

# Oregon City Historic Review Program Historic Survey & Update Project



*Prepared for:*

Oregon City Planning  
Department & the Historic  
Review Program

*Prepared by:*

Diana J. Painter, PhD  
Chrisanne Beckner, MSHP

May 24, 2011



PAINTER  
PRESERVATION  
& PLANNING

HISTORIC PRESERVATION & URBAN DESIGN

# Components of Update

- Update of landmarks outside of historic districts
- City-wide reconnaissance survey
- Historic context statement for selected neighborhood
- Review of Historic Review Program
- Recommendations

# Landmarks Update

Homes with good integrity

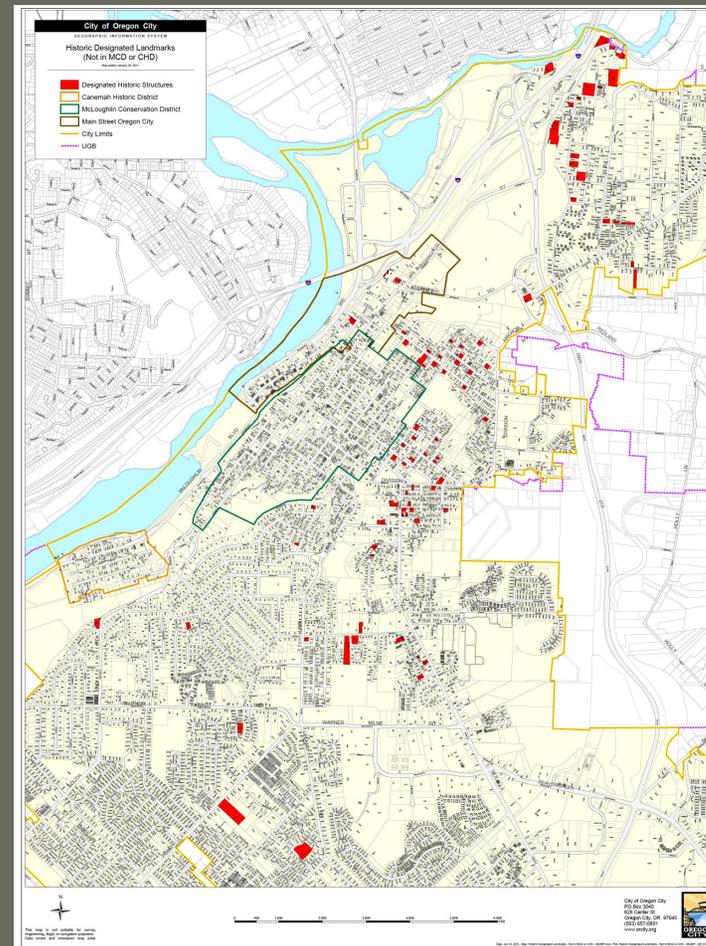


Oregon City - Historic Review Program - Historic Survey & Update Project

# Landmarks Update

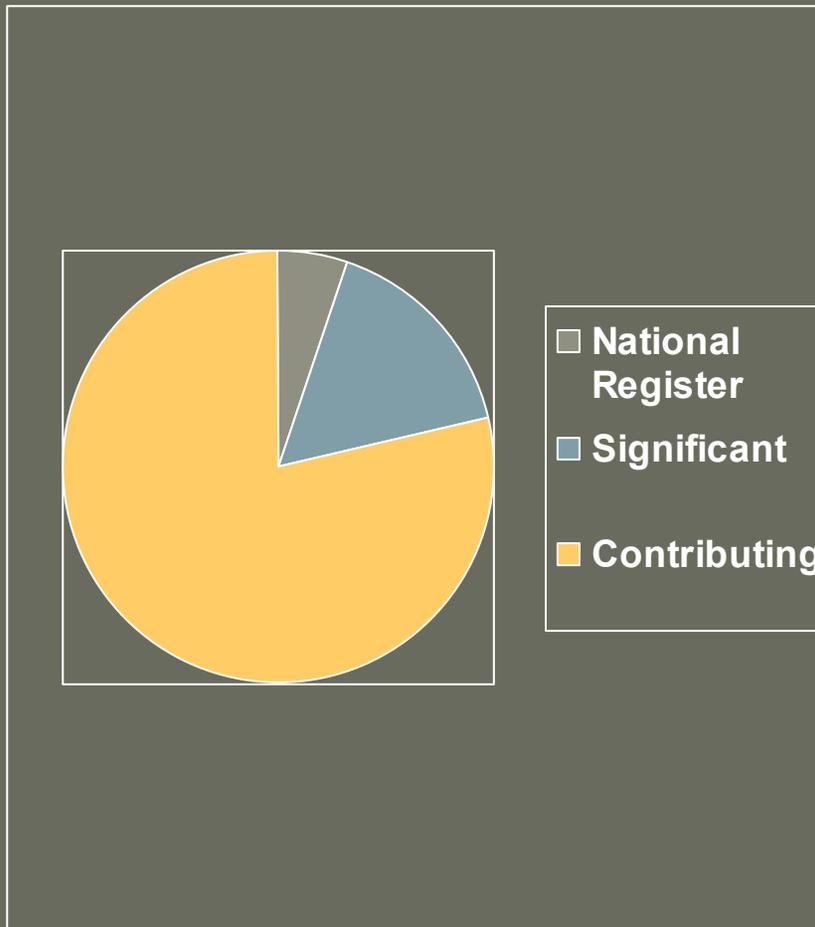
## Process

- Upload existing records
- Photograph 87 landmarks (Jan-Feb 2011)
- Update records with new information
- Evaluate each property



# Landmarks Update

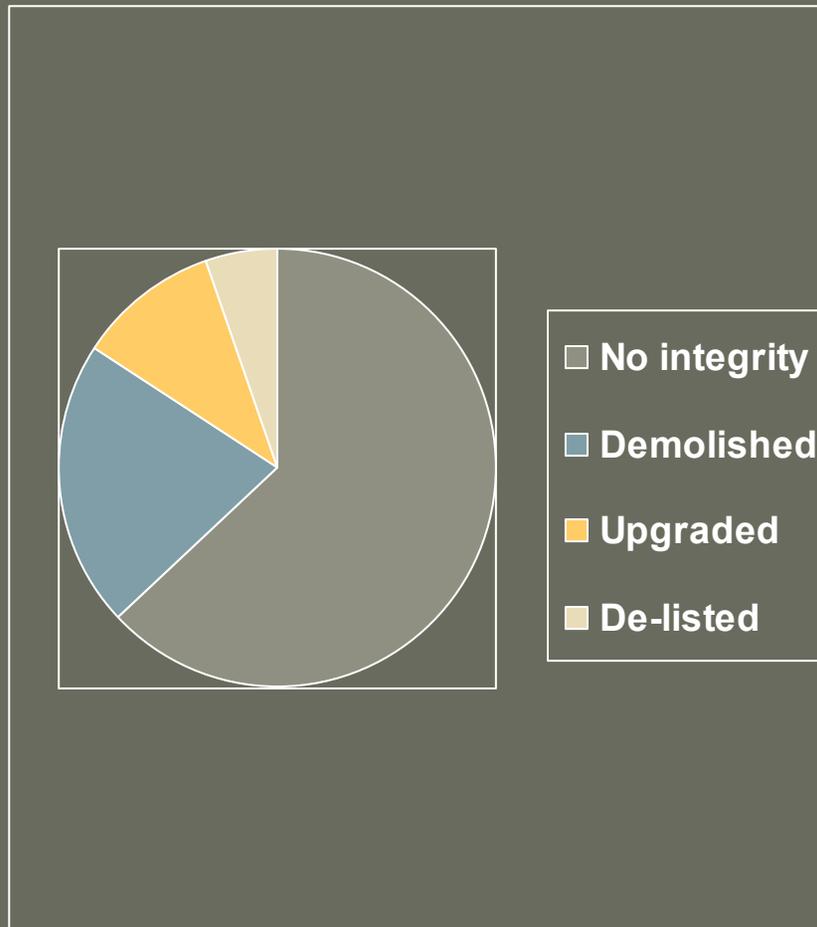
## Eligibility



- Properties on National Register – 4
- Significant properties – 12
- Contributing properties - 59

