



February 21, 2017

**FILE NO.:** HR 16-09, HR 16-10, HR 16-11, HR 16-12, HR 16-13, and HR 16-14: Historic Review for the designs of seven (7) cottage style homes in the Canemah Historic District.

**OWNER:** Christopher Staggs  
8903 Nordic Drive, Portland, OR 97223

**APPLICANT:** Yakari Kobu  
1001 SE Water Ave., Suite 130, Portland, OR 97214

**LOCATION:** Properties located in between 502 and 514 4th Ave., in the vicinity of 4th Ave. and Miller St.

**REQUEST:** The applicant is requesting design approval for the construction of seven (7) new construction cottage style dwelling units, with preservation incentives to adjustment the front, side, and rear setbacks, in the Canemah Historic District.

**RECOMMENDATION:** Approval with Conditions

Type III decisions involve the greatest amount of discretion and evaluation of subjective approval standards, yet are not required to be heard by the city commission, except upon appeal. The process for these land use decisions is controlled by ORS 197.763 and identified in OCMC 17.50. The decision of the Historic Review Board is appealable to the City Commission within fourteen days of the issuance of the final decision. Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the hearing, in person or by letter, with sufficient specificity to afford the Historic Review Board and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. The decision of the Historic Review Board may be appealed to the City Commission by parties with standing. Any appeal will be based on the record. A city-recognized neighborhood association requesting an appeal fee waiver pursuant to OCMC 17.50.290.C must officially approve the request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal. The City Commission decision on appeal from the planning commission is the city's final decision and is appealable to the Land Use Board of Appeals (LUBA) within twenty-one days of when it becomes final.

### Recommended Conditions of Approval Planning File HR 16-09

*(P) = Verify that condition of approval has been met with the Planning Division.*

*(DS) = Verify that condition of approval has been met with the Development Services Division.*

*(B) = Verify that condition of approval has been met with the Building Division.*

*(F) = Verify that condition of approval has been met with Clackamas Fire Department.*

Prior to issuance of a Permit Associated with the Proposed Development:

1. The property shall obtain all necessary permits including but not limited to Site Plan and Design Review, and Geologic Hazards Review by the Planning Division, a right-of-way permit from the Development Services Division, and all necessary permits from the Building Division. (P, DS, B)
2. The applicant shall reconfigure the site to accommodate all buildings and the parking lot onsite in accordance with the Oregon City Municipal Code. The applicable sections include but are not limited to the dimensional standards of the "R-6" Single-Family Dwelling District in OCMC 17.12.040 and the Cottage Home standards in OCMC 17.62.059(D) and retaining wall height limitations in OCMC 17.54.100. This may result in the reduction in the number of units onsite. (P)
3. All of the proposed homes and site development shall comply with the regulations set forth by the Guidelines for New Construction – Oregon City Historic Districts. (P)

**House 1**

- a. Retaining and structural walls shall be minimized; to be faced or finished in stone, mortared basalt, or concrete, and not exceed 3 ½ feet, to complement the Canemah Neighborhood.
- b. Concrete foundations shall have a natural, parged or painted finish.
- c. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
- d. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- e. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

**House 2**

- a. Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any part of the home.
- b. Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
- c. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
- d. The applicant shall resubmit the elevation drawings to the Planning Division, the north elevation on House 2 appears to contain addition structure that is not present on other drawings.
- e. Concrete foundations shall have a natural, parged or painted finish.
- f. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
- g. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- h. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

**House 3**

- a. Primary residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted.

- b. Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
- c. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
- d. Concrete foundations shall have a natural, parged or painted finish.
- e. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
- f. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- g. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

#### **House 4**

- a. The main entrance of the house shall not be oriented towards the adjacent parking area.
- b. Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
- c. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
- d. Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
- e. Concrete foundations shall have a natural, parged or painted finish.
- f. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
- g. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- h. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

#### **House 5**

- a. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
- b. Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper

portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.

- c. Concrete foundations shall have a natural, parged or painted finish.
- d. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
- e. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- f. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

#### **House 6**

- a. The main entrance of the house shall not be oriented towards the adjacent parking lot.
- b. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
- c. Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
- d. Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
- e. Concrete foundations shall have a natural, parged or painted finish.
- f. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
- g. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- h. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

#### **House 7**

- a. Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
- b. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
- c. Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
- d. Concrete foundations shall have a natural, parged or painted finish.
- e. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
- f. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.

- g. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.
4. In addition to the landscaping already proposed, a revised landscaping plan shall be submitted with landscape buffers along the property lines between the proposed development and the neighboring properties, as well as the adjacent right-of-way (this excludes the alleyways contained on the subject site). The landscaping shall comply with the requirements of perimeter parking lot landscaping in OCMC 17.52.060.B, at a minimum, and be installed prior to occupancy. Due to the context of the site the spacing standards identified in OCMC 17.52.060 are not applicable.

#### **EXECUTIVE SUMMARY:**

The proposed development is requesting approval for the construction of seven cottage style homes on four lots of record in the Canemah Historic district. The Oregon City Municipal Code allows for the construction of up to 8 cottage homes on “R-6” Single-Family Dwelling zoned lands, however there is no precedent for cottage homes in this historic district. Although the proposed building footprints mirror historic vernacular structures, adjacent areas maintain a lower density. Further, the applicant has requested a preservation incentive to allow the siting of seven cottage home structures within the otherwise applicable setbacks, and in some cases, on the property lines. Throughout the staff report, City staff was looking to the applicant to answer four primary questions:

1. Is the siting of the proposed cottage home contextually appropriate in the Canemah historic district?
2. Is the proposed density of the site contextually appropriate for the Canemah historic district?
3. Has the applicant provided the necessary findings to approve the requested preservation incentives?
4. Is there appropriate mitigation, such as landscaping and spacing between the proposed homes on the subject site, to reduce the impact of the proposed development on the surrounding neighbors and historic district?
5. Are the designs of the submitted homes contextually appropriate to the Canemah historic district, and if the designs that are different, does the quality of those designs meet or exceeds the standards of the Design Guidelines?

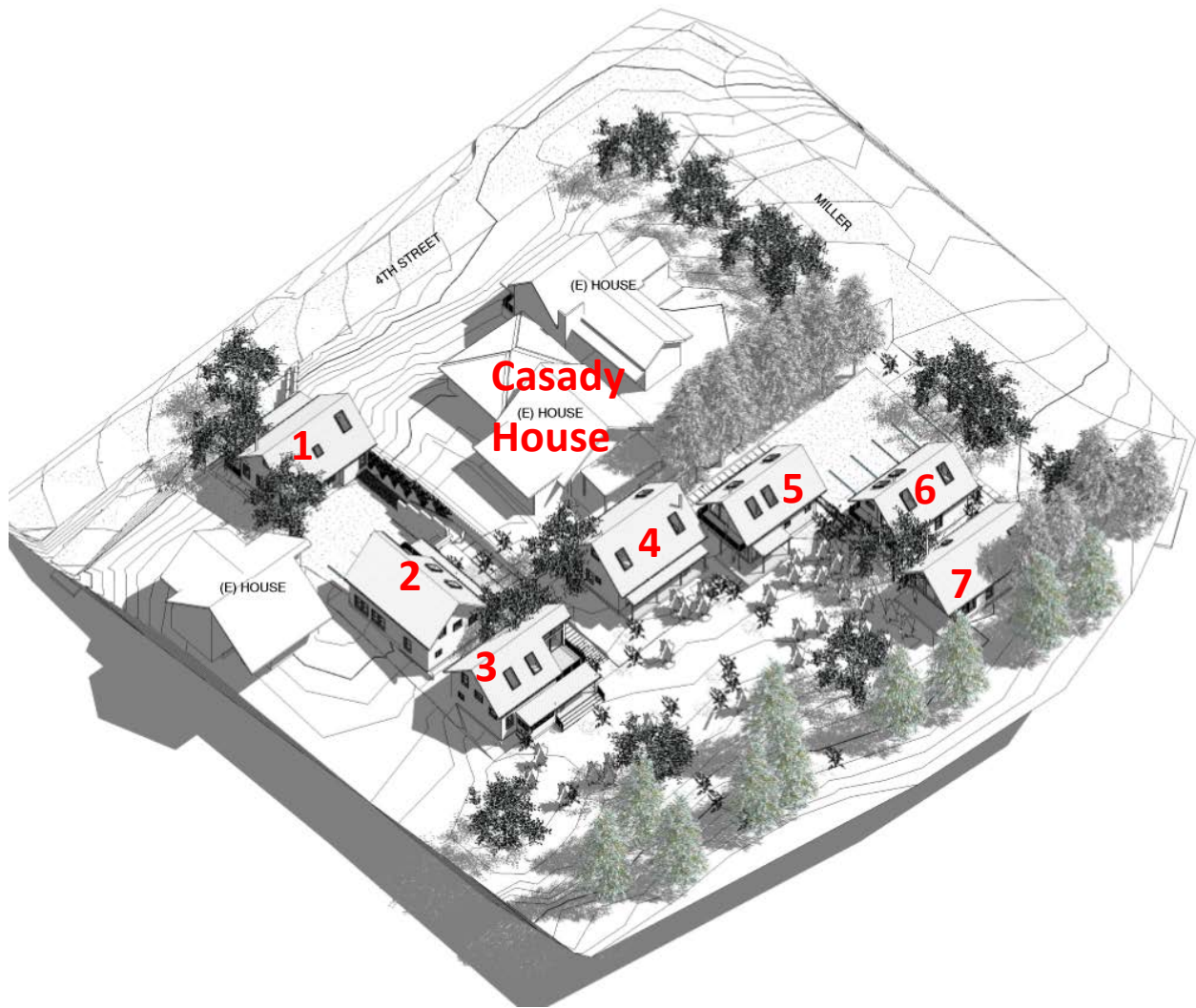
Staff believes the applicant has not fully answered the primary questions and has recommended conditions of approval in order to satisfy the approval criteria. The conditions may result in the reduction of cottage homes onsite. Further analysis explaining Staff’s findings can be found throughout the document below.

## BACKGROUND:

### Development Proposal:

The following housing development has been proposed to take place at the Corner of 4<sup>th</sup> Ave and Miller St., within Canemah, on 4 existing lots of record. Directly to the south of the Casady House located at 502 4<sup>th</sup> Ave. which is an individually listed home on the historic register.

The applicant is requesting Historic Review Board approval for the design of seven (7) cottage style homes located along 4<sup>th</sup> Ave. and Miller St. The existing site contains no buildings and has an approximately 1200 square foot alley right-of-way running through the middle of the four tax lots. Additionally, the existing tax lots are encumbered by geologically hazardous areas, and a delineated wetland. The applicant is subject to a separate process of review including Site Plan and Design Review, and Geologic Hazards Review by the Planning Division, a right-of-way permit from the Development Services Division, and a variety of permits from the Building Division.







