



CITY OF OREGON CITY HISTORIC REVIEW BOARD AGENDA

Virtual Meeting
Tuesday, July 27, 2021 at 7:00 PM

This meeting will be held online via Zoom; please contact planning@orccity.org for the meeting link.

CALL TO ORDER

PUBLIC COMMENT

Citizens are allowed up to 3 minutes to present information relevant to the City but not listed as an item on the agenda. To assist in tracking your time, refer to the timer at the dais. Prior to speaking, citizens shall complete a comment form and deliver it to the Staff Member. When the Chair calls your name, proceed to the speaker table and state your name and city of residence into the microphone. The Historic Review Board Officers do not generally engage in dialog with those making comments but may refer the issue to the City Manager.

PUBLIC HEARING

1. GLUA-20-37 and HR 20-15: Historic Review for alterations to a contributing structure in the Canemah National Register District at 112 Miller St.

OTHER BUSINESS

2. Compatible Change Work Session - New Construction Review Threshold for non-designated structures in McLoughlin District
3. HRB Minutes - May 25, 2015
4. HRB Minutes - July 26, 2016
5. HRB Minutes - September 27, 2016

COMMUNICATIONS

ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the City Recorder. When the Mayor/Chair calls your name, proceed to the speaker table, and state your name and city of residence into the microphone. Each speaker is given three (3) minutes to speak. To assist in tracking your speaking time, refer to the timer on the table.

As a general practice, the City Commission does not engage in discussion with those making comments.

Electronic presentations are permitted but shall be delivered to the City Recorder 48 hours in advance of the meeting.

ADA NOTICE

The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.

Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.

Video Streaming & Broadcasts: The meeting is streamed live on the Oregon City's website at www.orcity.org and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WFMC at 503-650-0275 for a programming schedule.



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-bbb657-0891

To: Historic Review Board
From: Planner Kelly Reid

Agenda Date: 07/27/2021

SUBJECT:

GLUA-20-37 and HR 20-15: Historic Review for alterations to a contributing structure in the Canemah National Register District at 112 Miller St.

STAFF RECOMMENDATION:

Staff Recommends approval with conditions.

EXECUTIVE SUMMARY:

The applicant has proposed exterior alterations to a contributing home in the Canemah National Register District. This applications amends HR-21-00010 by substituting skylights for the approved shed dormer.

BACKGROUND:

The applicant has proposed skylights on the roof of a contributing home in the Canemah National Register District. The applicant proposes a new roof with three skylights on the west-facing roof plane, which is the side of the house. The proposed skylights are rectangular, flat, low-profile, with aluminum frames. The proposed size is 22.5" by 34.5 inches, which is approximately 2 feet by 3 feet for each window.

The Secretary of Interior's guidance for roofs includes the following: that skylights be installed so they are "inconspicuous from the public right-of-way and do not damage or obscure character-defining features."

In order to minimize their appearance and ensure the skylights are unobtrusive in appearance, the skylights shall be set back at least 14 feet from the front of the roofline, shall be sized no larger than 2 feet wide by 4 feet tall each, and the new roof shingles shall be similar in color to provide minimized contrast between the skylights and the roofing.

OPTIONS:

1. Approve the proposal with conditions (staff recommendation)
2. Approve the proposal with modified conditions and provide revised findings
3. Deny the proposal and provide revised findings.



Historic Review
Staff Report and Recommendation
July 20, 2021

FILE NO.: GLUA-21-00037/ HR 21-00015: Historic Review

HEARING DATE: July 27, 2021
7:00 p.m

OWNER/APPLICANT: Jason and Amneris Jacobucci

LOCATION: 112 Miller St.
Oregon City, OR 97045
Clackamas County Map 2-1E-36DD-03000

REQUEST: Historic Review for exterior alterations to a contributing home in the Canemah National Register District. This applications amends HR-21-00010 by substituting skylights for the approved shed dormer.

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, of the Oregon City Municipal Code. The City Code Book is available on-line at www.orcity.org.

This application is subject to the Administration and Procedures section of the Oregon City Code set forth in Chapter 17.50. The application and all supporting documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 698 Warner Parrott Road, during regular business days (9 am- 4pm). Copies of these materials may be obtained for a reasonable cost. The staff report, with all the applicable approval criteria, will also be available for inspection seven days prior to the hearing. Copies of these materials may be obtained for a reasonable cost in advance. Any interested party may testify at the public hearing and/or submit written testimony at or prior to the close of the record by the Historic Review Board. Notice of the Historic Review Board's decision shall be sent to the applicant and to those persons submitting comments and providing a return address. Any party who participated in the Historic Review Board proceedings may appeal the Historic Review Board's decision by filing a notice of appeal as required by OCMC 17.50.190. Any issue that is intended to provide a basis for appeal must be raised before the close of the Historic Review Board's proceeding, in person or by letter, with sufficient specificity to afford the City Commission and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any review of that issue. Parties with standing may appeal the decision of the City Commission to the Land Use Board of Appeals. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763.

Staff Recommendation and Conditions of Approval

The applicable conditions of approval from HR-21-00010 will remain in place, with the exception of conditions related to the dormer. Staff finds that the proposal for skylights on the west-facing roof plane can be compatible if the skylights are placed at least 14 feet from the front roofline on Miller Street. Other factors that can minimize the appearance of the skylights include limiting the size and ensuring that there is not a high contrast between the new roof color and the skylights.

1. The skylights shall be set back at least 14 feet from the front of the roofline.
2. The skylights shall be sized no larger than 2 feet wide by 4 feet tall each.
3. The new roof shingles shall be similar in color to the skylight appearance to provide minimized contrast between the skylights and the roofing.

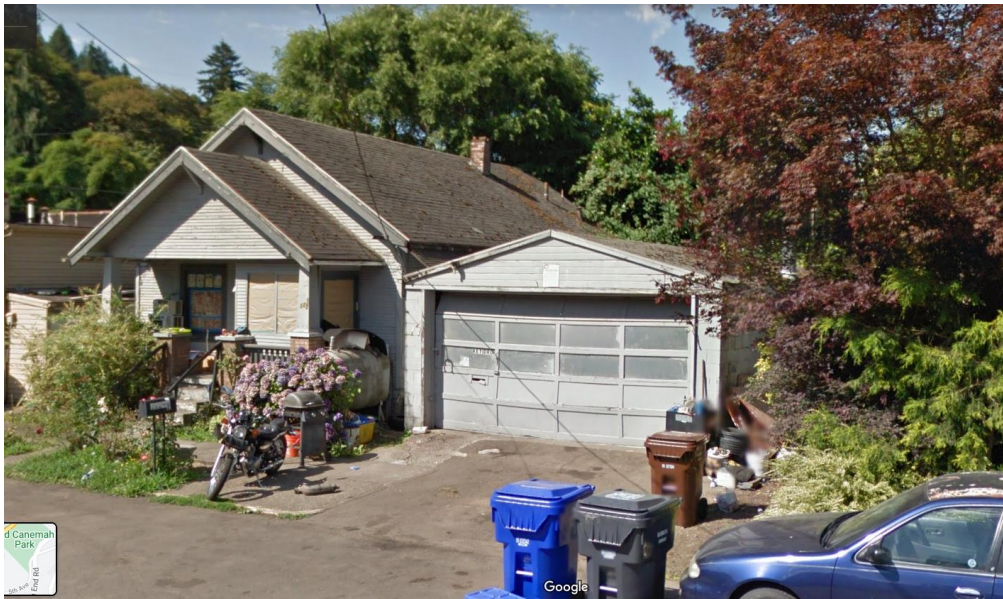
I. BACKGROUND:

Existing Conditions:

The subject property is developed with a single family house in the Historic Commercial zone. The property is a 50x50 foot lot with a rectangular house and large detached garage in the side yard, with very little open space on the property. The house is contributing within the Canemah National Register District but has been altered over time and has lost some of its integrity. A bump-out on the front porch was added, the historic windows are deteriorating, and some windows have been replaced with aluminum windows.



Vicinity map



Existing condition

Historic Description and Statement of Significance:

Statement of Significance: *Mrs. Lena Klemsen, born in Germany in 1861, was the wife of a saloon owner and liquor dealer, D.M. Klemsen (Klempson), who was also born in Germany. The Klemsens*

HR-21-00015 112 Miller

emigrated from Germany in the early 1880s, and lived in Iowa for a while, where their first son, Alfred, was born. They arrived in Oregon around 1890. This building is a typical Oregon City bungalow. Within the Canemah National Register Historic District, the building is classified as a Compatible structure.

Project Description:

The applicant proposes a new roof with three skylights on the west-facing roof plane, which is the side of the house. The proposed skylights are rectangular, flat, low-profile, with aluminum frames. The proposed size is 22.5" by 34.5 inches, which is approximately 2 feet by 3 feet for each window. The applicant indicated that they wish to place the skylights from the front of the house at; 8 feet, 20 feet, 32 feet.

The roof dimensions are 40 feet in length, and 14 feet from peak to eave.



VELUX 22-1/2 in. x 34-1/2 in. Fresh Air Venting Curb-Mount Skylight with Tempered LowE3 Glass



★★★★★ (590)



Rough Opening (W x H): 22.5 in x 34.5 in

22.5 in x 34.5 in

22.5 in x 46.5 in

30.5 in x 30.5 in



HR-21-00015 112 Miller

Photo of dormer on neighboring home. The owner wishes to replicate the look of the dormer on the North side of the home.

Sketch of proposed dormer.

Notice and Public Comment:

A public notice was sent to neighbors with 300 feet of the subject property, posted online, emailed to various entities, and posted on site. No public comments were received at the time of the publication of this staff report.

II. APPLICABLE STANDARDS AND FINDINGS

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.*

Applicable: The proposal for exterior alteration in a historic district is being reviewed by the Historic Review Board.

- 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.*

Complies as Proposed: The applicant submitted the required materials.

- D. [1.] *The historic review board, after notice and public hearing held pursuant to Chapter 17.50, shall approve the issuance, approve the issuance with conditions or disapprove issuance of the certificate of appropriateness.*

Applicable: The proposal is being reviewed by the Historic Review Board.

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.*

Not Applicable: The proposal is not subject to administrative approval.

- 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:*

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 structure within the Canemah National Register Historic District.

*17.40.060.E (2) -The provisions of the city comprehensive plan;
 Section 5*

*Open Spaces, Scenic and Historic Areas, and Natural Resources
 Policy 5.3.8*

HR-21-00015 112 Miller

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

Staff Finding: Complies as Proposed. The historic structure is being preserved.

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. The historic use of the site is a single family residence. The applicant proposes to continue the residential use with renovations to make the attic space more usable.

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

Staff Finding: Complies as Proposed. The house is contributing within the Canemah National Register District but has been altered over time and has lost some of its integrity. The proposal restores value to the structure and preserves it for continued economic use.

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

Staff Finding: Complies as proposed. The condition is poor; the renovations include a new roof with skylights on the west roof plane.

