



**Staff Report for a Single Family Home in the Canemah Historic District
June 19, 2017**

FILE NO.: HR 17-01: Historic Review Board review of construction of a new single family residence in the Canemah National Historic District.

HEARING DATE: March 28, 2017
6:00 p.m. – City Hall
625 Center Street
Oregon, City, Oregon 97045

APPLICANT: Iselin Architects
1307 Seventh Street
Oregon City, OR 97045

OWNER: Jon Ares
7139 Montauk Circle
Lake Oswego, OR 97035

LOCATION: No Address. 4th Avenue, Oregon City, Oregon 97045
Clackamas County Map 21E36DD, Tax Lots 07300, 07303

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

REVIEWER: Trevor Martin, Planner

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.orcity.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)
2. The applicant shall acquire a right-of-way permit for any and all driveway work in the 4th Avenue through the Public Works Department. (DS)
3. The basalt wall along 4th Ave. shall remain preserved and unaltered during the construction of the single family home. (P)

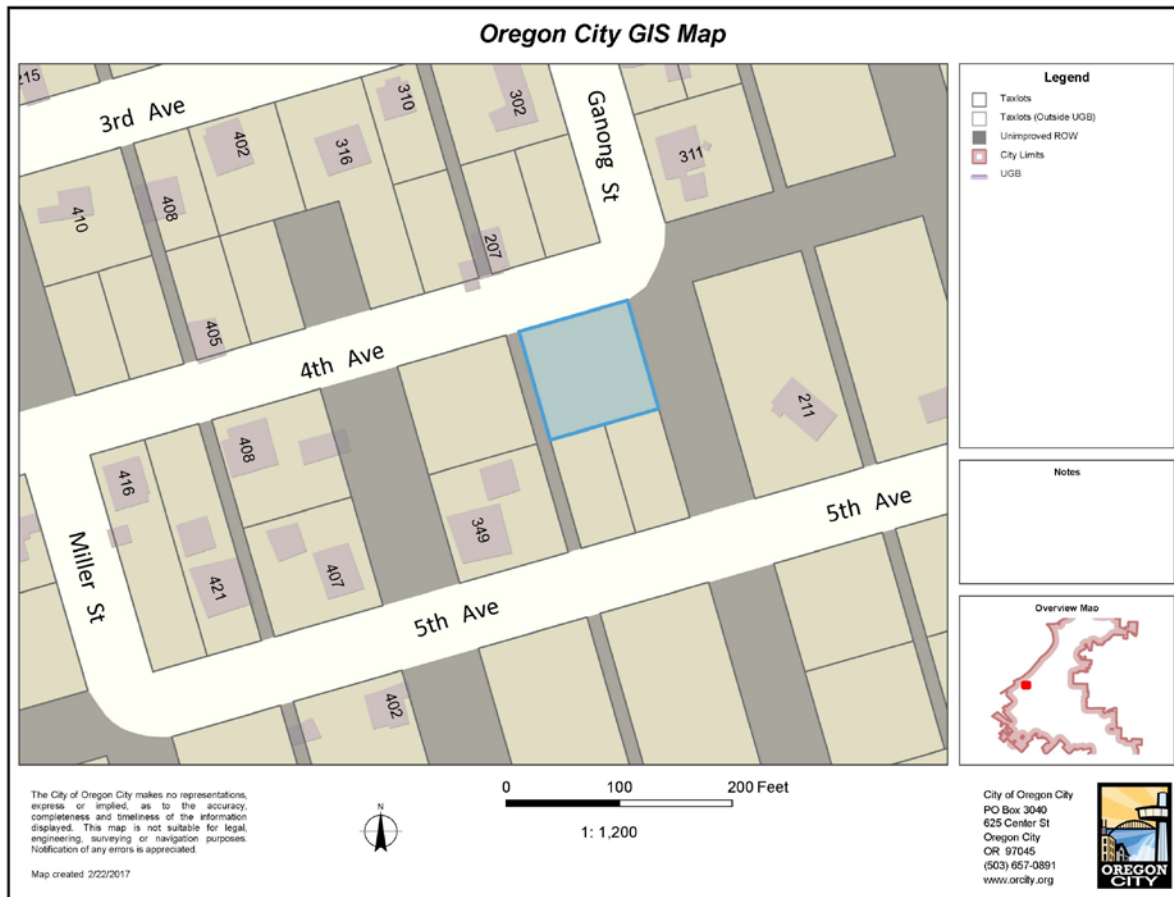
Prior to issuance of a Certificate of Occupancy:

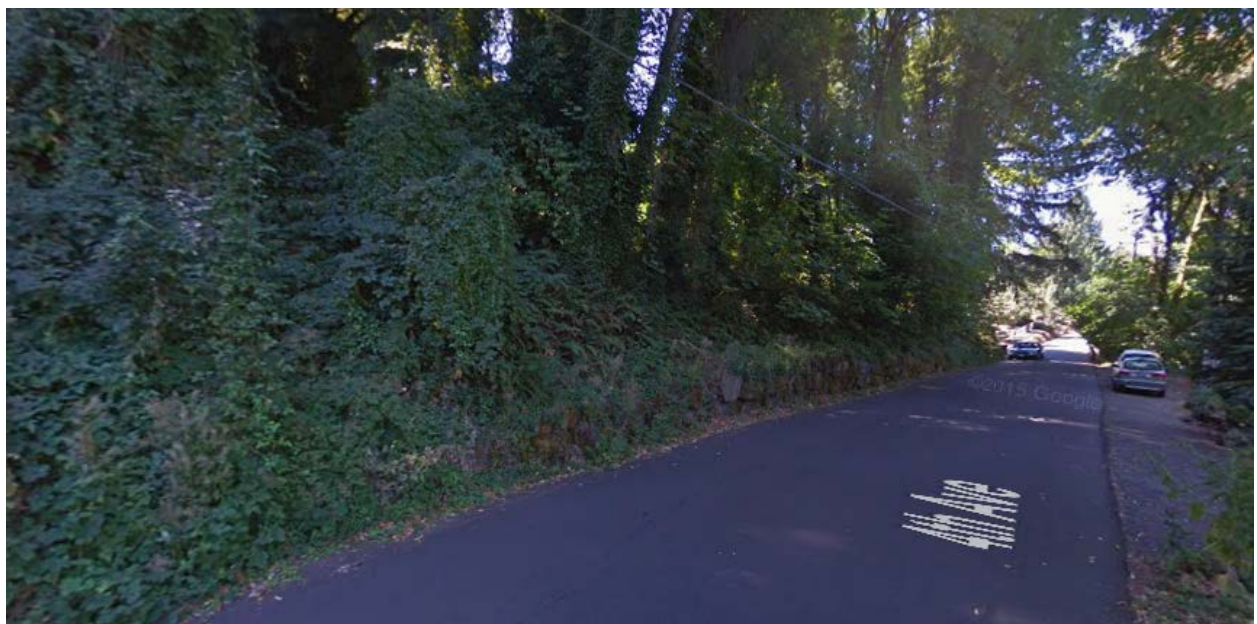
1. Incised lumber or pressure treated wood shall not be used on any visible surfaces. (P)
2. All railings, decking and stairs shall be finished to match the house body or trim. (P)
3. The applicant shall utilize the following:
 - a. Wood or fiberglass windows and doors. Fiberglass windows (Marvin Integrity or equivalent)(P)
 - b. Wood siding or materials which have the appearance of horizontal wood siding. (P)
 - c. Gable trim consists of a simple bargeboard with molding at roofline and a wide molded rake board.(P)
 - d. The window sash shall be the darkest color of the three color paint scheme.(P)
 - e. Simple vernacular styled lighting.(P)
 - f. Simple paneled fiberglass or wood garage doors with or without windows.(P)
 - g. Cover sections of exposed foundations; Concrete or masonry: exceeding 3½ feet, Piling or posts: 1½ feet; above grade; At slopes measure perpendicular to slope. (P)

