



**Clackamas County Planning and Zoning Division
Department of Transportation and Development**

Development Services Building
150 Beaver Creek Road | Oregon City, OR 97045
503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

Memo

To: Historic Review Board members
From: Anthony Riederer, Planner
cc: file
Date: November 15, 2019
Re: HRB meeting, November 21

Hello,

As you're already aware, we have a meeting scheduled for Thursday, November 21, 2019. This will be an evening meeting set to begin at 7:00 p.m., in the first floor auditorium at 150 Beaver Creek Road. The subject of this meeting is the proposed construction of a new accessory (garage) building.

This property is known within the Clackamas County's inventory of designated sites as the Johnathan and Lucy Meyer House, originally designated in the late 1980s as an example of a classic bungalow style dwelling, with classical revival ornamental elements along with its association with local transportation history. The home sat significantly back from the street, originally, on a large lot. Subsequently, the property has been partitioned into smaller lots and a new street constructed, bringing the public way much closer to the building. The applicant is requesting to construct a new accessory (garage) building on a separate area of the property, near the historic dwelling at the end of the existing driveway.

Attached with this email is the submitted application (which contains the applicant's narrative and images, along with information from the inventory and nomination of the site) as well as a copy of ZDO Section 707, which contains the standards on which this application is to be evaluated. As of the time of this memorandum, no public comment has been received relating to this proposal.

Your role here is advisory, to supply information and recommendation to staff who will then render a decision. Broadly speaking, the proposed new building, though not 'fancy', is appropriately distinct from the style of the historic dwelling. It is set to the rear of the building and will not significantly detract from its historic character.

Take a look, feel free to contact me with questions. Thank you for previously confirming your availability for this meeting. I'm looking forward to a good discussion of the proposal and, as always, thank you for your dedication of time and effort to serve on this board.

Anthony Riederer, Planner
Phone: 503-742-4528



STAFF RECOMMENDATION to HISTORIC REVIEW BOARD

This document represents the Staff Recommendation on a Land Use Application requesting the construction of a new accessory garage/shop building on the Historic Landmark property known as the Johnathan and Lucy Meyer House, SHPO #172.

SECTION 1 – SUMMARY

DECISION DATE: November 22, 2019

CASE FILE NO.: Z0441-19-HL

STAFF CONTACT: Anthony Riederer, (503) 421-9024

LOCATION: 2342 SE Kora Ln. (Formerly 15314 SE Rupert Dr.)

APPLICANT: Samantha and Timothy Freeman

OWNER: same

TOTAL AREA: Approximately 0.29 acres

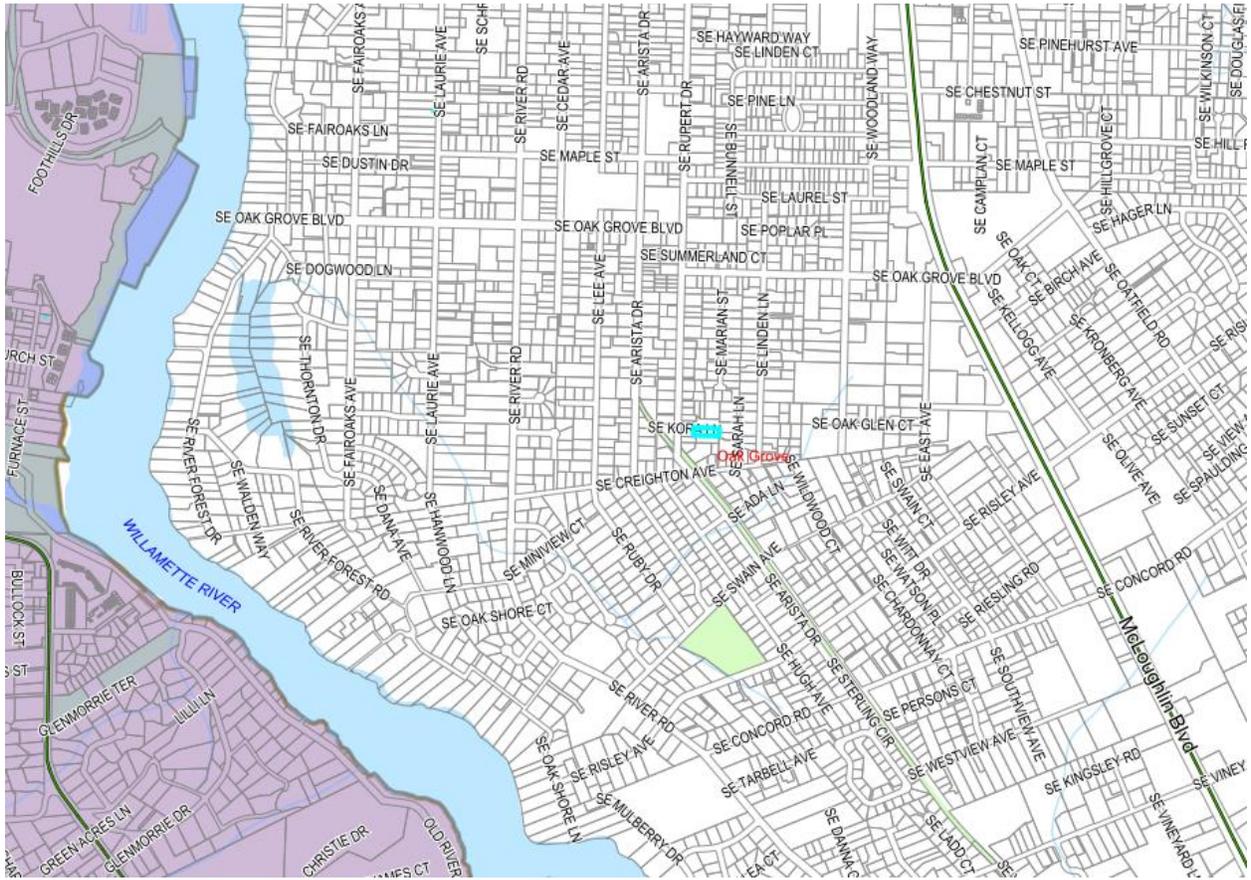
ZONING: R7/HL, Single Family Residential/Historic Landmark Overlay

