

Application for  
**Historic Review**

**Single Family Residence**

4<sup>th</sup> Street, Canemah  
Oregon City, Oregon 97045

April 10, 2013

Planning Department  
City of Oregon City  
221 Molalla Avenue, Suite 200  
Oregon City, OR 97045

Project: Single-Family Residence  
4<sup>th</sup> Street in Canemah District  
Oregon City, Oregon 97045

Application For:HistoricReview

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## **1. PROJECT SUMMARY**

The Project includes the construction of a new single family residence in the Canemah Historic District. Specifically on 4<sup>th</sup> st. between what are labeled 707 and 615 on OCWebMaps. The proposed size of the home is 2445 sq. ft. finished. We are proposing a vernacular style home with a main level, an upper level partially within the roof line, and a partial daylight basement level. In addition we are proposing a single car garage attached to the home with a covered breezeway. The main body of the home consists of a gable running front to back with upper level over on the left side of the building. Next to that we have the “addition” portion of the home that is set back from the main façade and is diminutive in scale to the main body. The garage is proposed to be accessed directly from the street and we are requesting a “preservation incentive” to allow the garage within 3’ of the front property line.

The main roof pitches are 10:12 and 5:12 for the hipped porches. The main and upper level siding is 8” exposed cement board lap and 4” exposed cement board lap for the lower level. The windows are fiberglass and the trim is 1x4 with extended cap. All of the gables are adorned with a frieze board.

The site is a 50’x100’ lot with an additional 35’ x 100’ vacated easement. It slopes to the rear with an approximate 20% slope. There is a large cedar tree on or near the west property line approximately 51’ from front property line. There is also an alder tree in the middle of the lot approximately 40’ from front property line. The rest of the lot is covered with brush. We propose a concrete drive to garage and a “hammer head” turn about/parking space. The rest of the front of the lot will be landscaped with some terraced rockery walls to transition some of the slope from street to house. There will be a rear porch and patio below. We propose to do some fill and 4’ high rockery retaining wall at the rear of the house to create a useable yard area. This transition will be softened with some native shrubs as well. In order to minimize the impact on the adjacent property to the West, we propose to minimize any fill on the NW side of the house and garage, but add a loose hedge of native plants to reduce the overall visual height of the new building.

**PROJECT INFORMATION**

**Site Address:**

4<sup>th</sup> street between 707 and 615  
Oregon City, Oregon 97045

**Site Area:**

5000 s.f. plus 3500 s.f. vacated easement

**Zone:**

R 6

**Proposed Areas:**

Main building area:..... 1333 s.f.  
Garage area:..... 345 s.f.  
Covered Porches and breezeway: 368 s.f.  
Paved drive:..... 625 s.f.

## **2. Review criteria**

### **A. Purpose**

For construction of new structures in a Historic or Conservation District, or on a Historic Site, the criteria to be used by the Historic Review Board in reaching its decision on the certificate of appropriateness shall include the following:

1. The purpose of the Historic or Conservation District as set forth in Section 17.40.010;

The proposed development is residential and meets the standards of the District.

2. The provisions of the Oregon City Comprehensive Plan;

The proposed development meets the applicable criteria of Goal 5.3, Historic Resources:

Policy 5.3.1: The new single family residence is designed to be compatible in character and scale with other historic residential buildings in the neighborhood.

Policy 5.3.8: The new residence will reinforce and strengthen the neighborhood grid and block pattern by blending the architectural style with adjacent homes while removing unsightly unkempt vacant lot.

3. The economic effect of the proposed structure or the historic value of the district or historic site;

The development will add value to the District in multiple ways. It will reinforce the historical feel to the neighborhood, and remove an eyesore by establishing an appealing residence in place of overgrown vacant lot.

4. The effect of the proposed new structure on the historic value of the district or historic site;

The new single family project will reflect and reinforce the prevalent use and historic character of the surrounding area.

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;

The new building is of appropriate scale and proportion to blend with the properties of the District. Exterior finish details and materials reflect the historic character of the neighborhood and conform to the design guidelines.

## 6. Design guidelines adopted by the Historic Review Board.

### A. LOCATION

- McLoughlin Historic Conservation District
- Canemah National Register Historic District
- Individually listed historic property outside of the districts
- What is the Immediate Context?
  - The Block
  - The Neighborhood
  - What are the mix of existing appropriate historic styles?

The proposed residence is in the Canemah National Register Historic District. The existing adjacent residences are a mix of vernacular and bungalow with the majority being vernacular.

### B. STYLE

Determining the appropriate style is the important first step toward successfully designing a compatible building in the district. Decide which style direction to use from acceptable neighborhood styles and those in the applicable specific Historic District Design Guideline. The styles noted for the district have specific District modifications indicated

The proposed single family development is vernacular style. The style is commonly seen in the area.

### C. SITING AND BUILDING FORM

C-1: Review basic zoning requirements for New Construction for the particular site (R3.5, R6, MUC etc) to understand basic setbacks, lot coverage issues.

C-2: Review Siting, Building Form Principles and the Specific Historic District from Design Guideline. Note any requirements that are more specific than those found in the basic zoning.

C-3: Establish the Site Plan and the Overall Building Form. Is the use of the site and the building's placement on the site respectful of its context? Is the size, shape and bulk of the building consistent with the style chosen? Does it complement the neighborhood context? Is there too much 'program' for the site or style?

