



# OREGON CITY

## Community Development – Planning

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**FILE NO.:** HR 15-03

**HEARING DATE:** Tuesday, February 24, 2015  
6:00 p.m. - City Hall  
625 Center Street  
Oregon City, Oregon 97045

**OWNER:** BC Custom Homes  
410 High Street  
Oregon City, Or 97045

**APPLICANT:** Todd Iselin  
Iselin Architecture  
Oregon City, OR 97045

**LOCATION:** 415 Center Street

**REQUEST:** Approval of a new office building in the McLoughlin Conservation District.

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

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

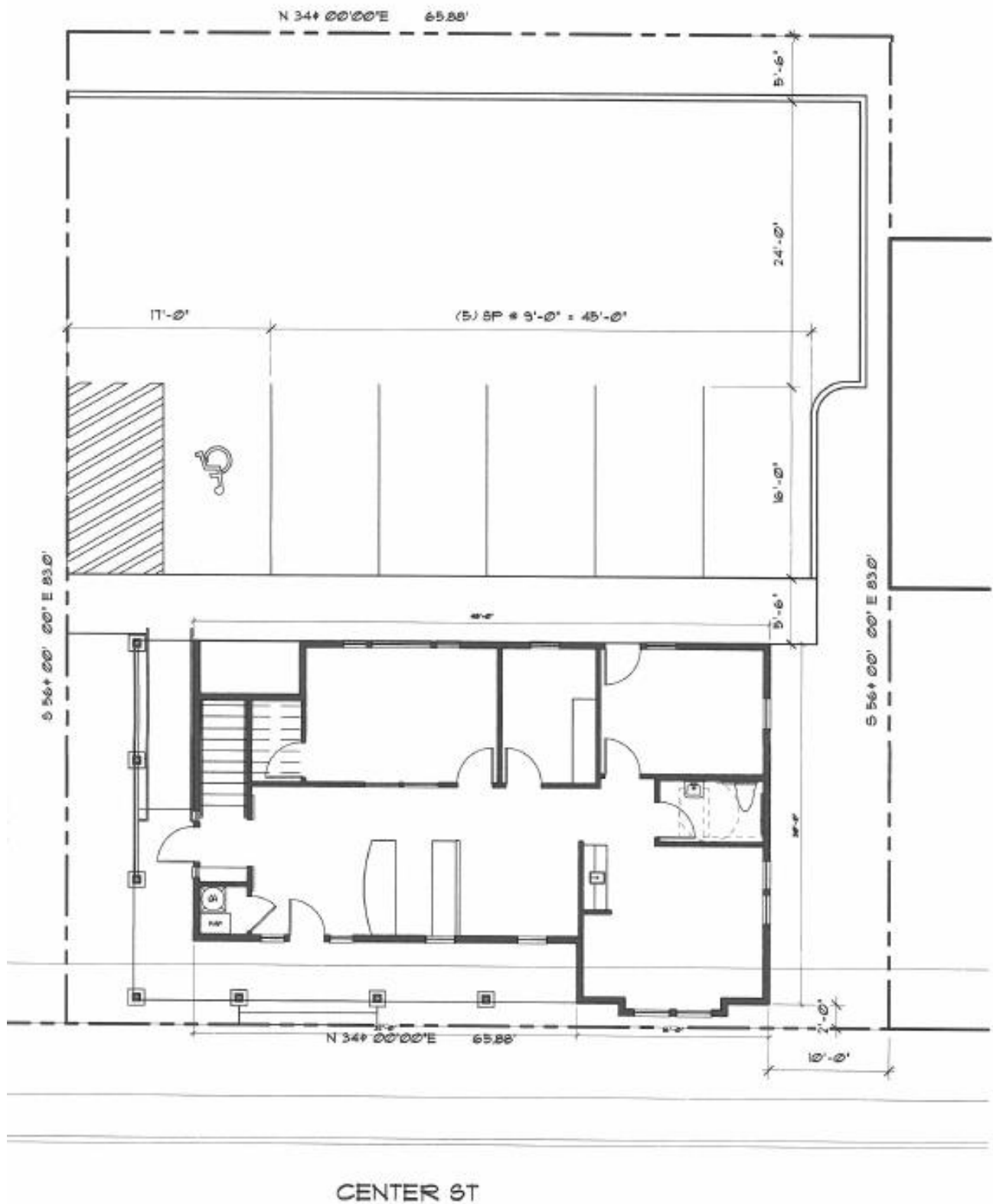
1. For construction of new structures in a Historic or Conservation District, or on a Historic Site, the criteria to be used by the Historic Review Board in reaching its decision on the certificate of appropriateness shall include the following:
  - a. The purpose of the Historic or Conservation District as set forth in Section 17.40.010;
  - b. The provisions of the Oregon City Comprehensive Plan;
  - c. The economic effect of the proposed structure or the historic value of the district or historic site;
  - d. The effect of the proposed new structure on the historic value of the district or historic site;

- e. 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;
- f. Economic, social, environmental and energy consequences;
- g. Design guidelines adopted by the Historic Review Board.

