

Submitted by:

April and John Jenkins, 417 Madison St., Oregon City, OR 97045

Property:

Etta and Terry Miller House, 417 Madison St., Oregon City, OR 97045

List of Permit Approvals Sought:

Building permit for house addition

Description of Work:

The proposed project consists of two separate pieces. The first of these is the repair and replacement of decayed wood (decking, hand rail, steps) on the side entry porch. The second piece is the addition of a roof over this porch. The approximate time line for construction is two weeks, total.

Ideally, the deck repair and additions of the 4 new roof support posts would be allowed to be completed while we wait on the hearing for the roof structure. This would insure the repairs could be done and the structure sealed up before the rainy season gets here. In the event that the Historical Review Board does not approve the roof addition, it is agreed that the posts will be cut back to the height of the handrail and removed.

The addition will be constructed in areas that will comply with MUC-1 property setbacks, and will not disrupt the existing landscape. The roof addition over the entry porch will serve two purposes:

- 1. It will render the entry porch usable during times of inclement weather*
- 2. It will help protect the entry porch from the elements, helping to prevent decay due to excess moisture*

We will retain the home's historic character by using double 1" x 6" lap siding, and historically appropriate paint colors. The proposed additions and replacements will enhance the historical integrity of the neighborhood, as well as follow the design aspects of the vernacular style. By using materials that match the originals and patterning the proposed roof after the existing architecture, the structure will retain its historic accuracy and appeal.

The front of the home, (Southeastern façade) is on Madison Street. The Northeastern façade of the home faces 5th Street. To the Northwest and Southwest are historical homes. The additions will increase the property value, as well as the livability of the home.

Historic Design Review Criteria and Narrative Response:

A. Except as provided pursuant to subsection I of this section, no person shall alter any historic site in such a manner as to affect its exterior appearance, nor shall there be any new construction in an historic district, conservation district, historic corridor, or on a landmark site, unless a certificate of appropriateness has previously been issued by the historic review board. Any building addition that is thirty percent or more in area of the historic building (be it individual or cumulative) shall be considered new construction in a district. Further, no major public improvements shall be made in the district unless approved by the board and given a certificate of appropriateness. *This project requires historic review

B. Archaeological Monitoring Recommendation. For all projects that will involve ground disturbance.

C. For exterior alterations of historic sites in an historic district or conservation district, or individual landmark, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall be:

1. *The purpose of the historic overlay district as set forth in Section 17.40.010*

*The addition to the historic home, replacement of windows, and removal of existing window décor will continue to enhance the preservation of the historic resource.

2. *The provisions of the city comprehensive plan;*

*The comprehensive plan supports the preservation and enhancement of historic resources.

3. *The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structures or landmarks preservation or renovation;*

*The property has been a single-family residence since construction in 1922. The addition will not only continue to support occupancy, but will enhance livability.

4. *The value and significance of the historic site;*

*The Terry and Etta Miller house was constructed in 1922. The house is significant for its age, style, and association with the surrounding historic homes.

5. *The physical condition of the historic site;*

*The condition of the property is good. The addition, as well as replacement of aluminum windows with wood will enhance the home's value.

6. *The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture, and materials proposed to be used with the historic site;*

* The addition will be constructed to match the existing structure.
All wood replaced or added will match original materials. Siding will match guidelines.

7. *Pertinent aesthetic factors as designated by the board;*

8. *Economic, social, environmental, and energy consequences;*

*The addition to the home will not only add value to the home, but the occupants will be able to enjoy the side entrance porch year-round instead of just during the dry season. It will also help protect the entry porch from excess damage due to rainfall.

9. *Design guidelines adopted by the historic review board.*

*The addition will use the same siding, flooring and roofing materials as the house.
*New entry porch roof will match the 7/12 pitch of the house roof.
*Paint will match historic guidelines.
*No new landscaping is proposed.