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 applicant proposes to add three skylights to the west-facing roof plane. The proposed skylights are flat, low profile, and located on a side roof plane. While they are visible from the right of way, the skylights can still be unobtrusive. Staff refers to the City of Denver's guidelines for skylights on historic buildings, which include the following (See Exhibit 5):

- Locate a new skylight below the ridgeline of the roof.
- Locate a new skylight on a rear (preferred) or side-facing roof slope, when possible
- Install a new skylight to have a low profile.
- Do not install a bubble skylight, or other form that is not flat.
- Do not install a dormer or skylight on a front-facing roof plane.
- Do not visually overwhelm the original roof, particularly street-facing elevations, with dormers, skylights and other features.

In addition, the Secretary of Interior guidance for roofs includes the following: that skylights be installed so they are *"inconspicuous from the public right-of-way and do not damage or obscure character-defining features."*

In order to minimize their appearance and ensure the skylights are unobtrusive in appearance, the skylights shall be set back at least 14 feet from the front of the roofline, shall be sized no larger than 2 feet wide by 4 feet tall each, and the new roof shingles shall be similar in color to provide minimized contrast between the skylights and the roofing.



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

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

Staff Finding: Not Applicable. The Board has not identified any additional factors beyond the adopted guidelines.

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

Staff Finding: Complies as Proposed. The proposal will have a positive effect on economic, social, environmental, and energy factors.

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

Staff Finding: Complies with Conditions:

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 use is not proposed to change.

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 proposed. No distinctive materials, features, or spatial relationships will be removed or compromised as a result of the skylight installation.

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 skylights do not create a false sense of historical development.

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 changes to the building have occurred that have historical significance or value.

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

Staff Finding: Complies as Proposed. No distinctive materials or features will be removed or compromised as a result of the skylight installation.

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: Not applicable. The applicant has not proposed any changes to historic features.

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 with Conditions. The applicant proposes to add three skylights to the west-facing roof plane. The proposed skylights are flat, low profile, and located on a side roof plane. While they are visible from the right of way, the skylights can still be unobtrusive. Staff refers to the City of Denver's guidelines for skylights on historic buildings, which include the following (See Exhibit 5):

- Locate a new skylight below the ridgeline of the roof.
- Locate a new skylight on a rear (preferred) or side-facing roof slope, when possible
- Install a new skylight to have a low profile.
- Do not install a bubble skylight, or other form that is not flat.
- Do not install a dormer or skylight on a front-facing roof plane.
- Do not visually overwhelm the original roof, particularly street-facing elevations, with dormers, skylights and other features.

In order to minimize their appearance and ensure the skylights are unobtrusive in appearance, the skylights shall be set back at least 14 feet from the front of the roofline, shall be sized no larger than 2 feet wide by 4 feet tall each, and the new roof shingles shall be similar in color to provide minimized contrast between the skylights and the roofing.

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

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.

Not applicable. No additions proposed.

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.

Not applicable. No additions proposed.

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.

Not applicable. The building is located on the property lines of 7th Street and JQ Adams Street with no landscaping. No modifications are proposed to the parking area.

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

Not applicable. See Item B1.

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.

Not applicable. No addition and no increase in building height.

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.

Not applicable. No additions proposed.

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.

Not applicable. No additions proposed.

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.

Finding: Complies as Proposed. No changes to the walls are proposed.

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.

Finding: See findings in Secretary of Interior Standards #9.

IV. CONCLUSIONS AND RECOMMENDATIONS

Based on the following findings, staff recommends that the Historic Review Board approve the proposed development of GLUA-21-000037/ HR 21-00015: Historic Review for alterations to 112 Miller St. with conditions.

Exhibits

1. Vicinity Map
2. Applicant's Submission
3. Inventory Form
4. HR-21-00010 Notice of Decision
5. City of Denver Historic Design Guidelines excerpt





OREGON CITY

Community Development - Planning

698 Warner Parrott Road | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A) ☐ Compatibility Review ☐ Willamette River Greenway ☐ Communication Facility ☐ Lot Line Adjustment ☐ Non-Conforming Use Review ☐ Natural Resource (NROD) Verification ☐ Minor Site Plan & Design Review ☐ Historic Review – Remodel ☐ Detailed Dev. Plan (DDP)	Type II (OCMC 17.50.030.B) ☐ Master Plan / PUD / GDP or Amendment ☐ Detailed Development Plan (DDP) ☐ Floodplain Review ☐ Geologic Hazard Overlay ☐ Minor Partition (<4 lots) ☐ Minor Site Plan & Design Review ☐ Non-Conforming Use Review ☐ Site Plan and Design Review / DDP ☐ Subdivision (4+ lots) ☐ Minor Variance ☐ Natural Resource (NROD) Review ☐ Public Improvement Modification ☐ Willamette River Greenway ELD Process (OCMC 17.50.030.E) ☐ Expedited Land Division	Type III / IV (OCMC 17.50.030.C & D.) ☐ Annexation ☐ Code Interpretation / Similar Use ☐ Master Plan / PUD / GDP Amendment ☐ Conditional Use ☐ Comprehensive Plan / Legislative Amendment ☐ Code ☐ Map ☐ Detailed Development Plan DDP ☒ Historic Review ☐ Municipal Code Amendment ☐ Parking Adjustment ☐ Variance ☐ Sign Variance ☐ Natural Resource (NROD) Review ☐ Zone Change (Text/Map) ☐ Willamette River Greenway Legislative Action (OCMC 17.50.170) ☐ Legislative
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File Number(s): GLUA-21-00037/HR-21-00015	Application Date:
Project Name:	
Proposed Land Use or Activity: Modification to HR 21-10 to revise dormer design	# of Lots Proposed (If Applicable):
Physical Address(es) of Site: 112 MILLER ST OREGON CITY, OR 97045	
Clackamas County Map and Tax Lot Number(s):	

Applicant(s)

Applicant(s) Signature: <i>Amneris Jacobucci</i>		
Applicant(s) Name Printed: AMNERIS JACOBUCCI	Date: 07/07/2021	
Mailing Address: 15275 S. KIMBERLY CT		
Phone:	Fax:	Email:

Property Owner(s) – See reverse for more than two Owners

Property Owner #1

Property Owner#1 Signature: <i>Amneris Jacobucci</i>		
Property Owner#1 Name Printed:	Date: 07/07/2021	
Mailing Address: 15275 S. KIMBERLY CT OREGON CITY, OR 97045		
Ownership Address: SAME		
Phone: 971 227 8958	Fax:	Email: AMNERIS.JACOBUCCI@Gmail.com

Property Owner #2

Property Owner#2 Signature:		
Property Owner#2 Name Printed:	Date:	
Mailing Address:		
Ownership Address:		
Phone:	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.

From: [Kelly Reid](#)
To: [Kelly Reid](#)
Subject: FW: 112 Miller historic review notice
Date: Monday, July 19, 2021 2:32:21 PM

From: Amneris Jacobucci <amnerisjacobucci@gmail.com>
Sent: Monday, July 19, 2021 1:40 PM
To: Kelly Reid <kreid@orccity.org>
Cc: jason <hawkjacob@hotmail.com>
Subject: Re: 112 Miller historic review notice

Hello,

We would like to install 3 of skylights on the north side of the house in place of the dormer. I know the drawing is very crude but I hope it depicts what we would like to do. These have a flat profile as not to take away from the character of the house while still allowing for modern living.

Please let me know if you have any questions or concerns.

Amneris Jacobucci
971-227-8958

||



SKYLIGHTS
NORTH
SIDE



Oregon City +4



Search



[Windows](#) > [Skylights](#) > [Vented Skylights](#) > Product Details

VELUX 22-1/2 in. x 34-1/2 in. Fresh Air Venting Curb-Mount Skylight with Tempered LowE3 Glass



(590)



Rough Opening (W x H): 22.5 in x 34.5 in

22.5 in x 34.5 in

22.5 in x 46.5 in

30.5 in x 30.5 in



Home



Shop



Account



Stores



Technical Preservation Services

Building Exterior **Roofs**

Identify | Protect | Repair | Replace | Missing Feature | Alterations/Additions

< HOME >

Standards
Guidelines

Masonry

Wood

Metals

Roofs

Windows

Entrances/Porches

Storefronts

Structural Systems

Spaces/Features/Finishes

Mechanical Systems

Site

Setting

Energy

New Additions

Accessibility

Health/Safety

The roof--with its shape; features such as cresting, dormers, cupolas, and chimneys; and the size, color, and patterning of the roofing material--is an important design element of many historic buildings.

In addition a weathertight roof is essential to the longterm preservation of the entire structure. Historic roofing reflects availability of materials, levels of construction technology, weather, and cost.

For example, throughout the country in all periods of history, **wood shingles** have been used--their size, shape, and detailing differing according to regional craft practices. European settlers used **clay tile** for roofing as early as the mid-17th century. In some cities, such as New York and Boston, clay was popularly used as a precaution against fire. The Spanish influence in the use of clay tile is found in the southern, southwestern and western states. In the mid-19th century, tile roofs were often replaced by **sheet metal**, which is lighter and easier to maintain. Evidence of the use of **slate** for roofing dates from the mid-17th century. Slate has remained popular for its durability, fireproof qualities, and its decorative applications. The use of metals for roofing and roof features dates from the 18th century, and includes the use of **sheet iron, corrugated iron, galvanized metal, tin-plate, copper, lead and zinc**. Awareness of these and other traditions of roofing materials and their detailing will contribute to more sensitive treatment.



Slate and copper mansard roofs in an urban canyon.

Roofs

....Identify, retain, and preserve



recommended.....

Identifying, retaining, and preserving roofs--and their functional and decorative features--that are important in defining the overall historic character of the building.



Copper and wrought iron
weathervane.

This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features, such as cupolas, cresting chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

not recommended.....

Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.

Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.

Stripping the roof of sound historic material such as slate, clay tile, wood, and architectural metal.

Applying paint or other coatings to roofing material which has been historically uncoated.

Roofs

....Protect and Maintain



recommended.....

Protecting and maintaining a roof by cleaning the gutters and downspouts and replacing deteriorated flashing.

Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure that materials are free from insect infestation.

Providing adequate anchorage for roofing material to guard against wind



damage and moisture penetration.

Gable and pent roof in excellent condition.

Protecting a leaking roof with plywood and building paper until it can be properly repaired.

not recommended.....

Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing, and the underlying structure.

Allowing roof fasteners, such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.

Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials--masonry, wood, plaster, paint and structural members--occurs.

Roofs

....Repair



recommended.....

Repairing a roof by reinforcing the historic materials which comprise roof features.

Repairs will also generally include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.



Repairing slate roof using traditional methods.

not recommended.....

Replacing an entire roof feature such as a cupola or dormer when repair of the historic materials and limited replacement of deteriorated or missing parts are appropriate.

Failing to reuse intact slate or tile when only the roofing substrate needs replacement.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

Roofs**....Replace****recommended.....**

Replacing in kind an entire feature of the roof that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model to reproduce the feature.



Replacement of damaged clay tile roof.

Examples can include a large section of roofing, or a dormer or chimney.

If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

not recommended.....

Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance

Design for Missing Historic Features

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Designing and constructing a new feature when the historic feature is completely missing, such as a chimney or cupola. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

not recommended.....

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new roof feature that is incompatible in size, scale, material and color.

Item #1.

Alterations/Additions for the New Use

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Installing mechanical and service equipment on the roof, such as air conditioning, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.



Non-obtrusive skylights on rear of residence.

Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

not recommended.....

Installing mechanical or service equipment so that it damages or obscures character-defining features; or is conspicuous from the public right-of-way.

Radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques.



[Home](#) | [Next](#) | [Previous](#)

Historic Roofs (continued)



27. Design a dormer to be subordinate to the overall roof mass and in scale with those on similar historic structures. The dormer is set back behind the overhanging roof eave and the adjacent brick wall plane.

GUIDELINES FOR HISTORIC ROOFS (Continued)

2.26 Minimize the visual impacts of skylights, dormers and other rooftop alterations.

- Locate a new dormer or skylight below the ridgeline of the roof.
- Locate a new dormer or skylight on a rear (preferred) or side-facing roof slope, when possible.
- Set back a side-facing gable from the front façade to minimize its visibility from the street and sidewalk.
- Set dormers back behind the roof eave and the building wall plane below to ensure that the building's original roof lines and building form are predominant. A setback of at least one foot from the adjacent wall plane is strongly recommended.
- Design a dormer to be subordinate to the overall roof mass and in scale with those on similar historic structures.
- Install a new skylight to have a low profile.
- Do not remove or alter sizes of historic dormers on street-facing elevations.
- Do not add a shed dormer in a visible location if shed dormers are not seen in the surrounding historic context.
- Do not install a bubble skylight, or other form that is not flat.
- Do not install a dormer or skylight on a front-facing roof plane.
- Do not visually overwhelm the original roof, particularly street-facing elevations, with dormers, skylights and other features.

See page 58 for information on the placement of communications, utility and mechanical equipment.

DORMER LOCATION



The roof form of the historic house illustrated above has not been altered.



1. As illustrated above, new dormer(s) have been added to a rear-facing roof plane to be less visible from the street and sidewalk. A rear dormer or dormers may provide an opportunity for a small building addition as illustrated on page 66.



2. The new dormers illustrated above on the front-facing roof plane are inappropriate because they have shed roof style that is not seen in the surrounding historic context and visually overwhelm the original roof.

See "4. Side Dormer Addition" on page 68 for additional dormer illustrations.



Historic Review
Staff Report and Decision
May 27, 2021

FILE NO.: GLUA-21-00022/ HR 21-00010: Historic Review

HEARING DATE: May 25th, 2021
7:00 p.m

OWNER: Jason Jacobucci

LOCATION: 112 Miller St.
Oregon City, OR 97045
Clackamas County Map 2-1E-36DD-03000

REQUEST: Historic Review for exterior alterations to a contributing home in the Canemah National Register District. Alterations include the removal of an incompatible porch addition, replacement of windows, and a new shed dormer.

DECISION: On May 25, 2021, after reviewing all of the evidence in the record and considering all of the arguments made by the applicant, opposing and interested parties, the Oregon City Historic Review Board voted 4-0 to approve the proposal with conditions. The Oregon City Historic Review Board adopted as its own the Staff Report with findings and Conditions of Approval for File Number HR 21-00010. The complete record for the Historic Review Board decision is on file at the Planning Division.

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

This application is subject to the Administration and Procedures section of the Oregon City Code set forth in Chapter 17.50. The application and all supporting documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 698 Warner Parrott Road, during regular business days (9 am- 4pm). Copies of these materials may be obtained for a reasonable cost. The staff report, with all the applicable approval criteria, will also be available for inspection seven days prior to the hearing. Copies of these materials may be obtained for a reasonable cost in advance. Any interested party may testify at the public hearing and/or submit written testimony at or prior to the close of the record by the Historic Review Board. Notice of the Historic Review Board's decision shall be sent to the applicant and to those persons submitting comments and providing a return address. Any party who participated in the Historic Review Board proceedings may appeal the Historic Review Board's decision by filing a notice of appeal as required by OCMC 17.50.190. Any issue that is intended to provide a basis for appeal must be raised before the close of the Historic Review Board's proceeding, in

person or by letter, with sufficient specificity to afford the City Commission and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any review of that issue. Parties with standing may appeal the decision of the City Commission to the Land Use Board of Appeals. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763.

Final Conditions of Approval

The proposal has been approved as proposed, with the following changes or conditions:

1. New wood windows shall use cladding of either fiberglass or aluminum, to better resemble painted wood, and the sash color shall be darker than the house siding color.
2. The applicant shall ensure that the trim, eaves, and brackets on the dormer match that of the rest of the house.
3. The dormer shall be differentiated by the use of siding with a different reveal dimension, such as 5 or 6 inches rather than the 4- inch reveal on the rest of the house.
4. If the applicant replaces the two distinctive windows (#1 and #5), the replacement windows shall have the same design and dimensions, with exterior muntins.
5. All windows shall maintain the existing trim/casing width, stool, and apron design, either through restoration or replacement in kind.
6. The face of the dormer shall be set back from the existing side of the house by at least 1 foot, and the ridge of the dormer shall be below the main roof ridgeline. The dormer window sizes may vary as needed from what has been proposed.

The applicant shall work with planning staff to ensure these conditions are met prior to issuance of building permits or prior to a certificate of occupancy is issued, as determined by staff.

I. BACKGROUND:

Existing Conditions:

The subject property is developed with a single family house in the Historic Commercial zone. The property is a 50x50 foot lot with a rectangular house and large detached garage in the side yard, with very little open space on the property. The house is contributing within the Canemah National Register District but has been altered over time and has lost some of its integrity. A bump-out on the front porch was added, the historic windows are deteriorating, and some windows have been replaced with aluminum windows.



Vicinity map



Existing condition

GLUA-21-00022 112 Miller

Historic Description and Statement of Significance:

Statement of Significance: Mrs. Lena Klemsen, born in Germany in 1861, was the wife of a saloon owner and liquor dealer, D.M. Klemsen (Klempson), who was also born in Germany. The Klemsens emigrated from Germany in the early 1880s, and lived in Iowa for a while, where their first son, Alfred, was born. They arrived in Oregon around 1890. This building is a typical Oregon City bungalow. Within the Canemah National Register Historic District, the building is classified as a Compatible structure.

Project Description:

The applicant submitted a narrative describing the restoration project, which includes the follow items:

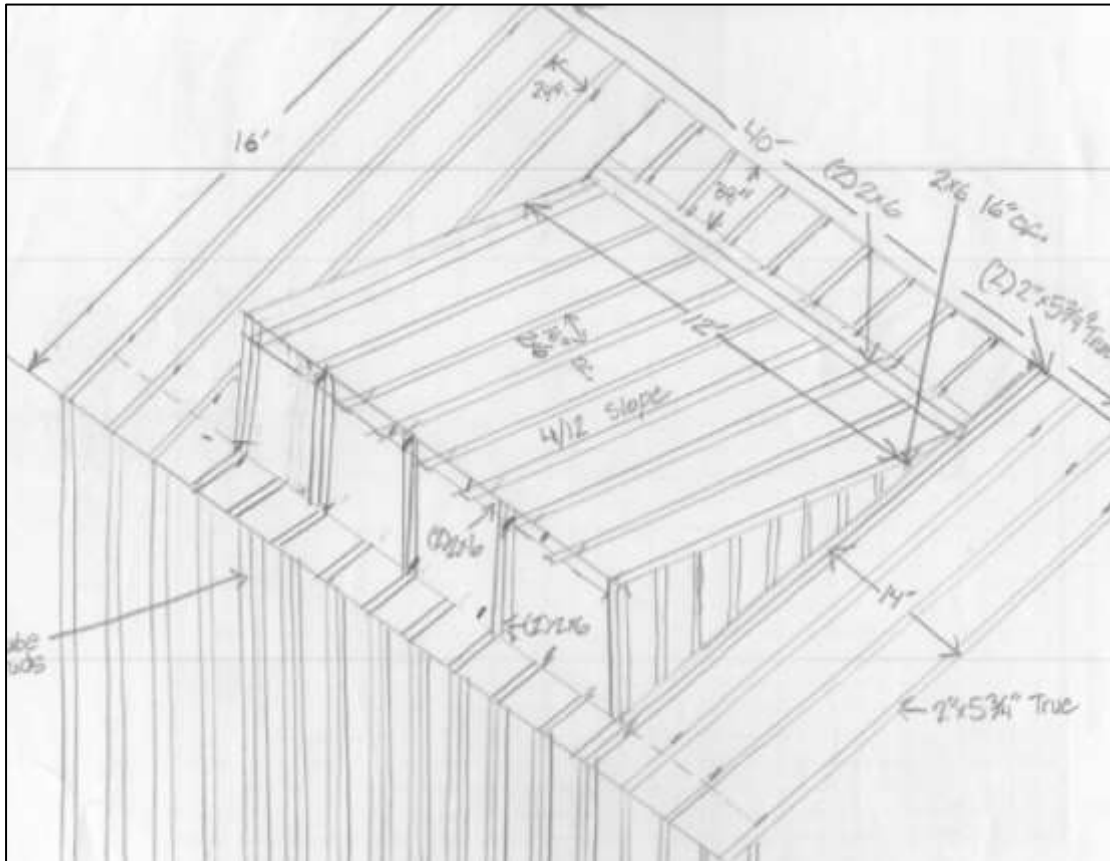
1. Overall restoration of the exterior and interior
2. Addition of shed dormer on north side of house (facing river)
 - Dormer proposed to contain four windows and be 12 feet in width.
 - Dormer to be centered in roof plane, starting 3 feet from the existing ridge/peak and ending 24 inches from the eave edge of the roof.
 - Windows shown as approximately 2 feet wide by four feet in height and spaced 3 inches apart.
3. Removal of non-compatible front porch bump-out that was previously added
 - Replacement with siding to replicate existing siding, along with a double hung window.
4. Replacement of windows. All windows on home are proposed to be replaced with Andersen double-hung wood windows. The applicant describes each window replacement as follows:
 - Windows #1 and #2 will all be removed and replaced with a wood-clad window to match Window #3.
 - Window #3 seen from the porch on the front of the house, cannot open from years of paint and is one of only 6 original windows in the house; will be replaced.
 - Window #4 is wood and is being held in place by tape since the bottom half is missing and has extensive damage; will be replaced.
 - Window #5 is wood and will not open due to house settling and is now crooked in the rough opening; will be replaced.
 - Window#6 has a rotten sill, and all hardware is missing; will be replaced.
 - Window #7 is an aluminum window and has a rotten frame; will be replaced.
 - Window #8 is not a window but an opening with a screen and plywood cover on hinges; will be replaced.
 - Window #9 is unable to open due to all hardware removed and screws driven through sides cracking the framing; will be replaced.
 - Window # 10 has a rotten exterior sill and the bottom of the window is painted shut; will be replaced.



GLUA-21-00022 112 Miller



Photo of dormer on neighboring home. The owner wishes to replicate the look of the dormer on the North side of the home.



