



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Agenda Historic Review Board

Tuesday, October 24, 2017

6:00 PM

Commission Chambers

1. Call to Order

2. Discussion Items:

- 2a. Presentation of Legal Land Use Process from Assistant City Attorney
Carrie Richter

BREAK for Dinner and Reconvene at 7PM

3. Approval of the Minutes

- 3a. Historic Review Board Draft Minutes -January 24, 2017

Attachments: [January 24, 2017 Draft Minutes](#)

- 3b. Historic Review Board Draft Minutes -June 27, 2017

Attachments: [Historic Review Board June 27, 2017 Draft Meeting Minutes](#)

4. Public Comments

5. New Business/Discussion Items

- 5a. Presentation and Discussion of McLoughlin-Canemah Trail design

Attachments: [McLoughlin-Canemah Trail Draft Recommendations](#)

6. Public Hearing

HR 17-08 for a New Office Building in the McLoughlin Conservation District
at 415 Center Street

Sponsors: Historic Review Board

Attachments: [Commission Report](#)

[Applicant's Submittal](#)

[Vicinity Map](#)

[Staff Report 17-08](#)

[MNA Public Comment- HR 17-08 - Added 10/20/17](#)

HR 17-09 for a covered porch addition over an attached side garage on
the Etta and Terry Miller House at 417 Madison.

Sponsors: Historic Review Board

Attachments: [Commission Report](#)

[Applicant's Narrative](#)

[Applicant's Drawings](#)

[Vicinity Map](#)

[HR 17-09 Staff Report](#)

[Survey Form](#)

[Public Comment-Karen and Fred Green](#)

[MNA Public Comment- HR 17-09 - added 10/20/17](#)

7. Adjournment



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

File Number: 17-555

Agenda Date: 10/24/2017

Status: Agenda Ready

To: Historic Review Board

Agenda #: 2a.

From:

File Type: Presentation

SUBJECT:

Presentation of Legal Land Use Process from Assistant City Attorney Carrie Richter

RECOMMENDED ACTION (Motion):

None

BACKGROUND:

The Assistant City Attorney will provide a brief training for the Historic Review Board on legal processes in Oregon, including land use review, case law, and local versus national standards.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source:

CITY OF OREGON CITY

HISTORIC REVIEW BOARD TRAINING

October 24, 2017

By Carrie A. Richter



Bateman Seidel Miner Blomgren Chellis & Gram, P.C.

LEGAL LIMITATIONS ON DECISION-MAKING

FEDERAL

United States Constitution

United States Code

STATE

Oregon Constitution

Oregon Revised Statutes

DLCD/LCDC

19 Statewide Land Use Goals

Oregon Administrative Rules
Division 660-

OREGON CITY

Oregon City Comprehensive Plan including
Transportation System Plan, Utility Plans and Master
Plans

Oregon City Municipal Code

TYPES OF LAND USE REVIEW IN OREGON CITY

Administrative Decisions

- **Type I** – No discretionary decision-making and no notice, hearing or appeal.

Quasi-Judicial Decisions

- **Type II** – Limited discretion in decision-making. Notice to neighbors, written comment, Director decision, and appeal rights to the City Commission.
- **Type III** – Discretionary review to determine compliance with criteria. Notice, public hearing by Planning Commission or Historic Review Board, and appeal rights to the City Commission.
- **Type IV** – Typically, plan amendments and zoning map amendments applied to particular property. Notice, public hearing by Planning Commission with recommendation and final decision by the City Commission.

Legislative Decisions – Policy-making decisions including amendments to plan and zoning code text or map. Planning Commission recommendation and final decision by City Commission. City Commission review is *de novo*.

QUASI-JUDICIAL VS. LEGISLATIVE DECISION-MAKING

Quasi-Judicial

- Adjudicative: Application of the criteria to the facts
- ORS 197.763: opportunity to present and rebut evidence.
- Impartial Tribunal
- Raise it or Waive It
- Commission review of appeals on the record.
- Adequate Findings and Conclusions
- Decision must be made 120 days after application is complete.

Legislative

- Making policy
- No legal formalities in terms of hearing disclosures
- Decision-makers are expected to communicate with interested parties as part of making policy.
- Commission review of recommended amendments *de novo*.
- No decision-making timeline.

QUASI-JUDICIAL HEARING DISCLOSURES

- A list of the applicable criteria is provided.
- Staff report prepared 7 days in advance and is available.
- Testimony must be directed to the criteria.
- Failure to raise an issue precludes raising it before LUBA.
- Failure to raise constitutional issues precludes an action for damages in circuit court.
- Right to an impartial tribunal.

IMPARTIAL TRIBUNAL

Decisions must be based on the testimony and evidence that is part of the record:

- Disclose ex parte contacts on the record giving the public an opportunity to question decision-maker further.
- Ex parte contacts are facts gleaned outside the record from newspaper articles, site visits, or attending neighborhood meetings, for example.
- An objection must be made in order to preserve a challenge at LUBA on that basis.

Decisions must be free of actual bias:

- “Actual Bias” - A predisposition rendering it impossible to make a decision based on the evidence and argument presented.
- No actual conflict of interest - If the decision is likely to have a direct pecuniary benefit or detriment to the decision-maker or a family member of the decision-maker, the decision-maker may not participate.
- Potential conflict of interest – Announce and determine whether to participate.

PUBLIC MEETINGS AND RECORDS REQUIREMENTS

“Public Meeting” – Majority or a quorum “deliberating to a decision” – may include meeting substitutes such as conference calls or emails.

- General rule is that they are open to the public
- Notice and minutes
- Enforcement

“Public Records” – Almost any writing, data storage or other record.

- General rule is that they are available to the public
- Enforcement

PUBLIC HEARING PROCEDURES

- Staff Report – Available 7 days before initial hearing
- Applicant's Presentation
- Testimony by Interested Parties – Proponents and opponents
- Applicant Rebuttal
- Deliberation

DELIBERATION AND THE DECISION

DETERMINATION OF WHETHER THE STANDARDS ARE MET INCLUDES:

Interpreting the Applicable Criteria – Apply meaning to ambiguous standards in the purpose or policy of the provision. Focus on the plain meaning of terms taken in context.

Adequate findings – An explanation of how the facts satisfy the criteria.

- Findings must explain why and should not amount to mere conclusions.
- Findings should resolve conflicts in facts and explain why one fact was deemed more reliable than another.
- Findings must address all of the applicable criteria. If the criteria is not applicable, the findings should explain why this is the case.

Based on Substantial Evidence – Is there evidence in the record to support the conclusions identified in the findings.

- The decision-maker can weigh the evidence and make a choice when the evidence is in conflict.

Conditions of Approval – may be attached to ensure that all applicable approval standards are or can be met.

OCMC 17.40.060.F – NEW CONSTRUCTION CRITERIA

“TO BE USED BY THE BOARD IN REACHING ITS DECISION”

IN A HISTORIC DISTRICT OR SITE INCLUDE


1. The purpose of the historic conservation district as set forth in Section 17.40.010;
 - 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.



NEW CONSTRUCTION CRITERIA THAT THE HRB MUST CONSIDER IN REACHING A DECISION CONTINUED:

2. The provisions of the city comprehensive plan;
3. The economic effect of the new proposed structure on the historic value of the district or historic site;
4. The effect of the proposed new structure on the historic value of the district or historic site;
5. The general compatibility of the exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used in the construction of the new building or structure;
6. Economic, social, environmental and energy consequences;
7. Design guidelines adopted by the historic review board.

DESIGN GUIDELINES FOR NEW CONSTRUCTION IN McLOUGHLIN AND CANEMAH:

BUILDING PLACEMENT	<i>How buildings are located on the site</i>	
ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
Orientation	<p>Locate the primary side and entry of the building facing the public way. Typically, this side is parallel to the street. Maintain similar orientation of neighboring historic buildings.</p> <p>At reverse corner lots [the entry faces the side street on the end of the block], both sides must respect orientation.</p> <p>Canemah on McLoughlin Blvd: Commercial buildings may orient to McLoughlin Blvd, the river, or side street.</p> <p>Canemah, South of 3rd: orientation depends on specific site topography, but generally orthogonal or square to the street.</p>	<p>Skewed and angled building placement</p> <p>Primary building side facing the interior or side lot line</p>
Spacing	<p>Maintain similar spacing to context buildings and the neighborhood.</p> <p>Canemah, South of 3rd: House spacing is more irregular, but privacy is to be maintained. Adjust the siting to preserve mature plantings. Houses closer than 15 feet to the lot line require visual screening from one another.</p> <p>Lot Divisions and Individual Historic Properties: Use spacing of similarly styled and sized historic context buildings.</p> 	<p>Irregularly spaced buildings within a regularly spaced neighborhood context, or regularly spaced buildings within a irregularly spaced neighborhood context</p> <p>Crowded building sites from too large of building or too small of lot dimension</p> <p>Houses spaced tightly together, or disrupting the neighborhood rhythm</p> <p>Spacing that diminishes the historic quality of existing historic resources</p>

QUESTIONS?

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City of Oregon City

625 Center Street
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Staff Report

File Number: 17-557

Agenda Date: 10/24/2017

Status: Agenda Ready

To: Historic Review Board

Agenda #: 3a.

From:

File Type: Minutes

Historic Review Board Draft Minutes -January 24, 2017

RECOMMENDED ACTION (Motion):

BACKGROUND:

BUDGET IMPACT:

Amount:

FY(s):

Funding Source:



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625 Center Street
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Meeting Minutes - Draft

Historic Review Board

Tuesday, January 24, 2017

6:00 PM

Commission Chambers

1. Call to Order

Chair Metson called the meeting to order at 6:00 PM.

2. Public Comments for Items Not on the Agenda

There were no public comments for items not on the agenda.

3. Design Advice:

3a. Design Advice for Public Works Operations Center

Martin Montalvo, Public Works Operations Manager, gave a presentation on the proposed Public Works Operation Center project. He discussed the phases of the project. This facility would be for Public Works Operations staff, which was about 40 employees, and looked at a 20 year growth span. He then explained the layout of the interior of the office building, tool storage building, fleet facility that would be the remodeled armory, and barn building. He discussed three options for the barn roof and how the intersection of 1st and Center Street would be realigned to make a dedicated four way stop. They also wanted to minimize rear turning movements in the lower yard. The exterior facade for the barn would look like a carriage house.

Brandon Dole, DECA Architecture, discussed the exterior facade and elevations of the office building, tool storage building, and barn building, including the materials that would be used. These would all have similar design and details. They tried to respect the scale and keep it lower for the surrounding residents. He explained the initial design of the elevator from the lower yard to upper yard. The elevator tower would also be a way to bring the utilities to the upper level of the site. There would be a covered breezeway from the office to the elevator. The modern contemporary office building would meet the needs of the Public Works department and would also meet the historic design guidelines. He explained the design elements that would be included such as a simple cornice and parapet, belt cornice, historically proportionate vertical windows, large, storefront-like entry, and the building would be simple, rectangular, and they had built in the ability to expand the enclosed area without having to expand the footprint. There would be a low slope roof where all of the mechanical equipment would be hidden by the parapet. The base of the building would be a ground face CMU block and there would be standing seam metal siding for the upper level.

Mr. Montalvo explained the project schedule. They planned to save as many trees as possible on the site.

Chair Metson appreciated the symmetry and bringing the massing down on the lower

level and that the barn looked like an old fire house rather than a large industrial building. Though it was a large building, the design elements such as grouping the overhead doors in threes, made it work well. Any of the roof options would be appropriate. He encouraged attention to detail for the elevator and the walkway to the cliff. He thought the upper yard building either needed to mimic the details and materials from the lower yard or mimic the massing. The building would not be very visible from the public right-of-way, but it needed to be a better fit.

Mr. Montalvo said there would be a 47 foot setback from the edge of the bluff to the building and landscaping would go in to obscure the building even more.

Chair Metson was in favor of reusing the old armory. Mr. Montalvo said the City was working with the State to acquire the armory and to renovate it with as much of the building in tact as possible.

Mr. Baysinger agreed with the basic incompatibility and design differences with the lower building and upper building.

Ms. Met said the lower building mass had more impact on the neighborhood and should be looked at more critically. They didn't know what the upper building would look like from the lower yard, which was where most people would see it. The landscaping would help buffer it, but that should not be used as an excuse. She clarified structurally the armory did not have any issues, but environmentally because of previous practices it might not be able to be used. Regarding the barn roof, she preferred the shed roof option.

Mr. Montalvo stated the McLoughlin Neighborhood Association preferred the gable roof option.

Chair Metson said he did not expect that this building would match the ornate details of the new Carnegie library addition even though that design was recently approved.

Denyse McGriff, McLoughlin Neighborhood Association Chair, said staff had done a good job of reaching out to the neighborhood regarding this project. Both buildings were equally important as people would see them from the park and street. Emphasis needed to be put on both buildings. Some people liked the gable roof, but she preferred the flat roof option. The proposed metal roof was not recommended in the design guidelines. They wanted these buildings to blend in with the neighborhood and suggested they use some of the elements in the neighborhood, but not mimic the library. She did not think the seam metal siding was allowed in the district. The rock walls should be similar to what was already in the district.

Jesse Buss, McLoughlin Neighborhood Association Treasurer, discussed comments that were forwarded to the HRB from James Nicita. There were two buildings, identical in dimension and design, that were in the upper yard. These were currently in litigation. Mr. Nicita submitted City Commission minutes from 1947 and articles from the Banner-Courier newspaper referencing these two buildings which were former officer's clubs from Camp Adair. Camp Adair was Oregon's World War II training facility and was Oregon's second largest city at the time. It was dismantled at the end of the war and most of the buildings were demolished without consideration for preservation. These two buildings in Oregon City might be the only officer's clubs that had survived. Given this new information, he requested the HRB formally move to protect these structures as designated historic structures.

4. Public Hearing

4a. Staff Request to Continue HR 16-09: 7 Proposed Cottage Homes in the Canemah National Register Historic District

Chair Metson opened the public hearing and read the hearing statement. He asked if any Board member had conflicts of interest or ex parte contacts to declare. There were none. Most Board member had visited the site.

Trevor Martin, Planner, stated staff did not have a staff report for this application as it was being requested to be continued. A full staff report would be given at the next HRB meeting.

Chris Staggs, resident of Garden Home, was the applicant. He had been working closely with the Planning Department on this project. There were three important considerations for this project, the residential building code, cottage home development code, and historic review criteria. He thought this project worked with the neighborhood and met all of the guidelines. He got design advice from the HRB in November. Take aways from that meeting were to look at the Canemah neighborhood closely and show examples of the neighborhood that related to his design proposal, there was an emphasis on studying the specific elements of the homes and parking to know the characteristics of Canemah, and to show how they were weaving the project into the neighborhood. Being a good neighbor was one of his goals. He wanted it to feel like a part of the neighborhood. He had done an exhaustive study of the Canemah neighborhood. He thought the way the project had been sited and designed and the positions of the homes on the property in relation to the neighbors fit the guidelines and was in harmony with the neighborhood. The proposal was for seven cottage homes on four lots. It was a flag lot that faced 4th and Miller streets. It was considered a multi-family development. There would be a Homeowners Association to ensure the longevity and legacy of the design and to make sure they would be maintained. Some of the HRB objectives were to safeguard the heritage of the historic character, to encourage public knowledge, understanding, and appreciation of the City's heritage, and to enhance the visual character of the district by constructing harmonious designs reflecting and supporting the existing character of the neighborhood. He thought all three had been addressed with this design. He discussed the reduced density of the project. The Code allowed him to build four single family homes with accessory dwelling units on these four parcels or he could build eight cottage homes. He decided to preserve the wetland on the site and had reduced the number of cottages to seven. The vernacular style was the basis for the massing and the design was meant to be in harmony with the scale, height, and shape of the vernacular style in Canemah. The architecture proposed was a contemporary vernacular, which was what homes were being built as today. They were to speak to the historic character of the neighborhood, but not mimic or emulate the historic character. He thought these homes did that. This project did not have an adverse effect or impact on the neighborhood. He thought the positions of the homes fit in with the eclectic quality with which homes were positioned in the neighborhood. The homes facing 4th and Miller were more traditional with fewer windows and in keeping with the original, historic fenestration and massing. When the homes faced inward to the site, there were more open windows and larger porches. He was respecting the 4th and Miller public face and more open design facing the wetland. He was requesting a preservation incentive for the two homes facing Miller to be located on the east property line. Because of the distance away from Miller, they were still 30 feet from the street edge, and they were almost in the same alignment as the neighbor to the north. On the south side there was a hillside, right-of-way, and trees.

The visual impact on Miller would be minimal. They were also preserving a significant wetland and greenspace. Many homes in the Canemah neighborhood were on the property line. He met with the Canemah Neighborhood Association twice and had conversations with neighbors about the project.

John Smitts, resident of Canby, had lived in Canemah for 14 years and continued to own property in Canemah. He thought Canemah was improving and new construction had been good for the neighborhood. He thought this project would be another improvement.

Karen Lytle Blaha, resident of Oregon City, lived adjacent to this property. She had read the entire application and thought it had been extremely well done and well researched. The applicant made himself available to discuss and clarify the application. This land would be developed sooner or later. Cottage development was part of the City's code and allowed in Canemah. The applicant's inclusion of an HOA addressed several of her concerns, such as restricting rentals and parking issues. Dense landscaping addressed her privacy and noise concerns. She liked the cottage design offering light and views. Pending a look at the upcoming staff report and facing facts as they stood, it was possible that this project would be a lovely addition to the neighborhood.

Ron Bistline, Canemah Neighborhood Association liaison to the HRB, said the developer had come twice to the neighborhood association. Things did not go well and they had not gotten all of the information about the project, and the association had not met to discuss it. They would meet before the next HRB meeting to forward a recommendation. He personally thought density was an issue especially due to the wetlands. He was also concerned about the preservation of the neighborhood in the design. They were a smaller square footage compared to other homes in the district.

Clint Goodwin, resident of Oregon City, lived adjacent to this property. He was also concerned about the density. There would be four living quarters on one lot, the same size as his single family home. Although there were three buildings on his property, only one was used as a residence and the other two were outbuildings. He thought there would be parking issues as well with the parking lot next to his driveway.

Denyse McGriff, resident of Oregon City, said the bigger issue was this was a national register historic district. How did cottage housing meet the purposes and intent of the Canemah area as a national district? Did it follow the pattern, scale, and initial layout? She asked the HRB to think about how to balance the goals from Metro regarding housing and the goals of the community and historic districts. She thought the national historic district trumped everything else.

Mr. Staggs gave rebuttal. Regarding density, this application would be less dense than what was allowed by code. The way the homes were positioned relative to the neighborhood and the context of this place along with the buffering, the visual impact and impact to the neighbors would be minimal. Regarding the comment about the square footage of the homes being too small, the homes would follow the guidelines and were not as small as trailers or tiny homes. Regarding the historic Canemah neighborhood and cottage homes guidelines, he thought when the cottage home guidelines were adopted there were studies about how they would fit in with all of the districts in the City including Canemah.

There was discussion regarding using the 5th Avenue right-of-way for access and the challenges of the steep grade and trees.

Mr. Staggs said the historical structures from the old Canemah water works were not on the 5th Avenue right-of-way but were one parcel up going up the hill. Utility improvements and extensions would be done on Miller and 4th.

A motion was made by Ms. Met, seconded by Mr. Baysinger, to continue the hearing for HR 16-09: 7 proposed cottage homes in the Canemah National Register Historic District to February 28, 2017. The motion carried by the following vote:4-0-0

4b.

Request for Continuance: HR 16-02 Construction of a New Single-Family Dwelling in the Canemah National Register Historic District on 4th

Chair Metson opened the public hearing.

Mr. Martin presented the staff report. This was a request to construct a new single family home in the Canemah Historic District. The property was currently undeveloped and was located on the north side of 4th Avenue. It was also included in the Geologic Hazards Overlay District. He discussed the elevations and site plan. The parcel sloped from the south side down towards the north side. The proposed driveway would be in the public right-of-way. The applicant had a preservation incentive for a zero lot line front setback so the front of the house would be on the property line on the south. This was being requested due to the steep slope on the property, to reduce massing, and create a stable foundation for the home. The house would be built in the Canemah vernacular style and would be rectangular, would have ship lap siding, period appropriate windows, and roof slope of 10 to 12. There would be two elevated decks on the rear elevation. The applicant did not meet all of the design standards for new construction. The applicant needed to pursue alternatives and mitigation to reduce the massing of the house and its effect on the neighborhood. Was moving the house to the property line and putting in a vegetative buffer the best method to reduce the massing? If it was not, did the HRB have recommendations to further reduce the massing? The applicant was hesitant to bring additional fill to the site and was interested in pursuing a vegetative buffer. Staff was also requesting further guidance on the massing on the front side of the building and the proposed breezeway.

Dave Green, applicant, said he had gotten design advice from the HRB in November. Some adjustments had been made due to the concern about the massing. There was still concern about the massing and how to screen it. He revised the plot plan for more clarity and to show how the elevations were stepping down in three foot increments around the east side of the house. There would also be terracing to conceal the stepping down in the foundation. He did not want to try to raise the grade due to potential stability concerns. He suggested a vegetative screen behind the house to screen the lower portion of the house as a means of mitigating the view from 3rd Street. The staff report suggested strategic planting of trees, but the trees would block the view of the waterfall and would not help screen the lower portion of the house. He thought the most effective way to minimize the massing was vegetative screening on a three foot cyclone fence. He was also proposing ultra-block retaining walls on the left side of the house to help maintain stability. There was a cedar tree cluster on the southeast corner of the lot. From 4th Street, the cedar cluster would obscure the house and he planned to retain the cedar cluster. Regarding the breezeway, he realized it was outside the guidelines. He addressed it in his original design narrative and the Captain Miller House on Miller and 99E had that same element. He was told the house was in the McLoughlin Neighborhood, not Canemah, but the sign for Canemah was at the intersection where the house was located. The breezeway was key to keeping the building as small as it was. Regarding the ornamentation, there was

a small section of vertical siding on each gable end. He was flexible on the issue, although he thought it added architectural interest. If the shouldered head trim was problematic, he would propose a pedimented head on all of the windows. He planned to remove most of the soil that would be excavated. There would be some fill in the front. There was public comment about the roof pitch and the pictures were out of perspective so it looked shallower than it was. The design narrative explained the roof pitch, and he would be fine with going to 12 to 12 although it would mean increasing the massing. He was open to the Board's recommendation for the roof pitch.

Mr. Martin said because the preservation incentive was not included on the original application, and therefore not in the notice, the single family home application would need to be continued.

Chair Metson said the upper story deck was of concern. The upper story deck stuck out beyond the lower story deck and there were tall, unrestrained columns going down. He thought there should be a retaining wall in back to raise the elevation three feet. He thought both decks should be the same proportions. The amount of lap siding on the back of the house made it appear like it was another full story. If the concrete came up higher or if there was a retaining wall, it would help.

Ron Bistline, Canemah Neighborhood Association liaison to the HRB, said this application would be discussed at the next association meeting. Personally he thought the biggest challenge was the geography. Most of the houses in this area went down one or two stories due the slope. The applicant was trying to work with the geography and meet the guidelines. He thought the applicant had done a good job.

Mr. Baysinger said there was precedent to allow the zero setback and he was not opposed to it. Regarding the gabling, he would go along with the consensus.

Chair Metson thought it would be boring without the gabling. Regarding the breezeway, the applicant followed the initial design advice for that. This element was present in other buildings throughout Canemah. He had no objection.

Ms. Met did not have a problem with the vertical detailing and gable ends, but the upper window on the main section of the house with the side lights should be kept simple.

Mr. Blythe liked the side lights and thought they were consistent with the Coburn House. He was fine with the breezeway the way it was set back and thought it was consistent with other homes that had additions.

A motion was made by Mr. Baysinger, seconded by Mr. Blythe, to continue the hearing for HR 16-02, construction of a new single-family dwelling in the Canemah National Register Historic District on 4th to February 28, 2017. The motion carried by the following vote:4-0-0

4c.

HR 16-08: Addition of Approximately 96 Square Feet to an Existing Out Building Located at 103 Jersey Avenue, A Locally Designated Historic Structure.

Chair Metson opened the public hearing. He asked if any Board member had conflicts of interest or ex parte contacts to declare. There were none. Most of the Board visited the site.

Mr. Martin delivered the staff report. This was a request to construct a 96 square foot

addition at 103 Jersey Avenue. The addition would be 13 feet, 9 inches tall and would be attached to an existing outbuilding located behind the existing home. It would be 7 feet from the rear property line. The existing outbuilding was 200 square feet in size. It would be an additional living space for the applicant's family. It would be constructed in the same materials as the outbuilding, such as horizontal siding and wood windows.

The applicant was not in attendance and there were no public comments.

Chair Metson closed the public hearing.