The development proposed meets all of the zoning requirements for the site, with the exception of the garage front setback, for which we are requesting approval under 17.40.065-Historic Preservation Incentive allowance.

See attached site plan for designated setbacks and site placement.

## 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.

The applicant is requesting a modification to 17.12.040 E3. The minimum front garage setback of 20'. Since the front property line is so far from the street edge, we are proposing to minimize the amount of pavement and also keep the entire building on the top tier of the property. This will also minimize the overall impact on the adjacent residence to the West.

### D. DESIGN COMPOSITION

D-1: Design the building and site starting with primary design groups and major elements, such as wings, roofline, secondary portions, porches, window groupings, and dormers. Are these elements supportive or are they detractive to the historic district? Are they supportive of the style and building?

D-2: Review the design; Is it in good proportion and is the composition balanced?

D-3: Review the design and adjust to incorporate comments from the first review. Is the design representative of the style range and do the forms and individual features work toward a united design approach as viewed from the exterior?

D-4: Design the finer or more detailed portions of the building and site to fit within the framework established.

The main body of the home consists of a gable running front to back with upper level over on the left side of the building. Next to that we have the "addition" portion of the home that is set back from the main façade and is diminutive in scale to the main body. The garage is proposed to be accessed directly from the street and we are requesting a "preservation incentive" to allow the garage within 3' of the front property line.

## **E. SPECIFIC DESIGN ELEMENTS**

E-1: Design and choose specific design elements, products, and materials that are allowable and consistent with the design styling and framework established.

E-2: Does the design still fit the style's 'vocabulary'? Have extraneous or excessive details, ornamentation, or materials been chosen that detract from the neighborhood context?

E-3: Do specific elements comply with the guideline? Are materials, colors and finishes selected? Visible equipment? Landscaping and Plantings?

The main roof pitches are 10:12 and 5:12 for the hipped porches. The main and upper level siding is 8" exposed cement board lap (Hardi-plank" or equal) and 4" exposed cement board lap (Hardi-plank" or equal) for the lower level. The windows are fiberglass ("Marvin" infinity series or equal) with either single hung or fixed units. and the trim is 1x4 with extended cap. All of the gables are adorned with a 8" frieze board. All building corners will have 1x6 trim. The roofing will be heavyweight composition shingles.