I. BACKGROUND:

Site and Context

The subject property is currently an undeveloped parcel located in the Canemah National Historic District and is located on the south side of 4th Ave., at the intersection of 4th Ave. and Ganong St. 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. There are unimproved sections of City right-of-way located on the east and west side of this property. Primary access to the property would be from the unimproved portion of Ganong St.







The lots directly to the south and west of the subject site are currently vacant, and the homes located at 311 Ganong St. and 349 5th Ave., are not listed on either the local or national register of historic places. There are two homes listed on the Historic Register or potentially eligible directly adjacent to the subject site, those homes are located at 207 4th Ave. and 211 5th Ave.



207 4th Ave.

Directly to the north of the proposed development is the Charles and Sarah Toole Residence. This 2 story house has a gabled roof and one over one shingles. Currently Masonite shingles cover the original shiplap siding. Statement of Significance: *Charles Toole, born in 1863, was a woolsorter at the Oregon City Woolen Mill at the turn of the century. His wife, Sarah, was born in 1868 in England, and emigrated to the United States in 1884. They had seven children. The house is significant for its age; it is a typical vernacular structure for turn-of-the-century Oregon City. Within the Canemah NR District, it is classified as a Secondary structure.*



211 5th Ave.

This home is located to the southeast of the subject site and listed as the Mary Graves House on the register. This is a 2 story home with gabled roof with wide rakeboards, and four over four double hung windows and shiplap siding. Statement of Significance: The original owner was John Gill, who purchased the property in 1889, when it was built. No biographical information was found on Mr. Gill. The current resident, Crystal Linn, is a daughter of the second owner, Mary Graves, and

former daughter-in-law of Peter Smith, a carpenter who built several houses in Canemah. The house is significant for its age. Within the NR District, it is classified as a Primary structure.



349 5th Ave.

This is a Canemah Vernacular style home that was built circa 2006 and is not listed on the Register of Historic Places



311 Ganong St.

This home is a Queen Anne Vernacular home that was built circa 1996 and is not listed on the Register of historic places.

Staff Summary:

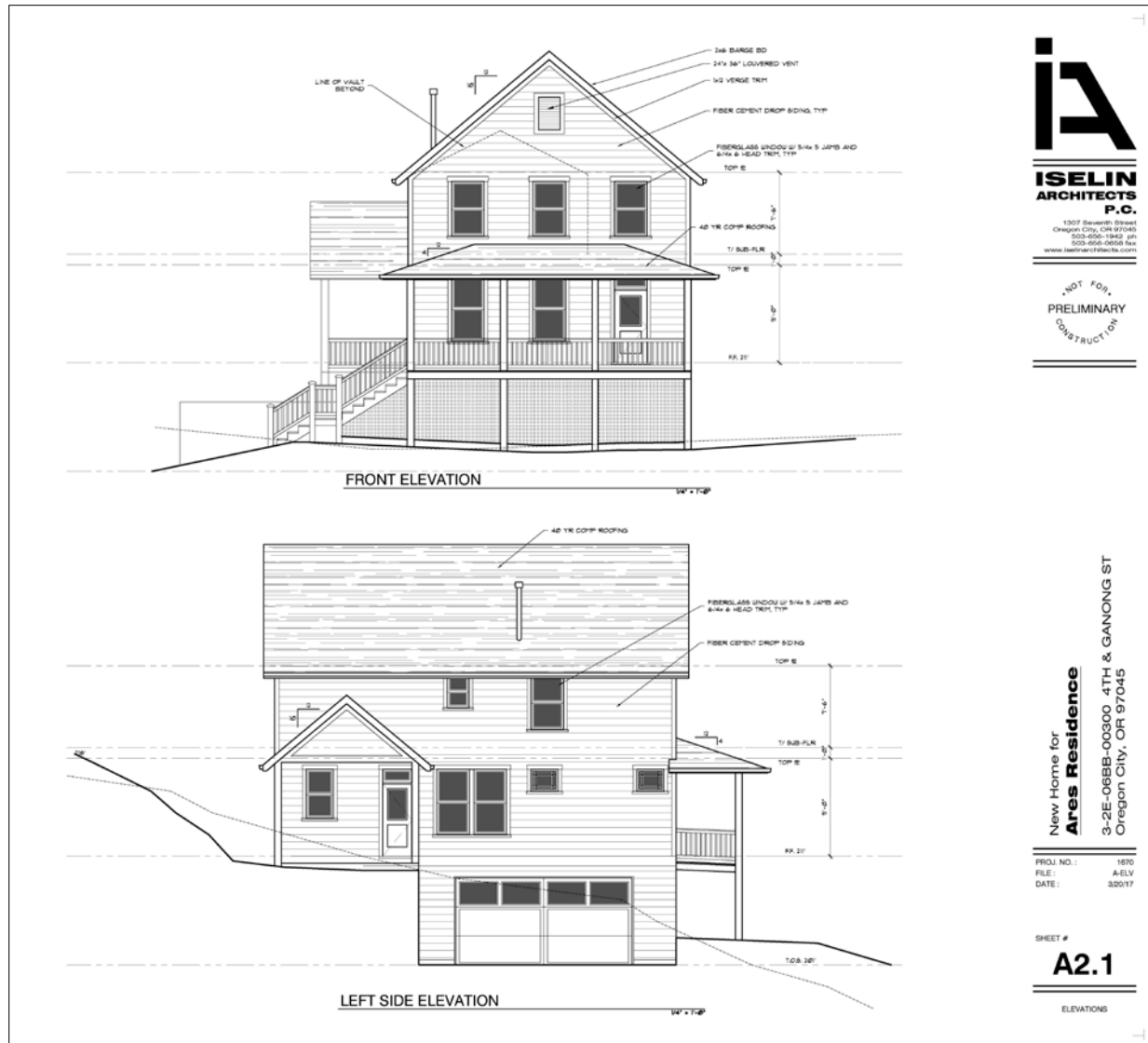
The applicant has proposed a home to be constructed in the Canemah Historic District. The home is a Vernacular style with a garage located underneath the primary building and an approximately 4 foot tall rockery retaining wall located behind the home. There is exposed foundation on the north and east side of the proposed home, which contributes to the overall massing of the home.