Sketch of proposed dormer.

Notice and Public Comment:

A public notice was sent to neighbors with 300 feet of the subject property, posted online, emailed to various entities, and posted on site. No public comments were received at the time of the publication of this staff report.

II. APPLICABLE STANDARDS AND FINDINGS

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.*

Applicable: The proposal for exterior alteration in a historic district is being reviewed by the Historic Review Board.

- 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.*

Complies as Proposed: The applicant submitted the required materials.

- D. *[1.] The historic review board, after notice and public hearing held pursuant to Chapter 17.50, shall approve the issuance, approve the issuance with conditions or disapprove issuance of the certificate of appropriateness.*

Applicable: The proposal is being reviewed by the Historic Review Board.

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.*

Not Applicable: The proposal is not subject to administrative approval.

- 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:*

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

Finding: Complies as Proposed. The subject property will remain as a locally designated structure within the Canemah National Register Historic District.

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

Section 5

Open Spaces, Scenic and Historic Areas, and Natural Resources

Policy 5.3.8

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

Finding: Complies as Proposed. The historic structure is being preserved.

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;

Finding: Complies as Proposed. The historic use of the site is a single family residence. The applicant proposes to continue the residential use and remove incompatible alterations that have been made to the building in the past. The proposal restores value to the structure and preserves it for continued economic use.

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

Finding: Complies as Proposed. The house is contributing within the Canemah National Register District but has been altered over time and has lost some of its integrity. The proposal restores value to the structure and preserves it for continued economic use.

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

Finding: Complies as proposed. The applicant describes a few elements of the structure that are deteriorating. The applicant's proposal will repair these elements and remove the alterations that have been made that have led to a loss of integrity.

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;

Finding: Complies with Conditions. The applicant proposes to restore the home closer to its original condition. Each element is discussed in detail below. The design guidelines for new construction document provides a helpful discussion of typical bungalow design elements in Canemah:

Design Composition

- *Front façade can be symmetrical or asymmetrical*
- *Porch: full, not typically wrap-around front porches.*
- *Roof Overhang: wide, over-hanging eaves and exposed rafter tails; decorative knee brackets under eaves.*
- *Dormers: single front facing; with lower slope gable or shed roofs*
- *Chimneys: at interior or projecting on side of house, usually brick.*
- *Siding: horizontal board siding; typically bevel profile (occasionally shiplap), shingle siding; or a combination, such as horizontal boards on the first floor with shingles on the second floor, or just in the gable or dormer.*
- *Windows: double-hung; 1:1; large fixed window flanked by two smaller double-hung windows.*
- *Windows At Dormers: smaller, often grouped at shed dormers; fixed or casement style where smaller.*
- *Finishes: generally earth tones; no white doors or windows.*

The current design of the house is very symmetrical; the front has a centered double gable projection as the porch roof, with centered front door and porch steps. The proposed changes would add some elements that would make the house asymmetrical by modifying the right hand (north) side of the house with a dormer and a different style of window on the front façade.

Dormer:

The applicant proposes to add a shed dormer on the north side of the home. While dormers are more typically on the front of a bungalow, the side dormer may be found to be appropriate. The applicant notes that upon a roof repair, evidence of a dormer was found on the north side of the roof, so it is possible that there was a dormer there in the past, although no historic photos are available. Shed dormers are common on bungalows, and gable dormers are sometimes used as well. The roof slope is

likely a 6:12 on the main house. The proposed dormer has a 4:12 slope and is placed centrally along the 40-foot side of the home, which will provide balance. The size of the dormer is 12 feet wide, compared to a roof plane of 36 to 40 feet in length; it is proportionally sized. It is proposed to be setback from the front edge of the roofline is 16 feet, which will also reduce the impact of its appearance. The proposed four windows of 2:1 proportion in the dormer are also appropriately sized.

The applicant shall ensure that the dormer trim, eaves, and brackets on the dormer match that of the rest of the house. The face of the dormer shall be set back from the existing wall to provide balance in design.



North roof plane where dormer is proposed.

Front façade/porch alterations:

The applicant proposes to remove a noncompatible small bump-out on the front porch. In its place, a double hung windows is proposed, and siding to match the rest of the home. There are no historic photos of the home that provide information on the original design. The house likely contained a window in this location. On the left side of the front door, a 4-over-1 picture window is located. It is possible that a similar picture window was on the right side of the front door. The proposed double hung window will provide an asymmetrical design, which is found on bungalows in Canemah, as shown in the list of typical design composition from the “Design Guidelines for New Construction.” In addition, the new window, with a simple double-hung design, will not add any conjectural features.

Window replacements:

The house has some original wood windows in poor condition, along with some aluminum replacement windows. Andersen 200 series brand pine windows, double hung, are proposed as replacements. The Andersen 200 series appear to have a vinyl clad exterior; and the windows have a greater than 2:1 proportion. It is not entirely clear from the application which windows are proposed to be replaced. Vinyl materials are not appropriate within the district on a contributing home; also, the description of Canemah bungalows notes that door and windows are not white in color. The house currently has dark grey/brown windows and trim. It is expected that the applicant will change the pain scheme on the home; the darker window color shall be retained, although the trim may be painted a lighter color.

There is a 4-over 1 picture window on the front, and a grouped window with muntin details on the side of the home, both of which have a distinctive character. If the applicant replaces the two distinctive windows, the replacement shall have the same design and dimensions, with exterior muntins. Other windows may be replaced. The exterior cladding shall be either fiberglass or aluminum and the sash color shall be darker than the house siding color. Deteriorated trim/exterior casings shall also be restored or replicated to maintain the appearance of the historic wood windows as closely as possible.

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

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

Finding: Not Applicable. The Board has not identified any additional factors beyond the adopted guidelines.

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

Finding: Complies as Proposed. The proposal will have a positive effect on economic, social, environmental, and energy factors.

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

Finding: Complies with Conditions:

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.

Finding: Complies as Proposed. The use is not proposed to change.

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.

Finding: Complies with Condition. The applicant proposes to remove some noncompatible elements and restore the exterior of the home. Some of the original wood windows are proposed to be removed and replaced. Staff cannot recommend approval for replacement of wood windows with vinyl windows. A condition of approval is recommended to use a different window cladding such as fiberglass or aluminum.

The current design of the house is very symmetrical; the front has a centered double gable projection as the porch roof, with centered front door and porch steps. The proposed changes would add some elements that would make the house asymmetrical by modifying the right hand (north) side of the house with a dormer and a different style of window on the front façade. Otherwise, the spatial elements on the home will remain unchanged.

The applicant proposes to add a shed dormer on the north side of the home. While dormers are more typically on the front of a bungalow, the side dormer may be found to be appropriate. The applicant notes that upon a roof repair, evidence of a dormer was found on the north side of the roof, so it is possible that there was a dormer there in the past, although no historic photos are available. Shed

dormers are common on bungalows, and gable dormers are sometimes used as well. The proposed dormer has a 4:12 slope and is placed centrally along the 40-foot side of the home, which will provide balance. The size of the dormer is 12 feet wide, compared to a roof plane of 36 to 40 feet in length; it is proportionally sized. It is proposed to be setback from the front edge of the roofline is 16 feet, which will also reduce the impact of its appearance. The proposed four windows of 2:1 proportion in the dormer are also appropriately sized. Deteriorated trim/exterior casings shall also be restored or replicated to maintain the appearance of the historic wood windows as closely as possible.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard 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 applicant proposes to remove a noncompatible small bump-out addition on the front porch. In its place, a double hung window is proposed, and siding to match the rest of the home. There are no historic photos of the home that provide information on the original design. The house likely contained a window in this location. On the left side of the front door, a 4-over-1 picture window is located. It is possible that a similar picture window was on the right side of the front door. The proposed double hung window will provide an asymmetrical design, which is found on bungalows in Canemah, as shown in the list of typical design composition from the "Design Guidelines for New Construction." In addition, the new window, with a simple double-hung design, will not add any conjectural features. The shed dormer does add an element borrowed from neighboring properties – it is possible that the structure was built with a shed dormer, originally. The dormer addition is compatible and will not create a false sense of historical development.

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

Finding: Complies as Proposed. No changes to the building have occurred that have historical significance or value.

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

Finding: Complies with Condition. The house has some original wood windows in poor condition along with some aluminum replacements. Andersen 200 series brand pine windows, double hung, are proposed as replacements. The Andersen 200 series appear to have a vinyl clad exterior; and the windows have a greater than 2:1 proportion. It is not entirely clear from the application which windows are proposed to be replaced.

There is a 4-over 1 picture window on the front, and a grouped window with muntin details on the side of the home, both of which have a distinctive character. Staff recommends that the if the applicant replaces the two distinctive windows, that the replacement have the same design and dimensions, with exterior muntins.

It is possible, likely and reasonable that the applicant can meet this standard 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.

Finding: Complies with Condition. The applicant's submitted photos demonstrate the deteriorated condition of the windows. Andersen 200 series brand pine windows, double hung, are proposed as replacements. The Andersen 200 series appear to have a vinyl clad exterior; and the windows have a greater than 2:1 proportion. It is not entirely clear from the application which windows are proposed to be replaced.

The design of the Andersen windows are appropriate; however, the exterior vinyl cladding does not meet this guideline, which calls for matching the old materials where possible. Staff recommends that the new wood windows use cladding of either fiberglass or aluminum, to better resemble painted wood, and that the sash color shall be darker than the house siding color.

Deteriorated trim/exterior casings shall also be restored or replicated to maintain the appearance of the historic wood windows as closely as possible.

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

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.

Finding: Complies with Condition. The new work proposed is the shed dormer on the north side. It is not recommended to utilize different roofing, or eave/bracket details on the shed dormer in order to differentiate it from the rest of the home. The applicant notes that upon a roof repair, evidence of a dormer was found on the north side of the roof, so it is possible that there was a dormer there in the past, although no historic photos are available. Staff recommends that the dormer be differentiated by the use of siding with a different reveal dimension, such as 5 or 6 inches rather than the 4- inch reveal on the rest of the house. The different siding will provide differentiation to ensure that the dormer is not mistaken for an original feature.

It is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

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.

Not applicable. No additions proposed.

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.

Not applicable. No additions proposed.

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.

Not applicable. The building is located on the property lines of 7th Street and JQ Adams Street with no landscaping. No modifications are proposed to the parking area.

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

Not applicable. See Item B1.

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.

Not applicable. No addition and no increase in building height.

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.

Not applicable. No additions proposed.

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.

Not applicable. No additions proposed.

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.

Finding: Complies as Proposed. The applicant proposes to replace a porch bump out with a double hung window, which will ensure there is no void on the front façade.

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.

Finding: See findings in Secretary of Interior Standards #5, #6, and #9.

IV. CONCLUSIONS AND RECOMMENDATIONS

Based on the following findings, staff recommends that the Historic Review Board approve the proposed development of GLUA-21-000022/ HR 21-00010: Historic Review for alterations to 112 Miller St. with conditions.