### 3. SITE PHOTOS:



From center of property towards street



House across the street



At 4<sup>th</sup> Street looking East



At 4<sup>th</sup> Street looking West



At 4<sup>th</sup> Street looking North and residence to the West



Neighbor to the West's yard area and shed



Neighbor to East from center of lot



View north to river from center of lot

## **SAMPLE PHOTOS:**










Dr. 1067

Residence down the street. We will be simulating color scheme of this

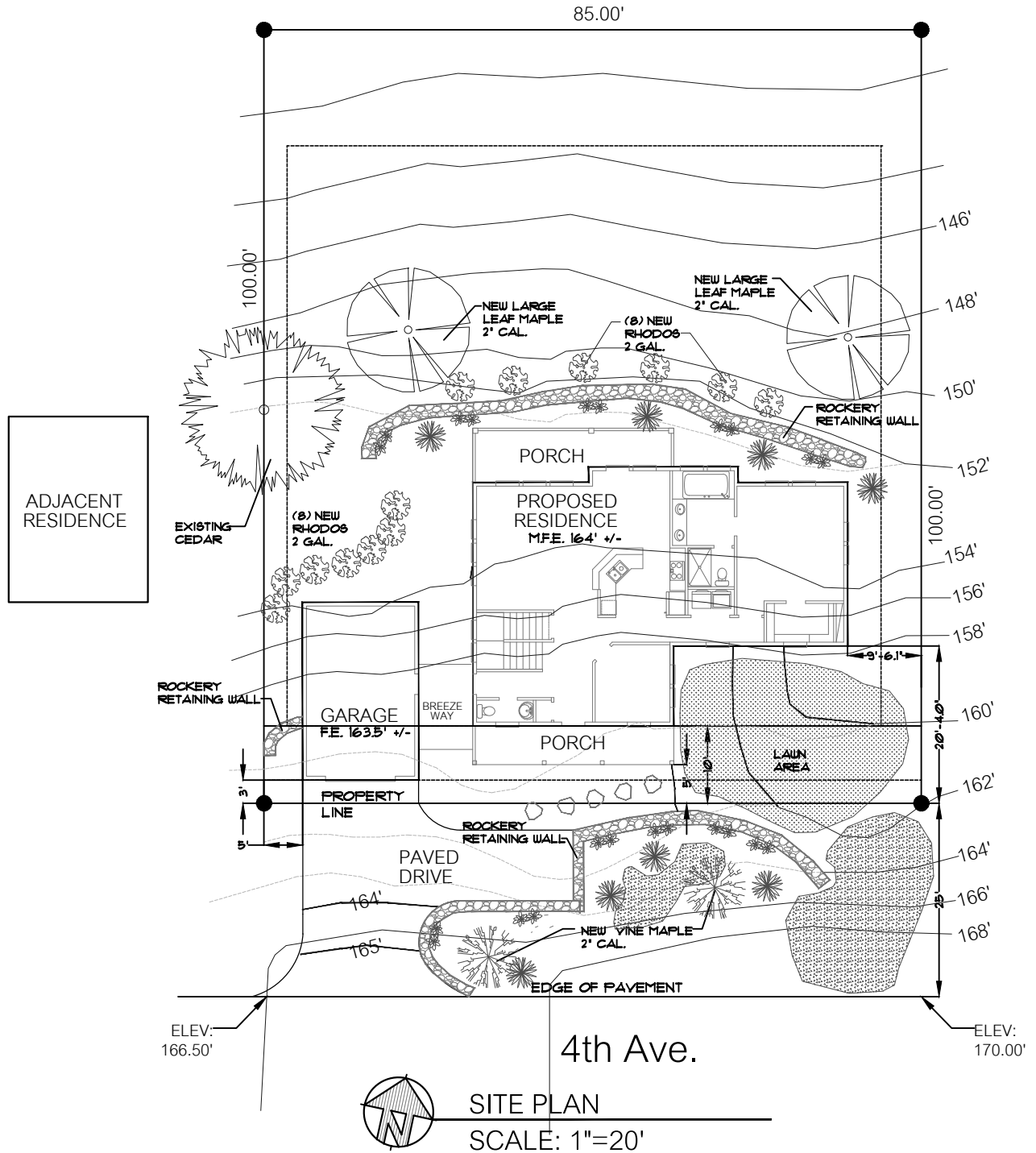




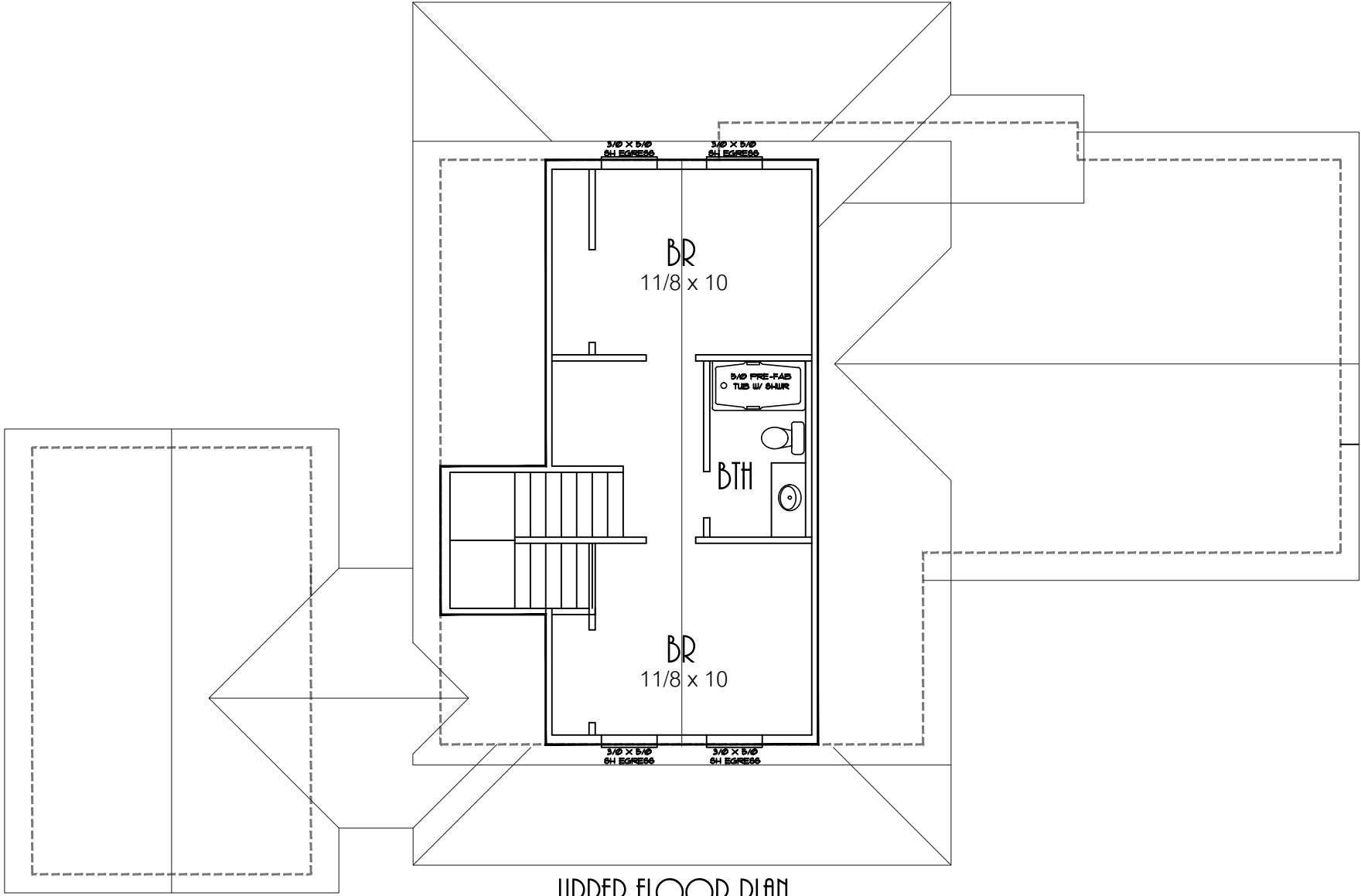
# 4. DRAWINGS

-  ACER VARIETIES - MAPLES  
1-1/2" TO 2" cal.
-  RHODODENDRON -RHODODENDRON  
2 gal.
-  ACER VARIETIES - MAPLES  
1-1/2" TO 2" cal.
-  ERICA SPECIES -SCOTCH HEATHER  
1 gal.
-  AZALEA VARIETIES -XBURY AZALEA  
1 gal.
-  FRAGARIA VESCA - WOOD STAWBERRY  
(GROUND COVER)
-  BASALT STONES

