



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Lot Line Adjustment
- ☐ Non-Conforming Use Review
- ☐ Natural Resource (NROD) Verification

Type II (OCMC 17.50.030.B)

- ☐ Extension
- ☐ Detailed Development Review
- ☐ Geotechnical Hazards
- ☐ Minor Partition (<4 lots)
- ☐ Minor Site Plan & Design Review
- ☐ Non-Conforming Use Review
- ☐ Site Plan and Design Review
- ☐ Subdivision (4+ lots)
- ☐ Minor Variance
- ☐ Natural Resource (NROD) Review

Type III / IV (OCMC 17.50.030.C)

- ☐ Annexation
- ☐ Code Interpretation / Similar Use
- ☐ Concept Development Plan
- ☐ Conditional Use
- ☐ Comprehensive Plan Amendment (Text/Map)
- ☐ Detailed Development Plan
- ☒ Historic Review
- ☐ Municipal Code Amendment
- ☐ Variance
- ☐ Zone Change

File Number(s): HR 17 - 05

Proposed Land Use or Activity: Residential remodel

Project Name: Add eaves Number of Lots Proposed (If Applicable): 1

Physical Address of Site: 508 S. McLoughlin, Oregon City, OR 97045

Clackamas County Map and Tax Lot Number(s): _____

Applicant(s):

Applicant(s) Signature: Dennis G. Johnson

Applicant(s) Name Printed: Dennis G. Johnson Date: 4-25-2017

Mailing Address: 6745 Buckingham Ct, Gladstone, OR 97027

Phone: 503-863-7036 Fax: 503-657-7025 Email: dennisjohnson10@gmail.com

Property Owner(s):

Property Owner(s) Signature: Dennis G. Johnson

Property Owner(s) Name Printed: Dennis G. Johnson Date: 4-25-2017

Mailing Address: 6745 Buckingham Ct, Gladstone, OR 97027

Phone: 503-863-7036 Fax: 503-657-7025 Email: dennisjohnson10@gmail.com

Representative(s):

Representative(s) Signature: _____

Representative (s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.

TYPE III - HISTORIC REVIEW BOARD SUBMITTAL

Date

APPLICANT: Name Dennis Johnson
Address 508 S. McLoughlin
Oregon City, OR 97045

OWNER: Name
Address

REQUEST: Description of project Add eaves to a roof

LOCATION: Address
Map and tax lot number

I. BACKGROUND:

1. **Existing Conditions** No eaves on gable roof house in front.
2. **Project Description** Add 20" eaves all around roof edges
3. **Basic Facts** 2 Houses on one lot built in 1938. Front house needs eaves to help protect the siding better, (and I'll put new roof & gutters too later in year.)
4. **Proposed Areas** Front house - right on McLoughlin.
5. **Drawings and Site Plan** Yes
6. **Building Elevations, Materials and Designs**

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 Canemah National Register District has been in residential use since its settlement in the mid 1800's.

Applicant's Response: Still will be residential.

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

Section 5

Open Spaces, Scenic and Historic Areas, and Natural Resources

Canemah. Canemah is an important example of a relatively intact riverboat town with architectural resources dating from the 1860s. Having evolved from a community for the elite of the riverboat industry to a workers' community, Canemah retains essentially the same sense of place it had in the

latter half of the 19th century. Situated above the Falls of the Willamette, it was an important portage town and the major shipbuilding center on the upper Willamette River.

Present Status. Canemah was listed as a Historic District in the National Register of Historic Places in 1977. The area was zoned in 1954 for industry along the river, commercial and multi-family along McLoughlin Boulevard, and multi-family along Third Avenue and portions of Fifth Avenue. In 1982, a majority of the area was rezoned as residential except for a small strip on McLoughlin Boulevard, which was rezoned to Historic Commercial. In the last 20 years, many homes within the district have been rehabilitated, but some have not been maintained to a level that ensures their significance and status as contributing structures. New construction and exterior alterations need to be reviewed for their long-term effect on the neighborhood and National Register Historic District status.

