



# CANEMAH NEIGHBORHOOD ANALYSIS



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DESIGN | PLANNING | ARCHITECTURE  
PORTLAND

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1001 SE Water Avenue, #130  
Portland, Oregon 97214



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# CANEMAH NEIGHBORHOOD

The Canemah Historic District is located at the southwesterly edge of the city limits of Oregon City, on the southerly (rocky ledged) bank of the Willamette River, just above the Falls. The community lies within a crescent-shaped hollow in the basalt cliffs that rise to the south above the river. Its name is said to derive from a Native American word “kanim” for “canoe place” and it was the existence of a graveled beach that gave rise to the town’s establishment in 1845. Because of the falls, cargo and passengers had to be portaged at this point. The views, topography, and history create a deep sense of place within this community. The “gateway” as you approach Canemah along 99E both from the northeast and southwest, are long steep cliffs of basalt rock, one’s first exposure to the conditions of this place. The topography, geology and hydrology have created the uniqueness of this community in both positive and negative ways. Canemah is a historic landslide area. This knowledge is expressed through the widespread use of retaining walls (both basalt rock walls and concrete walls) throughout the entire neighborhood enabling the homes to be nestled up and down the hillside providing amazing views of the Willamette River and the Willamette Falls. These views have also given rise to the prevalence of first and second floor decks along with large window openings on the houses all along the hillside (both historic and non-historic). The retaining conditions have often been overgrown by ivy and moss making them less evident, creating a feeling of longevity and proof of the power of natural systems over man-made structures. To punctuate this message, as you walk through the neighborhood you hear the sound of running water cascading through the man made channels which are both beautiful and necessary to safely control the water flow of the hillside.



Northeast



Canemah

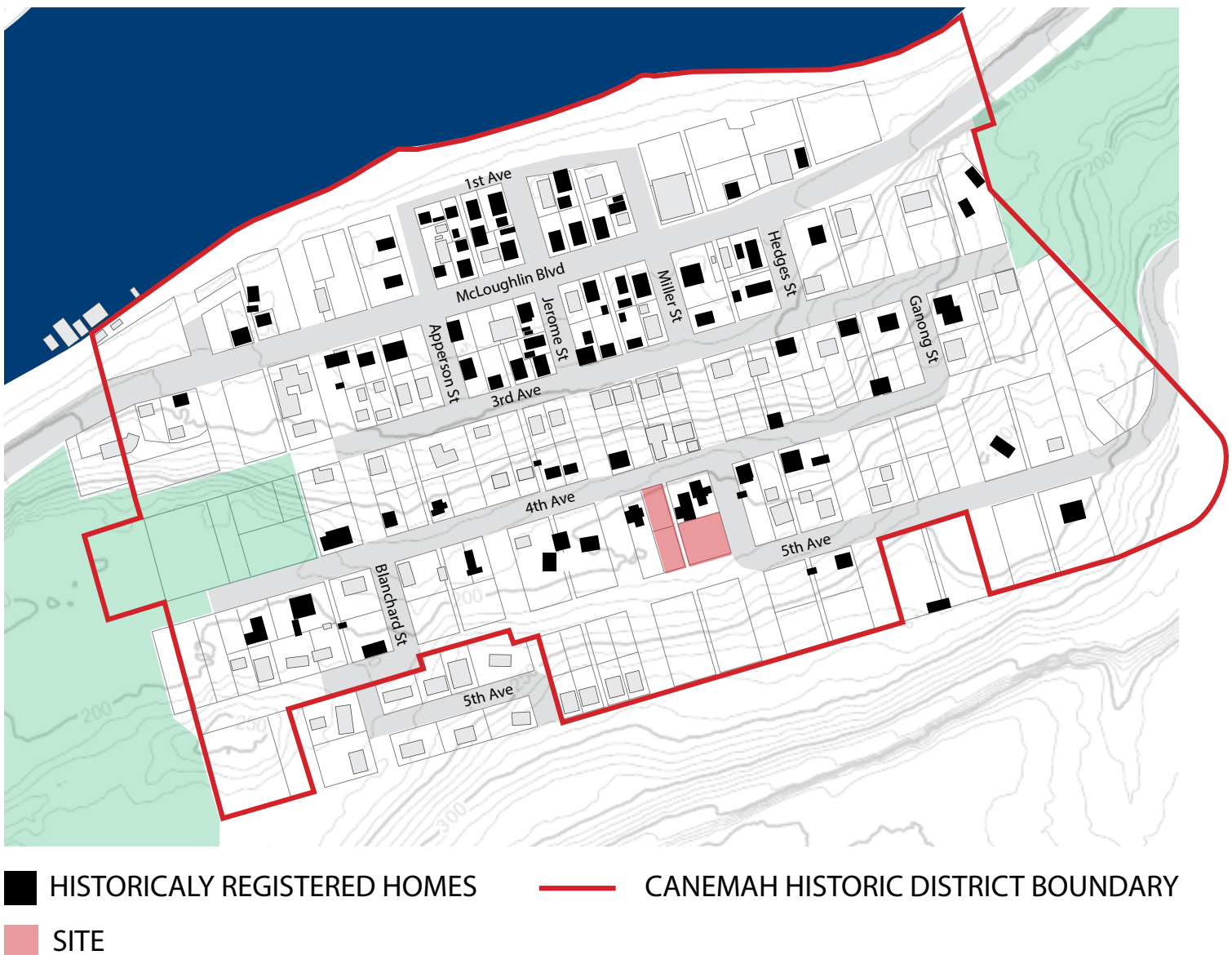


Southwest



# Historic Homes

The Canemah Historic District has 61 contributing historic structures. This section does not include every historic home in the neighborhood, just a large sampling to understand the design elements of the Canemah historic home.



