



# OREGON CITY

## Community Development – Planning

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**FILE NO.:** HR 14-04

**HEARING DATE:** Tuesday, April 22, 2013  
7:00 p.m. - City Hall  
625 Center Street  
Oregon City, Oregon 97045

**APPLICANT:** Creighton Architecture  
252 A Avenue  
Lake Oswego, OR 97034

**OWNER:** Todd Freeman  
10695 SE 42<sup>nd</sup> Avenue  
Portland OR, 97222

**LOCATION:** 920 7th St, Oregon City, OR 97045  
Clackamas County Map 2-2E-31AD-9400 &9601

**REQUEST:** Modification to HR 13-04 (Mike's Drive-In) in the McLoughlin  
Conservation District (related file SP13-16)

**REVIEWER:** Christina Robertson-Gardiner, AICP, Planner

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

For construction of new structures in a Historic or Conservation District, or on a Historic Site, the criteria to be used by the Historic Review Board in reaching its decision on the certificate of appropriateness shall include the following:

1. The purpose of the Historic or Conservation District as set forth in Section 17.40.010;
2. The provisions of the Oregon City Comprehensive Plan;
3. The economic effect of the proposed structure or 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.

#### BASIC FACTS:

The existing non-designated Mike's Drive-In building is experiencing age related upkeep issues and the property owner wishes to demolish the building and replace it with a new restaurant and office location that meets the historic overlay district and design guidelines for new construction in the McLoughlin Conservation District.

The development is also undergoing a Type II Site Plan and Design Review. This staff level development evaluation will review the project for compliance with OCMC 17.62 Site Plan and Design Review and OCMC 17.62 off Street Parking and Loading. This site review will be done after the Historic Review Board makes a decision. The Historic Review Board is solely tasked with determining if the proposal meets the requirements of the historic overlay district and adopted design guidelines.

The applicant initially received approval on November 22, 2013 for HR 13-04. The following conditions were attached to the approval. No modifications to these conditions are being requested.

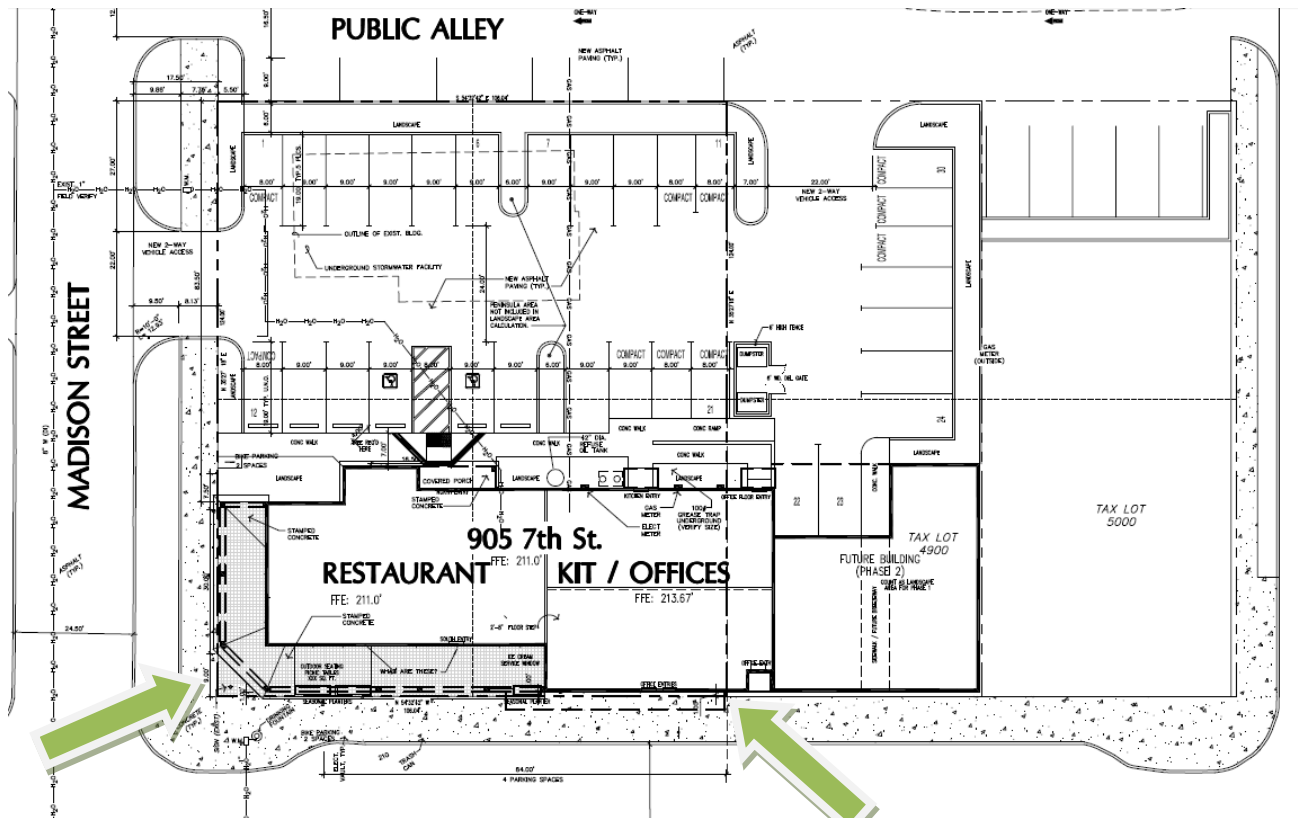
1. The short stepped down Monroe Street parapet is out of scale and cannot be viewed as pedestrian friendly element. Prior to submitting building permits, the applicant shall redesign the parapet on Madison Street to include only one step down.
2. The applicant shall utilize smooth lap siding on all elevations of the building. The restaurant portion of the building shall utilize a 6 inch reveal and the office portion of the building should utilize a 4 inch reveal.
3. The parapet on the restaurant portion of the building shall utilize smooth cement board lap siding with either a 4 inch or 6 inch reveal.