Chair Metson said this was not a large addition and was cut and dry.

A motion was made by Ms. Met, seconded by Mr. Baysinger, to approve HR 16-08: addition of approximately 96 square feet to an existing out building located at 103 Jersey Avenue. The motion carried by the following vote:4-0-0

4d.

Staff Concurrence on HR 15-01: New Rear Patio Located at 517 13th Street, a New Home in the McLoughlin Conservation District

Mr. Martin stated this application had come back because a deck had been built on the house. Staff was looking for concurrence on approving the deck at the staff level. He had included the existing conditions in the staff report. The question was if the applicant complied with the existing conditions, would staff be able to approve it.

Ms. Met was concerned that the upper deck and lower deck rails were different and how it looked like the upper deck was more appropriate.

Chair Metson asked the HRB if there was an issue with them having a deck rather than a patio. No one had an issue.

Chair Metson said the pressure treated posts needed to be addressed. As long as the rails met the requirements, he was fine with allowing staff to approve it.

Denyse McGriff, representing the McLoughlin Neighborhood Association, stated the association submitted comments on the original application. She was not comfortable with this being a staff approval. It was not part of the original application and the railing was inappropriate. The applicant should have known better as they had been through historic review before. She thought someone was already living in the accessory dwelling unit, which should not have happened until the certificate of occupancy. She asked what staff would do to get them to comply.

Christina Robertson-Gardiner, Planner, said they had not received a certificate of occupancy. Staff could not sign off on it because this was not in compliance. The applicant would have to meet the conditions of approval, such as both the upper and lower railing would meet the plans submitted in the application and the exposed pressure treated wood was not allowed. The applicant could revise the railing to meet the plans, provide a design approach that covered the pressure treated wood either through wrapping the wood or providing extra lap siding below the deck or providing a combination of extended siding and true historically proportional lattice. Staff was asking if it should be a staff approval with the conditions or did the applicant need to apply to the HRB for a modification to their original application.

Chair Metson said there were additional ornaments on the posts that were not illustrated in the elevations, which was good as it made it less boring. He thought the bottom hand rail did need to comply. He liked the three options staff proposed for the

exposed pressure treated wood. He would be fine with a different option for obscuring the wood if the applicant came up with one.

There was consensus that the existing conditions were sufficient and staff would use those conditions to approve the application at the staff level. The railing should match what was submitted in the application.

5. Communications

There were no communications.

6. Adjournment

Chair Metson adjourned the meeting at 8:30 PM.



City of Oregon City

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Staff Report

File Number: 17-569

Agenda Date: 10/24/2017

Status: Agenda Ready

To: Historic Review Board

Agenda #: 3b.

From:

File Type: Minutes

Historic Review Board Draft Minutes -June 27, 2017

RECOMMENDED ACTION (Motion):

BACKGROUND:

BUDGET IMPACT:

Amount:

FY(s):

Funding Source:



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Minutes

Historic Review Board

Tuesday, June 27, 2017

6:00 PM

Commission Chambers

1. Call to Order

The meeting was called to order at 6:00 PM.

Present: 5 - Claire Met, Ken Baysinger, Grant Blythe, Janet Mann and Jon McLoughlin

Staffers: 2 - Trevor Martin and Carrie Richter

2. Appointment of Chair

A motion was made by Ms. Met, seconded by Mr. Blythe, to appoint Ken Baysinger as Chair. The motion carried by the following vote:

Aye: 5 - Claire Met, Ken Baysinger, Grant Blythe, Janet Mann and Jon McLoughlin

3. Public Comments

There were no public comments on non-agenda items.

4. Public Hearing

4a. HR 17-04: Historic Review Board Request to Review Phase I of the Proposed Public Works Operations Facility

Carrie Richter, City Attorney, said at the last HRB meeting the record was opened and public testimony was taken. The Board made a tentative decision and staff revised the findings to be consistent with the decision. The record was currently closed and no additional public comments would be taken. The HRB could deliberate on the content of the findings, ask staff any questions, and move for adoption. She asked if any Board member had ex parte contacts, conflicts of interest, or bias to declare since the last hearing.

Ms. Mann and Mr. McLoughlin would abstain from the vote because they were not present at the last meeting.

Trevor Martin, Planner, discussed the revised findings and staff report. These were updated according to the items that were discussed and the public testimony that had been received at the last meeting. None of the conditions of approval or the final recommendation had been changed.

Ms. Met thought the revisions reflected what was discussed.

Mr. Baysinger did not find any revisions that needed to be made. He clarified no more

public testimony would be taken, especially since the HRB's authority over this process was extremely limited. He thought it had been adequately covered at the last meeting.

Jesse Buss, representing the McLoughlin Neighborhood Association, objected to that as there were new pages in the staff report and some of it he considered new evidence. He thought there were issues that should be addressed.

Ms. Richter explained the HRB closed the public testimony portion of the hearing at the last meeting with the understanding that staff would draft findings and bring them back to the HRB for review. They had not indicated that the public testimony would be reopened.

Mr. Buss had written comments to submit and the HRB could decide whether or not to accept them into the record.

Ms. Richter said since the record was closed, the only way to accept the testimony was to reopen the record and accept it. Otherwise they would have to reject the testimony, excluding it from the record. The HRB's decision was appealable to the City Commission.

A motion was made by Mr. Blythe, seconded by Ms. Met, to approve the revised staff report and findings for HR 17-04 and to reject the additional written testimony. The motion carried by the following vote:

Aye: 3 - Claire Met, Ken Baysinger and Grant Blythe

Abstain: 2 - Janet Mann and Jon McLoughlin

4b.

HR 17-01: Historic Review Board review of a new single-family home in the Canemah Historic District at the intersection of Ganong St. and 4th Ave.

Ms. Richter said this was another situation where staff was coming back with findings that reflected the deliberations at the last HRB meeting. She asked if there were any ex parte contacts, conflicts of interest, or bias to declare since the last hearing.

Ms. Mann and Mr. McLoughlin would abstain from the vote because they were not present at the last meeting.

Ms. Richter stated the public testimony portion of the hearing was closed at the last meeting. Staff was presenting this to the HRB for the HRB to review the findings and make sure they were consistent with the deliberations and if further revisions needed to be made.

Mr. Martin said the Board found the design of the home and the way the home was situated to be appropriate for an attached garage located underneath the home. This was because the home was set back from 4th, it was a side loading garage, the garage was not located on the same level as the home, and the landscaping would reduce the massing in the front of the home.

Chair Baysinger thought the findings reflected the conversation and intent.

A motion was made by Mr. Blythe, seconded by Ms. Met, to approve the revised staff report and findings for HR 17-01. The motion carried by the following vote:

Aye: 3 - Claire Met, Ken Baysinger and Grant Blythe

Abstain: 2 - Janet Mann and Jon McLoughlin

4c.

HR 17-05 Alterations to the roofline of a locally designated Landmark located at 508 S. McLoughlin within the Canemah National Historic District.

Chair Baysinger opened the public hearing. Ms. Richter read the hearing statement. She asked if any Board member had ex parte contacts, conflicts of interest, bias, or other statements to declare. All Board members visited the site except Ms. Mann.

Mr. Martin presented the staff report. This was a request to extend roof eaves on an existing home and to add a covered patio. The home was located in the Canemah National Historic District. He displayed pictures of the current house and explained a drawing that showed the change that was being requested. The home had been moved to its current location several years ago. He thought the request made sense as there were correlations between this home and the bungalow vernacular style in Canemah. He reviewed the conditions of approval.

Dennis Johnson, applicant, said the siding of the house warped and shrank and this proposal would help protect the siding better. He also thought it would make the house look classier and would blend in with the historic homes in the neighborhood.

Chair Baysinger closed the public hearing.

Chair Baysinger questioned the appropriateness of the roof structure in the back.

Mr. McLoughlin thought because this was on the rear of the house it would blend in better. It did meet staff's recommendations.

Mr. Blythe asked about the appropriateness of the inner gable above the back door which would extend further out than the main eave. Mr. McLoughlin said the only way to see that would be from the alley.

Ms. Met thought this proposal would protect the siding and would be an improvement.

A motion was made by Mr. McLoughlin, seconded by Ms. Mann, to approve HR 17-05 as presented. The motion carried by the following vote.

Aye: 5 - Claire Met, Ken Baysinger, Grant Blythe, Janet Mann and Jon McLoughlin

4d.

HR 17-06 Addition of a garage to an individually designated Landmark at 16430 Hiram Ave.

Chair Baysinger opened the public hearing. Ms. Richter asked if any Board member had ex parte contacts, conflicts of interest, bias, or other statements to declare. All Board members visited the site except Ms. Mann.

Mr. Martin delivered the staff report. This was a request to add a detached garage to a historical landmark. The home was located at the intersection of Rock Street and Hiram Avenue. He discussed the site plan and how the detached garage was to be located behind the home. He showed renderings of what the garage would look like. The siding would match the home, the doors would open vertically, and the windows would be three over three. They did show a breezeway connecting the garage and

home which he did not think was appropriate for the time period of the home. He displayed pictures of what the home looked like today. The conditions of approval included removal of the breezeway from the design.

Kevin Granger, applicant, said his neighbor recommended putting in a garage to prevent people from parking in front of her house. She thought for the neighborhood it would be better to have a designated garage. Another neighbor agreed that it would help with the parking issues on Rock Street. The breezeway would be nice to keep due to the protection from rain, but it was not a deal breaker. They wanted to keep the garage in context with the house and it would not overpower the house.

Mr. McLoughlin agreed the breezeway was not historically appropriate. He asked about the roof pitch. It looked fairly flat and he thought it should be steeper to better match the house. He also thought a half light door should be used on the side of the garage to keep in character with the house.

Ms. Met asked about the composition of the garage door. Mr. Granger thought it would be an aluminum door. Mr. Martin confirmed either wood or metal was allowed for the garage door.

Chair Baysinger closed the public hearing.

Mr. McLoughlin recommended adding a condition that the roof pitch be no less than 6/12 and be no more than the pitch of the existing house and adding a condition that a half light door be used on the side of the garage.

Mr. Blythe concurred that the breezeway was not appropriate and should be removed.

A motion was made by Mr. McLoughlin, seconded by Mr. Blythe, to approve HR 17-06 with the added conditions that the man door facing Rock Street would be a half light door and the garage roof pitch would be greater than a 6/12 and less than the roof pitch of the existing home. The motion carried by the following vote:

Aye: 5 - Claire Met, Ken Baysinger, Grant Blythe, Janet Mann and Jon McLoughlin

5. Communications

Mr. Martin announced Movies in the Park would be held every Friday in August at Wesley Lynn Park. He discussed the applications that would be on future agendas.

Ms. Met said Concerts in the Park would begin in July.

6. Adjournment

Chair Baysinger adjourned the meeting at 7:02 PM.



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

File Number: 17-556

Agenda Date: 10/24/2017

Status: Agenda Ready

To: Historic Review Board

Agenda #: 5a.

From:

File Type: Presentation

SUBJECT:

Presentation and Discussion of McLoughlin-Canemah Trail design

RECOMMENDED ACTION (Motion):

Provide feedback to staff regarding trail design in historic contexts

BACKGROUND:

The McLoughlin-Canemah Trail planning process resulted in an alignment through the Canemah National Register District and within the McLoughlin Promenade park.

As Canemah is a National Register District, the trail plan has ruled out sidewalks and curbs in Canemah. These are not being considered. Current proposals being considered include sharing the existing street, adding on-street markings, signage, and speed humps to slow traffic. Staff would like to hear feedback from HRB on the designs being considered.

No trail construction is being proposed at this time. At the time of future trail implementation, formal Historic Review may be required, and the trail designs would be submitted for approval to the Historic Review Board.

The project website is: <https://www.oregoncity.org/planning/mcloughlin-canemah-trail-plan>

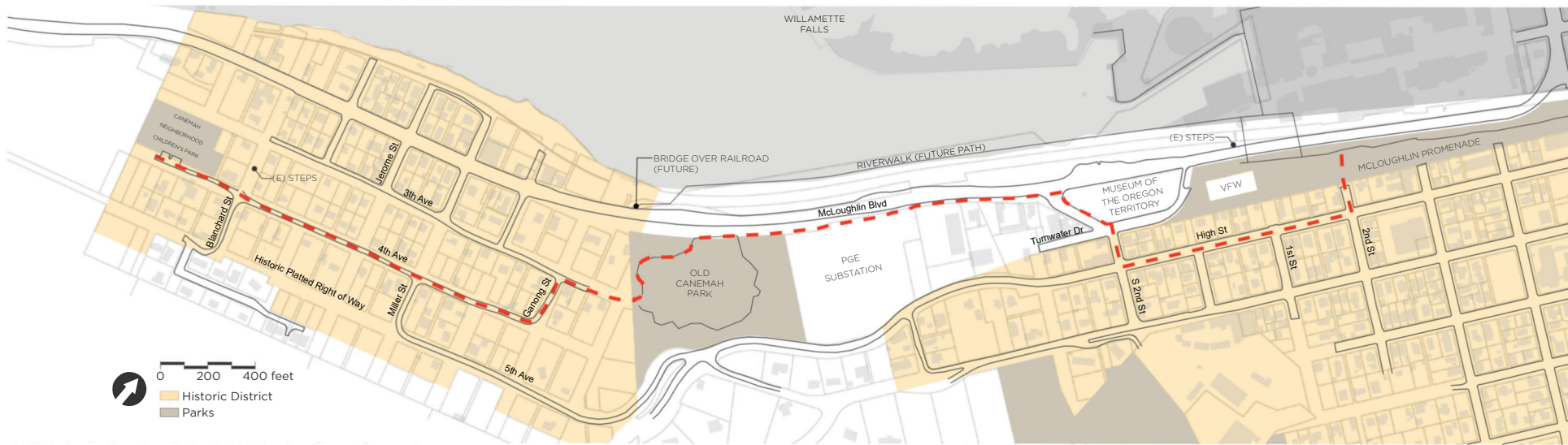
BUDGET IMPACT:

Amount:

FY(s):

Funding Source:

INTERIM TRAIL RECOMMENDATION



SUMMARY DESCRIPTION

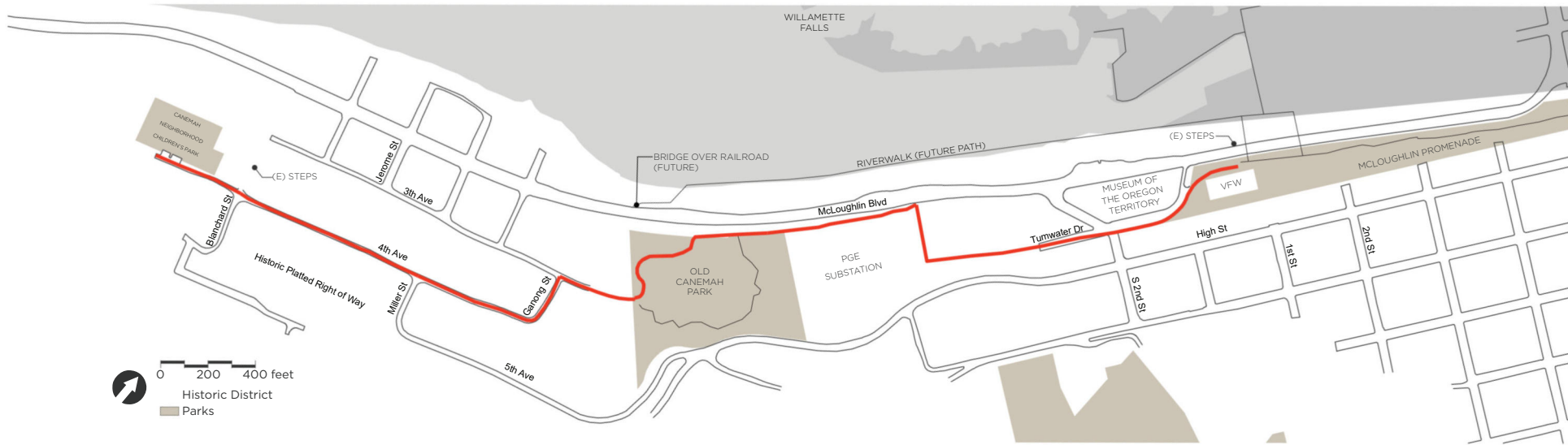
The interim trail alignment recommendation begins at the McLoughlin Promenade and connects via 2nd Street to High Street. From there, the trail turns onto S. 2nd Street and continues west to McLoughlin Blvd/Hwy 99E. Using the exiting traffic signal crossing, the trail continues on the east side of McLoughlin Blvd/Hwy 99E until reaching the Portland General Electric (PGE) substation entrance.

From the PGE entrance, the interim and long term trail recommended alignments are identical. The trail connects between the PGE substation and McLoughlin Blvd/Hwy 99E, enters Old Canemah Park, and connects to the Canemah National Register District neighborhood. The route through the neighborhood follows Marshall Street and 3rd Avenue west/southwest, turns onto Ganong Street, and follows 4th Avenue until reaching the Canemah Neighborhood Children's Park.

DESIGN ASSUMPTIONS

- Wayfinding and shared use signage and pavement markings between 2nd Street and McLoughlin Blvd
- Widen trail through Old Canemah Park
- Traffic calming, signs, and pavement markings for shared Family Friendly Street on 3rd Ave, Ganong St, and 4th Ave.
- Reinforcement at top of basalt cliff along McLoughlin Blvd

LONG-TERM TRAIL RECOMMENDATION



SUMMARY DESCRIPTION

The long term trail alignment recommendation begins at the McLoughlin Promenade and connects to Tumwater Drive via the Three Rivers VFW Post 1324 parking lot and a dedicated non-motorized path down the existing driveway. From there, the trail follows Tumwater Drive, crosses at S. 2nd Street, and continues south/southwest on Tumwater Drive through re-developed parcels, turning toward McLoughlin Blvd/Hwy 99E just north of the Portland General Electric (PGE) substation property.

From the PGE entrance, the interim and long term trail recommended alignments are identical. The trail connects between the PGE substation and McLoughlin Blvd/Hwy 99E, enters Old Canemah Park, and connects to the Canemah National Register District neighborhood. The route through the neighborhood follows Marshall Street and 3rd Avenue west/southwest, turns onto Ganong Street, and follows 4th Avenue until reaching the Canemah Neighborhood Children's Park.

DESIGN ASSUMPTIONS

- New automobile connection to/from VFW via 1st Street allows dedicated ped-bike connection to Tumwater Dr
- Widen sidewalk to shared use path width along Tumwater Dr
- Intersection crossing at S 2nd Ave and Tumwater Drive re-designed for safety
- Re-development of parcels between McLoughlin Blvd and Tumwater Dr south/southwest of S. 2nd Avenue.
- Widen trail through Old Canemah Park
- Traffic calming, signs, and pavement markings for shared Family Friendly Street on 3rd Ave, Ganong St, and 4th Ave.
- Cost estimate includes reinforcement at top of basalt cliff.



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

File Number: PC 17-124

Agenda Date: 10/24/2017

Status: Agenda Ready

To: Historic Review Board

Agenda #:

From: Historic Review Board

File Type: Planning Item

SUBJECT:

HR 17-08 for a New Office Building in the McLoughlin Conservation District at 415 Center Street

RECOMMENDED ACTION (Motion):

Staff recommends conditional approval of this application.

BACKGROUND:

The application was previously approved as HR 15-03, which has expired. The plans and application have not changed from the previous submittal. The associated Site Plan and Design Review approval deadline to submit building permits was extended to August 25, 2018. The applicant missed the deadline for extension for the HR application, which requires the proposal to be resubmitted and reviewed by the HRB as a new application.

The proposed project consists of the development of a new professional office building on an existing vacant lot located on the west side of Center Street, between 41h and 51h Streets. The lot is between the existing Entheos Health and Wellness Center at 419 Center Street and the Temple of Justice Office Building at 409 Center Street. An alley runs between Center and High immediately south of the lot and a parking lot is located on the lot to the west.

The proposed two story building will be for the use of a single tenant. The building will be 1,249 sf on the main level and 1,185 sf on the upper level for a total area of 2,434 sf. The style of the building will be residential, Queen Anne Victorian, similar to numerous other structures in the immediate vicinity. The exterior will consist of painted fiber-cement lap siding and trim with patterned shingle accents and stick style trim at the wraparound porch, one-over-one fiberglass single hung and fixed windows, fiberglass entry doors and composition roof shingles.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source:



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

File Number: PC 17-124

Agenda Date: 10/24/2017

Status: Agenda Ready

To: Historic Review Board

Agenda #: 6a

From: Historic Review Board

File Type: Planning Item

SUBJECT:

HR 17-08 for a New Office Building in the McLoughlin Conservation District at 415 Center Street

RECOMMENDED ACTION (Motion):

Staff recommends conditional approval of this application.

BACKGROUND:

The application was previously approved as HR 15-03, which has expired. The plans and application have not changed from the previous submittal. The associated Site Plan and Design Review approval deadline to submit building permits was extended to August 25, 2018. The applicant missed the deadline for extension for the HR application, which requires the proposal to be resubmitted and reviewed by the HRB as a new application.

The proposed project consists of the development of a new professional office building on an existing vacant lot located on the west side of Center Street, between 41h and 51h Streets. The lot is between the existing Entheos Health and Wellness Center at 419 Center Street and the Temple of Justice Office Building at 409 Center Street. An alley runs between Center and High immediately south of the lot and a parking lot is located on the lot to the west.

The proposed two story building will be for the use of a single tenant. The building will be 1,249 sf on the main level and 1,185 sf on the upper level for a total area of 2,434 sf. The style of the building will be residential, Queen Anne Victorian, similar to numerous other structures in the immediate vicinity. The exterior will consist of painted fiber-cement lap siding and trim with patterned shingle accents and stick style trim at the wraparound porch, one-over-one fiberglass single hung and fixed windows, fiberglass entry doors and composition roof shingles.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source:



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Lot Line Adjustment
- ☐ Non-Conforming Use Review
- ☐ Natural Resource (NROD) Verification

Type II (OCMC 17.50.030.B)

- ☐ Extension
- ☐ Detailed Development Review
- ☐ Geotechnical Hazards
- ☐ Minor Partition (<4 lots)
- ☐ Minor Site Plan & Design Review
- ☐ Non-Conforming Use Review
- ☐ Site Plan and Design Review
- ☐ Subdivision (4+ lots)
- ☐ Minor Variance
- ☐ Natural Resource (NROD) Review

Type III / IV (OCMC 17.50.030.C)

- ☐ Annexation
- ☐ Code Interpretation / Similar Use
- ☐ Concept Development Plan
- ☐ Conditional Use
- ☐ Comprehensive Plan Amendment (Text/Map)
- ☐ Detailed Development Plan
- ☐ Historic Review
- ☐ Municipal Code Amendment
- ☐ Variance
- ☐ Zone Change

File Number(s): _____

Proposed Land Use or Activity: New 2,434 SF Single Tenant Commercial Office Building on Vacant Lot in Historic McLoughlin District

Project Name: BC Custom Const. Office Number of Lots Proposed (If Applicable): N/A

Physical Address of Site: 415 Center Street, Oregon City, OR 97045

Clackamas County Map and Tax Lot Number(s): 2S-2E-3AC-05900

Applicant(s):

Applicant(s) Signature: 

Applicant(s) Name Printed: Todd Iselin Date: 9/19/2017

Mailing Address: 1307 7th Street, Oregon City, OR 97045

Phone: (503) 656-1942 Fax: (503) 656-0658 Email: todd@iselinarch.com

Property Owner(s):

Property Owner(s) Signature: _____

Property Owner(s) Name Printed: Bill Winkenbach Date: 9/19/2017

Mailing Address: 410 High Street, Oregon City, OR 97045

Phone: (503) 722-8700 Fax: (503) 722-1013 Email: bill@bccustomconstruction.net

Representative(s):

Representative(s) Signature: _____

Representative (s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.



Construction Costs for Historic Review for New Construction

The cost of Planning Division review for Site Plan and Design Review and Detailed Development Plans is based on the construction cost of the project. The construction costs is defined as all costs to complete the project, including soft costs. The estimate does exclude interior furniture or moving expenses.

Address: 415 CENTER ST

Project Description: NEW OFFICE BUILDING

Section I - Construction Costs

Design Work	\$ 10,000
Site Prep	\$ 2,000
Consultants	\$ 4,000
Excavation	\$ 5,000
Utilities	\$ 2,500
Foundation	\$ 7,000
Framing material/wall construction	\$ 22,000
Interior finish (walls, doors, floor finish, cabinetry, light fixtures, etc.)	\$ 160,000
Supplemental information (fire suppression, hvac, electrical, plumbing, etc.)	\$ 40,000
Roofing	\$ 15,000
Landscaping	\$ 10,000
Paving	\$ 5,000
Other	\$
Total Section I	\$ 343,000

Section II - Permits

Building	\$ 2,500
Electrical	\$ 500
Plumbing	\$ 500
Mechanical	\$ 500
Land Use	\$ 10,000
Total Section II	\$ 14,000

Section III - Total

Section I Total	\$ 343,000
Section II Total	\$ 14,000
Total Section III	\$ 357,000

Office Use Only -

Building Official Verification: _____

Application for
Historic Review

New Commercial Office Building
415 Center Street
Oregon City, Oregon

September, 2017

Planning Department
City of Oregon City
221 Molalla Avenue Suite 200
Oregon City, OR 97045

iAISELIN ARCHITECTS, P.C.