There is a basalt wall, which is noted on the district nomination, on the north side of the subject site. The house has been proposed at least 25 feet back from the basalt wall, and has not proposed to make any changes to the existing basalt wall.

HR 17-01 Ares Home





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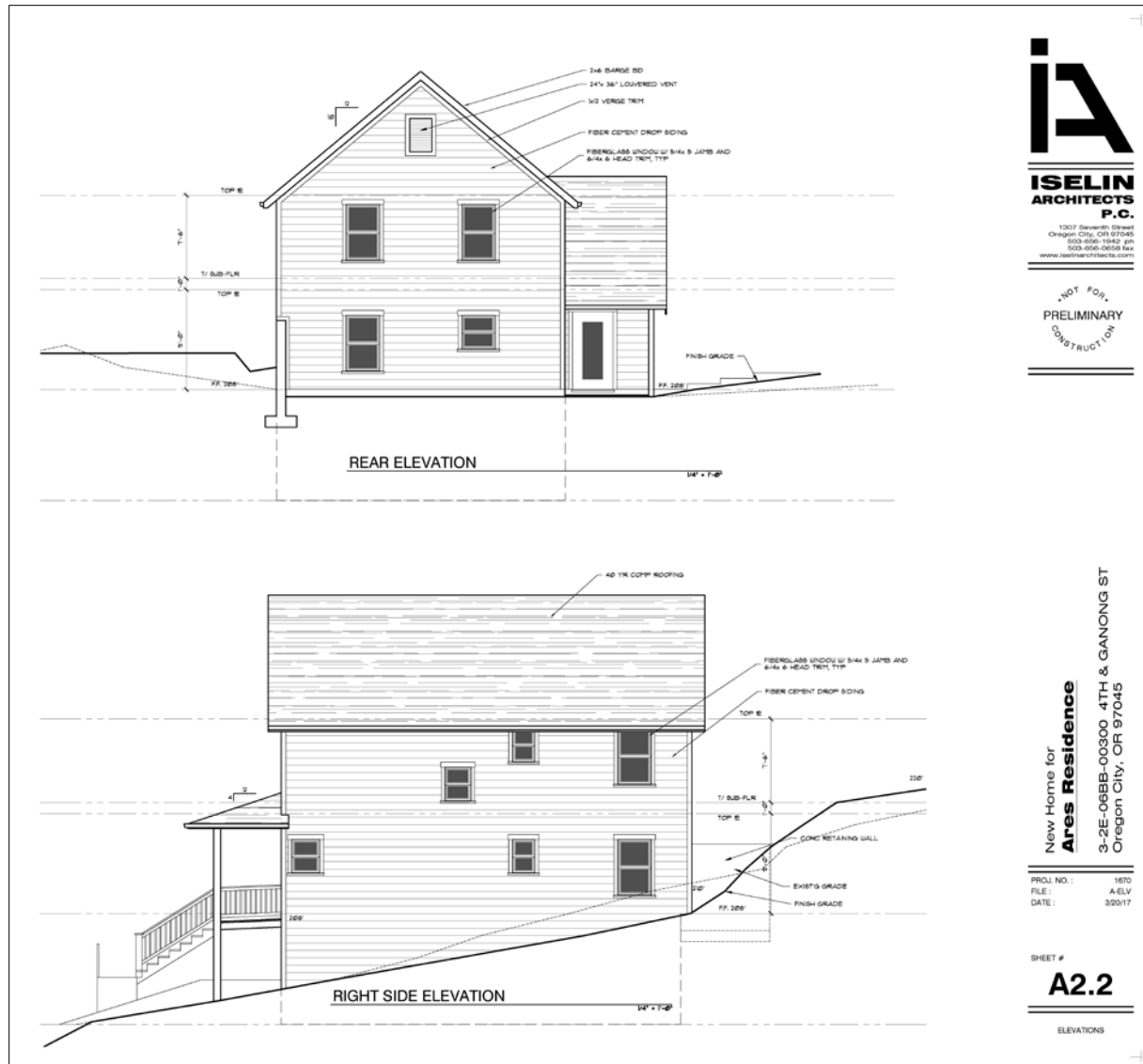
NOT FOR PRELIMINARY CONSTRUCTION

New Home for
Ares Residence
3-2E-06BB-00300 4TH & GANONG ST
Oregon City, OR 97045

PROJ. NO.: 1670
FILE: A-ELV
DATE: 3/20/17

SHEET #
A2.1
ELEVATIONS

North and East elevations



South and West elevation

The proposed project consists of the construction of a new, two story single family residence designed in the vernacular style along with an attached two car garage located underneath the home. The residence will be built on a vacant lot located adjacent on 4th Ave and accessed by a driveway off the unimproved Ganong Street right-of-way. The property on which the proposed residence will be located is a sloping 10,000 square foot (sf) lot sloping uphill from 4th Avenue. The frontage along 4th Ave has a historic rock wall which will be preserved as part of the construction of the new home and landscaping which will remove invasive plantings that are causing deterioration.

The residence has a total living area of 1,878 sf of living area and an attached garage of 506 sf located beneath the primary structure. The style of the residence is Vernacular, intended to blend in with the other Vernacular style homes in the Canemah Historic District. The exterior will consist of painted fiber-cement lap siding and trim, one-over-one fiberglass clad single hung and fixed windows, fiberglass entry doors and composition roof shingles.

II. FINDINGS OF FACT:

Zoning:

The property is zoned R-6 Single-Family Dwelling District and Low Density Residential in the Comprehensive Plan.

