



CITY OF OREGON CITY HISTORIC REVIEW BOARD AGENDA

Virtual Meeting
Tuesday, May 25, 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-20-00022 and HR 20-10: Historic Review for alterations to a contributing structure in the Canemah National Register District at 112 Miller St.
2. GLUA-21-00021 and HR 21-09: Historic Review for New Construction in the McLoughlin Conservation District at 121 Center Street.
3. CONTINUANCE: GLUA-21-00015 and HR 21-00008: Historic Review for exterior alterations to a noncontributing home in the Canemah National Register District at 601 4th Avenue.

OTHER BUSINESS

4. August 25, 2020 HRB Minutes
5. September 30, 2020 HRB Minutes
6. Design Advice for a new single family home on the landmark property 412 Logus Street - Rasmussen-Hadley House
7. Compatible Change Project: New Construction Thresholds Work Session

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: 05/25/2021

SUBJECT:

GLUA-20-00022 and HR 20-10: 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. Alterations include the removal of an incompatible porch addition, replacement of windows, and a new shed dormer.

BACKGROUND:

The applicant has proposed 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.

Staff finds that the proposed alterations will not have an adverse effect on the structure, as long as the recommended conditions of approval are met. The house is in poor condition, and the owner proposes to invest in the home to preserve and restore it. While it would be ideal to retain the original wood windows, the applicant has indicated that their condition is too deteriorated. Staff recommends that the windows with distinctive character be replaced with the same design, and that the replacement windows be fiberglass-clad or aluminum-clad wood.

The proposed shed dormer is well-proportioned to blend in with the design of the house. Guidelines state that new work shall be differentiated from old. For some kinds of additions, staff would recommend a varied siding reveal to differentiate the new work. In this case, the dormer is proposed on the roof, where a larger siding reveal may have a different effect than it would on a simple wing addition. Staff looks for direction from the HRB on whether the condition (#3) to vary the siding on the dormer is necessary for this project.

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
May 18, 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.

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

Staff finds that the proposed alterations will not have an adverse effect on the structure, as long as the recommended conditions of approval are met. The house is in poor condition, and the owner proposes to invest in the home to preserve and restore it. While it would be ideal to retain the original wood windows, the applicant has indicated that their condition is too deteriorated. The proposed shed dormer is well-proportioned to blend in with the design of the house. Guidelines state that new work shall be differentiated from old. For some kinds of additions, staff would recommend a varied siding reveal to differentiate the new work. In this case, the dormer is proposed on the roof, where a larger siding reveal may have a different effect than it would on a simple wing addition. Staff looks for direction from the HRB on whether the condition (#3) to vary the siding on the dormer is necessary for this project.

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. (P)
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 with divided lites, that the replacement have the same design and dimensions, with exterior muntins.

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:

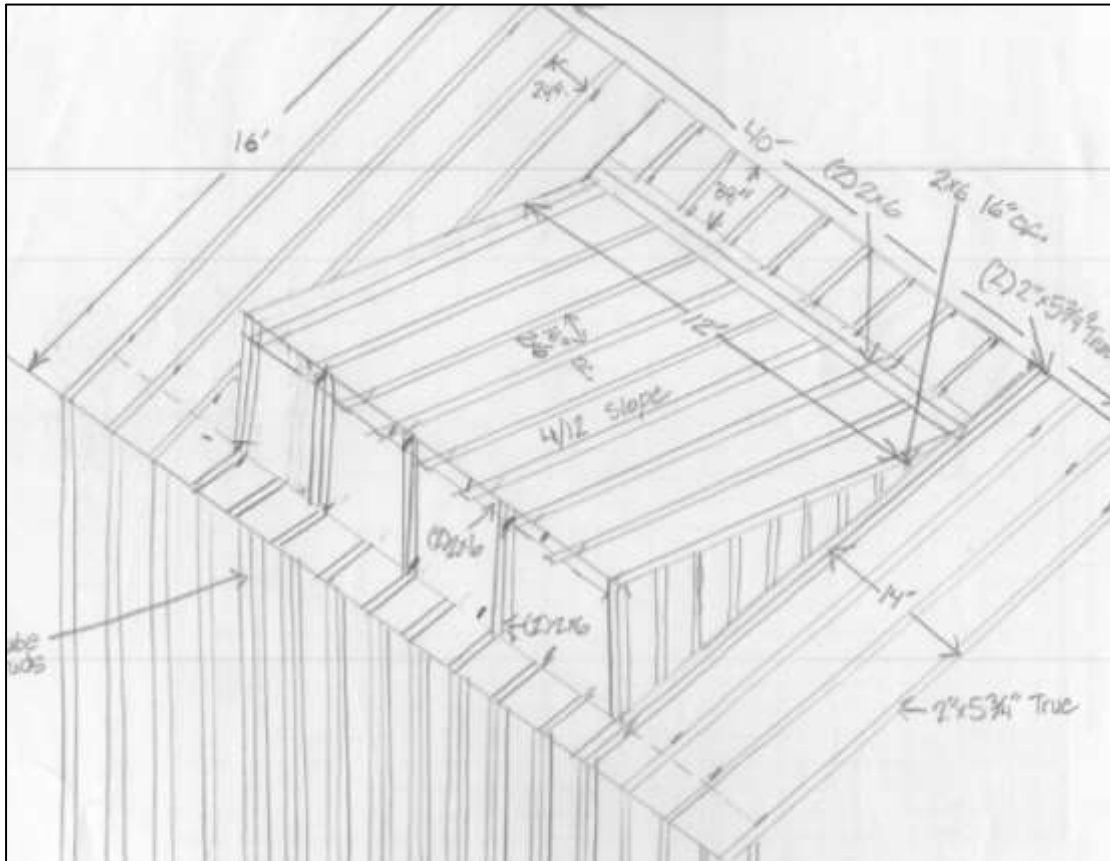
1. Overall restoration of the exterior and interior
2. Addition of shed dormer on north side of house (facing river)
 - Dormer proposed to contain four windows and be 12 feet in width.
 - Dormer to be centered in roof plane, starting 3 feet from the existing ridge/peak and ending 24 inches from the eave 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;

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

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 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;

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 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;

Staff 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.



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 paint 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. Staff recommends that if the applicant replaces the two distinctive windows, that the replacement have the same design and dimensions, with

exterior muntins. Other windows may be replaced. The design of the Andersen windows are appropriate; however, the exterior cladding shall be either fiberglass or aluminum and the sash color shall be darker than the house siding color.

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 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.

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. Staff finds that 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.

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 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 if the applicant replaces the two distinctive windows, that the replacement have the same design and dimensions, with exterior muntins. Other windows may be replaced.

Staff has determined that 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.

Staff 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.

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.

Staff 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.

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. 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
2. Applicant's Submission
3. Public Comments
4. Inventory Form
5. Design Guidelines for Alterations



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Lot Line Adjustment
- ☐ Non-Conforming Use Review
- ☐ Natural Resource (NROD) Verification
- ☐ Site Plan and Design Review
- ☐ Extension of Approval

Type II (OCMC 17.50.030.B)

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

Type III / IV (OCMC 17.50.030.C)

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

File Number(s): GLUA-21-00022/ HR 21-00010

Proposed Land Use or Activity: Replace Dormer, remove addition on porch and replace windows.

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

Physical Address of Site: 112 Miller Street, Oregon City, Ore 97045

Clackamas County Map and Tax Lot Number(s): _____

Applicant(s):

Applicant(s) Signature: [Signature]

Applicant(s) Name Printed: Jason Jacobucci Date: 4/2/21

Mailing Address: 15275 South Kimberly Ct, Oregon City 97045

Phone: 503 750-0770 Fax: _____ Email: Hawkjacob@hotmail.com

Property Owner(s):

Property Owner(s) Signature: [Signature]

Property Owner(s) Name Printed: Jason Jacobucci Date: 4/2/21

Mailing 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.

To Whom it may concern,

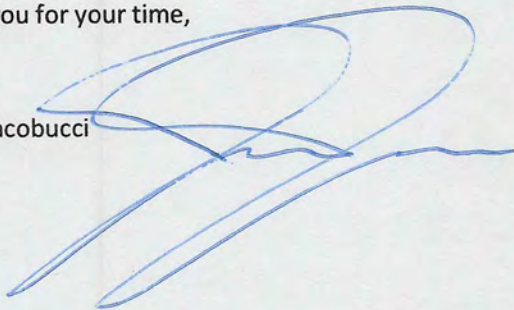
My Wife and I are the new owners of the house at 112 Miller St, Oregon City, Oregon 97045.

We are excited to restore it and show off all the craftsman features the house originally had to offer. We are going to start with replacing the failing roof. When we were removing the roofing on the North side of the house, we found remnants of a shed dormer that we would like to restore and replicate, as in the examples in the pictures taken from a few houses there in the Historic Canemah District a few blocks over. We will then move on to removing the bump out on the porch that was added in the 60's to early 70's. Doing this will show off the original porch. While doing this we would like to replace the old decaying wood windows with efficient wood replica windows.

I have been asked to provide code responses and can only say that these do not fall into any design guidelines because I am only restoring what was original to the house and what I cannot restore due to weather damage or neglect I will replicate with like materials.

Thank you for your time,

Jason Jacobucci

A handwritten signature in blue ink, appearing to read 'Jason Jacobucci', with a large, stylized flourish extending from the end of the name.



The Home Depot Special Order Quote

Customer Agreement #: H4017-276918

Printed Date: 4/3/2021

Item #1.

Customer: JASON JACOBUCCI

Address: 15275 SOUTH KIMBERLY COURT
CLACKAMAS HEIGHTS, OR 97045

Phone 1: 503-750-0770

Phone 2: 503-750-0770

Email: HAWKJACOB@HOTMAIL.COM

Store: 4017

Associate: THOMAS

Address: 2002 WASHINGTON STREET
OREGON CITY, OR 97045

Phone: 503-723-3181

Pre-Savings Total: \$363.16

Total Savings: (\$54.45)

Pre-Tax Price: \$308.71

Price Valid Through:
4/11/2021

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



Catalog Version 172



Standard Width = 244DH20XX - RO:
24" | UNIT: 23 1/2"
Standard Height = XX49 - RO: 57" |
UNIT: 56 1/2"
Frame Width = 23 1/2"
Frame Height = 56 1/2"

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	200 Series Tilt-Wash Double-Hung Equal Sash, AA, 23.5 x 56.5, White w/White Sash / Frame:Pine Unfinished Panel:Pine Unfinished	\$321.02	\$272.88	1	(\$48.14)	\$272.88
100-2	Optional Lock Hardware 1: 244DH White PN:0873340 Version:01/25/2021	\$8.30	\$7.06	1	(\$1.24)	\$7.06
100-3	Insect Screen 1: 200 Series Tilt-Wash Double-Hung, 244DH2049 Full Screen Fiberglass White PN:0833307 Version:01/25/2021	\$33.84	\$28.77	1	(\$5.07)	\$28.77
Unit 100 Total:		\$363.16	\$308.71		(\$54.45)	\$308.71

Begin Line 100 Descriptions

--- Line 100-1 ---

200 Series Tilt-Wash Double-Hung
Overall Rough Opening = 24" x 57"
Overall Unit = 23 1/2" x 56 1/2"
Installation Zip Code = 97045
U.S. ENERGY STAR® Climate Zone = Northern
Search by Unit Code = No
Standard Width = 244DH20XX - RO: 24" | UNIT: 23 1/2"
Standard Height = XX49 - RO: 57" | UNIT: 56 1/2"
Frame Width = 23 1/2"
Frame Height = 56 1/2"
Unit Code = 244DH2049
Frame Depth = 3 1/4"
Venting / Handing = AA
Exterior Frame Color = White
Exterior Sash / Panel Color = White

Interior Sash / Panel Finish Color = Unfinished
Glass Construction Type = Dual Pane
Glass Option = Low-E
High Altitude Breather Tubes = No
Glass Strength = Standard
Glass Tint = No Tint
Specialty Glass = None
Gas Fill = Argon
None
Lock Hardware Color/Finish = White
Window Opening Control Device = No
Security Sensor Type = None
Insect Screen Type = Full Screen
Insect Screen Material = Fiberglass
Insect Screen Color = White
Exterior Trim Style = None

Re-Order Item = No
Room Location =
Unit U-Factor = 0.29
Unit Solar Heat Gain Coefficient (SHGC) = 0.32
Unit CPD Number = AND-N-59-01149-00001
U.S. ENERGY STAR Certified = No
Clear Opening Width = 20.56
Clear Opening Height = 25.45
Clear Opening Area = 3.63
Unit Part Number = 0873907
Optional Lock Hardware 1 Part Number = 0873340
Insect Screen 1 Part Number = 0833307
SKU = 290067
Vendor Name = S/O ANDERSEN LOGISTICS
Vendor Number = 60509030

Interior Frame Wood Species = Pine
Interior Frame Finish Color = Unfinished
Interior Sash / Panel Wood Species = Pine

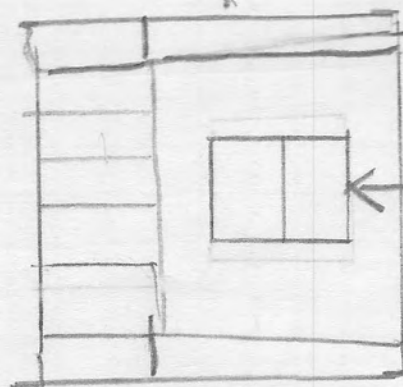
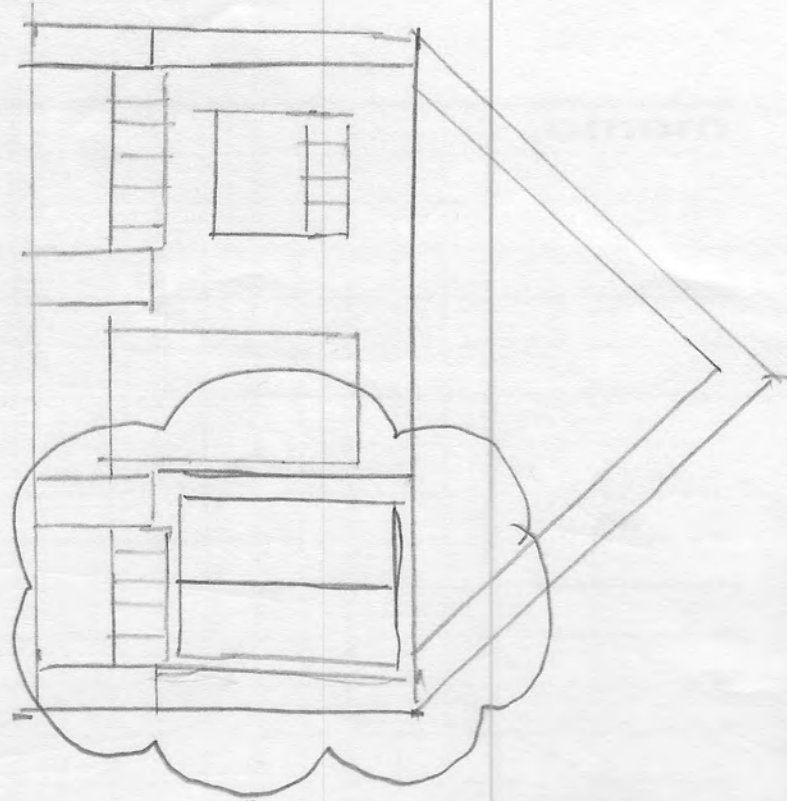
Extension Jamb Type = None
Installation Material Options = No

Customer Service = (888) 888-7020
Catalog Version Date = 01/25/2021

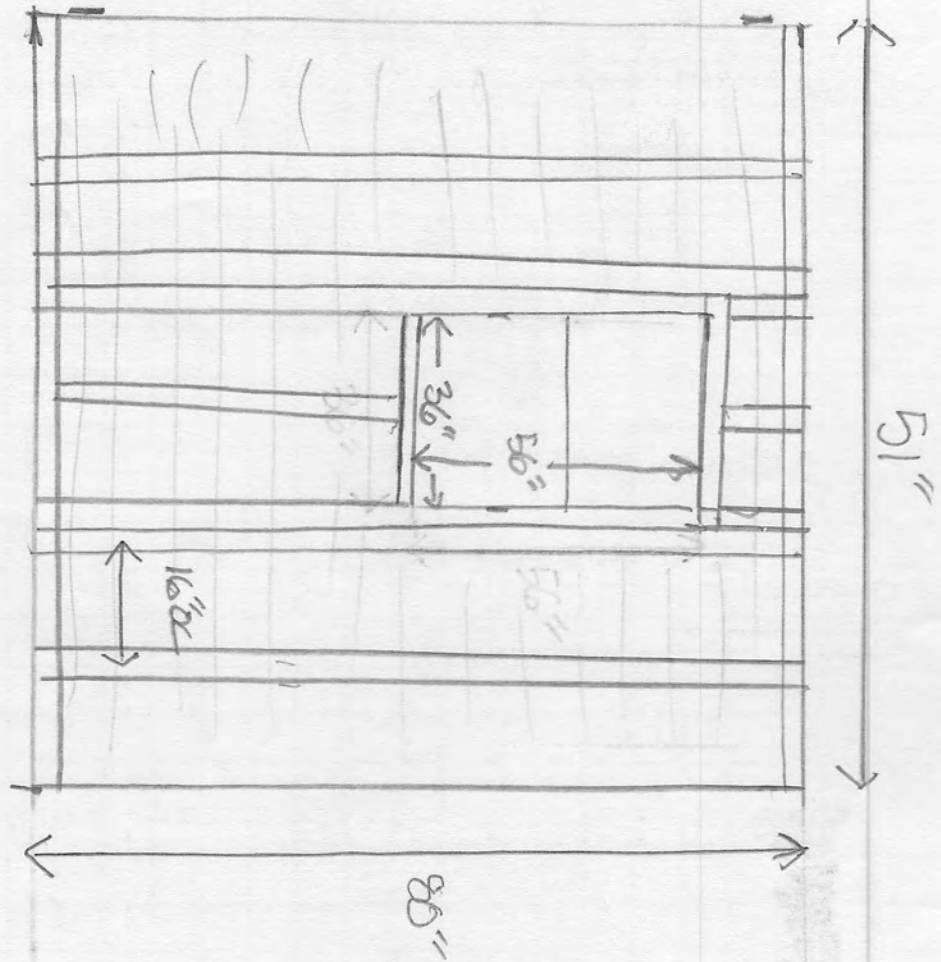
Item #1.