Exhibits

1. Vicinity Map

GLUA-21-00022 112 Miller

2. Applicant's Submission
3. Public Comments
4. Inventory Form
5. Design Guidelines for Alterations
6. Staff presentation from HRB meeting on May 25, 2021
7. Graphic – "Making Shed Dormers Work" from finehomebuilding.com website



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board
From: Planner Kelly Reid

Agenda Date: 07/27/2021

SUBJECT:

Compatible Change Work Session - New Construction Review Threshold for non-designated structures in McLoughlin District

STAFF RECOMMENDATION:

Provide direction to staff regarding next steps

SUMMARY:

The City Commission asked the Board to review thresholds of historic review for changes to non-contributing structures after seeing some major remodeling projects in the McLoughlin District.

At the May 25th meeting, the Board decided to take more time to review the alternatives and community input before making any recommendations to the Commission. Notes from the discussion are included in this agenda packet.

Staff proposes the following schedule moving forward, but subject to change:

- July: HRB work session
- August: HRB work session to follow up and to cover the major public improvements portion of the project
- September/October: Seek input from McLoughlin Neighborhood Association again, and hold a City Commission work session to review HRB recommendations
- November/December: Kick off legislative amendment process

BACKGROUND:

The McLoughlin Conservation District, only some structures are considered contributing resources. Those structures are treated the same as buildings in the Canemah Historic District, requiring a Type III review for new construction, addition, exterior alteration, or demolition. However, non-contributing structures are regulated differently; minor exterior

alterations, small accessory structures like sheds or garages, and additions or remodels under a specified threshold are exempt from the historic review process.

New construction or major exterior alteration to non-contributing structures in the McLoughlin Conservation District, however, triggers Type III review. That said, City code defines "new construction" vaguely; this definition has the potential to allow substantial remodels to non-contributing structures with no historic review--affecting scale, height, materials, and ultimately compatibility.

The scope of this project, while limited, seeks to do two things:

1. *In both districts:* Clarify the meaning of "major public improvements" in City code in order to define which public right-of-way improvements in both districts should trigger a Type III review process through HRB—and whether any can be exempt.
2. *In the McLoughlin Conservation District:* Decide and/or clarify when an addition to any non-contributing structure should trigger Type III review.

<https://www.orcity.org/planning/compatible-change>

BUDGET IMPACT:

Amount: \$
 FY(s): N/A
 Funding Source(s): N/A

Compatible Change Project

HRB Discussion Notes - May 25 Work Session

Review Threshold for New Construction

The current threshold for HRB review of non-designated properties in McLoughlin is an addition that is 30% or greater in area of the original building square footage, or a new detached structure of 200 square feet or greater.

HRB members generally thought that the 30% threshold was acceptable and did not support reducing it. However, there was some support for adding other thresholds like a flat square footage or a height threshold. At a minimum, the HRB wants to revise the language to ensure that if square footage is demolished and rebuilt, it is counted as an addition for HRB purposes.

Other comments and questions included:

- Finishing existing space in attic or basement should not be considered new space – we may need to clarify that.
- Is unfinished space meant to be included in the numerator and the denominator?
 - New attached garage space should be counted (in the numerator)
 - New unfinished but habitable space should be counted
 - Existing unfinished space, like an attached garage, should not be included in denominator
- Using the height threshold would do a good job of capturing changes that result in a 1 or 1.5 story structure becoming a 2 story structure
- Should the threshold address simply any changes to the roofline?
 - This would account for height changes
 - HRB agrees that addition of dormers should not necessarily trigger review; these usually don't increase height or add substantial square footage.
- For structures that are already large, the 30% addition threshold allows for quite a large amount of space to bypass HRB review.
 - Option 2, to use a flat square footage, would be more equitable from that standpoint. It would not reward those with structures already large, and would allow HRB to review more projects on larger structures that may already be fairly out-of-character with the district.
- For commercial structures, it is helpful to know that the citywide general design standards apply to additions. The general design standards are less restrictive than the historic design guidelines but do establish a minimum level of design.

Public Outreach

- It would be good to hear back from McLoughlin Neighborhood Association once we have a more specific proposal.
- The HRB can send the City Commission a couple of options to consider, if there is not consensus or if more than one option would work

Alternative Approaches for New Construction

1. A. STATUS QUO WITH IMPROVED DEFINITION IN CODE. Addition of 30% of floor area or greater, new detached structure 200 sf or greater.

- Floor area to include above-ground finished space/habitable space only (no basements, unfinished attics, or garages included in calculation)
- Capture both new construction AND reconstruction (when floor area is completely eliminated and then rebuilt).

1. B. REDUCE PERCENTAGE IN EXISTING CODE TO 20% WITH IMPROVED DEFINITION. Addition of 20% floor area or greater, new detached structure 200 sf or greater.

- Same rules as 1.A. above.

2. FLAT SQUARE FOOTAGE. Any new structure or addition larger than 350 square feet for residential uses, or 1000 square feet for non-residential uses.

3. COMBINATION OF ANY CHANGE IN HEIGHT RESULTING IN STRUCTURE TALLER THAN 25 FEET AND 1A OR 1B ABOVE. This alternative considers a clarified percentage paired with a rule that any addition planned that results in a structure taller than 25 feet be subject to approval through HRB.

4. COMBINATION OF 1A AND 2. Addition of 30% or greater floor area, or 350 square feet, whichever is less.

- Non-residential uses would use 30% or 1000 square feet as the threshold.

Evaluation Criteria

1. **PROVIDE CLARITY.** Thresholds for historic review are clear, well defined, and objective measures that are understandable to the public, property owners, and Oregon City staff.
2. **CONSIDER CITY RESOURCES.** Any new code can be implemented using existing staff resources with no significant additional staff time required.
3. **DON'T OVERBURDEN.** Thresholds for historic review respect the status of non-designated structures. They do not result in burdensome regulation on property owners of non-designated structures.
4. **MAINTAIN HISTORIC INTEGRITY.** Thresholds are effective in maintaining the integrity of Oregon City's historic districts through ensured compatible changes.

Alternatives Analysis

Key:

Green means the alternative accomplishes the goal and improves over current code.

Yellow means the alternative has no significantly positive or negative effect on the goal.

Orange means the alternative does not accomplish the goal very well.

Grey means the alternative's fulfillment of the goal is either unknown or debatable.

ALTERNATIVE	PROVIDE CLARITY	CONSIDER CITY RESOURCES	DON'T OVERBURDEN	MAINTAIN HISTORIC INTEGRITY
1.A. Status quo with clarified definition of area	The improved definition will clarify what square footage is included in the calculation for triggering review.	No discernable change to city time/resources.	No change to regulation of non-designated structures.	No change to historic integrity. Will capture remodeling projects that currently have a loophole.
1B. Reduce percentage to 20% with clarified definition of area	The improved definition will clarify what square footage is included in the calculation for triggering review.	An increase in staff time may be required with a lower threshold.	This number may overburden, but is debatable	Compared to status quo, this alternative will capture more changes occurring in the district.
2. Flat square footage (350 square feet for residential, 1000 square feet for non-residential)	A flat square footage of 350 or more will be clear and easy to understand. Current code already includes this for detached structures.	No discernable change to city time/resources.	This approach may result in more regulation for larger non-designated structures but will reduce the burden for smaller structures.	While dependent on number, a clear and defined flat square footage would likely ensure compatible change and continued integrity.
3. Combination of any change in height resulting in structure taller than 25 feet and 1.A. or 1.B.	Improved definition (see 1.A. and 1.B above). The structure height is clear, definable, and easy to interpret.	No discernable change to city time/resources, though it could lead to an increase in review.	This process, dependent on 1.A or 1.B above, could keep the percentage where it is while capturing structures that add significant height out of character with the district. (If 20%, though, this color would change, hence the grey).	By capturing potential changes leading to significant height increases while preserving existing or tightening threshold in area percentage would better maintain historic integrity than no change/status quo change.
4. Combination of 1A and 2 (whichever is less)	This approach has precedent in the code and has a flat number that is clear and easy to understand.	No discernable change to city time/resources.	This approach may result in more regulation for larger non-designated structures.	This combination would potentially capture additions on larger structures that would not be caught with just 1.A. or 1.B, leading to arguably increased maintenance of historic integrity.

City and District type	Review for changes to non-contributing building/properties
Oregon City Conservation District	Type III review for new buildings or structures larger than two hundred square feet on all properties in district. Type III review for additions exceeding 30% of original size on non-designated structures.
<u>Cottage Grove</u> Historic District	Type III review for all additions to historic-adjacent buildings.
<u>Salem</u> Historic District	Type III review for all additions to non-contributing buildings Specific standards apply to additions to non-contributing buildings
<u>Albany</u> Historic District	Type III review for all new structures over 100 square feet. Type III review for all additions to contributing and non-contributing buildings constructed before 1945.
<u>Corvallis</u> Historic District	For noncontributing buildings, exempt from review if: a. The Alteration does not exceed the height of the structure being altered b. The Alteration shall not exceed a footprint of 200 sq. ft. Accessory structures less than 200 square feet are exempt from review
<u>Portland</u> Conservation district	Street-facing facades ≤ 150 sq ft = Type I > 150 sq ft = Type II Not-street-facing facades only ≤ 150 sq ft = Exempt > 150 sq ft = Type II New accessory structures are a Type I review

Compatible Change: Historic Code Amendments

Oregon City, OR

DRAFT Online Open House Summary: Thresholds for New Construction – March 15, 2021 – Shawn Canny, Intern

Overview

The Online Open House synchronous kick-off meeting was held via Zoom on February 10, 2021 at 7pm. For those unable to attend, a corresponding Open House webpage and two surveys were developed; they were live from February 11 through March 8 via a webpage and links on the Oregon City website.

The Open House was separated into two segments: 1) Thresholds for New Construction; and 2) Major Public Improvements. Each segment included a brief overview for participants prior to soliciting their feedback. This Summary focuses on takeaways from the first segment. Both synchronous and asynchronous responses to questions have been combined for this summary.

Compatibility: What does it mean to you?