CODE RESPONSES:

The applicant needs to meet OCMC 17.40.010 and the Adopted Design Guidelines for New Construction (2006), Addition and Alterations and Demolition.

Regarding Criterion (1) - The purpose of the historic conservation district as set forth in Section 17.40.010;

The Canemah National Register District has been in residential use since its settlement in the mid 1800's.

Finding: Complies with Condition. The design guidelines serve two important purposes in the context of an overall preservation plan. First, they provide the Historic Review Board (HRB) and City staff with uniform standards and a framework on which to base design review decisions. Second, they provide property owners, designers, contractors and developers a similar set of standards to allow for predictable planning and timely construction.

The proposed home has been designed in the Vernacular 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. This Vernacular style includes the following characteristics:

- *Proposed front yard setback of 20 feet from the 4th Ave. Right-of-way, no preservation incentives have been requested.*
- *House placement has been designed to accommodate for the existing topography. The southern portion of the lot is steeper in relation to the northern portion of the lot.*
- *10,000 square foot lot.*
- *The building is primarily rectangular in form.*
- *The building is 1 ½ stories with a basement.*
- *The proposed roof has a slope of 10:12.*
- *Wood double-hung windows have been proposed.*
- *Wood or fiberglass windows and doors. Fiberglass windows (Marvin Integrity or equivalent)*
- *The entire structure has been designed in channel siding.*
- *Wood siding or materials which have the appearance of horizontal wood siding.*
- *Gable trim consists of a simple bargeboard with molding at roofline and a wide molded rake board.*
- *The window sash shall be the darkest color of the three color paint scheme.*
- *Simple vernacular styled lighting.*
- *Simple paneled fiberglass or wood garage doors with or without windows.*
- *Cover sections of exposed foundations; Concrete or masonry: exceeding 3½ feet, Piling or posts: 1½ feet; above grade; At slopes measure perpendicular to slope.*
- *The garage. The proposal includes an attached garage below the proposed home. The Historic Review Board has determined that the proposed garage meets a specific set of findings that make the garage compatible with the site and the surrounding neighborhood, those finding are:*

- o The site has a steep grade and disturbing less area when developing the site will help maintain the geologic integrity of the site.
- o The garage is located underneath the main level of the home and does not increase the envelope of the home beyond that of a single family home located on the site.
- o The home is setback 20 feet from the 4th Ave right-of-way, which reduces the visibility of the proposed home from the 4th Ave right-of-way.
- o The proposed garage is side-loading and located underneath the main level of the home, the only way to see the garage doors would be from the Ganong right-of-way and the proposed driveway for the home.

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

Regarding Criterion (2) -The provisions of the city comprehensive plan;

Section 5

Open Spaces, Scenic and Historic Areas, and Natural Resources Canemah. Canemah is an important example of a relatively intact riverboat town with architectural resources dating from the 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.

Present Status. Canemah was listed as a Historic District in the National Register of Historic Places in 1977. The area was zoned in 1954 for industry along the river, commercial and multifamily along McLoughlin Boulevard, and multi-family along Third Avenue and portions of Fifth Avenue. In 1982, a majority of the area was rezoned as residential except for a small strip on McLoughlin Boulevard, which was rezoned to Historic Commercial. In the last 20 years, many homes within the district have been rehabilitated, but some have not been maintained to a level that ensures their significance and status as contributing structures. New construction and exterior alterations need to be reviewed for their long-term effect on the neighborhood and National Register Historic District status.

Finding: Complies with Condition. The subject property is in Oregon City's geologic hazards overlay and natural resources overlay. Due to the steep nature of the site's topography, the applicant has proposed to install a four to six (4 - 6) foot retaining wall on the south side of the property to provide. This retaining wall is behind the primary structure and will be minimally visible from the public right-of-way. There is exposed foundation on the north and east side of the proposed home, which contributes to the overall massing of the home. The applicant shall mitigate for the massing through setbacks and vegetative site screening. Additionally the front yard setback of the home has been proposed to be 20 feet from the right-of-way, no disturbances to the existing basalt wall that runs adjacent 4th Ave. have been proposed. The applicant shall install at least two trees (reaching at least 15 feet in height when mature, and four shrubs (reaching at least 3 ½ feet in height when mature) in the front side of the home to help mitigate for the massing of the home.

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

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 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. This Vernacular style includes the following characteristics:

- *Proposed front yard setback of 20 feet from the 4th Ave. Right-of-way, no preservation incentives have been requested.*
- *House placement has been designed to accommodate for the existing topography. The southern portion of the lot is steeper in relation to the northern portion of the lot.*
- *10,000 square foot lot.*
- *The building is primarily rectangular in form.*
- *The building is 1 ½ stories with a basement (excluding the garage).*
- *The proposed roof has a slope of 10:12.*
- *Wood double-hung windows have been proposed.*
- *The entire structure has been designed in channel siding*
- *The applicant has proposed to use a four to six (4 - 6) foot high rockery retaining wall on the southern portion of the property.*
- The garage. The proposal includes an attached garage below the proposed home. The Historic Review Board has determined that the proposed garage meets a specific set of findings that make the garage compatible with the site and the surrounding neighborhood, those finding are:
 - The site has a steep grade and disturbing less area when developing the site will help maintain the geologic integrity of the site.
 - The garage is located underneath the main level of the home and does not increase the envelope of the home beyond that of a single family home located on the site.
 - The home is setback 20 feet from the 4th Ave right-of-way, which reduces the visibility of the proposed home from the 4th Ave right-of-way.
 - The proposed garage is side-loading and located underneath the main level of the home, the only way to see the garage doors would be from the Ganong right-of-way and the proposed driveway for the home.

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 with Condition. Currently there are no structure on the existing lot. The subject property is encumbered by the natural resources and geologic hazards overlay for which a separate review is required.

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

Regarding Criterion (3) -The economic effect of the new proposed structure on the historic value of the district or historic site.

Finding: Complies with Condition. The proposed home has been designed in the Vernacular 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. As conditioned, the design will continue to enhance the Canemah Historic District and contribute to the existing context of the District.

The proposed home is located on a site that is specifically referenced in the register nomination for the Canemah Historic District. There is a basalt wall that runs east to west along 4th Ave. This wall runs parallel to the subject site and is an important feature in Canemah. The basalt wall shall not be disturbed during the development of any sites within the Canemah neighborhood.

