



NOTICE OF HISTORIC REVIEW BOARD DECISION

DATE OF MAILING: March 3, 2017

FILE NO.: HR 16-02: Historic Review Board review of construction of a new single family residence in the Canemah National Historic District.

HEARING DATE: February 24, 2017
6:00 p.m. – City Hall
625 Center Street
Oregon, City, Oregon 97045

**APPLICANT /
OWNER:** Robert and Kathy Green
7537 SE 116th Ave.
Portland, OR 97266

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 with preservation incentives.

REVIEWER: Trevor Martin, Planner

DECISION: On February 28, 2017, after reviewing all of the evidence in the record and considering all of the arguments made by the applicant, opposing and interested parties, the Oregon City Historic Review Board voted 4-0-0 to approve with modified conditions the requested Single Family Home in the Canemah Historic District. Accordingly, the Oregon City Historic Review Board adopted as its own the Staff Report with findings and Conditions of Approval for File Numbers HR 16-02. The complete record for the Planning Commission decision is on-file at the Planning Division.

PROCESS: Type III decisions involve the greatest amount of discretion and evaluation of subjective approval standards, yet are not required to be heard by the city commission, except upon appeal. Applications evaluated through this process include conditional use permits, preliminary planned unit development plans, variances, code interpretations, similar use determinations and those rezonings upon annexation under Section 17.06.050 for which discretion is provided. In the event that any decision is not classified, it shall be treated as a Type III decision. The process for these land use decisions is controlled by ORS 197.763. Notice of the application and the planning commission or the historic review board hearing is published and mailed to the applicant, recognized neighborhood association and property owners within three hundred feet. Notice must be issued at least twenty days pre-hearing, and the staff report must be available at least seven days pre-hearing. At the evidentiary hearing held before the planning commission or the historic review board, all issues are addressed. The decision of the planning commission or historic review board is appealable to the city commission, on the record. A city-recognized neighborhood association requesting an appeal fee waiver pursuant to 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. The city commission decision on appeal from the historic review board or the planning commission is the city's final decision and is appealable to LUBA within twenty-one days of when it becomes final.

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 and rockery work in the 4th Avenue through the Public Works Department. (DS)

Prior to issuance of a Certificate of Occupancy:

1. The applicant shall submit a landscaping plan with a vegetative buffer reducing the massing for the north and east side of the house.(P)
 - a. Three to six additional minimum 1 ½ inch caliper trees that are a mix of native evergreen and deciduous with a minimum mature height of 35 feet planted to better buffer the new construction from the neighborhood and hide the massing of the building. Staff will review the final landscape plan at the time of Certificate of Occupancy to determine the minimum number of trees required to meet this condition.
2. The property owner shall install a 3 ½ foot tall ground level vegetative screening fence along the north side of the home to reduce the overall massing the proposed home.(P)
3. Incised lumber or pressure treated wood shall not be used on any visible surfaces. (P)
4. All railings, decking and stairs shall be finished to match the house body or trim. (P)
5. The applicant shall reduce the depth of the deck on the second story of the north side of the home so that it is equal in depth as the deck on the first story.(P)
6. 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.
 - c. Gable trim consists of a simple bargeboard with molding at roofline and a wide molded rake board.(B)
 - 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)

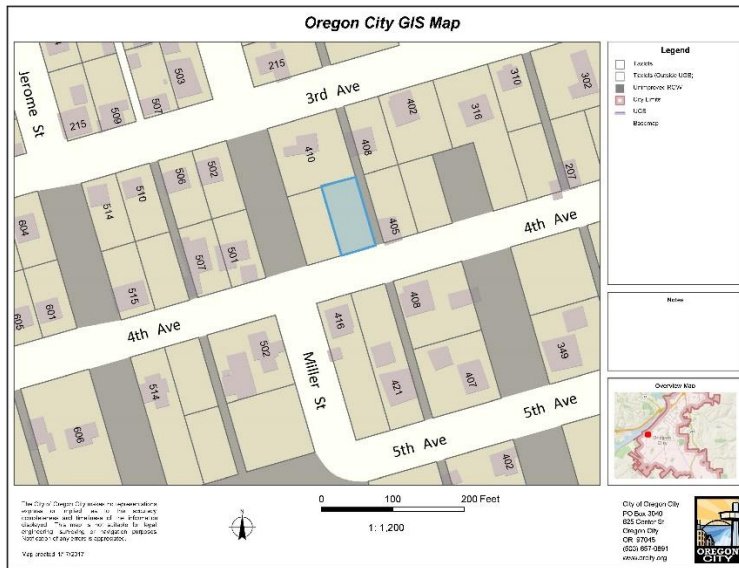
Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the hearing, in person or by letter, with sufficient specificity to afford the Historic Review Board and the parties an opportunity to respond to the issue. Failure to raise an issue with 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.

