



**STAFF REPORT  
HISTORIC REVIEW BOARD  
November 16, 2015**

**FILE NO.:** HR 15-04

**APPLICATION TYPE:** Type III

**HEARING DATE:** Tuesday, November 24, 2015  
7:00 p.m. - City Hall  
City Hall-625 Center Street  
Oregon City, Oregon 97045

**APPLICANT/  
PROPERTY OWNER:** Jaclyn and Amy McNeill  
151 Molalla Avenue  
Oregon City, OR 97045

**LOCATION:** 151 Molalla Avenue  
Oregon City, OR 97045

**REQUEST:** Approval of exterior alterations and enclosure of existing rear non-historic carport on a designated Landmark

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

**RECOMMENDATION:** Staff Recommends Approval HR 15-04

**PROCESS:** The Historic Review Board shall make the decision on all Type III permit applications. Once the HRB makes a decision on the Type III application, that decision is final unless appealed to the City Commission within ten days of the mailing of the notice of decision in accordance with Section 17.50.190. If appealed, the City Commission decision is the City's final decision on the Type III application.

IF YOU HAVE ANY QUESTIONS ABOUT THIS DECISION, PLEASE CONTACT THE PLANNING DIVISION OFFICE AT (503) 657-0891.

## **CRITERIA:**

### **Municipal Code:**

Section 17.29 MUC Dwelling District  
Section 17.50 Administration and Procedures  
Section 17.40 Historic Overlay District New Construction  
Section 17.54 Accessory Building and Uses

## **BASIC FACTS:**

### **Site and Context**

*151 Molalla Avenue - Rasmussen-Buol House*



*Rasmussen-Buol House faces Molalla Ave on a sloped lot in Barclay Hills Neighborhood. It is a hybrid Vernacular/Bungalow design. The site is accessed from an alley street off Molalla located between the cross streets of Roosevelt and Logus.*

*STATEMENT OF SIGNIFICANCE: (Historical and/or architectural importance, dates, events, persons, contexts):  
The owner-builder, Jeppe Rasmussen, was a Dane who built a number of houses in this addition, completing one before selling the one he was in and moving into the new one. He sold this house to the Buols after their marriage (the Buols have owned the house since 1919. Rasmussen was a somewhat of a curmudgeon, who scolded children and wrung the neighbors' chickens necks if they happened to stray into his garden. Rasmussen built 412 and 410 Logus Street as well. Mrs. Buol still lives in the house. This is one of the nicer houses which depict the self-trained carpenter's transition from vernacular to bungalow style.*

The existing carport area of the property is located on the south, alleyway side. It is a 22' x 14' space with an existing cement foundation and wooden beam supported metal roof.

We are proposing to close in the carport area to create a space that could be used for an extra dwelling and work area. Any of our new construction is aimed at meeting functional need as well as improving the property's appearance and compatibility with the neighborhood, in both general terms and in regard to the historic regulations.

### **Proposed Work.**

The applicant provide the following information of the proposed work:

*The main design goals are to:*

1. add extra dwelling/work space
2. create tied in external walls to the existing carport structure
3. build internal functional/livable space
4. enhance the landscaping around the carport area

### *Project Details a: Timeline*

The plan behind construction is to utilize as much recycled materials as possible for the build out. We have old wood from the original house that we will reuse and have been to the rebuilding center collecting like materials as we find them. The style of the planned carport enclosure is to create a simple, wooden structure with like features that won't match the house but should compliment it well. We will include landscaping around said structure to extend the beauty of the property.

Construction is planned to begin once proper approval and permitting are attained. An estimate of 1 month for the build out and into spring for proper landscaping is projected. Being zoned as a MUC-1 off the Molalla area, we have several businesses directly to both sides of our house. We are excited to bring our expertise into the Oregon City area by promoting business and the communities growth.

We have carefully chosen a simple wooden structure to the back of the house to compliment the purpose of the historic overlay district to keep the house the main focal point.

The buildout will allow both of us as therapists to extend our business here into Oregon City and promote community growth. We only have two bedrooms in our house and are also looking forward to using the extra space for dwelling and storage. We value the significance of our Rasmussen-Buol History and are excited to continue sharing that within our community.