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

Regarding Criterion (4) The effect of the proposed new structure on the historic value of the district or historic site;

Finding: Complies with Condition. The proposed single family home has been designed in the Vernacular style, which will be 2,130 square feet and 1 ½ stories in size, on an existing 10,000 square foot lot with no requests for preservation incentives. There is a basalt wall, which is noted on the district nomination, on the north side of the subject site. The house has been proposed at least 25 feet back from the basalt wall, and has not proposed to make any changes to the existing basalt wall.

Overall, the design of the proposed home should contribute to the existing context of the neighborhood and be a positive addition to the Canemah Historic District as long as the design mitigates for the massing of the proposed structure and protect the historic feature found around the subject site, such as the basalt wall along 4th Ave. The Historic Review Board has generated a list of detailed findings that the proposed design incorporates which allow for the garage to be attached in this specific application, those findings are:

- The site has a steep grade and disturbing less area when developing the site will help maintain the geologic integrity of the site.
- The garage is located underneath the main level of the home and does not increase the envelope of the home beyond that of a single family home located on the site.
- The home is setback 20 feet from the 4th Ave right-of-way, which reduces the visibility of the proposed home from the 4th Ave right-of-way.
- The proposed garage is side-loading and located underneath the main level of the home, the only way to see the garage doors would be from the Ganong right-of-way and the proposed driveway for the home.

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

Regarding Criterion (5) - Design Compatibility:

Finding: Complies with Condition. The proposed single family dwelling has been designed as a Vernacular, 1,878 square foot home on a 10,000 square foot lot, with an attached garage and a four to six foot retaining wall located behind the proposed home. There is exposed foundation massing on the north and west elevation of the proposed home. The applicant shall install additional landscaping to the help reduce the visual impacts of the proposed massing along the north and east side of the proposed home. Creating additional massing diminishes the context and the rhythm of the neighborhood. The Design Additionally, the Historic review Board has also made specific findings to permit the proposed attached garage, (see Criterion 4 above).

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

Regarding Criteria (6) -Economic, social, environmental and energy consequences

Finding: Complies with Condition. The proposed home is located on a site that is specifically referenced in the register nomination for the Canemah Historic District. There is a basalt wall that runs east to west

along 4th Ave. This wall runs parallel to the subject site and is an important feature in Canemah that shall not be disturbed the development of any sites within the Canemah neighborhood.

The site slopes towards 4th Ave. and the applicant has proposed to use an approximately four to six (4 - 6) foot retaining wall, that will be located behind the primary structure, in the rear yard to assist in leveling the subject site. The applicant shall receive all required environmental approvals prior to construction onsite.

There is significant amount of vegetation located on the subject site, and the applicant has indicated on their site plan which of the existing vegetation will be removed and what vegetation will remain. The applicant shall address the massing on the front and east side of the home, incorporating the existing vegetation would help to mitigate for the impacts of the proposed massing on the surrounding neighborhood. To mitigate for the massing in the front of the home one tree (at least 10 feet in height when mature) and four shrubs (at least 3 ½ feet in height when mature) shall be install in front of the home.

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

17.40.060

G. For construction of new structures in an historic corridor, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:

1. The purpose of the historic overlay district as set forth in Section 17.40.010

Finding: Complies with Condition. The proposed new single family home is consistent with the predominant residential use within the Canemah Historic District and designed to be compatible with the historic homes in the District, with the exception of the attached garage. The proposed development will preserve and enhance the existing historic rock wall along 4th Ave. This new home will help to raise the property values in the neighborhood and hopefully assist in fostering civic pride and encouraging others to preserve the historic resources in the area.

The Historic Review Board has generated a list of detailed findings that the proposed design incorporates which allow for the garage to be attached in this specific application, those findings are:

- o The site has a steep grade and disturbing less area when developing the site will help maintain the geologic integrity of the site.
- o The garage is located underneath the main level of the home and does not increase the envelope of the home beyond that of a single family home located on the site.
- o The home is setback 20 feet from the 4th Ave right-of-way, which reduces the visibility of the proposed home from the 4th Ave right-of-way.
- o The proposed garage is side-loading and located underneath the main level of the home, the only way to see the garage doors would be from the Ganong right-of-way and the proposed driveway for the home.

The proposed home is located on a site that is specifically referenced in the register nomination for the Canemah Historic District. There is a basalt wall that runs east to west along 4th Ave. This wall runs parallel to the subject site and is an important feature in Canemah that shall not be disturbed the development of any sites within the Canemah neighborhood.

The site slopes towards 4th Ave. and the applicant has proposed to use an approximately four to six (4 - 6) foot retaining wall, that will be located behind the primary structure, in the rear yard.

The applicant has submitted a geotechnical review which has not yet been processed by the Planning Division.

There is significant amount of vegetation located on the subject site, and the applicant has indicated on their site plan which of the existing vegetation will be removed and what vegetation will remain. The

applicant shall address the massing on the front and east side of the home, incorporating the existing vegetation would help to mitigate for the impacts of the proposed massing on the surrounding neighborhood. To mitigate for the massing in the front of the home one tree (at least 10 feet in height when mature) and four shrubs (at least 3 ½ feet in height when mature) shall be install in front of the home.

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

2. The policies of the city comprehensive plan;

Finding: Complies with Condition. The proposed single family home has been designed in the Vernacular style, which will be 1,878 square feet and 1 ½ stories in size with an attached garage located underneath the primary home, on an existing 10,000 square foot lot with no requests for preservation incentives. There is a basalt wall, which is noted on the district nomination, on the north side of the subject site. The house has been proposed at least 20 feet back from the basalt wall, and has not proposed to make any changes to the existing basalt wall.

Additionally the proposed home complies with following goals and policies of the 2006 Comprehensive Plan:

Goal 5.3 Historic Resources – Encourage the preservation and rehabilitation of homes and other buildings of historic or architectural significance in Oregon City.

Finding: Complies with Condition.

Due to the following criteria, the proposed single family home, with a garage an attached garage, can be permitted at this location and still be compatible with the Canemah National Historic District:

- The site has a steep grade and disturbing less area when developing the site will help maintain the geologic integrity of the site.
- o The garage is located underneath the main level of the home and does not increase the envelope of the home beyond that of a single family home located on the site.
- o The home is setback 20 feet from the 4th Ave right-of-way, which reduces the visibility of the proposed home from the 4th Ave right-of-way.
- o The proposed garage is side-loading and located underneath the main level of the home, the only way to see the garage doors would be from the Ganong right-of-way and the proposed driveway for the home.