CITIZENS PLANNING ORGANIZATION: Oak Grove Community Council

PROPOSAL: Proposed construction of a new accessory building (garage).

APPLICABLE APPROVAL CRITERIA: This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Sections(s) 315, 707.06(C)(4), and 1307.

Location Map



Site Aerial Image

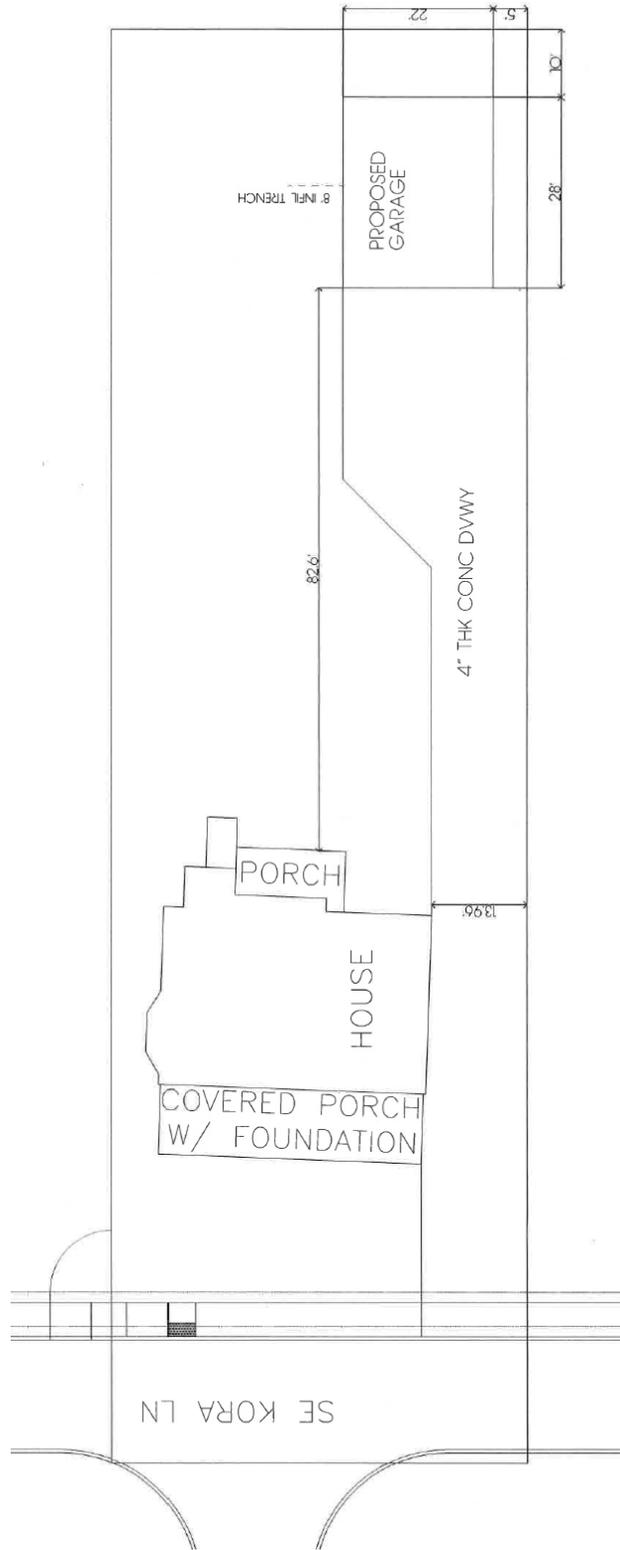


Site Photographs





Proposed Site Plan



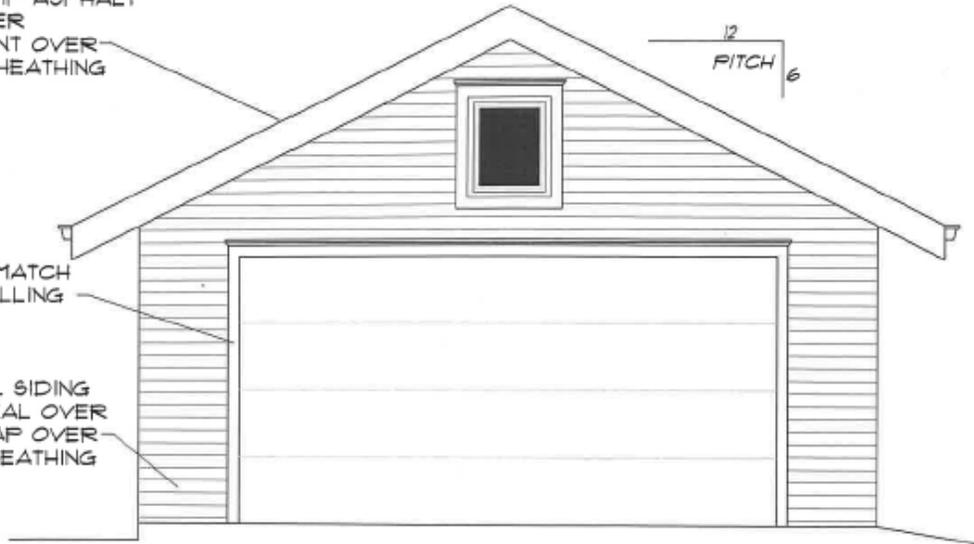
New Accessory Building Elevations

30 YEAR COMP ASPHALT
SHINGLES OVER
UNDERLAYMENT OVER
3/8' RATED SHEATHING

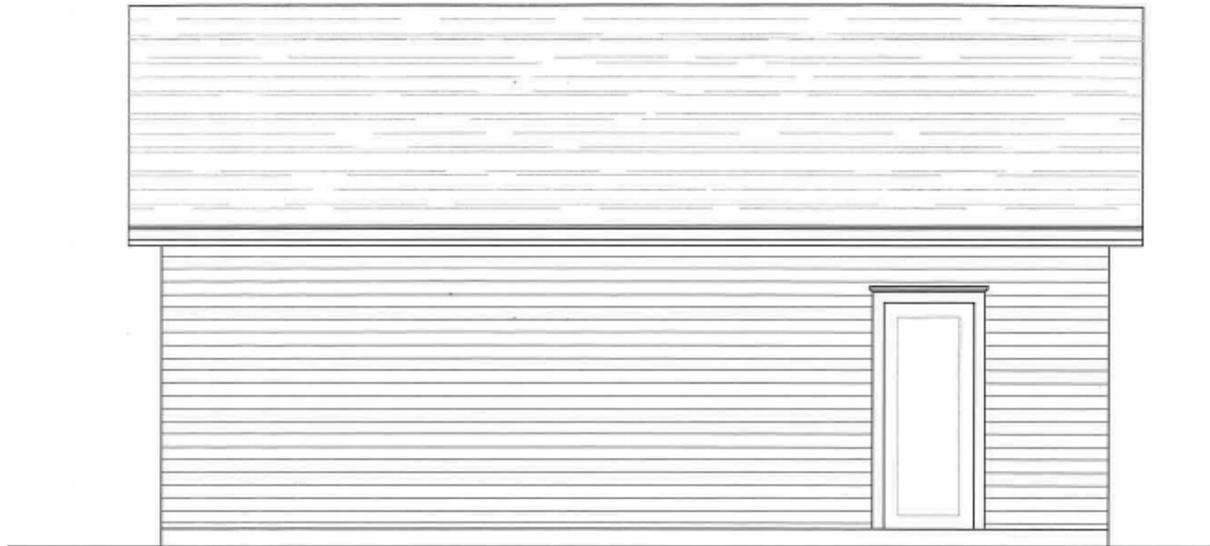
12
PITCH 6

5/4' TRIM TO MATCH
EXISTING DWELLING

HARDI-PANEL SIDING
WITH 4" REVEAL OVER
BUILDING WRAP OVER
