

TO: OREGON CITY HISTORICAL REVIEW BOARD

FROM: Nancy Rogene, Homeowner
811 Monroe Street
Oregon City, Oregon 97045

Robert Perron
Designer

RE: ADDING SQUARE FOOTAGE TO AN EXISTING HOME AT 811 MONROE STREET, OREGON CITY

This proposal involves adding approximately 560 square footage of living area to an existing home. The current square footage of the home is approximately 1250.

The purpose of the additional space is to accommodate my son and his wife who would like to share living space and help me with the maintenance of the home and yard work as I age

The proposal involves adding a master bedroom and bath, a small closet for doing laundry, an area for a college style countertop kitchen area, and a screen-in porch in the front of the home. An additional upstairs area will be used for storage.

The addition square footage will enhance my ability to "age in place" now that I am in my seventies, and to maintain a beautiful home with visual integrity and coherence. I have begun the process of creating more beautiful landscaping of my home on the Monroe Street (East) side and also creating gardens and trellises around the grounds of the home.

The home at 811 Monroe Street has been extensively remodeled over the years and no longer qualifies as a Historic Site in its own right although it lies within the McLoughlin Conservation Area. All of the windows were installed prior to my purchase in the year 2000.

For this reason, I would like the one additional window that will be added to the East side of the house to be in keeping with all of the other windows already in place. This will insure visual coherence. The newly proposed windows along the South side could either be consistent with the current windows or changed to a style recommended in the guidelines.

As the guidelines were developed to maintain the historical architecture of historic homes, they do not seem to fully apply to a home that no longer has historically authentic windows remaining. Thus, it might be most auspicious for the visual integrity of the home and the beauty of the neighborhood, if the windows already in place be replicated instead of a visual "hodge podge" that altering some of the windows might likely create.

Thank you for considering this proposal and I welcome the Review Board's feedback.