**Side
Entry
Porch**



SITE PHOTOS



*Southeast Facade
(Front)*



*Southeast Facade
(Corner)*



East Facade



*Northeast Facade
Entry Porch*



*Northeast Facade
Entry Porch*



*Northeast Facade
Entry Porch*



Entry Porch Repairs



*Entry Porch
South Stairs*



*Entry Porch
Lap Siding Detail*



Entry Porch



*Entry Porch
From Mud Room*

SITE PHOTOS (CONTINUED)



Entry Porch



*Entry Porch
Lap Siding Detail*



*Entry Porch
North Stairs*



806 5th Street



807 5th Street



813 5th Street



902 5th Street




503 Madison Street



415 Madison Street

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 417 MADISON ST					City: OREGON CITY		
USGS Quad Name: Oregon City			GPS Latitude: 45 21 13 N		Longitude: 122 36 15 W		
Township: 02S	Range: 02E	Section: 31	Block: 109	Lot: 1		Map #: 22E31AD	Tax Lot #: 13400
Date of Construction: c. 1920		Historic Name: Miller, Terry and Etta, House			Historic Use or Function: Domestic - single dwelling		
Grouping or Cluster Name: NA		*Current Name or Use: Domestic - single dwelling			Associated Archaeological Site: Unknown		
Architectural Classification(s): Bungalow				Plan Type/Shape: Rectangle		Number of Stories: 1.5	
Foundation Material: Concrete				Structural Framing: Unknown		Moved? No	
Roof Type/Material: Cross gable / Composition shingle				Window Type/Material: 9/1 and 6/1 wood double-hung			
Exterior Surface Materials Primary: Lap				Secondary:		Decorative:	
Exterior Alterations or Additions/Approximate Date: Entry deck area							
Number and Type of Associated Resources: None							
Integrity: Excellent Condition: Good			Local Ranking: Designated Historic Site			National Register Listed? No	
<div>Potentially Eligible: <input checked="" type="checkbox"/> Individually or <input type="checkbox"/> As a contributing resource in a district</div> <div>Not Eligible: <input type="checkbox"/> Intact but lacks distinction</div> <div><input type="checkbox"/> Altered (choose one): <input type="checkbox"/> Reversible/Potentially eligible individually or in district</div> <div><input type="checkbox"/> Reversible/Ineligible as it lacks distinction</div> <div><input type="checkbox"/> Irretrievable loss of integrity</div> <div><input type="checkbox"/> Not 50 years old</div>							
Description of Physical and Landscape Features:							
<p>The large, rectangular bungalow at 417 Madison Street is 1-1/2 stories with a gable roof. The eave is unsupported by brackets but does have eave returns. The front porch has truncated colossal posts on a solid rail. The bungalow front door is flanked by side lights. The house is surfaced in narrow bevel siding. Windows are 6/1 and 9/1 wood double-hung. The kitchen cold cupboard vents still remain. The exterior chimney on its south side is stepped. A small garage buried at the curb is contemporary with the house's construction. A rear entry deck has been built on top of it.</p>							
Statement of Significance:							
<p>This building was originally owned by Terry and Etta Miller, who was the daughter of William A. Long, owner of Oregon City's first theater. Long was born in Kansas in 1869 and moved to Oregon City c.1890. He worked in the West Linn mill for 25 years before deciding to open his own business, the Star Theater and the Liberty Theater. Terry Miller, Long's son-in-law, played the organ at the silent movies shown at the Star. The house remained in the Miller and Long families and was occupied by Etta Miller throughout the historic period.</p>							

Researcher/Organization: Bernadette Niederer / HPNW			Date Recorded: 4/6/2002
Survey Form Page 1	Address: 417 MADISON ST	Local Designation #	SHPO #



CITY OF OREGON CITY LAND USE APPLICATION



City of Oregon City, Community Development Department 221 Molalla Avenue, Oregon City, OR 97045 (503)722-3789

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Nonconforming Use review
- ☐ Water Resources Exemption

Type II (OCMC 17.50.030.B)

- ☐ Extension
- ☐ Detailed Development Review
- ☐ Geotechnical Hazards
- ☐ Minor Partition
- ☐ Minor Site Plan & Design Review
- ☐ Nonconforming Use Review
- ☐ Site Plan and Design Review
- ☐ Subdivision
- ☐ Minor Variance
- ☐ Water Resource 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
- ☐ Oregon City Municipal Code Amendment
- ☐ Variance
- ☐ Zone Change

