

Application for Historic Review
July 2018

New Single Family Residence in
Canemah Historic District

Narrative – Description of Proposed Development

A. Location

Canemah National Register Historic District
704 3rd Ave, Oregon City, OR 97045

B. Style

One and one-half story single family residence designed in vernacular style along with existing detached two car garage.

C. Siting and Building Form

R6 Zone – The proposed building meets all of the dimensional requirements of the R6 zone.

D. Design Composition

The vernacular style of the building is clean and simple.

The primary residence has full width hip roofed porch to help break down the overall scale of the building.

The exterior is proposed to be covered with 8" smooth fiber cement lap siding, with 6" corner and window trim and 12" verge trim at the gable ends.

The design of all typical detailing is simple and true of the vernacular style.

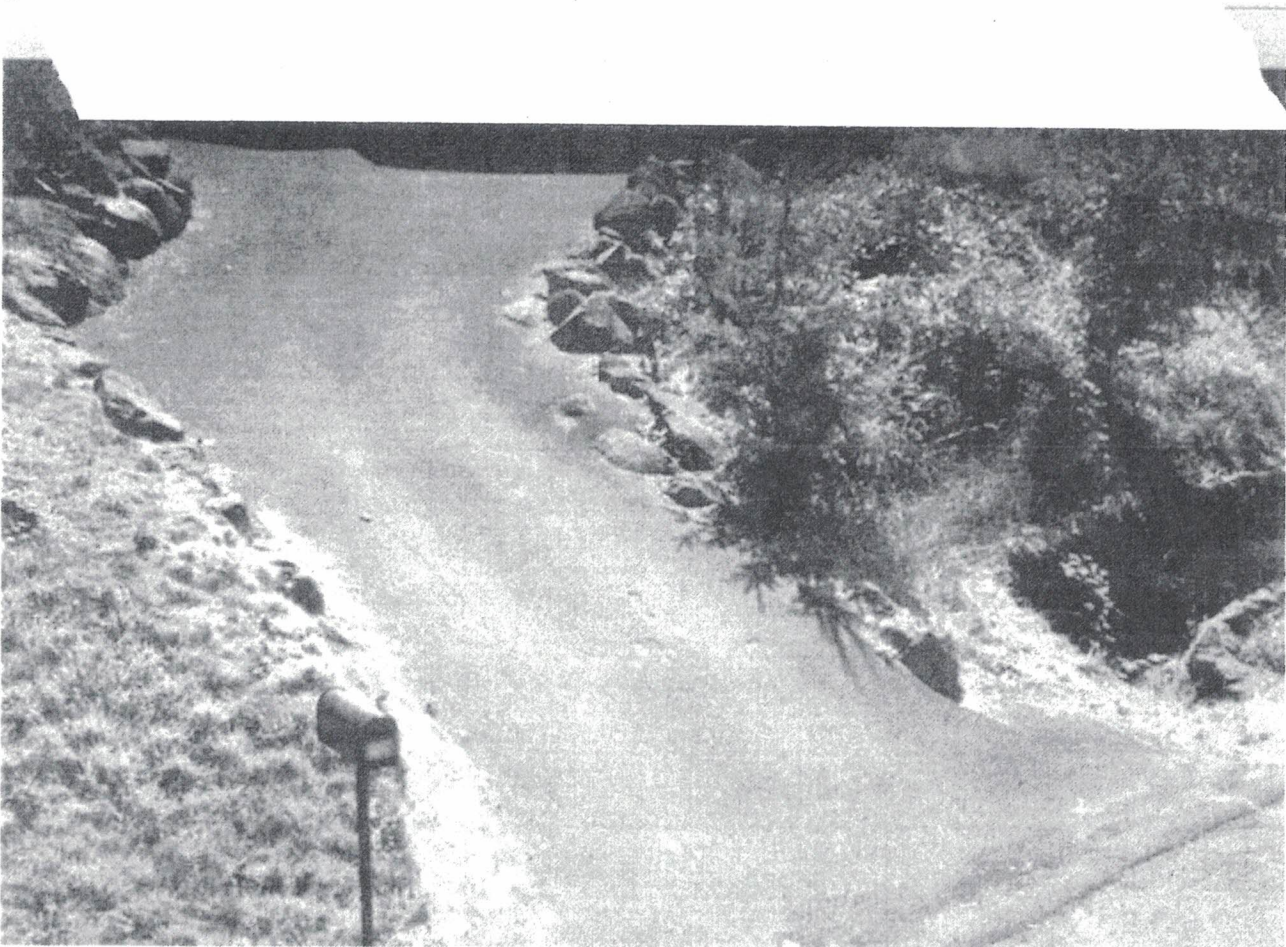
The house and garage will have gray body paint color and white trim with almond color vinyl windows.

704 3RD AVE
EXISTING DRIVEWAY AND GARAGE



704 3RD AVE

EXISTING DRIVEWAY



HOUSE LOCATED
AT 3RD AVE



August 20, 2013

Mark Zawadzki
4862 SW Garden Home Rd.
Portland, OR 97219

RE: 704 3rd Ave.
Oregon City, OR

Dear Mark:

At your request we visited your property at the address above on Thursday August 15, 2013. The purpose of our visit was to assess the condition of a house foundation and recommend any repairs necessary to make the foundation suitable to build on again.

It is our understanding that the house was destroyed by fire and subsequently demolished by a demolition company. It appears that during the process of the building being torn down, the company doing the removal damaged the foundation in a few areas on the east side of the building facing the garage.

The foundation wall was originally constructed in a stepped manner and during deconstruction the damage to the foundation was in the area of these steps and consists of approximately 6" to 18" of the top of the wall being broken off (See photo below).

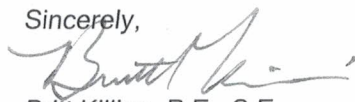


Photo # 1 Damaged Foundation

It is our opinion that the foundation in general remains adequate to support the building being reconstructed with some modification to the foundation wall in the damaged area. We recommend that the damaged areas be repaired by saw-cutting new steps into the wall and installing new epoxied sill plate anchor bolts to allow attachment of the new structure (See attached sketch SK-1)

If you have any further questions, feel free to contact our office.

Sincerely,



Britt Killian, P.E., S.E.
Parkin Engineering, Inc.