\* all historic inventory information comes from Oregon Inventory of Historic Properties Historic Resource Inventory Form found on Oregon City's Canemah National Register District website: <http://www.orcity.org/planning/canemah-national-register-district>

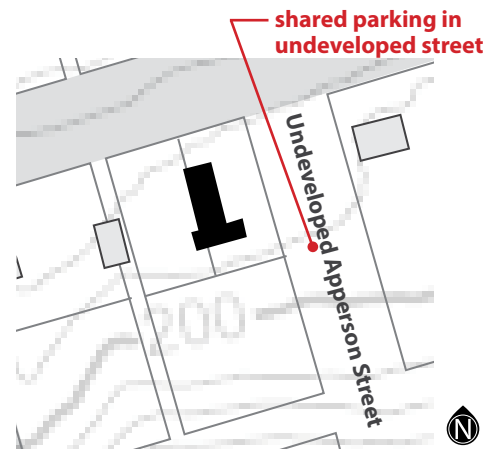


702 4th Ave

## Historic Home

1885

Vernacular Style



Covered front portch with simple raining. Columns simple forms. No ornamentation.



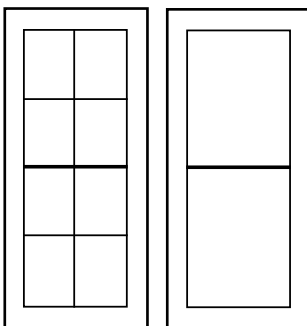
Large pervious parking lot area shared with neighbor in the undeveloped Apperson Street right of way.



## Historic Inventory\*:

2 Stories, no basement  
Rectangular with Rear extension Plan  
Wood Foundation  
Wood Construction  
Gable Roof  
Windows: 1 over 1 Windows, 4 over 4 windows  
Asbestos Shingles Siding (cover originals)  
Pent-roofed with square posts with deocrative capitals, engaged with pilasters at house

## Typical window types







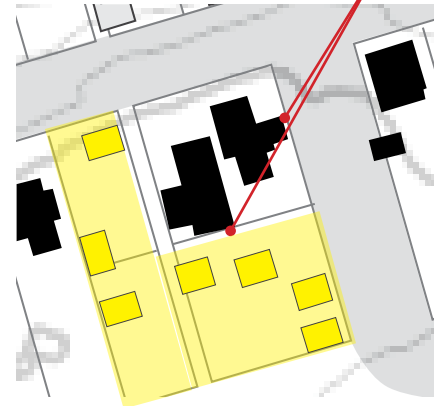
## (A-1 & A-2) 502 4th Ave

### Historic Home

1867

Vernacular Style

built in setback



Higher density than proposed development



### Dense Lot Coverage

Existing home with side addition built within East property line setback.

Additional barn/ADU with covered parking built within set back and lot density greater than allowed by current code.

Covered parking structure crosses property line.

Wide and long impervious paved parking area roughly 16 feet wide and 55 feet long. (880 square feet.) (Our proposed parking area is XXX)



### Window types:

Many different types of windows on each of the (3) individual and separate house/building types on one property. (higher density than proposed development)

### Housing types:

- (1) Main, historic home with additions
- (2) Side house
- (3) Barn/garage

### Retaining Walls:

Multiple short basalt stone retaining walls around property and through the site.



### Historic Inventory\*: (main house)

2 Stories, no basement

L-Plan

Concrete Foundation

Wood Construction

Gable Roof

Windows: 6 over 1 Double Hung

Shiplap Siding

Pent-roofed porch with square posts, engaged square pilasters and decorative brackets

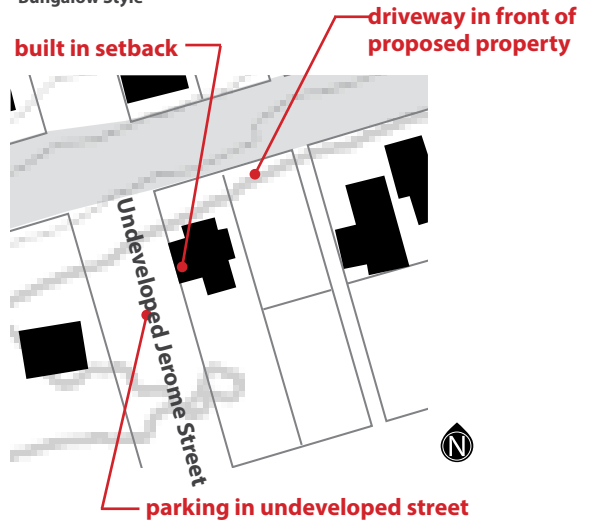


# (H) 514 4th Ave

## Historic Home

1922

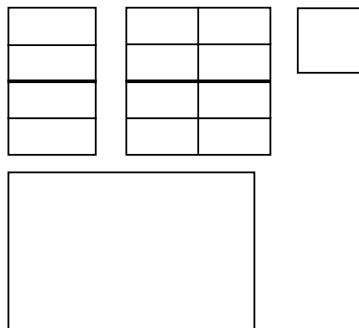
Bungalow Style



Bay of windows all along East facade of building turning the corner to the North of the building. This home has a many large window openings.