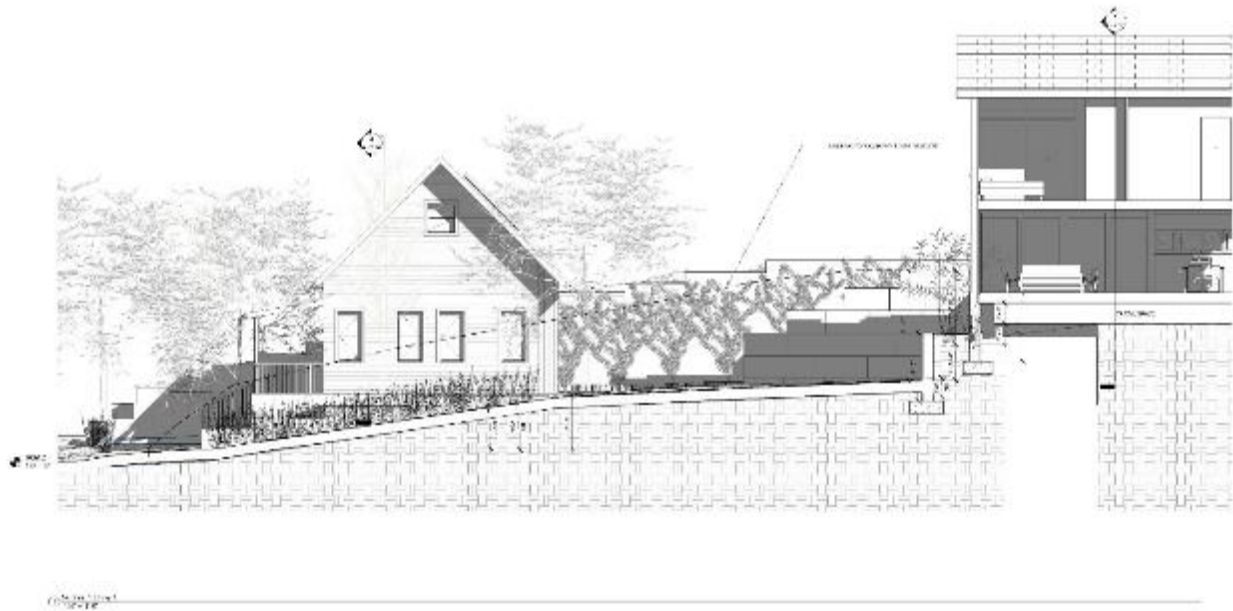


Figure 1: Driveway Section

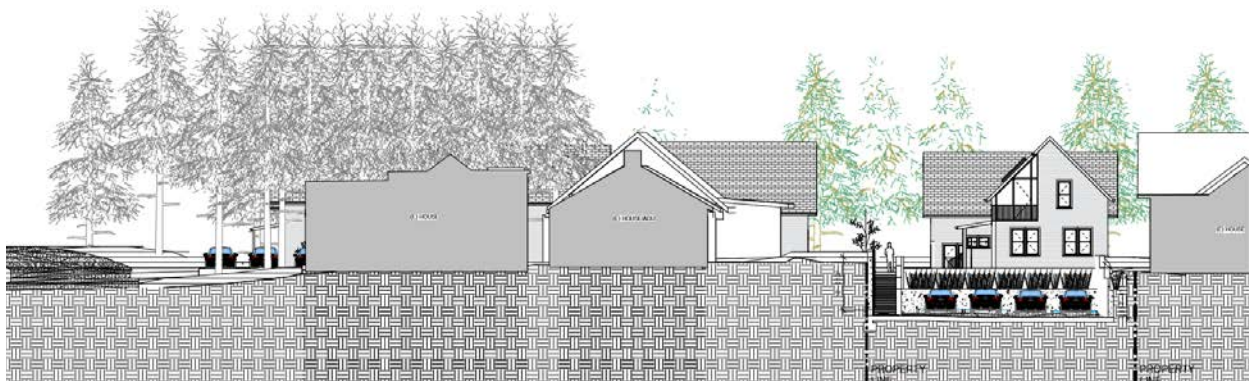
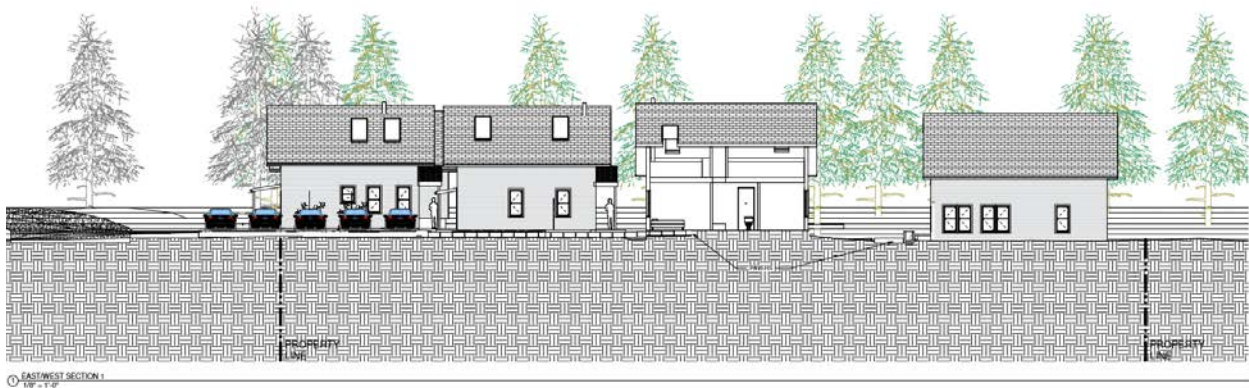


Figure 2: East/West Section 1 & 2



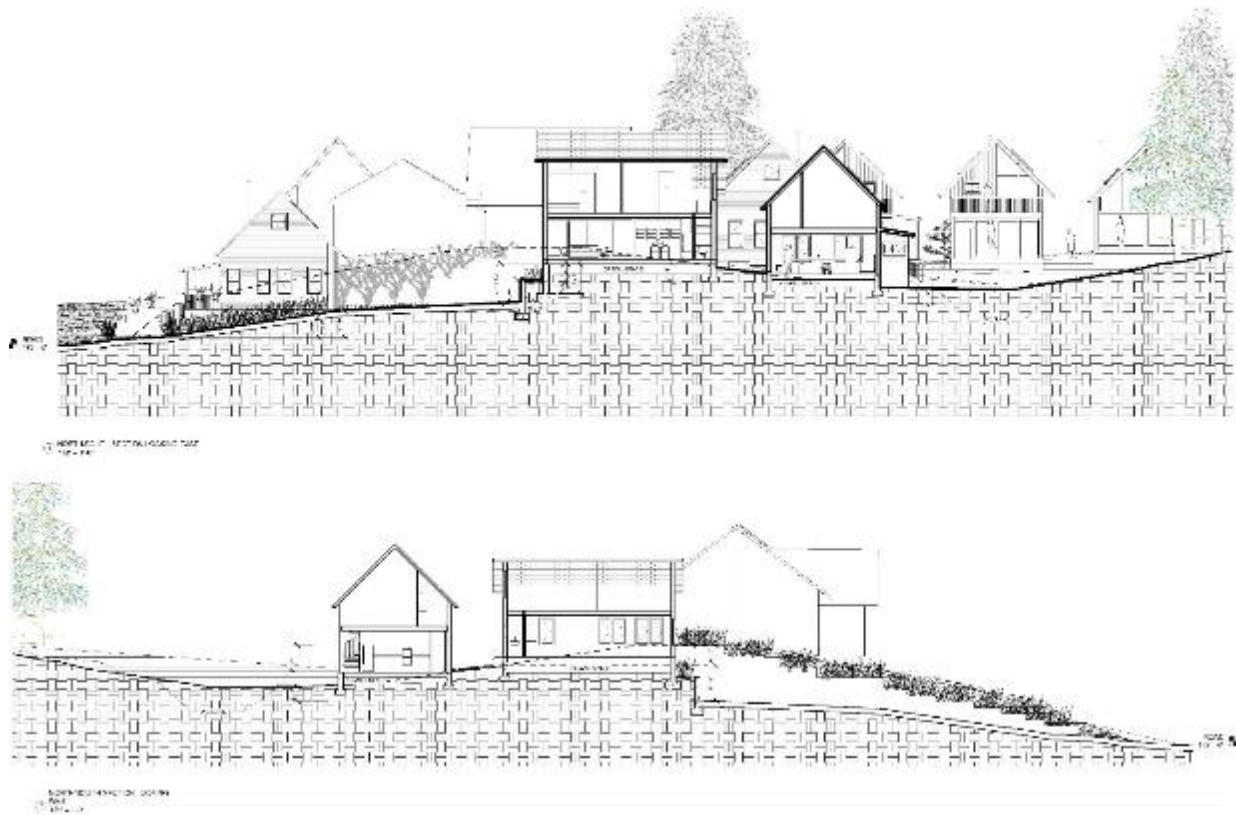


Figure 3: North/South Section Looking East Above / North/South Section Looking West Below



Figure 4: North/South Section – Upper Driveway Looking East

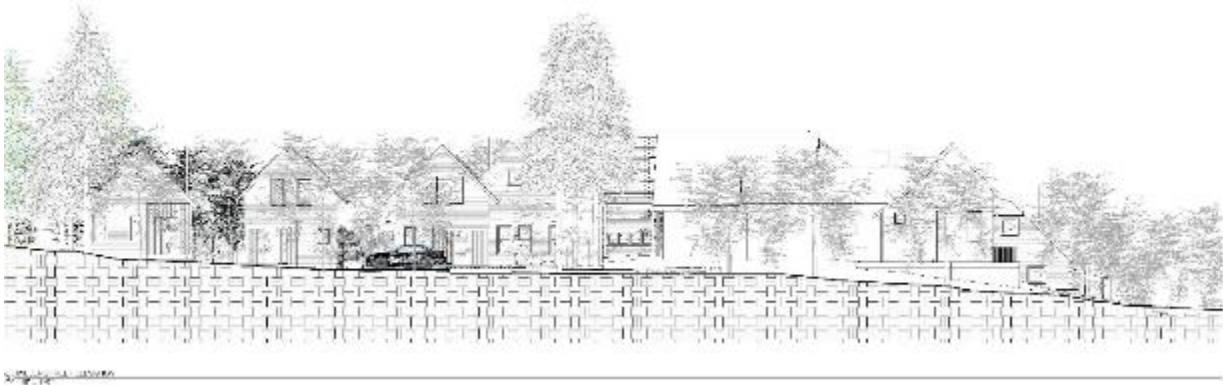
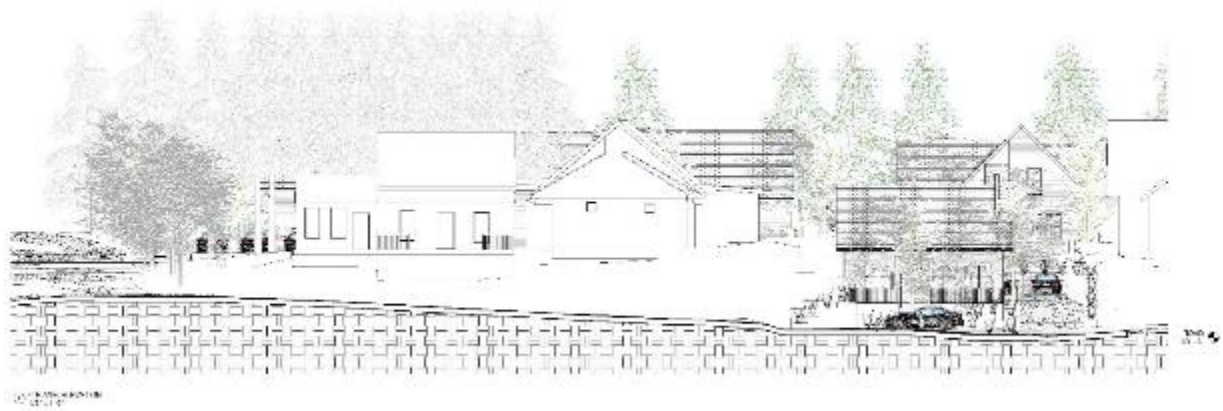


Figure 5: 4<sup>th</sup> Ave. Elevation above / Miller St. Elevation Below



Figure 6: Site Section at Wetland

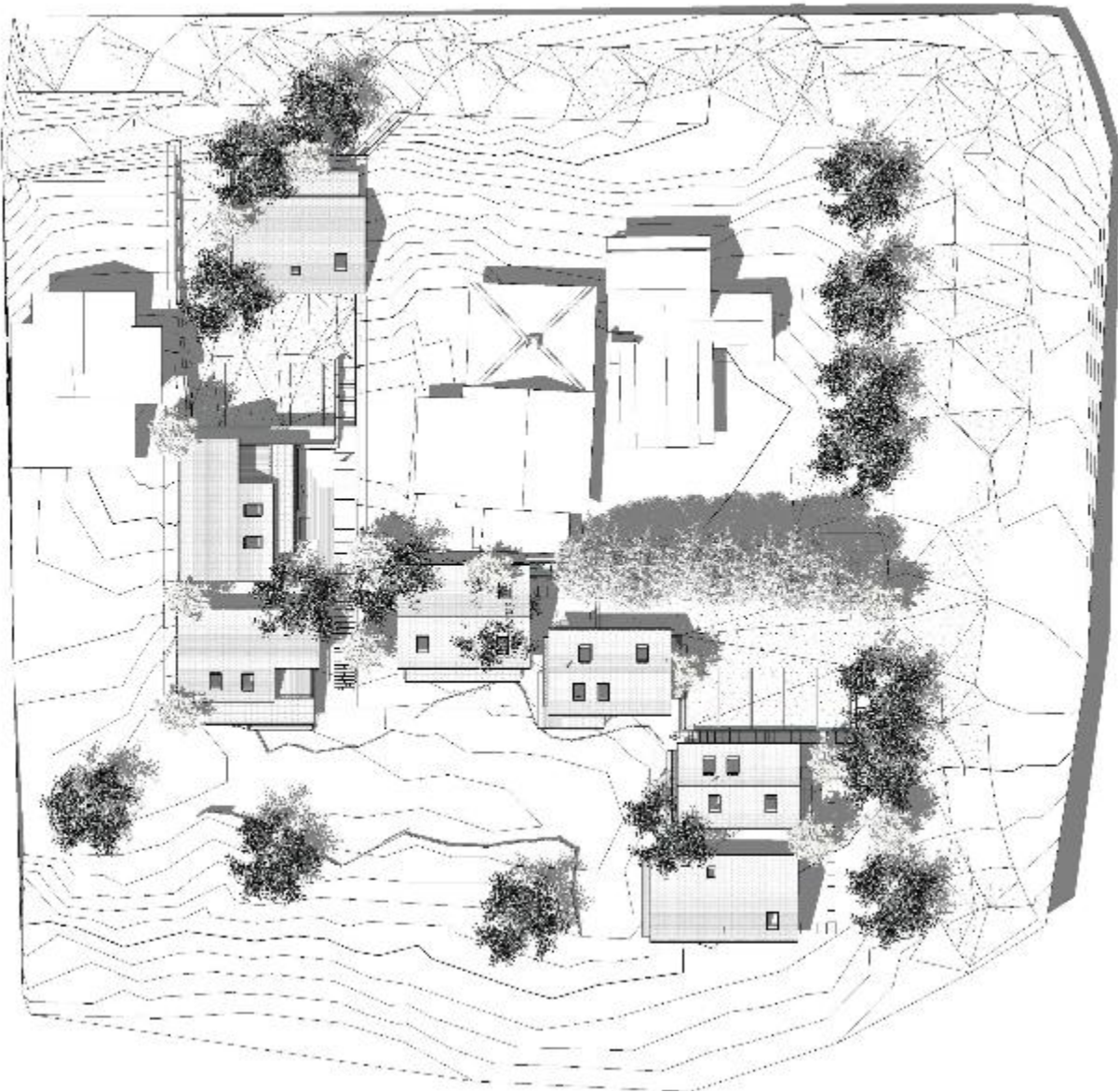


Figure 1: 3D Aerial

**Site and Context:**

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 Willamette Falls. 4<sup>th</sup> Ave. is a blacktop street, without curb, gutter, and sidewalk, and increases in elevation from Ganong to Blanchard St. 4<sup>th</sup> Ave. is primarily lined with single family dwellings on lots of 5,000 and 10,000 square feet oriented towards the Willamette River. Additionally, the subject site along with all of the parcels directly surrounding the site are zoned R-6 – Single Family Dwelling District.