In February of 2014, the owner was able to purchase the property to the immediate southeast (right as you face the site from 7th). The applicant was able to shift the building slightly onto the newly

acquired property, enlarge and wrap the covered arcade area around the corner onto Madison Street and the parking in the back.

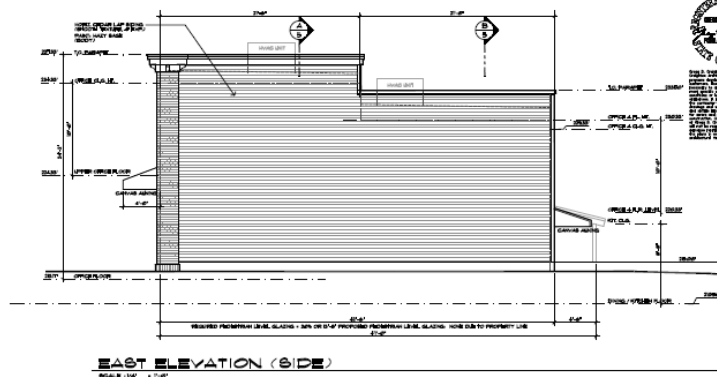
The depth of the covered porch area increased by 18 inches as did the office areas at the front of the eastern portion of the building. (offices 1a, 1b, 2 & 3) The previously submitted design featured an 8' deep covered area. The revised design (now submitted) shows the porch at 9'-6" deep measured from the front wall of the restaurant to the outside face of the columns.

The applicant is requesting a modification to the approved Historic Review (HR 13-04) to allow the previously described adjustment to the design. If approved, the applicant must adhere to the conditions set forth in both HR applications as well as the Site plan and Design Review development application currently under review (SP 13-16).