Basement with one window and exposed cement block foundation wall - painted brown to match the rest of the home to minimize appearance.

### Typical window types



Large square window flanked with large rectangular windows on either side of front facade.

Large rectangular window on recessed front facade opening up the entire North facade to views and light.

Large front/side porch without canopy.

Shared parking in undeveloped Jerome Street

Driveway extends in front of proposed development's property and will have to be mitigated when development takes place

### Historic Inventory\*:

1 Stories, with basement  
Rectangular Plan  
Concrete Foundation  
Wood Construction  
Cross - Gable Roof, Front Gable enclosed  
Windows: Altered, 1 over 1 Windows, multipane enclosed porch  
Bevel Siding, Cornerboards  
Diagonally-braced purlins in gable ends







## (E) 515 4th Ave

### Historic Home

1916

Bungalow Style

built in setback



parking along 4th Street



Only parking for residence is along the side of the street. There is no parking on the site.



Due to environmental circumstances and site conditions home is built over the property line within setback.



### Historic Inventory\*:

1 1/2 Stories, no basement  
 Rectangular Plan  
 Concrete Foundation  
 Wood Construction  
 Gable Roof, central gable in the porch  
 pent-roof on south  
 Windows: 1 over 1 Windows double hung  
 Shiplap Siding  
 Diagonally-braced purlins and exposed rafters at gable

# 215 Miller Street

Historic Home

1862

Classic Revival



Parking in and along streetfront



Covered front porch

L-shapped home

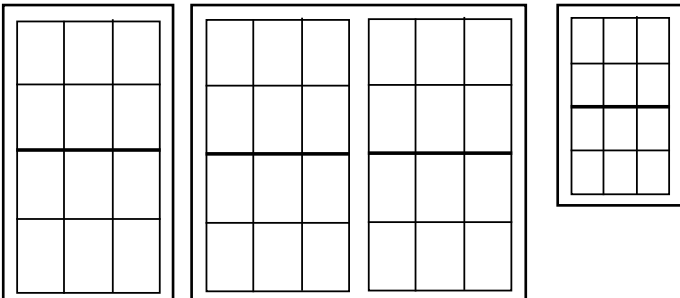
On Street Parking



## Historic Inventory\*:

2 Stories, with basement  
Rectangular with extension Plan  
Exposed Stone Foundation  
Wood Construction  
Steep Pitched Gable Roof  
Windows: 6 over 6 double hung, simple molding  
Bevel Siding  
Paneled door, pent-roof with square posts, massive central chimney, cornice detail with detail architrave trim

## Typical window types



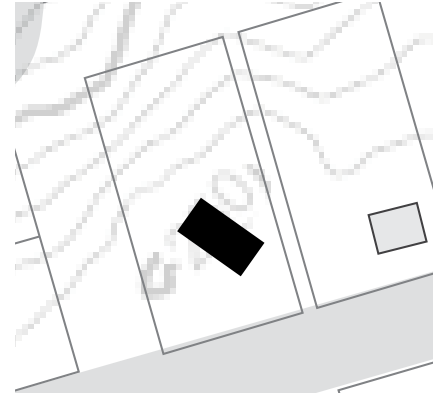


# 211 5th Ave

## Historic Home

1889

Vernacular Style



Parking lot space, Pull through driveway built in right of way

Built in grade  
Site retaining wall built along the side of the house

Large rectangular windows hung along the front and side of the home.

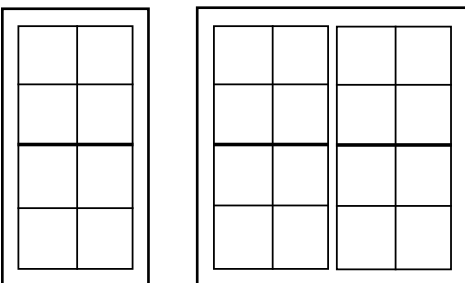
Windows hung side by side creating a larger square shaped openings along the front and side facades of the home.



