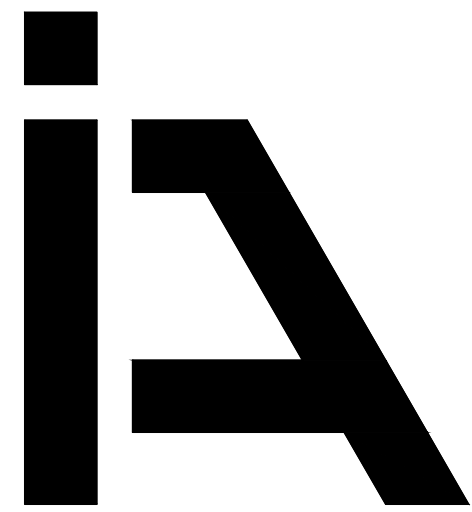


FRONT ELEVATION



LEFT SIDE ELEVATION



**ISELIN  
ARCHITECTS  
P.C.**

1307 Seventh Street  
Oregon City, OR 97045  
503-656-1942 ph  
503-656-0658 fax  
www.iselinarchitects.com

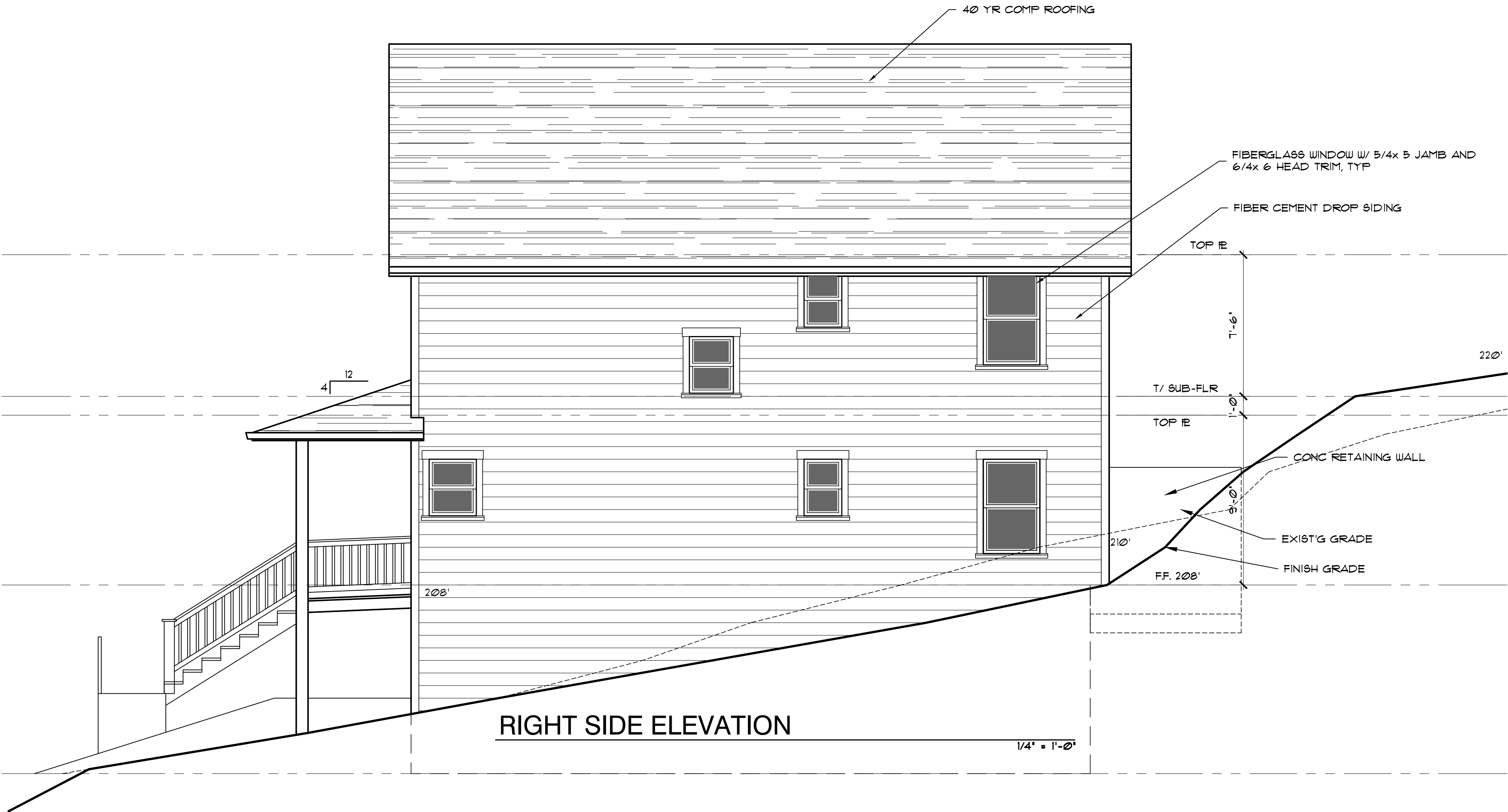
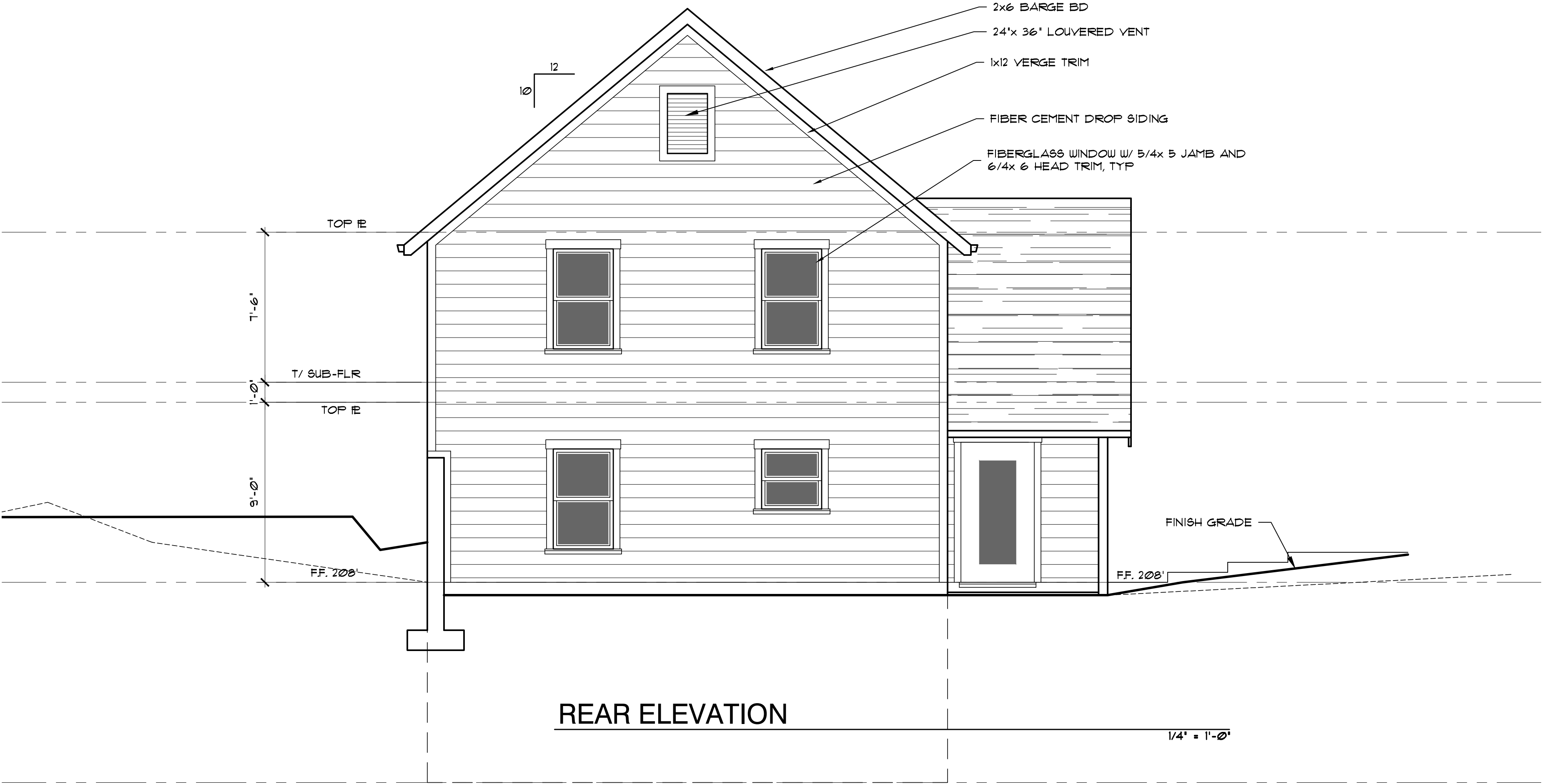
•NOT FOR•  
PRELIMINARY  
CONSTRUCTION

New Home for  
**Ares Residence**  
3-2E-06BB-00300 4TH & GANONG ST  
Oregon City, OR 97045

PROJ. NO. : 1670  
FILE : A-ELV  
DATE : 3/20/17

SHEET #  
**A2.1**

ELEVATIONS



**ISELIN  
ARCHITECTS  
P.C.**

1307 Seventh Street  
Oregon City, OR 97045  
503-656-1942 ph  
503-656-0658 fax  
www.iselinarchitects.com

NOT FOR  
PRELIMINARY  
CONSTRUCTION

New Home for  
**Ares Residence**  
3-2E-06BB-00300 4TH & GANONG ST  
Oregon City, OR 97045

