

January 16, 2018

FILE NO.: HR 17-10 - Approval for a covered porch addition

HEARING DATE: January 22, 2018
6:00 p.m. – City Hall
625 Center Street
Oregon, City, Oregon 97045

APPLICANT : Lonnie Young
Timbercreek Custom Homes

OWNER: Barry Brenneke
4380 SW Macadam Ave Suite 570
Portland, OR 97239

LOCATION: 15831 Harley Ave
Oregon City, OR 97045

REQUEST: Approval for a covered porch addition on the Knute Tollesfon house.

REVIEWER: Kelly Reid, Planner

RECOMMENDATION: Approval with Conditions

CRITERIA: **Administration and Procedures** are set forth in **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.

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

Recommended Conditions of Approval

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

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

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

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

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

BACKGROUND:

The applicant submitted this application to provide a covered porch on the front of the home. The property is located in the Park Place neighborhood and is a designated structure outside of the City's historic districts.

The applicant's project description can be found below:

A new covered porch is proposed to be constructed at the northwest corner of the historic home located at 15831 Harley Ave. in Oregon City.

The proposed porch on the northwest corner of the home is designed to replace the original porch which was demolished many years ago. The bellcast roof portion of the upper level porch roof is currently supported by a screw jack and is hazardous in its current configuration. There is a door above the original front door that has no deck or landing and there was a deteriorated cedar stair with no landing from the original front door when the property was purchased by the current owner. This stair has now been removed due to its hazardous condition.

The new porch addition will provide shelter from inclement weather and restore the primary entry back to its original location and provide a landing for the historic second level door that now has a 14' drop to grade.

The porch was designed to replicate the form of the original porch based on locations of flashings and nailers that are evident on the original siding and the location of two existing ½ column pilasters located at the original porch corners. There is also a deteriorated concrete stem wall that we believe to be constructed in the 1890's that defines the perimeter of the original porch. This structure is deteriorated and has no footing so is proposed to be demolished and replaced. The design with a small second floor terrace and low slope hip roof over the main level porch is based on the form of other entry porches constructed locally in the Victorian style during the 1890's.

The porch is proposed to have 1x4 tongue and groove flooring, ornamental balusters and a painted bead board tongue and groove ceiling. The porch posts will be carved based on the profiles on the existing ½ columns that remain on each side of the porch. The entire house is to be reroofed and the new porch will have the same composite shingles as the body of the home.

A photo of the home with the original porch was discovered after drawings were completed for this addition. This photo confirms the extent and form of the proposed covered porch match the original. The original porch did have a spindlework frieze and pediment above the front door. These elements were not originally proposed since they would have been pure conjecture. This was reassessed after discovering the historic photo and the Owner would prefer not to have these elements recreated due to the long term maintainence and inherent waterproofing issues that would arise with their construction. It is the desire for the new porch to last longer than the original. The spindlework frieze would also not have the appearance of the original since the new porch railing will be about a foot higher than the original to meet contemporary code requirements. The pediment on the original construction appears to be out of proportion and would cause water to pond on the upper deck.

Site and Context

15831 Harley Ave - Knute Tollesfon house



The Queen Anne at 15831 Harley Ave is 2-1/2 stories with a gable roof. Features include cut-away window bays with decorative casements and incised spandrels, patterned shingles, ornamented gable with floral patterns, sunburst motif at second level porch, carved porch posts, and cannonball corner blocks. Noteworthy landscape features include mature trees and ornamental shrubs on a 1.8 acre site.

Statement of Significance: Knute Tollefson is believed to be the original owner of the subject property, which he purchased in 1893. The next recorded transaction was between Martin Tollefson and Betsy Tollefson, who were both presumably relatives. In 1918 Betsy Tollefson sold the property to Ed Sobezinski. Two years later he sold to Lulu B. Sheldon. In 1935 Daisy Smith, as the administrator of Lulu Sheldon estate, sold the house to Charles A. Smith who held it for two years before selling to E.L. and Catherine Walters.

