

Fri, Jan 31, 2020 at 11:23 AM

Dear Neighbor,

I am seeking approval to build a double car garage at 420 4th st, Oregon City. To be placed in backyard, with access by Center st. This is to replace the prior garage that was dilapidated & demolished 2014.

The garage would be 20'x20', 400sqft. The exterior will be the same color and siding that is on the resident home. James Hardie siding, Navajo beige color. Pictures included show siding on home, with one close detail. Also included is Hardie product catalog (hard copy only). Carriage style overhead door & standard solid wood door side entrance would be installed. Carriage style door examples & catalog are in pdf provided. The roof shingles to be matching grey of property home, with roof line to match 12:10 pitch on house, & additionally roof top height comes to 17 ft 4 inches. Please reference drawings for more specific measurements.

I have made many improvements to the property in the last 4 years, including new exterior siding, all new windows and weatherproofing. I hope that these projects will improve and maintain the great aesthetics of the McLoughlin neighborhood.

Sincerely,

Laura Swearingen

TYPE III - HISTORIC REVIEW BOARD SUBMITTAL

Date

APPLICANT: Name Laura Swearingen
Address 420 4th St
OWNER: Name Oregon City OR 97045
Address same as above
REQUEST: Description of project Build 20'x20 double car garage.
LOCATION: Address 420 4th St
Map and tax lot number Backyard to residence.

I. BACKGROUND:

1. Existing Conditions I purchased the 1900 built Vernacular home 8/2014. Due to inspection, the 300 sq ft garage was deemed dilapidated + dangerous, + demolished. Currently, it is an obstacle course in broken concrete.
2. Project Description 20'x20', 400 sq ft garage (double). Exterior will be same James Hardie siding in taupe beige color that is on home. Carriage style double overhead door + standard solid wood door side entrance. would be installed. Roof line + shingle color to match residence. Please see attached pictures + sample catalogues.

17.40.060 - Exterior alteration and new construction.

- A. Except as provided pursuant to subsection 1 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.
- B. Application for such a certificate shall be made to the planning staff and shall be referred to the historic review board. The application shall be in such form and detail as the board prescribes.
- C. Archeological Monitoring Recommendation. For all projects that will involve ground disturbance, the applicant shall provide,
 - 1. A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the applicant; and

2. A letter or email from the applicable tribal cultural resource representative of the Confederated Tribes of the Grand Ronde, Confederated Tribes of the Siletz, Confederated Tribes of the Umatilla, Confederated Tribes of the Warm Springs and the Confederated Tribes of the Yakama Nation indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the applicant.

If, after forty-five days notice from the applicant, the Oregon State Historic Preservation Office or the applicable tribal cultural resource representative fails to provide comment, the city will not require the letter or email as part of the completeness review. For the purpose of this section, ground disturbance is defined as the movement of native soils.

D. [1.] The historic review board, after notice and public hearing held pursuant to Chapter 17.50, shall approve the issuance, approve the issuance with conditions or disapprove issuance of the certificate of appropriateness.

F. For construction of new structures in an historic or conservation district, or on an historic site, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:

1. The purpose of the historic conservation district as set forth in Section 17.40.010;
2. The provisions of the city comprehensive plan;
3. The economic effect of the new proposed structure on the historic value of the district or historic site; *Not historical listed home. Increase tax assessment.*
4. The effect of the proposed new structure on the historic value of the district or historic site; *To continue the historic era facade this garage will have carriage doors + match pitch of home roofline*
5. The general compatibility of the exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used in the construction of the new building or structure;

Applicant response: This structure will match the residence home as much as possible - roofline, shingle color, siding style + color. A carriage style door will bring a beautiful statement to the historic district.

6. Economic, social, environmental and energy consequences; *N/A*
7. Design guidelines adopted by the historic review board.

Design Guidelines for New Construction - McLoughlin

1. STYLE

There are three predominant architectural styles in the McLoughlin district, Vernacular, Bungalow, and Queen Anne - Queen Anne Vernacular. These form the context for the neighborhood. There is a minority of other styles, each small in number. For the purpose of reinforcing existing context, these three primary styles are to be used in new residential construction.

New construction shall complement one of these styles to support the historic context. Use of other styles dilutes and distracts from the historic context of the district.

While there may be several styles dominant within the district, the specific choice of a style shall be compatible with adjacent properties, the block, and the neighborhood. It also must be fitting for the particular function of the building and its size.

Applicant response: Home is Vernacular style. Garage will be simple 20'x20', with 12:10 pitch roofline to match house. This is a large 5 BR home + great for family; this is why I would like to build double car garage.

2. SITE

Siting principles involve both how the site is used and how the building(s) is placed within the site. The specific lot location and its topography can dictate many requirements.

Residential buildings are to face the street squarely with their primary face in full view, and to be set back from lot lines and be spaced from one another similar to the immediate neighborhood. The primary structure is to be placed in the primary position with accessory structures in a service or ancillary position except where topography is an issue. Yard area between the house and street to primarily be planted with minimal paving only for pedestrian access and for vehicle movement. More private activity spaces to be located at the less public areas of the site.

CHARACTERISTICS OF THE STYLE Site

f Uniform front setback, house placed with similar sized side yards, except on sloping sites.

f Lots are usually 50x100 and contain a single house.

f Property edges may be defined by wooden fencing; low, open pickets in front, and taller privacy fencing on the sides and back yard.

f Planting: lawn is between the sidewalk and the front of the house, along the sides and behind the property; a mix of lawn, shrubs, trees and flowers. Mature trees are usually behind the house, occasionally in front or in the curb strip.

f House Placement: to suit the existing topography and most level lot portion; at near street level; on high banks, with flights of concrete steps; No extensive cut and fill for siting.

f Retaining walls: stone, mortared basalt, or concrete.