Applicant's Response: It will look even more like a classy, historic home, with the eaves; less cheap looking.

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.

Applicant's Response: It will look the same in character as other historic houses

Policy 5.3.8

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

Applicant's Response: O.K.

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

Applicant's Response: Will bring the value up a little.

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

Applicant's Response: Will improve the historic value

Regarding Criterion (5) - Design Compatibility:

Applicant's Response: It is compatible to other houses

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

Applicant's Response: House may rent for slightly more, save on A/C, and protects the siding better.

17.40.065 - Historic Preservation Incentives.

A. Purpose. Historic preservation incentives increase the potential for historically designated properties to be used, protected, renovated, and preserved. Incentives make preservation more attractive to owners of locally designated structures because they provide flexibility and economic opportunities.

B. Eligibility for Historic Preservation Incentives. All exterior alterations of designated structures and new construction in historic and conservation districts are eligible for historic preservation incentives if the exterior alteration or new construction has received a certificate of appropriateness from the Historic Review Board per OCMC 17.50.110(c).

C. Incentives Allowed. The dimensional standards of the underlying zone as well as for accessory buildings (OCMC 17.54.100) may be adjusted to allow for compatible development if the expansion or new construction is approved through historic design review.

D. Process. The applicant must request the incentive at the time of application to the Historic Review Board.

Applicant's Response: I don't request any incentives - financially.

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?

Applicant's Response: OK.

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

Applicant's Response:

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?

Applicant's Response: Not applicable since it's not new construction; basic house is already there.

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.

Applicant's Response: Supportive to historic district and good proportions.

Spacing

Maintain similar spacing to context buildings and the neighborhood.

Canemah, South of 3rd: House spacing is more irregular, but privacy is to be maintained. Adjust the siting to preserve mature plantings. Houses closer than 15 feet to the lot line require visual screening from one another

Applicant's Response: Not applicable.

Accessory Buildings

Accessory buildings are subservient to the primary building and provide auxiliary use. They are to be located at less visible areas such as the side or back of the primary building. Where topography issues arise, detached garages may be located in the front yard if offset from the main façade

Applicant's Response: No accessory buildings.

Roofs

Canemah: cross gabled roofs; a secondary wing or addition with a perpendicular gable at the main roof ridge line; allowable if it is a lower story or lower ridgeline

Applicant's Response: Not applicable.

Breezeways and covered walkways

Breezeways and covered walkways provide sheltered links between buildings and accessory structures. They can provide access to or separation from different building uses, as a means for reducing large building massing and to promote use of accessory buildings.

Mixed use commercial: breezeways may provide a means of connecting grouped smaller buildings.

Canemah, South of 3rd: Use of breezeways or covered walkways by HRB approval.

Applicant's Response: None

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.

Applicant's Response: Wood.

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?

Applicant's Response: No issues.

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

Applicant's Response: No issues.

CHAPTER 17.50 - ADMINISTRATION AND PROCEDURES

17.50.050 Preapplication Conference

A. Preapplication Conference. Prior to submitting an application for any form of permit, the applicant shall schedule and attend a preapplication conference with City staff to discuss the proposal. To schedule a preapplication conference, the applicant shall contact the Planning Division, submit the required materials, and pay the appropriate conference fee. At a minimum, an applicant should submit a short narrative describing the proposal and a proposed site plan, drawn to a scale acceptable to the City, which identifies the proposed land uses, traffic circulation, and public rights-of-way and all other required plans. The purpose of the preapplication conference is to provide an opportunity for staff to provide the applicant with information on the likely impacts, limitations, requirements, approval standards, fees and other information that may affect the proposal. The Planning Division shall provide the applicant(s) with the identity and contact persons for all affected neighborhood associations as well as a written summary of the preapplication conference. Notwithstanding any representations by City staff at a preapplication conference, staff is not authorized to waive any requirements of this code, and any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver by the City of any standard or requirement.

