

City of Oregon City Planning Dept

March 23, 2018

Attn: Christina Robertson- Gardiner

RE: New single family residence and detached garage/ ADU to be located at vacant lot between 4th and 5th Ave off Apperson St. Parcel number 3-1E-01AA-02602.

Christina,

The following narrative describes the proposed development and how it complies with the applicable Code Criteria from the Oregon City Municipal Code (OCMC).

The site is currently vacant and is proposed to be accessed by a private driveway from 4th Ave utilizing the unimproved Right of Way of the platted Apperson St. The site is steeply sloping downhill from 5th Ave toward 4th with a fairly level section at the center of the property where development is proposed. A geo-technical report was completed on April 19, 2018 and finds the site to be suitable for the proposed development.

The proposed development will consist of a new 1600 s.f., two story single family home and a detached 588 s.f. garage with a 292 s.f. studio apartment above the garage.

The buildings have been designed as modified 2 story bungalow structures with style elements per the guidelines for the Canemah Historic District.

A preservation incentive is being sought with this application to reduce the 9' side yard setback to the west on the side of the unimproved alley. We are requesting this side yard setback be reduced to 5' rather than pursuing a vacation of the unimproved alley. This will allow for better vehicle maneuvering area on site and a larger landscape buffer from the home to the driveway.

CODE RESPONSES: Provide a response to each of the review criteria below:

Describe the value and significance of the historic site;

The site is located within the Canemah Historic District. Nearby homes located at 606, 702 and 707 4th Ave and home at 803 5th Ave are all designated historic landmarks.

Describe the physical condition of the historic site;

The proposed building site is steeply sloping from 5th Ave with a relatively level area for building at the lower portion of the property. Sanborn maps up to 1925 were reviewed and no structures were shown on this property, but there is evidence that the site may have had a small structure at the proposed building area in the past.

Homes located at 606, 702 and 705 4th Ave and 803 5th Ave were all simple vernacular style homes constructed prior to 1900. See attached photos.

Describe the general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;

The proposed design of the new home and garage have a modified bungalow design. This style was selected to clearly differentiate this new home from the original earlier vernacular homes in the immediate neighborhood. The structures have a lower pitch roof than the typical vernacular style homes with a full width front porch, shed dormers and a more horizontal emphasis.

Describe pertinent aesthetic factors

The proposed buildings have a more horizontal emphasis than the more predominant vernacular style buildings in the neighborhood. The large overhangs, wide barge boards, exposed rafter tails and shallower roof pitches combined with the shed dormers are being used to create a modified bungalow design.

Bungalow style homes in Canemah are typically 1- 1 ½ stories constructed on the more level lots. This was associated with the building boom of the 1920's in this area. Nationwide there was a greater variety of the Bungalow style constructed between 1910's-1930's including hillside homes and 2 story variations. The craftsman style elements typically found in these homes; including bracketed gable ends, boxed porch columns and wide profile trim at openings have been incorporated into the proposed design.

The garage/ studio apartment building is smaller and subservient to the primary home to be consistent with the historic development pattern in the neighborhood. Contemporary building materials will be utilized in a manner to replicate historic building materials.

Describe the economic, social, environmental and energy consequences of your project

The proposed infill development will utilize the existing City infrastructure and increase the overall density of the Canemah neighborhood in a manner consistent with the original plat and existing development patterns within the historic district. As a new single family home the impact on the transportation, sewer, and water infrastructure will be minimal. The proposed structures have been sited to work with the existing topography, take advantage of views and allow for controlled storm water runoff. No natural resource areas have been identified on the property and the proposed development has been deemed safe by the geo-technical engineers and geologists retained by the Owner.

The new home will be constructed to the current Oregon State Energy Code ensuring that the home will be at least 20% more energy efficient than homes built 10 years ago and vastly more efficient than homes constructed with no insulation and site built, single pane windows more than 100 years ago.

**Design Guidelines for Alterations and Additions
Secretary of Interiors Standards for Rehabilitation**

Describe how your project accomplishes the following:

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.

The original plat for this area was done with the intent that this be a residential neighborhood. This new single family home with detached garage is consistent with the original intent of the neighborhood and compatible with the surrounding land use.

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.

The historic character of this property is open space within an established residential neighborhood. This particular site is a defacto flag lot due to the unimproved street frontages on 3 sides of the property. The new buildings will be a compatible addition to the residential neighborhood, but will not be visible from any improved right of way.

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.