---- Lines 100-2 to 100-3 have the same description as line 100-1 ----

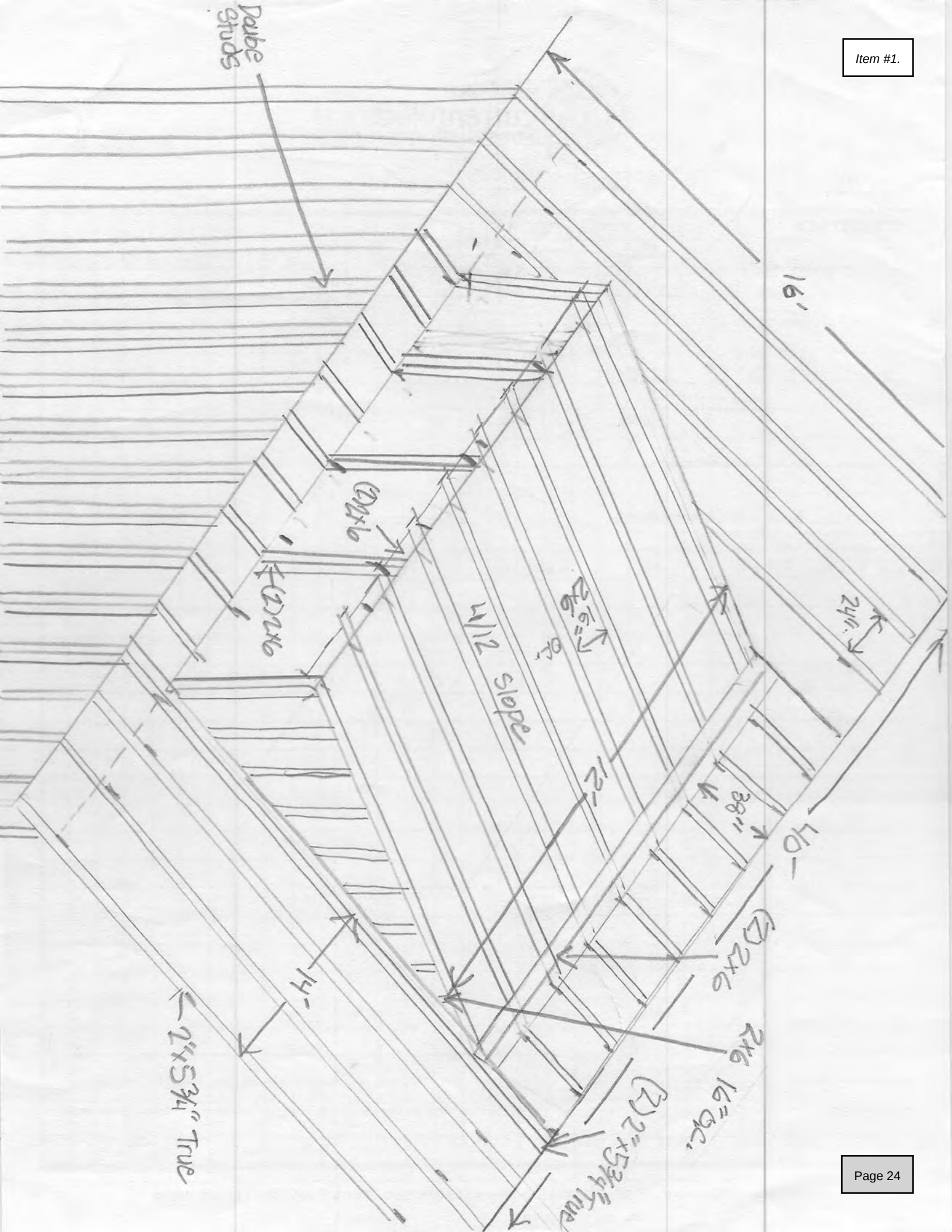
End Line 100 Descriptions

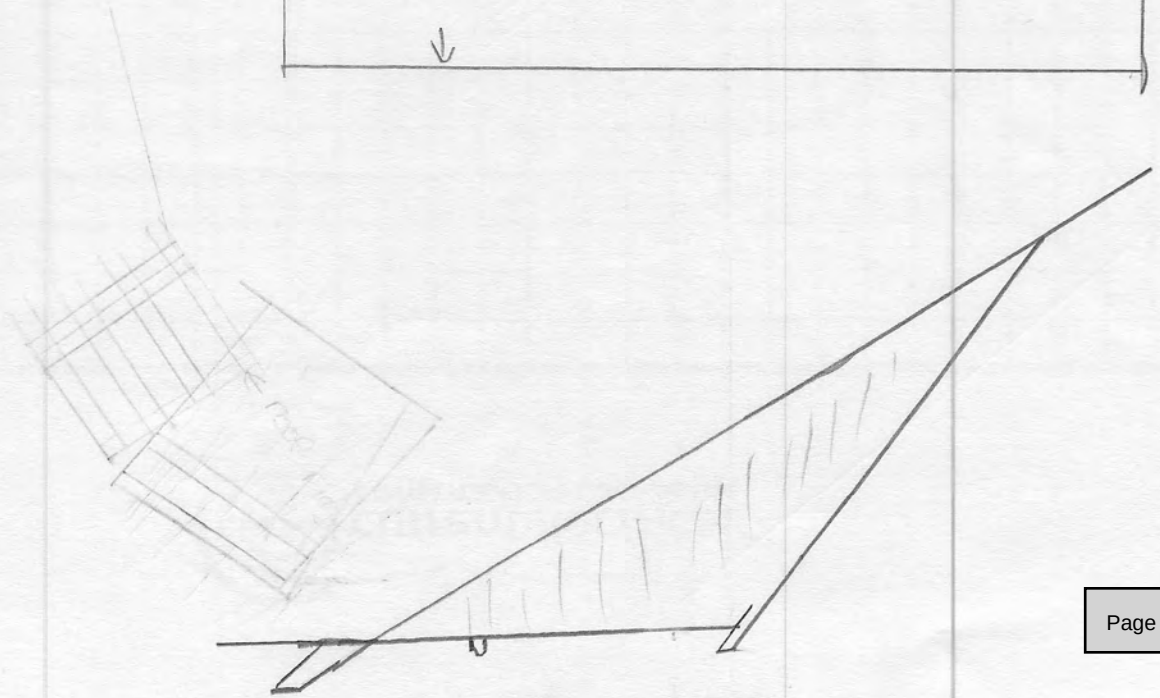
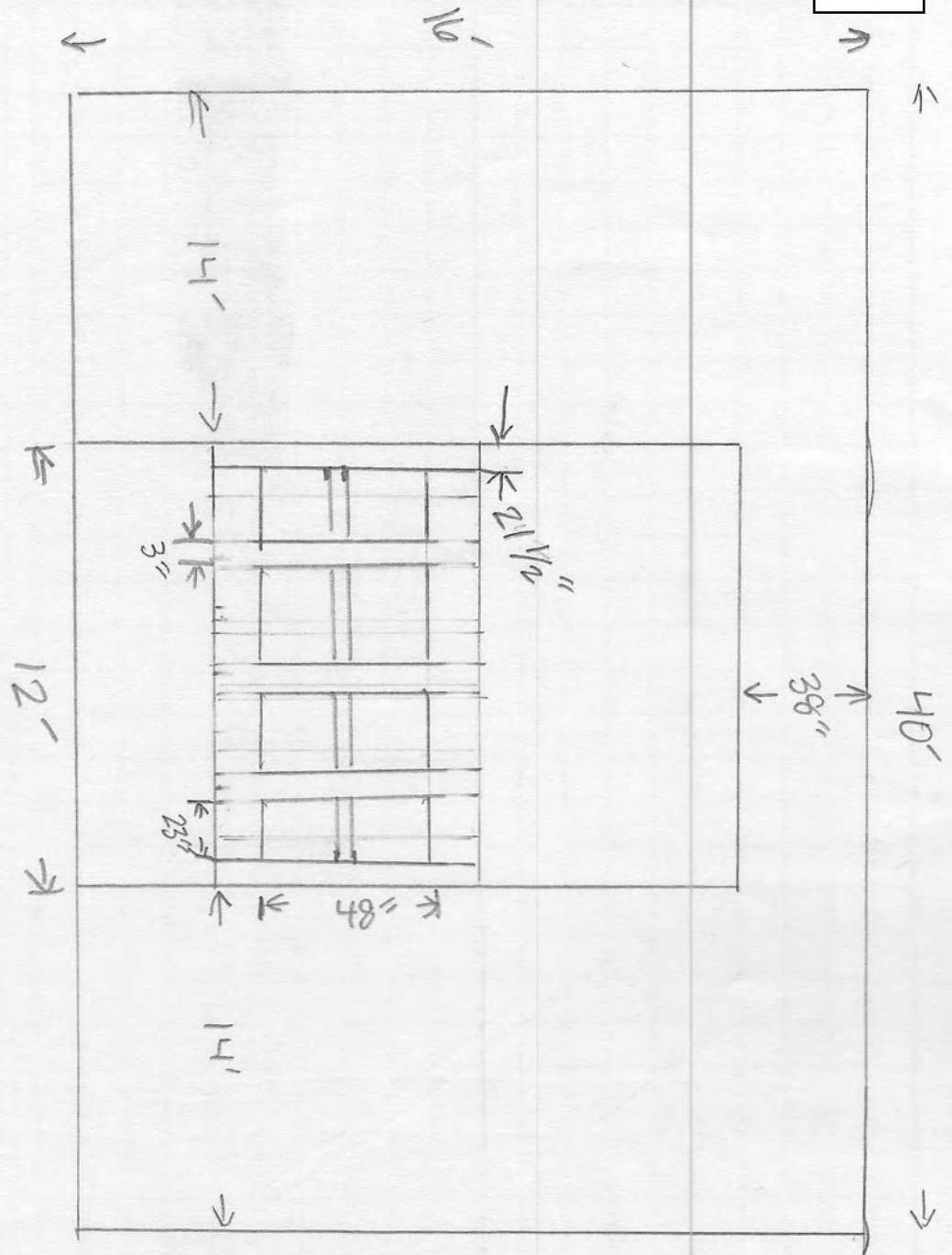


front bedroom window to match
back bedroom as when house
built without
porch bumpout.



- Non-Structural wall
- All 2x6 to match wall
- Window to match 2nd bedroom window
- Siding to match original on house.



















5
1
0

510

From: [Kelly Reid](#)
To: [Kelly Reid](#)
Subject: FW: 112 MILLER ST PHOTOS JASON JACOBUCCI
Date: Tuesday, May 18, 2021 5:35:22 PM

1. Photo showing roof plane where the dormer will be added. Which side of the house?

The dormer will be added to the north side of the house facing the Willamette river.

I have added 3 photos; 1. As the house is 2. Where we are proposing to add the dormer 3. An example as to what we would like the dormer to look like.

2. More detail about dormer – how many windows? What types of windows? Overhang size?

We would like to add 4 windows to the dormer. They will be wood replicas of the period and safety and efficiency will be a factor in the final design.

The size of the overhang will be 18 inches to match the existing overhang on the house.

3. I'm understanding that the new windows on the front and in the dormer will be the Andersen wood windows you included in your application – is that correct?

Yes, that is correct.

4. Which windows are you proposing to replace? Have you requested any bids for the repair of those windows? Do you have anything that describes their condition? Since we encourage repair over replacement if possible, it will be important to explain why you are not pursuing repair. And photos showing each of the windows proposed to be replaced would also be needed.

There are 10 windows on the house currently. Starting on the right side of the house looking from Miller ST on the bump-out on the porch there is one non-traditional door and two windows. 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.

From: jason <hawkjacob@hotmail.com>
Sent: Tuesday, May 18, 2021 3:12 PM
To: Kelly Reid <kreid@orccity.org>
Subject: Re: 112 MILLER ST PHOTOS JASON JACOBUCCI

Yes it is 6/12 and will have 24" overhang to match roofline.

Sent from my Verizon, Samsung Galaxy smartphone
 Get [Outlook for Android](#)

From: Kelly Reid <kreid@orccity.org>
Sent: Tuesday, May 18, 2021 3:02:58 PM
To: jason <hawkjacob@hotmail.com>
Subject: RE: 112 MILLER ST PHOTOS JASON JACOBUCCI

Hi Jason,

Would you be able to tell me what the dimension is shown in red on your drawing? See attached markup.

Also, can you confirm the existing roof pitch? It looks to be 6:12?

I think some additional materials are needed to fully explain your proposal:

1. Photo showing roof plane where the dormer will be added. Which side of the house?
2. More detail about dormer – how many windows? What types of windows? Overhang size?
3. I'm understanding that the new windows on the front and in the dormer will be the Andersen wood windows you included in your application – is that correct?
4. Which windows are you proposing to replace? Have you requested any bids for repair of those windows? Do you have anything that describes their condition? Since we encourage repair over replacement if possible, it will be important to explain why you are not pursuing repair. And photos showing each of the windows proposed to be replaced would also be needed.

We do have preservation grant funding still available for this year. If you wanted to apply for it to pay for the bump-out removal, or any trim repairs or wood window repair(if that occurs), I'm sure the

Board would be happy to award it! Let me know if you'd like to pursue and it can be added to the same meeting agenda. There is \$1000 available, maybe a bit more.

Thanks,

Kelly Reid

She/her/hers

Planner

Community Development Department, City of Oregon City

695 Warner Parrott Rd, Oregon City, OR 97045

kreid@orc.org

(503) 496-1540 Direct

(503) 722-3789 Main

[Website](#)

[Interactive Maps and Apps](#)

[On-Line Submittal of Land Use Applications](#)

[COVID-19 \(Coronavirus\) Information](#)

PUBLIC RECORDS LAW DISCLOSURE: This e-mail is subject to the State Retention Schedule and may be made available to the public.







OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM

Item #1.

HISTORIC NAME: Lena Klemsen Residence
COMMON NAME: _____
ADDRESS: 112 Miller Street
OWNER: Mr. & Mrs. A. Fergesen, 112 Miller Street

T/R/S: 2-1E-36DD TAX LOT: 3000
ADDITION: Plat of Canemah
LOT: 8 BLOCK: 2 QUAD: Oregon City

DATE OF CONSTRUCTION: c. 1917
ORIGINAL USE: Residence
PRESENT USE: Residence
ARCH./BLDR.: Unknown
STYLE: Bungalow
BLDG. STRUC. DIST. SITE OBJ. (CIRCLE)
THEME: Architecture, 20th Century

PLAN TYPE/SHAPE: Rectangular
FOUNDATION MATERIAL: Concrete
ROOF FORM & MATERIALS: Low-pitched gable roof. Exposed rafters, diagonally-braced purlins.
WALL CONSTRUCTION: Wood
PRIMARY WINDOW TYPE: D/H windows in front with multi-panes above. Aluminum window in front.
SURFACING MATERIALS: Bevel siding. Bevel-sided balustrade.
DECORATIVE FEATURES: Multiple lights in front door. Paneled front door.
OTHER: Porch has battered columns on brick piers.

NO. OF STORIES: 1
BASEMENT (Y/N): Yes

CONDITION: EXCELLENT _____ GOOD _____ FAIR X DETERIORATED _____ MOVED _____ (date)
EXTERIOR ALTERATIONS/ADDITIONS (dated): Recently added aluminum window in front.

NOTEWORTHY LANDSCAPE FEATURES: None.

ASSOCIATED STRUCTURES: Shed.

KNOWN ARCHAEOLOGICAL FEATURES: Canemah Waterfront is documented Indian settlement area.

GEOGRAPHIC SETTING: The setting of this house is somewhat disturbed by the fact that it is extremely close to the service station building next door. Occupies a very small interior lot on Miller Street between First Avenue and South McLoughlin Boulevard. Adjacent to a large (1/4 block) vacant lot, and beyond (toward river) are the S. Pacific railroad tracks.

