



**Historic Review**  
**Staff Report for a Single Family Home in the Canemah Historic District**  
**August 21, 2018**

**FILE NO.:** HR 18-09: Historic Review Board review of construction of a new single family residence in the Canemah National Historic District.

**HEARING DATE:** August 28, 2018  
7:00 p.m. – City Hall  
625 Center Street  
Oregon, City, Oregon 97045

**APPLICANT:** Mark Zawadzki  
4862 SW Garden Home Rd  
Portland, OR 97219

**OWNER:** James Ray Streinz  
5914 SW Orchid Dr.  
Portland, OR 97219

**LOCATION:** 704 3<sup>rd</sup> Avenue  
Oregon City, OR 97045  
Clackamas County Map 3-1E-01AA, Tax Lot 00400

**REQUEST:** Construction of a new single family dwelling in the Canemah Historic District.

**REVIEWER:** Kelly Reid, Planner, AICP

**RECOMMENDATION:** Approval with Conditions

**CRITERIA:** Administration and Procedures are set forth in Chapter 17.50, Chapter 17.40, Historic Overlay District in Chapter 17.40, and “R-6” Single-Family Dwelling District in Chapter 17.12 of the Oregon City Municipal Code. The City Code Book is available on-line at [www.oregoncity.org](http://www.oregoncity.org).

*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 within fourteen (14) calendar days of the notice of decision. Any appeal will be based on the record. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763. 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.*

### **Recommended Conditions of Approval**

*(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 Building Permits:

1. The applicant shall obtain all necessary permits including but not limited to a Geological Hazards Overlay Review per OCMC 17.44. (P, DS)
2. Natural rockery walls that are less than 4 feet are allowed in the site without further Historic Review Board review. A material other than concrete or basalt stone or a height change of more than one foot shall be considered a modification to this application and be reviewed by the Historic Review Board. (P)
3. The applicant shall obtain all necessary permits for work in the Natural Resource Overlay District.
4. Minor changes to window location on the side and rear facades will be acceptable and may be approved at a staff level prior to building permit issuance.
5. If the applicant is including a porch rail:
  - a. the railing shall have fewest number of balusters as possible to meet building code
  - b. porch posts shall be incorporated into the rail
  - c. top and bottom perpendicular railings are required
6. For the latticework under the front porch, the applicant shall use 90 degree perpendicular wood lattice or other architectural styles appropriate for house, painted either to match the color of the house or to blend in with the surroundings.
7. Exposed lattice plus any siding/boards proposed under the front porch shall not be more than 6 feet in height. (P)
8. The applicant shall be required to come back to the Historic Review Board for a modification if the access to the front porch/front door requires a stair. (P)

Prior to issuance of a Certificate of Occupancy:

1. Incised lumber or pressure treated wood shall not be used on any visible surfaces. (P)
2. All railings, decking and stairs shall be finished to match the house body or trim. (P)
3. Landscaping shall also be utilized to visually shield the massing under the porch and on side elevations. After clearing of invasive plants and before a certificate of occupancy is issued, staff will work with the applicant to determine if additional plantings are needed to provide screening. A maximum of ten shrubs and four trees may be required. (P)
4. The applicant shall utilize the following:
  - a. Wood or fiberglass windows and doors. Fiberglass windows (Marvin Integrity or equivalent)(P)
  - b. If fiber cement siding is used, smooth boards are required. (P)
  - c. Full or half-lite exterior doors or other appropriate for Vernacular style. (P)
  - d. The window sash shall be the darkest color of the three color paint scheme.(P)
  - e. Simple vernacular styled exterior lighting.(P)

## BACKGROUND:

### Site and Context

The subject property is a previously developed parcel located in the Canemah National Historic District and is located on the south side of 3<sup>rd</sup> Avenue near the intersection of 3rd Avenue and Apperson Street. The site was developed in 2006 with a single family home and detached garage, approved through file HR 05-11. The house was destroyed by fire in 2014, leaving just the detached garage on site.

