

Application for

# **Historic Review**

## **Single Family Residence**

625 4<sup>th</sup> Avenue, Canemah  
Oregon City, Oregon 97045

August 29<sup>th</sup>, 2016

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

**Project:** Single-Family Residence  
625 4<sup>th</sup> Ave. in Canemah District  
Oregon City, OR 97045

**Application:** For Historic Review

**Property Owner:** Alex Onishchenko  
P.O. Box 1812  
Clackamas, OR 97015  
  
Contact: Katia Onishchenko  
(503)305-0900  
OKA25LV@GMAIL.COM

**Designer:** Design Providence, LLC  
PMB 362 12042 SE Sunnside Rd.  
Clackamas, OR 97015  
Bo Robinson, Project Designer  
(503)760-0446  
Designprovidence@q.com

**Civil Engineer:** YTBD

**Geotechnical Engineer:** G2 Associates, Inc.  
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# 1. PROJECT INFORMATION

<b>Applicant:</b>	Alex Onishchenko
<b>Owner:</b>	Alex Onishchenko P.O. Box 1812 Clackamas, OR 97015 (503)703-0900
<b>Contact:</b>	Katia Onishchenko P.O. Box 1812 Clackamas, OR 97015 (503)305-0900 OKA25LV@GMAIL.COM
<b>Request:</b>	Historic District Review for construction of a new single family residence
<b>Location:</b>	625 4 <sup>th</sup> Ave. Oregon City, OR 97045  3-1E-01AA Tax Lot 1501
<b>Site Area:</b>	5000 s.f. plus 3500 s.f. vacated easement
<b>Zone:</b>	R 6
<b>Proposed Areas:</b>	Main building area-----1333 s.f. Garage area-----345 s.f. Covered porches & breezeway---368 s.f. Paved drive-----625 s.f.



## 2. PROJECT SUMMARY

The Project includes the construction of a new single family residence in the Canemah Historic District. Specifically on 4th 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” turnabout/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.

### 3. REVIEW CRITERIA

The applicant needs to meet OCMC 17.40.010 and the Adopted Design Guidelines for New Construction (2006),

***Regarding Criterion (1) - The purpose of the historic conservation district as set forth in Section 17.40.010;***

The Canemah National Register District has been in residential use since its settlement in the mid 1800's.

**17.40.010 Purpose.**

It is declared as a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical or aesthetic interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people. The purpose of this chapter is to:

- A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;
- B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;
- C. Complement any National Register Historic districts designated in the city;
- D. Stabilize and improve property values in such districts;
- E. Foster civic pride in the beauty and noble accomplishments of the past;
- F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;
- G. Strengthen the economy of the city;
- H. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and
- I. Carry out the provisions of LCDC Goal 5.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 10-1003, § 1(Exh. 1), 7-7-2010)

**Applicant's Response: The applicant understands the role and goals of the HRB and will cooperate to achieve those goals with respect to this project.**

***Regarding Criterion (2) -The provisions of the city comprehensive plan;***

***Section 5***

***Open Spaces, Scenic and Historic Areas, and Natural Resources***

Canemah. Canemah is an important example of a relatively intact riverboat town with architectural resources dating from the 1860s. Having evolved from a community for the elite of the riverboat industry to a workers' community, Canemah retains essentially the same sense of place it had in the latter half of the 19th century. Situated above the Falls of the Willamette, it was an important portage town and the major shipbuilding center on the upper Willamette River.

**Present Status.** Canemah was listed as a Historic District in the National Register of Historic Places in 1977. The area was zoned in 1954 for industry along the river, commercial and multi-family along McLoughlin Boulevard, and multi-family along Third Avenue and portions of Fifth Avenue. In 1982, a majority of the area was rezoned as residential except for a small strip on McLoughlin Boulevard, which was rezoned to Historic Commercial. In the last 20 years, many homes within the district have been rehabilitated, but some have not been maintained to a level that ensures their significance and status as contributing structures. New construction and exterior alterations need to be reviewed for their long-term effect on the neighborhood and National Register Historic District status.