According to the current owner, the subject house was built by an old sea captain. No documentation has substantiated this information. Martin Tollefson was identified as a servant living in Astoria in 1900. Martin was born in Norway in 1873.

Lulu Belle Crandon Sheldon was born in Ohio in 1857. She came to Park Place via Kansas and Salem. At the break of World War I Mrs. Sheldon and husband, Dr. Rufus Sheldon, came to Portland where he worked in the shipyards. Following the war they purchased the subject property. Mrs. Sheldon was a recognized artist who taught art in Salem and Oregon City. She was also a member of the Daughters of the American Revolution and St. Paul's Episcopal Church.

The house is an excellent example of a late 19th century eclectic style dwelling. it is composed of several perpendicular volumes covered with wide, dropped siding and finished with corner boards, rake boards and watertable molding. The house is embellished with decorative elements on every face, including a cut-away window bay with decorative casements and inscribed spandrels; turned gable-end ornament inscribed with a sunburst pattern; a sunburst motif at the second level porch; carved porch posts; cannonball corner blocks; and leaded glass. Porch balustrades are missing or replaced, however, pieces of the original members are located under the porch deck on the north elevation.

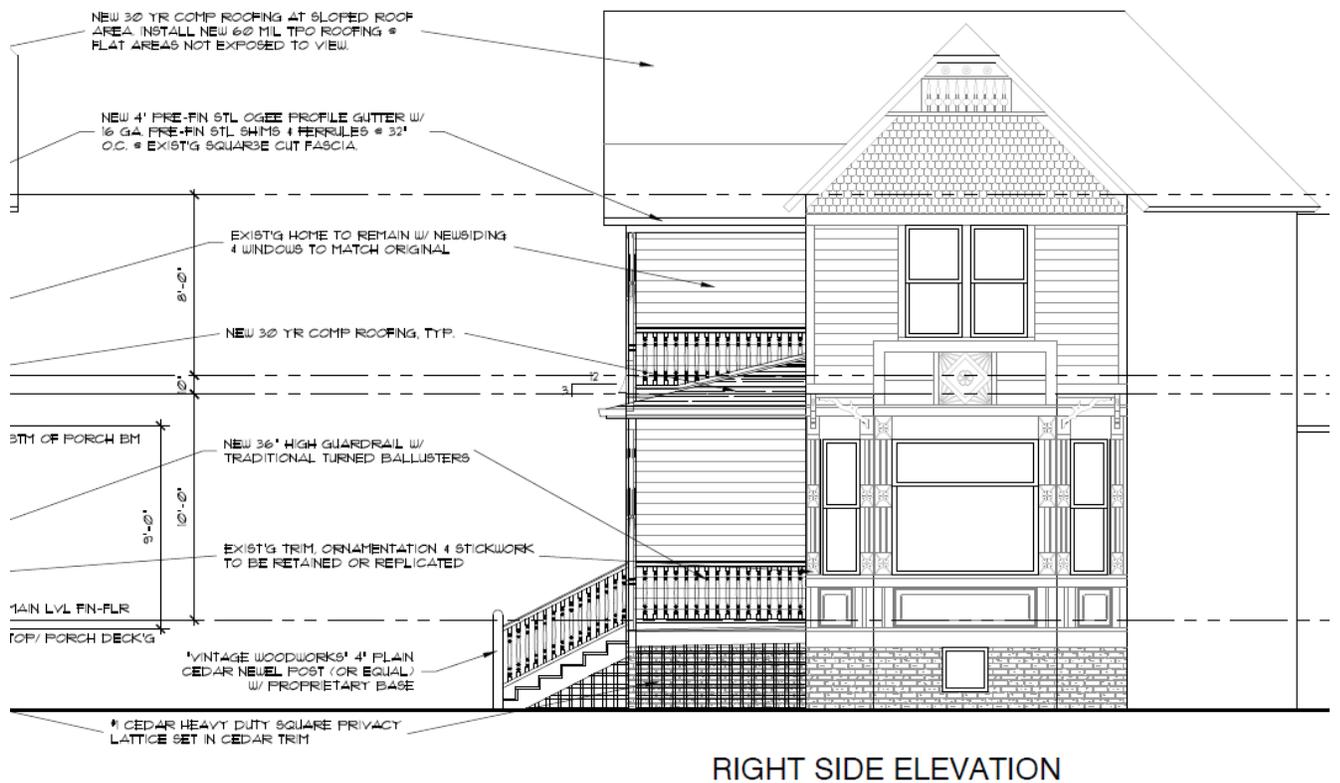
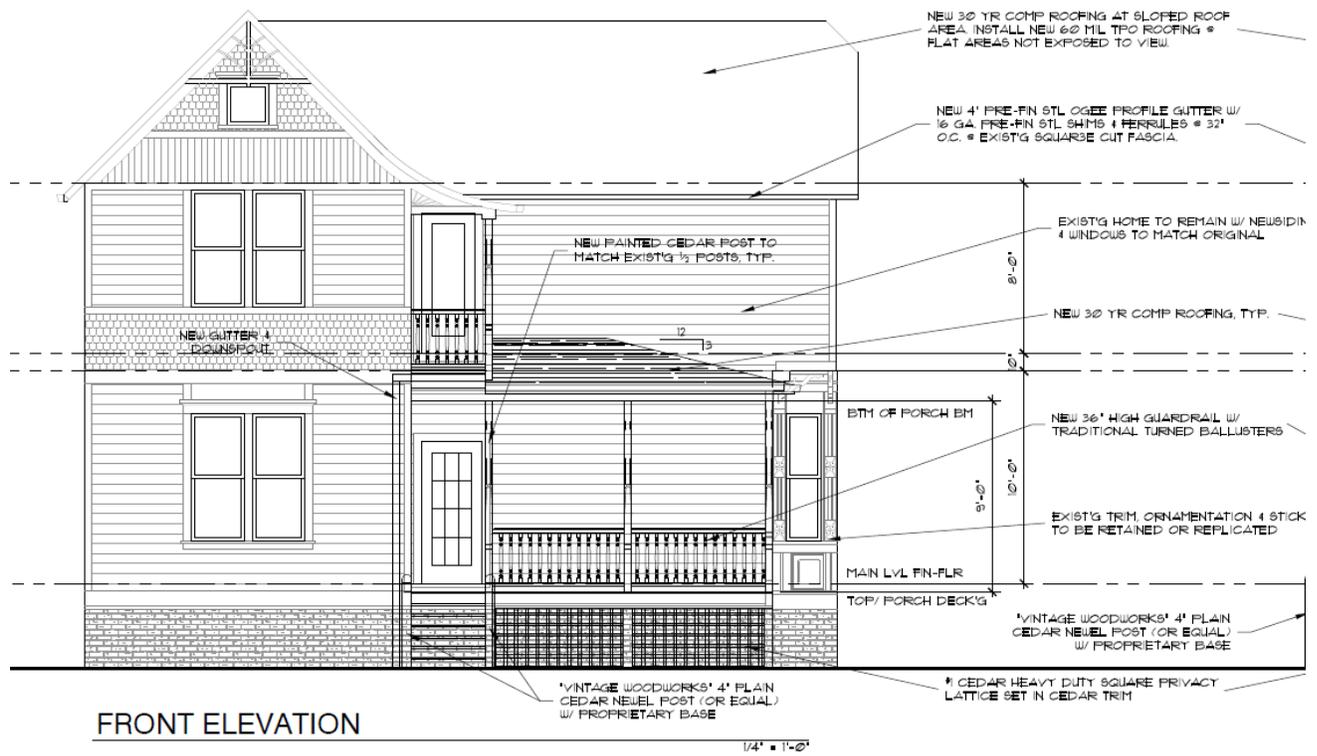
In addition to the house there is a garage, which appears to date from the historic period. It is in poor condition. Landscape features, including mature deciduous and coniferous trees, as well as ornamental shrubs, contribute to the historic character of the dwelling.