1/2' RATED SHEATHING



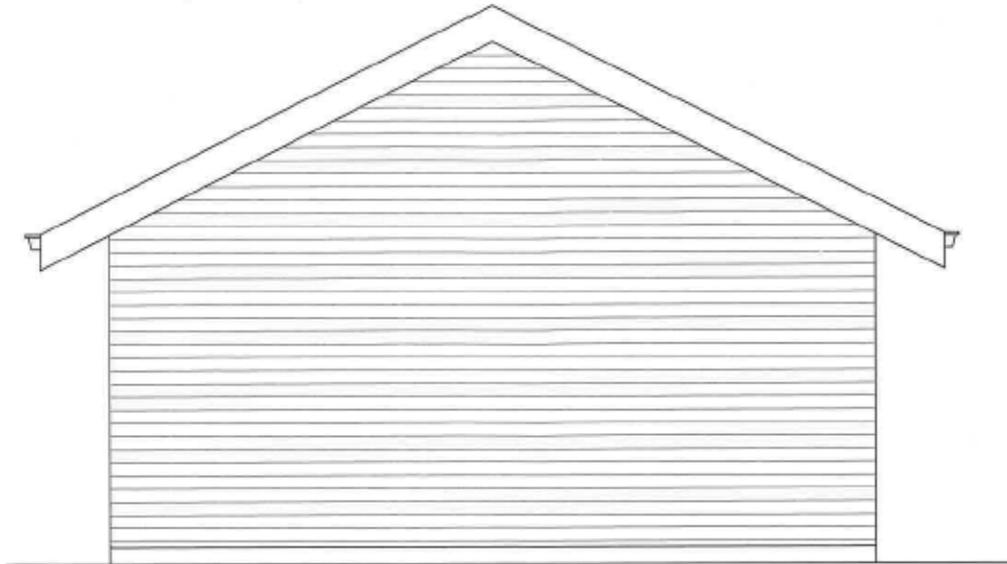
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

BACKGROUND:

This property is known within the Clackamas County’s inventory of designated sites as the Johnathan and Lucy Meyer House, originally designated in the late 1980s as an example of a classic bungalow style dwelling, with classical revival ornamental elements along with its association with local transportation history. The home sat significantly back from the street, originally, on a large lot. Subsequently, the property has been partitioned into smaller lots and a new street constructed, bringing the public way much closer to the building.