Vicinity Map



Figure 2: Historic Tax Map

HR 16-09 – HR 16-14: Cottage Homes





#### 502 4<sup>th</sup> Ave.



Directly to the northeast of the proposed development is the Captain William & Elizabeth Casady House, a listed home building within the Canemah District. "The 1 1/2 story house is located on a level bench slightly above 4th Avenue at Miller Street. The main portion of the building has a side gable roof with a rear attached full width one story shed and full width front porch with low sloped roof supported on four posts. The shed extends east beyond the house as an addition with its own north facing porch. A separate north-south addition with shallow side porches extends south from the rear house

wall. The main foot print of this addition is indicated on a 1911 Sanborn map that also show a 'T' on the east end."

Statement of Significance: *William Caseday (also spelled Casady, Cassidy) was an engineer, riverboat captain and pilot. He was co-owner of the 'Clinton' with J.S. Gibson and John Cochran, the first riverboat to successfully navigate the Willamette River as far as Eugene. He also built the 'Relief' in Oregon City and within two years had sold it to Capt. Cochran. Caseday, who was born in Pennsylvania in 1823, married Kentucky born (1815) Elizabeth Barker in Clackamas County in 1856. The Casedays may have moved to New Era, as a William Cassidy died there on 6/10/1903, where "he and his wife had lived for 8 years."*

#### 514 4<sup>th</sup> Ave.



Image taken from Google Maps

Directly to the west of the proposed development is the Stanford Ely Rental. This single story home has a cross gabled roof with a multi-pane enclosed porch, beveled siding, and cornerboards.

Statement of Significance: *This house was built as a rental by Stanford Ely, a general contractor in the Oregon City area. Ely is a descendant of Fred Ely, whose donation land claim in Oregon City was known for many years as Elyville; the area neighborhood still is known by that name. Stanford's uncles, Duane and*

*George Ely, had a store in Elyville near the site of their father Fred's original house. The uncles then moved the store down to the second level on 7th Street. Stanford served as Clackamas County Commissioner for 12 years, beginning in 1957, and is currently on the Clackamas County Fair Board and Vector Control Board. The house has some significance for its association with the Ely family.*

#### 515 4<sup>th</sup> Ave.



Image taken from Google Maps

Directly to the northwest of the proposed development is the John & Belle Rutter Residence. This 1 ½ story house has a gable foot with a central gable and a porch pent-roof on the south end of the home and is primarily composed of shiplap siding.

Statement of Significance: *Belle P. Rutter, born in California in 1852, was the wife of John Rutter, a Canemah farmer who emigrated to the United States in 1872. Belle (whose first husband was Ross Spencer (902, 910 S. McLoughlin Blvd.) and John were married late in life, when he was 55 and she 51. This house is an example of a*



*transitional style from vernacular to bungalow, and is typical of simple dwellings built in the second decade of the century in the Oregon City area. In the Canemah NR District, this house is classified as a Secondary structure.*

Three of the four houses mentioned above have significant landscaping adjacent to the home (in front or on the side) and are located on lots that are 50 feet wide. The home at 502 is slightly different than the other three. This home has been expanded in the past with contextually appropriate additions, and landscaping for this home is located on the back and side of the home (where the cottage housing development has been proposed) and this home is located on a lot that has 100 feet of frontage. This home is located by itself on the corner of 4<sup>th</sup> Ave. and Miller St., and is a significant feature in the neighborhood. The proposed cottage housing development will remove the landscaping and expose the site to be significantly more visible, breaking up the rhythm of the street and removing the Casady house from its context.



Miller St. traveling south



Casady House from the corner of 4<sup>th</sup> Ave. and Miller St.





Casady House from the corner of 4<sup>th</sup> Ave. and Miller St.



4<sup>th</sup> Ave. traveling west

As seen in the street view images, there is significant landscaping adjacent to the Casady House that will be removed as part of the proposed development. There is a portion of land that will be significantly altered, and as a result will look completely different than the elevation of the Casady House. The applicant and property owner of the subject cottage housing site has identified that landscaping would be planted but has not submitted a landscaping plan to mitigate the proposal. With the amount of trees and fill proposed to be removed, combined with the placement of seven new homes pair with parking lots. The site is going to be visible from 4<sup>th</sup> Ave. Miller St. and 5<sup>th</sup> Ave. Staff believes that altering the landscaping in the Canemah historic district to accommodate for development does not foster contextual cohesiveness and will create feature currently not found in the historic district. The property owner of the proposed cottage housing development will have to mitigate for the trees and landscaping removed to make the subject site appear as if it had not been cleared and developed to

maintain a sense of contextual rhythm. There are few clear cut sites that exceed 10,000 square feet in size in the Canemah Historic district.

**CRITERIA:**

**OREGON CITY MUNICIPAL CODE**

**17.40.030** Designated.

- A. *The historic overlay district shall apply to the following:*
  - 1. *Historic districts, upon designation in accordance with this section;*
  - 2. *Conservation districts designated in accordance with this section;*
  - 3. *Landmarks as designated by this section; and*
  - 4. *Historic corridors designated in accordance with this section.*
- B. *The boundaries of the historic districts, the boundaries of conservation districts, historic corridors, the location of buildings and structures in conservation districts and the location of landmarks shall be designated on a special city zoning map or maps.*
- C. *The following are designated within the historic overlay district:*
  - 1. *The Canemah Historic District; the minimum boundaries of which are those designated by the United States Department of the Interior on the National Register of Historic Places as indicated in the city comprehensive plan.*
  - 2. *The McLoughlin Conservation District; the surveyed buildings indicated by map in the comprehensive plan shall constitute the designated structures in the McLoughlin Conservation District, along with any structures designated through the Historic Review Board designation process since initial adoption of the comprehensive plan on March 13, 1980.*
  - 3. *The Oregon Trail-Barlow Road Historic Corridor: properties identified in the 1993 Barlow Road Historic Corridor inventory of the Barlow Road by Clackamas County.*
  - 4. *Designations undertaken pursuant to Section 17.40.050. The established historic overlay district shall allow for the designation of two types of districts so that areas with a high concentration of historic structures are designated historic districts and areas with a lower concentration are designated conservation districts. Also allowed is the designation of structures of historic or architectural significance not located in an historic or conservation district as landmarks.*

**Finding: Complies as Proposed.** The subject site is within the boundary of the Canemah Historic District.

**17.40.060** Exterior alteration and new construction.

- A. *Except as provided pursuant to subsection I of this section, no person shall alter any historic site in such a manner as to affect its exterior appearance, nor shall there be any new construction in an historic district, conservation district, historic corridor, or on a landmark site, unless a certificate of appropriateness has previously been issued by the historic review board. Any building addition that is thirty percent or more in area of the historic building (be it individual or cumulative) shall be considered new construction in a district. Further, no major public improvements shall be made in the district unless approved by the board and given a certificate of appropriateness.*

**Finding: Complies as Proposed.** The applicant has submitted this application for review and determination by the Historic Review Board.

**17.040.060.B.** *Application for such a certificate shall be made to the planning staff and shall be referred to the historic review board. The application shall be in such form and detail as the board prescribes.*

**Finding: Complies as Proposed.** The applicant has submitted this application for review and determination by the Historic Review Board.

**17.040.060.C.** *Archeological Monitoring Recommendation. For all projects that will involve ground disturbance, the applicant shall provide,*

1. *A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the applicant; and*
2. *A letter or email from the applicable tribal cultural resource representative of the Confederated Tribes of the Grand Ronde, Confederated Tribes of the Siletz, Confederated Tribes of the Umatilla, Confederated Tribes of the Warm Springs and the Confederated Tribes of the Yakama Nation indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the applicant.*

*If, after forty-five days notice from the applicant, the Oregon State Historic Preservation Office or the applicable tribal cultural resource representative fails to provide comment, the city will not require the letter or email as part of the completeness review. For the purpose of this section, ground disturbance is defined as the movement of native soils.*

**Finding: Complies as Proposed.** A notice was sent upon submittal of a pre-application conference.

**17.040.060.D.**

1. *The historic review board, after notice and public hearing held pursuant to Chapter 17.50, shall approve the issuance, approve the issuance with conditions or disapprove issuance of the certificate of appropriateness.*
2. *The following exterior alterations to historic sites may be subject to administrative approval:*
  - a. *Work that conforms to the adopted Historic Review Board Policies.*

**Finding: Complies as Proposed.** The application is being reviewed as identified in the Oregon City Municipal Code.

**17.040.060.E.** *For exterior alterations of historic sites in an historic district or conservation district or individual landmark, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall be:*

**Finding: Not Applicable.** The proposal is for new construction in a historic district.

**17.040.060.F.1:** *The purpose of the historic conservation district as set forth in Section 17.40.010.*

**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)

**Staff Response:**

**Finding: Complies as Proposed.** The purpose is as follows:

*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;*

**Staff Response – Complies as Proposed:** The proposed development is intended to develop a series of cottage homes in the Canemah Historic district, where the current housing stock is low, and the homes have been designed in the vernacular style in an attempt to remain contextually appropriate with the surrounding homes that currently exist in the subject historic district. The proposed development will be considered at a public hearing in front of the Historic Review Board and examined based upon City Code, public comment, Staff's recommendation, and the Applicant's Submittal.

- B. *Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;*

**Staff Response – Complies as Proposed:** The proposed development is a seven (7) dwelling unit development that has been designed the Vernacular style with modern updates.

- C. *Complement any National Register Historic districts designated in the city;*

**Staff Response – Complies as Conditioned:** The proposed development has been designed in the Vernacular style with modern components, and an analysis of each individual home can be found in the Housing Analysis section below. The appropriateness of those components should be evaluated by the Historic Review Board for contextual appropriates and determine if there is a nexus to approve the designs the applicant has proposed.

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

- D. *Stabilize and improve property values in such districts;*

**Staff Response – Complies as Proposed:** The applicant has proposed to construct additional housing in a historic district currently with a low housing stock.

- E. *Foster civic pride in the beauty and noble accomplishments of the past;*

**Staff Response – Complies as Proposed:** The applicant has proposed to construct a series of cottage style homes in the Canemah Vernacular style with modern characteristics. The applicant has mentioned throughout the submitted narrative that the approach is to be as cohesive and contextually appropriate with the surrounding homes, but with a modern approach that would continue to complement the historic district.

- F. *Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;*

**Staff Response – Complies as Proposed:** This purpose does not apply to the proposed development.

- G. *Strengthen the economy of the city;*

**Staff Response – Complies as Proposed:** The proposed development will add additional housing to the Canemah Historic district, where the current housing stock is low.

*H. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and*

**Staff Response –Complies as Proposed:** The applicant will be adding additional housing stock to the Canemah Historic District, where the current housing stock is low. The applicant will also be required to protect an area of delineated wetlands within the historic district.

*I. Carry out the provisions of LCDC Goal 5.*

**Staff Response –** See policy 5.3.1 below.

**17.040.060.F.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.*

Goal 5.3 Historic Resources - *Encourage the preservation and rehabilitation of homes and other buildings of historic or architectural significance in Oregon City.*

**Staff Response:**

**Finding: Complies with Condition.** As demonstrated within this report, the proposal can comply with the applicable sections of the Oregon City Municipal Code as well as the Design Guidelines for New Construction. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

*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 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 do not fit within the historical context in their massing or facade styles. 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 pattern 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. 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)

**Staff Response:**

**Finding: Complies with Condition.** As identified within this report, the Oregon City Municipal Code permits cottage housing, with density bonuses. Cottage housing has not been constructed within Canemah and is subject to compliance with the applicable criteria in the Oregon City Municipal Code to determine appropriateness.