## Historic Inventory\*:

2 Stories, with basement  
Rectangular with extension Plan  
Concrete Foundation  
Wood Construction  
Gable Roof  
Windows: 4 over 4 double hung  
Shiplap Siding, wide rakeboards  
single-bay gabled entry with return cornice and battered columns (added 1929), full length pent roof porch (added 1905) with square posts over concrete block

## Typical window types



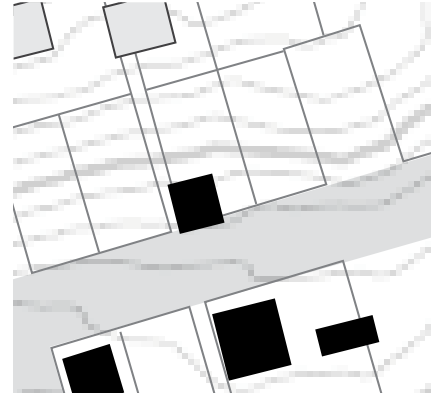


# 405 4th Ave

## Historic Home

1890

Vernacular Style



2nd Floor Porch

2nd Floor Porch

On Street Parking

Due to environmental circumstances is built over the property line



## Historic Inventory\*:

2 Stories, with basement  
Rectangular Plan  
Concrete Foundation (alteration, added 1944)  
Wood Construction  
Gable Roof  
Windows: new aluminum windows - some original molding remains  
T-1-11 Siding (alteration)  
Deck (alteration) , Sliding Glass Door (alteration), Metal Chimney



416 4th Ave

### Historic Home

1895

Vernacular Style



### 2nd Floor Porch



Built on setback with garage built over setback within the right of way of the road.

Parking is located along the side of the right of way along with an additional parking area behind the main house,



### Historic Inventory\*:

2 Stories, with basement  
 Rectangular Plan  
 Concrete Foundation  
 Wood Construction  
 Gable Roof with Pent Roof Porch  
 Windows: 4 over 1 double Hung  
 Shiplap and Shingle Siding  
 Exposed Rafters, Diagonally- Braced  
 purlins in gable ends, brick chimney



## 606 4th Ave

### Historic Home

**1865**

Saltbox

#### Historic Inventory\*:

1 1/2 Stories, no basement

Rectangular Plan

Concrete Foundation

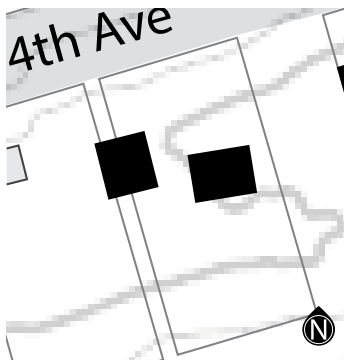
Wood Construction

Gable Roof

Windows: 4 over 4 double hung,

Masonite Shingle Siding, wide rake and cornerboards

Classically style columns at front porch, exposed rafters on Pent Roof extension



## 210 Hedges St

### Historic Home

**1911**

Vernacular Style

#### Historic Inventory\*:

2 Stories, with basement

Rectangular Plan

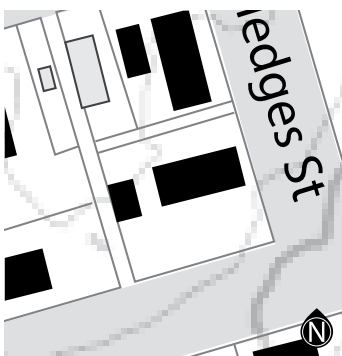
Concrete Foundation

Wood Construction

Gable Roof

Windows: 1 over 1 double hung, Diamond shaped windows

Shiplap Siding, corner boards, Rakeboards  
Original Brick Chimney, pent-roof porch with turned posts, picket balustrade on front porch



Multiple sizes shapes of windows



## 310 3rd Ave

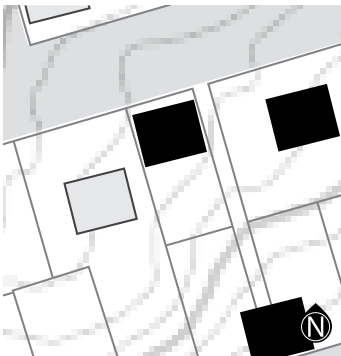
### Historic Home

**1864**

Colonial Revival, Saltbox

### Historic Inventory\*:

1 1/2 Stories, no basement  
 Rectangular Plan  
 Concrete Foundation  
 Wood Construction  
 Moderately pitched Gable Roof  
 Windows: original 6 over 6 windows, some 1 over 1, multi-pane fixed  
 Clapboard Siding



## 509 3rd Ave

### Historic Home

**1920**

Bungalow Style

### Historic Inventory\*:

1 1/2 Stories, with basement  
 Rectangular with extension Plan  
 Concrete Foundation  
 Wood Construction  
 Gable Roof  
 Windows: 1 over 1 double hung  
 Bevel Siding  
 Diagonally braced purlins



- On Street Parking
- Due to environmental circumstances is built over the property line



# 605 3rd Ave

## Historic Home

1911

Vernacular Style



### Vertical Siding



2nd story balcony on back of house



### On Street Parking

The home is built on the property line with parking directly in front of the entrance within the side street.



### Historic Inventory\*:

2 Stories, with basement  
Rectangular Plan  
Concrete Foundation  
Wood Construction  
Gable Roof  
Windows: Aluminium, Diamond shaped windows  
Vertical Board Siding  
Pent-roofed wraparound porch with some chamfered posts, brick chimney



# 609 3rd Ave

## Historic Home

1907  
Vernacular Style



### On Street Parking

Home is built on the property line with parking in front of the home along the side of the street. Within the setback.