PROJ. NO. : 1670  
FILE : A-ELV  
DATE : 3/20/17

SHEET #

**A2.2**

ELEVATIONS

- A1.1 SITE PLAN & GENERAL NOTES
- A1.2 MAIN LEVEL FLOOR PLAN & KEYNOTES
- A1.3 UPPER LEVEL FLOOR PLAN, SCHEDULES
- A2.1 ELEVATIONS
- A2.2 ELEVATIONS
- A3.1 SECTIONS
- A3.2 SECTIONS
- A4.1 INTERIOR ELEVATIONS
- A5.1 DETAILS

BASEMENT GARAGE	624 S.F.
BUILDING COVERAGE	1,224 S.F. (12%)
IMPERVIOUS AREA	1,963 S.F. (20%)

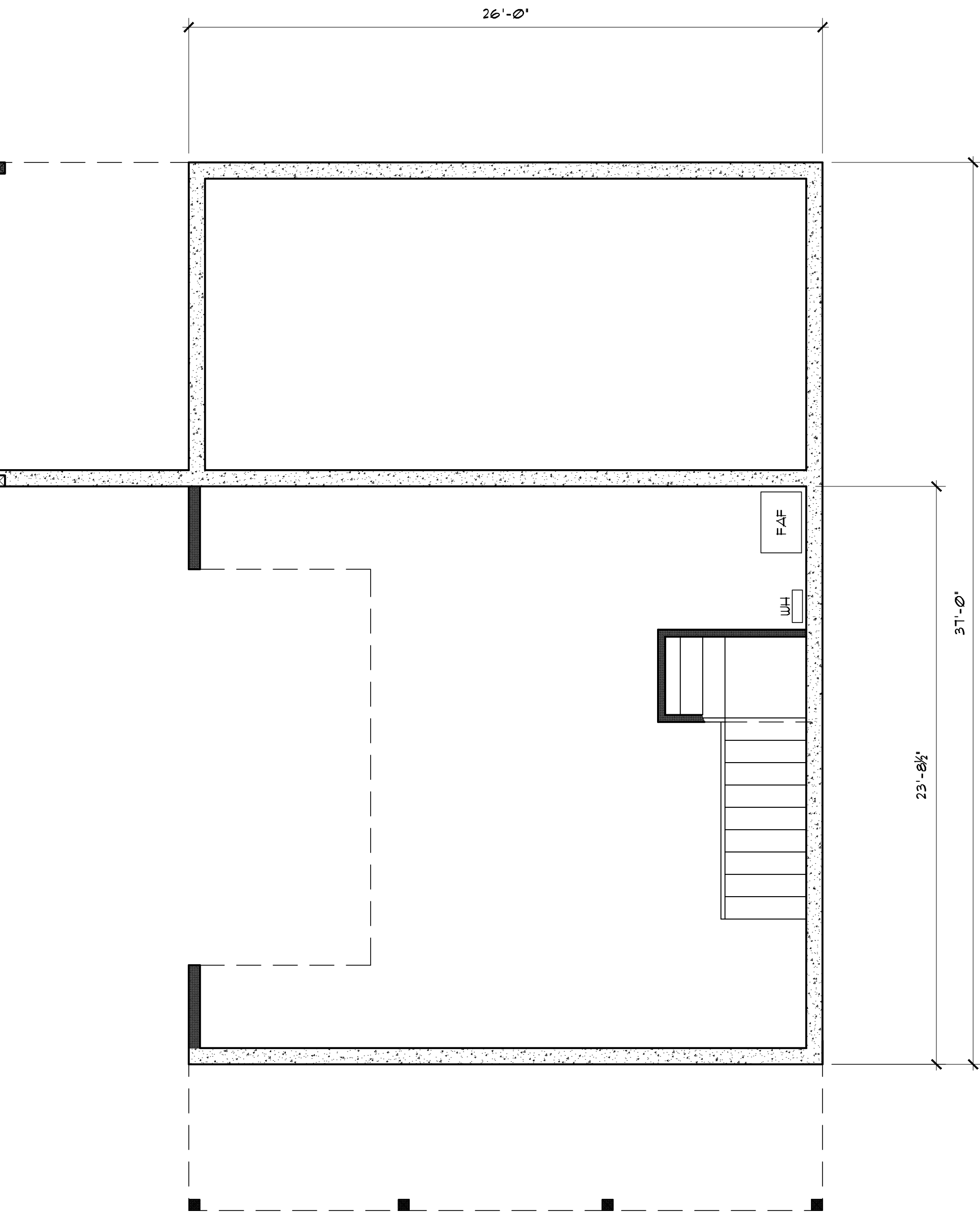
2. HIGH EFFICIENCY ENVELOPE WITH ALL DOORS U= 0.20 MAX

D. HIGH EFFICIENCY WATER HEATING AND LIGHTING:

- NATURAL GAS OR PROPANE ON-DEMAND WATER HEATING WITH A MIN EF OF 0.80 AND
- MINIMUM OF 75% OF PERMANENTLY INSTALLED LIGHT FIXTURES AS CFL OR LINEAR FLUORESCENT OR MIN EFFICACY OF 40 LUMENS PER WATT.