Application Number: _____

Proposed Land Use or Activity: REPLACE DECAYED DECK / ADD ROOF
417 MADISON DECK/ROOF

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

Physical Address of Site: 417 MADISON ST OREGON CITY

Clackamas County Map and Tax Lot Number(s): 2S2E31AD 2-2E-31AD -13400

Applicant(s):

Applicant(s) Signature: _____

Applicant(s) Name Printed: April Lynn Jenkins Date: 9.27.17

Mailing Address: 417 Madison St Oregon City, OR 97045

Phone: 503.777.2061 Fax: _____ Email: gorgetrailrunner@yahoo.com

Property Owner(s):

Property Owner(s) Signature: Karen L. Green

Property Owner(s) Name Printed: Fred + Karen Green Date: 9.27.17

Mailing Address: 301 Dartmouth Dr NE, Albuquerque, NM 87106

Phone: 505.255.3672 Fax: _____ Email: _____

Representative(s):

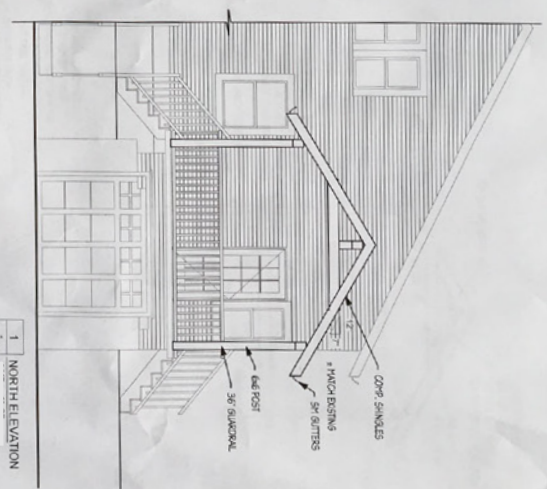
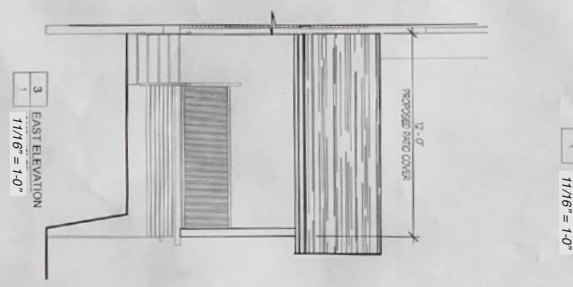
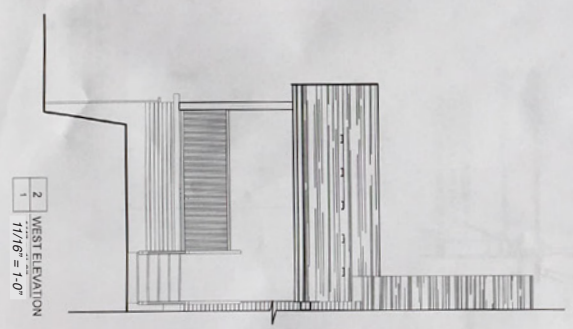
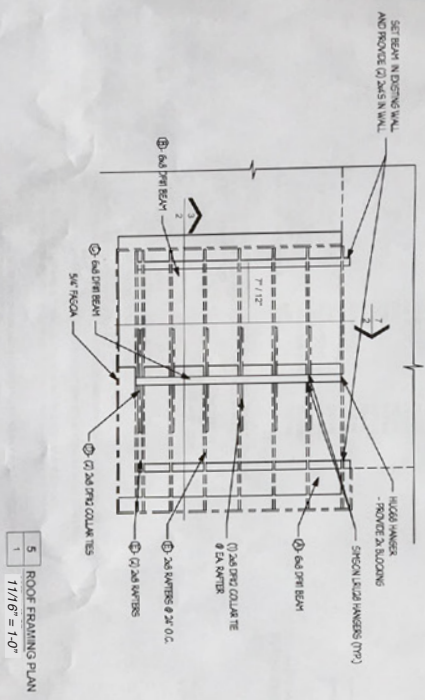
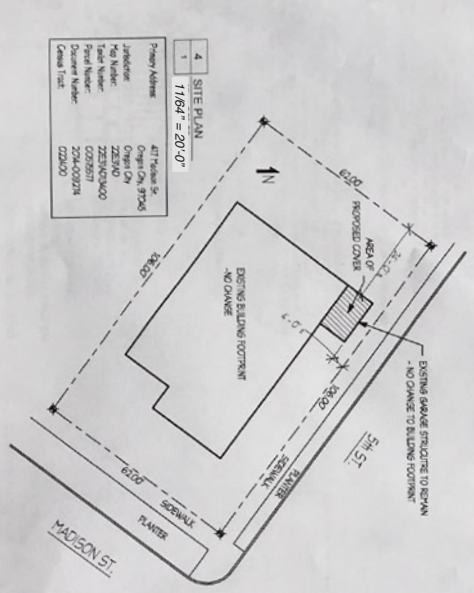
Representative(s) Signature: _____