### Historic Inventory\*:

- 1 Stories, with basement
- Rectangular Plan
- Concrete Foundation
- Wood Construction
- Gable Roof, Pent-roof porch
- Windows: Alumnium
- Masonite Shingle
- Square Post with ornamental capitols





# 402 S. McLoughlin Blvd.

Historic Home

1828

Classic Revival Style



Dense lot coverage  
(more dense than proposed development)

New additions to house



Multi car parking area off Hedges Street  
(impervious parking along street with no planting buffer 6 90degree parking spaces with additional cars parked parallel to road)

Unique long skinny windows



## Historic Inventory\*:

2 Stories, with basement  
Rectangular Plan with Recent addition  
Concrete Foundation  
Wood Construction  
Low-Pitch Gable Roof  
Windows: Multi-pane double hung  
6/6 and 8-pane  
Multi-pane French doors lead to balcony  
Deck (alternation) , French doors  
(alternation) Two story addition to east  
(1970's)

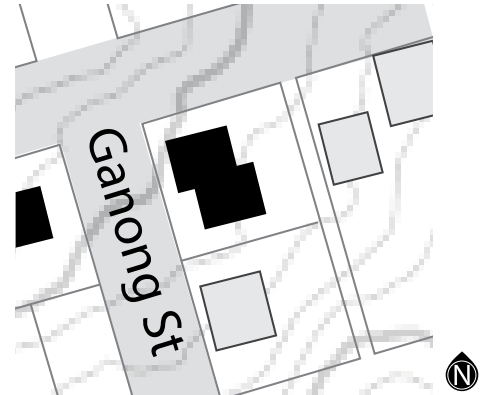


216 3rd Ave

## Historic Home

1918

Bungalow Style



## 2nd Floor Porch



Various Window Styles

## 2nd Floor Porch



Pervious Large Parking area directly off of the street.

No planting buffer.



## Historic Inventory\*:

- 2 Stories, no basement
- Square Plan
- Concrete Foundation
- Wood Construction
- Hipped Roof
- Windows: Various, with various nubers of small panes above one large pane, some casement windows
- Bevel Siding with cornerboards
- unusual window trim, one story shed roof addition to north



# 814 4th Ave

## Historic Home

1950

Rest Home, Nursing Home



Pull through driveway and parking

Retaining wall/Basement  
Foundation Wall

2nd story porch



## Historic Inventory\*:

1 1/2 Stories, with basement  
Irregular Plan  
Concrete Foundation  
Wood Construction  
Hip Roof with low pitched gable  
Windows: Squat Double hung  
Masonite Single Siding, Batten-sided  
Shed roof with exposed rafters, vertical  
balustrade and square posts



## 711 3rd Ave

### Historic Home

**1938**

Tract

#### Historic Inventory\*:

1 Story, no basement  
 Rectangular Plan  
 Concrete Foundation  
 Wood Construction  
 Shed Roof  
 Windows: Multi-pane fixed, some Double hung  
 Masonite Single Siding



Built into the earth

## 715 3rd Ave

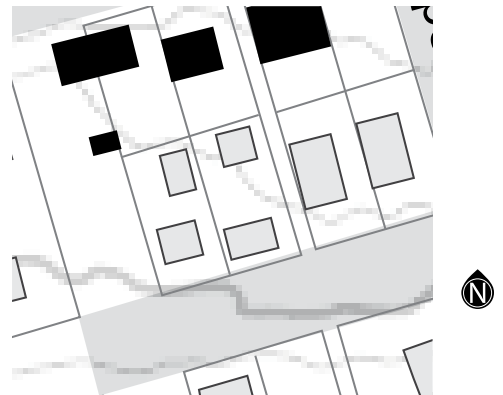
### Historic Home

**1935**

Vernacular Style

#### Historic Inventory\*:

1 Story, no basement  
 Rectangular Plan  
 Concrete Foundation  
 Wood Construction  
 Gable Roof  
 Windows: Aluminum Sliding Windows  
 Masonite Single Siding







## 207 4th Ave

### Historic Home

**1895**

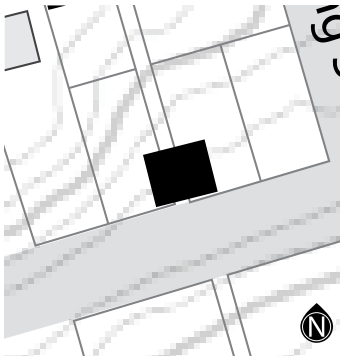
Vernacular Style

### Historic Inventory\*:

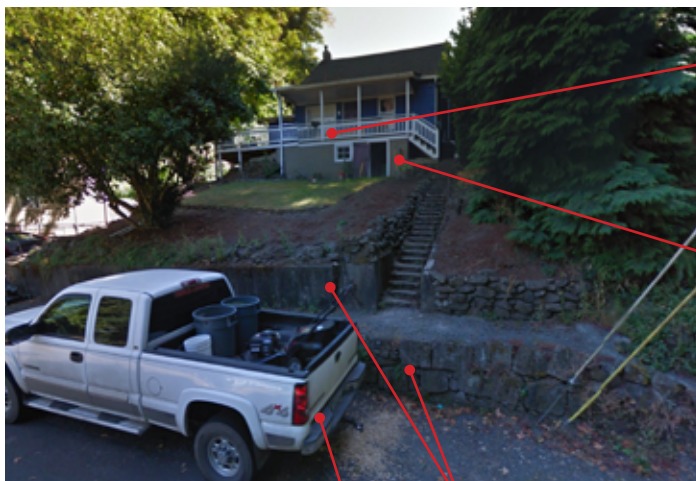
2 Stories, with basement  
 Rectangular Plan  
 Concrete Foundation  
 Wood Construction  
 Gable Roof  
 Windows: 1 over 1 with narrow trim  
 Masonite Single Siding over original  
 Shiplap siding