SMITH-ROOT, INC.
Technology For Fisheries Conservation

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family of businesses

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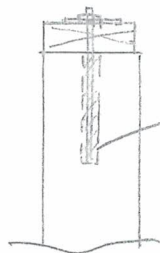
PARKIN ENGINEERING INC.
CONSULTING AND STRUCTURAL ENGINEERING

17085-SK1

14014 NE SALMON CREEK AVE.
VANCOUVER, WA 98686

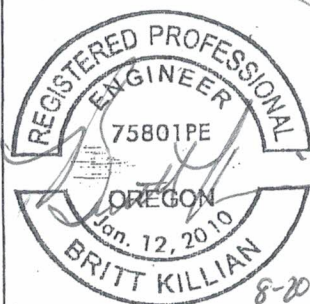
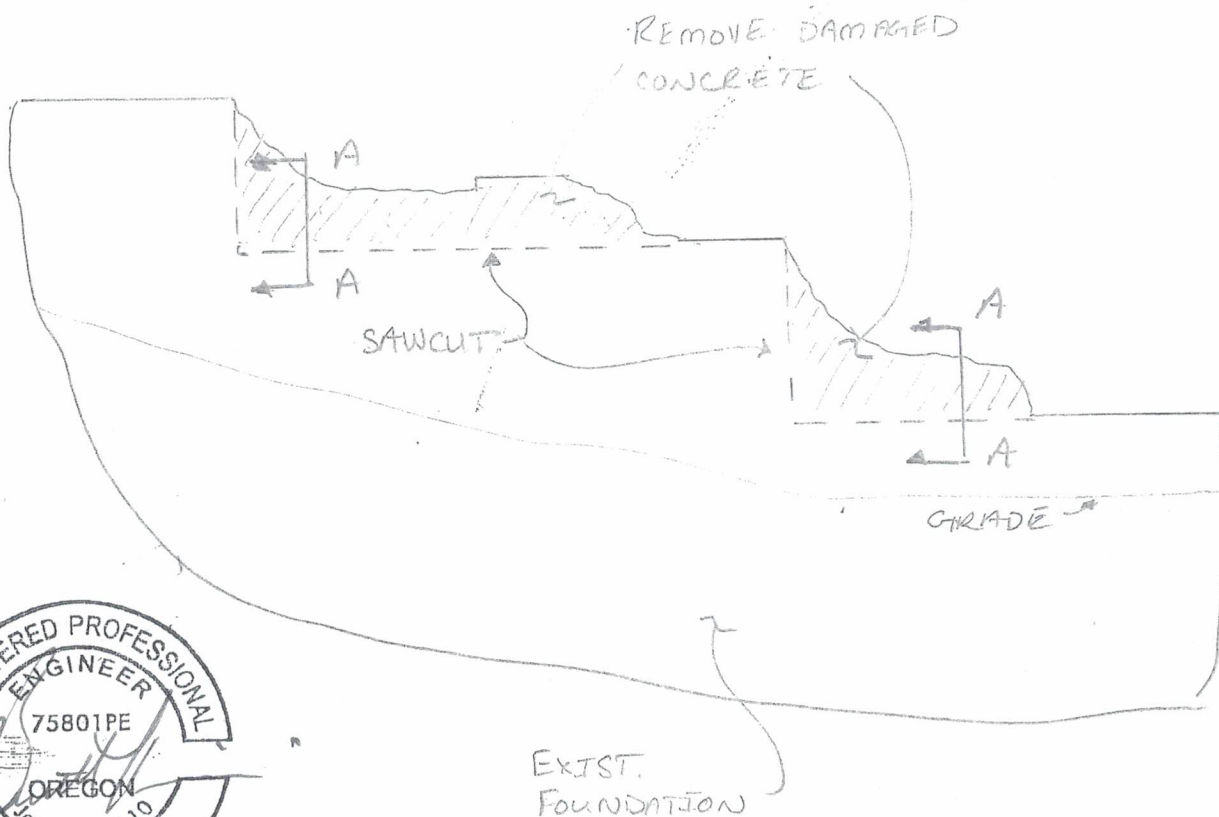
(360) 694-8378
FAX (360) 694-3376

8-20-13



(N) - 5/8" ϕ THREADED ROD
EPOXIED 6" INTO FDN WITH
STMP. SET EPOXY ADHESIVE,

A - A



EXPIRES: 6-30-2015

SK-1

FOUNDATION SAWCUT REPAIR

SCALE: NONE



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OREGON CITY HOUSE

710 3RD AVE.
OREGON CITY, OR, 97045

LOT COVERAGE:
LOT AREA: 13,000 SQ. FT.
HOUSE AREA: 1,148 SQ. FT.
(INCL. OVERHANG)
GARAGE AREA: 725 SQ. FT.
(INCL. OVERHANG)
TOTAL BUILDING AREA: 1,873 SQ. FT.
(1,148 + 725 = 1,873)
1,873 SQ. FT. / 13,000 SQ. FT. = **14.40%**

LEGAL DESCRIPTION:
TAX LOT 400
710 THIRD AVE.
OREGON CITY, OR 97045
CLACKAMAS COUNTY
WR-01-23
MAP 3S-1E-1AA

BUILDER:
MARK ZAWADZKI
(503) 806-0807

NOTES:
1. DISPOSE OF STORMWATER
PER OREGON CITY DIRECTION.