1307 Seventh Street Oregon City, OR 97045 p: 503-656-1942 f: 503-656-0658

Project: New Single Tenant Commercial Office Building
415 Center Street
Oregon City, Oregon 97045

Application For: Historic Review

Property Owner: BC Custom Construction Inc.
410 High Street
Oregon City, OR 97045
Bill Winkenbach
503-722-8700 phone 503-722-1013 fax
bill@bccustomconstruction.net

Architect: Iselin Architects, P.C.
1307 Seventh Street
Oregon City, OR 97045
Todd Iselin, Project Architect
503-656-1942 phone 503-656-0658 fax
todd@iselinarch.com

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B. Chapter 17.40 Design Guidelines

C. Neighborhood Photographs

D. Exterior Color Board (Photocopy)

E. Drawings

- Site Plan
- Front Elevation
- Side and Rear Elevations

Project Summary

The proposed project consists of the development of a new professional office building on an existing vacant lot located on the west side of Center Street, between 4th and 5th Streets. The lot is between the existing Entheos Health and Wellness Center at 419 Center Street and the Temple of Justice Office Building at 409 Center Street. An alley runs between Center and High immediately south of the lot and a parking lot is located on the lot to the west.

The proposed two story building will be for the use of a single tenant. The building will be 1,249 sf on the main level and 1,185 sf on the upper level for a total area of 2,434 sf. The style of the building will be residential, Queen Anne Victorian, similar to numerous other structures in the immediate vicinity. The exterior will consist of painted fiber-cement lap siding and trim with patterned shingle accents and stick style trim at the wraparound porch; one-over-one fiberglass single hung and fixed windows, fiberglass entry doors and composition roof shingles.

Project Information

Site Address: 415 Center Street, Oregon City, Oregon
2S-2E-31AC-05900

Site Area: 5,692 sf

Zone: MUC1

Proposed Building Area:

Main Level Living:	1,249 sf
Upper Level Living:	1,185 sf
Total Living:	2,434 sf

Building Coverage: 28%

Total Impervious Area: 4,491 sf (79%)

Landscape Coverage: 21%

Chapter 17.40 Design Guidelines

Chapter 17.40 - HISTORIC OVERLAY DISTRICT

Sections:

17.40.010 - Purpose.

17.40.030 - Designated.

17.40.040 - Citizen Involvement.

17.40.050 - Designation procedure—Application—Review.

17.40.060 - Exterior alteration and new construction.

17.40.065 - Historic preservation incentives.

17.40.070 - Demolition and moving.

17.40.010 - Purpose.

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.

17.40.030 - Designated.

- A. The historic overlay district shall apply to the following:
 - 1. Historic districts, upon designation in accordance with this section;
 - 2. Conservation districts designated in accordance with this section;
 - 3. Landmarks as designated by this section; and
 - 4. Historic corridors designated in accordance with this section.
- B. The boundaries of the historic districts, the boundaries of conservation districts, historic corridors, the location of buildings and structures in conservation districts and the location of landmarks shall be designated on a special city zoning map or maps.
- C. The following are designated within the historic overlay district:
 - 1. The Canemah Historic District; the minimum boundaries of which are those designated by the United States Department of the Interior on the National Register of Historic Places as indicated in the city comprehensive plan.
 - 2. The McLoughlin Conservation District; the surveyed buildings indicated by map in the comprehensive plan shall constitute the designated structures in the McLoughlin Conservation District, along with any structures designated through the Historic Review Board designation process since initial adoption of the comprehensive plan on March 13, 1980.
 - 3. The Oregon Trail-Barlow Road Historic Corridor: properties identified in the 1993 Barlow Road Historic Corridor inventory of the Barlow Road by Clackamas County.
 - 4. Designations undertaken pursuant to Section 17.40.050. The established historic overlay district shall allow for the designation of two types of districts so that areas with a high concentration of historic structures are designated historic districts and areas with a lower concentration are designated conservation districts. Also allowed is the designation of structures of historic or architectural significance not located in an historic or conservation district as landmarks.

17.40.040 - Citizen Involvement.

- A. The planning department shall be authorized to incur expenses in holding public workshops in the historic districts and conservation districts, distribute written information, show slides and answer questions on remodeling and rehabilitation of older buildings, and to educate the public in the need to comply with state and federal laws protecting or encouraging protection of antiquities and other related matters concerning historic preservation.
- B. Citizens making applications for district or landmark designations or for exterior alterations or new construction in an historic or conservation district, and historic corridor or on a landmark site may consult with and receive advice from the planning department staff concerning their applications.

17.40.050 - Designation procedure—Application—Review.

- A. Institution of Proceedings. The city commission, the planning commission, the historic review board, a recognized neighborhood group or any interested person may initiate the proceedings for designation of an historic or conservation district, landmark, or historic corridor as follows:
 - 1. The city commission or the historic review board may initiate designation proceedings by sending a written proposal or application to the planning staff. Such proposal is not subject to any minimal information requirements other than a description of the boundaries of the area to be designated.
 - 2. Any interested person or recognized neighborhood group may start designation proceedings by sending a written application to the planning staff.

- B. Application Information. The planning staff may specify the information required in an application and may from time to time change the content of that information, but at all times the planning staff shall require the following information:
 - 1. The applicant's name and address;
 - 2. The owner's name and address, if different from the applicant;
 - 3. A description of the boundaries of the proposed district or a description of the proposed landmark;
 - 4. A map illustrating the boundaries of the proposed district or the location of the proposed landmark;
 - 5. A statement explaining the following:
 - a. The reasons why the proposed district or landmark should be designated,
 - b. The reason why the boundaries of the proposed district are adequate and suitable for designation,
 - c. The positive and negative effects, if any, which designation of the proposed district or landmark would have on the residents or other property owners of the area.
- C. The planning staff shall deliver a proposal or an application for the designation to the historic review board within thirty days after the day on which a proposal or application is received. The historic review board shall review the proposal on the application and prepare a written recommendation or decision approving or rejecting the proposed designation.
- D. In preparing the recommendation or decision, the historic review board shall limit its review to:
 - 1. Whether the proposed district or landmark would serve the purpose of the historic overlay district as stated in [Section 17.40.010](#); and
 - 2. Conformity with the purposes of the city comprehensive plan.
- E. City Commission Review of District.
 - 1. The historic review board shall deliver a copy of its recommendation to the city commission within thirty days.
 - 2. The city commission shall hold a public hearing pursuant to procedures contained in [Chapter 17.68](#)
 - 3. After the hearing, the city commission may engage in one of the following actions:
 - a. Refuse to designate the proposed district; or
 - b. Designate the proposed district by a duly enacted ordinance; or
 - c. Remand the matter to the historic review board for additional consideration of a specific matter or matters.
 - 4. The city commission may limit itself to the proposed district, and as so modified, approve it. Enlargement of the proposed district shall require additional notice and public hearing. The commission may hold such hearing or hearings.
 - 5. The approval or disapproval of the designation by the city commission shall be in writing and shall state the reasons for approval or disapproval.
 - 6. Amendment or Rescission. The district designation may be amended or rescinded after the board and city commission have utilized the same procedures required by this title for establishment of the designation. The board shall give priority to designation of potential districts and landmarks indicated in the city comprehensive plan.

17.40.060 - Exterior alteration and new construction.

- A. Except as provided pursuant to subsection I of this section, no person shall alter any historic site in such a manner as to affect its exterior appearance, nor shall there be any new construction in an historic district, conservation district, historic corridor, or on a landmark site, unless a certificate of appropriateness has previously been issued by the historic review board. Any building addition that is thirty percent or more in area of the historic building (be it individual or cumulative) shall be considered new construction in a district. Further, no major public improvements shall be made in the district unless approved by the board and given a certificate of appropriateness.
- B. Application for such a certificate shall be made to the planning staff and shall be referred to the historic review board. The application shall be in such form and detail as the board prescribes.
- C. Archeological Monitoring Recommendation. For all projects that will involve ground disturbance, the applicant shall provide,
 - 1. A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the applicant; and
 - 2. A letter or email from the applicable tribal cultural resource representative of the Confederated Tribes of the Grand Ronde, Confederated Tribes of the Siletz, Confederated Tribes of the Umatilla, Confederated Tribes of the Warm Springs and the Confederated Tribes of the Yakama Nation indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the applicant.

If, after forty-five days notice from the applicant, the Oregon State Historic Preservation Office or the applicable tribal cultural resource representative fails to provide comment, the city will not require the letter or email as part of the completeness review. For the purpose of this section, ground disturbance is defined as the movement of native soils.
- D. The historic review board, after notice and public hearing held pursuant to [Chapter 17.50](#), shall approve the issuance, with conditions or disapprove issuance of the certificate of appropriateness.
 - 2. The following exterior alterations to historic sites may be subject to administrative approval:
 - a. Work that conforms to the adopted Historic Review Board Policies.
- E. 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](#)
 - 2. The provisions of the city comprehensive plan;
 - 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.

- F. For construction of new structures in an historic or conservation district, or on an historic site, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:
1. The purpose of the historic conservation district as set forth in Section 17.40.010
 2. The provisions of the city comprehensive plan;
 3. The economic effect of the new proposed structure on the historic value of the district or historic site;
 4. The effect of the proposed new structure on the historic value of the district or historic site;
 5. The general compatibility of the exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used in the construction of the new building or structure;
 6. Economic, social, environmental and energy consequences;
 7. Design guidelines adopted by the historic review board.
- G. For construction of new structures in an historic corridor, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:
1. The purpose of the historic overlay district as set forth in Section 17.40.010
 2. The policies of the city comprehensive plan;
 3. The impact on visible evidence of the trail;
 4. The impact on archaeological evidence when there exists documented knowledge of archeological resources on the property;
 5. The visual impact of new construction within the historic corridor; and
 6. The general compatibility of the site design and location of the new construction with the historic corridor considering the standards of subsection G of this section.
- H. The following standards apply to development within historic corridors:
1. Within the Oregon Trail-Barlow Road historic corridor, a minimum of a thirty-foot wide-open visual corridor shall be maintained and shall follow the actual route of the Oregon Trail, if known. If the actual route is unknown, the open visual corridor shall connect within the open visual corridor on adjacent property.
 2. No new building or sign construction shall be permitted within required open visual corridors. Landscaping, parking, streets, driveways are permitted within required open visual corridors.
- I. In rendering its decision, the board's decision shall be in writing and shall specify in detail the basis therefore.
- J. Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural features which does not involve a change in design, material or the outward appearance of such feature which the building official shall certify is required for the public safety because of its unsafe or dangerous condition.
- K. The following exterior alterations may be made subject to the administrative procedures as outlined below:
- Construction of fences on historic sites.
- Exterior alterations, excluding additions, to incompatible structures in the Canemah Historic District.
1. A notice of the proposed certificate of appropriateness shall be mailed to the following persons:
 - a. The applicant;
 - b. All owners of property within three hundred feet of the property which is the subject of application;
 - c. A recognized neighborhood association and a citizen involvement committee representative of the neighborhood involved, if the property which is the subject of the application lies wholly or partially within the boundaries of such organization.
 2. The failure of the property owner to receive notice shall not invalidate the action if a good faith attempt was made to notify all persons entitled to personal notice.
 3. Notice shall also be given by publication in a newspaper of general circulation in the area affected.
 4. Within ten days of the issuance of notice of the proposed certificate of appropriateness, any person who has received personal notice pursuant to subdivision 1 of this subsection or who demonstrates sufficient interest in the outcome to participate in such proceedings, as determined by the historic review board, may request a public hearing before the historic review board.
 5. Within forty-five days after a request for public hearing is made, a public hearing shall be held before the historic review board following procedures as established in Chapter 17.50
 6. The historic review board shall then deny or approve the application, either with or without conditions, following procedures as established in Chapter 17.50
 7. In the event no request for hearing is filed, the historic review board, through its chairperson and planning staff, shall issue a certificate of appropriateness in accordance with the notice given without further hearing.
 8. The board may adopt policies for review of applications of certificates of appropriateness in the historic overlay district. Such policies shall be adopted only after notice and an opportunity to be heard is provided and shall include specific opportunity for comment by the planning staff, the planning commission, and the city commission. Such policies shall carry out the city's comprehensive plan, especially those elements relating to historic preservation. In the absence of such policies, the board shall apply such elements directly.

17.40.065 - Historic preservation incentives.

- A. Purpose. Historic preservation incentives increase the potential for historically designated properties to be used, protected, renovated, and preserved. Incentives make preservation more attractive to owners of locally designated structures because they provide flexibility and economic opportunities.
- B. Eligibility for Historic Preservation Incentives. All exterior alterations of designated structures and new construction in historic and conservation districts are eligible for historic preservation incentives if the exterior alteration or new construction has received a certificate of appropriateness from the Historic Review Board per OCMC 17.50.110(c).
- C. Incentives Allowed. The dimensional standards of the underlying zone as well as for accessory buildings (OCMC 17.54.100) may be adjusted to allow for compatible development if the expansion or new construction is approved through historic design review.
- D. Process. The applicant must request the incentive at the time of application to the Historic Review Board.

17.40.070 - Demolition and moving.

- A. If an application is made for a building or moving permit to demolish or move all or part of a structure which is a landmark or which is located in a conservation district or an historic district, the building inspector shall, within seven days, transmit to the historic review board a copy of the transaction.
- B. The historic review board shall hold a public hearing within forty-five days of application pursuant to the procedures in [Chapter 17.50](#)
- C. In determining the appropriateness of the demolition or moving as proposed in an application for a building or moving permit, the board shall consider the following:
 - 1. All plans, drawings and photographs as may be submitted by the applicant;
 - 2. Information presented to a public hearing held concerning the proposed work;
 - 3. The city comprehensive plan;
 - 4. The purpose of this section as set forth in [Section 17.40.010](#)
 - 5. The criteria used in the original designation of the landmark or district in which the property under consideration is situated;
 - 6. The historical and architectural style, the general design, arrangement, materials of the structure in question or its fixtures; the relationship of such features to similar features of the other buildings within the district and the position of the building or structure in relation to public rights-of-way and to other buildings and structures in the area;
 - 7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the district, which cause it to possess a special character or special historic or aesthetic interest or value;
 - 8. Whether denial of the permit will involve substantial hardship to the applicant, and whether issuance of the permit would act to the substantial detriment of the public welfare and would be contrary to the intent and purposes of this section;
 - 9. The economic, social, environmental and energy consequences.
- D. The failure of the applicant to provide the information required by Subsection C.1.—9. shall be grounds for deeming the application incomplete.
- E. The board may approve or deny the demolition or moving request after considering the criteria contained in [Section 17.40.070C](#). Action by the board approving or denying the issuance of a permit for demolition or moving may be appealed to the city commission by any aggrieved party, by filing a notice of appeal, in the same manner as provided in [Section 17.50](#) for appeals. If no appeal of a demolition permit is filed, the building official shall issue the permit in compliance with all other codes and ordinances of the city.
- F. In any case where the city commission has ordered the removal or demolition of any structure determined to be dangerous to life, health or property, nothing contained in this title shall be construed as making it unlawful for any person, without prior approval of the historic review board, pursuant to this title, to comply with such order.

A. Where is the Site?

McLoughlin Historic Conservation District, the Canemah National Register Historic District, or on individually listed historic property outside of the districts?

What is the Immediate Context? The Block? The Neighborhood? What are the Mix of Existing Appropriate Historic Styles?

The site is located in the McLoughlin Historic Conservation District, on Center street one lot south of 5th Street. The currently vacant lot sits between two professional office buildings, adjacent to a large, open parking area and across the street from St. John the Apostle Catholic Church and School. Around the block are single and multiple unit residential buildings and the current office of BC Custom Construction.

The neighborhood currently contains a mix of both small and medium scale residential and commercial properties, including professional offices, clinics, apartments, a Clackamas County WorkSource office and the Pioneer Community Center. These buildings include a wide variety of architectural styles including residential craftsman, vernacular, Queen Anne Victorian, foursquare and modern. The predominant commercial style is modern.

B. Decide which Style to use

Determining the appropriate style is the important first step toward successfully designing a compatible building in the district.

Decide which style direction to use from acceptable neighborhood styles and those in the applicable specific Historic District Design Guideline. The styles noted for the district have specific District modifications indicated.

The proposed new office is designed in the residential Queen Anne Victorian style. This style seems most appropriate considering the look of the majority of nearby buildings of similar use and size, including those on the same block and those on 5th Street, between Center and High Streets.

C. Siting and Building Form

C-1 Review basic zoning requirements for New Construction for the particular site (R3.5, R6, MUC etc) to understand basic setbacks, lot coverage issues.

The proposed new office will front Center St with the house and front porch approximately 2' from the property line. The on-site parking will be at the rear of the property and be screened with landscaping as required by other zoning requirements.

C-2 Review Siting, Building Form Principles and the Specific Historic District from Design Guideline. Note any requirements that are more specific than those found in the basic zoning.

The proposed building will face Center St and have an elevated front porch similar to most homes in the immediate area. The main level floor to floor height will be 11' and the upper level will have 9' ceilings, rather than the 14' main level floor to floor height dictated by the underlying zone for new commercial buildings to avoid overpowering the important bungalow/ prairie style landmark home immediately to the north and be consistent with other Victorian style homes in the neighborhood.

C-3 Establish the Site Plan and the Overall Building Form. Is the use of the site and the building's placement on the site respectful of its context? Are the size, shape and bulk of the building consistent with the style chosen? Does it complement the neighborhood context? Is there too much "program" for the site or style?

The proposed building is sited to be consistent with the historic development pattern of the McLoughlin Neighborhood with street facing entry and large covered porch. Service areas and parking are located to the rear and the alley is utilized for vehicular access. The building form is a simple ell configuration with steeply pitched roof and cross gables facing the street. The building form and siting are complimentary and consistent with existing homes in the neighborhood.

D. Design Composition

D-1 Design the building and site starting with primary design groups and major elements, such as wings, roofline, secondary portions, porches, window groupings, dormers. Are these elements supportive or are they detractive to the historic district? Are they supportive of the style and building?

The proposed building has a simple overall form with a wraparound porch consistent with homes from the 1880- 1910 period within the neighborhood. Window configuration, siding and trim elements are typical of the period, but will be rendered in contemporary materials for durability and ease of maintenance.

D-2 Review the design; is it in good proportion and is the composition balanced?

The proposed design is simple rectilinear building with a slightly elevated cross gable at the right side and lower offset gable at the porch above the entry.

D-3 Review the design and adjust to incorporate comments from the first review. Is the design representative of the style range and do the forms and individual features work toward a united design approach as viewed from the exterior?

Design advice from the Board included eliminating the porch railing, minimizing the number of porch columns and eliminating the masonry column bases that were included in the original design that was completed and approved more than eight years earlier. These changes have been made and Queen Anne style elements introduced at the Owners request. The revised design incorporates these changes.

D-4 Design the finer or more detailed portions of the building and site to fit within the framework established.

The revised design and final construction documents will include appropriate details of porch finials, pediments, window trim, rakes, soffits and all trim to be consistent with the Queen Anne Victorian style.

E. Specific Design Elements

E-1 Design and choose specific design elements, products, and materials that are allowable and consistent with the design styling and framework established.

Exterior elements; exclusive of spindle work have all been selected to be durable, low maintenance components that will replicate historic materials and be used in a composition that is historically appropriate. The spindle work components will be fabricated of primed wood and painted with two coats of paint. Fiberglass double hung windows with a profile to match historic wood windows are proposed. All openings will be cased with 5/4 x 4 sill and jamb trim and 5/4 x 6 head trim with a parting bead will be installed. A combination of straight and scalloped shingle type siding will be utilized at the upper level. 'Nichiha' fiber cement products will be utilized in this application since they have more thickness and a more realistic appearance than other products on the market. Smooth finish "Hardi-panel siding will be utilized at the main level to replicate cedar lap siding. "Azek" composite tongue and groove porch boards will be utilized at the wraparound porch to emulate painted fir flooring typically utilized.

E-2 Does the design still fit the style's 'vocabulary' Have extraneous or excessive details, ornamentation, or materials been chosen that detract from the neighborhood context?

The design incorporates Queen Anne Victorian elements in a fairly minimalistic manner appropriate for Oregon City. Elaborate stick work, turrets or high style elements have not been incorporated since these were not common to this neighborhood. The Queen Anne elements are used sparingly to create a more appropriate "folk Victorian" building design typical of this portion of the Mccloughlin neighborhood.

E-3 Do specific elements comply with the guideline? Are materials, colors and finishes selected? Visible equipment? Landscaping and plantings?

Materials, colors and finishes have been selected for the emulation of historic materials. The landscaping will be designed by a registered Landscape Architect familiar with historic plant materials. No mechanical equipment will be located outside the building and garbage/ recycling areas are incorporated with the building design. All elements will comply with the design guidelines.



