# 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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2016

PROJECT: **CANEMAH
COTTAGE HOMES**

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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.
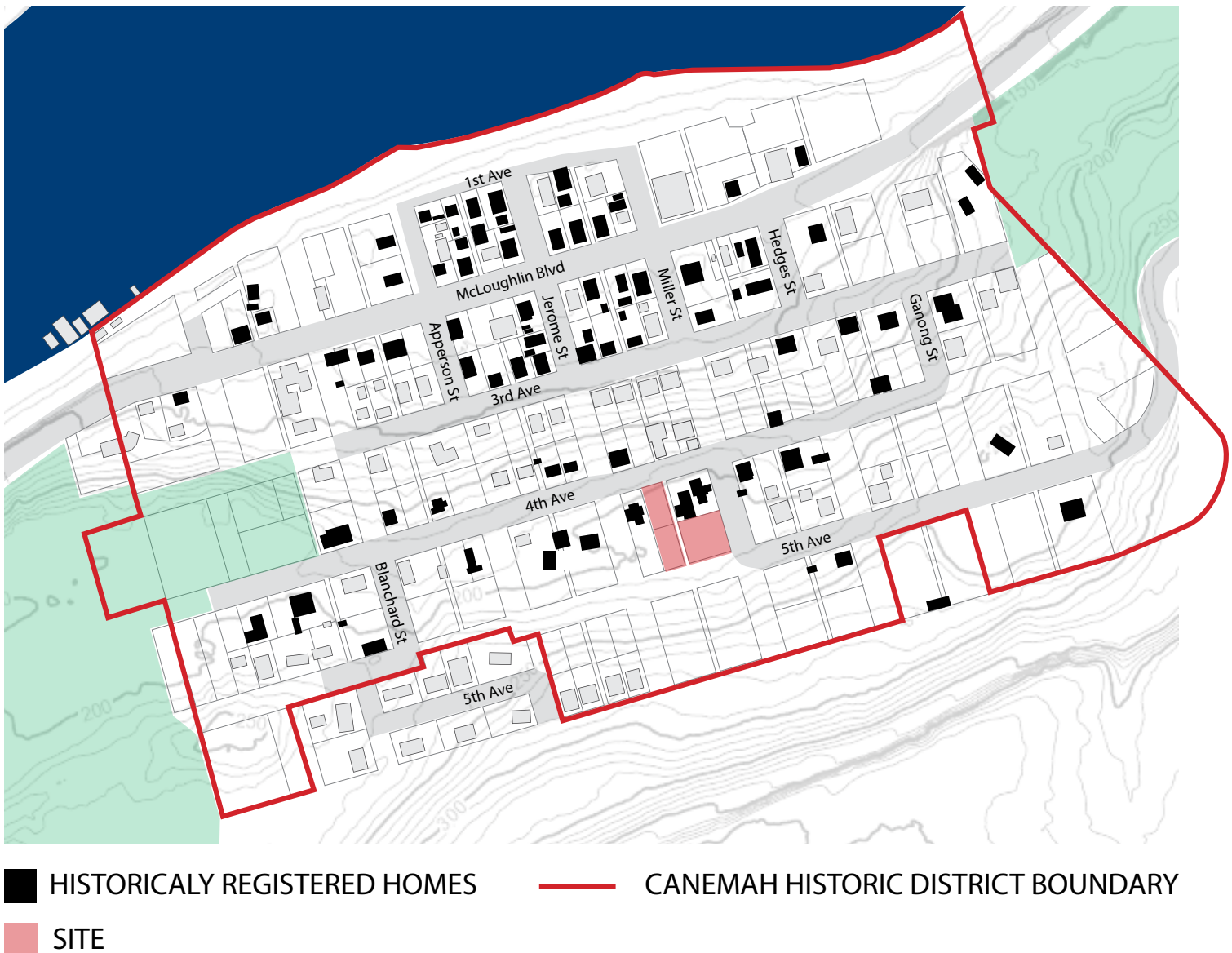