STATEMENT OF SIGNIFICANCE: (Historical and/or architectural importance, dates, events, persons, contexts): 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 1880's, 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.

SOURCES: Sanborn Insurance Map, 1911, 1925. Clackamas County Tax Rolls, 1910, 1915, 1920, 1925. Pioneer National Title Company Records, Oregon City. Federal Census, 1910.

NEGATIVE NO: IV-F-22, 23
SLIDE NO: _____

RECORDED BY: Patricia Erigero
DATE: 1983

SHPO INVENTORY NO.: _____

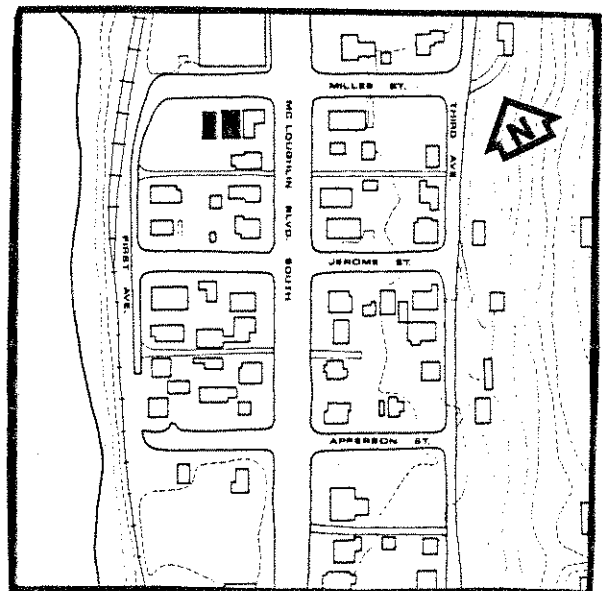
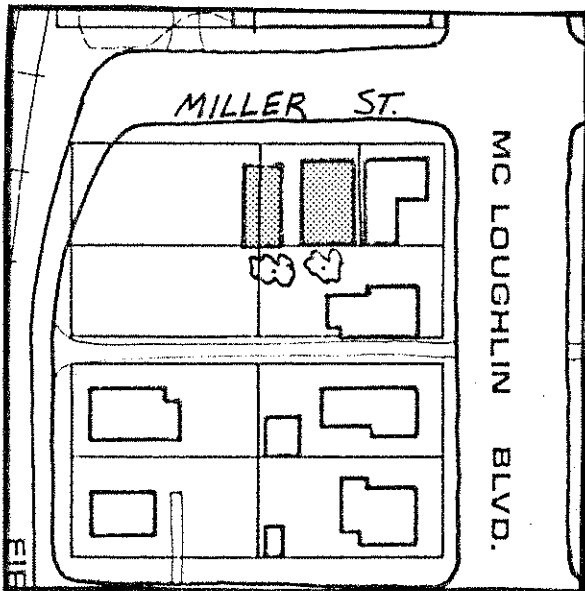
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM - TWO

NAME: Lena Klemsen ResidenceT/R/S: 2-1E-36DD TAX LOT 3000ADDRESS: 112 Miller StreetQUADRANGLE: Oregon City



NEGATIVE NO. IV-F-22, 23

SLIDE NO. _____



GRAPHIC AND PHOTO SOURCES: Base Map of Canemah. Oregon City Planning Department
Photograph.

SHPO INVENTORY NO.: _____



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: 05/25/2021

SUBJECT:

GLUA-20-00021 and HR 20-09: Historic Review for New Construction in the McLoughlin Conservation District at 121 Center Street.

STAFF RECOMMENDATION:

Staff Recommends approval with conditions.

EXECUTIVE SUMMARY:

The applicant is seeking approval for a 289 square-foot addition (34% of original area) to a non-designated home in the McLoughlin Conservation District.

BACKGROUND:

The 289-square-foot addition is reviewed as “new construction” due to the size of the addition as compared to the existing home size. At 34% of the original area, it crosses the 30% threshold and is considered new construction. If it were less than 30%, it would not be reviewed at all and no guidelines would apply.

The structure is not designated, but was built in 1920, and, with some changes, has the potential to be eligible for designation. Thus, the HRB might consider this home differently than a home built in 1975, for example, that is neither 50 years old nor within the historic period of significance of the conservation district.

Applying the new construction guidelines instead of the alteration guidelines for an addition to an older house is awkward and can be confusing. The new construction guidelines are written with standalone structures in mind, while the design guidelines for additions and alterations address additions to historic structures. The Board may want to consider some of the alterations guidelines when considering the changes proposed to this structure. For example, there is a guideline for alterations that calls for the new work to be differentiated from the old. The new construction guidelines do not contain any such guideline, because they are written for standalone structures. The applicant’s proposal is to match the siding, windows, and shutters. The height of the addition is shorter than the original home; which provides some differentiation. Staff also

recommends a vertical element where the new addition begins, such as a gutter, to separate the new from the old.

The shutters on the subject property are an interesting example of this. The existing false shutters were a later addition to the home and would not be permitted on standalone new construction (shutters are “not allowed” by the Design Guidelines for New Construction). But for an addition onto this home, new shutters are proposed to match the existing design. The Board is invited to weigh in on whether shutters are acceptable to provide consistency in design, on a home that, today, is compatible in the district, but not itself ‘contributing.’ Staff’s recommendation is that the Board rely on the statement from the guidelines which says that the guidelines “...describe a ‘safe harbor’ to allow new construction projects to be approved easily and quickly. Yet, there may be occasions when alternative designs are either desired or needed.” and goes on to say, “For those situations when an exception to the guidelines is necessary, the HRB and staff shall evaluate the proposal based upon the significance of the impact, measuring how well the alternative fits into the intent of the guidelines and essentially the end effect on the historic district.”

The proposed vinyl windows are a similar challenge. The applicant proposes vinyl windows to match the existing windows on the home. The Design Guidelines for New Construction state “Non wood acceptable if in appropriate style, and matching wood in profile, shadowline, and if in suitable color and finish; Actual sample is required to be approved.” Staff finds that single hung vinyl windows may be acceptable in this specific circumstance, and looks for direction from the Board.

Staff recommends approval of the design of the addition, with a few conditions. Overall, staff finds that the placement, size, height, and simple design of the addition retains the compatibility of the home within the historic district.

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 for Proposed New Construction
in the McLoughlin Conservation District
May 18, 2021**

FILE NO.: GLUA-21-00021 and HR 21-09: Historic Review

HEARING DATE: May 25, 2021
7:00 p.m. – City Hall
625 Center Street
Oregon, City, Oregon 97045

OWNER: Matt and Lauren Jenkins
121 Center Street
Oregon City, OR 97045

APPLICANT: Alan Brzycki
12292 NW Barnes Rd #485
Portland, OR 97229

LOCATION: 121 Center Street
Oregon City, OR 97045
Clackamas County Map 2-2E-31CA-01000

REQUEST: Historic Review for a 289 square-foot addition (34% of original area) to a non-designated home in the McLoughlin Conservation District.

REVIEWER: Kelly Reid, Planner, Planner, AICP

RECOMMENDATION: Approve with Conditions.

CRITERIA: Administration and Procedures are set forth in Chapter 17.50, 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.

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

Staff Recommendation with Conditions of Approval

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

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

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

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

The 289-square-foot addition is reviewed as “new construction” due to the size of the addition as compared to the existing home size. At 34% of the original area, it crosses the 30% threshold and is considered new construction. If it were less than 30%, it would not be reviewed at all and no guidelines would apply.

The structure is not designated, but was built in 1920, and, with some changes, has the potential to be eligible for designation. Thus, the HRB might consider this home differently than a home built in 1975, for example, that is neither 50 years old nor within the historic period of significance of the conservation district.

Applying the new construction guidelines instead of the alteration guidelines for an addition to an older house is awkward and can be confusing. The new construction guidelines are written with standalone structures in mind, while the design guidelines for additions and alterations address additions to historic structures. The Board may want to consider some of the alterations guidelines when considering the changes proposed to this structure. For example, there is a guideline for alterations that calls for the new work to be differentiated from the old. The new construction guidelines do not contain any such guideline, because they are written for standalone structures. The applicant’s proposal is to match the siding, windows, and shutters. The height of the addition is shorter than the original home; which provides some differentiation. Staff also recommends a vertical element where the new addition begins, such as a gutter, to separate the new from the old.

The shutters on the subject property are an interesting example of this. The existing false shutters were a later addition to the home and would not be permitted on standalone new construction (shutters are “not allowed” by the Design Guidelines for New Construction). But for an addition onto this home, new shutters are proposed to match the existing design. The Board is invited to weigh in on whether shutters are acceptable to provide consistency in design, on a home that, today, is compatible in the district, but not itself ‘contributing.’ Staff’s recommendation is that the Board rely on the statement from the guidelines which says that the guidelines “...describe a ‘safe harbor’ to allow new construction projects to be approved easily and quickly. Yet, there may be occasions when alternative designs are either desired or needed.” and goes on to say, “For those situations when an exception to the guidelines is necessary, the HRB and staff shall evaluate the proposal based upon the significance of the impact, measuring how well the alternative fits into the intent of the guidelines and essentially the end effect on the historic district.”

The proposed vinyl windows are a similar challenge. The applicant proposes vinyl windows to match the existing windows on the home. The Design Guidelines for New Construction state “Non wood acceptable if in appropriate style, and matching wood in profile, shadowline, and if in suitable color and finish; Actual sample is required to be approved.” Staff finds that single hung vinyl windows may be acceptable in this specific circumstance, and looks for direction from the Board.

Staff recommends approval of the design of the addition, with a few conditions. Overall, staff finds that the placement, size, height, and simple design of the addition retains the compatibility of the home within the historic district.

Recommendation Conditions of Approval to be met prior to issuance of a certificate of occupancy/final inspection approval:

1. A vertical element where the new addition begins, such as a gutter, to separate the new from the old.
2. Sliding doors are not permitted, the rear doors shall be French doors. The rear door shall be wood or fiberglass.
3. No visible pressure-treated wood is permitted. The rear stairs shall be painted or stained wood, or concrete.

I. BACKGROUND:

Site and Context

The subject property contains a non-designated structure in the McLoughlin Conservation District. It was built circa 1920 and is potentially eligible as a contributing structure. The inventory form notes that it the home has been altered but that it is reversible. The property is approximately 7000 square feet in area and is a corner lot in the R-3.5 zone.

The inventory form for this property states:

This one story side gabled bungalow has a rectangular plan and sits on a concrete foundation. The gable roof is covered with composition shingles, has exposed rafter tails obscured by gutters and decorative eave brackets. The house is covered in asbestos ceramic shingles.

Windows are 1/1 wood double-hung with decorative shutters flanking them. The gabled roof front entry porch is supported by brackets and has wrought iron railing. The floor and steps are poured concrete. A shed roof addition is on the west (rear) façade.

A period garage, covered in asbestos shingles, is southwest of the house. A new workshop is on the south side of the house.



Vicinity Map



Existing Conditions

HR 21-00009

Neighboring Structures

113 Center Street (1908)

This one story bungalow has a L-shaped plan and sits on a concrete foundation. The gable roof is covered in composition shingles with decorative brackets at the eaves and pointed bargeboard. The walls are covered with asbestos ceramic shingles. Windows are primarily 1/1 wood double-hung. The entry porch is covered with a gable roof supported by wrought iron posts. There are wrought iron railings and a concrete floor and steps. There is a shed addition with aluminum siding to the northwest.



APPLICANT'S SUBMITTAL:

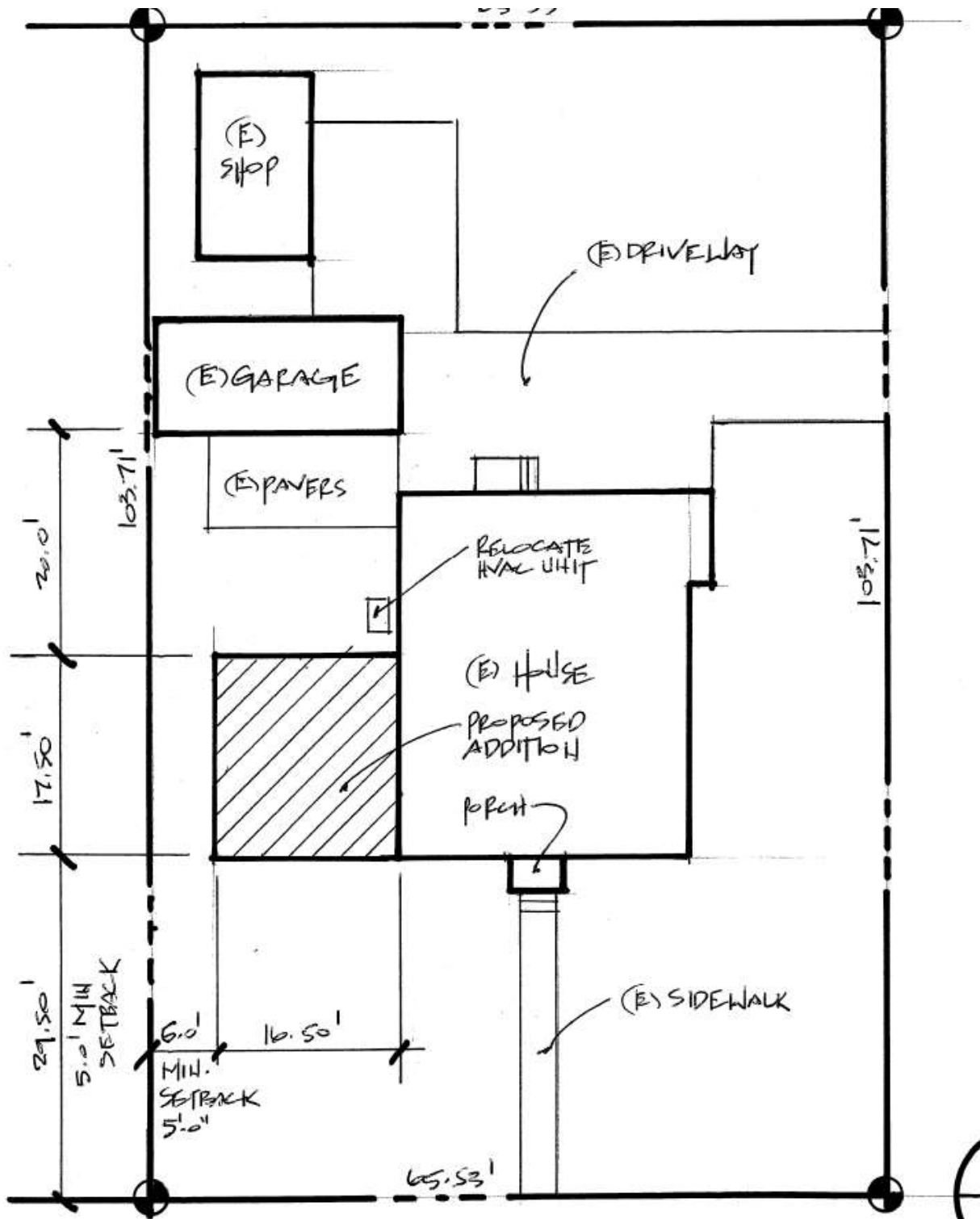
The applicant submitted the following narrative:

We propose to create an addition to the above listed property of 289 square feet, 34% of the original floor plan. The addition will be on the south side of the existing residence, and facing center street, creating a private courtyard space, to the west, for the home owners.

The home is located in the McLoughlin historic district, but is not considered historic. The area is comprised of period style homes of mixed types, with some, having more recent remodels/additions to them.

The existing home is done in the Bungalow style and our addition aims to match all details of the current building on the exterior. This includes Composition roofing, horizontal lapped siding, and window/door trim to match the existing facade. We proposed a gable roof, consistent with the current roof line and window/door openings of 29% along center and existing 26% along 2nd street.

This home, although not considered historic, is considered compatible with the neighborhood and believe our proposal continues this, and should be a plus to the neighborhood.



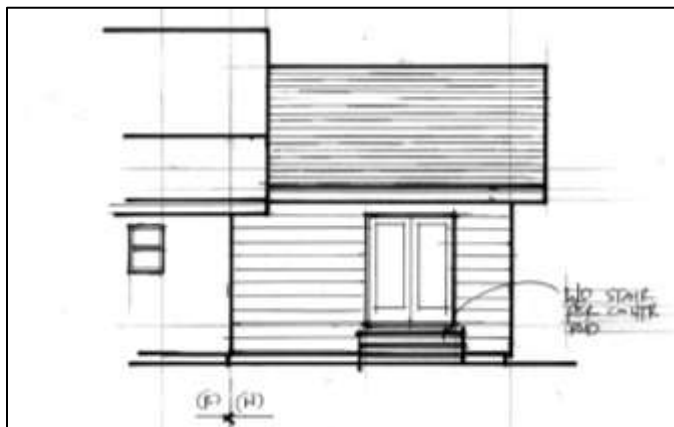
Proposed Site Plan



Front elevation



Side elevation



Rear Elevation

HR 21-00009

The applicant also indicated in a series of emails the following details about the project:

- All new windows are proposed to be single hung vinyl or fiberglass
- All the existing windows on the home are vinyl, and the applicant prefers a consistent appearance. The existing side vinyl window is proposed to be re-used
- The new siding is proposed to be fiber cement with the width to match the existing home siding



Existing siding



WeatherSide™ Profile Fiber-Cement Siding

Straight edge fiber-cement siding shingles with vertical striated surface. Available in 9", 12" and 14" widths.