B. A preapplication conference shall be valid for a period of six months from the date it is held. If no application is filed within six months of the conference or meeting, the applicant must schedule and attend another conference before the city will accept a permit application. The community development director may waive the preapplication requirement if, in the Director's opinion, the development does not warrant this step. In no case shall a preapplication conference be valid for more than one year.

Applicant's Response:

17.50.055 Neighborhood Association Meeting

The purpose of the meeting with the recognized neighborhood association is to inform the affected neighborhood association about the proposed development and to receive the preliminary responses and suggestions from the neighborhood association and the member residents.

1. Applicants applying for annexations, zone change, comprehensive plan amendments, conditional use, planning commission variances, subdivision, or site plan and design review (excluding minor site plan and design review), general development master plans or detailed development plans applications shall schedule and attend a meeting with the city-recognized neighborhood association in whose territory the application is proposed. Although not required for other projects than those identified above, a meeting with the neighborhood association is highly recommended.
2. The applicant shall send, by certified mail, return receipt requested letter to the chairperson of the neighborhood association and the citizen involvement committee describing the proposed project. Other communication methods may be used if approved by the neighborhood association.
3. A meeting shall be scheduled within thirty days of the notice. A meeting may be scheduled later than thirty days if by mutual agreement of the applicant and the neighborhood association. If the neighborhood association does not want to, or cannot meet within thirty days, the applicant shall hold their own meeting after six p.m. or on the weekend, with notice to the neighborhood association, citizen involvement committee, and all property owners within three hundred feet. If the applicant holds their own meeting, a copy of the certified letter requesting a neighborhood association meeting shall be required for a complete application. The meeting held by the applicant shall be held within the boundaries of the neighborhood association or in a city facility.
4. If the neighborhood association is not currently recognized by the city, is inactive, or does not exist, the applicant shall request a meeting with the citizen involvement committee.
5. To show compliance with this section, the applicant shall submit a sign-in sheet of meeting attendees, a summary of issues discussed, and letter from the neighborhood association or citizen involvement committee indicating that a neighborhood meeting was held. If the applicant held a separately noticed meeting, the applicant shall submit a copy of the meeting flyer, a sign in sheet of attendees and a summary of issues discussed.