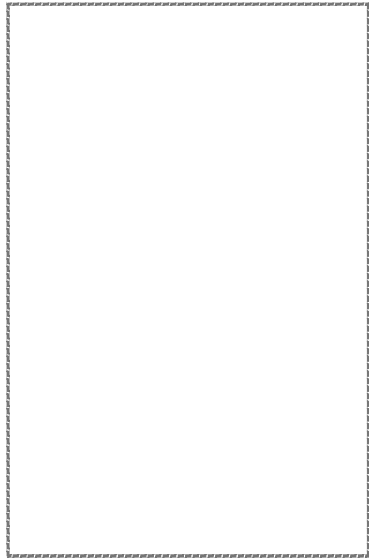
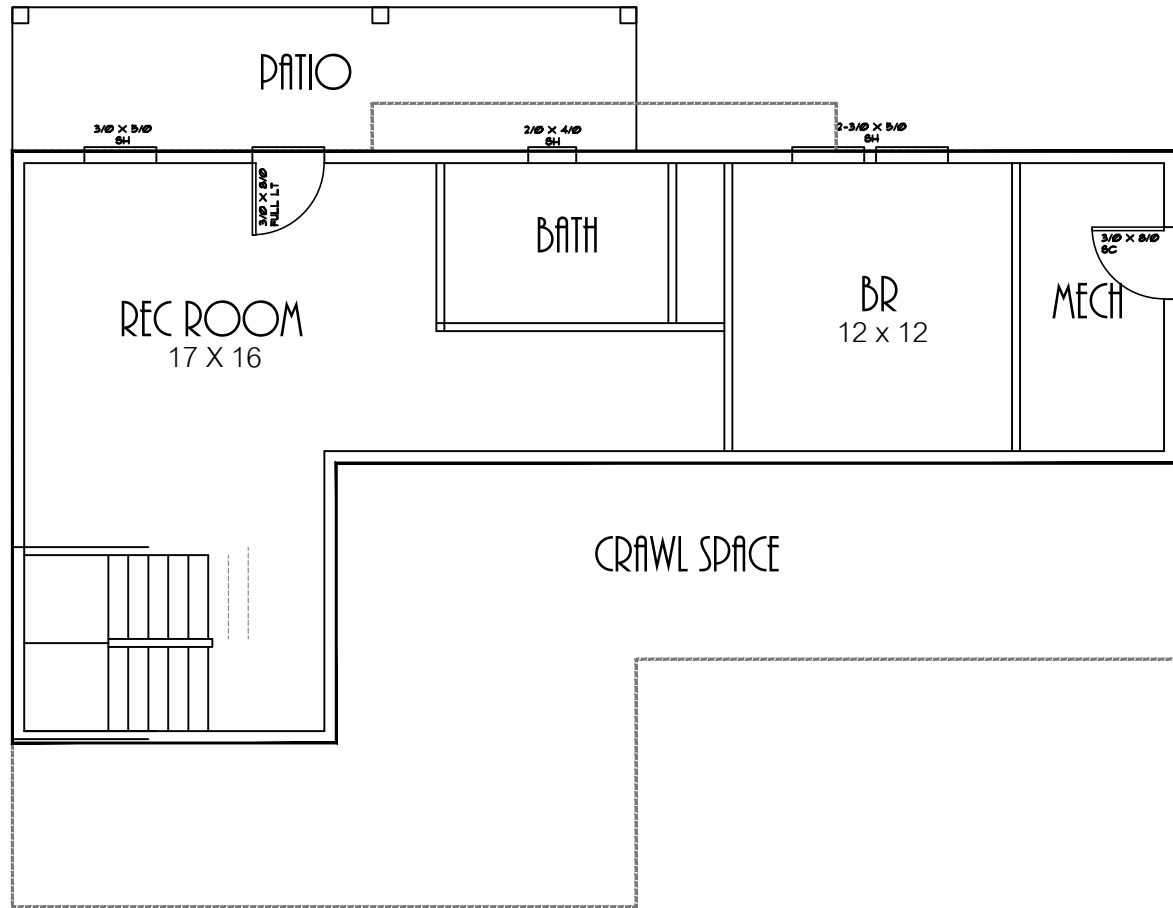
ALL BED AREAS TO BE COVERED WITH SMALL PEBBLE FIR MULCH