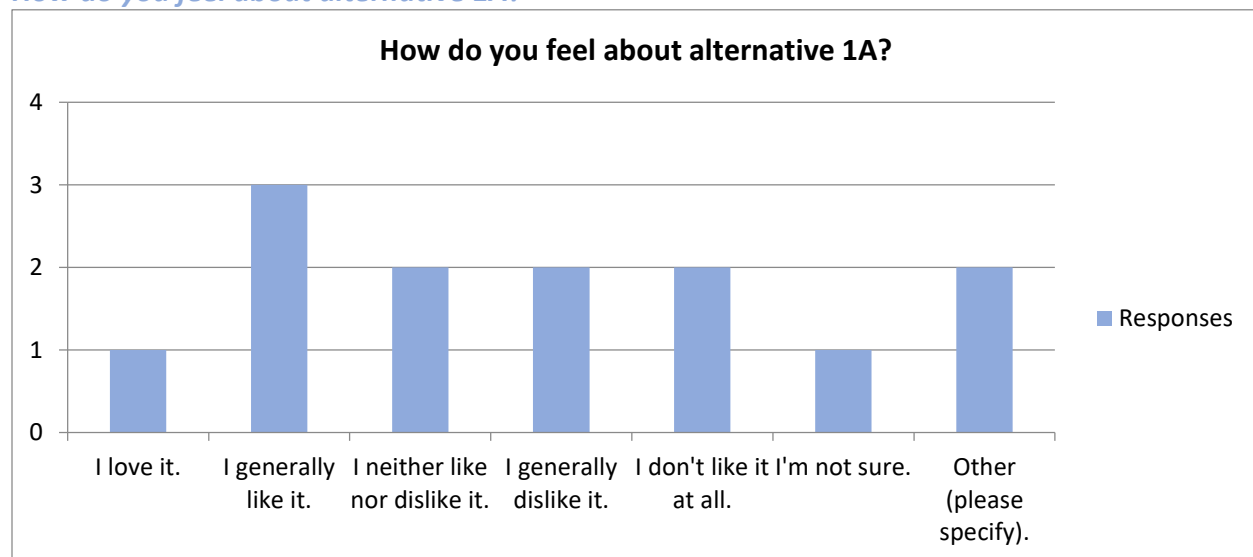
Due to the qualitative and subjective nature of this question, participant responses varied. There was no goal for the project team or participants to achieve consensus. Rather, the point was to facilitate some thoughts and discussion as to varied interpretations of the meaning. Some key takeaways include (there is a full list of responses at the end of this summary (Appendix A)):

- A few participants agreed that it's easier to define by seeing what is not compatible.
- Participants generally agreed that the library addition is a good example of compatible change.
- There was a focus on harmony versus the exact replication of historic structures.

Thresholds for New Construction

As part of this segment, the project team presented an overview of the alternative thresholds for new construction being considered; the team also explained rejected alternatives. Full descriptions of alternatives assessed and rejected are available at the end of this summary (Appendix B).

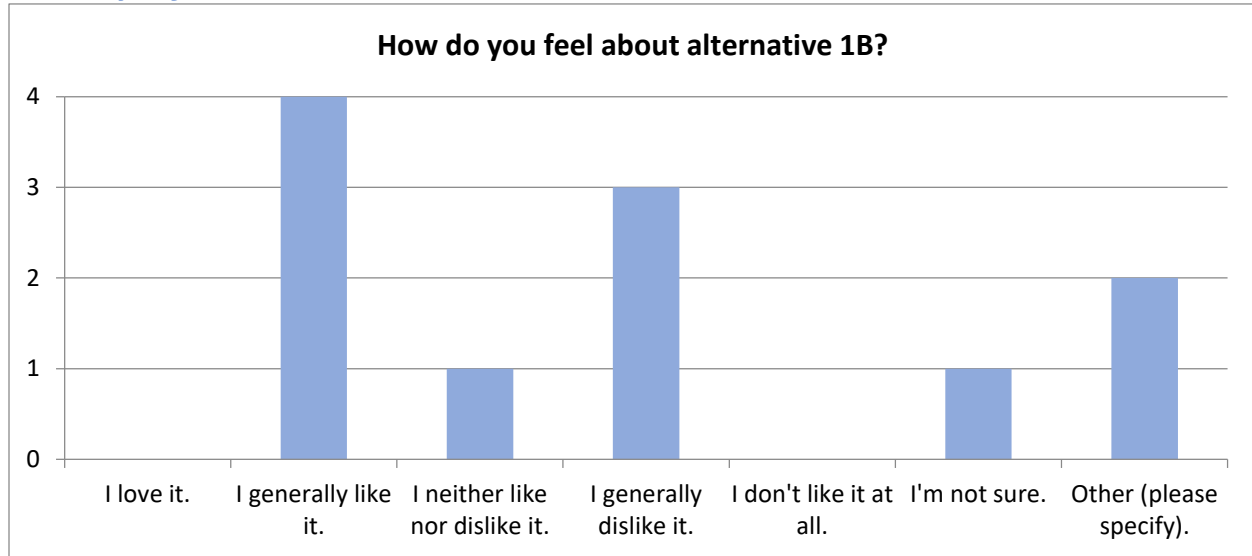
How do you feel about alternative 1A?



Alternative 1A: responses for “Other (please specify)”:

- Clarity has been the biggest issue and improved definition is what is needed.
- Too large in either sense.

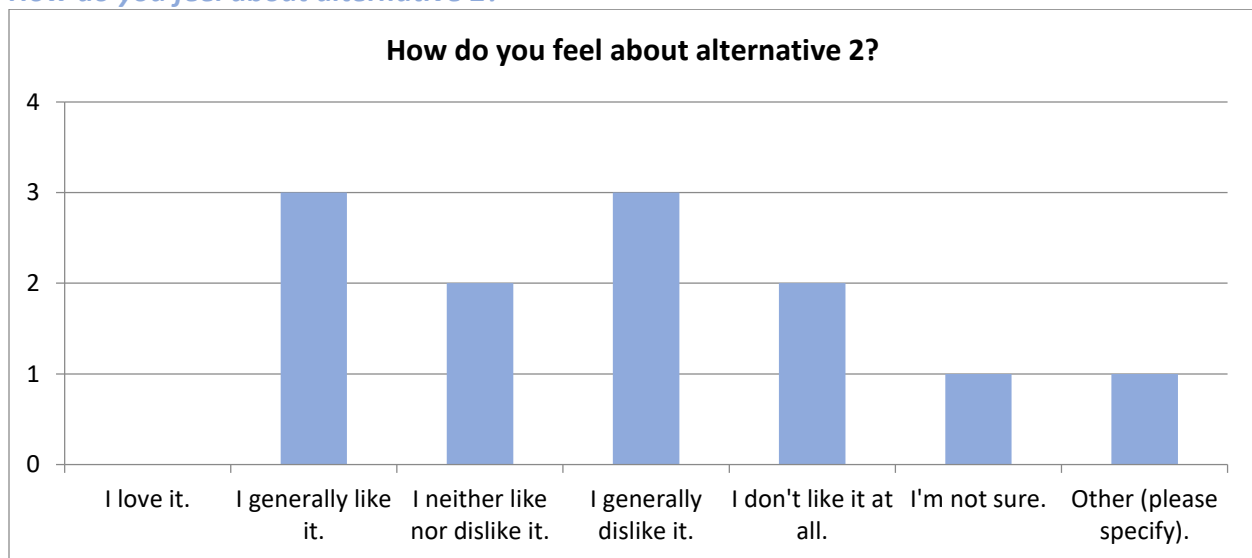
How do you feel about alternative 1B?



Alternative 1B: responses for “Other (please specify)”:

- Why is the change needed? There's no good reason other than subjective.
- The stand-alone structure shouldn't be allowed.

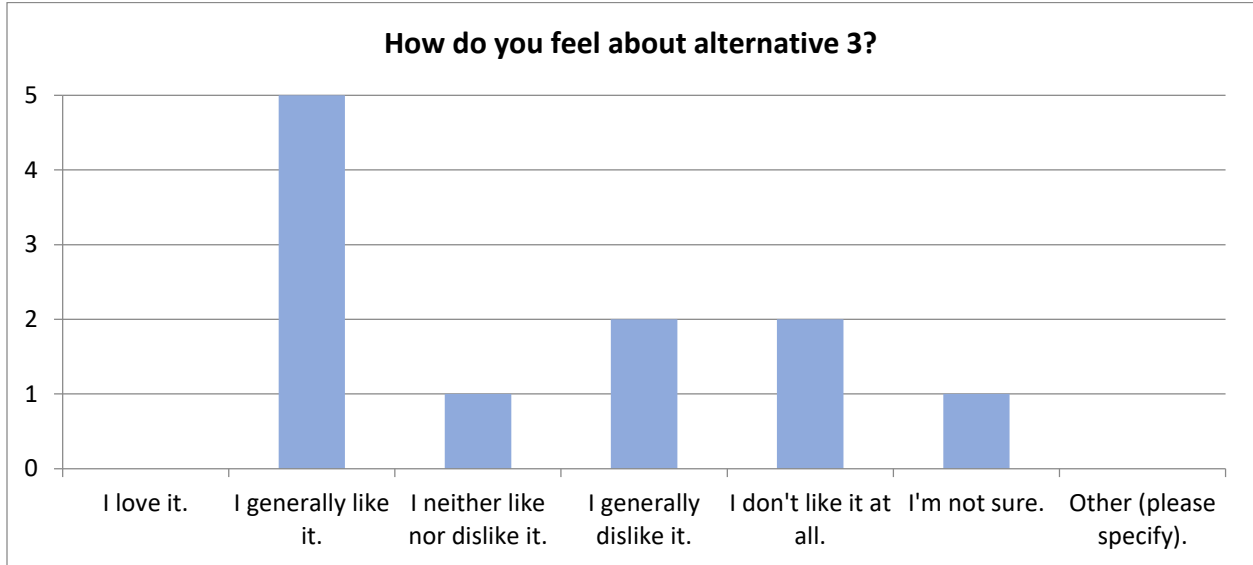
How do you feel about alternative 2?



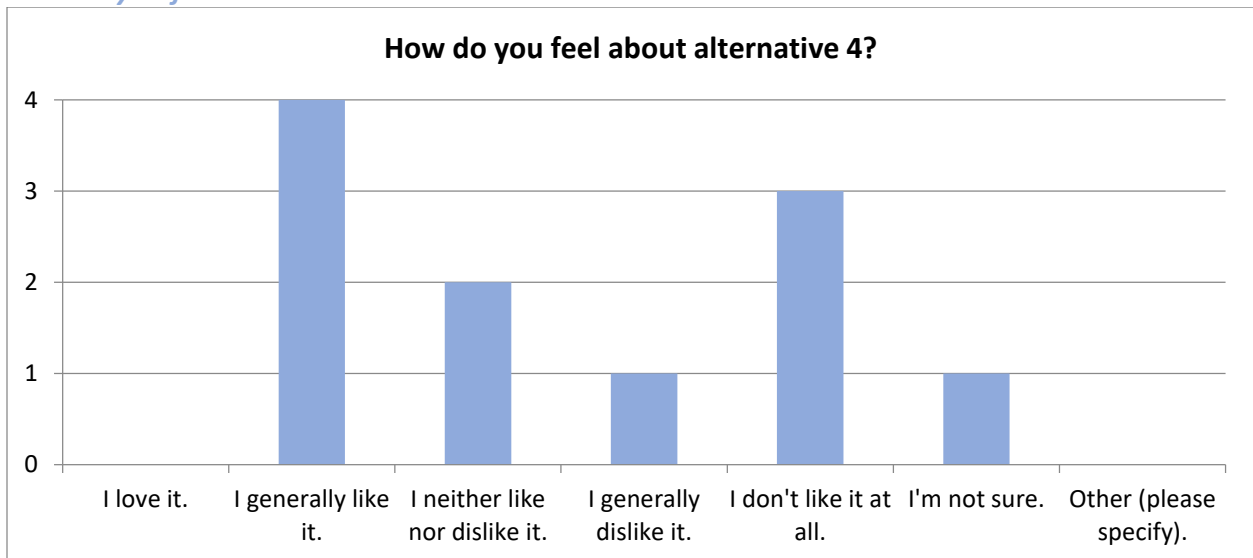
Alternative 2: responses for “Other (please specify)”:

- There’s no need for the change. One size doesn’t fit all with a flat square footage.