View of site from the northeast



View of site from the southeast



Southwest corner of Center and 5th



Northwest corner of Center and 5th



Northeast corner of Center and 5th



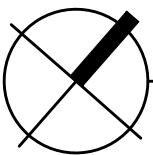
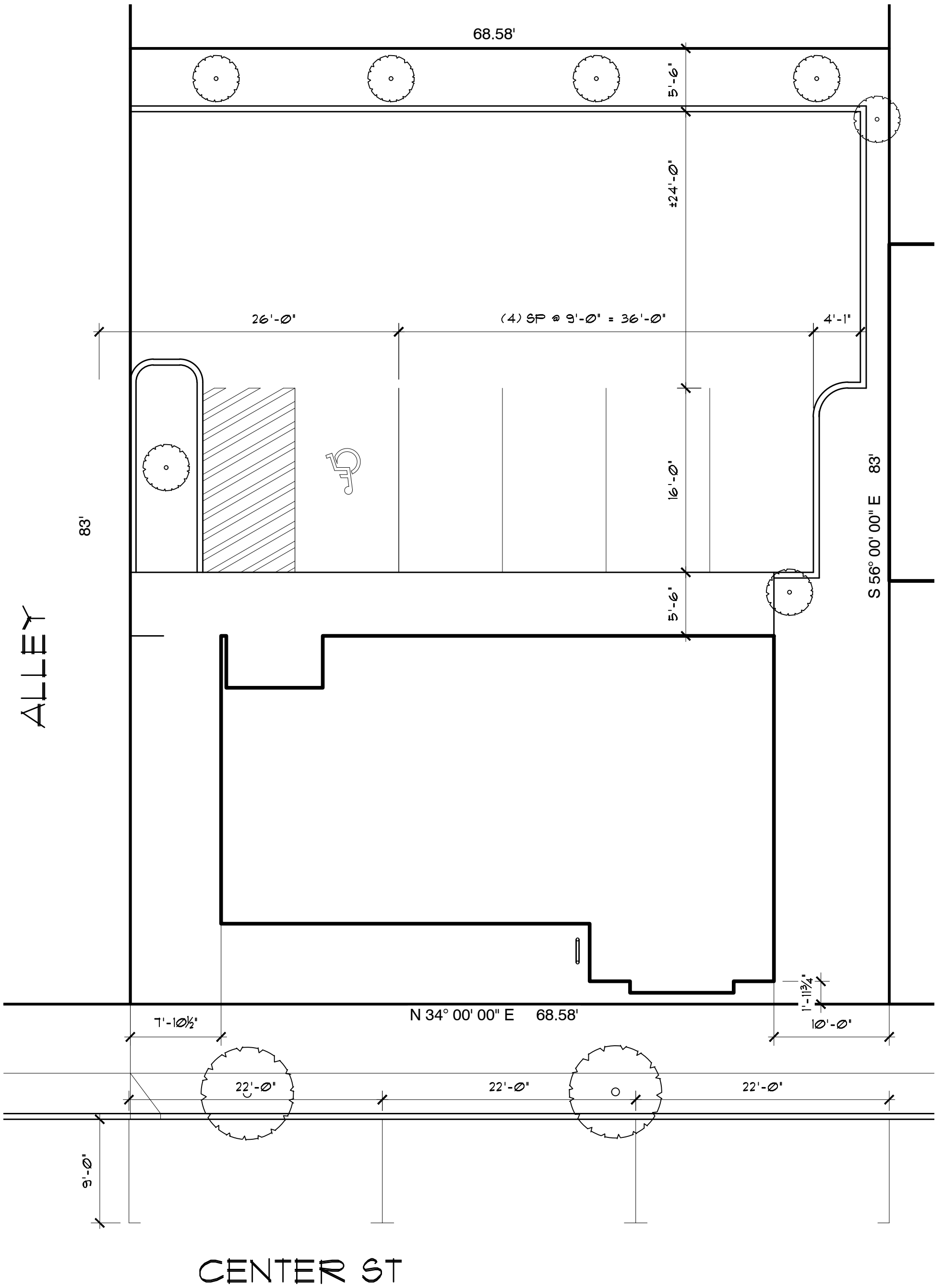
Southeast corner of Center and 5th



Adjacent building on Center Street to the south

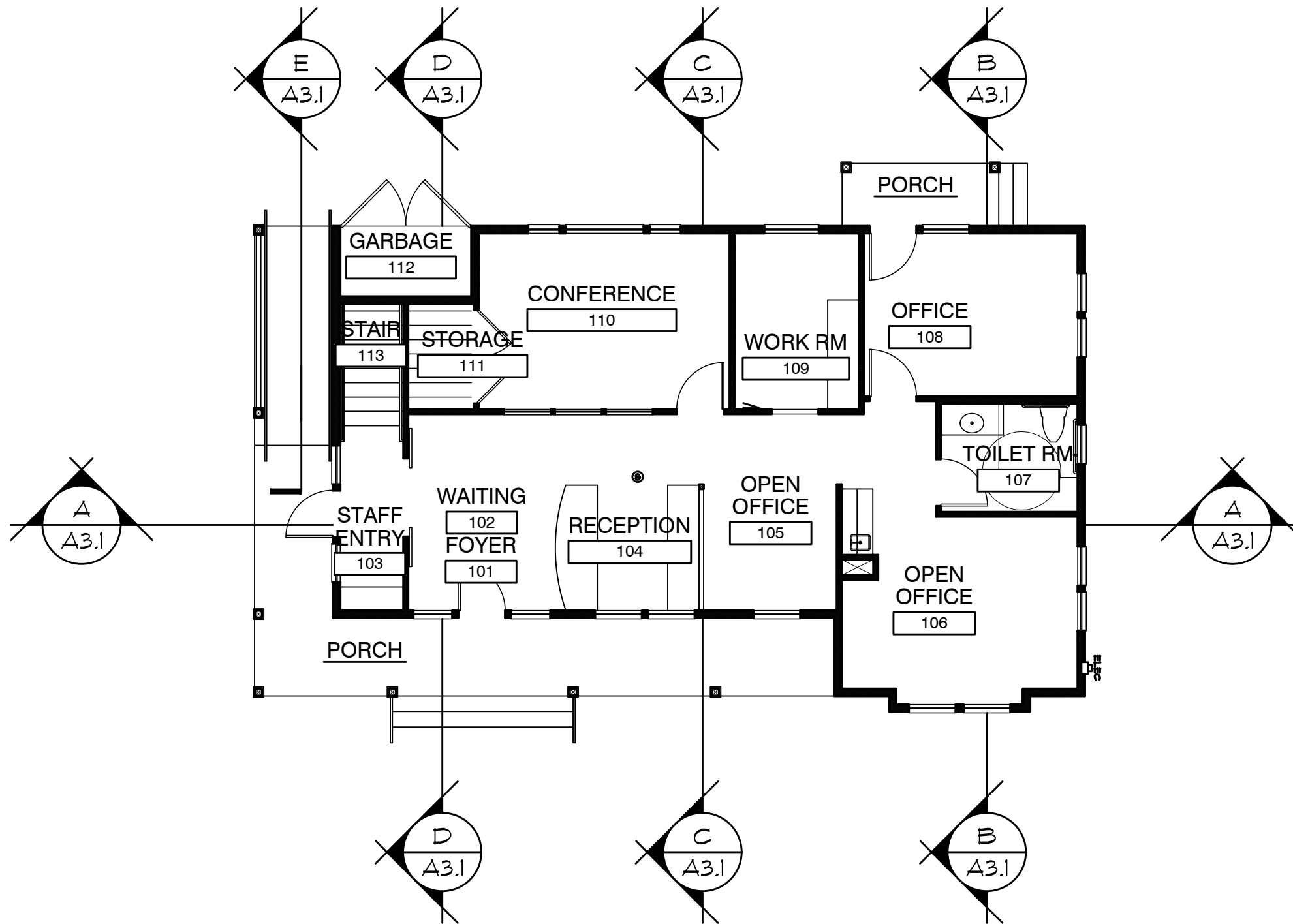


Existing buildings on High Street (same block)



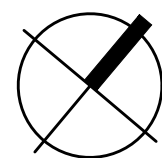
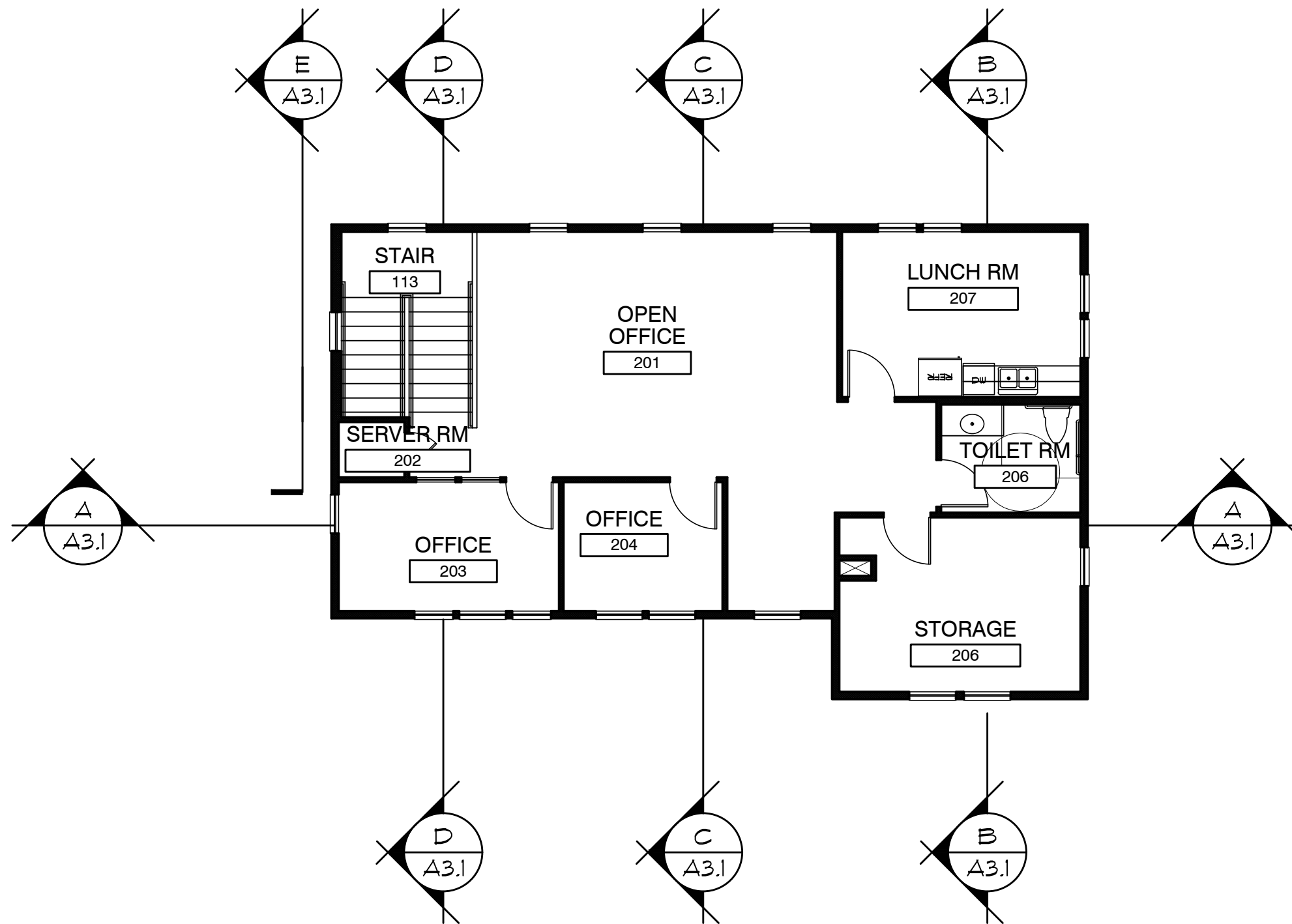
PRELIMINARY SITE PLAN

1/8" = 1'-0"



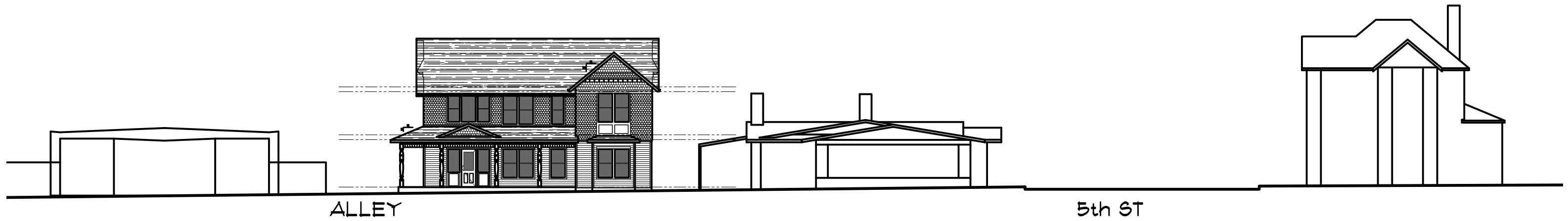
 MAIN LEVEL FLOOR PLAN

1/8" = 1'-0"



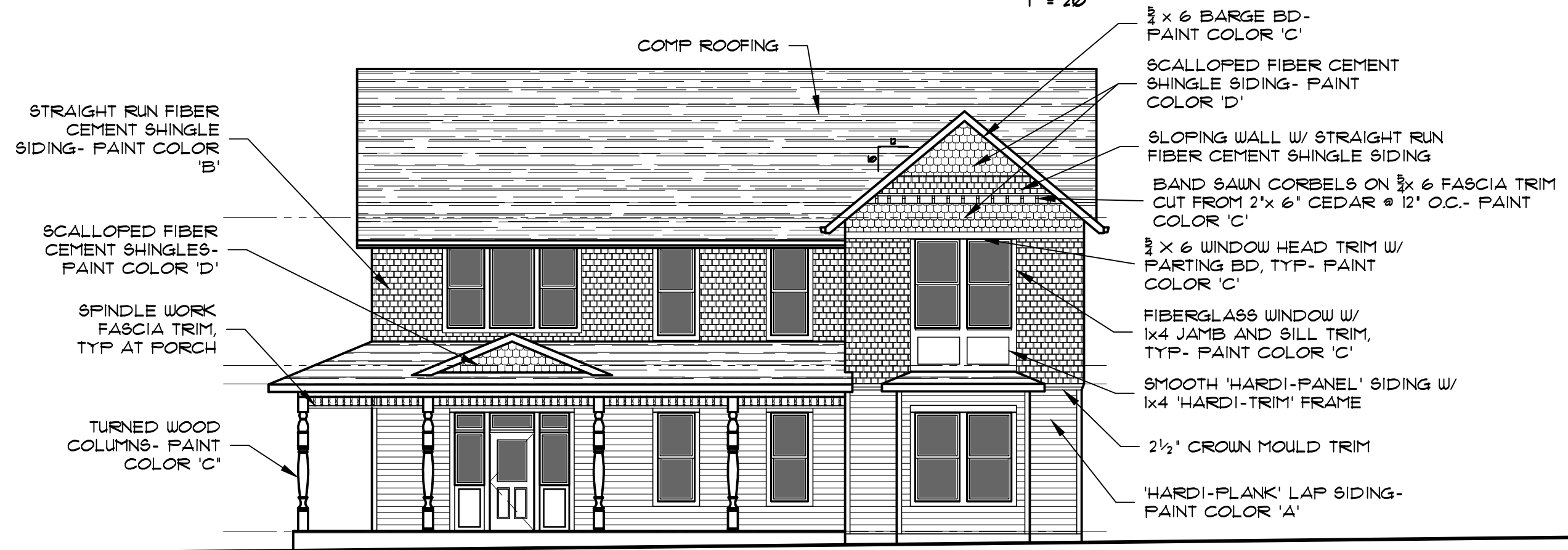
UPPER LEVEL FLOOR PLAN

1/8" = 1'-0"



CENTER ST STREETSCAPE ELEVATION

1" = 20'



FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



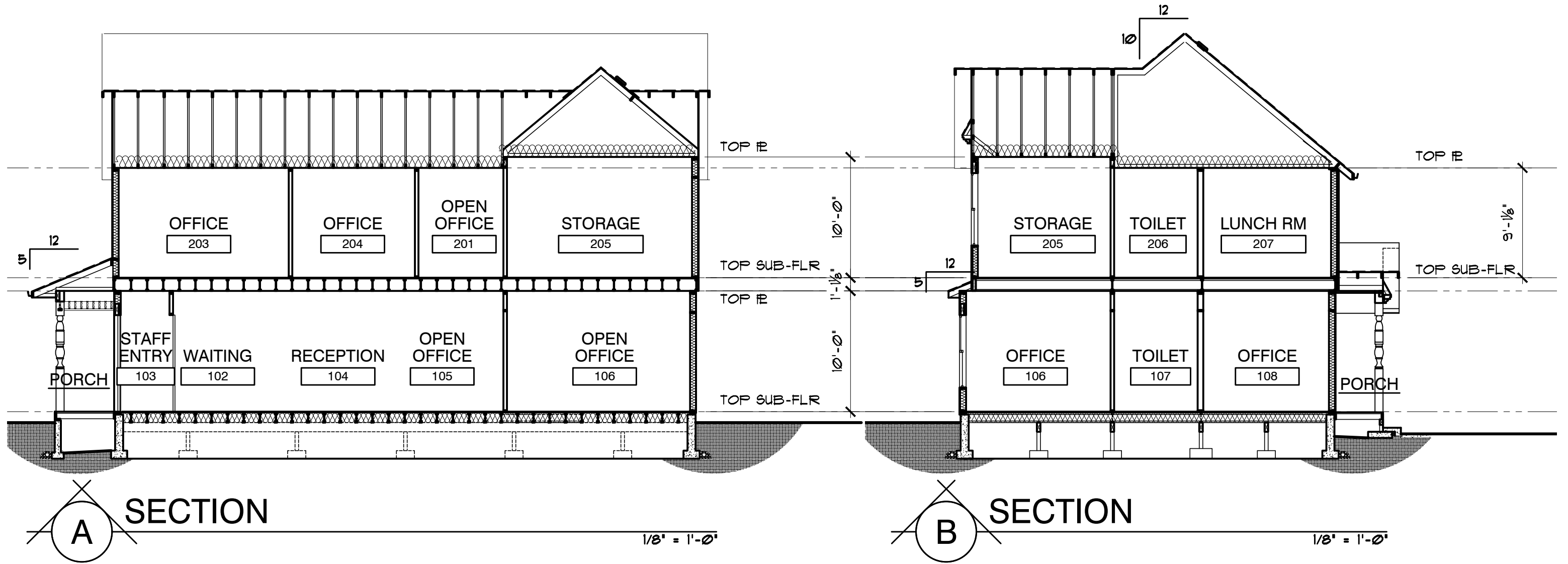
LEFT ELEVATION

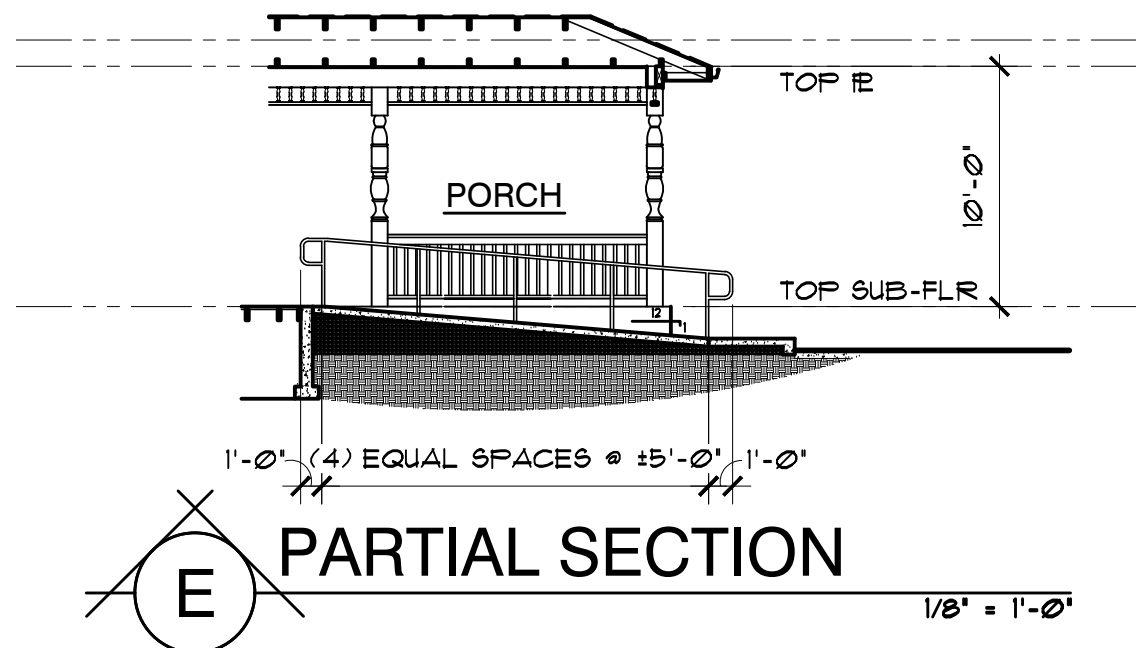
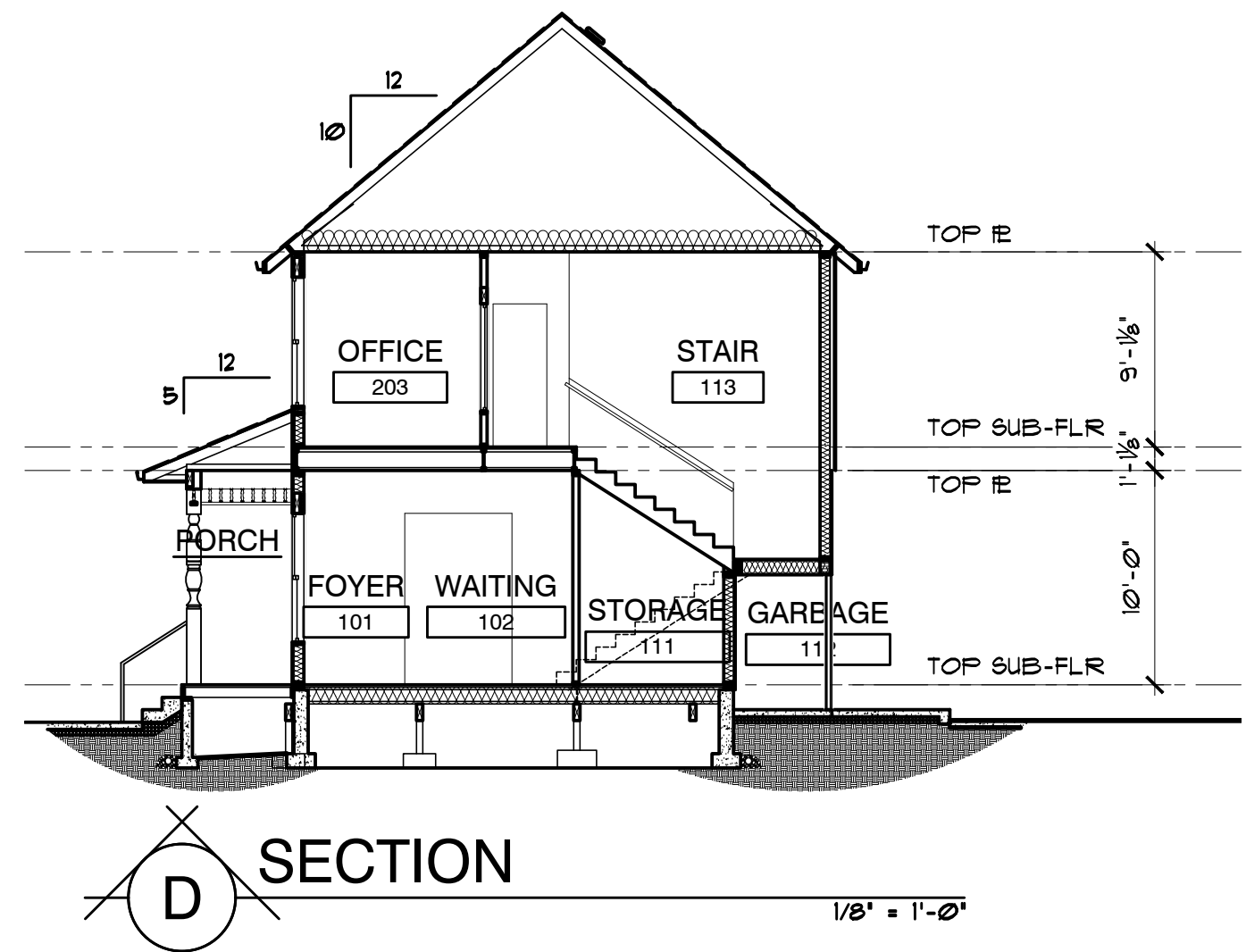
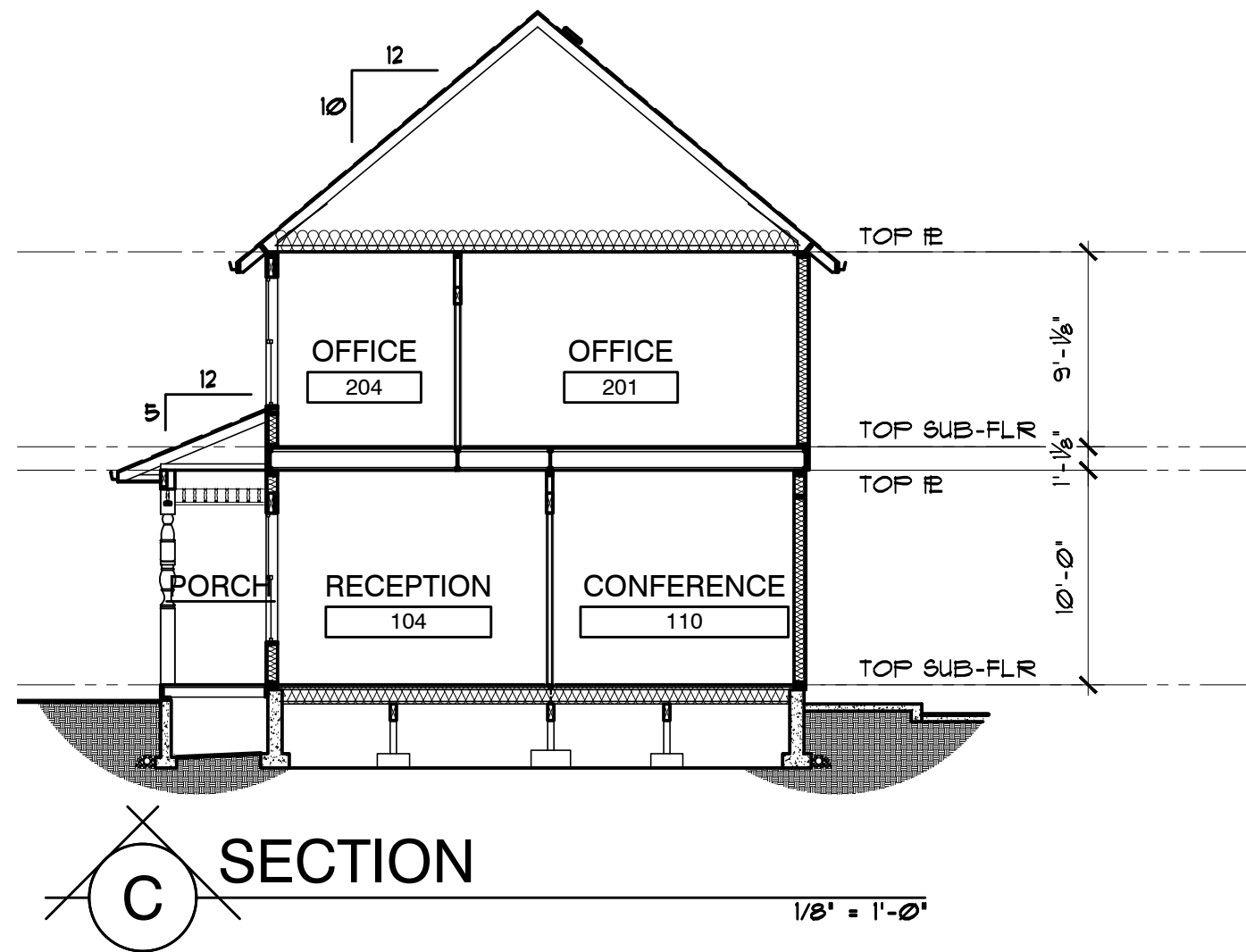
1/8" = 1'-0"