I. BACKGROUND:

Site and Context

The subject property is currently undeveloped and is located on the north side of 4th Ave., approximately one parcel removed, on the northeast, from the intersection of 4th Ave. and Miller St. Additionally the subject property is inundated by the by geologic hazards throughout the entire parcel.



Additional properties near the proposed single family home include:

416 4th Ave.



Image taken from Google Maps

Directly to the east of the proposed development is the John and Bertha Searle Residence. The 2 story house has a north gable with a pent-gable porch. The main portion of the building has ship lap siding on the east façade with shingle siding on the rest of the house with front and rear porches. Statement of Significance: *John T. Searle was an employee in the Oregon City Manufacturing Company. Bertha was his second wife; his first, Ellen, died in 1904. Searle worked in the dye section of the Oregon City Woolen Mills; he eventually died of dye poisoning. Searle was related by marriage to the William Freeman family. His sister was Mary Harvey (see 906 5th Avenue). The house has some significance because of its age, and its successful alteration to a bungalow style after the turn of the century.*

502 4th Ave.



Built: 1867

The Captain William & Elizabeth Casady House, a listed home building within the Canemah District. "The 1 1/2 story house is located on a level bench slightly above 4th Avenue at Miller Street. The main portion of the building has a side gable roof with a rear attached full width one story shed and full width front porch with low sloped roof supported on four posts. The shed extends east beyond the house as an addition with its own north facing porch. A separate north-south addition with shallow side porches extends south from the rear house wall. The main foot print of this addition is indicated on

a 1911 Sanborn map that also show a 'T' on the east end."

Statement of Significance: *William Caseday (also spelled Casady, Cassidy) was an engineer, riverboat captain and pilot. He was co-owner of the 'Clinton' with J.S. Gibson and John Cochran, the first riverboat to successfully navigate the Willamette River as far as Eugene. He also built the 'Relief' in Oregon City and within two years had sold it to Capt. Cochran. Caseday, who was born in Pennsylvania in 1823, married Kentucky born (1815) Elizabeth Barker in Clackamas County in 1856. The Casedays may have moved to New Era, as a William Cassidy died there on 6/10/1903, where "he and his wife had lived for 8 years."*

514 4th Ave.



Image taken from Google Maps

The Stanford Ely Rental. This single story home has a cross gabled roof with a multi-pane enclosed porch, beveled siding, and cornerboards.

Statement of Significance: *This house was built as a rental by Stanford Ely, a general contractor in the Oregon City area. Ely is a descendant of Fred Ely, whose donation land claim in Oregon City was known for many years as Elyville; the area neighborhood still is known by that name. Stanford's uncles, Duane and George Ely, had a store in Elyville near the site of their father Fred's original house. The uncles then moved the*

store down to the second level on 7th Street. Stanford served as Clackamas County Commissioner for 12 years, beginning in 1957, and is currently on the Clackamas County Fair Board and Vector Control Board. The house has some significance for its association with the Ely family.

515 4th Ave.



Image taken from Google Maps

The John & Belle Rutter Residence. This 1 1/2 story house has a gable foot with a central gable and a porch pent-roof on the south end of the home and is primarily composed of shiplap siding.