The physical condition of the existing carport is good. There are no leaks to the metal roof and the foundation is solid with no cracks. All beams have been bracketed for a secure structure. Exterior siding, front door, and French door will all be wooden to compliment the house. The colors will be within the same color scheme of browns to also compliment. We will be working with the rebuilding center to ensure recycled materials used retain the proper designated quality.



Existing carport proposed to be enclosed.

## **Zoning**

The dimensional standards in the “MUC” Mixed Use Corridor District are listed as follows:

### **17.29.050 - 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.

## **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.

No public comments have been received for this application.

### **OCMC 17.54.010 Accessory Buildings:**

Building Footprint from Two Hundred to Six Hundred Square Feet. The accessory building must be constructed with the same exterior building materials as that of the primary structure, or an acceptable substitute to be approved by the planning division. The accessory structure shall be located behind the front building line of the primary structure. The interior side and rear yard setbacks may be reduced to three feet for one accessory structure, and its projections, within this category provided the structure and its projections

- a. are detached and separated from other structures by at least three feet;
- b. Do not exceed a height of fourteen feet (measured halfway between the peak and the eaves);

**Finding:** This standard is met, the applicant is enclosing an existing carport, no change in the footprint is proposed.

## ANALYSIS AND FINDINGS:

### **HRB Policy #8 - Exterior Alterations to Buildings in National Historic Districts, or Structures in Conservation Districts or Landmark Structures**

*Additions shall be reviewed by the Historic Review Board. Other alterations are subject to administrative review. Alterations are permitted if they duplicate existing building materials and styles. Wood siding is encouraged if the siding is replaced. Aluminum and vinyl siding and vinyl and aluminum mill finish windows are not permitted, unless the building was originally constructed of such materials and they are the predominant materials on the building. Wood sash doors are encouraged. Roof alterations shall conform to Historic Review Board Policy #5.*

Finding: While staff does have the authority to approve alterations to Landmarks, this unique proposal of enclosing a mid- century carport into a massage studio was a dramatic enough change that staff is forwarding this proposal for HRB approval. Staff supports the applicant's overall approach to this project and finds the resulting accessory building to be compatible and subordinate to the historic house.

**ANALYSIS AND FINDINGS:** The applicant needs to meet OCMC 17.40.010 and the Adopted Design Guidelines for Addition and Alterations.

**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.**

**Finding: Complies.** Proposed improvements, as conditioned, designated building to remain in active use.

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

**Finding: Complies.** This proposal, as conditioned, will allow a designated building to retain its historic significance and help thus helping to maintain the number of contributing building within the district.

**c. Complement any National Register Historic districts designated in the city**

**Finding: Not applicable.**

**d. Stabilize and improve property values in such districts**

**Finding: Complies.** Improving no historic accessory building onsite can help provide needed square footage that historic homes often lack. This, in turn, can help maintain property values and investment in the district.

**e. Foster civic pride in the beauty and noble accomplishments of the past**

**Finding: Complies** By following the conditions, the applicant will have allowed the property to adapt to the current market without adversely affecting the significance of the historic home.

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

**Finding: Complies** Tourism is routed in creating a distinct sense of place and historic identity. This project, as conditioned, will retain the building's contributing status, thereby strengthening the building integrity of the city.

**g. Strengthen the economy of the city**

**Finding: Complies** This project will allow the homeowner to invest in additional square footage without adversely affecting the historic house

**h. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city.**

**Finding: Complies** Continued investment, like this project, is often needed to retain its value and, in turn, its historic value.

**i. Carry out the provisions of the Oregon Department of Land Conservation and Development's Goal 5. Goal 5 is a broad statewide planning goal that covers more than a dozen resources, including wildlife habitats, historic places, and aggregate (gravel). It was originally adopted by LCDC in 1974. Goal 5 describes how cities and counties are to plan and zone land to conserve resources listed in the goal. Goal 5 and its rules establish a five-step planning process for Oregon's cities and counties:**

- 1. Inventory and promote conservation of local occurrences of wetlands, riparian zones, and wildlife habitats, and historic places. Local inventories are voluntary for scenic resources, historic places, and open spaces.**
- 2. Identify potential land uses on or near each resource site and any conflicts that might result**
- 3. Analyze economic, social, environmental, and energy consequences of such conflicts**
- 4. Decide whether the resource should be fully or partially protected, and justify the decision**
- 5. Adopt measures such as zoning to put that policy into effect**

**Finding: Complies** Proposed improvements are in accordance with the ODL's Goal 5.

**2. PROVISIONS OF THE CITY COMPREHENSIVE PLAN**

**Oregon City's 2004 Comprehensive Plan details goals that are met by this project:**

*Section 5*

*Open Spaces, Scenic and Historic Areas,  
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 the applicant has proposed an alteration that does not adversely affect historic nature of the house while allowing the house to expand to accommodate the needs of a today's market.

