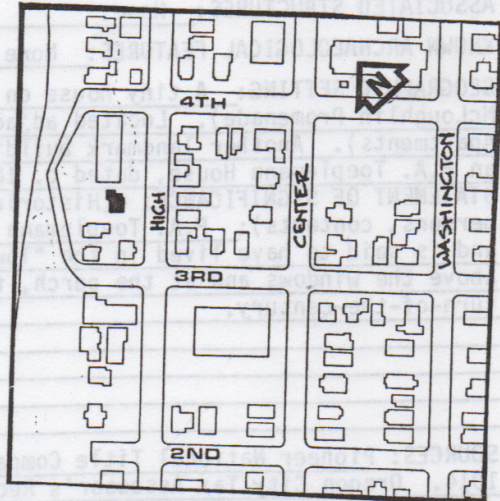
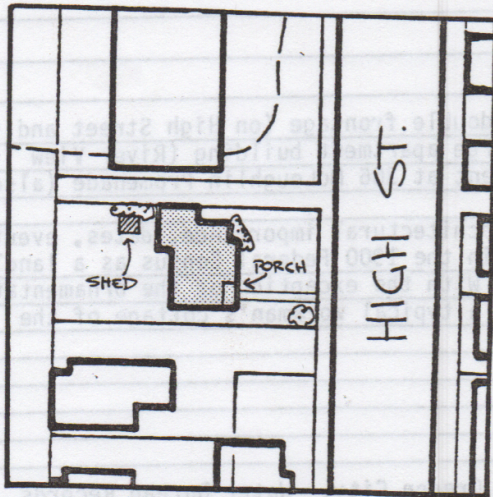
TAX LOT 12200

QUADRANGLE: Oregon City



NEGATIVE NO. Roll F, #6A, 7A


SLIDE NO. _____



GRAPHIC AND PHOTO SOURCES: Base Map of McLoughlin Neighborhood, 1986.
Dennis Egner Photograph, 1986.

