

ORDINANCE NO. 1953

AN ORDINANCE ADOPTING A NEW COMPREHENSIVE PLAN
TOGETHER WITH IMPLEMENTING ORDINANCES, AND DECLARING
AN EMERGENCY

WHEREAS, by requirements of the laws of the state of Oregon it has been necessary to formulate a new Comprehensive Plan together with implementing ordinances for the City of Oregon City, and

WHEREAS, an extensive series of public hearings conducted by both the Planning Commission and the City Commission which together with staff research and assistance has produced a new Comprehensive Plan and implementing ordinances designed to best meet the land use planning needs of the City, now therefore

OREGON CITY DOES ORDAIN AS FOLLOWS:

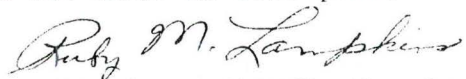
Section 1. That the following documents, which are attached hereto and by this reference incorporated as if fully set forth herein, are hereby adopted and Title XI: ZONING; Title IX, Chapter 10: SUBDIVISION REGULATIONS; and Title II, Chapter 3: ZONING BOARD OF ADJUSTMENT, Sections 3 and 4, of the 1963 City Code, are hereby amended to read as set forth therein:

- (a) EXHIBIT A - Comprehensive Plan Text
- (b) EXHIBIT B - Comprehensive Plan Map
- (c) EXHIBIT C - Title XI: ZONING, of the 1963 City Code
- (d) EXHIBIT D - Zoning Map
- (e) EXHIBIT E - Title IX, Chapter 10: SUBDIVISIONS AND PARTITIONINGS, of the 1963 City Code
- (f) EXHIBIT F - Title II, Chapter 3, ZONING BOARD OF ADJUSTMENT, Sections 3 and 4, of the 1963 City Code

Section 2. That Section 5: APPEAL OF DECISION OF BOARD, of Chapter 3: ZONING BOARD OF ADJUSTMENT, Title II, of the 1963 City Code, be and the same is hereby repealed.

Section 3. Inasmuch as this ordinance is necessary for the immediate preservation of the public health, peace and safety of Oregon City in this: That it is necessary to immediately provide a current Comprehensive Plan and implementing ordinances to meet the present land use planning needs of the City and to seek appropriate state agency approval thereof, therefore an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage by the Commission and approval by the Mayor.

Read first time and ordered published at an adjourned regular meeting of the City Commission held on the 27th day of February, 1980, and to come up for second reading and final passage at an adjourned regular meeting of the City Commission to be held on the 13th day of March, 1980, at the hour of 8:00 p.m.



RUBY M. LAMPKINS, City Recorder

ORDINANCE NO. 1953

COMMISSIONER ALAYNE WOOLSEY

ORDINANCE NO. 1953
OREGON CITY COMPREHENSIVE PLAN

Woolsey
3-13-80
approved
5-0
(Emergency)

HISTORIC PRESERVATION

PURPOSES AND LCDC GOALS

PURPOSES OF HISTORIC PRESERVATION

Preservation..."is not just a romantic indulgence in nostalgia. It is a physical restatement of the long hallowed American values of frugality, good craftsmanship, and community responsibility."

Bruce Chapman, National Trust

Traditionally, preservation was oriented toward individual structures and sites reflecting patriotic values, with emphasis on establishing museums for artifacts. In the 1960's a great many of the nation's stock of older buildings were lost to "urban renewal" programs and replaced by often incongruous apartments and commercial structures. Most of these "urban renewal" programs affected traditional inner-city core areas, actively destroying established residential neighborhoods which supplied alternative forms of housing. Such destruction greatly contributed to urban sprawl through loss of inner-city amenities, thereby encouraging residential dislocation into suburban areas.

However, a new attitude has emerged in the last few years. Realization of the cost in resources and liveability of urban dislocation has led to an awareness of the need to enhance and recycle historic core areas; where people have traditionally lived and worked is as worthy of preservation as are individual landmarks and memorial sites. Many building groups contribute to the unique character of communities, and today historic preservation has grown to include conservation of whole neighborhoods. Most of these neighborhoods cannot be preserved through individual efforts alone. It takes the cooperation of both the private and public sectors of this nation to ensure the retention of these irreplaceable assets.

GENERAL CRITERIA

The National Park Service has developed the following general criteria to assist in evaluating buildings and sites, and their significance:

"The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important to pre-history or history."

PLANNING AND STATE LCDC GOALS

Local concern and involvement in preservation is necessary because the deterioration of historic and cultural resources usually occurs through the accumulation of many minor changes, changes which may individually seem to be relatively insignificant. A planning commitment by local government to recognize and deal with its own particular resources and problems is necessary to develop an effective and appropriate preservation program.

Oregon State Land Conservation and Development Commission (LCDC) Goal 5: OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES, specifically promotes the protection of historic sites and structures by requiring conservation

policies and programs in local comprehensive plans. Therefore, Goal 5, along with LCDC Goals 8, 9, 10, 13, and 14, explicitly enjoins local governments to provide programs which will protect scenic, historic, and natural resources for future generations.

GOAL 8: Recreational Needs

Historical, archeological, and natural areas provide recreational opportunities for both local residents and visitors. Local governments must plan for and provide recreational facilities which meet recreation needs, minimize environmental deterioration, and protect unique areas or resources capable of meeting these recreational needs.

GOAL 9: Economy

Preservation is part of a sound economic development policy. Preservation in residential and business districts contribute to the quality and vitality of economic development. Restoration and rehabilitation of older buildings provide for more usable space for residents and businesses, work for local builders, and increased assessed valuation.

GOAL 10: Housing

Because of the rising cost of new housing and land development, preservation of older housing and residential neighborhoods is necessary. The deterioration of older areas results in the loss of viable alternative housing sources, architectural variety, resources for increased liveability, lifestyle choices, and creates many expensive social problems. Healthy communities need the good housing provided by older, established neighborhoods.

GOAL 13: Energy Conservation

Historic preservation includes recycling older buildings and conserving and/or adapting them for new uses. Older neighborhoods are usually closer to mass transit systems, established and compatible commercial centers, and public facilities. Many older buildings require less energy for cooling and air circulation, and, with a sound insulation program, can easily and inexpensively

be made fuel efficient, resulting in less costly residential units.

GOAL 14: Urbanization

The recycling of older business structures and the preservation of older residential neighborhoods ensures maximum appropriate use of inner-city areas, which will aid in discouraging the untimely conversion of more land to urban use. Inner-city deterioration actively encourages new development outside the city as people move outward in search of enhanced liveability.

GOAL 1: Citizen Participation

This is possibly the most important element in the plan for historic preservation. The evidence in support of preserving and utilizing Oregon City's unique history is considerable. Citizen participation in the formulation of this plan has been active, wide-spread, and enduring. While the conservation of such an important resource should rely on inherent merit, it is noteworthy that the desire for a local preservation program has been expressed by many citizens at numerous meetings of neighborhood associations, other local organizations, the Planning Commission, and the City Commission. The city-wide survey (included in the Citizen Participation section of the Comprehensive Plan) asked the question: "How important is historical preservation to you?" Eighty-three percent (83%) of the respondents answered: "Very important".

HISTORIC PRESERVATION DEFINITIONS

PRESERVATION: the process of maintaining a building, essentially in the form as it exists today. Preservation aims at halting further deterioration and providing structural repairs, but not necessarily major rebuilding.

RESTORATION: the process of accurately recovering the form and details of a property as it appeared at a particular period of time by removing later work and by replacing missing original work.

RECONSTRUCTION: the process of reproducing the exact form and detail of a vanished structure, as it appeared at a specific period of time.

REHABILITATION: the process of returning a property to a state of utility, through repair or alteration, not necessarily considering the historic or architectural values of the building.

CONSERVATION: the appreciation and practical caring for of buildings and place, including new uses for old buildings.

HISTORICAL SIGNIFICANCE: When we say a building or site is "historical", we mean it contributes to local, regional, or national history of culture that is:

- A. Associated with the life of a major historic person, or
- B. Associated with an important historic event or period of time (i.e. cultural, economic, military, social, or political), or
- C. Associated with a past or continuing institution which has contributed to the life of the City, or
- D. Associated with a group/organization/enterprise in history, or
- E. An important element in the development of the neighborhood.

ARCHITECTURAL SIGNIFICANCE: When we say a building is "architecturally significant", we mean it contributes to the architectural heritage of the community, region, or nation that is:

- A. One of the few structures of its age remaining in the City, or

- B. A unique or good example of a particular architectural style or period, or
- C. An architectural curiosity or picturesque work of artistic merit, or
- D. Exhibits original materials and/or workmanship which can be valued in themselves, or
- E. Has an interest due to setting or a unique position in the city-scape.

DISTRICT: A district is an area with many buildings of historic and/or architectural importance, with significance in national or local history and/or architecture, that:

- A. Have a continuity of architectural features that are well-related to each other.
- B. That "read" as a whole, i.e. appears as a discrete entity to some extent.
- C. Exhibit visual harmony in the character of public ways, consistent with the architectural character of the area.
- D. Are made up of generally compatible uses and intensities of uses. All districts are called "Historic Districts" but local programs to protect them can be of two types: Historic District (stronger) and Conservation District (weaker).

1. HISTORIC DISTRICT: A term that means a program to protect the buildings within the District, usually through an ordinance requiring:

- (a) Design Review of new construction
- (b) Design Review of exterior alterations
- (c) Review of demolitions

Each Historic District is different in its specifics, since each district is unique.