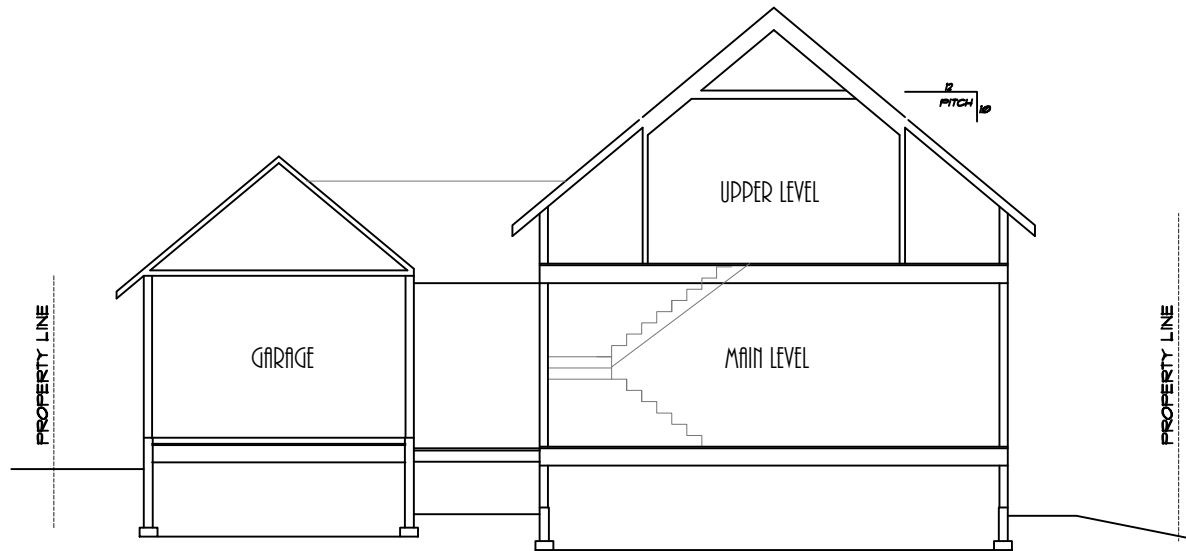


UPPER FLOOR PLAN  
425 SQ. FT.