**Applicant's Response: The proposed development is residential and meets the standards of the District. The proposed development meets the applicable criteria of Goal 5.3, Historic Resources**

***Goal 5.3 Historic Resources***

***Policy 5.3.1***

Encourage architectural design of new structures in local Historic Districts, and the central Downtown area to be compatible with the historic character of the surrounding area.

**Applicant's Response:** 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*

Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects

**Applicant's Response:** 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.

*Regarding Criterion (3) -The economic effect of the new proposed structure on the historic value of the district or historic site.*

**Applicant's Response:** The development will add value to the District in multiple ways. It will reinforce the historic feel to the neighborhood, and remove an eyesore by establishing an appealing residence in place of overgrown vacant lot.

*Regarding Criterion (4) The effect of the proposed new structure on the historic value of the district or historic site;*

**Applicant's Response:** The new single family project will reflect and reinforce the prevalent use and historic character of the surrounding area.

*Regarding Criterion (5) - Design Compatibility:*

**Applicant's Response:** 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.

#### **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.

**Applicant's Response:** 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.

#### **Design Guidelines for New Construction**

##### **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?

**Applicant's Response:** **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*

**Applicant's Response:** **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?*

**Applicant's Response:** **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.**

## **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.*

**Applicant's Response:** **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.**

## **Spacing**

*Maintain similar spacing to context buildings and the neighborhood.*

*Canemah, South of 3rd: House spacing is more irregular, but privacy is to be maintained. Adjust the siting to preserve mature plantings. Houses closer than 15 feet to the lot line require visual screening from one another*

**Applicant's Response:** **Please see attached site plan**

**Accessory Buildings**

Accessory buildings are subservient to the primary building and provide auxiliary use. They are to be located at less visible areas such as the side or back of the primary building. Where topography issues arise, detached garages may be located in the front yard if offset from the main façade

**Applicant's Response:** Please see attached site plan

**Roofs**

Canemah: cross gabled roofs; a secondary wing or addition with a perpendicular gable at the main roof ridge line; allowable if it is a lower story or lower ridgeline

**Applicant's Response:** Please see attached site plan

**Breezeways and covered walkways**

Breezeways and covered walkways provide sheltered links between buildings and accessory structures. They can provide access to or separation from different building uses, as a means for reducing large building massing and to promote use of accessory buildings.

*Mixed use commercial: breezeways may provide a means of connecting grouped smaller buildings.*

*Canemah, South of 3rd: Use of breezeways or covered walkways by HRB approval.*

**Applicant's Response:** Please see attached site plan.

**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?

**Applicant's Response:** 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. Trim is 1 x 4 with extended cap. All of the gables are adorned with a 8" frieze board. All building corners will have 1 x 6 trim. The roofing will be heavyweight composition shingles.



## 4. 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



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.