There is significant amount of vegetation located on the subject site, and the applicant has indicated on their site plan which of the existing vegetation will be removed and what vegetation will remain. The applicant shall address the massing on the front and east side of the home by incorporating the existing vegetation and removing the attached garage to provide a more cohesive neighborhood. To mitigate for the massing in the front of the home one tree (at least 10 feet in height when mature) and four shrubs (at least 3 ½ feet in height when mature) shall be install in front of the home.

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

Policy 5.3.1 – Encourage architectural design of new structures in local Historic Districts, and the central Downtown area to be compatible with the historic character of the surrounding area.

Finding: Complies with Condition.

Due to the following criteria, the proposed single family home, with a garage an attached garage, can be permitted at this location and still be compatible with the Canemah National Historic District:

- o The site has a steep grade and disturbing less area when developing the site will help maintain the geologic integrity of the site.
- o The garage is located underneath the main level of the home and does not increase the envelope of the home beyond that of a single family home located on the site.
- o The home is setback 20 feet from the 4th Ave right-of-way, which reduces the visibility of the proposed home from the 4th Ave right-of-way.
- o The proposed garage is side-loading and located underneath the main level of the home, the only way to see the garage doors would be from the Ganong right-of-way and the proposed driveway for the home.

There is a significant amount of vegetation located on the subject site, and the applicant has indicated on their site plan which of the existing vegetation will be removed and what vegetation will remain. The applicant shall address the massing on the front and east side of the home, incorporating the existing vegetation would help to mitigate for the impacts of the proposed massing on the surrounding neighborhood. To mitigate for the massing in the front of the home one tree (at least 10 feet in height when mature) and four shrubs (at least 3 ½ feet in height when mature) shall be install in front of the home.

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 with Condition.

Due to the following criteria, the proposed single family home, with a garage an attached garage, can be permitted at this location and still be compatible with the Canemah National Historic District:

- o The site has a steep grade and disturbing less area when developing the site will help maintain the geologic integrity of the site.
- o The garage is located underneath the main level of the home and does not increase the envelope of the home beyond that of a single family home located on the site.
- o The home is setback 20 feet from the 4th Ave right-of-way, which reduces the visibility of the proposed home from the 4th Ave right-of-way.
- o The proposed garage is side-loading and located underneath the main level of the home, the only way to see the garage doors would be from the Ganong right-of-way and the proposed driveway for the home.

There is significant amount of vegetation located on the subject site, and the applicant has indicated on their site plan which of the existing vegetation will be removed and what vegetation will remain. The applicant shall address the massing on the front and east side of the home, incorporating the existing vegetation would help to mitigate for the impacts of the proposed massing on the surrounding neighborhood. To mitigate for the massing in the front of the home one tree (at least 10 feet in height when mature) and four shrubs (at least 3 ½ feet in height when mature) shall be install in front of 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. The impact on visible evidence of the trail;

Finding: Not Applicable. No trails are located on the subject site.

4. The impact on archaeological evidence when there exists documented knowledge of archeological resources on the property;

Finding: Complies with Condition. The proposed home is located on a site that is specifically referenced in the register nomination for the Canemah Historic District. There is a basalt wall that runs east to west along 4th Ave. This wall runs parallel to the subject site and is an important feature in Canemah. The basalt wall shall not be disturbed the development of any sites within the Canemah neighborhood. No other archaeological evidence is known to exist on the site, but is possible given the location near the river at this important historic trading area. Notice of the development was sent to the State Historic Preservation Office as well as various tribes.

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

5. The visual impact of new construction within the historic corridor; and

Finding: Complies with Condition. The proposed new home is designed to have a vernacular appearance from the public right of way with a full width porch with simple wood columns, 1 1/2 story mass with a steeply pitched gable roof and offset one story cross gable at the left side. The side loaded garage is proposed to be below the main level to conceal it from the 4th Ave right of way. The home is proposed to be located as front to the front setback as reasonable grading will allow to achieve a 14% grade at the driveway utilizing the unimproved Ganong St right of way. With conditions, the home is designed to be compatible and complimentary with the neighboring historic homes yet will be discernable as a new home to a preservation professional.

The proposed home is located on a site that is specifically referenced in the register nomination for the Canemah Historic District. There is a basalt wall that runs east to west along 4th Ave. This wall runs parallel to the subject site and is an important feature in Canemah that shall not be disturbed the development of any sites within the Canemah neighborhood.

The site slopes towards 4th Ave. and the applicant has proposed to use an approximately four to six (4 - 6) foot retaining wall, that will be located behind the primary structure, in the rear yard.

The applicant has submitted a geotechnical review which has not yet been processed by the planning division.

There is significant amount of vegetation located on the subject site, and the applicant has indicated on their site plan which of the existing vegetation will be removed and what vegetation will remain. The applicant shall have to address the massing on the front and east side of the home, incorporating the existing, as well as additional, vegetation to further mitigate for the impacts of the proposed massing on the surrounding neighborhood.

Due to the following criteria, the proposed single family home, with a garage an attached garage, can be permitted at this location and still be compatible with the Canemah National Historic District:

- o The site has a steep grade and disturbing less area when developing the site will help maintain the geologic integrity of the site.
- o The garage is located underneath the main level of the home and does not increase the envelope of the home beyond that of a single family home located on the site.
- o The home is setback 20 feet from the 4th Ave right-of-way, which reduces the visibility of the proposed home from the 4th Ave right-of-way.
- o The proposed garage is side-loading and located underneath the main level of the home, the only way to see the garage doors would be from the Ganong right-of-way and the proposed driveway for the home.

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

6. The general compatibility of the site design and location of the new construction with the historic corridor considering the standards of subsection G of this section.

Finding: Complies with Condition: The proposed new home is designed to have a vernacular appearance from the public right of way with a full width porch with simple wood columns, 1 1/2 story mass with a steeply pitched gable roof and offset one story cross gable at the left side.

Due to the following criteria, the proposed single family home, with a garage an attached garage, can be permitted at this location and still be compatible with the Canemah National Historic District:

- o The site has a steep grade and disturbing less area when developing the site will help maintain the geologic integrity of the site.
- o The garage is located underneath the main level of the home and does not increase the envelope of the home beyond that of a single family home located on the site.
- o The home is setback 20 feet from the 4th Ave right-of-way, which reduces the visibility of the proposed home from the 4th Ave right-of-way.
- o The proposed garage is side-loading and located underneath the main level of the home, the only way to see the garage doors would be from the Ganong right-of-way and the proposed driveway for the home.

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.

