



**Historic Review**  
**Staff Report for a Single Family Home in the Canemah Historic District**  
**August 17, 2018**

**FILE NO.:** HR 18-11: Historic Review Board review of a new single family home and detached garage with upper floor accessory dwelling unit in the Canemah National Register Historic District.

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

**APPLICANT:** Todd Iselin  
1307 7<sup>th</sup> St  
Oregon City, OR 97045

**OWNER:** Karen and Morris Schademan  
18561 Terry Michael Dr.  
Oregon City, OR 97045

**LOCATION:** Unimproved Apperson and 5<sup>th</sup> Avenues  
Clackamas County Map 3-1E-01AA, Tax Lot 2602  
Oregon City, OR 97045

**REQUEST:** New single family home and detached garage with upper floor accessory dwelling unit in the Canemah National Register Historic District. Application includes a request for preservation incentive to reduce side setback.

**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. The applicant shall obtain all necessary permits for work in the Natural Resource Overlay District. (P)
3. The second story front porch shall be recessed behind the front façade into a side gable utilizing a shed dormer. 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. (P)
4. 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. (P)
5. Exposed lattice proposed under the front porch shall not be more than one foot taller than shown in plans. Any changes exceeding one foot must be reviewed by the Historic Review Board. (P)

Prior to issuance of a Certificate of Occupancy:

6. Natural rockery walls that are less than 4 feet are allowed in the site without further Historic Review Board review. The proposed retaining wall shall be a rockery wall, or utilize concrete or natural basalt veneer. Any other material 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)
7. Incised lumber or pressure treated wood shall not be used on any visible surfaces. (P)
8. All railings, decking and stairs shall be finished to match the house body or trim. (P)
9. Carriage-style garage doors or an alternate that is compatible with the simple bungalow style of Canemah garages shall be utilized. (P)
10. The applicant shall utilize the following:
  - a. Wood or fiberglass windows and doors. If fiberglass windows are utilized, they shall be Marvin Integrity or equivalent. (P)
  - b. The window sash shall be the darkest color of the three color paint scheme.(P)
  - c. Simple bungalow styled exterior lighting.(P)

## I. BACKGROUND:

### Site and Context

The subject property is an undeveloped parcel located in the Canemah National Historic District and is located on the south side of unimproved 5<sup>th</sup> Avenue near the intersection of 4<sup>th</sup> Avenue and unimproved Apperson Street.

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.

The lot is accessed by a driveway from 4<sup>th</sup> Avenue that is also shared by 702 4<sup>th</sup> Avenue and 616 4<sup>th</sup> Avenue.



*Aerial photo and topography (2ft contours)*



Vicinity Map





*Existing Conditions*



*Driveway from 4<sup>th</sup> Avenue*

### **702 4<sup>th</sup> Avenue**

The A.E. Davis House is a 1.5 story Vernacular style home that is eligible/contributing in the district. Built circa 1885, it has a full width original porch and porch posts, and a one-story addition at the rear. Windows are wood doublehung, many 4/4, some 1/1.



4<sup>th</sup> Ave- A.E. Davis House (c. 1885) Southwest of project site

### **803 5<sup>th</sup> Ave**

The Edward & L.C. Nuttall home is a 1.5 story Vernacular home built circa 1895. It is eligible/contributing in the district. It has a gable roof and full width front porch circa 1905 and a one-story addition on the rear. The home has been altered with asbestos siding. Windows are 4/4 and 1/1 on the addition.



