



October 17, 2017

FILE NO.: HR 17-09 - Approval for a covered porch addition over an attached side garage on the Etta and Terry Miller House at 417 Madison.

HEARING DATE: October 24, 2017
6:00 p.m. – City Hall
625 Center Street
Oregon, City, Oregon 97045

APPLICANT / OWNER: April and John Jenkins,
417 Madison St
Oregon City, OR 97045

LOCATION: 417 Madison Street
Oregon City, OR 97045

REQUEST: Approval for a covered porch addition over an attached side garage on the Etta and Terry Miller House

REVIEWER: Christina Robertson-Gardiner

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 “R3.5” in Chapter 17.12 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. Prior to issuance of a Building Permit, staff shall ensure that: (P)
 - a. Incised lumber or pressure treated wood shall not be used on any visible surfaces.
 - b. All railings shall be installed with a top and bottom rail.
 - c. Composite or three tab roofing is an allowed on the porch
 - d. Proposed wood porch post, decking, railings and stairs shall be painted or paint stained to match the paint scheme of the house.

BACKGROUND:

The applicant submitted this application to provide a gable roof covering to a side attached garage. The property is located in the McLoughlin Conservation District and are referred to as the Etta and Terry Miller House

The applicant project description can be found below:

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 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 homes 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.

Site and Context

417 Madison Street - Terry and Etta Miller House



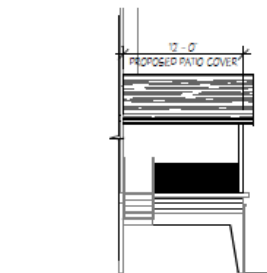
The large, rectangular bungalow at 417 Madison Street is 1-1/2 stories with a gable roof. The eave is unsupported by brackets but does have eave returns. The front porch has truncated colossal posts on a solid rail. The bungalow front door is flanked by side lights. The house is surfaced in narrow bevel 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.

Statement of Significance: 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.





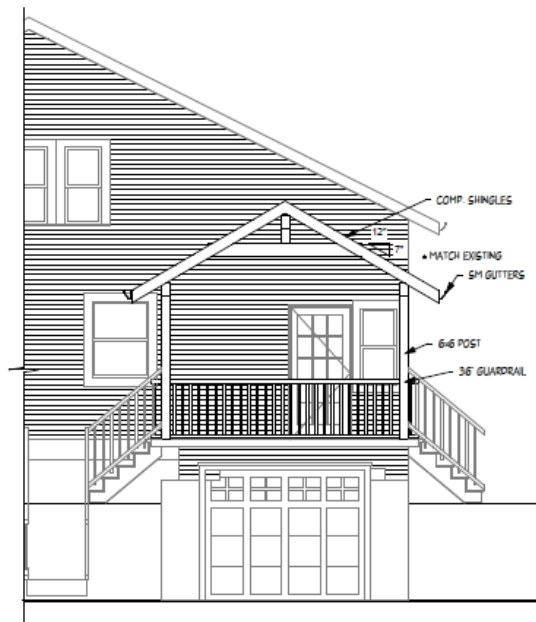
5th Street Looking SE at Side Elevation



2 EAST ELEVATION
1 1/8" = 1'-0"



3 WEST ELEVATION
1 1/8" = 1'-0"



1 NORTH ELEVATION
1 1/4" = 1'-0"

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	ELEVATIONS
Project number:	109204
Date:	8/2/11
Drawn by:	KJD
Checked by:	BBY
Area:	--
Scale:	As indicated
1	

I. FINDINGS OF FACT AND CRITERIA:

Zoning:

The property is zoned R3.5 Dwelling District and Medium Density Residential 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 locally designated residential property in the McLoughlin Conservation 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 for a designated historic site.

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 house while updating it to provide protection from the elements

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 the side porch roof to the home will allow the existing attached garage and open wood deck to be better protected by the elements. The creation of the covered porch is appropriate for the style home, on a secondary elevation and compatible with the Design Guidelines. Alterations meeting adopted design standards can add 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.

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

Staff Finding: Complies as Proposed. The Terry and Etta Miller House is in good condition and is an excellent example of a local bungalow design. The proposed small porch addition over an existing attached side garage is secondary in nature to the architecture of the house and does not detract from the architectural relationship of the front and side elevations.

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

Staff Finding: Complies with Condition. The Terry and Etta Miller House is in good condition and is an excellent example of a local bungalow design.

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 proposed small porch addition over an existing attached side garage is secondary in nature to the architecture of the house and does not detract from architectural relationship of the front and side elevations. This, coupled with the proposed wood railings/decking and composite reroofing materials and simple but finished design is compatible with the existing materials on the house. **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 porch balances the desire to improve usability of the house while keeping additions secondary and compatible in design with the architecture of the house.

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

Staff Finding: Complies with Conditions: 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.

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. The porch is covering an existing garage that was built into the 10 foot side yard setback. Covering a preexisting non-conforming garage addition is allowed under the setbacks and does not require a preservation incentive.

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 McLoughlin Conservation 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. All material replacement and additions 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 side attached garage was added to the property most likely contemporary or soon after the house was built. The conversion of the garage roof to an open deck usually happened organically sometime from the 1940s-1970s. The proposed addition should be seen as another compatible addition that adds value to the house but does not pretend to have been built in the 1920s.

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 decking and railings. All porches will be wrapped and all railings will have a top and bottom rail. No exposed pressure treated wood is being proposed for this application. **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, all replacement and new materials 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 secondary in size, utilizes a simple finished design with compatible wood and composite roofing materials.

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. The porch can easily be removed from the house with no adverse effect

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 the proposal is secondary in size, utilizes a simple finished design with compatible wood and composite roofing materials.

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 side porch addition will not detract from the primary façade of the building. The creation of the covered porch is appropriate design and massing for the 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 porch addition is being proposed to fit under the eave of the existing house and therefore will be secondary in massing and size.

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. The new porch addition is being proposed to fit under the eave of the existing house and therefore will be secondary in massing and size.

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 new porch addition is being proposed to fit under the eave of the existing house and therefore will be secondary in massing and size. 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, Construction of the new porch will be required to use materials and design features found with in Design Guidelines. Other features on the home such as the existing garage decking and railings/stairs 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 September 25, 2017.

Fred and Karen Green

The owners submitted a letter of support for this application.

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
3. Public Comment
4. Survey Form