Proposed siding on addition

Zoning:

The property is zoned R-3.5 Dwelling District and Medium Density Residential in the Comprehensive Plan.

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.

CODE RESPONSES:

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 new construction in a historic district is being reviewed by the Historic Review Board. The proposed addition is 34% of the original area of the structure.

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.

C. Archeological Monitoring Recommendation. For all projects that will involve ground disturbance, the applicant shall provide,

- 1. A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the applicant; and*
- 2. A letter or email from the applicable tribal cultural resource representative of the Confederated Tribes of the Grand Ronde, Confederated Tribes of the Siletz, Confederated Tribes of the Umatilla, Confederated Tribes of the Warm Springs and the Confederated Tribes of the Yakama Nation indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the applicant.*

If, after forty-five days notice from the applicant, the Oregon State Historic Preservation Office or the applicable tribal cultural resource representative fails to provide comment, the city will not require the letter or email as part of the completeness review. For the purpose of this section, ground disturbance is defined as the movement of native soils.

Complies with Condition: Staff provided notice to the tribes and received a response from the Confederated Tribes of the Grand Ronde. The response was shared with the property owner and applicant.

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.

F. For construction of new structures in an historic or conservation district, or on an historic site, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:

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

Finding: Complies with Condition.

The purpose of the district is:

- A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;
- B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;
- C. Complement any National Register Historic districts designated in the city;
- D. Stabilize and improve property values in such districts;
- E. Foster civic pride in the beauty and noble accomplishments of the past;
- F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;
- G. Strengthen the economy of the city;
- H. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and
- I. Carry out the provisions of LCDC Goal 5.

The addition is proposed in the McLoughlin Conservation District. The single family use matches the dominant use of the district. The design will safeguard the resources in the historic district with the conditions of approval in this staff report. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

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

Finding: Complies with Condition.

There are a few goals and policies in the Comprehensive Plan that pertain to this proposal:

Section 5

Open Spaces, Scenic and Historic Areas, and Natural Resources

Goal 5.3 Historic Resources

Policy 5.3.1

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

Finding: Complies with Condition. The proposed addition has a gable roof and the proposed materials are generally compatible with the historic character in the district. The design will be compatible with the conditions of approval in this staff report. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

- 3. The economic effect of the new proposed structure on the historic value of the district or historic site;*

Finding: Complies with Conditions. The proposed structure has been designed to be compatible with the district. See findings in Section titled 'Design Guidelines for New Construction' in this staff report. As conditioned, the design will continue to enhance the McLoughlin Conservation District and contribute to the existing context of the District.

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

4. *The effect of the proposed new structure on the historic value of the district or historic site;*

Finding: Complies with Condition. See findings in Section titled 'Design Guidelines for New Construction' in this staff report.

As conditioned, the design will continue to enhance the McLoughlin Conservation District and contribute to the existing context of the District.

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

5. *The general compatibility of the exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used in the construction of the new building or structure;*

Finding: Complies with Condition. See findings in Section titled 'Design Guidelines for New Construction' in this staff report.

As conditioned, the design will continue to enhance the McLoughlin Conservation District and contribute to the existing context of the District.

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

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

Finding: Complies as proposed. The addition is an efficient way to create more livable area without building an entirely new structure.

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

Design Guidelines for New Construction - McLoughlin

1. STYLE

There are three predominant architectural styles in the McLoughlin district, Vernacular, Bungalow, and Queen Anne - Queen Anne Vernacular. These form the context for the neighborhood. There is a minority of other styles, each small in number. For the purpose of reinforcing existing context, these three primary styles are to be used in new residential construction.

New construction shall complement one of these styles to support the historic context. Use of other styles dilutes and distracts from the historic context of the district.

While there may be several styles dominant within the district, the specific choice of a style shall be compatible with adjacent properties, the block, and the neighborhood. It also must be fitting for the particular function of the building and its size.

Finding: Complies as Proposed: The existing home on the property is Bungalow style, according to the inventory form. The proposed addition is located on the side and complements the existing structure. The home is single story, and the addition continues the single story form but with a slightly lower height.

2. SITE

Siting principles involve both how the site is used and how the building(s) is placed within the site. The specific lot location and its topography can dictate many requirements.

Residential buildings are to face the street squarely with their primary face in full view, and to be set back from lot lines and be spaced from one another similar to the immediate neighborhood. The primary structure is to be placed in the primary position with accessory structures in a service or ancillary position except where topography is an issue. Yard area between the house and street to primarily be planted with minimal paving only for pedestrian access and for vehicle movement. More private activity spaces to be located at the less public areas of the site.

CHARACTERISTICS OF THE STYLE - Site

- Uniform front setback, house placed with similar sized side yards, except on sloping sites.
- Lots are usually 50x100 and contain a single house.
- Property edges may be defined by wooden fencing; low, open pickets in front, and taller privacy fencing on the sides and back yard.
- Planting: lawn is between the sidewalk and the front of the house, along the sides and behind the property; a mix of lawn, shrubs, trees and flowers. Mature trees are usually behind the house, occasionally in front or in the curb strip.
- House Placement: to suit the existing topography and most level lot portion; at near street level; on high banks, with flights of concrete steps; No extensive cut and fill for siting.
- Retaining walls: stone, mortared basalt, or concrete.
- Garages: detached and behind the front façade of the house.
- Alleys: use of graveled, or casual alley access without curbs.

Finding: Complies as Proposed: The proposed addition is located on the side and complements the existing structure. The site is flat. The front setback for the addition matches the house.

3. BUILDING FORM

Address the overall size, shape and bulk of the building. The architectural style used for the building defines many aspects of its appropriate form and proportions. Excessive variation in the size, shape, or configuration creates an inappropriate solution that is stylistically incorrect and not complementary to the district. The building form needs to relate to the buildings in the immediate neighborhood, and to take into account both similarities and changes on the block. The new building form shall reference the principles, proportions and scale of an historically appropriate style.

BUILDING FORM CHARACTERISTICS OF THE VERNACULAR STYLE IN MCLOUGHLIN

- Form easily allows additions and alterations such as increases in family size, activities or changing technology.
- Shape: rectangular or square in plan, combinations to form L-plan, T-plan; Rectangular or square form reinforced on façade.
- Height: 1, 1½, 2 (maximum) stories in height; Basement option.
- Proportions: Height (eave) to maximum width: 1:1 Height to Depth: can vary greatly.
- Roof: gable, or cross-gable roof of not less than 8:12 pitch, often steeper.

Finding: Complies as Proposed. The proposed addition is located on the side and complements the existing structure. The home is single story, and the addition continues the single story form but with a slightly lower height. The addition is rectangular and has a gable roof that will be offset from the existing side gable.

4. DESIGN COMPOSITION

Include a range of more detailed design issues that address groups of elements, individual elements, their design and how they relate to the overall composition and finish. The principles place a traditional emphasis on the design's composition as seen from the exterior, rather than as a result of interior functional planning requirements. They also outwardly convey a sense of quality craftsmanship.

The design composition principles, being more detailed, and stylistically dependent, are typically developed after the previous principles are resolved. These principles also reflect historically appropriate materials, respective finishes, and unobtrusive integration of new technology.

DESIGN COMPOSITION CHARACTERISTICS OF THE VERNACULAR STYLE IN MCLOUGHLIN

- Lacks rigid system of exterior detailing that makes it a clearly definable architectural style; allows design flexibility and is inherently varied.
- Designed and built without assistance of a trained architect. Collaborative design evolved with homeowner and builder, based on familiar styles, features and products. f Can combine minor features from architectural styles used during the historic period.
- Porch: full-length at the front entry; possible wrap around (typically not curved).
- Materials: local, readily available.
- Windows: 1:1, double hung windows.
- Siding: horizontal board siding; typically shiplap, or channel; occasionally bevel.
- Ornament: Exterior decoration is modest, consisting of scroll-work brackets at the top of porch pillars, decoratively cut or laid shingles, often in the peak of a front-gable roof, plain cornerboards and simple window trim. Some houses feature spindlework in the peaks of their gable roofs, often arranged in a sunburst pattern.

Windows Guideline

Element	Principle	Design	Not Allowed
Windows, Residential	Match the member sizing, thickness and shadowline of painted wood windows	Double, single hung Casement, Fixed if style allows Wood clad acceptable if matching and if in suitable color and finish Non wood acceptable if in appropriate style, and matching wood in profile, shadowline, and if in suitable color and finish; Actual sample is required to be approved Divided lights: with exterior muntins only and if style allows	Sliding, and non rectangular windows Awning, hopper upon HRB review Prefinished windows of unsuitable colors; Unfinished or stained finish Grids between glass Tinted or reflective glass, glass block

Shutters Guideline

Element	Principle	Design	Not Allowed
Shutters	Not used on the historic styles		Shutters not allowed

Patio Doors Guideline

Element	Principle	Design	Not Allowed
Doors, Residential	Primary: Complement the design and detailing of the historic	Primary: stile and rail type; panel design; with upper	Sliding doors, large wide openings that are not

	style with similar appearance to wood	portion glass; May be solid panel door	divided into smaller traditional openings
	Secondary: Typically utilitarian	Materials: painted or stained wood, fiberglass clad, or metal clad	Design: Flush doors, 6 or 8 panel design
		Secondary: May be solid panel or French door style	Colors and finishes that are not suitable for the style
		Prefinished doors to be in color and finish suitable for the style	Not allowed finishes: bare aluminum/stainless or anodized metal

Finding: Complies with Conditions. The addition is proposed to match the existing home in all materials. Some of the existing materials are not considered to be compatible, however, including the existing vinyl windows and the decorative shutters. Staff recommends that the addition be slightly differentiated from the original design to make it clear that the addition is new. The height of the addition is shorter than the original home; which provides some differentiation. Staff also recommends a vertical element where the new addition begins, such as a gutter, to separate the new from the old.

The siding is proposed to match the existing large shingle siding as much as possible. The applicant has proposed fiber cement shingle siding that will have a similar, but slightly different appearance. Staff finds that the proposed siding is acceptable.

Shutters

The existing false shutters were a later addition to the home and would not be permitted on standalone new construction (shutters are “not allowed” by the Design Guidelines for New Construction), or as an alteration to a designated structure. But for an addition onto this home, new shutters are proposed to match the existing design. The Board is invited to weigh in on whether shutters are acceptable to provide consistency in design, on a home that, today, is compatible in the district, but not itself ‘contributing.’ Staff’s recommendation is that this is an appropriate time to deviate from the design guidelines, as described in the guidelines document:

“It is the intent that these guidelines cover design for the wide range of projects that may occur over time. They describe a ‘safe harbor’ to allow new construction projects to be approved easily and quickly. Yet, there may be occasions when alternative designs are either desired or needed.

There are also particular product configurations, or materials that are pre-approved, but for which viable alternatives may exist. Those alternative designs and substitute materials shall be first reviewed by City staff and subsequently by the Historic Review Board (HRB) for compliance with the General Principles, and design intent of the guidelines.

For those situations when an exception to the guidelines is necessary, the HRB and staff shall evaluate the proposal based upon the significance of the impact, measuring how well the alternative fits into the intent of the guidelines and essentially the end effect on the historic district. These guidelines are not mandatory standards adopted by the City Commission.”

Windows

The applicant proposes vinyl windows to match the existing windows on the home. The owner would like to move the existing window on the side of the house to the front (facade) of the addition so that they all match if possible. If differentiation is needed, different window material could help to provide

that. The Design Guidelines for New Construction state “Non wood acceptable if in appropriate style, and matching wood in profile, shadowline, and if in suitable color and finish; Actual sample is required to be approved.” The applicant indicated that the existing vinyl windows on the home be used as a sample for the Board’s review. Staff finds that single hung vinyl windows may be acceptable in this specific circumstance, and looks for direction from the Board.

Rear doors

The rear door proposed appears to be a French door but no details were provided. Since the guidelines do not permit sliding doors, staff recommends a condition of approval that the doors not be sliding doors in order to ensure this guidelines is met. The French doors shall also be wood or fiberglass to meet the guideline.

There is a small set of stairs proposed leading down from the rear doors. No visible pressure-treated wood is permitted. The rear stairs shall be painted or stained wood, or concrete.

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

17.40.065 - Historic Preservation Incentives.

A. Purpose. Historic preservation incentives increase the potential for historically designated properties to be used, protected, renovated, and preserved. Incentives make preservation more attractive to owners of locally designated structures because they provide flexibility and economic opportunities.

B. Eligibility for Historic Preservation Incentives. All exterior alterations of designated structures and new construction in historic and conservation districts are eligible for historic preservation incentives if the exterior alteration or new construction has received a certificate of appropriateness from the Historic Review Board per OCMC 17.50.110(c).

C. Incentives Allowed. The dimensional standards of the underlying zone as well as for accessory buildings (OCMC 17.54.100) may be adjusted to allow for compatible development if the expansion or new construction is approved through historic design review.

D. Process. The applicant must request the incentive at the time of application to the Historic Review Board.

Finding: Not applicable. No preservation incentives have been requested.

II. CONCLUSIONS AND RECOMMENDATIONS

Based on the following findings, staff recommends that the Historic Review Board continue to a date certain the proposed development of HR 21-09 with conditions for the property located at 121 Center Street, Oregon City, Oregon 97045.

Exhibits

1. Vicinity Map
2. Applicant’s Submittal
3. 121 Center St inventory form
4. 113 Center St. inventory form



Historic Review Checklist New Construction

1. ☒ **A Completed Land Use Application Form with All Property Owner Signatures (P)**
2. ☐ **Narrative (P)**
A complete and detailed narrative description of the proposed development and an explanation addressing all applicable approval criteria. A template is provided at the Pre-Application Conference.
3. ☒ **Historic Review Construction Cost Form (P)**
4. ☒ **Photographs (P)**
Site and Neighborhood Photographs; show site, existing and adjacent buildings, and those across street.
5. ☒ **Drawings (P)**
Scaled design drawings of the following:
 - ☒ A site plan including boundaries, structures, paving, improvements, and plantings.
 - ☒ Floor plans for each level.
 - ☒ Building sections for each direction through the building, specifying floor heights.
 - ☒ Roof Plan.
 - ☒ Exterior Elevations for every side of each structure including building materials, height and floor levels.
 - ☒ Site line diagrams displaying view lines of proposed building, street and context of existing buildings at sites having 25% slope or greater to illustrate visual effect of the design on sloping sites.
 - ☒ Streetscape illustrations for commercial, institutional, multifamily and two-family projects that illustrate photographically or by scale drawing the size and massing of the proposed project in relation to neighboring buildings and topography along the street and across the street.
6. ☒ **Materials, Color Samples, Product Information (P)**
Samples of actual:
 - ☐ Finish, *ALL MATERIALS TO MATCH EXISTING HOME, CAMP SHINGLE, SIM SIDING & TRIM*
 - ☐ Color,
 - ☐ Exterior enclosures including door, window, siding, roofing, paving, product literature for alternative materials to illustrate compliance with design.
7. ☒ **Recommended: Neighborhood Association Meetings (P)**
 - ☐ A sign-in sheet of meeting attendees
 - ☐ A summary of issues discussed
 - ☐ A letter from the neighborhood association or CIC indicating that a neighborhood meeting was held.
 - ☐ If the applicant held a separately noticed meeting, the applicant shall submit a copy of the meeting flyer, a sign in sheet of attendees and a summary of issues discussed.*EMAIL NOTIFICATION SENT 4-19-2021*
8. ☒ **Additional Information or Reports (P)**
9. ☒ **A Current Preliminary Title Report or Trio for the Subject Property(ies) (P)**

10. ☒ **Mailing Labels for Owners within 300 Feet of the Subject Site or Fee for City-Provided Labels (P)**

The names and addresses of property owners within 300 feet of the site from a title company.

11. ☒ **Copies (P)**

Two (2) copies of all information, reports, and drawings (full-sized and 8.5" by 11") pertaining to this application.

12. ☒ **Electronic Version of All Application Materials (P/DS)**

13. ☒ **All Required Application Fees (P)**

PLEASE EMAIL REQUIRED
FORM SO CLIENT CAN APPROVE
PAYMENT

(P) = Contact the Planning Division at (503) 722.3789 with any questions regarding this item.

Incomplete applications will not be processed.