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.



ALEX BORHO
417 Madison St. Oregon City, 97045

ELEVATIONS, ROOF PLAN, SITE PLAN

Project number: 10924
Date: 07/20/2017 11:04 AM
Drawn by: KG
Scale: As indicated

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BUILDERS DESIGN INC

COMMERCIAL - RESIDENTIAL - REMODELING

11125 NE WEIDLER ST. - PORTLAND, OR 97220
PHONE: (503) 252-3453 - FAX: (503) 252-3454
EMAIL: BUILDERSDESIGN@GMAIL.COM

1. PREPARE THE FOLLOWING: 100% OF THE MATERIALS TO BE USED ARE TO BE PREPARED AND
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3. SERVICES	20.00%	4. RETAIL	20.00%
5. HEALTHCARE	20.00%	6. EDUCATION	20.00%
7. ENERGY	20.00%	8. TRANSPORTATION	20.00%
9. FINANCIAL	20.00%	10. OTHER	20.00%
11. TOTAL	100.00%		

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SECTION

6

2

AND DO NOT LEAN TO INCREASE OF
NEW DOORS - ATTACH WITH
(2) 1x4-7/8 SSS SCREWS AT EACH END

EXISTING WALL COMPLETION

DOOR CASE FINISH

3/4" PLY WOOD SHELL

50 MM x 4 3/8" SHIP LUGS THROUGH NOT PASS THROUGH BACK OF FINISH

<p>OR</p>	<p>All ideas, arrangements, drawings and owned by and are the property of this work product is limited to a specified of one building. Any use, reuse or duplicate arrangements, other than by permission of Builders Design, Inc. Scaled dimensions, contractors shall the job and this office must be notified these drawings. Shop details must fabrication. Supervision is not included.</p>
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FOR ROOF SLOPES NOT 2:12 VERTICAL IN 12 HORIZONTAL, UP TO 4 INCHES VERTICAL IN 12 HORIZONTAL, A 3/4 INCH RIB OF UNDERLAYMENT SHALL BE APPLIED IN THE FOLLOWING MANNER: APPLY A 3/4 INCH RIB OF UNDERLAYMENT THAT SHALL HOLD IN PLACE STARTING AT THE EAVE, APPLY 3/4 INCH RIBS OF UNDERLAYMENT SUBSEQUENTLY TO HOLD IN PLACE DISCRETE JOINTS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE JOINTS OF THE ROOF SHEETING. UNDERLAYMENT SHALL BE ONE LAYER FOR ROOF SLOPES OF 4 INCHES IN 12 OR GREATER. UNDERLAYMENT SHALL BE ONE LAYER FOR ROOF SLOPES OF 2 INCHES IN 12 OR GREATER. UNDERLAYMENT SHALL BE APPLIED SINGLE FLASHING, IMPALVE, TO AND FLASHING FROM THE EAVE AND LAPTED IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHingles TO SEAL.

© 1995 NATIONAL LABORATORY SHALL BE TWO LINES TO AND STARTING AT THE LINES, HASTING SUFFICIENT TO ALLOWING SUFFICIENT SPACES TO BE HASTING FOR THE ABILITY OF THE SIGNALS TO SOL.

