CANEMAH COTTAGE HOME

Historic Review

ideasCollaborative
DESIGN | PLANNING | ARCHITECTURE
PORTLAND

AriaTouch
making places that touch the human spirit

1001 SE Water Avenue, #130
Portland, Oregon 97214

TYPE III - HISTORIC REVIEW BOARD SUBMITTAL

APPLICANT: IdeasCollaborative
1001 SE Water Ave.
Portland, Oregon 97214

OWNER: Christopher Staggs, AriaTouch, LLC
8903 SW Nordic Drive
Portland, Oregon 97223

REQUEST: Description of Project: New Cottage Home Development in Canemah National

LOCATION: Address: Adjacent to 502 4th Ave.
Map and tax lot number: 2200, 3600 and 3700
(See Property Zoning Report pg XX)

I. BACKGROUND:

1. Existing Conditions:
   Vegetated, vacant lot

2. Project Description
   New Construction, 7 Cottage Homes

3. Basic Facts
   See Project Summary (pg6)
   See Narrative (pg 7-10)
   See Property Zoning Report (pg 4-5)
   See Pre-Application Meeting notes

4. Proposed Area
   See Project Summary (pg6)

5. Drawings and site Plan

6. Building Elevations, Materials and Design

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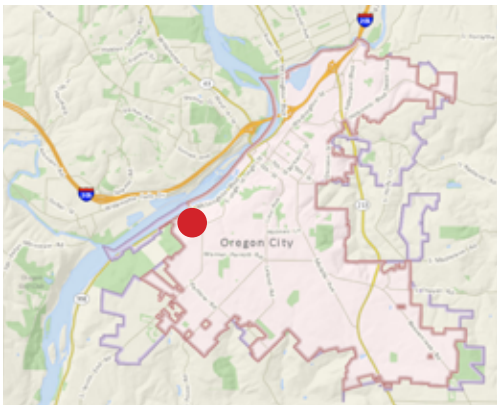
Drawings attached
- Site Plan
- Site Sections
- Exterior Elevations
- Housing Plans and Elevations

APPENDIX:
Pre-Application Conference Notes
Canemah Neighborhood Association Meeting Notes
Pre-Application Conference Summary Sheet
Erosion Control Permit
Erosion and Sediment Control Plan
Wetland Delineation
Geological and Geotechnical Evaluation Report
Department of State Lands Letter

PERMITS SOUGHT BY APPLICANT:
- Street Tree Removal Permit
- Erosion Control Permit (COMPLETE and INCLUDED
- New Commercial and Residential Building Permit
- Land Use Application will be submitted for
- Geologic Hazard area for Slopes and Landslides

Electrical Permit
Plumbing Permit
Mechanical Permit

PROPERTY ZONING REPORT



Taxlot Information

Taxlot Numbers: 2200, 3600, and 3700
Site Address: Adjacent to 502 4th Ave.
Oregon City, Oregon 97045

Overy Information

In Historic District?	Y (Canemah Historic District)	TYPE III Land Use Application
In Willamette Greenway?	Y	
In Unstable Slope Area?	Y (Geological Hazard Land Use)	TYPE II Land Use Application
In Water Resrouce Overlay District?	N	
In Floodplain?	N	
Wetland On Site?	Y (Wetland Deliniation Report)	

Additional Adjustments/Information

Boundary Line Adjustment	Y
Site Plan/Design Review	Y
Cottage Home Development	Y

Planning Designation

Zoning: R6
Canemah Neighborhood Association
Canemah Historic District
Geological Hazard Landslide Area

Owner Information

Name: AriaTouch, LLC
Address: 1001 SE Water Ave. Suite 140
Portland, Oregon 97214

WATER/SEWER/STORMWATER

WATER LINES

SEWER LINES

STORM LINES

GEOLOGIC HAZARD-SLOPES

>25%

50' BUFFER

PROJECT SUMMARY

PROJECT INFORMATION

Site Area:	20,000 SQ. FT.
Existing Structures?	N/A
Proposed Building Area:	TOTAL (7) small cottage homes on 4 lots : 600-1,100 (2) two story 800 sq. ft. units (3) one story 600 sq. ft. units (2) two story 1,100 sq. ft. units **Total Footprint Area: 4,420 sq. ft.** **Density: 0.22 (Code max 0.40)**
Proposed Building Height:	Between 20-24 feet
Parking Summary:	Required = 11 (6) East side parking area (4) West onsite parking area (1) Pull through parking in front of 4th Street home
Rainwater Collection:	Concrete planters with overflow drain connecting directly to sewer
Preserved Wetland Area:	**4,200 sq. ft.**

(E) = Existing Homes

NARRATIVE

We are proposing a "cottage home development" within the Canemah historic district. The proposed development is on four property lots (3 tax lots: 2200, 3600, and 3700) equaling 20,000 square feet in total. There will be 2 small cottage homes per lot. The footprint of the 7 cottage homes would be equal to 4,420 total square feet, or 21% of the total site. There will be three basic home sizes. (2) two story 1,100 square foot homes, (2) two story 800 square foot homes and (3) one story, with loft, 600 square foot homes. The homes will range from 20-25 feet in height. Our references for this project are 17.62.059 -Cottage Housing code, 17.44 Geologic Hazards code, 17.40.010 Historic Overlay District, the Oregon City R6 Zoning building codes for new construction and the Oregon City Historic Design guidelines.

Site:

The Canemah Historic District does not have uniform setbacks. Many properties are built on, over and within property line setback. (See SETBACKS Pg11) The site has a historic wetland on it, which is being preserved. A wetland delineation for the site was conducted resulting in a 4,200 square feet of the south end of the site dedicated as wetland open space. (See Figure 1 pg 9) We are proposing a homeowner's association ownership shared/open public space - which includes the wetland. The project is requesting a Historic Preservation Incentive to build two of our cottage homes on the east property line as a result of preserving this historic wetland and find that it fits within the character of the neighborhood. Although the Canemah Historic District lots are traditionally 50x100 with a single house, we are designing to the City of Oregon's Cottage Housing Code which is allowed in this zone. We will have less than the equivalent of two houses per lot, however due to the small "cottage" size of the homes, the density, at 21% is much less than most of the properties in the neighborhood, historical or otherwise, and is significantly less than maximum Oregon City Code, which is 40%. The spacing between the houses will be at least 10' as required by the Cottage Housing Code.

The first 7 feet into the North portion of the property is >25% slope. The rest is a gentle slope, with the lowest point being the wetland on the South portion of the property. (See GEOLOGIC HAZARD-SLOPE pg5) Up until recently, the property was vacant land covered with a dense thicket of blackberry plants. Upon our removal of the blackberries, we found large amounts of rubbish. Soil testing by a licensed geotechnical engineer has concluded there are areas where the first 5' of topsoil is undocumented fill - a mix of organic material and debris which must be removed from the site prior to construction. The earth removed for the 4th Ave parking area was approved to replace the soil where the topsoil is to be removed. The soils were determined appropriate construction and bedrock was found around 20' in depth in the deepest boring location.

NARRATIVE-CONT'D

There are two trees on the slopped North portion of the site with a diameter over 6" which will be removed for safety and access into the site. Once construction is completed the site will be replanted with a dense mix of shrubs, trees, grasses and flowers native to the region. The street frontage along 4th Ave. and Miller Street will be densely vegetated to contribute to the tree canopy while creating a buffer zone between the street, the parking areas and the neighbors. Minimizing the visual impact of the development from the streetscape.

There are two separate parking areas for a total of 11 parking spaces 1.5 for each house as required by code.
The parking areas are landscaped to minimize their visual impact in the neighborhood. We are maintaining and landscaping the adjacent right of ways of the siteto presrve the visual and contextual character of the Canemah district. To manage rainwater runoff, we are using rainwater planters with overflow directly into the sewer system. To manage rainwater runoff, we are using rainwater planters with overflow directly into the sewer system. All walking surfaces on site will be made of crushed granite or gravel (except for the minimal required pavement by road).