# Landmarks Update

## Changes to properties



- Downgraded due to lack of integrity – 12
- Demolished – 4
- Upgraded to “individually significant” – 2
- De-listed at owner’s request - 1

# Landmarks Update

## Issues



# Reconnaissance Survey

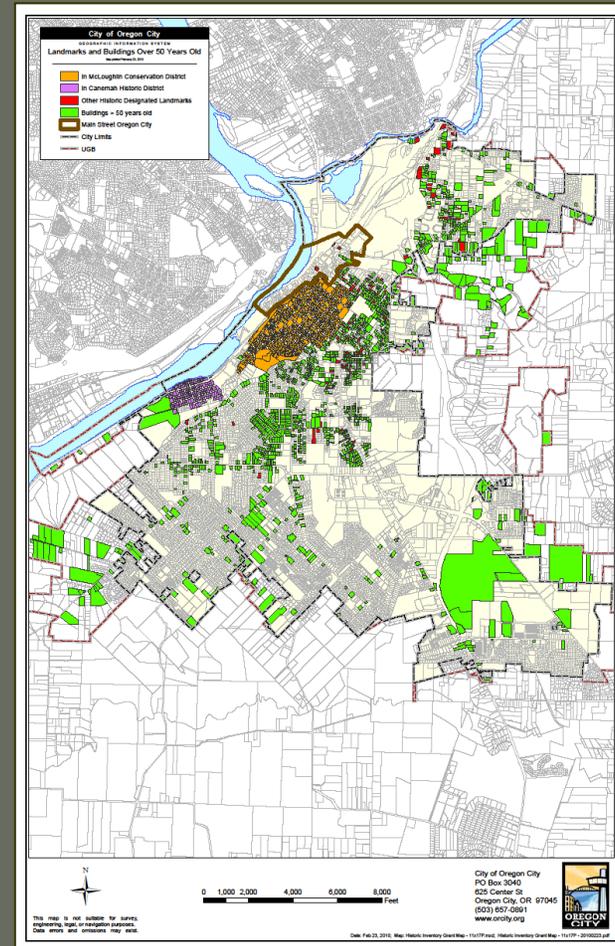
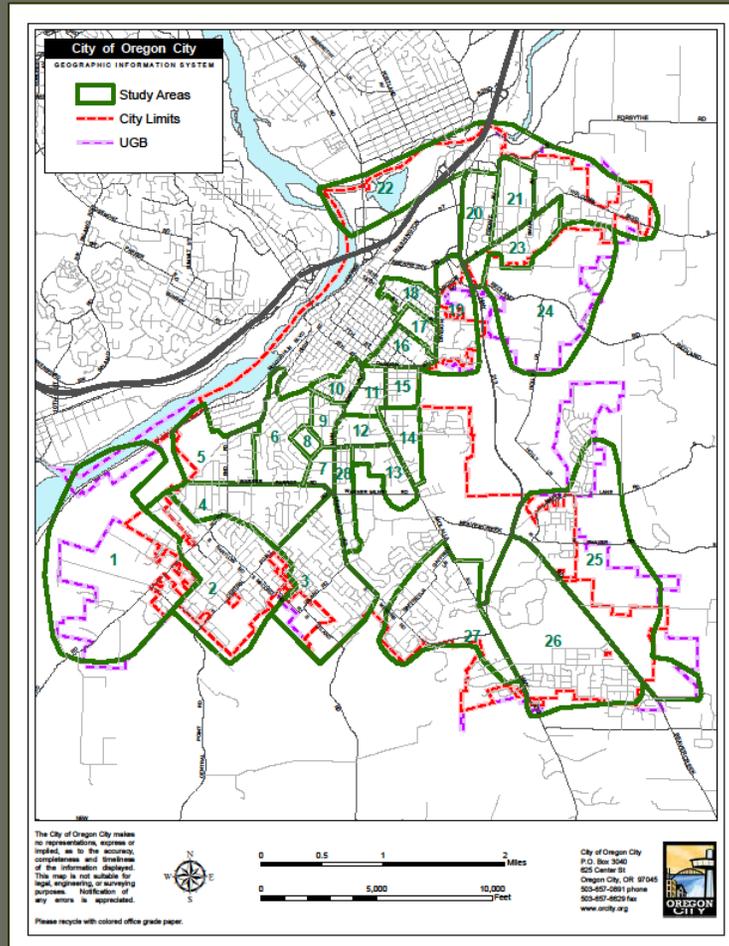
Homes with good integrity