Statement of Significance: *Belle P. Rutter, born in California in 1852, was the wife of John Rutter, a Canemah farmer who immigrated to the United States in 1872. Belle (whose first husband was Ross Spencer (902, 910 S. McLoughlin Blvd.) and John were married late in life, when he was 55 and she 51. This house is an example of a transitional style from vernacular to bungalow, and is typical of simple dwellings built in the second decade of the century in the*

Oregon City area. In the Canemah NR District, this house is classified as a Secondary structure. The

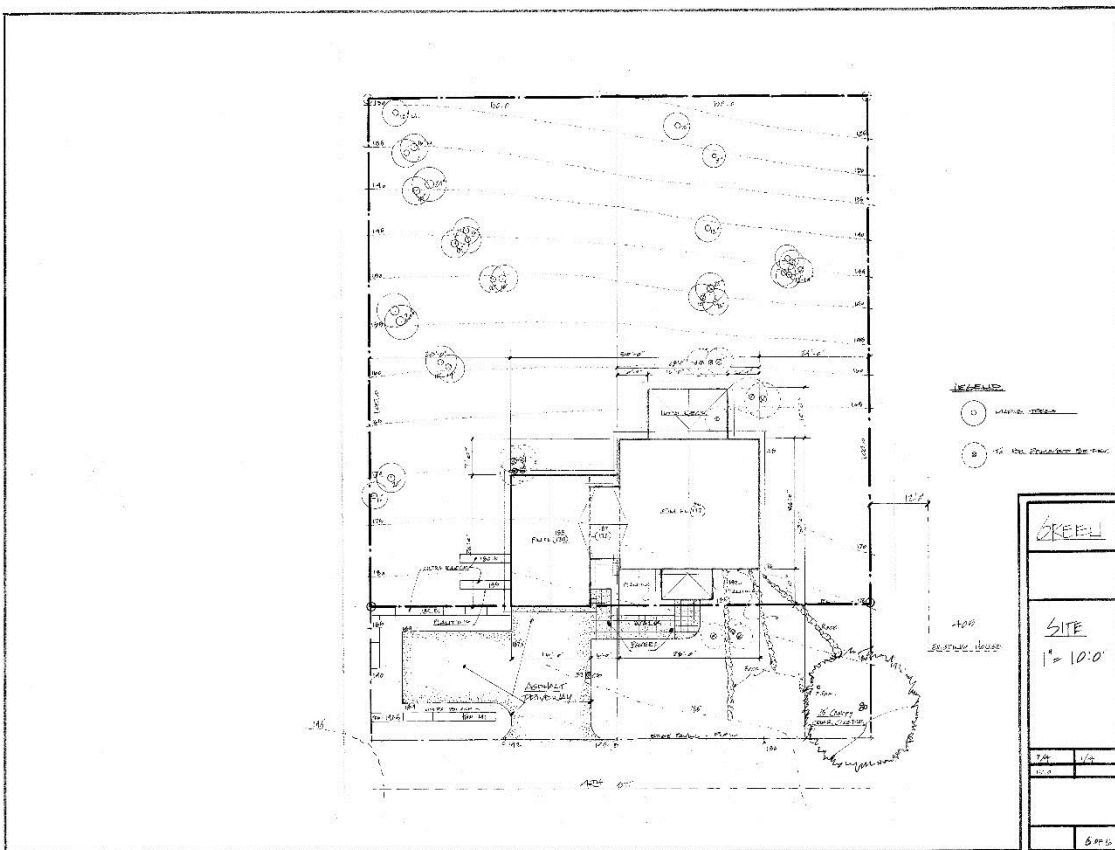
applicant is proposing a new sing family home on the subject parcel listed above. The proposed structure has been proposed to be constructed in the Vernacular style. The first story of the building will consist of 136 square foot loft, the main level will consist of an 812 square foot living area, and the lower floor will consist a 1,178 square foot bedroom area creating a 2,126 square foot structure

Staff Summary:

As the applicant is unable to strictly meet the design standards for New Construction, has he shown that he is pursuing all alternatives and mitigation available to him to reduce the massing of the house and its effect on the neighborhood? If not, does the Historic Review Board have additional recommendations for the applicant to further reduce the appearance of the sub-basement? The applicant is hesitate to bring in additional fill onsite to chase the grade to backfill the side of the house and is interested in pursuing vegetative screening either through natural plantings or a constructed screened fence.