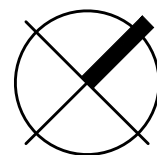
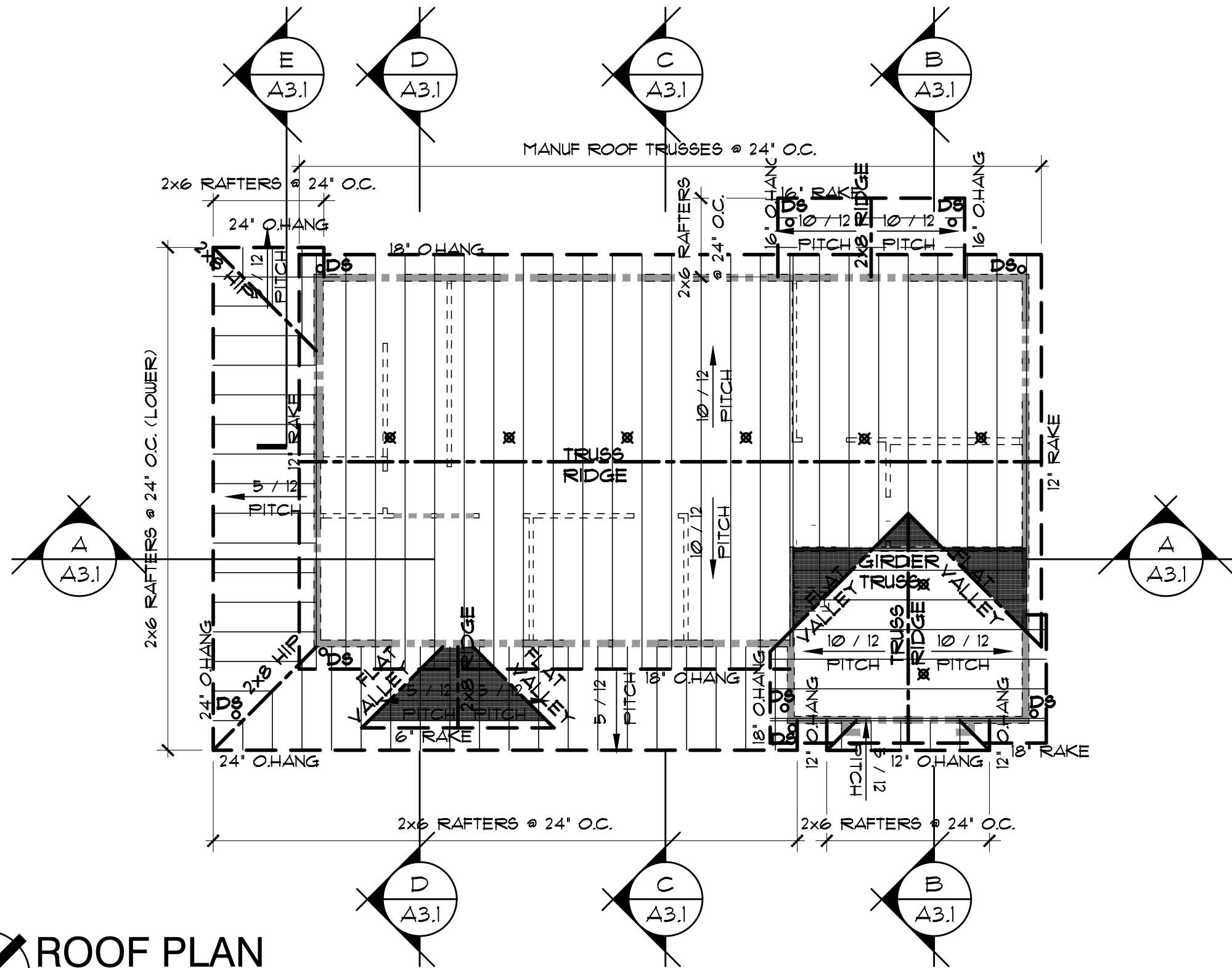


RIGHT ELEVATION

1/8" = 1'-0"







ROOF PLAN

1/8" = 1'-0"

ROOF FRAMING PLAN LEGEND

ROOF BEARING ON WALL BELOW.

ROOF BEARING ON BEAM BELOW.

ROOF FRAMED OVER ROOF BELOW WITH VALLEY
 RAFTERS LAID FLAT OVER 2x SOLID BLK'G BETWEEN
 RAFTERS/TRUSSES BELOW. RUN SHTH'G AT LOWER ROOF
 CONT.

HR 17-08

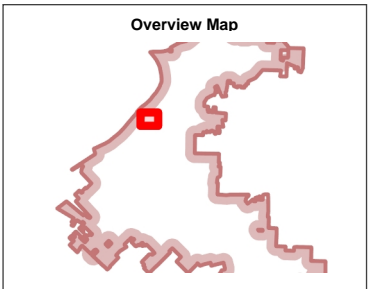


Legend

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

Notes

Subject Site



0 200 400 Feet

1: 2,400

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



Map created 9/28/2017

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





October 16, 2017

FILE NO.: HR 17-08: Historic Review Board Review

HEARING DATE: October 24, 2017
6:00 p.m. – City Hall
625 Center Street
Oregon, City, Oregon 97045

APPLICANT: Todd Iselin
Iselin Architecture
Oregon City, OR 97045

OWNER: BC Custom Homes
410 High Street
Oregon City, Or 97045

LOCATION: 415 Center Street
Oregon City, OR 97045

REQUEST: Approval of a new office building in the McLoughlin Conservation District.
(Previous file HR 15-03 - Expired)

REVIEWER: Christina Robertson-Gardiner

RECOMMENDATION: Approval with Conditions

CRITERIA: Administration and Procedures are set forth in Chapter 17.50, Chapter 17.40, Historic Overlay District in Chapter 17.40, and “MUC” Mixed-Use Downtown District in Chapter 17.29 of the Oregon City Municipal Code. The City Code Book is available on-line at www.orcity.org.

Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the hearing, in person or by letter, with sufficient specificity to afford the Historic Review Board and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. The decision of the Historic Review Board may be appealed to the City Commission by parties with standing within fourteen (14) calendar days of the notice of decision. Any appeal will be based on the record. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763. A city-recognized neighborhood association requesting an appeal fee waiver pursuant to OCMC 17.50.290(C) must officially approve the request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal.

Recommended Conditions of Approval

(P) = Verify that condition of approval has been met with the Planning Division.

- I. Incised lumber or pressure treated wood shall not be used on any visible surfaces.
- II. All railings, decking and stairs shall be finished to match the house body or trim.
- III. If supported by the applicant, the ground floor height may be reduce to ten feet to further reduce the massing of the proposed building. This condition modifies the requirements of OCMC 17.62.050 (I) ground floor heights and should be allowed by the Site Plan and Design Review Modification process.
- IV. The applicant shall utilize the following, unless an alternate has been approved by the Historic Review Board.
 - a. wood or fiberglass windows and doors. Fiberglass windows (Marvin Integrity or equivalent)
 - b. wood or a minimum 4-6-inch reveal smooth composite siding
 - c. simple vernacular styled lighting.

V. BACKGROUND

Site and Context

The site is currently a vacant lot in the McLoughlin Conservation District. A single family house was previously located onsite but was greatly damaged by a gas leak in the early 2000s.



Looking North at site from Center Street

The following historic homes are located near the proposed site.

419 Center Street - W.C. and Anna Witham House



This one story Bungalow has a rectangular plan and sits on a poured concrete foundation. The shallow gable roof is covered in composition shingles with exposed rafter tails and decorative brackets supporting it. The roof is pierced by two chimneys. The house, now used as a dental clinic, is covered with bevel lap siding that is flared at the base. Windows are primarily multi-light casement with storm windows. The articulated porch features exposed tie and collar beams. The columns supporting the roof are covered in stucco. The open railing is wrought iron.

419 5th Street - Agnes and Martin McDonough House



This two story Queen Anne sits under a gabled roof, with gables running both east-west and north-south. The gables typically cover octagonal bays that project out from the main body of the house. An octagonal porch under an octagonal hip roof is present at the southwest corner, where the roof is supported by slender turned columns with a simple balustrade enclosing the porch. The first floor level, above the stone foundation, which is said to be ballast from a ship from Maine, is clad with asbestos shingles. A decorative belt course separates the first and second floors, above which the residence is clad with varying imbrication patterns including diamond, sawtooth, and rounded shingles. The shingles are slightly battered above the belt course. The windows in the house are all double-hung sashes, and are a mixture of 1/1, 4/1, and 4/2, with some 4/2, some with four-pane transom windows. The original porch on the north side of the house was enclosed, probably at the time the asbestos shingles were installed. Decorative features include scroll cut brackets at the octagonal bays just below the enclosed eaves, the bracketing and sunburst pattern in the gable ends, and the two interior corbelled chimneys.

411 5th Street - Albert and Sadie Price House



This 1-1/2 story bungalow sits under a front gable roof with a large gabled dormer on the east side. A hip roofed porch sits on the south side of the house, supported by square tapered columns resting on new stone piers. A simple balustrade runs between the piers, and the stairway up to the porch has received stone railings. A small rectangular bay is cantilevered out from the south façade under a shed roof just west of the porch, and a second cantilevered bay is present on the east side of the house. The gables and shed roofs on the bays feature open eaves and knee brackets that penetrate the notched barge boards. The house is primarily clad with drop siding finished with cornerboards, but the east dormer is clad with wood shingles. The windows are all 1/1 double-hung wood sash, typically arranged in groups with aluminum storm windows. The windows feature board surrounds with decorative hood and apron moldings. A large exterior chimney is present on the east side of the house, just south of the gabled dormer. The board formed concrete foundation is clearly visible with a fully developed water table making the transition to the drop siding.

408 High Street - C.I. Stafford House



This two story house sits under a front gable roof with a gabled dormer on the south side. Both gables feature open eaves with wide barge boards and scroll cut knee brackets. A porch runs the full width of the west façade under a hip roof supported by a series of Tuscan columns set on a solid wood balustrade. The balustrade, like the rest of the house, is clad with asbestos shingles. On the main body of the house, the siding is slightly battered at the foundation level, possibly where the original water table still exists under the new siding. A wide frieze encircles the porch above the simple column capitals. The

windows are all 1/1 double-hung wood sash with narrow trim. Some windows have received decorative wood shutters. A shallow octagonal bay is present at the south end of the west side, covered by the porch hip. The house's foundation is skirted with plywood.

410 High Street - Alfred W. Meyer House



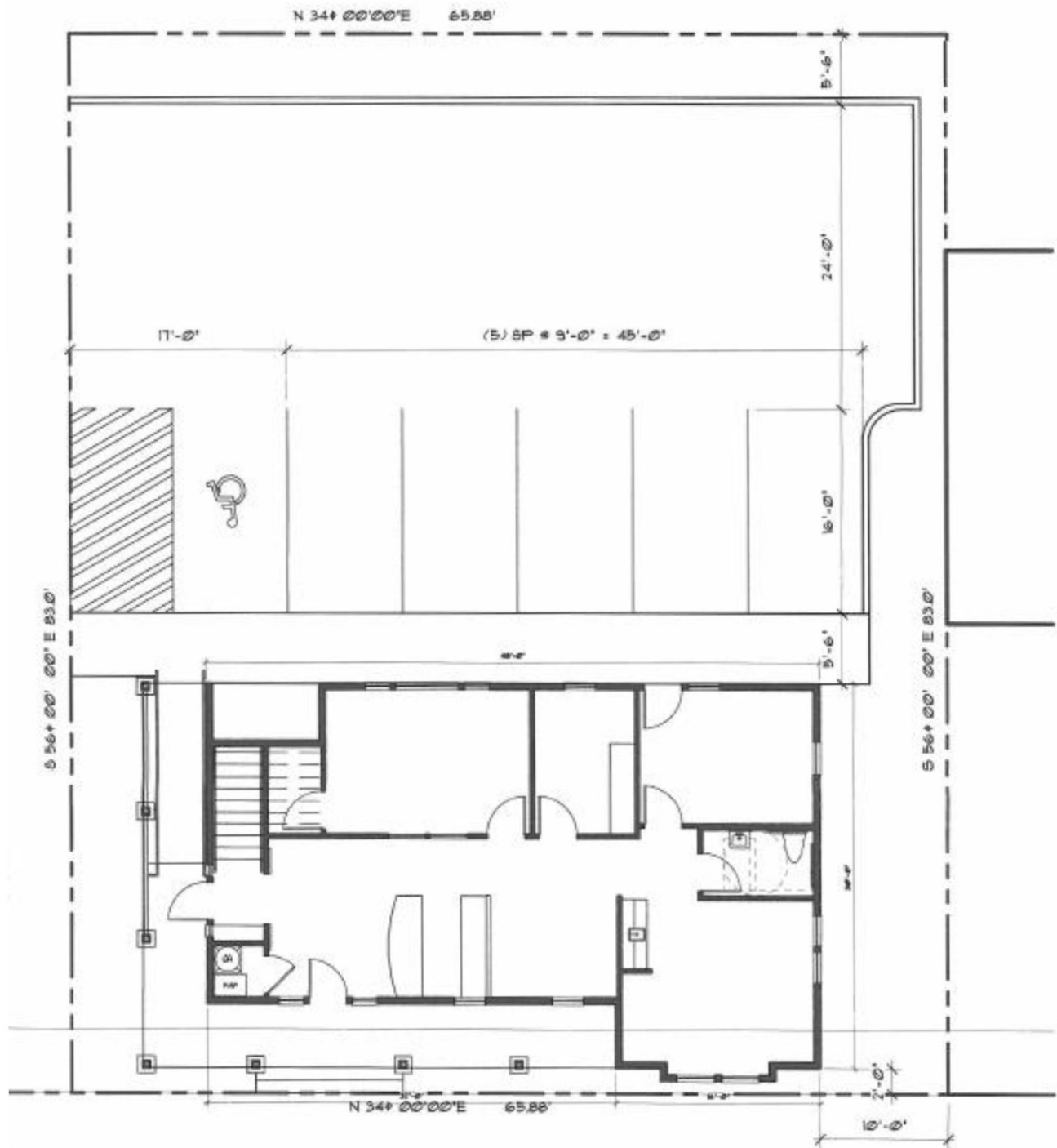
This two story house sits under a hip roof with a hipped dormer on the west side of the house. A full width porch runs across the west side as well under a hip roof. This porch has been enclosed with large fixed windows, but retains its original frieze. The porch hip eaves are enclosed, but the main hip features exposed rafter tails. The house is clad with horizontal lap siding, finished with cornerboards. The windows are a mixture of 1/1 double-hung wood sash and large fixed sashes with aluminum or wood frames. The windows have minimal trim where they have been replaced, but the original windows retain their wide board surrounds. On the west side the second floor windows have seen the addition of decorative shutters. On the east side of the house a shed roof addition has been made at the first floor level, clad with plywood and featuring minimal eaves. A wood deck is placed on top of this addition, serving the second floor. The only other projection from the house is a cantilevered rectangular bay at the first floor level on the south side, set under a bellcast hip roof. An interior brick chimney is centrally located in the house.

VI. PROJECT SUMMARY

The application was previously approved as HR 15-03, which has expired. The plans and application have not changed from the previous submittal. The associated Site Plan and Design Review approval deadline to submit building permits was extended to August 25, 2018. The applicant missed the deadline for extension for the HR application, which requires the proposal to be resubmitted and reviewed by the HRB as a new application.

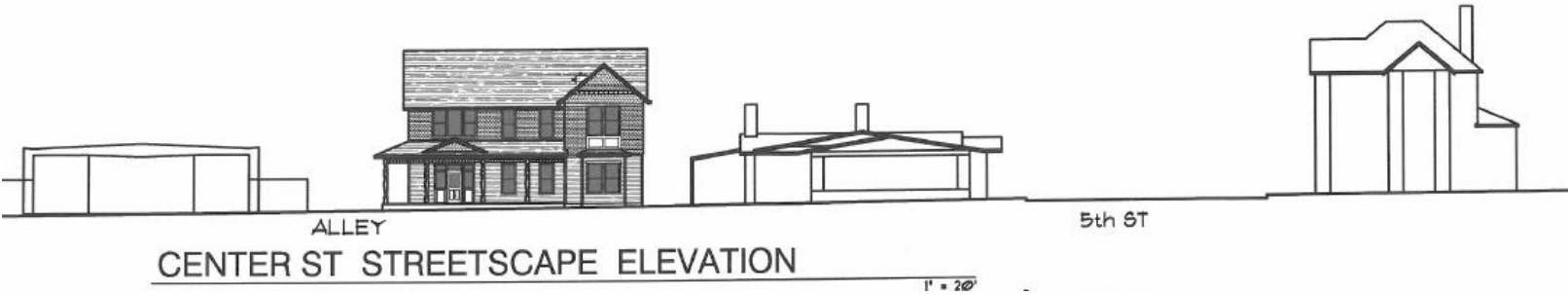
The proposed project consists of the development of a new professional office building on an existing vacant lot located on the west side of Center Street, between 41h and 51h Streets. The lot is between the existing Entheos Health and Wellness Center at 419 Center Street and the Temple of Justice Office Building at 409 Center Street. An alley runs between Center and High immediately south of the lot and a parking lot is located on the lot to the west.

The proposed two story building will be for the use of a single tenant. The building will be 1,249 sf on the main level and 1,185 sf on the upper level for a total area of 2,434 sf. The style of the building will be residential, Queen Anne Victorian, similar to numerous other structures in the immediate vicinity. The exterior will consist of painted fiber-cement lap siding and trim with patterned shingle accents and stick style trim at the wraparound porch, one-over-one fiberglass single hung and fixed windows, fiberglass entry doors and composition roof shingles.



CENTER ST

 PRELIMINARY SITE PLAN



CENTER ST STREETSCAPE ELEVATION



FRONT ELEVATION

1/8" = 1'-0"

JA IS ARCH



REAR ELEVATION

1/8" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"



VII. Review Criteria

Oregon City Municipal Code. The applicant needs to meet OCMC 17.40.010 and the Adopted Design Guidelines for New Construction.

Regarding Criterion (1) - The purpose of the historic conservation district as set forth in Section 17.40.010;

- 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.*

Finding: Complies as Proposed: The McLoughlin Conservation District has been in residential and mixed use since its settlement in the mid 1800's. New construction, meeting the adopted standards, can provide value to the district. This criterion has been met.

Regarding Criterion (2) -The provisions of the city comprehensive plan;

Section 5

*Open Spaces, Scenic and Historic Areas,
and Natural Resources*

Section 5

*Open Spaces, Scenic and Historic Areas,
and Natural Resources*

Goal 5.3 Historic Resources

Policy 5.3.1

Encourage architectural design of new structures in local Historic Districts, and the central Downtown area to be compatible with the historic character of the surrounding area.

Policy 5.3.8

Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects

Finding: Complies as Conditioned. Staff finds that by following the adopted design guidelines for new construction, the proposed new construction, as conditioned, can be compatible and add long-term value to the district

Regarding Criterion (3) -The economic effect of the new proposed structure on the historic value of the district or historic site.

Finding: Complies as Conditioned. Staff finds that by following the adopted design guidelines for new construction, the proposed new construction, as conditioned, can be compatible and add long-term value to the district.

Regarding Criterion (4) The effect of the proposed new structure on the historic value of the district or historic site;

Finding: Regarding Criterion (3) -The economic effect of the new proposed structure on the historic value of the district or historic site.

Finding: Complies as Conditioned. Staff finds that by following the adopted design guidelines for new construction, the proposed new construction, as conditioned, can be compatible and add long-term value to the district.

Regarding Criterion (5) - Design Compatibility: The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;

Finding: Complies as Conditioned. The new building is of appropriate scale and proportion to blend with the properties of the District. The applicant has proposed a Vernacular Design, which is one of the approved design types for the district. The proposed materials, and architectural features, as conditioned, are acceptable and meet this criterion if the Conditions of Approval are met.

Regarding Criteria (6) -Economic, social, environmental and energy consequences

Finding: Complies as Proposed: As described in Criterion 3, new construction and additions meeting adopted design standards can add economic and social value to the district. Compatible infill in an existing compact neighborhood reduces the need for further expansion of the city, which adds considerable savings to the cost of infrastructure.

Design Guidelines for New Construction

A. LOCATION

- McLoughlin Historic Conservation District
- What is the Immediate Context?
- The Block

- The Neighborhood
- What are the mix of existing appropriate historic styles?

Finding: The site is located in the McLoughlin Historic Conservation District, on Center street one lot south of 5th Street. The currently vacant lot sits between two professional office buildings, adjacent to a large, open parking area and across the street from St. John the Apostle Catholic Church and School. Around the block are single and multiple unit residential buildings and the current office of BC Custom Construction.

The neighborhood currently contains a mix of both small and medium scale residential and commercial properties, including professional offices, clinics, apartments, a Clackamas County WorkSource office and the Pioneer Community Center. These buildings include a wide variety of architectural styles including residential craftsman, vernacular, Queen Anne victorian, foursquare and modern. The predominant commercial style is modern.

B. STYLE

Determining the appropriate style is the important first step toward successfully designing a compatible building in the district. Decide which style direction to use from acceptable neighborhood styles and those in the applicable specific Historic District Design Guideline. The styles noted for the district have specific District modifications indicated

Finding: The proposed new office is designed in the residential Queen Anne Victorian style. This style seems most appropriate considering the look of the majority of nearby buildings of similar use and size, including those on the same block and those on 5th Street, between Center and High Streets.

The proposed new office will front Center St with the house and front porch approximately 2' from the property line. The on-site parking will be at the rear of the property and be screened with landscaping as required by other zoning requirements.

C. SITING AND BUILDING FORM

C-1: Review basic zoning requirements for New Construction for the particular site (R3.5, R6, MUC etc) to understand basic setbacks, lot coverage issues.

C-2: Review Siting, Building Form Principles and the Specific Historic District from Design Guideline. Note any requirements that are more specific than those found in the basic zoning.

C-3: Establish the Site Plan and the Overall Building Form. Is the use of the site and the building's placement on the site respectful of its context? Is the size, shape and bulk of the building consistent with the style chosen? Does it complement the neighborhood context? Is there too much 'program' for the site or style?

Finding: The proposed building is sited to be consistent with the historic development pattern of the McLoughlin Neighborhood with street facing entry and large covered porch. Service areas and parking are located to the rear and the alley is utilized for vehicular access. The building form is a simple ell configuration with steeply pitched roof and cross gables facing the street. The building form and siting are complimentary and consistent with existing homes in the neighborhood.

The proposed building will face Center St and have an elevated front porch similar to most homes in the immediate area. The main level floor to floor height will be 11' and the upper level will have 9' ceilings, rather than the 14' main level floor to floor height dictated by the underlying zone for new commercial

buildings to avoid overpowering the important bungalow/ prairie style landmark home immediately to the north and be consistent with other victorian style homes in the neighborhood.

D. DESIGN COMPOSITION

D-1: Design the building and site starting with primary design groups and major elements, such as wings, roofline, secondary portions, porches, window groupings, and dormers. Are these elements supportive or are they detractive to the historic district? Are they supportive of the style and building?

D-2: Review the design; Is it in good proportion and is the composition balanced?

D-3: Review the design and adjust to incorporate comments from the first review. Is the design representative of the style range and do the forms and individual features work toward a united design approach as viewed from the exterior?

D-4: Design the finer or more detailed portions of the building and site to fit within the framework established.

Finding: The proposed building has a simple overall form with a wraparound porch consistent with homes from the 1880- 1910 period within the neighborhood. Window configuration, siding and trim elements are typical of the period, but will be rendered in contemporary materials for durability and ease of maintenance. The proposed design is simple rectilinear building with a slightly elevated cross gable at the right side and lower offset gable at the porch above the entry.

The applicant has indicated that the revised design and final construction documents will include appropriate details of porch finials, pediments, window trim, rakes, soffits and all trim to be consistent with the Queen Anne Victorian style.

The Design Guidelines for New Construction were written to allow property owners a clear path to approval if they could show that their proposal meets the adopted guidelines. Staff believes that as conditioned, these can be met.

E. SPECIFIC DESIGN ELEMENTS

E-1: Design and choose specific design elements, products, and materials that are allowable and consistent with the design styling and framework established.

E-2: Does the design still fit the style's 'vocabulary'? Have extraneous or excessive details, ornamentation, or materials been chosen that detract from the neighborhood context?