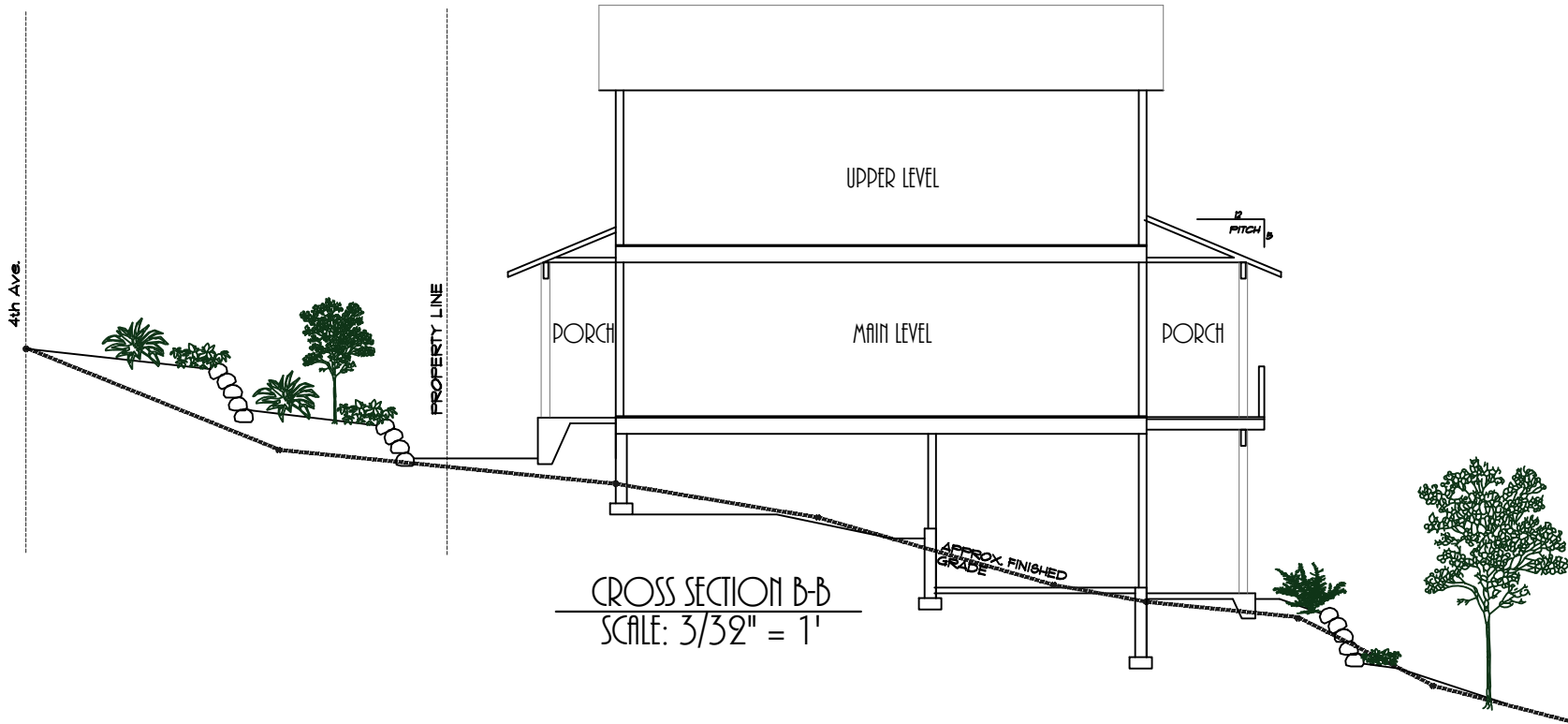


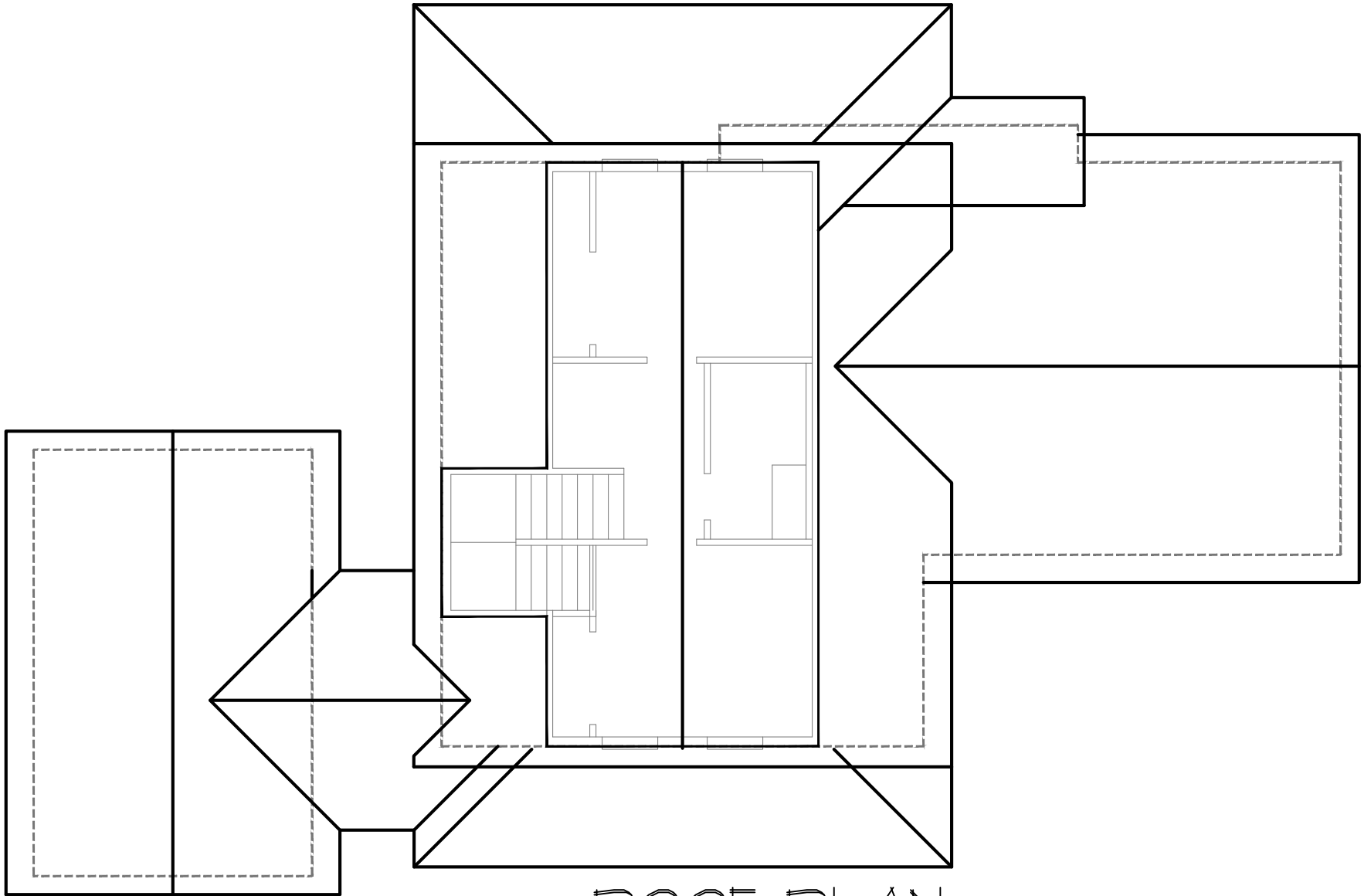
LOWER FLOOR PLAN

1/8" = 1'-0"  
700 SQ. FT.