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

File Number(s): GLUA-21-00021 / HR-21-00009

Application Date:
4-20-2021Project Name: VENKINS REMODELProposed Land Use or Activity:
ADD 289 SQ. FT., 34% OF ORIG. HOUSE# of Lots Proposed (If Applicable):
1 1/2Physical Address(es) of Site:
121 CENTER ST. OREGON CITY OR 97045

Clackamas County Map and Tax Lot Number(s):

Applicant(s)Applicant(s) Signature: [Signature]Applicant(s) Name Printed: ALAN BRYANDate: 4-20-2021Mailing Address: 12242 NW BARNES RD #485 PORTLAND OR 97229Phone: 503-703-4448Fax: —Email: DZYGUY2001@yahoo.com**Property Owner(s) – See reverse for more than two Owners****Property Owner #1**Property Owner#1 Signature: [Signature]Property Owner#1 Name Printed: WILLIAM JENKINSDate: 4-20-2021Mailing Address: 121 CENTER ST OREGON CITY OR 97045Ownership Address: 11Phone: 216-409-0519Fax: —Email: —**Property Owner #2**Property Owner#2 Signature: [Signature]Property Owner#2 Name Printed: LAUREN JENKINSDate: 4-20-2021



Construction Costs for Historic Review for New Construction

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

Address: 121 CENTER ST. Oregon City OR 97045

Project Description: 200 SQ. FT. ADDITION TO WCH
A NEW 2ND BEDROOM & FULL 3/4 BATH.

Section I – Construction Costs

OWNER GC / LABOR

Design Work	\$ 3700 ⁰⁰
Site Prep	\$
Consultants	\$
Excavation	\$
Utilities	\$
Foundation	\$
Framing material/wall construction	\$
Interior finish (walls, doors, floor finish, cabinetry, light fixtures, etc.)	\$
Supplemental information (fire suppression, hvac, electrical, plumbing, etc.)	\$
Roofing	\$
Landscaping	\$
Paving	\$
Other TOTAL OF ALL ABOVE	\$ 61,300 ⁰⁰
Total Section I	\$ 65,000⁰⁰

Section II – Permits

Building	\$
Electrical	\$
Plumbing	\$
Mechanical	\$
Land Use	\$
Total Section II	\$ 5000.00

Section III - Total

Section I Total	\$
Section II Total	\$ 5000.00
Total Section III	\$ 70,000⁰⁰

Office Use Only –

Building Official Verification: _____

121 center street

From: alan brzycki (dzynguy2001@yahoo.com)

To: dzynguy2001@yahoo.com

Date: Monday, April 19, 2021, 03:25 PM PDT

Historic review Committee,

Re. 121 center street Oregon city or. 97045

We propose to create an addition to the above listed property of 289 square feet, 34% of the original floor plan. The addition will be on the south side of the existing residence, and facing center street, creating a private courtyard space, to the west, for the home owners.

The home is located in the McLoughlin historic district, but is not considered historic. The area is comprised of period style homes of mixed types, with some, having more recent remodels/additions to them.

The existing home is done in the Bungalow style and our addition aims to match all details of the current building on the exterior. This includes Composition roofing, horizontal lap siding, and window/door trim to match the existing facade. We proposed a gable roof, consistent with the current roof line and window/door openings of 29% along center and existing 26% along 2nd street.

This home, although not considered historic, is considered compatible with the neighborhood and believe our proposal continues this, and should be a plus to the neighborhood.

Thank you for your consideration,

Alan Brzycki, designer
5037034448

new project to submit on 121 center street

From: alan brzycki (dzynguy2001@yahoo.com)

To: dbeasleym@gmail.com

Cc: jessebuss@gmail.com

Date: Monday, April 19, 2021, 01:11 PM PDT

McLOUGHLIN
H.A. NOTICE

Hello,

Forwarding this on to you, as we prepare to submit our project for historical review in may.

Please let me know if there are any questions or concerns regarding the proposed addition at 121 center street.

Thank you,

Alan Brzycki, designer
5037034448

----- Forwarded Message -----

From: alan brzycki <dzynguy2001@yahoo.com>

To: Kelly Reid <kreid@orccity.org>

Sent: Friday, April 9, 2021, 07:10:15 AM PDT

Subject: Re: new project to submit on 121 center street

Kelly,

I'll touch base with you Monday, these are the plans for 121 center st I need to submit.

Alan

On Tuesday, April 6, 2021, 04:05:57 PM PDT, Kelly Reid <kreid@orccity.org> wrote:

Hi Alan,

I've attached HRB dates and deadlines, along with an application checklist. Some of these items may not be applicable to this project because it is not entirely new construction, so it would probably be helpful for you and I to talk on the phone as well as have me look at your plans informally before you submit an application. Feel free to schedule a call or time to talk with me, and email plans if you have anything sketched up yet.

Once I know a little bit more I can pull the applicable [design guidelines](#) and send them to you.

Thanks!

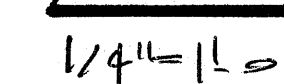
Kelly Reid

BY PURCHASING THIS PLAN, THE PURCHASER AGREES TO THE FOLLOWING: THESE IDEAS, DESIGNS AND PLANS ARE SET FORTH IN THESE DOCUMENTS, ARE ORIGINAL WORKS OF ALAN D. BRZYCKI AND USE OF THIS WORK PRODUCT IS LIMITED TO THE SPECIFIC PROJECT OF THE PURCHASER, AND FOR THE CONSTRUCTION OF ONE OR MORE PLANS, REPRODUCTIONS, IDEAS, DESIGNS AND/OR ARRANGEMENTS OTHER THAN BY ALAN D. BRZYCKI OR ANY PERSONNEL. WRITTEN PERMISSIONS ON SEPARATE PAPER MUST BE OBTAINED FROM ALAN D. BRZYCKI BEFORE ANY OTHER USE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ANY OTHER USE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS OF ALAN D. BRZYCKI'S WORK PRODUCT IS STRICTLY PROHIBITED. NO OTHER RIGHTS OR RESPONSIBILITY OF ALAN D. BRZYCKI ARE ASSUMED BY PURCHASING THIS PLAN.

SHEET NO.

2

OF THREE SHEETS



Design Guidelines for New Construction – McLoughlin

Staff and the HRB will review your application based on these guidelines. If you propose anything that does not meet these character guidelines, please include an explanation in your application of how your design differs and why you think it is still compatible with the District.

1. STYLE

There are three predominant architectural styles in the McLoughlin district, Vernacular, Bungalow, and Queen Anne - Queen Anne Vernacular. These form the context for the neighborhood. There is a minority of other styles, each small in number. For the purpose of reinforcing existing context, these three primary styles are to be used in new residential construction.

New construction shall complement one of these styles to support the historic context. Use of other styles dilutes and distracts from the historic context of the district.

While there may be several styles dominant within the district, the specific choice of a style shall be compatible with adjacent properties, the block, and the neighborhood. It also must be fitting for the particular function of the building and its size.

Applicant response: THE ADDITION WILL BE BUNGALOW STYLE TO MATCH THE EXISTING HOMES STYLE & SCALE.

2. SITE

Siting principles involve both how the site is used and how the building(s) is placed within the site. The specific lot location and its topography can dictate many requirements.

In the McLoughlin Neighborhood the second most prevalent style is the Bungalow, built between 1905-1929. largely built between 1911-1919, and then continuing from 1920-29. Compared to the Vernacular style, the historic bungalows have undergone few exterior alterations. Important style characteristics as found on houses in the McLoughlin District to be used for new construction are noted below

CHARACTERISTICS OF THE STYLE

- Uniform front setback with similar sized side yards.
- Lots are usually 50x100 and contain a single house.
- Fences: Few fences around bungalows; some backyard privacy fences, of wood.
- Landscaping: primarily of lawn in front, sides and back; shrubs, smaller trees.

Applicant Response: THE ADDITION MAINTAINS THE HOMES FRONT SETBACK LINE PROVIDING A UNIFORM LOOK WITH EMPHASIS ON THE EXISTING FRONT PORCH.

3. BUILDING FORM

Address the overall size, shape and bulk of the building. The architectural style used for the building defines many aspects of its appropriate form and proportions. Excessive variation in the size, shape, or configuration creates an inappropriate solution that is stylistically incorrect and not complementary to the district. The building form needs to relate to the buildings in the immediate neighborhood, and to

take into account both similarities and changes on the block. The new building form shall reference the principles, proportions and scale of an historically appropriate style.

BUILDING FORM CHARACTERISTICS OF THE BUNGALOW STYLE IN MCLOUGHLIN

Building Form

- Building form is difficult to modify for additions, but has versatile floor plan.
- More emphasis on the horizontal than Vernacular or Queen Anne, this extends into porch, dormer and window design; more 'ground hugging'.
- Shape: floor plans are either rectangular, or square.
- Height: 1 or more often 1½ stories high; possible basement.
- Roof: Low-pitched (6:12 maximum) gable roof; front or side facing; occasionally hipped. Roof that often continues down to create a cover over the prominent front porch.
- Proportions: Height to width approximately 1:1½; Height to Depth: 1: no more than 2 for main building portion not including front porch.

Applicant Response: THE ADDITION IS LINEAR AND PRESENTS HOME AS 1 STORY, MATCHING ROOF PITCH, SIDING, WINDOW TYPES & SIZES. THE NEW RIDGE IS SLIGHTLY LOWER, DIMENSIONING THE SCALE OF THE ADDITION

4. DESIGN COMPOSITION

Include a range of more detailed design issues that address groups of elements, individual elements, their design and how they relate to the overall composition and finish. The principles place a traditional emphasis on the design's composition as seen from the exterior, rather than as a result of interior functional planning requirements. They also outwardly convey a sense of quality craftsmanship.

The design composition principles, being more detailed, and stylistically dependent, are typically developed after the previous principles are resolved. These principles also reflect historically appropriate materials, respective finishes, and unobtrusive integration of new technology.

DESIGN COMPOSITION CHARACTERISTICS OF THE BUNGALOW STYLE IN MCLOUGHLIN

- Front façade can be symmetrical or asymmetrical.
- Porch: full or wrap-around front porches; supported with substantial pillars; simply detailed.
- 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 roof.
- Chimneys: 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.
- Bays: possible single story, cantilevered, and rectangular usually located on the side of the house.
- Windows: double-hung; 1:1 or with multiple panes in upper sash; large fixed window flanked by two smaller doublehung 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.

Applicant Response:

THE REMODELED HOME WILL BE ASYMMETRICAL @ THE FRONT, DUPLICATING ROOF PITCH & OVERHANGS, SIDING, WINDOW STYLE & SIZE AND FINISHED TO MATCH THE EXISTING HOME

Windows (see page 63 of [Guidelines](#))

Applicant Response:

Staff will review your application based on these guidelines. If you propose anything that does not meet these character guidelines, please include an explanation in your application of how your design differs and why you think it is still compatible with the District.

From: [alan brzycki](#)
To: [Kelly Reid](#)
Subject: Re: 121 Center Street - questions
Date: Wednesday, April 28, 2021 4:49:24 PM

Kelly,

Please send document i need to fill out responses to in main body of email, unable to open it.

The rest of your info as follows...

1. New siding to be fiber cement in a width to match existing siding.
2. All new windows are to be single hung style and vinyl or fiberglass frame.
3. pics attached
4. See above but this is in addition to the narrative i already sent ?

Alan

On Wednesday, April 28, 2021, 04:31:40 PM PDT, Kelly Reid <kreid@orccity.org> wrote:

Hi Alan,

I've gone through the application for 121 Center Street. Thanks for providing all the information. I just need a few more items to have all the necessary information to review the application, please:

1. Can you specify what material the new siding will be – fiber cement, wood?
2. Can you specify what kind of windows are planned – both how they operate (single hung, casement, etc) and material – fiberglass, wood?
3. Can you provide a photo of the front of the home – the only one I received is from the side. And perhaps a close up of the existing siding on the house?
4. Can you briefly respond to the design guidelines that are included in the attached document? I have not identified any areas where your proposed design conflicts with these guidelines, but it is always good to hear from the applicant how they think their project meets the guidelines. The Historic Review Board will read through these materials before the public hearings.

I will prepare public notices to go out next week, along with a land use notice sign that you can pick up next week and post on the property. It will need to be posted by next Wednesday at the latest. I can have it ready to pick up by Tuesday at noon. Please let me know if this works for you.

Thank you,

Kelly Reid

She/her/hers

Planner

Community Development Department, City of Oregon City

695 Warner Parrott Rd, Oregon City, OR 97045

kreid@orcidity.org

(503) 496-1540 Direct

(503) 722-3789 Main

[Website](#)

[Interactive Maps and Apps](#)

[On-Line Submittal of Land Use Applications](#)

[COVID-19 \(Coronavirus\) Information](#)

PUBLIC RECORDS LAW DISCLOSURE: This e-mail is subject to the

State Retention Schedule and may be made available to the public.

From: [alan brzycki](#)
To: [Kelly Reid](#)
Subject: Re: Historic review, 121 center st
Date: Friday, April 30, 2021 11:15:07 AM

Kelly,

The current windows are all vinyl, so we would like to match the type for a consistent look and style.

Alan

On Friday, April 30, 2021, 10:53:31 AM PDT, Kelly Reid <kreid@orcity.org> wrote:

Thanks Alan. The Board will require that the fiber cement siding be the smooth kind, not the textured "cedarmill" style – just wanted to give you a heads up.

Also, vinyl windows are typically not permitted but fiberglass would probably work fine. If you could provide more details about the windows (brand and type) before the hearing, that might be helpful.

The "public record" is open through the public hearing, meaning that you are welcome to add information at any time until the hearing and at the hearing, until the HRB closes the record at the hearing. After that point, they will make a decision based on the information in the record. They typically will add some "conditions of approval" to approve the proposal with some minor changes or clarifications about materials. When the staff recommendation is ready, I will send to you ahead of time (about a week before the hearing).

Thanks,

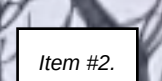
Kelly

From: alan brzycki <dzynguy2001@yahoo.com>
Sent: Friday, April 30, 2021 10:41 AM
To: Kelly Reid <kreid@orcity.org>
Subject: Fw: Historic review, 121 center st

Kelly,

Answers to the questions you needed.

Alan





From: [Matt Jenkins](#)
To: [Kelly Reid](#)
Subject: 121 Center St. Matt Jenkins
Date: Tuesday, May 18, 2021 12:31:05 PM

Hi Kelly,

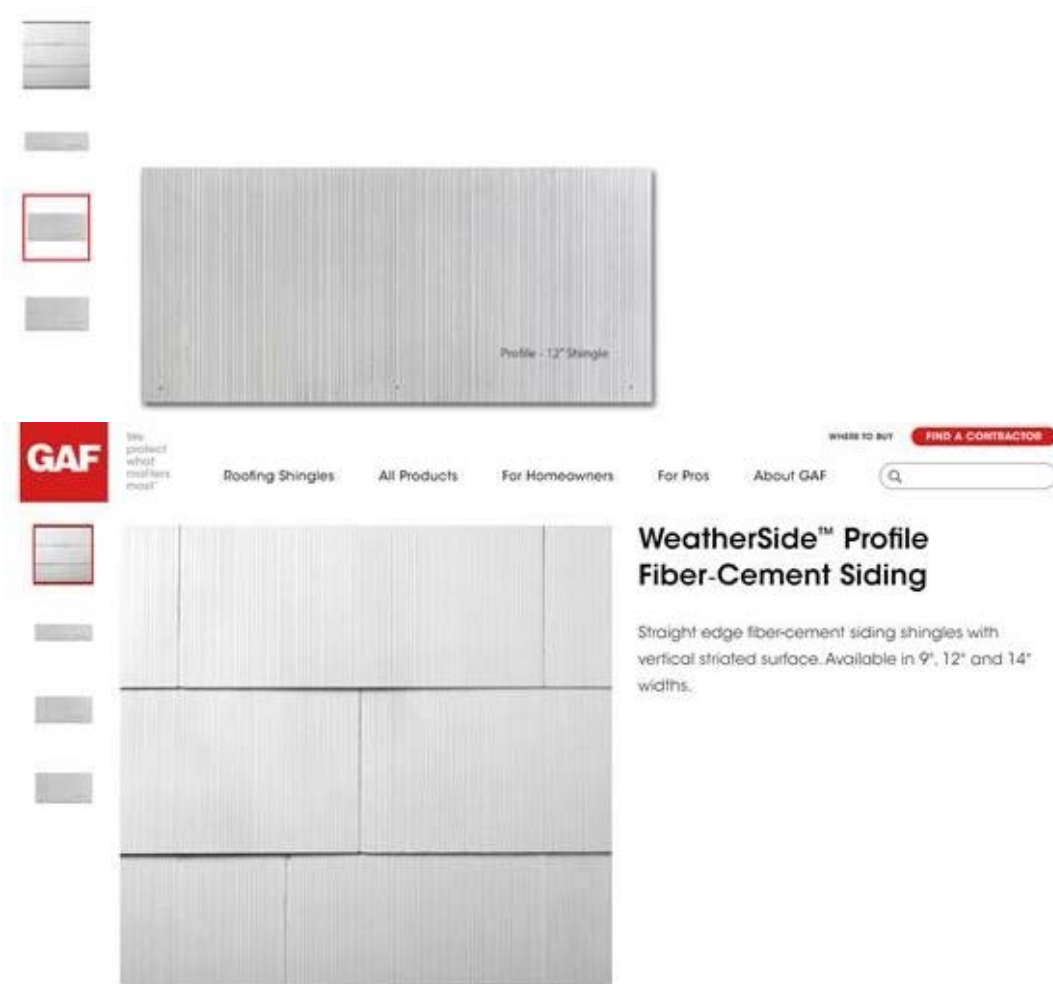
Apologies for the delayed response to your questions about the siding and windows.