**Northeast**                    **Canemah**                    **Southwest**

# 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.



**■ HISTORICALY REGISTERED HOMES**  **—— CANEMAH HISTORIC DISTRICT BOUNDARY**

**■ SITE**

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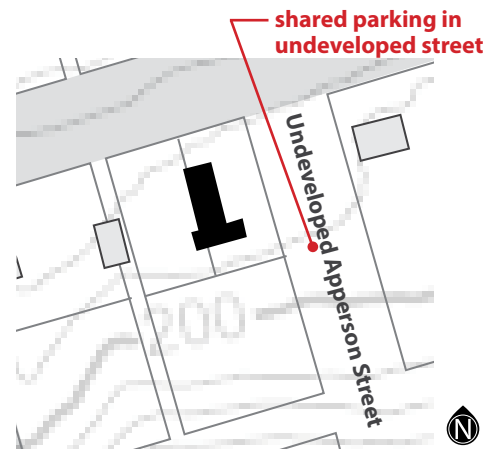Canemah National Register District website:     http://www.orcity.org/planning/canemah-national-register-district

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CANEMAH NEIGHBORHOOD ANALYSIS
2016

PROJECT: **CANEMAH
COTTAGE HOMES**

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# 702 4th Ave

**Historic Home**

**1885**

**Vernacular Style**



shared parking in undeveloped street

Undeveloped Apperson Street

large shared parking area in undeveloped street





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
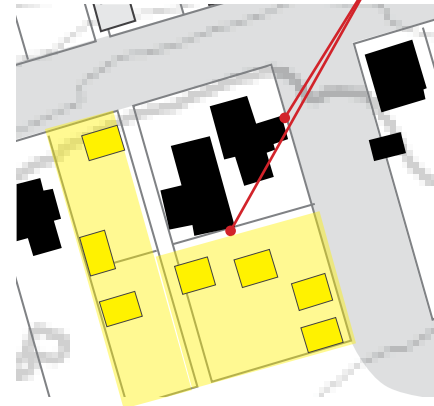
**Typical window types**

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DESIGN | PLANNING | ARCHITECTURE
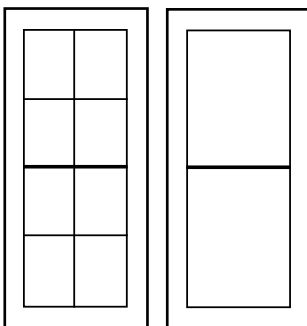
# (A-1 & A-2) 502 4th Ave

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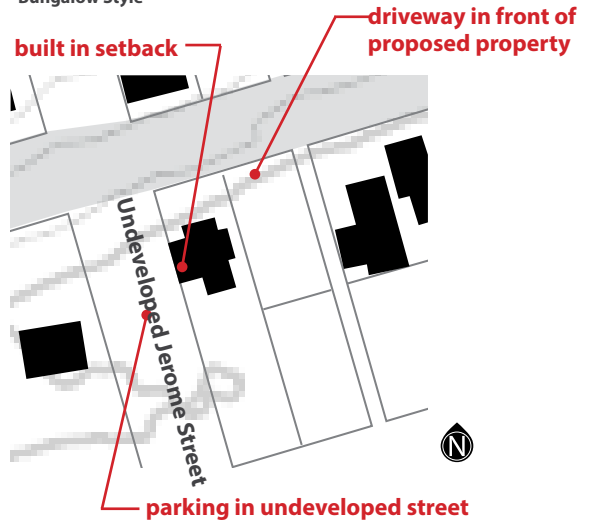Pent-roofed porch with square posts, engaged square pilasters and decorative brackets

**Historic Home**

**1922**
**Bungalow Style**

built in setback

driveway in front of proposed property



Undeveloped Jerome Street
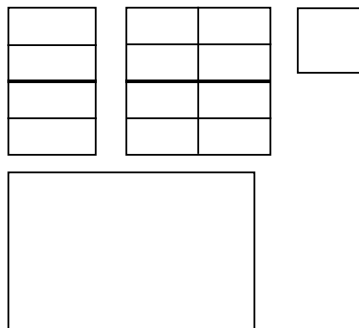
N

parking in undeveloped street

large picture windows







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 recangular 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

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# (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-shaped home