### On street Parking

### Built over the property line



2nd Floor Porch

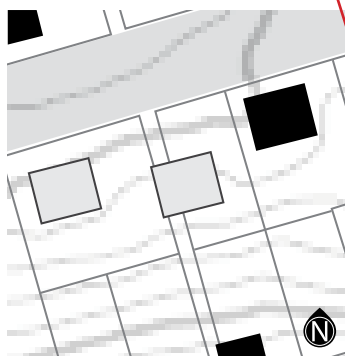


large wrap  
around upper  
story porch  
- partially  
covered

bottom floor  
opening  
built into the  
hillside with a  
large concrete  
foundation  
exposed

stepping back retaining  
walls to height of 8 feet

parking in front of  
house off street



2nd Floor Porch

## 408 3rd Ave

### Historic Home

**1866**

Vernacular Style

### Historic Inventory\*:

1 1/2 Stories, with basement  
 Rectangular with extensions Plan  
 Concrete Foundation  
 Wood Construction  
 Slightly bellcast Gable, Pent Roof Porch  
 Windows: variety, multi-pane, 6 over 1  
 double hung, 1 over 1  
 Masonite Single Siding over original bevel  
 siding  
 decorative "x" pattern balustrade, porch with  
 square posts

# 202 5th Ave

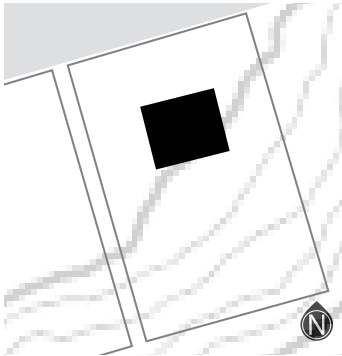
## Historic Home

**1933**

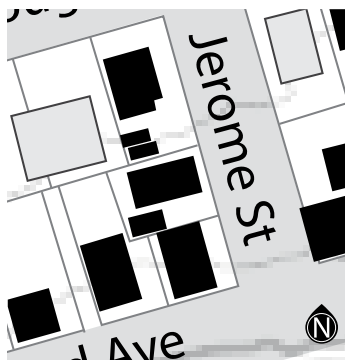
Post WW1 Vernacular Style

### Historic Inventory\*:

1 Stories, no basement  
Square Plan  
Concrete Foundation  
Wood Construction  
Low Pitch Cross-Gable Roof  
Windows: Geometric munti-mullion design  
Single Siding







## 214 Jerome Street

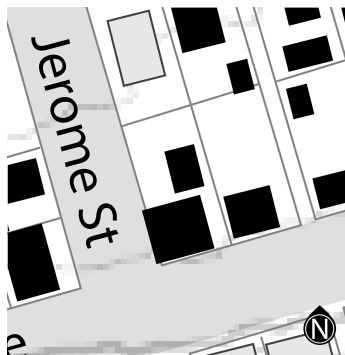
### Historic Home

**1915**

Bungalow

#### Historic Inventory\*:

1 Stories, no basement  
 Rectangular Plan  
 Concrete Foundation  
 Wood Construction  
 Gable Roof  
 Windows: mostly fixed windows  
 Shiplap Siding, cornerboards bevel siding at front



## 215 Jerome Street

### Historic Home

**1858**

Gothic Revival

#### Historic Inventory\*:

2 Stories, no basement  
 Square Plan  
 Concrete Foundation  
 Wood Construction  
 Steeply-pitched Gable Roof  
 Windows: multi-paned double hung with simple molding  
 masonite shingles over original siding