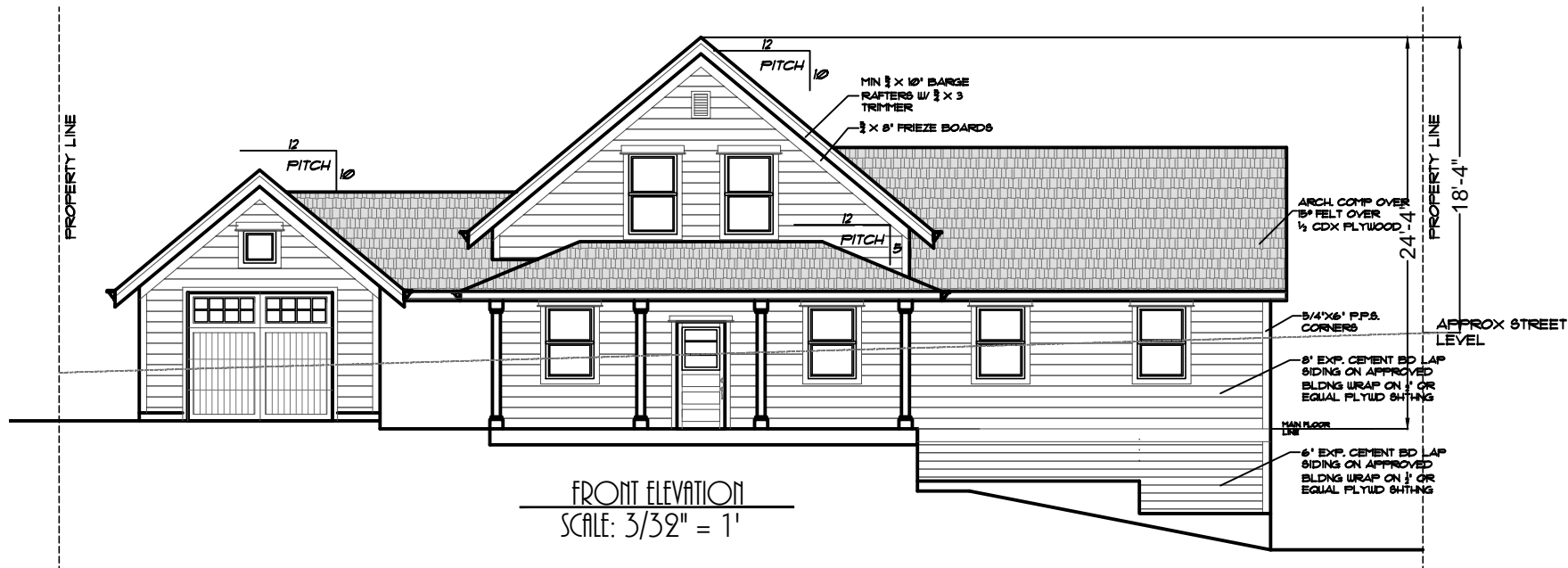
CROSS SECTION A-A  
SCALE: 3/32" = 1'