On Street Parking



**Historic Inventory\*:**

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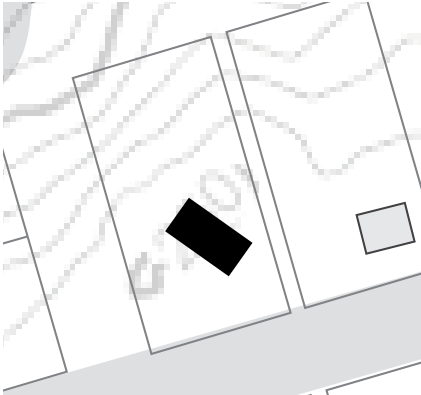Paneled door, pent-roof with square posts, massive central chimney, cornice detail with detail architrave trim

**Typical window types**

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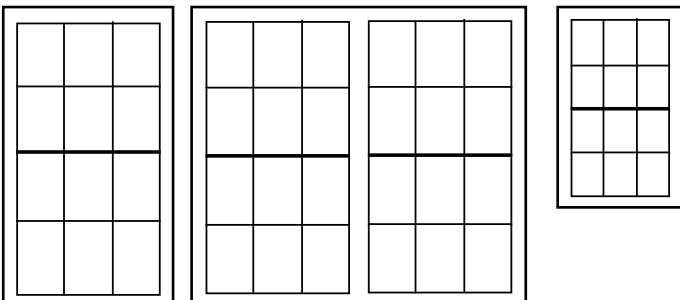
# 211 5th Ave

**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**
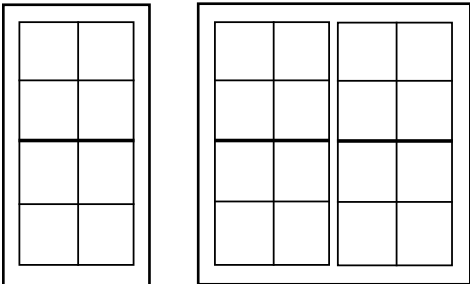
# 405 4th Ave

**Historic Home**

**1890**

**Vernacular Style**
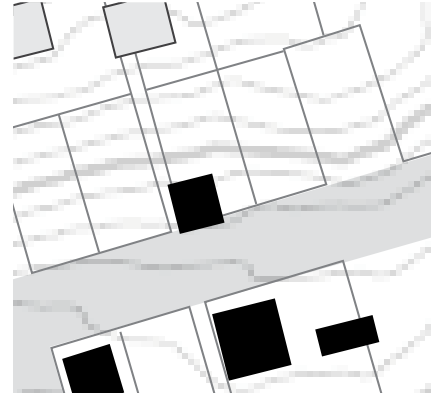


**2nd Floor Porch**

**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 alumunum windows - some original molding remains
T-1-11 Siding (alteration)
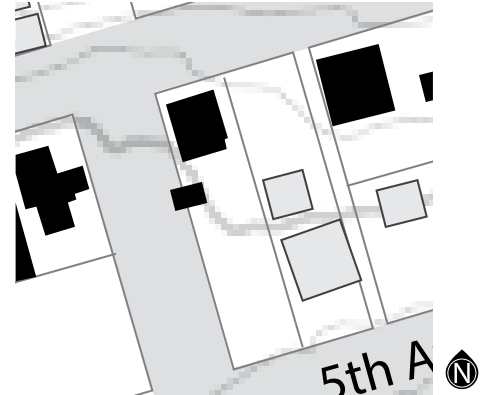Deck (alteration) , Sliding Glass Door (alteration),  Metal Chimney

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# 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 over4 double hung,
Masonite Shingle Siding, wide rake and
cornerboards
Classically style columns at front porch,
exposed rafters on Pent Roof extention
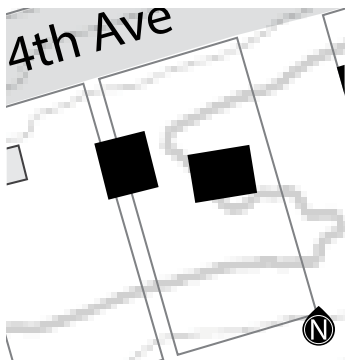