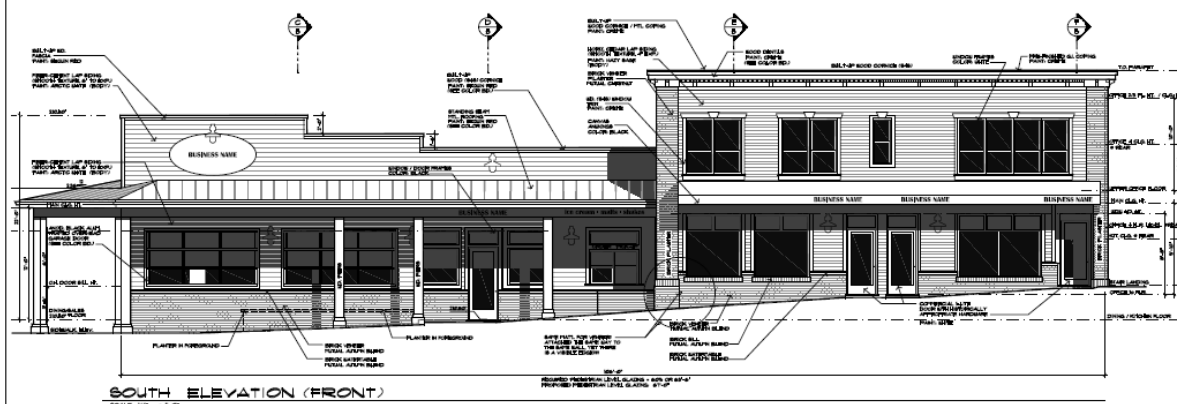


The covered arcade/ porch is proposed to warp around the Monroe street elevation.

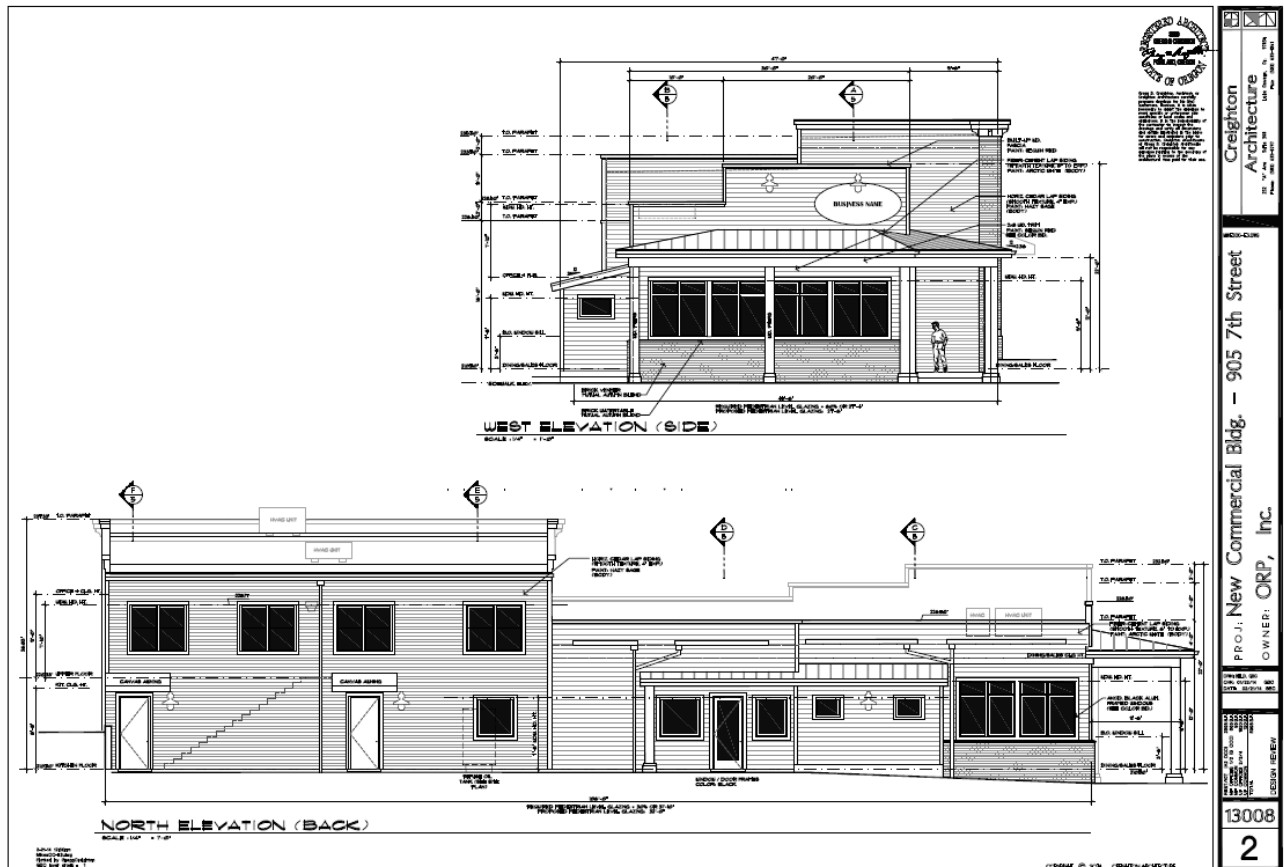
Building shifts south onto newly acquired property. The future addition is not part of this request.



