

## HR 14-10 New Single Family Residential in the Canemah National Register District

**File #:** PC 15-158, **Version:** 1

Requesting approval for change of material from original approved design and recommending adaption into material used in the single family residential homes in the Canemah National Register District.

**Historic Review Board approved the application with the following conditions for HR 14-10.**

### **CONCLUSION AND RECOMMENDATIONS:**

5. Incised lumber or pressure treated wood shall not be used on any visible surfaces.











**Included in the approve application HR 14-10:**

“\* Porch Decking – Due to waterproofing needs, we propose to use a “traffic topping” over marine grade plywood (light grey). This surface will **not** be visible from the street. The viewing angle and distance from the street will prohibit discernment on type and color.”

**Reason for change:**

In accordance with condition # 5 “**Incised lumber or pressure treated wood shall not be used on any visible surfaces**”. The underside of the deck was visible from 4th street so we believe it needed to be covered under our interpretation (this was not part of the original design). Before this change, the Lumber supplier, Siding Company, Contractor and Architect had concern of air flow in the trapped area which could cause premature wood decay and mold build up on the designed and approved material. All suppliers recommended Trex deck to be used instead of the “traffic topping” over marine grade plywood. The Trex decking selected was special ordered so it resembled 2 x 6 boards with no groves for clips and would be screwed like normal wood boards when viewed up close.

No Trex was used on visible surfaces from the street plane view, Stairs and stair landings visible from the street plane view used a wood 2 x 6 board surface.

In discussion with City staff they believe the HRB Board should consider an open discussion for the use of this material.

Note:

The condition below was incorporated by City Staff to add 5 more trees for buffer on top of the 29 trees planted from the NROD submission. These trees were placed per their recommended locations on the property to meet this condition.

8. Prior to obtaining a Certificate of Occupancy, the applicant shall submit an amended landscape plan that includes the following:

a. 3-6 additional minimum 1 ½ inch caliper trees that are a mix of native evergreen and deciduous trees with a minimum mature height of 35 feet planted to better buffer the new construction from the neighborhood and hide the massing of the building. Staff will review the final landscape plan at the time of C of O to determine the minimum number of trees required to meet this condition.

Thank you,

Ron and Debbie Bistline

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