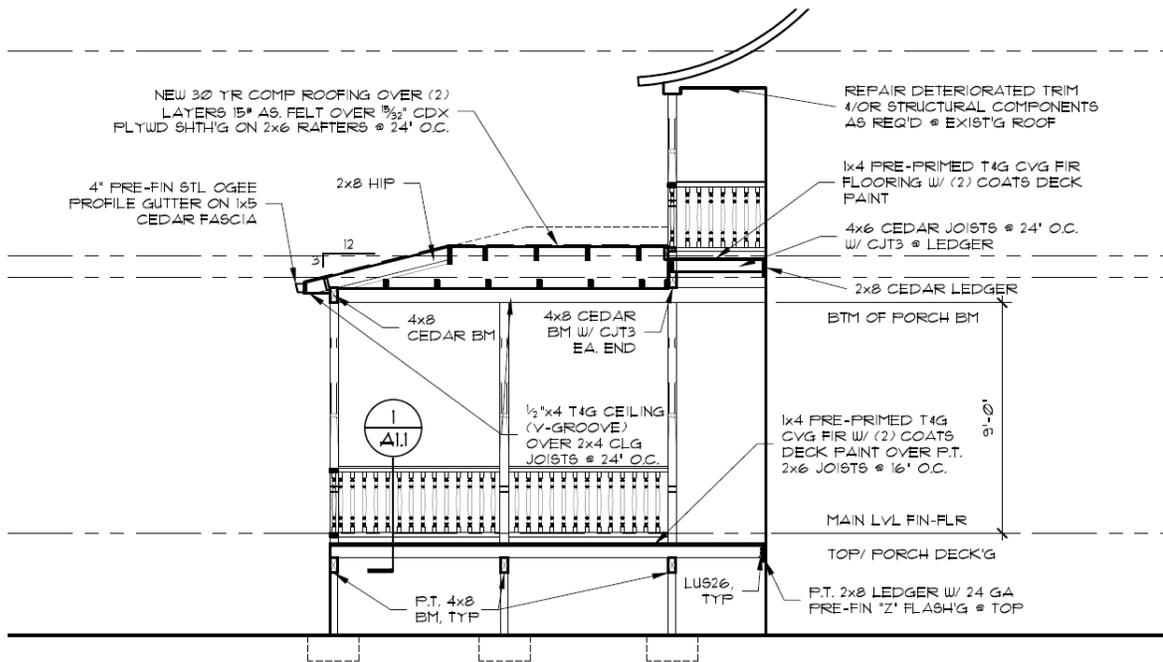
The applicant also stated in the application that the renovation of the home is economically possible with the development of the surrounding property for multi-family use. This home will serve as the property manager's residence with the planned development of the property. The development of the surrounding land will be reviewed by the Historic Review Board when it is submitted.

In December 2017, staff approved replacement of building materials for the home to match the existing materials, including siding, roofing, and windows. Some of that work has been completed, and the remainder will be completed along with the porch construction, if approved.