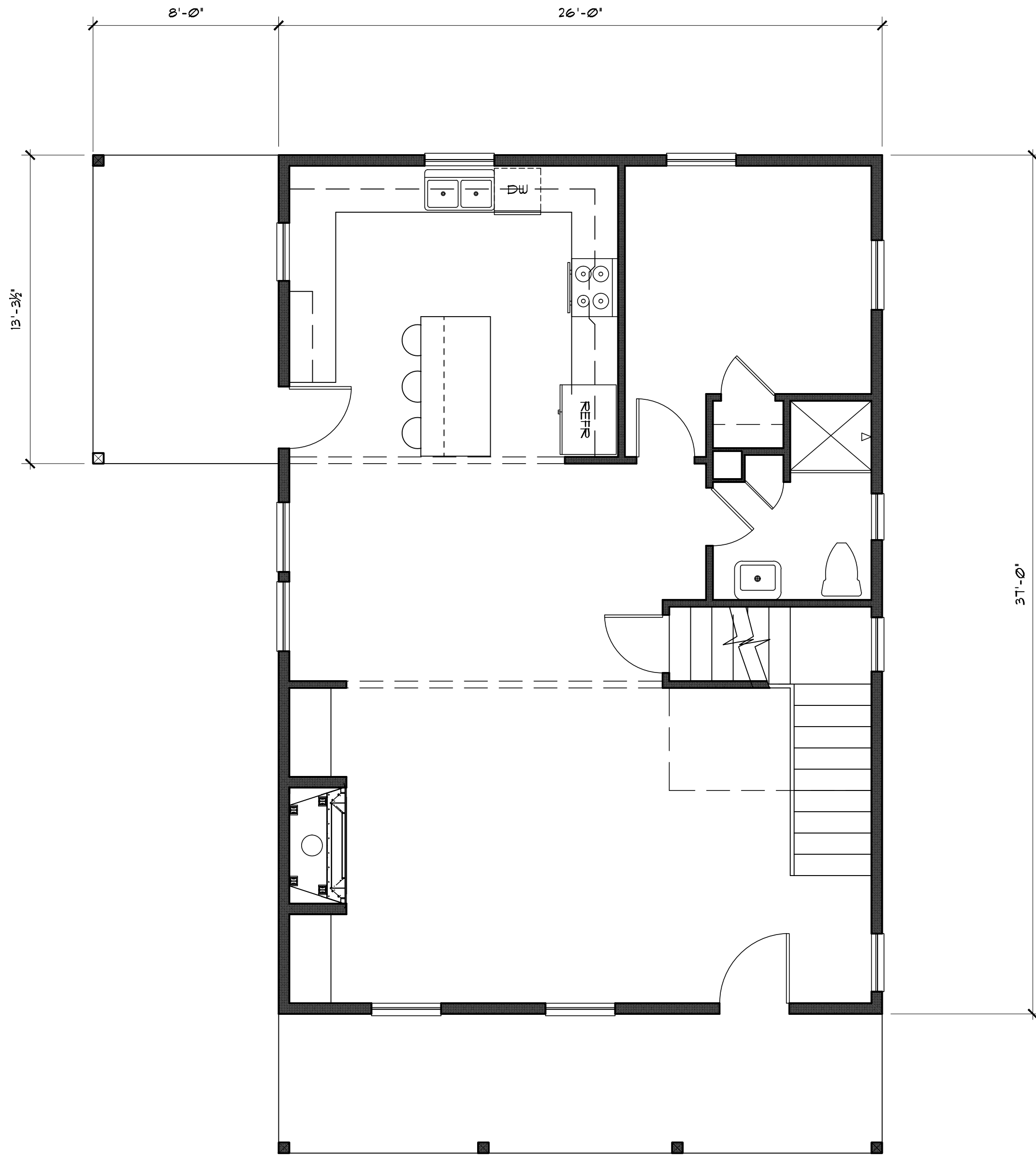
Design live loads:	
Roof	25 PSF
Floors	40 PSF
Exterior decks	65 PSF
Stairs	100 PSF
Soil bearing capacity (assumed)	1500 PSF
Wind Pressure	## PSF
Seismic	X#





