

## **Applicable Code and Guidelines for Alteration to historic structure**

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;

*17.40.010: It is declared as a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical or aesthetic interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people. The purpose of this chapter is to:*

- A. *Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;*
  - B. *Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;*
  - C. *Complement any National Register Historic districts designated in the city;*
  - D. *Stabilize and improve property values in such districts;*
  - E. *Foster civic pride in the beauty and noble accomplishments of the past;*
  - F. *Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;*
  - G. *Strengthen the economy of the city;*
  - H. *Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and*
  - I. *Carry out the provisions of LCDC Goal 5.*
2. The provisions of the city comprehensive plan;  
*Section 5: Open Spaces, Scenic and Historic Areas, and Natural Resources*  
*Policy 5.3.8: Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects.*
  3. The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation;
  4. The value and significance of the historic site;
  5. The physical condition of the historic site;
  6. The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;
  7. Pertinent aesthetic factors as designated by the board;
  8. Economic, social, environmental and energy consequences; and
  9. Design guidelines adopted by the historic review board.

## **Design Guidelines for Alterations and Additions**

## Secretary of Interiors Standards for Rehabilitation

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

**RESPONSE:**

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

**RESPONSE:**

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

**RESPONSE:**

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

**RESPONSE:**

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence*

**RESPONSE:**

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

**RESPONSE:**

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

**RESPONSE:**

## *Design Guidelines: Alterations – Additions*

### *A. Site*

1. *In addition to the zoning requirements, the relationship of new additions to the street and to the open space between buildings shall be compatible with adjacent historic buildings and with the historic character of the District.*

**RESPONSE:**

*2. New additions shall be sited so that the impact to the primary facade(s) is kept to a minimum. Additions shall generally be located at the rear portions of the property or in such locations where they have the least visual impact from public ways.*

**RESPONSE:**

**B. Landscape**

*1. Traditional landscape elements evident in the District (grass, trees, shrubs, picket fences, etc.) should be preserved, and are encouraged in site redevelopment.*

**RESPONSE:**

*2. Inappropriate landscape treatments such as berms and extensive ground cover are discouraged.*

**RESPONSE:**

**C. Building Height**

*1. In addition to the zoning requirements, the height of new additions shall not exceed the height of the historic building, or of historic buildings in the surrounding area.*

**RESPONSE:**

**D. Building Bulk**

*1. New additions smaller than the historic building or the historic buildings in the surrounding area are encouraged.*

*a. Where new additions must be larger, the new addition shall be articulated in such a manner that no single element is visually larger than the historic building or surrounding historic buildings.*

**RESPONSE:**

**E. Proportion and Scale**

*1. The relationship of height to width of new additions and their sub-elements such as windows and doors and of alterations shall be compatible with related elements of the historic building, and with the historic character of the District.*

**RESPONSE:**

*2. The relationship of solids to voids (wall to window) shall be compatible with related elements on the historic building, and with the historic character of the District.*

**RESPONSE:**

**F. Exterior Features**

**1. General**

*a. To the extent practicable, original historic architectural elements and materials shall be preserved.*

*b. Architectural elements and materials for new additions shall be compatible with related elements of the historic building and with the historic character of the District.*

*c. The preservation, cleaning, repair and other treatment of original materials shall be in accord with the Secretary of Interior's Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings.*

**RESPONSE:**

The conditions of our house are listed in the survey below. We are currently not on the registry because of “irretrievable loss of integrity” which I’m told is probably because of additions added to the house made before we moved in. The style is different from the rest of the historic houses in the neighborhood being T-Shaped. We do not have a plaque of any sort.

We would like to rebuild a privacy fence that was falling over when we first moved in 4 years ago. We are located on a corner, and would like to exceed the 3.5 ft fence limit, with a rebuilt privacy fence of 6ft.

We do not have much of a yard, and we would love some privacy on our side yard so that if we have guests over we won’t need to be out front for all of our neighbors to see. I don’t see any negative effects as the house itself and where we would like our fence does nothing to cover any historic design of the original build.

**Map:**



**8. Photographs:**



House Currently. Front view from 4th st.