E-3: Do specific elements comply with the guideline? Are materials, colors and finishes selected? Visible equipment? Landscaping and Plantings?

Finding: Components that will replicate historic materials and be used in a composition that is historically appropriate. The spindle work components will be fabricated of primed wood and painted with two coats of paint. Fiberglass double hung windows with a profile to match historic wood windows are proposed. All openings will be cased with 5/4 x 4 sill and jamb trim and 5/4 x 6 head trim with a parting bead will be installed. A combination of straight and scalloped shingle type siding will be utilized at the upper level. 'Nichiha' fiber cement products will be utilized in this application since they have more thickness and a more realistic appearance than other products on the market. Smooth finish "Hardipanel siding will be utilized at the main level to replicate cedar lap siding. "Azek" composite tongue and groove porch boards will be utilized at the wraparound porch to emulate painted fir flooring typically utilized.

The design incorporates Queen Anne victorian elements in a fairly minimalistic manner appropriate for Oregon City. Elaborate stickwork, turrets or high style elements have not been incorporated since these were not common to this neighborhood. The Queen Anne elements are used sparingly to create a more appropriate "folk victorian" building design typical of this portion of the McLoughlin neighborhood.

Materials, colors and finishes have been selected for the emulation of historic materials. The landscaping will be designed by a registered Landscape Architect familiar with historic plant materials. No mechanical equipment will be located outside the building and garbage/ recycling areas are incorporated with the building design. All elements will comply with the design guidelines.

VIII. PUBLIC NOTICE

A public notice was sent to neighbors within 300 feet of the subject property, posted on the City's website, emailed to a variety of stakeholders, a sign was posted onsite, and notice was posted in the paper. No written comments were received.

IX. CONCLUSION AND RECOMMENDATION

The proposed action is requesting approval for the construction of a new office building in the Mccloughlin Conservation District. Staff recommends approving the proposed development as conditioned.

X. EXHIBITS

1. Vicinity Map
2. Applicant's Submittal

From: [Denyse MCGRIFE](#)
To: [Christina Robertson-Gardiner](#)
Subject: Recent Transmittials
Date: Monday, October 16, 2017 4:41:33 PM

Just back into town- will turn in comments tomorrow.

HR17-08- MNA continues to support the construction of the office building, however we feel that the columns should be increased in size to be more proportional with the size of the structure & the long roof line.

Need to see the other application on the ground.

Thanks, Denyse

MNA Chair, Land Use chair

Sent from [Mail](#) for Windows 10



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

File Number: PC 17-125

Agenda Date: 10/24/2017

Status: Agenda Ready

To: Historic Review Board

Agenda #:

From: Historic Review Board

File Type: Planning Item

SUBJECT:

HR 17-09 for a covered porch addition over an attached side garage on the Etta and Terry Miller House at 417 Madison.

RECOMMENDED ACTION (Motion):

Staff recommends conditional approval of this application.

BACKGROUND:

The applicant submitted this application to provide a gables roof covering to a side attached garage. The property is located in the McLoughlin Conservation District and are referred to as the Etta and Terry Miller House.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source:



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

File Number: PC 17-125

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RECOMMENDED ACTION (Motion):

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BACKGROUND:

The applicant submitted this application to provide a gables roof covering to a side attached garage. The property is located in the McLoughlin Conservation District and are referred to as the Etta and Terry Miller House.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source:

Submitted by:

April and John Jenkins, 417 Madison St., Oregon City, OR 97045

Property:

Etta and Terry Miller House, 417 Madison St., Oregon City, OR 97045

List of Permit Approvals Sought:

Building permit for house addition

Description of Work:

The proposed project consists of two separate pieces. The first of these is the repair and replacement of decayed wood (decking, hand rail, steps) on the side entry porch. The second piece is the addition of a roof over this porch. The approximate time line for construction is two weeks, total.

Ideally, the deck repair and additions of the 4 new roof support posts would be allowed to be completed while we wait on the hearing for the roof structure. This would insure the repairs could be done and the structure sealed up before the rainy season gets here. In the event that the Historical Review Board does not approve the roof addition, it is agreed that the posts will be cut back to the height of the handrail and removed.

The addition will be constructed in areas that will comply with MUC-1 property setbacks, and will not disrupt the existing landscape. The roof addition over the entry porch will serve two purposes:

- 1. It will render the entry porch usable during times of inclement weather*
- 2. It will help protect the entry porch from the elements, helping to prevent decay due to excess moisture*

We will retain the home's historic character by using double 1" x 6" lap siding, and historically appropriate paint colors. The proposed additions and replacements will enhance the historical integrity of the neighborhood, as well as follow the design aspects of the vernacular style. By using materials that match the originals and patterning the proposed roof after the existing architecture, the structure will retain its historic accuracy and appeal.

The front of the home, (Southeastern façade) is on Madison Street. The Northeastern façade of the home faces 5th Street. To the Northwest and Southwest are historical homes. The additions will increase the property value, as well as the livability of the home.

Historic Design Review Criteria and Narrative Response:

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

B. Archaeological Monitoring Recommendation. For all projects that will involve ground disturbance.

C. For exterior alterations of historic sites in an historic district or conservation district, or individual landmark, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall be:

1. *The purpose of the historic overlay district as set forth in Section 17.40.010*

*The addition to the historic home, replacement of windows, and removal of existing window décor will continue to enhance the preservation of the historic resource.

2. *The provisions of the city comprehensive plan;*

*The comprehensive plan supports the preservation and enhancement of historic resources.

3. *The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structures or landmarks preservation or renovation;*

*The property has been a single-family residence since construction in 1922. The addition will not only continue to support occupancy, but will enhance livability.

4. *The value and significance of the historic site;*

*The Terry and Etta Miller house was constructed in 1922. The house is significant for its age, style, and association with the surrounding historic homes.

5. *The physical condition of the historic site;*

*The condition of the property is good. The addition, as well as replacement of aluminum windows with wood will enhance the home's value.

6. *The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture, and materials proposed to be used with the historic site;*

* The addition will be constructed to match the existing structure.
All wood replaced or added will match original materials. Siding will match guidelines.

7. *Pertinent aesthetic factors as designated by the board;*

8. *Economic, social, environmental, and energy consequences;*

*The addition to the home will not only add value to the home, but the occupants will be able to enjoy the side entrance porch year-round instead of just during the dry season. It will also help protect the entry porch from excess damage due to rainfall.

9. *Design guidelines adopted by the historic review board.*

*The addition will use the same siding, flooring and roofing materials as the house.
*New entry porch roof will match the 7/12 pitch of the house roof.
*Paint will match historic guidelines.
*No new landscaping is proposed.

**Side
Entry
Porch**



SITE PHOTOS



*Southeast Facade
(Front)*



*Southeast Facade
(Corner)*



East Facade



*Northeast Facade
Entry Porch*



*Northeast Facade
Entry Porch*



*Northeast Facade
Entry Porch*



Entry Porch Repairs



*Entry Porch
South Stairs*



*Entry Porch
Lap Siding Detail*

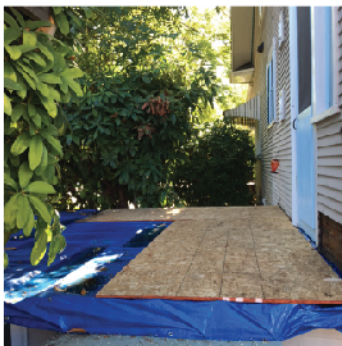


Entry Porch



*Entry Porch
From Mud Room*

SITE PHOTOS (CONTINUED)



Entry Porch



*Entry Porch
Lap Siding Detail*



*Entry Porch
North Stairs*



806 5th Street



807 5th Street



813 5th Street



902 5th Street




503 Madison Street



415 Madison Street

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 417 MADISON ST					City: OREGON CITY	
USGS Quad Name: Oregon City			GPS Latitude: 45 21 13 N		Longitude: 122 36 15 W	
Township: 02S	Range: 02E	Section: 31	Block: 109	Lot: 1	Map #: 22E31AD	Tax Lot #: 13400
Date of Construction: c. 1920		Historic Name: Miller, Terry and Etta, House			Historic Use or Function: Domestic - single dwelling	
Grouping or Cluster Name: NA		*Current Name or Use: Domestic - single dwelling			Associated Archaeological Site: Unknown	
Architectural Classification(s): Bungalow				Plan Type/Shape: Rectangle		Number of Stories: 1.5
Foundation Material: Concrete				Structural Framing: Unknown		Moved? No
Roof Type/Material: Cross gable / Composition shingle				Window Type/Material: 9/1 and 6/1 wood double-hung		
Exterior Surface Materials Primary: Lap				Secondary:		Decorative:
Exterior Alterations or Additions/Approximate Date: Entry deck area						
Number and Type of Associated Resources: None						
Integrity: Excellent Condition: Good			Local Ranking: Designated Historic Site		National Register Listed? No	
<p>Potentially Eligible: <input checked="" type="checkbox"/> Individually or <input type="checkbox"/> As a contributing resource in a district</p> <p>Not Eligible: <input type="checkbox"/> Intact but lacks distinction</p> <p><input type="checkbox"/> Altered (choose one): <input type="checkbox"/> Reversible/Potentially eligible individually or in district</p> <p><input type="checkbox"/> Reversible/Ineligible as it lacks distinction</p> <p><input type="checkbox"/> Irretrievable loss of integrity</p> <p><input type="checkbox"/> Not 50 years old</p>						
Description of Physical and Landscape Features:						
<p>The large, rectangular bungalow at 417 Madison Street is 1-1/2 stories with a gable roof. The eave is unsupported by brackets but does have eave returns. The front porch has truncated colossal posts on a solid rail. The bungalow front door is flanked by side lights. The house is surfaced in narrow bevel siding. Windows are 6/1 and 9/1 wood double-hung. The kitchen cold cupboard vents still remain. The exterior chimney on its south side is stepped. A small garage buried at the curb is contemporary with the house's construction. A rear entry deck has been built on top of it.</p>						
Statement of Significance:						
<p>This building was originally owned by Terry and Etta Miller, who was the daughter of William A. Long, owner of Oregon City's first theater. Long was born in Kansas in 1869 and moved to Oregon City c.1890. He worked in the West Linn mill for 25 years before deciding to open his own business, the Star Theater and the Liberty Theater. Terry Miller, Long's son-in-law, played the organ at the silent movies shown at the Star. The house remained in the Miller and Long families and was occupied by Etta Miller throughout the historic period.</p>						

Researcher/Organization: Bernadette Niederer / HPNW			Date Recorded: 4/6/2002
Survey Form Page 1	Address: 417 MADISON ST	Local Designation #	SHPO #



CITY OF OREGON CITY LAND USE APPLICATION



City of Oregon City, Community Development Department 221 Molalla Avenue, Oregon City, OR 97045 (503)722-3789

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Nonconforming Use review
- ☐ Water Resources Exemption

Type II (OCMC 17.50.030.B)

- ☐ Extension
- ☐ Detailed Development Review
- ☐ Geotechnical Hazards
- ☐ Minor Partition
- ☐ Minor Site Plan & Design Review
- ☐ Nonconforming Use Review
- ☐ Site Plan and Design Review
- ☐ Subdivision
- ☐ Minor Variance
- ☐ Water Resource Review

Type III / IV (OCMC 17.50.030.C)

- ☐ Annexation
- ☐ Code Interpretation / Similar Use
- ☐ Concept Development Plan
- ☐ Conditional Use
- ☐ Comprehensive Plan Amendment (Text/Map)
- ☐ Detailed Development Plan
- ☒ Historic Review
- ☐ Oregon City Municipal Code Amendment
- ☐ Variance
- ☐ Zone Change

Application Number: _____

Proposed Land Use or Activity: REPLACE DECAYED DECK / ADD ROOF
417 MADISON DECK/ROOF

Project Name: _____ Number of Lots Proposed (If Applicable): 1

Physical Address of Site: 417 MADISON ST OREGON CITY

Clackamas County Map and Tax Lot Number(s): 2S2E31AD 2-2E-31AD -13400

Applicant(s):

Applicant(s) Signature: _____

Applicant(s) Name Printed: April Lynn Jenkins Date: 9.27.17

Mailing Address: 417 Madison St Oregon City, OR 97045

Phone: 503.777.2061 Fax: _____ Email: gorgetrailrunner@yahoo.com

Property Owner(s):

Property Owner(s) Signature: Karen L. Green

Property Owner(s) Name Printed: Fred + Karen Green Date: 9.27.17

Mailing Address: 301 Dartmouth Dr NE, Albuquerque, NM 87106

Phone: 505.255.3672 Fax: _____ Email: _____

Representative(s):

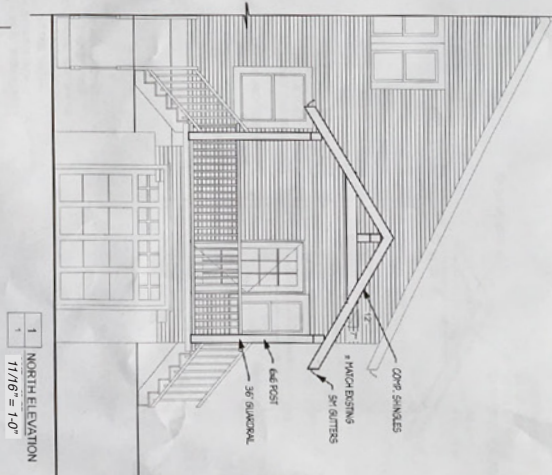
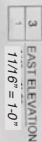
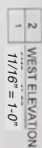
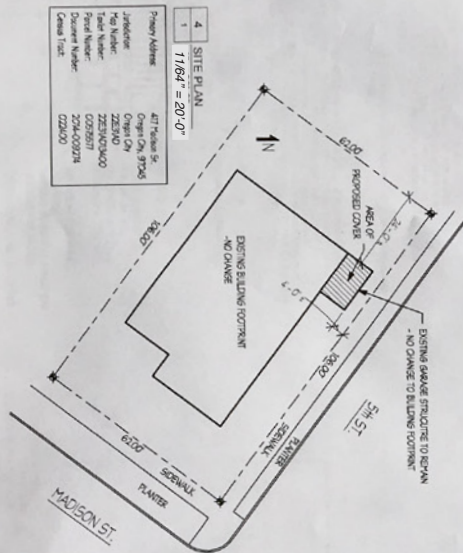
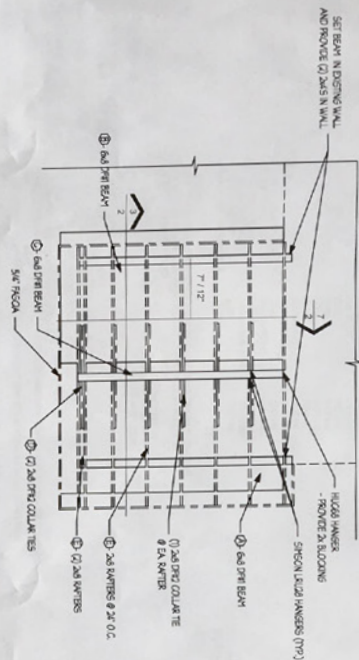
Representative(s) Signature: _____

Representative (s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.



ALEX BORHO
417 Madison St. Oregon City, 97045
**ELEVATIONS, ROOF PLAN,
SITE PLAN**

All ideas, arrangements, drawings and plans set forth on this sheet are the original work product of, owned by and are the property of Builders Design, Inc., and Oregon corporation, and use of this said work product is limited to a specified project for the persons named herein, and for the construction of the building, any one or more or duplicate of said plans, reproductions or project, ideas, designs and/or arrangements other than by Builders Design, Inc., is strictly prohibited without the written permission of Builders Design, Inc. Written documentation on these drawings have precedence over scaled dimensions; contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication. Supervision is not included unless specified in work contract.

**BUILDERS
DESIGN INC.**
COMMERCIAL • RESIDENTIAL • REMODELING
1125 NE WEIDLER ST. • PORTLAND, OR 97220
PHONE: (503) 252-3453 • FAX: (503) 252-3454
EMAIL: BUILDERSDESIGN@GMAIL.COM

[illegible]

NAME	DATE	TIME	TEST	SCORE	GRADE
BOB	1/25/01	10:00	Math	85	B
JANE	1/25/01	10:00	Math	78	C
JOHN	1/25/01	10:00	Math	92	A
JOHN	1/25/01	10:00	Math	88	B
JOHN	1/25/01	10:00	Math	75	C
JOHN	1/25/01	10:00	Math	82	B
JOHN	1/25/01	10:00	Math	79	C
JOHN	1/25/01	10:00	Math	86	B
JOHN	1/25/01	10:00	Math	81	B
JOHN	1/25/01	10:00	Math	77	C
JOHN	1/25/01	10:00	Math	83	B
JOHN	1/25/01	10:00	Math	76	C
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JOHN	1/25/01	10:00	Math	79	C
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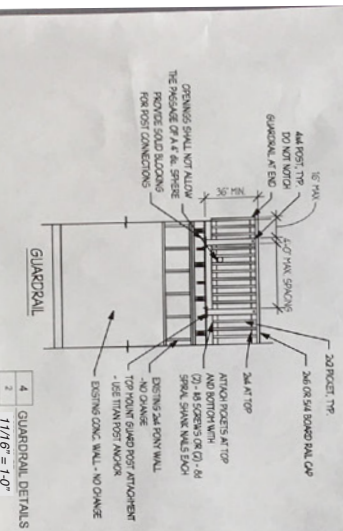
<p> 1. CONTRACTOR 2. OWNER 3. DESIGNER 4. GENERAL CONTRACTOR 5. ARCHITECT 6. ENGINEER 7. INSURANCE 8. FINANCIAL INSTITUTION 9. LEGAL COUNSEL 10. CONSTRUCTION 11. MANUFACTURING 12. RESEARCH AND DEVELOPMENT 13. MARKETING 14. OPERATIONS 15. SALES 16. TRAINING 17. QUALITY CONTROL 18. ENVIRONMENTAL 19. SAFETY 20. COMPLIANCE 21. LOGISTICS 22. IT 23. HR 24. FINANCE 25. LEGAL 26. CONSTRUCTION 27. MANUFACTURING 28. RESEARCH AND DEVELOPMENT 29. MARKETING 30. OPERATIONS 31. SALES 32. TRAINING 33. QUALITY CONTROL 34. ENVIRONMENTAL 35. SAFETY 36. COMPLIANCE 37. LOGISTICS 38. IT 39. HR 40. FINANCE 41. LEGAL 42. CONSTRUCTION 43. MANUFACTURING 44. RESEARCH AND DEVELOPMENT 45. MARKETING 46. OPERATIONS 47. SALES 48. TRAINING 49. QUALITY CONTROL 50. ENVIRONMENTAL 51. SAFETY 52. COMPLIANCE 53. LOGISTICS 54. IT 55. HR 56. FINANCE 57. LEGAL 58. CONSTRUCTION 59. MANUFACTURING 60. RESEARCH AND DEVELOPMENT 61. MARKETING 62. OPERATIONS 63. SALES 64. TRAINING 65. QUALITY CONTROL 66. ENVIRONMENTAL 67. SAFETY 68. COMPLIANCE 69. LOGISTICS 70. IT 71. HR 72. FINANCE 73. LEGAL 74. CONSTRUCTION 75. MANUFACTURING 76. RESEARCH AND DEVELOPMENT 77. MARKETING 78. OPERATIONS 79. SALES 80. TRAINING 81. QUALITY CONTROL 82. ENVIRONMENTAL 83. SAFETY 84. COMPLIANCE 85. LOGISTICS 86. IT 87. HR 88. FINANCE 89. LEGAL 90. CONSTRUCTION 91. MANUFACTURING 92. RESEARCH AND DEVELOPMENT 93. MARKETING 94. OPERATIONS 95. SALES 96. TRAINING 97. QUALITY CONTROL 98. ENVIRONMENTAL 99. SAFETY 100. COMPLIANCE 101. LOGISTICS 102. IT 103. HR 104. FINANCE 105. LEGAL 106. CONSTRUCTION 107. MANUFACTURING 108. RESEARCH AND DEVELOPMENT 109. MARKETING 110. OPERATIONS 111. SALES 112. TRAINING 113. QUALITY CONTROL 114. ENVIRONMENTAL 115. SAFETY 116. COMPLIANCE 117. LOGISTICS 118. IT 119. HR 120. FINANCE 121. LEGAL 122. CONSTRUCTION 123. MANUFACTURING 124. RESEARCH AND DEVELOPMENT 125. MARKETING 126. OPERATIONS 127. SALES 128. TRAINING 129. QUALITY CONTROL 130. ENVIRONMENTAL 131. SAFETY 132. COMPLIANCE 133. LOGISTICS 134. IT 135. HR 136. FINANCE 137. LEGAL 138. CONSTRUCTION 139. MANUFACTURING 140. RESEARCH AND DEVELOPMENT 141. MARKETING 142. OPERATIONS 143. SALES 144. TRAINING 145. QUALITY CONTROL 146. ENVIRONMENTAL 147. SAFETY 148. COMPLIANCE 149. LOGISTICS 150. IT 151. HR 152. FINANCE 153. LEGAL 154. CONSTRUCTION 155. MANUFACTURING 156. RESEARCH AND DEVELOPMENT 157. MARKETING 158. OPERATIONS 159. SALES 160. TRAINING 161. QUALITY CONTROL 162. ENVIRONMENTAL 163. SAFETY 164. COMPLIANCE 165. LOGISTICS 166. IT 167. HR 168. FINANCE 169. LEGAL 170. CONSTRUCTION 171. MANUFACTURING 172. RESEARCH AND DEVELOPMENT 173. MARKETING 174. OPERATIONS 175. SALES 176. TRAINING 177. QUALITY CONTROL 178. ENVIRONMENTAL 179. SAFETY 180. COMPLIANCE 181. LOGISTICS 182. IT 183. HR 184. FINANCE 185. LEGAL 186. CONSTRUCTION 187. MANUFACTURING 188. RESEARCH AND DEVELOPMENT 189. MARKETING 190. OPERATIONS 191. SALES 192. TRAINING 193. QUALITY CONTROL 194. ENVIRONMENTAL 195. SAFETY 196. COMPLIANCE 197. LOGISTICS 198. IT 199. HR 200. FINANCE 201. LEGAL 202. CONSTRUCTION 203. MANUFACTURING 204. RESEARCH AND DEVELOPMENT 205. MARKETING 206. OPERATIONS 207. SALES 208. TRAINING 209. QUALITY CONTROL 210. ENVIRONMENTAL 211. SAFETY 212. COMPLIANCE 213. LOGISTICS 214. IT 215. HR 216. FINANCE 217. LEGAL 218. CONSTRUCTION 219. MANUFACTURING 220. RESEARCH AND DEVELOPMENT 221. MARKETING 222. OPERATIONS 223. SALES 224. TRAINING 225. QUALITY CONTROL 226. ENVIRONMENTAL 227. SAFETY 228. COMPLIANCE 229. LOGISTICS 230. IT 231. HR 232. FINANCE 233. LEGAL 234. CONSTRUCTION 235. MANUFACTURING 236. RESEARCH AND DEVELOPMENT 237. MARKETING 238. OPERATIONS 239. SALES 240. TRAINING 241. QUALITY CONTROL</p>

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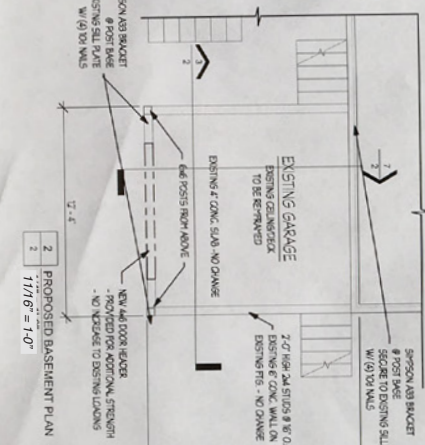
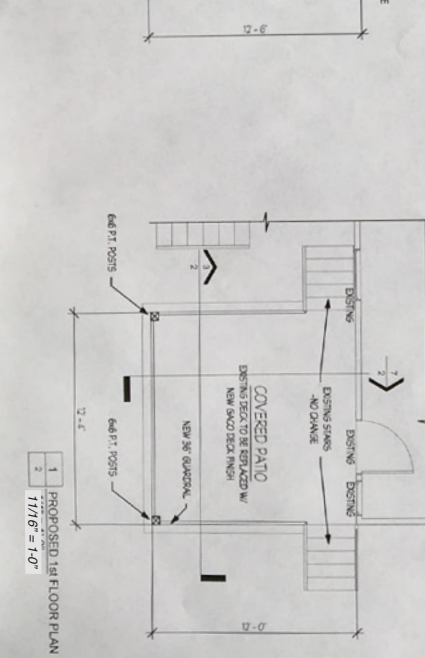
OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS

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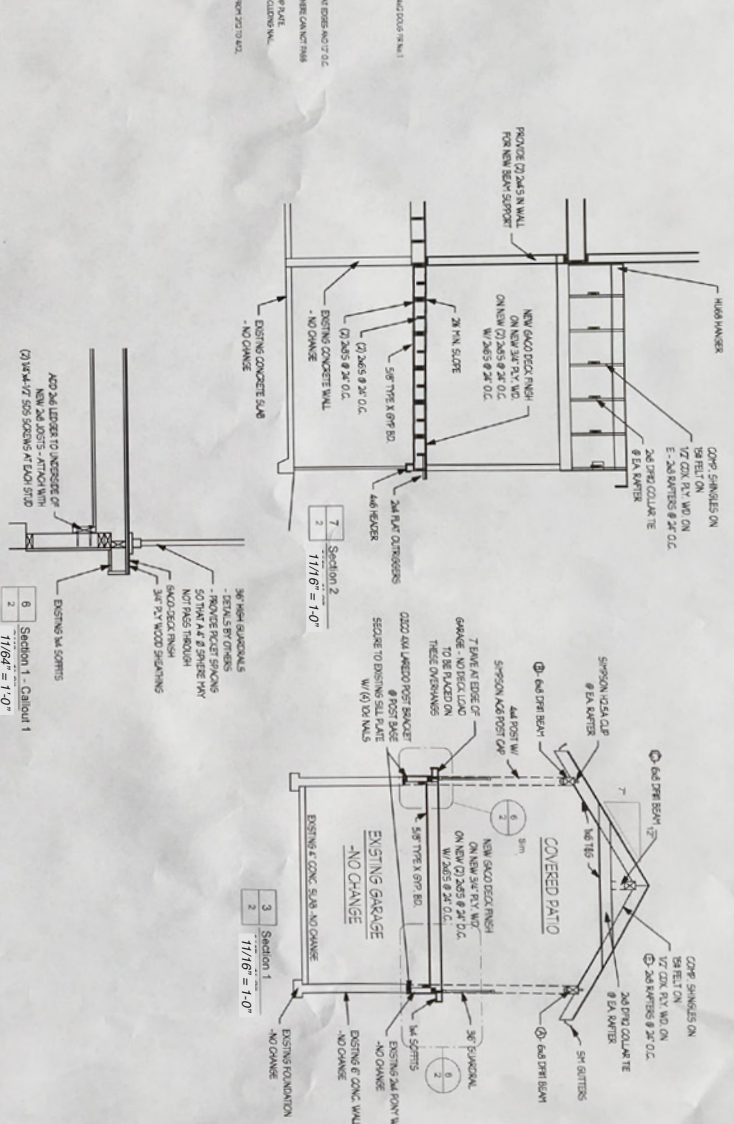
DURING NORMAL, UNOCCUPANT SHALL BE TWO UNITS TO AND STANDING AT THE BARS, DESIGNED SUFFICIENTLY TO ALLOW OCCUPANTS WEIGHTS 30 INCHES, AND INSTALLED FOR THE SAFETY OF THE STAIRS, IS TO BE USED IN THE FOLLOWING MANNER: OCCUPANTS SHALL WEIGH, DESIGNED SUFFICIENTLY TO HOLD IN PLACE OCCUPANTS SHALL BE CARRIED BY 6.



