



### NOTICE OF HISTORIC REVIEW BOARD DECISION

DATE OF MAILING OF NOTICE OF DECISION: October 25, 2017

**FILE NUMBERS:** HR 17-08

**APPLICANT:** Todd Iselin  
Iselin Architecture  
Oregon City, OR 97045

**OWNER:** BC Custom Homes  
410 High Street  
Oregon City, Or 97045

**REQUEST:** Approval of a new office building in the McLoughlin Conservation District. (Previous file HR 15-03 - Expired)

**LOCATION:** 415 Center Street  
Oregon City, OR 97045

**REVIEWER:** Christina Robertson-Gardiner, Senior Planner

**DECISION:** On October 24, 2017, after reviewing all of the evidence in the record and considering all of the arguments made by the applicant, opposing and interested parties, the Oregon City Historic Review Board voted 4-0-0 to approve with Approval of a new office building in the McLoughlin Conservation District. Accordingly, the Oregon City Historic Review Board adopted as its own the Staff Report with findings and Conditions of Approval for File Numbers HR 17-08. The complete record for the Historic Review Board decision is on-file at the Planning Division.

**PROCESS:** Type III decisions involve the greatest amount of discretion and evaluation of subjective approval standards, yet are not required to be heard by the city commission, except upon appeal. Applications evaluated through this process include conditional use permits, preliminary planned unit development plans, variances, code interpretations, similar use determinations and those rezonings upon annexation under Section 17.06.050 for which discretion is provided. In the event that any decision is not classified, it shall be treated as a Type III decision. The process for these land use decisions is controlled by ORS 197.763. Notice of the application and the planning commission or the historic review board hearing is published and mailed to the applicant, recognized neighborhood association and property owners within three hundred feet. Notice must be issued at least twenty days pre-hearing, and the staff report must be available at least seven days pre-hearing. At the evidentiary hearing held before the planning commission or the historic review board, all issues are addressed. The decision of the planning commission or historic review board is appealable to the city commission, on the record. A city-recognized neighborhood association requesting an appeal fee waiver pursuant to 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. The city commission decision on appeal from the historic review board or the planning commission is the city's final decision and is appealable to LUBA within twenty-one days of when it becomes final.

## **ADDITIONAL FINDINGS BY THE HISTORIC REVIEW BOARD**

In addition to adopting the findings found in the staff report, the Historic Review Board found that the proposed design was compatible in design and massing, as conditioned, with the district and abutting historic resources, including the adjacent 1 story W.C Anna Witham House. The Historic Review Board additionally felt that the proposed front porch columns appeared to be not proportionally sized to the house, as originally they would have been designed as structural support and be larger. Condition #5 was added to correct this appearance.

### **HISTORIC REVIEW BOARD FINAL 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. Incised lumber or pressure treated wood shall not be used on any visible surfaces. (P)
2. All railings, decking and stairs shall be finished to match the house body or trim. (P)
3. If supported by the applicant, the ground floor height may be reduce to ten feet to further reduce the massing of the proposed building. This condition modifies the requirements of OCMC 17.62.050 (I) ground floor heights and should be allowed by the Site Plan and Design Review Modification process. (P)
4. The applicant shall utilize the following, unless an alternate has been approved by the Historic Review Board. (P)
  - a. wood or fiberglass windows and doors. Fiberglass windows (Marvin Integrity or equivalent )
  - b. wood or a minimum 4-6-inch reveal smooth composite siding
  - c. simple vernacular styled lighting.
5. The applicant shall redesign and increase the dimension of the front columns to a minimum 8"-10" in width throughout the column.