



CITY OF OREGON CITY HISTORIC REVIEW BOARD AGENDA

Virtual Meeting
Tuesday, April 25, 2023 at 7:00 PM

This meeting will be held online via Zoom; please contact ocplanning@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. Addition of a covered rear porch on a Historic Structure (Dr. Mount Residence) in the McLoughlin Conservation District -817 Center Street. The applicant is also requesting a preservation incentive for the rear yard setback.
2. Design Guidelines for New Construction- Middle Housing Supplemental Photos

MINUTES

3. Historic Review Board Minutes Approval

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 WPMC at 503-650-0275 for a programming schedule.



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board **Agenda Date:** 4/25/2023
From: Christina Robertson-Gardiner, Senior Planner

SUBJECT:

Addition of a covered rear porch on a Historic Structure (Dr. Mount Residence) in the McLoughlin Conservation District -817 Center Street. The applicant is also requesting a preservation incentive for the rear yard setback.

STAFF RECOMMENDATION:

Staff recommends approval with conditions

EXECUTIVE SUMMARY:

The applicant is proposing a 264-square-foot covered rear porch on top of the existing concrete porch structure on the historic Dr. Mount Residence. The existing rear porch is 10 feet from the rear lot line. The R-6 zoning district required a 15-foot setback from the rear property line for covered porches. The applicant is also requesting a preservation incentive to allow the porch to be covered.

The applicant has chosen to cover an existing rear porch and use a simplified x-braced porch railing design on the deck cover that is consistent with the Colonial Revival style of the Dr. Mount House.

BACKGROUND:

See Staff Report and Recommendation document in the agenda item attachments.

OPTIONS:

1. Approve the proposal with recommended conditions
2. Approve the proposal with revised conditions
3. Deny the proposal, close the record and continue to May 23, 2022 to adopt final findings.
4. Continue the hearing to May 23, 2022 and provide direction to the applicant on additional information needed. Record stays open.



Historic Review
Staff Report and Recommendation
April 17, 2023

FILE NO.: GLUA-23-00010 and HR 23-00005 Historic Review

HEARING DATE: April 25, 2023
7:00 P.M.
Virtual

APPLICANT: Iselin Architects
1307 7th Street
Oregon City, OR 97045

OWNER: Dale Gehring
817 Center Street
Oregon City, OR 97045

LOCATION: 817 Center Street
Oregon City, OR 97045
Clackamas County Map 2-2E-31AB-01601

REQUEST: Addition of a covered rear porch on a Historic Structure (Dr. Mount Residence) in the McLoughlin Conservation District -817 Center Street. The applicant is also requesting a preservation incentive for the rear yard setback.

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 GLUA-23-00010 and HR 23-00005

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.

Recommended Conditions of Approval

1. While the porch cover looks to be independent of the house, the applicant has not indicated how the proposed cover will be constructed to allow its removal at a future date without affecting the existing structure. Prior to obtaining a Building permit, the applicant shall provide staff with additional information to ensure that the porch cover can be removed at a future date without harming the historic structure.
2. Incised lumber or pressure-treated wood shall not be used on any visible surfaces.
3. The Preservation Incentive to allow the porch cover into the rear yard setback is approved.

I. BACKGROUND:**Existing Conditions:**

The subject property is developed with a single-family house in the Low-Density Residential - R6 zone. The property is located on a .34-acre lot. The house is a designated structure within the McLoughlin Conservation District.



Figure 1- Vicinity map



Figure 2- Street view of the property.



Figure 3- Northwest corner of existing main level porch/basement



Figure 4-northwest corner of the home with sun porch

Historic Description and Statement of Significance:

817 Center Street - Dr. Hugh Mount House



This two story 1920 Colonial Revival-style house has a rectangular plan and sits on a poured concrete foundation. The gable roof is covered in composition shingles with eave returns and is pierced by two chimneys. The house is covered with lap siding grounded by a water table and cap. Pilasters accent the corners of the house. Windows are primarily 8/1 and 9/1 wood double-hung. The pedimented porte-cochere is supported by Doric columns. The main entry, accessed under the porte-cochere, has a brick stoop with wrought iron railing. The front (east) façade also has a secondary entrance. A one-story, flat roof sun porch is on the north façade of the house. A poured concrete, flat roofed addition, with roof deck, has been added to the lower level of the rear (west) façade.

Statement of Significance: *In 1912, Antoinette Walden Stout sold lots 1 and 2 of Block 41 to Henry Bigger. Henry J. Bigger and his wife sold lot 1 to Hugh S. and Matilda Mount in 1917. Hugh Mount, M.D., F.A.C.S., was an Oregon City financier and surgeon who had a joint practice with his brothers Guy and Albert, also physicians, and Clyde who was a dentist. Later a nephew, Frank and J.C. Cleland joined the team, and in 1912 the consortium took over the Oregon City Hospital, which they operated through the 1920s. As a prominent member of the community, Hugh served as vice-president of the Oregon City Bank of Commerce, as president of the Chamber of Commerce, as an Oregon City Councilman, and executive head of the State of Oregon Medical Society. Born in 1875 in Silverton, he was one of 14 children of Henry Duckwall Mount and his wife Rebecca (Stevens). In 1932, Hugh Ganong Mount and his wife sold the house to Gladys Taylor. Her husband, Charles F. Taylor, was an auto dealer. Gladys Taylor owned the house until 1946 when she sold it to Richard R. and Genevieve E. Friedrich. The Friedrichs owned the house until at least 1983.*

Project Description:

Addition of a 264 square foot covered rear porch on top of existing concrete porch structure on the historic Dr. Mount Residence. The existing rear porch is 10 feet from the rear lot line. The R-6 zoning district required a 15-foot setback from the rear property line for covered porches. The applicant is also requesting a preservation incentive to allow the porch to be covered.

The applicant has chosen to cover an existing rear porch and use a simplified x-braced porch railing design on the deck cover that is consistent with the Colonial Revival style of the Dr. Mount House.

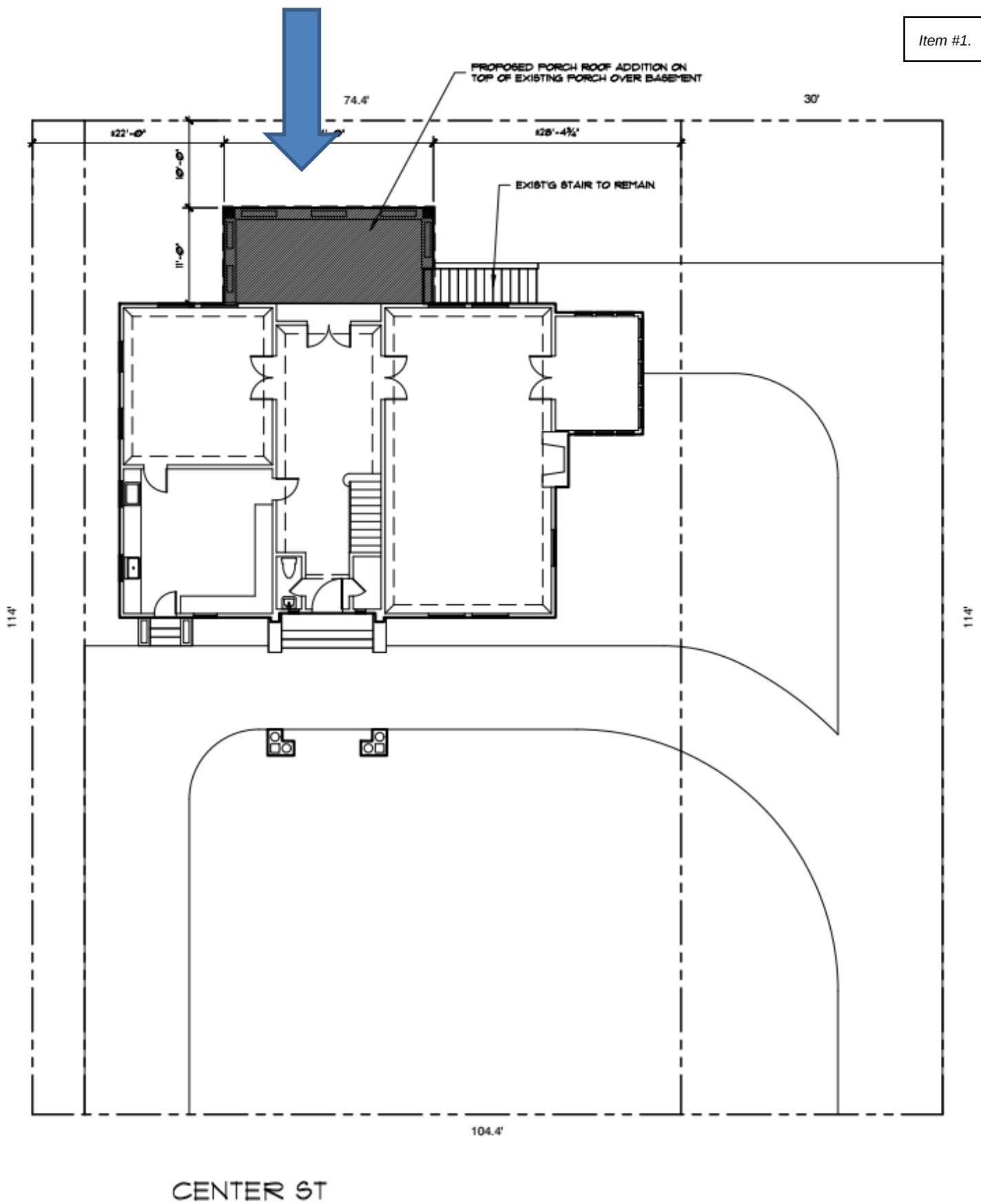


Figure 5- Site Plan

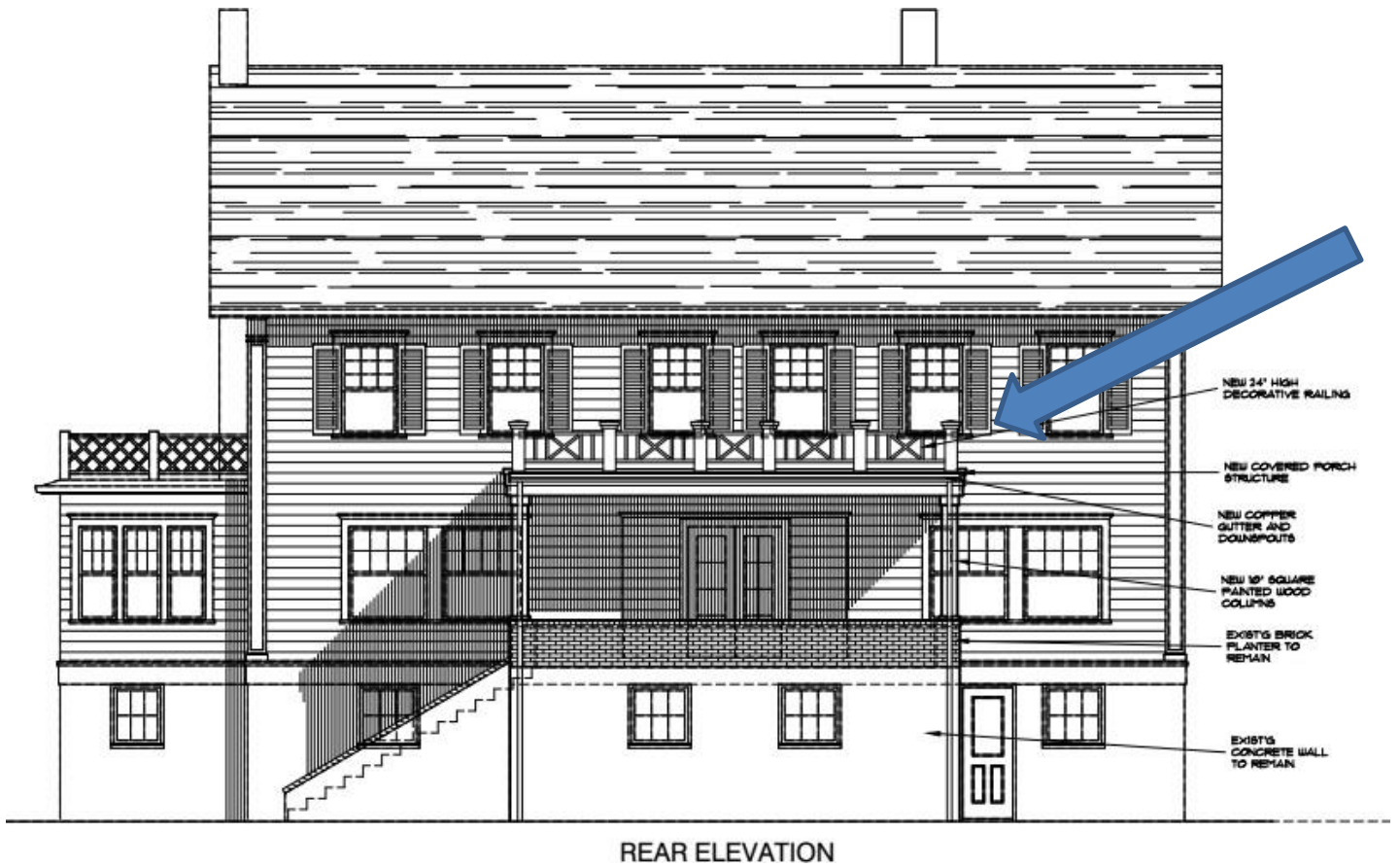


Figure 6- Rear Elevation



Figure 7- Left Side Elevation

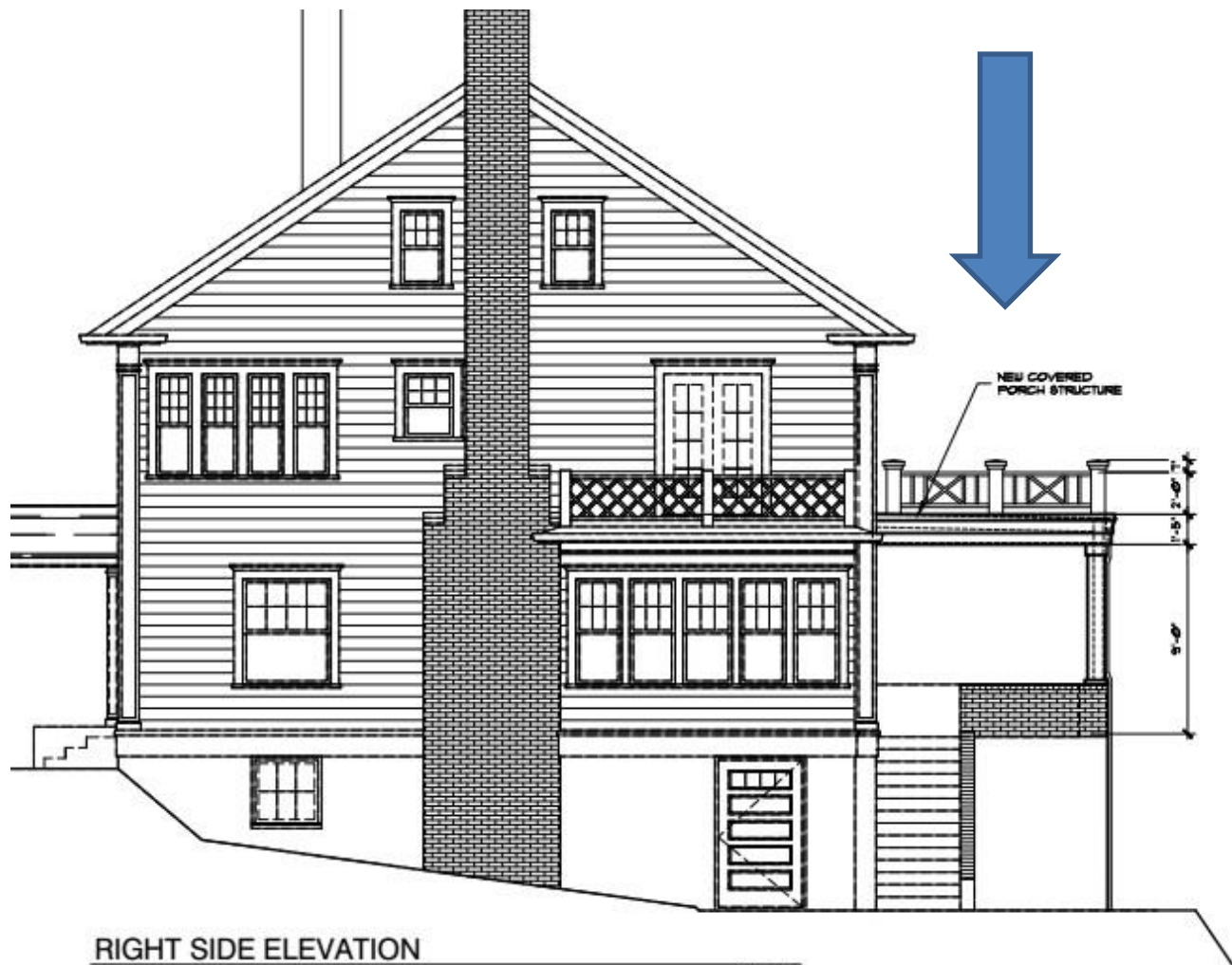


Figure 7- Right Side Elevation

Notice and Public Comment:

A public notice was sent to neighbors within 300 feet of the subject property, posted online, emailed to various entities, and posted on site. No Public comment has been received to date.

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/addition in a historic district is being reviewed by the

GLUA-23-00010 and HR 23-00005

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.

