

# **Pine Grove Community House**

## **Design Review Application & Request for Variance**

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**Pine Grove Community House**  
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**Project Information:**

Proposal: Demolition of approximately 163 sf of shed and exterior stair and construction of 454 sf of main level area and 100 sf of basement area. Main level area to provide storage, a Bridal/preparatory room that will be accessory to the main community hall, and an interior stair. Basement area to provide an interior connection to the existing basement area and a small amount of storage space. An existing basement bathroom will be modified to allow a hallway to the existing basement and upgraded to satisfy the requirements for ADA upgrades.

Property Address: 225 Laneda Avenue  
Manzanita, OR 97130  
S29 T3N R10W WM

Building Area:	<u>Existing</u>	<u>Demo</u>	<u>New</u>	<u>Net</u>	<u>Total</u>
Main Level	2,005 sf	163 sf	454 sf	291	2,296 sf
Basement	1,552 sf		100 sf		1,652 sf
	3,557 sf	163 sf	554 sf	391 sf	3,948 sf

Site Area: 5,000 sf

Zoning: MC1- Commercial

Setbacks: 10' Front (0' existing)  
5' Sides (5' existing – west; 1'-4" existing– east)  
5' Rear (32' existing to shed; 22'-7" proposed to addition)

Building Coverage: 65% maximum allowed 47% proposed with addition

Landscape Coverage: 10% required 33% proposed with addition

Parking: 1 space per 400 gsf 1 space required\*  
(Retail, restaurant, library, bank, office, medical clinic)

\*See Request for Variance Narrative

## **Section 4.154 Design Review Criteria**

*1. The design review criteria are intended to provide a frame of reference for the applicant in the development of site, building and landscape plans and to provide the city with a means of reviewing proposed plans. These criteria are not intended to be inflexible requirements nor are they intended to discourage creativity or innovation. The criteria do not intend to specify a particular architectural style.*

No response required.

*2. The Design Review Board is not authorized to approve projects which do not adhere to specific development standards provided by this ordinance (e.g. building height or setbacks.)*

The proposed project adheres to all development standards.

## **Section 4.155 Site Design Evaluation Criteria.**

*1. In terms of setback from street or sidewalk, the design creates a visually interesting and compatible relationship between the proposed structure and the surrounding area.*

The proposed addition is located at the rear of the building and site and will not change the real or perceived connection to the street and/or sidewalk.

*2. The design incorporates existing features such as rocks, slopes and vegetation.*

The addition works with the existing site elevation and slope to provide a natural transition from the main floor level to grade level at the back of the site. The new stair provides access to the back yard at the intermediate stair landing and continues down to provide internal access to the existing basement level of the building.

The addition will be located in the existing rear lawn area and will not impact the existing sloped planting bed at the rear of the site or the existing pine that is located on or near the west property line. The lawn will be repaired and re-planted as required due to the new construction.

*3. Where appropriate, the design relates or integrates the proposed landscaping/open space to the adjoining space in order to create pedestrian pathways and/or open system that connects other properties.*

Part of the purpose of the addition is to integrate the backyard area to the building interior, improving both the physical and visual connection to the back yard. In addition to the new stair that will connect the community room to the backyard, the existing pedestrian pathway will be extended to provide exterior access from the public sidewalk to the backyard and new patio.

The existing concrete retaining wall at the winery property to the east prohibits any potential pedestrian connection between these properties, but the potential for future connections to the parcels to the west is not impacted.

*4. The design gives attention to the placement of storage or mechanical equipment so as to screen it from view.*

There is an existing heat pump in the back yard of the property that will remain, which is entirely screened from view at the street. No new exterior mechanical equipment is proposed.

Garbage and recycling containers are currently stored on the west side of the building, in an enclosed portion of the existing shed. With the removal of the shed and construction of the new addition, the garbage and recycling will be stored in the same location, but will be outside of the building, fully screened from the street and sidewalk by a new 4' high solid cedar fence.

*5. All functions, uses and improvements are arranged to reflect and harmonize with the natural characteristics and limitations of the site and adjacent properties.*

The use of the proposed addition will primarily be the provision of support space for the existing community hall – storage, interior access to the lower level and a Bridal/preparatory space. The building with the addition will still comply with all setbacks, heights and lot coverage requirements and the general building scale and character will not be changed.

#### **Section 4.156 Architectural and Landscape Design Evaluation Criteria.**

*1. The design integrates and harmonizes the existing and proposed development with the existing surroundings and future allowed uses. This standard shall be applied in a manner that encourages village design and visual diversity within development projects and the surrounding area. Corrugated siding is prohibited as it does not harmonize with siding used on most existing buildings.*

The addition will better integrate the building with the site and surroundings. Currently, access to the backyard is through a solid metal door and utilitarian exterior stairs. The addition will provide a better connection between the interior of the building and the good sized, useable backyard.

Particularly due to the fact that the building is listed on the National Register of Historic Places, the design and materials utilized will match the existing building. Roofing and siding will be cedar shingle, siding will be white painted wood and windows will be wood with a white vinyl cladding on the exterior.