If, over the course of this review, the Board finds that the applicant has provided adequate mitigation and alternatives analysis to show that the final design is the best approach for the challenging lot, the Board should be thinking about site specific findings for the design guidelines sections that cannot be met.

APPLICANT'S SUBMITTAL:



Site Plan





Figure 2 - Ervin Carother House

The proposed structure is a relatively small structure (dictated by steep terrain and applicant's intention for modest sized retirement home) in the vernacular style typical for the area. The building consists of a main floor living area of 812 sq. ft., lower floor bedroom area of 1178 sq. ft., and a loft area of 136 sq. ft. over the entry for total finished living area of 2126 sq. ft., and attached single garage with floor level 1' above main floor level. Intention for the design is to replicate the outcome of a typical "sequenced" historic development where the residence was initially constructed followed by garage or carriage house, and ultimately a visually subordinate connecting structure for the occupant's comfort and convenience. (similar to the historic Capt. Miller house on the corner of 99E and Hedges St. - see attached photo) In the proposed structure this connecting element contributes significantly to maintaining a modest footprint since the 3 bedroom lower level requires more square footage than the main living area. Because of the sloping terrain a simple 6x10 brick paved porch is proposed.

(similar to historic Ervin Carothers house on 3rd - see attached photo) Two levels of deck are reflected on the rear of the proposed structure. Although view of the rear elevation will be significantly obscured by mature vegetation, because of the slope of the site it is realized the decks will be more apparent than the building facade. To render the most refined appearance possible the intention is to include finished ceilings of 1x4 tongue and groove over both decks and spaced 1x3 (to allow drainage) below the lower deck to conceal deck framing.

Siting of the proposed structure as shown on the preliminary plot plan reflects a requested waiver of the garage setback (because of the steep topography) and asphalt driveway approach and hammerhead

constructed in the right-of-way. Walkway of concrete pavers would connect front porch, garage man door and driveway. A small patio area of 1/4" - crushed stone at guest bedroom French doors is planned - no other hardscape is proposed. Some 3' - 4' stone landscape walls will be necessary for initial grade transitions at right of porch and left of garage, however the intention is to step the foundation as needed to leave the existing topography as completely unaltered as possible. Intentions for landscaping are to essentially restore any disturbed areas on the sides and rear to native condition and create planting areas of native plants in the front where filling will occur.



Figure 1 - Coburn House

Exterior detailing is intended to replicate that rendered on the Coburn House located at 902 S McLoughlin Blvd to include entrance door with oval decorative glass with flanking sidelights. Entrance door and the windows on the main house front facade will be ornamented with shouldered head trim and the remaining windows will be detailed with a pedimented head trim.

Proposed exterior products include the following:

- > 1x8 #105 pattern dutchlap siding fiber cement or cedar
- > Laminated composition roofing
- > Fiberon traditional style composite deck railings - dark brown
- > 2' square patio pavers on pedestal system - upper deck
- > 1x4 spaced ipe decking - lower deck
- > Milgard fiberglass windows - dark brown
- > Medium gray house color with cream trim, rust accent color at entrance door

II. FINDINGS OF FACT:

Zoning:

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

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

APPLICANTS SUBMITTAL:

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.

Applicant's Response: "Proposed development of new SFR for residential use only consistent with historic uses."

Staff 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 zero lot line setback in the front yard south of 3rd Ave. – This is being proposed as to mitigate for massing on a steep slope and eliminate removing more of the existing lot than necessary.*
- *House placement has been designed to accommodate for the existing topography. The northern half of the lot is steeper in relation to the southern half of the lot.*
- *5,000 square foot lot.*
- *The applicant has proposed to use concrete retaining walls in the right front yard to step elevations.*
- *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.*
- *The entire structure has been designed in channel siding*

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.

Applicant's Response: "Proposed development is a conservatively sized structure intended to preserve as much natural area undisturbed as possible."