F. 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.F (1) - The purpose of the historic overlay district as set forth in Section 17.40.010;

Staff Finding: Complies as Proposed. The subject property will remain as a locally designated structure.

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

POLICY 2.3 Facilitate historic preservation programs for retention of federal, state, and locally designated historic districts and sites.

STRATEGY 2.3.C Encourage property owners to preserve historic structures in a state as close to their original construction as possible while allowing the structure to be used in an economically viable manner.

Staff Finding: Complies as Proposed. The historic structure is being preserved with very few alterations.

17.40.060.F (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 add a cover to an existing rear porch. The proposal adds value to the structure and preserves it for continued economic use.

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

Staff Finding: Complies as Proposed. The house is a designated structure of Colonial Revival design in good condition with almost all of the original elements intact. The proposal adds value to the structure and preserves it for continued economic use.

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

Staff Finding: Complies as proposed. The house is a designated structure in good condition, with almost all of the original elements intact.

17.40.060.F (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 massing and materials proposed on the exterior of the addition are compatible with the original Colonial Revival structure. Replicating the original railing design from the sun porch or unique columns at the front porte-cochere from the original home are not proposed to differentiate this structure as an addition in a subtle manner.

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

Staff Finding: Complies as Proposed. The permanent porch roof addition will increase the property value of the subject site and neighboring properties significantly more than a retractable or removable awning structure. It will provide an additional layer of water resistance to the existing concrete structure and assist in making the existing home a more viable housing option in the future. No increase in the original footprint of the structure is proposed, which will minimize the risk identified in the mapped slope hazard area. The new structure will also provide shading that will assist with energy conservation.

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

Design Guidelines for Alterations and Additions

Applicable 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 the condition. The applicant has provided a rear addition design that is subordinate to the historic building's size and utilizes a simplified design.

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. No conjectural features are proposed. In fact, the applicant has chosen to simplify the porch cover to ensure that it does not appear to be part of the original design.

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

Staff Finding: Complies with Condition. While the porch cover looks to be independent of the house, the applicant has not indicated how the proposed cover will be constructed to allow its removal at a future date without affecting the existing structure. Prior to obtaining a Building permit, the applicant shall provide staff with additional information to ensure that the porch cover can be removed at a future date without harming the historic structure.

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

Staff Finding: Complies as Proposed. No distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship not already found on the historic house will be removed.

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 as Proposed. No historic features have deteriorated.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, GLUA-23-00010 and HR 23-00005

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 applicant proposed constructing a cover on an existing rear porch will have no impact on the front façade and the character of the structure. The common public view from Main Street below will not be substantially changed as the addition is proportional and secondary to the massing of the housing and is compatible with the Landmark's Colonial Revival architectural style.

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

Staff Finding: Complies with Condition. While the porch cover looks to be independent of the house, the applicant has not indicated how the proposed cover will be constructed so as to allow its removal at a future date without affecting the existing structure. Prior to obtaining a Building permit, the applicant shall provide staff with additional information to ensure that the porch cover can be removed at a future date without harming the historic structure.

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. **Complies as Conditioned** The existing rear porch is 10 feet from the rear lot line. The R-6 zoning district required a 15-foot setback from the rear property line for covered porches. A preservation incentive is being sought with this application since no zoning requirements were in effect at the time of the original construction. Maintaining the current building line is proposed with this roof addition.

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.

Complies as Proposed. The applicant proposed constructing a cover on an existing rear porch will have no impact on the front façade and the character of the structure. The common public view from Main Street below will not be substantially changed as the addition is proportional and secondary to the massing of the housing and is compatible with the Landmark's Colonial Revival architectural style.

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.

Complies as Proposed. The addition will require no removal of landscape elements.

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

Not applicable. No new landscaping is proposed.

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.

GLUA-23-00010 and HR 23-00005

Complies as Proposed. The porch cover will be at its highest, about 13.5 feet above the front grade of the house, which is even with the second floor of the 2 ½ story building.

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.

Complies as Proposed. The volume and massing of the porch addition is subordinate to the historic volume of the house and is proportional to the footprint of the rear deck.

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.

Complies as Proposed. The volume and massing of the porch addition is subordinate to the historic volume of the house is proportional to the footprint of the rear deck.

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 porch design does not incorporate any new windows, nor does it impact the visual rhythm of the existing window configuration.

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.

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.

Finding: Complies as Proposed. A preservation incentive is being sought with this application.

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\(c\)](#).

Finding: Complies as Proposed. A preservation incentive is being sought with this application since no zoning requirements were in effect at the time of the original construction. Maintaining the current building line is proposed with this roof addition. The rear yard abuts Singer Hill, land that is owned by the City of Oregon City. No development impacts are anticipated at this portion of Singer Hill is very steep and not accessible to pedestrians.

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.

GLUA-23-00010 and HR 23-00005

Finding: Complies as Proposed. A preservation incentive is being sought with this application since no zoning requirements were in effect at the time of the original construction. Maintaining the current building line is proposed with this roof addition. A certificate of appropriateness from the HRB is sought to allow this.

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

Finding: Complies as Proposed. A preservation incentive is being requested with this application to allow for an exception to the current dimensional standard noted above. The preservation request was part of the land use notice.

IV. CONCLUSIONS AND RECOMMENDATIONS

Based on the following findings, staff recommend that the Historic Review Board approve the proposed development of GLUA-23-00010 and HR 23-00005 Historic Review -817 Center Street. Alterations & additions and approval of a Preservation Incentive on a Historic Structure (Dr. Mount Residence) in the McLoughlin Conservation District with conditions.

Exhibits

1. Applicant's Submission
2. Inventory Form- (817 Center Street)
3. Secretary of Interiors Standards for Additions



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): _____

Proposed Land Use or Activity: Historic review for 264 s.f. covered porch addition over existing elevated porch structure

Project Name: Gehring Residence Covered Porch Number of Lots Proposed (If Applicable): n/a

Physical Address of Site: 817 Center St

Clackamas County Map and Tax Lot Number(s): 2-2E-31AB-01601

Applicant(s):

Applicant(s) Signature: Todd L. Iselin

Applicant(s) Name Printed: Todd L Iselin/ Iselin Architects PC Date: 3-27-2023

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

Phone: 503-656-1942 Fax: _____ Email: todd@iselinarch.com

Property Owner(s):

Property Owner(s) Signature: Dale Gehring

Property Owner(s) Name Printed: Dale Gehring Date: 3/28/23

Mailing Address: 817 Center St

Phone: 503-709-6914 Fax: _____ Email: gehringdale@gmail.com

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.

HRB Application for
Gehring Residence
Covered Porch Addition

iAISELIN ARCHITECTS, P.C.

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

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 - Chapter 17.40 Historic Overlay District

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Project Information:

Site Address: 817 Center St
Oregon City, OR 97045
2-2E-31AB-01601

Site Area: 11,378 s.f.

Zone: R-6, Historic Overlay

Project Description:

Addition of a 264 square foot covered rear porch on top of existing concrete porch structure on the historic Dr Mount Residence.

Chapter 17.40 HISTORIC OVERLAY DISTRICT

17.40.010 Purpose.

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

- A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;*

The proposed porch roof addition will improve and enhance the livability and continued viability of the residence. The design of the simple porch structure with flat roof and balustrade will complement the historic sun porch on the north side of this colonial revival home.

- B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;*

The proposed remodel will preserve and protect the city's cultural heritage by improving and preserving this designated structure within the district. The existing west porch and supporting structure is noted incorrectly on the City inventory form as an addition. Based on the observed construction and original construction documents it was part of the original home construction. The proposed flat roof structure and balustrade as proposed will be compatible with the colonial revival style architecture and will assist in preserving the original porch structure. The concrete roof slab over the basement structure currently has some water intrusion which will be mitigated by the new roof structure and sealing to be done as part of this project.

- D. Complement any National Register Historic districts designated in the city;*

The Mcloughlin Neighborhood is not currently a National Register Historic District, but the proposed addition is designed compatible and complimentary to the Colonial Revival style home and will not adversely impact this structure for inclusion in a future NR Historic District. The home in its current condition and with the proposed addition is likely eligible for National Register designation due to its association with Dr. Mount.

- E. Stabilize and improve property values in such districts;*

The addition will improve the property value of the subject property and surrounding properties by providing a desirable outdoor covered living area with a spectacular view. The addition of this element will make it more likely that the home will be preserved in the future.

- F. Foster civic pride in the beauty and noble accomplishments of the past;*

The original home was well constructed as one of the finest homes in the City at the time. The home is very well maintained and a very visible and aesthetically pleasing part of the Oregon City skyline. The proposed addition will enhance this façade by providing additional articulation to the home.

- G. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;*

The rear of the existing home is visible from Downtown Oregon City and the proposed new porch will retain the style of the existing home. The front of the historic home is viewed by visitors to the McLoughlin and Barclay Houses and will remain unchanged. The original porte cochere has been altered from the original design by the previous removal of a third column on each end to accommodate larger vehicles, but is otherwise unchanged from the original construction in 1914. The City inventory incorrectly notes the date of construction as 1920.

G. Strengthen the economy of the city;

The covered porch addition will increase the property value of the subject site and neighboring properties, benefiting the City's tax base and economy. The proposed addition has been designed in a way that it will not preclude listing the property on the National Register as an individual or part of a district in the future which could also further 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

The proposed addition will not adversely affect the historic district. The new construction proposed will help to mitigate solar gains during much of the year and assist in preserving the original concrete structure.

I. Carry out the provisions of LCDC Goal 5.

The provisions of LCC Goal 5 will be met with the proposed addition and remodel which will assist in preserving the original structure. The original historic structure will be preserved and the proposed roof addition will assist in ensuring its future preservation by adding an amenity expected by most future occupants.

17.40.030 Designated.

- A. The historic overlay district shall apply to the following:*
- 1. Historic districts, upon designation in accordance with this section;*
 - 2. Conservation districts designated in accordance with this section;*
 - 3. Landmarks as designated by this section; and*
 - 4. Historic corridors designated in accordance with this section.*

The existing home is a designated landmark within the McLoughlin Historic District. Provisions of this section are applicable.

- B. The boundaries of the historic districts, the boundaries of conservation districts, historic corridors, the location of buildings and structures in conservation districts and the location of landmarks shall be designated on a special city zoning map or maps.*

No modification to district boundaries or location of a landmark are proposed with this application. Section is not applicable.

- C. The following are designated within the historic overlay district:*

1. *The Canemah Historic District; the minimum boundaries of which are those designated by the United States Department of the Interior on the National Register of Historic Places as indicated in the city comprehensive plan.*

The property is not located in The Canemah Historic District. Section is not applicable.

1. *The McLoughlin Conservation District; the surveyed buildings indicated by map in the comprehensive plan shall constitute the designated structures in the McLoughlin Conservation District, along with any structures designated through the Historic Review Board designation process since initial adoption of the comprehensive plan on March 13, 1980.*

The property is designated structure located in The McLoughlin Conservation District and subject to the provisions of OCMC 17.40.

2. *The Oregon Trail-Barlow Road Historic Corridor: properties identified in the 1993 Barlow Road Historic Corridor inventory of the Barlow Road by Clackamas County.*

The property is not located in The Oregon Trail-Barlow Road Historic Corridor. Section is not applicable.

3. 4. *Designations undertaken pursuant to Section 17.40.050. The established historic overlay district shall allow for the designation of two types of districts so that areas with a high concentration of historic structures are designated historic districts and areas with a lower concentration are designated conservation districts. Also allowed is the designation of structures of historic or architectural significance not located in an historic or conservation district as landmarks.*

The residence is a designated landmark within the McLoughlin Conservation District.

17.40.040 Citizen involvement.

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

No response required.

17.40.050 Designation procedure—Application—Review.

- A. *Institution of Proceedings. The city commission, the planning commission, the historic review board, a recognized neighborhood group or any interested person may initiate the proceedings for designation of an historic or conservation district, landmark, or historic corridor as follows:*
 1. *The city commission or the historic review board may initiate designation proceedings by sending a written proposal or application to the planning staff. Such proposal is not subject to any minimal information requirements other than a description of the boundaries of the area to be designated.*
 2. *Any interested person or recognized neighborhood group may start designation proceedings by sending a written application to the planning staff.*
- B. *Application Information. The planning staff may specify the information required in an application and may from time to time change the content of that information, but at all times the planning staff shall require the following information:*
 1. *The applicant's name and address;*

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

The residence is already designated as a landmark within the McLoughlin Conservation District.

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.*

The proposed covered porch addition is approximately 3% of the existing building area (including the porte cochere at the front). Owners are requesting HRB approval.

- 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.*

Owners are submitting application for HRB approval. The proposed addition will be exempt from Geo-Hazard Review/ approval since it will be constructed on top of the existing structure with adequate foundation to support the additional structure.

- 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.*

It is understood that the city will submit notification to SHPO and the applicable tribal representatives. Owners will address any issues or requirements that may arise.

- D. *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.*

Owners will await the decision of the HRB.

- E. *The following exterior alterations to historic sites shall be subject to administrative approval:*
1. *Work that Conforms to the Adopted Historic Review Board Policies. The historic review board policies may be adopted or amended through adoption of a resolution by the city commission, following a public hearing and recommendation by the historic review board. Such policies shall be clear and objective and shall carry out the city's comprehensive plan, especially those elements relating to historic preservation.*

The proposed modifications to the residence conform to the HRB policies as addressed in this application.

- F. *For exterior alterations of historic sites in an historic district or conservation district or individual landmark, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall be:*
1. *The purpose of the historic overlay district as set forth in Section 17.40.010;*

See specific responses to 17.40.010.

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

The proposed addition will meet LCDC Goal 5 requirements and meets the City's Comprehensive Plan provisions regarding providing for diverse housing, preserving historic structure and complies with current zoning requirements.

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;*

The covered porch addition will increase the property value of the subject site and neighboring properties, benefiting the City's tax base and economy. The original structure will be preserved with this proposed addition.

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

The significance of the historic site will be preserved and enhanced with the proposed addition located at the rear of the existing home.

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

The physical condition of the historic site is exceptional and will be retained with the proposed addition.

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

The massing and materials proposed on the exterior of the addition are compatible with the original Colonial Revival structure. Replicating the original railing design from the sun porch or unique columns at the front porte cochere from the original home are not proposed to differentiate this structure as an addition in a subtle manner.

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

The applicant will work with the Board to modify or incorporate aesthetic features the Board may determine to be essential to the project.

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

The permanent porch roof addition will increase the property value of the subject site and neighboring properties significantly more than a retractable or removable awning structure. It will provide an additional layer of water resistance to the existing concrete structure and assist in making the existing home a more viable housing option in the future. No increase in the original footprint of the structure is proposed which will minimize the risk identified in the mapped slope hazard area. The new structure will also provide shading that will assist with energy conservation.

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

The proposed addition conforms to the adopted Design Guidelines for historic structures within the neighborhood.

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

1. *The purpose of the historic conservation district as set forth in Section 17.40.010;*
2. *The provisions of the city comprehensive plan;*
3. *The economic effect of the new proposed structure on the historic value of the district or historic site;*
4. *The effect of the proposed new structure on the historic value of the district or historic site;*

5. *The general compatibility of the exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used in the construction of the new building or structure;*
6. *Economic, social, environmental and energy consequences;*
7. *Design guidelines adopted by the historic review board.*

Not applicable. The size of the addition is not sufficient to qualify as new construction.

- H. *For construction of new structures in an historic corridor, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:*
1. *The purpose of the historic overlay district as set forth in Section 17.40.010;*
 2. *The policies of the city comprehensive plan;*
 3. *The impact on visible evidence of the trail;*
 4. *The impact on archaeological evidence when there exists documented knowledge of archeological resources on the property;*
 5. *The visual impact of new construction within the historic corridor; and*
 6. *The general compatibility of the site design and location of the new construction with the historic corridor considering the standards of subsection G of this section.*

Not applicable. The size of the addition is not sufficient to qualify as new construction and it is not located in a historic corridor.

- I. *The following standards apply to development within historic corridors:*
1. *Within the Oregon Trail-Barlow Road historic corridor, a minimum of a thirty-foot wide-open visual corridor shall be maintained and shall follow the actual route of the Oregon Trail, if known. If the actual route is unknown, the open visual corridor shall connect within the open visual corridor on adjacent property.*
 2. *No new building or sign construction shall be permitted within required open visual corridors. Landscaping, parking, streets, driveways are permitted within required open visual corridors.*
- J. *In rendering its decision, the board's decision shall be in writing and shall specify in detail the basis therefore.*
- K. *Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural features which does not involve a change in design, material or the outward appearance of such feature which the building official shall certify is required for the public safety because of its unsafe or dangerous condition.*

Not applicable. The residence is not located in a historic corridor.

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.*

A preservation incentive is being sought with this application.

- 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).*

A preservation incentive is being sought with this application since no zoning requirements were in effect at the time of the original construction. Maintaining the current building line is proposed with this roof addition. A certificate of appropriateness from the HRB is sought to allow this.

- 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.*

The current Zoning Code requires a 15' setback in the R-6 Zone for a covered rear porch. The existing structure is constructed approximately 10' from the rear property line. There is an additional 15'-40' wide parcel between the rear of this property and the Singer Hill right of way that will be perpetual open space due to the cliff and the semi- municipal ownership of this parcel.

This application seeks an adjustment to the current dimensional standard in the Zoning Code to allow the new structure to be constructed on top of the existing building with an overhang of 12" beyond the existing.

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

A preservation incentive is being requested with this application to allow for an exception to the current dimensional standard noted above.