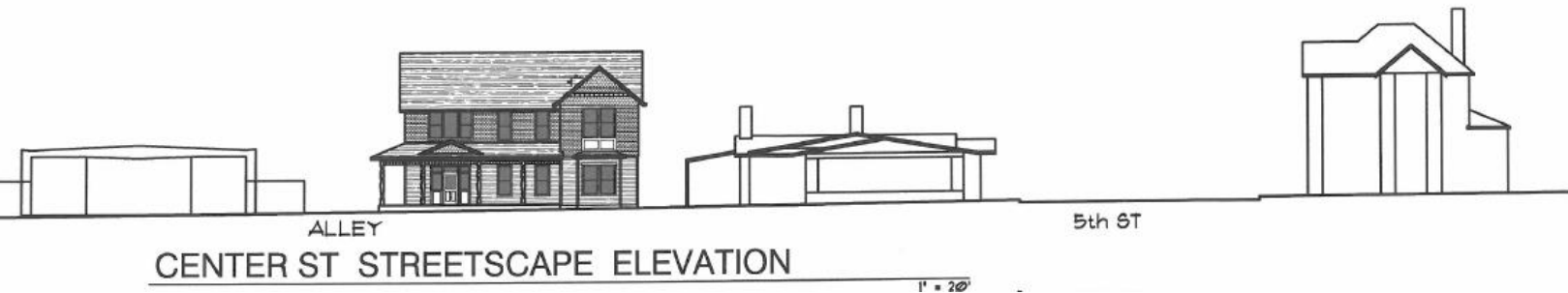
**BASIC FACTS:**

The proposed project consists of the development of a new professional office building on an existing vacant lot located on the west side of Center Street, between 41h and 51h Streets. The lot is between the existing Entheos Health and Wellness Center at 419 Center Street and the Temple of Justice Office Building at 409 Center Street. An alley runs between Center and High immediately south of the lot and a parking lot is located on the lot to the west.

The proposed two story building will be for the use of a single tenant. The building will be 1,249 sf on the main level and 1,185 sf on the upper level for a total area of 2,434 sf. The style of the building will be residential, Queen Anne Victorian, similar to numerous other structures in the immediate vicinity. The exterior will consist of painted fiber-cement lap siding and trim with patterned shingle accents and stick style trim at the wraparound porch, one-over-one fiberglass single hung and fixed windows, fiberglass entry doors and composition roof shingles.



 PRELIMINARY SITE PLAN



## CENTER ST STREETSCAPE ELEVATION



## FRONT ELEVATION

1/8" = 1'-0"





REAR ELEVATION

1/8" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"

The following historic homes are located near the proposed site.

#### **419 Center Street - W.C. and Anna Witham House**



*This one story Bungalow has a rectangular plan and sits on a poured concrete foundation. The shallow gable roof is covered in composition shingles with exposed rafter tails and decorative brackets supporting it. The roof is pierced by two chimneys. The house, now used as a dental clinic, is covered with bevel lap siding that is flared at the base. Windows are primarily multi-light casement with storm windows. The articulated porch features exposed tie and collar beams. The columns supporting the roof are covered in stucco. The open railing is wrought iron*

#### **419 5th Street - Agnes and Martin McDonough House**



*This two story Queen Anne sits under a gabled roof, with gables running both east-west and north-south. The gables typically cover octagonal bays that project out from the main body of the house. An octagonal porch under an octagonal hip roof is present at the southwest corner, where the roof is supported by slender turned columns with a simple balustrade enclosing the porch. The first floor level, above the stone foundation, which is said to be ballast from a ship from Maine, is clad with asbestos shingles. A decorative belt course separates the first and*

*second floors, above which the residence is clad with varying imbrication patterns including diamond, sawtooth, and rounded shingles. The shingles are slightly battered above the belt course. The windows in the house are all double-hung sashes, and are a mixture of 1/1, 4/1, and 4/2, with some 4/2, some with four-pane transom windows. The original porch on the north side of the house was enclosed, probably at the time the asbestos shingles were installed. Decorative features include scroll cut brackets at the octagonal bays just below the enclosed eaves, the bracketing and sunburst pattern in the gable ends, and the two interior corbelled chimneys.*