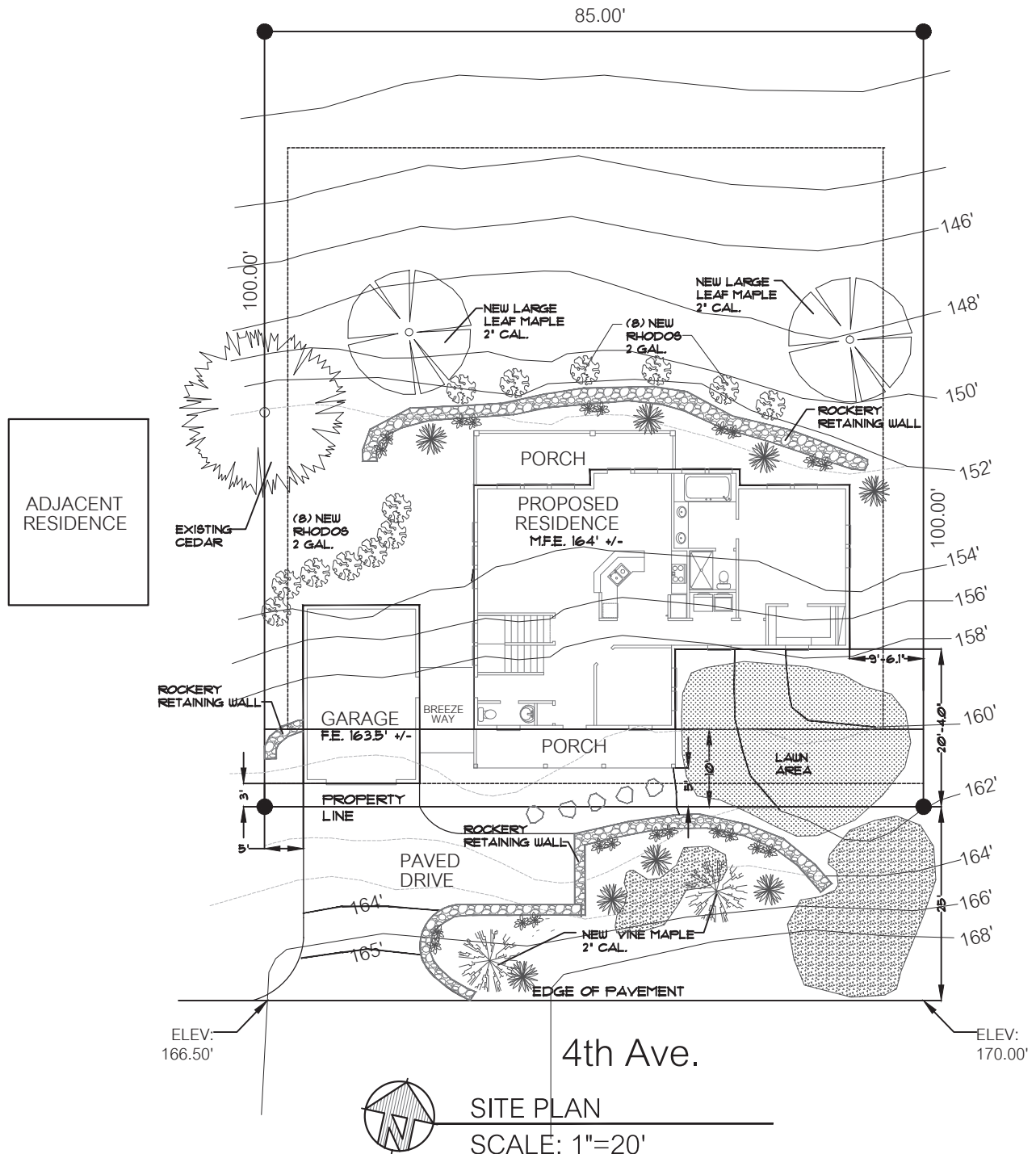


FRAGARIA VESCA - WOOD STAWBERRY  
(GROUND COVER)