The applicant is requesting to construct a new accessory (garage) building on a separate area of the property, near the historic dwelling at the end of the existing driveway. The proposed garage is secondary and subordinate to the principal structure.

Because it is set near the rear of the property, it will be separated significantly from the primary structure and have limited visibility from the public way. The pitch of the roof is consistent with the style of architecture of the primary house, and the styling of the accessory structure is limited in ornamentation, in keeping with its function as a secondary structure on the site.

RECOMMENDATION:

The Planning and Zoning Staff finds that, as conditioned below, the proposed construction of one new accessory (garage) building meet the standards of the permitted uses in the R7 district and applicable historic preservation overlay regulations. Based on analysis of the ordinance standards, staff recommends approval of this application for the proposed development, subject to the conditions listed.

RECOMMENDED CONDITIONS OF APPROVAL:

The following conditions are all related to ZDO 707.06(C)(4)(a):

1. Prior to the issuance of Final Inspection/Certificate of Occupancy, the applicant shall submit materials/photographs or consent to a site visit by planning staff to demonstrate compliance submitted drawings and any conditions of approval.

Applicable Criteria And Findings: Sections 315 and 707.06(C)(4) relate to new construction on landmark sites and the demolition of a contributing resource on a landmark site, respectively.

Section 315 – Urban Low Density Residential

Section 315 serves to implement the policies of the Comprehensive Plan for properties carrying the Urban Low Density Residential zoning types, among others. This includes uses permitted in the zones as well as certain dimensional standards, including setbacks.

Accessory buildings (such as garages) are permitted as an accessory use in this zone.

Per Table 315-2, footnote 9, all accessory buildings over 500 square feet in building area, regardless of building height, must be setback five (5) feet from side property lines and ten (10) feet from the rear property line. These standards are met.

Section 707.06(C)(4) – New Construction on a Landmark Site

Clackamas County Zoning Ordinance states that proposed new structures on a Historic Landmark site, or within a Historic District or Historic Corridor shall be subject to the following standards:

- A. The design of the proposed structure is compatible with the design of the landmark building(s) on the site or in the district or corridor considering scale, style, height, and architectural detail, materials, and colors.

The proposed building is set behind and subordinate in scale to the landmark building on site. The applicant has indicated that though it will be made of durable and contemporary materials, the architectural style will be complimentary to the landmark building and will be painted in complimentary colors. **Subject to the above conditions, the standard is met.**

- B. The location and orientation of the new structure on the site is consistent with the typical location and orientation of similar structures on the site or within the district or corridor, considering setbacks, distances between structures, location of entrances, and similar siting considerations.

The new accessory building is set behind the landmark building at the end of the driveway approach. This is a common arrangement for this type of building and is in character with the location and orientation of similar contemporary structures on landmark properties of the same era. **Subject to the above conditions, the standard is met.**

- C. Changes to yard areas including planters, fences, ponds, walkways and landscape materials should be compatible with the overall historic setting.

There are not changes to the yard areas proposed, other than the construction of the building on a portion of the yard near the landmark building. This standard is met.

- D. Scale of commercial use: Individual permitted uses shall be of a scale appropriate to serve properties surrounding the historic overlay.

This use is not commercial in nature. The standard does not apply.

SUMMARY OF FINDINGS AND DECISION

The Planning and Zoning Staff finds that, as conditioned herein, the proposed construction of one new accessory (garage) building meet the standards of the permitted uses in the R7 district and applicable historic preservation overlay regulations.

Based on the above analysis of the ordinance standards, staff recommends approval of this application for the proposed development, subject to the conditions listed above.



**Clackamas County Planning and Zoning Division
Department of Transportation and Development**

Development Services Building
150 Beavercreek Road | Oregon City, OR 97045

503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

NOTICE OF LAND USE APPLICATION IN YOUR AREA

Date: 10/28/2019
Permit Number: Z0441-19
Application: Design Review - Minor
From: Clackamas County Planning and Zoning
Notice Mailed To: Property owners within 300 feet
Community Planning Organizations (CPO)
Interested Citizens and Agencies

Application Proposal:

HISTORIC LANDMARK REVIEW - Applicant is seeking the new construction of an accessory structure (garage).

This project has been scheduled to be presented to the Historic Review Board on Wednesday, November 21st at 7 pm. The meeting will be held in the Auditorium of Clackamas County's Development Services Building, located at 150 Beavercreek Road in Oregon City.

Property Owner: FREEMAN SAMANTHA Q & TIMOTHY O

Applicant: FREEMAN, SAMANTHA

Address: 2342 KORA LN
MILWAUKIE, OR 97267

Location:

Legal Description: 21E12BC12000 **Acres:** .29

Zone: R7-URBAN LOW DENSITY RESIDENTIAL

Staff: Anthony Riederer 503-742-4528 **E-mail:** ariederer@co.clackamas.or.us,

How to Comment on this Application:

1. To be sure your comments will be considered prior to the decision, we need to have them within 20 days of the date of this notice.

Permit Number: Z0441-19

2. You may use the space provided below, mail a separate letter or e-mail the information. Please include the permit number, address the information to the staff member handling this matter, and focus your comments on the approval criteria for the application.