Oregon City - Historic Review Program - Historic Survey & Update Project

# Reconnaissance Survey

## Process



Oregon City - Historic Review Program - Historic Survey & Update Project

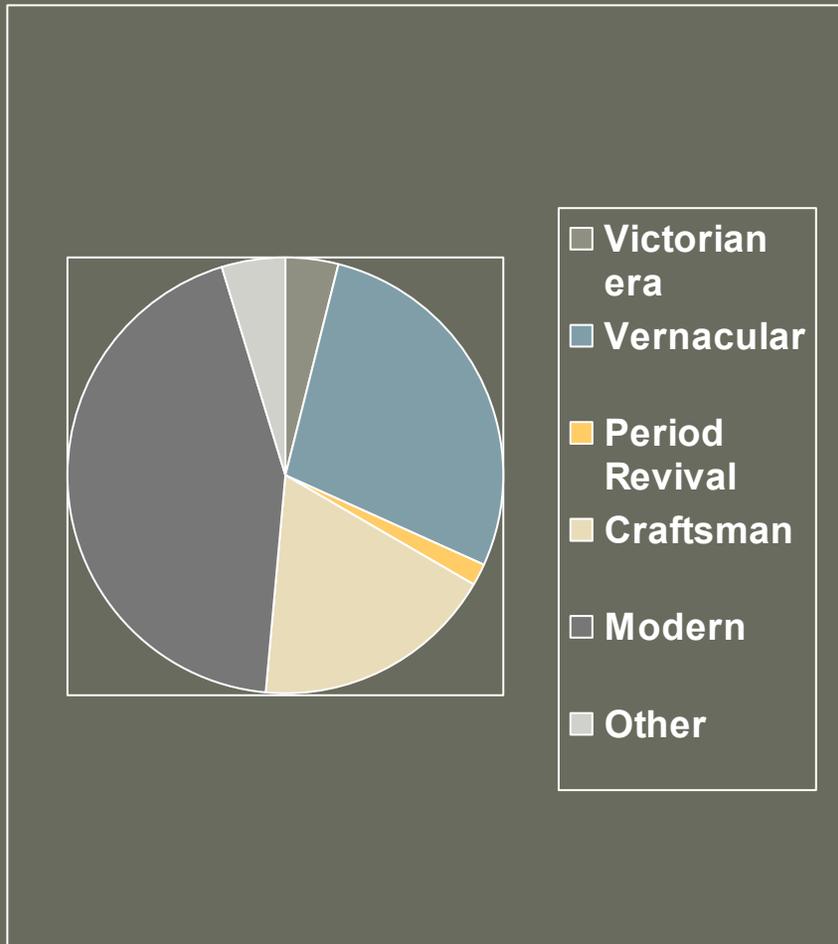
# Reconnaissance Survey

## Process

- Create records in database
- Record & photograph 1700 properties (Feb-March 2011)
- Update records with new information
- Evaluate each property