The previous home was approved before the City adopted new design guidelines for the Historic Overlay in 2006.

The subject property is within the Geologic Hazards Overlay District and the Natural Resources Overlay District (NROD) which will be reviewed through a separate process. An unimproved alley lies to the west of the property.



*Aerial photo*



*Topography*



Vicinity Map



Previous home built in 2006, approved through HR 05-11





*Channeled stream along the property frontage.*

None of the homes on 3<sup>rd</sup> Avenue directly adjacent to or across from the site are eligible or contributing to the district. A stream runs in a manmade basalt stone channel to the west of the property and turns 90 degrees to run along the frontage of the property before entering a culvert to pass under 3<sup>rd</sup> Avenue.



#### **614 3<sup>rd</sup> Avenue**

This home next to the subject site was constructed circa 1945 and is not contributing to the district. In the 1978 original Canemah National Register Nomination, the home was listed as compatible.

#### **605 3<sup>rd</sup> Avenue**

The Helen and Peter Smith residence was built circa 1911 in the Vernacular style. It is currently listed as not contributing to the district, but in the original 1983 Inveotry it was listed as a secondary resource in the district. Alterations to the original structure include vertical board siding, aluminum windows, partial porch enclosure, and rear addition.

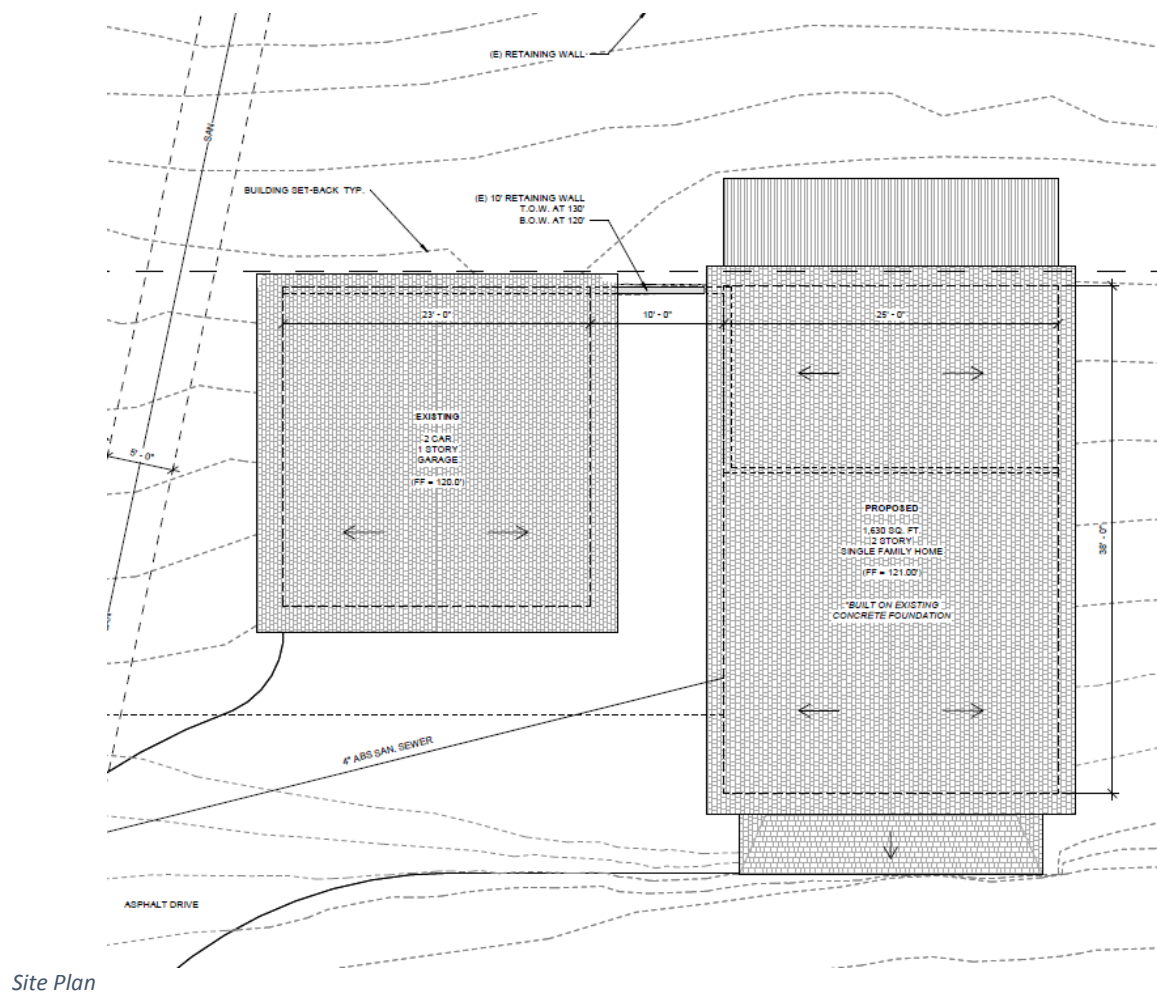


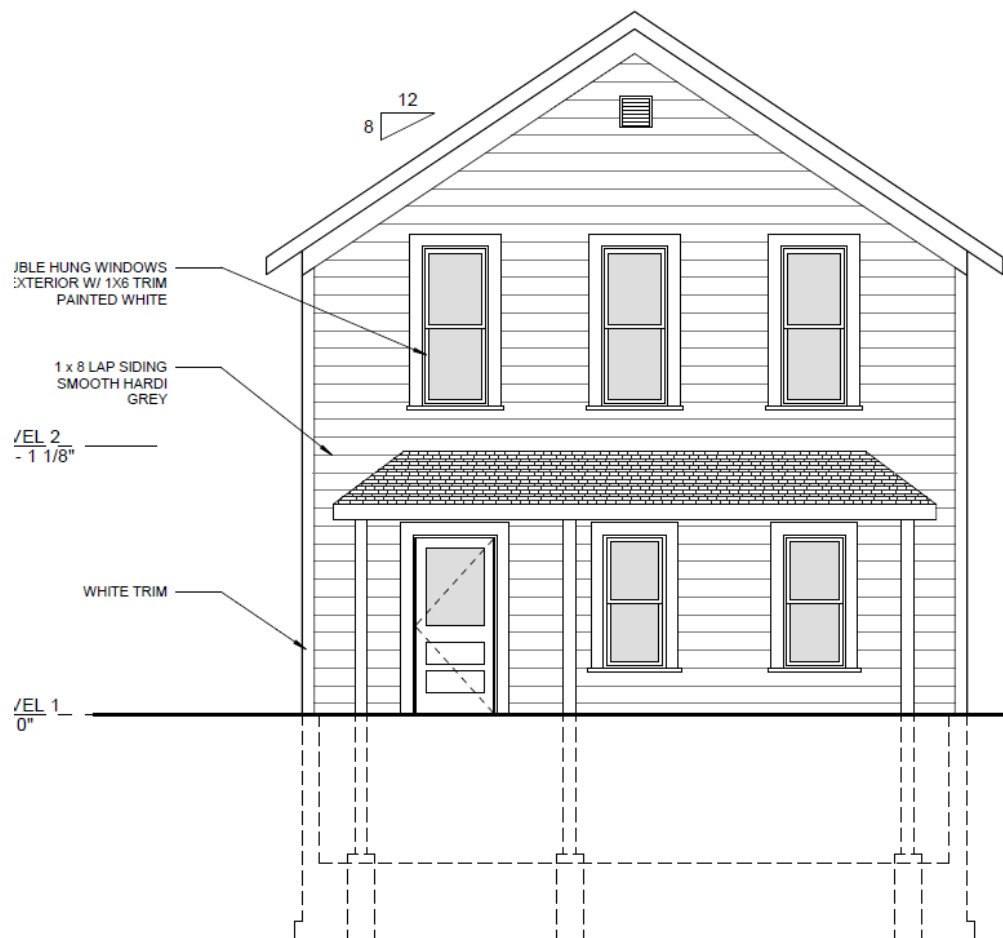
## 209 Apperson St

The Bancke Hacker House was built circa 1885. It is eligible/contributing, 1.5 stories Victorian eclectic home. Alterations include a gabled porch, masonite shingles, and enclosure of the original pent-roofed porch. Within the district, it was originally classified as a secondary structure.