3. Return your mailed comments to: Clackamas County Planning and Zoning, 150 Beaver Creek Rd, Oregon City, OR 97045; FAX to (503) 742-4550.

Community Planning Organization: The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation on this application. You are welcome to contact this organization and attend their meeting. If this Community Planning Organization is currently inactive, and you are interested in becoming involved in Land Use Planning in your area, please contact the Citizen Involvement Office at (503) 655-8552.

OAK GROVE COM COUNCIL
JOSEPH EDGE (503) 974-6422
CONTACT@OAKGROVECPO.ORG

Decision Process: In order to be approved, this proposal must meet the approval criteria in the Zoning and Development Ordinance, Section(s)

315,707,1307

The Ordinance criteria for evaluating this application can be obtained from this office or viewed at www.clackamas.us/planning/zdo.html. You may view the submitted application at the following link, <https://accela.clackamas.us/citizenaccess/> within five days of the date of this notice, or at our office during weekday lobby hours, 8:00 am to 4:00 pm, Monday through Thursday and 8:00 am to 3:00 pm Friday.

A decision on this proposal will be made and a copy will be mailed to you. If you disagree with the decision you may appeal to the Land Use Hearings Officer who will conduct a public hearing. There is a \$250 appeal fee.

Comments:

Your Name/Organization

Telephone Number

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or email DRenhard@clackamas.us.

503-742-4696: ¿Traducción e interpretación? |Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cán Biên dịch hoặc Phiên dịch? | 번역 또는 통역?



Planning & Zoning
 Development Services Building
 150 Beavercreek Road | Oregon City, OR | 97045
 Phone: (503) 742-4500 | Fax: (503) 742-4550
 E-mail: zoninginfo@co.clackamas.or.us
 Web: <http://www.clackamas.us/transportation/planning/>

LAND USE APPLICATION

DEEMED COMPLETE

ORIGINAL DATE SUBMITTED: 10/03/2019
 FILE NUMBER: Z0441-19-HR
 APPLICATION TYPE: HISTORIC LANDMARK

The Planning and Zoning Division staff deemed this application complete for the purposes of Oregon Revised Statutes (ORS) 215.427 on: 10/15/19

[Signature]
 Signature

Sr. Planner
 Title

Anthony Riedene
 Print Name

Comments: _____

Check one:

The subject property is located inside an urban growth boundary. The 120-day deadline for final action on the application pursuant to ORS 215.427(1) is:
Wednesday, February 12, 2020

The subject property is not located inside an urban growth boundary. The 150-day deadline for final action on the application pursuant to ORS 215.427(1) is:



Land Use Application

For Staff Use Only	
Date received: <u>10/3/19</u>	Staff initials:
Application type: <u>Historic Landmark</u>	File number: <u>Z0441-19-HR</u>
Zone: <u>R7</u>	Fee: <u>0</u>
Violation #:	CPO/Hamlet: <u>Oak Grove</u>

Applicant Information:
 What is proposed? Detached garage on a historic Landmark site

Name of applicant: Samantha Freeman
 Mailing address: 2342 SE Kora Ln.
 City Oak Grove State OR Zip 97267
 Applicant is (select one): Property owner Contract purchaser Agent of the property owner or contract purchaser
 Name of contact person (if other than applicant):
 Mailing address of contact person:

Applicant #s: Wk: Cell: 971.409.6591 Email: samqfreeman@gmail.com
 Contact person #s: Wk: Cell: Email:
 Other persons (if any) to be mailed notices regarding this application:

Name	Address	Zip	Relationship
Name	Address	Zip	Relationship
SITE ADDRESS:	<u>2342 SE Kora Ln. (formerly 15314 SE Rupert Dr.), Oak Grove, OR 97267</u>		
TAX LOT #:	T	R	Section
			Tax Lot(s) <u>21E12BC 12000</u>
Adjacent properties under same ownership:	Total land area: <u>12,777 SF</u>		
T	R	Section	Tax lot(s)
T	R	Section	Tax lot(s)
T	R	Section	Tax lot(s)

I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

Samantha Freeman 10.1.2019 Samantha Freeman
 Property owner or contract purchaser's name Date Owner or contract purchaser's signature
 (print)

Samantha Freeman 10.1.2019 Samantha Freeman
 Applicant's name Date Applicant's signature
 (print)

Application for proposed structure (detached garage) on a Historic Landmark site: 2342 SE Kora Ln. (formerly 15314 SE Rupert Dr.), Oak Grove, OR 97267

1. Proposed location of the site: See Exhibit A. Proposed garage is to be located at the back SE corner of the property, accessed via the driveway along the south side of the existing dwelling. The proposed location is consistent with accessory buildings of the early 20th century. The property previously had a small garage also located at the back (eastern edge) of the property, accessed from the north side of the existing dwelling. This access is no longer an option due to the subdivision of the property.

2. Map illustrating location of site: See Exhibit B.

3. List of materials (see Exhibit C, Sheets 1-4, for additional material detail):

- Smooth HardiePlank siding with a 4" reveal to match the existing dwelling
- 5/4" trim to match existing dwelling
- 30 year comp asphalt roof shingles
- See Exhibit D for preliminary paint colors. The existing dwelling is in need of new exterior paint (paint is currently bubbling and peeling) and will be painted in spring/summer 2020, after approval from a later Type I application review. The garage will be painted in the same colors as the existing dwelling at that time. Light colors have been selected to minimize the damaging effects of sun, as the property receives heavy sun exposure.