Building form:
Our goal is to blend in with and respect the historic homes of the neighborhood. The design and composition of the new homes is derived from a deliberate and extensive study, analysis and derivation of the home patters in Canemah. We are designing in the spirit of the historic vernacular style of architecture with a 12"/12" pitch roof and 1 1/2 story roof height. We are also keeping the exterior minimally designed with painted horizontal and vertically hung board siding (natural shiplap siding and wood slats in architecturally significant locations) and wood windows. The windows are at a 1:2 proportion as is consistent with the historical houses in the area at 2.5' x 5'. We are providing recessed porches and breakfast nook projections in proportion to the main volume to provide variation of the massing, visual interest, weather protection, and to break up the volume. The homes are not cookie cutters of each other. Each home is designed with its specific location and orientation in mind making it unique, which is a common pattern of the Canemah district. We are building with Structurally Insulated Panels (SIPS) to improve buildability and construction schedule with the added benefit of high energy performance and durability. We are painting the homes with a palate of earth tone colors selected from the nature around the neighborhood. (See Figure 2 - Color Palette Pg9) The homes will be fitted with skylights where appropriate to maximize daylighting in the homes. (See Canemah Neighborhood Analysis - Windows for precedence of skylights in the neighborhood) As stated in the Design Guidelines; "New construction is just that. It is not historic, nor shall it attempt to be historic, but rather to stand side by side with existing historic structures in a respectful manner."

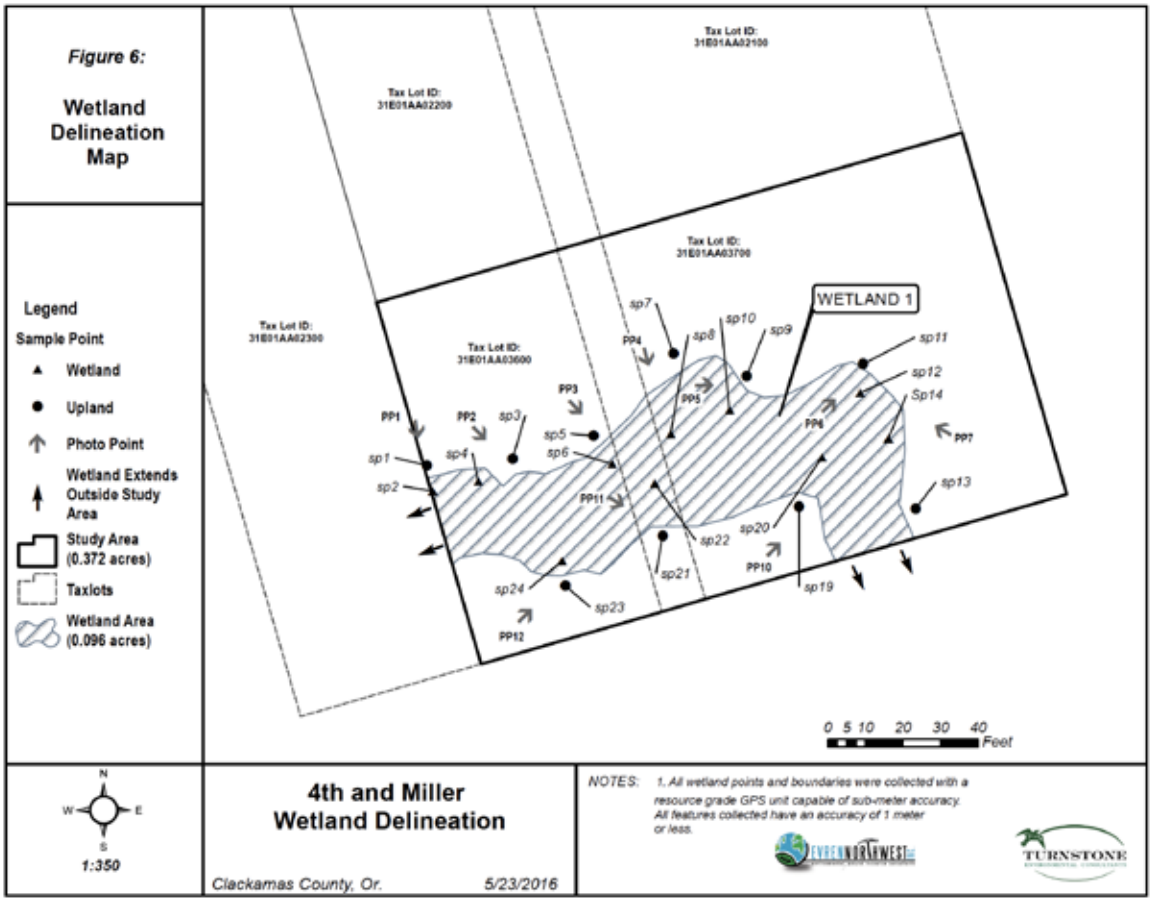


Figure 1 Wetland Deliniation Report)

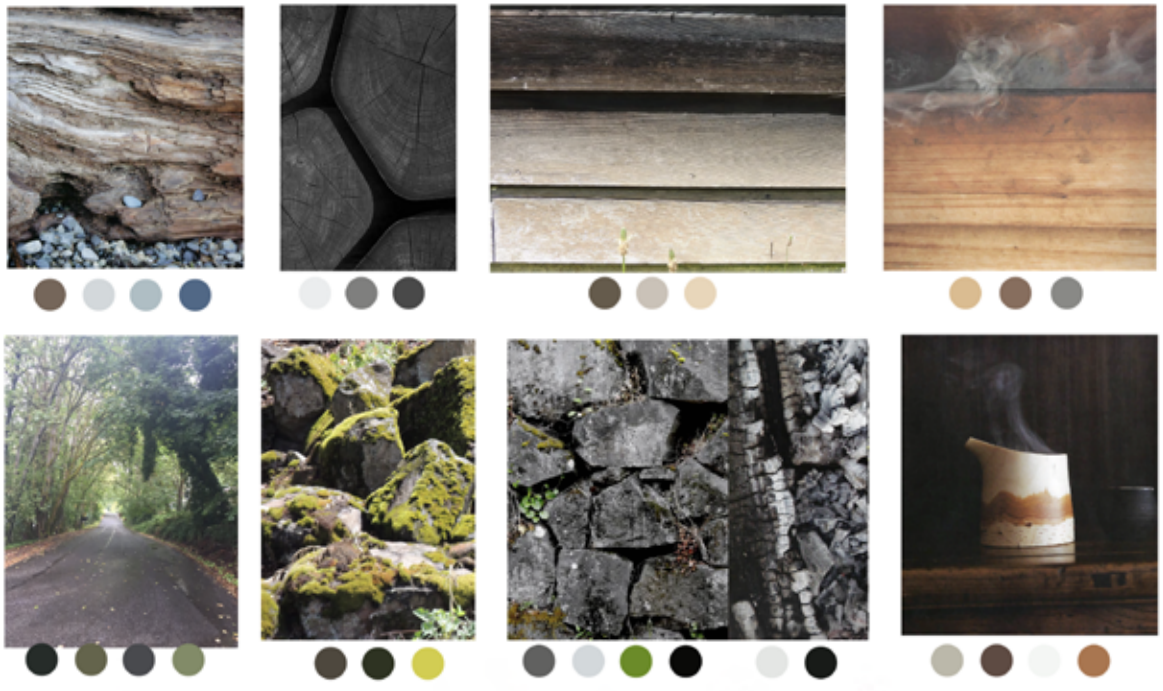


Figure 2 Color Palette

SETBACKS

¬¬ As is evident through the property and development GIS map provided by Oregon City, there is a long history including modern development which building is done within, on and sometimes over the property lines and into the city right of way. The project is proposing the building of the two homes on the east property line be built on the property line due to the area consumed by the preservation of the wetland. The project is requesting a historic preservation incentive for the preservation of the historic wetland. The importance of not disrupting the hydrology of the landscaping has been previously noted.