*2. The landscape design acknowledges the growing conditions for the climatic zone, and provisions are made for the survival and continuous maintenance. The landscape design shall include the use of local native species of trees and shrubs.*

There will be minimal impact to the existing landscaping. The addition will be located in an area that is currently lawn. The lawn will be repaired and re-planted near the addition as required due to construction disturbance.

The existing Shore Pine and shrub planting areas in the back yard will be a minimum of approximately 10' away from the addition and will not be impacted.

*3. The minimum lot area required to be landscaped under Section 3.040(3)(d) for commercial, mixed use, or non-residential uses shall be located in the front and side yards and the portion of the lot adjacent to the front or street side yards and not within the foundation footprint or rear yard. Living plant material shall cover at least 50% of this required minimum landscape area. For corner lots, at least 25% of the living plant material required by this section shall face each street frontage. This paragraph addresses only the landscape requirements of Section 3.040(3)(d). Additional living plant material may be required to meet screening requirements specified elsewhere in this Ordinance.*

The required landscape area for this zone is 10%. With the addition, the landscape coverage, including only the landscape area and not patio, walkways or ramps, is 33% of the total site. The addition will have no impact on any landscaping that is visible from the public sidewalk or street.

*4. [Reserved] [Amended by Ord. 16-04, passed November 9, 2016].*

No response required.

*5. The grading and contouring of the site, and on site drainage facilities, shall be designed so there is no adverse affect on neighboring properties or public rights-of-way.*

Adjacent grades are higher on the east, north and northwest sections of the property perimeter. Grading at the southerly portion of the west side are approximately level with the adjacent parcel. The south property line slopes to the west along with the public sidewalk.

The addition has been specifically designed to work with the existing site grading, by arranging the stair to provide grade level access to the back yard at the intermediate landing.

Drainage from the new roof area will be carried through gutters and downspouts to connect to the existing building below grade stormwater system, causing no adverse affects to adjacent properties or the right-of-way.

*6. The design avoids monotony and provides visual interest by giving sufficient attention to architectural details and to design elements.*

The small addition will incorporate eave, door and window trim to match the existing building. Corner trim will be installed on outside corners to provide the best, weather resistant corners and to comply with the Secretary of Interior Standards for Rehabilitation No. 9, which states:

*“... 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.”*

In addition, a small pent roof and brackets will be installed at the new French doors to the back yard to provide weather protection and articulation.

*7. The design adequately addresses the pedestrian nature of the commercial area and places structures in relation to sidewalks and open areas to foster human interaction.*

With the location of the addition at the rear of the site, pedestrian access to the building from the public sidewalk and street will not be impacted. The existing connection from the sidewalk to the Historical Society entrance and back of the building will be extended to continue to the new patio and rear French doors.

The addition will incorporate an open stairway to the back yard that will include fully glazed doors and a transom window. This will provide additional natural light into the community hall and will improve the physical and visual connection between people inside the building and the back yard.

*8. Lighting is non-industrial and non-invasive in character, and contributes to the village character.*

A single new exterior light fixture is proposed at the east wall of the addition, adjacent to the new French doors. This light fixture is a small, Craftsman style fixture and is intended to illuminate only the immediate area around the door. The fixture is LED, dark-sky compliant and provides 800 lumens, which will not cast any measurable light on adjacent properties. (See attached cut sheet)

*9. Compatibility. All new commercial and mixed use buildings and exterior alterations shall be designed consistent with the architectural context in which they are located. This standard is met when the Design Review Board finds that all of the criteria in a.- c., below, are met.*

*a. There is compatibility in building sizes between new and existing commercial and mixed use buildings;*

The Pine Grove community center provides a clear and reasonable transition between the large winery building to the east and the smaller, residential scale buildings to the west.

*b. The size, shape and scale of the structures are architecturally compatible with the site and with the village character of the surrounding neighborhood. Particular attention will be paid to addressing the visual impact of the structures on residential uses that are adjacent or on the opposite side of the same street.*

Pine Grove Community Hall will continue to be residential in scale, similar to the majority of structures on and around Laneda Avenue. The footprint of the addition will add roughly 300 sf beyond the area of the existing shed and will not extend any closer to the nearest property line. The ridgeline of the new roof will be 5' lower than the existing roof peak. Windows, doors and trim are all residential in scale to match the existing.

*c. All buildings and developments shall provide human scale design. The design avoids a monolithic expanse of frontages and roof lines, diminishes the massing of buildings by breaking up building sections, and/or by use of such elements as visual planes, projections, bays, dormers, second floor setbacks or changes in the roof line, and/or similar features generally shown in the following figure (Note: The examples shown below are meant to illustrate these building design elements, and should not be interpreted as a required architectural style). Changes in paint color and features that are not designed as permanent architectural elements, such as display cabinets, window boxes, retractable and similar mounted awnings or canopies, and other similar features will not independently satisfy this criterion.*

The addition will match and/or compliment the human scale of the existing building. On the west side, where the building wall is being extended, the shed projection provides a drop in the horizontal line of the eave, breaking up the mass of the wall and roof plane. The elimination of the existing shed will allow the existing window to be uncovered and fully exposed.

The addition will also step down the mass of the roof and rear wall from the full 40' width to a 20' wide section. Further articulation will be provided by the small pent roof and brackets over the new French doors.