EAST ELEVATION (SIDE)



SOUTH ELEVATION (FRONT)



## NOTICING:

Notice of the proposal was sent to property owners within three hundred feet of the subject property and the McLoughlin Neighborhood Association. Additionally, the property was posted with a Notice of Land Use sign with details about the proposal. Transmittals were sent to various City departments and other agencies regarding the proposed development plan. Relevant comments from City departments are addressed in this report as appropriate.

**ANALYSIS AND FINDINGS:** The applicant needs to meet OCMC 17.40.010 and the Adopted Design Guidelines for New Construction (2006), Addition and Alterations and Demolition.

*Regarding Criterion (1) - The purpose of the historic conservation district as set forth in Section 17.40.010;*

The McLoughlin Conservation District has been in residential use since its settlement in the late 1800's. New construction, meeting the adopted standards, can provide value to the district. This criterion has been met.

*Regarding Criterion (2) -The provisions of the city comprehensive plan;*

## Section 5

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

**Existing Conservation District: McLoughlin.** *Many of Oregon City's historic and architecturally significant buildings are above the bluff in the McLoughlin neighborhood. The original Oregon City plat includes the neighborhood area up to Van Buren Street, and it is within this area that early residential development took place, beginning in the 1850s. As the Downtown area changed from a residential to commercial district, home building increased above the bluff.*

*Goal 5.3 Historic Resources*

*Policy 5.3.1*

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

*Policy 5.3.8*

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

**Finding:** Staff finds that by following the adopted design guidelines for new construction, the proposed new construction, as conditioned, can be compatible and add long-term value to the district

*Regarding Criterion (3) -The economic effect of the new proposed structure on the historic value of the district or historic site.*

**Finding:** Quality new construction that is compatible with the historic nature of the district will add value to the district. Often historic property owners will choose to invest in the restoration and rehabilitation of their properties when new additions are allowed within the district.

**Finding:** Criterion (4) The effect of the proposed new structure on the historic value of the district or historic site;

The proposed height and massing of the building, as conditioned, is sized as to not impact the adjacent historic buildings.

**Finding:** Criterion (5) - Design Compatibility:

The proposed materials, and architectural features, as conditioned, are acceptable and meet this criterion if the Conditions of Approval are met.

*Criteria (6) -Economic, social, environmental and energy consequences*

**Finding:** As described in Criterion 3, new construction and large additions meeting adopted design standards can add economic and social value to the district. Compatible infill in an existing compact

neighborhood reduces the need for further expansion of the city, which adds considerable savings to the cost of infrastructure.

## Design Guidelines for New Construction

### A. LOCATION

McLoughlin Historic Conservation District

Canemah National Register Historic District

Individually listed historic property outside of the districts

What is the Immediate Context?

The Block

The Neighborhood

What are the mix of existing appropriate historic styles?



919 7th Street - Farr Store

*The two-story commercial building at 919 7th Street has paired gable roofs hidden behind a false front topped with modillions. The building is clad in round-edge drop siding on its sides, but the siding is covered with plywood and transited across its front and wood shingles on its rear. The store front windows have all been replaced over the years with non-compatible formats. A 1970s store front has been cut in near the rear on Monroe Street. At the front there is an entry and there is a corner entry at Monroe and 7th Streets. Many of its windows are still 1/1 wood doublehung, but there has been some replacement with 1/1 vinyl along its upper west side and aluminum sliders on its upper front. At the rear is access to five apartments.*

*Statement of Significance: This was the site of the Farr Brothers Store. Louis and Clarence Farr were sons of Isaac Farr, a prominent early Oregon City resident. The store remained in this location until the mid-1940s, when Dewey Krueger bought the property from Clarence Farr. Krueger held the store until 1951, selling the building to Lee Faust. It housed the Treasure Tone store in the early 1950s, and by 1958 it was home to the Premium Market. The Lorraine Sheahan School of Dance moved into the building by 1960, and the two businesses shared the building until 1964, when the School of Dance was listed as the only tenant. This building is significant for being one of the early stores on 7th Street and its association with the Farr Brothers.*