**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 and additions that are 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. The applicant has proposed enclosed carport

for a massage studio that designed to be a secondary element onsite and provides value to the district. As described above, proposed improvements are intended to retain the integrity of the building while allowing the uses to adapt to today's market needs.

### **3. ECONOMIC USE OF THE HISTORIC SITE AND THE REASONABLENESS OF THE PROPOSED ALTERATION AND THEIR RELATIONSHIP TO THE PUBLIC INTEREST IN THE STRUCTURE OR LANDMARK'S PRESERVATION OR RENOVATION**

**Finding: Complies** The proposed alterations to the site are reasonable because they improve the onsite use of the building without adversely affecting the historic significance of the building.

### **4. VALUE AND SIGNIFICANCE OF HISTORIC SITE**

**Finding: Complies** This house is significant for its architecture and location on a prominent corner of Molalla Avenue.

### **5. PHYSICAL CONDITION OF THE HISTORIC SITE**

**Finding: Complies** The main house is in fair to good condition. Continued investment, even in the creation of a non-historic accessory building, can increase the property value of the site, thereby encouraging long term maintenance

**6. GENERAL COMPATIBILITY OF EXTERIOR DESIGN, ARRANGEMENT, PROPORTION, DETAIL, SCALE, COLOR, TEXTURE AND MATERIALS PROPOSED TO BE USED WITH THE HISTORIC SITE** **Finding: Complies** The applicant has indicated that the proposed improvements will not alter the overall arrangement of building proportion, scale or materials. Staff concurs with this finding.

### **7. PERTINENT AESTHETIC FACTORS AS DESIGNATED BY THE BOARD**

No additional factors have been identified.

### **8. ECONOMIC, SOCIAL, ENVIRONMENTAL AND ENERGY CONSEQUENCES**

**Finding: Complies** As described in Criterion 3, alterations meeting adopted design standards can add value economic and social value to the district. Compatible additions/alterations in an existing compact neighborhood reduces the need for further expansion of the city, which adds considerable savings to the cost of infrastructure. Economic and Social consequences are expected to be positive as the improved building will add to further investment into the neighborhood.

### **9. APPLICABLE GUIDELINES ADOPTED BY THE BOARD**

*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.*

**Response:** The applicant is proposing to enclose an existing one story rear carport with compatible lap siding and wood windows and doors.

#### **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.*

**Response:** The existing carport is one story and does not exceed the height of the historic house.

#### **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.*

**Response:** The footprint of the carport is much smaller than the historic house and is clearly subordinate.

#### **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.*

**Response:** The elements of the proposed addition are very compatible and the applicant has taken great care in designing a building that respects the rhythm and detail of the historic building yet is clearly an addition

*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.*

**Response:** The applicant has proposed an addition with traditional fenestration and detailing that is compatible with the main volume of the house.

#### **Secretary of Interior's Standards for Rehabilitation.**

*In 2001, the Historic Review Board adopted the Secretary of Interior's Standards for Rehabilitation as part of their Guidelines for Alterations and 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.**

**Finding:** The existing carport is slightly attached to the rear of the house. This configuration will not change and no additional penetrations are proposed. The combination of the mid-century shed roof and the compatible siding/doors strike a balance and aims directly at meeting this criterion.

**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.**

**Finding:** The existing carport is slightly attached to the rear of the house. This configuration will not change and no additional penetrations are proposed. It would be very easy to remove this addition.

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

The applicant has provided a very compatible design, which will add value to both the historic house and district.

1. All applicable building code requirements shall apply to the request.
2. A final inspection is required by Planning Staff prior to building permit final



3. All siding, door and windows shall be wood unless an alternate I approved by the Historic Review Board

**EXHIBITS**

1. Vicinity Map
2. Applicant's Submittal
3. Oregon City Inventory Form: 151 Molalla Avenue