17.40.070 Demolition and moving.

- A. *If an application is made for a building or moving permit to demolish or move all or part of a structure which is a landmark or which is located in a conservation district or an historic district, the building inspector shall, within seven days, transmit to the historic review board a copy of the transaction.*
- B. *The historic review board shall hold a public hearing within forty-five days of application pursuant to the procedures in Chapter 17.50.*
- C. *In determining the appropriateness of the demolition or moving as proposed in an application for a building or moving permit, the board shall consider the following:*
1. *All plans, drawings and photographs as may be submitted by the applicant;*
 2. *Information presented to a public hearing held concerning the proposed work;*
 3. *The city comprehensive plan;*
 4. *The purpose of this section as set forth in Section 17.40.010;*
 5. *The criteria used in the original designation of the landmark or district in which the property under consideration is situated;*
 6. *The historical and architectural style, the general design, arrangement, materials of the structure in question or its fixtures; the relationship of such features to similar features of the other buildings within the district and the position of the building or structure in relation to public rights-of-way and to other buildings and structures in the area;*
 7. *The effects of the proposed work upon the protection, enhancement, perpetuation and use of the district, which cause it to possess a special character or special historic or aesthetic interest or value;*
 8. *Whether denial of the permit will involve substantial hardship to the applicant, and whether issuance of the permit would act to the substantial detriment of the public welfare and would be contrary to the intent and purposes of this section;*
 9. *The economic, social, environmental and energy consequences.*
- D. *The failure of the applicant to provide the information required by Subsection C.1. —9. shall be grounds for deeming the application incomplete.*
- E. *The board may approve or deny the demolition or moving request after considering the criteria contained in Section 17.40.070C. Action by the board approving or denying the issuance of a permit for demolition or moving may be appealed to the city commission by any aggrieved party, by filing a notice of appeal, in the same manner as provided in Section 17.50 for appeals. If no appeal of a demolition permit is filed, the building official shall issue the permit in compliance with all other codes and ordinances of the city.*

- F. *In any case where the city commission has ordered the removal or demolition of any structure determined to be dangerous to life, health or property, nothing contained in this title shall be construed as making it unlawful for any person, without prior approval of the historic review board, pursuant to this title, to comply with such order.*

No building moving is proposed. A minimal amount of select demolition and repair will be required for the proposed addition. Original building materials will be preserved to the greatest extent possible.

B. SITE PHOTOS



Center St looking northwest



Center St. looking southwest

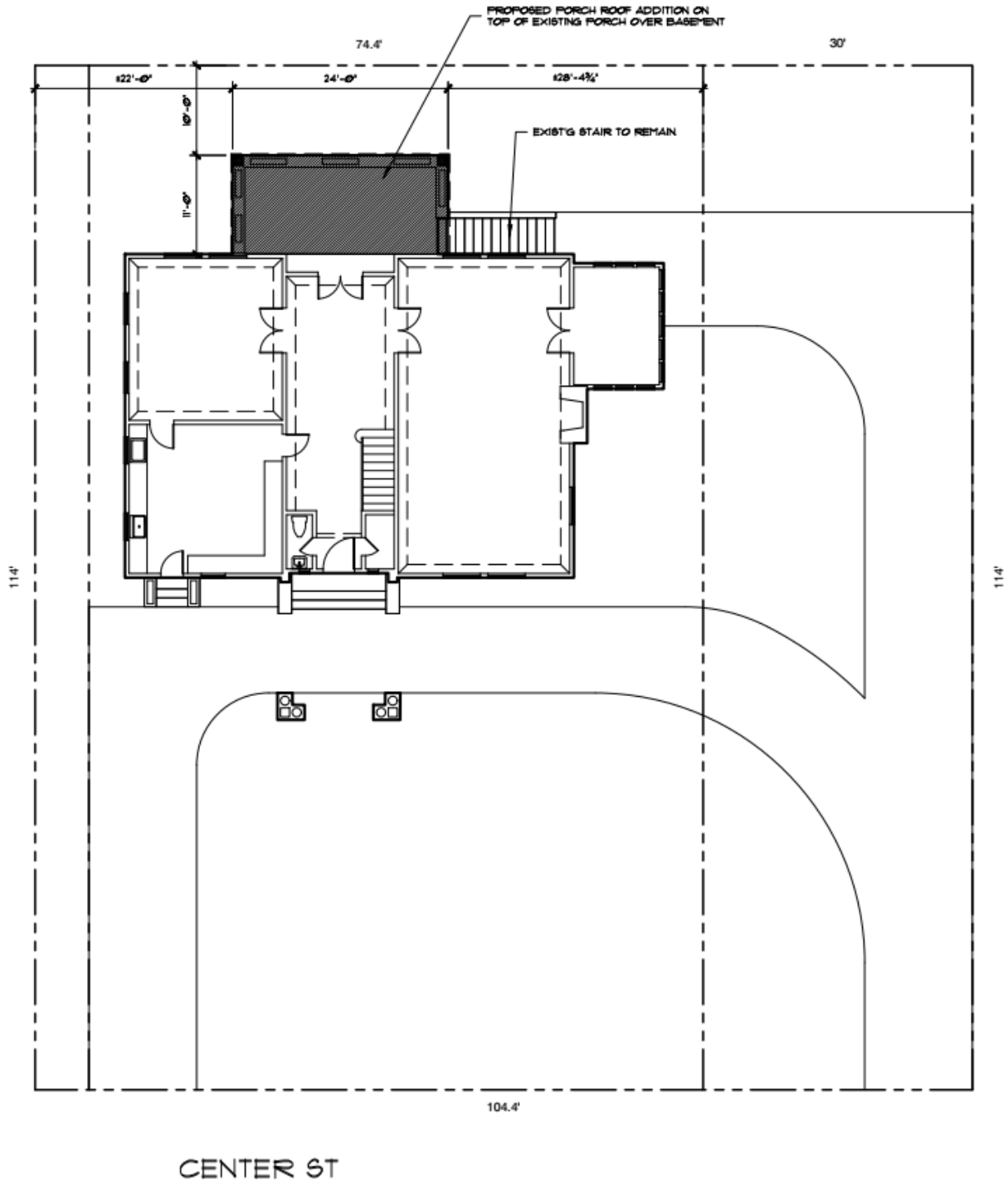


Northwest corner of home with sun porch roof

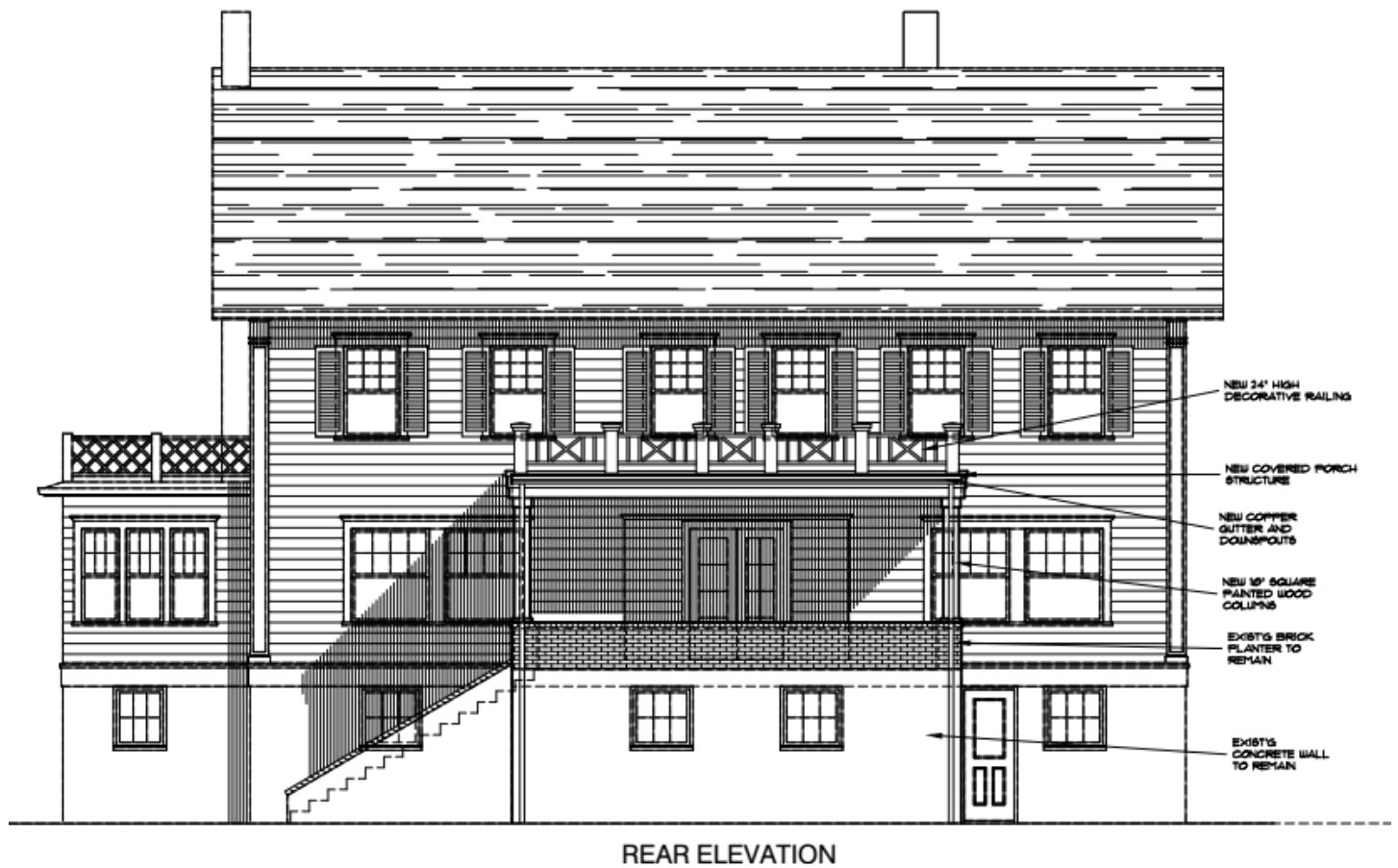


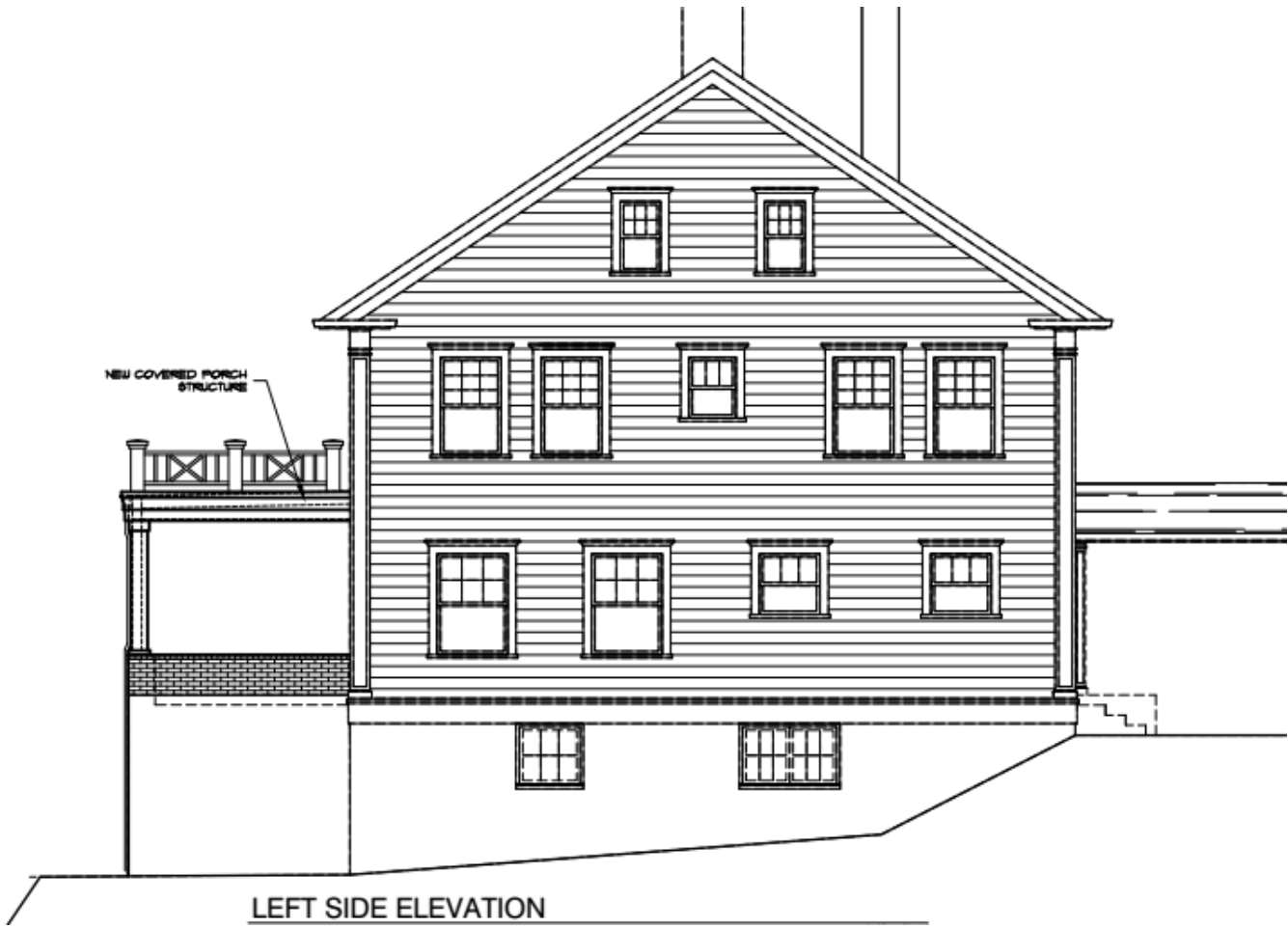
Northwest corner of existing main level porch/ basement

C. DRAWINGS

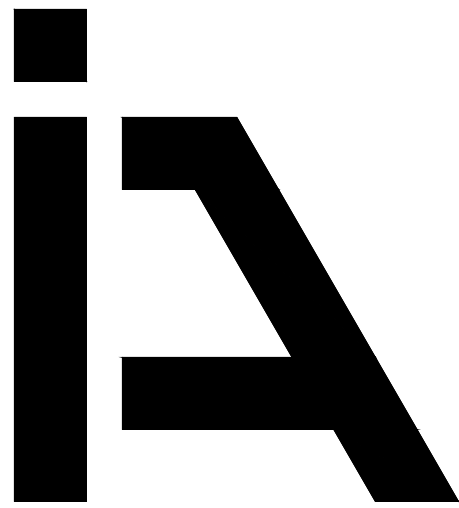


SITE PLAN









ISELIN
ARCHITECTS
P.C.

1307 Seventh Street
Oregon City, OR 97045
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NOT FOR
PRELIMINARY
CONSTRUCTION

GERHING RESIDENCE PATIO COVER
HISTORIC DR MOUNT HOME

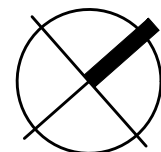
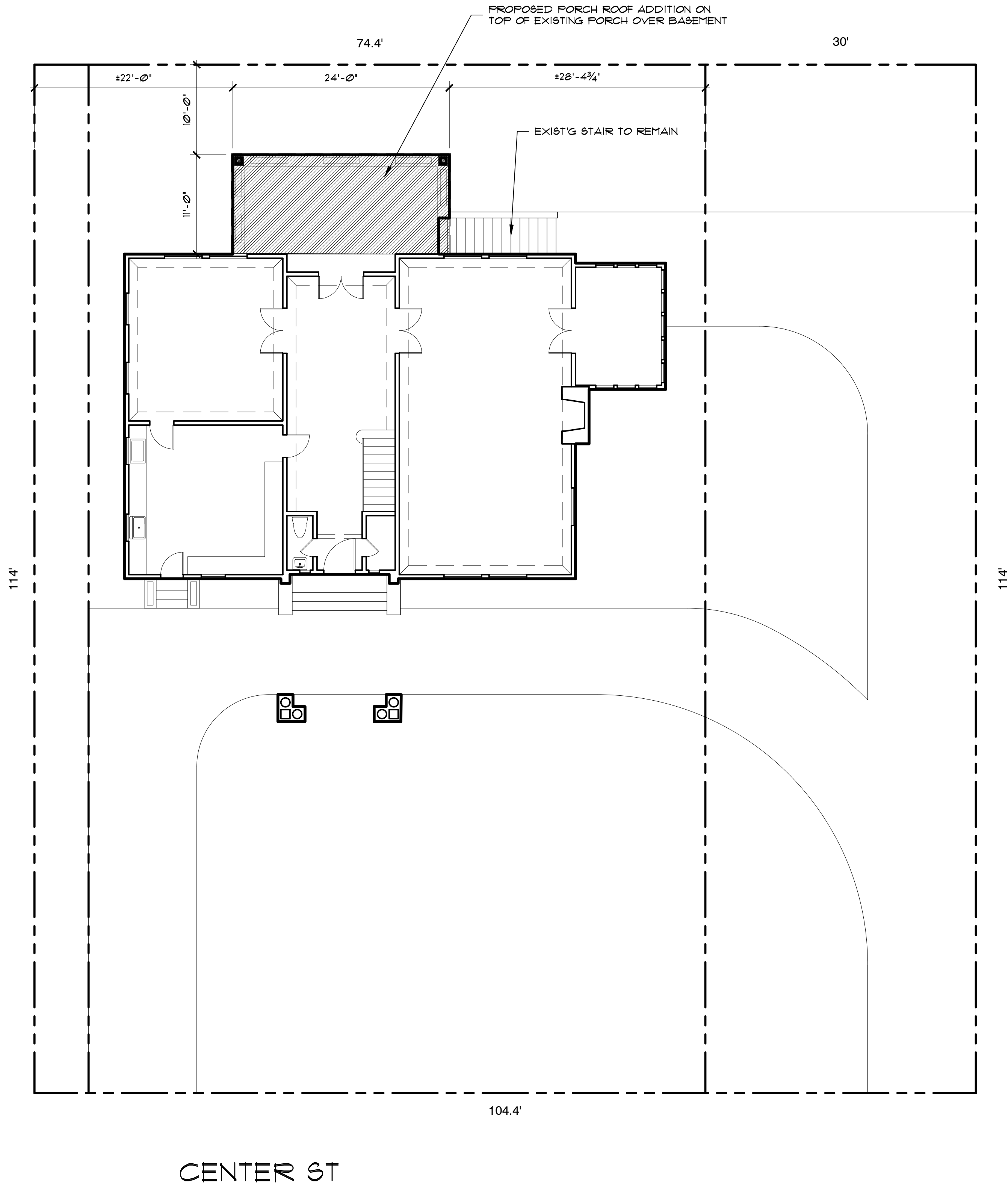
817 CENTER ST
OREGON CITY, OR 97045