Though the City agrees with a majority of the applicant's responses, and as demonstrated within this report, the structures and context will comply with the applicable criteria, when the City examines density, the City examines the number of dwelling units per square foot. The homes along 4<sup>th</sup> Ave., from Blanchard St. to Ganong St. have densities of a one dwelling unit per 5,000 square feet or one dwelling unit per 10,000 square feet (excluding any accessory dwelling units). Lot coverage means the area of a lot covered by the footprint of all structures two hundred square feet or greater (excluding decks and porches), expressed as a percentage of the total lot area. Staff believes the applicant may have switched these two items in their application when describing the density of the proposed development. The applicant states on pg. 20 of the Historic Review Application that 502 4<sup>th</sup> Ave. has a higher density than the proposed development. The property at 502 4<sup>th</sup> Ave. has a density of one dwelling units per 10,000 square feet and the proposed development has a proposed density of 3.5 dwelling units per 10,000 square feet. Staff believes that the proposed development can be made compatible given the long linear nature of the development coupled with landscape buffering, as well as a reduction on the number of proposed structures.

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

*Policy 5.3.2 - Evaluate the establishment of Historic and Conservation Districts to preserve neighborhoods with significant examples of historic architecture in residential and business structures.*

**Staff Response:**

**Finding: Complies with Condition.** As demonstrated within this report, the proposal can comply with the applicable sections of the Oregon City Municipal Code as well as the Design Guidelines for New Construction, thus preserving the historic district. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

*Policy 5.3.7 - Encourage property owners to preserve historic structures in a state as close to their original construction as possible while allowing the structure to be used in an economically viable manner.*

**Staff Response:**

**Finding: Not Applicable.** There are no existing structures onsite.

*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 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 Incentives to build against the multiple property lines in order to fit the project between the boundaries of the property and the wetland. Proposed homes number 1, 4, 6, and 7 will require preservation incentives to be granted in order for the applicant's development to be constructed as proposed.  
(See Site Plan)

**Staff Response:**

**Finding: Complies with Condition.** Development should occur outside the delineated wetlands, as required by the Department of State Lands, and in accordance with the underlying zoning district as identified in Section 5. As demonstrated within this report, the proposed development should adhere to the yard setback standards while maintaining appropriate protections for the delineated wetlands. Staff recommends the plans be revised to comply with the dimensional standards of the R-6 zoning district and mitigate the impact with landscaping. The use of preservation incentives is described in OCMC 17.40.065 of this report. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

**17.040.060.F.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.

**Staff Response:**

**Finding: Complies with Condition.** The proposed development will add additional housing to the Canemah Historic District. With the conditions of approval, the development of the site will comply with the adopted criteria, resulting in protection of the historic value of the district. Further findings on the site can be found in the Site Plan and Density Analysis below. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

**17.040.060.F.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 historic district. 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.

**Staff Response:**

**Finding: Complies with Condition.** With the conditions of approval, the development of the site will comply with the adopted criteria, resulting in protection of the historic value of the district. The proposed new homes have been designed using elements of the Vernacular style with small building footprints. This approach to new construction will help to create contextual cohesiveness along 4<sup>th</sup> Ave.

and within the Canemah Historic District. However, the new development is going to significantly increase the density along 4<sup>th</sup> Ave. and create a cottage development in the Canemah Historic District, which does not currently have any cottage developments.

Additionally, many of the proposed homes have design elements that are not typically on homes within the Canemah Historic District, and will need to be evaluated on an individual basis to determine the appropriateness of each home within the district. Please reference the Housing Analysis further in the document to review an additional analysis on each individual home. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

**17.040.060.F.5** *The general compatibility of the exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used in the construction of the new building or structure;*  
**Applicant's Response:**

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 patterns 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 palette 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."

**Staff Response:**

**Finding: Complies with Condition.** The use of preservation incentives is described in OCMC 17.40.065 of this report. Additionally, there are no residential parking lots located in along 4<sup>th</sup> Ave., and the creation of a parking lot to serve this development will be a new feature to the neighborhood. To mitigate the proposed development the property owner will have to install additional site screening measures that are in accordance with the standards set forth by OCMC 17.52.060 between the subject site and adjacent right-of-way and neighboring properties.

The proposed homes have been using elements from the Vernacular and modern elements. A breakdown of each home can be found in the Housing Analysis below. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

**17.40.060.F.6** *Economic, social, environmental and energy consequences*

**Applicant's Response:**

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.

**Staff Response:**

**Finding: Complies with Condition.** The owner has proposed to construct seven (7) new cottage style homes, which will bring additional housing to the Canemah Historic district. The proposed cottage development will create a site with a higher density than any area currently within the Canemah Historic district. The property owner will have to mitigate for the increased density and traffic that will become a part of the Canemah Historic district, as well as mitigate for the impact on the surrounding properties by installing landscaping and siting the proposed homes in a way that creates as little impact as possible.

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

**17.040.060.E.7** *Design guidelines adopted by the historic review board.*

**Finding:** Please refer to the analysis below.

**17.040.060.G** *For construction of new structures in an historic corridor, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:*

**Finding: Not Applicable.** The proposal is for new construction in a historic district.

**17.040.060.H** *The following standards apply to development within historic corridors:*

**Finding: Not Applicable.** The proposal is for new construction in a historic district.

**17.040.060.I.** *In rendering its decision, the board's decision shall be in writing and shall specify in detail the basis therefore.*

**Finding: Complies with Condition.** The decision includes this staff report as well as any notice of decision and findings adopted by the Historic Review Board to demonstrate compliance with the applicable criteria. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

**17.040.060.J.** *Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural features which does not involve a change in design, material or the outward appearance of such feature which the building official shall certify is required for the public safety because of its unsafe or dangerous condition.*

**Finding: Not Applicable.** The proposal is for new development.

**17.040.060.K.** *The following exterior alterations may be made subject to the administrative procedures as outlined below:*

**Finding: Not Applicable.** The proposal is being reviewed as a Type III decision.

**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:** 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 the site plan above) to determine the location of the wetland. The resulting wetland delineation (See Figure 1 - Wetland Delineation Report and Figure 4) 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 historic district, we are requesting a Historic Preservation Incentive to build on the east and south property line (See Figure 4).

**Staff Response:**

**Finding – Denied/Complies with Condition.** Development is required to be located outside of the delineated wetlands, as identified by the Department of State Lands. The wetland is located in the rear of the site, which provides space for a typical single-family home and accessory structure. The subject delineated wetlands are not part of the City of Oregon City's Natural Resources Overlay District and thus this development is not subject to OCMC Ch. 17.49 Natural Resources Overlay District. However the site is part of OCMC Ch. 17.44 - Geologic Hazards Overlay, and the applicant shall complete the Geologic Hazards Overlay application prior to issuance of any future building permits.

Per OCMC 17.40.065(A-D) – Historic preservation incentives are used to allow for compatible development and increase the potential for historically designated properties to be used, protected, renovated, and preserved. 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).

Four of the seven proposed dwellings, numbers 1, 4, 6, and 7, appear to be encroaching on one of their property lines, and some even extending into the public right-of-way. The historic preservation incentives should be used in situations where an existing property is being threatened to or where



topographical constraints limit the development, and not necessarily used as a tool to increase the density. In the recent past, there have been some preservation incentives granted to single family homes, these incentives were permitted in a conservative manor, allowing for a zero lot line setback as to mitigate for the massing of a proposed home and an attempt to reduce the impact of the proposed single family home on the existing topography of the site.

As the sites within Canemah are typically constructed with a home and an accessory structure, the applicant's proposal of seven homes and a two paved parking areas located near, on, or over the property lines of the adjacent lots of record, and in a place highly visible from the adjacent right-of-way from 4<sup>th</sup> Ave. and Miller Street, which creates an overall scale and density not typically found within the district and creates an overall effect which may result in an incompatible design with the remaining historic district if not appropriately mitigated (see Site and Context above). Staff believes that allowing for too many preservation incentive on one site may result in a site that is incompatible with the surrounding neighbors and will create siting issues that disturb the rhythm of the Historic District. There may be an opportunity to mitigate for some of the density by increasing the amount of landscaping on the site, or by reducing the square footage of some of the proposed dwelling units.

Currently, the applicant has the ability to propose four single- family homes on the subject site in accordant to the R-6 zoning district which could be deemed more compatible with the existing historic district and better integrate the standards set forth by the R-6 zoning district. Staff believes that if the applicant were to propose four single family homes on the subject site, only one of the properties would require preservation incentives. Given the topography of the site and the proximity of the adjacent neighbors, the R-6 standards would be considerably less visually imposing on the adjacent homes.

The applicant does mention that there are currently delineated wetlands on the subject site, but the applicant does not go into detail on how those wetlands limit the proposed development and what homes the subject wetlands impacts the greatest. Staff believes the applicant has not provided an adequate nexus to permit the number of preservation incentives the applicant has requested for the subject development, and believes the primary reason for the preservation incentives has been requested in an attempt to maximize density and not in an effort to reduce the impact of the proposed development on the natural environment or surrounding historic structures as well as the historic district. Beyond the delineated wetlands, the applicant has made no indication to why historic preservation incentives should be applied to four of the seven proposed homes, and no alternative plans have been submitted that illustrate the proposed homes in a configuration closer to the standards of the R-6 zoning district, and why the submitted plans are the best available option.

Preservation incentives are an optional tool that the historic Review Board may apply to an application, in this instance applying the Preservation Incentives would create a site that is out of context with the Canemah historic district and create adverse impact with the neighboring properties. Staff would like to see an alternative plan with the proposed homes and residential parking lots in locations closer to the location outlined by the dimensional standards of the R-6 zoning district.

#### **17.40.070 - Demolition and moving.**

**Finding: Not Applicable.** The proposal does not include demolition or relocation of a building.

### **GUIDELINES FOR NEW CONSTRUCTION: OREGON CITY HISTORIC DISTRICTS**

**A. LOCATION: Where is the Site**

*McLoughlin Historic Conservation District, the Canemah National Register Historic District, or on 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:** Surrounding immediate block and historic district 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)

**Staff Response:**

**Finding: Complies with Condition.** The subject site is within the Canemah National Register Historic District. The context of the site and surroundings are described within this report. There are currently no cottage house developments within the Canemah Historic District. Traveling in a block in each direction from the subject site, many of the existing homes have been developed in a traditional design which consists of a single family dwellings on a 5,000 or 10,000 square foot lot. The site has been designed assuming preservation incentives to maximize the density, and as mentioned above, Staff believes that the historic preservation incentives should not be approved as requested by the applicant.

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

**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.*

**VERNACULAR:** *In the Canemah Neighborhood the most prevalent extant architectural style is Vernacular, built between 1867-1929. Important style characteristics as found on houses in the Canemah District to be used for new construction are noted below.*

**CHARACTERISTICS OF THE STYLE**

**Site**

- *No uniform front setback; South of 3rd Street: houses may face front or side depending on topography.*
- *Lots range from 50x100 to 100x100 and contain a single house.*
- *Properties edges often not defined; Where fenced, primarily picket or low slat at front with side or partial returns.*
- *Planting: South of 3rd Street: forest setting, native and ornamental plantings form visual screen and sense of privacy; Elsewhere on the more level portions: lawn and planted area around buildings.*
- *House Placement: to suit the existing topography and most level lot portion especially south of 3rd Street.*
- *Retaining walls: stone, mortared or stacked basalt, or concrete south of 3rd Street, especially in proximity with street.*

- *Garages: Not found historically; informal graveled or paved parking next to street or along house; New garages to be located along side or behind house. Where topography is a concern, locate garage offset from building primary façade, close to street with direct access.*
- *Accessory Buildings: detached, behind along side of house and located to allow use of particular function.*
- *Streets: South of 3rd Street: narrow, without curbs or sidewalks; casual pedestrian paths and connecting stairs are encouraged.*

**Applicant's Response:** 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.

**Staff Response: Complies with Condition.** Many of the proposed home have been designed using elements from the Vernacular style mixed with modern elements. There are many questions about contextual appropriateness that can be found in the Housing Analysis below. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

### 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?*

#### *Building Form*

- *Form easily allows additions and alterations such as increases in family size, activities or changing technology; generally smaller in size than McLoughlin.*
- *Shape: rectangular in plan, with smaller rectangular combinations to primary form; Rectangular or square form reinforced on façade. L-plan, T-plan options.*
- *Height: Maximum 1 ½ stories in height; Basement option.*
- *Proportions: Height (eave) to maximum width: 1:1 Height to Depth: can vary greatly.*
- *Roof: gable, of not less than 8:12 pitch, 10:12 and steeper are preferred. No cross-gable roofs; Possible wing or addition with lower ridgeline that is perpendicular or is offset.*

**Applicant's Response:** 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 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.