Design Guidelines for New Construction

A. LOCATION

- *McLoughlin Historic Conservation District*
- *Canemah National Register Historic District*
- *Individually listed historic property outside of the districts*
- *What is the Immediate Context?*
- *The Block*
- *The Neighborhood*
- *What are the mix of existing appropriate historic styles?*

Finding: Complies with Condition. The site is located in the Canemah National Register Historic District and is currently vacant. Historic records indicate there was originally a small home on the site at the approximate location of the proposed home. No physical evidence of this structure remains.

The segment of 4th Ave between Miller and Ganong has 2 vernacular homes constructed prior to 1910, a bungalow likely built about 1910 and two new homes constructed in the vernacular style. The home on the north side of the street at 311 Ganong is a non-historic home with Queen Anne elements. A majority of the lots fronting 4th Ave as well as the unimproved right of ways for Hedges and Ganong Streets are vacant due to steeply sloping terrain.

There is a basalt wall that runs east to west along 4th Ave. This wall runs parallel to the subject site and is an important feature in Canemah that shall not be disturbed the development of any sites within the Canemah neighborhood.

The applicant has proposed a new single family home on the subject parcel listed above. The proposed structure has been proposed at a 1 ½ story home with a detached garage to be constructed in the Vernacular style. The subject site slopes towards 4th Ave., and the applicant has proposed to use a four to six (4 - 6) foot retaining wall in located in the rear yard to help level out the property.

In the elevation drawing provided by the applicant there is significant basement massing on the north and west side of the proposed home.

Additional Vernacular features include:

- Proposed front yard setback of 20 feet from the 4th Ave. Right-of-way, no preservation incentives have been requested.
- House placement has been designed to accommodate for the existing topography. The southern portion of the lot is steeper in relation to the northern portion of the lot.
- 10,000 square foot lot.
- The building is primarily rectangular in form.
- The building is 1 ½ stories with a basement.
- The proposed roof has a slope of 10:12.
- Wood double-hung windows have been proposed.
- Wood or fiberglass windows and doors. Fiberglass windows (Marvin Integrity or equivalent)
- The entire structure has been designed in channel siding.
- Wood siding or materials which have the appearance of horizontal wood siding.
- Gable trim consists of a simple bargeboard with molding at roofline and a wide molded rake board.
- The window sash shall be the darkest color of the three color paint scheme.
- Simple vernacular styled lighting.
- Simple paneled fiberglass or wood garage doors with or without windows.
- Cover sections of exposed foundations; Concrete or masonry: exceeding 3½ feet, Piling or posts: 1½ feet; above grade; At slopes measure perpendicular to slope.
- The applicant has proposed to use a four to six (4 – 6) foot high rockery retaining wall on the southern portion of the property. Per the Design Guidelines for New Construction – “Decorative walls, fences and hedges at front yard to face of building to be no more than 3½ feet high; entry arbors and gates are excepted.”
- The garage. The proposal includes an attached garage below the proposed home. The Historic Review Board has determined that the proposed garage meets a specific set of findings that make the garage compatible with the site and the surrounding neighborhood, those finding are:
 - The site has a steep grade and disturbing less area when developing the site will help maintain the geologic integrity of the site.
 - The garage is located underneath the main level of the home and does not increase the envelope of the home beyond that of a single family home located on the site.
 - The home is setback 20 feet from the 4th Ave right-of-way, which reduces the visibility of the proposed home from the 4th Ave right-of-way.

- The proposed garage is side-loading and located underneath the main level of the home, the only way to see the garage doors would be from the Ganong right-of-way and the proposed driveway for the home.

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

B. STYLE

Determining the appropriate style is the important first step toward successfully designing a compatible building in the district. Decide which style direction to use from acceptable neighborhood styles and those in the applicable specific Historic District Design Guideline. The styles noted for the district have specific District modifications indicated

Finding: Complies with Condition. The proposed single family home has been designed the Vernacular style with the following characteristics:

- Proposed front yard setback of 20 feet from the 4th Ave. Right-of-way, no preservation incentives have been requested.
- House placement has been designed to accommodate for the existing topography. The southern portion of the lot is steeper in relation to the northern portion of the lot.
- 10,000 square foot lot.
- The building is primarily rectangular in form.
- The building is 1 ½ stories with a basement.
- The proposed roof has a slope of 10:12.
- Wood double-hung windows have been proposed.
- Wood or fiberglass windows and doors. Fiberglass windows (Marvin Integrity or equivalent)
- The entire structure has been designed in channel siding.
- Wood siding or materials which have the appearance of horizontal wood siding.
- Gable trim consists of a simple bargeboard with molding at roofline and a wide molded rake board.
- The window sash shall be the darkest color of the three color paint scheme.
- Simple vernacular styled lighting.
- Simple paneled fiberglass or wood garage doors with or without windows.
- Cover sections of exposed foundations; Concrete or masonry: exceeding 3½ feet, Piling or posts: 1½ feet; above grade; At slopes measure perpendicular to slope.
- The applicant has proposed to use a four to six (4 - 6) foot high rockery retaining wall on the southern portion of the property, behind the primary structure.
- The garage. The proposal includes an attached garage below the proposed home. The Historic Review Board has determined that the proposed garage meets a specific set of findings that make the garage compatible with the site and the surrounding neighborhood, those finding are:
 - The site has a steep grade and disturbing less area when developing the site will help maintain the geologic integrity of the site.
 - The garage is located underneath the main level of the home and does not increase the envelope of the home beyond that of a single family home located on the site.
 - The home is setback 20 feet from the 4th Ave right-of-way, which reduces the visibility of the proposed home from the 4th Ave right-of-way.
 - The proposed garage is side-loading and located underneath the main level of the home, the only way to see the garage doors would be from the Ganong right-of-way and the proposed driveway for the home.

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

C. SITING AND BUILDING FORM

C-1: Review basic zoning requirements for New Construction for the particular site (R3.5, R6, MUC etc.) to understand basic setbacks, lot coverage issues.

C-2: Review Siting, Building Form Principles and the Specific Historic District from Design Guideline. Note any requirements that are more specific than those found in the basic zoning.

C-3: Establish the Site Plan and the Overall Building Form. Is the use of the site and the building's placement on the site respectful of its context? Is the size, shape and bulk of the building consistent with the style chosen? Does it complement the neighborhood context? Is there too much 'program' for the site or style?