PROJ. NO. : 2303
FILE : A-SIT
DATE : 3/23/2023

SHEET #

A1.1

SITE PLAN/ NOTES



SITE PLAN

1/4" = 1'-0"

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 817 CENTER ST				City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 30 N		Longitude: 122 36 17 W		
Township: 02S	Range: 02E	Section: 31	Block: 41	Lot: 1, 2x	Map #: 22E31AB	Tax Lot #: 1601	
Date of Construction: c. 1920		Historic Name: Mount, Dr. Hugh, House			Historic Use or Function: Domestic - single dwelling		
Grouping or Cluster Name: NA		*Current Name or Use: Domestic - single dwelling			Associated Archaeological Site: Unknown		
Architectural Classification(s): Colonial Revival				Plan Type/Shape: Rectangle		Number of Stories: 2.0	
Foundation Material: Concrete				Structural Framing: Unknown		Moved? No	
Roof Type/Material: Gable / Composition shingle				Window Type/Material: 6/1, 8/1 and 9/1 wood double-hung			
Exterior Surface Materials Primary: Lap				Secondary:		Decorative:	
Exterior Alterations or Additions/Approximate Date: Two pillars removed from front porch.							
Number and Type of Associated Resources: None							
Integrity: Good		Condition: Excellent		Local Ranking: Designated Historic Site		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 two story Colonial Revival-style house has a rectangular plan and sits on a poured concrete foundation. The gable roof is covered in composition shingles with eave returns and is pierced by two chimneys. The house is covered with lap siding grounded by a water table and cap. Pilasters accent the corners of the house. Windows are primarily 8/1 and 9/1 wood double-hung. The pedimented porte-cochere is supported by Doric columns. The main entry, accessed under the porte-cochere, has a brick stoop with wrought iron railing. The front (east) façade also has a secondary entrance. A one-story, flat roof sun porch is on the north façade of the house. A poured concrete, flat roofed addition, with roof deck has been added to the lower level of the rear (west) façade.							
Statement of Significance:							
In 1912, Antoinette Walden Stout sold lots 1and2 of Block 41 to Henry Bigger. Henry J. Bigger and his wife sold lot 1 to Hugh S. and Matilda Mount in 1917. Hugh Mount, M.D., F.A.C.S., was an Oregon City financier and surgeon who had a joint practice with his brothers Guy and Albert, also physicians, and Clyde who was a dentist. Later a nephew, Frank and J.C. Cleland joined the team, and in 1912 the consortium took over the Oregon City Hospital, which they operated through the 1920s. As a prominent member of the community, Hugh served as vice-president of the Oregon City Bank of Commerce, as president of the Chamber of Commerce, as an Oregon City Councilman, and executive head of the State of Oregon Medical Society. Born in 1875 in Silverton, he was one of 14 children of Henry Duckwall Mount and his wife Rebecca (Stevens). In 1932, Hugh Ganong Mount and his wife sold the house to Gladys Taylor. Her husband, Charles F. Taylor, was an auto dealer. Gladys Taylor owned the house until 1946 when she sold it to Richard R. and Genevieve E. Friedrich. The Friedrichs owned the house until at least 1983.							

Researcher/Organization: Heather Goodson / HPNW			Date Recorded: 5/10/2002	
Survey Form Page 1	Address: 817 CENTER ST	Local Designation #		SHPO #

14 PRESERVATION BRIEFS

New Exterior Additions to Historic Buildings: Preservation Concerns

Anne E. Grimmer and Kay D. Weeks



National Park Service
U.S. Department of the Interior
Technical Preservation Services



A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for the new or adaptive use cannot be successfully met by altering non-significant interior spaces. If the new use cannot be accommodated in this way, then an exterior addition may be an acceptable alternative. Rehabilitation as a treatment “is defined as the act or process of making possible a compatible use for a property through repair, alterations, and *additions* while preserving those portions or features which convey its historical, cultural, or architectural values.”

The topic of new additions, including rooftop additions, to historic buildings comes up frequently, especially as it

relates to rehabilitation projects. It is often discussed and it is the subject of concern, consternation, considerable disagreement and confusion. Can, in certain instances, a historic building be enlarged for a new use without destroying its historic character? And, just what is significant about each particular historic building that should be preserved? Finally, what kind of new construction is appropriate to the historic building?

The vast amount of literature on the subject of additions to historic buildings reflects widespread interest as well as divergence of opinion. New additions have been discussed by historians within a social and political framework; by architects and architectural historians in terms of construction technology and style; and

by urban planners as successful or unsuccessful contextual design. However, within the historic preservation and rehabilitation programs of the National Park Service, the focus on new additions is to ensure that they preserve the character of historic buildings.

Most historic districts or neighborhoods are listed in the National Register of Historic Places for their significance within a particular time frame. This period of significance of historic districts as well as individually-listed properties may sometimes lead to a misunderstanding that inclusion in the National Register may prohibit any physical change outside of a certain historical period—particularly in the form of exterior additions. National Register listing does not mean that a building or district is frozen in time and that no change can be made without compromising the historical significance. It does mean, however, that a new addition to a historic building should preserve its historic character.



Figure 1. The addition to the right with its connecting hyphen is compatible with the Collegiate Gothic-style library. The addition is set back from the front of the library and uses the same materials and a simplified design that references, but does not copy, the historic building. Photo: David Wakely Photography.



Figure 2. The new section on the right is appropriately scaled and reflects the design of the historic Art Deco-style hotel. The apparent separation created by the recessed connector also enables the addition to be viewed as an individual building.

Guidance on New Additions

To meet Standard 1 of the *Secretary of the Interior's Standards for Rehabilitation*, which states that "a property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment," it must be determined whether a historic building can accommodate a new addition. Before expanding the building's footprint, consideration should first be given to incorporating changes—such as code upgrades or spatial needs for a new use—within secondary areas of the historic building. However, this is not always possible and, after such an evaluation, the conclusion may be that an addition is required, particularly if it is needed to avoid modifications to character-defining interior spaces. An addition should be designed to be compatible with the historic character of the building and, thus, meet the *Standards for Rehabilitation*. Standards 9 and 10 apply specifically to new additions:

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

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

The subject of new additions is important because a new addition to a historic building has the potential to change its historic character as well as to damage and destroy significant historic materials and features. A new addition also has the potential to confuse the public and to make it difficult or impossible to differentiate the old from the new or to recognize what part of the historic building is genuinely historic.

The intent of this Preservation Brief is to provide guidance to owners, architects and developers on how to design a compatible new addition, including a rooftop addition, to a historic building. A new addition to a historic building should preserve the building's *historic character*. To accomplish this and meet the *Secretary of the Interior's Standards for Rehabilitation*, a new addition should:

- Preserve significant historic materials, features and form;
- Be compatible; and
- Be differentiated from the historic building.

Every historic building is different and each rehabilitation project is unique. Therefore, the guidance offered here is not specific, but general, so that it can be applied to a wide variety of building types and situations. To assist in interpreting this guidance, illustrations of a variety of new additions are provided. Good examples, as well as some that do not meet the Standards, are included to further help explain and clarify what is a compatible new addition that preserves the character of the historic building.



Figure 3. The red and buff-colored parking addition with a rooftop playground is compatible with the early-20th century school as well as with the neighborhood in which it also serves as a school.

Preserve Significant Historic Materials, Features and Form

Attaching a new exterior addition usually involves some degree of material loss to an external wall of a historic building, but it should be minimized. Damaging or destroying significant materials and craftsmanship should be avoided, as much as possible.

Generally speaking, preservation of historic buildings inherently implies minimal change to primary or “public” elevations and, of course, interior features as well. Exterior features that distinguish one historic building or a row of buildings and which can be seen from a public right of way, such as a street or sidewalk, are most likely to be the most significant. These can include many different elements, such as: window patterns, window hoods or shutters; porticoes, entrances and doorways; roof shapes, cornices and decorative moldings; or commercial storefronts with their special detailing, signs and glazing patterns. Beyond a single building, entire blocks of urban or residential structures are often closely related architecturally by their materials, detailing, form and alignment. Because significant materials and features should be preserved, not damaged or hidden, the first place to consider placing a new addition is in a location where the least amount of historic material and character-defining features will be lost. In most cases, this will be on a secondary side or rear elevation.

One way to reduce overall material loss when constructing a new addition is simply to keep the addition smaller in proportion to the size of the historic building. Limiting the size and number of openings between old and new by utilizing existing doors or enlarging windows also helps to minimize loss. An often successful way to accomplish this is to link the addition to the historic building by means of a hyphen or connector. A connector provides a physical link while visually separating the old and new, and the connecting passageway penetrates and removes only a small portion of the historic wall. A new addition that will abut the historic building along an entire elevation or wrap around a side and rear elevation, will likely integrate the historic and the new interiors, and thus result in a high degree of loss of form and exterior walls, as well as significant alteration of interior spaces and features, and will not meet the Standards.



Figure 4. This glass and brick structure is a harmonious addition set back and connected to the rear of the Colonial Revival-style brick house. Cunningham/Quill Architects. Photos: © Maxwell MacKenzie.

Compatible but Differentiated Design

In accordance with the Standards, a new addition must preserve the building's historic character and, in order to do that, it must be differentiated, but compatible, with the historic building. A new addition must retain the essential form and integrity of the historic property. Keeping the addition smaller, limiting the removal of historic materials by linking the addition with a hyphen, and locating the new addition at the rear or on an inconspicuous side elevation of a historic building are techniques discussed previously that can help to accomplish this.

Rather than differentiating between old and new, it might seem more in keeping with the historic cha

simply to repeat the historic form, material, features and detailing in a new addition. However, when the new work is highly replicative and indistinguishable from the old in appearance, it may no longer be possible to identify the “real” historic building. Conversely, the treatment of the addition should not be so different that it becomes the primary focus. The difference may be subtle, but it must be clear. A new addition to a historic building should protect those visual qualities that make the building eligible for listing in the National Register of Historic Places.

The National Park Service policy concerning new additions to historic buildings, which was adopted in 1967, is not unique. It is an outgrowth and continuation of a general philosophical approach to change first expressed by John Ruskin in England in the 1850s, formalized by William Morris in the founding of the Society for the Protection of Ancient Buildings in 1877, expanded by the Society in 1924 and, finally, reiterated in the 1964 Venice Charter—a document that continues to be followed by the national committees of the International Council on Monuments and Sites (ICOMOS). The 1967 *Administrative Policies for Historical Areas of the National Park System* direct that “...a modern addition should be readily distinguishable from the older work; however, the new work should be harmonious with the old in scale, proportion, materials, and color. Such additions should be as inconspicuous as

possible from the public view.” As a logical extension from these Policies specifically for National Park Service-owned historic structures, the 1977 *Secretary of the Interior’s Standards for Rehabilitation*, which may be applied to **all** historic buildings listed in, or eligible for listing in the National Register, also state that “the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

Preserve Historic Character

The goal, of course, is a new addition that preserves the building’s historic character. The historic character of each building may be different, but the methodology of establishing it remains the same. Knowing the uses and functions a building has served over time will assist in making what is essentially a physical evaluation. But, while written and pictorial documentation can provide a framework for establishing the building’s history, to a large extent the historic character is embodied in the physical aspects of the historic building itself—shape, materials, features, craftsmanship, window arrangements, colors, setting and interiors. Thus, it is important to identify the historic character before making decisions about the extent—or limitations—of change that can be made.



Figure 5. This addition (a) is constructed of matching brick and attached by a recessed connector (b) to the 1914 apartment building (c). The design is compatible and the addition is smaller and subordinate to the historic building (d).



Figure 6. A new addition (left) is connected to the garage which separates it from the main block of the c. 1910 former florist shop (right). The addition is traditional in style, yet sufficiently restrained in design to distinguish it from the historic building.

A new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building. An addition that bears no relationship to the proportions and massing of the historic building—in other words, one that overpowers the historic form and changes the scale—will usually compromise the historic character as well. The appropriate size for a new addition varies from building to building; it could never be stated in a square or cubic footage ratio, but the historic building's existing proportions, site and setting can help set some general parameters for enlargement. Although even a small addition that is poorly designed can have an adverse impact, to some extent, there is a predictable relationship between the size of the historic resource and what is an appropriate size for a compatible new addition.

Generally, constructing the new addition on a secondary side or rear elevation—in addition to material preservation—will also preserve the historic character. Not only will the addition be less visible, but because a secondary elevation is usually simpler and less distinctive, the addition will have less of a physical and visual impact on the historic building. Such placement will help to preserve the building's historic form and relationship to its site and setting.

Historic landscape features, including distinctive grade variations, also need to be respected. Any new landscape features, including plants and trees, should be kept at a scale and density that will not interfere with understanding of the historic resource itself. A traditionally landscaped

property should not be covered with large paved areas for parking which would drastically change the character of the site.

Despite the fact that in most cases it is recommended that the new addition be attached to a secondary elevation, sometimes this is not possible. There simply may not be a secondary elevation—some important freestanding buildings have significant materials and features on all sides. A structure or group of structures together with its setting (for example, a college campus) may be of such significance that any new addition would not only damage materials, but alter the buildings' relationship to each other and the setting. An addition attached to a highly-visible elevation of a historic building can radically alter the historic form or obscure features such as a decorative cornice or window ornamentation. Similarly, an addition that fills



Figure 7. A vacant side lot was the only place a new stair tower could be built when this 1903 theater was rehabilitated as a performing arts center. Constructed with matching materials, the stair tower is set back with a recessed connector and, despite its prominent location, it is clearly subordinate and differentiated from the historic theater.



Figure 8. The rehabilitation of this large, early-20th century warehouse (left) into affordable artists' lofts included the addition of a compatible glass and brick elevator/stair tower at the back (right).



Figure 9. A simple, brick stair tower replaced two non-historic additions at the rear of this 1879 school building when it was rehabilitated as a women's and children's shelter. The addition is set back and it is not visible from the front of the school.



Figure 10. The small size and the use of matching materials ensures that the new addition on the left is compatible with the historic Romanesque Revival-style building.

in a planned void on a highly-visible elevation (such as a U-shaped plan or a feature such as a porch) will also alter the historic form and, as a result, change the historic character. Under these circumstances, an addition would have too much of a negative impact on the historic building and it would not meet the Standards. Such situations may best be handled by constructing a separate building in a location where it will not adversely affect the historic structure and its setting.

In other instances, particularly in urban areas, there may be no other place but adjacent to the primary façade to locate an addition needed for the new use. It may be possible to design a lateral addition attached on the side that is compatible with the historic building, even though it is a highly-visible new element. Certain types of historic structures, such as government buildings, metropolitan museums, churches or libraries, may be so massive in size that a relatively large-scale addition may not compromise the historic character, provided, of course, the addition is smaller than the historic building. Occasionally, the visible size of an addition can be reduced by placing some of the spaces or support systems in a part of the structure that is underground. Large new additions may sometimes be successful if they read as a separate volume, rather than as an extension of the historic structure, although the scale, massing and proportions of the addition still need to be compatible with the historic building. However, similar expansion of smaller buildings would be dramatically out of scale. In summary, where any new addition is proposed, correctly assessing the relationship between actual size and relative scale will be a key to preserving the character of the historic



Figure 11. The addition to this early-20th century Gothic Revival-style church provides space for offices, a great hall for gatherings and an accessible entrance (left). The stucco finish, metal roof, narrow gables and the Gothic-arched entrance complement the architecture of the historic church. Placing the addition in back where the ground slopes away ensures that it is subordinate and minimizes its impact on the church (below).

Design Guidance for Compatible New Additions to Historic Buildings

There is no formula or prescription for designing a new addition that meets the Standards. A new addition to a historic building that meets the Standards can be any architectural style—traditional, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility in order to maintain the historic character and the identity of the building being enlarged. New additions that too closely resemble the historic building or are in extreme contrast to it fall short of this balance. *Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.*

A new addition **must preserve significant historic materials, features and form, and it must be compatible but differentiated from the historic building.** To achieve this, it is necessary to carefully consider the **placement or location** of the new addition, and its **size, scale and massing** when planning a new addition. To preserve a property's historic character, a new addition must be visually distinguishable from the historic building. This does not mean that the addition and the historic building should be glaringly different in terms of design, materials and other visual qualities. Instead, the new addition should take its design cues from, but not copy, the historic building.