Revisions:		
No.	Date	Description

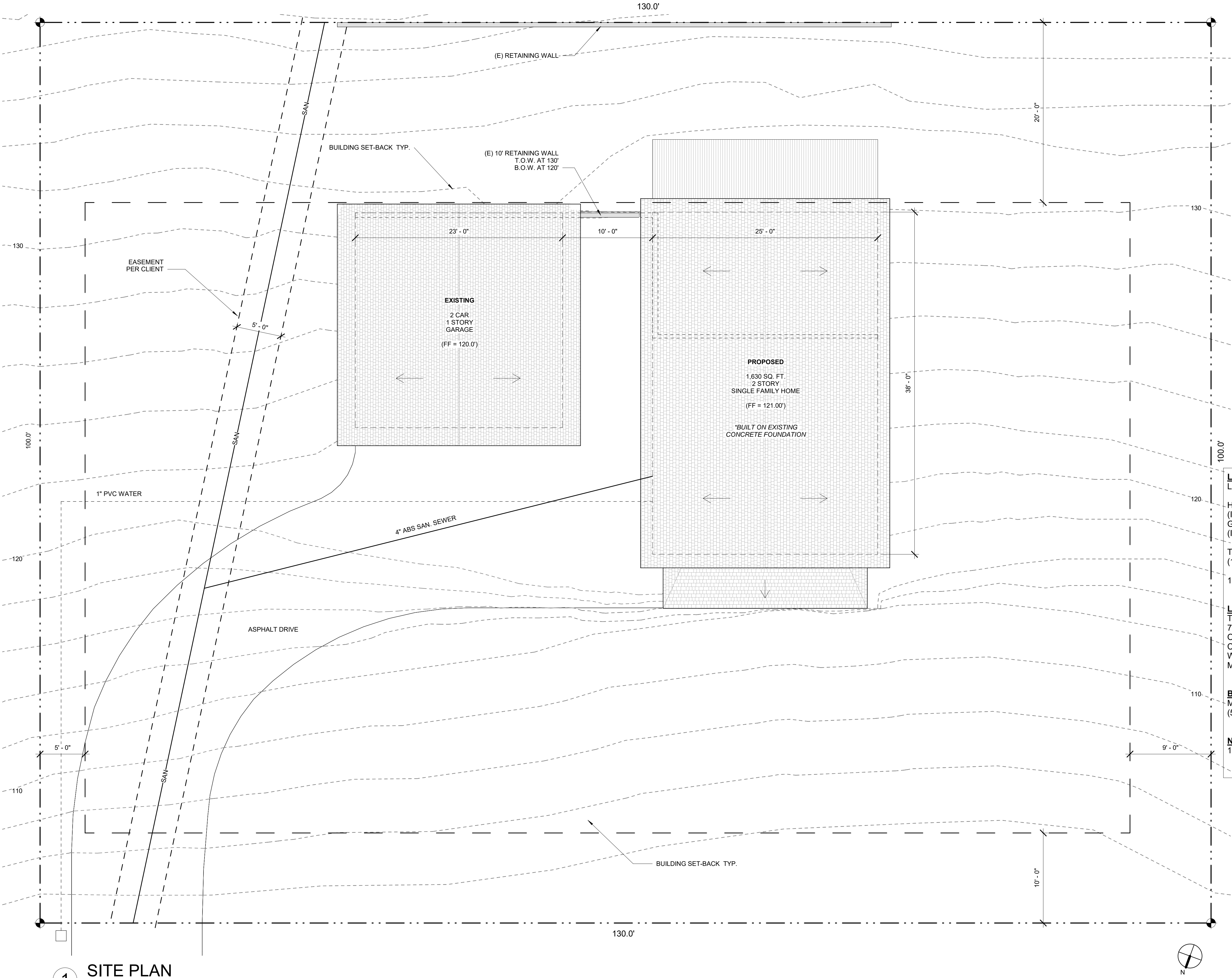
PERMIT SET

Project # 18003

SITE PLAN

A0.0

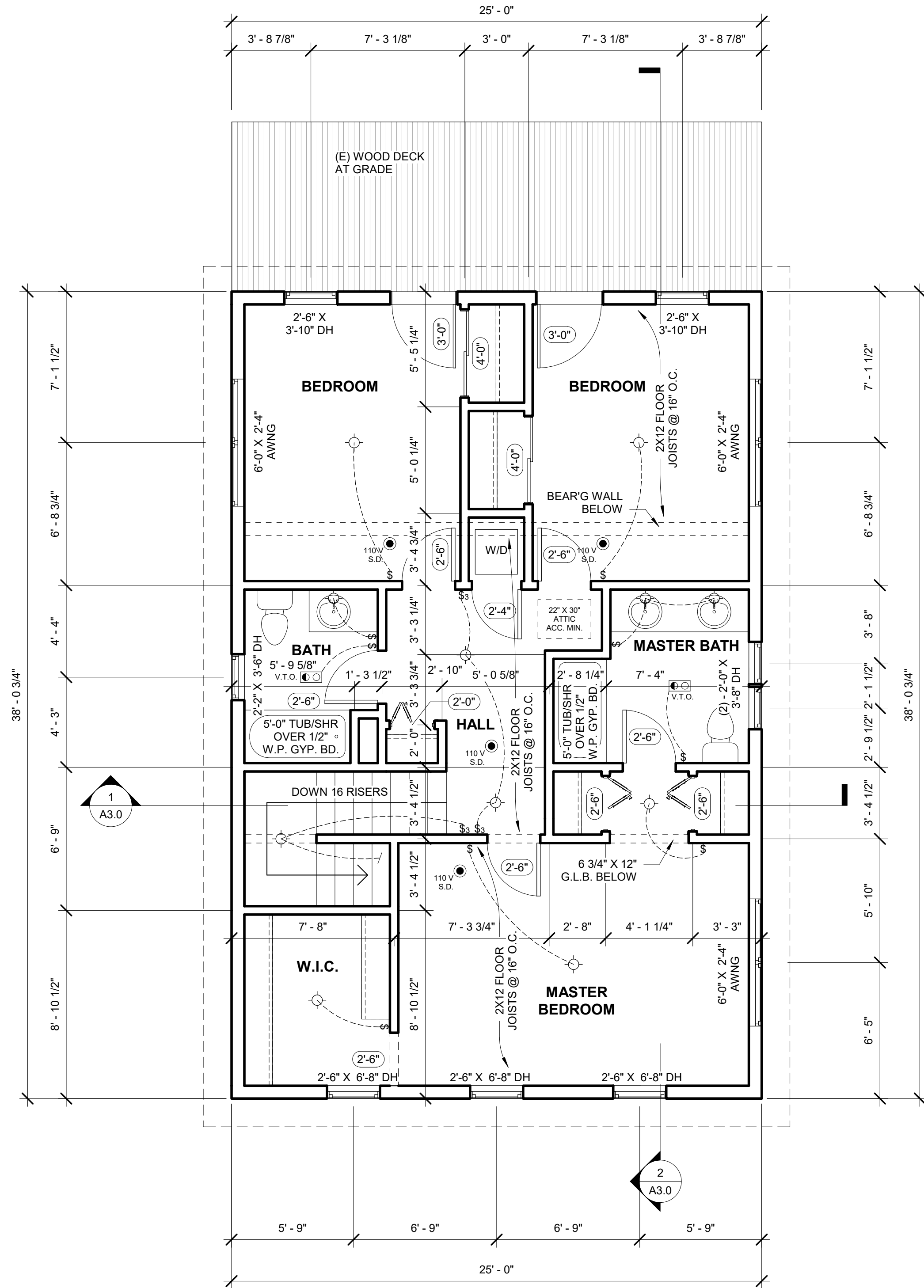
Date: 07.17.2018



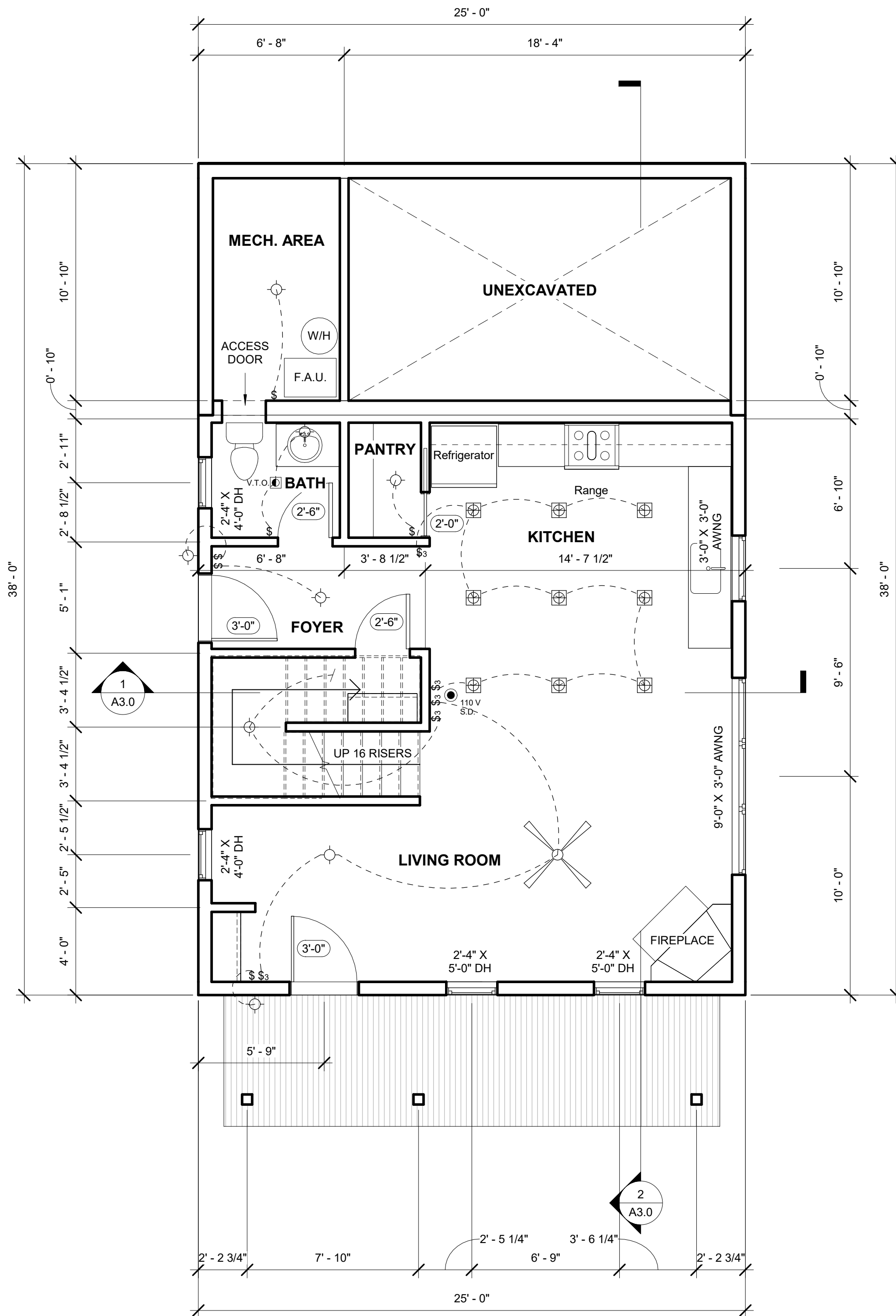
1 SITE PLAN
3/16" = 1'-0"

OREGON CITY HOUSE

710 3RD AVE.
OREGON CITY, OR, 97045



2 UPPER LEVEL PLAN
1/4" = 1'-0"



1 MAIN LEVEL PLAN
1/4" = 1'-0"

ABBREVIATIONS:

AWNING	AWNG
DOUBLE HUNG	DH
DOWNSPOUT	D.S.
FORCED AIR UNIT	F.A.U.
GLUELAM BEAM	GLB
GYPSUM WALL BOARD	G.W.B.
HEADER	HDR
WATER HEATER	W/H

SYMBOLS:

§₃	3-WAY SWITCH
⊕	CAN LIGHT
⊗	CEILING FAN
⊙	CEILING LIGHT
⬢	FAN
⬢⊙	FAN, LIGHT
§	SINGLE SWITCH
●	SMOKE DETECTOR
⊙	WALL LIGHT