2. CONSERVATION DISTRICT: A term that means a program to protect the buildings within the District, usually through an ordinance requiring:

- (a) Design Review of new construction
- (b) Review of demolitions

LANDMARK: Landmarks are major natural features and buildings that help to establish a City's identity (i.e. McLoughlin House).

LANDMARK'S ORDINANCE: a term that means a program to protect individual historic buildings outside of protected Districts. This is usually done by an ordinance requiring:

- (a) Review of demolition
- (b) Design Review of exterior alterations to the building.

HISTORIC REVIEW BOARD or HISTORICAL COMMISSION: a body appointed to implement a preservation program, and provide a "forum" for preservation issues. A board is set up to meet the particular needs of its city, so each is different.

DEMOLITIONS

Since 1954, 270 recorded demolitions have taken place: 190 residences and 75 other buildings in all areas of the City. There is no way of estimating how many of these buildings were of historical/architectural significance.

Several more prominent historical buildings which were demolished:

* JAMES CHASE HOUSE, 611 High Street

An onion-turreted building which stood on the bluff. Demolished in 1960 for the Oregon State Bank and the Cleland Clinic.

* HIRAM COCHRAN HOUSE, 1115 Washington Street

Cochran family home. Built in 1850's. Was once owned by John Ainsworth. Governor Abernethy and his family took refuge there during the 1860-61 flood. Demolished in 1970 for a four-plex.

* SHIVELY OPERA HOUSE, N. E. Corner of 7th and Madison Street

Opera House. Built in 1885. Demolished in 1954, and replaced by the A & W Drive-in restaurant.

PRESENT STATUS

There is no review procedure for demolition applications within Oregon City. The demolition permit is often issued as part of a new building permit and the demolition can go unrecorded. Demolitions frequently result from property deterioration when the physical deterioration is substantial. However, sound buildings have been and are still being demolished if they stand in the way of redevelopment plans. The McLoughlin and Ely Neighborhoods in particular have experienced substantial demolitions, due to both deterioration and redevelopment. Many historic structures have been destroyed that could have been saved with programs emphasizing better upkeep and review of development proposals.

P R E S E R V A T I O N I N O R E G O N C I T Y

It would be difficult to find a community in the West with more local, state, and regional heritage than Oregon City. Oregon City's role in history is well-documented. As the seat of the first provincial government (1843-49), capital of the Oregon Territory (1849-50), and the first incorporated town west of the Rockies (1844), Oregon City still houses a vast amount of homes, commercial buildings, and sites related to its important place in history.

Oregon City stands out in the Portland Metropolitan area, because of its historic character. We need to identify the resources which make up that character, and develop the means to preserve them so that Oregon City's special community identity is retained.

There are four primary categories of historical resources in Oregon City that should be preserved and will be discussed in greater detail.

1) LANDMARKS (major historical properties)

These are both natural features and buildings that help to establish an identity for Oregon City. They include the Oregon City Falls, McLoughlin House, Kelly Field, Mountain View Cemetery, various memorial plaques, and other sites.

Landmarks enjoy the most public support in Oregon City, since most are publicly owned. There are several landmarks within and close to the Oregon City limits that could be improved, such as Canemah Cemetery and McLoughlin marker at Falls Vista.

2) BUILDINGS OF HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

Oregon City contains a wide variety of unique buildings, which demonstrate local methods of design, construction, craftsmanship, and use of materials. These vary from small and simple workers' homes, to large elaborate residences, to commercial brick buildings. Several buildings date from the 1840's and 1850's, many more

PRESERVATION IN OREGON CITY, cont.

date from the 1870's - 80's, and a large concentration date from the 1890's - 1900's. Many of these buildings are in need of repair and rehabilitation, due to age, neglect, absentee ownership, and high density zoning in some areas which has permitted uses that negatively impact older homes.

Preservation efforts related to historic buildings (other than the major landmarks) are private and voluntary, and there is very little official public policy related to preservation of older housing and commercial buildings. A number of younger individuals and families have moved into older homes and are restoring them, but that activity is piecemeal. Many of the older buildings are of such age and condition that maintenance and rehabilitation will be necessary in the near future, if these buildings are to be saved. A coherent public preservation policy and a strong preservation program are necessary to encourage and insure private preservation efforts.

3) AREAS/DISTRICTS OF HISTORICAL SIGNIFICANCE

There are several concentrations of historical and architecturally significant buildings in Oregon City which have potential to be considered for historical districts. These areas are: (1) Canemah,

(2) Downtown, and

(3) Portions of the McLoughlin Neighborhood.

All three areas still retain many of the original buildings (excluding Indian settlements).

Canemah: Some work has been done recognizing its historical district character, including its nomination to the National Register of Historic Places as a Historic District. A local district ordinance would complement the Federal measures.

Downtown: While perceived as a district for business purposes, it is not widely perceived as a historic district. Although many original buildings have been lost, the area still retains its sense of place and a good number of

PRESERVATION IN OREGON CITY, Cont.

architecturally significant buildings. Recently, the Downtown Merchants Association completed a Plan Proposal which was based on a District concept, including restoration of building facades and other physical improvements. Planning and implementation monies are needed to carry out that proposal.

McLoughlin Area: This area has been the subject of much discussion in recent years, regarding its historical status. Although the area as a whole has a distinct historical identity, the large number of historically incompatible uses and differences among portions of the area have raised a great deal of controversy as to whether it is a Historical District. The McLoughlin Neighborhood does contain the majority of the City's historical and architecturally significant homes and warrants attention as a district, or possibly, with certain portions designated districts in order to encourage preservation efforts.

(4) Archaeological Sites

Oregon City is extremely significant in prehistoric as well as historic resources. The Willamette Falls was an important center in native Americans' culture and attracted great activity well before the 1800's.

Archaeological resources in Oregon have been ignored by most communities, including Oregon City. Special attention should be given to location of new construction in these areas, in cases where projects are likely to impact archaeological sites. A number of State and Federal Antiquity laws now provide varying degrees of protection of archaeological sites. Once damaged by extensive building cover, archaeological sites can not usually be brought back to their original state and public policy should consider their importance and preservation.

PRESERVATION IN OREGON CITY, cont.

Preservation of these community resources -- landmark sites, historical buildings, areas, and archaeological sites -- offers an opportunity to maintain and enhance Oregon City's unique identity which is determined in large part in the City's older neighborhoods. A well-developed preservation program, based on thorough analysis, can yield benefits to property owners, local historians and students, community spirit, tourism, and to the cultural appreciation of citizens of Oregon City.

HISTORIC DISTRICTS

Historic districts are concentrated areas of historical and architecturally significant buildings. A District retains its "sense of place" by which we mean that a traditional atmosphere of distinct character remains.

Generally, historic district designation means that new construction and exterior remodelings are reviewed within a district's boundaries, along with any proposed demolitions, usually through a district ordinance. What does this accomplish?

Basically, Oregon City's older areas are valued primarily for their neighborhood character, architecture, and the identity which they possess as a result of their role in the development of the city. But over the years, the structures and character of these areas have often deteriorated. Specific problems can be identified that relate directly to zoning practices: new construction of incompatible use, design, or size; building deterioration; speculation; and "modernizing" conversions that often destroy the architectural character of a building. Historic district designation is specifically designed to help protect older areas from these kinds of threats.

Designation assures the owner of a historical building that a compatible setting will be maintained. All residents and property owners benefit from the protection of property values, incentives for revitalization, and the stabilization of an area.

CRITERIA:

Historic districts are concentrated areas of buildings with significance in national or local history and/or architecture, that:

1. have a continuity of architectural features that are well related to each other.
2. that "read" as a whole, i.e. appears as a discrete entity to some extent
3. exhibit visual harmony in the character of public ways, consistent with the architectural character of the area.
4. are made up of generally compatible uses and intensities of uses.

An inventory of Oregon City's potential historic districts follows:

1. C A N E M A H

Canemah is significant as an intact example of a riverboat town with resources dating from the 1860's. Having evolved from a community for the elite of the riverboat industry to a workingman's community, Canemah retains essentially the same sense of place that it had in the latter half of the 19th century. Situated above the Falls of the Willamette, it was the important portage town, and it was the major ship-building center on the upper Willamette River.

Significance:

Canemah was once a Clow-e-walla Indian village. Its name is derived from the Indian word "Kanim" or "canoe place" as the area was known. Absalom Fonts Hedges founded Canemah, filing his claim in 1845, and helped to organize the steamboat manufacturing industry on the upper Willamette.

The Canemah District is located at the southwesterly edge of the city limits, on the bank of the Willamette River, just above the Falls. That location near the Falls helped to give Canemah its place in history as a boat building community and trade center during the 1850's-60's-70's; twenty-eight riverboats were constructed at Canemah, a record number on the upper Willamette.

The coming of the railroad contributed more to the economic decline of Canemah than any other factor. By the 1890's Canemah had changed from a busy shipping center to a quieter residential community.

From the 1890's to the late 1920's, Canemah continued to exist as an individual community, although it came to depend increasingly upon Oregon City for services. The businesses, which had served Canemah--the baker, dry goods store and tannery--gradually closed, and new homes were erected where these enterprises once stood.