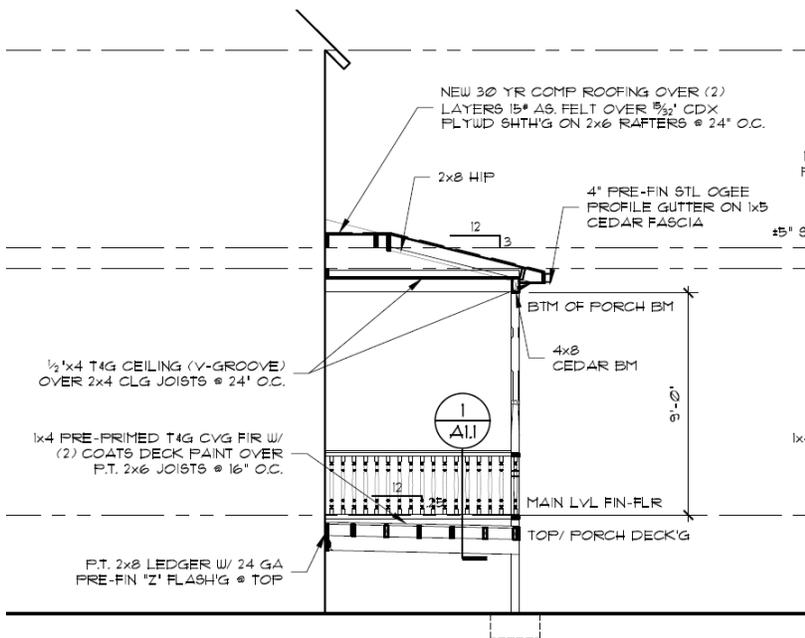
Project Location





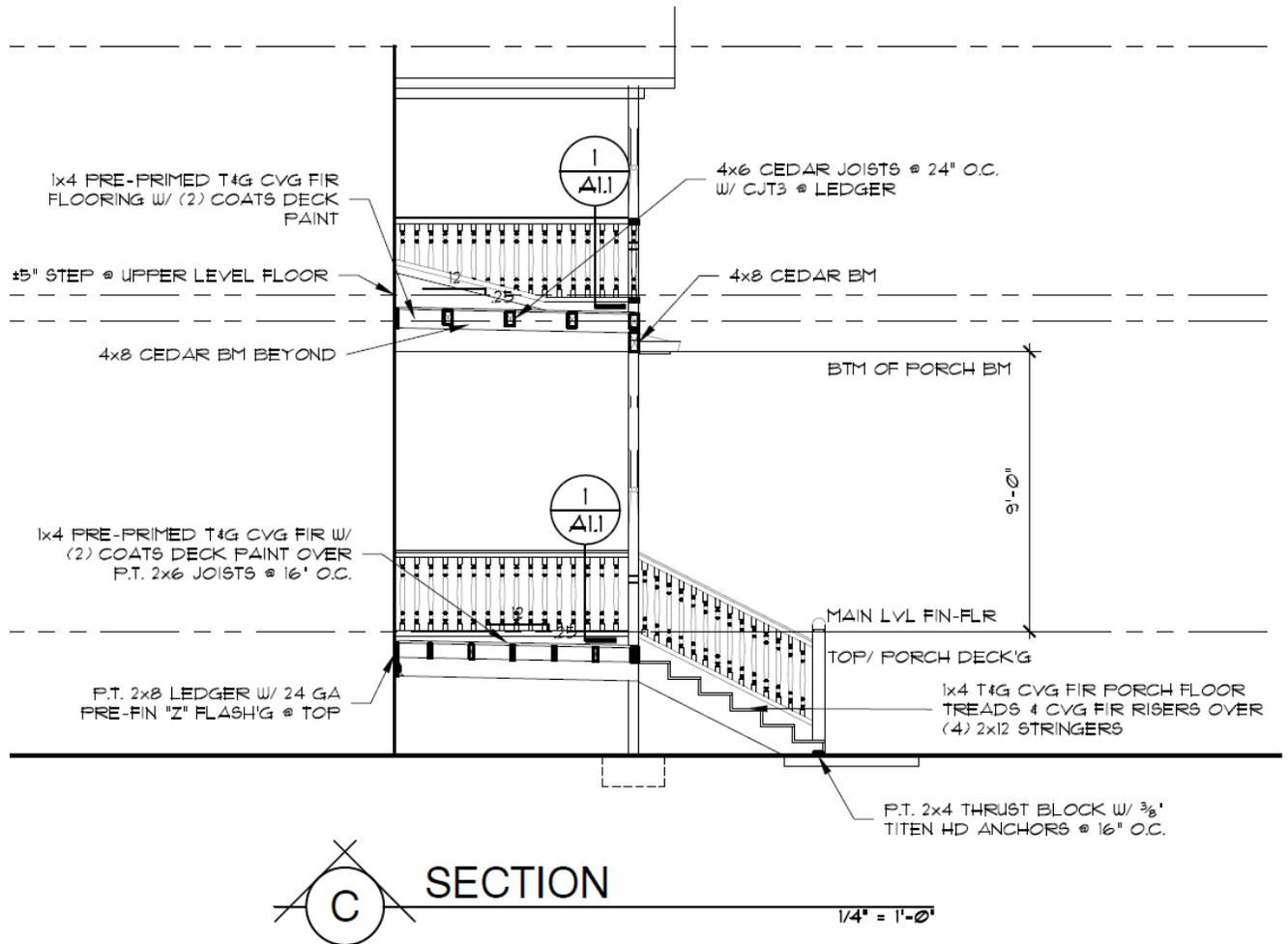
A SECTION

1/4" = 1'-0"



B SECTION

1/4" = 1'-0"



I. FINDINGS OF FACT AND CRITERIA:

Zoning:

The property is zoned R2 Dwelling District and High Density Residential in the Comprehensive Plan. The single family home is a pre-existing nonconforming use in the zone.

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

OREGON CITY MUNICIPAL CODE Chapter 17.40:

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

Staff Finding: Complies as Proposed. The subject property will remain as a locally designated residential property outside a district.

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

Section 5

HR 17-10

Open Spaces, Scenic and Historic Areas, and Natural Resources

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

Policy 5.3.8

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

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

17.40.060.E (3) - The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation; **Staff Finding: Complies as Proposed.** Adding the porch to the home will restore a missing elements and allow the home to be better protected by the elements. The covered porch is appropriate for the style home and compatible with the Design Guidelines. Alterations meeting adopted design standards can add economic and social value to the district. Economic and Social consequences are expected to be positive as the improved building will add to further investment into the neighborhood.

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

Staff Finding: Complies as Proposed. This proposal will reconstruct an original feature of an excellent example of a local Queen Anne. The proposed porch addition replaces a missing element. It has been designed to match historical photos of the original porch, with some minor changes to the design. The home was originally sited on a bluff above the flood plain at the confluence of the Clackamas and Willamette Rivers along with other homes constructed in the late 19th and early 20th Centuries on large lots and located a few hundred yards from the local grange. It is one of the last homes remaining in this area from this era and is a good representation of the Queen Anne Style.