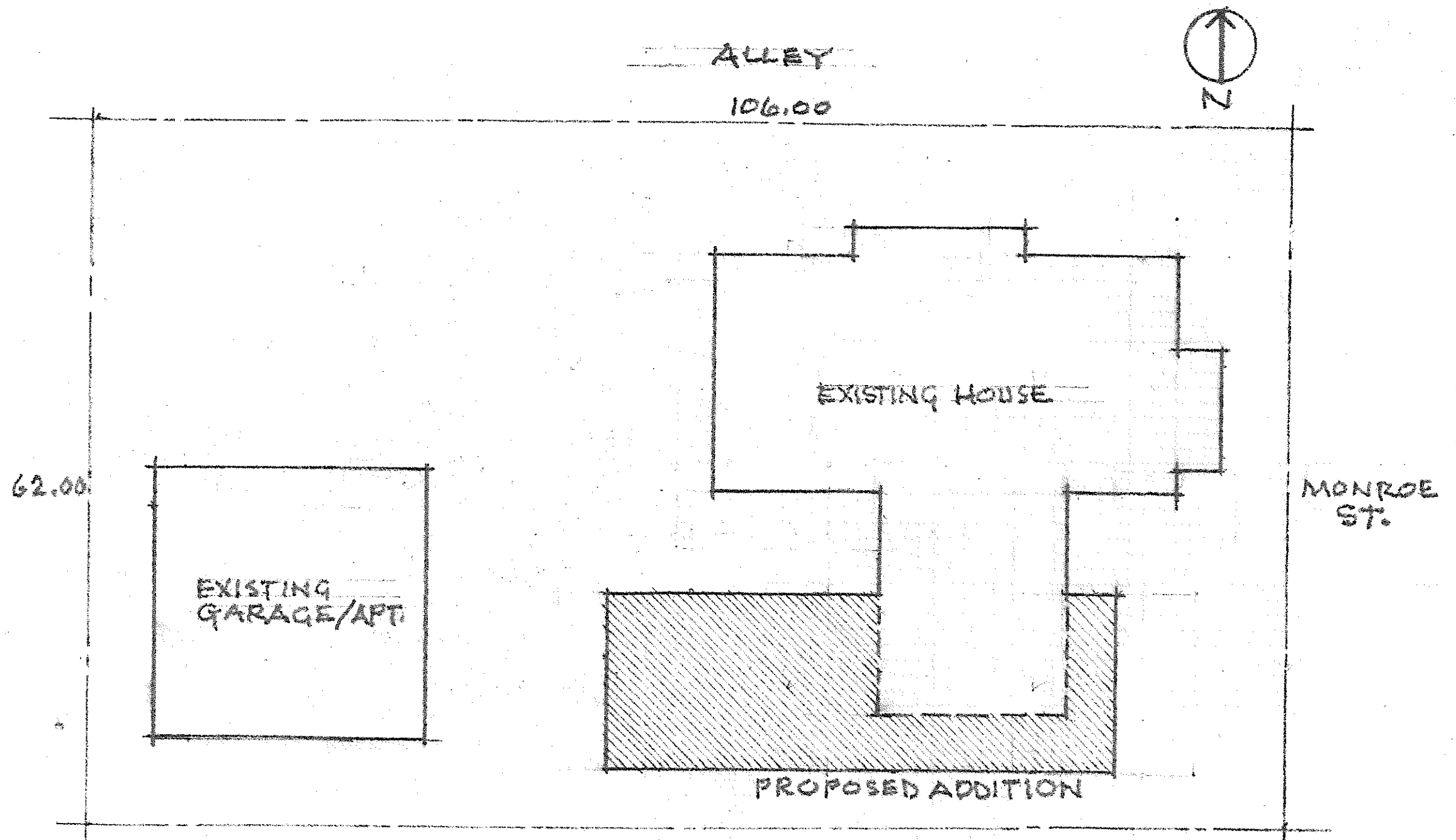
Sincerely,
Nancy Rogene, Homeowner





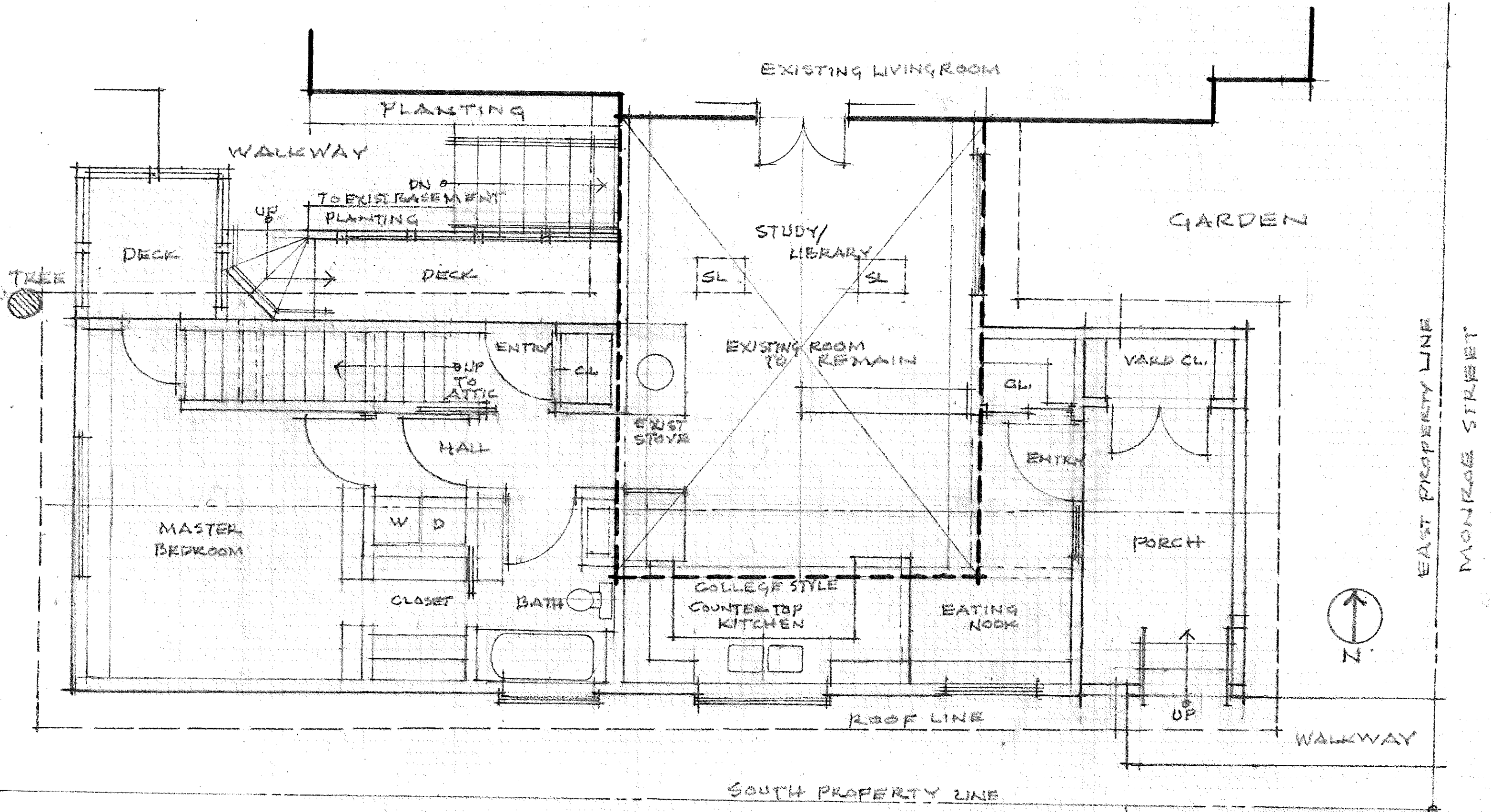






PLOT PLAN
SCALE: 3/32" = 1'-0"
ROGEN RESIDENCE

BLOCK 130, LOT 9601
% OF COVERAGE: 36



PRELIMINARY FLOOR PLAN - 560 SQ. FT. N.I.C. EXIST ROOM & PORCH
SCALE 1/4" = 1'-0"

ROGENE RESIDENCE ADDITION, 811 MONROE ST. OREGON CITY, ORE.
ROBERT PERRON, DESIGNER 18 APRIL, 2016

IMPORTANT NOTES

1. MATERIALS ON EXTERIOR -