As for the windows, we have not chosen anything yet fiberglass or vinyl, but we are not picky. The window on the side of the house where the addition is going is vinyl, along with the rest of the house. I mentioned the last time that we spoke that I would like to move that window to the front (facade) of the addition so that they all match if possible.

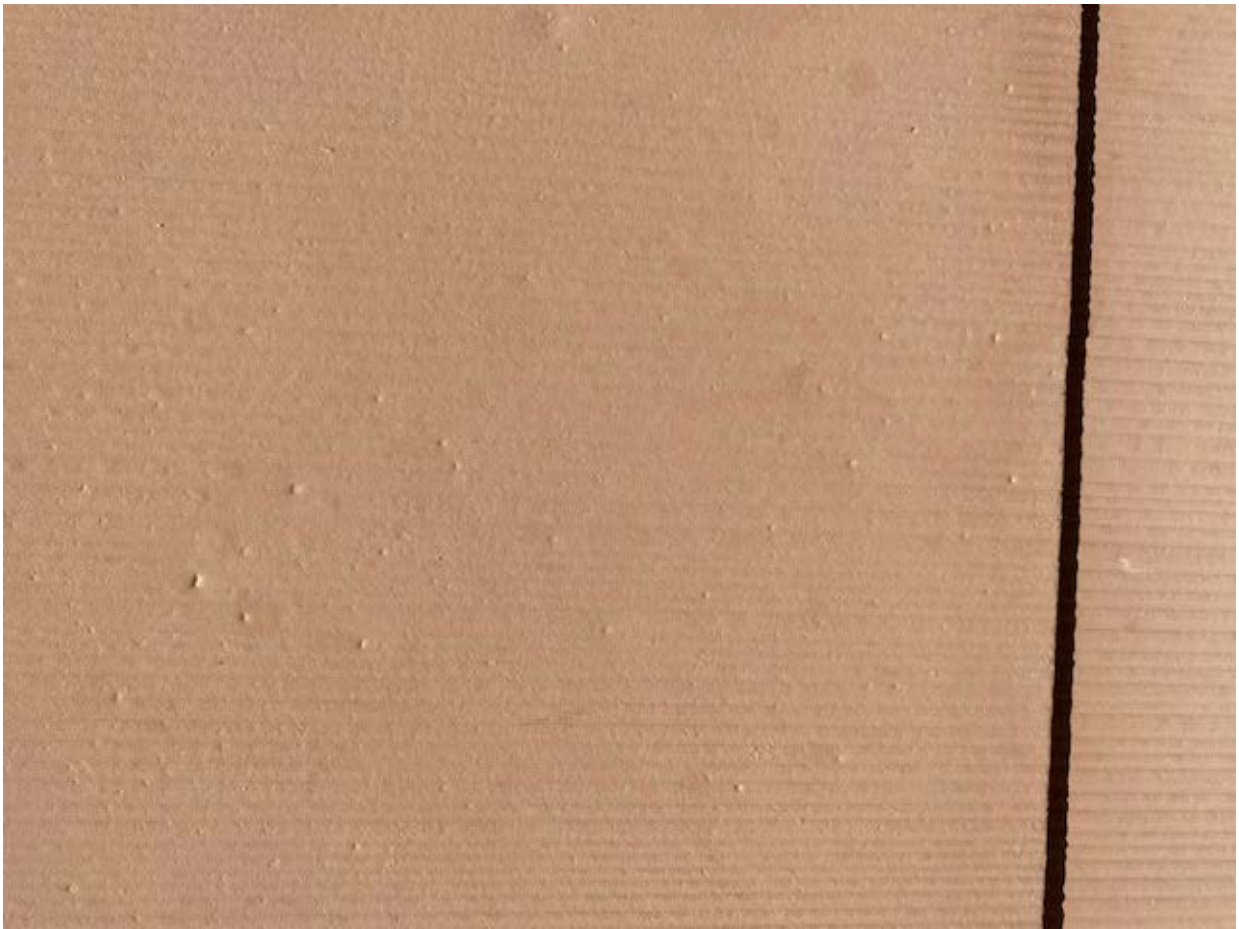
But what we the historic boards preference is for windows we will abide.

For siding we were sent this product—

<https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles?Action=GetGrid&ZipCode=NA>



This is our current siding—



We would like it to match as much as possible, since the house is small it will definitely noticeably different than the rest of the home.

Thanks again

Matt Jenkins

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 121 CENTER ST		City: OREGON CITY	
USGS Quad Name: Oregon City		GPS Latitude: 45 21 11 N	Longitude: 122 36 37 W
Township: 02S	Range: 02E	Section: 31 Block: 82 Lot: 1	Map #: 22E31CA Tax Lot #: 1000
Date of Construction: c. 1920	Historic Name:	Historic Use or Function: Domestic - single dwelling	
Grouping or Cluster Name: NA	*Current Name or Use: Domestic - single dwelling	Associated Archaeological Site: Unknown	
Architectural Classification(s): Bungalow		Plan Type/Shape: Rectangle	Number of Stories: 1.0
Foundation Material: Concrete		Structural Framing: Unknown	Moved? No
Roof Type/Material: Gable / Composition shingle		Window Type/Material: 1/1 vinyl double-hung	
Exterior Surface Materials Primary: Asbestos shingle		Secondary: Decorative:	
Exterior Alterations or Additions/Approximate Date: Shed roof addition on west (rear) façade; asbestos ceramic shingles; faux shutters; full window replacement			
Number and Type of Associated Resources: Period garage to southwest; new workshop to southwest (2)			
Integrity: Good Condition: Good		Local Ranking:	National Register Listed? No
Potentially Eligible: ☐ Individually or ☐ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☒ Altered (choose one): ☒ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old			
Description of Physical and Landscape Features: This one story side gabled bungalow has a rectangular plan and sits on a concrete foundation. The gable roof is covered with composition shingles, has exposed rafter tails obscured by gutters and decorative eave brackets. The house is covered in asbestos ceramic shingles. Windows are 1/1 wood double-hung with decorative shutters flanking them. The gabled roof front entry porch is supported by brackets and has wrought iron railing. The floor and steps are poured concrete. A shed roof addition is on the west (rear) façade. A period garage, covered in asbestos shingles, is southwest of the house. A new workshop is on the south side of the house.			
Statement of Significance:			

Researcher/Organization: Heather Goodson / HPNW		Date Recorded: 5/10/2002	
Survey Form Page 1	Address: 121 CENTER ST	Local Designation #	SHPO #

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 113 CENTER ST		City: OREGON CITY	
USGS Quad Name: Oregon City		GPS Latitude: 45 21 11 N	Longitude: 122 36 37 W
Township: 02S	Range: 02E	Section: 31 Block: 82 Lot: 2	Map #: 22E31CA Tax Lot #: 1100
Date of Construction: c. 1908	Historic Name:	Historic Use or Function: Domestic - single dwelling	
Grouping or Cluster Name: NA	*Current Name or Use: Domestic - single dwelling	Associated Archaeological Site: Unknown	
Architectural Classification(s): Bungalow		Plan Type/Shape: L-shaped	Number of Stories: 1.0
Foundation Material: Concrete		Structural Framing: Unknown	Moved? No
Roof Type/Material: Gable / Composition shingle		Window Type/Material: 1/1 wood double-hung	
Exterior Surface Materials Primary: Asbestos shingle		Secondary:	Decorative:
Exterior Alterations or Additions/Approximate Date: Asbestos ceramic shingles; porch incompatible; shed addition with aluminum siding to northwest			
Number and Type of Associated Resources: None			
Integrity: Good	Condition: Good	Local Ranking:	National Register Listed? No
Potentially Eligible: ☐ Individually or ☐ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☒ Altered (choose one): ☒ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old		IMAGE UNAVAILABLE SEE ORIGINAL SURVEY FORM FOR PHOTOGRAPH	
Description of Physical and Landscape Features:			
This one story bungalow has a L-shaped plan and sits on a concrete foundation. The gable roof is covered in composition shingles with decorative brackets at the eaves and pointed bargeboard. The walls are covered with asbestos ceramic shingles. Windows are primarily 1/1 wood double-hung. The entry porch is covered with a gable roof supported by wrought iron posts. There are wrought iron railings and a concrete floor and steps. There is a shed addition with aluminum siding to the northwest.			
Statement of Significance:			

Researcher/Organization: Heather Goodson / HPNW		Date Recorded: 4/12/2002	
Survey Form Page 1	Address: 113 CENTER ST	Local Designation #	SHPO #



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: 05/25/2021

SUBJECT:

GLUA-21-00015 and HR 21-00008: Historic Review for exterior alterations to a noncontributing home in the Canemah National Register District at 601 4th Avenue.

STAFF RECOMMENDATION:

Staff recommends that the HRB continue this item until September 28, 2021.

EXECUTIVE SUMMARY:

New siding, decking, and porch railing were installed last year on this non-contributing home in the Canemah National Register District. The adopted HRB Policies do not allow for staff approval of the specific materials and design that were used; thus, HRB review is required. The applicant has requested a continuance to allow more time to provide additional information to the Board and has extended the City's statutory deadline accordingly.

BACKGROUND:

The subject property in the Canemah National Register District is developed with a two-story house. The house is on a 5,000 square foot lot and was constructed in 1979. The period of significance for Canemah is 1850 to 1928; this home is considered non-contributing and out-of-period. The City did not have a historic overlay that required a historic certificate of appropriateness at the time this home was constructed.

New siding, decking, and porch railing were installed in 2020. The new siding includes fiber cement vertical 'board and batten' siding and textured fiber cement horizontal board siding on the bottom 1/3 of the home, the decking is composite material, and the porch railing is a metal railing. The adopted HRB Policies do not allow for staff approval of these elements; thus, HRB review is required.

The applicant has requested a continuance to allow more time to provide additional information to the Board.



City of Oregon City

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

Meeting Minutes - Draft Historic Review Board

Commission Chambers

Monday, August 25, 2020

6:30 PM

1. Convene Regular Meeting and Roll Call

Acting Chair Baysinger called the meeting to order at 6:32 PM.

Present: 4 - Board Member Ken Baysinger, Board Member Claire Met, Board Member Grant Blythe, and Board Member Ray Stobie

Staffers: 2 - Community Development Director Laura Terway and Planner Kelly Reid

2. Public Comment – None

3. Preservation Grants 20-01, 20-02, and 20-03

Kelly Reid, Planner, said the Preservation Grant cycle started on July 1. The applicant was 14th Street Properties, LLC who applied for three grants for 220 14th Street. The house was a historic landmark outside of a historic district. She summarized the grant requests for window, porch, and siding restoration. The applicant was proposing to do the work through her company, Multiphase Electric, LLC. The estimated costs were \$3,850 for materials and \$3,000 for labor, totaling \$6,850. Staff recommended approving the \$1,000 grant for the windows and looking at options for the other grants. The applicant asked if the same shingles on the front could be placed on the back. There was \$5,000 in the Preservation Grant budget for the year.

Vikki Gackle, applicant, wanted to make these improvements before the weather changed. She planned to replace the porch back to the way it was. Regarding the front and back gable, there was a flare that came out that made it not a vertical surface but a pitched surface. The gable made the siding susceptible to sitting water. The front of the house was a cedar shingle and she would like to put that same shingle on the back. She would also like to stain the porch instead of paint it. She then explained the paint colors that would be used.

Acting Chair Baysinger was reluctant to approve all three applications and use 60% of the entire year's budget for one applicant. He thought they should approve the grant for the windows now and wait on the other two until the end of the grant cycle providing funds were still available. The Board agreed.

A motion was made by Board Member Met, seconded by Board Member Blythe, to approve the \$1,000 grant for the windows and the other two grant requests contingent on having money at the end of the cycle. The motion carried by the following vote:

Aye: 4 - Acting Chair Baysinger, Board Member Stobie, Board Member Blythe, and Board Member Met

4. OC 2040: Community Conversation with the HRB

Ms. Reid said the City was in the early stages of a visioning process that would inform the update to the Comprehensive Plan. They were trying to get as much community feedback as possible. She then went over the discussion questions and got HRB input.

There was discussion regarding other groups that could hold a community conversation and timeline of the project.

5. HRB Minutes

A motion was made by Board Member Blythe, seconded by Board Member Stobie, to approve the July 23, August 20, and September 24, 2019 minutes. The motion carried by the following vote:

Aye: 4 - Acting Chair Baysinger, Board Member Stobie, Board Member Blythe, and Board Member Met

6. Communications

None

7. Adjournment

Acting Chair Baysinger adjourned the meeting at 7:33 PM.



City of Oregon City

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

Meeting Minutes - Draft

Historic Review Board

Monday, September 30, 2020

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Acting Chair Baysinger called the meeting to order at 7:00 PM.

Present: 4 - Board Member Ken Baysinger, Board Member Claire Met, Board Member Grant Blythe, and Board Member Ray Stobie

Staffers: 3 - Community Development Director Laura Terway, Planner Kelly Reid, and Library Director Greg Williams

2. Presentation: Carl Clapp Memorial Sign in Library Park

Greg Williams, Library Director, said community members wanted to honor library supporter Carl Clapp by putting up a historic interpretive sign in Library Park. The sign was funded by donations. It was ready to install and he was asking for HRB support.

Karin Morey, resident of Oregon City, gave a background on the sign and her role in writing the text. Due to the sensitivity of the McLoughlin Neighborhood Association over signage around the library and Library Park, she thought they should run the design and location by the HRB.

There was consensus that this was a staff level decision and the project should move forward as proposed.

3. Public Comment – None

4. Public Hearing: GLUA-20-00038, HR 20-00008 Historic Review for a Fence at 618 4th Street (Johannes Vigeluis Rental)

Acting Chair Baysinger opened the public hearing.

Laura Terway, Community Development Director, read the hearing statement.

Acting Chair Baysinger asked if the Board had any ex parte contacts, conflicts of interest, bias, or any other statements to declare. There were none. All Board

members had visited the site.

Kelly Reid, Planner, presented the staff report. The applicant was proposing to install a six foot fence along the corner side of the property to the front of the house. The HRB policy was fences in the corner side yard were to be 3.5 feet high at maximum. On the inventory form, it stated this house had been altered and had an irretrievable loss of integrity. The wood siding had been replaced and the windows had been replaced with vinyl and the accent stone work on the front of the home was not original. Staff recommended allowing the fence with conditions. She thought the fence should be limited to the height of the existing fence and it should end at the porch, leaving the porch open to the street. She reviewed the other conditions. A letter was emailed today from a neighbor in support of the application.

Annie Snyder, applicant, said the existing fence was six feet. She had proposed the fence go past the porch due to a French drain, but that could be changed. She was in agreement with the conditions recommended by staff.

Acting Chair Baysinger closed the public hearing.

A motion was made by Board Member Met, seconded by Board Member Stobie, to approve GLUA-20-00038, HR 20-00008 Historic Review for a Fence at 618 4th Street (Johannes Vigeluis Rental) with the recommended conditions. The motion carried by the following vote:

Aye: 4 - Acting Chair Baysinger, Board Member Stobie, Board Member Blythe, and Board Member Met

5. HRB Minutes

A motion was made by Board Member Stobie, seconded by Board Member Blythe, to approve the October 22 and November 26, 2019 minutes. The motion carried by the following vote:

Aye: 4 - Acting Chair Baysinger, Board Member Stobie, Board Member Blythe, and Board Member Met

6. Communications

Ms. Reid discussed the vacancies on the HRB. An intern had been hired to help with the code update on the thresholds for review for additions to non-designated structures in McLoughlin.

7. Adjournment

Acting Chair Baysinger adjourned the meeting at 7:46 PM.