**Staff Response: Complies with Condition.** When the City examines density, the City typically examines the number of dwelling units per square foot to estimate the number of people that may potentially occupy a structure. The homes along 4<sup>th</sup> Ave., from Blanchard St. to Ganong St. have densities of a one dwelling unit per 5,000 square feet or one dwelling unit per 10,000 square. Lot coverage means the area of a lot covered by the footprint of all structures two hundred square feet or greater (excluding decks and porches), expressed as a percentage of the total lot area. The use of preservation incentives is described in OCMC 17.40.065 of this report. Staff believes the applicant may have switched these two items in their application.

The Canemah historic district has many single family homes irregularly spaced on 5,000 and 10,000 square foot parcels, however, Staff does not believe the applicant has adequately answered spacing concerns set forth by the Guidelines for New Construction, which states:

- Irregularly spaced buildings within a regularly spaced historic district context, or regularly spaced buildings within an irregularly spaced historic district context.
- Crowded building sites from too large of building or too small of lot dimension.
- Houses spaced tightly together, or disrupting the historic district rhythm.

(See Site and Context above for more contextual information on the subject site and the surrounding area.)

Staff believes that the proposed development can be made compatible given the long linear nature of the development coupled with landscape buffering and compliance with the setbacks. The applicant and property owner needs to accurately demonstrate the proposed development will not detract from the rhythm of the historic district (i.e. create large vacant lots or create larger lots that are highly visible from 4<sup>th</sup> Ave., Miller St., or 5<sup>th</sup> Ave. The applicant also needs to demonstrate on how the proposed development will not adversely impact the neighbors directly adjacent to the site.

#### **Site Plan and Density Analysis:**

Currently, there are no areas adjacent to the proposed development with densities as high as the proposal. The parcels directly adjacent to the proposed site contain approximately one dwelling unit per 5,000 square feet and one dwelling unit per 10,000 square feet. As demonstrated in the above plat of Canemah and Tax Map, the site was historically platted with 5,000 square foot lots. In the current zoning designation of "R-6" Single-Family Dwelling District, each lot may be accommodated with a single-family home, though environmental studies and compliance are required. The proposal mitigates the increased density with decreased building sizes, though the development of the site has extended into the right-of-way with the construction of required parking lots and the applicant has asked for preservation incentives to allow a majority of the homes.

The site contains 4 lots of record which would otherwise be able to be constructed with a single-family home on each. The Oregon City Municipal Code allows the construction of up to 8 cottage homes on the site. The density allowed must comply with the development requirements within the Oregon City Municipal Code for the historic district and referenced documents. The applicant proposed 7 cottage homes, but asked for a preservation incentive to accommodate the dwellings with the required parking and protection from an onsite wetland.

In addition to the findings above, City staff has examined the submitted site plan and has identified several items for consideration by the Historic Review Board:

#### Preservation Incentives

- Four of the seven proposed dwellings, numbers 1, 4, 6, and 7, appear to be encroaching on one of their property lines, and some even extending into the public right-of-way. All proposed structures should be contained on their subject properties and that if a property owner places a structure they need to acquire a right-of-way use permit or go through the process to vacate a portion of the public right-of-way. The historic preservation incentives should be used in situations where an existing property is being threatened to or where topographical constraints limit the development, and not as a tool to increase the density for a potential new development.

#### Site and Context

- Two parking lots are proposed onsite. The proposed six stall parking lot extends into the public right-of-way. In order to mitigate the overall impact of the proposed development, the existing site should contain the minimum spaces needed to accommodate the development.
- The front of house four and house six appear to face the six stall parking lot. The main entrance of the homes shall not be facing any parking areas.
- Staff cannot identify the location of parking space number one.
- Along the entrance off of 4<sup>th</sup> Ave. the applicant has proposed to construct a large retaining wall. Per the Guidelines for New Construction the following site features are prohibited in Historic Districts – Elements that significantly obscure or detract from the primary sides of the building, and tall walls and fences in the front and front portion of side yards. The proposal will be reviewed for compliance with maximum retaining wall height limits in OCMC 17.54.100 during the Site Plan and Design Review.
- The Canemah Historic district has many single family homes irregularly spaced on 5,000 and 10,000 square foot parcels, however, Staff does not believe the applicant has adequately answered spacing concerns set forth by the Guidelines for New Construction, which states:
  - Irregularly spaced buildings within a regularly spaced neighborhood context, or regularly spaced buildings within an irregularly spaced neighborhood context.
  - Crowded building sites from too large of building or too small of lot dimension.
  - Houses spaced tightly together, or disrupting the historic district rhythm.

#### Landscaping

- The applicant has provided illustrations of the development to the proposed grade, staff is still concerned with the landscaping and the effect of the proposed development on the existing neighboring homes. Therefore, prior to obtaining a Certificate of Occupancy, the applicant shall submit a landscape plan that appropriately buffers the proposed development from the adjacent homes and streets in accordance with OCMC 17.52.060(B).

Staff has determined that it is possible, likely and reasonable that the applicant cannot meet this standard through the Conditions of Approval.

#### 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, 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.*

##### *Design Composition*

- *Lacks rigid system of exterior detailing that makes it a clearly definable architectural style; allows design flexibility and is inherently varied.*
- *Designed and built without assistance of a trained architect. Collaborative design evolved with homeowner and builder, based on familiar styles, features and products.*
- *Can combine features from other architectural styles popular during the historic period; simpler designs than McLoughlin.*
- *Porch: full or partial length at the front entry; if close to the ground, no railings; at main story only.*
- *Dormers: None.*
- *Materials: local, readily available.*
- *Windows: 1:1, double hung windows.*
- *Siding: horizontal board siding; typically shiplap, or channel; occasionally bevel.*
- *Ornament: Exterior decoration is modest, consisting of scroll-work brackets at the top of porch pillars, plain cornerboards and simple window trim. Most houses do not feature spindlework in the peaks of their gable roofs.*
- *Interior fireplaces and chimneys.*

**Applicant's Response:** 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 patterns 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 palette 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 11)

**Staff Response: Complies with Condition.** All of the proposed homes incorporate elements of the Vernacular style, but also incorporate more modern elements not found along 4<sup>th</sup> Ave. such as window walls, full light doors, stepped windows, and rood cutouts. A further analysis of each home can be found in the Housing Analysis section below. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

#### **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:** 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.

**Retaining Wall:** 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.

**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.

**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.

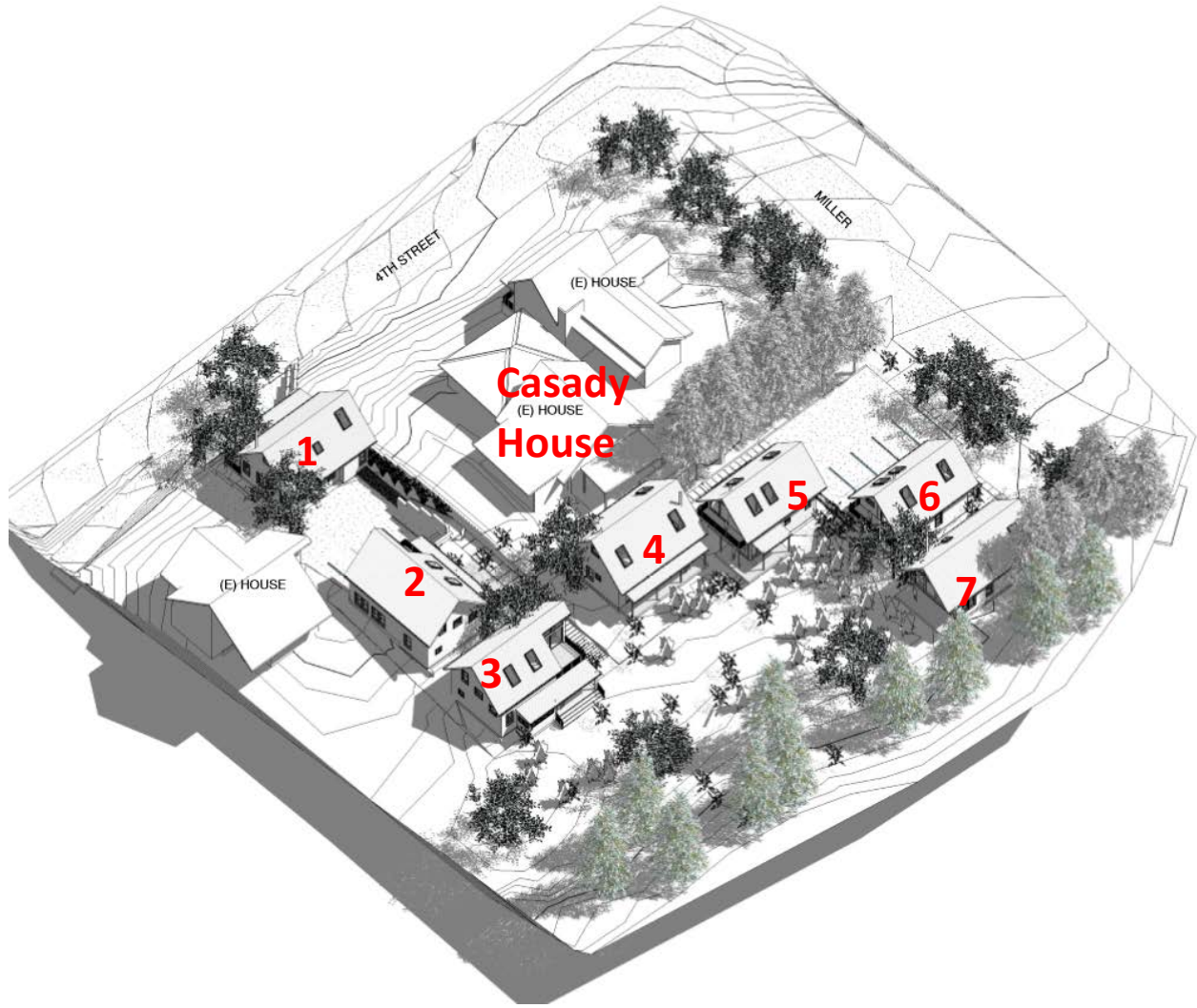
**Staff Response: Complies with Condition.**

Concerns of contextual compatibility still remain when addressing full light doors, window walls, stepped windows, and roof cutouts used to make space for second story outdoor space. A further analysis can be found in the Housing Analysis below.

A geotechnical review has yet to be submitted and the proposed fill removal and retaining wall construction has yet to be addressed. However, all proposed retaining walls shall be designed and constructed in accordance with Design Guidelines for Oregon City Historic Districts which is stone, mortared or stacked basalt, or concrete south of 3rd Street, especially in proximity with street. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