Revisions:
No. Date Description

PERMIT SET

Project # 18003

FLOOR PLANS

A1.0

Date: 07.17.2018

OREGON CITY HOUSE
710 3RD AVE.
OREGON CITY, OR, 97045

Revisions:		
No.	Date	Description

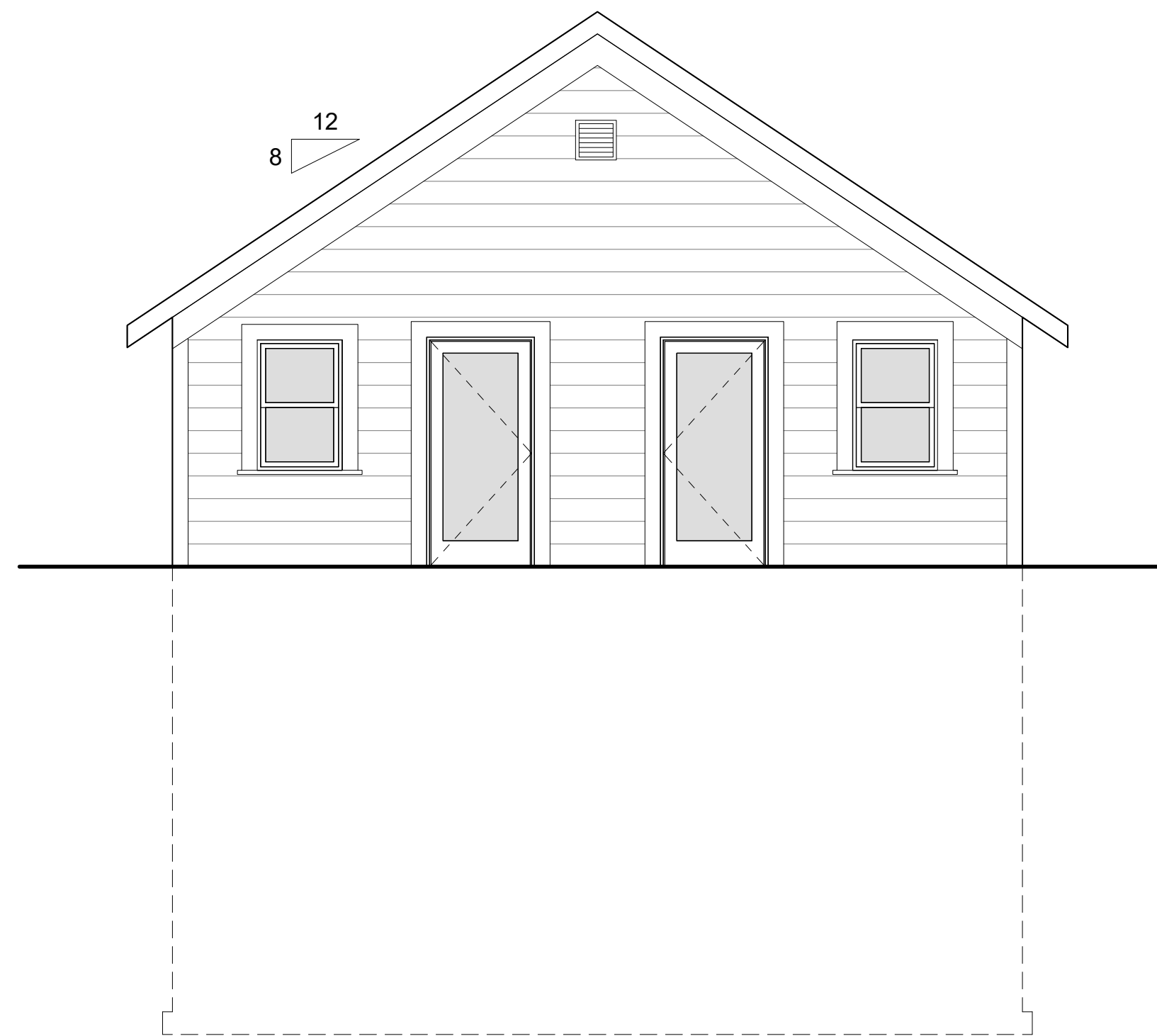
PERMIT SET