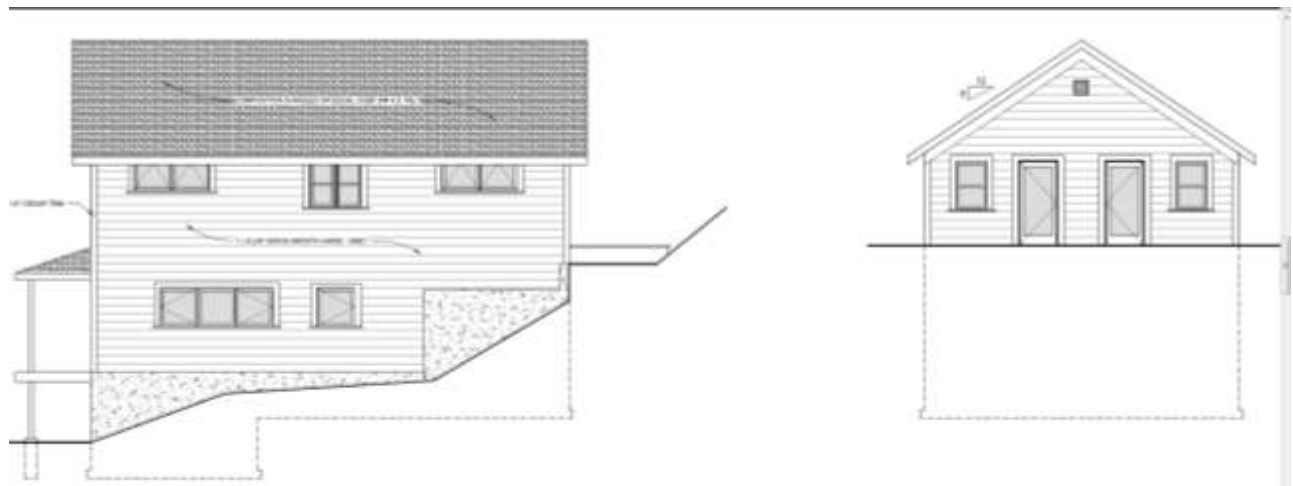


## APPLICANT'S SUBMITTAL:

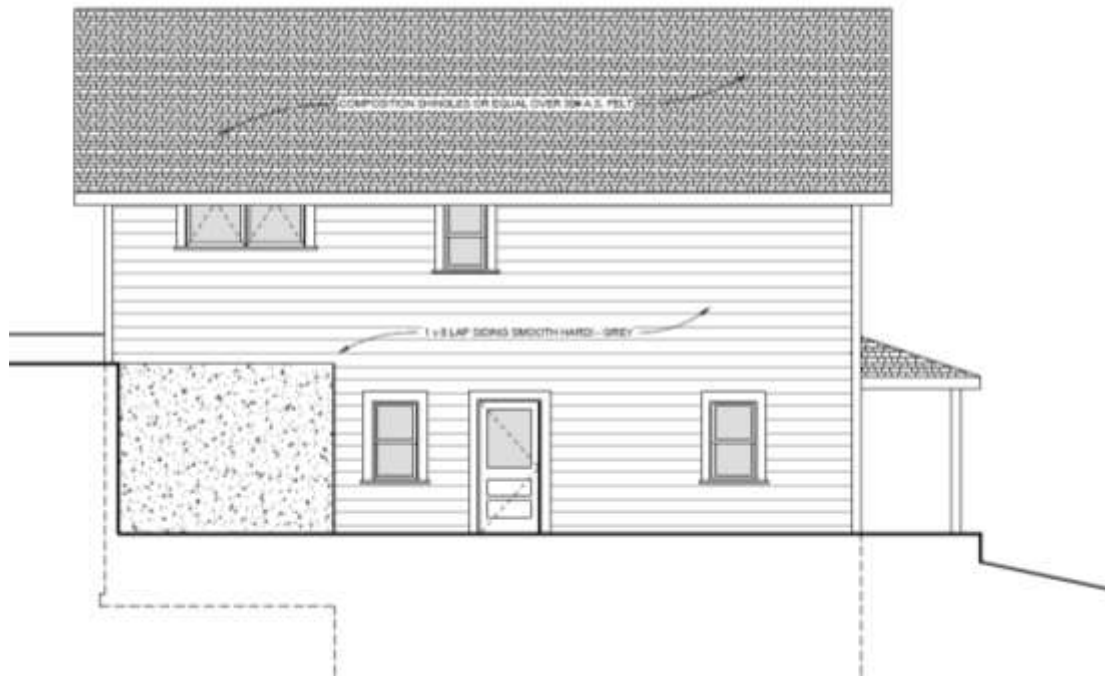




Front elevation



West and south elevation



*East elevation*

### **Project Summary:**

The applicant has proposed a home to be constructed in the Canemah Historic District. The home is a Vernacular style. There is a channeled stream, which is noted on the district nomination, on the north side of the subject site. The applicant has not proposed to make any changes to the stream or its manmade basalt channel.

The proposed project consists of the construction of a new, 1.5 story single family residence designed in the vernacular style along 3<sup>rd</sup> avenue on the site of a home previously destroyed by fire. The lot is 130x100 and is steeply sloped uphill from 3<sup>rd</sup> Avenue.

The home is proposed to be placed on the existing foundation with a footprint of 25 feet wide by 36 feet deep, not including a front porch and rear deck.

The exterior will consist of painted smooth fiber-cement lap siding and trim, one-over-one windows.

### **Zoning:**

The property is zoned R-6 Single-Family Dwelling District and Low Density Residential in the Comprehensive Plan. The property is also located with the Geologic Hazard and Natural Resource Overlay Districts. The applicant must receive approval through the Geologic Hazard and Natural Resources review processes, if applicable, prior to release of building permits.

### **Staff Analysis Executive Summary:**

The proposal includes a new 1.5 story home on an existing foundation. The home is marginally 1.5 story; it is on the verge of being a two story home. An existing detached two car garage sits next to the



foundation. The applicant proposes to utilize 8:12 roof pitch, to match the existing garage. Proposed siding is smooth hardiplank with 8" reveal. Windows on the front elevation, facing the street, are proposed as 1 over 1. A full width covered front porch is also proposed.

The house will be placed on the up-slope, with much of the foundation exposed in the front. The applicant submitted a perspective drawing from the street showing lattice underneath the porch and stones below that. Staff has included conditions of approval on the lattice type and landscaping to obscure the exposed area. The applicant did not propose a stair leading to the front porch, and the perspective drawing submitted shows the first floor of the home at the same elevation as the garage floor. However, the original home utilized a stair and it is possible that after geologic hazard conditions are considered, the design may require a stair. The applicant shall be required to come back to the Historic Review Board for a modification if the access to the front porch/front door requires a stair.