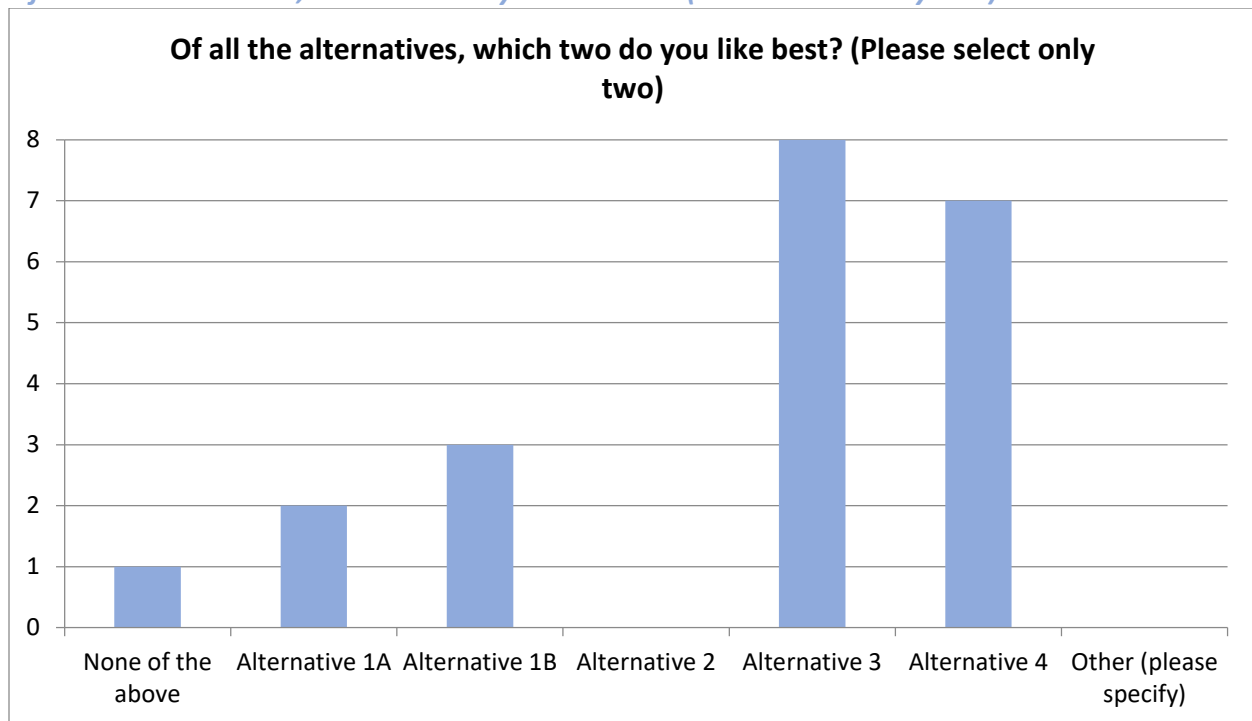
How do you feel about alternative 3?



How do you feel about alternative 4?



Of all the alternatives, which two do you like best? (Please select only two)



Is there anything else you'd like to share regarding these alternatives?

- Clarity is really all that is needed in the code. No need to change the playing field for others who have property and don't get the same consideration as those prior.
- Infilling our city is a big step towards more crime and a strain on resources. No amount of taxes garnered by the city can compensate for the burden more housing or increased size building will put on our city.

Do you have any other questions, comments, or concerns?

- The HRB doesn't need their hands in every detail. Once approved the city is more than qualified to oversee rather than having to go through the hoops repeatedly of HRB, especially when the board changes as do their subject views.

Key Takeaways from Thresholds for New Construction

- Alternatives 3 and 4 are the most popular based on participant sentiment; both of these alternatives combine an existing or modified threshold based on addition of floor area percentage (currently 30% or greater, though 1B considers a reduction to 20%) and an additional threshold based on either height change or a flat square footage.
- For those who offered additional feedback, clarification of language in existing Code is a priority.
- Some participants expressed concern at the thresholds being considered without real world examples of projects that would hypothetically trigger review under that alternative.

Appendix A

All responses to “Compatibility: What does it mean to you in this context?”

- Compatibility is easier to define when you can see what is not compatible. Know it when you see it.
- Adds diversity to the district.
- Historic structures with uniqueness. Each has its own uniqueness or vernacular. That’s what I find interesting in some of these neighborhoods.
- Library on 8th, the addition with the old Carnegie Building, I think is very much compatible. But, turn around and look at the church in the other direction. Agree with “you know it when you see it.”
- I am thrilled with the library expansion. Standards, on the other hand, can create problems. I sometimes get leery about guidance and standards.
- Harmony with the well-matched characteristics of what we have around. What I see is difference in interpretation of characteristics for the districts.
- Harmonious designs—directly from intro to design guidelines. McLoughlin has its own character. A lot of suggestions from community members made the library project better. Continuity and compatibility—not additional burdens.
- Human-centered design.
- Canemah and McLoughlin are different. Each neighborhood evolved differently; they are both historic, but dynamic. Not locked into a specific mindset or view as to what is specifically historic for each of those neighborhoods.
- Stand side by side with existing historic structures in a respectful manner.
- Does not stand out from the whole or distract from the whole.
- Blends with the surrounding structures, but doesn’t try to make new construction look “fake old.”
- It’s not an exact replica but meshes well with existing. Also keep in mind historic now refers to homes built in the 1920s, allowing an entire new realm of design options. It’s all just not the 1800’s look.
- It remains true to the local construction of historic homes so that the feel of the neighborhood is preserved.
- New structures/changes need to be from the same time period and style as the original building.
- Compatibility, in this instance, means blending in to where there are no differences in form, function, or appearance.
- Less burdensome on home owner.
- It flows and works as if it was always there in the first place.

Appendix B

Alternatives Considered and Evaluated

Alternative Approaches for New Construction Thresholds

1. **1A. Status quo with improved definition in code.** Addition of 30% floor area or greater, new detached structure of 200 square feet or more.
 - a. Floor area to include above-ground finished space/habitable space only (no basements, unfinished attics, or garages included in the calculation).
 - b. Capture both new construction AND reconstruction (when floor area is completely eliminated and then rebuilt).
1. **1B. Reduce percentage in existing code to 20% with improved definition in code.** Addition of 20% floor area or greater, new detached structure 200 square feet or more.
 - c. Same rules as 1A above.
2. **Flat square footage.** Any new structure or addition larger than 350 square feet for residential uses, or 1000 square feet for non-residential uses.
3. **Combination of any change in height resulting in structure taller than 25 feet AND 1A OR 1B above.** This alternative considers a clarified percentage paired with a rule that any addition planned resulting in a structure taller than 25 feet be subject to approval through HRB.
4. **Combination of 1A and 2.** Addition of 30% or greater floor area, or 350 square feet, whichever is less.
 - a. Non-residential uses would use 30% or 1000 square feet as the threshold.

Alternatives Considered but Ultimately Rejected

- **Reduce percentage in existing code to 10% with improved definition.** Gross floor area of 10% or greater (excluding unfinished storage areas).
 - Rejected because this percentage could require review for very small additions, which ultimately leads to the treatment of non-designated structures more like designated structures. This threshold reduction was not supported by many stakeholders interviewed.
- **Add Type II review process.** Add a Type II Staff Review paired with standards for additions on non-designated sites.
 - Rejected because it would require writing clear and objective standards for a Type II process; these standards would lack the flexibility of design guidelines. This change would also not make the review process any faster in most cases.
- **All front additions.** Any addition on the front façade of a structure or visible from the right of way, paired with Alternative 1 (A or B) or 2.
 - Rejected because it could be confusing for staff, property owners, and residents to define what is considered a front addition. We also heard from some stakeholders that all sides of the structure are important.



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

City of Oregon City

Meeting Minutes - Draft

Historic Review Board

Item #3.

Tuesday, May 26, 2015

6:00 PM

Commission Chambers

1. Call to Order

Vice-Chair Metson called the meeting to order at 6:03 pm.

Present: 4 - Ken Basinger, Claire Met, Derek Metson and Jonathan Stone

Absent: 1- Robert Siewert

Staffers: 1- Christina Robertson-Gardiner

2. Elections

Election of Chair and Vice-Chair

Derek Metson was nominated for the chair position. The appointment was approved by unanimous voice vote.

There was discussion of nominating Jonathan Stone as vice chair. Claire Met nominated Robert Siewert for the vice-chair position. Robert Siewert was appointed as vice chair by unanimous voice vote.

3. Goals Discussion

The board discussed goals for the coming year and potential events for Heritage Month. Ms. Robertson-Gardner summarized input from Bob Siewert: Conduct a thorough review of HRB guidelines, informal meetings with the neighborhood associations for input issues, outreach to the school districts, possibly have a student representative on the board, and develop a better liaison with the Planning Commission on information overlaps.

The Certified Local Government Grants are reaching their conclusion from 2014-2015. Most of the money from these grants were spent on the Ermatinger House. The Board discussed ideas for projects for the 2016-2017 year. Claire Met suggested focusing on the Willamette Falls Legacy Project. The Board discussed the application for the Masonic Lodge to be listed in the National Register, but the owners did not wish to participate. The Board discussed submission for multiple properties in the downtown area. The Board considered notifying property owners at the time of sale for these properties regarding tax credits for listing in the National Register.

Oregon City GIS update project involving property surveys was discussed and the de-listing of historic properties that have been altered without maintaining the historic integrity.

The Board discussed removing certain properties that have been altered from the list of historic properties, which would require a hearing. These properties had been altered to a degree that they lost their historical integrity.

The Board discussed that local preservation stakeholder groups might be a good community roundtable opportunity as part of Heritage Month.

Ms. Robertson-Gardner discussed the education packets provided to new owners of historic homes. Ms. Robertson-Gardner discussed that the goal appears to generally favor community outreach.

Jonathan Stone left the meeting early. Before leaving, Mr. Stone discussed that he favored education and outreach goals generally before departing. Claire Met asked about Oregon Heritage All Star designations.

Ms. Robertson-Gardner asked about improvements for overlay codes. There was consensus to not approach revising the Historic Overlay Code. There was discussion of fence height requirements and potential confusion in the requirements about where and how high a fence may be constructed.

The Board discussed potentially altering the breezeway requirements and clarifying the detached building setbacks.

Ms. Robertson-Gardner discussed that the goals will be organized and presented at the July 26, 2016 for approval and any final amendments.

4. Communications

Ms. Robertson-Gardner described the details for an upcoming tour of the Blue Heron/Willamette Falls Legacy Project site attended by Governor Kate Brown.

5. Adjournment

Chair Metson adjourned the meeting at 6:40 pm.



City of Oregon City

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

Item #4.

