



**TYPE III – MODIFICATION
STAFF REPORT AND RECOMMENDATION**

Revised August 15, 2017

FILE NO.: MD 17-01, MD 17-02, MD 17-03, MD 17-04, MD 17-05, and MD 17-06:
Historic Review for the designs of six (6) cottage style homes in the Canemah
Historic District.

OWNER/APPLICANT: Christopher Staggs
8903 Nordic Drive, Portland, OR 97223

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 six (6) 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 MD 17-01 – 17-06

(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. In addition to street trees, the applicant shall assure one tree is planted (or retained) a within 10 feet of the right-of-way or within the right-of-way for every 35 feet of lineal frontage on Miller Street and 4th Avenue and one shrub is planted (or retained) for every 4 feet of frontage in the same location.
3. The applicant shall assure three trees are planted (or retained) and 20 shrubs are planted (or retained) within 20 feet of the Casady House property line and the locations which boarder the subject site.
4. The applicant shall minimize the retaining wall height to 3 ½ feet at maximum height, and use rock, brick, or concrete with finishing; or mortared or stacked true masonry or stone that was traditionally quarried in the area.
5. 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. A minimum of 5 shrubs and groundcover shall be installed along the façade of the front porch.
- 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 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.
- 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 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 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. 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 5

- 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. The applicant shall revise the home with a porch railing on the second story of the home.
- h. The porch shall consist of simple trim at base and top, consistent with architectural style.
- i. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- j. 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. 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.
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- 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.
- a. 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.

PROPOSED DEVELOPMENT:

The applicant is requesting Historic Review Board approval for the design of six (6) cottage style homes located along 4th Ave. and Miller Street in the Canemah Historic District. The requests include preservation incentives to allow a portion of the proposed development within the setbacks. The homes average 800 square feet in size and are each modestly sized:

- House #1: 600 Square Feet
- House #2: 1,100 Square Feet
- House #3: 1,100 Square Feet
- House #4: 800 Square Feet
- House #5: 800 Square Feet
- House #6: 600 Square Feet

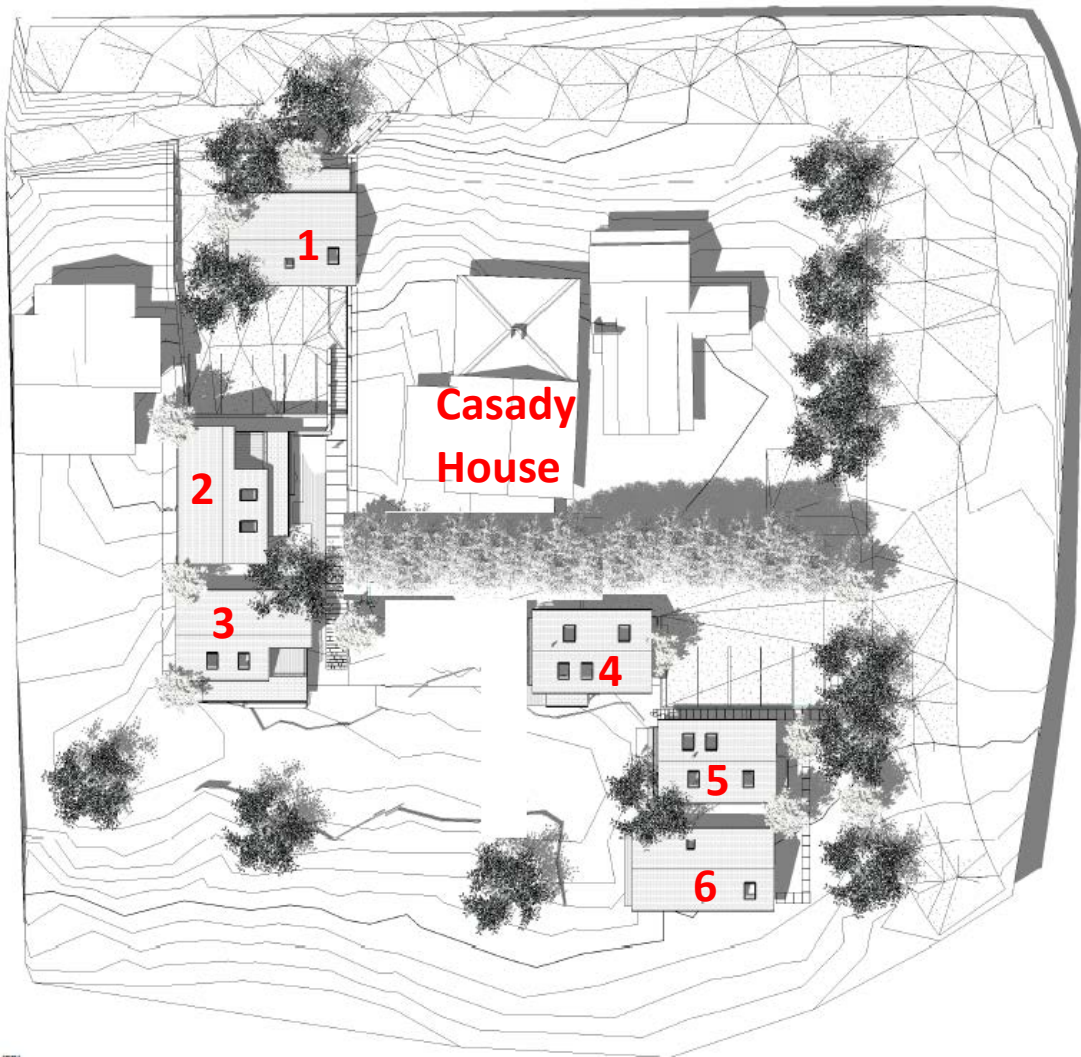
The existing site contains no buildings and has an approximately 1200 square foot alley right-of-way running through the middle of the four tax lots. Directly to the south of the Casady House located at 502 4th Ave. which is an individually listed home.

These applications are a modification of a previously submitted series of applications to construct seven (7) cottage style homes in the same location. The previous Planning files are identified as HR 16-09, HR 16-10, HR 16-11, HR 16-12, HR 16-13, and HR 16-14. Prior to the Historic Review Board's decision on the previous applications, the applications were withdrawn. The applicant substantially revised the design of the applications and submitted these modification requests. The primary changes include but are not limited to:

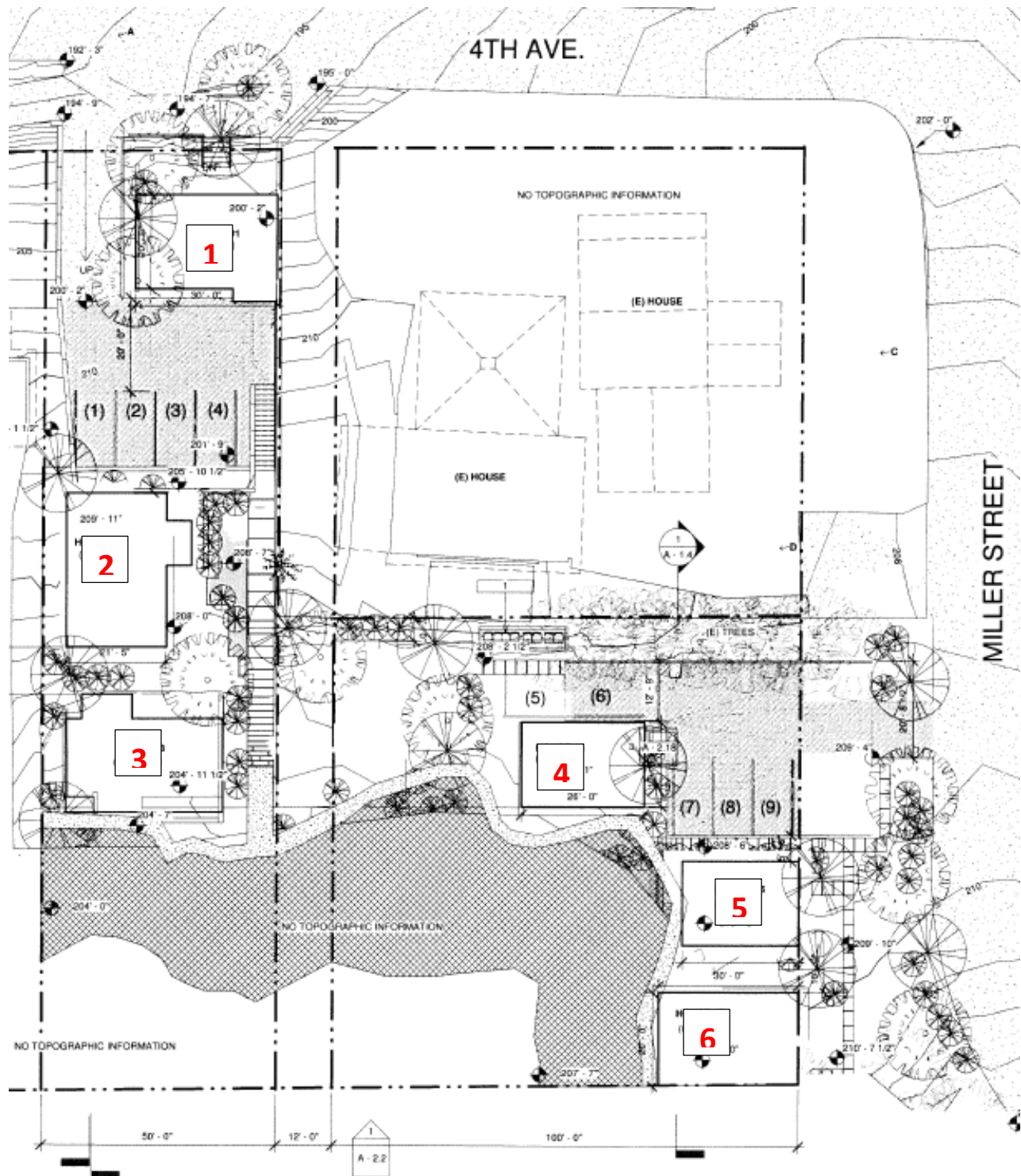
- Reducing the number of cottage homes from seven (7) to six (6)
- Revised the site configuration so the parking stalls associated with the application are located onsite and not within the right-of-way.

The modified applications address a majority of the Historic Review Board concerns identified during the previous hearings. As a result the analysis for the proposed cottages homes has been altered to reflect the applicant new proposal.

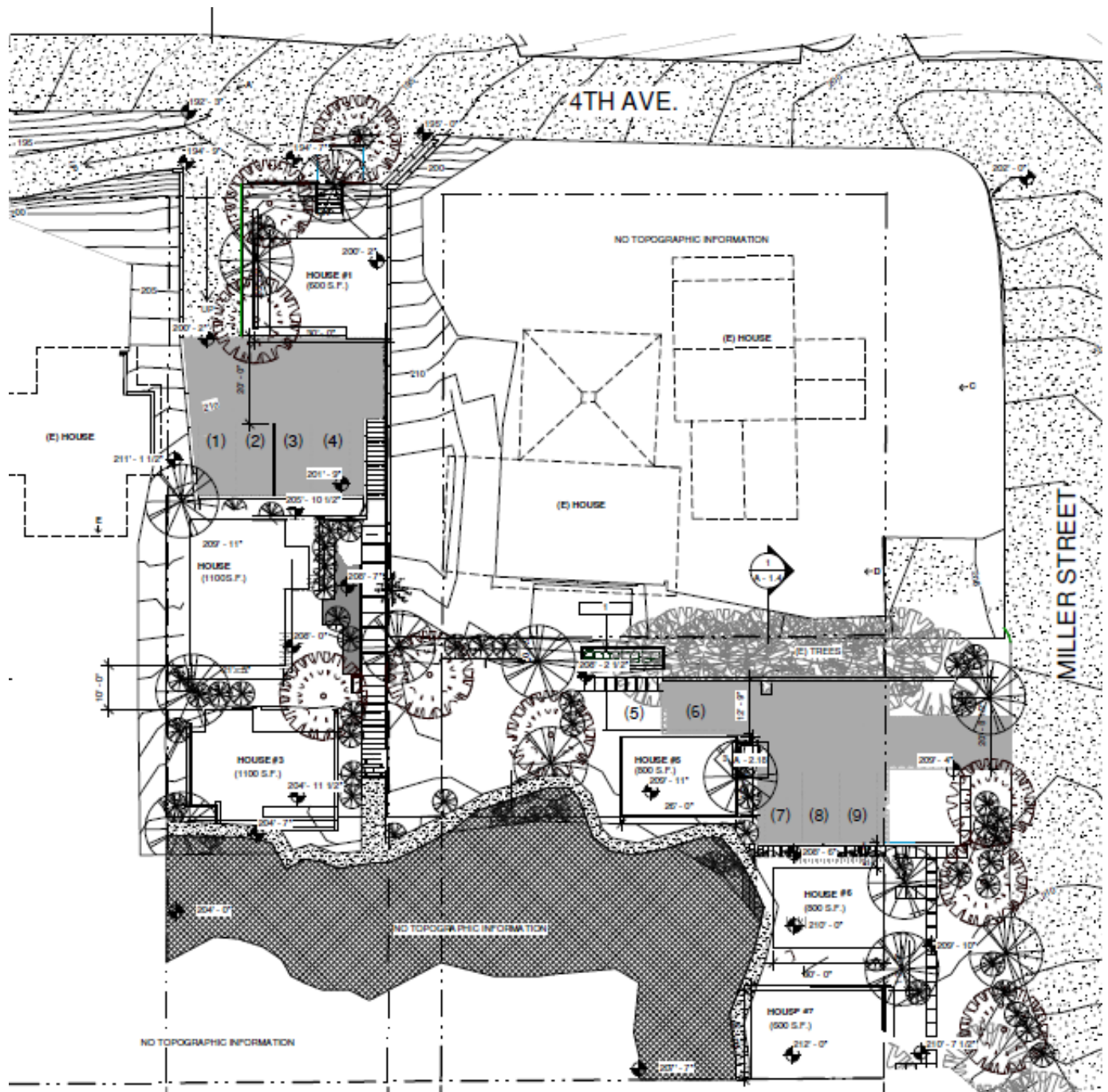
In order to construct the proposed development, approval of separate processes are required including Site Plan and Design Review, and Geologic Hazards Review by the Planning Division, a right-of-way permit from the Development Services Division, and a variety of permits from the Building Division.