4	GUARDRAIL DETAILS
2	11/16" = 1-0"


$$11/16'' = 1.0''$$


0-1 = 01/11


$$\frac{1}{16} = 1.0$$

$$11/16^{\text{th}} = 1.0^{\text{th}}$$

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**BUILDERS
DESIGN INC.**
COMMERCIAL • RESIDENTIAL • REMODELING
11125 NE WEIDLER ST. • PORTLAND, OR 97222
PHONE: (503) 252-3453 • FAX: (503) 252-3454
EMAIL: BUILDERSDESIGN@GMAIL.COM

Project number:	10924
Client:	BSY
Address:	10924
City:	10924
State:	10924
Zip:	10924
Phone:	10924
Fax:	10924
E-mail:	10924
As indicated	2



Proposed Construction Area

• Total Area: 148.8 sq. ft. (12' x 12.4")



417 Madison Lot

• Total Area: 148.8 sq. ft. (12' x 12.4")



**Photo
Rendering
Of Proposed
Addition**

Situs Address Detail Report



Address Information

Site Address: 417 MADISON ST
OREGON CITY, OR 97045

In City? Y

In UGB? Y

Complex:



The following information was derived from the taxlot database and may not necessarily apply to the specific address location

Taxlot Description

APN: 2-2E-31AD-13400

Alt ID: 00575577

Taxpayer: Suppressed

Address: Suppressed

Parcel Area (acres - approx): 0.15

Parcel Area (sq. ft. - approx): 6,534

Twn/Rng/Sec: 02S 02E 31

Tax Map Reference: 22E31AD

Year Built: 1922

Taxlot Overlay Information

In Willamette Greenway? N

In Geologic Hazard? N

In High Water Table Area? Y

In Nat. Res. Overlay District (NROD)? N

In 1996/FEMA 100 Yr Floodplain? N

In Sewer Moratorium Area? N

In Thayer Rd Pond Fee Area? N

In Beavercreek Rd Access Plan Area? N

In Barlow Trail Corridor? N

Taxlot Values

Mkt Values as of: 01/04/2017

Land Value (Mkt): \$86,231

Building Value (Mkt): \$294,510

Exempt Amount: \$0

Net Value (Mkt): \$380,741

Assessed Value: \$228,941

Taxlot Planning Designations

Zoning: R3.5

- 3,500 Dwelling District

Comprehensive Plan: mr

- Residential - Medium Density

Subdivision: CLACKAMAS COUNTY ADDITION

PUD (if known):

Neighborhood Assn: McLoughlin NA

Urban Renewal District: Not in an urban renewal district

Concept Plan: Not in a concept plan area

Historic District: McLoughlin Conservation District

Historic Designated Structure? Y

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

Report generated 9/27/2017 8:26 AM

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

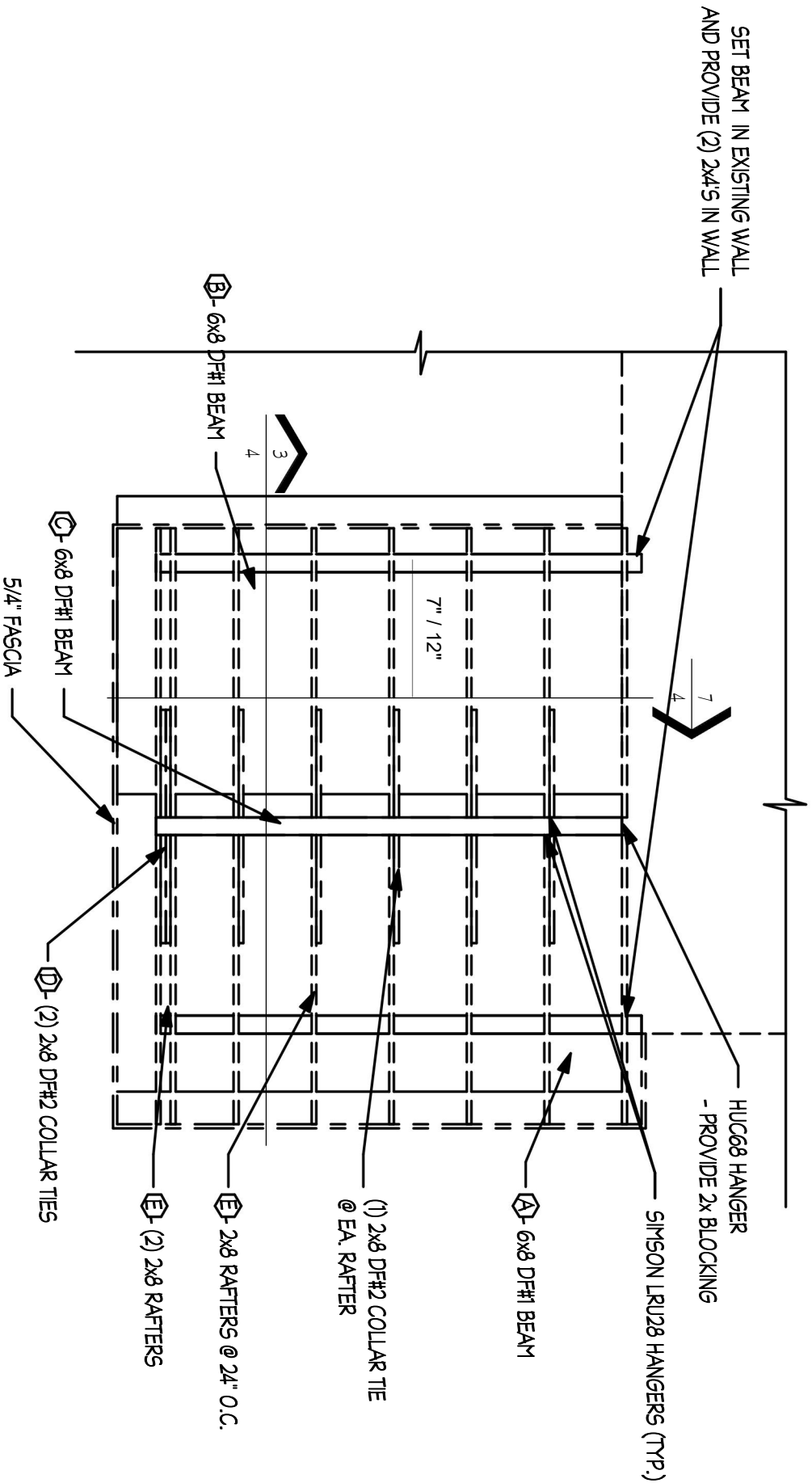




ALEX BORHO

ELEVATIONS

Scale: As indicated



5	ROOF FRAMING PLAN
2	1/4" = 1'-0"

BUILDERS

DESIGN

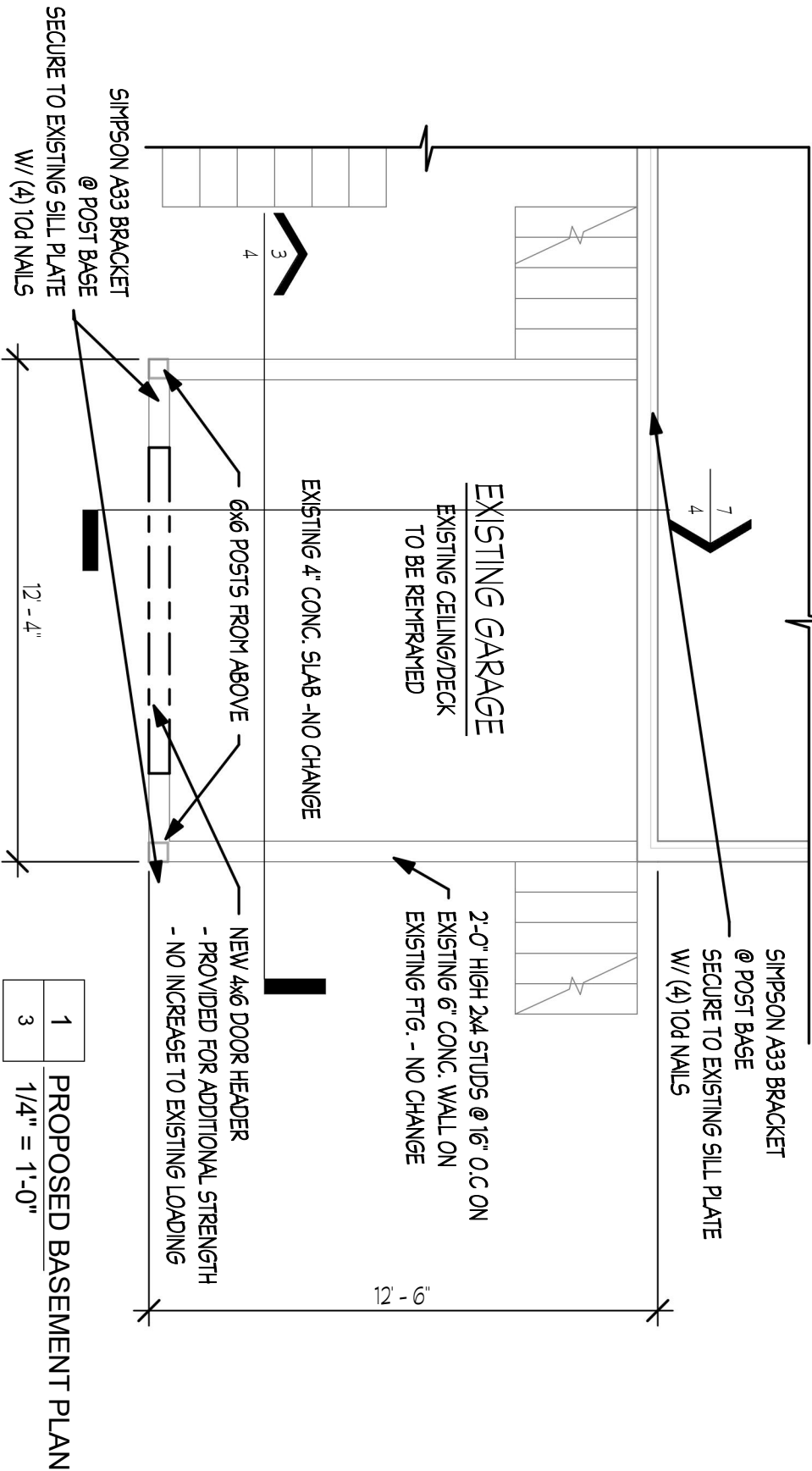
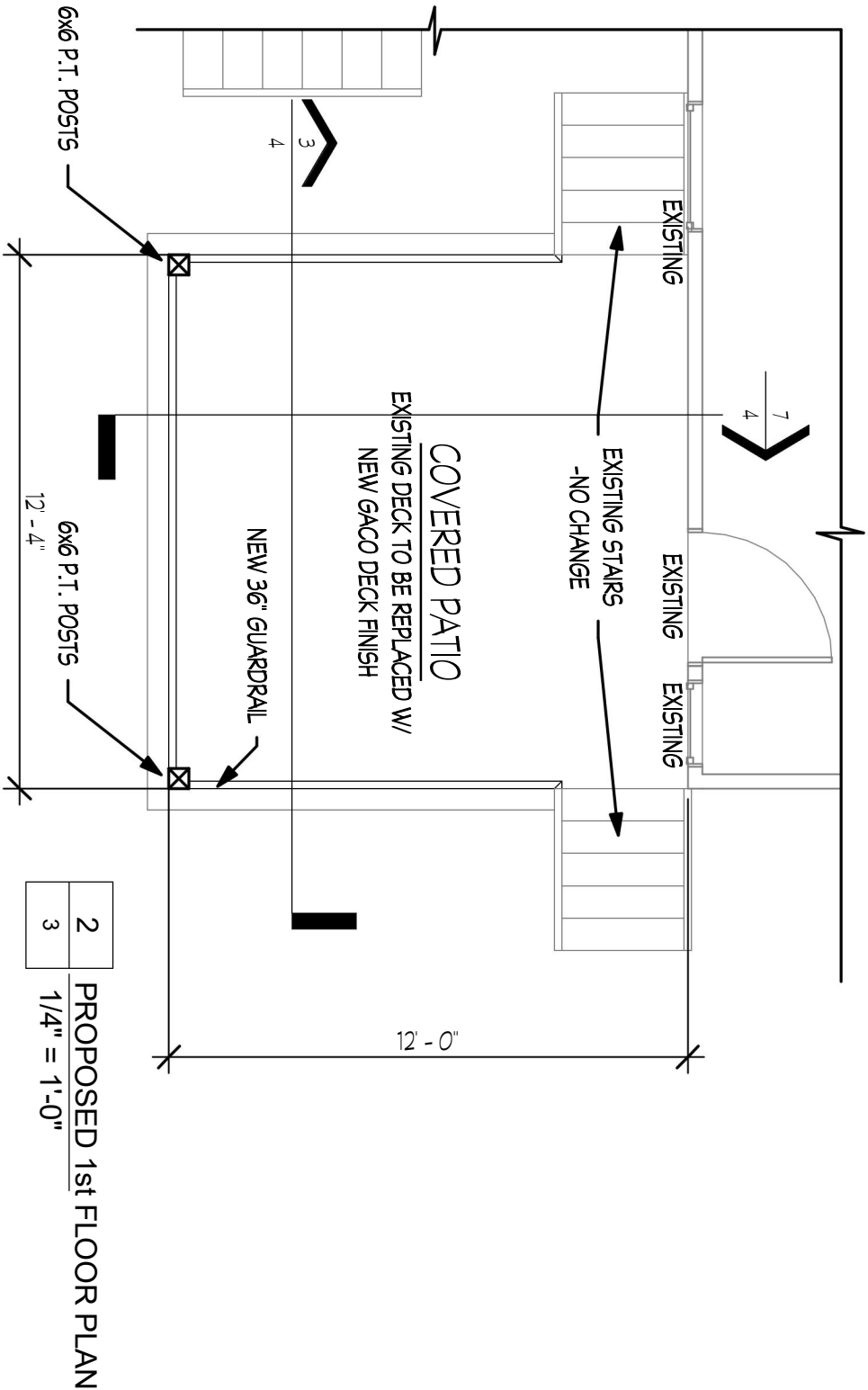
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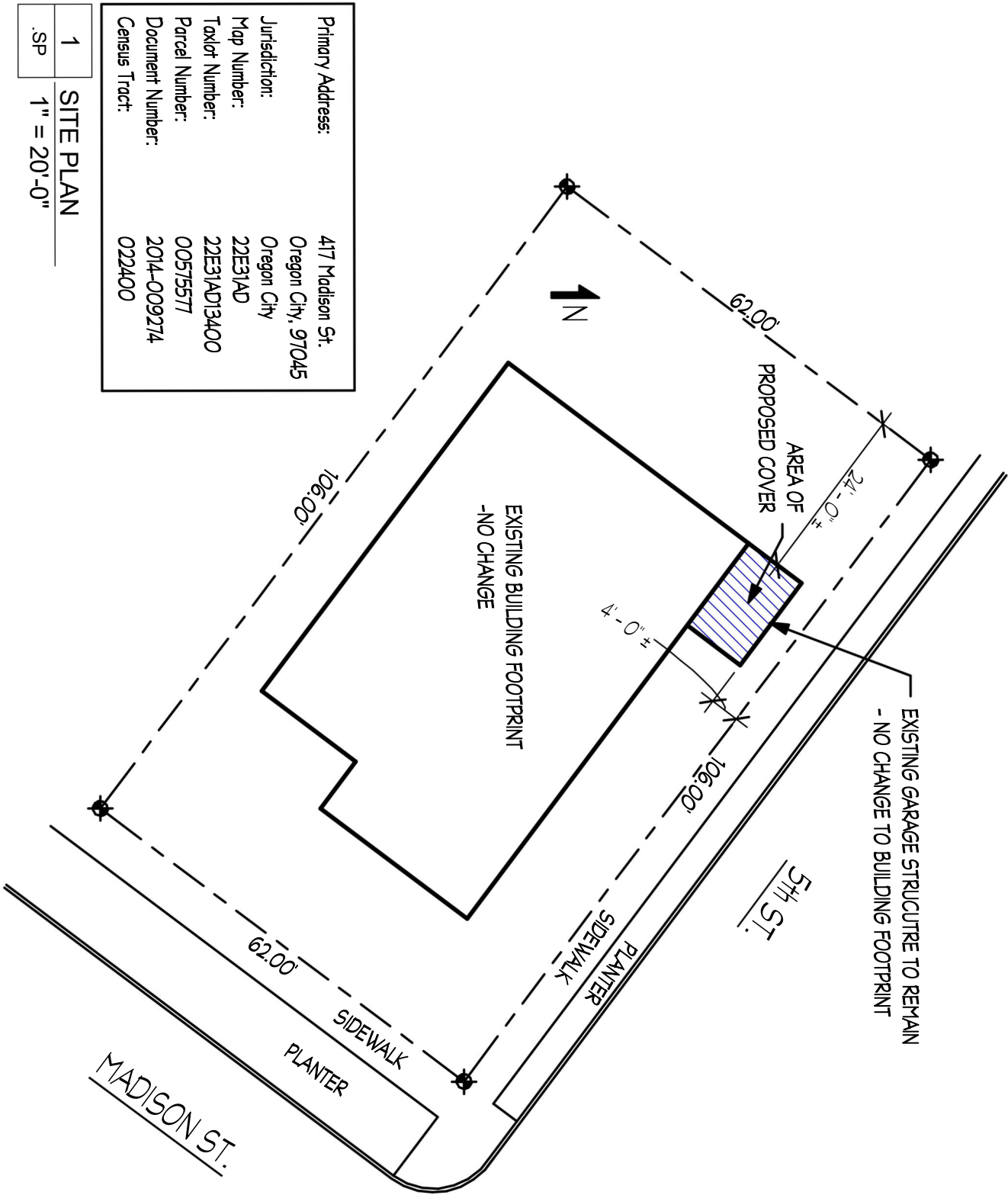
COMMERCIAL · RESIDENTIAL · REMODELING
11125 NE WEIDLER ST. · PORTLAND, OR 97220
PHONE: (503) 252-3453 · FAX: (503) 252-3454
EMAIL: BUILDERSDESIGN@GMAIL.COM

ALEX BORHO

ROOF PLAN

Project number:	10924
Date:	9/27/17
Drawn by:	KG
Checked by:	BSY
Area:	--
Scale:	1/4" = 1'-0"





BUILDERS
DESIGN

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PHONE: (503) 252-3453 • FAX: (503) 252-3454
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ALEX BORHO

SITE PLAN

Project number:	10924
Date:	9/27/17
Drawn by:	KG
Checked by:	BSY
Area:	09/27/17
Scale:	1" = 20'-0"

.SP

HR 17-09

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

Notes

Subject Site

Overview Map



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



0 100 200 Feet

1: 1,200

Subject Site

Map created 9/28/2017

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





October 17, 2017

FILE NO.: HR 17-09 - Approval for a covered porch addition over an attached side garage on the Etta and Terry Miller House at 417 Madison.

HEARING DATE: October 24, 2017
6:00 p.m. – City Hall
625 Center Street
Oregon, City, Oregon 97045

APPLICANT / OWNER: April and John Jenkins,
417 Madison St
Oregon City, OR 97045

LOCATION: 417 Madison Street
Oregon City, OR 97045

REQUEST: Approval for a covered porch addition over an attached side garage on the Etta and Terry Miller House

REVIEWER: Christina Robertson-Gardiner

RECOMMENDATION: Approval with Conditions

CRITERIA: Administration and Procedures are set forth in Chapter 17.50, Chapter 17.40, Historic Overlay District in Chapter 17.40, and “R3.5” in Chapter 17.12 of the Oregon City Municipal Code. The City Code Book is available on-line at www.orcity.org.

Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the hearing, in person or by letter, with sufficient specificity to afford the Historic Review Board and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. The decision of the Historic Review Board may be appealed to the City Commission by parties with standing within fourteen (14) calendar days of the notice of decision. Any appeal will be based on the record. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763. A city-recognized neighborhood association requesting an appeal fee waiver pursuant to OCMC 17.50.290(C) must officially approve the request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal.

Recommended Conditions of Approval

(P) = Verify that condition of approval has been met with the Planning Division.

(DS) = Verify that condition of approval has been met with the Development Services Division.

(B) = Verify that condition of approval has been met with the Building Division.

(F) = Verify that condition of approval has been met with Clackamas Fire Department.

1. Prior to issuance of a Building Permit, staff shall ensure that: (P)
 - a. Incised lumber or pressure treated wood shall not be used on any visible surfaces.
 - b. All railings shall be installed with a top and bottom rail.
 - c. Composite or three tab roofing is an allowed on the porch
 - d. Proposed wood porch post, decking, railings and stairs shall be painted or paint stained to match the paint scheme of the house.

BACKGROUND:

The applicant submitted this application to provide a gable roof covering to a side attached garage. The property is located in the McLoughlin Conservation District and are referred to as the Etta and Terry Miller House

The applicant project description can be found below:

The proposed project consists of two separate pieces. The first of these is the repair and replacement of decayed wood (decking, hand rail, steps) on the side entry porch. The second piece is the addition of a roof over this porch.

The approximate time line for construction is two weeks, total. Ideally, the deck repair and additions of the 4 new roof support posts would be allowed to be completed while we wait on the hearing for the roof structure. This would insure the repairs could be done and the structure sealed up before the rainy season gets here. In the event that the Historical Review Board does not approve the roof addition, it is agreed that the posts will be cut back to the height of the handrail and removed.