Meeting Minutes - Draft

Historic Review Board

Tuesday, July 26, 2016

6:00 PM

Commission Chambers

1. Call to Order

Chair Metson called the meeting to order at 6:05 pm

Present: 5 - Claire Met, Ken Basinger, Jonathan Stone, Derek Metson and Robert Seiwert

Staffers: 1 - John Stutesman

2. Public Comments

There were no public comments.

3. Preservation Grant

3a. PG 16-451: Grant request for repair of five windows at 916 Washington Street, an individually designated historic home in the McLoughlin Conservation District.

John Stutesman, Planner, provided the staff report. Several windows at the address have deteriorated and require repair before they deteriorate further. These are the original wood-frame windows on the southern facing side of the home. The windows are leaking onto the cherry built-in cabinets. The wood is still sound. The wood, glass, and framing would be retained and repainted during the work. Other windows in the home require repair in the future, but these windows on the southern side require the most attention.

Carrie Freeman, homeowner, acquired two bids for window work to replace the glazing for three southern exposure downstairs windows and two upstairs bedroom windows. The bid cost is \$2240.00, so Ms. Freeman would be eligible for a grant amount of \$1,060. Work is scheduled in early August 2016 and is a three-week process. Ms. Freeman was asked how she chose the contractor, and she explained her selection process. Ms. Met asked Ms. Freeman if she planned to replace additional windows and she explained that she is planning to do that as personal finances allow.

Motion made by Ms. Met, seconded by Mr. Basinger, to approve the Grant request for repair of five windows at 916 Washington Street, an individually designated historic home in the McLoughlin Conservation District.

Voting Yea: 5 - Claire Met, Ken Basinger, Jonathan Stone, Derek Metson and Robert Seiwert

4. Communications

Local Preservation Grant Program Update

There was no update.

Ongoing Historic District and Preservation Partners Outreach

Mr. Stutesman provided an update on several projects that were very successful, and inquiries made by potential homebuyers interested in purchasing historic homes. Also working with Code Enforcement to inform homeowners regarding historic home requirements.

2016 Certified Local Government Grant

There was no update.

5. Adjournment

Chair Metson adjourned the meeting at 6:22pm.



City of Oregon City

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

Item #5.

Meeting Minutes - Draft

Historic Review Board

Tuesday, September 27, 2016

6:00 PM

Commission Chambers

1. Call to Order

Chair Metson called the meeting to order at 6:00pm

Present: 3 - Ken Basinger, Jonathan Stone, Derek Metson

Absent: 2 - Claire Met and Robert Seiwert

Staffers: 1 - Christina Robertson-Gardiner

2. Public Hearings

Chair Metson provided the preliminary formal notices for HR 16-03, HR 16-04, 16-06, and 16-07.

PC-16-095 HR 16-03 Approval of a new detached garage in the McLoughlin Conservation District at 1303 John Quincy Adams Street

The Board had visited the site. There were no conflicts of interest or ex parte contacts. No members of the public contested the conflicts of interest or ex parte contacts.

Christina Robertson-Gardiner, Senior Planner, provided the staff report. The property owners at 1303 John Quincy Adams Street proposed a new detached one car garage onsite. There is an existing driveway approach on 13th Street near the location of the proposed garage indicating that, at some point, a garage was located onsite. The applicant is proposing a new detached garage in a slightly shifted location and will obtain the necessary right-of-way permits to revise the location of the driveway approach. There is an issue regarding materials, as the property owners proposed vinyl siding for the structure, which is not allowable and an enclosed soffit, which is also not allowable.

A member of the McLoughlin Neighborhood Association submitted a request for continuance, which means the item must be continued under Oregon law. Ms. Robertson-Gardner had contacted this member for a waiver of the continuance, so she suggested deliberating, taking public comments, and waiting to the end of the meeting to decide on continuing the item.

PC-16-096 HR 16-04 Rear and front addition of a locally designated house in the McLoughlin Conservation District at 311 High Street

Ms. Robertson-Gardiner provided the staff report. The proposed project consists of a small addition to the front of the home, and a slightly larger addition to the rear, of 311 High St. In total, the construction will add 256 sq. feet to the structure. The front addition is to enlarge the kitchen, making room for more storage as well as a dishwasher, totaling 72 sq. feet. The rear addition will add a second bedroom, as well as enlarge the bathroom and makes up an additional 184 sq. feet. The front addition will slightly extend the existing front facade forward (East) by 6 feet. The rear addition will extend two feet past the existing rear of the structure. The decision to extend rather

than square off these areas was made to retain the simple style of homes of the time, complementing the original vernacular designation.

The homeowner Josh Adams and architect Todd Iselin provided additional information on the rationale for extending the front façade and adding living space to make the home more livable.

There was no public testimony in support or against the proposal.

The Board discussed the improvements and the proposed changes. Mr. Metson noted that the additions could be removed by a future owner, if so desired, in accordance with code requirements.

Motion made by Mr. Stone, seconded by Mr. Baysinger, to approve HR 16-04 Rear and front addition of a locally designated house in the McLoughlin Conservation District at 311 High Street with additional findings. The motion passed with the following vote:

Voting Yea: 3 - Ken Basinger, Jonathan Stone, Derek Metson

PC-16-097 HR 16-06 Approval of a new single-family residence in Canemah National Register District at 624 4th Avenue

Chair Metson asked for any ex-parte contacts and there were none. Mr. Baysinger had visited the site and Mr. Stone was familiar with the site and the previous structure. Chair Metson had not visited the site but was familiar with the property. No members of the public challenged raised conflict of interest issues related to the item.

Ms. Robertson-Gardiner provided the staff report. This application is related to HR 13-02. The Project includes the construction of a new single-family residence in the Canemah Historic District. The proposed size of the home is 2,445 sq. ft. finished. The applicant is proposing a vernacular style home with a main level, an upper level partially within the roof line, and a partial daylight basement level. In addition, they are proposing a single car garage attached to the home with a covered breezeway. The main body of the home consists of a gable running front to back with upper level over on the left side of the building. Next to that they have the "addition" portion of the home that is set back from the main façade and is diminutive in scale to the main body.

The garage is proposed to be accessed directly from the street and the applicant is requesting a "preservation incentive" to allow the garage within 3' of the front property line. The site is a 50'x100' lot with an additional 35' x 100' vacated easement. It slopes to the rear with an approximate 20% slope. There is a large cedar tree on or near the west property line approximately 51' from front property line. There is also an alder tree in the middle of the lot approximately 40' from front property line. The rest of the lot is covered with brush.

The applicant is proposing a concrete drive to garage and a "hammer head" turnabout/parking space. The rest of the front of the lot will be landscaped with some terraced rockery walls to transition some of the slope from street to house. There will be a rear porch and patio below. The applicant proposes to do some fill and 4' high rockery retaining wall at the rear of the house to create a useable yard area. This transition will be softened with some native shrubs as well. To minimize the impact on the adjacent property to the West, we propose to minimize any fill on the NW side of the house and garage but add a loose hedge of native plants to reduce the overall visual height of the new building.

In 2013, the HRB approved the applicants request for a breezeway, but considered moving the garage further back on the lot to prevent blocking views of an adjacent historic home. The previous approval also required that the garage be placed no less than 5 feet from the home.

Paul Edgar, resident of Canemah, provided comment that the house should be equal in height with adjacent homes and move the location of the garage to the other side of the house, so it did not

block the view of a historic home next door. Mr. Edgar also commented on non-compatible elements of the home design.

The Board discussed the history of the ownership and the prior discussion of the proposal with the former owner and the Board. Ms. Robertson-Gardner discussed that breezeways had not been allowed as default since the adoption of the 2006 design guidelines. Ms. Robertson-Gardner discussed the options for conditioning the approval related to breezeways.

Motion made by Mr. Baysinger, seconded by Mr. Stone, to approve HR 16-06, approval of a new single-family residence in Canemah National Register District at 624 4th Avenue with the eight original conditions of approval, and adding a ninth condition requiring the removal of the breezeway between the garage and the home. The motion passed by the following vote:

Voting Yea: 3 - Ken Basinger, Jonathan Stone, Derek Metson

PC- 16-098 HR 16-07 Side and front addition of a locally designated Landmark located outside of an historic district at 16430 Hiram Avenue

Chair Metson asked if there were any conflicts of interests or ex parte contacts. There were none. Chair Metson, Mr. Stone, and Mr. Baysinger had visited the site. Chair Baysinger had made an informal statement about this item to Mr. Stone prior to the meeting. No members of the public challenged the Board's conflict of interest or ex parte contacts.

Ms. Robertson-Gardner provided the staff report. The applicant wishes to add onto a small worker's cottage, which is currently a designated landmark in Park Place. The applicant hopes to partition the lot in the next few years but wishes to make improvements to the house before embarking on the land division. The house is in fair to poor condition. The applicant initially submitted plans (Option 1) that substantially remodeled the cottage, expanded the footprint obscured the original structure. Staff did not recommend Option 1 since it would not be in compliance with standards for additions for historic homes. The applicant submitted a revised proposal (Option 2) on September 16, 2016 that took a different approach and attempted to propose an addition that was able to differentiate new from old and allow the massing and lines of the historic cottage to be retained.

The Board took a brief break before speaking with the applicant.

The homeowners Kevin and Loreen Grainger and their architect provided their rationale to save the historic home and add more livable space.

Mr. Stone asked why the option to build a new home behind the cottage was not considered. Ms. Robertson-Gardner provided some additional background and clarification on auxiliary dwelling units. The applicants clarified that they did not qualify because the home is not owner-occupied, which is a requirement.

Mr. Metson expressed issues with the roof design. There was discussion on moving the house to the back of the lot and removing the kitchen to comply with City Code. The result would be a newly constructed home with the historic cottage in the back.

Ms. Robertson-Gardner suggested that constructing a new home facing Rock Street might be an option to consider that would not require moving the historic cottage. The Board and the applicants discussed the condition of the cottage and that it does not have a foundation.

Chair Metson discussed that the addition in the manner proposed does not appear to comply with preservation standards as it would alter the roofline excessively and obscure the historic cottage.

Ms. Robertson-Gardiner summarized to the homeowners that the HRB was not approving of attaching a new structure to the historic home, but provided the suggestion to follow the design standards for new construction. Mr. Robertson-Gardner discussed following up with the applicant about additional options and the process for approval of construction of a detached or attached new construction instead of the proposed additions.

Motion made by Mr. Baysinger, seconded by Mr. Stone, to continue the consideration of HR 16-07 to the October 2016 meeting. The motion passed with the following vote:

Voting Yea: 3 - Ken Basinger, Jonathan Stone, Derek Metson

There was discussion of scheduling and the continuation of HR 16-03 to a special meeting on October 4, 2016 to allow the application to move ahead.

Motion made by Mr. Stone, seconded by Mr. Baysinger, to continue consideration of HR 16-07 to a special meeting on October 4, 2021.

Voting Yea: 3 - Ken Basinger, Jonathan Stone, Derek Metson

4. Communications

There were no communications.

5. Adjournment

Chair Metson adjourned the meeting at 7:44pm.