Proposed Layout



Proposed Layout



Site Plan with Delineated Wetlands

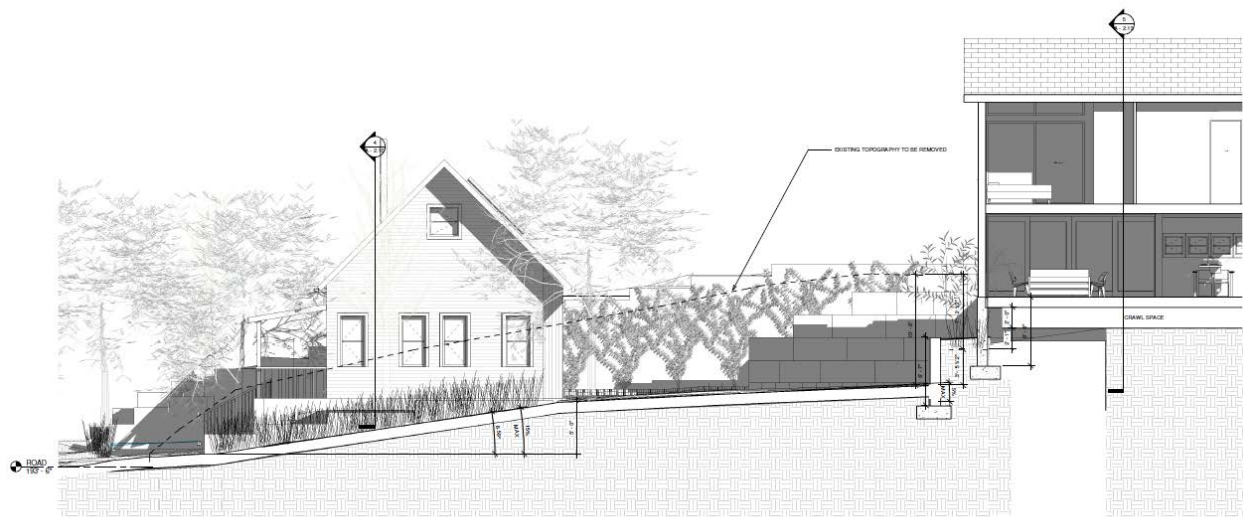


Figure 1: Driveway Section

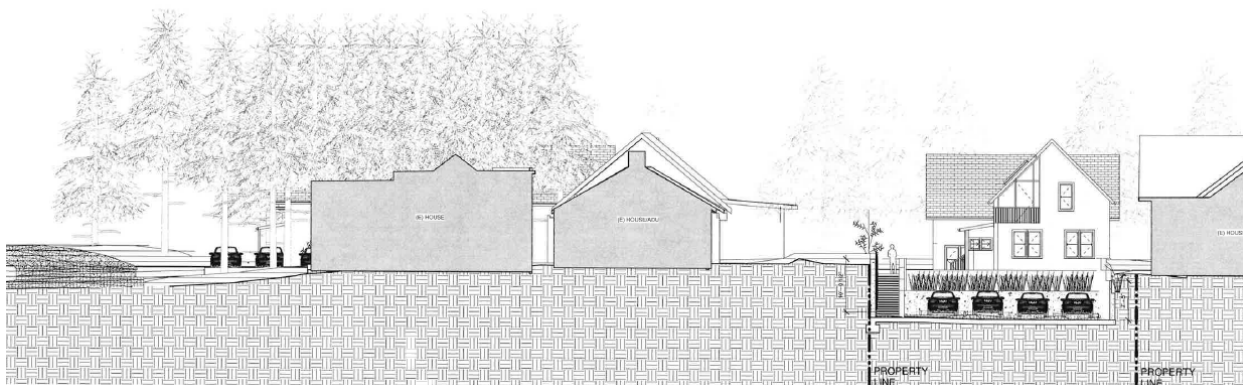
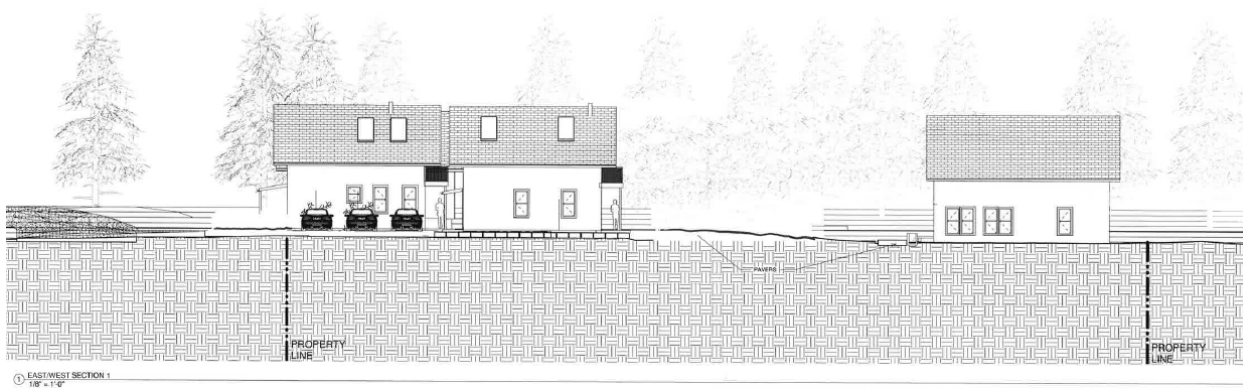


Figure 2: East/West Section 1 & 2

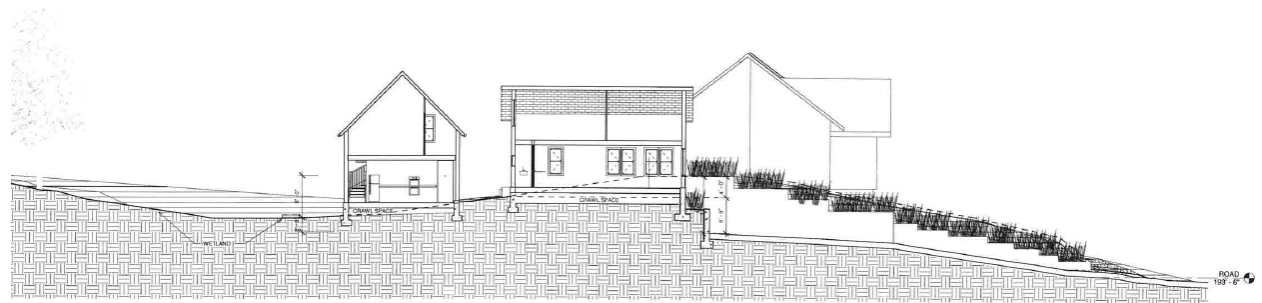


Figure 3: North/South Section Looking East Above / North/South Section Looking West Below