SYNCON ABB BRACKET
POST BASE
SECURE TO EXISTING SILL PLATE
W/ (4) 10# NAILS

Architectural drawing of a wall section showing a door opening. The door is labeled "EXIST" and "NEW" with a dimension of "7" and "2".

ORHO
on City, 97045
TES, FLO
CTIONS

BASEMENT PLAN

Architectural drawing of a covered patio. The drawing shows a rectangular structure with a roof supported by posts. Key features and labels include:

- COVERED PATIO**: The main title of the structure.
- DESIGN SPEC. TO BE SUBMITTED W/ NEW PAV. DECK FINISH**: A note indicating the design is for a new pavement deck finish.
- EXISTING STAIRS - NO CHANGE**: A note indicating that the existing stairs will remain unchanged.
- NEW 36" DIA. CIRCULAR**: A label for the new circular posts.
- 66x17' POSTS**: A label for the existing posts.
- 7' x 6'**: The overall dimensions of the patio area.

Below the drawing is a table with the following content:

1	PROPOS
2	

Below the table is the text: 11/1/16 =

1st FLOOR PLAN

ENTRANCE

RESTROOM

LOCKER

CAFETERIA

Gymnasium

Gymnasium

1st FLOOR PLAN

Project number	10924
Date	8/25/2017 11:54:17 AM
Drawn by	BSY
Asn.	
Scale	As indicated

2

ALEX BROWN
417 Madison St. Oroville, CA 95966
GENERAL NO. 10
PLANS, SECTIONS

**BUILDERS
DESIGN INC**
COMMERCIAL • RESIDENTIAL • REMODELING
11125 NE WEIDLER ST. • PORTLAND, OR 97220
PHONE: (503) 252-3453 • FAX: (503) 252-3454
EMAIL: BUILDERSDESIGN@GMAIL.COM

ALEX BORHO
417 Madison St. Oregon City, 97045
GENERAL NOTES, FLOOR
PLANS, SECTIONS

Project number:	10924
Date:	8/25/2017 11:54:17 AM
Drawn by:	BSY
Units:	
Scale:	As indicated
	2

NEIGHBORHOOD MAP



Proposed Construction Area

- Total Area: 148.8 sq. ft. (12' x 12 4")



417 Madison Lot

- Total Area: 148.8 sq. ft. (12' x 12 4")

Photo
Rendering
Of Proposed
Addition



Situs Address Detail Report



Address Information

Site Address: 417 MADISON ST
OREGON CITY, OR 97045

In City? Y

In UGB? Y

Complex:



The following information was derived from the taxlot database and may not necessarily apply to the specific address location

Taxlot Description

APN: 2-2E-31AD-13400

Alt ID: 00575577

Taxpayer: Suppressed

Address: Suppressed

Parcel Area (acres - approx): 0.15
Parcel Area (sq. ft. - approx): 6,534
Twn/Rng/Sec: 02S 02E 31

Tax Map Reference: 22E31AD

Year Built: 1922

Taxlot Overlay Information

In Willamette Greenway? N

In Geologic Hazard? N

In High Water Table Area? Y

In Nat. Res. Overlay District (NROD)? N

In 1996/FEMA 100 Yr Floodplain? N

In Sewer Moratorium Area? N

In Thayer Rd Pond Fee Area? N

In Beavercreek Rd Access Plan Area? N

In Barlow Trail Corridor? N

Taxlot Values

Mkt Values as of: 01/04/2017

Land Value (Mkt): \$86,231

Building Value (Mkt): \$294,510

Exempt Amount: \$0

Net Value (Mkt): \$380,741

Assessed Value: \$228,941

Taxlot Planning Designations

Zoning: R3.5

- 3,500 Dwelling District

Comprehensive Plan: mr

- Residential - Medium Density

Subdivision: CLACKAMAS COUNTY ADDITION

PUD (if known):

Neighborhood Assn: McLoughlin NA

Urban Renewal District: Not in an urban renewal district

Concept Plan: Not in a concept plan area

Historic District: McLoughlin Conservation District

Historic Designated Structure? Y

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.

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