Edward and LC Nuttall House (c. 1895) South of project site

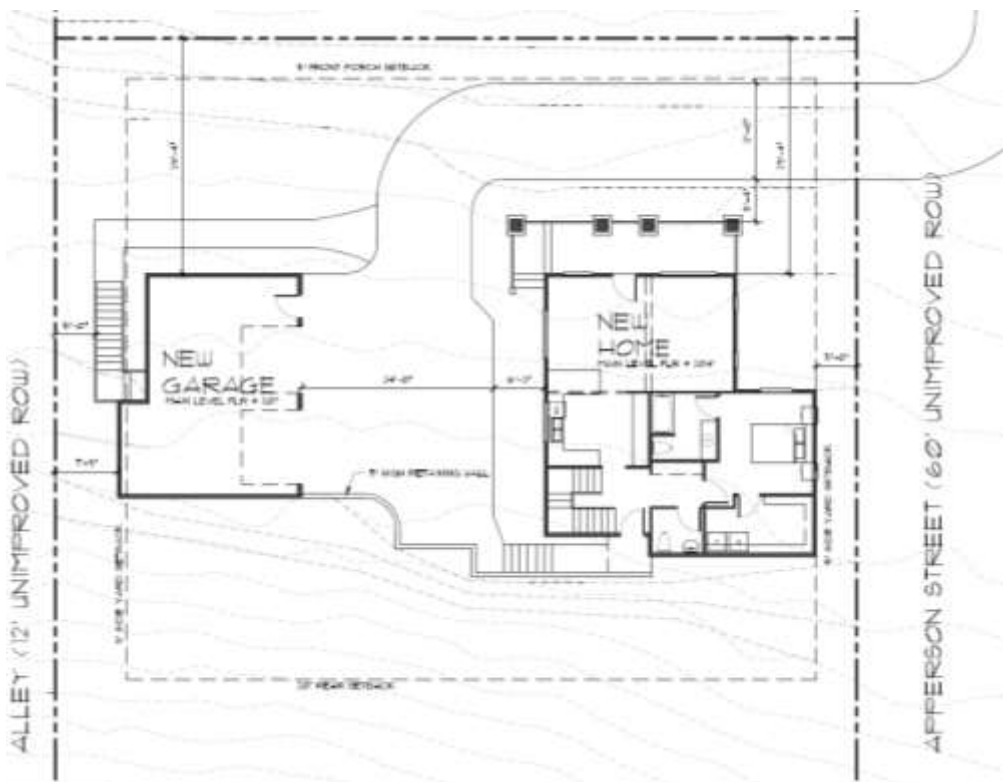
### **707 4<sup>th</sup> Avenue**

The George and Martha Draper house, built circa 1876, is eligible/contributing in the district. Using gothic revival and vernacular styles, the house is 1.5 stories with a gable roof facing 4<sup>th</sup> Avenue and a

side entry. Windows are typical wood double hung 4/4 with a 1/1 window on the south façade and a stained glass window on the west façade. Additions have been added over the years.