Staff Finding: Complies with Condition: The subject property is in Oregon City's geologic hazards overlay and natural resources overlay. The proposed home has been designed in an attempt to mitigate having to bring any addition fill onto the site. Due to the steep nature of the site's topography, the applicant has proposed to mitigate for the massing on the north side of the building by installing a vegetative buffer (illustrated in the elevation pictures above). The applicant has indicated that he would not want to bring any additional fill onto the site.

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.

Applicant's Response: "Surrounding residences are a mix of age and architecture. Proposed residence is rendered in the Vernacular style consistent with typical original development."

Staff Finding: Complies with Condition: The homes located along 4th Ave. are primarily single family dwelling on lot of 5,000, and 10,000 square feet. The proposed single family home has been proposed to be constructed in the Vernacular style with preservation incentives for setbacks in order to reduce massing and mitigate for encroachment on the surrounding neighbors. This Vernacular style includes the following characteristics:

- *Proposed zero lot line setback in the front yard south of 3rd Ave. – This is being proposed as to mitigate for massing on a steep slope and eliminate removing more of the existing lot than necessary.*
- *House placement has been designed to accommodate for the existing topography. The northern half of the lot is steeper in relation to the southern half of the lot.*
- *5,000 square foot lot.*
- *The applicant has proposed to use concrete retaining walls in the right front yard to step elevations.*
- *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.*
- *The entire structure has been designed in channel siding*

The deeper second story deck on the north side of the proposed home is not historically appropriate in context of the Canemah Historic District, and shall be reduced to be equal in depth as the deck on the first story of the proposed 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

Applicant's Response: Vacant lot - preservation N/A

Staff Finding: Currently there are no structure on the existing lot. The subject property is encumbered by the natural resources and geologic hazards overlay.

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

Applicant's Response: "New residential development will bring vitality and meet increasing need for new housing. Quality construction of compatible architecture as proposed will bring increased value to neighboring properties."

Staff Finding: Complies with Condition: The proposed single family home has been designed in the Vernacular style and will be contextual appropriate with the Canemah Historic District. This Vernacular style includes the following characteristics:

- *Proposed zero lot line setback in the front yard south of 3rd Ave. – This is being proposed as to mitigate for massing on a steep slope and eliminate removing more of the existing lot than necessary.*
- *House placement has been designed to accommodate for the existing topography. The northern half of the lot is steeper in relation to the southern half of the lot.*
- *5,000 square foot lot.*
- *The applicant has proposed to use concrete retaining walls in the right front yard to step elevations.*
- *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.*
- *The entire structure has been designed in channel siding*

The deeper second story deck on the north side of the proposed home is not historically appropriate in context of the Canemah Historic District, and shall be reduced to be equal in depth as the deck on the first story of the proposed 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 (4) The effect of the proposed new structure on the historic value of the district or historic site;

Applicant's Response: "Conservative size and style of the proposed structure intended to be compatible with historic precedence. 24' setback from east boundary combined with 12' pedestrian ROW intended to minimize intrusion on the only neighboring residence."

Staff Finding: Complies with Condition: The proposed single family home has been designed in the Vernacular style with a request to preservation incentives to reduce the front yard setback to 0 feet to mitigate for the impacts on the subject site and surrounding neighbors. The northern portion of the site has a steeper topography than the southern half of the lot. The application has proposed to move his home to the southern property line to reduce the impact of massing on the subject property.

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:

Applicant's Response: "Vernacular style proposed is intended to be compatible with historic norms for the area and current design guidelines."

Staff Finding: Complies with Condition: The proposed single family dwelling has been designed in the Vernacular style. Additionally, the applicant has proposed an enclosed walkway between the home and

the garage. This connection was made primarily due to the geography of the site and not removing more fill than necessary. The applicant has recessed the walkway and removed it from being a primary feature of the front of the house. Additionally, the lower level of the house is designed in a way that provides for living space underneath the garage, and removing the walkway would create a feature where the basement level would be the roof at the ground level. The applicant has proposed to mitigate for the massing by adding vegetative screening on the rear of the house.