SITE

Historic homes built on or over the property line**:	41
Non-historic homes built on or over the property line*:	32
Total # of homes over property line in district:	73
Total # of homes in historic district *:	~116
% of homes on or over property line in district:	**62.9%**

Houses on 4th Ave. built at same distance as proposed 4th street house or within the front setback

REVIEW CRITERIA

OCMC 17.40.010

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.

Applicant's Response:

The proposed residential development is consistent with this historic use. The seven cottage homes are designed in the vernacular style to compliment the historical district. The development will also preserve a large amount of open space (The Land Conservation and Development Commission (LCDC)Goal 5)

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 1860's. 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 multifamily along McLoughlin Boulevard, and multifamily 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:

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.

The surrounding residences are a mix of age and architecture. The neighbor on the corner of 4th and Miller (See pg 20) was built in 1890 in the Queen Anne Vernacular Style, but has had several additions and two additional buildings constructed over time increasing the density significantly. One building is a barn/garage built in 1990. If the same development was built now, it would exceed maximum density allowed by Oregon City code. The home to the west of our site was built in 1899 in the bungalow style (See pg 23). It too has been altered including the addition of multiple large single pane view windows. The two homes directly across the street (See pg18) are large, modern homes that to not fit within the historical context in their massing or facade styles.

REVIEW CRITERIA

As we will demonstrate in greater depth within this application, the proposed development is rendered in the Vernacular style to be consistent with the typical original historic development style and the spirit of the neighborhood. Through these design choices, the project enhances the visual character of the district, reflecting and supporting the character of the historic buildings using the following criteria:

1. The size of the homes.
2. The location of the homes within the property lines.
3. The architectural facades of the homes - window, door and porch placement along with materials and colors
4. The parking areas.
5. The density of plantings and foliage of the site.
6. The natural environment of the site.
7. The retaining wall conditions

In alignment with the cottage housing code, the footprints and massing of the proposed homes are small and modest which naturally fit in with the original historic footprints of the existing surrounding homes. The exterior facades have minimal orientation keeping with the style of the Canemah historic vernacular and bungalow homes. (See Canemah Neighborhood Analysis) Many of the historic homes have been altered and additions have been added to their original footprint which have increased their size and shape. Most of the new homes constructed in this neighborhood are significantly larger buildings than the historic context. (See Canemah Neighborhood Analysis) The proposed cottage homes are more consistent with the footprint, size and shape of the historic homes as they were originally built and what the historic preservation designation is intended to preserve. We have studied the Oregon Inventory of Historic Properties Historic Resource Inventory Forms for the qualifying Historic homes in the neighborhood, and have determined what additions and alterations have been done to the properties and homes from their original construction. The small footprint, minimal facade and placement of the homes on the proposed project site ensure consistency with the original character of the historic neighborhood. The proposed development is made up of seven small homes on four property lots. As seen in the density diagram, due to the small size of the homes, the proposed project is less dense than the context of the surrounding neighborhood including the adjacent property of 502 4th Avenue. (See Figure 5 pg 22)

As is observed in multiple places around Canemah, one of the 11 required parking spaces will be along 4th Ave in front of the 4th street home and one parking space will extend past the property line long Miller Street. This is consistent with current parking patters along 4th Ave and is prevalent in the Canemah neighborhood. (See Parking pg 34-35) To create a visual buffer, the land between the street and the parking spaces will be densely screened by vegetation.

REVIEW CRITERIA

To further separate parking from the street, (4) parking spaces will be in a small lot behind the 4th Street house. Due to the maximum driveway slope allowable by code and the grade of the natural slope on the North end of the site, the parking area is required to have multiple retaining walls. The majority of Canemah is nestled within the side of a hill. Retaining walls are a necessary part of constructability in this context and is evident throughout the entire neighborhood. The neighborhood is made up of terraced land held back by various shapes and sizes of retaining walls throughout the entire landscape. Some covered with moss and ivy, some exposed as seen in the construction of a new home along 4th street. The retaining wall condition in this proposed project is not unique. Our intention is to layer basalt stone over the structural elements along with covering with planting to minimize appearance and to blend more seamlessly in with the surrounding landscape. Our design is directly mimicking the retaining walls seen through the neighborhood. (See Retaining Walls pg32-33)

Policy 5.3.8

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

The LCDC Statewide Planning Goal 5 (OAR 660-015-0000(5)) requires that open spaces and natural scenic and historic resources be protected. When learning there was a potential historic wetland on the property, the project owner worked with the Department of State Lands, the Army Corp of Engineers, and EVREN Northwest and Turnstone Environmental to determine the location of the wetland. The resulting wetland delineation (See Figure 1 - Wetland Delineation Report Pg9) outlined 4,200 sq. ft. of the site as an existing wetland to be preserved to protect the natural water flows of the site - which is especially important in this historical landslide area (see Figure 5 - Geologic Landslide Hazard Zone pg15). The preservation will also be increasing wildlife habitat and native plant species. Due to the significant area of property being preserved for this geo-and hydrologically important historic wetland, the property owner is requesting a Historic Preservation Incentive to build against the east property line in order to fit the project between the boundaries of the property and the wetland. (see Figure 4 - pg15)

Criterion (3): The economic effect of the new proposed structure on the historic value of the district/historic site

Applicant's Response:

The project is converting a vacant lot covered in blackberries and at some point used as a dump (soil sample recovered large amounts of rubbish) into 7 new homes while preserving and protecting the natural water flow and increasing natural habitat.

Preserving and protecting the inherent value of the land through the preservation of the wetland increases the human value in the land. The increased number of new families/individuals in the Canemah community will increase the tax revenue of the area, allowing for more improvements and preservation opportunities for the community.

REVIEW CRITERIA

Criterion (4): The effect of the new proposed structure on the historic value of the district/historic site

Applicant's Response:

The design compliments and preserves the architectural language of the historic buildings by closely following the Oregon City Historic Districts Guidelines for New Construction. The design reflects and supports the character and style of the neighborhood. This small cottage home development not only exists lightly on the site through its small footprint, allowing for more natural landscaping, but it is creating a sense of community within the development itself translating into the larger Canemah community in a way that building one large single family home could not.

Criterion (5): Design Compatibility

Applicant's Response: (Copied from Building Form in Narrative)

Our goal is to blend in with and respect the historic homes of the neighborhood. The design and composition of the new homes is derived from a deliberate and extensive study, analysis and derivation of the home patters in Canemah.

We are designing in the spirit of the historic vernacular style of architecture with a 12"/12" pitch roof and 1 1/2 story roof height. We are also keeping the exterior minimally designed with painted horizontal and vertically hung board siding (natural shiplap siding and wood slats in architecturally significant locations) and wood windows. The windows are at a 1:2 proportion as is consistent with the historical houses in the area at 2.5' x 5'. We are providing recessed porches and breakfast nook projections in proportion to the main volume to provide variation of the massing, visual interest, weather protection, and to break up the volume. The homes are not cookie cutters of each other. Each home is designed with its specific location and orientation in mind making it unique, which is a common pattern of the Canemah district. We are building with Structurally Insulated Panels (SIPS) to improve buildability and construction schedule with the added benefit of high energy performance and durability. We are painting the homes with a palate of earth tone colors selected from the nature around the neighborhood. (See Figure 2 - Color Palette Pg9) The homes will be fitted with skylights where appropriate to maximize daylighting in the homes. (See Canemah Neighborhood Analysis - Windows for precedence of skylights in the neighborhood) We will have skylights where appropriate to maximize daylighting into the homes but will mount closely to roof plan to minimize appearance. As stated in the Design Guidelines; "New construction is just that. It is not historic, nor shall it attempt to be historic, but rather to stand side by side with existing historic structures in a respectful manner."