#### APPLICANT'S SUBMITTAL:

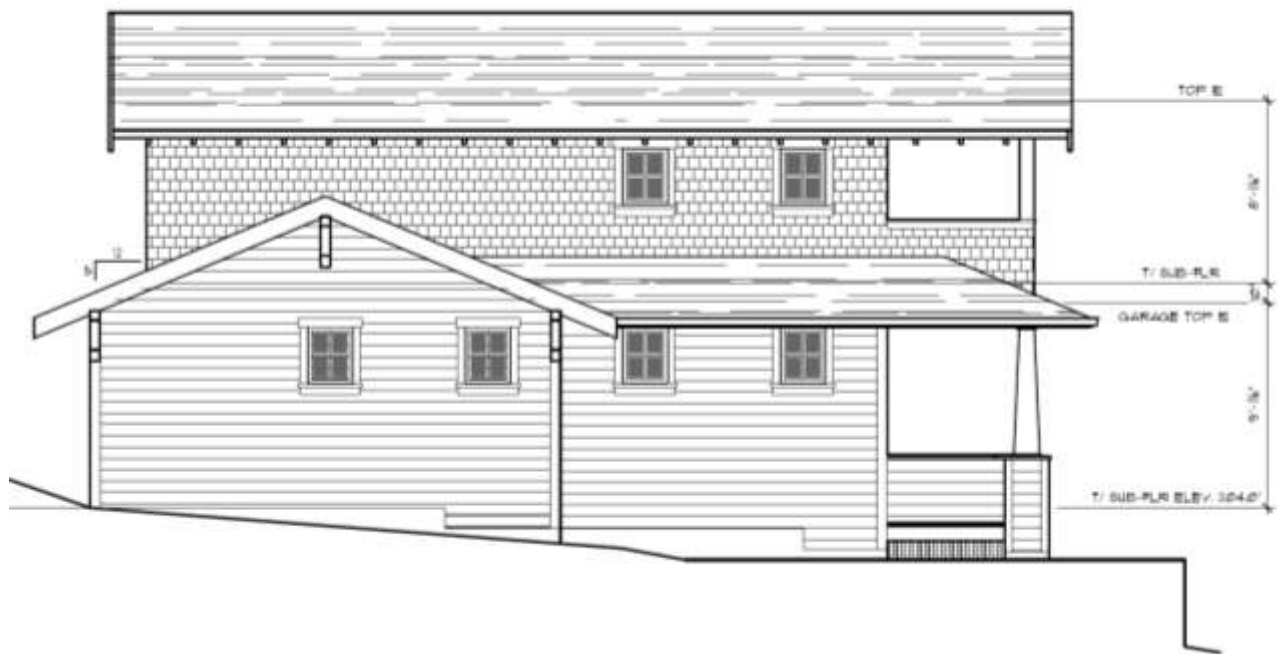


Site Plan



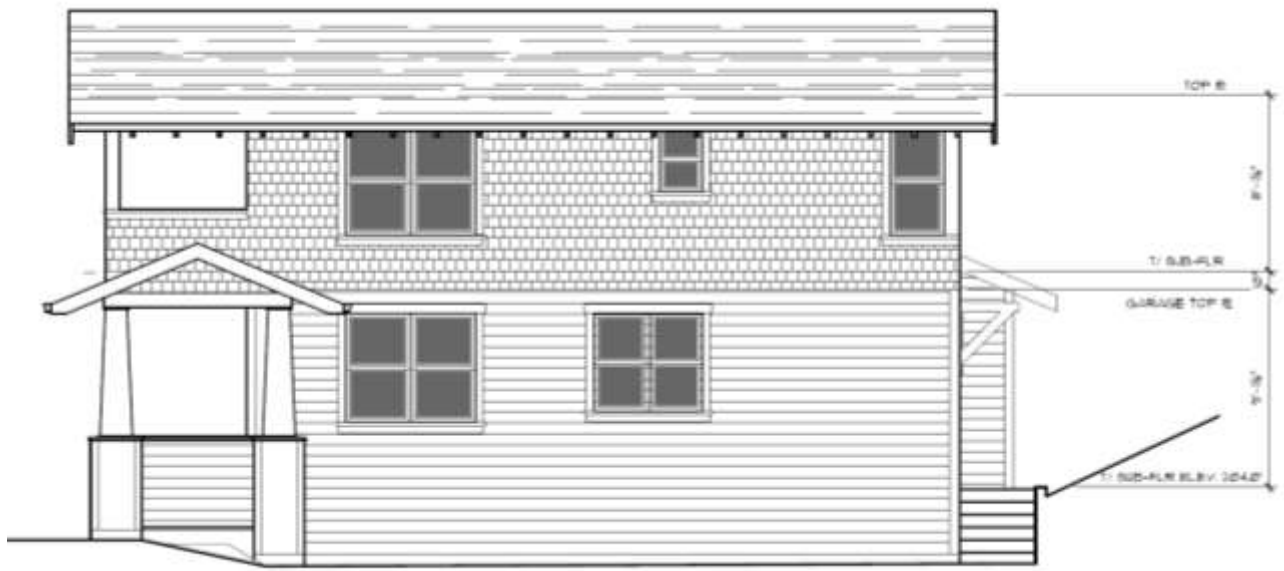


Front elevation: house



East elevation





*West elevation*

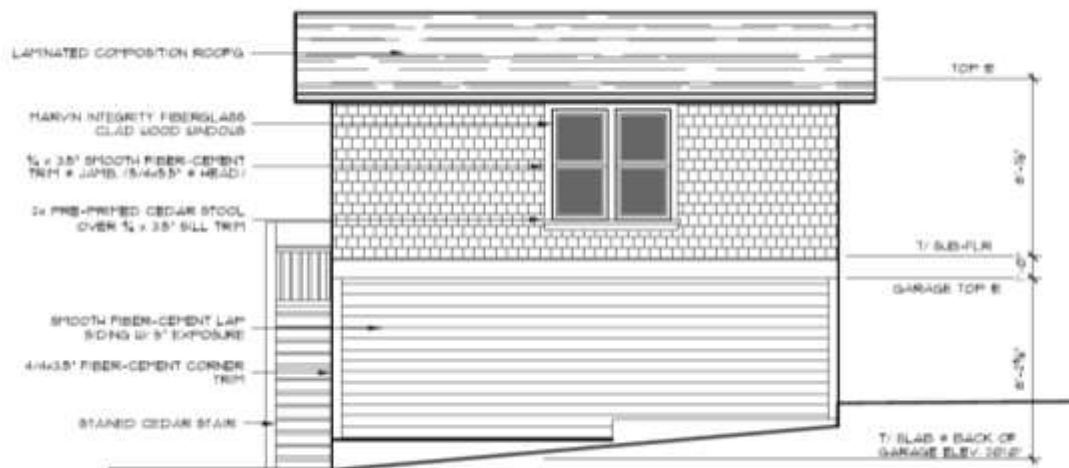


*Rear elevation - house*



Front elevation: garage





Rear elevation – garage

### Project Summary:

The applicant submitted the following narrative:

*The site is currently vacant and is proposed to be accessed by a private driveway from 4th Ave utilizing the unimproved Right of Way of the platted Apperson St. The site is steeply sloping downhill from 5th Ave toward 4th with a fairly level section at the center of the property where development is proposed. A geo-technical report was completed on April 19, 2018 and finds the site to be suitable for the proposed development.*

*The proposed development will consist of a new 1600 s.f., two story single family home and a detached 588 s.f. garage with a 292 s.f. studio apartment above the garage.*

*The buildings have been designed as modified 2 story bungalow structures with style elements per the guidelines for the Canemah Historic District.*

*A preservation incentive is being sought with this application to reduce the 9' side yard setback to the west on the side of the unimproved alley. We are requesting this side yard setback be reduced to 5' rather than pursuing a vacation of the unimproved alley. This will allow for better vehicle maneuvering area on site and a larger landscape buffer from the home to the driveway.*

### 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 applicant has proposed a home with detached ADU/garage with a “modified bungalow” design. The proposed home is two stories with a front porch on both floors. While many of the design details meet the design standards, the two story home with second story porch does not follow the design guidelines

for new construction in Canemah. The front gable second story porch creates a more vertical element and is not found in the bungalow style in the northwest. Staff recommends either denial of the application for this reason, continuing the hearing to allow the applicant to redesign the house with more appropriate second story design, or using a specific condition of approval for a design that can meet the design guidelines. A recommended condition (Condition of Approval #3) is included in this staff report; however, a continuance would allow the applicant to find a design that may better meet their desires.

Staff flags the following items as important for the Historic Review Board to consider:

**Primary Issue:**

1. Second floor porch/deck: Front porches on bungalows in Canemah are limited to the first floor. Second story porches are not supported by the design guidelines, and the applicant has not made an argument as to why the design deviates from the guidelines. The front gable porch is flush with the first story porch, creating verticality that is neither found in Canemah or any northwest bungalow design.