#### **411 5th Street - Albert and Sadie Price House**



*This 1-1/2 story bungalow sits under a front gable roof with a large gabled dormer on the east side. A hip roofed porch sits on the south side of the house, supported by square tapered columns resting on new stone piers. A simple balustrade runs between the piers, and the stairway up to the porch has received stone railings. A small rectangular bay is cantilevered out from the south façade under a shed roof just west of the porch, and a second cantilevered bay is present on the east side of the house. The gables and shed roofs on the bays feature open eaves and knee*

*brackets that penetrate the notched barge boards. The house is primarily clad with drop siding finished with cornerboards, but the east dormer is clad with wood shingles. The windows are all 1/1 double-hung wood sash, typically arranged in groups with aluminum storm windows. The windows feature board surrounds with decorative hood and apron moldings. A large exterior chimney is present on the east side of the house, just south of the gabled dormer. The board formed concrete foundation is clearly visible with a fully developed water table making the transition to the drop siding.*

#### **408 High Street - C.I. Stafford House**



*This two story house sits under a front gable roof with a gabled dormer on the south side. Both gables feature open eaves with wide barge boards and scroll cut knee brackets. A porch runs the full width of the west façade under a hip roof supported by a series of Tuscan columns set on a solid wood balustrade. The balustrade, like the rest of the house, is clad with asbestos shingles. On the main body of the house, the siding is slightly battered at the foundation level, possibly where the original water table still exists under the new siding. A wide frieze encircles the porch above the simple column capitals. The windows are all 1/1 double-hung wood sash with narrow trim. Some windows have received decorative wood shutters. A shallow octagonal bay is present at the south end of the west side, covered by the porch hip. The house's foundation is skirted with plywood.*

#### **410 High Street - Alfred W. Meyer House**



*This two story house sits under a hip roof with a hipped dormer on the west side of the house. A full width porch runs across the west side as well under a hip roof. This porch has been enclosed with large fixed windows, but retains its original frieze. The porch hip eaves are enclosed, but the main hip features exposed rafter tails. The house is clad with horizontal lap siding, finished with cornerboards. The windows are a mixture of 1/1 double-hung wood sash and large fixed sashes with aluminum or wood frames. The windows have minimal trim where they have been replaced, but the original windows retain their wide board surrounds. On the west side the second floor windows have seen the addition of decorative shutters. On the east side of the house a shed roof addition has been made at the first floor level, clad with plywood and featuring minimal eaves. A wood deck is placed on top of this addition, serving the second floor. The only other projection from the house is a cantilevered rectangular bay at the first floor level on the south side, set under a bellcast hip roof. An interior brick chimney is centrally located in the house.*

#### **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.

- a. Denyse McGriff, land use chair of the McLoughlin Neighborhood Association provide comment on this application, specifically she requested the ground floor height be additionally reduce one foot to 10 feet to further reduce the massing of the office on the adjacent historic house. Staff generally agrees with this approach but will defer to the Historic Review Board for their formal review on this matter.

**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 and mixed use since its settlement in the mid 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*

*Section 5*

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and Natural Resources*

Goal 5.3 Historic Resources

*Policy 5.3.1*

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

*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:** The development will add value to the District in multiple ways. It will fill a need for needed office space; it will also increase the vitality of the neighborhood.

Finally, 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 construction is allowed within the district.

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

The proposed building is sited to be consistent with the historic development pattern of the McLoughlin Neighborhood with street facing entry and large covered porch. Service areas and parking are located to the rear and the alley is utilized for vehicular access. The building form is a simple configuration with steeply pitched roof and cross gables facing the street. The building form and siting are complimentary and consistent with existing homes in the neighborhood.



While most of the residential buildings on the area are 1 ½ or 2 story, a low horizontal style house is abutting the proposed development. While it is not feasible to design an infill office building that is lower in height than the abutting Whitham House, the applicant has taken great care to design the Vernacular/ Victorian office building to the massing of a single family house. The main level floor to floor height will be 11' and the upper level will have 9' ceilings, rather than the 14' main level floor to floor height dictated by the underlying zone for new commercial buildings to avoid overpowering the important bungalow/ prairie style landmark home immediately to the north and be consistent with other Victorian style homes in the neighborhood. The Neighborhood Association has recommended reducing the height an additional foot, staff down to disagree with this approach and defers to the applicant and the Board on this matter.

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

The new building is of appropriate scale and proportion to blend with the properties of the District. The applicant has proposed a Vernacular Design, which is one of the approved design types for the district. The proposed materials, and architectural features, as conditioned, are acceptable and meet this criterion if the Conditions of Approval are met.

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

As described in Criterion 3, new construction and 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?

**Finding:** The site is located in the McLoughlin Historic Conservation District, on Center street one lot south of 5<sup>th</sup> Street. The currently vacant lot sits between two professional office buildings, adjacent to a large, open parking area and across the street from St. John the Apostle Catholic Church and School. Around the block are single and multiple unit residential buildings and the current office of BC Custom Construction.