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

Applicant's Response: "The design for the structure as proposed is intended to minimize the geographic footprint and environmental impact on the site and would meet or exceed current best practices for energy consumption."

Staff Finding: Complies with Condition: The applicant has proposed to install a vegetative buffer on the north side of the property in an effort to reduce the onsite massing. The applicant has also rearranged the design of the proposed home and is now requesting preservation incentives for a zero front yard setback along the southern property line. The applicant is proposing this action in an effort to reduce massing and environmental impacts on the steepest portion of the lot.

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.*

Applicant's Response: Applicant requests 0' - 1' front setback to garage due to steep topography and closer alignment with adjoining residence.

Staff Finding: Complies with Condition: "Applicant requests 0' - 1' front setback to garage due to steep topography and closer alignment with adjoining residence." A revised notice identifying the preservation incentives was completed.

Staff generally supports the ability for applicants to site new single family construction as close to the ROW as possible on down sloped lots to lessen the driveway length and building mass. In Canemah, there can be 20-30 feet of unbuilt ROW between the road and the property line. Historically garages were built long after the original home were constructed in areas that provided the easiest accessibility to the road.

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

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?*

Applicant's Response: "Vacant lot on the north side of 4th Ave in the Canemah National Register Historic District. The property is bordered by a residence at 405 4th on the east and undeveloped Miller St ROW on the west and a residence at 410 3rd to the North."

Staff Finding: Complies with Condition: The subject property is currently undeveloped and is located on the north side of 4th Ave., approximately one parcel removed, on the northeast, from the intersection of 4th Ave. and Miller St. Additionally the subject property is inundated by the by geologic hazards throughout the entire parcel.

The applicant is proposing a new single family home on the subject parcel listed above. The proposed structure has been proposed to be constructed in the Vernacular style. The first story of the building will consist of 136 square foot loft, the main level will consist of an 812 square foot living area, and the lower floor will consist a 1,178 square foot bedroom area creating a 2,126 square foot structure. The rest of the Vernacular style includes the following characteristics:

- *Proposed zero lot line setback in the front yard south of 3rd Ave. – This is being proposed as to mitigate for massing on a steep slope and eliminate removing more of the existing lot than necessary.*
- *House placement has been designed to accommodate for the existing topography. The northern half of the lot is steeper in relation to the southern half of the lot.*
- *5,000 square foot lot.*
- *The applicant has proposed to use concrete retaining walls in the right front yard to step elevations.*
- *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.*
- *The entire structure has been designed in channel siding*

The deeper second story deck on the north side of the proposed home is not historically appropriate in context of the Canemah Historic District, and shall be reduced to be equal in depth as the deck on the first story of the proposed 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

Applicant's Response: "The proposed residence is rendered in the vernacular style typical for the area."

Staff Finding: Complies with Condition: The proposed single family home has been designed the Vernacular style with an enclosed breezeway / walkway (see breezeway section below) and requested preservation incentives for a zero foot lot line adjustment on the front property line. This Vernacular style includes the following characteristics:

- *Proposed zero lot line setback in the front yard south of 3rd Ave. – This is being proposed as to mitigate for massing on a steep slope and eliminate removing more of the existing lot than necessary.*
- *House placement has been designed to accommodate for the existing topography. The northern half of the lot is steeper in relation to the southern half of the lot.*
- *5,000 square foot lot.*
- *The applicant has proposed to use concrete retaining walls in the right front yard to step elevations.*
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- *The entire structure has been designed in channel siding*

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?

Applicant's Response: "Proposed design includes requested waiver of front setback to the garage due to constraints of the topography. Proposal is otherwise intended to be compatible with all other setbacks and design guidelines."

Staff Finding Complies with Condition: Staff recognizes and agrees with the proposed preservation incentives in an effort to reduce massing and lessen the adverse impact on surrounding neighbors. Other than the adjustments to the side and front yard setbacks, the building size and vernacular design style is appropriate with the other home located along 4th Ave.