**Secondary Issues:**

2. Two story design: Design guidelines call for 1 to 1.5 stories for bungalows in Canemah. The applicant has proposed a 7' second story and 24' overall height. This height, combined with the front gable second story porch, creates too much a vertical element and does not meet the design guidelines. On its own, the proposed height is marginally appropriate.
3. The front porch utilizes a hip roof on the left side and a gable end on the right side. While this may be acceptable, the Board may add a condition to use gable ends for both sides of the porch.
4. Window design: the front façade contains many window types in an asymmetrical design. While asymmetry is typical, combined with oversized windows it may be too busy for the typical bungalow design. Staff has not included a condition of approval, but the Board may want to consider adding one.

**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.*

**Complies as Proposed.** Oregon SHPO and the Native American tribes listed above were notified of the proposed ground disturbance. A response was received from SHPO and is in the City's files for this project. The letter indicates the level of recommended archaeological monitoring on the site.

- 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. The proposed design is very vertical for Canemah and incorporates a prominent second story porch that is not in keeping with the simple bungalow style. See detailed findings and conditions in the building form section of the design guidelines in this staff report. 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.*

The proposed home and will be located along 4th 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 proposed design is very vertical for Canemah and incorporates a prominent second story porch that is not in keeping with the simple bungalow style. See detailed findings and conditions in the building form section of the design guidelines in this staff report. 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.** The siting and massing of the home will not affect any existing eligible structures in the district. The applicant proposes a modified bungalow design which will differentiate the new construction from the surrounding Vernacular homes.

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

**Finding: Complies with Conditions.** The proposed design is very vertical for Canemah and incorporates a prominent second story porch that is not in keeping with the simple bungalow style. See detailed findings and conditions in the building form section of the design guidelines in this staff report. 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.**

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

**Finding: Complies with Condition.** The proposed design is very vertical for Canemah and incorporates a prominent second story porch that is not in keeping with the simple bungalow style. See detailed findings and conditions in the building form section of the design guidelines 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.**

13. *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 proposed design is very vertical for Canemah and incorporates a prominent second story porch that is not in keeping with the simple bungalow style. See detailed findings and conditions in the building form section of the design guidelines 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.**

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

**Finding: Complies as Proposed.** The applicant states the following:

*"The proposed infill development will utilize the existing City infrastructure and increase the overall density of the Canemah neighborhood in a manner consistent with the original plat and existing development patterns within the historic district. As a new single family home the impact on the transportation, sewer, and water infrastructure will be minimal. The proposed structures have been sited to work with the existing topography, take advantage of views and allow for controlled storm water*

*runoff. No natural resource areas have been identified on the property and the proposed development has been deemed safe by the geo-technical engineers and geologists retained by the Owner. The new home will be constructed to the current Oregon State Energy Code ensuring that the home will be at least 20% more energy efficient than homes built 10 years ago and vastly more efficient than homes constructed with no insulation and site built, single pane windows more than 100 years ago.”* Staff concurs and finds that the proposal meets this criterion.

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 Conditioned.** The proposed design of the new home and garage have a “modified bungalow” design. According to the applicant, the style was selected to clearly differentiate this new home from the original earlier vernacular homes in the immediate neighborhood. The structures have a lower pitch roof than the typical vernacular style homes with a full width front porch, shed dormers and a more horizontal emphasis. The proposed design is very vertical for Canemah and incorporates a prominent second story porch that is not in keeping with the simple bungalow style. See detailed findings and conditions in the building form section of the design guidelines 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.**

## 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 BUNGALOW STYLE IN CANEMAH

- No uniform front setback; South of 3rd Street: houses may face front or side depending on topography, and may be irregularly situated.
- 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 with Conditions.** The proposed building site is 100x100 steeply sloping from 5<sup>th</sup> Ave with a relatively level area for building at the lower portion of the property. Sanborn maps up to 1925 were reviewed and no structures were shown on this property, but there is evidence that the site may have had a small structure at the proposed building area in the past.