- f Garages: detached and behind the front façade of the house. * Yes. In back yard.
- f Alleys: use of graveled, or casual alley access without curbs.

Applicant Response:

3. BUILDING FORM

Address the overall size, shape and bulk of the building. The architectural style used for the building defines many aspects of its appropriate form and proportions. Excessive variation in the size, shape, or configuration creates an inappropriate solution that is stylistically incorrect and not complementary to the district. The building form needs to relate to the buildings in the immediate neighborhood, and to take into account both similarities and changes on the block. The new building form shall reference the principles, proportions and scale of an historically appropriate style.

BUILDING FORM CHARACTERISTICS OF THE VERNACULAR STYLE IN MCLOUGHLIN

Form easily allows additions and alterations such as increases in family size, activities or changing technology.

f Shape: rectangular or square in plan, combinations to form L-plan, T-plan; Rectangular or square form reinforced on façade.

f Height: 1, 1½, 2 (maximum) stories in height; Basement option.

f Proportions: Height (eave) to maximum width: 1:1 Height to Depth: can vary greatly.

f Roof: gable, or cross-gable roof of not less than 8:12 pitch, often steeper.

Applicant Response:

20' x 20' sq ft. 17' tall roof ≈ 12:10 pitch

4. DESIGN COMPOSITION

Include a range of more detailed design issues that address groups of elements, individual elements, their design and how they relate to the overall composition and finish. The principles place a traditional emphasis on the design's composition as seen from the exterior, rather than as a result of interior functional planning requirements. They also outwardly convey a sense of quality craftsmanship. The design composition principles, being more detailed, and stylistically dependent, are typically developed after the previous principles are resolved. These principles also reflect historically appropriate materials, respective finishes, and unobtrusive integration of new technology.

DESIGN COMPOSITION CHARACTERISTICS OF THE VERNACULAR STYLE IN MCLOUGHLIN

- Lacks rigid system of exterior detailing that makes it a clearly definable architectural style; allows design flexibility and is inherently varied.
- Designed and built without assistance of a trained architect. Collaborative design evolved with homeowner and builder, based on familiar styles, features and products. *f* Can combine minor features from architectural styles used during the historic period.
- Porch: full-length at the front entry; possible wrap around (typically not curved).
- Materials: local, readily available.
- Windows: 1:1, double hung windows.
- Siding: horizontal board siding; typically shiplap, or channel; occasionally bevel.
- Ornament: Exterior decoration is modest, consisting of scroll-work brackets at the top of porch pillars, decoratively cut or laid shingles, often in the peak of a front-gable roof, plain cornerboards and simple window trim. Some houses feature spindlework in the peaks of their gable roofs, often arranged in a sunburst pattern.

Applicant Response:

Siding to match home. No windows

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 Response: N/A . Did not apply.

ALSO

Relevant Character Guidelines:

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 Response:

Garage to be located in backyard, behind home
↳ access on Center St.

Residential Garage Doors (page 55): Design should reflect the overall character of the building; Panel, plank, cross-buck; Panel, plank, cross-buck styles; Overhead, swinging, or sliding Materials: wood, painted metal Limit of twelve feet (12') in width and eight feet (8') in height. Oversized doors are conditional to HRB approval. Flush doors are not allowed

Applicant Response: The garage door is shown as 16ft in width. The limit of 12ft is not optimal for the 2 car garage. I would like to request conditional approval. The door will be finished in carriage house style.

Windows (see page 63 of Guidelines)

Applicant Response: N/A

Staff will review your application based on these guidelines. If you propose anything that does not meet these character guidelines, please include an explanation in your application of how your design differs and why you think it is still compatible with the District.

Chapter 17.10 Medium Density Residential District

17.10.040 - Dimensional standards.

Dimensional standards in the R-3.5 districts are as follows: [KR1]

Table 17.10.040

Standard	R-3.5
Minimum lot size ¹ Single-family detached Duplex Single-family attached 3-4 plex	3,500 sq. ft. 4,000 sq. ft. 2,500 sq. ft. 2,000 sq. ft. per unit
Maximum height	35 ft.
Maximum building lot coverage Single-family detached and all duplexes With ADU Single-family attached and 3-4 plex	55% 65% 80%
Minimum lot width All, except Single-family attached	25 ft., except 20 ft.
Minimum lot depth	70 ft.
Minimum front yard setback	5 ft., except 0 ft. - Porch
Minimum interior side yard setback All, except Single-family attached	5 ft., except 0 ft. (attached) /5 ft. (side)
Minimum corner side yard setback	7 ft.
Minimum rear yard setback	20 ft., except 15 ft. - porch 5 ft. - ADU
Garage setbacks	20 ft. from ROW, except 5 ft. from alley

Notes:

1. For land divisions, lot sizes may be reduced pursuant to OCMC 16.08.065.

17.10.045 - Exceptions to setbacks.

- A. Projections from buildings. Ordinary building projections such as cornices, eaves, overhangs, canopies, sunshades, gutters, chimneys, flues, sills or similar architectural features may project into the required yards up to twenty-four inches.
- B. Through lot setbacks. Through lots having a frontage on two streets shall provide the required front yard on each street. The required rear yard is not necessary.

Applicant Response: