



June 14, 2017

FILE NO.: HR 17-05 - Alterations to the roofline of a locally designated Landmark located within the Canemah National Historic District.

HEARING DATE: June 27, 2017
6:00 p.m. – City Hall
625 Center Street
Oregon, City, Oregon 97045

APPLICANT / OWNER: Dennis Johnson
6745 Buckingham Ct.
Gladstone, OR 97027

LOCATION: 508 S. McLoughlin Blvd.
Oregon City, OR 97045
Clackamas County Tax Map: 2-1E-36DD

REQUEST: Alterations to a locally designated landmark located within the Canemah Historic District to extend the roof eaves and add a covered porch.

REVIEWER: Trevor Martin, Planner

RECOMMENDATION: Approval with Conditions

CRITERIA: Administration and Procedures are set forth in Chapter 17.50, Chapter 17.40, Historic Overlay District in Chapter 17.40, and “HC” Historic Commercial District in Chapter 17.26 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.

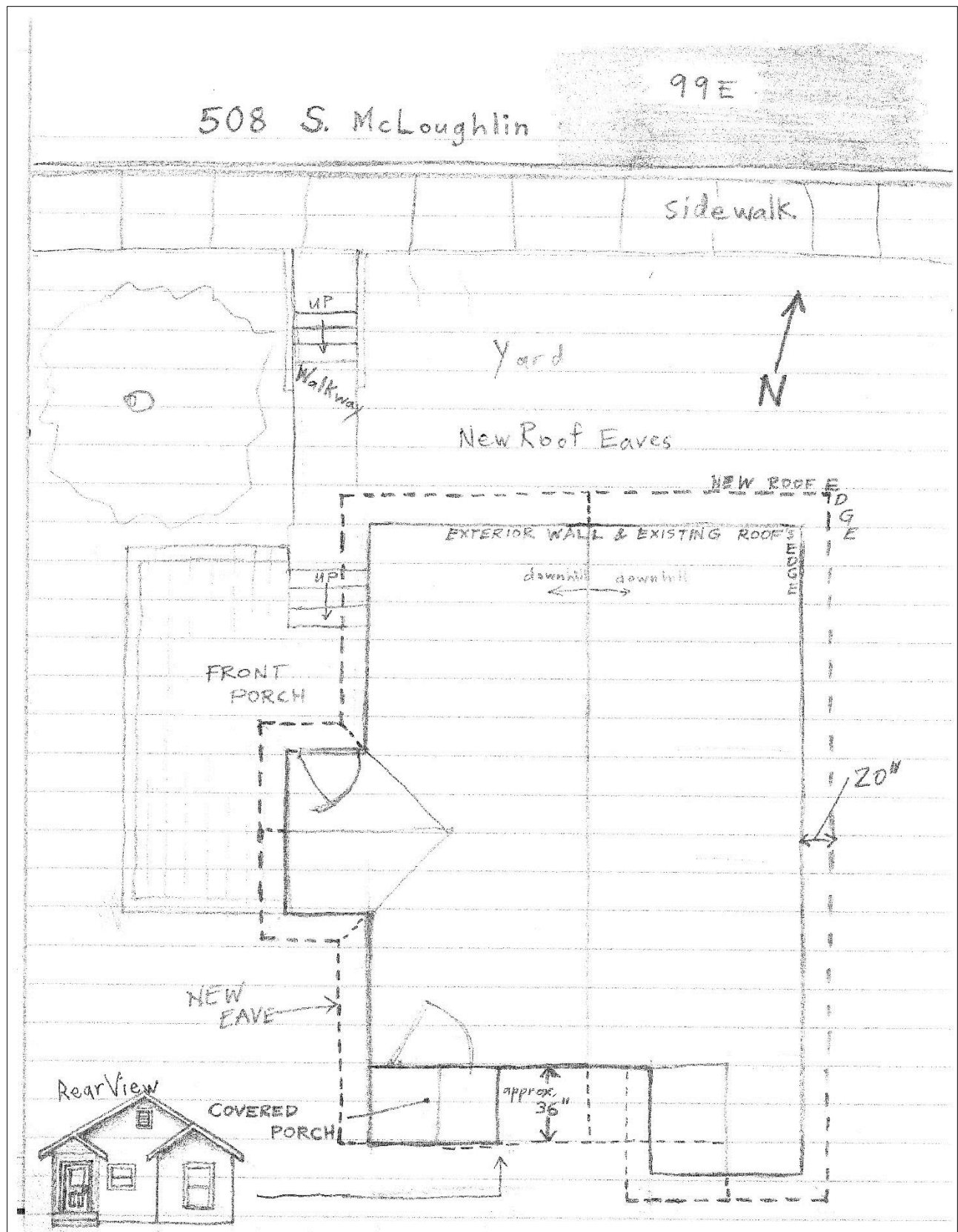
1. The roof shall have a minimum 1 foot overhang with a maximum of 3 feet; where soffitted the enclosure is typically parallel to the rafters.
2. Prior to issuance of a Building Permit, staff shall ensure that:
 - a. Incised lumber or pressure treated wood shall not be used on any visible surfaces. (P)
 - b. Trim shall be finished to match all railings, decking and stairs of the house.(P)
 - c. The applicant shall utilize the following:
 - i. Gable trim consisting of a simple bargeboard with molding at roofline and a wide molded rake board.(P)