The difficulties of remaining a self-sufficient community became obvious when, in 1927, Canemah lacked sufficient fire-fighting facilities to handle a large fire. In 1928, Canemah residents petitioned the City of Oregon City for annexation, and following a voter approval, Canemah ceased to exist as a separate governing entity.

HISTORIC DISTRICTS, cont.

Canemah is particularly significant in that today it retains essentially the same sense of "place" that it had in the mid-19th century. Forty-five percent of the existing buildings were built prior to 1900, and for the most part are sufficiently unaltered.

Area:

The Canemah district consists of a few large lots and 41 blocks: 37 blocks from the original 1850 plat of Canemah, and 4 blocks from the 1891 First Addition to Canemah. Total land area of the district is approximately 63.71 acres.

Land Use:

This district is primarily residential in character and contains 101 inventoried structures: 89 single-family homes (33% of which were built prior to 1900); four multi-family structures (a duplex, a four-plex, and a nine-unit apartment); and eight commercial properties (including warehouses, a gas station, auto repair garages, a gun shop, and an electrical shop).

Architecture:

Many good examples of 19th century architecture remain in Canemah, ranging from simple cottages to outstanding Gothic Revival houses. The John Coburn House is one of the better examples of Gothic Revival architecture in the State. Andrew Jackson Downing's influence is readily visible in its Tudor moldings around the front windows and door. The Fellows House, with its Gothic-arched opening in the dormer, is another notable example of Gothic Revival architecture in Oregon. The Coburn House and Captain Miller House have casement windows, which are unusual for the period in Oregon. Canemah's Primary and Secondary buildings have very substantially retained their integrity.

Buildings of primary significance are those dating from the 1850's and 1870's, primarily one-and-a-half or two-story frame structures built in the Gothic Revival and Classic Revival styles. All but two of the Primary buildings (one of which has been restored and is used as an antique shop, the other of which is a duplex) are single family dwellings.

Buildings of secondary significant date from the 1880's to the 1930's, and are predominantly rural farmhouse types and bungalows. All are used as single-family dwellings.

Compatible buildings are primarily single-family homes built from 1910 to the 1950's. Incompatible intrusions include recently built dwellings, several of the businesses along McLoughlin Boulevard, and three multi-family structures.

During the period between 1850-78, the elite of the steamship industry - boat captains, engineers, and carpenters - built their homes at Canemah. Among those remaining are the homes of:

- * Captain George Jerome (215 Jerome Street) -- the first person to successfully line a riverboat over the Willamette Falls, in 1854.
- * Captain John Cochran (708 S. McLoughlin) -- the first person to navigate a riverboat to Eugene, in 1856.
- * Captain Sebastian Miller (402 S. McLoughlin) -- the first person to bring a riverboat successfully down the Snake River, in 1870.
- * Francis Paquet (402 Third Avenue) -- credited with actual supervision and construction of most of the riverboats in Canemah.
- * Samuel Stevens (316 S. McLoughlin) -- ran the first railroad train built between Oregon City and Canemah.
- * E.B. Fellows (416 S. McLoughlin) -- riverboat engineer and riverboat owner.
- * John Coburn (902 S. McLoughlin) -- boat carpenter.
- * George Marshall (215 Miller) -- machinist and riverboat owner.
- * Isaac Beals (816 S. McLoughlin) -- mill operator and riverboat owner.
- * Captain William Caseday (502 Fourth Avenue) -- riverboat captain, engineer and pilot.
- * Captain Jim Gist (408 Third Avenue) -- riverboat captain.
- * Captain James Wilson (604 S. McLoughlin) -- riverboat captain.

Demolitions:

Thirteen known demolitions have occurred since 1950: 12 single-family homes, and an old school building.

HISTORIC DISTRICTS, cont.

Present Status:

Canemah has been accepted as an Historic District in the National Register of Historic Places.

The area was zoned in 1954 for industry along the river, commerce and multi-family along McLoughlin Boulevard, and multi-family along 3rd Avenue and portions of 5th Avenue.

In 1977, the area was rezoned and the comprehensive plan was amended to reflect the actual land uses in the district, at the request of Canemah residents. The approved comprehensive plan revision noted that a separate historic district ordinance is needed to protect the historical resources of Canemah.

The Southern Pacific Land Company has purchased most of the half-block properties closest to the river as part of a long-range track-straightening plan. Several renters of homes now owned by the Railroad have improved the homes at personal expense and have expressed a desire to acquire and move them to vacant lots in Canemah when the project reaches implementation stage.

The Land Conservation and Development Commission recently approved the Department of Transportation's recommended Willamette Greenway boundaries, which take in all of Canemah.

Recommendations:

Canemah should be designated a local Historic District to complement the National Register nomination. A local ordinance is needed to encourage compatible development along the highway, and help to control demolitions. Design review would assist property owners in remodeling/rehabilitation plans, and insure that buildings are properly restored.

2. D O W N T O W N

Significance:

Downtown Oregon City is significant as it is the original townsite, following Dr. John McLoughlin's claim of the Willamette Falls area in 1829. The downtown

HISTORIC DISTRICTS, cont.

was surveyed by Jesse Applegate in 1844, and the city grew between the Willamette River and bluff during the period of 1843-1865. Industrial, commercial, and residential development all took place. McLoughlin had set aside a Mill Reserve in the land area closest to the Falls, where the mills developed; commercial establishments grew along lower Main Street; and residences were built throughout the area.

Following the Civil War, industrial development increased rapidly; the Woolen Mill was built in 1865, and other small industries and trading establishments expanded. The residential qualities of the area deteriorated as the commercial district grew. Access to the upper level was developed and residents relocated there, some physically moving their houses.

Over the years, commercial uses have continued to grow, transforming the original pioneer settlement into a Central Business District.

While many of the original impressive downtown buildings have been lost over time, a substantial number of historical and/or architecturally significant buildings still stand. The area from 5th to 9th Streets and from the river to the bluff contains the largest concentration of historical buildings which merit preservation. The area generally "reads" as a whole, and intrusive uses are relatively few. Improvements could be made in the public right-of-ways to greatly enhance the area as a district without disruption to commercial activity.

Area:

The proposed Downtown District consists of eight city blocks from the original Oregon City plat. Total land area of the district is approximately twenty-one acres.

Land Use:

The area is commercial and professional office in use and character and contains approximately 44 structures. Parking lots exist on all but one block.

HISTORIC DISTRICTS, cont.

Architecture:

Many good examples of late 1800's to early 1920's commercial buildings remain in the area.

Historical and/or architecturally significant buildings in the district include:

Andresen Building, 621 Main St. (1897)

Barclay Building, 701 1/2 Main St. (1895) (stucco overlay)

Bank of Commerce, 702 Main St. (1922)

Masonic Building, 707 1/2 Main St. (1907)

Liberty Building, 813 1/2 Main St. (1921)

Petzold Building, 714 Main St.

McIntyre/Orleans Building, 605 Main St.

Busch Furniture Building, 804 Main St.

McCald Building, 712 Main St. (1923)

Delta Building, 708 Main St. (1920)

County Courthouse, 801 Main St. (1936)

Matile's Men's Shop, 723 Main St. (oldest building in continuous commercial use in Oregon)

Of the 44 structures, 17 (38%) are one-story. 23 (52%) are two-stories. All are of brick or stucco and several have wood facades.

Five of the buildings are incompatible or architecturally intrusive to the district. An additional nine buildings have been subject to incompatible facade remodeling, which could be removed for restoration.

Demolitions:

Fourteen known demolitions have occurred in the area since 1954: 10 commercial buildings, 2 industrial uses, 1 office, and 1 hotel.

Present Status:

The Downtown Merchants Association have joined to propose a downtown improvement plan which addresses their concern for economic vitality and proposes to capi-

talize on other amenities in the area -- namely, the historical and architectural character of the buildings contained there. The Downtown Revitalization Study is in progress, through Community Development funding.

Historic District designation of the area offers several benefits to property owners and businesses.

- (1) It would allow for application for planning and restoration funds from several sources.
- (2) It would encourage rehabilitation and/or restoration of historical properties, through design guidelines.
- (3) It would discourage incompatible redevelopment and remodeling.
- (4) Design assistance may be available to property owners.
- (5) Physical improvements would be appreciated in economic benefits to Downtown since people would be attracted to the area.

Downtown is currently zoned for (B) Business, and is designated Commercial on the Comprehensive Plan. The City's Willamette Greenway element recognizes Greenway boundaries in the Downtown.

Recommendations:

The City recognizes that studies are underway to revitalize the Downtown, a portion of which considers a historic designation for some of the Downtown. The City will cooperate with future efforts of the Downtown Association to return the historic nature of the Downtown and will consider in the future the designation of individual buildings or a district.

3. M C L O U G H L I N

Significance:

The great majority of Oregon City's historical and architecturally significant buildings are on the "second level" --- the McLoughlin Neighborhood. The original Oregon City plat includes the neighborhood area up to Van Buren Street, and it is within this area that early residential development took place, beginning in

HISTORIC DISTRICTS, cont.

the 1850's. As the Downtown area changed from a residential to commercial district, home building increased on the second level. All of the churches which originally stood in the Downtown, eventually relocated to the McLoughlin area, as well.

From the beginning, this area developed in clusters, or sub-areas. Some blocks were filled with small and simple homes (which are known as "workers cottages" today), while other streets were lined with much larger homes, reflecting economic differences of the population and the times.

Today, the McLoughlin area is significant for its wealth of vernacular architecture, especially its homes which were built for many of Oregon City's leading families. An area of older, archaeological significance also exists in McLoughlin.