BASEMENT FLOOR PLAN

1/4" = 1'-0"



MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"



**ISELIN  
ARCHITECTS  
P.C.**

1307 Seventh Street  
Oregon City, OR 97045  
503-656-1942 ph  
503-656-0658 fax  
www.iselinarchitects.com

NOT FOR  
PRELIMINARY  
CONSTRUCTION

New Home for  
**Ares Residence**

3-2E-06BB-00300 4TH & GANONG ST  
Oregon City, OR 97045

PROJ. NO. : 1670  
FILE : X-XX  
DATE : 3/20/17

SHEET #

**X**

SHEET TITLE

**Application for**  
**Historic Review**

**New Single Family Residence  
in Canemah Historic District**

at  
4<sup>th</sup> and Ganong  
Oregon City, Oregon

April 2, 2017

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

**iAISELIN ARCHITECTS, P.C.**

1307 Seventh Street Oregon City, OR 97045 p: 503-656-1942 f: 503-656-0658

Project: New Single Family Residence at  
4th and Ganong  
Oregon City, Oregon 97045

Application For: Historic Review

Property Owner: Jon Ares  
7139 Montauk Circle  
Lake Oswego, OR 97035  
503-412-8248  
[jonares@arescreative.com](mailto:jonares@arescreative.com)

Architect: Iselin Architects, P.C.  
1307 Seventh Street  
Oregon City, OR 97045  
Todd Iselin, Project Architect  
503-656-1942 phone 503-656-0658 fax  
[todd@iselinarch.com](mailto:todd@iselinarch.com)

## Table of Contents

### *A. Project Information*

### *B. Chapter 17.40 Design Guidelines*

### *C. Photographs*

### *D. Drawings*

- *A1.1 Site Plan*
- *A1.2 Main Floor Plan*
- *A1.3 Upper Floor Plan*
- *A2.1 Building Elevations*
- *A3.1 Building Sections*
- *A3.2 Building Sections*
- *Front Rendering (from north)*
- *Front Rendering (from south)*

## Project Summary

The proposed project consists of the construction of a new, one and one half story single family residence designed in the vernacular style with an attached basement garage. The residence will be built on a vacant lot located adjacent on 4th Ave and accessed by a driveway off the unimproved Ganong St Right of Way. The property on which the proposed residence will be located is a steeply sloping 10,000 sf lot sloping uphill from 4th Ave. This property is in an identified geological hazard area and natural resource overlay zone. This application is being submitted in conjunction with a geotechnical hazard and natural resource reviews. The frontage along 4th Ave has a historic rock wall which will be preserved as part of the construction of the new home and landscaping which will remove invasive plantings that are causing deterioration.

The residence has a total living area of ~~xxxxx~~ sf of living area and attached basement garage will be 506 s.f.. The style of the residence is Vernacular, intended to blend in with the other Vernacular style homes in the Canemah neighborhood. The basement garage will be side entry to not detract from the vernacular style front elevation. The side entry garage will be further concealed by the 10'+ grade change to 4th Ave and a 4' high retaining wall on the downhill side. The uphill side of the garage will have a 4'-10' high retaining wall clad with natural basalt. The exterior will consist of painted fiber-cement lap siding and trim, one-over-one fiberglass clad single hung and fixed windows, fiberglass entry doors and composition roof shingles.

## Project Information

Site Address: Southwest intersection 4<sup>th</sup> Ave and unimproved Ganong  
Street, Oregon City, Oregon  
3-2E-06BB-00300

Site Area: 10,000 sf



Zone: R6

Proposed Building Area:

Main Level Living:	962 sf
<u>Upper Level Living:</u>	<u>916 sf</u>
Total Living:	1,878 s.f.
Attached Garage:	624 sf

Building Coverage: 12 %

Total Impervious Area: 20%

## **Chapter 17.40 Design Guidelines**

### **Chapter 17.40 - HISTORIC OVERLAY DISTRICT**

#### Sections:

17.40.010 - Purpose.

17.40.030 - Designated.

17.40.040 - Citizen involvement.

17.40.050 - Designation procedure—Application—Review.

17.40.060 - Exterior alteration and new construction.

17.40.065 - Historic preservation incentives.

17.40.070 - Demolition and moving.

#### **17.40.010 - Purpose.**

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

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

#### **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.

#### **17.40.040 - Citizen involvement.**

- A. The planning department shall be authorized to incur expenses in holding public workshops in the historic districts and conservation districts, distribute written information, show slides and answer questions on remodeling and rehabilitation of older buildings, and to educate the public in the need to comply with state and federal laws protecting or encouraging protection of antiquities and other related matters concerning historic preservation.
- B. Citizens making applications for district or landmark designations or for exterior alterations or new construction in an historic or conservation district, and historic corridor or on a landmark site may consult with and receive advice from the planning department staff concerning their applications.