# Reconnaissance Survey

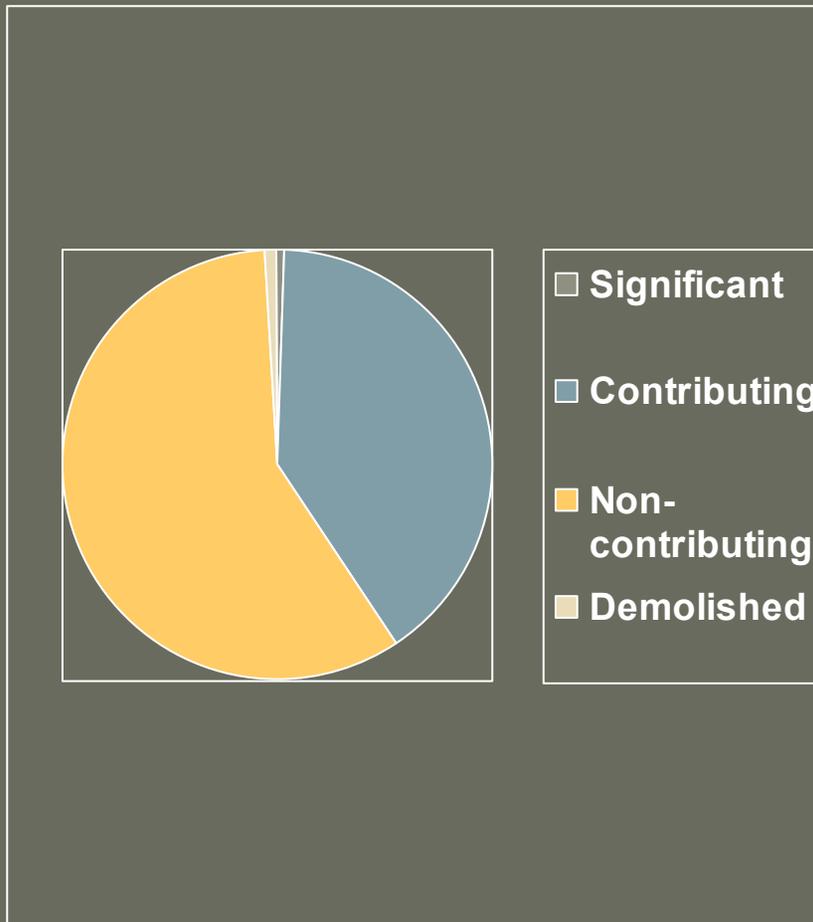
## Styles



- Victorian-era – 4%
- Vernacular – 28%
- Period Revival – 2%
- Craftsman – 18%
- Modern – 44%
- Other – 5%

# Reconnaissance Survey

## Eligibility



- Significant - 10
- Contributing - 654
- Non-contributing – 966
- Demolished - 12

# Reconnaissance Survey

Issues in order of priority

- Replacement windows – vinyl, aluminum
- Replacement siding – vinyl, aluminum, pressed wood, Hardiboard (cement fiber siding)
- Inappropriate additions and alterations
- Neglect
- Demolition

# Reconnaissance Survey

## Issue 1 – Replacement windows



# Reconnaissance Survey

## Issue 2 – Replacement siding



# Reconnaissance Survey

## Issue 3 – Inappropriate additions & alterations



# Historic Context Statement

## Context for early Rivercrest Additions

26346

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE **PIONEER TRUST COMPANY** A CORPORATION DULY INCORPORATED ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF OREGON, AND HAVING ITS PRINCIPAL OFFICE AND PLACE OF BUSINESS IN SALEM, OREGON, WITH POWER TO TAKE, HOLD AND DISPOSE OF TITLE TO REAL ESTATE, BEING THE OWNER OF A TRACT OF LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE OF THE PLAT OF **RIVER CREST CENTRAL ADDITION** SITUATED IN CLATSOP COUNTY, STATE OF OREGON, DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL SUCH STREETS AND ALLEYS SHOWN THERE.