Demolitions and new construction have revised the 'face' of the McLoughlin area over the years, but a wealth of historical buildings remain. Several sub-areas have had more redevelopment, particularly the High Street/Center Street clinic/office area. Several streets have been subjected to the massive infusion of traffic moving through the area, such as along 5th, 7th, and Washington Streets.

However, considering the whole, rather than the partial view, the McLoughlin neighborhood exhibits many of the characteristics of a district. 33% of existing buildings were built prior to 1910, and there is a distinct character and a continuity of architectural resources in most of the area. Several sub-areas are particularly significant and will be discussed. The number of intrusive uses and extensive redevelopment of certain sub-areas do present a problem in identifying an historic area. McLoughlin warrants a modified district designation that can address its particular concerns, rather than a traditional district concept which would be difficult to administer.

Area:

The McLoughlin neighborhood consists of approximately 153 blocks, 121 of which are from the original plat of Oregon City. Total land area of the neighborhood is 455 acres.

HISTORIC DISTRICTS, cont.

Land Use:

The McLoughlin neighborhood contains 971 structures. Land use is mixed in some areas, but the district is primarily residential: 757 (78%) single-family homes, 131 (14%) duplex and multi-family structures. There are 33 commercial structures, located primarily along 7th Street; 21 clinic/professional office buildings; 24 churches/schools/public buildings; and 4 industrial buildings.

Architecture:

The McLoughlin area is a district of diverse architectural styles. There are some buildings which are pure examples of architectural periods (i.e. the Ruconich House, 504 Center Street is Gothic Revival; Huntley House, 916 Washington Street, is Queen Anne, for examples.) but generally, architectural styles were modified by the time they "arrived" here from the Eastern United States. Historical buildings in Oregon City (as in most of the West) tend to exhibit details of certain styles (i.e. Italianate details, Queen Anne trim) and many are a combination of particular styles, reflecting the builder's personal tastes. A great many can be described as "Oregon City vernacular", which reflect local building design, workmanship, and detail, as well as local tastes.

Of the McLoughlin area's 971 buildings, 256 (26%) are of historical and/or architectural significance. Thirty (30) of the significant buildings are at least one-hundred years old. Date of construction ranges from 1845 (Ermatinger House, 1018 Center Street, third-oldest in the State) to the 1930's. 48% were built between 1890-1910.

The majority of historically/architecturally significant buildings are single-family in use (78%). 12% are duplexes or multi-family buildings, the rest are a variety of uses -- commercial, churches, vacant, etc.

Many homes of historic pioneers and civic figures still stand in McLoughlin. At least forty-two of the area's historically significant buildings have been identified by name through deed research. A great many more could undoubtedly be identified through further research.

HISTORIC DISTRICTS, cont.

Four sub-areas within McLoughlin can be distinguished for their distinctive architecture and physical amenities.

1. Center Street/Bluff Area (7th to 10th Streets)

Of the 32 structures within the area, 20 are historically and/or architecturally significant. It is an area of well-kept and elegant homes, primarily two-story, 25% of which were built between 1910-1920.

Significant buildings include:

* Charles Huntley house

916 Washington Street

Fine Queen-Anne styled. Former home of well-known Oregon City druggist, built in 1896.

* Judge Harvey Cross house

809 Washington Street

Best example of Italianate architecture in Oregon City. Former home of the founder of city of Gladstone, it was built in 1889.

* Dr. John McLoughlin House

713 Center Street

National Historic site, former home of Oregon City's founder, built in 1846. Moved from downtown in 1909. A landmark.

* Dr. Forbes Barclay House

719 Center Street

On the National Register, former home of physician, mayor, and local educator, it was built in 1850.

2. Barclay School area (11th & 12th Streets, Madison to Washington)

Of the 28 structures within the area, at least 10 are significant. Today, the area retains a distinct visual identity and a "sense of place" because of the architectural continuity of buildings within it. Only two buildings have been built since 1930, and one of these - the duplex recently built

HISTORIC DISTRICTS, cont.

on Jefferson - is the only intrusive use in the area. Nine of the significant buildings were erected prior to 1910, one built in the 1850's. The majority of non-significant buildings date between 1900-1920.

Significant buildings include:

* Howell House

712 12th Street

One of the finest examples of Queen Anne architecture in Oregon City, built in 1890's for the City Councilman.

* 1102 John Adams

One of the few examples of "saltbox" architecture in the area, dating from the 1850's.

3. Jefferson/Madison Streets, between 8th-10th Streets

Of the 38 structures in the area, at least 27 are significant. The district consists of primarily 1 1/2 story, clapboarded or shiplapped homes, many of which were elegant in their day and remain so today. At least 4 buildings are a century old, and almost 30% of all buildings date from 1890-1910. Street trees visually enhance the area.

Significant buildings include:

* F. A. White house

716 10th Street

Fine Italianate-styled house, built about 1884.

* Eva Emery Dye house

902 Jefferson Street

Former home of Oregon City authoress, built about 1890. Extensively remodeled.

* Clinton Latourette House

914 Madison Street

Large, elegant home, virtually untouched, in a beautiful setting.

HISTORIC DISTRICTS, cont.

* McKinley House

915 Madison Street

Uniquely detailed bungalow style house, dating from the 1920's.

* Morris Holman House

JEFFERSON
810 Madison Street

Impressive home, showing Tudor influence, dating from the 1920's.

* Clarke House

812 John Adams Street

One of the few brick homes in the area. Designed by Morris Whitehouse and built by Gil Staunton in the 1920's.

4. Jefferson/Madison Streets, between the Bluff and 6th Street

Of the 82 structures in the area, 38 are historically and/or architecturally significant. The area has a distinctive identity, reflected in finely kept older homes, street trees, and the lack of traffic from the bluff to 5th Street. Houses are primarily 1 1/2 or 2 stories, with clapboard or ship-lap siding. 30% of all buildings date from 1890-1910, and an additional 12% date from 1911-1920.

Significant buildings include:

* F. O. McCown House

415 Jefferson Street

Outstanding classically-styled home, dating from the 1870's.

* Erickson House

819 4th Street

Fine Queen Anne home, dating from the 1890's.

* Judge Ryan House

715 5th Street

1890's home that has been converted to multi-family and professional office use. Property also includes the only intact carriage house in Oregon City.

HISTORIC DISTRICTS, Cont.

* Frank Busch House

204 Jefferson Street

Large, ornate Queen Anne styled home, built in 1898. Very well-kept, in a beautiful setting.

Demolitions:

145 known demolitions have occurred in the area since 1954: 115 residences, 8 commercial buildings, 4 offices, 4 school buildings, 5 church buildings, and 9 various other buildings.

Present Status:

The McLoughlin area has been the subject of considerable debate regarding preservation issues and Civic Center development in recent years.

The area has been zoned and designated on the present plan for multi-family, duplex, and commercial development since 1954.

In light of building conditions, building trends in the area, and the large number of elderly home-owners, it is essential that a preservation program be addressed in the near future. The greatest problems related to preservation are intrusive new construction and incompatible remodeling of historical buildings.

Recommendations:

The McLoughlin area should be designated a Conservation-type District, modified to require design review for all new construction and delay demolitions. Review of exterior alterations should be less strict than in the traditional Historic District.

A Conservation District designation of a large portion of the neighborhood would assure that the architectural integrity of the area is maintained and that new construction is a credit to the area.