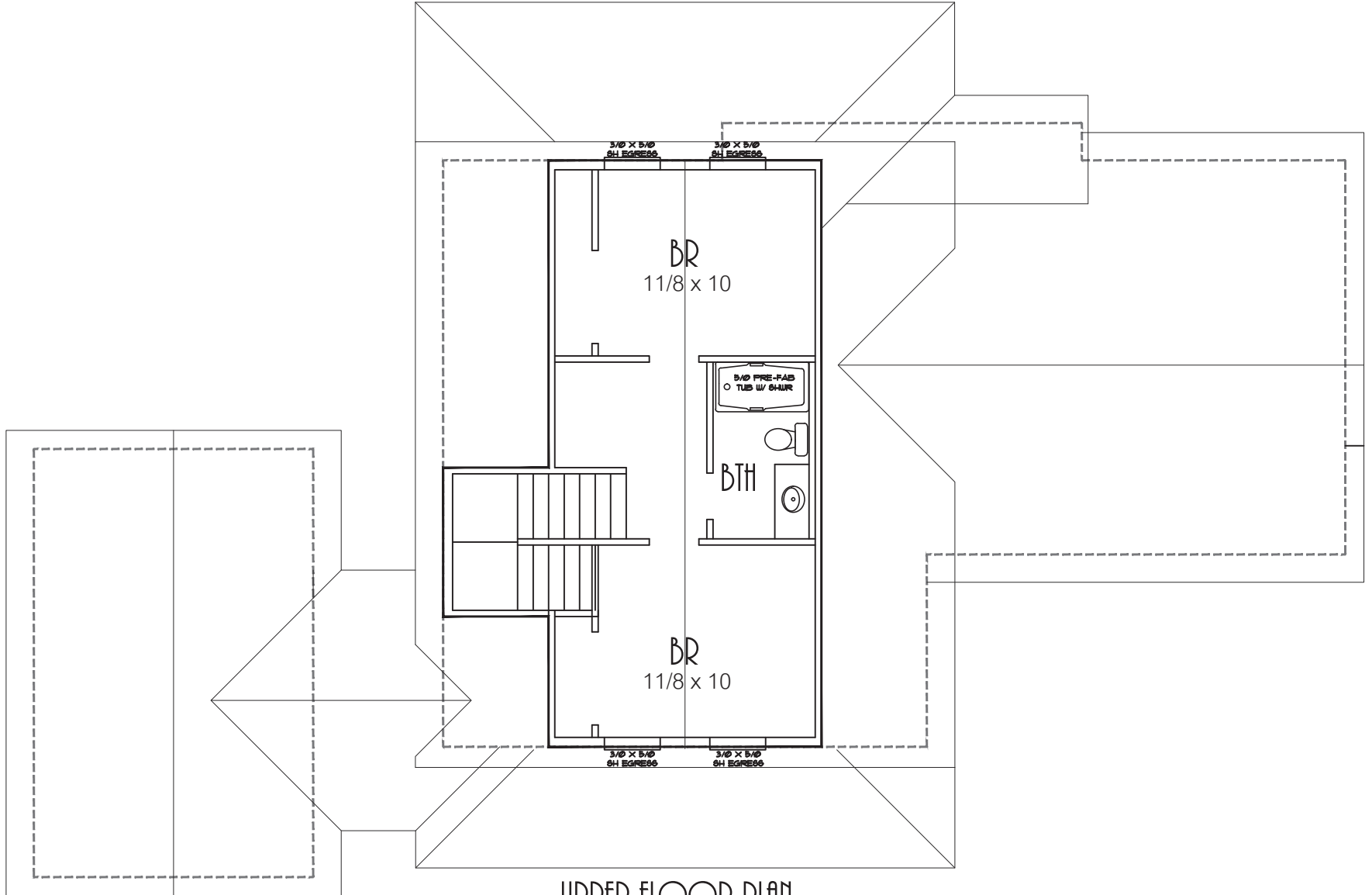


BASALT STONES

ALL BED AREAS TO BE COVERED  
WITH SMALL PEBBLE FIR MULCH