Project # 18003

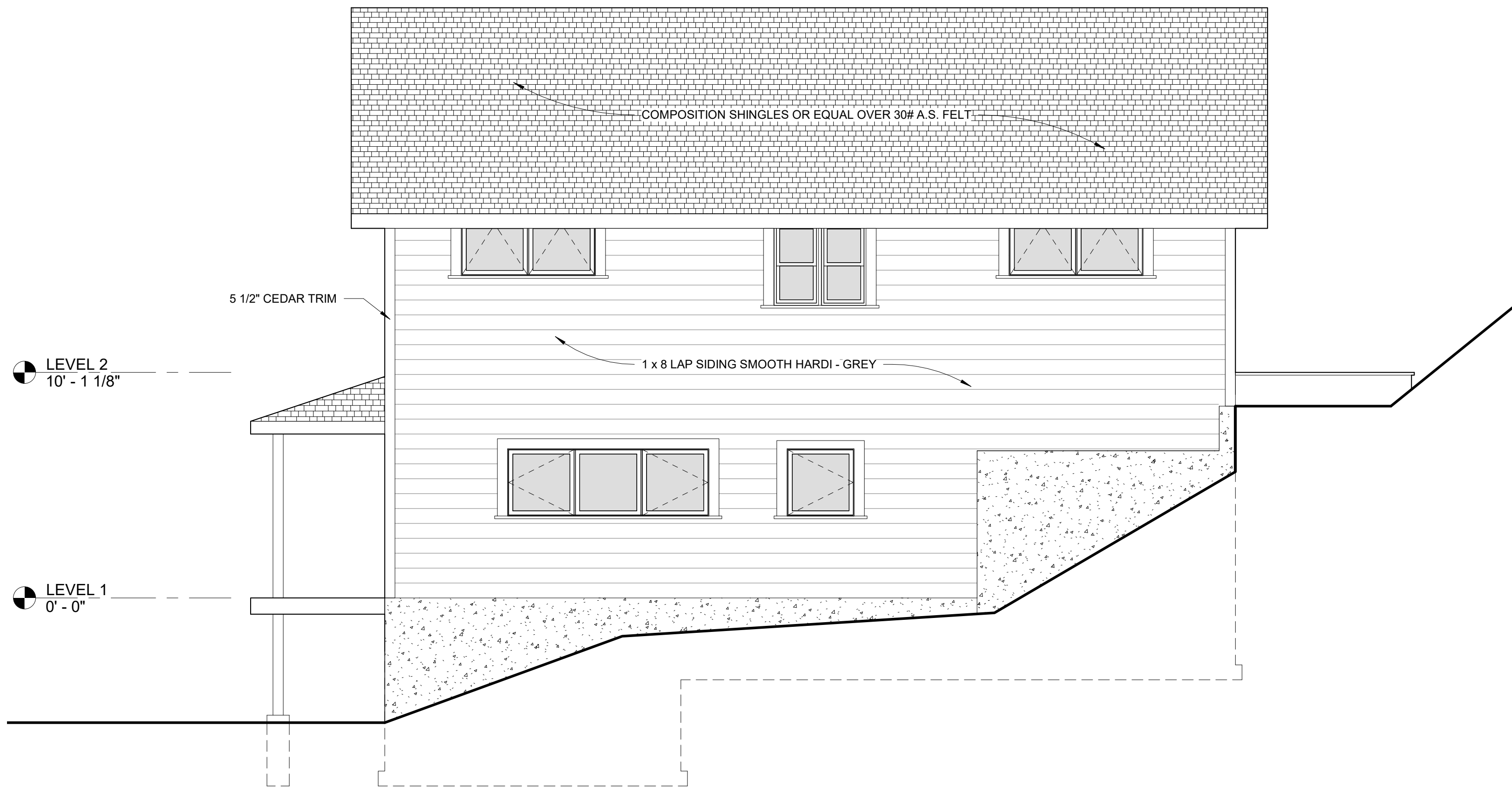
EXTERIOR
ELEVATIONS

A2.0

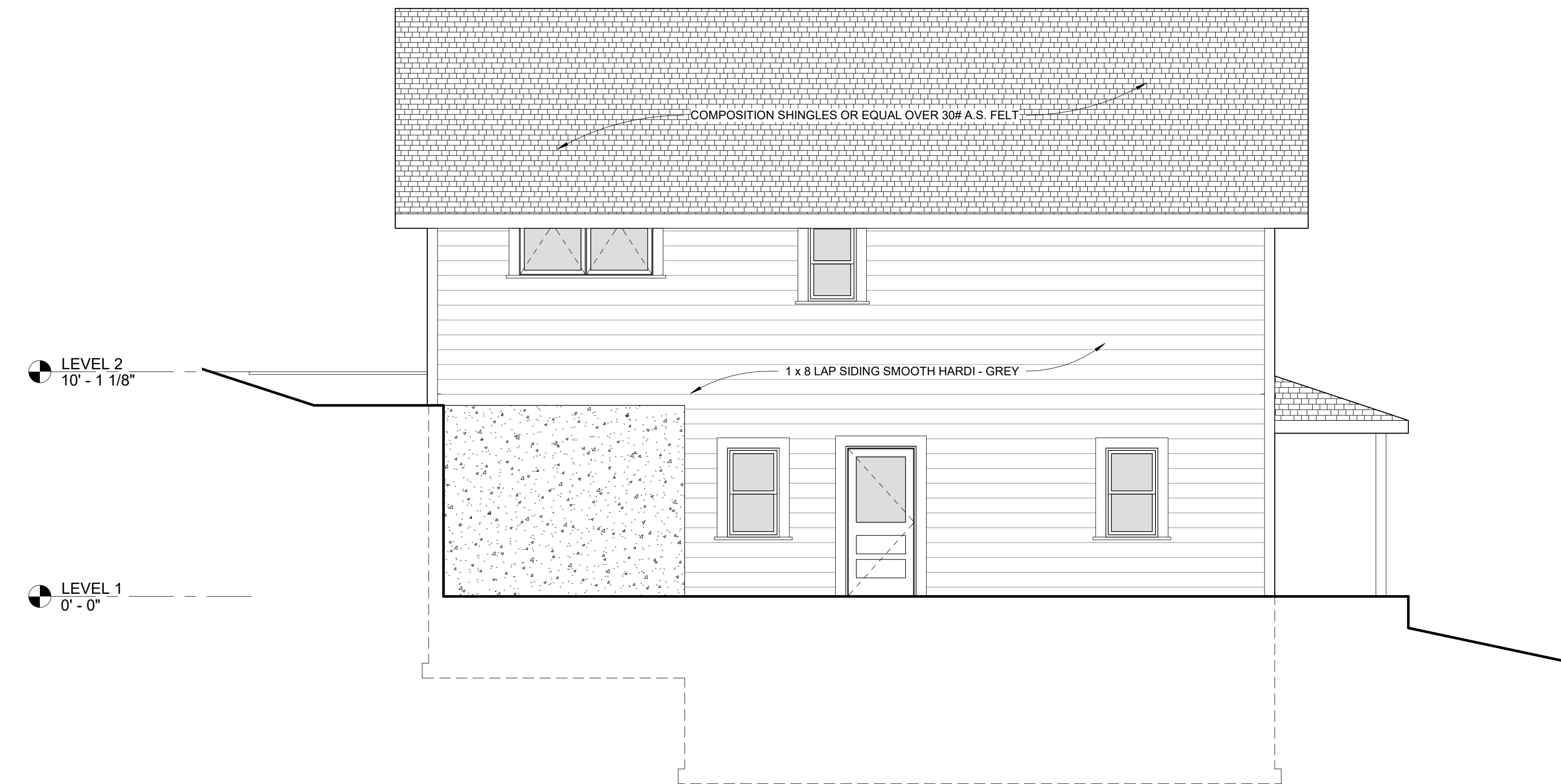
Date: 07.17.2018



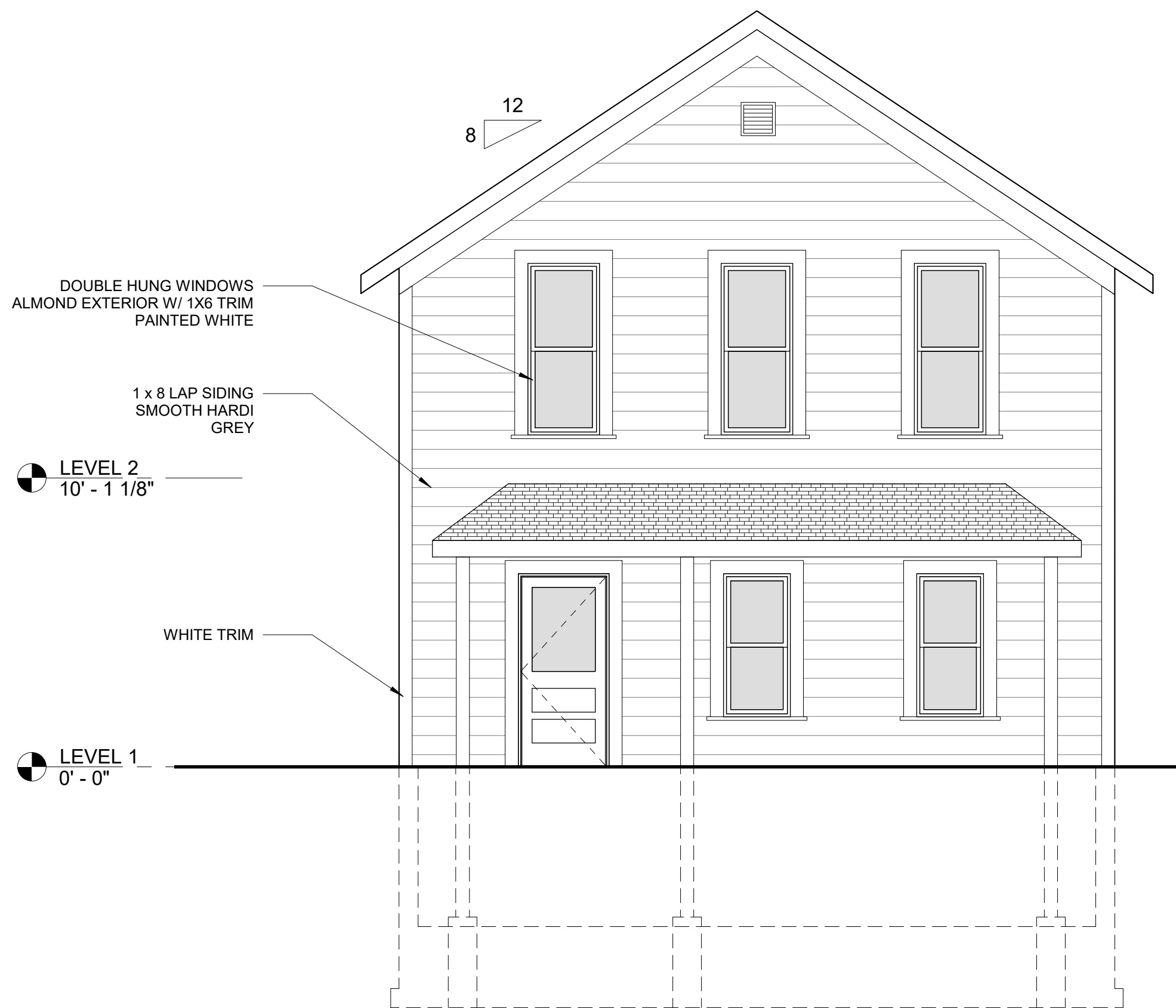
3 SOUTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