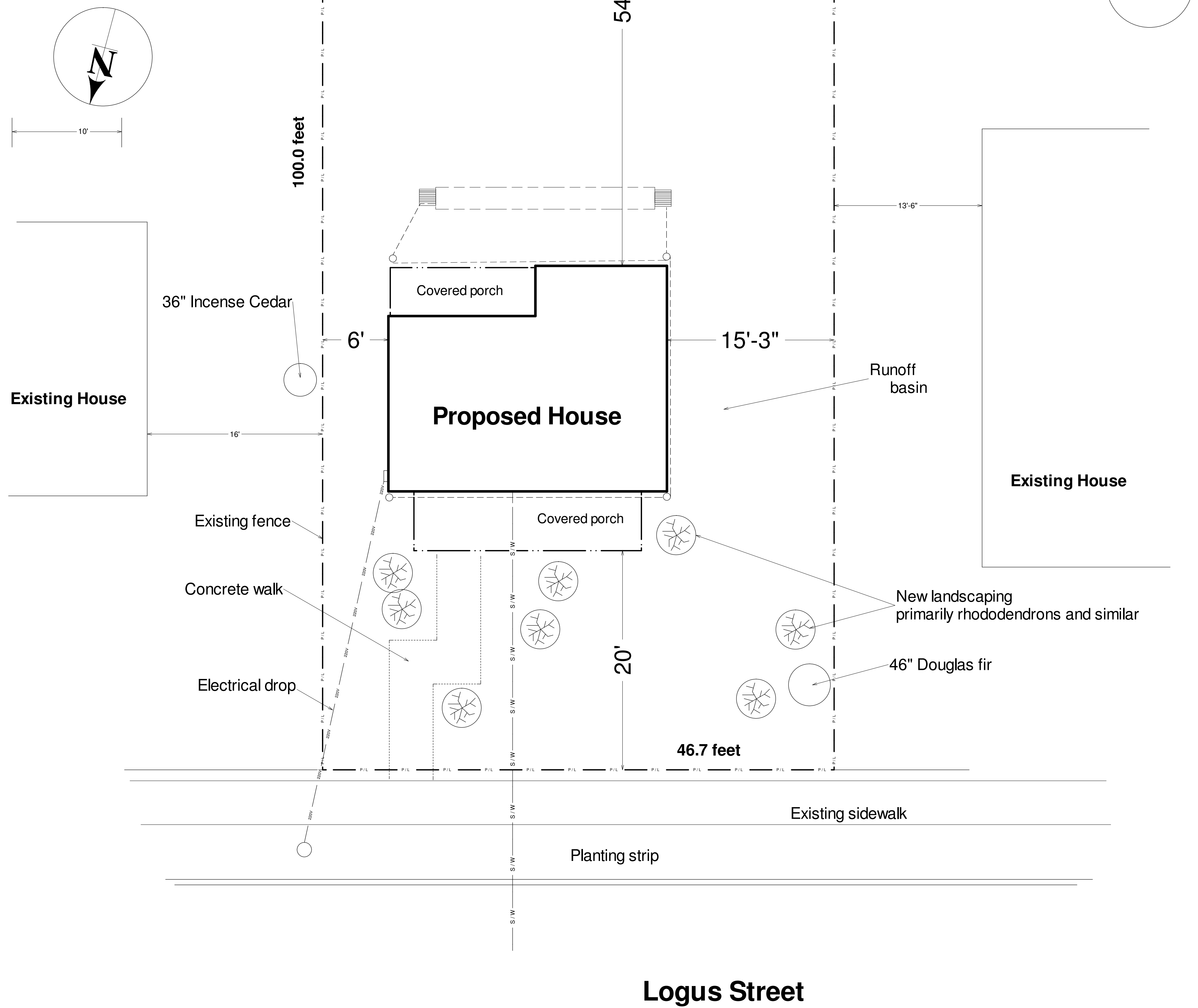
These are the plans for a modest two-story, 2-bedroom house of about 1000 square feet. The first floor ceiling to be 9 feet, second floor ceiling to be 8 feet. The scrollwork and horizontal lap siding fit the historic nature of the neighborhood. Form and massing of the house are in keeping with historic precedent. The roof is positioned north/south to enable solar panel installation in the future. Oregon law suggests that new house construction accommodate solar panels.