# 216 Jerome Street

## Historic Home

**1898**

Vernacular Style

### Historic Inventory\*:

1 Stories, no basement

Rectangular Plan

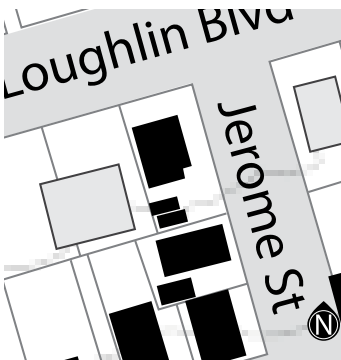
Concrete Foundation

Wood Construction

Gable Roof

Windows: aluminum replaced double hung

Masonite Shingles over original siding



# 416 S McLoughlin Blvd

## Historic Home

**1867**

Gothic Revival

### Historic Inventory\*:

2 Stories, with basement

Rectangular with Addition Plan

Concrete Foundation

Wood Construction

High Pitched Cross-Gable Roof

Windows: narrow 1 over 1 Double Hung

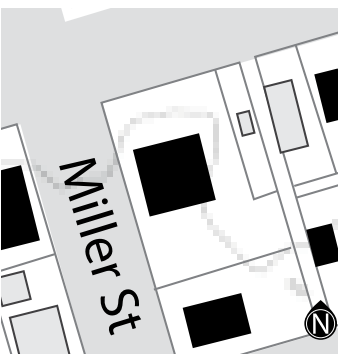
with Elaborate Architrave trim

Bevel Horizontal Board siding

Gothic arched door on second story,

leading to balcony with jig-sawn

balustrade, 2 brick chimneys



**Second Story balcony**





## Non Historic Homes



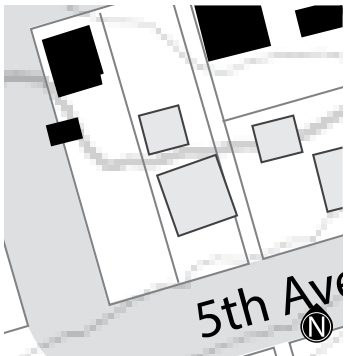
(J)

421 5th Ave



extended roof overhang  
providing cover for porch

exposed stepping up  
foundation from bottom  
level to main level of  
home



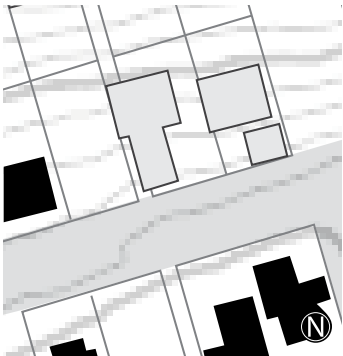
Extended roof overhang providing cover for porch  
Home built into side of hill with stepping up foundation  
around bottom level of the home.

605 4th Ave



Second Story Porch on rear of house

# 501 and 507 4th Ave

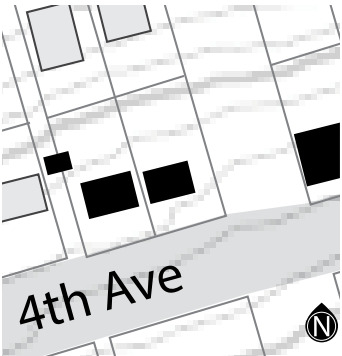


Large retaining wall  
Off street parking

# 601 4th Ave



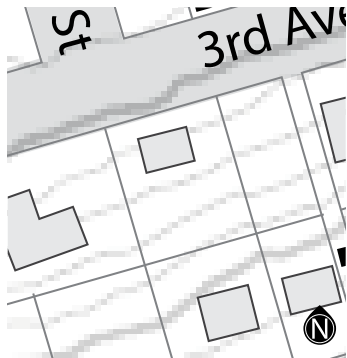
extended roof overhang  
providing cover for porch



Parking Directly off road  
Extended roof overhang creating cover for front porch.



## 614 3rd Ave



2nd Floor Porch

Uncovered upper level porch.

Home built within the side of the hill with retaining walls along the sides of the home

## 502 and 506 3rd Ave



**Roof overhang extending 5+ feet with no column support**

**Second floor balcony over first level**



2nd Floor Porch

Retaining wall

Second Story Porch

Roof overhang extending over porch 6+ feet with no column support

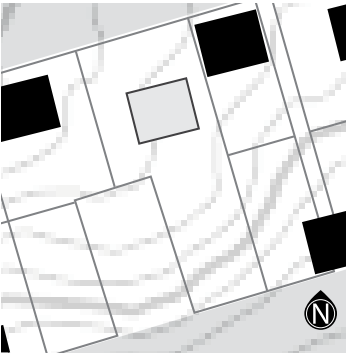


## 316 3rd Ave



extended roof overhang  
providing cover for porch

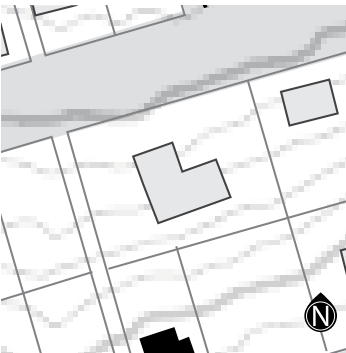
large front facade window  
openings



2nd Floor Porch

Roof overhang providing cover for front porch  
Large open windows along entire first level

## 704 3rd Ave



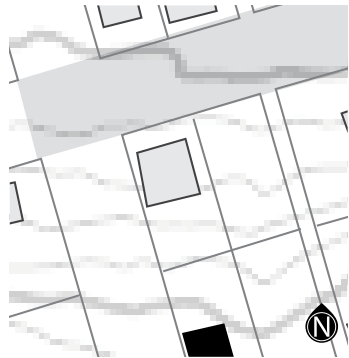
2nd Floor Porch

Retaining Walls  
Multiple tall stone retaining walls stepping back from the front  
of this property.