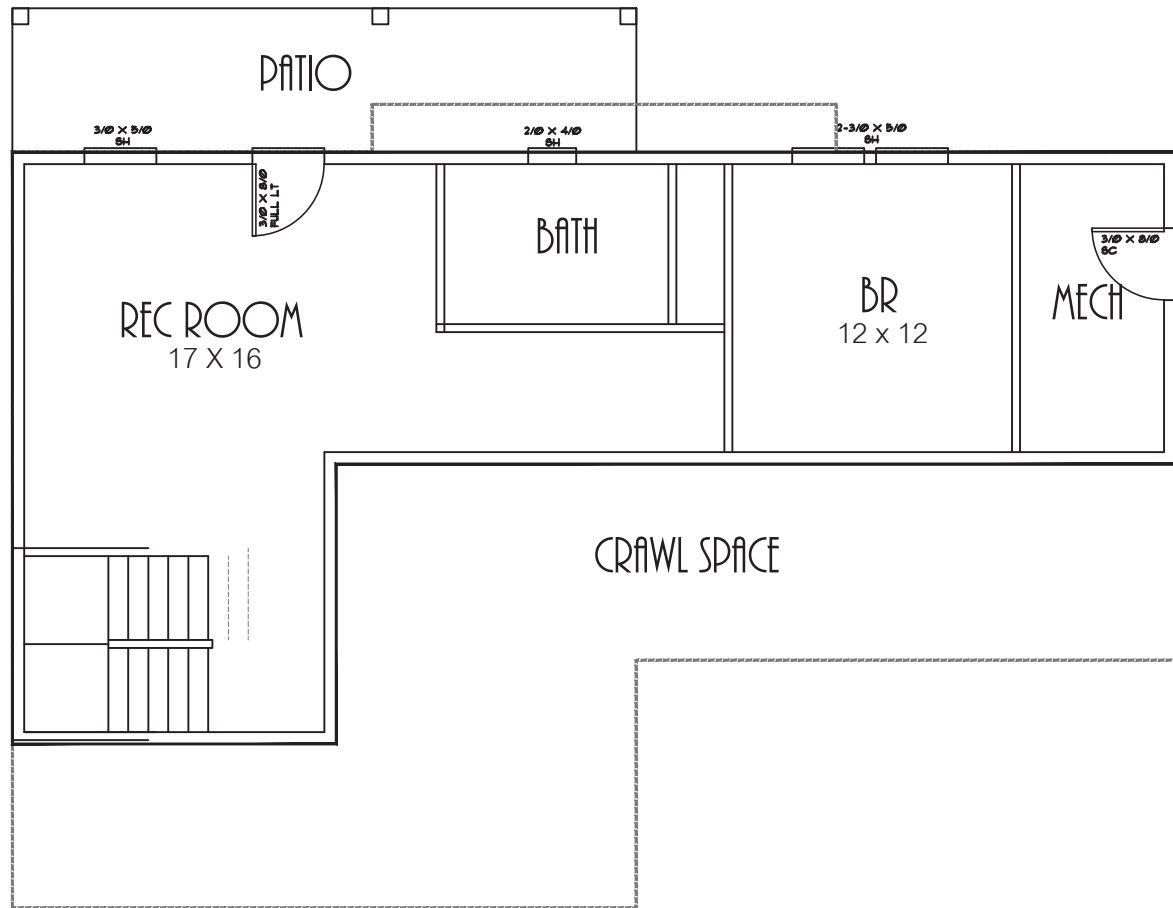






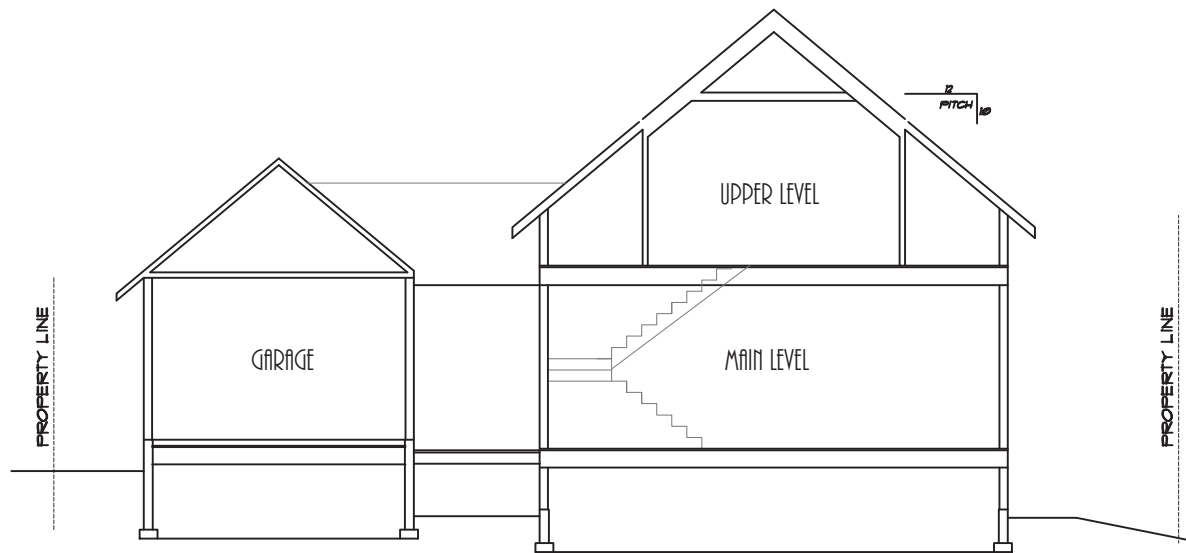
UPPER FLOOR PLAN

425 SQ. FT.