Criterion (6): Economic, social, environmental and energy consequences

The increase of residences will increase tax revenue and potentially provide additional users of local businesses. The increased number of individuals will increase social interactions, and neighborhood support-advocates. The SIPS panel construction will make the envelope of the homes super energy efficient, decreasing energy use and cost. The preservation of the wetland and water flows will help increase habitat and native plants, along with maintaining the natural water flows through the site.

REVIEW CRITERIA

17.40.065 - Historic Preservation Incentive

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.

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

We are requesting a Historic Review Incentive based on the preservation of the wetland which is of significant importance to the geology and hydrology of this historic landslide area (See Figure 5). The owner has worked with the Department of State Lands, the Army Core of Engineers, and EVREN Northwest and Turnstone Environmental (see figure x) to determine the location of the wetland. The resulting wetland delineation (See Figure 1 - Wetland Delineation Report and Figure4) outlines a 4,200 sq. ft. of the site as an existing wetland to be preserved to protect and increasing habitat for wildlife and native plant species along with the natural water flows of the site. This preservation area has pushed our housing footprints to the south and east property lines. It is important not to disrupt the water flow or increase water retention in a landslide hazard area so our construction and development will not touch the wetland or water flow into, through or out of the wetland. We are building uphill from the wetland and the development will not impact the natural water flows on the site. All of the runoff from our development will be directed into storm water planters which then overflow into the city's sewer. Due to the historic nature of this wetland and its significance to the hydrology of the surrounding neighborhood, we are requesting a Historic Preservation Incentive to build on the east and south property line (See Figure 4).

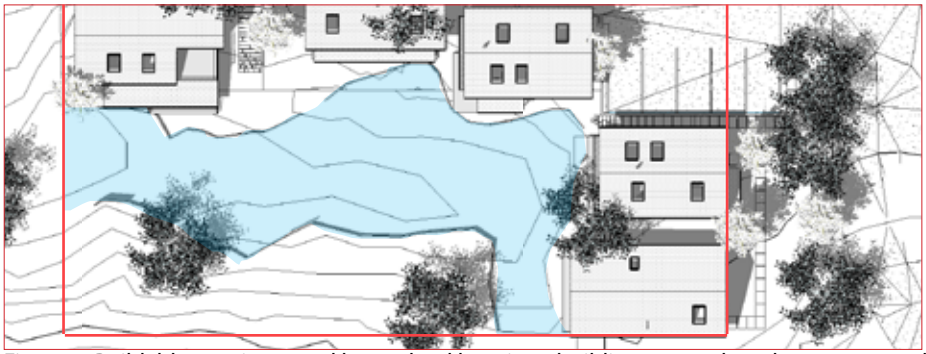


Figure 4: Buildable area impacted by wetland location - building on south and east property line.

Figure 5:
Geologic Landslide Hazard Zone

REVIEW CRITERIA

A. LOCATION:

Canemah National Register Historic District

Surrounding immediate block and neighborhood is a mix of historically registered single family homes and newer, more recently built residential single family homes. According to the New Construction Design Guide lines for Oregon City Historic Districts, (NCDGOCHD), the most prevalent architectural style is the Vernacular. To be consistent with this, the cottage home development will be designed in the Vernacular style.

(See Canemah Neighborhood Analysis for more details)

Figure 6

REVIEW CRITERIA

THE NEIGHBORHOOD - CANEMAH, OREGON CITY

Figure 7

REVIEW CRITERIA

A-1 502 4TH AVE - Corner lot - **Vernacular Historic Home** Built in 1867

A-1 502 4TH AVE - Corner lot - **Vernacular Historic Home**

B & C 501 AND 507 4TH AVE - Accross the street Built in 2006

D Vecant Lot

E 515 4TH AVE - **Vernacular Historic Home** Built in 1924

F 601 4TH AVE - Built in 1979

REVIEW CRITERIA

G 605 4TH AVE - Built in 1979

J 421 5TH AVE - Built in 2006

H 514 4TH AVE - **Bungalow Historic Home** Built in 1922

K 408 4TH AVE - **Historic Home** Built in 1900

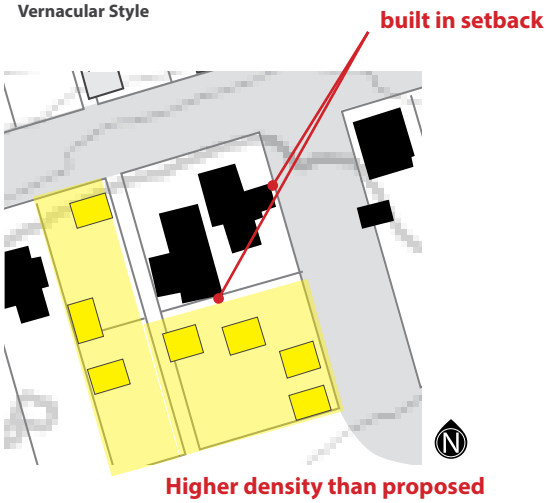
I 416 4TH AVE - **Vernacular Historic Home** Built in 1895

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

Historic Home

1867

Vernacular Style



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.)

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.

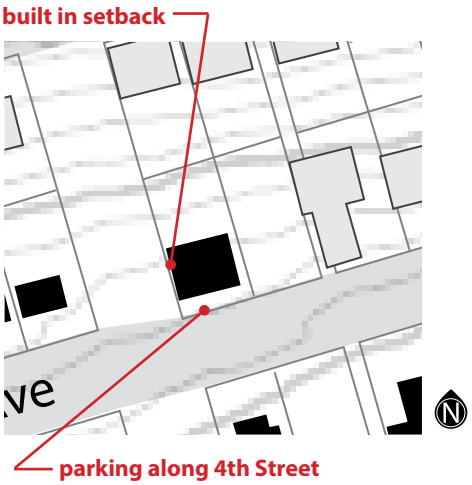
Historic Inventory*: (main house)

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

(E) 515 4th Ave

Historic Home

1916
Bungalow Style



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.

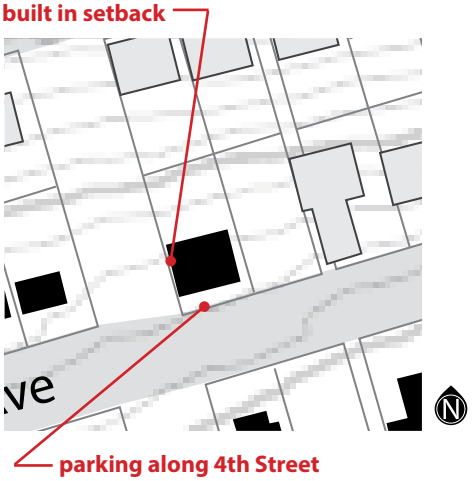
Historic Inventory*:

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

(E) 515 4th Ave

Historic Home

1916
Bungalow Style



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*:

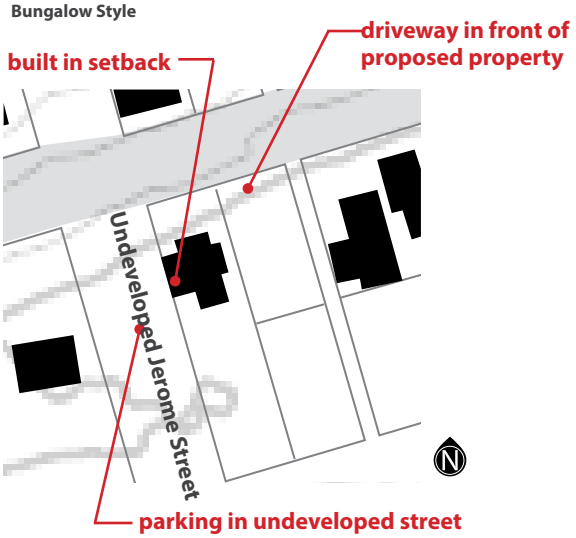
1 1/2 Stories, no basement
Rectangular Plan
Concrete Foundation
Wood Construction
Gable Roof, central gable in the porch pent-roof on south
Windows: 1 over 1 Windows double hung
Shiplap Siding
Diagonally-braced purlins and exposed rafters at gable

(H) 514 4th Ave

Historic Home

1922

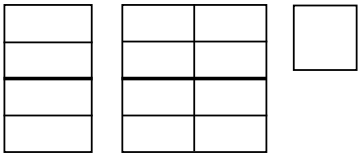
Bungalow Style



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 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

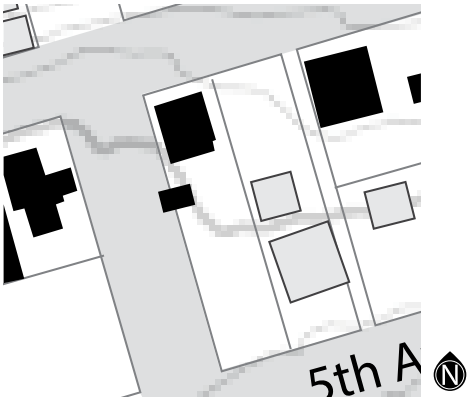
Historic Inventory*:

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

(I) 416 4th Ave

Historic Home

1895
Vernacular Style



2nd Floor Porch

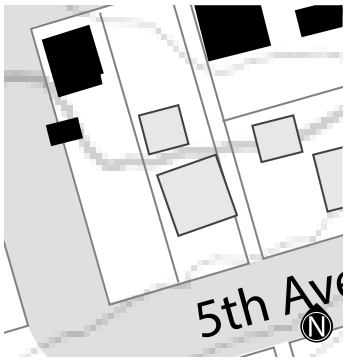
Built on setback with garage built over setback within the right of way of the road.

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

(J) 421 5th Ave

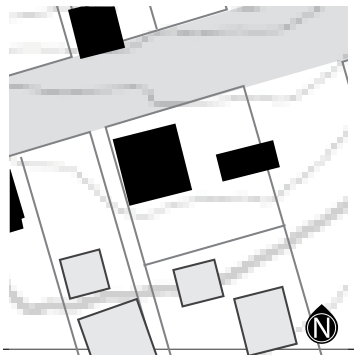


Extended roof overhang providing cover for porch
Home built into side of hill with stepping up foundation around bottom level of the home.

(K) 408 4th Ave

Home

1900



Driveway extends in front of proposed development's property and will have to be mitigated when development takes place This house has been altered significantly. Although built in the historic time period, it has seen alterations that seem inconsistent with the historic preservation. The window frames are unique. There are no other window frames in the neighborhood with this level of ornamentation. The front porch is a recent addition and overshadows the rest of the home through the material choices and ornamentation. This is an example of a project not sitting harmoniously with the rest of the neighborhood despite its historic status.

REVIEW CRITERIA

B. Style: VERNACULAR

We have chosen to take our design cues from the Vernacular form as it seems to be the most prominent historic home in the immediate neighborhood that fits best with the use of our site.

C. Siting and Building Form

See Narrative and Criterion (5) and Plans/Elevations for more details.

We are using a combination of 17.62.059 -Cottage Housing code, 17.44 Geologic Hazards code, 17.40.010 Historic Overlay District, along with Oregon City R6 Zoning building codes for new construction. (See figure 8)

The Canemah Historic District does not have uniform setbacks. As a result of this and the preserved wetland area, two of our cottage homes are against east property line and one along the south property line. (House #6 and #7 See figure 9)

Although the Canemah Historic District lots are traditionally 50x100 with a single house, we are designing to the City of Oregon's Cottage Housing Code which is allowed in this zone. We will have the equivalent of two houses per lot, however due to the smaller size of the homes, our density is 0.21, much less than many historical properties in the neighborhood and is less than maximum Oregon City Code of 0.40. The layout of the houses is orthogonal and made up of 7 smaller cottage buildings. The spacing between the houses will be at least 10' as required by the Cottage Housing Code. There is a precedence in the Canemah neighborhood of the historical homes adding smaller additions to the existing home or beside the home to suite the owners' needs. Many properties have several buildings as accessories to the main house increasing the density on the lots (See figure 10). From this group of maps we are able to determine that the majority of historic homes are at the base of the hillside where the precedence was to build more densely on the lots.

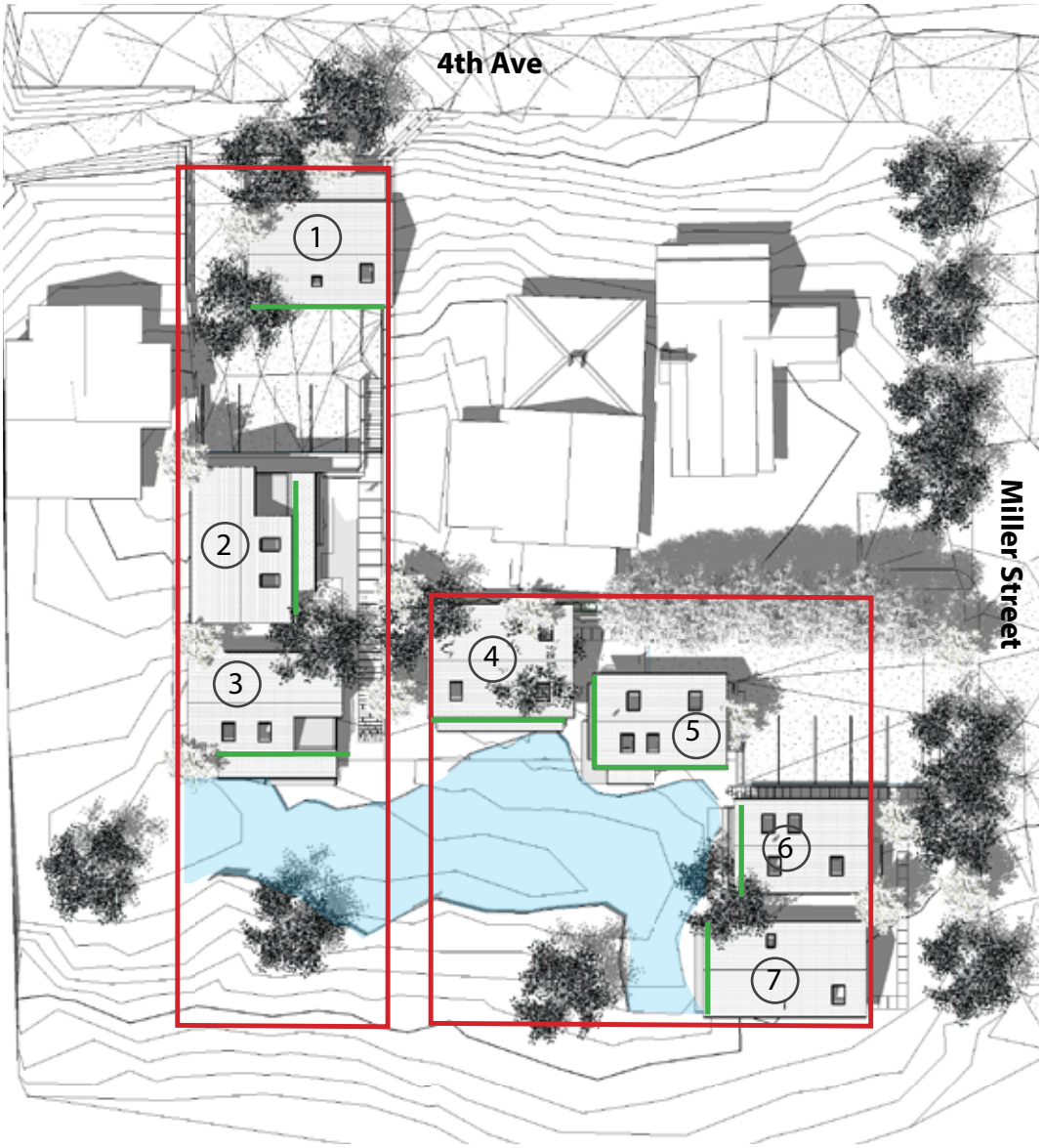
Where retaining walls are needed they will be concrete and or basalt stone. Each home will have its own rainwater planter which will collect all of the rainwater runoff from the impervious surfaces for its own footprint. The water will collect in the planters and overflow into the city's storm water sewer.