The house is proposed to face 4<sup>th</sup> Avenue. Rockery retaining walls are proposed on site. A 5 foot high retaining wall is proposed along the back side of the home and driveway area. Natural rockery walls that are less than 4 feet are allowed on the site without further Historic Review Board review. The proposed retaining wall shall be a rockery wall, or utilize concrete or natural basalt veneer. Any other material 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.

The detached garage is proposed alongside the home.

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

### 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 BUNGALOW STYLE IN CANEMAH

- Building form is difficult to modify for additions, but has versatile floor plan.
- More emphasis on the horizontal than Vernacular; this extends into porch, dormer and window design; more 'ground hugging'.
- Shape: floor plans are either rectangular, or square
- Height: One, or more often one-and-a-half stories high; possible basement.
- Proportions: Height to width approximately 1:1½; Height to Depth: 1: no more than 2 for main building portion not including front porch.
- Roof: Low-pitched (6:12 maximum) gable roof; front or side facing.
- Bays: possible single story, cantilevered, and rectangular located on side of house.
- Porch: Prominent front porch, roof supported with simple posts (less bulky than in McLoughlin); roof often continues down to create cover over porch; at main story only.

**Finding: Complies with Conditions.**

Home: The proposed bungalow is two stories. The floor plan is a L shape with the main footprint at 24 feet wide and a 10 foot extension on the back half. The second level does not include the bay/extension on the left side and is rectangular. Two story bungalows are not typical of Canemah and are not supported by the design guidelines. The applicant states "Bungalow style homes in Canemah are typically 1- 1 ½ stories constructed on the more level lots. This was associated with the building boom of the 1920's in this area. Nationwide there was a greater variety of the Bungalow style constructed

between 1910's-1930's including hillside homes and 2 story variations." The applicant went through two rounds of design advice and altered the design to reduce the height of the second story.

The front-facing gable roof pitch is proposed as 5:12. The height to roof peak is 24'2" and width of the home is 34' feet with the front porch extension another 4 feet or so. This ratio is approximately 1:1.5. The depth of the home is approximately 35 feet, making the height to depth ratio less than one. The home includes a prominent front porch that extends wider than the home on the right side and is generously covered by the roof. The front porch posts are thick and tapered in the typical bungalow style.

The applicant has also proposed a second story porch/deck, covered by an extension of the gable roof. Second story porches are not supported by the design guidelines. The front gable second story porch creates a more vertical element and is not found in Canemah or any bungalow style in the northwest. Staff recommends either denial of the application for this reason, continuing the hearing to allow the applicant to redesign the house with more appropriate second story design, or using a specific condition of approval:

The second story front porch shall be recessed behind the front façade into a side gable utilizing a shed dormer. Recessing the porch in this manner would substantially reduce the two story massing and make the design more horizontal, as well as being consistent with the bungalow style.

Garage/ADU: The proposed detached garage/ADU is also two stories. The garage doors open towards the home (side-oriented) rather than the street. The ADU is accessed by an exterior stair that leads to a large terrace over the garage and a front door facing the street. The height is approximately 17 feet. The footprint of the garage is 28' by 23 feet, and the second story is 23 feet by 12' 8" set back on the rear half of the garage.

**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 BUNGALOW STYLE IN CANEMAH**

- Front façade can be symmetrical or asymmetrical
- Porch: full, not typically wrap-around front porches.
- Roof Overhang: wide, over-hanging eaves and exposed rafter tails; decorative knee brackets under eaves.
- Dormers: single front facing; with lower slope gable or shed roofs
- Chimneys: at interior or projecting on side of house, usually brick.

- Siding: horizontal board siding; typically bevel profile (occasionally shiplap), shingle siding; or a combination, such as horizontal boards on the first floor with shingles on the second floor, or just in the gable or dormer.
- Windows: double-hung; 1:1; large fixed window flanked by two smaller double-hung windows.
- Windows At Dormers: smaller, often grouped at shed dormers; fixed or casement style where smaller.
- Finishes: generally earth tones; no white doors or windows.