### Finding:

### B. STYLE

Determining the appropriate style is the important first step toward successfully designing a compatible building in the district. Decide which style direction to use from acceptable neighborhood styles and those in the applicable specific Historic District Design Guideline. The styles noted for the district have specific District modifications indicated

**Finding:** The site is within the 7<sup>th</sup> Street corridor and the applicant is using a combination of modified false front architecture (restaurant) and street car commercial (office). Both are acceptable architectural styles for the neighborhood. The block to the south of the site is a 2 ½ story false front Farr Brothers Store. To the north and east 1 and ½ story residential Queen Anne and Bungalow styled buildings.

Staff finds that the inclusion of a wrapped porch on the Monroe Street elevation is an appropriate approach to a corner storefront design.

### **C. SITING AND BUILDING FORM**

**C-1:** Review basic zoning requirements for New Construction for the particular site (R3.5, R6, MUC etc) to understand basic setbacks, lot coverage issues.

**C-2:** Review Siting, Building Form Principles and the Specific Historic District from Design Guideline. Note any requirements that are more specific than those found in the basic zoning.

**C-3:** Establish the Site Plan and the Overall Building Form. Is the use of the site and the building's placement on the site respectful of its context? Is the size, shape and bulk of the building consistent with the style chosen? Does it complement the neighborhood context? Is there too much 'program' for the site or style?

**Finding:** The MUC-1 zone (Mixed Use Corridor 1) encourages a mix of high-density retail, office and multifamily. The applicant is proposing a building that is compatible in massing to the surrounding building along 7<sup>th</sup> street and, even as modified, falls under the 40 foot height limit for the zone and meets the setbacks of the district. .

-Dimensional standards—MUC-1.

A.Minimum lot areas: None.

B.Maximum building height: Forty feet or three stories, whichever is less.

C.Minimum required setbacks if not abutting a residential zone: None.

D.Minimum required interior and rear yard setbacks if abutting a residential zone: Twenty feet, plus one foot additional yard setback for every one foot of building height over thirty-five feet.

E.Maximum allowed setbacks.

1.Front yard: Five feet (may be extended with Site Plan and Design Review (Section [17.62.055](#))).

2.Interior side yard: None.

3.Corner side setback abutting street: Thirty feet provided the Site Plan and Design Review requirements of Section [17.62.055](#) are met.

4.Rear yard: None.

F.Maximum lot coverage of the building and parking lot: Eighty percent.

G.Minimum required landscaping (including landscaping within a parking lot): Twenty percent.

### **D. DESIGN COMPOSITION**

**D-1:** Design the building and site starting with primary design groups and major elements, such as wings, roofline, secondary portions, porches, window groupings, and dormers. Are these elements supportive or are they detractive to the historic district? Are they supportive of the style and building?

**D-2:** Review the design; Is it in good proportion and is the composition balanced?

**D-3:** Review the design and adjust to incorporate comments from the first review. Is the design representative of the style range and do the forms and individual features work toward a united design approach as viewed from the exterior?



**D-4:** Design the finer or more detailed portions of the building and site to fit within the framework established.

**Finding:** The applicant has generally proposed a new commercial building that is compatible in style and volume with the surrounding historic structures, the inclusion of the wrapped arcade/porch not change this finding.

#### **E. SPECIFIC DESIGN ELEMENTS**

**E-1:** Design and choose specific design elements, products, and materials that are allowable and consistent with the design styling and framework established.

**E-2:** Does the design still fit the style's 'vocabulary'? Have extraneous or excessive details, ornamentation, or materials been chosen that detract from the neighborhood context?

**E-3:** Do specific elements comply with the guideline? Are materials, colors and finishes selected? Visible equipment? Landscaping and Plantings?

**Finding.** The materials chosen for the project are generally appropriate for the architectural style commercial: concrete, lap siding and metal storefront system, metal and cloth awnings. No new materials are being proposed with this modification.

#### **CONCLUSION AND RECOMMENDATIONS:**

**Staff recommends the Historic Review Board approve HR 14-04 a modification to the approved HR 13-04**

#### **EXHIBITS**

Vicinity Map

Applicant's Submittal