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

Staff Finding: Complies as Proposed. The Knute Tollefson House is in poor condition and the proposal will reconstruct an original feature of an excellent example of a local Queen Anne. This home sits on a lot that is approximately 1.7 acres. It is now separated from the rivers by the industrial area fronting Clackamas River Drive and I 205 and surrounded by homes constructed in the 1990's and early 2000's on small lots.

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

Staff Finding: Complies with Condition. The proposed porch restores much of the original porch design with some minor changes. The minor changes proposed are to exclude some of the original ornamentation of the porch, including the spindlework frieze and pediment above the front door. Staff finds that the simplification of the design is appropriate. The applicant proposed wood railings/decking and composite reroofing materials and design to match the historic photo and remain compatible with the existing materials on the house. The exterior design, arrangement, proportion and details proposed for the porch addition are appropriate for the original home based on other similar homes in the region and the recently discovered photo of the home. The materials proposed are natural materials to match those originally used. Final paint colors have not yet been determined, but will be appropriate for the period. **Staff has determined that it is possible, likely and reasonable that the applicant can meet these Criteria through the Conditions of Approval.**

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

Staff Finding: Complies as Proposed. The covered porch with the hip roof will fill in the L of the building to match the original design. The upper level porch under the bellcast roof will reinforce the primary entry of the building which is currently lacking. The carved porch posts and turned balusters will have the Victorian detailing of the original porch.