**Finding: Complies with Conditions.**

The applicant states:

*"The proposed buildings have a more horizontal emphasis than the more predominant vernacular style buildings in the neighborhood. The large overhangs, wide barge boards, exposed rafter tails and shallower roof pitches combined with the shed dormers are being used to create a modified bungalow design.*

*Bungalow style homes in Canemah are typically 1- 1 ½ stories constructed on the more level lots. This was associated with the building boom of the 1920's in this area. Nationwide there was a greater variety of the Bungalow style constructed between 1910's-1930's including hillside homes and 2 story variations. The craftsman style elements typically found in these homes; including bracketed gable ends, boxed porch columns and wide profile trim at openings have been incorporated into the proposed design. The garage/ studio apartment building is smaller and subservient to the primary home to be consistent with the historic development pattern in the neighborhood. Contemporary building materials will be utilized in a manner to replicate historic building materials."*

Home: The front façade is asymmetrical due to window variation and left side wing, and the front porch is symmetrical. The front porch utilizes a hip roof on the left side and a gable end on the right side. While this may be acceptable, the Board may add a condition to use gable ends for both sides of the porch.

The front porch wraps around the right side of the home to meet the driveway at grade. Latticework is proposed under the front porch due to the upsloping site. 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.

Exposed lattice proposed under the front porch shall not be more than one foot taller than shown in plans. Any changes exceeding one foot must be reviewed by the Historic Review Board.

The design utilizes overhanging eaves, exposed rafter tails, and decorative knee brackets, which are all typical of the bungalow style.

Windows on the front facade include a large fixed window on the first floor plus a 3 over 1 fixed, and 3 over 3 casement, and French doors with large fixed windows on the second story. While asymmetry is typical, combined with oversized windows, it may be too busy for the typical bungalow design.

Windows on the right side are paired 1:1 double hung, and on the left side are square 2 over 2. Rear windows are paired 1 over 1.

Materials proposed are laminated composition roofing, smooth fiber cement siding with 5" exposure on the first story, Marvin Integrity fiberglass clad wood windows, fiber cement shingles on the second story, cedar barge board, and ornamental cedar brackets. The porch columns are proposed as painted MDO plywood. The materials meet design guidelines as proposed. The applicant shall ensure that all doors are also wood or fiberglass (Marvin integrity or equivalent). The window sash shall be the darkest color of the three color paint scheme. The applicant shall use simple bungalow styled exterior lighting.

Garage/ADU: The accessory structure has a more simplified design and utilized the same materials as the home, with horizontal lap siding on the bottom story and shingles on the top story. The roof pitch is 5:12 and the entry is frame with a gable. The front façade contains triple paired windows on each floor. Side and rear facades contain 1 over 1 and paired windows. The façade facing the home has 3 fixed or louvered top lite windows above 1x1 windows. Carriage style or other design consistent with bungalow style shall be utilized.

**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: Complies as Proposed:** A preservation incentive has been proposed as part of this application, to reduce the side setback from 9 feet to 5 feet for the detached garage/ADU. The side property line borders the 10' unimproved alley and is not directly adjacent to other private property. Staff finds that the preservation incentive is acceptable for the following reasons:

- Due to the presence of the alley, the building will still be a significant distance from other neighboring structures
- The building itself is proposed with a 7'9" setback, only the exterior staircase will be 5' from the property line
- Lot coverage is well below the maximum permitted

## **II. PUBLIC NOTICE**

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

## **III. CONCLUSIONS AND RECOMMENDATIONS**

Based on the following findings, staff recommends that the Historic Review Board approve the proposed development of HR 18-11 with conditions for the property located at Clackamas County Map 3-1E-01AA, Tax Lot 2602, Oregon City, Oregon 97045.

### **Exhibits**

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