ROOF: COMPOSITION, DARK GREY, 2.5 YR.

SIDING: HARDY PLANK

8" TO WEATHER ON ADDITION

4" TO WEATHER ON STUDY / LIBRARY

WINDOWS: TO MATCH ALONG MONROE

OTHERS PER RECOMMEND.

DOORS: PER CODE

COLORS: LIGHT GREY ON SIDING,

WHITE ON WINDOWS,

DARK GREY ON TRIM.

TRIM: NO. 1 CEDAR, FACTORY PRIME,

DECK & PORCH: COMPOSITE, LT. BROWN.

ATTIC EL.

MAIN FLOOR

GROUND

P/L

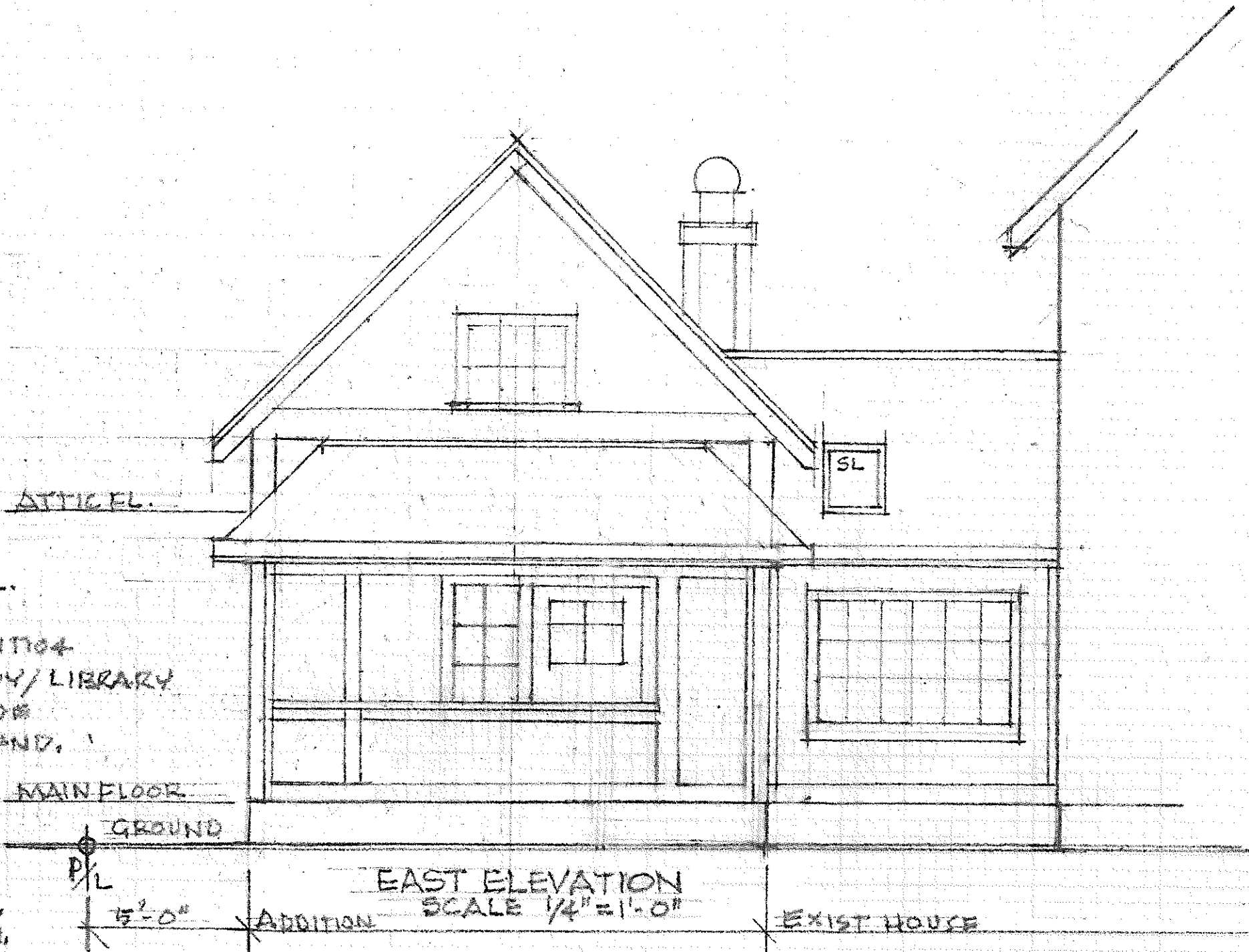
5'-0"