4. Elevations: See Exhibit C, Sheet 1.

5. Floor plans: See Exhibit C, Sheet 2.

6. Site plan: See Exhibit A.

Exhibits

A. Site Plan

B. Map of location

C. Building Plans

Sheet 1: Elevations

Sheet 2: Framing Plans

Sheet 3: Sections/Shear

Sheet 4: Details

D. Preliminary Paint Colors

E. Photos of existing dwelling/property:

1. Front of existing dwelling
2. Existing dwelling/property from SW
3. Existing dwelling/property from NW
4. Existing dwelling/property from SE
5. Existing dwelling/property from NE
6. View from west, looking down driveway towards proposed site of new garage

Exhibit B. Map of Location

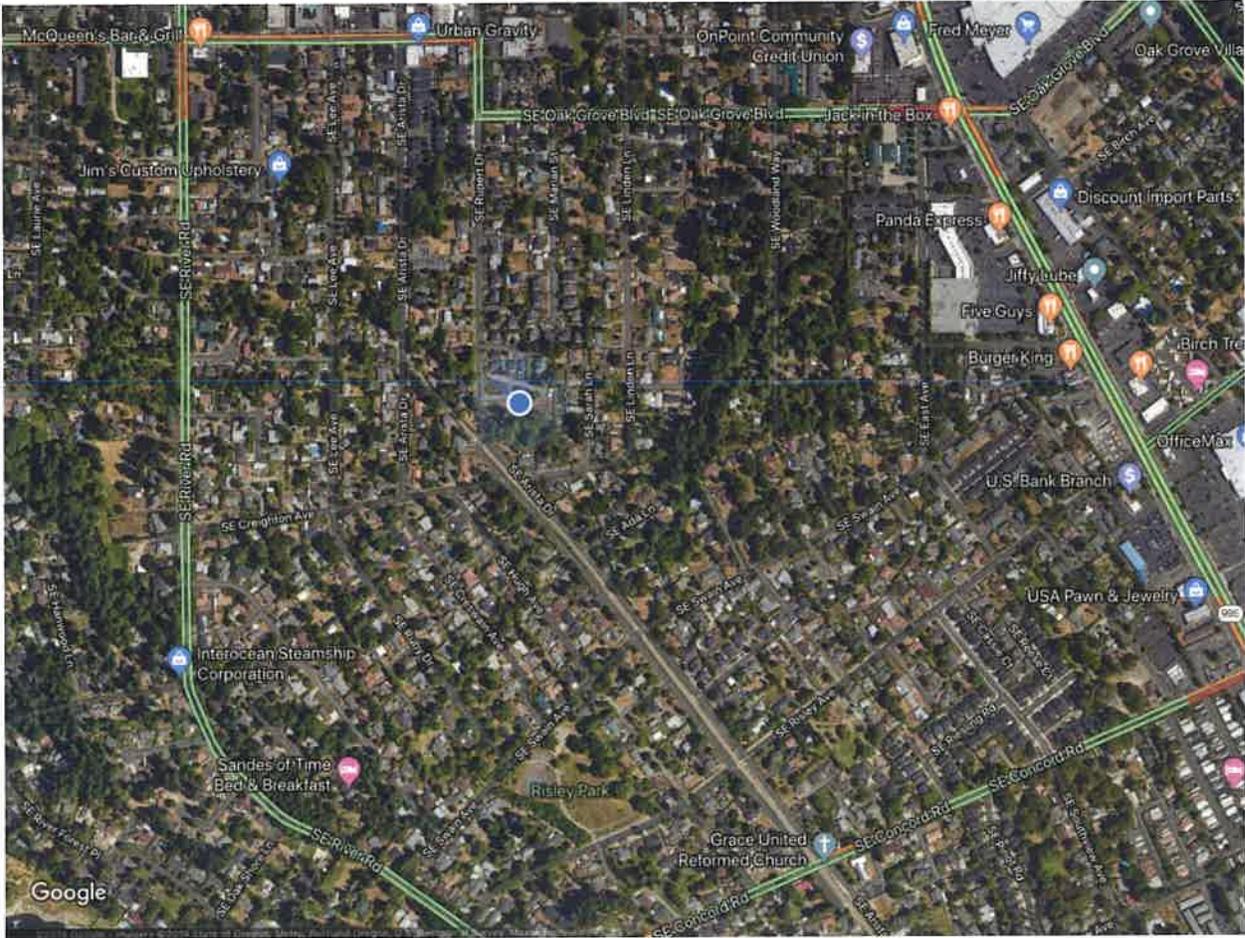


Exhibit D. Preliminary Paint Colors

Siding and Overhead Garage Door:

Sail Cloth

OC-142

OC-142

Trim:

CW-5

CW-5

Door:

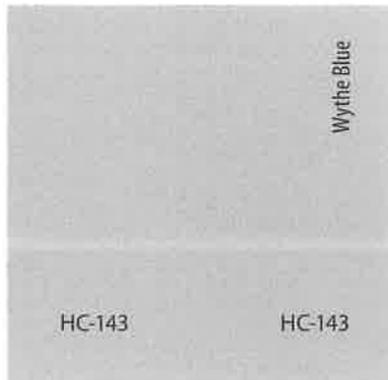


Exhibit E. Photos of existing dwelling/property

1. Front of existing dwelling



2. Existing dwelling/property from SW



3. Existing dwelling/property from NW



4. Existing dwelling/property from SE



5. Existing dwelling/property from NE



6. View from west, looking down driveway towards proposed site of new garage



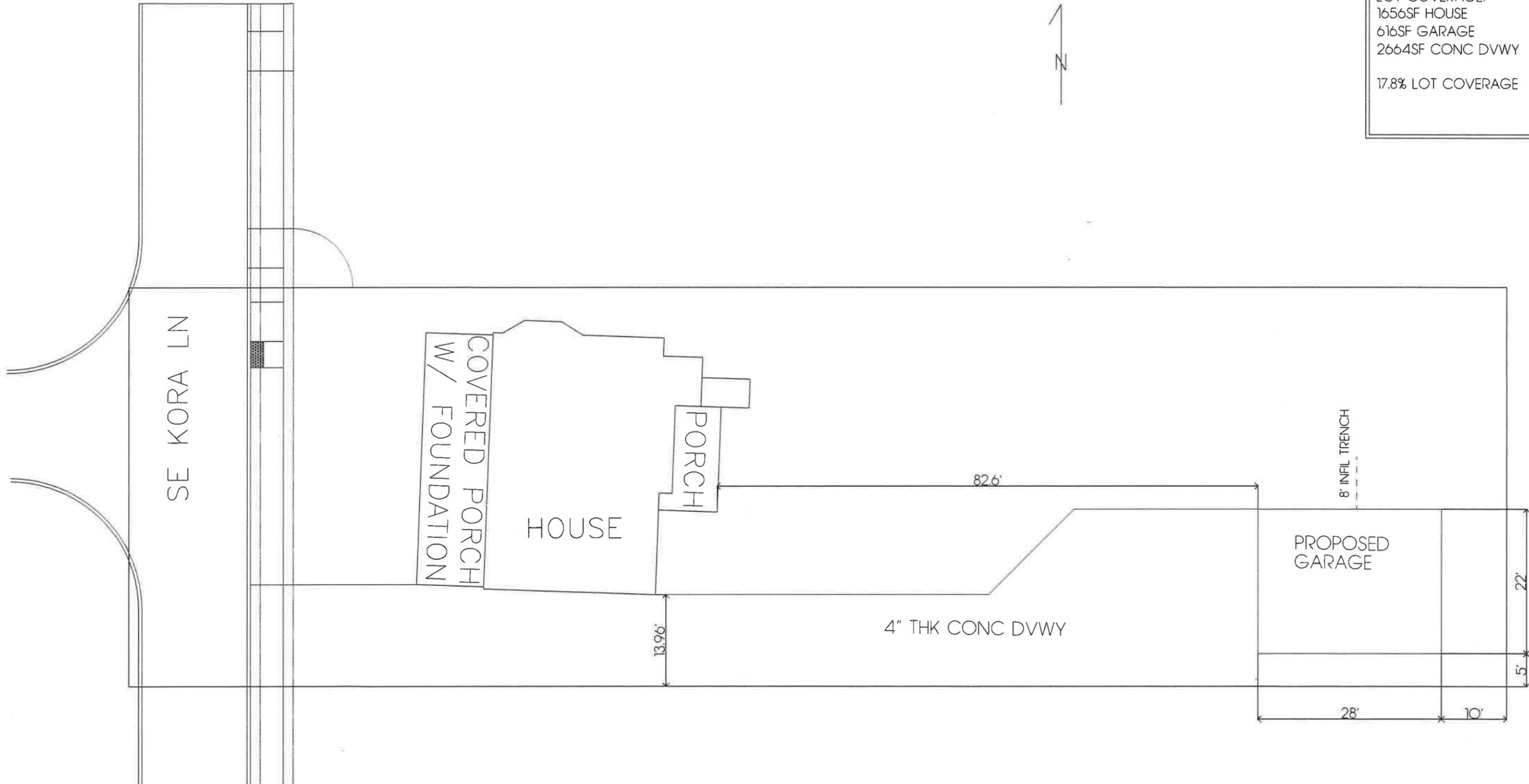
2342 SE KORA LN
LOT 6 BERRY MEADOWS
TL 21E12BC12000
PARCEL 05033567

ZONING: R7

12777 SF LOT AREA

LOT COVERAGE:
1656SF HOUSE
616SF GARAGE
2664SF CONC DVWY

17.8% LOT COVERAGE



SITE PLAN

SCALE: 1" = 16'



© COPYRIGHT 2019
STOCKHOUSEPLANS LLC

PLAN# 2342 SE
NAME KORA LN
SHEET SITE PLAN
DATE 9/1/19
SHEET# 0

Oregon Historic Site Form--Intensive Level Survey

CLACKAMAS COUNTY HISTORIC LANDMARK

Location information

(approximate address)
 address: 15314 SE Rupert Dr
 street # pre-dir street name suffix post dir
 _____ (2nd nbr, e.g. 213 - 215)
 city: Milwaukie vicinity state: OR zip _____
 county: Clackamas
 township: 2 S range: 1E section: 12 1/4: BC tax lot nbr: 04400
 block nbr: 73 lot nbr: 4 acreage 1.48
 addition: First subdivision of Oak Grove zoning: Residential
 map nbr: Study Area 1 zoning_file_nbr Z0929-86

location description:
 (use for remote sites)

associated addresses: Oak Grove

USGS Location Information

USGS Quad Name: Lake Oswego
 UTM Zone: _____ UTM Easting: _____ UTM Northing: _____