BACKGROUND:

The applicant submitted this application to extend the roof eaves to 20 inch eaves and add a 36 inch wide covered rear porch to an existing home located at 508 S. McLoughlin Blvd. The property is located in the Canemah National Historic District and are referred to as the Sidney & Margaret Nutall Rental on the Local Register of Historic Places. The subject site contains this home as well as a second home addresses as 506 S. McLoughlin, which are both remnants of a World War II pre-fab housing movement. The homes were moved to their Canemah location after the Portland Van-Port flood. These two homes have a significantly different construction type than the homes historically found within the Canemah Neighborhood during the time period.

1. **Exterior Alterations**—Historic Review Board Policy #5 states - Structures must be re-roofed with wood shingles, 3-tab composition shingles, or "architectural style" composition shingles. If the roof slope is less than 4/12, rolled composition roofing may be used. Red, dark green, black, dark brown or green and white composition material is encouraged. Slate, tile or tar and gravel roofs may be re-roofed with like materials. The following roof materials are not permitted without Board approval: metal, fiberglass, plastic, corrugated roofing, or shake shingles. Any alteration to the overhang, soffit, or rake board requires Board approval.
 - a. Provide in-kind exterior material replacement such as wood doors, windows and siding that match or closely matches the removed material's design and dimensions.





Site and Context

The slightly irregular 50 x 95 foot parcel is located on the south side of S. McLoughlin Blvd., in between a portion of Oregon City right-of-way and Miller St. The site consist of two small pre-fab World War II homes that were moved to the site.



508 S. McLoughlin Blvd.

Statement of Significance: Sidney Nutall worked in the woolen mills as a young man. Later, he became a pile-driver for a Portland construction firm, and worked on all the major bridges in Portland (except Marquam and Fremont). His father was Edward Nutall (803 5th Avenue). This house was a World War II surplus house, a remnant of the Portland Van-Port flood, and was moved to Canemah in sections. This house and its twin at 506 S. McLoughlin are of interest because of their origin as World War II prefab housing and their incongruity in the neighborhood.

The subject house was not constructed in the Canemah Vernacular style, but does share some elements with other homes constructed in the Vernacular style such as being constructed as a singular rectangular volume with simple trim and decorative elements. However, there are elements on the home that differ which include: Masonite shingle siding, and a roof pitch lower than 8:12.

I. FINDINGS OF FACT AND CRITERIA:

Zoning:

The property is zoned HC Historic Commercial District and Mixed Use Corridor in the Comprehensive Plan.

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 residential property in the Canemah National Historic District.

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

Section 5

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 Canemah.

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 small structure while updating it to provide a habitable and unit.

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 eaves to the home will remove some of the “pre-fab” appearance from the current building and create a correlation between the Canemah Vernacular and the subject home. The extended roof eaves will also create a 36 inch covered porch on the backside of the subject home. The creation of the covered porch is appropriate for the style home and compatible with the Design Guidelines.

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

Staff Finding: Complies as Proposed. The proposed changes to the will alter a WWII pre-fab building, but the alteration will be to the standards of the Canemah Historic District. This change illustrates the transformation a home, brought into the Canemah Historic District and suting the design standards of the Historic District to update a structure. The changes to the structure will strengthen the relationship of the subject home to the Canemah neighborhood.

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

Staff Finding: Complies with Condition. The Proposed design appears to be compatible with the design standards of the Canemah National Historic District. The low roof pitched roof more reflects a vernacular bungalow, which would be more appropriate and respective for the time period and style of the pre-fab home. Adding eaves would remove some of the “pre-fab” appearance of the time period and create a correlation between the homes and the Canemah Vernacular Bungalow. The design composition roof

overhangs of a Vernacular Bungalow are described as “wide, over-hanging eaves and exposed rafter tails; decorative knee brackets under eaves.” In the Design Guidelines for New Construction. Additionally the proposed eaves do not create excessive ornamentation or create a distraction in the character of the home. The extended roof eaves will also create a 36 inch covered porch on the backside of the subject home. The creation of the covered porch is appropriate for the style home and compatible with the Design Guidelines.