Site plan

Zones: _____	R6 Zone Requirements	Canemah Historic District Requirements	Cottage Home Requirements	Proposed
Maximum Building Height	2.5 stories , 35'	Same as context	Height: 25'	
Minimum Front Yard Setback	10'	Non-conforming		
Minimum Garage Setback	25'	No setbacks	Other setbacks,	
Minimum Side Yard Setback	9' one side, 5' on other		same as underlying	
Minimum Corner Yard Setback	15'		zone - 10' between	
Minimum Rear Setback	25'		houses	
Projections from Building(s)				
Porches, Uncovered Balconies, Decks, Fire Escapes over 30"				

Figure 8

REVIEW CRITERIA



1. 600 Sq.Ft. One story
2. 1,100 Sq.Ft. Two story
3. 1,100 Sq.Ft. Two story
4. 600 Sq.Ft. One story
5. 800 Sq.Ft. Two story
6. 800 Sq.Ft. Two story
7. 600 Sq.Ft. One story

— natural stained vertical cedar siding and/or large openings towards the wetland views (with the exception of house #2 with views towards the Willamette River)

Figure 9

Site plan

Wetland

REVIEW CRITERIA

Canemah housing density.

Lots the same size as project site with the same or more buildings/density on it. (top)

Canemah historic district boundary

MAJORITY OF HISTORIC HOMES

Figure 10

REVIEW CRITERIA

D. Design Composition

The homes are a simple rectangular form with pushing and pulling of the form providing recessed porches and breakfast nook projections in proportion to the main volume to provide variation of the massing, visual interest, weather protection, and to break up the volume. Our goal is to blend in with and respect the historic homes of the neighborhood. The design and composition of the new homes is derived from a deliberate and extensive study, analysis and derivation of the home patters in Canemah. We are designing in the spirit of the historic vernacular style of architecture with a 12"/12" pitch roof and 1 1/2 story roof height. We are also keeping the exterior minimally designed with painted horizontal and vertically hung board siding (natural shiplap siding and wood slats in architecturally significant locations) and wood windows. The windows are at a 1:2 proportion as is consistent with the historical houses in the area at 2.5' x 5'. The homes are not cookie cutters of each other. Each home is designed with its specific location and orientation in mind making it unique, which is a common pattern of the Canemah district. We are building with Structurally Insulated Panels (SIPS) to improve buildability and construction schedule with the added benefit of high energy performance and durability. We are painting the homes with a palate of earth tone colors selected from the nature around the neighborhood. (See Figure 2 - Color Palette Pg9) The homes will be fitted with skylights where appropriate to maximize daylighting in the homes. (See Canemah Neighborhood Analysis - Windows for precedence of skylights in the neighborhood)As stated in the Design Guidelines; "New construction is just that. It is not historic, nor shall it attempt to be historic, but rather to stand side by side with existing historic structures in a respectful manner." To this effect, we are respecting the street facing facades to be more traditional and historic while allowing the interior facing facades be more stripped down. Facades facing the wetland or interior of the site will have a vertical, natural stained cedar and large panes of glass to open the homes to their setting as much as possible. (see Figure

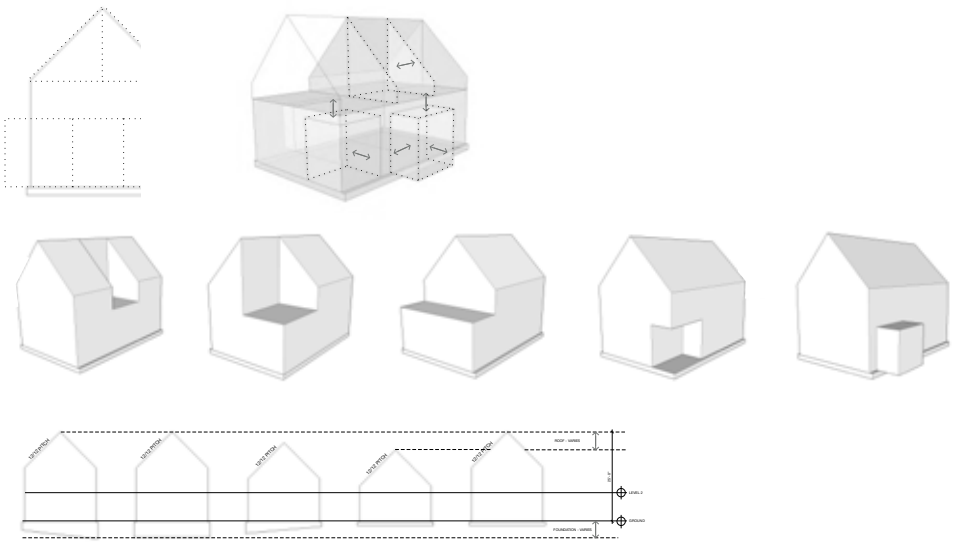


Figure 11

Materials:

***Wood windows & doors**

***Horizontal earth tone painted cedar rainscreen siding with architecturally significant moments of vertical stained cedar rainscreen.**

***Typical roofing materials for the site**

*** 1x4 Decking**

*** basalt rock wall facade on the retaining walls**

REVIEW CRITERIA

814 4th Ave

402 S. McLoughlin Blvd.

516 Jerome St.

210 Hedges St

316 3rd Ave

514 4th Ave

Figure 12 : Proportions of typical historic home

210 Hedges St

E. Specific Design Elements

WINDOWS

Nestled within the side of a hill along the Willamette River at the head of the Willamette Falls, Canemah has amazing views from almost every location in the neighborhood. The focus of which for the observed homes is facing downhill and northwest towards the river. All of the homes, historic and modern have taken advantage of these spectacular views with numerous and/or large window openings facing this direction. We found the sizes and types of windows varied significantly within all housing types to the point where we did not find an obvious standard window type. The most consistent feature is that there are multiple large openings facing towards the views. Many homes, modern and historic, have a mix of rectangular vertical windows, large single pane square picture windows facing the streets and large, long, horizontal openings along the frontage of the homes made up of multiple vertical windows. Even within an individual home, there are multiple different window types. Many homes have skylights; some are visible from the street. The overall orientation of the neighborhood is focused on the views towards the river and the natural features of the place. Our development is taking these cues from the neighborhood and respecting the general proportions, placement and shape of the windows while keeping with this tradition of providing large openings towards the natural views of the place, one of the most beautiful features of the neighborhood. This is why we have large sliding glass doors and large windows facing the wetland. While respecting the more "historic" look from the street, the window walls provide a deeper more direct connection to the surrounding environment - important aspect of living in Canemah. We believe enhancing and encouraging this connection is in direct line of the spirit of this place.