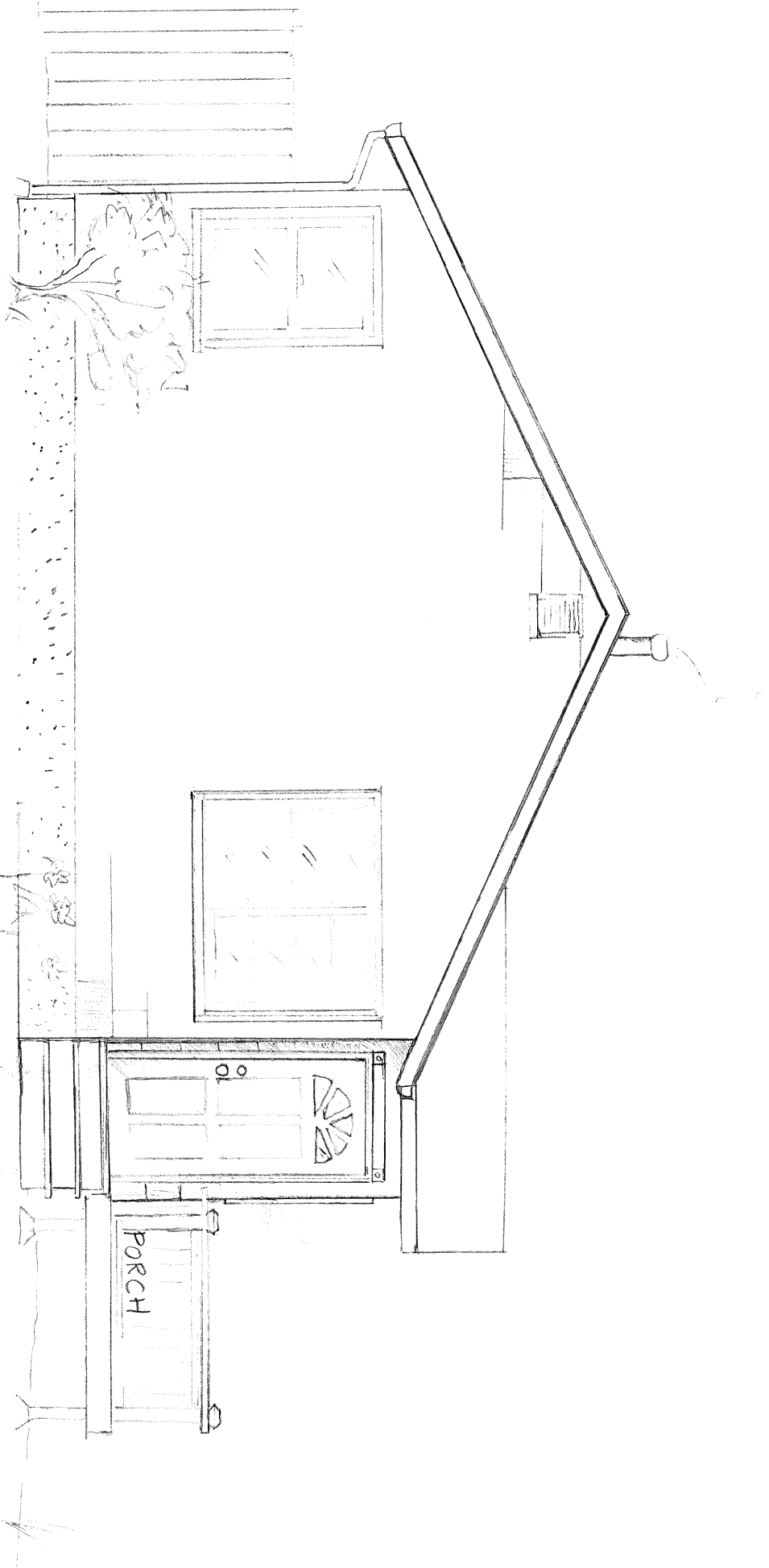
Applicant's Response:

Narrative

1938 House in Historic Commercial District

508 S. McLoughlin, Oregon City, Oregon

My house was built in 1938. At some point it became two houses on one lot. I am concerned about the front house right on 99E. It was built very simple as a one level house without roof eaves. I believe this is one reason the siding takes a lot of wear from the rain and sun. I wish to build 20" eaves as my first priority. Then I can put a new roof on along with new gutters. It will look more beautiful as a house with eaves, and the historic houses have similar eaves, so it will probably blend in and make it even more historic looking. I will make sure the eaves are structurally sound and have a contractor build them. The current tenants are very nice and I'm sure they will love it.