Figure 4: 4th Ave. / Miller St. Elevation

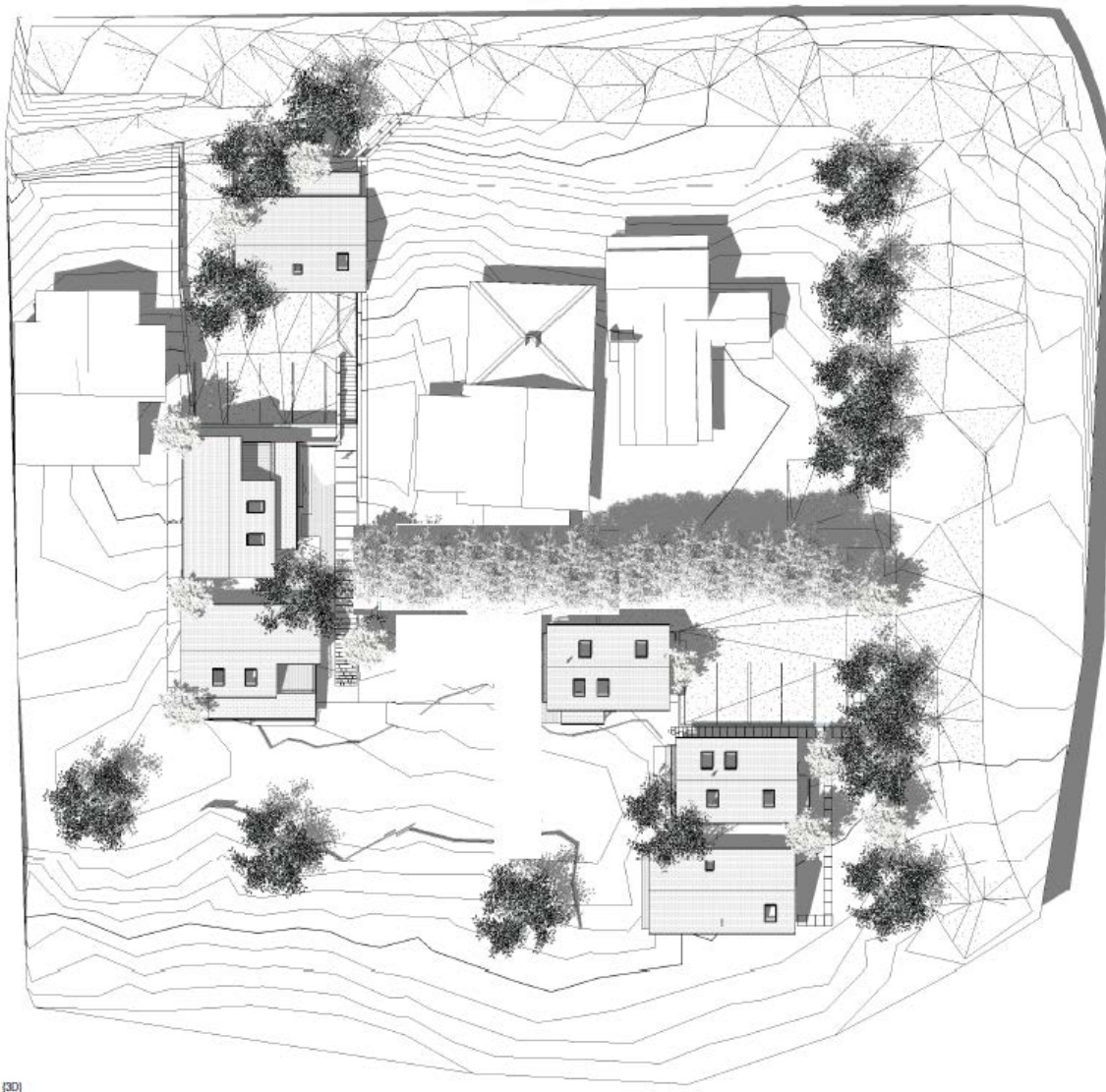


Figure 1: 3D Aerial

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. 4th Ave. is a blacktop street, without curb, gutter, and sidewalk, and increases in elevation from Ganong to Blanchard St. 4th 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

502 4th Ave.



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 4th 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 4th 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, 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 4th 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 4th Ave. and Miller St.



Casady House from the corner of 4th Ave. and Miller St.



4th 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, and as a result will look completely different than the elevation of the Casady House. The applicant has identified that landscaping would be planted as mitigation.

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, more than 45 days before completion of this application.

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.*

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:

The residential use proposed is consistent with a majority of uses within the district. In addition, the proposed homes are modest in size and designed in the vernacular style to compliment the historical district. Furthermore, the layout of the development will preserve a large amount of open space.

- 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;*

Finding: Complies as Proposed. The proposed development is intended to develop a series of cottage homes in the Canemah Historic district. The application includes installation of modest sized homes designed in the vernacular style to remain contextually appropriate with the

surrounding homes that currently exist in the 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;

Finding: Complies with condition. The proposed development is a six (6) dwelling unit development that has been designed the Vernacular style with modern updates. This report, with the conditions of approval analyze the appropriateness of the proposal with the historic district and recommend approval with conditions. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

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

Finding: Complies with condition. The subject site is within a National Registered Historic District. 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 is analyzed within this report for compliance with applicable standards.

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;

Finding: Complies as Proposed. The applicant has proposed to construct additional housing opportunities. This investment in the property may encourage additional investments into the historic district which would result in stabilization of property values.

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

Finding: 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. The review process will occur in a public forum whereby the public is asked to participate.

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

Finding: Complies as Proposed. The proposed development will provide additional housing opportunities to support employment for business and industry.

G. Strengthen the economy of the city;

Finding: 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

Finding: Complies as Proposed. The applicant will be adding additional housing stock and protect an area of delineated wetlands within the historic district.

I. Carry out the provisions of LCDC Goal 5.

Finding: 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.*

Finding: Complies with Condition. As demonstrated within this report, the proposal, with the implementation of the condition listed above, can comply with the applicable sections of the Oregon City Municipal Code as well as the Design Guidelines for New Construction. Compliance will result in protection of existing homes within the district. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

Policy 5.3.1 - 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.

Finding: Complies with condition. The applicant identified the following:

The surrounding residences are a mix of age and architecture. The neighbor on the corner of 4th and Miller 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. It too has been altered including the addition of multiple large single pane view windows. The two homes directly across the street 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 six 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.

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.

The Oregon City Municipal Code permits cottage housing, though 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 historic district is platted with 5,000 square foot lots, most of which are entitled to a single-family dwelling. The applicant has proposed 6 homes over 4 lots of record, but has mitigated the number of units with substantially smaller homes, both in square footage, footprint, and height. Furthermore, the homes are spread throughout the site and the applicant proposed the installation of a landscaped buffer. In addition to street trees, the applicant shall assure one tree is planted (or retained) a within 10 feet of the right-of-way or within

the right-of-way for every 35 feet of lineal frontage on Miller Street and 4th Avenue and one shrub is planted (or retained) for every 4 feet of frontage in the same location.

The analysis for each home is provided within this report.

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.

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.

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.

Finding: Complies with condition. The applicant provided the following:

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

In addition to not constructing development on the wetland identified onsite, the proposed homes are each buffered from the adjacent Casady House with setbacks. In order to allow for such buffering, the applicant has proposed to utilize preservation incentives to place structures 1, 5, and 6 within the setbacks of the zoning designation, a practice common within the historic district. 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*

Finding: Complies with Condition. The applicant provided the following:

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 6 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.

The proposed development will add additional housing to the Canemah Historic District and invest in the subject site, which may encourage other property owners to also invest in their property within the 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*
Finding: Complies with Condition. The applicant provided the following:

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.

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 4th Ave. and within the Canemah Historic District. However, the new development will increase the density along 4th 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;*

Finding: Complies with Condition. The applicant provided the following:

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 palate of earth tone colors selected from the nature around the neighborhood. (See Figure 2 - Color Palette Pg9) The homes will be fitted with skylights where appropriate to maximize daylighting in the homes. (See Canemah Neighborhood Analysis - Windows for precedence of skylights in the neighborhood) We will have skylights where appropriate to maximize daylighting into the homes but will mount closely to roof plan to minimize appearance. As stated in the Design Guidelines; "New construction is just that. It is not historic, nor shall it attempt to be historic, but rather to stand side by side with existing historic structures in a respectful manner."

The use of preservation incentives is described in OCMC 17.40.065 of this report. The applicant has located all of the homes and associated parking onsite with screening from the public view.

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.

The applicant has proposed to construct a retaining wall on site that will need to comply with a future geotechnical review. The Oregon City Municipal code and Design Guidelines for New Construction specify that retaining walls shall not exceed a maximum of 3 ½ feet within the front yard of a proposed home. The applicant has proposed a retaining wall that will exceed 3 ½ feet within the front of home 1, 2, and 3. The applicant shall minimize the retaining wall height to 3 ½ feet at maximum height, and use rock, brick, or concrete with finishing; or mortared or stacked true masonry or stone that was traditionally quarried in the area.

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*

Finding: Complies with Condition. The applicant provided the following:

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.

The owner has proposed to construct six (6) new cottage style homes, which will bring additional housing to the Canemah Historic district. The property owner will mitigate for the increased number of dwellings with the modest size of each building, placement of the structures, and installation of landscaping. In addition to street trees, the applicant shall assure one tree is planted (or retained) a within 10 feet of the right-of-way or within the right-of-way for every 35 feet of lineal frontage on Miller Street and 4th Avenue and one shrub is planted (or retained) for every 4 feet of frontage in the same