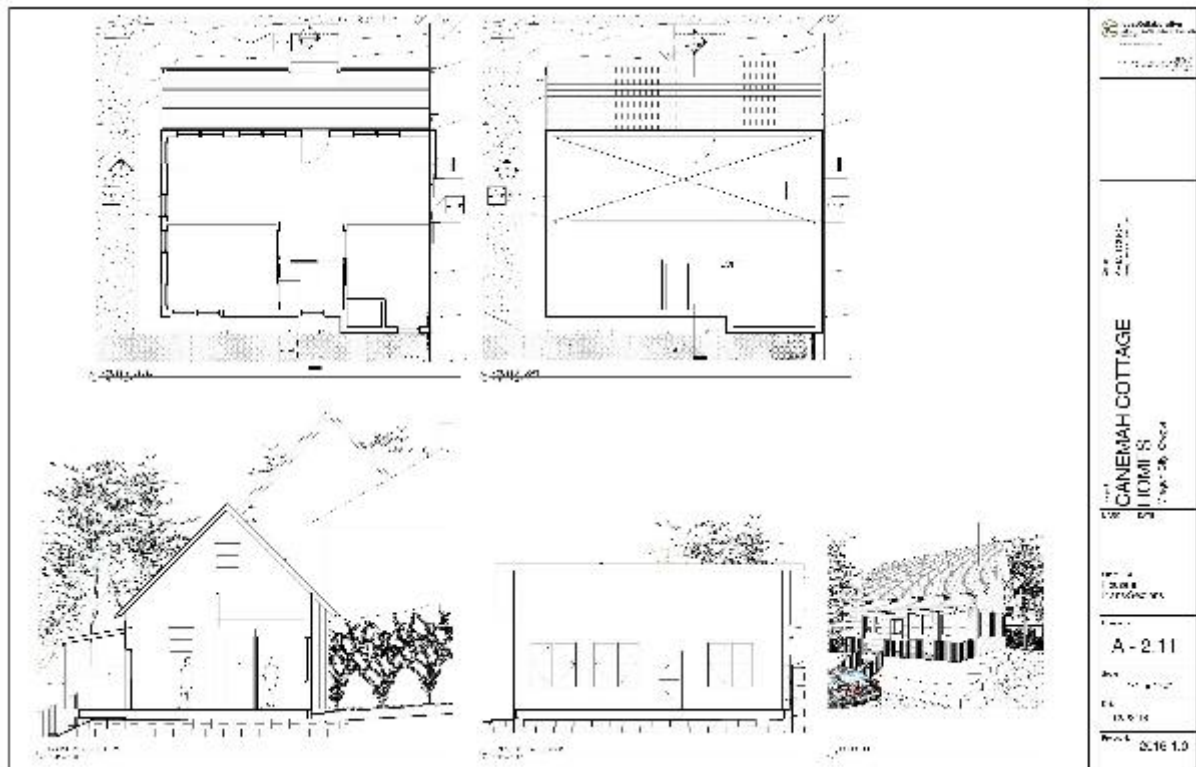
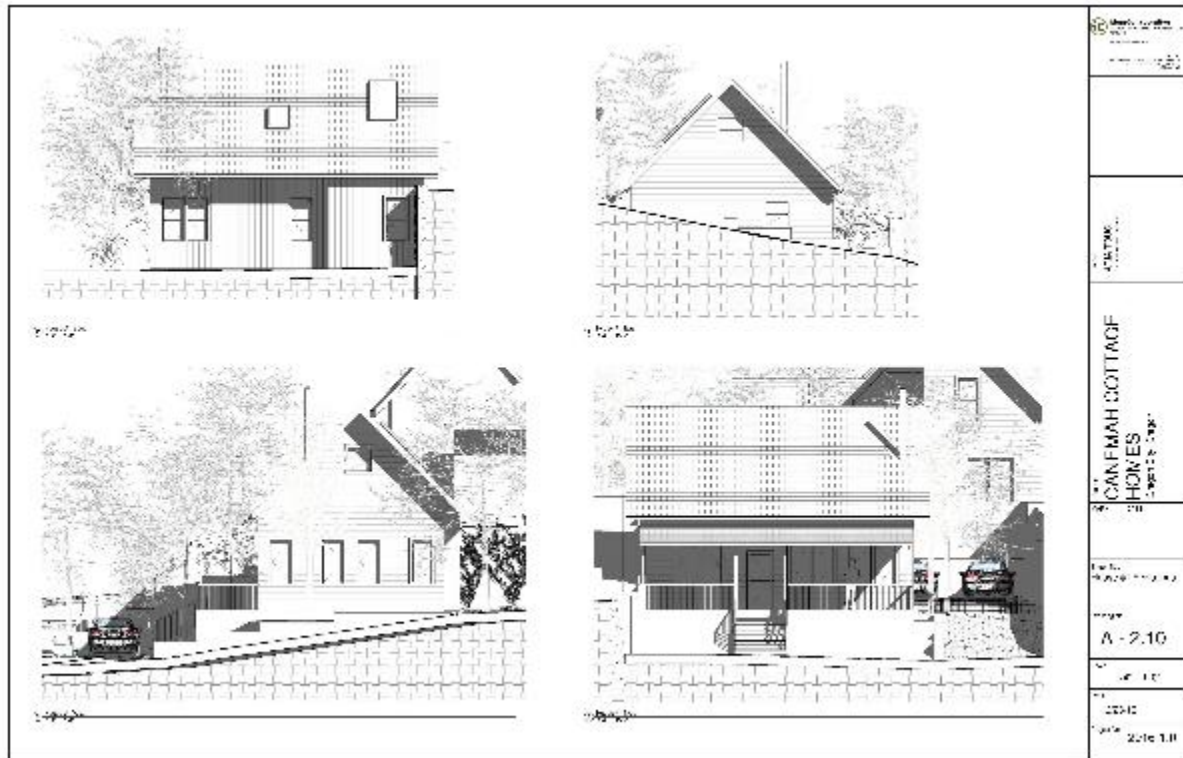
**HOUSING ANALYSIS:**





The staff analysis of each home is provided below.

## Proposed House 1:



**Finding: Complies with Condition.** This house is designed to be a 600 square foot 1 ½ story home oriented towards 4<sup>th</sup> Ave. with an elevated front deck on the front of the house. The deck will have

approximately seven steps up to the main level. The deck is encircled by a railing on the north and west side of the house with thin vertical spindles and topped by a rail cap. The east side of the deck will abut a retaining wall separating the porch from the neighboring topography.

The house appears to be designed as a small Vernacular bungalow with six large double hung windows and a half light door on the front of the house. Four large rectangular double hung windows and one small square window on the west side of the house. The east side of the home appears to have two small square double hung windows. The south side of the home includes a four large double hung windows with a small bump out abutting a retaining wall on the southeast corner.

The siding appears to be a vertical shiplap siding along the north, east, and west sides of the home. The south side of the home has been designed with vertical shiplap siding.

The roof of the home appears to be designed as a shingle covered with a pitch greater than 8:12 (12:12 according to the applicant narrative). The north side of the roof appears to have a small chimney, and the south side of the roof appears to have one large rectangular and one small square skylight window.

In the design of home number one, the applicant has indicated that they are planning to remove a significant portion of the abutting topography, creating a cutout for the home and a twelve (12) foot wide driveway on the existing lot. This home will also be located directly upon the east property line.

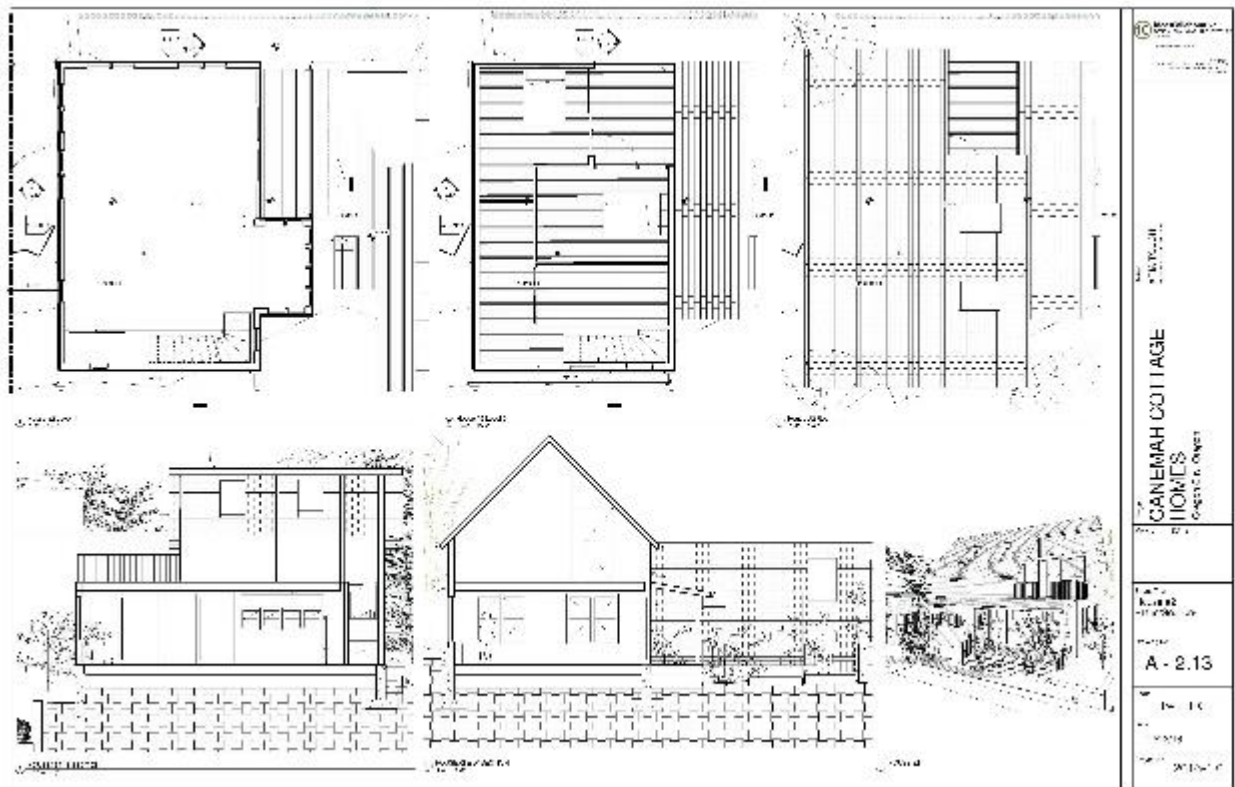
City staff could not determine the following about the proposed house and will require further information on the following items:

- Staff would like the applicant to Identify if the removal amount of on-site fill and proposed landscaping is contextually appropriate and will not adversely impact neighboring slopes or wetlands.

The applicant will need to go through Geotechnical Review along with Site Plan and Design Review. A condition of approval has been written to ensure compatibility with the design standards of the Canemah Historic District

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

## Proposed House 2:



**Finding: Complies with Condition.** House two (2) is located approximately 40 feet south of house one (1) on the site plan, and appears to be designed as an 1100 square foot 1 ½ story modern Vernacular home completely sided in horizontal shiplap. The deck on east side of the house is with a flat, slightly elevated, with no front railing. The east side of the first story is has four large full light windows, creating a French door like entrance. To the south of the main entrance is a small bump out from the main building on which there are four small square double hung windows. To the south of the bump out is one large rectangular double hung window. The east facing deck is also covered by overhanging eave. On the second story of the east side there is a portion of the roof that has been removed to make space for a second story outdoor seating area. The entrance leading to this outdoor seating area is composed of two full light glass doors with two large square windows above the glass doors on the east side of the cutout and one full light glass door surrounded by window on south side of the cutout. The outdoor seating area is bordered on the east and west sides by a railing with thin spindles and a top rail. On north side of the first story there are four large rectangular double hung windows and one large rectangular double hung window on the second story.

The first story on the south side of the house contains one small square double hung window with a concrete planter box along the foundation of the building. The side of the east-facing bump out is visible on the south side of the house; there are two small square double hung windows visible on the side of said bump out. On the second story of the south side of the home, a series of stepped windows are used. A large double hung rectangular window is illustrated to be near the top of the structure, stepping down to two small double hung square windows.

The roof is designed with what appears to be greater than an 8:12 pitch with skylights on the east side and completely flat on the west side.

City staff could not determine the following about the proposed house and will require further information on the following items:

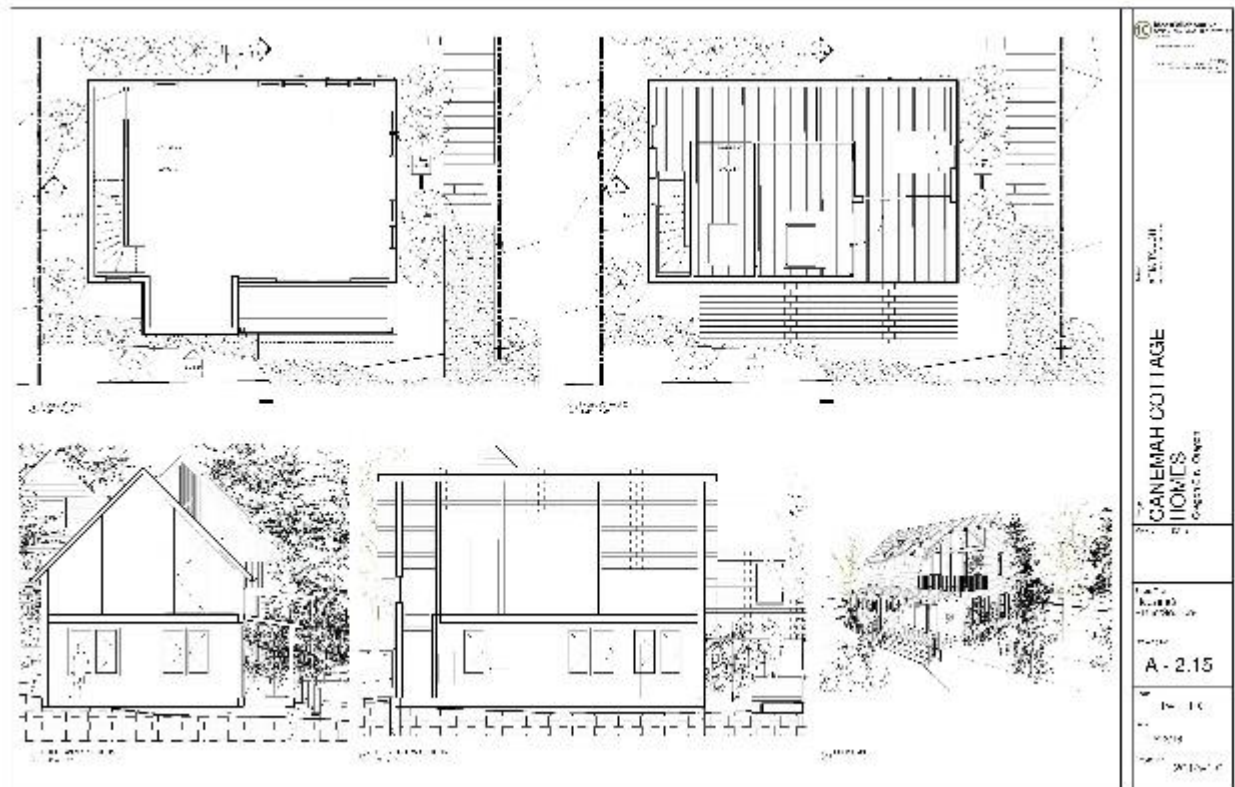
- Identify the types of doors used on the entrance of the home and if they are contextually appropriate for the proposed development and in the Canemah Neighborhood.
- Identify if the roof cutout is an appropriate architectural feature for the Canemah Historic district.
- Identify what types of windows will be used on the doors and wall adjacent the second story outdoor space.
- Identify if there if the north elevation on home number 2 is correct.