A variety of design techniques can be effective ways to differentiate the new construction from the old, while respecting the architectural qualities and vocabulary of the historic building, including the following:

- Incorporate a simple, recessed, small-scale hyphen to physically separate the old and the new volumes or set the addition back from the wall plane(s) of the historic building.
- Avoid designs that unify the two volumes into a single architectural whole. The new addition may include simplified architectural features that reflect, but do not duplicate, similar features on the historic building. This approach will not impair the existing building's historic character as long as the new structure is subordinate in size and clearly differentiated and distinguishable so that the identity of the historic structure is not lost in a new and larger composition. The historic building must be clearly identifiable and its physical integrity must not be compromised by the new addition.



Figure 12. This 1954 synagogue (left) is accessed through a monumental entrance to the right. The new education wing (far right) added to it features the same vertical elements and color and, even though it is quite large, its smaller scale and height ensure that it is secondary to the historic resource.



Figure 13. A glass and metal structure was constructed in the courtyard as a restaurant when this 1839 building was converted to a hotel. Although such an addition might not be appropriate in a more public location, it is compatible here in the courtyard of this historic building.



Figure 14. This glass addition was erected at the back of an 1895 former brewery during rehabilitation to provide another entrance. The addition is compatible with the plain character of this secondary elevation.

- Use building materials in the same color range or value as those of the historic building. The materials need not be the same as those on the historic building, but they should be harmonious; they should not be so different that they stand out or distract from the historic building. (Even clear glass can be as prominent as a less transparent material. Generally, glass may be most appropriate for small-scale additions, such as an entrance on a secondary elevation or a connector between an addition and the historic building.)
- Base the size, rhythm and alignment of the new addition's window and door openings on those of the historic building.
- Respect the architectural expression of the historic building type. For example, an addition to an institutional building should maintain the architectural character associated with this building type rather than using details and elements typical of residential or other building types.

These techniques are merely examples of ways to differentiate a new addition from the historic building while ensuring that the addition is compatible with it. Other ways of differentiating a new addition from the historic building may be used as long as they maintain the primacy of the historic building. Working within these basic principles still allows for a broad range of architectural expression that can range from stylistic similarity to contemporary distinction. The recommended design approach for an addition is one that neither copies the historic building exactly nor stands in stark contrast to it.

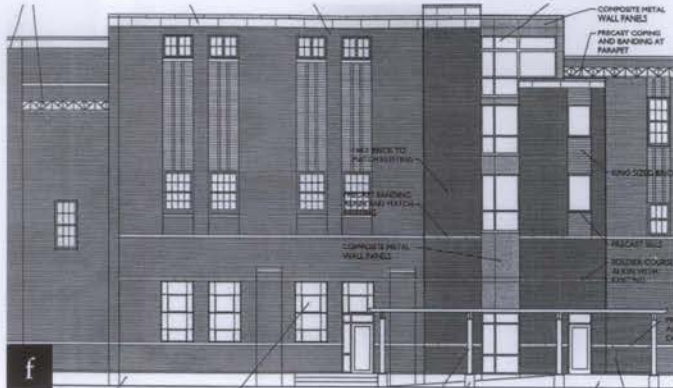
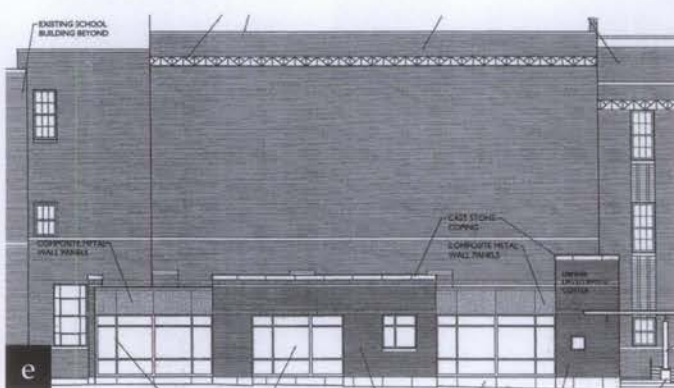
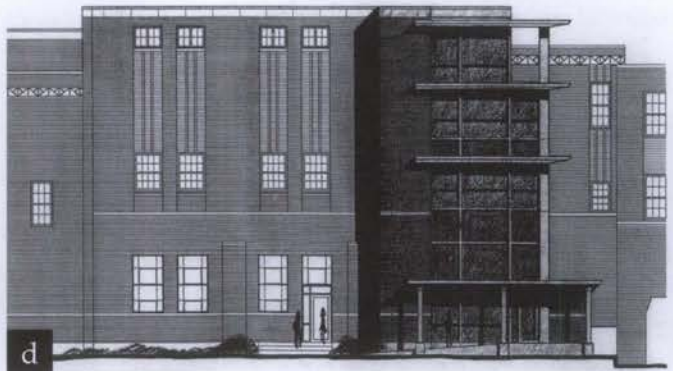
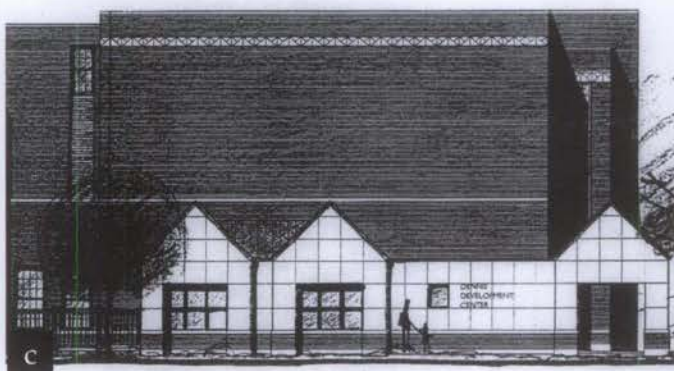


Figure 15. The rehabilitation of a c. 1930 high school auditorium for a clinic and offices proposed two additions: a one-story entrance and reception area on this elevation (a); and a four-story elevator and stair tower on another side (b). The gabled entrance (c) first proposed was not compatible with the flat-roofed auditorium and the design of the proposed stair tower (d) was also incompatible and overwhelmed the historic building. The designs were revised (e-f) resulting in new additions that meet the Standards (g-h).



Figure 16. The proposal to add three row houses to the rear ell of this early-19th century residential property doubles its size and does not meet the Standards..



Figure 17. The small addition on the left is starkly different and it is not compatible with the eclectic, late-19th century house.



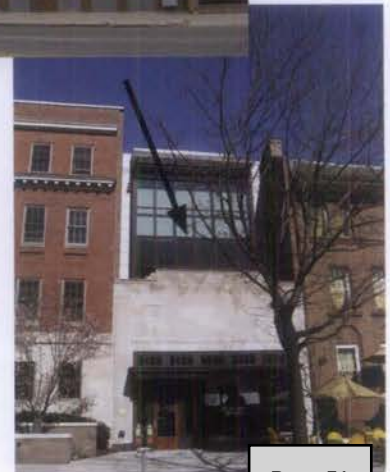
Figure 18. The expansion of a one- and one-half story historic bungalow (left) with a large two-story rear addition (right) has greatly altered and obscured its distinctive shape and form.



Figure 19. The upper two floors of this early-20th century office building were part of the original design, but were not built. During rehabilitation, the two stories were finally constructed. This treatment does not meet the Standards because the addition has given the building an appearance it never had historically.



Figure 20. The height, as well as the design, of these two-story rooftop additions overwhelms the two-story and the one-story, low-rise historic buildings.



New Additions in Densely-Built Environments

Item #1.

In built-up urban areas, locating a new addition on a less visible side or rear elevation may not be possible simply because there is no available space. In this instance, there may be alternative ways to help preserve the historic character. One approach when connecting a new addition to a historic building on a primary elevation is to use a hyphen to separate them. A subtle variation in material, detailing and color may also provide the degree of differentiation necessary to avoid changing the essential proportions and character of the historic building.

A densely-built neighborhood such as a downtown commercial core offers a particular opportunity to design an addition that will have a minimal impact on the historic building. Often the site for such an addition is a vacant lot where another building formerly stood. Treating the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district. In these instances there may be no need for a direct visual link to the historic building. Height and setback from the street should generally be consistent with those of the historic building and other surrounding buildings in the district. Thus, in most urban commercial areas the addition should not be set back from the façade of the historic building. A tight urban setting may sometimes even accommodate a larger addition if the primary elevation is designed to give the appearance of being several buildings by breaking up the facade into elements that are consistent with the scale of the historic building and adjacent buildings.



Figure 21. Both wings of this historic L-shaped building (top), which fronts on two city streets, adjoined vacant lots. A two-story addition was constructed on one lot (above, left) and a six-story addition was built on the other (above, right). Like the historic building, which has two different facades, the compatible new additions are also different and appear to be separate structures rather than part of the historic building.



Figure 22. The proposed new addition is compatible with the historic buildings that remain on the block. Its design with multiple storefronts helps break up the mass.

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Rooftop Additions

The guidance provided on designing a compatible new addition to a historic building applies equally to new rooftop additions. A rooftop addition should preserve the character of a historic building by preserving historic materials, features and form; and it should be compatible but differentiated from the historic building.

However, there are several other design principles that apply specifically to rooftop additions. Generally, a rooftop addition should not be more than one story in height to minimize its visibility and its impact on the proportion and profile of the historic building. A rooftop addition should almost always be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is free-standing or highly visible.

It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or commercial structures, even if the new addition is set back from the plane of the façade. Constructing another floor on top of a small, one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character. On the other hand, a rooftop addition on an eight-story building, for example, in a historic district consisting primarily of tall buildings might not affect the historic character because the new construction may blend in with the surrounding buildings and be only minimally visible within the district. A rooftop addition in a densely-built urban area is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

A number of methods may be used to help evaluate the effect of a proposed rooftop addition on a historic building and district, including pedestrian sight lines, three-dimensional schematics and computer-generated design. However, drawings generally do not provide a true "picture" of the appearance and visibility of a proposed rooftop addition. For this reason, it is often necessary to construct a rough, temporary, full-size or skeletal mock up of a portion of the proposed addition, which can then be photographed and evaluated from critical vantage points on surrounding streets.



Figure 23. Colored flags marking the location of a proposed penthouse addition (a) were placed on the roof to help evaluate the impact and visibility of an addition planned for this historic furniture store (b). Based on this evaluation, the addition was constructed as proposed. It is minimally visible and compatible with the 1912 structure (c). The tall parapet wall conceals the addition from the street below (d).

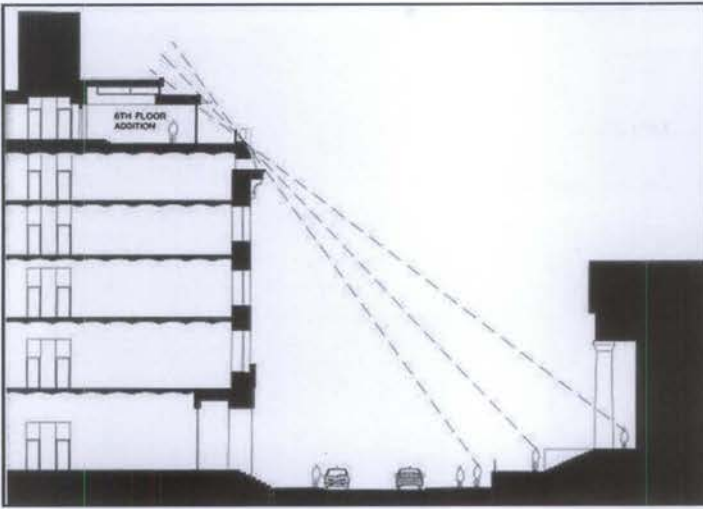


Figure 24. How to Evaluate a Proposed Rooftop Addition.
A sight-line study (above) only factors in views from directly across the street, which can be very restrictive and does not illustrate the full effect of an addition from other public rights of way. A mock up (above, right) or a mock up enhanced by a computer-generated rendering (below, right) is essential to evaluate the impact of a proposed rooftop addition on the historic building.

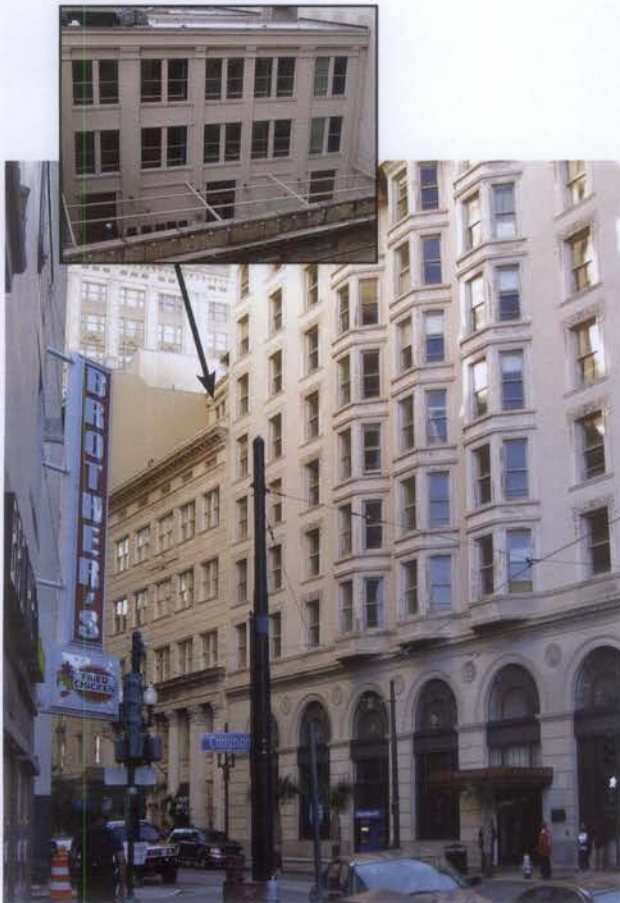


Figure 25. It was possible to add a compatible, three-story, penthouse addition to the roof of this five-story, historic bank building because the addition is set far back, it is surrounded by taller buildings and a deep parapet conceals almost all of the addition from below.

Figure 26. A rooftop addition would have negatively impacted the character of the primary facade (right) of this mid-19th century, four-story structure and the low-rise historic district. However, a third floor was successfully added on the two-story rear portion (below) of the same building with little impact to the building or the district because it blends in with the height of the adjacent building.





Figure 27. Although the new brick stair/elevator tower (left) is not visible from the front (right), it is on a prominent side elevation of this 1890 stone bank. The compatible addition is set back and does not compete with the historic building. Photos: Chadd Gossman, Aurora Photography, LLC.

Designing a New Exterior Addition to a Historic Building

This guidance should be applied to help in designing a compatible new addition that that will meet the *Secretary of the Interior's Standards for Rehabilitation*:

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

The same guidance should be applied when designing a compatible **rooftop** addition, plus the following:

- A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.
- A rooftop addition should be minimally visible.
- Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.
- Generally, a rooftop addition should not be more than one story in height.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.



Figure 28. A small addition (left) was constructed when this 1880s train station was converted for office use. The paired doors with transoms and arched windows on the compatible addition reflect, but do not replicate, the historic building (right).



Figure 29. This simple glass and brick entrance (left) added to a secondary elevation of a 1920s school building (right) is compatible with the original structure.

Summary

Because a new exterior addition to a historic building can damage or destroy significant materials and can change the building's character, an addition should be considered only after it has been determined that the new use cannot be met by altering non-significant, or secondary, interior spaces. If the new use cannot be met in this way, then an attached addition may be an acceptable alternative if carefully planned and designed. A new addition to a historic building should be constructed in a manner that preserves significant materials, features and form, and preserves the building's historic character. Finally, an addition should be differentiated from the historic building so that the new work is compatible with—and does not detract from—the historic building, and cannot itself be confused as historic.

Additional Reading

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The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Washington, D.C.: U.S. Department of the Interior, National Park Service, Preservation Assistance Division, rev. 1990.

The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings. (Authors: W. Brown Morton, III, Gary L. Hume, Kay D. Weeks, and H. Ward Jandl. Project Directors: Anne E. Grimmer and Kay D. Weeks.) Washington, D.C.: U.S. Department of

the Interior, National Park Service, Preservation Assistance Division, 1992. Online at www.nps.gov/history/hps/tps/.

Semes, Steven W. "Differentiated and Compatible: The Secretary's Standards revisited." *Traditional Building*. February 2009. (Vol. 22, No. 1), pp. 20-23.

Semes, Steven W. *The Future of the Past: A Conservation Ethic for Architecture, Urbanism, and Historic Preservation*. (In association with The Institute of Classical Architecture and Classical America.) New York, NY: W.W. Norton & Company, 2009.



Figure 30. The small addition on the right of this late-19th century commercial structure is clearly secondary and compatible in materials and design with the historic building.



Figure 31. An elevator/stair tower was added at the back of this Richardsonian Romanesque-style theater when it was rehabilitated. Rough-cut stone and simple cut-out openings ensure that the addition is compatible and subordinate to the historic building. Photo: Chuck Liddy, AIA.