location. **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

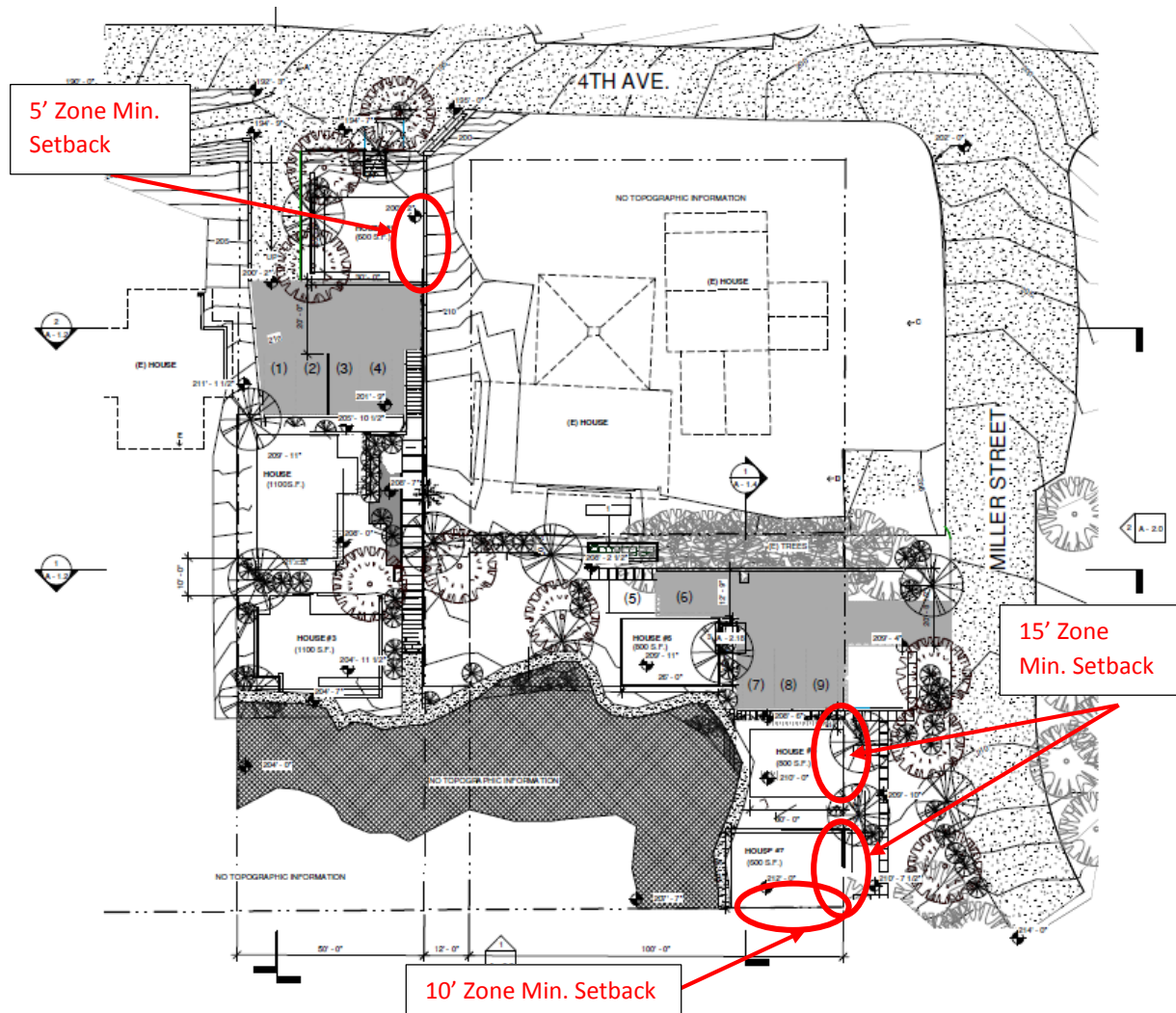
- A.** *Purpose. Historic preservation incentives increase the potential for historically designated properties to be used, protected, renovated, and preserved. Incentives make preservation more attractive to owners of locally designated structures because they provide flexibility and economic opportunities.*
- 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.*

Complies with Condition. The applicant provided the following:

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. The owner has worked with the Department of State Lands, the Army Core of Engineers, and EVREN Northwest and Turnstone Environmental to determine the location of the wetland. The resulting wetland delineation 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.

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, and would cover a majority of 3 of the 4 historic lots encompassed by the proposed development. Compliance with applicable overlay districts is required prior to development onsite.

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).



Three of the six proposed dwellings, numbers 1, 5, and 6, appear to be encroaching within the setbacks of the zoning designation as demonstrated above. None of the listed properties extend 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. It has been common within Canemah to grant preservation incentives to single family homes to allow for a zero lot line setback as to reduce the impact of the proposed single family home on the existing topography of the site.

The site contains delineated wetlands, topographic constraints, and an adjacent historic home which limit the location of structures on the site. The wetlands extend over a majority of 3 of the 4 historically platted lots the site encumbers. The preservation incentives allow the structures to locate near the property lines, but in the case of buildings 5 and 6, also allow the structures to be spaced apart from each other which result in an overall more compatible design with the district. In addition, the site is surrounded by a right-of-way which acts as a buffer between the development and other structures as well as the public. Structure #1 is separated from the neighboring property by an alleyway while 5 and 6 are located at the corner of two platted streets. The frontage along Miller is constructed with pavement a distance away from the property line and the 5th Avenue frontage is not developed at all.

The requested preservation incentives within the submitted application could be view as appropriate for the requested development with installation of additional landscaping. In addition to street trees, the applicant shall assure one tree is planted (or retained) a within 10 feet of the right-of-way or within the right-of-way for every 35 feet of lineal frontage on Miller Street and 4th Avenue and one shrub is planted (or retained) for every 4 feet of frontage in the same location.

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

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?

Finding: Complies as proposed. The applicant provided the following:

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)

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, though much of the district has 5,000 square foot lots which have been historically platted. Though many of the newer homes in Canemah are larger in size, the applicant has mitigated the proposed development with smaller building footprints and heights, spacing the structures away from each other and through the installation of landscaping. The site has been designed with revised preservation incentives to balance density and placement of the proposed homes, as mentioned above, the historic preservation incentives could be approved in the current configuration.

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.*

Staff Response: Complies with Condition. The applicant indicated they 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.

Many of the proposed home have been designed using elements from the Vernacular style mixed with modern elements. Staff does have concerns about some of the 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.*

Finding: Complies with Condition. The applicant provided the following:

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.

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. 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 one and half houses per lot. The spacing between the houses will be at least 10' as required by the Cottage Housing Code. There is a precedence in the Canemah neighborhood of the historical homes adding smaller additions to the existing home or beside the home to suite the owners' needs. Many properties have several buildings as accessories to the main house increasing the density on the lots. 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.

The applicant has proposed 6 modest size dwelling units and associated parking all within the subject site. The additional dwellings are mitigated by the spacing of the structures, the small footprint relative to other structures in the district, and a modest height. 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. Given that many homes within Canemah include accessory structures, the number of buildings will not detract from the rhythm of the historic district.

The installation of additional landscaping will mitigate the impact of the proposed development. In addition to street trees, the applicant shall assure one tree is planted (or retained) a within 10 feet of the right-of-way or within the right-of-way for every 35 feet of lineal frontage on Miller Street and 4th Avenue and one shrub is planted (or retained) for every 4 feet of frontage in the same location.

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

Site Plan and Density Analysis:

Finding: Complies as proposed. 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 (though multiple structures) per 5,000 square feet and one dwelling unit (though multiple structures) 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, however, the density must comply with the development requirements within the Oregon City Municipal Code for the historic district and referenced documents. The applicant proposed six 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

- Three of the six proposed dwellings, numbers 1, 5, and 6, appear to be encroaching on one of their property lines. All proposed structures appear 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 environmental or topographical constraints limit the development, and not as a tool to increase the density for a potential new development. The applicant’s revised application better balances density and siting to reduce the overall impact on the surrounding neighborhood.

Site and Context

Finding: Complies with Condition.

- Two parking lots are proposed onsite. The applicant has revised the site plan so that all of the proposed homes and parking spaces are contained within the property lines of the subject site.
- Along the entrance off of 4th 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, many of the homes contain additional accessory structures.

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).

The applicant shall assure two trees are planted (or retained) and one shrub is planted (or retained) for every 4 feet of property length within 10 feet of the subject site and the adjacent Cassady House. **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.*

Finding: Complies with Condition. The applicant provided the following:

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)

All of the proposed homes incorporate elements of the Vernacular style, but also incorporate more modern elements not found along 4th 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?

Finding: Complies with Condition. The applicant provided the following:

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 spaces for each cottage home.