The applicant can provide additional information on the materials used in the design of the buildings. To ensure compatibility, conditions of approval have been that coincide with the existing Design Standards for the Canemah Historic District.

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**



**Proposed House 3:**





**Finding: Complies with Condition.** House number three is located approximately eight feet south of house number 2, and is exactly the same as house two but oriented north/south instead of east/west.

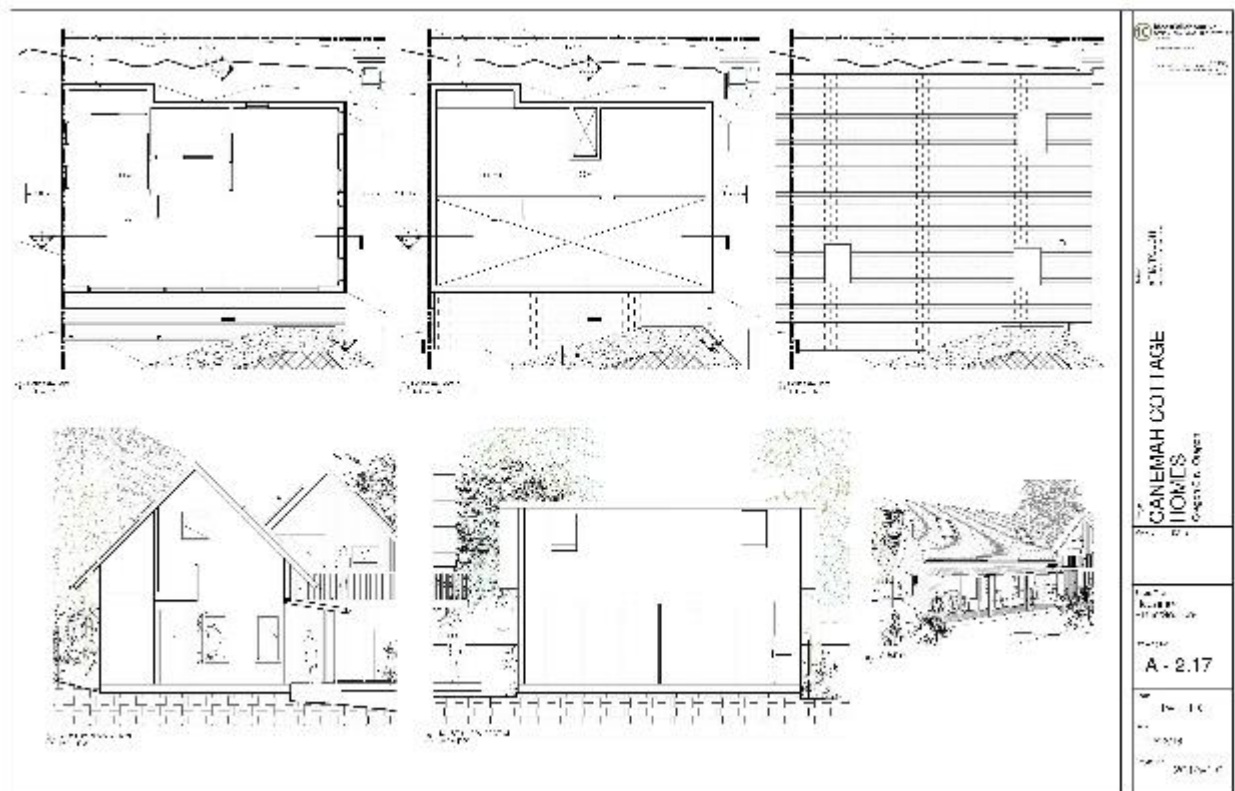
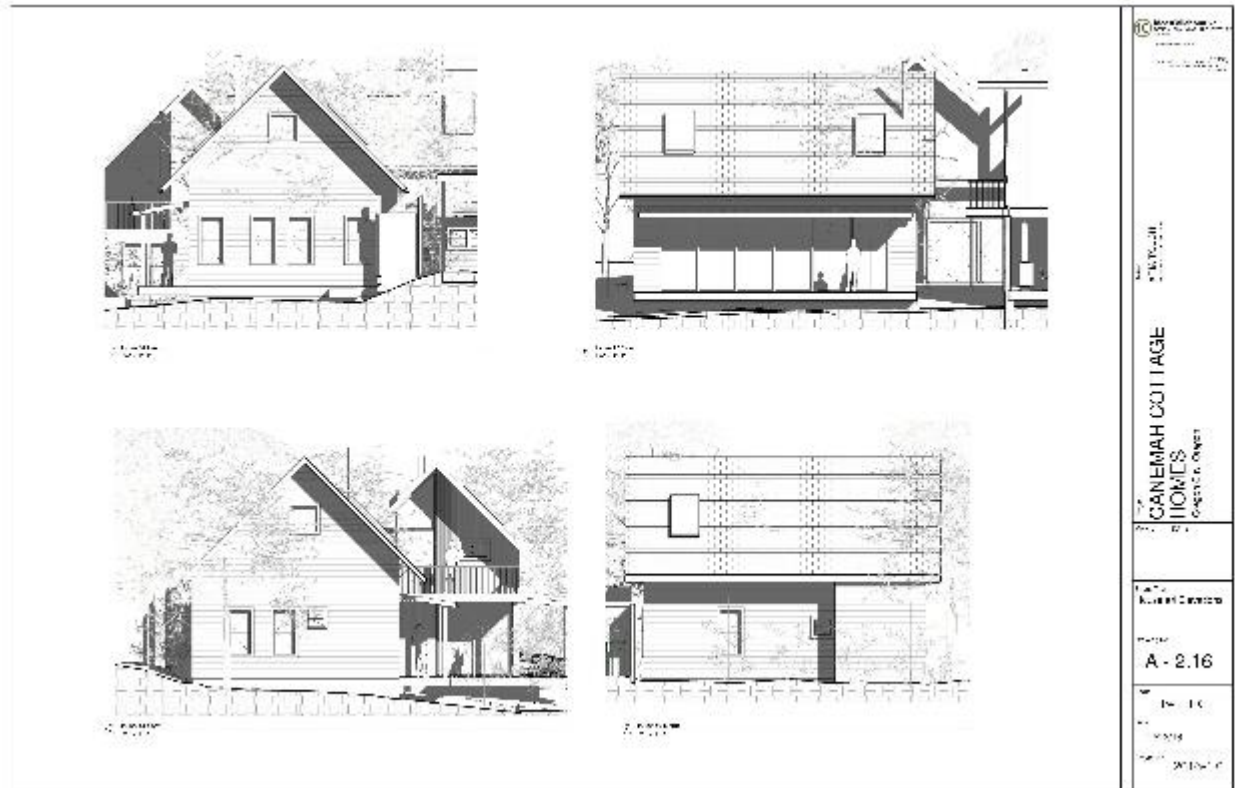
City staff could not determine the following about the proposed house and will require further information on the following items:

- Identify the types of doors used on the entrance of the home and if they are contextually appropriate.
- Identify if the roof cutout is appropriate.
- Identify what types of windows will be used on the doors and wall adjacent the second story outdoor space.

The applicant can provide additional information on the materials used in the design of the buildings. To ensure compatibility, conditions of approval have been that coincide with the existing Design Standards for the Canemah Historic District.

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

## Proposed House 4:



**Finding: Complies with Condition.** House seven is a 600 square foot 1 ½ story modern Vernacular, completely sided in horizontal shiplap, located approximately 24 feet to the east of house number three. The south side of the home consists of a flat deck with an eave covering the deck. There is a bank of six full light windows, creating a large open approach onto the deck.

On the east side of the building there are four large double hung rectangular windows on the main level and one small square window on the second story. The north side of the house there is one large double hung rectangular and one small double hung window.

The main level of the west side of the home has two large double hung rectangular windows and one small double hung square window. The second story has one small square window. The roof on the south side of the building has two sky lights and a one small chimney, and the roof on the north side contains one skylight.

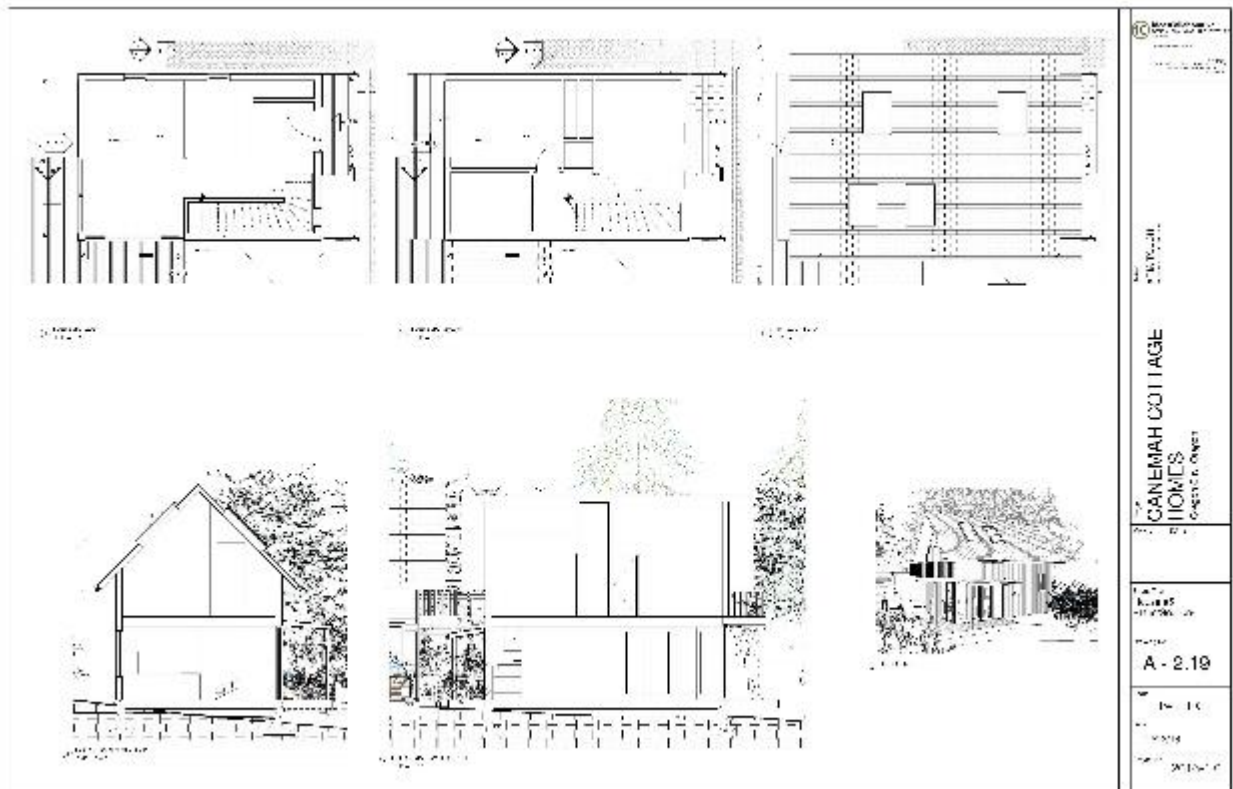
City staff could not determine the following about the proposed house and will require further information on the following items:

- Where the main entrance to the home would be located.
- The types of windows to be used in the second story windows.
- If the row of six full light windows contextually appropriate for the historic district and what type of door openings and windows will be used.
- If the applicant approach to the double eave on the south side of the home is contextually appropriate for a modern Vernacular.

The applicant can provide additional information on the materials used in the design of the buildings. To ensure compatibility, conditions of approval have been that coincide with the existing Design Standards for the Canemah Historic District.

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

## Proposed House 5:



**Finding: Complies with Condition.** House four is an 800 square foot 1 ½ story modern Vernacular, completely sided in horizontal shiplap on the north, vertical shiplap on the south and west side, and vertical and horizontal shiplap on the east side. This house is located approximately 10 feet to the east of house number four.

The front of the house is on the east side of the building and has been designed with a small elevated deck, covered by an eave, leading into a solid front door with a tall and narrow vertical fixed window to the left of the front door. There is one medium rectangular window on the main floor and two large double hung rectangular windows on the second story.

On main level of south side of the house there are four full light sliding style doors leading out to small covered deck. There is also one small double hung rectangular window and one medium window. On the west side of the home there is another set of full light glass doors leading out to a covered deck. On the second story of the west side is a second story deck encircled by a railing with narrow spindles and a top rail. Half of the second story on the west side of the building is composed of windows. Additionally, there is one small rectangular window on the second story.