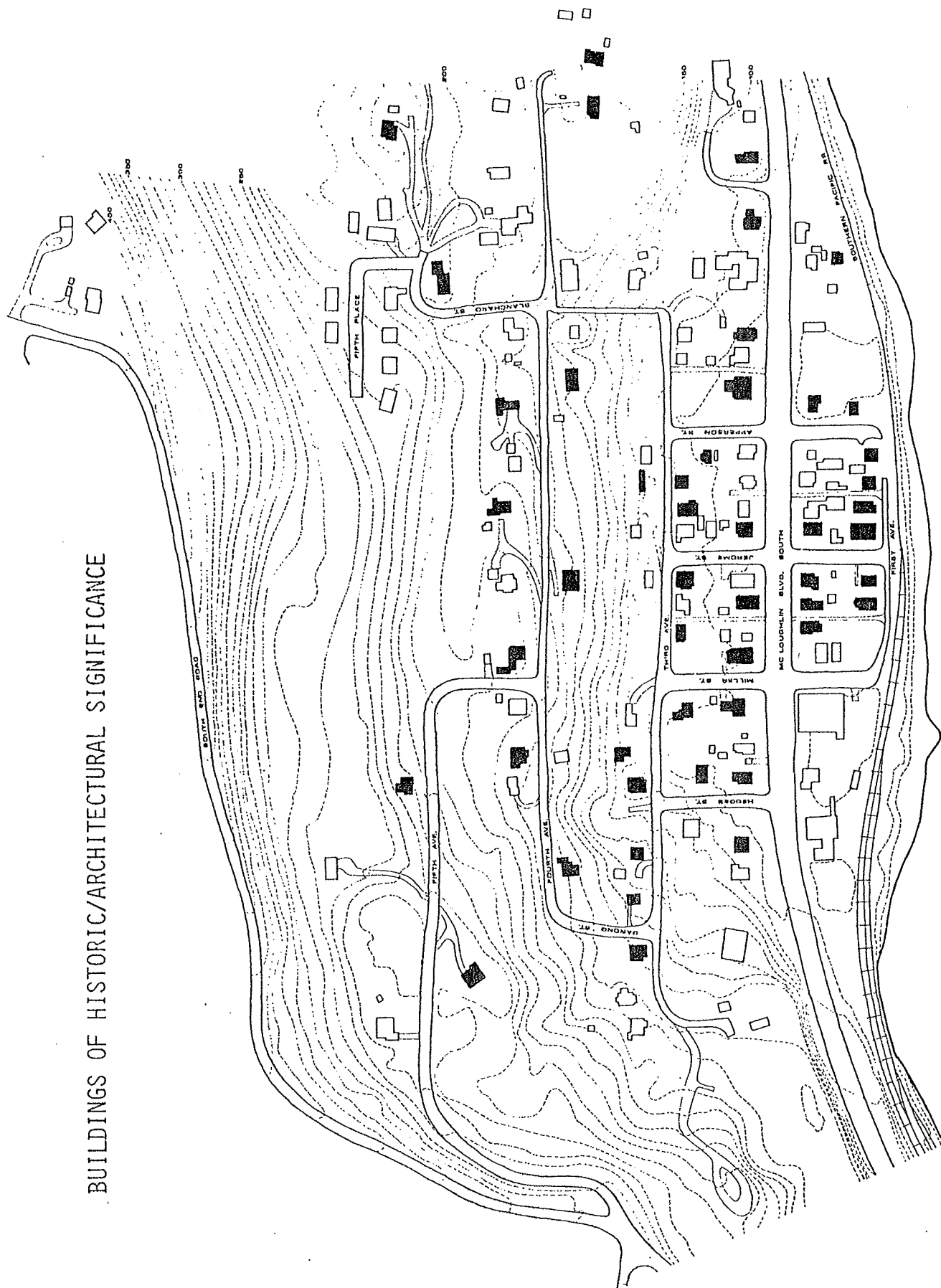
National Register Historic Districts should be designated within the McLoughlin neighborhood so that the benefits offered by federal registration can be extended to property owners in the portions which appear to clearly meet the National Register criteria.

Rezoning and amending the Comprehensive Plan to stabilize present use would greatly assist in preservation of the area.

O T H E R D I S T R I C T S

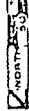
Other potential historic type districts may well, indeed probably, exist in this historically important community. An appropriate, well constructed historic preservation plan will provide for identification and establishment of safeguards of these areas, which are important to the quality of Oregon City as a whole and the identity of the Northwest.

BUILDINGS OF HISTORIC/ARCHITECTURAL SIGNIFICANCE



CANEMAH
NEIGHBORHOOD

WILLAMETTE RIVER

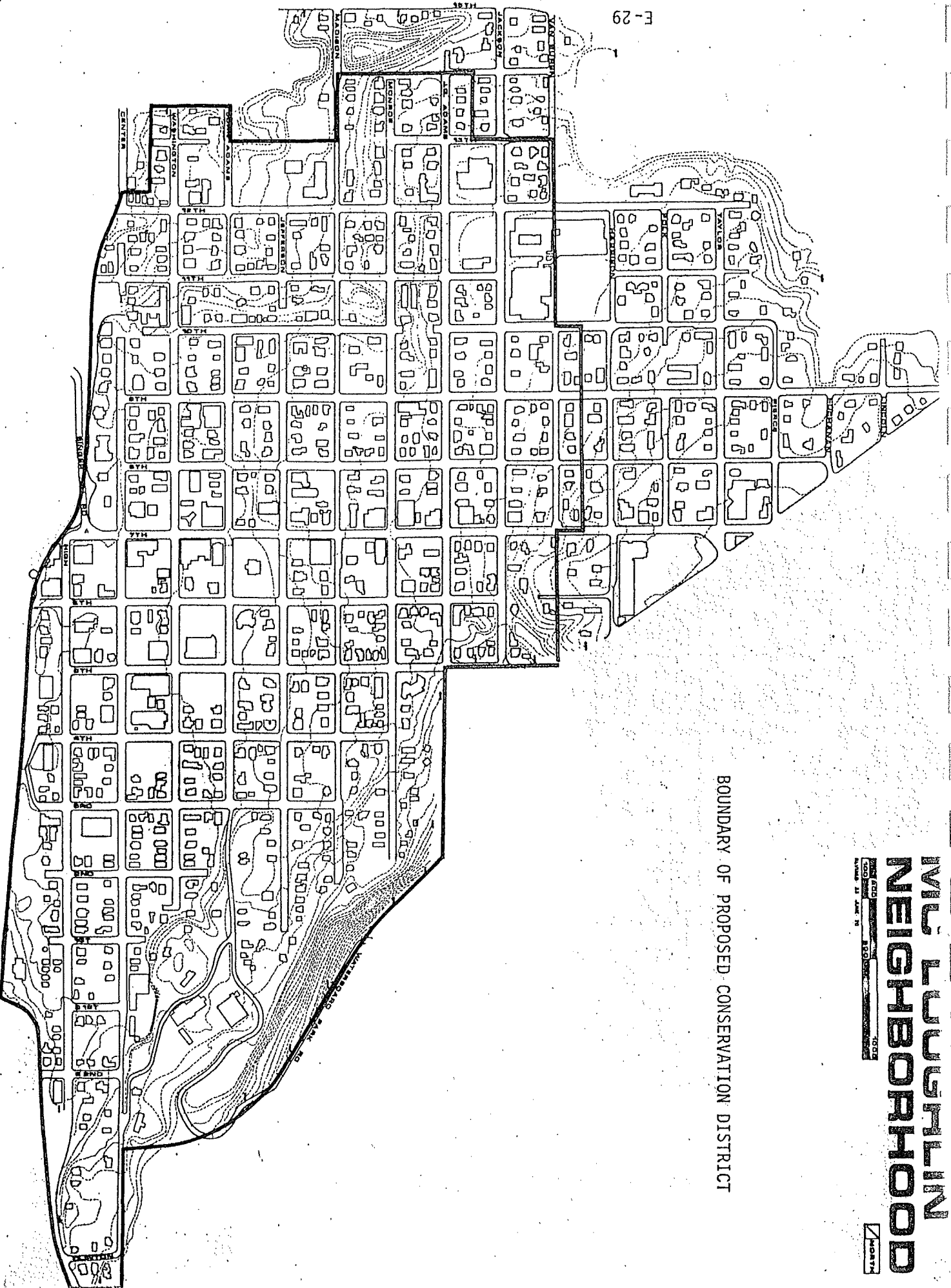


WIS LUSHLIN NEIGHBORHOOD

SCALE 1" = 100'