OREGON CITY HOUSE
710 3RD AVE.
OREGON CITY, OR, 97045

Revisions:		
No.	Date	Description

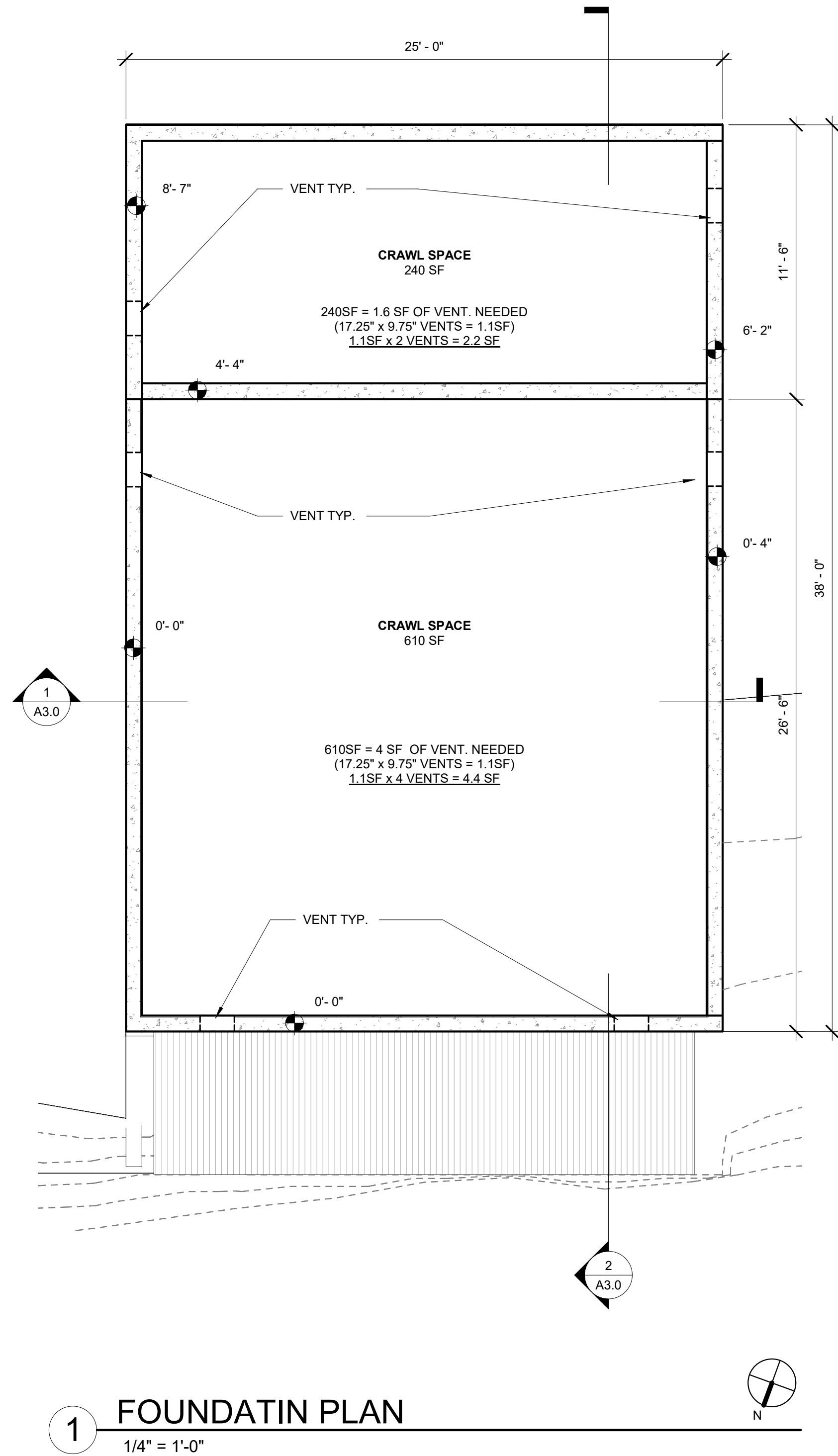
PERMIT SET

Project # 18003

ROOF
FRAMING PLAN

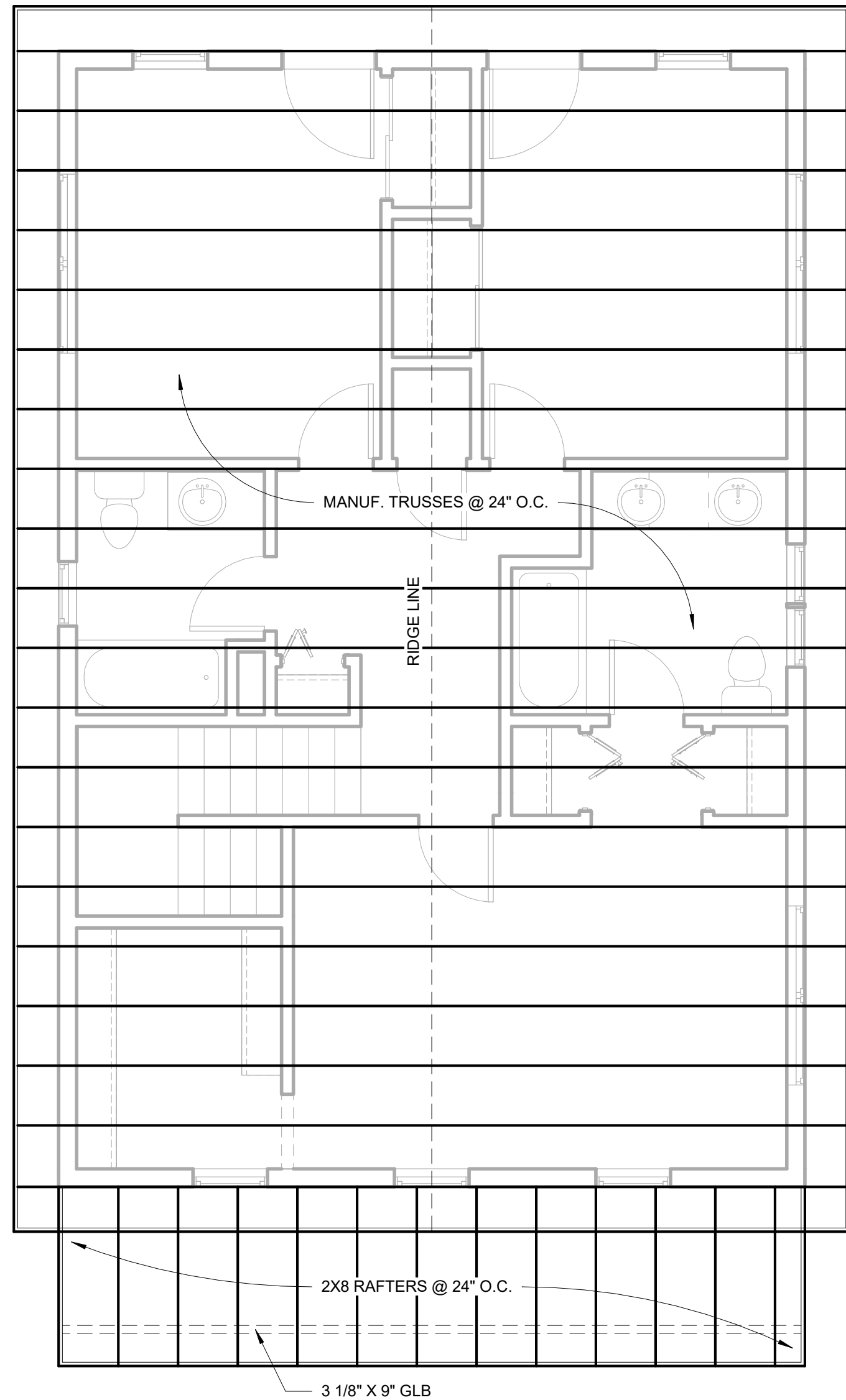
A4.0

Date: 07.17.2018



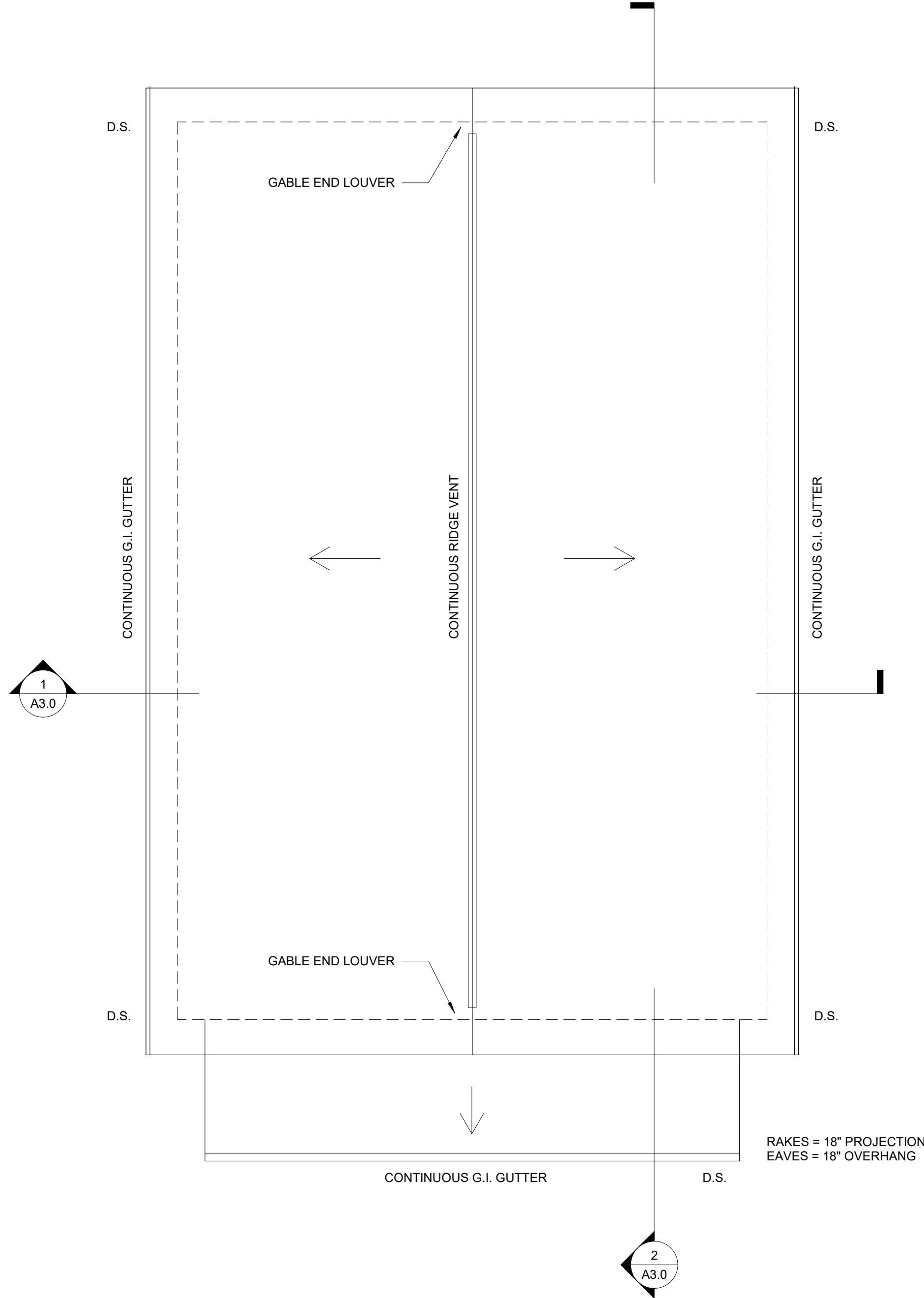
1 FOUNDATIN PLAN

1/4" = 1'-0"



2 ROOF FRAMING PLAN

1/4" = 1'-0"



3 ROOF DRAINAGE PLAN

1/4" = 1'-0"



1 OVERALL NORTH ELEVATION
3/16" = 1'-0"

Revisions:		
No.	Date	Description

PERMIT SET

Project # 18003

ELEVATION

A4.5

Date: 07.27.2018

HISTORIC REVIEW BOARD DESIGN GUIDELINES FOR NEW CONSTRUCTION

GENERAL DESIGN PRINCIPLES

1. STYLE

Determining the appropriate style for a new infill project is an important initial step in the design process. Each historic district has different styles that were prevalent during the historic period of significance. These styles are what create the historic context. 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.

PROPOSED STYLE: CANEMAH 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.

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.

APPLICANT DESCRIPTION OF HOW PROPOSAL MEETS SITING PRINCIPLES:

The proposed new single family home is designed in the vernacular style as found on the several existing vernacular style houses on 3rd Ave. The site was created by combining two 50 x 100 foot lots to one 100 x 100 foot lots, and is in an R6 zone. The proposed building meets all dimensional requirements of the R6 zone.

The home and detached garage alongside the house face the street on the most level portion of what is a steep lot. Even on this level portion the garage and house are dug into the hillside to retain the earth of the uphill side. Because the site is constrained by the topography, the proposed location has been previously used another house. The location has been reviewed and approved by a geologist and geotechnical engineer. There will be no fence, but an existing 8' rock wall in front of the proposed house will be preserved.

The front yard will be terraced with appropriate native plants.

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.

APPLICANT DESCRIPTION OF HOW PROPOSAL MEETS BUILDING FORM PRINCIPLES:

The proposed new home is designed to have the appearance of the vernacular style on the public rights of way. The shape is rectangular, with a full width porch with simple wood columns. The home will be 1 ½ stories with a 8:12 pitched gable roof. (There is no basement.)

The existing garage is also a simple rectangular form, and also has an 8:12 pitched front roof.

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.

APPLICANT DESCRIPTION OF HOW PROPOSAL MEETS DESIGN COMPOSITION PRINCIPLES:

The home and garage are designed to be compatible with neighboring homes. The home has a full width hip roofed porch to help break down the overall scale of the building. 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. The house and garage will be painted gray with white trim. The windows will be 1:1, double hung, in almond color vinyl.