B0 87-1394

Resource Information

resource type: Building evaluation: _____
 NR Status: _____
 historic name: MEYER, LUCY AND JONATHAN F., HOUSE
 primary constr date: 1912 (c. secondary date: _____ (c.)
 (optional--use for major addns)
 height (# stories): 1.5
 primary historic use: SINGLE DWELLING
 secondary hist use: _____
 primary style: BUNGALOW (GEN.)
 secondary style: NEO-CLASSICAL
 primary siding: HORIZONTAL BOARD
 secondary siding: WOOD:OTHER/UNDEFINED
 structural framing: Wood stud
 foundation material: Concrete secondary mat.: Basement
 roof material: Composition shin window material: wood double-hu

current/other names: Dalton, James, House
 farmstead/cluster name: Meyer, Lucy and Jonathan F.
 # assoc resources: 3 # contributing: 3 # noncontr: _____
 description: horse barn, garage, one-story tongue & groove cottage
 local_designation: Historic Landmark
 historic use comments: _____
 prim style comments: _____
 sec style comments: _____
 siding comments: Lapped horizontal.
 plan type: Central Passage
 architect: _____
 builder: Possibly Lewis E. Armstrong

physical descr: Rectangular
 1 1/2 stories
 Gable roof with partial return
 Block modillions
 Massive Tuscan columns
 Balcony with French doors
 Stained glass
 Exaggerated classic elements include the bilaterally symmetrical façade, massive Tuscan columns, sidelights flanking the front door, partial returns and block modillions.

alterations: Front windows replaced, n.d. Sunporch enclosed, n.d.

landscape: Large deciduous and coniferous trees surround the house.

setting: On a large lot on lightly traveled road. Two blocks from the Oak Grove commercial center; one block east of abandoned interurban railway right-of-way.

significance: The Lucy and Jonathan F. Meyer House is an excellent example of the Bungalow style of architecture. In the 20th century, the bungalow was probably the most popular architectural style in Clackamas County. When coupled with the growing population, the result is numerous and varied renditions of a building type. Built between 1911 and 1915, this house has the horizontal emphasis typical of Bungalow residences, but it has been embellished by Classical Revival ornamental elements.

The Meyer house may have been constructed by Lewis A. Armstrong who is believed to have been responsible for other fine homes in the Oak Grove vicinity, including the Dr. McArthur House and the Lewis Armstrong House on Arista Drive. Exaggerated classic elements are a commonality among the houses associated with Armstrong. In the Meyer House, these exaggerated

Oregon Historic Site Form--Intensive Level Survey

classic elements include the bilaterally symmetrical façade, massive Tuscan columns, sidelights flanking the front door, partial returns and block modillions.

Jonathan F. Meyer was a railroad man whose career stretched from 1879 to 1921. Born in Missouri, Meyer (1859-1926) joined the Kansas-pacific railroad at the age of 20. When the Kansas-Pacific was consolidated with Union Pacific Railroad, Meyer was transferred to Omaha and then Denver, where he was made car supervisor. In 1885, he was transferred again, this time to Pocatello, Idaho mechanical department. Five years later, he arrived in Portland where he was made Chief Clerk to General Superintendent, R.W. Baxter and Receiver, Edwin McNeill. From 1894 to 1913, he served as a car service agent in Portland. He retired in 1921, having risen to the position of assistant treasurer of Union Pacific. He married Lucy Mertschemimer in 1887. The Interurban Electric Railway ran along Arista Drive, directly west of this home. The Rupert Station was directly to the south.

Research Information

- | | | | |
|--|---|--|---|
| <input checked="" type="checkbox"/> Research Title | <input type="checkbox"/> Research Census | <input type="checkbox"/> Research Tax | <input type="checkbox"/> Research Local Histories |
| <input type="checkbox"/> Research Sanborn | <input type="checkbox"/> Research Bios | <input type="checkbox"/> Research SHPO | <input checked="" type="checkbox"/> Research Interviews |
| <input type="checkbox"/> Research Obituary | <input checked="" type="checkbox"/> Research Newspapers | <input type="checkbox"/> Research State Archives | <input type="checkbox"/> Research Photographs |
| <input type="checkbox"/> Research City Directory | <input type="checkbox"/> Research Permits | <input type="checkbox"/> Research State Library | |

Research Local Library: _____ Research University Library: _____

Research Historical Society: _____ Research Other: _____

Bibliography: TICOR Title Company, Oregon City, OR. Oregon Journal, 20 JUL 1983. "Oregon City and Clackamas County Directory", 1916. Bowen, Ray, unrecorded interview with Jane Morrison, October 1983.

Record Information

ILS survey date: 09/30/2007 recorder: Morrison/Hayden; Sigler CC-SHPO #: 172
ILS date required _____ (ID# used in city/agency database)

Survey Project Trolley Trail (Electric Interurban Railway) Survey & Inventory Project
Name or other _____
Grouping Name _____

comments/notes:

SHPO FILE INFO FOR THIS RECORD

RLS Date: 10/01/1983 Gen File Date: _____ NR Date Listed: _____ Master ID#: 30783 record ID: 47791

Oregon Historic Site Form--Intensive Level Survey

Report Photos



1 Lucy and Jonathan F. Meyer House



2 Lucy and Jonathan F. Meyer House

Oregon Historic Site Form--Intensive Level Survey



3 Lucy and Jonathan F. Meyer House



4 Lucy and Jonathan F. Meyer Garage

Oregon Historic Site Form--Intensive Level Survey

Report Maps