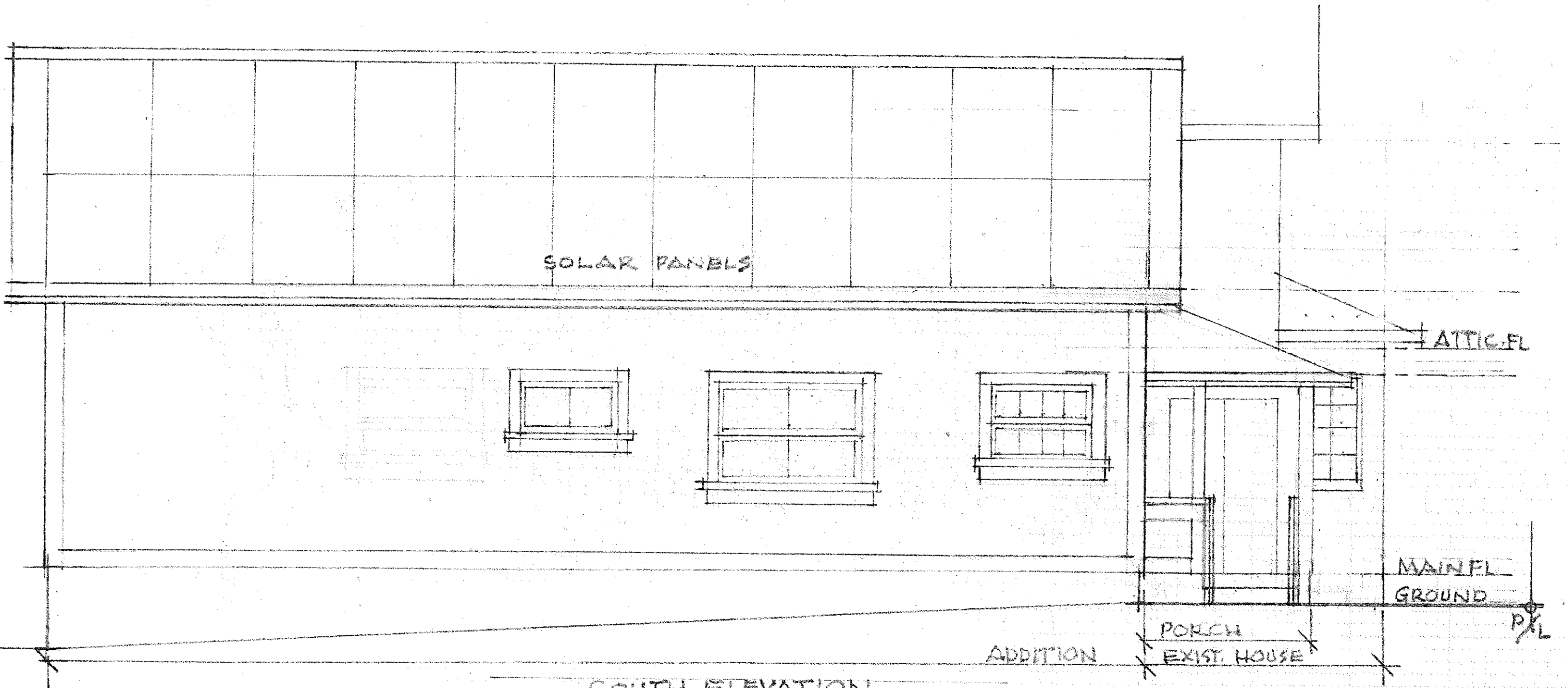
ADDITION

EAST ELEVATION

SCALE 1/4" = 1'-0"

EXIST. HOUSE





SOUTH ELEVATION
SCALE 1/4" = 1'-0"