ROOF PLAN

SCALE:  $\frac{1}{8}'' = 1'$





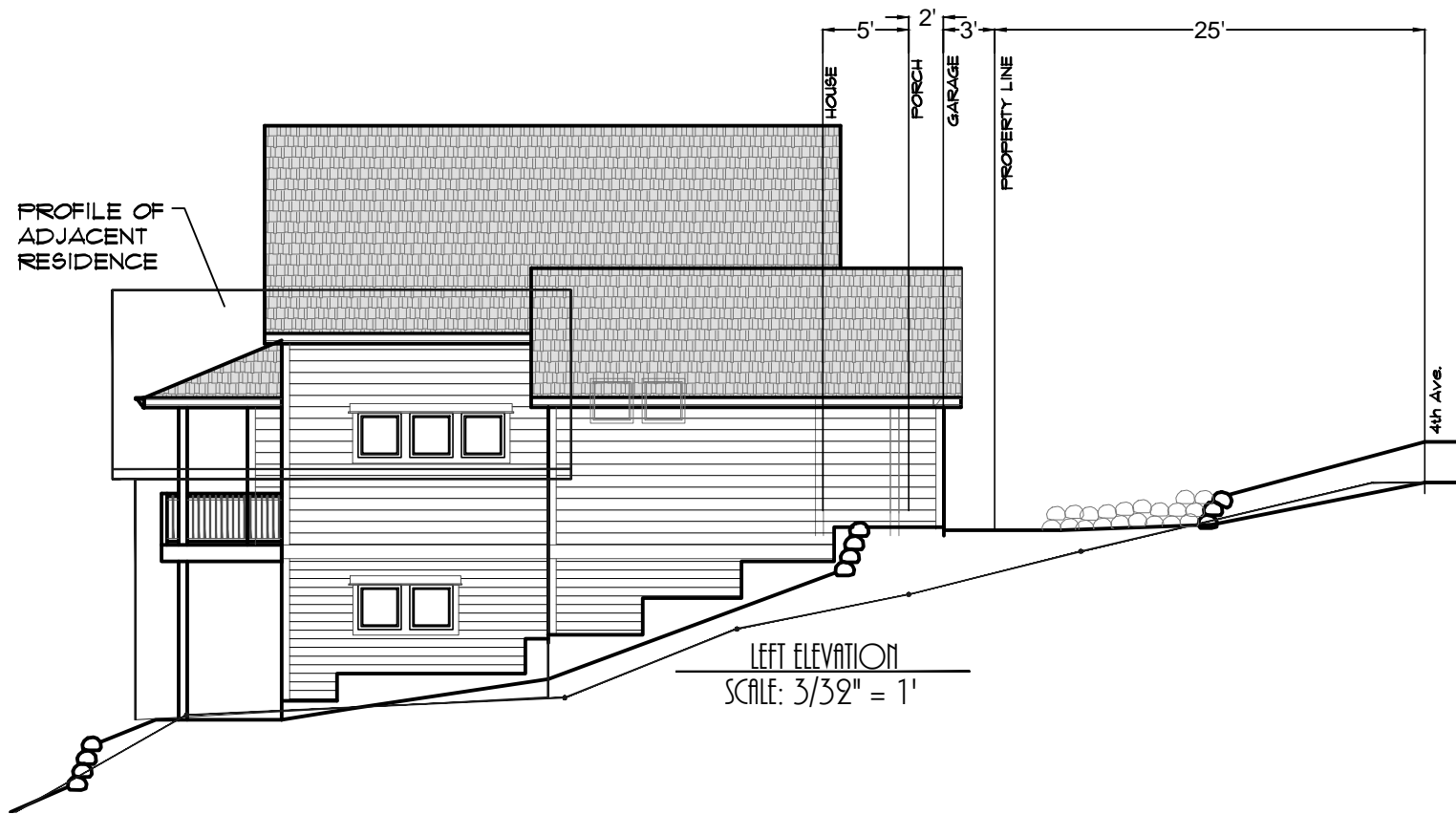
CEMENT BD LAP  
ON APPROVED  
WRAP ON 1/2" OR  
PLYWOOD SHEATHING

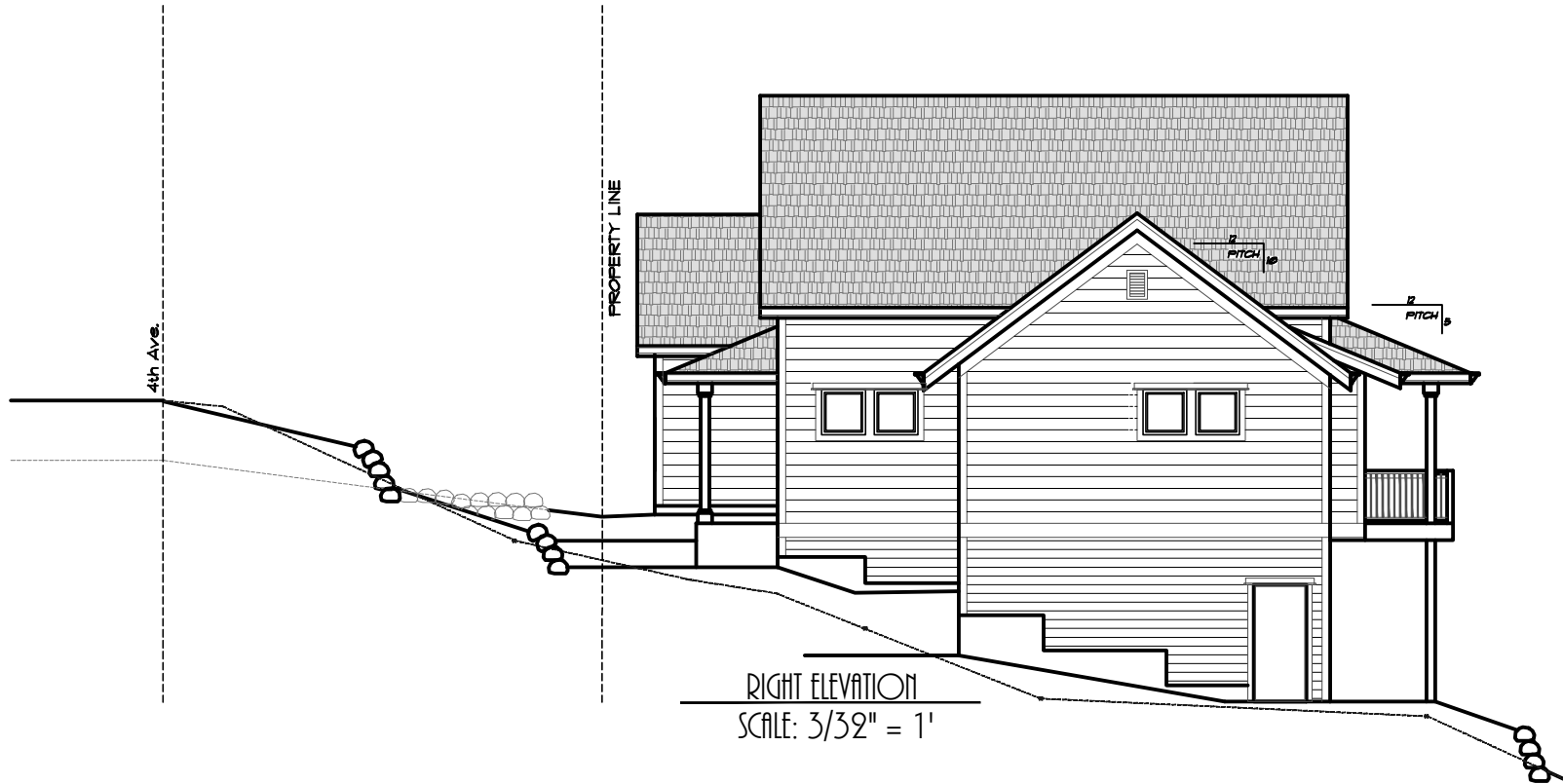
CEMENT BD LAP  
ON APPROVED  
WRAP ON 1/2" OR  
PLYWOOD SHEATHING

PROPERTY LINE

PROFILE OF  
ADJACENT  
RESIDENCE

REAR ELEVATION  
SCALE: 3/32" = 1'









REAR PROFILE  
SCALE: 1/16" = 1'