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

Staff Finding: Complies with Conditions: As described in Criterion 3, alterations meeting adopted design standards can add value economic and social value to the district. Economic and Social consequences are expected to be positive as the improved building will add to further investment into the neighborhood. The reconstruction of this porch is part of a larger renovation project that will involve replacement of roofing, replication of siding, replacement of deteriorated windows with new wood windows and intensive energy upgrades. This renovation and upgrades will allow this home to be a viable dwelling well into the 21st Century. **Staff has determined that it is possible, likely and reasonable that the applicant can meet these Criteria through the Conditions of Approval.**

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

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

17.40.065 - Historic preservation incentives.

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

17.40.070 Demolition and moving

- A. If an application is made for a building or moving permit to demolish or move all or part of a structure which is a landmark or which is located in a conservation district or an historic district, the building inspector shall, within seven days, transmit to the historic review board a copy of the transaction.
- B. The historic review board shall hold a public hearing within forty-five days of application pursuant to the procedures in Chapter 17.50.
- C. In determining the appropriateness of the demolition or moving as proposed in an application for a building or moving permit, the board shall consider the following:
 1. All plans, drawings and photographs as may be submitted by the applicant;
 2. Information presented to a public hearing held concerning the proposed work;
 3. The city comprehensive plan;
 4. The purpose of this section as set forth in Section 17.40.010;
 5. The criteria used in the original designation of the landmark or district in which the property under consideration is situated;
 6. The historical and architectural style, the general design, arrangement, materials of the structure in question or its fixtures; the relationship of such features to similar features of the other buildings within the district and the position of the building or structure in relation to public rights-of-way and to other buildings and structures in the area;
 7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the district, which cause it to possess a special character or special historic or aesthetic interest or value;
 8. Whether denial of the permit will involve substantial hardship to the applicant, and whether issuance of the permit would act to the substantial detriment of the public welfare and would be contrary to the intent and purposes of this section;
 9. The economic, social, environmental and energy consequences.

- D. The failure of the applicant to provide the information required by Subsection C.1.— 9. Shall be grounds for deeming the application incomplete.
- E. The board may approve or deny the demolition or moving request after considering the criteria contained in Section 17.40.070C. Action by the board approving or denying the issuance of a permit for demolition or moving may be appealed to the city commission by any aggrieved party, by filing a notice of appeal, in the same manner as provided in Section 17.50 for appeals. If no appeal of a demolition permit is filed, the building official shall issue the permit in compliance with all other codes and ordinances of the city.
- F. In any case where the city commission has ordered the removal or demolition of any structure determined to be dangerous to life, health or property, nothing contained in this title shall be construed as making it unlawful for any person, without prior approval of the historic review board, pursuant to this title, to comply with such order.

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

Design Guidelines for Alterations and Additions

Secretary of Interiors Standards for Rehabilitation

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

Staff Finding: Complies as Proposed. The home is proposed to be retained as a single family residence. The original orientation to the Clackamas River has been compromised over time by the construction of I-205 and the industrial area that currently separates it from the natural environment. The proposal allows the home to continue to be used for residential purposes and allows for structural upgrades and additions.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Staff Finding: Complies as Conditioned. Non-historic additions to the original home, except for the early kitchen addition have been recently removed . The exterior is being rehabilitated to preserve the original home. No removal or alteration of original defining features, trim or other elements are proposed. All material replacement and additions will be with in-kind materials as conditioned. **Staff has determined that it is possible, likely and reasonable that the applicant can meet these Criteria through the Conditions of Approval.**

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Staff Finding: Complies as Proposed. The proposed porch alteration will replace the missing massing element that the original porch provided. It will not be a complete replication since documentation is limited to a single photo that has been discovered that does not have a great deal of clarity. The applicant is erring on the side of simplicity rather than recreation of every architectural detail, proposing to leave out the spindlework frieze and pediment above the front door due to the complexity and maintenance needs of these elements. Also, the railing will be taller than the original due to current building codes. Staff finds the design rehabilitates the structural while avoiding a false sense of historical development, and is an appropriate approach as it replicates the massing but clearly differentiates the porch from a full reconstruction.

