

Canemah Neighbors

File NO: HR 16-06
Applicant: Alex Onishchenko
Canemah Citizen Comments: September 19, 2016

OCMC 17.40 – Building Guidelines with New Construction

Character Guidelines for New Construction, Oregon City Historic Districts,

In reviewing this submission, we believe the following points should be re-designed to meet Historical Requirements.

(OCMC 17-40 Building Guidelines with new Construction)

Section I: Site

Page 34, Site (Topography Use). OC Ord. 92-1003 *1.) This is not “Sited” in relationship and according to the Historic Neighboring House, which should be compatible. This means that the down slope site of the Main Level should conform to the neighboring homes.

Page 36, Building Placement (Spacing). Set-Back from the lot line of the house at 707 4th Avenue must be 15 Feet. This prevents visual screening of the Historic Contributing house next door.

Page 37, Accessory Building/Garage (Setbacks). The Garage should be set back and lower to meet this guideline (Suggestion: If the garage was placed be on the right side of the house, and lower to where it does not stick out would satisfy both Spacing and Setbacks).

Section II: Building Form

Page 38, Size (Height). The proposed building needs to conform to the neighboring Historic homes by referencing the Height requirement including the basement.

Page 38, Size (Widths). This proposed design does not maintain Historic proportions compatible with the immediate historic houses. The 66.5 feet in width

exceeds what is reasonable, in compatible comparisons, whereby to retain compatibility and not detract.

Page 38, Size (Depths). This design should not exceed the depth and proportion of the range of the neighboring house.

Page 39, Shape (Primary). We believe this design does not represent an actual vernacular design, complementing neighbor's homes.

Page 39, Shape (Roof). The pitch of the roof should be comparable to the houses next door and across the street so as not detract and compliment what is considered a Vernacular Design and to the standards published.

Section III: Design Composition -Please refer to previous comments.

Page 44, Composition Characteristics (Proportion). We believe the proposed windows; do not meet the design guidelines. HRB Policy #10- They are the "eyes" of the structure and they convey a sense of handcraftsmanship and detail that cannot be achieved with substitute materials. (Adopted October 25, 2001) It would be appropriate to be comparable to the neighboring Historic Homes next door and across the street, so as to not detract.

Page 44, Composition Characteristics -This Vernacular design, lacks the rhythm of neighboring Historical Homes.

Page 48, Group Elements (Breezeways & Connectors) OCMC, Section 17.54 OC Planning and Building 2.)* There should not be a breezeway – connecting the house to the garage, (previously suggested by making the garage subservient to the main house and set back, this would help in virtually every aspect).

We would hope for this home to become a positive and contributing part of our Historic Neighborhood. We believe if followed, our Historic guidelines will allow that.

1.)*Oregon City Ordinance, No. 92-1003, enacted on the 5th day of February, 1992, validates these easement conditions, that you cannot build in. The engineer drawing for sewer lines within the easement can be found in Oregon City- DWG #5148

2.)*OCMC, Section 17.54 of the Oregon City Planning and Building Division Policy for Determination of attached Buildings, determines what constitutes, the attachment of two buildings to be considered one structure.