There are two large double hung rectangular windows on the north side of the building. The roof appears to greater than an 8:12 slope with two skylights on both the south side and north side of the roof.

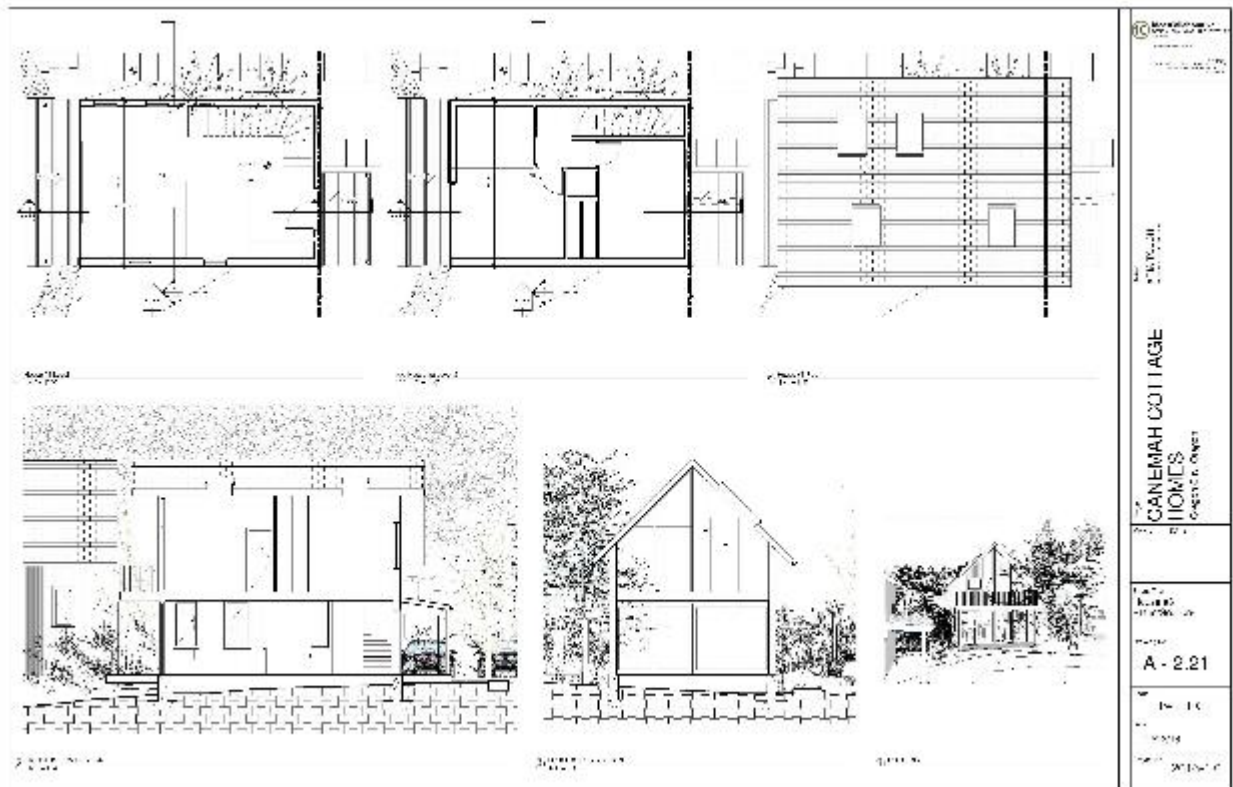
City staff could not determine the following about the proposed house and will require further information on the following items:

- The appropriateness of the vertical window next to the front door.
- The type of window on the main level of the east side of the building.
- If the doors on the south side of the house are sliding and if they are contextually appropriate to the Canemah historic district.
- The type of window on the main level of south side of the house.
- If the full light glass door is sliding or French and is a corner deck appropriate for the historic district.
- The appropriateness of the window wall on the second story of the west side of the house.
- The type of windows on the on the second story of the west side of the building.

The applicant can provide additional information on the materials used in the design of the buildings. To ensure compatibility, conditions of approval have been that coincide with the existing Design Standards for the Canemah Historic District.

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

## House 6:





**Finding: Complies with Condition.** House four is an 800 square foot 1 ½ story modern Vernacular, completely sided in vertical shiplap on the west side, horizontal shiplap on the north and south, and vertical and horizontal shiplap on the east side. This house is located approximately 12 feet to the southeast of house number five.

The front of the house is on the east side of the building and has been designed with a small elevated deck, covered by an eave, leading into a solid front door with a tall and narrow vertical fixed window to the right of the front door. There is one medium rectangular window on the main floor and two large double hung rectangular windows on the second story.

The main level of west side of the house has four full light sliding style doors leading out to small covered deck. On the second story of the west side is a second story deck without any form of railing. Additionally, half of the west side second story is composed of windows. The south side of the house there is one large double hung rectangular and one small rectangular double hung window. There are two large double hung rectangular windows and one small double hung rectangular window on the north side of the house.

The roof appears to greater than an 8:12 slope with two skylights on both the south side and north side of the roof.

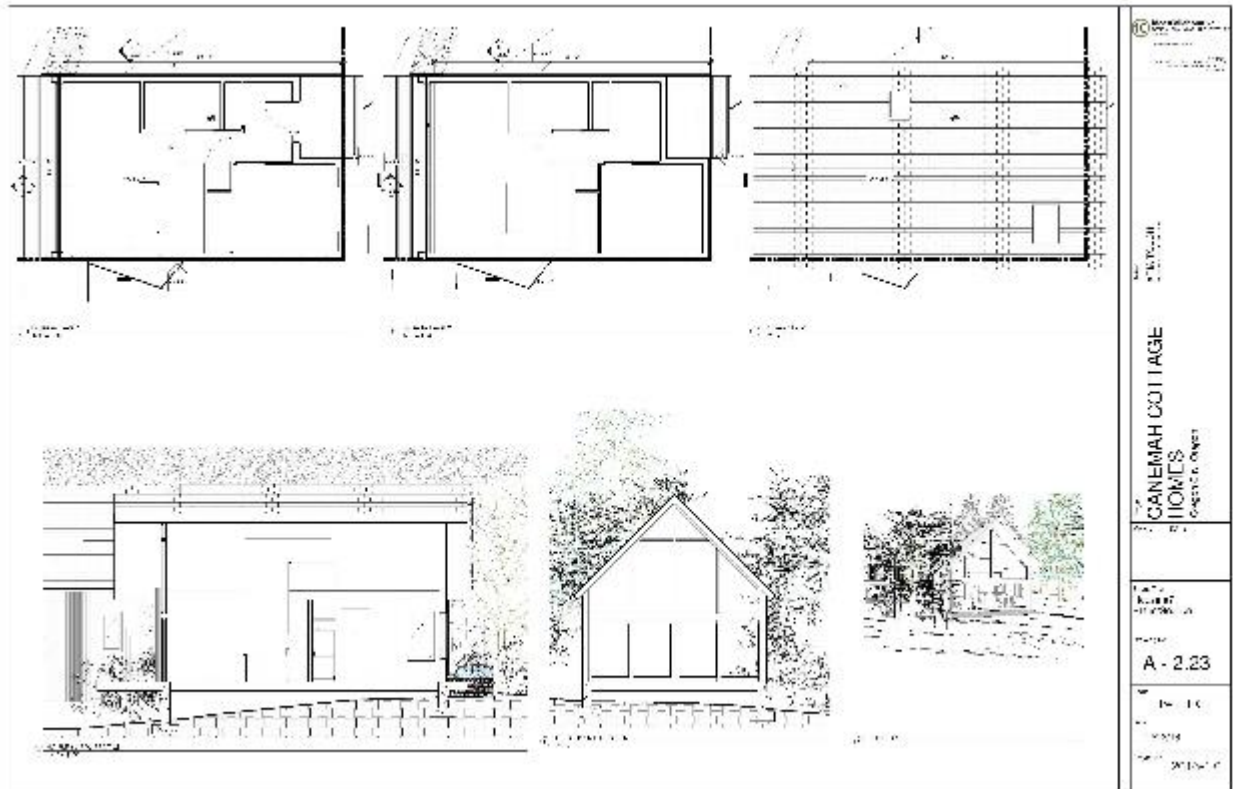
City staff could not determine the following about the proposed house and will require further information on the following items:

- The appropriateness of the vertical window next to the front door.
- If the doors on the west side of the house are sliding and if they are contextually appropriate to the Canemah historic district.
- The appropriateness of the window wall on the second story of the west side of the house.
- If there is a railing for the second story deck – the west elevation illustrates no railing, while the north elevation depicts a railing.
- If the type of eave on the east side of the house is contextually appropriate for the historic district.

The applicant can provide additional information on the materials used in the design of the buildings. To ensure compatibility, conditions of approval have been that coincide with the existing Design Standards for the Canemah Historic District.

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

HR 16-09 – HR 16-14: Cottage Homes



**Finding: Complies with Condition.** House four is a 600 square foot 1½ story modern Vernacular, completely sided in horizontal shiplap on the north and south side of the house, horizontal and vertical and horizontal shiplap on the east side of the house, and primarily windows with minor vertical shiplap on the west side of the house. This house is located approximately 10 feet to the south of house number six.

The front of the house is on the east side of the building and has been designed with a small elevated deck tucked into an alcove, leading into a solid front door with a tall and narrow vertical fixed window to the left of the front door. There is also a large double hung rectangular window on the inside of this alcove looking into the front doorway. Additionally, there are two large double hung rectangular windows on the main floor and one medium window on the second story.

There is one small fixed window and one small double hung window on the north side of the house. There are five large double hung rectangular windows on the south side of the house. The west side of the house is primarily composed of windows with set of full light glass doors leading out onto a slightly elevated deck.

The roof appears to greater than an 8:12 slope with one skylight on the north and south side of the roof.

City staff could not determine the following about the proposed house and will require further information on the following items:

- The appropriateness of the vertical window next to the front door.
- Identify the type of window on the second story of the east side of the building.
- Identify the type of small window on the northeast corner of the building.
- Identify the types of doors leading out onto the elevated porch on the west side of the house.
- If the west side of the home composed of windows is contextually appropriate for the historic district.

The applicant can provide additional information on the materials used in the design of the buildings. To ensure compatibility, conditions of approval have been that coincide with the existing Design Standards for the Canemah Historic District.

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

#### **PUBLIC NOTICE:**

Notice of the proposal was sent to property owners within three hundred feet of the subject property and the Canemah Neighborhood Association in addition to a variety of agencies. Additionally, the property was posted with a Notice of Land Use sign with details about the proposal. Transmittals were sent to various City departments and other agencies regarding the proposed development plan. Relevant comments from City departments are addressed in this report as appropriate.

#### **PUBLIC COMMENTS:**

Prior to the first open public hearing, the Planning Division received three written comments relating to the contextual appropriateness of the cottage development in the Canemah Historic district.

- Mr. Deyoung and Mr. Fischer had concerns about flooding, traffic, decreased property values, and the designs of the proposed housing.
- Mr. Edgar had concerns with the wetlands on the property, parking, and the building guidelines.

- Mr. and Mrs. Goodwin who live on the northeast side of the subject development and will be surrounded on both sides of the proposed cottage housing. The comments address the compatibility of the proposed development the impact the proposed development will have on the Canemah Historic district and the overall adverse impacts the proposed development will have on their property directly.

The Historic Review Board opened public comment on the proposed development on January 23, 2017. There were four different parties who made a public comment on the proposed development, one of the comments was in favor of the proposed development and two of the comments were against the proposed development, and one comment was neutral.

- The first comment in favor was from Ms. Lytle-Blaha who mentioned she was in favor of the quality of the development and the possibility of HOAs addressing many of her concerns on property upkeep. She was also in favor of the cottage style development
- The first comment in opposition to the proposed development was from Mr. Bistline who had concerns on the density and scale of the development on the surrounding neighborhood, and the impact of the development on the wetland.
- The second comment opposed to the proposed development was from Mr. Goodwin who was concerned with the density of the proposed development and the adverse impact the increased density and parking would have on his property located directly adjacent to the proposed development.
- The neutral comment in was from Ms. McGriff who commented on the process and talked about the conflicting areas of code as compared to the intent of the Canemah National Registered District.

#### **CONCLUSIONS:**

Based on the analysis and findings as described above, Staff concludes that the proposed Historic Review located on the south side of 4<sup>th</sup> Ave., in the vicinity of 4<sup>th</sup> Ave. and miller St. and identified as Clackamas County Map 3-1E-01AA, TL 02200, 03600, and 03700, meets the requirements as described in the Oregon City Municipal Code by complying with the Conditions of Approval provided in this report. Therefore, the Community Development Director recommends the Historic Review Board approve file HR 16-09 with conditions, based upon the findings and exhibits contained in this staff report.

#### **EXHIBITS:**

1. Vicinity Map
2. Applicant's Narrative and Plans
3. Design Advice
  - a. Agenda
  - b. Video
  - c. Public Comment
4. Public Comments (On File)