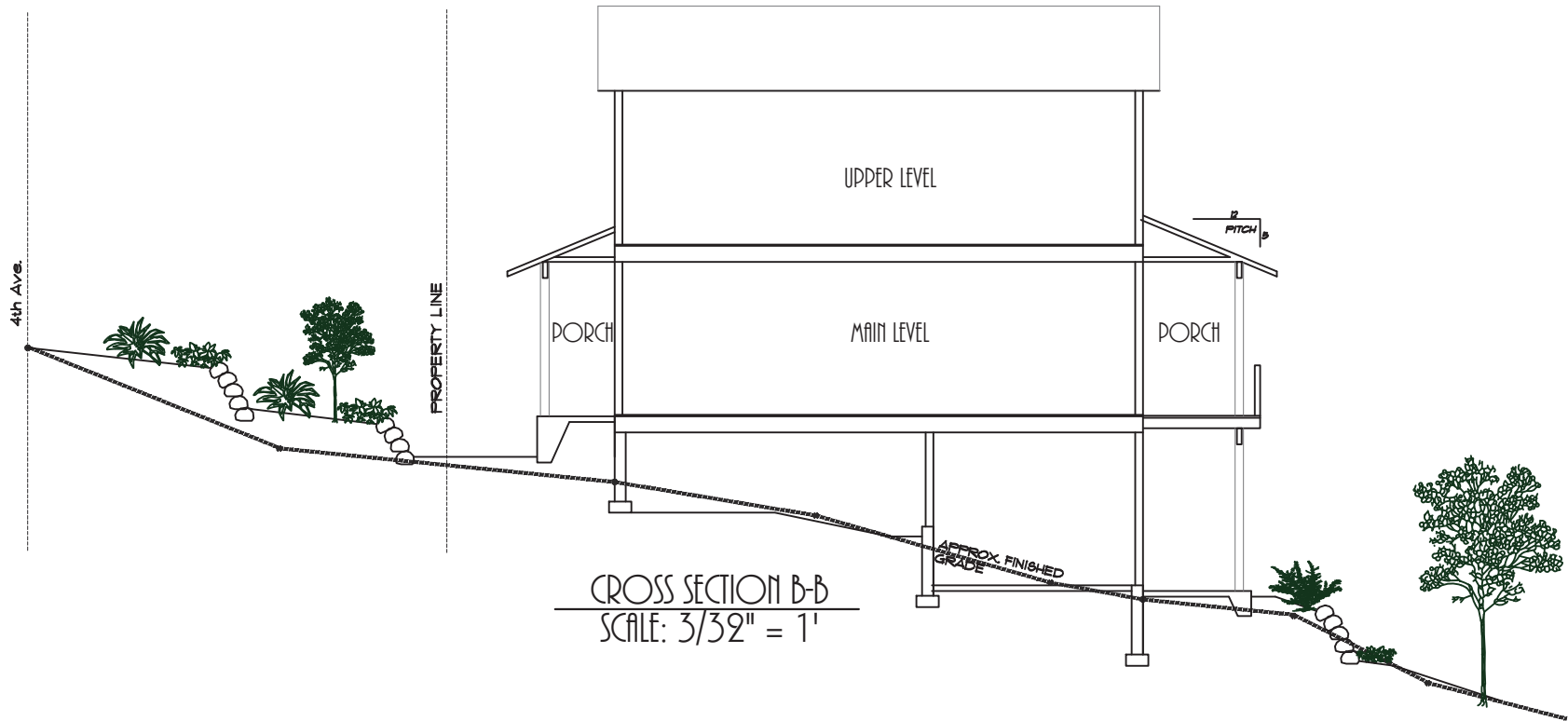


# LOWER FLOOR PLAN

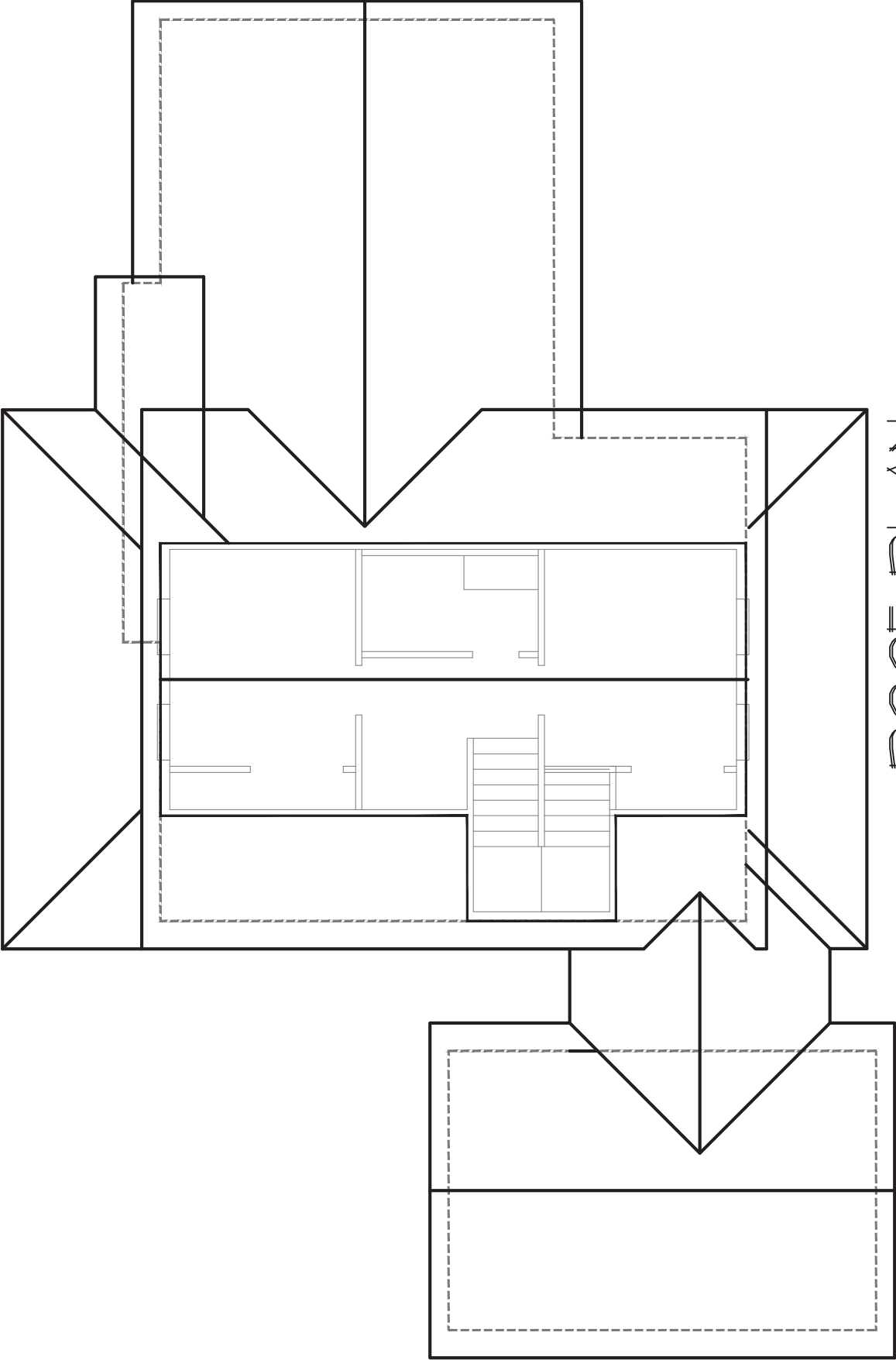
1/8" = 1'-0"  
700 SQ. FT.



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







ROOF PLAN

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