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

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

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

Staff Finding: Complies with Condition. The decorative trim, porch posts, railings, etc will be replicated as necessary to match original as part of this project. As conditioned, the rehabilitation will utilize in kind replacement materials for the decking and railings. All porches will be wrapped and all railings will have a perpendicular top and bottom rail. No exposed pressure treated wood is being proposed for this application. **Staff has determined that it is possible, likely and reasonable that the applicant can meet these Criteria through the Conditions of Approval.**

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence*

Staff Finding: Complies with Condition. The applicant is using physical evidence as the basis for porch design. Deteriorated historic features will be repaired where possible on the home. Features too deteriorated for repair will be replicated with like materials. As conditioned, all replacement and new materials will match the original in design, color, texture, and, where possible, materials. **Staff has determined that it is possible, likely and reasonable that the applicant can meet these Criteria through the Conditions of Approval.**

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

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

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

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

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

Staff Finding: Complies as Proposed. The new porch addition will be constructed in a compatible manner with the historic evidence of the original structure. The materials used will match original to the extent possible. By following the recommended conditions of approval, staff finds that the proposal meets the adopted design guidelines for alterations.

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

Staff Finding: Complies as Proposed. The porch addition is replacing an original porch construction that was lost. The proposed new porch will be designed to outlast the original with attention to weatherproofing and detailing that were likely not evident in the original construction. If this porch is removed at a future date the structure that currently exists will be intact.

Design Guidelines: Alterations – Additions

A. Site

1. In addition to the zoning requirements, the relationship of new additions to the street and to the open space between buildings shall be compatible with adjacent historic buildings and with the historic character of the District.

Staff Finding: Complies as Proposed. The proposal restores an original element of the home. There are no adjacent historic buildings.

2. New additions shall be sited so that the impact to the primary facade(s) is kept to a minimum. Additions shall generally be located at the rear portions of the property or in such locations where they have the least visual impact from public ways.

Staff Finding: Complies as Proposed. The porch is an original feature on the front façade and is not an addition of living space.

B. Landscape

1. Traditional landscape elements evident in the District (grass, trees, shrubs, picket fences, etc.) should be preserved, and are encouraged in site redevelopment.

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

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

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

C. Building Height

1. In addition to the zoning requirements, the height of new additions shall not exceed the height of the historic building, or of historic buildings in the surrounding area.

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

D. Building Bulk

1. New additions smaller than the historic building or the historic buildings in the surrounding area are encouraged.

a. Where new additions must be larger, the new addition shall be articulated in such a manner that no single element is visually larger than the historic building or surrounding historic buildings.

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

E. Proportion and Scale

1. The relationship of height to width of new additions and their sub-elements such as windows and doors and of alterations shall be compatible with related elements of the historic building, and with the historic character of the District.

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

2. The relationship of solids to voids (wall to window) shall be compatible with related elements on the historic building, and with the historic character of the District.

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

F. Exterior Features

1. General

a. To the extent practicable, original historic architectural elements and materials shall be preserved.

b. Architectural elements and materials for new additions shall be compatible with related elements of the historic building and with the historic character of the District.

c. The preservation, cleaning, repair and other treatment of original materials shall be in accord with the Secretary of Interior's Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

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

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

II. PUBLIC NOTICE

A public notice was sent to neighbors with 300 feet of the subject property for a 20 day public comment period beginning 12/26/2017. Notice was published in the newspaper more than 20 days prior to the hearing.

No comments have been received.

III. CONCLUSIONS AND RECOMMENDATIONS

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

Exhibits

1. Vicinity Map
2. Applicant Submittal
3. Survey Form