# 210 Hedges St

**Historic Home**

**1911**
Vernacular Style
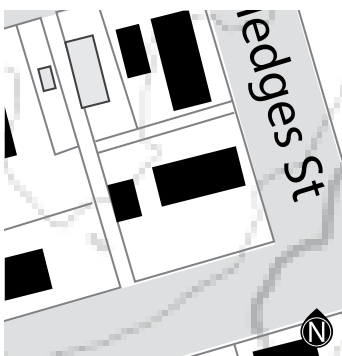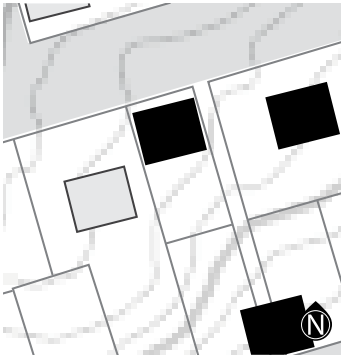
**Historic Inventory*:**

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

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# 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
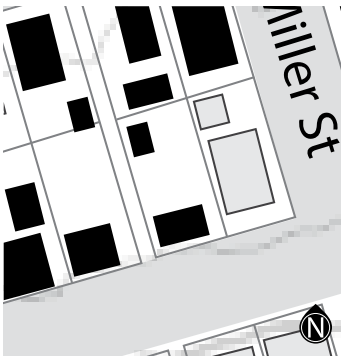Clapboard Siding



# 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: Alumnium, Diamond shaped windows
Vertical Board Siding
Pent-roofed wraparound porch with some chamfered posts, brick chimney

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# 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 propsed 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)

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# 216 3rd Ave

**Historic Home**

**1918**
**Bungalow Style**




Ganong St
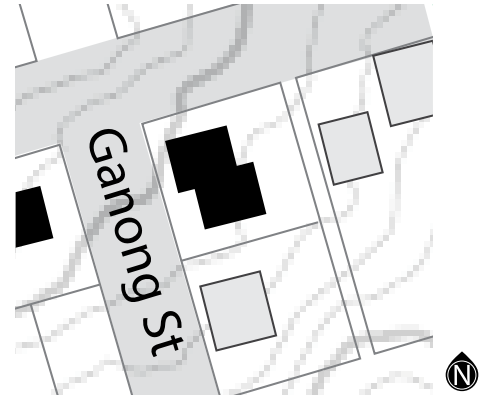


**2nd Floor Porch**



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**
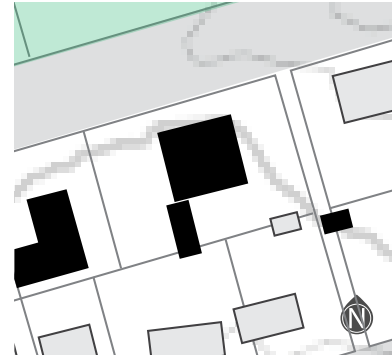






Pull through drivway and parking

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

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Built into the earth

# 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

# 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
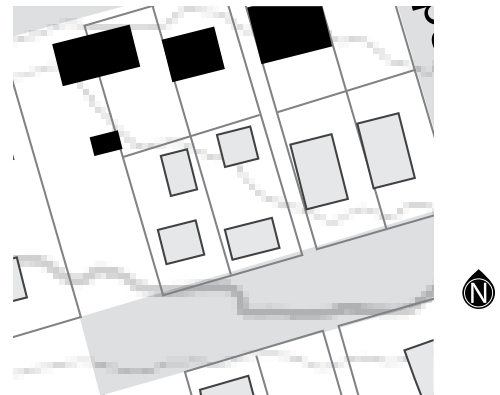
# 207 4th Ave



**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





**2nd Floor Porch**

**On street Parking**

**Built over the property line**

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# 408 3rd Ave
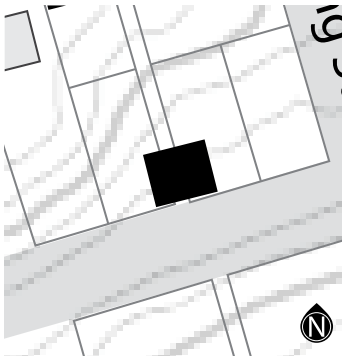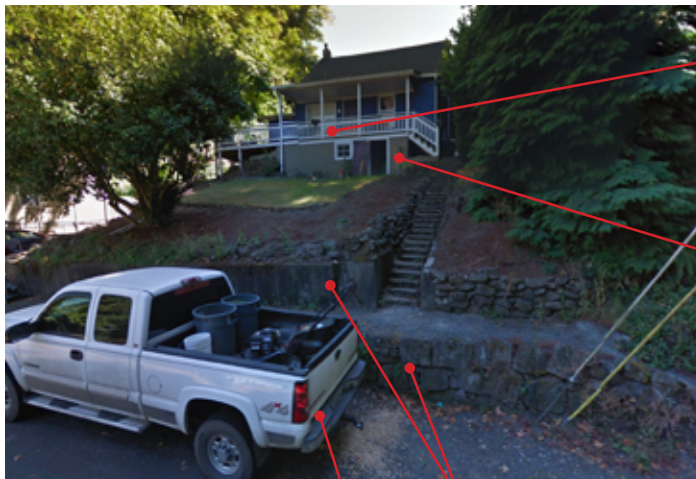