The property borders one of Canemah's channeled streams, as described in the 2009 nomination:

"The residents also created permanent improvements to channel and control the flow of the water that otherwise would be disruptive during high runoff periods. These included a variety of rock walls and channels that have been extended, altered, and improved over the years. One system is at the southwest part of Canemah running from approximately 5th Street and Blanchard Avenue, then downhill along the west side of Apperson Avenue to the river. Parts of this diversion system are visible in the form of rock and concrete lined culverts, ditches, and flumes above ground; in other sections the water goes underground, through rock-lined channels. This may be part of the drainage from the old Rakel water system."

No changes to the channel or stream are proposed. The house is set back more than 40 feet from the edge of the stream. Any new impervious surface will require review under the Natural Resources Overlay District Chapter 17.49 of the Oregon City Municipal code.

Staff finds that the massing is appropriate and the Vernacular design and materials are mostly compatible, with a few changes, as described in the staff report and conditions of approval.

#### **CODE RESPONSES:**

*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.*

**Applicable:** The proposal for new construction in a historic district is being reviewed by the Historic Review Board.

*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.*

**Complies as Proposed:** The applicant submitted the required materials.

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.*

**Not Applicable:** Ground disturbance is not proposed; the home will be placed on the existing foundation.

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.*

**Applicable:** The proposal is being reviewed by the Historic Review Board.

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.*

**Not Applicable:** The proposal is not subject to administrative approval.

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:*

**Not Applicable:** The proposal is not an exterior alteration.

F. *For construction of new structures in an historic or conservation district, or on an historic site, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:*

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

**Finding: Complies with Condition.**

The purpose of the district is

- A. *Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;*
- B. *Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;*
- C. *Complement any National Register Historic districts designated in the city;*
- D. *Stabilize and improve property values in such districts;*

- E. Foster civic pride in the beauty and noble accomplishments of the past;
- F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;
- G. Strengthen the economy of the city;
- H. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and
- I. Carry out the provisions of LCDC Goal 5.

The single family home is proposed in the Canemah National Register District. The single family use matches the dominant use of the district. By meeting the conditions of approval, the home will complement the district. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

2. *The provisions of the city comprehensive plan;*

**Finding: Complies with Condition.**

There are a few goals and policies in the Comprehensive Plan that pertain to this proposal:

*Section 5*

*Open Spaces, Scenic and Historic Areas, and Natural Resources*

*Canemah is an important example of a relatively intact riverboat town with architectural resources dating from the 1860s. 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. Canemah was listed as a Historic District in the National Register of Historic Places in 1977.*

*Goal 5.3 Historic Resources*

*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 proposed home has been designed in the Vernacular style and will be located along 3<sup>rd</sup> Ave. in the Canemah Historic District, which is primarily a street with single family homes on lots of 5,000 to 10,000 square feet. The design will be compatible with the conditions of approval in this staff report. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

*Policy 5.3.8*

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

**Finding: Complies as proposed.** No existing contributing structures exist on the property or adjacent to the property. The siting and massing of the home will not affect any existing eligible structures in the district; while the house is not small, the lot is large (over 12,000 sf) and the home is set back from other structures significantly. The applicant proposes no changes to the channeled stream and basalt walls that frame two edges of the property.

5. *The economic effect of the new proposed structure on the historic value of the district or historic site;*

**Finding: Complies with Conditions.** The proposed structure has been designed to be compatible with the district. See findings in Section titled 'Design Guidelines for New Construction' in this staff

report. As conditioned, the design will continue to enhance the Canemah Historic District and contribute to the existing context of the District.

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

6. *The effect of the proposed new structure on the historic value of the district or historic site;*

**Finding: Complies with Condition.** See findings in Section titled 'Design Guidelines for New Construction' in this staff report.

As conditioned, the design will continue to enhance the Canemah Historic District and contribute to the existing context of the District.

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

7. *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.** See findings in Section titled 'Design Guidelines for New Construction' in this staff report.

As conditioned, the design will continue to enhance the Canemah Historic District and contribute to the existing context of the District.