SIZE	<i>The overall size of the building and that relationship to its style and context</i>	
ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
Heights	<p>The building heights to be similar to the neighborhood historic context and appropriate to the style chosen.</p> <p>Important Heights include:</p> <ul style="list-style-type: none"> • Main level height above grade • Grade to eave and main ridge • Grade to parapet • Individual story height • Number of stories  <p>McLoughlin Commercial Style buildings on 7th Street from Center to John Q. Adams can range from a tall single story to the approximate height of the existing historic buildings to provide new, but appropriately sized context.</p> <p>McLoughlin Commercial Use Buildings in a Residential Style: maximum height similar to residential use.</p> <p>Canemah Commercial use buildings: maximum height is higher than residential use; Maximum 2 ½ stories.</p>	<p>Residential buildings that vary more than 20% from heights of the historic neighborhood context buildings unless approved by the HRB.</p> <p>Residential building ground levels that are elevated less than 18" above grade, unless there are topographic considerations</p>  <p>Canemah Residential: greater than 1½ story maximum height plus basement</p> <p>McLoughlin Residential: greater than 2½ story maximum height plus basement</p> <p>Commercial use buildings greater than 3 stories</p>

The applicant has provided a design that, because of grade, includes a subbasement, which is not allowed by the design guidelines. The applicant has attempted to revise the drawings to bring the house to the property line and lift the main floor an extra foot. He has also shown how much additional fill would need to be added to address the problem, which either creates the need for large terrace walls, which is generally not an appropriate approach for a site located within the Geologic Hazard area of the city. Staff recommends the applicant work with staff during the construction process to incorporate as many simple rockery terracing elements as appropriate and further incorporate deciduous and evergreen elements into a revised landscaping plan to further block the subbasement from neighboring and 3rd Avenue views. Additional landscaping is required to reduce the massing of the house along the north and east side of the property. Staff recommends the applicant install a vegetative buffer on the north side of the building to reduce the appearance of a home that is greater than 1 ½ stories (plus basement) in height.

The first story of the building will consist of 136 square foot loft, the main level will consist of an 812 square foot living area, and the lower floor will consist a 1,178 square foot bedroom area creating a 2,126 square foot structure. The key compatibility question lies in breaking up the mass without losing the simplified nature of the vernacular architecture and providing opportunities for obscuring site views though the introduction of evergreen and deciduous trees.

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.

Applicant's Response: "Proposed structure in the vernacular design is intentionally conservative in scale to minimize visual impact in a steep slope environment."

Staff Finding: Complies with Condition: The proposed single family home has been designed in the Vernacular style, staff believes the submitted design meets the context and intent of the Canemah Historic District. This Vernacular style includes the following characteristics:

- *Proposed zero lot line setback in the front yard south of 3rd Ave. – This is being proposed as to mitigate for massing on a steep slope and eliminate removing more of the existing lot than necessary.*
- *House placement has been designed to accommodate for the existing topography. The northern half of the lot is steeper in relation to the southern half of the lot.*
- *5,000 square foot lot.*
- *The applicant has proposed to use concrete retaining walls in the right front yard to step elevations.*
- *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.*
- *The entire structure has been designed in channel siding*

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

Spacing

Maintain similar spacing to context buildings and the neighborhood.

Canemah, South of 3rd: House spacing is more irregular, but privacy is to be maintained. Adjust the siting to preserve mature plantings. Houses closer than 15 feet to the lot line require visual screening from one another

Applicant's Response: "A 24' setback from the East property line is proposed to provide ample spacing from the only nearby development."

Staff Finding: Complies with Condition: The applicant has request preservation incentive for a zero lot line set back on the front (south) property line. Staff generally supports the ability for applicants to site new single family construction as close to the Right-of-Way as possible on down slopped lots to lessen the driveway length and building mass.

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

Accessory Buildings

Accessory buildings are subservient to the primary building and provide auxiliary use. They are to be located at less visible areas such as the side or back of the primary building. Where topography issues arise, detached garages may be located in the front yard if offset from the main façade

Applicant's Response: "N/A"

Staff Finding: Complies as Proposed: No accessory building have been proposed.