House Currently. Side view from John Adams St. You can see what is left of the 6ft fence that needs to be replaced.



Front view of house in 2012 showing 6ft fence. We would like to extend the 6ft fence to our front porch.



House in 2012 showing the 6ft fence. We would like to extend the fence to our front porch.

Plan:

Remove the rest of the broken fence and replace with another 6ft privacy fence to the front porch.



Materials would be Cedar Wood. Build would look something like this:



**Historic Inventory Form:**

**OREGON CITY HISTORIC RESOURCE SURVEY FORM**

Street Address: <b>618 4TH ST</b>				City: <b>OREGON CITY</b>			
USGS Quad Name: <b>Oregon City</b>			GPS Latitude: <b>45 21 13 N</b>		Longitude: <b>122 36 24 W</b>		
Township: <b>02S</b>	Range: <b>02E</b>	Section: <b>31</b>	Block: <b>60</b>	Lot: <b>1x</b>	Map #: <b>22E31AC</b>	Tax Lot #: <b>8800</b>	
Date of Construction: <b>c. 1890</b>		Historic Name: <b>Vigelius, Johannes, Rental</b>			Historic Use or Function: <b>Domestic - single dwelling</b>		
Grouping or Cluster Name: <b>NA</b>		*Current Name or Use: <b>Domestic - single dwelling</b>			Associated Archaeological Site: <b>Unknown</b>		
Architectural Classification(s): <b>Front gable and wing</b>				Plan Type/Shape: <b>T-shaped</b>		Number of Stories: <b>1.5</b>	
Foundation Material: <b>Unknown</b>				Structural Framing: <b>Unknown</b>		Moved? <b>No</b>	
Roof Type/Material: <b>Gable / Composition shingle</b>				Window Type/Material: <b>Aluminum sliders; fixed arched</b>			
Exterior Surface Materials Primary: <b>Vinyl</b>		Secondary:		Decorative:			
Exterior Alterations or Additions/Approximate Date: <b>All window sashes replaced; shutters; artificial rock facing on lower part of ground floor and porch</b>							
Number and Type of Associated Resources: <b>None</b>							
Integrity: <b>Fair</b>		Condition: <b>Good</b>		Local Ranking: <b>Designated Historic Site</b>		National Register Listed? <b>No</b>	
Potentially Eligible: <input type="checkbox"/> Individually or <input type="checkbox"/> As a contributing resource in a district Not Eligible: <input type="checkbox"/> Intact but lacks distinction <input checked="" 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"/> Not 50 years old <input checked="" type="checkbox"/> Irretrievable loss of integrity							
Description of Physical and Landscape Features:							
This modest house sits under a cross gable roof, and has a T-shaped plan. At the west end of the house, a 1-1/2 story wing runs north-south under a high gable. At the center of this gable, extending to the east, is a second lower gable that covers a one story portion of the house. The gables feature enclosed eaves, and the east wing has a shallower pitch on the north and south sides. The north side contains the entry porch, where the eave is supported by square columns with artificial rock facing. The house has been entirely clad with vinyl siding, except the base of the north side of the western wing, which is also clad with artificial stone. The windows are all aluminum or vinyl sashes, the majority being aluminum sliding sashes. Vinyl fixed and double-hung sashes also exist, and many of the windows have seen the addition of decorative shutters. A stepped exterior chimney is present on the west wall of the house.							
Statement of Significance:							
In 1884, Johannes Vigelius purchased Lots 1 and 2 in this Block. A few later, he constructed a residence for he and his wife, Bertha, at 612-4th Street. "John", a German immigrant and barber on Main Street, built this house a short time after and used it as a rental. In 1939, Mrs. Vigelius, a widow, moved next door to this property. In 1958, Rose Paulin, also a widow, purchased the house. Three years later she sold it to Paul R. Barringer, a sawyer at the Zellerbach Company, and his wife Rita. The couple continued to own and occupy this residence until at least the early 1980s.							

Researcher/Organization: <b>Alex McMurry / HPNW</b>				Date Recorded: <b>4/12/2002</b>			
<b>Survey Form Page 1</b>		Address: <b>618 4TH ST</b>		Local Designation #		SHPO #	