large wrap around upper story porch - partially covered

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
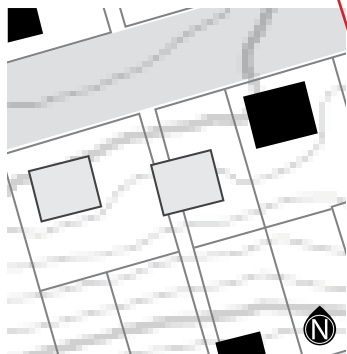
**Historic Home**

**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, 6over 1
double hung, 1 over 1
Masonite Single Siding over original bevel
siding
decorative "x" pattern balustrade, porch with
square posts



**2nd Floor Porch**

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# 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
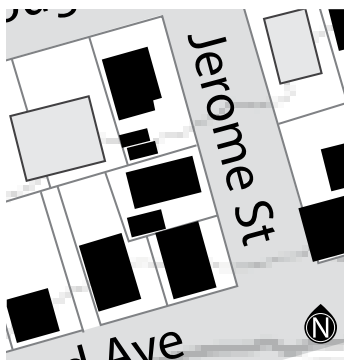Single Siding
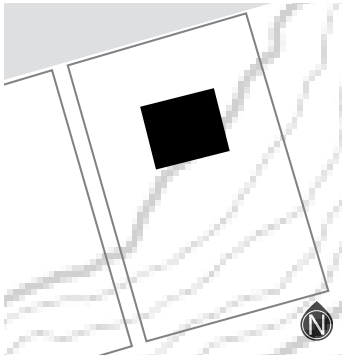
# 214 Jerome Street

**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

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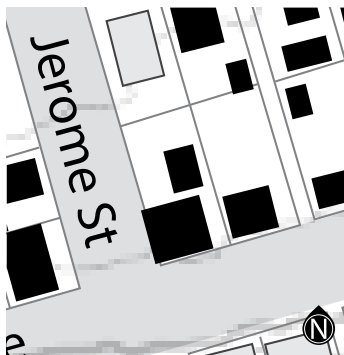
# 216 Jerome Street

**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
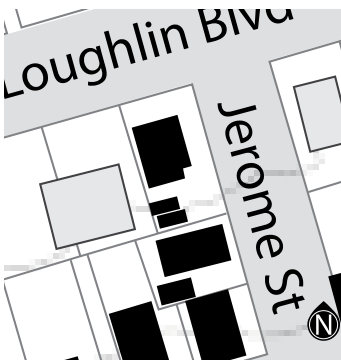
# 416 S McLoughlin Blvd

**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
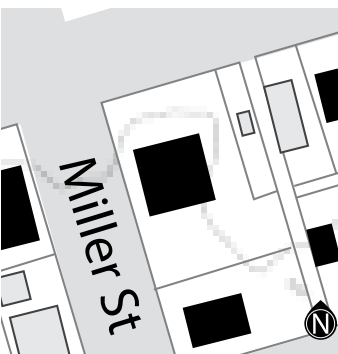
**Second Story balcony**

# 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
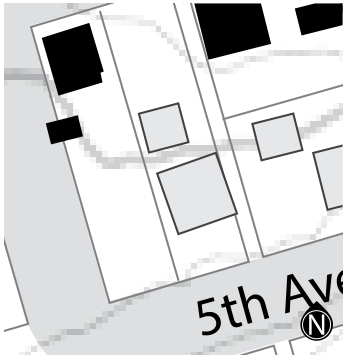




Extended roof overhang providing cover for porch
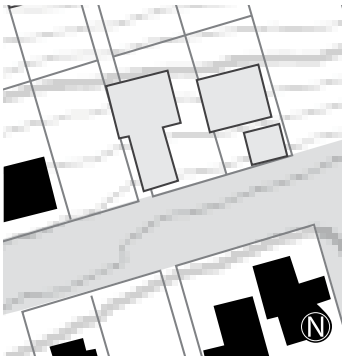Home built into side of hill with stepping up foundation around bottom level of the home.