## 716 3rd Ave



Upper level balcony  
covering first level



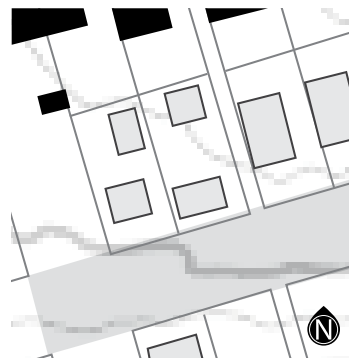
Second story porch

## 510 & 514 3rd Ave



Upper level balcony  
covering first level

Tall concrete retaining  
wall (6') in front of home

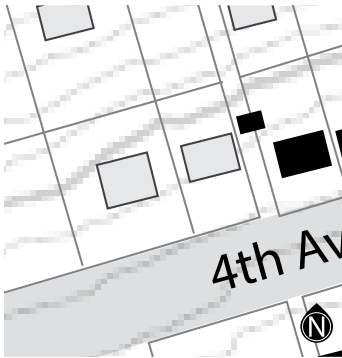


Parking at the street level  
2nd story porch  
Retaining Wall



## 611 & 615 4th Ave

On street parking  
Large parking lot area  
Large, suspended balcony porches off the upper levels of the home



**Large parking area**

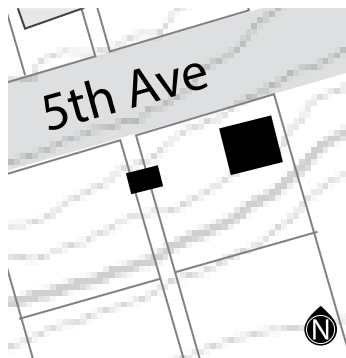


**Suspended balcony porches off of upper levels**

## 402 5th Ave



**Tall concrete retaining wall foundation**



**Raised porch**



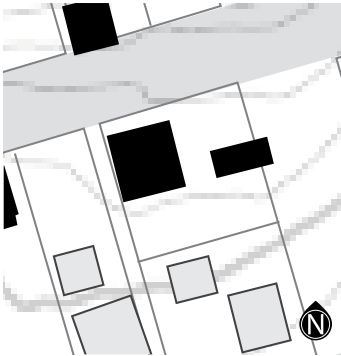


408 4th Ave

Home

1900

HISTORIC OR NOT??



Write about the unique condtiond of this house



606 3rd Ave

Upper level balcony  
covering first level

Tall concrete retaining  
wall



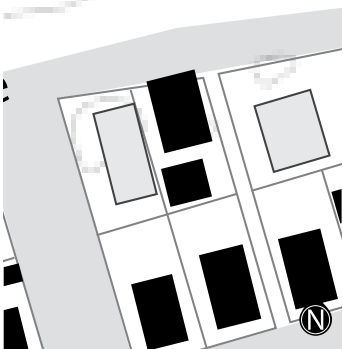
Second story porch  
Retaining Wall

# 516 Jerome St.

XXXXXX



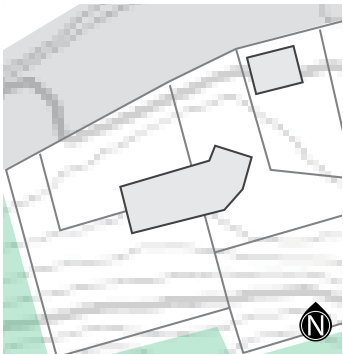
Large window for views



# 915 3rd Ave

Built into the landscape

2nd story porch





# 801 3rd Ave

## Apartment Complex



Upper level balcony  
covering first level



Tall concrete retaining  
wall



Large Parking area



Parking Lot

Parking Lot

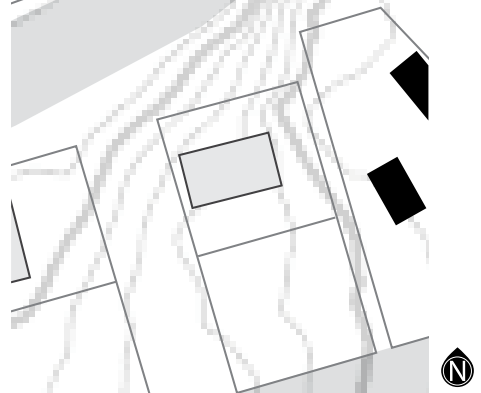


## 205 3rd Ave

### Apartment Complex



Upper level balcony  
covering first level



Large Parking area

Parking Lot

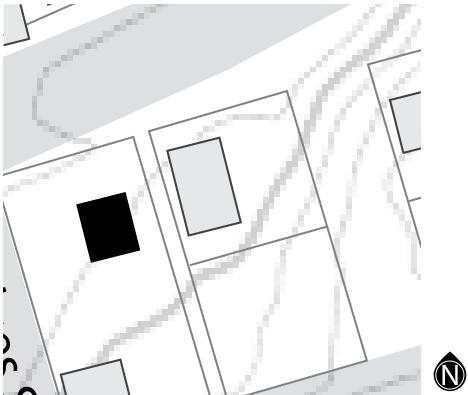


Parking Lot

## Multi-Family Homes

# 302 S McLoughlin Blvd

Apartment Complex



Upper level balcony covering first level

Tall concrete retaining wall

Large Parking area



Parking Lot



Parking Lot

