



FILE NO.: HR 16-07

HEARING DATE: Tuesday, September 27, 2016
6:00 p.m. - City Hall
625 Center Street
Oregon City, Oregon 97045

**APPLICANT/
OWNER:** Kevin Grainger KCMG LLC
11302 SE Pheasant Drive
Happy Valley, OR 97086

LOCATION: 16430 Hiram Avenue
Oregon City, OR 97045
CC Map #2-2E-28BC-01500

REQUEST: Side and front addition of a locally designated Landmark located outside of an historic district.

REVIEWER: Christina Robertson-Gardiner, AICP, Senior Planner

RECOMMENDATION: Continue application to the next Historic Review Board meeting with additional findings and conditions to incorporate the recently submitted revised drawings "Option 2" based on further direction from the Board.

CRITERIA: **The criteria for new construction are set forth in Section 17.40.060 as follows:**

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

1. The purpose of the historic overlay district as set forth in Section 17.40.010;
2. The provisions of the city comprehensive plan;
3. The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation;
4. The value and significance of the historic site;
5. The physical condition of the historic site;
6. The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;
7. Pertinent aesthetic factors as designated by the board;

8. Economic, social, environmental and energy consequences; and
9. Design guidelines adopted by the historic review board.

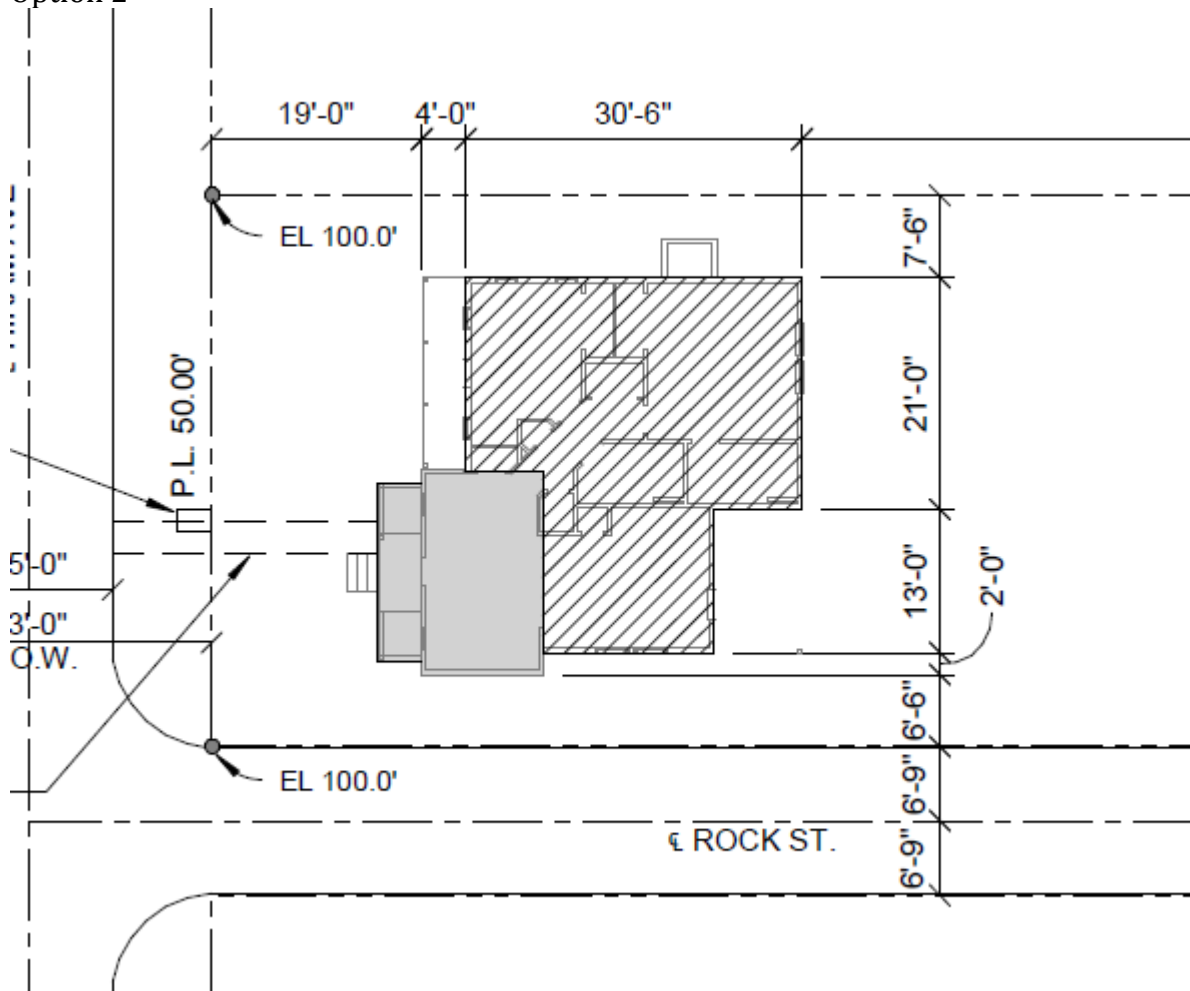
BASIC FACTS:

The applicant wishes to add onto the very small worker's cottage onsite, which is currently a designated landmark in Park Place. The applicant hopes to partition the lot in the next few years, but wishes to make improvements to the house before embarking on the land division. The house is in fair to poor condition.