Skylights

705 3rd Ave

611 4th Ave

407 5th Ave

421 5th Ave

530 1st Ave

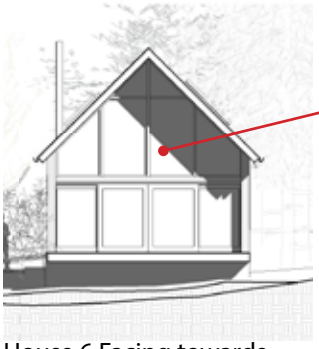
349 5th Ave

REVIEW CRITERIA

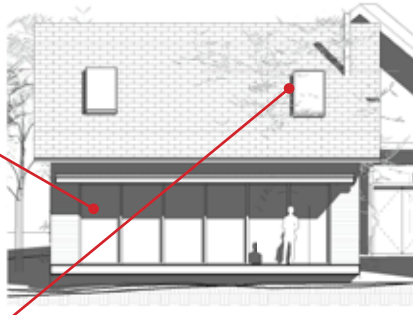
View from 4th Ave

More vernacular window placement and style. Short retaining walls with ample plantings and ivy to soften the look and fit more seamlessly into the neighborhood

Window wall and sliding glass doors allow ample light and views of the wetland amenity expanding indoor "room" to include the exterior making the homes feel more expansive while providing increased connection to the natural systems of the site. Open side of the home is facing towards the wetland and will not be visible from the 4th Ave or Miller Street. We believe this celebration of openings and views is consistant with the spirit of the Canemah neighborhood's emphasis on the surrounding environment and the appreciation of the natural setting.



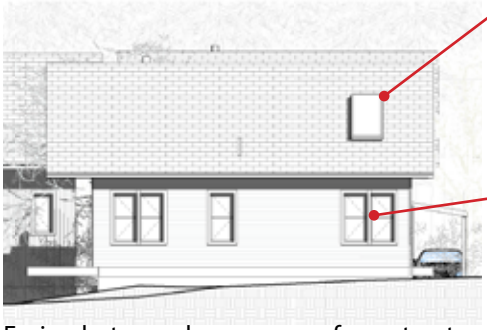
House 6 Facing towards wetland



House 4 Facing towards wetland

skylight for daylighting. Not directly visible from the street

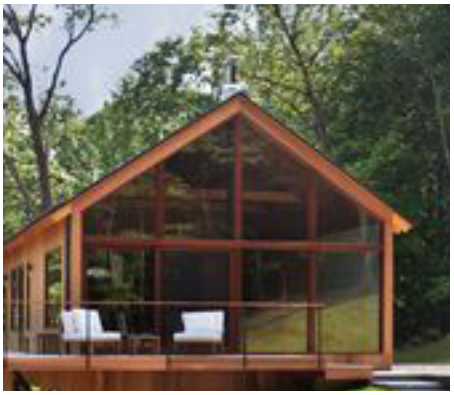
More traditional window openings and sizes



Facing between houses away from street

Facing Miller Street - Historic size/shape/location

WINDOWS CONT'D



Precident Image of glass wall towards wetland and interior of the site (see House 6)

Precident Image of glass wall towards wetland and interior of the site (see House 4) Opening house towards the wetland.

704 3rd Ave +9' in height

408 3rd Ave

716 3rd Ave

514 3rd Ave 6' in height

606 3rd Ave +6' in Height

Next to 716 4th Ave. - New construction retaining wall over 15'

RETAINING WALLS

The majority of Canemah is nestled within the side of a hill. As you enter Canemah, you are confronted with steep cliffs of basalt rock. Retaining walls are a necessary part of constructability in this context and is evident throughout the entire neighborhood. The neighborhood is made up of terraced land held back by various shapes and sizes of retaining walls throughout the entire landscape. Some covered with moss and ivy, some exposed as seen in the construction of a new home along 4th street. The retaining wall condition in this proposed project is not unique. Our intention is to layer basalt stone over the structural elements along with covering with planting to minimize appearance and to blend more seamlessly in with the surrounding landscape. Through the use of basalt stone and native plantings, the design is directly mimicking the retaining walls seen through the neighborhood and in the images below.

704 3rd Ave

704 3rd Ave

Retaing walls along chanelized man made stream for rainwater runoff

408 3rd Ave

Retaing walls along 4th Street

606 3rd Ave "TACKED ON"
First and second floor porch. Second floor providing overhang for first floor. No overhang on second floor porch

903 5th Ave "Built in"
This second floor porch is partially coverd by an extention of the roof overhang. The porch is built into the overall massing of the house and feels more cohesive.

416 4th Ave "Built In"
House massing pushes out with roof overhang extending beyond the massing to cover porch.

402 S. McLoughlin Blvd. "TACKED ON"
First and second floor porch. Second floor providing overhang for first floor. No overhang on second floor porch

601 4th Ave "Built in"
This entry floor porch is coverd by an extention of the roof overhang. The porch is built into the overall massing of the house and feels more cohesive.

814 4th Ave "Built- in"
Second floor porch part of overall mass of building built on top of roof of garage with partial roof overhang. Feels like a part of the overall massing of the building

PORCHES

As mentioned previously, the views are the predominant feature to which the homes, historic and modern, all have in common and are all designed to maximize. There are multiple wide openings on the north facing facades as well as porches, many times two or three on almost every home in the neighborhood. There are two major types of porch forms in the neighborhood. The first kind is the "attached" porch. It is seemingly independent of the building mass "tacked" onto the side of the building. The second type is a more "built in" porch both with and without roof overhangs. The proposed development has both approaches in keeping with the variety within the neighborhood.

House # 5 & 6 back porch. Similar to 402 S. McLoughlin Blvd. with a slightly more pronounced roof overhang similar to 814 4th Ave.

House # 7 front porch. Similar to 903 5th Ave. "Built in" and 416 4th Ave pushing and pulling of the massing creating a "cove" effect for the porch.

House #2 &3 similar to 416 4th Ave "Built In" House massing pushes out with roof overhang extending beyond the massing to cover porch.

House #2 &3 similar to 903 5th Ave house massing pushing and pulling in with slight roof overhang with the rest exposed and 814 4th Ave. porch on top of roof

216 3rd Ave
Large area along street dedicated to parking spaces within setback

402 S. McLoughlin Blvd.
Large area along street dedicated to parking spaces within setback

515 4th Ave
Only parking for house is provided along street

814 4th Ave
Parking with planting area along side of 4th street

205 - 211 3rd Ave
Parking for multi-family complex.

408 4th Ave
Parking provided along street.

900 4th Ave
Drive through parking with planting - this is our proposed condition along 4th Ave.

801 3rd Ave
Parking for multi-family complex.

605 3rd Ave
Parking provided along street directly in front of house

405 4th Ave
Only Parking for house provided along street

302 s. McLouglin Blvd
Parking for multi-family complex.