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

8. *Economic, social, environmental and energy consequences;*

**Finding: Complies as Proposed.** Choosing to build where a foundation already exists, in an established neighborhood close to services is socially, economically and energy-efficient, and is less environmentally impactful.

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

## 1. STYLE

New construction shall complement one of these styles to support the historic context. Use of other styles dilutes and distracts from the historic context of the district.

While there may be several styles dominant within the district, the specific choice of a style shall be compatible with adjacent properties, the block, and the neighborhood. It also must be fitting for the particular function of the building and its size.

**Finding: Complies as Proposed.** Proposed style: Canemah Vernacular. In the Canemah neighborhood the most prevalent extant architectural style is vernacular, built between 1867-1929.

## 2. SITE

Siting principles involve both how the site is used and how the building(s) is placed within the site. The specific lot location and its topography can dictate many requirements.

Residential buildings are to face the street squarely with their primary face in full view, and to be set back from lot lines and be spaced from one another similar to the immediate neighborhood. The primary structure is to be placed in the primary position with accessory structures in a service or ancillary position except where topography is an issue. Yard area between the house and street to primarily be planted with minimal paving only for



pedestrian access and for vehicle movement. More private activity spaces to be located at the less public areas of the site.

#### SITE CHARACTERISTICS OF THE VERNACULAR STYLE IN CANEMAH

- No uniform front setback; South of 3rd Street: houses may face front or side depending on topography.
- Lots range from 50x100 to 100x100 and contain a single house.
- Properties edges often not defined; Where fenced, primarily picket or low slat at front with side or partial returns.
- Planting: South of 3rd Street: forest setting, native and ornamental plantings form visual screen and sense of privacy; Elsewhere on the more level portions: lawn and planted area around buildings.
- House Placement: to suit the existing topography and most level lot portion especially south of 3rd Street.
- Retaining walls: stone, mortared or stacked basalt, or concrete south of 3rd Street, especially in proximity with street.
- Garages: Not found historically; informal graveled or paved parking next to street or along house; New garages to be located along side or behind house. Where topography is a concern, locate garage offset from building primary façade, close to street with direct access.
- Accessory Buildings: detached, behind along side of house and located to allow use of particular function.
- Streets: South of 3rd Street: narrow, without curbs or sidewalks; casual pedestrian paths and connecting stairs are encouraged.

**Finding: Complies as Proposed.** The site is 13,000 sf and was created by combining two 50 x 100 foot lots, plus half of an adjacent vacated right of way. The proposed building meets all dimensional requirements of the R6 zone. The home and existing detached garage face the street and are placed on the most level portion of a steep lot. The garage and house are dug into the hillside to retain the earth of the uphill side. Retaining walls already in place from previous construction will be utilized. Natural rockery walls that are less than 4 feet are allowed in the site without further Historic Review Board review. A material other than concrete or basalt stone or a height change of more than one foot shall be considered a modification to this application and be reviewed by the Historic Review Board.

No fences are proposed. Planting will be guided by the requirements of the Natural Resources overlay district, which requires native plants.

The existing garage will be located alongside, not in front of the house.

### 3. BUILDING FORM

Address the overall size, shape and bulk of the building. The architectural style used for the building defines many aspects of its appropriate form and proportions. Excessive variation in the size, shape, or configuration creates an inappropriate solution that is stylistically incorrect and not complementary to the district. The building form needs to relate to the buildings in the immediate neighborhood, and to take into account both similarities and changes on the block. The new building form shall reference the principles, proportions and scale of an historically appropriate style.

#### BUILDING FORM CHARACTERISTICS OF THE VERNACULAR STYLE IN CANEMAH

- 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 proposed shape is rectangular, with a full width porch with simple wood columns. The home will be 1.5 stories with an 8:12 pitched gable roof to match the existing garage. No basement is proposed. The home is marginally 1.5 story; it is on the verge of being a two story home.