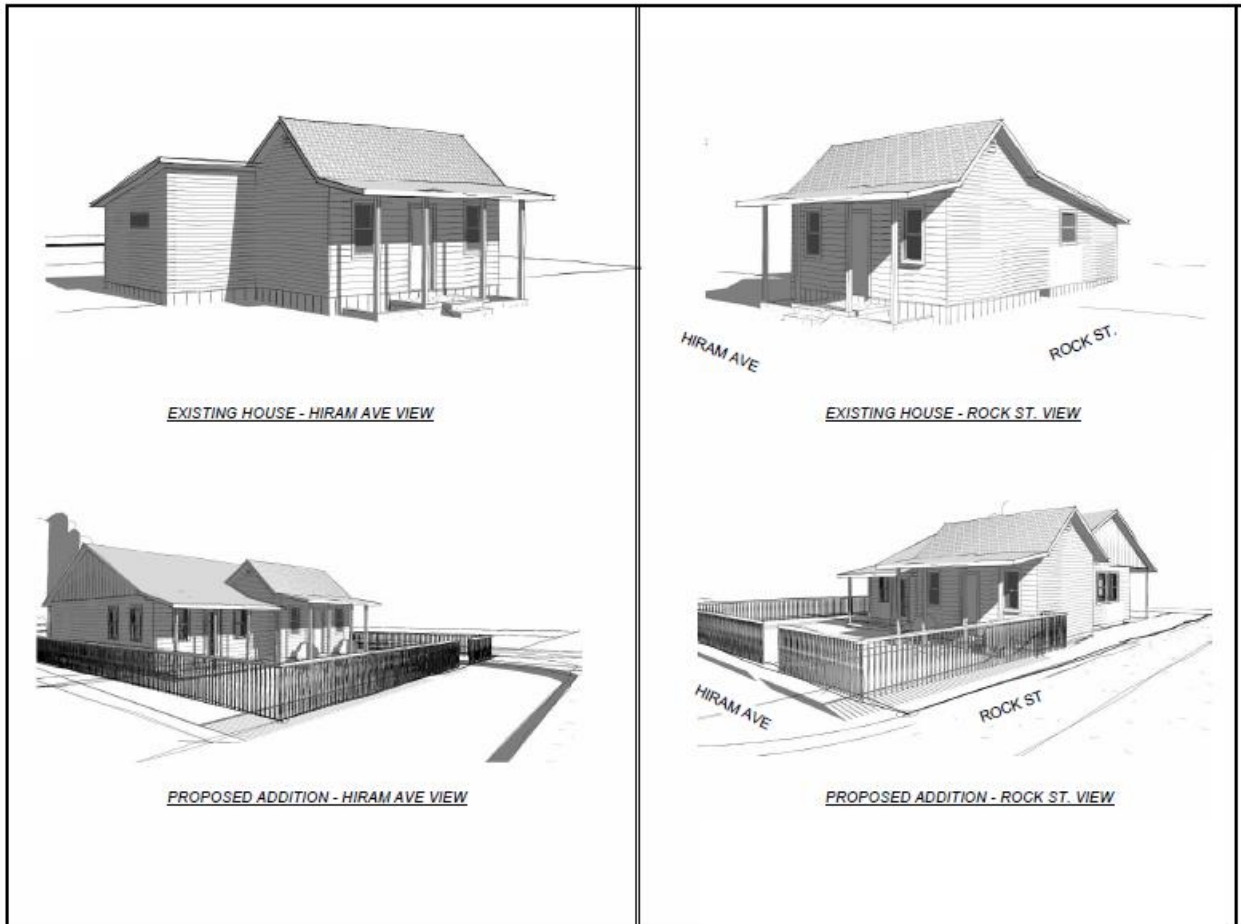
The applicant initially submitted plans (Option 1) that substantially remodeled the cottage, expanded the footprint and did not differentiate new from old. Staff provided initial direction that Option 1 did not meet the intent of the design standards for alteration and additions and should recommend denial of the proposal.

The applicant submitted a revised proposal (Option 2) on September 16, 2016 that took a different approach and attempted to propose an addition that was able to differentiate new from old and allow the massing and lines of the historic cottage to be retained.

Option 2



Option 2



16430 S. Hiram

Statement of Significance: The original owner is unknown. By the architectural evidence, the house is believed to date from approximately 1890. Names that appear on county deed records for the subject property include Marion Hillery (1889-1891), Thomas McGrath (1891-1898), and Otto Meindl (1905-1918). Otto E. Meindl was a retail grocer at that time.

The house is a good example of the Vernacular style. It is composed of a single rectangular volume, augmented with a catslide lean-to. The dwelling is clad with two types of siding: wide, dropped siding and sap siding. Presumably one type is a replacement. The siding is finished with corner and rake boards.

Landscape features, including fruit trees, contribute to the historic character of the dwelling.

2012 Google Maps



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EXHIBITS

1. Applicant’s Submittal Option 2
2. Applicant’s Original Submittal-Option 1
3. 16430 Hiram Avenue Survey Form