Acknowledgements

Anne E. Grimmer, Senior Architectural Historian, Technical Preservation Services Branch, National Park Service, revised *Preservation Brief 14*, written by Kay D. Weeks and first published in 1986. The revised Brief features all new illustrations and contains expanded and updated design guidance on the subject of new additions that has been developed by the Technical Preservation Services Branch since the original publication of the Brief. Several individuals generously contributed their time and expertise to review the revision of this *Preservation Brief*, including: Sharon C. Park, FAIA, Chief, Architectural History and Historic Preservation, Smithsonian Institution; Elizabeth Tune and Karen Brandt, Department of Historic Resources, Commonwealth of Virginia; and Phillip Wisley and David Ferro, Division of Historical Resources, Florida Department of State. The Technical Preservation Services professional staff, in particular Michael J. Auer, Jo Ellen Hensley, Gary Sachau and Rebecca Shiffer, also provided important guidance in the development of this publication. All illustrations are from National Park Service files unless otherwise credited. Front cover image: Detail of new addition shown in Figure 4. Photo: © Maxwell MacKenzie.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. The Technical Preservation Services Branch, National Park Service, prepares standards, guidelines and other educational materials on responsible historic preservation treatments for a broad public audience. Additional information about the programs of Technical Preservation Services is available on the website at www.nps.gov/history/hps/tps. Comments about this publication should be addressed to: Charles E. Fisher, Technical Preservation Publications Program Manager, Technical Preservation Services-2255, National Park Service, 1849 C Street, NW, Washington, DC 20240. This publication is not copyrighted and can be reproduced without penalty. Normal procedures for credit to the author and the National Park Service are appreciated.



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board

Agenda Date: 04/24/2023

From: Chrstina Robertson-Gardiner, Senior Planner

SUBJECT: Recommendation of adoption of supplemental photos to the Design Guidelines for Middle Housing

STAFF RECOMMENDATION: Staff recommends the HRB vote to Approved the supplemental photos for the previously adopted Design Guidelines for Middle Housing.

The HRB voted to approve and forward the Design Guidelines for Middle Housing to the City Commission at the March 28, 2023 Historic Review Board Meeting. At the March HRB meeting, there was also a request for staff to produce a supplemental photos page to help illustrate the design standards. These are attached to the agenda and can be added to the previously approved Design Guidelines.

Staff will work to get the item on the next available City Commission work session and subsequent adoption meeting agendas. The Middle Housing Design Guidelines will be adopted by the City Commission via a Resolution or Ordinance based on the direction of the Assistant City attorney.

BACKGROUND: See staff memo for background information.



412 John Adams Street

This building utilizes a recessed secondary entrance to access the rear unit.



1202 Jackson Street

This residential building utilizes a more streetcar commercial design and was once a historic commercial node in the neighborhood.



1102 7th Street

Basement and rear entrances provide secondary access to this quad-plex that maintains the massing of a single-family residence.



601 Jackson Street

While currently a 6-plex, this approach breaks the building into two abutting historic massings, which reduces impact on the district.



1206 9th Street

Some strategic articulation can break up the massing in a multi-unit building. This 1930 minimal traditional still reads a single-family residence.



1108 6th Street

This simple duplex utilizes a mirror design with paired entrance doors and maintains the massing of a single-family residence.



912 8th Street

This new construction quadplex connects four separate structures with breezeways to be considered attached units.



426 Division Street

This Landmark also utilizes a mirror design and maintains the massing of a single-family residence.



To: Historic Review Board
From: Christina Robertson-Gardiner, Senior Planner
RE: Discussion Draft Middle Housing Design Guidelines
Date: March 20, 2023

The Housing Choices Code Update ([House Bill 2001](#)) amended Title 16 (Land Divisions) and Title 17 (Zoning) of the Oregon City Municipal Code to permit a greater range of middle housing types, including duplexes, triplexes, quadplexes, townhouses and cottage clusters in residential zones where single-family detached residential units are permitted. These code amendments affect all areas currently zoned to allow single-family uses, including Historic Districts and Landmarks. House Bill 2001 [does not allow cities to limit middle housing in historic areas](#).

On June 1, 2022 the City Commission voted to approve the second reading of ORDINANCE NO. 22-1001 and remand the file to the October 24, 2022 Planning Commission Meeting to review a second package of outstanding policy questions not needed for compliance with HB 2001. The code amendments are effective June 30, 2022 and can be found on the [following project page](#).

LEG 22-01 HOUSING CHOICES CODE UPDATE- ADOPTED CODE

Key items that were adopted with this package are the allowance for detached duplexed and triplexes city-wide when one of the units is more than five years old and the continuation of density restrictions of 2 units per acre in the Geologic Hazard District, which will greatly restrict the use of middle housing in the Canemah National Register District.

The Historic Review Board currently uses [OCMC 17.40 Historic Overlay District](#) and the [Design Guidelines for New Construction](#) to determine if a proposal is compatible with the district/landmark and will not create an adverse effect. Both the McLoughlin Conservation District and Canemah Historic District have parcels that currently have the opportunity to develop middle housing, and the existing regulations provide Historic Review Board with the ability to review the proposals for compatibility. However, with more areas zoned to allow middle housing, a design guideline supplement addressing the specific design consideration for middle housing would provide additional direction to applicants, the HRB, and neighbors.

The Historic Review provided staff initial feedback at the April 2022 and September 2022 HRB meeting. The revised discussion draft was shared with the McLoughlin and Canemah neighborhood associations in Nov 2022.

Adoption Process

The first step to adopting the Design Guidelines for Middle housing is to hold a public hearing and, when ready, vote to recommend approval to the City Commission. Staff will work to get the item on the next available City Commission work session and subsequent adoption meeting agendas. The Middle Housing Design Guidelines will be adopted by the City Commission via a Resolution or Ordinance based on the direction of the Assistant City attorney.

Exhibits

Draft Middle Housing Design Guidelines March 2023

Middle Housing Design Guidelines

Historic Review Board recommended approval to the City Commission -March 28, 2023

(New Section to be inserted into [Design Guidelines for New Construction](#))

Introduction

Middle housing types include duplex, tri-plex, quadplex, townhomes, and cottage clusters. Many of these housing types were historically permitted and built throughout the state prior to World War II, and can still be found in many older neighborhoods in Oregon City. These housing types were added as permitted uses to the City's low and medium-density districts in 2019 and 2022. Middle housing types are now permitted uses in R-10, R-8, R-6, and R-3.5 zones, which overlap with the City's two historic districts and with various historic Landmarks.

How to Use this Document

The following design guidelines provide further direction on middle housing within historic districts and landmarks to ensure that the design is compatible and does not adversely affect the significance of the district or Landmark. Consult the general guidance in the Design Guidelines for the applicable district or Landmark before incorporating the middle housing guidelines into your design. This document is an addendum to the adopted guidelines; please ensure that the general design guidelines for materials, siting, scale, roof form, architectural style, and design elements that apply to residential construction are also addressed. Refer to pages 4 and 5 of the Design Guidelines for step-by-step guidance.

All Middle Housing Types

MASSING

How to determine appropriate massing:

Step 1:

Measure the average height and square footage of the nearest six designated and contributing historic resources

Step 2:

New middle housing structures should have a total building mass no larger than 1 ½ time the size of the average resource. Massing should be appropriate to the style chosen.

For landmarks, new middle housing structures should ensure that the total individual building mass is no larger than 1 ½ time the size of the Landmark

Massing may, in some circumstances, exceed the prescribed 1.5 times the average for sites in which:

- The site is considerably large, allowing for ample spacing and setbacks
- The site is sloped such that the building mass is less visible or shielded from public view
- The structures would be shielded from public view by existing structures that are unlikely to be demolished.

The applicant must provide a detailed analysis to demonstrate why massing would not be considered excessive.

PARKING

Principles:

Paved driveways and parking areas are to be located to the side or rear of the structure.

Front yard areas should be comprised of landscaping and not provide parking.

Driveway widths should be consistent with the predominant driveway width of the district or Landmark, which is typically less than 20 feet in width.

Parking lots should be broken up into smaller clusters rather than one larger parking lot.

Unique approaches are encouraged in areas where topography or other factors limit parking access onsite.

CONFIGURATION OF DUPLEX/TRIPLEX/FOURPLEX UNITS

Principles:

New attached plexes can be designed to look like one single-family home or can be designed as separate units attached with a “hyphen” set back from the front façade. Detached units are encouraged if allowed by the zoning code. The massing of each unit can be considered separate if there is adequate separation of the units by the location and size of the “hyphen”. The applicant must provide a detailed analysis to demonstrate why massing would not be considered excessive.

Units can be stacked vertically or attached on the sides.

Plexes on a lot with an existing single-family home should generally be detached from the existing structure. Middle housing units should generally be located behind or next to an existing structure.

Setbacks should be consistent with surrounding historic single-family structures.

ENTRYWAYS FOR DUPLEX/TRIPLEX/FOURPLEX UNITS

Principle: Entryways should be located on the street-facing facade of the structure and should be designed to read as a single entryway. Multiple front doors in a single defined entryway are acceptable; for example, two or three doors on a central front porch. This may also be achieved through the location of doorways around a central recessed entry or using a single exterior doorway leading to an interior entry hall. Alternatively, units may be accessed from secondary entrances located on the side or rear of the structure.

Faux entry elements are not recommended. Multiple entries should be integrated into the design of the building.

Townhomes

Townhomes are not a historically represented type in either the Canemah National Register District or the McLoughlin Conservation District.

- Townhomes should follow vernacular styles for each district; Queen Anne styles in McLoughlin are also acceptable. For other styles, applicants must demonstrate how the style is compatible with the district.
- In the Canemah and McLoughlin Districts, no more than three units are to be attached together as one building mass. *Note: citywide code allows up to six attached townhomes.*
- Front-facing attached garages are not allowed.
- Each townhome building should be separated by at least 10 feet.

Cluster Housing

Oregon City generally reviews Clusters Housing through a Type I review process through OCMC 17.16 Middle Housing Design Standards. However, through the Type III Hearing process, the Historic Review Board can require a reduction in the size, location, or massing of proposed units if it can be found to be adversely affecting the significance of the historic district or Landmark.

Cluster Housing are groups of smaller detached housing units, typically 300-900 square foot footprint, clustered around a common open space.

- Cottage cluster unit designs and forms should vary within the cluster to avoid identical or near-identical designs.
- Flexibility in materials and design elements for units that are visually removed from public streets is appropriate.
- Share open space should be centrally located and publicly visible.
- Parking lots should be broken up into smaller clusters rather than one larger parking lot.



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board
From: Kay Neumann, Administrative Assistant

Agenda Date: 04/25/2023

SUBJECT:

Historic Review Board Minutes Approval

STAFF RECOMMENDATION:

Staff recommends HRB approve the meeting minutes listed below and attached for your review

BACKGROUND:

Please find multiple meeting minutes attached for review to be approved at the next meeting. These are meeting minutes that have no record of being approved. Staff understands that previous Historic Review Board Members may have been on the Board at the time, but we are asking that you review and agree to allow them to stand as written so that they can be published for the public to view as needed. A backlog of minutes that have not been approved exists because of insufficient staff time and turnover issues. In the past, an outside contractor was used to create the minutes for City Commission Meetings only and as staff time became more and more limited the contractor took over this responsibility for other committees supported by Community Development, including Historic Review Board.

The City Recorder's office conducted an audit of all minutes for the City's public meetings and found there were a large number of minutes that were not drafted, were drafted but not approved, or were posted on-line and not approved. The City Recorder used the audit to create a tracking log of the disposition of each meeting. Based on this information staff will include minutes from previous meetings on each agenda until all drafted minutes are approved. The intention in the future is to bring minutes back for approval closer to the original meeting date.

Attached for your information is the Commission Policy and Procedure that applies to the City Commission and all other boards and committees of the City of Oregon City. Section 5.4 Meeting Minutes describes the essential elements that need to be included in each document. The minutes you are asked to approve meet these standards.

Minutes in this packet include:

1. January, 22, 2013
2. February 26, 2013
3. March 26, 2013
4. April 23, 2013
5. May 28, 2013
6. June 25, 2013
7. August 27, 2013
8. March 25, 2014

NOTE: These can all be approved as a single motion and do not need to be approved individually. There will be additional sessions with multiple meeting minutes. The City is in the process of devising a plan to fill in the many meetings where minutes have not yet been transcribed.

RESOLUTION NO. 19-16

A RESOLUTION AMENDING THE CITY COMMISSION POLICY 1 – 3, PUBLIC MEETINGS

WHEREAS, the City Commission of Oregon City established Policy 1 – 3 Public Meetings March 5, 1997; and

WHEREAS, the purpose of establishing the policy was to provide guidelines for public meetings according to ORS 192.610 to 192.690; and

WHEREAS, the City Commission believes a lot has changed in 22 years and the policy needs to be updated to reflect those changes; and

WHEREAS, as a City Commission Goal #4 to pursue opportunities to increase transparency and encourage citizen participate the Commission has added certain public meetings will begin at 7:00 p.m.; and

WHEREAS, the City Commission desires to further amend Commission Policy 1 – 3 Public Meetings.

NOW, THEREFORE, OREGON CITY RESOLVES AS FOLLOWS:

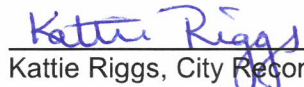
Section 1. The City Commission of Oregon City approves and adopts the Commission Policy 1 – 3 herein as Exhibit A.

Section 2. This resolution shall take effect immediately upon its adoption by the City Commission.

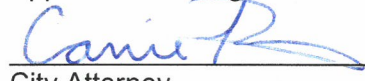
Approved and adopted at a regular meeting of the City Commission held on the 5th day of June 2019:


 DAN HOLLADAY, Mayor
 COMMISSION PRESIDENT

Attested to this 5th day of June 2019:


 Kattie Riggs, City Recorder

Approved as to legal sufficiency:


 City Attorney



Commission Policy and Procedure

SUBJECT: Public Meetings Policy and Procedure	EFFECTIVE DATE: June 5, 2019
POLICY NUMBER: Commission Policy 1-3	REVIEWED: Adopted March 5, 1997 Revised December 6, 2017 Revised June 5, 2019

1.0 PURPOSE

- 1.1 The purpose of this policy is to provide guidelines for public meetings according to ORS 192.610 to 192.690.

2.0 APPLICABILITY

- 2.1 This policy applies to the City Commission, all city boards, commissions, and committees that serve at the pleasure of the City Commission, and any other body that requires a quorum in order to make a decision.

3.0 IN GENERAL

- 3.1 The Oregon form of government requires an informed public aware of the deliberations and decisions of governing bodies and the information upon which such decisions were made. It is the intent of the City of Oregon City that decisions of its governing bodies be arrived at openly according to ORS 192.610 to 192.690.

4.0 DEFINITIONS

- 4.1 Decision. A decision means any determination, action, vote, or final disposition upon a motion, proposal, resolution, order, ordinance or measure on which a vote of a governing body is required, at any meeting at which a quorum is present.
- 4.2 Executive Session. An executive session is any meeting or part of a meeting of a governing body which is closed to certain persons for deliberation on certain matters.
- 4.3 Governing Body. A governing body means the members of any public body which consists of two or more members, with the authority to make decisions for or recommendations to a public body on policy or administration.

- 4.4 Public Body. A public body is the state, any regional council, county, city or district, or any municipal or public corporation, or any board, department, commission, council, bureau, committee or subcommittee or advisory group or any other agency thereof.
- 4.5 Meeting. A meeting is the convening of a governing body of a public body for which a quorum is required in order to make a decision or to deliberate toward a decision on any matter. A meeting does not include any on-site inspection of any project or program. A meeting also does not include the attendance of members of a governing body at any national, regional or state association to which the public body or the members belong.

5.0 PUBLIC MEETING GUIDELINES

- 5.1 Open Meetings. All meetings of a governing body of a public body must be open to the public and all persons shall be permitted to attend any meeting except as otherwise provided by ORS 192.610 to 192.690.

No quorum of governing body shall meet in private for the purpose of deciding on or deliberating toward a decision on any matter except as otherwise provided by ORS 192.610 to 192.690.

All regular meetings will be adjourned no later than 10:00 p.m. unless extending the meeting until no later than 11:00 p.m. is agreed upon by the majority of the governing body present at the meeting.

All regular meetings of the City Commission, Planning Commission, and Historic Review Board should begin at 7:00 p.m.

- 5.2 Meeting Location. Meetings of a governing body of a public body shall be held within the geographic boundaries over which the public body has jurisdiction; or at the administrative headquarters of the public body; or at the nearest practical location.

A governing body shall not hold a meeting at any place where discrimination on the basis of race, creed, color, sex, age, national origin or disability is practiced. However, the fact that organizations with restricted membership hold meetings at the place shall not restrict its use by a public body if use of the place by a restricted membership organization is not the primary purpose of the place or its predominate use.

- 5.3 Public Notice. The governing body of a public body shall provide for and give public notice, reasonably calculated to give actual notice to interested persons including news media which have requested notice, of the time and place for holding regular meetings. The notice shall also include a list of the principal subjects anticipated to be considered at the meeting, but this requirement shall not limit the ability of a governing body to consider additional subjects.

5.3.1 If an *executive session only* (according to 192.660) will be held, the notice

shall be given to the members of the governing body, to the general public and to news media which have requested notice, stating the specific provision of law authorizing the executive session.

- 5.3.2 No *special or emergency meeting* shall be held without at least twenty-four (24) hours notice to the members of the governing body, the news media which have requested notice and the general public. In the case of an actual emergency, a meeting may be held upon such notice as is appropriate to the circumstances but the minutes for such a meeting shall describe the emergency justifying less than twenty-four (24) hours notice.

- 5.4 Meeting Minutes. The governing body of a public body shall provide for the sound, video or digital recording or the taking of written minutes of all its meetings. Neither a full transcript nor a recording of the meeting is required, except as otherwise provided by law but the written minutes or recording must give a true reflection of the matters discussed at the meeting and the views of the participants. All minutes or recordings shall be available to the public within a reasonable time after the meeting.

A minimum of action minutes shall be provided and include at least the following information:

- All members of the governing body present;
- All motions, proposals, resolutions, orders, ordinances, and measures proposed and their disposition;
- The results of all votes and except for public bodies consisting of more than twenty-five (25) members unless requested by a member of that body, the vote of each member by name;
- The subject of any items discussed; and
- A reference to any document discussed at the meeting.