Page 39 of the Guidelines for New Construction specifies Principle Good Examples of roof as “Residential: Gable primary roofs with pitch 8:12 or greater [6:12 for Bungalow]; Porch or bay roofs may have lower slope, may have hip if style allows. Roofs to have a minimum 1 foot overhang with a maximum of 3 feet; where soffitted the enclosure is typically parallel to the rafters.”

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 (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 Conditions:** The applicant’s proposal aims at rehabilitating a pre-fab WWII home by extending the eaves. This approach supports the retention of needed housing and provides an opportunity to continue to invest in the property for the betterment of the neighborhood.

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 with Conditions: The proposed eaves are compatible with the Design Guidelines for New Construction within the Canemah National Historic District. The creation of eaves will actually help the home transition into a home with Canemah Vernacular style elements while still retaining many of the important characteristics found on the homes listing.

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

Staff Finding: Complies with Conditions: The alteration of the roof eaves creates a further correlation between the subject home, which was transported to the Canemah neighborhood after the Van Port flood, and the surrounding neighborhood. The addition of the eaves onto the home create a further correlation between the subject home and the Canemah Bungalow Vernacular style home.

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 proposal allows the home to continue to be used for residential purposes and allows for structural upgrades and additions, strengthening the subject dwelling's relationship with the designs of the Canemah National Historic District.

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. Many of the distinct materials or features will not be removed from the building, however the roof eaves will be alter, which is arguably a significantly distinct feature of

the WWII pre-fab building style. Due to the fact the home is located in the Canemah National Historic District, in exchange for altering the roof eaves, the building will be required to use designs and use materials found in the Canemah Bungalow Vernacular. Thus strengthening the relationship between the subject home and the Canemah Historic District. All material replacement 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 addition of eaves to the roof will not create a detracting from the contextual flow of the Canemah National Historic District. Staff finds while this approach does significantly alter the roof of a building type that traditionally does not have eaves, adding eaves to the home strengthens the relationship between the subject home and Bungalow Vernacular style homes found within the Canemah National Historic District. Characteristics of the Canemah Bungalow are Low-pitched (6:12 minimum) gable roof; front or side facing, Roof Overhang: wide, over-hanging eaves and exposed rafter tails; decorative knee brackets under eaves. Per the Building Form matrix - Residential: Gable primary roofs with pitch 8:12 or greater [6:12 for Bungalow]; Porch or bay roofs may have lower slope, may have hip if style allows. Roofs to have a minimum 1 foot overhang with a maximum of 3 feet; where soffitted the enclosure is typically parallel to the rafters.

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.

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

Staff Finding: Complies with Condition. As conditioned, the rehabilitation will utilize in kind replacement materials for the siding and windows and provide alterations that meet the simple architecture of the house.

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. As conditioned, the new feature 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. By following the recommended conditions of approval, staff finds that the proposal meets the adopted design guidelines for alterations and additions and the proposal is attempting to maintain the significance of the small structure while updating it to provide a habitable and rentable unit.

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. No additions have been proposed at this time.

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 addition of roof eaves will create a strong relationship between the subject home and the designs set forth by the Canemah Vernacular Bungalow standards.

Characteristics of the Canemah Bungalow are Low-pitched (6:12 minimum) gable roof; front or side facing, Roof Overhang: wide, over-hanging eaves and exposed rafter tails; decorative knee brackets under eaves. Per the Building Form matrix - Residential: Gable primary roofs with pitch 8:12 or greater [6:12 for Bungalow]; Porch or bay roofs may have lower slope, may have hip if style allows. Roofs to have a minimum 1 foot overhang with a maximum of 3 feet; where soffited the enclosure is typically parallel to the rafters.

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 alterations to the roof eaves will not detract from the primary façade of the building. The extended roof eaves will also create a 36 inch covered porch on the backside of the subject home. The creation of the covered porch is appropriate for the style home and compatible with the Design Guidelines.

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 roof addition will tie into the roof structure of the existing building and therefore will be at the same height of the historic structure.

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. No new additions have been proposed, the massing of the building will not increase as a result of this application.

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 primary building envelop will not change as part of the application. Adding eaves to the existing structure will help the existing building tie in the Bungalow Vernacular of the Canemah National Historic District. The extended roof eaves will also create a 36 inch covered porch on the backside of the subject home. The creation of the covered porch is appropriate for the style home and compatible with the Design Guidelines.

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, the roof eaves will be the only significant feature that will be changing on subject home. Construction of the roof eaves will be required to use materials and design features found with in Design Guidelines. Other features on the home such as the existing siding should 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 May 31, 2017. No written public comments were received by the Planning Division during the public comment period.

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