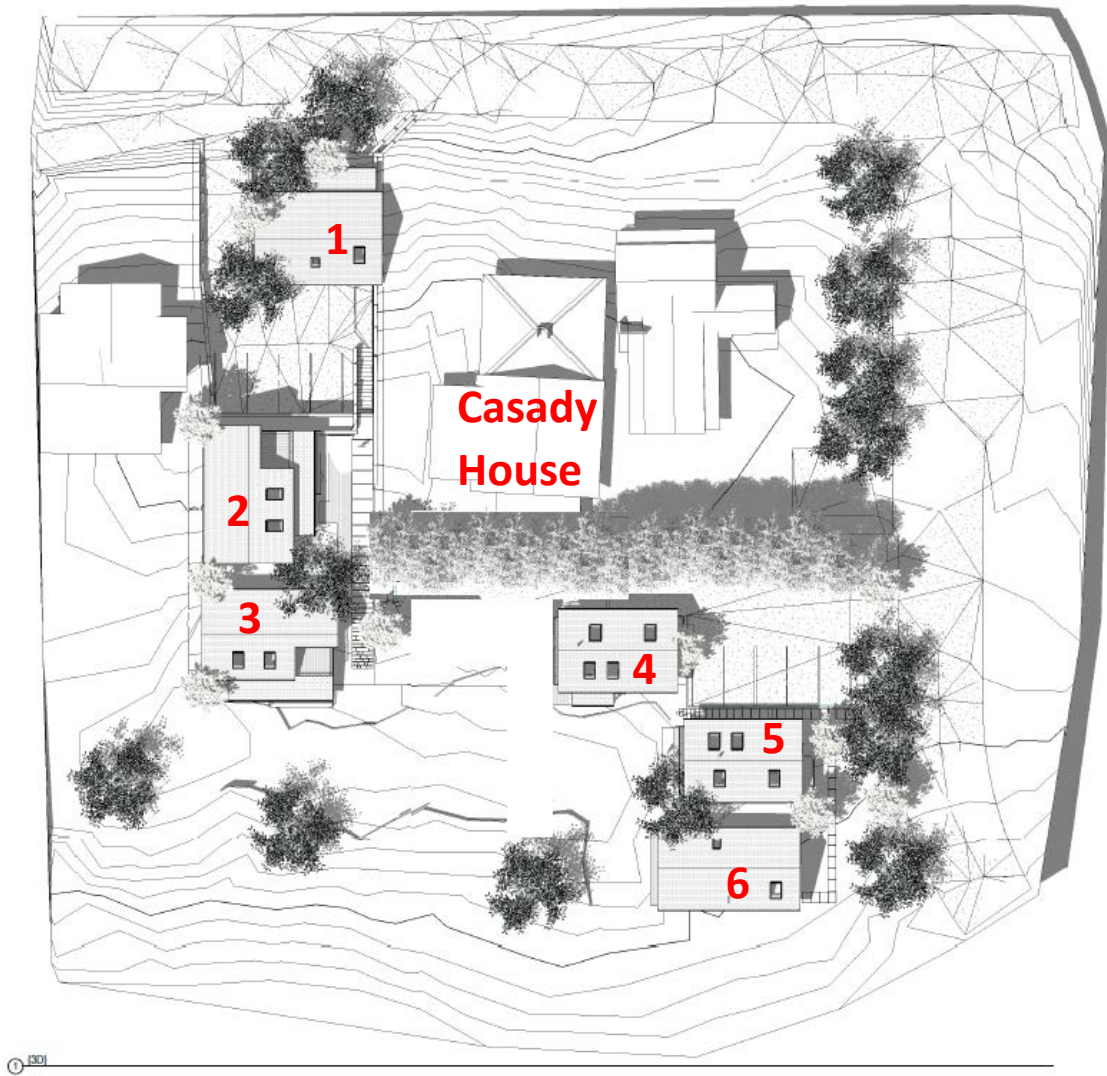
Parking in lots allows for more of the site to be open to natural landscaping and open views instead of being taken up by driveways. It is safer, more compact and more efficient.

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. The applicant has proposed to construct a retaining wall on site that will need to comply with a future geotechnical review. The Oregon City Municipal code and Design Guidelines for New Construction specify that retaining walls shall not exceed a maximum of 3 ½ feet within the front yard of a proposed home. The applicant has proposed a retaining wall that will exceed 3 ½ feet within the front of home 1, 2, and 3. The applicant shall minimize the retaining wall height to 3 ½ feet at maximum height, and use rock, brick, or concrete with finishing; or mortared or stacked true masonry or stone that was traditionally quarried in the area. Additionally, the steps, separate from the proposed homes, that are located within the site are appropriate with the overall context of the Canemah National Historic District. The Design guidelines for new construction call for exterior stairways exceeding five feet in height at the front of buildings is the design composition section and not within the siting. This means this section is talking about the steps leading into a home and not steps within the general site.

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

HOUSING ANALYSIS:

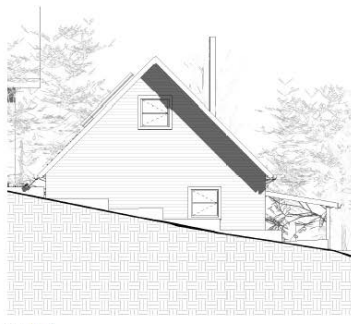


The staff analysis of each home is provided below.

Proposed House 1:



① House #1 South
1/4" = 1'-0"



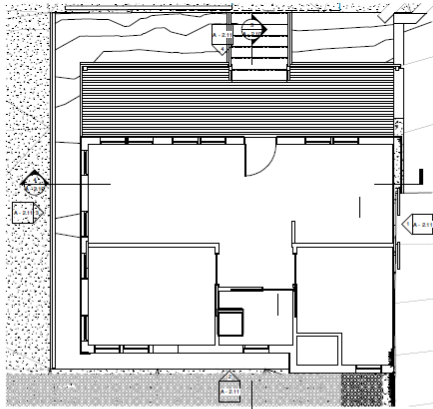
② House #1 East
1/4" = 1'-0"



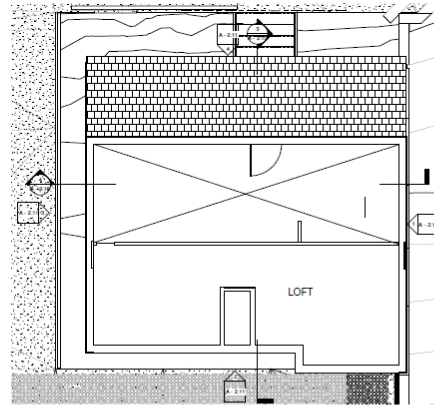
③ House #1 West
1/4" = 1'-0"



④ House #1 North
1/4" = 1'-0"



① HOUSE #1 LEVEL 1
1/4" = 1'-0"



② HOUSE #1 LOFT
1/4" = 1'-0"



③ HOUSE #1 N-S SECTION
1/4" = 1'-0"



④ HOUSE #1 E-W SECTION
1/4" = 1'-0"



⑤ HOUSE #1

Finding: Complies with Condition. This house is designed to be a 600 square foot 1 ½ story home oriented towards 4th 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.

The proposed landscaping in front of the front of the home is unclear. The applicant will need to go through Geotechnical Review along with Site Plan and Design Review.

To ensure compatibility, conditions of approval have been that coincide with the existing Design Standards for the Canemah Historic District, the following conditions are proposed:

- 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.
- Concrete foundations shall have a natural, parged or painted finish.
- 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.
- A minimum of 5 shrubs and groundcover shall be installed along the façade of the front porch.
- Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- 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.