#### **17.40.050 - Designation procedure—Application—Review.**

- A. Institution of Proceedings. The city commission, the planning commission, the historic review board, a recognized neighborhood group or any interested person may initiate the proceedings for designation of an historic or conservation district, landmark, or historic corridor as follows:
  - 1. The city commission or the historic review board may initiate designation proceedings by sending a written proposal or application to the planning staff. Such proposal is not subject to any minimal information requirements other than a description of the boundaries of the area to be designated.
  - 2. Any interested person or recognized neighborhood group may start designation proceedings by sending a written application to the planning staff.

- B. Application Information. The planning staff may specify the information required in an application and may from time to time change the content of that information, but at all times the planning staff shall require the following information:
  - 1. The applicant's name and address;
  - 2. The owner's name and address, if different from the applicant;
  - 3. A description of the boundaries of the proposed district or a description of the proposed landmark;
  - 4. A map illustrating the boundaries of the proposed district or the location of the proposed landmark;
  - 5. A statement explaining the following:
    - a. The reasons why the proposed district or landmark should be designated,
    - b. The reason why the boundaries of the proposed district are adequate and suitable for designation,
    - c. The positive and negative effects, if any, which designation of the proposed district or landmark would have on the residents or other property owners of the area.
- C. The planning staff shall deliver a proposal or an application for the designation to the historic review board within thirty days after the day on which a proposal or application is received. The historic review board shall review the proposal on the application and prepare a written recommendation or decision approving or rejecting the proposed designation.
- D. In preparing the recommendation or decision, the historic review board shall limit its review to:
  - 1. Whether the proposed district or landmark would serve the purpose of the historic overlay district as stated in [Section 17.40.010](#); and
  - 2. Conformity with the purposes of the city comprehensive plan.
- E. City Commission Review of District.
  - 1. The historic review board shall deliver a copy of its recommendation to the city commission within thirty days.
  - 2. The city commission shall hold a public hearing pursuant to procedures contained in [Chapter 17.68](#)
  - 3. After the hearing, the city commission may engage in one of the following actions:
    - a. Refuse to designate the proposed district; or
    - b. Designate the proposed district by a duly enacted ordinance; or
    - c. Remand the matter to the historic review board for additional consideration of a specific matter or matters.
  - 4. The city commission may limit itself to the proposed district, and as so modified, approve it. Enlargement of the proposed district shall require additional notice and public hearing. The commission may hold such hearing or hearings.
  - 5. The approval or disapproval of the designation by the city commission shall be in writing and shall state the reasons for approval or disapproval.
  - 6. Amendment or Rescission. The district designation may be amended or rescinded after the board and city commission have utilized the same procedures required by this title for establishment of the designation. The board shall give priority to designation of potential districts and landmarks indicated in the city comprehensive plan.

#### **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.
- 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.
- 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.
- D. The historic review board, after notice and public hearing held pursuant to [Chapter 17.50](#), shall 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.
- 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:
  - 1. The purpose of the historic overlay district as set forth in [Section 17.40.010](#)
  - 2. The provisions of the city comprehensive plan;
  - 3. The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation;
  - 4. The value and significance of the historic site;
  - 5. The physical condition of the historic site;
  - 6. The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;
  - 7. Pertinent aesthetic factors as designated by the board;
  - 8. Economic, social, environmental and energy consequences; and
  - 9. Design guidelines adopted by the historic review board.

- F. For construction of new structures in an historic or conservation district, or on an historic site, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:
1. The purpose of the historic conservation district as set forth in [Section 17.40.010](#)
  2. The provisions of the city comprehensive plan;
  3. The economic effect of the new proposed structure on the historic value of the district or historic site;
  4. The effect of the proposed new structure on the historic value of the district or historic site;
  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;
  6. Economic, social, environmental and energy consequences;
  7. Design guidelines adopted by the historic review board.
- 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:
1. The purpose of the historic overlay district as set forth in [Section 17.40.010](#)

The proposed new single family home is consistent with the predominant residential use within the Canemah Historic District and designed to be compatible with the historic homes in the District. The proposed development will preserve and enhance the existing historic rock wall along 4th Ave. This new home will help to raise the property values in the neighborhood and hopefully assist in fostering civic pride and encouraging others to preserve the historic resources in the area.

2. The policies of the city comprehensive plan;

The proposed new home is consistent with the policies of Comprehensive Plan by being designed to be compatible with the surrounding historic homes in the Canemah neighborhood through use of appropriate massing, roof forms and detailing. The home and proposed detached garage occupy a relatively small portion of the property to preserve open space. The placement of the home takes into consideration the historic development patterns within the Canemah district and in consideration of the geological hazards on the steep sloping terrain that is a defining feature of the neighborhood.