The addition will be constructed in areas that will comply with property setbacks, and will not disrupt the existing landscape.

The roof addition over the entry porch will serve two purposes:

- 1. It will render the entry porch usable during times of inclement weather*
- 2. It will help protect the entry porch from the elements, helping to prevent decay due to excess moisture*

We will retain the homes historic character by using double 1" x 6" lap siding, and historically appropriate paint colors. The proposed additions and replacements will enhance the historical integrity of the neighborhood, as well as follow the design aspects of the vernacular style. By using materials that match the originals and patterning the proposed roof after the existing architecture, the structure will retain its historic accuracy and appeal.

The front of the home, (Southeastern façade) is on Madison Street. The Northeastern façade of the home faces 5th Street. To the Northwest and Southwest are historical homes. The additions will increase the property value, as well as the livability of the home.

Site and Context

417 Madison Street - Terry and Etta Miller House



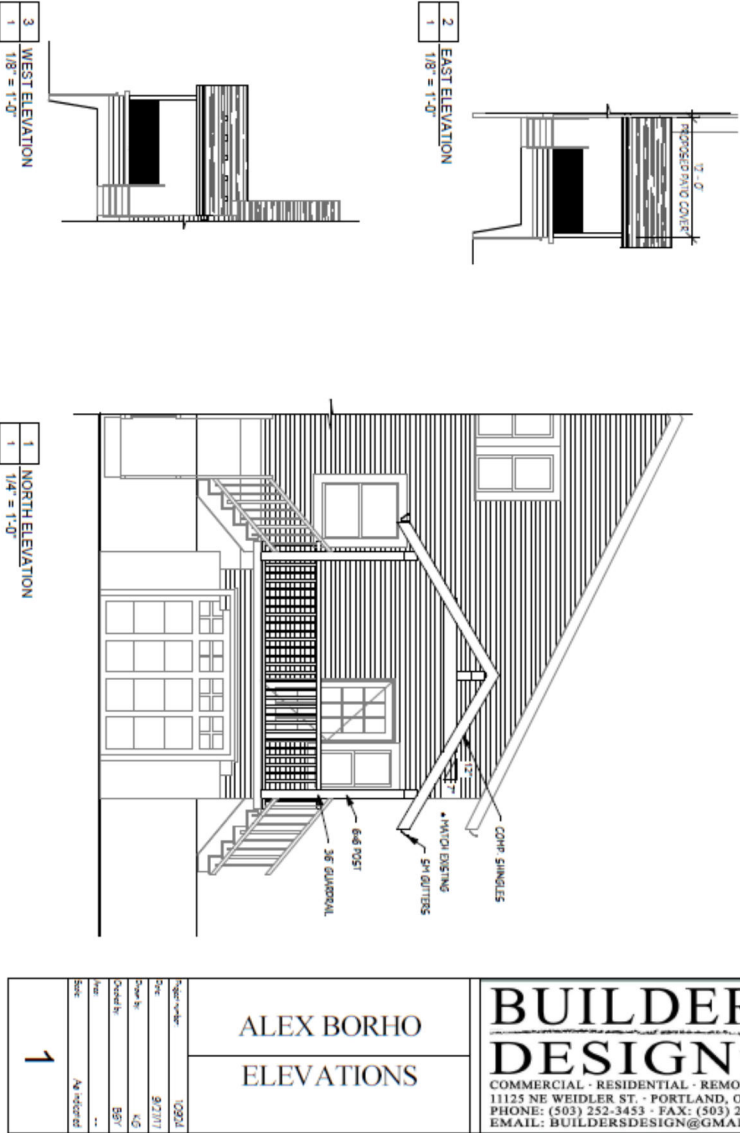
The large, rectangular bungalow at 417 Madison Street is 1-1/2 stories with a gable roof. The eave is unsupported by brackets but does have eave returns. The front porch has truncated colossal posts on a solid rail. The bungalow front door is flanked by side lights. The house is surfaced in narrow bevel siding. Windows are 6/1 and 9/1 wood double-hung. The kitchen cold cupboard vents still remain. The exterior chimney on its south side is stepped. A small garage buried at the curb is contemporary with the house's construction. A rear entry deck has been built on top of it.

Statement of Significance: This building was originally owned by Terry and Etta Miller, who was the daughter of William A. Long, owner of Oregon City's first theater. Long was born in Kansas in 1869 and moved to Oregon City c.1890. He worked in the West Linn mill for 25 years before deciding to open his own business, the Star Theater and the Liberty Theater. Terry Miller, Long's son-in-law, played the organ at the silent movies shown at the Star. The house remained in the Miller and Long families and was occupied by Etta Miller throughout the historic period.





5th Street Looking SE at Side Elevation



I. FINDINGS OF FACT AND CRITERIA:

Zoning:

The property is zoned R3.5 Dwelling District and Medium Density Residential in the Comprehensive Plan.

The applicant needs to meet OCMC 17.40.010 and the Adopted Design Guidelines Addition and Alterations and Demolition. (2012).

OREGON CITY MUNICIPAL CODE Chapter 17.40:

17.40.060.E (1) - The purpose of the historic conservation district as set forth in Section 17.40.010;

Staff Finding: Complies as Proposed. The subject property will remain as a locally designated residential property in the McLoughlin Conservation District

17.40.060.E (2) -The provisions of the city comprehensive plan;

Section 5

Open Spaces, Scenic and Historic Areas, and Natural Resources

Staff Finding: Complies as Proposed. This analysis demonstrates compliance with the standards for the development standards in for a designated historic site.

Policy 5.3.8

Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects.

Staff Finding: Complies as Proposed. By following the recommended conditions of approval, staff finds that the proposal meets the adopted design guidelines for alterations and additions and is attempting to maintain the significance of the house while updating it to provide protection from the elements

17.40.060.E (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; Staff

Finding: Complies as Proposed. Adding the side porch roof to the home will allow the existing attached garage and open wood deck to be better protected by the elements. The creation of the covered porch is appropriate for the style home, on a secondary elevation and compatible with the Design Guidelines. Alterations meeting adopted design standards can add economic and social value to the district. Compatible additions/alterations in an existing compact neighborhood reduces the need for further expansion of the city, which adds considerable savings to the cost of infrastructure. Economic and Social consequences are expected to be positive as the improved building will add to further investment into the neighborhood.

17.40.060.E (4) The value and significance of the historic site;

Staff Finding: Complies as Proposed. The Terry and Etta Miller House is in good condition and is an excellent example of a local bungalow design. The proposed small porch addition over an existing attached side garage is secondary in nature to the architecture of the house and does not detract from the architectural relationship of the front and side elevations.

17.40.060.E (5) - The physical condition of the historic site;

Staff Finding: Complies with Condition. The Terry and Etta Miller House is in good condition and is an excellent example of a local bungalow design.

17.40.060.E (6) - The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site; Staff Finding: Complies with Conditions:

The proposed small porch addition over an existing attached side garage is secondary in nature to the architecture of the house and does not detract from architectural relationship of the front and side elevations. This, coupled with the proposed wood railings/decking and composite reroofing materials and simple but finished design is compatible with the existing materials on the house. **Staff has determined that it is possible, likely and reasonable that the applicant can meet these Criteria through the Conditions of Approval.**

17.40.060.E (7) Pertinent aesthetic factors as designated by the board;

Staff Finding: Complies with Conditions: The proposed porch balances the desire to improve usability of the house while keeping additions secondary and compatible in design with the architecture of the house.

17.40.060.E (8) Economic, social, environmental and energy consequences; and

Staff Finding: Complies with Conditions: As described in Criterion 3, alterations meeting adopted design standards can add value economic and social value to the district. Compatible additions/alterations in an existing compact neighborhood reduces the need for further expansion of the city, which adds considerable savings to the cost of infrastructure. Economic and Social consequences are expected to be positive as the improved building will add to further investment into the neighborhood.

17.40.060.E (9) Design guidelines adopted by the historic review board

Staff Finding: Complies with Conditions: Please refer to the analysis below.

17.40.065 - Historic preservation incentives.

Finding: Not Applicable. No preservation incentives have been proposed as part of this application. The porch is covering an existing garage that was built into the 10 foot side yard setback. Covering a preexisting non-conforming garage addition is allowed under the setbacks and does not require a preservation incentive.

17.40.070 Demolition and moving

- A. If an application is made for a building or moving permit to demolish or move all or part of a structure which is a landmark or which is located in a conservation district or an historic district, the building inspector shall, within seven days, transmit to the historic review board a copy of the transaction.
- B. The historic review board shall hold a public hearing within forty-five days of application pursuant to the procedures in Chapter 17.50.
- C. In determining the appropriateness of the demolition or moving as proposed in an application for a building or moving permit, the board shall consider the following:
 1. All plans, drawings and photographs as may be submitted by the applicant;
 2. Information presented to a public hearing held concerning the proposed work;
 3. The city comprehensive plan;
 4. The purpose of this section as set forth in Section 17.40.010;
 5. The criteria used in the original designation of the landmark or district in which the property under consideration is situated;
 6. The historical and architectural style, the general design, arrangement, materials of the structure in question or its fixtures; the relationship of such features to similar features of

- the other buildings within the district and the position of the building or structure in relation to public rights-of-way and to other buildings and structures in the area;
7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the district, which cause it to possess a special character or special historic or aesthetic interest or value;
 8. Whether denial of the permit will involve substantial hardship to the applicant, and whether issuance of the permit would act to the substantial detriment of the public welfare and would be contrary to the intent and purposes of this section;
 9. The economic, social, environmental and energy consequences.
- D. The failure of the applicant to provide the information required by Subsection C.1.— 9. Shall be grounds for deeming the application incomplete.
 - E. The board may approve or deny the demolition or moving request after considering the criteria contained in Section 17.40.070C. Action by the board approving or denying the issuance of a permit for demolition or moving may be appealed to the city commission by any aggrieved party, by filing a notice of appeal, in the same manner as provided in Section 17.50 for appeals. If no appeal of a demolition permit is filed, the building official shall issue the permit in compliance with all other codes and ordinances of the city.
 - F. In any case where the city commission has ordered the removal or demolition of any structure determined to be dangerous to life, health or property, nothing contained in this title shall be construed as making it unlawful for any person, without prior approval of the historic review board, pursuant to this title, to comply with such order.

Finding: Not Applicable. No demolitions have been proposed as part of this application.

Design Guidelines for Alterations and Additions

Secretary of Interiors Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Staff Finding: Complies as Proposed. The proposal allows the home to continue to be used for residential purposes and allows for structural upgrades and additions, strengthening the subject dwelling's relationship with the designs of the McLoughlin Conservation District

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.

Staff Finding: Complies as Conditioned. All material replacement and additions will be with in-kind materials as conditioned. **Staff has determined that it is possible, likely and reasonable that the applicant can meet these Criteria through the Conditions of Approval.**

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.

Staff Finding: Complies as Proposed. The side attached garage was added to the property most likely contemporary or soon after the house was built. The conversion of the garage roof to an open deck usually happened organically sometime from the 1940s-1970s. The proposed addition should be seen as another compatible addition that adds value to the house but does not pretend to have been built in the 1920s.

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

Staff Finding: Complies as Proposed. No alterations to the primary structure of the home have been proposed and the subject home will be retained on the property.

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

Staff Finding: Complies with Condition. As conditioned, the rehabilitation will utilize in kind replacement materials for the decking and railings. All porches will be wrapped and all railings will have a top and bottom rail. No exposed pressure treated wood is being proposed for this application. **Staff has determined that it is possible, likely and reasonable that the applicant can meet these Criteria through the Conditions of Approval.**

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*

Staff Finding: Complies with Condition. As conditioned, all replacement and new materials will match the original in design, color, texture, and, where possible, materials. **Staff has determined that it is possible, likely and reasonable that the applicant can meet these Criteria through the Conditions of Approval.**

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Staff Finding: Complies as Proposed. No chemical or physical treatments are proposed in this project.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Staff Finding: Complies as Proposed. The applicant is required to follow state statutes: [Indian Graves and Protected Objects \(ORS 97.740-97.760\)](#) and [Archaeological Objects and Sites \(ORS 358.905-358.961\)](#) – that protect archeological resources on public and private land.

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.*

Staff Finding: Complies as Proposed. By following the recommended conditions of approval, staff finds that the proposal meets the adopted design guidelines for alterations and additions and the proposal is secondary in size, utilizes a simple finished design with compatible wood and composite roofing materials.

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.*

Staff Finding: Complies as Proposed. The porch can easily be removed from the house with no adverse effect

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.

Staff Finding: Complies as the proposal is secondary in size, utilizes a simple finished design with compatible wood and composite roofing materials.

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.

Staff Finding: Complies as Proposed. The side porch addition will not detract from the primary façade of the building. The creation of the covered porch is appropriate design and massing for the home and compatible with the Design Guidelines.

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.

Staff Finding: Not Applicable. No landscape elements are proposed to be added or removed in this application.

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

Staff Finding: Complies as Proposed. Landscaping has not been proposed to be installed or removed as part of this application.

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.

Staff Finding: Complies as Proposed. The new porch addition is being proposed to fit under the eave of the existing house and therefore will be secondary in massing and size.

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.

Staff Finding: complies as Proposed. The new porch addition is being proposed to fit under the eave of the existing house and therefore will be secondary in massing and size.

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.

Staff Finding; Complies as Proposed. The new porch addition is being proposed to fit under the eave of the existing house and therefore will be secondary in massing and size. The creation of the covered porch is appropriate for the style home and compatible with the Design Guidelines.

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.

Staff Finding: Complies as Proposed. Windows will not be changing as a result of this application, nor will the wall be extended.

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.

Staff Finding: Complies with Condition. The majority of the home will stay the same, Construction of the new porch will be required to use materials and design features found with in Design Guidelines. Other features on the home such as the existing garage decking and railings/stairs be retained when possible and replaced with inkind materials.

Staff has determined that it is possible, likely and reasonable that the applicant can meet these Criteria through the Conditions of Approval.

II. PUBLIC NOTICE

A public notice was sent to neighbors with 300 feet of the subject property for a 20 day public comment period beginning September 25, 2017.

Fred and Karen Green

The owners submitted a letter of support for this application.


III. CONCLUSIONS AND RECOMMENDATIONS

Based on the findings, staff recommends that the Historic Review Board approve the proposed development with the conditions found at the front of the staff report.

Exhibits

1. Vicinity Map
2. Applicant Submittal
3. Public Comment
4. Survey Form

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 417 MADISON ST				City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 13 N		Longitude: 122 36 15 W		
Township: 02S	Range: 02E	Section: 31	Block: 109	Lot: 1	Map #: 22E31AD	Tax Lot #: 13400	
Date of Construction: c. 1920		Historic Name: Miller, Terry and Etta, House			Historic Use or Function: Domestic - single dwelling		
Grouping or Cluster Name: NA		*Current Name or Use: Domestic - single dwelling			Associated Archaeological Site: Unknown		
Architectural Classification(s): Bungalow				Plan Type/Shape: Rectangle		Number of Stories: 1.5	
Foundation Material: Concrete				Structural Framing: Unknown		Moved? No	
Roof Type/Material: Cross gable / Composition shingle				Window Type/Material: 9/1 and 6/1 wood double-hung			
Exterior Surface Materials Primary: Lap				Secondary:		Decorative:	
Exterior Alterations or Additions/Approximate Date: Entry deck area							
Number and Type of Associated Resources: None							
Integrity: Excellent Condition: Good			Local Ranking: Designated Historic Site		National Register Listed? No		
Potentially Eligible: <input checked="" type="checkbox"/> Individually or <input type="checkbox"/> As a contributing resource in a district Not Eligible: <input type="checkbox"/> Intact but lacks distinction <input type="checkbox"/> Altered (choose one): <input type="checkbox"/> Reversible/Potentially eligible individually or in district <input type="checkbox"/> Reversible/Ineligible as it lacks distinction <input type="checkbox"/> Irretrievable loss of integrity <input type="checkbox"/> Not 50 years old							
Description of Physical and Landscape Features:							
The large, rectangular bungalow at 417 Madison Street is 1-1/2 stories with a gable roof. The eave is unsupported by brackets but does have eave returns. The front porch has truncated colossal posts on a solid rail. The bungalow front door is flanked by side lights. The house is surfaced in narrow bevel siding. Windows are 6/1 and 9/1 wood double-hung. The kitchen cold cupboard vents still remain. The exterior chimney on its south side is stepped. A small garage buried at the curb is contemporary with the house's construction. A rear entry deck has been built on top of it.							
Statement of Significance:							
This building was originally owned by Terry and Etta Miller, who was the daughter of William A. Long, owner of Oregon City's first theater. Long was born in Kansas in 1869 and moved to Oregon City c.1890. He worked in the West Linn mill for 25 years before deciding to open his own business, the Star Theater and the Liberty Theater. Terry Miller, Long's son-in-law, played the organ at the silent movies shown at the Star. The house remained in the Miller and Long families and was occupied by Etta Miller throughout the historic period.							

Researcher/Organization: Bernadette Niederer / HPNW		Date Recorded: 4/6/2002	
Survey Form Page 1	Address: 417 MADISON ST	Local Designation #	SHPO #

10 October 2017
301 Dartmouth Drive NE
Albuquerque, NM 87106-2115

Christina Robertson-Gardiner
Planner
Oregon City Historic Review Board

File # HR 17-09

To Whom It May Concern:

We are the property owners of 417 Madison Street, Oregon City, Oregon. Our daughter and family are the full-time home occupants.

We understand that the covering of the side porch requires approval from this Board and wish we could be present to state our reasons for this project. Since we cannot attend the meeting, we would like to give you our reasoning in this letter.

After purchasing the home, we found the previous owners made repairs on the porch flooring with materials not appropriate for the job. Now we are trying to correct their sloppy job, eliminate weather caused problems, save the side porch and garage below it while still keeping with the historic integrity of the home on Madison. April and John Jenkins, our daughter and son-in-law, have hired a competent contractor and designed a plan to keep with the historic character and lines of the home, while providing the porch covering to protect this property for years to come.

We received notice of a Public Hearing on October 24th of the City of Oregon City Historic Review Board to approve the covered porch over the attached garage. The only difference from the original porch design is that the porch will be covered (with matching roof lines as the home). Because the porch wasn't covered, we found that the moisture has eroded the porch flooring and is dangerously threatening the roof of the garage and people using the backdoor.

We completely approve of the contractor and the design for the porch covering. We request that the O C Historic Board approve this plan to provide years of stability to this lovely historic home.

Sincerely,

Karen & Fred Green

505-255-3672

KAREN & FRED GREEN

2017 OCT 12 AM 10:25

RECEIVED
CITY OF OREGON CITY



OREGON CITY

Community Development – Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

TRANSMITTAL

IN-HOUSE DISTRIBUTION

- ☐ Building Official
- ☐ Development Services Manager
- ☐ Public Works Operations
- ☐ City Engineer / Public Works Director
- ☐ GIS
- ☐ Parks Manager
- ☐ Addressing
- ☐ Police
- ☐ Traffic Engineer

MAIL-OUT DISTRIBUTION

- ☐ CICC
- ☐ Neighborhood Association Chair
- ☐ Neighborhood Association Land Use Chair
- ☐ Clackamas County - Transportation
- ☐ Clackamas County - Planning
- ☐ Fire Chief
- ☐ ODOT
- ☐ School District# 62
- ☐ Tri-Met
- ☐ Metro - Ray Valone
- ☐ Oregon City Postmaster
- ☐ DLCDD

COMMENTS DUE BY: October 16, 2017
 HEARING DATE: October 24, 2017
 HEARING BODY: ___ Staff Review; ___ PC; XX HRB; ___ CC
 FILE # & TYPE: HR 17-09 Historic Review
 PLANNER: Christina Robertson-Gardiner, Senior Planner
 APPLICANT: April and John Jenkins,
 REQUEST: Approval for a covered porch addition over an attached side garage on the Etta and Terry Miller House.
 ZONING: R-6
 LOCATION: 417 Madison Street

<https://www.orcity.org/planning/project/hr-17-09>

This application material is referred to you for your information, study and official comments. If extra copies are required, please contact the Planning Department. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form to facilitate the processing of this application and will insure prompt consideration of your recommendations. Please check the appropriate spaces below.

- ☐ The proposal does not conflict with our interests.
☒ The proposal conflicts with our interests for the reasons attached.
☒ The proposal would not conflict our interests if the changes noted below are included.

keep the design of the roof simple to match the front facade elevation. remove the cross beam and what appears to be a small bracket. Porch railing and

Signed

Marissa McShiff, Land use chair / chair MNA

PLEASE RETURN YOUR COPY OF THE APPLICATION AND MATERIAL WITH THIS FORM.

balustrade should have pickets placed
in between the top & bottom rail III
(not attached to the exterior of the bottom)
that is historically accurate.



OREGON CITY HISTORIC REVIEW BOARD

Tally of Votes

Historic Review Board Hearing Date: 10/24/17

Board Members Present

Staff Present

<u>Mett</u>	<u>Reid</u>
<u>Mann</u>	<u>Robertson-Gardiner</u>
<u>McCloughlin</u>	<u>Richter</u>
<u>Baysinger</u>	

Agenda Item: 3a

Decision: Approve with Conditions Approve Deny Continue to

Add members present to minutes

	Motion:	Second:	Aye:	Nay:	Abstain:	Comments:
Commissioner Mett	X		X			
Commissioner Baysinger			X			
Commissioner Blythe		X	X			
Commissioner Mann					X	Not present @ meeting
Commissioner McCloughlin		X	X			

Agenda Item: 3b

Decision: Approve with Conditions Approve Deny Continue to

	Motion:	Second:	Aye:	Nay:	Abstain:	Comments:
Commissioner Mett		X	X			
Commissioner Baysinger			X			



OREGON CITY

Community Development – Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045

Ph (503) 722-3789 | Fax (503) 722-3880

Commissioner Blythe						
Commissioner Mann	X	X				
Commissioner Mcloughlin		X				

Agenda Item: 6 HR 17-08

Decision: Approve with Conditions Approve Deny Continue to

Add Condition: Applicant shall redesign and increase the dimension of the front columns to a minimum 8" to 10" in width throughout the column.

	Motion:	Second:	Aye:	Nay:	Abstain:	Comments:
Commissioner Mett		X	X			
Commissioner Baysinger			X			
Commissioner Blythe						
Commissioner Mann			X			
Commissioner Mcloughlin	X		X			

Agenda Item: 6 HR 17-09

Decision: Approve with Conditions Approve Deny Continue to

Add conditions: Ensure roof pitch of porch matches main house
Redesign soffit on porch to more closely match main home
Drop soffit to post and beam level and utilize
tongue in groove finish.

	Motion:	Second:	Aye:	Nay:	Abstain:	Comments:
Commissioner Mett			X			
Commissioner Baysinger			X			
Commissioner Blythe						
Commissioner Mann		X	X			
Commissioner Mcloughlin	X		X			

COMMENT FORM



PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to 3 MINUTES.
- Give to the Clerk in Chambers prior to the meeting.

Date of Meeting _____

Item Number From Agenda HR317-08

NAME:

Denyse McGriff, MNA

***Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).

ADDRESS:

Street: _____

City, State, Zip: _____

PHONE NUMBER: _____

E-MAIL ADDRESS:

gultmcg@msn.com

SIGNATURE:

Denyse McGriff

COMMENT FORM



PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to 3 MINUTES.
- Give to the Clerk in Chambers prior to the meeting.

Date of Meeting 10/24/17

Item Number From Agenda HR 17-09

NAME:

Alex Barho

***Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).

ADDRESS:

Street: 417 MADISON ST

City, State, Zip: OREGON CITY, OR 97145

PHONE NUMBER:

503 545 6048

E-MAIL ADDRESS:

alex@abc-contractors.com

SIGNATURE:

Alex Barho

COMMENT FORM



*****PLEASE PRINT CLEARLY*****

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to 3 MINUTES.
- Give to the Clerk in Chambers prior to the meeting.

Date of Meeting

10/24/17

Item Number From Agenda

HR 17-09

NAME:

JOHN JENKINS

***Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).

ADDRESS:

Street: 417 MADISON ST.

City, State, Zip: OREGON CITY, OR 97045

PHONE NUMBER:

334-799-8237

E-MAIL ADDRESS:

js402@gmail.com

SIGNATURE:

[Signature]

COMMENT FORM



*****PLEASE PRINT CLEARLY*****

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to 3 MINUTES.
- Give to the Clerk in Chambers prior to the meeting.

Date of Meeting

October 24, 2017

Item Number From Agenda

HRB 17-09

NAME:

Denyse McGriff, MNA

***Please provide complete contact information in order to receive notice of a land use decision as required by OCMC 17.50.130(C).

ADDRESS:

Street: _____

City, State, Zip: _____

PHONE NUMBER:

E-MAIL ADDRESS:

guthmcg@msn.com

SIGNATURE:

[Signature]