5th Ave

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605 4th Ave





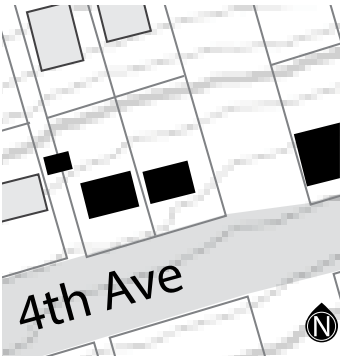Second Story Porch on rear of house



4th Ave

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## 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
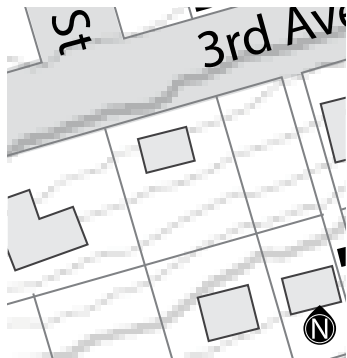




**2nd Floor Porch**

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 overhandg 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

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# 316 3rd Ave



**extended roof overhang providing cover for porch**

**large front facade window openings**
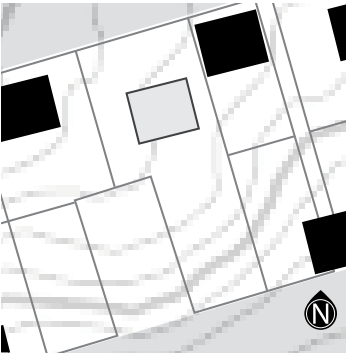




**2nd Floor Porch**

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

# 704 3rd Ave
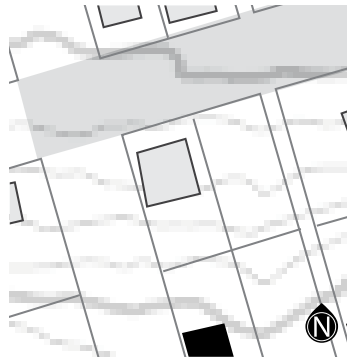


**HOME DESTROYED BY FIRE**
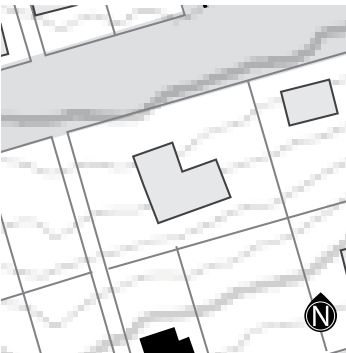




**2nd Floor Porch**

Retaining Walls
Multiple tall stone retaining walls stepping back from the front of this property.
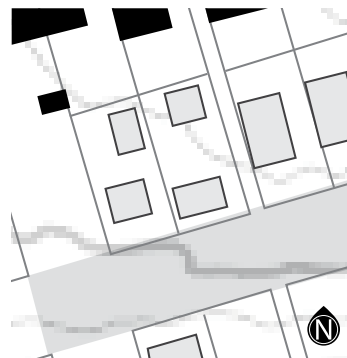
# 716 3rd Ave



**Upper level balcony covering first level**





Second story porch

# 510 & 514 3rd Ave



**Upper level balcony covering first level**

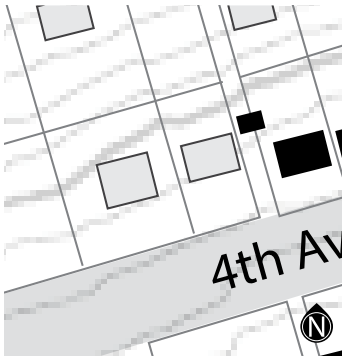**Tall concrete retaining wall (6') in front of home**



Parking at the street level
2nd story porch
Retaining Wall

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## 611 & 615  4th Ave



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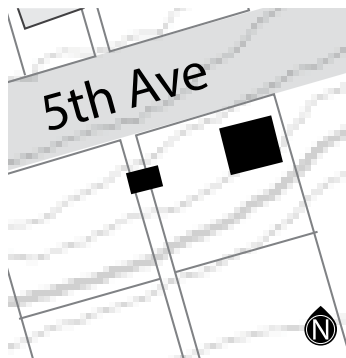the upper levels of the home