Finding Complies with Condition. The R6 zone permits single family residences, and accessory dwellings. The proposed buildings meets all of the dimensional requirements of the R6 zone, including lot size, width and depth, building height, setbacks, garage standards and lot coverage. The home and garage are located on the most level portion of the site. A four to six (4 – 6) foot high rockery wall is proposed to provide a small grass area for the owner. The historic rock wall along 4th Ave is approximately 20' from the front property line into the right of way prohibiting a formal connection to 4th Ave that would have been historically correct. Therefore a less formal, meandering walkway will be utilized to connect the front porch to the driveway coming in from the Ganong St side. The proposal includes an attached garage below the proposed home. The Historic Review Board has determined that the proposed garage meets a specific set of findings that make the garage compatible with the site and the surrounding neighborhood, those finding are:

- o The site has a steep grade and disturbing less area when developing the site will help maintain the geologic integrity of the site.
- o The garage is located underneath the main level of the home and does not increase the envelope of the home beyond that of a single family home located on the site.
- o The home is setback 20 feet from the 4th Ave right-of-way, which reduces the visibility of the proposed home from the 4th Ave right-of-way.
- o The proposed garage is side-loading and located underneath the main level of the home, the only way to see the garage doors would be from the Ganong right-of-way and the proposed driveway for the home.

Staff has identified massing along the north and east side of the proposed home. The home has been set back approximately 20 feet from the adjacent right-of-way to help mitigate for the massing along the right-of-way. The applicant should incorporate landscaping into the design of the home to help reduce the impact of the new home on the surrounding neighborhood. The applicant shall address the massing on the front and east side of the home, incorporating the existing vegetation would help to mitigate for the impacts of the proposed massing on the surrounding neighborhood. To mitigate for the massing in the front of the home one tree (at least 10 feet in height when mature) and four shrubs (at least 3 ½ feet in height when mature) shall be install in front of the home.

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

D. DESIGN COMPOSITION

D-1: Design the building and site starting with primary design groups and major elements, such as wings, roofline, secondary portions, porches, window groupings, and dormers. Are these elements supportive or are they detractive to the historic district? Are they supportive of the style and building?

D-2: Review the design; is it in good proportion and is the composition balanced?

D-3: Review the design and adjust to incorporate comments from the first review. Is the design representative of the style range and do the forms and individual features work toward a united design approach as viewed from the exterior?

D-4: Design the finer or more detailed portions of the building and site to fit within the framework established.

Finding: Complies with Condition. The proposed single family home has been designed in the Vernacular style, this Vernacular style includes the following characteristics:

- Proposed front yard setback of 20 feet from the 4th Ave. Right-of-way, no preservation incentives have been requested.
- House placement has been designed to accommodate for the existing topography. The southern portion of the lot is steeper in relation to the northern portion of the lot.
- 10,000 square foot lot.
- The building is primarily rectangular in form.
- The building is 1 ½ stories with a basement.
- The proposed roof has a slope of 10:12.
- Wood double-hung windows have been proposed.
- Wood or fiberglass windows and doors. Fiberglass windows (Marvin Integrity or equivalent)
- The entire structure has been designed in channel siding.
- Wood siding or materials which have the appearance of horizontal wood siding.
- Gable trim consists of a simple bargeboard with molding at roofline and a wide molded rake board.
- The window sash shall be the darkest color of the three color paint scheme.
- Simple vernacular styled lighting.
- Simple paneled fiberglass or wood garage doors with or without windows.
- Cover sections of exposed foundations; Concrete or masonry: exceeding 3½ feet, Piling or posts: 1½ feet; above grade; At slopes measure perpendicular to slope.
- The applicant has proposed to use a four to six (4 – 6) foot high rockery retaining wall on the southern portion of the property. Per the Design Guidelines for New Construction – “Decorative walls, fences and hedges at front yard to face of building to be no more than 3½ feet high; entry arbors and gates are excepted.”
- The garage. The proposal includes an attached garage below the proposed home. The Historic Review Board has determined that the proposed garage meets a specific set of findings that make the garage compatible with the site and the surrounding neighborhood, those finding are:
 - The site has a steep grade and disturbing less area when developing the site will help maintain the geologic integrity of the site.
 - The garage is located underneath the main level of the home and does not increase the envelope of the home beyond that of a single family home located on the site.
 - The home is setback 20 feet from the 4th Ave right-of-way, which reduces the visibility of the proposed home from the 4th Ave right-of-way.
 - The proposed garage is side-loading and located underneath the main level of the home, the only way to see the garage doors would be from the Ganong right-of-way and the proposed driveway for the home.

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

E. SPECIFIC DESIGN ELEMENTS

E-1: Design and choose specific design elements, products, and materials that are allowable and consistent with the design styling and framework established.

E-2: Does the design still fit the style's 'vocabulary'? Have extraneous or excessive details, ornamentation, or materials been chosen that detract from the neighborhood context?

E-3: Do specific elements comply with the guideline? Are materials, colors and finishes selected? Visible equipment? Landscaping and Plantings?

Finding: Complies as Conditioned. The building exterior is proposed to consist of fiber-cement drop profile siding with 5" corner and window trim and a 12" verge trim at the gable ends. A combination of one-over-one single hung and fixed fiberglass windows and fiberglass entry doors will be utilized typically. Porch and deck detailing, including posts and trim are proposed to be simple and unadorned. The design of all typical detailing is simple and true to the Vernacular style.

The applicant has proposed that the house and garage will have unifying color schemes with a light body color and darker trim and a contrasting window sash/ door color selected from historic paint palates from Miller Paint or Sherwin Williams Paint.

The applicant has proposed the Air conditioning condenser unit for the home will be located to the rear of the house and not be visible from 4th Ave.

Staff will work with the applicant on final colors and finishes on the outside of the proposed single family home. The applicant shall use colors and finishes that are historically and contextually appropriate.

The applicant shall address the massing on the front and east side of the home, incorporating the existing vegetation would help to mitigate for the impacts of the proposed massing on the surrounding neighborhood. To mitigate for the massing in the front of the home one tree (at least 10 feet in height when mature) and four shrubs (at least 3 ½ feet in height when mature) shall be installed in front of the home.

See D above for further design elements applicable to this proposal.

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

III. 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.

Two comments were received from Paul Edgar who had concerns with the amount of cutting that would be done into the hill side and recommended that the applicant move the proposed home closer to the right-of-way to reduce the amount of cutting that needs to be done into the hill. Prior to issuance of permits associated with the proposed development the applicant shall obtain all required permits, including, but not limited to a Geologic Hazards Review.

IV. CONCLUSIONS AND RECOMMENDATIONS

Based on the following findings, staff recommends that the Historic Review Board approve the proposed development of HR 17-01 with conditions for the property located at 4th Avenue, Oregon City, Oregon 97045, Clackamas County Map 21E36DD, Tax Lots 07300, 07303.

Exhibits

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