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:



① House #2 West
1/4\"/>



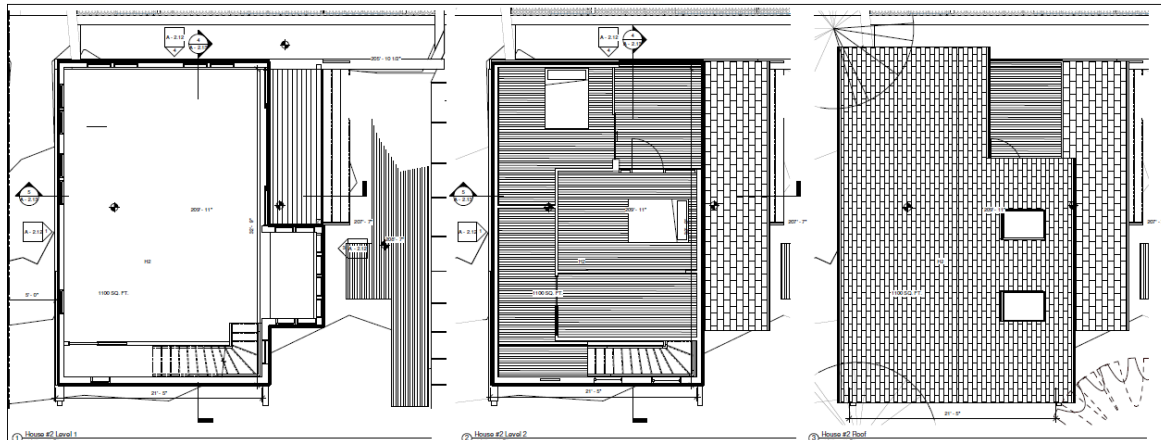
② House #2 South
1/4\"/>



③ House #2 East
1/4\"/>



④ House #2 North
1/4\"/>



① House #2 Level 1
1/4\"/>

② House #2 Level 2
1/4\"/>

③ House #2 Roof
1/4\"/>



① HOUSE #2 S SECTION
1/4\"/>



② HOUSE #2 E-W SECTION
1/4\"/>



③ HOUSE #2
1/4\"/>

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.

To ensure compatibility, conditions of approval have been that coincide with the existing Design Standards for the Canemah Historic District, the following conditions are proposed:

- 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.
- 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.
- Roof cut-outs do not appear to be a feature found on homes within the Canemah neighborhood and the home shall be redesigned incorporating a continuous roof line with no breaks, or cut-outs, for second story patios.
- 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.
- Concrete foundations shall have a natural, parged or painted finish.
- 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.
- Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.

- 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.

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:



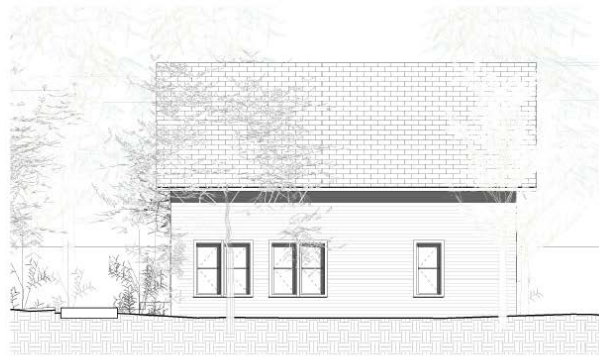
① House #3 South
1/4" = 1'-0"



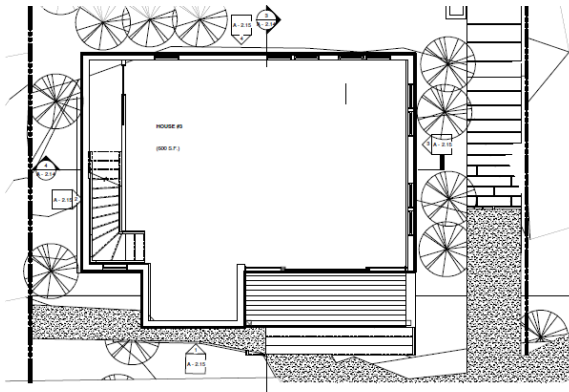
② House #3 West
1/4" = 1'-0"



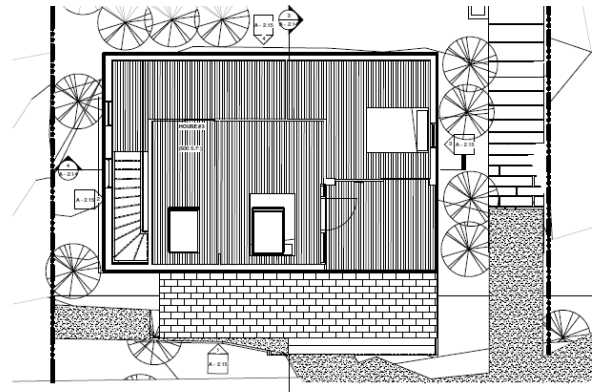
③ House #3 East
1/4" = 1'-0"



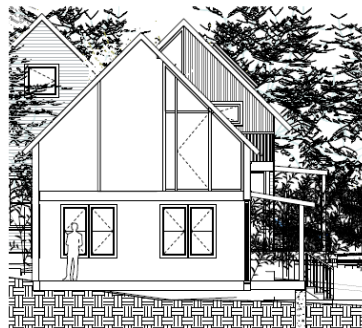
④ House #3 North
1/4" = 1'-0"



① House #3 Level 1
1/4" = 1'-0"



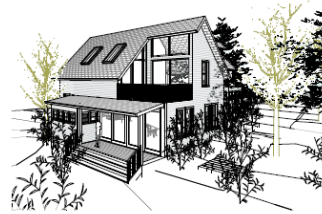
② House #3 Level 2
1/4" = 1'-0"



① HOUSE #3 N-S SECTION
1/4" = 1'-0"



② HOUSE #3 E-W SECTION
1/4" = 1'-0"



③ HOUSE #3

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

To ensure compatibility, conditions of approval have been that coincide with the existing Design Standards for the Canemah Historic District, the following conditions are proposed:

- 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.
- 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.
- Roof cut-outs do not appear to be a feature found on homes within the Canemah neighborhood and the home shall be redesigned incorporating a continuous roof line with no breaks, or cut-outs, for second story patios.
- 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.
- Concrete foundations shall have a natural, parged or painted finish.
- 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.
- Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- 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.

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

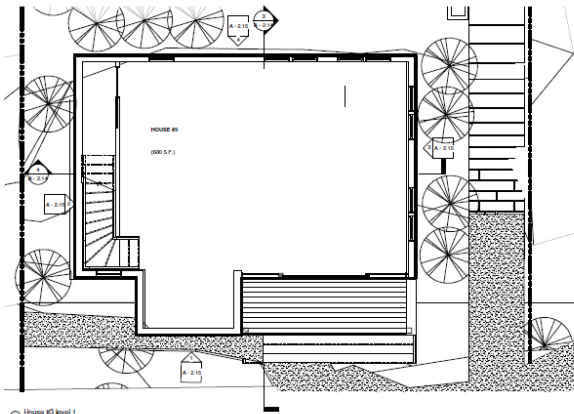
Proposed House 4:



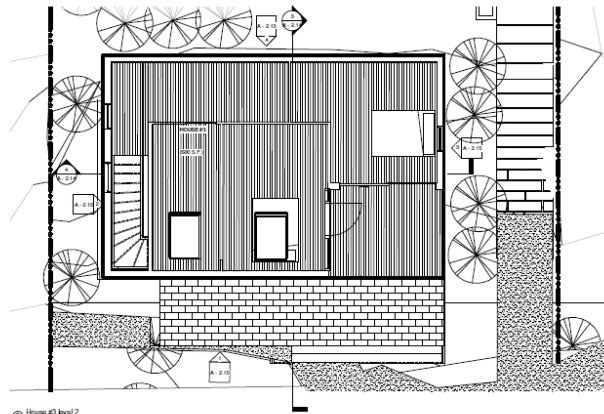
① House #5 West
1/4" = 1'-0"



② House #5 South
1/4" = 1'-0"



① House #3 Level 1
1/4" = 1'-0"



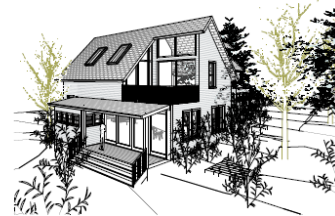
② House #3 Level 2
1/4" = 1'-0"



③ HOUSE #3 N-S SECTION
1/4" = 1'-0"



④ HOUSE #3 E-W SECTION
1/4" = 1'-0"



⑤ HOUSE #3

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 60 feet to the east of house number three.

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.

To ensure compatibility, conditions of approval have been that coincide with the existing Design Standards for the Canemah Historic District, the following conditions are proposed:

- The main entrance of the house shall not be oriented towards the adjacent parking lot.
- 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.
- 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.
- Concrete foundations shall have a natural, parged or painted finish.
- 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.
- Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- 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.