DATE 11 JAN 78

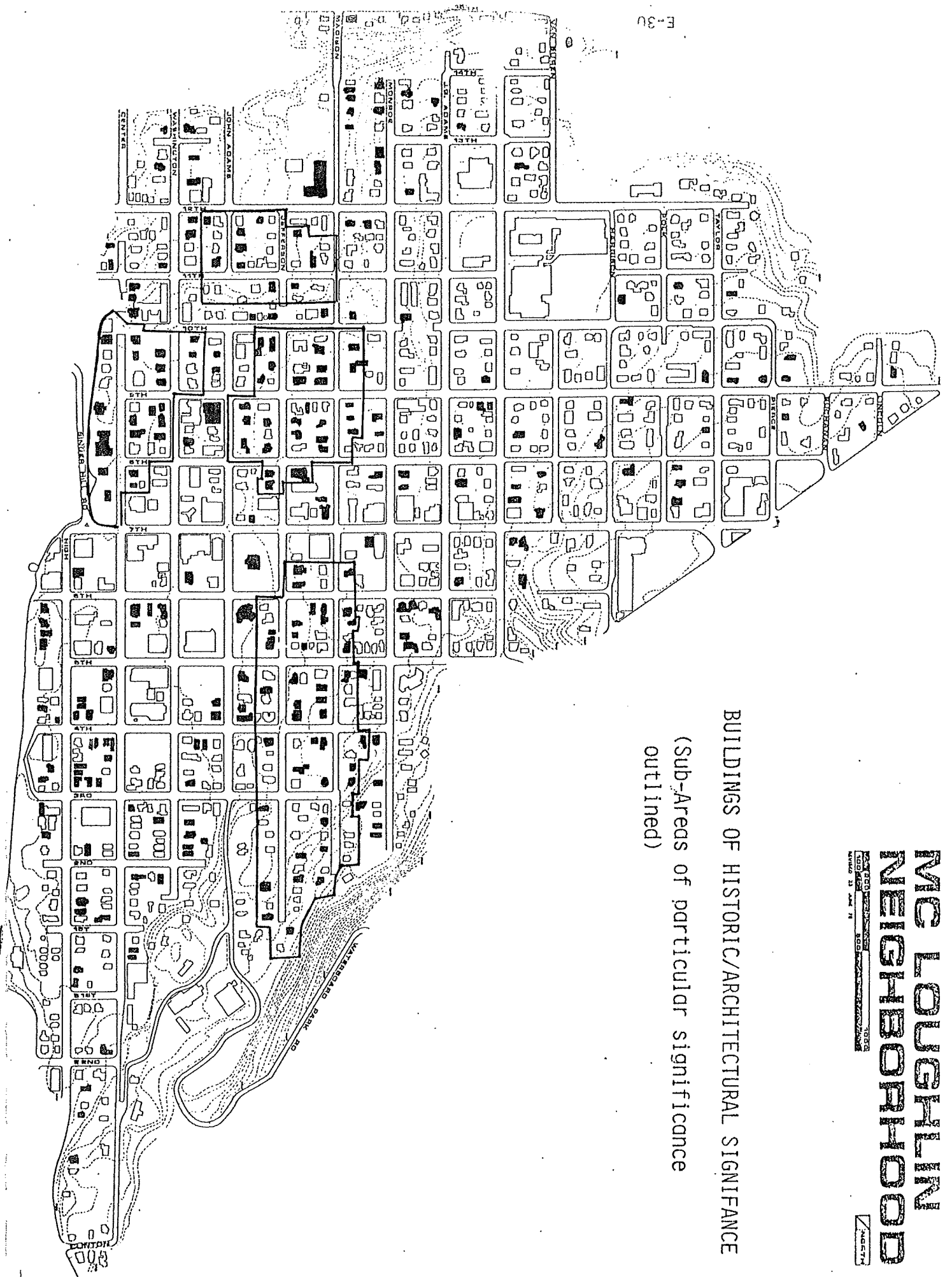
BOUNDARY OF PROPOSED CONSERVATION DISTRICT

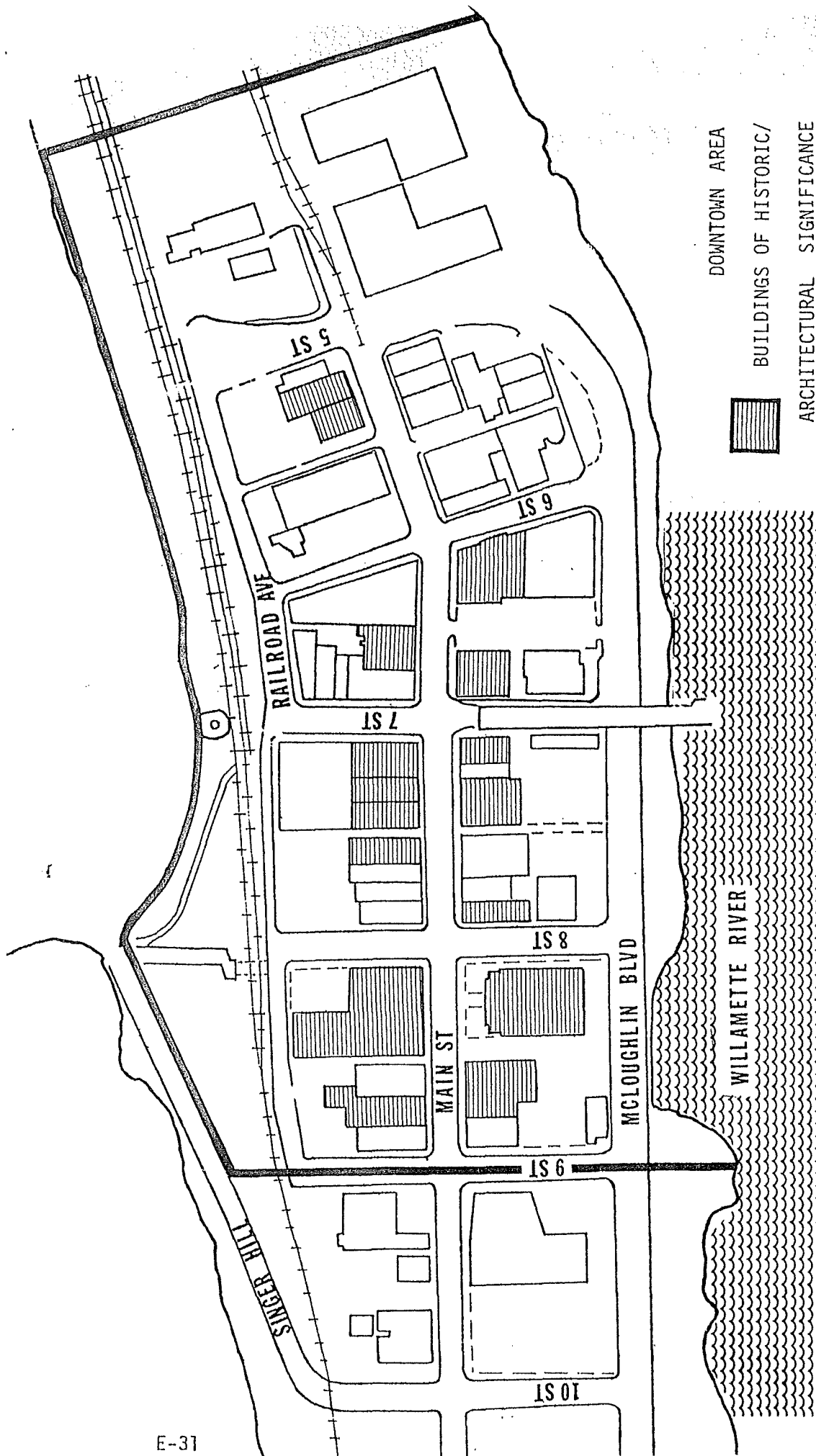


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HISTORIC BUILDINGS OUTSIDE IDENTIFIED DISTRICTS

There are many individual historical buildings outside of the identified historic districts, where important buildings are concentrated. Some of these buildings are among the oldest in the City; many stand alone because they were originally built outside of "urban" Oregon City in what was farm/pasture land.

CRITERIA

What criteria are used to determine whether or not an individual building is HISTORICALLY significant?

A building of HISTORICAL SIGNIFICANCE is one that contributes to local, regional, or national history or culture that is:

- (A) Associated with the life of a major historic person, or
- (B) Associated with an important historic event or period of time (i.e. cultural, economic, military, social, or political), or
- (C) Associated with a past or continuing institution which has contributed to the life of the City, or
- (D) Associated with a group/organization/enterprise in history, or
- (E) An important element in the development of a neighborhood.

What criteria are used to determine whether or not a building is ARCHITECTURALLY significant?

A building of ARCHITECTURAL SIGNIFICANCE is one that contributes to the architectural heritage of the community, region, or nation that is:

- (A) One of the few structures of its age remaining in the City, or
- (B) A unique or good example of a particular architectural style or period, or
- (C) An architectural curiosity or picturesque work of artistic merit, or
- (D) Exhibits original materials and/or workmanship which can be valued in themselves, or

HISTORIC BUILDINGS OUTSIDE IDENTIFIED DISTRICTS, Cont.

(E) Has an interest due to setting or a unique position in the city-scape.

MANY BUILDINGS ARE SIGNIFICANT IN BOTH their HISTORY and their ARCHITECTURE. Therefore, when we refer to 'historic buildings' we mean either buildings of historical or architectural importance or (frequently) both.

Considering the wide variety of building types, locations, and dates of construction, it is difficult to generalize regarding the architectural style of significant buildings. Several of the buildings are true architectural gems in that they were constructed in a particular style and remain unaltered. Others are significant for their historical association and location. Architecturally, the majority may be described as "vernacular" architecture; that is, representative of local building design, workmanship, and personal taste.

INVENTORY

Only the Canemah and McLoughlin areas of the City have been architecturally surveyed in detail. A general survey of other areas has been done which identified most significant buildings.

Particular significant buildings of historic character include:

* E.C. HACKETT HOUSE, 415 17th Street

Unique Queen Anne stick-style house, built in the early 1890's. Was the home of former County Recorder, City Councilman, and Mayor, E.C. Hackett.

* MORTON MCCARVER HOUSE, 554 Warner-Parrott Road

1850 frame house of General McCarver, which was built and shipped pre-cut from Maine and later added to. The house has been privately restored.

* OLD ELY FIRE STATION BUILDING, 802 Molalla Avenue

Now used as a beauty shop, and remodeled.

* DR. DANIEL STEVENSON HOUSE

Recently moved from 1310 Center Street to Holmes Lane.

Built in 1863, former home of Oregon City doctor. It is being privately restored and will be used as a caretaker's residence for the Rose Farm, one of the historical landmarks.

HISTORIC BUILDINGS OUTSIDE IDENTIFIED DISTRICTS, Cont.

* STAFFORD HOUSE, 567 Holmes Lane

Built in 1898, former home of Roy Stafford, City Engineer and donated to the City for park use. The builders (Mr. Stafford's parents) had ties with Holmes family at Rose Farm.

PRESENT STATUS

The preservation of individual historical buildings occurs through scattered efforts at best. There is little public recognition of the historical value of significant buildings outside of McLoughlin and Canemah, except for the more prominent and expensive estate homes. The Ely area in particular has experienced deterioration of older homes, often to the detriment of the area. Demolition and major incompatible remodeling are critical problems because they are usually irreversible.

RECOMMENDATIONS

Private preservation and restoration efforts would be encouraged and assisted by local recognition of significant individual buildings scattered throughout Oregon City.

The traditional and recommended tactic is the Landmark Building Ordinance, which would allow for designation of individual buildings as Landmarks.

;

HISTORICAL LANDMARKS

Historical landmarks are structures and sites of unusual historical importance, which help establish the city's identity. Maintenance costs are often returned in tourism and revenues at several of the sites. Appreciation of local culture and history is enhanced.

CRITERIA:

Landmarks are unique structures and sites with significance in national or local history and/or culture, that are:

- A. Associated with the life of a major historic person.
- B. Associated with an historic event or period of time.
- C. Associated with a past or continuing institution which has contributed to the life of the city.
- D. Associated with a group/organization/enterprise in history.