IN WITNESS WHEREOF THE SAID **PIONEER TRUST COMPANY** HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED, AND THE SAID PIONEER TRUST COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED BY THE SECRETARY AND TRUST OFFICER AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY THE SIGNATURE OF ITS SECRETARY AND TRUST OFFICER THIS 27th DAY OF April 1926.

**PIONEER TRUST COMPANY**  
BY [Signature]  
SECRETARY AND TRUST OFFICER

PIONEER TRUST CO'S  
SEAL

STATE OF OREGON }  
COUNTY OF CLATSOP } 33

THIS CERTIFIES THAT ON THIS 27th DAY OF April 1926, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED **M. E. WENGER** TO ME PERSONALLY KNOWN, WHO BEING FIRST DULY SWORN DO SAY THAT HE IS THE SECRETARY AND TRUST OFFICER OF THE **PIONEER TRUST COMPANY** A CORPORATION ABOVE NAMED, AND THAT THE SEAL AFFIXED TO THE ABOVE INSTRUMENT IS A CORPORATE SEAL OF SAID COMPANY, AND THAT THE SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND ACKNOWLEDGED TO ME THAT SAID INSTRUMENT WAS THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND, AND AFFIXED MY NOTARIAL SEAL THIS THE DAY AND YEAR FIRST ABOVE WRITTEN

[Signature]  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES July 16, 1926

NOTARY SEAL

APPROVED BY

<u>[Signature]</u> COUNTY JUDGE	<u>[Signature]</u> COUNTY SURVEYOR
<u>[Signature]</u> COUNTY COMMISSIONER	<u>[Signature]</u> CITY ENGINEER
<u>[Signature]</u> COUNTY COMMISSIONER	<u>[Signature]</u> COUNTY ASSESSOR
ATTEST <u>[Signature]</u> COUNTY CLERK	

**RIVER CREST CENTRAL ADDITION**  
LOCATED IN THE ARCHIBALD MCKINLEY CL. 57  
SEC. 6 T. 3 S. R. 2 E. W. M.  
SCALE 1 INCH EQUALS 100 FEET

R. S. MILLER  
SURVEYOR  
FEB-1926

STATE OF OREGON  
COUNTY OF CLATSOP } 33

I, **Ralph S. Miller**, being duly sworn say that I am a Registered Engineer No. 1025 under the laws of Oregon and that I have correctly surveyed the annexed plat of **RIVER CREST CENTRAL ADDITION** THAT THE INITIAL POINT IS AS INDICATED ON SAID PLAT AND IRON PIPES WERE PLACED AT ALL LOT CORNERS. THE AREA EMBRACED IS AS FOLLOWS TO WIT: BEGINNING AT SAID INITIAL POINT WHICH IS SOUTH 81.00 FEET DISTANT AND WEST 550.00 FEET DISTANT FROM A STONE SET AT THE ANGULAR CORNER IN THE WEST BOUNDARY OF THE WILLIAM HOLMES 25.25 T. 3 S. R. 2 E. W. M. FROM SAID BEGINNING POINT THENCE SOUTH 85.50 FEET; THENCE S 41° 20' 30" W 200.00 FEET; THENCE N 23° 53' 50" W 124.20 FEET; THENCE N 46° 06' 30" E 204.86 FEET TO A POINT OF CURVE; THENCE ALONG A 25° 05' 39" CURVE TO THE RIGHT, THRU A CENTRAL ANGLE OF 83° 55' A CURVE OF 160.30 FEET; THENCE S 69° 50' 30" E 201.56 FEET; THENCE SOUTH 80.00 FEET; THENCE S 69° 50' 30" E 475.53 FEET; THENCE SOUTH 80.00 FEET TO THE PLACE OF BEGINNING HEREIN BEFORE DESCRIBED.