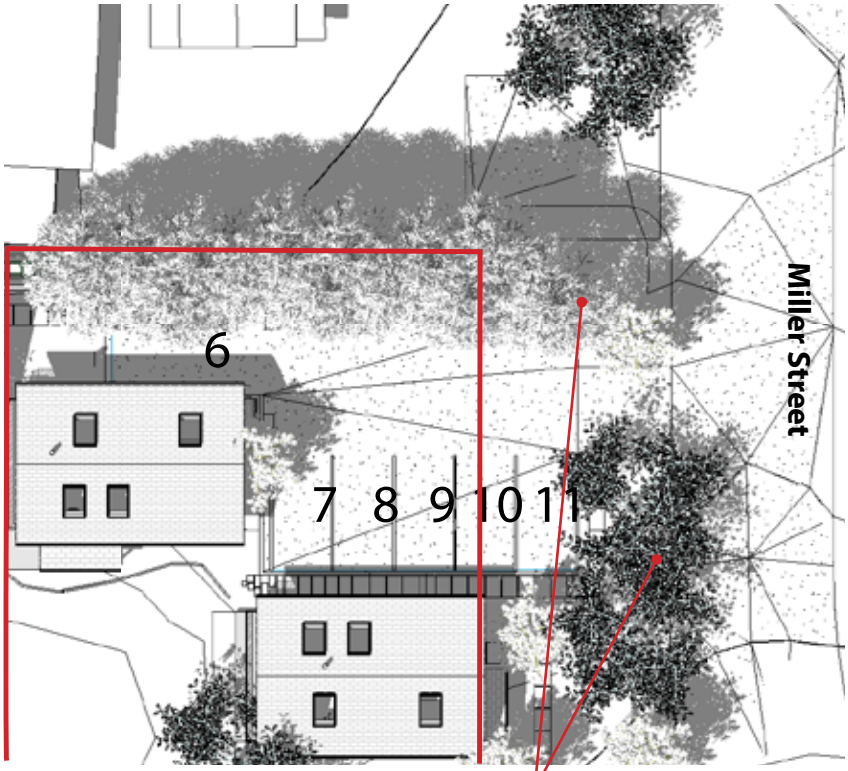
609 3rd Ave
Parking provided along street directly in front of house

PARKING

Like setbacks, parking seems to be influenced by the topography as well as occurring where ever a car can find a place. Most homes have their primary parking alongside the roadway itself providing parking areas for multiple cars. Some do not have driveways at all and the only parking for the home is along the street. Our proposed development will have parking areas consistent with the other multi-family buildings in Canemah, however they will be made with permeable pavers and heavily planted to lessen the visual impact. The single space along 4th Ave will be similar to 900 4th Ave. in that it will be heavily planted to lessen the visual impact of the car along the street while also providing more safety and privacy. By Cottage home code the development is required to provide 11 parking spaces. 1.5 for each cottage home. Parking in lots allows for more of the site to be open to natural landscaping and open views instead of being taken up by driveways. It is safer, more compact and more efficient.

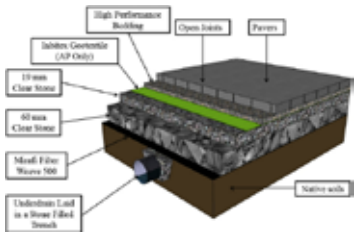
Dense planting to visually separate the parking area from the street. Trees to increase the tree canopy along the road

West parking area off of 4th Ave.



East parking area off of Miller Street

Dense planting to visually separate the parking area from the street. Trees to increase the tree canopy along the road



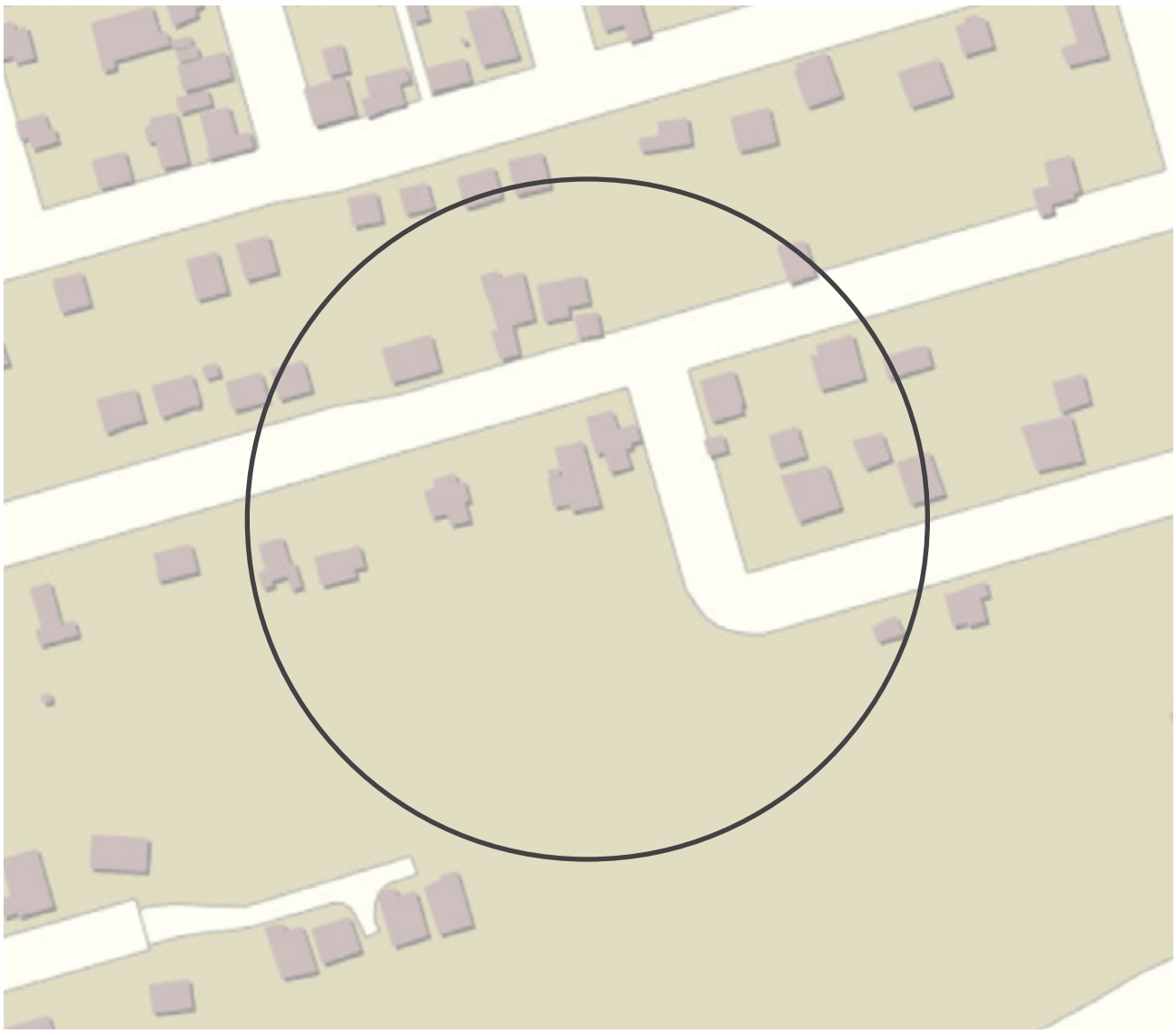
Parking area will be permiable pavers with piping for collecting water runnoff which will connect to the sewer system. (Image of typical system type. Exact system to be determined by civil engineer)

View from Miller Street towards the site - densely planted to create visual and physical separation from street and neighborhs

Photo of site from similar angle

4th Street Elevation

Miller Street Elevation



NEIGHBOR ADDRESSES

NAME
405 4th Ave
Oregon City, OR 97045

NAME
408 4th Ave
Oregon City, OR 97045

NAME
416 4th Ave
Oregon City, OR 97045

NAME
501 4th Ave
Oregon City, OR 97045

NAME
502 4th Ave
Oregon City, OR 97045

NAME
507 4th Ave
Oregon City, OR 97045

NAME
514 4th Ave
Oregon City, OR 97045

NAME
515 4th Ave
Oregon City, OR 97045

NAME
601 4th Ave
Oregon City, OR 97045

NAME
605 4th Ave
Oregon City, OR 97045

NAME
606 4th Ave
Oregon City, OR 97045

NAME
402 5th Ave
Oregon City, OR 97045

NAME
407 5th Ave
Oregon City, OR 97045

NAME
421 5th Ave
Oregon City, OR 97045