The following is an inventory of existing historical landmark sites and structures with proposed improvements where needed. This inventory is not intended to place controls on the future use of these sites unless deemed necessary by the Historic Review Board.

HISTORICAL LANDMARK BUILDINGS:

1. Dr. John McLoughlin House and McLoughlin Graves, 717 Center Street, National Historic Site, open daily.

Built in 1846 by Dr. McLoughlin, who founded Oregon City, the house was moved from Main Street, between 3rd and 4th, to its present location (a public square dedicated by McLoughlin) in 1909. Owned by the McLoughlin Memorial Association. This is one of the most frequently visited city landmarks, drawing an annual average of 8,530 visitors. Contributing heavily to city tourism, there is good access and siting for the house. Wheelchair access is needed.

HISTORIC LANDMARKS, cont.

2. Clackamas County Historical Society, Mertie Stevens House, 603 6th Street

Built in 1907, the former home of the pioneer Stevens-Crawford family, is operated as a museum by the Clackamas County Historical Society, which is raising funds to build a new museum at 2nd and Tumwater Streets.

Siting is adequate; accessibility is limited since the museum is open only 2 afternoons a week. Wheelchair access is needed.

3. "Rose Farm", Williams Holmes House, 536 Holmes Lane

Built in 1848, the Holmes house was the site of the first territorial legislature. Joseph Lane, first territorial governor, was inaugurated there in March, 1849.

The house will be restored shortly, through private efforts, and when finished, will be a significant tourist attraction. Site and road improvements will be necessary to accommodate many visitors and directional signing will be required.

HISTORICAL LANDMARK SITES:

1. Kelly Field, Washington Street and Abernethy Road

Site of the end of the Oregon Trail. Markers have been placed there in tribute to the pioneers who traveled over the trail.

While the area is accessible, directional signing needs to be improved in the vicinity leading to the site. Landscaping should be enlarged.

2. Singer Creek Falls, Flows from the bluff at the top of Singer Hill to 8th and Railroad Avenue

Named for William Singer, who operated a flour mill on the hillside in the 1880's which was powered by the falls.

The 8th and Railroad location, which offers a vertically stepped view of the falls, could be greatly improved. Street and landscaping improvements,

HISTORICAL LANDMARKS, cont.

removal of directional arrows, an informational marker, and general clean-up would enhance the site, and provide a more inviting attraction in the downtown for visitors to Oregon City.

3. Municipal Elevator, connects upper and lower levels of the city at 7th Street

The free, city-maintained elevator is one of only four such elevators in the world. The present structure, built in 1954, replaced the water-powered structure built in 1913. The glassed-in observatory at the top allows a view of the downtown and surrounding area.

The elevator draws many visitors, and informational markers should be placed at the downtown entrance. The upper level marker is in poor condition. Directional signs to the Chamber of Commerce should be provided at both levels. The interior of the observatory could be enhanced through the marking of views. Restoration of the neon tubing lighting the interior would be desirable rather than the newly installed fixtures.

4. Willamette Falls

The Falls are the most prominent city landmark, visible from many locations and detailed by a marker at Falls Vista on Highway 99E.

Care should be taken to preserve views of the Falls, particularly in building construction, which could obstruct the view in certain locations.

5. McLoughlin Promenade, runs along the bluff from Second to Sixth Streets.

The Promenade land was deeded to the city by John McLoughlin in 1897 to preserve views of the river and downtown. It provides an alternative to busy High Street for pedestrians and attracts visitors.

The area was landscaped and improved by the Kiwanis Club and access is good. Care should be taken to insure that High Street development does not encroach upon it.

HISTORICAL LANDMARKS, cont.

6. Bluff Steps, Seventh Street and Singer Creek Falls

The steps connecting downtown and upper Oregon City are the only remaining stairs among the four stairways that once existed. Built at the turn of the century, the steps were connected to the elevator tunnel in 1955.

The steps themselves are in generally good repair. Better upkeep is needed. Regular removal of litter on the steps and at the top of the Falls would be desirable.

7. Canemah Boardwalk, runs along river side of Highway 99E from Canemah to Falls Vista

The Boardwalk was built in the 1850's to provide a pedestrian link around the falls between Canemah and Oregon City. It fell into disrepair after several floods but portions of it can still be used. The Boardwalk should be marked at one or two locations to inform people of its original function.

CEMETERIES:

1. Mountain View Cemetery, 500 Hilda Street

The City owned cemetery, donated by William Holmes, is where many Oregon City pioneers are buried.

Attracts numerous visitors. Marker should be placed indicating location of graves of more prominent pioneers.

2. St. John's Catholic Cemetery, end of Warner Street

One of Oregon City's older cemeteries, it was blessed by Father Hillebrand in 1887 and church records go back to 1891. Pioneer Alice McDonald Milln is buried there.

A marker should be placed near the entrance, noting the cemetery's founding date and history.

HISTORICAL LANDMARKS, cont.

3. Canemah Cemetery, end of Fifth Avenue

Oldest cemetery in the area, deeded by Absalom Hedges to a private Canemah Cemetery Board in 1865. Many Canemah pioneers are buried there. Located outside the city limits, the cemetery is only accessible on foot, since being closed to auto traffic.

Access should not be improved, considering the cemetery's isolation and the potential for vandalism. Since it is a part of the historic Canemah area, the cemetery should be annexed to the city. The original iron gates, removed for repair many years ago, should be replaced. The cemetery should be fenced to discourage further vandalism.

MARKERS:

1. McLoughlin marker and McLoughlin Bust, Falls Vista on Highway 99E

This area is a popular stopping point on the Highway. Landscaping should be improved and regularly maintained.

2. Edwin Markham markers, (1) 11th & Main, (2) 7th & John Adams

Markers honoring native poet, Edwin Markham, who authored "Man With The Hoe". The Library marker is simple but prominent. The 11th and Main marker, which notes Markham's birthplace, should be enlarged since street changes have made it almost unnoticeable.

3. Jacobs Memorial marker, Block 62

On the corner of the Senior Center Block, markers noting the Oregon City Woolen Mill and the Jacobs family role in its operation were placed in 1974.

Benches provide a resting place for pedestrians.

4. William S. U'Ren marker, County Courthouse lawn

Marker placed in 1976, honoring the author of the Initiative, Referendum,

HISTORICAL LANDMARKS, Cont.

and Recall provisions of the Oregon Constitution. U'Ren is called the "Father of the Oregon System of Government". Generally well-kept.

5. George Abernethy markers, (1) Beneath I-205 Bridge, (2) 606 15th Street

Markers honoring the Provisional Governor of Oregon Territory. Oregon City merchant and partner in Oregon Exchange Company which minted the Beaver Money, considered "bootleg" because it was not minted in Washington, D.C.

One plaque marks the elm beneath the I-205 Bridge where his home once stood. There is also a plaque dedicated to Abernethy at the Oregon City Post Office. Both are nicely located and generally well-kept.

6. First Methodist Church Building marker, 622 Main Street

This marks the church site at 7th and Main, which had been awarded to the Methodists from litigation with John McLoughlin over his land claim. The church burned in 1919, after which the Methodists relocated to 8th and Center.

The existing marker is tarnished and almost unnoticeable, and needs to be enlarged or highlighted in some way.

7. Wreck of the Gazelle marker, Highway 99E

The stone setting is heavily overgrown with brush and berry bushes, limiting visibility and access. The area needs to be cleared and landscaped.

8. Barclay House marker, 719 Center Street

Marker notes the home of Dr. Forbes Barclay and his contribution as an early Oregon City doctor, mayor, and educator.

Marker is well-kept and accessible.

9. Site of First State House marker, parking lot, 6th and Main

A marker set in the ground in Jered's Outdoor Store parking lot, notes the State House site where the legislature met from 1842-1852.

HISTORICAL LANDMARKS, cont.

The marker is small, unnoticeable and subject to damage since it is in the ground. The site is significant enough to warrant an enlarged vertical marker, set in landscaping.

10. Second Oregon City - West Linn Bridge marker, 7th and Main Streets

The existing bridge, built in 1922, replaced the original suspension bridge. A marker on the Oregon City side notes the construction date.

The marker is small, and obscured by modern light posts. The entire bridge is poorly maintained. Placement of the marker should be improved and the State of Oregon should be petitioned to refurbish the bridge.

11. William Holmes claim marker, at Thora B. Gardiner Junior High

Marker notes the Holmes Family Claim site, and the Holmes House (Rose Farm). The Gardiner Junior High ground was originally Holmes Park, where Indian families camped during the last Indian war in the county, in the early 1850's.

The markers are well maintained and landscaped. The Rose Farm restoration may draw more attention to the markers.

Publisher's Paper Sites

Within the mill complex there are several significant landmark sites and structures. Structures include:

1. The Oregon City Woolen Mills

One of the finest industrial buildings in the Northwest, built in 1865. Three-story brick mill, built on a stone foundation, it is used for equipment storage. Mill races are still evident, and the remains of a water turbine in

HISTORICAL LANDMARKS, cont.

the basement can be seen.

2. Pope Opera Hall

Only surviving 1870's opera hall in Oregon with any evidence of a stage or opera hall configuration.

3. Ainsworth-Dierdorff Hardware Store

One-story 1850's brick building, with the iron shutters and doors intact.