508
S. McLoughlin

STREET VIEW

508 S. McLoughlin

99E

sidewalk

Yard

New Roof Eaves



UP

Walkway

NEW ROOF E

EXTERIOR WALL & EXISTING ROOF'S

downhill downhill

FRONT PORCH

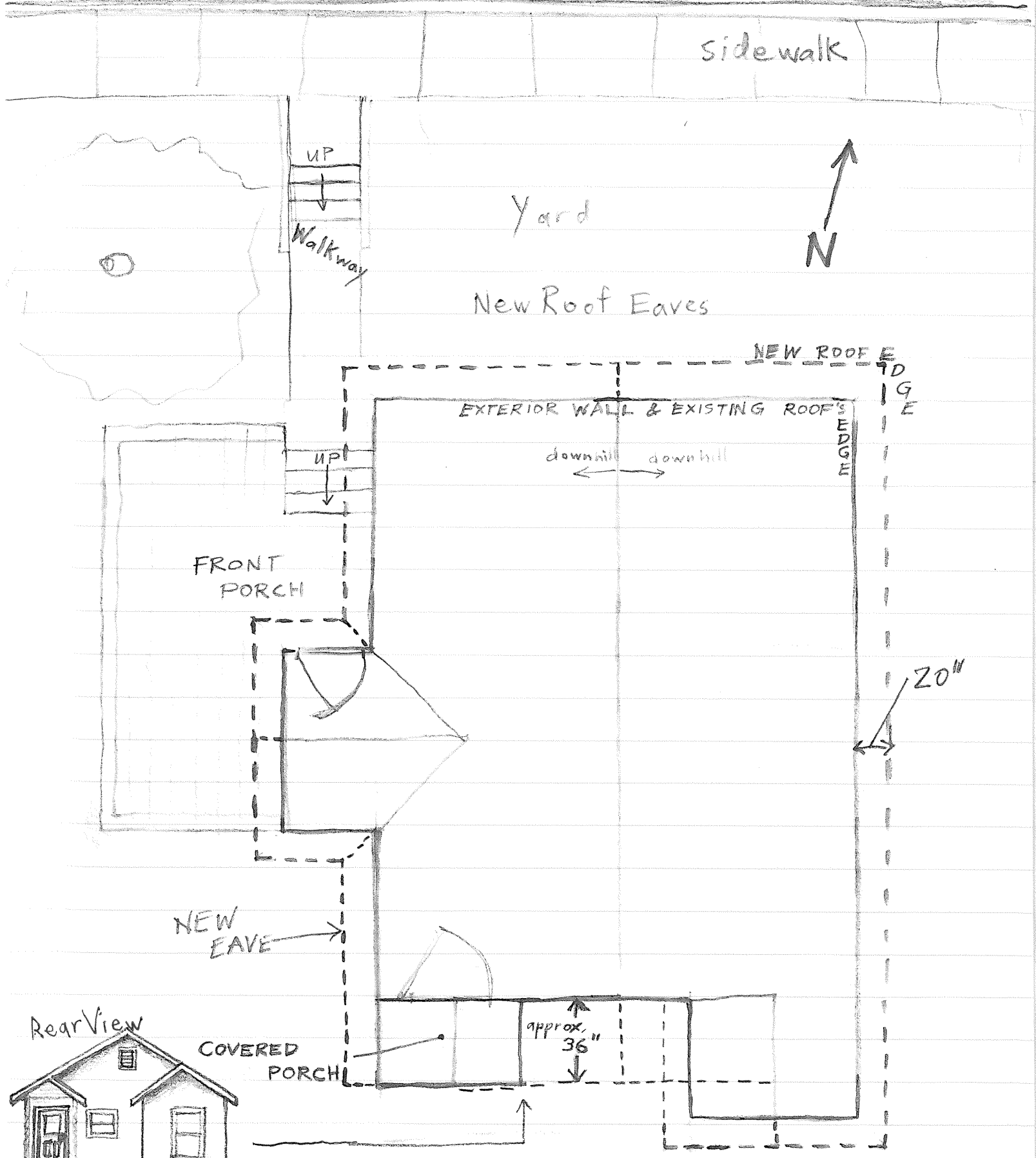
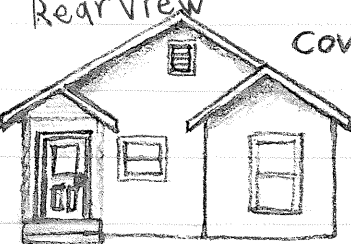
20"

NEW EAVE

Rear View

COVERED PORCH

approx. 36"





City of Oregon City
Permit Receipt
RECEIPT NUMBER 00035707

Account Number: 019876

Date: 4/25/2017

Applicant: DENNIS G & YIYI JOHNSON

Type: check # 1729

Permit Number	Fee Description	Amount
HR-17-0005	4332 Historic Review Board	50.00
Total:		\$50.00