The neighborhood currently contains a mix of both small and medium scale residential and commercial properties, including professional offices, clinics, apartments, a Clackamas County WorkSource office and the Pioneer Community Center. These buildings include a wide variety of architectural styles including residential craftsman, vernacular, Queen Anne victorian, foursquare and modern. The predominant commercial style is modern.

## **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 proposed new office is designed in the residential Queen Anne Victorian style. This style seems most appropriate considering the look of the majority of nearby buildings of similar use and size, including those on the same block and those on 5th Street, between Center and High Streets.

The proposed new office will front Center St with the house and front porch approximately 2' from the property line. The on-site parking will be at the rear of the property and be screened with landscaping as required by other zoning requirements.

## **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 proposed building is sited to be consistent with the historic development pattern of the McLoughlin Neighborhood with street facing entry and large covered porch. Service areas and parking are located to the rear and the alley is utilized for vehicular access. The building form is a simple ell configuration with steeply pitched roof and cross gables facing the street. The building form and siting are complimentary and consistent with existing homes in the neighborhood.

The proposed building will face Center St and have an elevated front porch similar to most homes in the immediate area. The main level floor to floor height will be 11' and the upper level will have 9' ceilings, rather than the 14' main level floor to floor height dictated by the underlying zone for new commercial buildings to avoid overpowering the important bungalow/ prairie style landmark home immediately to the north and be consistent with other victorian style homes in the neighborhood.

## **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 proposed building has a simple overall form with a wraparound porch consistent with homes from the 1880- 1910 period within the neighborhood. Window configuration, siding and trim elements are typical of the period, but will be rendered in contemporary materials for durability and ease of maintenance. The proposed design is simple rectilinear building with a slightly elevated cross gable at the right side and lower offset gable at the porch above the entry.

The applicant has indicated that the revised design and final construction documents will include appropriate details of porch finials, pediments, window trim, rakes, soffits and all trim to be consistent with the Queen Anne Victorian style.

The Design Guidelines for New Construction were written to allow property owners a clear path to approval if they could show that their proposal meets the adopted guidelines. Staff believes that as conditioned, these can be met.

The McLoughlin Neighborhood Association, submitted comments relating to the floor height of the ground floor and request it be reduce an additional one foot to 10 feet. Staff generally agrees with this approach, but will defer to the applicant and the Board at the meeting to discuss this matter further.

## **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.** Components that will replicate historic materials and be used in a composition that is historically appropriate. The spindle work components will be fabricated of primed wood and painted with two coats of paint Fiberglass double hung windows with a profile to match historic wood windows are proposed. All openings will be cased with 5/4 x 4 sill and jamb trim and 5/4 x 6 head trim with a parting bead will be installed. A combination of straight and scalloped shingle type siding will be utilized at the upper level. 'Nichiha' fiber cement products will be utilized in this application since they have more thickness and a more realistic appearance than other products on the market Smooth finish "Hardipanel siding will be utilized at the main level to replicate cedar lap siding. "Azek" composite tongue and groove porch boards will be utilized at the wraparound porch to emulate painted fir flooring typically utilized.

The design incorporates Queen Anne victorian elements in a fairly minimalistic manner appropriate for Oregon City. Elaborate stickwork, turrets or high style elements have not been incorporated since these were not common to this neighborhood. The Queen Anne elements are used sparingly to create a more appropriate "folk victorian" building design typical of this portion of the McLoughlin neighborhood.

Materials, colors and finishes have been selected for the emulation of historic materials. The landscaping will be designed by a registered Landscape Architect familiar with historic plant materials. No mechanical equipment will be located outside the building and garbage/ recycling areas are incorporated with the building design. All elements will comply with the design guidelines.

## **CONCLUSION AND RECOMMENDATIONS:**

1. Incised lumber or pressure treated wood shall not be used on any visible surfaces.
2. All railings, decking and stairs shall be finished to match the house body or trim.
3. If supported by the applicant and the Historic Review Board, the ground floor height may be reduce to ten feet to further reduce the massing of the proposed building. This condition modifies the requirements of OCMC 17.62.050 (I) ground floor heights and should be allowed by the Site Plan and Design Review Modification process.
4. The applicant shall utilize the following, unless an alternate has been approved by the Historic Review Board.
  - a. wood or fiberglass windows and doors. Fiberglass windows (Marvin Integrity or equivalent )
  - b. wood or a minimum 4-6-inch reveal smooth composite siding
  - c. simple vernacular styled lighting.

## **EXHIBITS**

1. Vicinity Map
2. Applicant's Submittal
3. Public Comments
  - a. Denyse McGriff -MNA Comments