The width of the home is 25 feet. Height measured to the eave is 17 feet from the ground floor. When measured from grade, the height is 23 feet to the eave, which is closer to the maximum 1:1 ratio. When height is measured to the midpoint of the peak and eave of the roof, the height is 22 feet and 28 feet, respectively. The house is fairly wide for a Vernacular style, however, the narrow windows mitigate for the width.

The massing will appear large due to the slope of the property. The plans show an additional six feet in height of mass underneath the front porch. Exposed lattice plus any siding/boards proposed under the front porch shall not be more than 6 feet in height. Landscaping shall also be utilized to visually shield the massing. The property has significant vegetation already, but much of it is invasive plants. After clearing of invasive plants and before a certificate of occupancy is issued, staff will work with the applicant to determine if additional plantings are needed to provide screening. A maximum of ten shrubs and four trees may be required.

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

#### 4. DESIGN COMPOSITION

Include a range of more detailed design issues that address groups of elements, individual elements, their design and how they relate to the overall composition and finish. The principles place a traditional emphasis on the design's composition as seen from the exterior, rather than as a result of interior functional planning requirements. They also outwardly convey a sense of quality craftsmanship.

The design composition principles, being more detailed, and stylistically dependent, are typically developed after the previous principles are resolved. These principles also reflect historically appropriate materials, respective finishes, and unobtrusive integration of new technology.

##### DESIGN COMPOSITION CHARACTERISTICS OF THE VERNACULAR STYLE IN CANEMAH

- 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 Conditions.**

The home has a full width hip roofed porch to help break down the overall scale of the building. The porch columns are simple untapered design. If the applicant is including a porch rail, the railing shall have fewest number of balusters as possible to meet building code, and porch posts shall be incorporated into the rail. Also, top and bottom perpendicular railings are required.

The applicant did not propose a stair leading to the front porch, and the perspective drawing submitted shows the first floor of the home at the same elevation as the garage floor. However, the original home utilized a stair and it is possible that after geologic hazard conditions are considered, the design may require a stair. The applicant shall be required to come back to the Historic Review Board for a modification if the access to the front porch/front door requires a stair.

For the latticework under the front porch, the applicant shall use 90 degree perpendicular wood lattice or other architectural styles appropriate for house, painted either to match the color of the house or to blend in with the surroundings.

The exterior is proposed to be covered with 8" smooth fiber cement lap siding, with simple 6" corner and window trim and 12" verge trim at the gable ends. Exterior decoration is simple, no architectural detailing is proposed. The windows on the front façade are 1:1 and double hung. The front door is shown as half-lite. The side elevations include casement windows and paired windows. While these are not typical of the vernacular style, the limited use of such windows has been deemed compatible.

The rear elevation includes 1 over 1 windows and two full lite doors. Both full and half-lite doors are acceptable in all locations. Doors shall be wood or fiberglass. Minor changes to window location on the side and rear facades will be acceptable and may be approved at a staff level prior to building permit issuance.

The applicant proposes vinyl windows. The applicant shall use wood or fiberglass (Marvin Integrity or equivalent) windows. If fiber cement siding is used, smooth boards are required. The window sash shall be the darkest color of the three color paint scheme. The applicant shall also utilize simple vernacular styled exterior lighting.

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

**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.*

**Finding: Not Applicable:** No preservation incentives have been proposed as part of this application.

**I. PUBLIC NOTICE**

A public notice was sent to neighbors with 300 feet of the subject property, posted online, emailed to various entities, and posted onsite.

## **II. CONCLUSIONS AND RECOMMENDATIONS**

Based on the following findings, staff recommends that the Historic Review Board approve the proposed development of HR 18-09 with conditions for the property located at 704 3<sup>rd</sup> Avenue, Oregon City, Oregon 97045.

### **Exhibits**

1. Vicinity Map
2. Applicant Submittal
3. Public Comments