4. Charman-Warner Building

(connected to Ainsworth-Dierdorff Building)

Oldest brick building surviving in Oregon, built in 1854 with the second floor added in the 1860's. Original pilaster stenciling remains on the second floor.

These are the only surviving commercial buildings in Oregon City from the 1850's-60's. Several of the buildings are marked, but their mill location has obscured their existence and importance.

Sites within the Publishers complex include:

1. Original site of Dr. John McLoughlin Home on Main Street (Bluff side) between 3rd and 4th Streets.
2. First jail site, on Main Street between 2nd and 3rd.
3. Spectator newspaper building site, first newspaper on the Pacific Coast.
4. City Water System pump house site.
5. Site of first electric transmission line in the United States, from Oregon City to Portland in 1889.

HISTORICAL LANDMARKS, cont.

These sites should be marked within the Mill, since Publishers does offer tours to the public by appointment.

To augment awareness of the Mill sites outside of Publishers, the McLoughlin Promenade should be utilized since it offers views of landmark buildings in the complex. Markers should be placed along the promenade, pointing out the Woolen Mill, Pope Opera Hall, Ainsworth-Dierdorff Store, and Charman-Warner buildings.

An additional marker should be placed detailing the other sites within Publishers and where buildings were originally located.

I M P L E M E N T A T I O N

With the exception of the HISTORICAL LANDMARKS sub-section, which lists and recommends improvements for each of the City's landmark sites and markers, ALL recommendations are presented in this section.

(1) HISTORIC REVIEW BOARD

A Historic Review Board shall be created to address historic and/or architectural concerns in Oregon City, based on the following guidelines:

MEMBERS: The Historic Review Board shall consist of 5 members appointed by the Mayor with confirmation by City Commission. The members of the Board shall be:

- one resident from each of the following neighborhoods - Canemah and McLoughlin, as these are the areas of highest concentration of historic and/or architecturally significant buildings and sites in Oregon City.
- one member from the City at large;
- one architect, experienced in historic preservation;
- one member of the Chamber of Commerce, who resides in Oregon City;

The Board shall have the right to seek advice from any other appropriate agency or individual with no expenditure of monies, unless approved by City Commission. The Oregon City Planning Department shall serve as staff and advisor to the Board.

OFFICERS: The Chairperson shall be elected by the Board members, as shall any other officers deemed necessary. One City Commission member and one Planning Commission member shall serve as liaisons between the Board and the respective

Commissions, for a period of not less than one year. No individual shall hold office for more than two (2) consecutive years and for no more than three (3) years total.

TERMS: Three (3) years, and the terms of service of individuals shall be staggered. Initially, they shall be appointed as follows: 2 for 3 years, 2 for two years, and 1 for one year. Thereafter, members shall be appointed for 3-year terms, with no member serving more than six (6) consecutive years.

MEETING SCHEDULE: The Board shall meet monthly, and as called by the chairperson.

CREATING ORDINANCE: Upon the adoption of this Plan by the City Commission, the City Attorney shall prepare an ordinance creating the Historic Review Board, using the guidelines contained herein, and including provision for enforcement and a public hearing process. The Board shall meet within 45 days of the adoption of its creating ordinance.

REVIEW: The Historic Review Board shall be evaluated by the City Commission and the Planning staff two years from the date of its first meeting to determine if any changes are necessary.

POWERS: Subject to revisions by the City Commission, the powers of the Historic Review Board shall be as follows:

A. To be responsible for identifying the following based on established criteria:

- (1) areas of archeological significance;
- (2) buildings of historic and/or architectural significance
- (3) landmarks;
- (4) areas of concentration of such sites within the City.

B. To make recommendations to the City Commission on:

- (1) district designation, with priority given to Canemah and the McLoughlin area;

- (2) public improvements that affect the physical appearance, social environment, or traffic and parking facilitation in historic areas;
- (3) any preservation related items referred to it by interested groups, citizens, agencies, or boards;
- (4) relevant necessary ordinances and resolutions.

C. to make decisions on:

- (1) landmark designations;
- (2) in coordination with the State and other organizations of expertise, archeological site designations;
- (3) design of new construction, exterior alterations, and signs in historic areas, based upon the following general guidelines:
 - a. the effect of the proposed change on the appearance of the area;
 - b. the general design, materials, size, and scale of the proposed change as compared with historic and/or architecturally significant buildings in the areas;
 - c. the position of new buildings in relation to the street and other structures.
- (4) Demolitions: can invoke delays as allowed by separate ordinance.
- (5) Citizens making applications under any of the above will have access to the planning staff for consultation and advice.

D. To advise other groups, agencies, boards, commissions, or citizens on matters relating to historic preservation within the City, e.g. traffic density, parking facilities, planned developments, etc;

- E. To consult with affected neighborhood associations, interested groups and citizens, the City Attorney and Planning staff on district designation, and on the formulation of ordinances and resolutions necessary to carry out its work;
- F. To educate individuals in the need to comply with State and Federal laws protecting antiquities;
- G. To act, if it so desires, as coordinator for local preservation groups.
- H. Any decision made by the Historic Review Board may be filed with the City Commission for appeal within 60 days of such decisions.

(2) CANEMAH

Canemah should be designated an Historic District by ordinance. The Neighborhood Association should be involved in the formulation of the ordinance. The Ordinance shall set up a process for:

- A. Design review of new construction in the District.
- B. Design review of exterior alterations in the District.

Requests for building permits by owners of locally designated historic and/or architecturally significant properties shall be referred to the Historic Review Board. The following guidelines are recommended for inclusions in the Ordinance:

In determining the appropriateness of proposed exterior alterations, the Board shall consider the following:

- (1) the historical and architectural style of the building;
- (2) the exterior architectural features visible from a public street, way, or place;
- (3) the general compatibility of exterior design, arrangement, proportion, scale, texture, and materials to be used;

- (4) the physical condition of the landmark and the surrounding area;
- (5) the economic use of the landmark and feasibility of proposed alteration;
- (6) the value and significance of the landmark and its relationship to the surrounding area.

C. Demolitions: Since demolition is final and irreversible, demolition review is probably the most important aspect of a jurisdiction's preservation program. All buildings specifically listed within the Plan as historic and/or architecturally significant, as well as any others so identified, shall be referred to the Historic Review Board if demolition is proposed, which recommends approval or denial.

The following are recommended review criteria to be included in the ordinance:

1. Is the building of such historic and/or architectural interest that its removal would be to the detriment of the public good?
2. Is the building of such old, unusual, or uncommon design that it could not be reproduced?
3. Is the building of such condition that it does not constitute a hazard, i.e., is it reasonably salvageable?

If the Board recommends denial of a demolition request, after a public hearing, it may implement any or all of the following:

1. Invoke an initial stay of demolition for 120 days;
2. Direct itself or other party to advertise the property or otherwise seek an alternative to the demolition through sale, lease, etc;
3. If a process is underway to save a building, an additional stay of 90 days can be invoked after the initial stay;
4. Approval demolition after the above step or steps have been taken.

The ordinance shall establish a process for review by public hearing. Applications must be heard within 45 days of submission, and decisions made by the Historic Review Board may be appealed to City Commission.

- D. The ordinance shall authorize public workshops to be held in the area to distribute written information, show slides, and answer questions on remodeling/rehabilitation of older buildings.

E. Appeals Process to City Commission

This local ordinance will complement the National Register Historic District designation of Canemah.

(3) McLOUGHLIN

That portion of McLoughlin as identified on Map E-29 should be designated a Conservation District by ordinance. The Neighborhood Association should be involved in the formulation of the ordinance. The ordinance shall set up a process for:

- A. Design review of new construction in the District.
- B. Design review of exterior alterations (excluding painting and roofing, normal repairs) or designated buildings within the District.
- C. A landmark designation of individual historic or architecturally significant buildings to be determined by the Board within one year; the owner's consent is not required. Designation may be appealed to the City Commission.
- D. The Board shall be empowered to impose a demolition delay of all designated landmarks. The demolition may be initially stayed for 30 days. By 30 day increments, the Board may review and extend the delay up to a total of 120 days. All demolition delay decisions of the Board may be appealed to the City Commission.
- E. Appeals process to City Commission.
- F. Interim landmark designation: Until such time as the Historic Review Board has designated a list of landmark buildings, the surveyed

buildings as shown on Plan Map E-30 shall constitute that list. These buildings shall be subject to review for demolitions and exterior alterations.

- G. The ordinance shall authorize public workshops to be held in the area to distribute written information, show slides, and answer questions on remodeling and rehabilitation of older buildings.

(4) LANDMARKS

A Landmark Ordinance should be created by Staff, prior to public review and final drafting by an attorney.

The ordinance shall set up a process for the Landmark designation of individual buildings outside of designated Historic/Conservation Districts, to include:

- A. Designation procedure by the Historic Review Board (properties can be nominated by any interested party, but if owner disagrees with designation, it can be appealed to City Commission).
- B. Criteria for designation.
- C. Review of appearance of exterior alterations of landmark buildings.
- D. The Board shall be empowered to impose a demolition delay of all designated landmarks. The demolition may be initially delayed for 30 days. By 30 day increments, the Board may review and extend the delay up to a total of 120 days. All demolitions delay decisions of the Board may be appealed to City Commission.
- E. Appeals Process to City Commission.

(5) No ordinance shall be drafted to:

- require any review of interior alteration.
- require opening a house to the public or private individuals (excepting National Register requirements)