Minutes of *executive sessions* shall be kept in accordance with the above five (5) points. Instead of written minutes, a record of any executive session may be kept in the form of a sound video tape or digital recording which need not be transcribed unless otherwise provided by law. Material, the disclosure of which is inconsistent with the purpose for which a meeting under ORS 192.660 is authorized to be held, may be excluded from disclosure. However, excluded materials are authorized to be examined privately by court in any legal action and the court shall determine their admissibility. Any violation of these public meeting guidelines shall be subject to enforcement proceedings as specified in ORS 192.680 and 192.685.



City of Oregon City

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

Item #3.

Meeting Minutes Historic Review Board

Tuesday, January 22, 2013

6:00 PM

Commission Chambers

1. Call to Order

Chair McLoughlin called the meeting to order at 6:05 PM.

2. Discussion Items

2013-2014 Goals

Christina Robertson-Gardiner, Planner, reviewed the 2013-2014 goals with the Board. The goals would be adopted in February.

Ms. Towle suggested adding a Work Session on porte cocheres.

3. Break for Dinner. The HRB meeting will resume at 7:00 PM.

4. Public Comments

Paul Edgar, resident of Oregon City, suggested including Demolition by Neglect in the goals document. He thought it should be tracked on a regular basis.

There was consensus to add it to a policy discussion Work Session.

5. Design Advice

Design Advice- Canemah Infill

Ms. Robertson-Gardiner explained the purpose of the design advice. She described the plans for the in fill lot and questions posed by the applicant. The goal was to give initial feedback and direction for the next steps. She thought the biggest concern was reducing the massing.

Bill Heintz, applicant, was there to get feedback on what the Board wanted as a point to start for the design. He had built houses in the Canemah area before.

The Board gave advice regarding the access to the site, size of the house, garage location, elevation, driveway, retaining wall, setbacks, massing, windows, and lighting.

6. Adoption of Minutes

Adoption of Minutes

A motion was made by Mr. Metson, seconded by Ms. Towle, to approve the minutes of the August 28, 2012 Historic Review Board meeting. The motion carried by the following vote:

7. Elections

Election of Chair and Vice Chair

A motion was made by Mr. Metson, seconded by Ms. Towle, to nominate Jon McLoughlin as Chair. The motion carried by the following vote:

A motion was made by Mr. McLoughlin, seconded by Mr. Siewert, to nominate Derek Metson as Vice Chair. The motion carried by the following vote:

8. Communications

Ms. Robertson-Gardiner announced next month's Work Session would be a land use education with Carrie Richter, Attorney.

9. Adjournment

Chair McLoughlin adjourned the meeting at ?? PM.



City of Oregon City

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

Item #3.

Meeting Minutes Historic Review Board

Tuesday, February 26, 2013

6:00 PM

Commission Chambers

1. Call to Order

Chair McLoughlin called the meeting to order at 6 PM.

2. Discussion Items:

a Legal Training Presentation with Assistant City Attorney Carrie Richter

Carrie Richter, Assistant City Attorney, gave a presentation on quasi-judicial land use procedures including legal limitations on decision making, types of land use review in Oregon City, quasi-judicial hearing disclosures, impartial tribunal, public hearing procedures, public meetings and records requirements, and deliberation and the decision. She then spoke on national register vs. local designation, owner consent required for local designation, and additional limitations for public projects.

3. Break for Dinner. The HRB meeting will resume at 7:00 PM.

4. Public Comments

There were no public comments.

5. Approval of the Minutes

a Minutes

A motion was made by Mr. Metson, seconded by Ms. Towle, to approve the minutes of the September 25, 2012, Historic Review Board meeting. The motion carried by the following vote:

6. Design Advice

a Design Advice -Canemah Infill

Ms. Robertson-Gardiner said at the last HRB meeting Mr. Heintz had asked for design advice. The plans had been revised and he was asking for additional design advice. She explained the changes proposed for a vernacular style home.

Bill Robinson, architect, and Bill Heintz, applicant, discussed both Option A and Option B, especially in regard to the massing and garage.

Chair McLoughlin stated the porch needed to be symmetrical.

There was discussion regarding the two options including the massing, porch, siding, and the garage. The Board encouraged the applicant to look at examples of homes in Canemah and to get support from the Canemah Neighborhood Association.

7. Public Hearing

a HR 13-01

A motion was made by Mr. Metson, seconded by Mr. Siewert, to continue HR 13-01 to the March 26, 2013, Historic Review Board meeting. The motion carried by the following vote:

8. Communications

There were no communications.

9. Adjournment

Chair McLoughlin adjourned the meeting at 7:33 PM.



City of Oregon City

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

Item #3.

Meeting Minutes Historic Review Board

Tuesday, March 26, 2013

6:00 PM

Commission Chambers

1. Call to Order

Vice Chair Siewert called the meeting to order at 6:05 PM.

2 Discussion Items:

2013-2014 HRB Work Plan

Christina Robertson-Gardiner, Planner, said the theme for Preservation Month in May was See! Save! Celebrate! The annual Preservation Award would be presented at the City Commission's May 1 meeting. She explained who could be nominated. The HRB would send in nominations to Ms. Robertson-Gardiner and then vote via email. There would also be a photo contest May 1 to June 15 and winners would be awarded at a July City Commission meeting.

There was discussion about where to display the winning photos, possibly having the photos travel to the schools, and selling copies of the photos as a fundraiser. There was also discussion regarding selling Elevator t-shirts.

Ms. Robertson-Gardiner then gave an update on the Certified Local Government Grant to place on the national register list the Elevator, Carnegie building, Promenade, and Masonic building. The goal was to have these structures listed by summer 2014. She explained the Elevator illumination project. New painting, signage, and lighting for the Elevator would come before the HRB. The Heritage All-Star Community Award was close to being approved for the City. The Ermatinger House rehab project bid would be moved to next spring. An RFP for the visioning and master planning for the Willamette Falls Legacy project went out and was due back April 15. She explained the scope of work for the project and would schedule a tour of the site for the HRB soon.

3. Break for Dinner- the Meeting Will Resume at 7:00 PM

4. Public Comments

There were no public comments.

5. Public Hearing

HR 13-01

Mr. Siewert read the hearing statement describing the hearing format and correct process for participation. He asked if the Board had any ex parte contact or conflict

of interest to declare.

Ms. Yates disclosed in 2005/2006 when she was practicing law she represented Mr. Swan, the applicant, in a case against the people who allegedly caused a fire at this property.

Ms. Robertson-Gardiner presented the staff report. She entered the design advice given by the HRB into the record. This was a request to replace a fourplex that burned down, a non-conforming use, with four 590 square foot one bedroom cottage style dwellings that would front Eighth Street connected by covered porches and breezeways. She gave a background on the application and site. The items for the HRB to review were lawful nonconforming use, historic preservation incentives, and multiple-family residential units. She then discussed the proposed conditions of approval and the issues regarding the proposed removal of the Magnolia Tree on the property. She thought the tree had lost its historical context by the house being removed and there was a robust landscaping plan that mitigated for its removal. Keeping the tree would also necessitate a redesign.

Todd Iselin, the applicant's architect, said this project started almost immediately after the house burned and had gone through several redesigns. It was intended to provide affordable housing as rentals. They needed to be inexpensive to build and would blend into the neighborhood. It came as a surprise that the units had to be attached and he thought the breezeway approach addressed that. The landscape plan was a good design and included a small grass area. The setback exception was typical of homes in the neighborhood. There was no way to fit the fourth unit on the site if the Mangolia Tree was not removed.

Ms. Yates discussed her concerns regarding security and maintenance. She suggested a three foot fence set back from the porch.

Bob Swan, applicant, thought keeping the area lit and open would solve the problem.

Denyse McGriff, representing the McLoughlin Neighborhood Association, said the Association had reviewed the application and there was feedback about trying to save the tree. She agreed with staff that there was no longer a context for the tree. The units were differentiated from each other which looked good. She suggested the porch posts on those with the board and batten be square and wrapped rather than tapered. The Association supported the application.

Mr. Iselin thought Ms. McGriff had a good suggestion about the posts.

Ms. Robertson-Gardiner suggested adding Condition of Approval #6 to read that the porch posts on the board and batten units could either remain or be redesigned to be wrapped rather than tapered.

A motion was made by Ms. Yates, seconded by Ms. Towle, to approve HR 13-01 with the addition of Condition of Approval #6. The motion carried by the following vote:

6. Communications

There were no communications.

7. Future Agenda Items

No future agenda items were suggested.

8. Adjournment

Vice Chair Siewert adjourned the meeting at 7:44 PM.



City of Oregon City

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

Item #3.

Meeting Minutes Historic Review Board

Tuesday, April 23, 2013

6:00 PM

Commission Chambers

1. Call to Order

Vice Chair Metson called the meeting to order at 6:08 PM.

2 Discussion Items:

2013-2014 Historic Review Board Goals and Work Items Update

Christina Robertson-Gardiner gave an update on the 2013-2014 goals and work items. The Preservation Month Photo Contest would go from May 1 to June 15 and the winners would be presented at the second City Commission meeting in July. The Ruth Powers Preservation Award would be awarded at the next City Commission meeting. There were two winners this year. The draft national register nominations for the Promenade, Elevator, Carnegie Library, and Masonic building were being written. The deadline was June 30 and the nominations would be reviewed in October with possible approval in the spring. She then explained the art and place making project being planned for the Elevator. The project would come to the Historic Review Board for consent of the exterior alterations. The Heritage All Star Community application was turned in and if the City got it would be awarded in May. Delisting landmarks was still a goal but she had not had time to work on it yet. The City entered into an agreement with a grant writer to procure the remaining funds needed for the Ermatinger House. She discussed the status of the Willamette Falls Legacy project and the upcoming visioning and master planning process for the site.

3 Communications

There were no communications.

4. Future Agenda Items

No future agenda items were suggested.

5. Adjournment

Vice Chair Metson adjourned the meeting at 6:43 PM.



City of Oregon City

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

Item #3.

Meeting Minutes Historic Review Board

Tuesday, May 28, 2013

6:00 PM

Commission Chambers

1. Call to Order

Chair McLoughlin called the meeting to order at 6:00 P.M.

2. Discussion Items:

Illuminate Oregon City, Municipal Elevator Light Art Project, Architect's Concept Design Scheme

Martin Montalvo, Public Works Operations Manager, introduced Joann Dao Le with DAO Architecture and Kristen Minor with Peter Miejer and Associates. Mr. Montalvo explained the project, partners involved and the process.

Ms. Dao Le and Ms. Minor gave a presentation on the Municipal Elevator project, history of the elevator, and explained the connectivity the elevator provides to Oregon City.

Mr. Montalvo explained the timeline for the project.

Pedestrian Crossing on 7th Street at John Adams Street

Mr. Montalvo discussed the pedestrian crossing on 7th Street at John Adams, implementation of a rapid flashing pedestrian beacon at the intersection near the Library, signage and lighting, timeline for completion, and the long term maintenance of a painted crosswalk versus the flashing beacon.

Ms. Yates asked about the proposed location on 7th Street and suggested an alternate location due to traffic coming down Singer Hill.

Mr. Montalvo explained the reason for the location was due to the availability of existing electricity for the flashing beacon.

There was discussion about funding, long range planning, safety concerns, solar versus electrical power, and maintenance.

There was unanimous consensus from the Board for staff to move forward.

Chair McLoughlin called for a dinner break.

Break For Dinner: The Meeting Will Resume at 7:00PM

3. Public Comments

Chair McLoughlin reconvened the meeting at 7:00 P.M.

There was no public comment.

4. Preservation Grant Program

PG 13-01 (1214 Washington Street- Siding Repair)

Christina Robertson-Gardiner, Planner, explained the applicant was not able to get the second bid and asked the Board for a recommendation on what the second bid should be based on and get direction once the applicant has presented.

Jay and Patty Pearce, residents of Oregon City and applicant, gave a description of the house, the renovation they've done to the interior of the house and the proposed renovation to the exterior of the house.

Ms. Robertson-Gardiner explained the grant funding available and recommendation options available to the Board.

Chair McLoughlin applauded the applicants for renovating the home and gave suggestions on material to be used for the decking.

Mr. Metson suggested other homes in the area for the applicant to look at for comparison.

Ms. Robertson-Gardiner explained this was the last chance for grant funding for the current fiscal year and the deadline for completion of work if the grant funding was approved.

The Board asked what happens if the remaining grant funds are not used in the current fiscal year. Ms. Gardiner said the remaining grant funds would be lost.

The Board discussed the grant matching amount and the requirement for getting a second bid.

A motion was made by Mr. Metson, seconded by Ms. Towle, to approve PG 13-01, with the conditions that the decking be vertical grain tongue and groove fir, there be a second bid, and that it be approved to the maximum matching amount allowed. The motion carried by the following vote:

5. Design Advice

Design Advice -Mike's Drive-IN

Ms. Robertson-Gardiner gave the Board an explanation of the project.

Mr. Metson disclosed conversations he had with the applicant, Todd Freeman, about the project; specifically, regarding some of the design standards, process with the City, and whom he should speak to.

The Board had no concerns.

Todd Freeman, owner of Mike's Drive In, and Gregg Creighton, Creighton Architecture, gave some background on the building, its current condition, description of the proposed remodel, reasons for the remodel, color and design scheme, signage, and timeline for the remodel.

The Board discussed the proposed roof and gave the applicant suggestions on how that could be changed.

Mr. Creighton explained the reasons for the proposed design of the roof.

Ms. Towle suggested Mr. Freeman notify the neighborhood association.

The Board suggested the applicant look at other buildings to help with the design of the roof line and the parapet build up.

6. Public Hearing

HR 13-02 New Single Family House in Canemah (4th Avenue)

Chair McLoughlin opened the public hearing. He read the hearing statement describing the hearing format and correct process for participation. He asked if the Board had any ex parte contact or conflict of interest to declare. There was none. All of the Board members had visited the site.

Christina Robertson-Gardiner, Planner, presented the staff report. She entered two items into the record: Exhibit A, a memo from Carrie Richter, Assistant City Attorney, and Exhibit B, an email from Paul Edgar. This was an application for a new single family house in the Canemah historic district. The applicant proposed a vernacular design and had been before the Board twice for design advice. She explained the area surrounding the property and proposed design of the house. The items for the Board to review were the location of the garage, request to increase the pitch to a 12:12 pitch, request for taller, thinner, and divided light wood windows on the main elevation, request to require cedar lap siding, and if the side yard setback was reduced five feet, the application would be continued to the June HRB meeting to include a preservation incentive for the side yard setback. She reviewed the proposed conditions of approval.

Bill Heintz, builder, was looking for guidance. The shed from the neighbor's house was on this property which was still being addressed. The lot was 80 feet wide instead of 85 feet wide and the Center Line plans were submitted as Exhibit C. There was the ability to move the house to the right. The corner of the garage was two to three feet into the shed that the neighbor owned, which meant the shed was eight feet onto the property and he hoped the shed could be moved. If the garage was pushed back any further, it would affect the tree. Mr. Edgar brought up other issues, such as roof pitch, windows, and siding. He was not sure how to proceed with those. He would like to start building this summer.

Bo Robinson, project designer, said they had sincerely tried to follow the proper process and wanted to meet everyone's expectations within reason. He hoped their application would not be extended another month.

Mr. Metson asked the reason for the size of the windows.

Mr. Robinson replied they were in keeping with historical proportions as much as possible with also functioning inside the floor plan. It was reasonable to heighten them and the higher pitch was reasonable and would look more vernacular, although it would make the house a little taller. The lower roof would also be more proportionate to the neighbor's house. It came down to a massing issue, but wanted guidance whether it should be a 10:12 or 12:12 pitch.

Paul Edgar, Land Use Chair of the Canemah Neighborhood Association, said he had started working with the builder 65 days ago. It needed to be compatible by design, and all vernacular houses in Canemah had a 12:12 pitch roof. The massing horizontally went from lot line to lot line, and a 12:12 pitch would help mitigate the massing. The windows also needed to be proportional by being narrower and taller. They did not want the house to stand out next to significant historic homes. The garage could be set back and would not hurt the tree. The cost of changing the windows was minor. He recommended shifting the building as far to the right as possible, within one and a half feet of the property line to move it away from the historic house next door and reduce the impact to the view and importance. He brought in examples of siding used in the Canemah district. He thought the siding and windows were so important that a grant or reduction of SDCs should be given the applicant. He thought the windows and siding could be done on the street side only to be compatible and that the set back of the garage should be equal to the house. He had requested a continuance to be able to come to an understanding with the builder.

Howard Post, resident of Oregon City, was in support of the project. He thought it should be a 12:12 pitch to keep continuity to the house next door. He thought the garage should be moved back to be flush with the house. If done correctly, this would be a showcase on 4th.

Greta Michales, owner of the Draper House and next door neighbor, said her house was built in 1876. When she bought the property, she was told the cedar tree was the property line. She did not have an objection to a nice house being built next to her and was willing to compromise. She did not want to tear down her shed, however. She thought the higher pitch would be more compatible and the windows in the front and the garage would be very close to her house and cedar tree.

Mr. Metson asked how long the shed had been in its location, and Ms. Michales would bring that information back to the Board.

Reed Rothschild, resident of Oregon City, supported the comments made by Mr. Post. He thought the pitch of the roof should represent the surrounding homes. He suggested putting the garage on the other side of the house. Regarding the width of the house, he was on the builder's side and thought it was his right to build a house that fit current lifestyles. The windows and siding should be changed.