3. The impact on visible evidence of the trail;

Criterion does not apply. No known trails are evident on the site.

4. The impact on archaeological evidence when there exists documented knowledge of archeological resources on the property;

The historic rockery wall will be preserved and enhanced by the removal of invasive vegetation. No other archaeological evidence is known to exist on the site, but is possible given the location near the river at this important historic trading area. Any archaeological artifacts that may be discovered during construction activities will be recorded and promptly reported to the City, State and Tribes as appropriate.

5. The visual impact of new construction within the historic corridor; and

The proposed new home is designed to have a vernacular appearance from the public right of way with a full width porch with simple wood columns, 1 1/2 story mass with a steeply pitched gable roof and offset one story cross gable at the left side. The side loaded garage is proposed to be below the main level to conceal it from the 4th Ave right of way. The home is proposed to be located as front to the front setback as reasonable grading will allow to achieve a 14% grade at the driveway utilizing the unimproved Ganong St right of way. The home is designed to be compatible and complimentary with the neighboring historic homes yet will be discernable as a new home to a preservation professional.

6. The general compatibility of the site design and location of the new construction with the historic corridor considering the standards of subsection G of this section.

The site is constrained by the topography and geological features. The proposed location of the new construction has been selected and reviewed by a geologist and geotechnical engineer and is compatible with the location of other historic and new homes in the neighborhood. The front property line is approximately 20' behind the historic rock wall. A previously graded segment of Ganong St will be utilized for the driveway serving the home per prior Historic Review Board approval.

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

1. Within the Oregon Trail-Barlow Road historic corridor, a minimum of a thirty-foot wide-open visual corridor shall be maintained and shall follow the actual route of the Oregon Trail, if known. If the actual route is unknown, the open visual corridor shall connect within the open visual corridor on adjacent property.
2. No new building or sign construction shall be permitted within required open visual corridors. Landscaping, parking, streets, driveways are permitted within required open visual corridors.

Criterion do not apply. Proposed development is not with a designated Corridor.

- I. In rendering its decision, the board's decision shall be in writing and shall specify in detail the basis therefore.
- 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.
- K. The following exterior alterations may be made subject to the administrative procedures as outlined below:  
Construction of fences on historic sites.  
Exterior alterations, excluding additions, to incompatible structures in the Canemah Historic District.
  - 1. A notice of the proposed certificate of appropriateness shall be mailed to the following persons:
    - a. The applicant;
    - b. All owners of property within three hundred feet of the property which is the subject of application;
    - c. A recognized neighborhood association and a citizen involvement committee representative of the neighborhood involved, if the property which is the subject of the application lies wholly or partially within the boundaries of such organization.
  - 2. The failure of the property owner to receive notice shall not invalidate the action if a good faith attempt was made to notify all persons entitled to personal notice.
  - 3. Notice shall also be given by publication in a newspaper of general circulation in the area affected.
  - 4. Within ten days of the issuance of notice of the proposed certificate of appropriateness, any person who has received personal notice pursuant to subdivision 1 of this subsection or who demonstrates sufficient interest in the outcome to participate in such proceedings, as determined by the historic review board, may request a public hearing before the historic review board.
  - 5. Within forty-five days after a request for public hearing is made, a public hearing shall be held before the historic review board following procedures as established in Chapter 17.50
  - 6. The historic review board shall then deny or approve the application, either with or without conditions, following procedures as established in Chapter 17.50
  - 7. In the event no request for hearing is filed, the historic review board, through its chairperson and planning staff, shall issue a certificate of appropriateness in accordance with the notice given without further hearing.
  - 8. The board may adopt policies for review of applications of certificates of appropriateness in the historic overlay district. Such policies shall be adopted only after notice and an opportunity to be heard is provided and shall include specific opportunity for comment by the planning staff, the planning commission, and the city commission. Such policies shall carry out the city's comprehensive plan, especially those elements relating to historic preservation. In the absence of such policies, the board shall apply such elements directly.