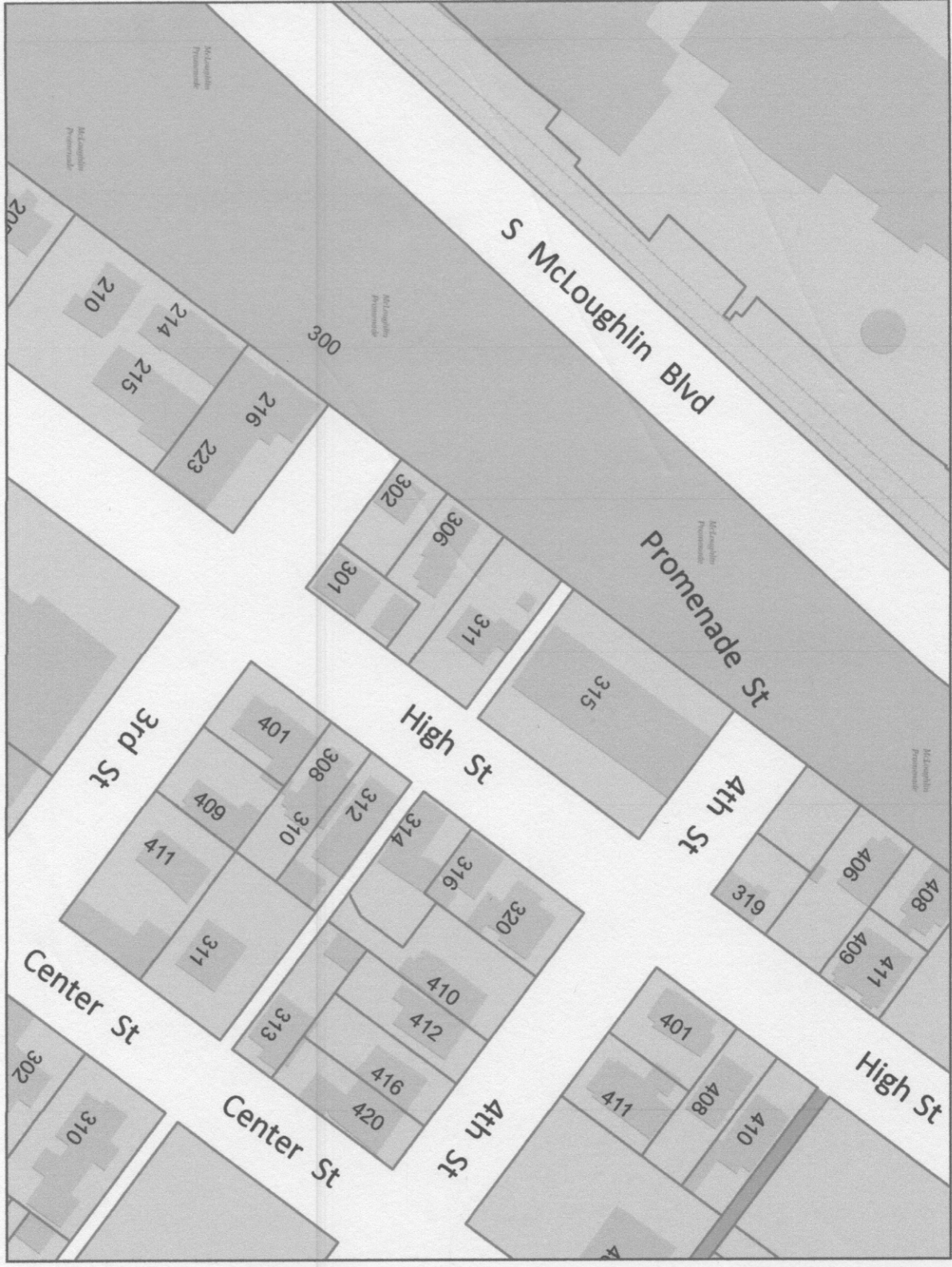
SHPO INVENTORY NO.: _____

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 311 HIGH ST				City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 17 N		Longitude: 122 36 35 W		
Township: 02S	Range: 02E	Section: 31	Block: 31	Lot: 3x	Map #: 22E31AC	Tax Lot #: 12200	
Date of Construction: c. 1915		Historic Name: Toepelmann, F.A., House			Historic Use or Function: Domestic - single dwelling		
Grouping or Cluster Name: NA		*Current Name or Use: Domestic - single dwelling			Associated Archaeological Site: Unknown		
Architectural Classification(s): Bungalow			Plan Type/Shape: Rectangle		Number of Stories: 1.0		
Foundation Material: Concrete			Structural Framing: Unknown		Moved? No		
Roof Type/Material: Gable / Composition shingle			Window Type/Material: Aluminum sliders; 8-pane casement				
Exterior Surface Materials Primary: Round-edge drop			Secondary: Wood shingle		Decorative:		
Exterior Alterations or Additions/Approximate Date: Front porch; Wings at rear of house c. 1920 and 1940; Shutters and window hoods added.							
Number and Type of Associated Resources: None							
Integrity: Good		Condition: Good		Local Ranking: Designated Historic Site		National Register Listed? No	
Potentially Eligible:		<input type="checkbox"/> Individually or <input checked="" type="checkbox"/> As a contributing resource in a district					
Not Eligible:		<input type="checkbox"/> Intact but lacks distinction					
		<input type="checkbox"/> Altered (choose one): <input type="checkbox"/> Reversible/Potentially eligible individually or in district					
		<input type="checkbox"/> Reversible/Ineligible as it lacks distinction					
		<input type="checkbox"/> Irretrievable loss of integrity					
		<input type="checkbox"/> Not 50 years old					
Description of Physical and Landscape Features:							
<p>This modest one story house sits under a side gable roof w with a large rectangular bay on the east side under a second gable. At the northwest corner of the house, a shingled addition extends out from the north side, added about 1940. At the southwest corner, a shed roofed addition projects out to the west, clad with lap siding. The main body of the house is clad w with double drop siding, finished with cornerboards. The windows in the house are a mixture of aluminum sliding sashes (east rectangular bay), 2/2 double-hung wood sashes (northwest addition), six-pane casements (southwest bay), and eight-pane casements (main house body). All of the windows have plain board trim, and the windows on the west side of the house feature decorative apron molding and wood shutters. The two aluminum sliders in the east bay feature wood hood moldings, a modern addition. Two brick chimneys are present in the house, one on the south wall and one in the northwest corner. The house features open eaves and a shallow porch under a shed roofed addition to the main gable on the southeast corner of the house, south of the rectangular bay.</p>							
Statement of Significance:							
<p>The Toepelmanns purchased the land in 1880. Frank and Louisa Toepelmann lived at this house in 1897. In the 1900 Federal Census F.A. Toepelmann was listed as a landlord, and is said to have lived in the "lower level". In 1924 Kenneth and Gladys Woodward (who also bought the neighboring property #308 in 1930) purchased the house and resided there through the 1940s. Jack and Betty Woodward lived there until 1953. Jack worked for Wally's Music Shop. There were multiple tenants in the 1960s until the Woodward's sold in 1969 to Owen and Marion Marine.</p>							

Researcher/Organization: Alex McMurry / HPNW		Date Recorded: 5/1/2002	
Survey Form Page 1	Address: 311 HIGH ST	Local Designation #	SHPO #

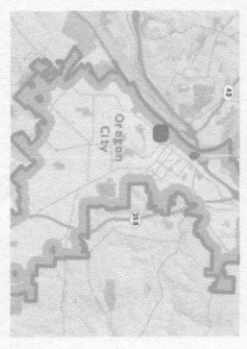
Oregon City GIS Map



- Legend**
- Taxlots
 - Taxlots (Outside UGB)
 - Unimproved ROW
 - City Limits
 - UGB
 - Basemap

Notes

Overview Map



City of Oregon City

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



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

Map created 8/13/2016