Roofs

Canemah: cross gabled roofs; a secondary wing or addition with a perpendicular gable at the main roof ridge line; allowable if it is a lower story or lower ridgeline

Applicant's Response: "Proposed design includes 1 major ridge (house) and one minor ridge (garage) both perpendicular to 4th Ave with 10/12 or 12/12 slope and smaller 5/12 connecting element and 5/12 pitch covered porch and deck."

Staff Findings: Complies as Proposed: The proposed single family home has been designed with a roof pitch of steeper than 8:12. The proposed roof appears to be contextually appropriate for the Canemah Historic District

Breezeways and covered walkways

Breezeways and covered walkways provide sheltered links between buildings and accessory structures. They can provide access to or separation from different building uses, as a means for reducing large building massing and to promote use of accessory buildings.

Mixed use commercial: breezeways may provide a means of connecting grouped smaller buildings. Canemah, South of 3rd: Use of breezeways or covered walkways by HRB approval.

Applicant's Response: "Design includes interior connection between house and garage similar to one noted on the historic Capt. Miller house on Hedges St. and 99E."

Staff Finding: Complies as Proposed: Though not a breezeway or covered walkway, the connection between the main portion of the home and the garage on the main floor provides the appearance of a breezeway. There is a proposed connection between the house and garage which conforms to similar connections within the Canemah Neighborhood, specifically the Captain Miller House is located on Hedges St. and 99E. The applicant has used this connection to create a compatible relationship between the proposed house and the garage. The applicant is making an effort to reduce the amount of fill he needs to remove from the site, while reducing the overall massing of the proposed home. The walkway has been recessed from the front façade to reduce massing on along the front of the home and place the garage as a separate element, which is consistent throughout the Canemah Neighborhood. The applicant will be required to install vegetative screen in along the back of the home to reduce the impact of massing along the north side of the house.

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.*

Applicant's Response: "Siding proposed to be 1x8 #105 channel (dutchlap) installed horizontally with 1x6 corners and 1x5 window wraps consistent with most prevalent historic design."

Staff Finding: Complies as Conditioned: The proposed 1x8 #105 channel (dutchlap) siding is consistent with the context with the Canemah Neighborhood, however, the orientation around the windows and in the peaks of the home is not consistent with the contextual design. Per the Guidelines for New Construction Oregon City Historic Districts - Ornament: Exterior decoration is modest, consisting of scroll-work brackets at the top of porch pillars, plain cornerboards and simple window trim. Most houses do not feature spindlework in the peaks of their gable roofs.

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

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?*

Applicant's Response: "Proposed exterior detailing is limited to a belly band with water table at the main floor line and a small area of vertical 1x4 v groove over a header band in each gable to soften scale and add a mild area of visual interest."

Staff Finding: Complies as Proposed: The proposed detailing is within the design standards of the Guidelines for New Construction and within the context of the Canemah Neighborhood character.

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

Applicant's Response: "Final colors, finishes and plantings TBD."

Staff Finding: Complies as Conditioned: 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 colors of the building should complement those of surrounding buildings. The has proposed to install landscape fencing on the northern side of the home to help reduce some of the massing created by the topography and eliminate the appearance of a subbasement. The applicant has also indicated they will install additional landscaping shrub on the east side of the home to help mitigate massing on that portion of the building.

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 with 300 feet of the subject property for a 20 day public comment period beginning October 25, 2016.

A revised public notice was again sent out on February 1, 2017 with a request for preservation incentives, placing the home at a zero front yard setback. One comment was received from Mr. Edgar who had concerns with massing, design elements, and geotechnical review of the site.

IV. CONCLUSIONS AND RECOMMENDATIONS

Based on the following findings, staff recommends that the Historic Review Board approve the proposed development with conditions, and encourage the owners to retain the dimension of the front addition and when appropriate, return the front windows to their original configuration and material.

Alternately, if the Board determined that the addition can be found to be compatible with the historic house, staff recommends that the HRB provide specific findings for the approval in any motion approving the project to ensure that this decision remains site and project specific and does not create a blanket precedent for future projects.

Exhibits

1. Vicinity Map
2. Applicant Submittal
3. Design Advice, December HRB Meeting (On File)
4. Public Comments (On File)