Mr. Heintz said the garage was on the other side of the house originally, but as part of a compromise, it was moved to the other side. When he dropped off the application to the City, he also dropped off a copy to Mr. Edgar. He got a phone call complimenting him on his application, and the only comment made was about the 12:12 roof pitch. A week later other items were brought up, and he met with him to discuss windows, roof pitch, and setback of the garage and it got to a point that this hearing was scheduled. He thought he should get direction from the Board before changes were made. The last request was for the siding which was brought up a week ago. He discussed the cost of the windows and siding. He did not have a problem with the pitch or garage setback. He would prefer not to do the windows and was unsure about the cost of the siding.

Mr. Robinson said in regard to the trees being added for separation and privacy, he thought darkness should be a consideration for the neighboring house. As far as materials, how things had been done in the past should be the precedent.

Ms. Michales just had siding replaced on one side of her house and it was not expensive.

Mr. Rothschild stated this builder was coming into a historic neighborhood and he needed to be prepared for the additional cost. It was more expensive than other areas in the City. What worked for the neighborhood was what the builder had to do. If the neighbor's shed was infringing on the builder's property, it needed to be moved.

Mr. Edgar submitted pictures of windows into the record as Exhibit 4. He had gotten a quote from Woodale Windows for the windows. He could bring the quote back to the Board at the next meeting. He wanted to come up with a degree of compatibility in design and materials so this house did not negatively impact the immediate important historic houses and historic district as a whole. This was a significant property and he wanted it done right. He had discussed this with national historic folks who said no to hardi plank siding, proportionality of the windows, and 12:12 pitch.

Ms. Robertson-Gardiner stated if the Board wanted to provide additional conditions, they would have to provide findings for them. The question was, was the overall massing and architecture compatible and did it meet the design guidelines.

Mr. Metson did not think there was anything more to bring to the table that would have a significant sway for a continuance.

Mr. Edgar said the reason for a continuance was to have a dialogue with the builder and come to an agreement and come back with no questions.

Ms. Yates said the builder agreed to most of Mr. Edgar's concerns, except for the siding issue. There was not much in dispute now.

Mr. Edgar said the siding issue was important, because it was part of the overall appearance. If they couldn't arrive at an agreement, the siding would be part of the appeal. They were requesting a 12:12 pitch, proportional windows, set back, and moving the house away from the neighbor. Mr. Edgar asked that this item be continued.

Chair McLoughlin closed the public hearing.

The Board did not think there was additional information that would better inform their decision to warrant a continuance.

Chair McLoughlin called for a 5 minute break.

Mr. Metson discussed reducing the massing through landscaping. There was further discussion regarding landscape and trees, roof pitch, windows and siding.

Chair McLoughlin did not think every roof needed to look the same. The garage issue can be worked out, and he did not have an opinion about the windows. He did not think they had to deviate from the proposed siding. The proportion for the window could be one over two for the window, could be taller, but they could still be fiberglass, no one could discern if they were wood or not, and was indifferent about the divided light.

Mr. Metson said the one to two proportions should be limited to the first floor, not the second floor.

Ms. Robertson-Gardiner listed the modifications to the conditions of approval:

1. Condition 5a would remain as written with no requirement for wood or divided light windows.
2. Condition 5b would be wood or smooth composite siding as depicted in the submitted plans.
3. Addition of Condition 5d which would say, the ground floor elevation of one to two proportion windows on the front elevation.
4. Condition 8 would be removed regarding the 12:12 pitch.

A motion was made by Mr. Metson, seconded by Mr. Siewert, to approve HR 13-02 , with condition 5 as revised by staff and removal of condition 8. The motion carried by the following vote:

7. Communications

8. Adjournment

The meeting was adjourned at 10:30 p.m.



City of Oregon City

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

Item #3.

Meeting Minutes Historic Review Board

Tuesday, June 25, 2013

6:00 PM

Commission Chambers

1. Call to Order

2. Discussion Items

HRB 2013-2014 Work Plan

This item will be discussed following the public hearing.

3. Break For Dinner: The Meeting Will Resume at 7:00PM

4. Public Comments

There were no public comments.

5. Public Hearing

HR 13-03 New Construction

Chair McLoughlin read the rules for the public hearing and asked the Board if there had been any ex parte contacts or there were conflicts of interest. The Board members answered no.

Christina Robertson-Gardiner, Planner, presented the application on all three houses for comparison and contrast purposes. One home is vernacular and the other two are bungalow A and B. She pointed out the current Howell House, located between the the new homes. She identified trees that were proposed to remain, with only one tree being removed. The two bungalows include an attached breezeway from the porch to the garage. She reminded the Board of the items to review and the rules surrounding historic review. She suggested the Board review the window configurations; side elevations of the windows; proportionality of the gable dormer; affect of the overall height and mass of construction; height and mass of the vernacular; and ensure the paint scheme is compatible with the architectural style of the house.

Bill Heintz, applicant, of Mountain Ridge Homes, LLC, and Bo Robinson, Project Designer with Design Providence, LLC, presented their project for the Board's review. They desired to work together as a team with the Board and the Neighborhood to complete a project that is acceptable by all. Mr. Heintz commented that the tall windows on the back and side of the house would take a headboard wall away on the vernacular house, and from a layout standpoint, they preferred to remove one of the windows. Mr. Robinson commented that the breezeway is a benefit from a marketing standpoint. The garage door on the vernacular was off center from a structural

standpoint, but could be centered. He preferred the gable dormer style.

Damon Mabee, resident of the McLoughlin Neighborhood Association, brought forward the suggestions from the association. These include: 1) Prefer different shades of paint rather than all the same color; 2) Rules say the garages are to be detached and the breezeways should be removed, even though the rules allow the HRB to revise the ruling; 3) Regarding the vernacular house next door to the Howell House, it was suggested to move the house back because there is too much contrast in size to the Howell House; 4) Prefer gable dormer on Bungalow B; 5) Window framing should include a narrow sill on the bottom; 6) Switch the Bungalow A and the vernacular to break up the monotonous sizing if the lots allowed for it.

Mr. Heintz addressed Mr. Mabee's concern for the breezeways and stated the feature provided a convenience for the resident, but he was amenable to what the Board decided. He was amenable to meeting the request for the sill sizing and style recommended by Mr. Mabee. On the vernacular, Mr. Robinson indicated it would be feasible to move the addition back further to address the massing concern.

Ms. Towle asked about moving of the windows on the vernacular house from one side to the other side and if they were amenable to installing gable dormers, and Mr. Robinson replied they would do what the Board decided, although they preferred the shed dormer.

The Board discussed the neighborhood suggestions.

Christina Robertson-Gardiner summarized the Board's revisions, referencing pages 22 and 23 of the conditions as follows:

1. Item 3, remove this condition and replace it with language that the applicant shall remove the breezeways from bungalow A and B.
2. Item 6.n., redesign the gabled front dormer to be a minimum 16 feet wide with three windows (all framed) and design such that the dormer ridge intersects with the main house ridgeline. Or, redesign the dormer as a minimum 16 foot wide shed dormer with a minimum of three windows (all framed).
3. Item 7.i., to provide larger (2:1 ratio) for all proposed 1 over 1 sash windows on all ground floor street facing elevations.
4. Item 7.l. to be eliminated and replaced with redesign to allow the T addition to be set back five feet further to the rear.
5. Bungalow A and B include revised conditions, as follows:
 - a) The window trim shall be redesigned to be equal size on the top and side and narrower on the bottom with a 2x3 inch dripsill for the 1 over 1 windows.
 - b) Increase the dimensions of all fixed square windows to 2.6 x 2.6.
 - c) Revise to provide larger (2:0 ratio) for all proposed 1 over 1 sash windows on all ground floor street facing elevations.
 - d) Inclusion of one horizontal three-light window (5.0 x 2.0) or (6.0 x 16) on a side garage elevation., revised to include the detached garages, horizontal window (divided for three lights), increase the 2020 fixed windows to 2626 at a maximum height; a 3060 window on the 1 over 1 windows on the street side main level elevation of Bungalow B.
6. Item 7.c. on the Vernacular, the window trim shall be redesigned to be equal size on the top and side and narrower on the bottom with a 2x3 inch dripsill for the 1 over 1 windows.
7. The applicant shall remove the exterior chimney bump out or construct a true chimney for Bungalow A and B.
8. The applicant shall remove the rear breezeway that connects the rear porch to the garage of Vernacular A.

9. The applicant shall install a window on the garage of Vernacular A as required on Bungalow A and B (horizontal three-light window (5.0 x 2.0) or (6.0 x 1.6) on a side garage elevation).

The Historic Review Board found that requiring the applicant to move the proposed cross gabled addition of Vernacular A five feet back would further emphasize the primary volume of the house and diminish the impact on the neighboring Howell House. The Board also found that even though the height of Vernacular A was four feet taller than neighboring Howell House, the applicant has submitted a plan that utilized historic proportions in the main volume and cross gabled addition.

Chair McLoughlin closed the public hearing.

Motion by Towle, seconded by Metson, to approve HR 13-03 as revised.

6. Communications

Christina Robertson-Gardiner updated the Board on the progress of the Ermatinger House grant process. The construction should begin in the spring of 2014. The draft National Register nominations are being reviewed by SHPO for the Promenade, the Municipal Elevator, the Masonic, and the Carnegie Center, and the review should be complete by October. A year-long visioning process is being kicked off for the Willamette Falls Legacy Project (WFLP) and master planning for the site. July 10th launches the project Website and July 27th is the First City Celebration where the WFLP will hold a ribbon-cutting with elected officials. Several community conversations will take place in July and August for visioning. Site tours will take place in the near future for the HRB.

7. Adjournment

The meeting was adjourned at 7:42 p.m.



City of Oregon City

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

Item #3.

Meeting Minutes Historic Review Board

Tuesday, August 27, 2013

6:00 PM

Commission Chambers

1. Call to Order

Chair McLoughlin called the meeting to order at 6:01 PM.

3. Public Comments

Bob Mahoney, resident of Oregon City, shared his ideas regarding the Willamette Falls Legacy Project. This was a historical site and potential international point of destination. He thought it was a moving target and would extend 10 to 15 years before it was developed.

2. Presentations

Oregon City Sign Code Update

Laura Terway, Planner, gave a presentation on the Oregon City Sign Code update process and asked if the HRB had suggestions for the sign regulations for historic areas. These comments would be given to the Citizen Advisory Team and she asked that a representative of the HRB attend one of the CAT meetings.

There was discussion regarding what sign elements should or should not be in the McLoughlin District. The HRB did not want tv style moving signs, thought there should be consistent signs for the historic properties with a consistent font, no limiting of temporary signs, no commercial banners, and a need for transparent windows for businesses.

Ms. Terway said any other comments could be put on the website. The CAT team would meet four times from September to December and staff was getting as much public opinion as possible. The CAT team would then forward recommendations that would go through a legislative process.

Ms. Yates requested when the final draft came out to allow the Chamber of Commerce 30 days to review it. Ms. Terway said the draft would come out in January to be adopted in June.

Ms. Robertson-Gardiner said there was a lack of enforcement currently, and part of this process would be to create a sustainable enforcement mechanism.

Willamette Falls Legacy Project- Community Conversation

Ms. Robertson-Gardiner gave an update on the Willamette Falls Legacy Project and presented the Community Conversation PowerPoint presentation. This was part of the big picture visioning process. She explained the partnerships for the project, what had been removed from the site, what was left on the site, possible sale of the

property by Eclipse Development, historic significance of the site, reasons Metro did not pursue purchase of the property, visioning and master planning for the site, and rezoning the property to entice development. The Community Conversations would continue in the summer and fall, a concept design would be created in the fall and winter, and a final preferred plan would be done by April. She discussed the vision strategy, framework master plan, core values, funding from the State, and reviewed the features of the project website. There would be information at the Willamette Falls Festival October 5-6, Open House on October 8, and meeting of former Blue Heron employees on October 24, and vision survey would close on August 31. She asked for the HRB's thoughts as she went through the vision survey.

Some of the comments were: active streetscape through mixed use density, connection to Main Street, a park with access to the river and falls, history preserved and available for people to learn about, pedestrian connection from Clackamette Park to the site, historical experiences and monuments instead of a museum, no casino, big box retailers, circus rides, bars, or copy of other historic places, keeping the facade but building a new building inside, move the historic homes back to their original location, and pedestrian friendly access across 99E.

3. Communications

HRB 2013-2014 Work Plan

This item was not discussed.

4. Adjournment and Break for Dinner

Chair McLoughlin adjourned the meeting at 7:34 PM.



City of Oregon City

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

Item #3.

Meeting Minutes - Draft

Historic Review Board

Tuesday, March 25, 2014

6:00 PM

Commission Chambers

1. Call to Order

Chair McLoughlin called the meeting to order at 6:10 PM.

Present: 3 - Jon McLoughlin, Derek Metson and Robert Siewert

Absent: 1 - Cynthia Towle

Staffers: 1 - Christina Robertson-Gardiner

2. Presentation

Presentation by Restore Oregon

Christina Robertson-Gardiner, Planner, introduced Brandon Spencer-Hartle from Restore Oregon.

Mr. Spencer-Hartle provided background on Restore Oregon and discussed two initiatives Restore Oregon was working on. The first was identifying, advocating, and finding solutions for settlement era properties of the Willamette Valley and he showed examples of what the buildings looked like. He then gave statistics for how many properties there were in Oregon City and Clackamas County. He listed the threats to these buildings, what had been done for preserving these buildings, and what was still to come. The second initiative was for a State rehabilitation tax credit that would be a financial incentive for rehabilitation of commercial downtown buildings. He discussed current financial incentives for preservation in Oregon, economic impact of the Federal Historic Tax Credit, other states that offered a rehab tax credit, need to close the development gap, impact of state tax credits, what it would achieve here, and next steps.

Ms. Robertson-Gardiner appreciated Restore Oregon as an advocacy group that made sure preservation could happen. They delved into the economics of preservation and tried to strike a balance between preserving and utilizing historic buildings.

6. Communications

Ms. Robertson-Gardiner gave an update on Preservation Month in May. A sponsor for the prize money for the photo contest had been found. The preservation award would be presented at the May 7 City Commission meeting as well as the Preservation Month proclamation. She would be soliciting the Board for nominations for the award soon.

3. Break for Dinner- the meeting will resume at 7:00PM

Chair McLoughlin recessed the meeting at 6:40 PM and reconvened at 7:03 PM.

4. Public Comments

There were no public comments.

5. Public Hearings

HR 14-03- 512 7th Street

Chair McLoughlin opened the public hearing and read the public hearing format. He asked if any Board member had a conflict of interest or ex parte contact to declare. There was none. All of the Board members had visited the site.

Ms. Robertson-Gardiner presented the staff report. She gave a background on the application which was for new construction in the McLoughlin Conservation District for a one- and two-story masonry structure with a medical/dental office over approximately 3,000 square feet of assumed retail space. The building was also going through a Type II Site Plan and Design Review process. The building would be a streetcar commercial architectural style and the existing billboard would remain. The applicant was asking for support from the Historic Review Board for having less than 30% of ground floor transparency as it was not a traditional approach to a historic building to have ground floor windows on the interior wall. That wall was also designed to be added on to in the future. She explained the elevations and proposed materials. There was a question about the use of cement board siding on the rear elevation. Staff had supported use of cement board siding for commercial buildings in the past. Staff recommended approval of the application.

Todd Iselin, Iselin Architects, was representing the applicant. The reason they did not want to put in ground floor windows was because they knew the windows would have to be filled in as it was anticipated that the adjacent lot would develop. He entered the schematic design into the record as Exhibit A. The applicant had purchased the adjacent lot to use for parking until such time as it was viable to develop. The building was also right on the property line and they would like to build out the full envelope which would have been done historically on the property. They also wanted to set it up so it could be leased to a single tenant or an extension could be built off of the side wall. He explained the design of the building.

There was discussion regarding the lighting. Ms. Robertson-Gardiner pulled up the lighting plan from the Site Plan and Design Review and entered it into the record as Exhibit B. Mr. Iselin also explained the design of the sign.

Denyse McGriff, representing the McLoughlin Neighborhood Association, said the Association was in support of the application. While there was a discussion about the hardie panel on the back, they decided it would be more appropriate because it was on the alley and would be used for parking. They hoped the Board could make findings for the exception to the ground floor windows as there was an anticipated building in the future and it was expensive to put them in and then have to take them back out. There were no ground floor windows on 7th Street. She thought this was an excellent submittal and thought the building would complement the other buildings on 7th.

Chair McLoughlin closed the public hearing.

Mr. Metson was not bothered by the side elevation and did not think elements such as

trellises or vines or ground floor windows needed to be put on it just to take them off again. It was historic to be flush with the property line. The front elevation was quite elegant with the brick, cornice, and herring bone pattern. They put enough in the front that they deferred the back and that was a wise choice. It could be dressed up a little more, but he was not opposed to the panel in the back.

Mr. Siewert was not enamored with the board and batten on the back, but he understood why it was being used and it was acceptable.

Chair McLoughlin said regarding the trellis, it was to soften the wall, but the billboard was going to be the main detractor anyway. The finding for supporting the applicant's request for the windows was the proposed side elevation was historically appropriate and it was a traditional approach not to have ground floor transparency.

Mr. Metson added the trellis was not historic and should be an optional element.

A motion was made by Mr. Metson, seconded by Mr. Siewert, to approve HR 14-03 with findings as discussed. The motion carried by the following vote:

Aye: 3 - Jon McLoughlin, Derek Metson and Robert Siewert

7. Future Agenda Items

No future agenda items were suggested.

8. Adjournment

Chair McLoughlin adjourned the meeting at 7:27 PM.