4th Ave



**Large parking area**



**Suspended balcony porches off of
upper levels**

## 402 5th Ave



**Tall concrete retaining
wall foundation**
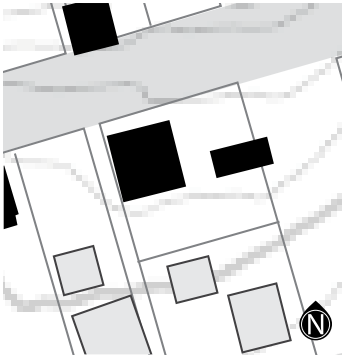
Raised porch

5th Ave

# 408 4th Ave
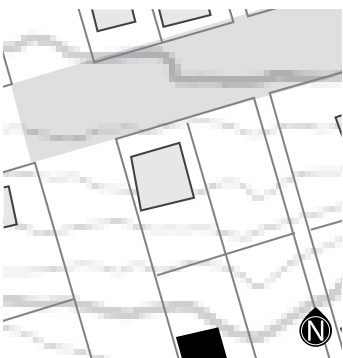
**Home**

**1900**

HISTORIC OR NOT??



Write about the unique condtiond of this house

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# 606 3rd Ave



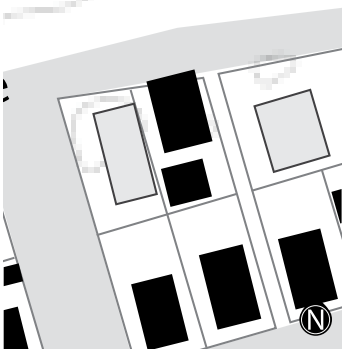**Upper level balcony covering first level**

**Tall concrete retaining wall**



Second story porch
Retaining Wall

**ideasCollaborative**
DESIGN | PLANNING | ARCHITECTURE
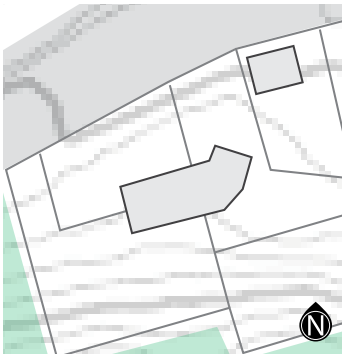
# 516 Jerome St.

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

**ideasCollaborative**
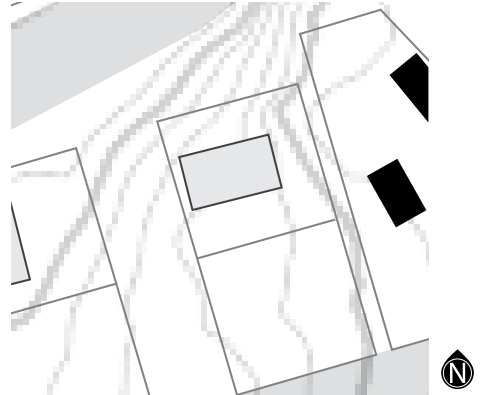DESIGN | PLANNING | ARCHITECTURE

# 205 3rd Ave

**Apartment Complex**



**Upper level balcony covering first level**





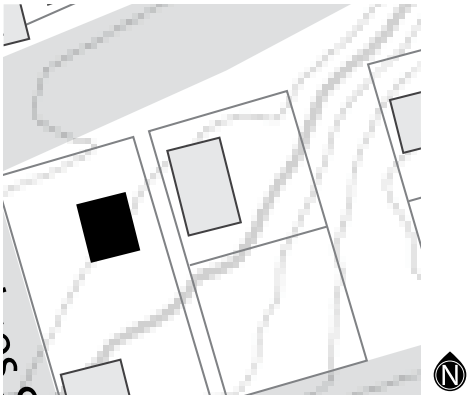**Large Parking area**

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

**ideasCollaborative**
DESIGN | PLANNING | ARCHITECTURE

CANEMAH NEIGHBORHOOD ANALYSIS
2016

PROJECT: **CANEMAH
COTTAGE HOMES**

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