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:



① House #5 East
1/4" = 1'-0"



② House #5 South
1/4" = 1'-0"



③ House #5 West
1/4" = 1'-0"



④ House #5 North
1/4" = 1'-0"



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 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 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.

To ensure compatibility, conditions of approval have been that coincide with the existing Design Standards for the Canemah Historic District, the following conditions are proposed:

- The main entrance of the house shall not be oriented towards the adjacent parking lot.

- 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.
- 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.
- 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.
- The applicant shall revise the home with a porch railing on the second story of the home.
- The porch shall consist of simple trim at base and top, consistent with architectural style.
- Concrete foundations shall have a natural, parged or painted finish.
- 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.
- Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- 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.

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

House 6:



① House #7 North
1/4" = 1'-0"



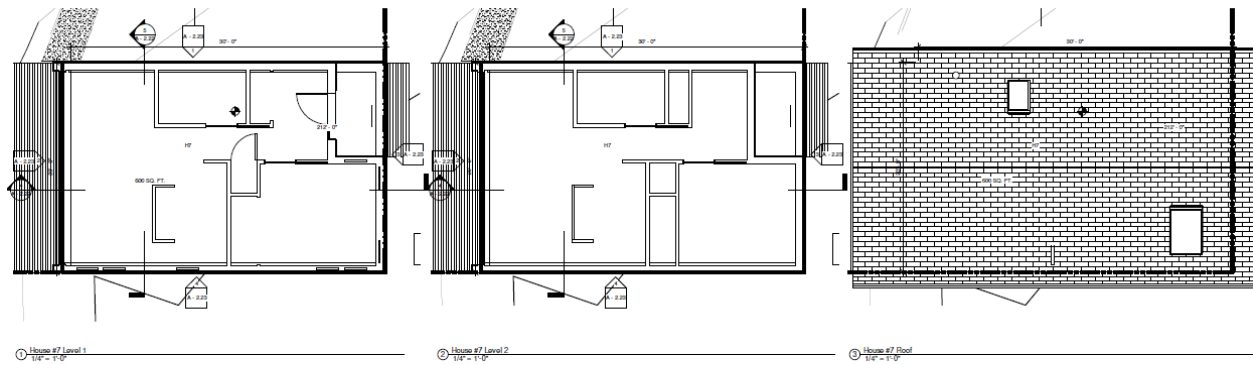
② House #7 West
1/4" = 1'-0"



④ House #7 South
1/4" = 1'-0"



③ House #7 East
1/4" = 1'-0"



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 widow 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.

To ensure compatibility, conditions of approval have been that coincide with the existing Design Standards for the Canemah Historic District, the following conditions are proposed:

- 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.
- 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.
- 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.
- Concrete foundations shall have a natural, parged or painted finish.
- 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.
- Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- 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.

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.

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

- Mr. Paul Edgar identified concerns with the wetlands on the property, parking, and the building guidelines.
 - The proposed application is for the historic review of the historic appropriateness of the proposed project. Parking, wetlands, and geologic hazards are not reviewed by the Historic Review Board as part of a design review. Additional review for compliance with the Oregon City Municipal Code is required.
 - An analysis for compliance with the applicable standards is provided within this report.

Written Public Comments Received After July 25, 2017:

Mr. Dave Green submitted comments concerning the architecture and whether or not the design of the proposed homes are accurate and adheres to the Vernacular description put forth by the Oregon City Design guidelines. Additionally, he addressed his concerns with the potential density of the proposed

project within the neighborhood and the impact such a development will have on the surrounding properties.

Staff Response: The concerns addressed above are some of the concerns staff has had with the application as well. Through the findings and conditions of approval, the submitted concerns should be addressed in the staff report above. The HRB has the obligation to review the proposed application against the Design Guidelines and the context of the Canemah National Historic District and determine whether or not application

Friends of Canemah submitted comments addressing several concerns, those concerns are as follows:

1. There should not be more than one house per each 5,000 Sq. Ft. Lots of record!

Staff Response: This criteria is addressed in the staff report above. Cottage housing has not been developed or proposed with the City limits. The applicant has submitted an application requesting the HRB to evaluate the historic appropriateness of cottage homes in the Canemah National Historic District.

2. There should be standard acceptable set-backs from all bodies of water, right-of-ways and frontages.

Staff Response: The HRB does not evaluate wetlands and wetland designations as part of their evaluation. In the application, there are delineated wetlands on the site, but there is not established buffer from the delineated wetlands.

3. All cuts and fills that require review, these reviews must happen before any HRB process with approvals by City Planning and Natural Resources committees, must be in hand to advance.

Staff Response: Geotechnical reviews are done independently of the HRB review of an application. Geotechnical finding may alter a HRB application, and the applicant may need to resubmit for HRB design review.

4. Parking Lots are incompatible Building Guidelines for Historic Districts.

Staff Response: The applicant has submitted materials referencing why the parking lots may be deemed appropriate for the proposed development. The HRB has the obligation to evaluate the contextual design appropriateness of a parking lot feature within the area the applicant has proposed to develop. If the applicant has contained the proposed development on the site and has mitigate for the impacts of the parking lot on any of the neighboring properties, the HRB may find the proposed parking lots compatible with the application.

5. Impervious surfaces exceed limits for the lot with Houses #1 & 2, NO more than 40%.

Staff Response: There are no areas where the proposed lot coverage, per the definition in the OCMC, exceeds 40% lot coverage.

6. Impervious surfaces exceed limits for the lot with Houses #4, 5 & 6, NO more than 40%.

Staff Response: There are no areas where the proposed lot coverage, per the definition in the OCMC, exceeds 40% lot coverage.

7. There are State of Oregon Standards for Vernacular houses and the designs offered are in violation of those standards found in Oregon Revised Statutes Chapter 358. Violations include Cut-a-Way Roofs. Which also detract from OCMC 17.40 Historic District Building Guidelines.

Staff Response: Staff has addressed the Vernacular criteria of the application and has reflected those criteria within the conditions of approval for the HRB review. The HRB will evaluate the staff findings and conditions and may make alterations where they feel is necessary in staff report.

8. House density on each lot of record must be adjudicated lot by lot, not as a cluster until approved by the Planning Commission.

Staff Response: The concept of cottage housing is addressed through the design guidelines and precedents set within the Canemah National Historic District. Cottage housing has not been proposed within the City of Oregon City in the past. Since this is the first time cottage house has been proposed, the HRB needs to evaluate the proposal and how it relates to the criteria.

9. We see NO Justification and value based criteria for any of the Preservation Incentives! Any Preservation Incentives are to enhance a Historic District @ OCMC 17.40.065 and there are NO referenced Value Based Justifications to receive any of the asked for Historic Preservation Incentives.

Staff Response: The applicant has cited the wetlands on the site and preserving the delineated wetlands as a reason for justifying the preservation incentives. The HRB will evaluate whether or not the proposal from the application justifies the request for preservation incentives.

10. In OCMC 17.40 code we do not accept Flag Lots.

Staff Response: There are no flag lots associated with this development.

11. We are asking for continuance of this meeting and approval process to a future date, until all understanding are adjudicated for any mitigation from standard Set-Backs rules and codes, that are asked for and required of other applicants with ruling from the Planning Commission and Natural Resources Committee.

Staff Response: There was a request for continuance during the first evidentiary hearing (July 25, 2017). The HRB does not have to grant a continuance during the second evidentiary hearing.

12. The Historic Wagon Roads cannot be altered from the current look and feel and what is in these HRB requests changes that.

Staff Response: There do not appear to be any proposed changes to the street within the proposed application.

RECOMMENDATION:

Based on the analysis and findings as described above, Staff recommends that the proposed Modification for Historic Review located on the south side of 4th Ave., in the vicinity of 4th 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 MD 17-01 – MD 17-06 with conditions, based upon the findings and exhibits contained in this staff report.

EXHIBITS:

1. Vicinity Map
2. Applicant's Narrative and Plans
3. Previous Proposal for HR 16-09, HR 16-10, HR 16-11, HR 16-12, HR 16-13, and HR 16-14
4. Public Comments