The development of this site with the proposed modified bungalow buildings will differentiate it from the neighboring vernacular style historic homes constructed between 1865 and 1900. The use of contemporary materials to match the detailing common in the 1910's-20's will avoid any false sense of historical development.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

There are no portions of the property that have acquired historic significance in their own right over time.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

There is no existing structure on the property. Criterion does not apply.

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.

There is no existing structure on the property. Criterion does not apply.

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.

There is no existing structure on the property. Criterion does not apply.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

No archeological resources are known on the site. The Tribes will be notified of this proposed land use and will likely be identified as a possible archeological site. The site will be monitored during construction by the developer and If resources are discovered SHPO will be notified and resources will be protected and preserved in place to the extent possible

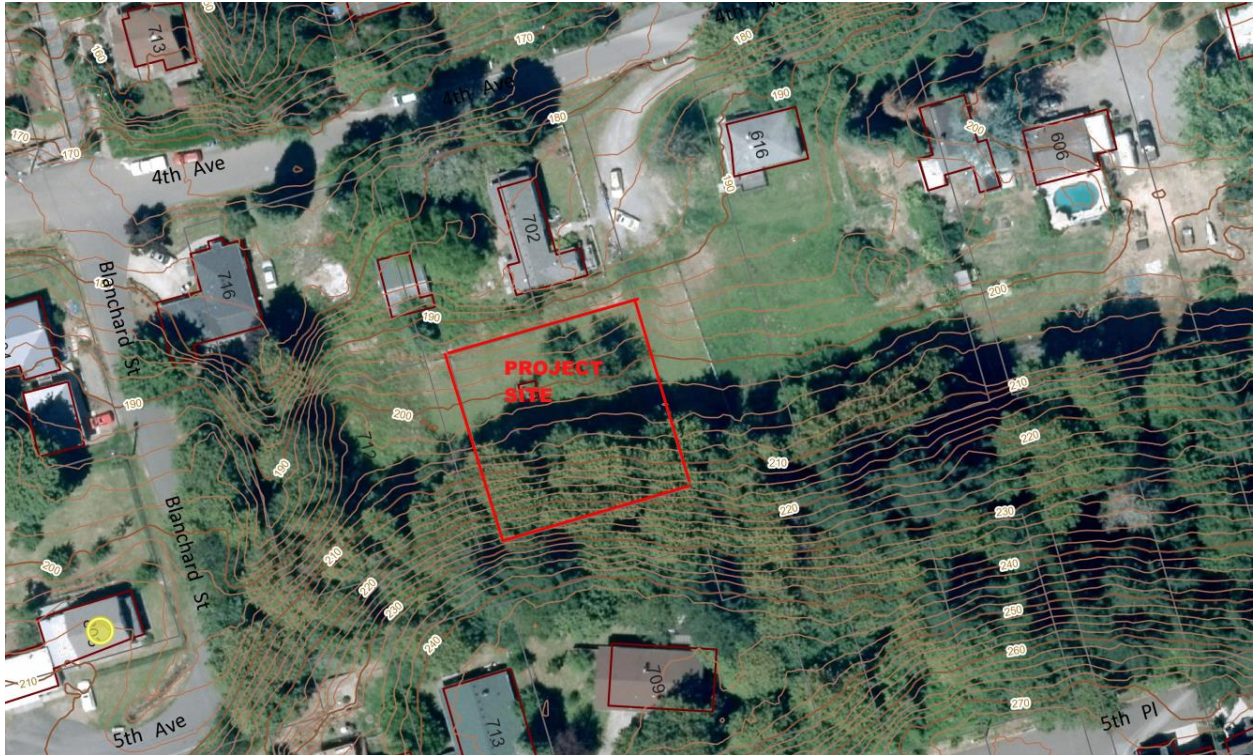
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

There is no existing structure on the property. Criterion does not apply.

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.

The new development proposed does not include any additions or alterations to the existing historic resource. The new construction is more than 100' from any designated historic structure and will only be minimally visible from any improved right of ways. It will have no impact on the existing landmarks in the proximity.

PHOTOS



Aerial from Oregon City GIS

ISELIN ARCHITECTS, P.C.

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616 4th Ave- New home will share driveway off 4th Ave



702 4th Ave- A.E. Davis Hous (c. 1885) Southwest of project site

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712 4th Ave- New home to Southwest of project site



803 5th Ave- Edward and LC Nuttal House (c. 1895) South of project site

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707 4th Ave- George and Marsha Draper House (c. 1876) Across 4th Ave from Project site.