#### **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.

**No preservation incentives are being requested as part of this application.**

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

- A. If an application is made for a building or moving permit to demolish or move all or part of a structure which is a landmark or which is located in a conservation district or an historic district, the building inspector shall, within seven days, transmit to the historic review board a copy of the transaction.
- B. The historic review board shall hold a public hearing within forty-five days of application pursuant to the procedures in Chapter 17.50
- C. In determining the appropriateness of the demolition or moving as proposed in an application for a building or moving permit, the board shall consider the following:
  - 1. All plans, drawings and photographs as may be submitted by the applicant;
  - 2. Information presented to a public hearing held concerning the proposed work;
  - 3. The city comprehensive plan;
  - 4. The purpose of this section as set forth in Section 17.40.010
  - 5. The criteria used in the original designation of the landmark or district in which the property under consideration is situated;
  - 6. The historical and architectural style, the general design, arrangement, materials of the structure in question or its fixtures; the relationship of such features to similar features of the other buildings within the district and the position of the building or structure in relation to public rights-of-way and to other buildings and structures in the area;
  - 7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the district, which cause it to possess a special character or special historic or aesthetic interest or value;
  - 8. Whether denial of the permit will involve substantial hardship to the applicant, and whether issuance of the permit would act to the substantial detriment of the public welfare and would be contrary to the intent and purposes of this section;
  - 9. The economic, social, environmental and energy consequences.
- D. The failure of the applicant to provide the information required by Subsection C.1.—9. shall be grounds for deeming the application incomplete.
- E. The board may approve or deny the demolition or moving request after considering the criteria contained in Section 17.40.070C. Action by the board approving or denying the issuance of a permit for demolition or moving may be appealed to the city commission by any

aggrieved party, by filing a notice of appeal, in the same manner as provided in [Section 17.50](#) for appeals. If no appeal of a demolition permit is filed, the building official shall issue the permit in compliance with all other codes and ordinances of the city.

- F. In any case where the city commission has ordered the removal or demolition of any structure determined to be dangerous to life, health or property, nothing contained in this title shall be construed as making it unlawful for any person, without prior approval of the historic review board, pursuant to this title, to comply with such order.

No demolition or moving of existing structures are part of this proposed development.

#### **A. 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?

The site is located in the Canemah National Register Historic District and is currently vacant. Historic records indicate there was originally a small home on the site at the approximate location of the proposed home. No physical evidence of this structure remains.

The segment of 4th Ave between Miller and Ganong has 2 vernacular homes constructed prior to 1910, a bungalow likely built about 1910 and two new homes constructed in the vernacular style. The home on the north side of the street at 311 Ganong is a non-historic home with Queen Anne elements. A majority of the lots fronting 4th Ave as well as the unimproved right of ways for Hedges and Ganong Streets are vacant due to steeply sloping terrain.

#### **B. Decide which Style to use**

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.

The proposed new home has been designed in the Vernacular style to fit with the majority of the historic homes constructed in the Canemah neighborhood.

#### **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?

The R6 zone permits single family residences, and accessory dwellings . The proposed new home meets all of the dimensional requirements of the R6 zone, including lot size, width and depth, building height, setbacks, garage standards and lot coverage.

The home is located as close to 4th Ave as reasonable to allow for reasonable auto access to minimize the impacts of construction on this site with geological and natural resource areas. The garage is proposed to be side loaded and will be dug into the hillside to conceal it from 4th Ave. A 4'-6' high rockery wall is proposed to the rear of the home to provide a small level outdoor living area off the back of the home. The historic rock wall along 4th Ave is approximately 20' from the front property line into the right of way prohibiting a formal connection to 4th Ave that would have been historically correct. Therefore a less formal, meandering walkway will be utilized to connect the front porch to the driveway coming in from the Ganong St side.

#### **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.

The building design is relatively clean and simple, as typical with the Vernacular style. The home is rectangular in form with simple gable roof with a full width hip roofed porch to help break down the overall scale of the building, define the entry and maintain the human scale of the historic homes in the area. A smaller lower cross gable back porch projects from the left rear of the home.

#### **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?

The building exterior is proposed to consist of fiber-cement drop profile siding with 5" corner and window trim and a 12" verge trim at the gable ends. A combination of one-over-one single hung and fixed fiberglass windows and fiberglass entry doors will be utilized typically. Porch and deck detailing, including posts and trim are proposed to be simple and unadorned. The design of all typical detailing is simple and true to the Vernacular style.

The house will have a light body color and darker trim and a contrasting window sash/ door color selected from historic paint palates from Miller Paint or Sherwin Williams Paint.

Air conditioning condenser unit for the home will be located to the rear of the house and not be visible from 4th Ave.



## NEIGHBORHOOD PHOTOS



SITE FROM 4<sup>TH</sup> AVE



ADJACENT HOME ON GANONG





HOME ACROSS 4<sup>TH</sup> AVE



VERNACULAR HOME ON 4<sup>TH</sup> AVE





CRAFTSMAN STYLE HOME ON 4<sup>TH</sup> AVE



VERNACULAR HOME WITH VICTORIAN ELEMENTS ON 4<sup>TH</sup> AVE





VERNACULAR HOME ON 4<sup>TH</sup> AVE



CRAFTSMAN STYLE HOME ON 4<sup>TH</sup> AVE