Plot Plan

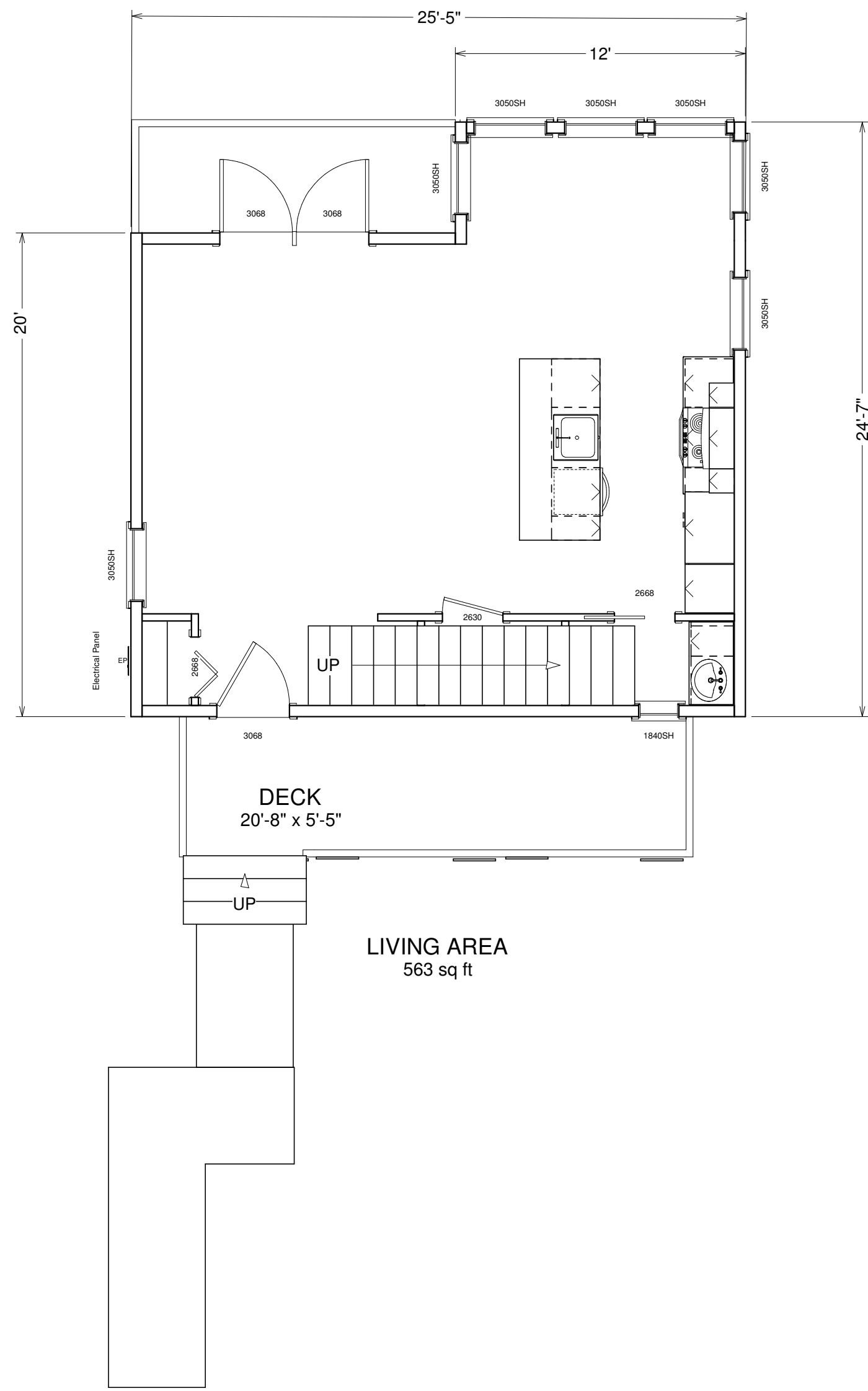
New House

Logus Street

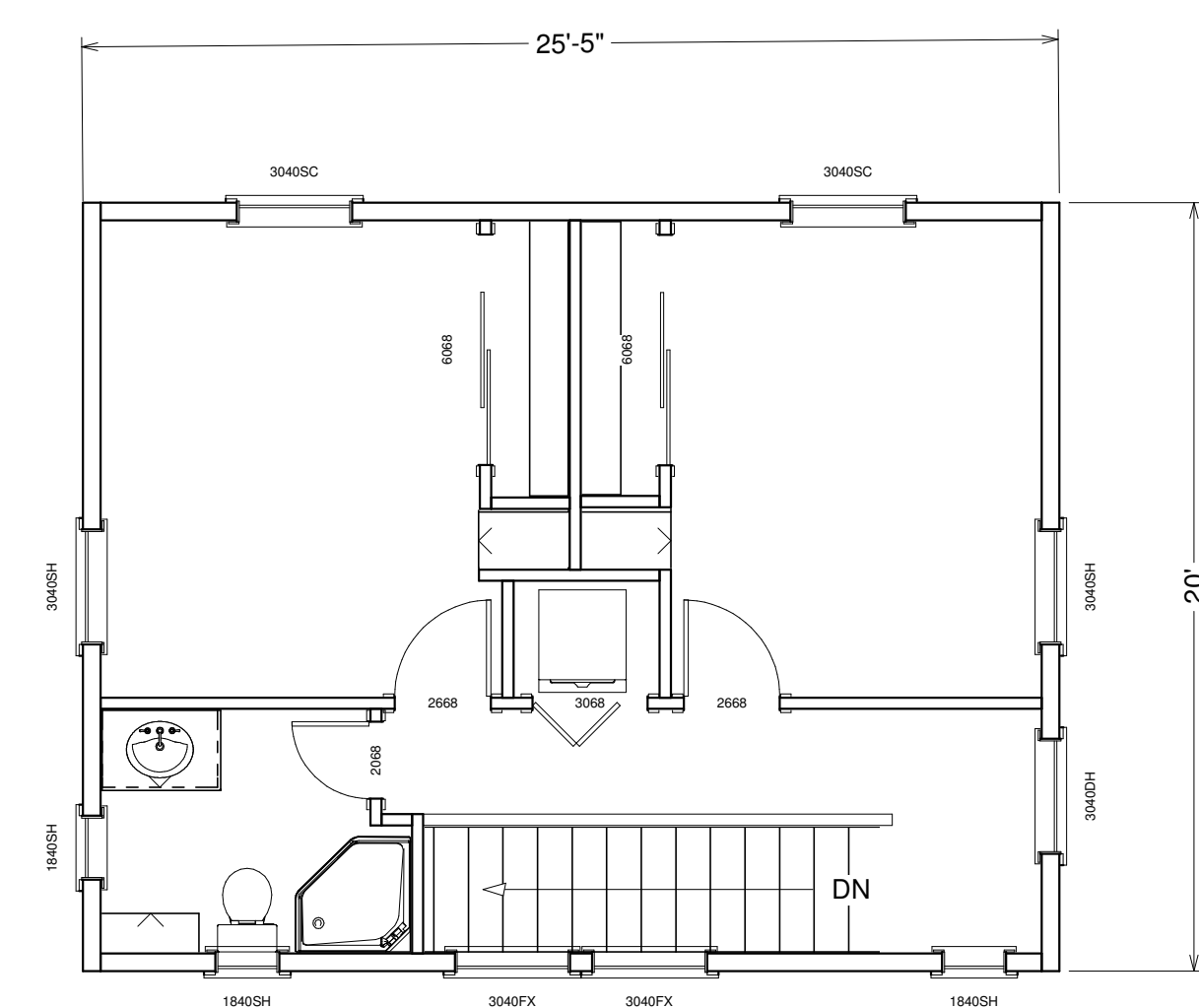
Oregon City



First Floor Plan

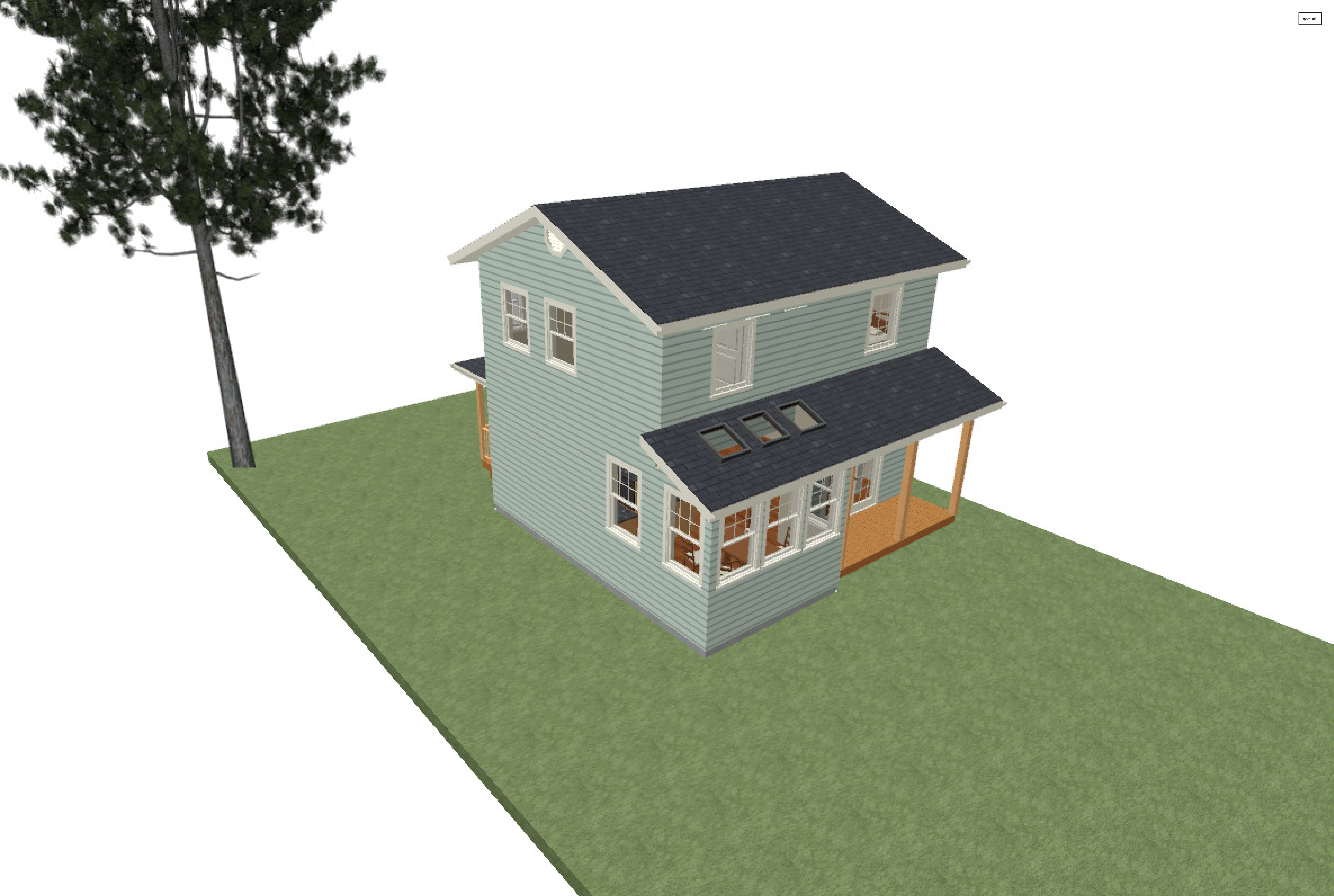


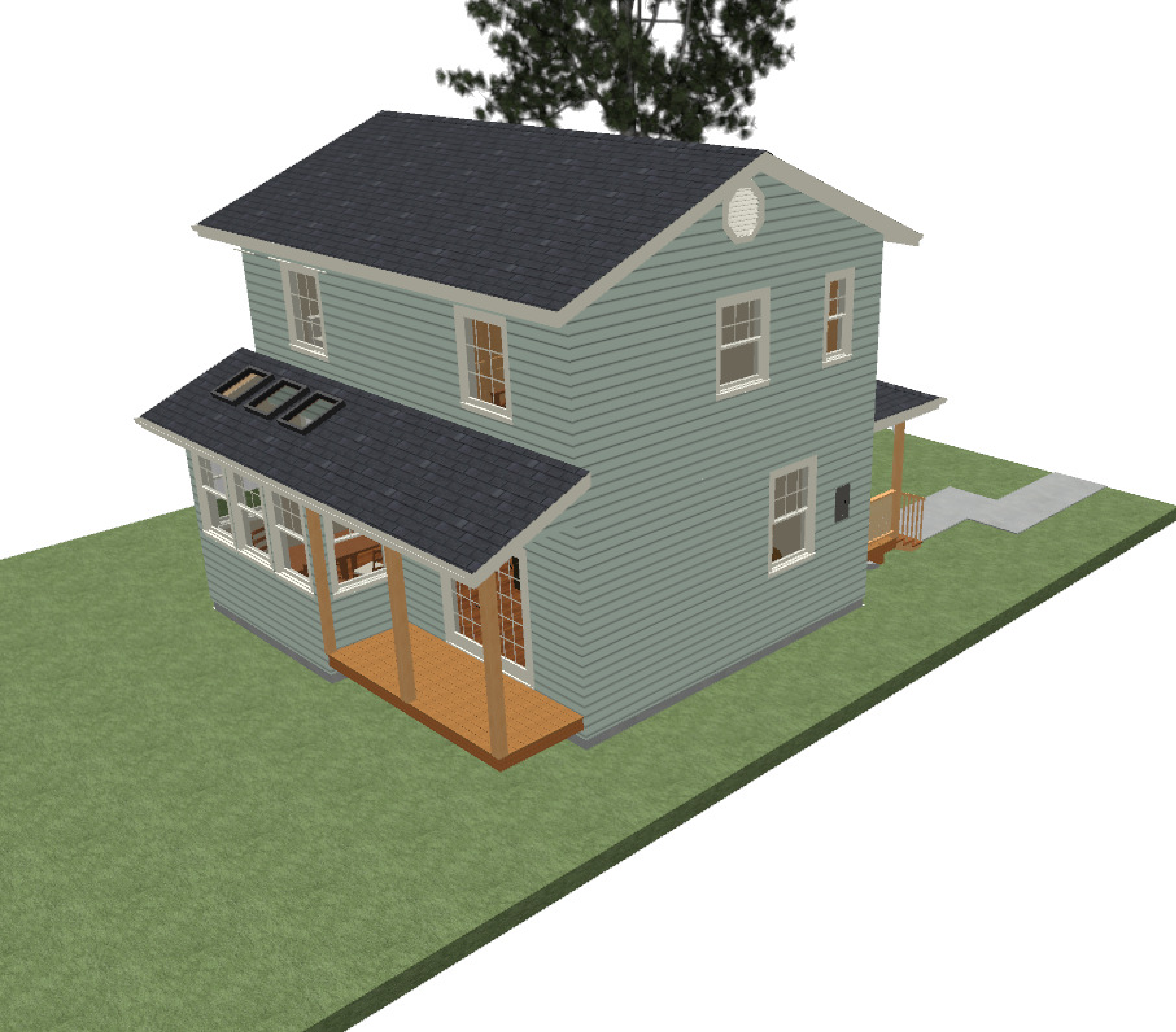
Second Floor Plan



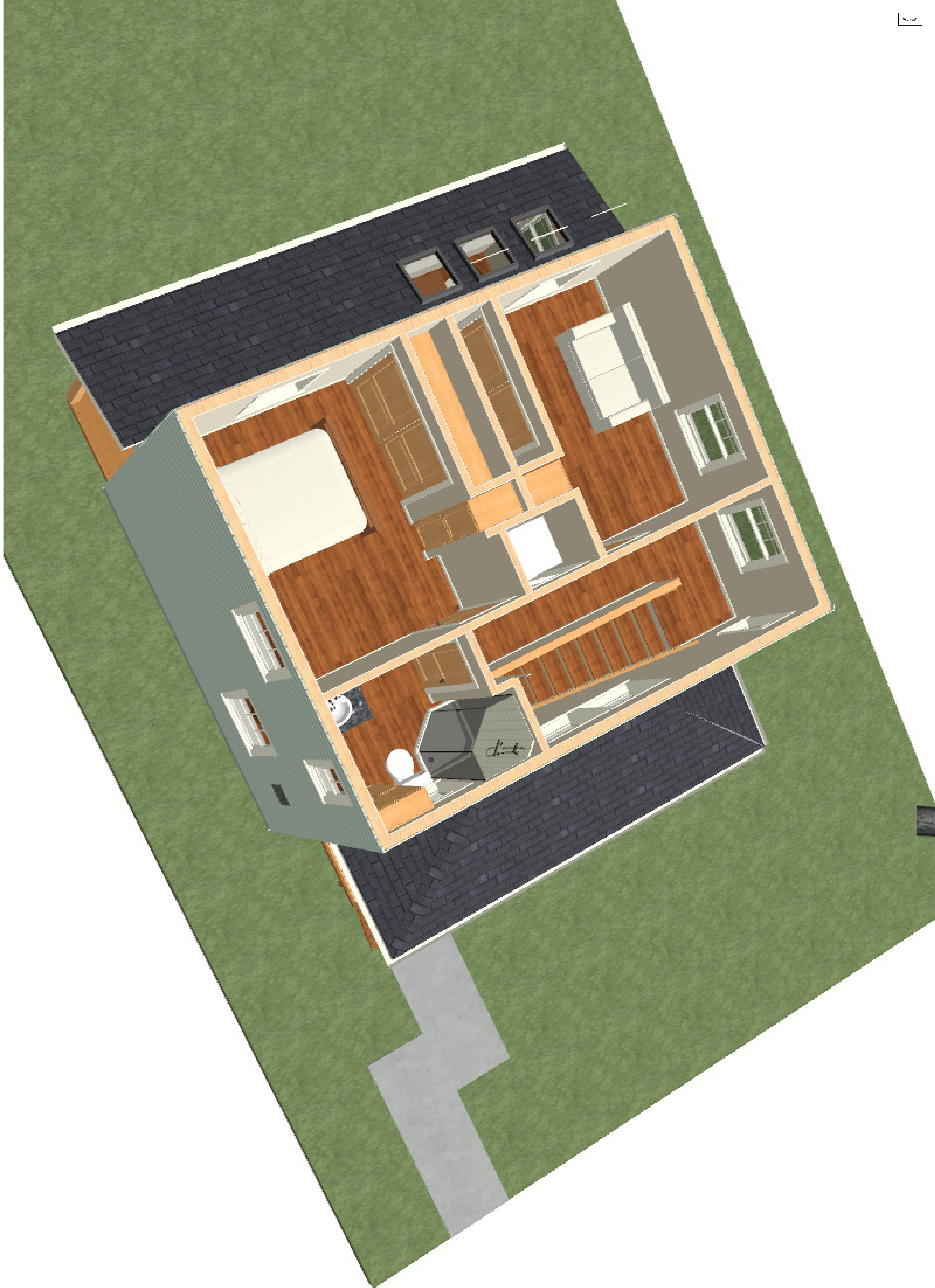
LIVING AREA
460 sq ft













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: 05/25/2021

SUBJECT:

Design Advice for a new single family home on the landmark property 412
Logus Street - Rasmussen-Hadley House

EXECUTIVE SUMMARY:

The Rasmussen-Hadley House is located on a property made up of two 50x100 lots of record. The applicant proposes to build a single family residence on the undeveloped lot of record next to the historic landmark. The proposed home is a 2-story home with a full front porch and no attached garage. The total size proposed is approximately 1000 square feet. The setback from the property line adjoining the historic home is proposed to be 15 feet to provide ample separation.

BACKGROUND:

The Historic Review Board created the design advice process as a way to interact with applicants at the beginning of the design process. These interactions are at publicly noticed meetings and are entered into the record if the applicant submits for historic land use approval.





Item #6.





Exclusively
503 233-7777
Windermere
windermere.com



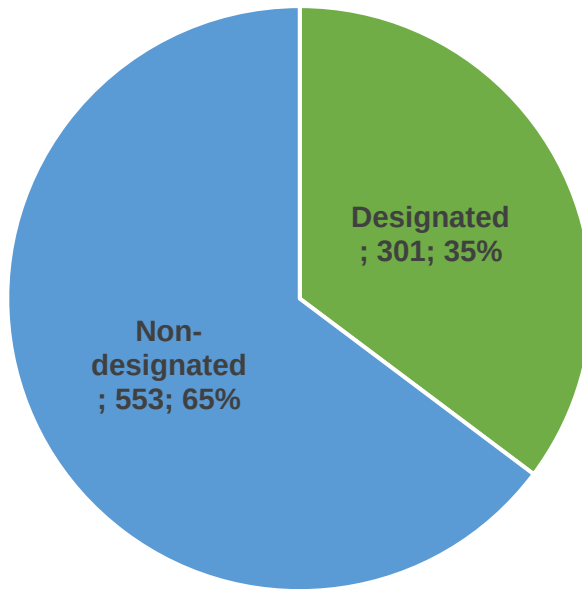
Compatible Change

Ensuring Compatibility
in the Historic Overlay

Historic Review Board Work
Session

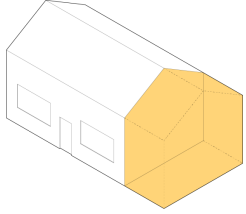
Overview: Current Review Threshold

Properties in McLoughlin
Conservation District



- Current city code allows for substantial remodels to non-contributing structures without going to the Historic Review Board (HRB).
- All new construction is reviewed by HRB through a Type III Review.
- Current threshold for “new construction”:
 - Any new building or structure separate from an existing building larger than two hundred square feet.
 - Any building addition that is thirty percent or more in area (whether individual or cumulative) of the original structure.

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.

Alternatives that were considered but rejected



REDUCE PERCENTAGE IN EXISTING CODE TO 10% WITH IMPROVED DEFINITION. Gross floor area of 10% or greater (excludes unfinished storage areas).

- Rejected because this percentage could require review for very small additions, which treats non-designated structures more like designated structures. This threshold reduction was not supported by many stakeholders we interviewed.



ADD TYPE II REVIEW. 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, and 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/visible from the right of way, paired with Alternative 1 or 2.

- Rejected because it could be confusing for staff and property owners to define what is considered a front addition. Also, we heard from some stakeholders that all four sides of the structure are important.

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.

New Construction Review Alternatives

Key:

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

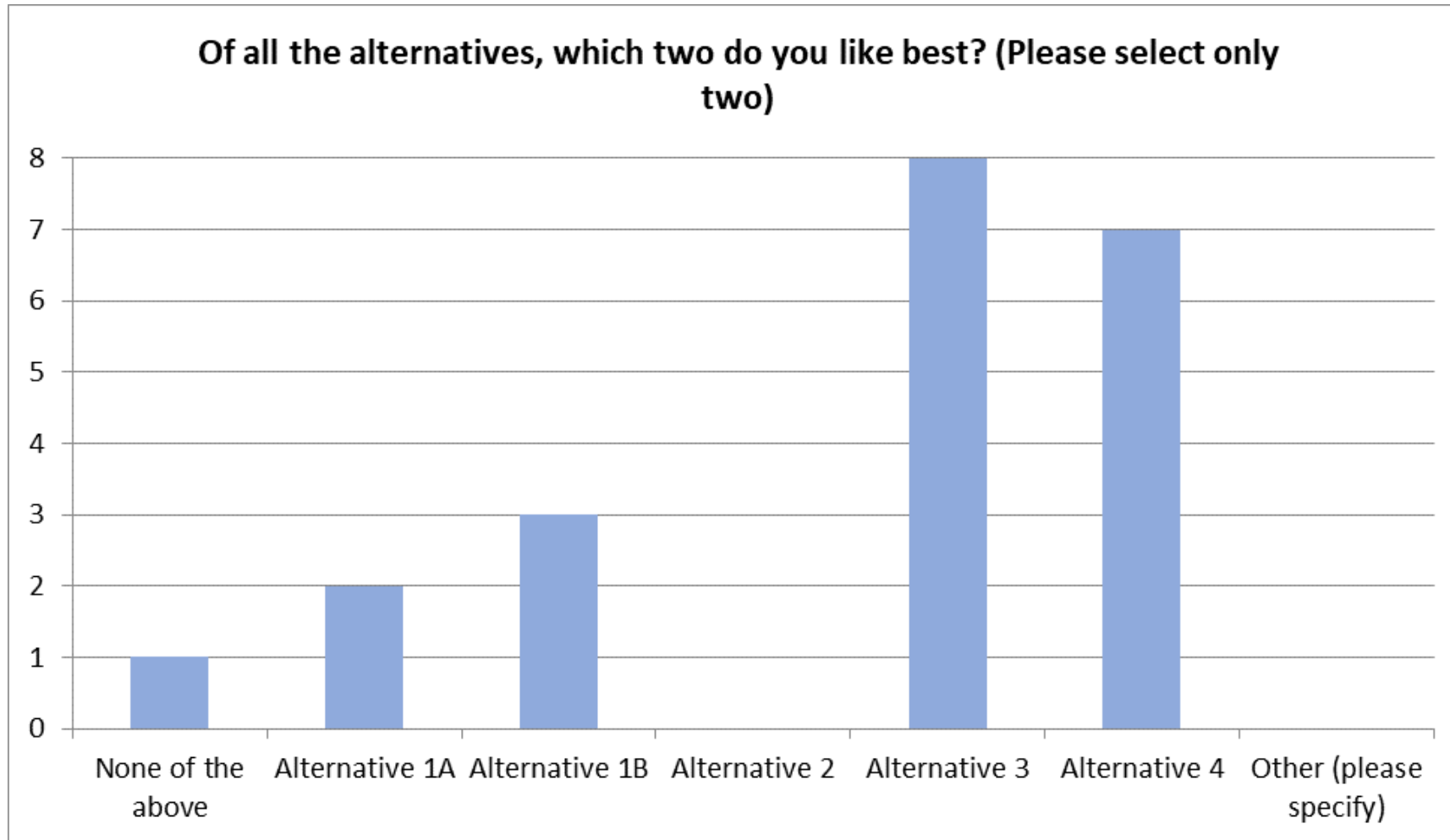
Yellow means the alternative has no significantly positive or negative effect on the goal.

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 burden/regulation for larger non-designated 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 burden/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.
REJECTED ALTERNATIVES				
Reduce percentage to 10% 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, according to stakeholders	Compared to status quo, this alternative will capture more changes occurring in the district.
Add Type II review	While clarity could come from this, the addition of a Type II review would require the development of standards and could potentially complicate the process. That said, objective standards are more clear than design guidelines.	In the short term, this would require substantial staff resources to create new standards. In the long term, this would take less time than Type III HRB reviews.	This process could eliminate the requirement of some changes to non-designated structures from being reviewed by the HRB.	New standards would attempt to result in additions that maintain integrity as well as the current guidelines.
Any addition on front façade	This alternative could be difficult for the public, property owners, or some staff to interpret.	This is unknown; the change could be negligible, but more information is needed regarding the precedent.	The benefit of this alternative, especially if paired with a percentage threshold that is larger on other facades would allow additions not visible from ROW	This is debatable. Some residents feel as though all facades are relevant, while others think that this approach could serve as a good compromise for non-designated structures

Open House Results



Alternative 3

Key:

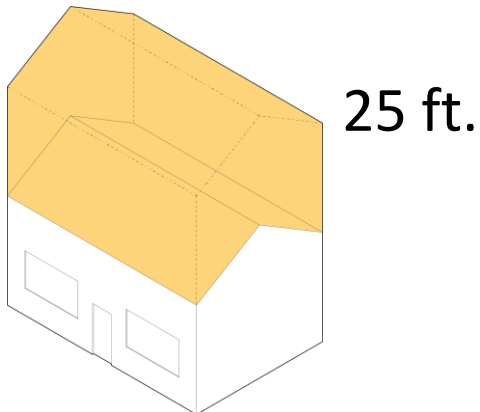
Green means the alternative accomplishes the goal and improves over current code.

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
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.



Alternative 4

Key:

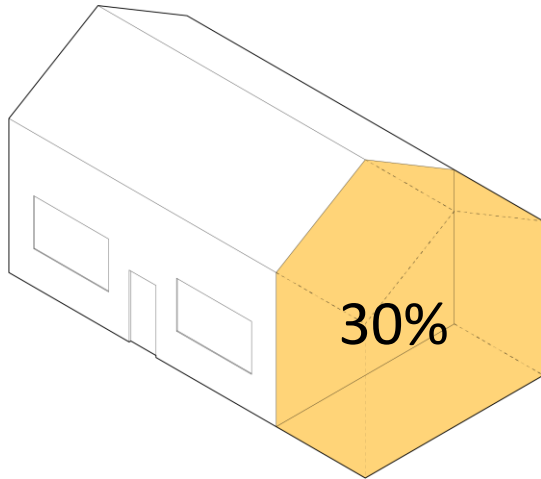
Green means the alternative accomplishes the goal and improves over current code.

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

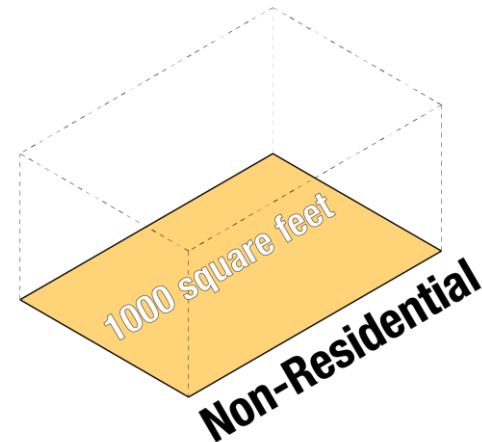
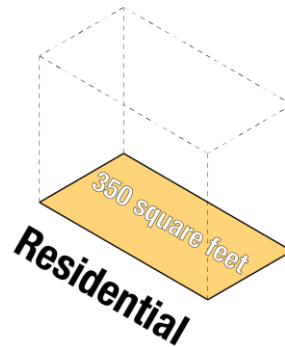
Orange means the alternative does not accomplish the goal very well.

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
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 burden/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.



OR



Other comments on New Construction thresholds:

- There was little input from owners of non-designated structures. Most participants were owners of designated structures.
- Clarifying how to measure “area” is key.
- If height becomes part of the threshold, the HRB should look closely at the right number. 25 feet might not be the right threshold.

Oregon City Compatible Change Project

Potential Code Amendments

The following code amendment would make a minor correction to the definition of new construction, but would not change the threshold from what it is today. Staff's recommendation is to exclude basement area when calculating percentages. Whether basement is finished or not then becomes moot.

17.04.815 - New construction.

"New construction" means structure for which the "start of construction" commenced on or after the effective date of the ordinance codified in this title.

For the purposes of Chapter 17.40, "new construction" means a new building or structure separate from an existing building that is larger than two hundred square feet on any property located within a Historic Overlay District. Any building addition of new or reconstructed floor area that is thirty percent or more in finished, above ground floor area (be it individual or cumulative) of the original structure shall also be considered "new construction."

A component of the code changes could include a tweak to demolition definition to code to support the project goals.

17.04.290 - Demolish.

"Demolish" means to raze, destroy, dismantle, deface or in any other manner cause partial or total ruin of a ~~designated~~ landmark or designated structure in an historic or conservation district (17.04.290).

Percentage Calculation Examples

Example 1

Existing home is 1600 square feet above ground.

30% of finished space above ground: 480 square feet

Example 2

Existing home is 1100 square feet.

30% of finished space above ground: 330 square feet

Example 3

Existing home is 2300 square feet

30% of finished space above ground: 690 square feet