[Signature]  
R. S. MILLER  
REG. ENGR. 1025

ENGINEER'S SEAL

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF APRIL 1926

[Signature]  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES July 11, 1926

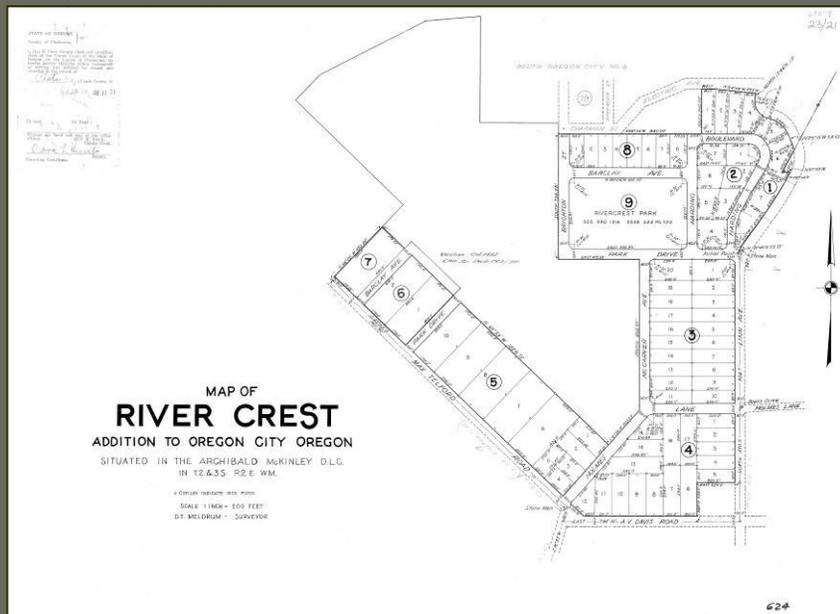
NOTARY SEAL

ALL TAXES ARE PAID TO AND INCLUSIVE OF JULY 1ST 1926

[Signature]  
SHERIFF

# Historic Context Statement

## Context for early Rivercrest Additions



- Platted in 1940, 1946
- Developed 1940 – 1960s
- Lots developed individually
- Large and small lots
- Variety of mid-century styles
- Good integrity

# Historic Context Statement

Value of historic context statements

- Adds to our knowledge of this era in Oregon City
- Allows us to target areas for future surveys
- Contributes to our knowledge of this neighborhood
- Assists with raising awareness of historic preservation issues
- Assists with community and neighborhood planning efforts

# Mid-Century Modern styles

## World War II-era Cottage



### Character-defining features

- Shallow-sloped hip roof; no eaves
- Recessed or side entry door
- Double-hung &/or corner windows with horizontal lights
- Decorative round or octagonal focal windows

# Mid-Century Modern styles

## Minimal Traditional House



### Character-defining features

- Side gable or hip roof; narrow or no eaves
- Square or slightly rectangular plan
- Small covered stoop
- Varied materials
- Double-hung windows & small picture window

# Mid-Century Modern styles

## Early Ranch House



### Character-defining features

- Side gable or hip roof
- Slightly rectangular footprint
- Open floor plan
- Horizontal-oriented windows
- Integral one-car garage

# Mid-Century Modern styles

## Ranch House



### Character-defining features

- Shallow-sloped gable or hip roof; deep overhangs
- Long rectangular footprint; horizontal aspect
- Horizontally-oriented windows
- Horizontally-oriented cladding such as wide boards and Roman brick

# Regulatory Review

Recommendations – policies & regulations

- Preservation policies – none
- Zoning Code – focus regulations on design review
- Design Guidelines – focus on Secretary of Interior's Standards; increase consistency between documents;
- Public Education – hold workshops on rehabilitation practices; revise website

# Regulatory Review

## Recommendations – survey program

- Continue survey program for planning purposes
- Continue survey program for historic preservation purposes
- Focus on mid-century neighborhoods
- Improve program on good rehabilitation practices
- Consider a preservation plan

Oregon City  
Historic Review Program  
Historic Survey & Update Project

Thank you!



Diana Painter, PhD, AICP  
Email: [diana@preservationplans.com](mailto:diana@preservationplans.com)  
Tel: 509-290-5262; 707-364-0697