

**From:** [Ronald Bistline](#)  
**To:** [Kelly Reid](#); [Mark Beirwagen](#); [Laura Stone](#); [David Stone](#)  
**Subject:** Changes to drawings for submission  
**Date:** Monday, September 16, 2019 1:34:02 PM

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Kelly,

A couple things for the HRB submission you asked me to send.

We are going to have the front elevation up 1 or 2 ft. higher than the architect shows and also a step down from the main floor onto the deck which will help with massing and lessen the number of steps onto the front porch.

The architect also shows cedar decking which we would like to change to dark "trex" type decking since it is not visible from the street due to the home height and set back up hill.

Thank you,

Ron Bistline  
503-396-2316

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### TYPE III –HISTORIC REVIEW BOARD SUBMITTAL

Date  
8/23/2019

**APPLICANT:** Name: Bistline Enterprises Limited  
Address: PO Box 541  
Beavercreek, OR 97004

**OWNER:** Name: Ron Bistline  
Address: 712-4 Ave.  
Oregon City OR 97004

**REQUEST:** Description of project: Single Family home with unattached garage

**LOCATION:** Address: (Proposed) 708-4 Ave.  
Oregon City, OR 97004  
Map and tax lot number: "Lot 2 Block 13 Canemah". No Situs Address,  
Clackamas APN 3-1E-01AA-02601.

#### I. BACKGROUND:

##### 1. Existing Conditions:

*Vacant lot  
Zoning R-6*

##### 2. Project Description:

*The applicant is seeking design review approval for a proposal to construct a new single-family home on a site that is currently 5,000 square feet. The site is adjacent to an existing 1-story single-family home located at 716 4th Avenue to the southwest and adjacent to an existing 1.5-story single-family home located at 702 4th Avenue to the northeast. Access to the TL02601 lot is problematic due to topography.*

*The owner has secured an access easement across TL2700 (716 4th Ave) to gain access to the new site (See site plans). There is already a vehicular access to 4th Ave at the NE corner of TL2700 through the driveway for 712 4th Ave; this will be used.*

*By code definition, the proposed structure is a 1.5-story vernacular design. The house's main entry will face 4th Ave and its address will be on 4th Ave as well.*

## CODE RESPONSES:

### 17.40.060 - Exterior alteration and new construction.

- A. *Except as provided pursuant to subsection I of this section, no person shall alter any historic site in such a manner as to affect its exterior appearance, nor shall there be any new construction in an historic district, conservation district, historic corridor, or on a landmark site, unless a certificate of appropriateness has previously been issued by the historic review board. Any building addition that is thirty percent or more in area of the historic building (be it individual or cumulative) shall be considered new construction in a district. Further, no major public improvements shall be made in the district unless approved by the board and given a certificate of appropriateness.*
  - B. *Application for such a certificate shall be made to the planning staff and shall be referred to the historic review board. The application shall be in such form and detail as the board prescribes.*
  - C. *Archeological Monitoring Recommendation. For all projects that will involve ground disturbance, the applicant shall provide,*
    - 1. *A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the applicant; and*
    - 2. *A letter or email from the applicable tribal cultural resource representative of the Confederated Tribes of the Grand Ronde, Confederated Tribes of the Siletz, Confederated Tribes of the Umatilla, Confederated Tribes of the Warm Springs and the Confederated Tribes of the Yakama Nation indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the applicant.*
- If, after forty-five days notice from the applicant, the Oregon State Historic Preservation Office or the applicable tribal cultural resource representative fails to provide comment, the city will not require the letter or email as part of the completeness review. For the purpose of this section, ground disturbance is defined as the movement of native soils.*
- D. *[1.] The historic review board, after notice and public hearing held pursuant to Chapter 17.50, shall approve the issuance, approve the issuance with conditions or disapprove issuance of the certificate of appropriateness.*
  - F. *For construction of new structures in an historic or conservation district, or on an historic site, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:*
    - 1. *The purpose of the historic conservation district as set forth in Section 17.40.010;*
    - 2. *The provisions of the city comprehensive plan;*
    - 3. *The economic effect of the new proposed structure on the historic value of the district or historic site;*
    - 4. *The effect of the proposed new structure on the historic value of the district or historic site;*

5. *The general compatibility of the exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used in the construction of the new building or structure;*

**Applicant response:**

***We are familiar with the purpose and goals of the Canemah Historical District. The architect for this project (OutsideArchitecture) is the same architect that designed the current home being built at 704 3rd Ave., which went through HRB last year (HRB 18-09). We have read the comprehensive plan with respect to the Canemah Historical District and embrace the history of the area for this project. It is an honor to have the opportunity to build something again in the historical district. We hope to make a substantial contribution to the area while respecting the inventory of historic homes in Canemah.***

***Residential styles of the period (1860-1910) were simplistic designs with compact floor plans and gable roofs. In the district, this style home is known as "Vernacular." In reality, Vernacular styles look very different in other parts of the country. It simply means "local style."***

***I believe the proposed structure will enhance the historic value of the district.***

***The garage plans have been updated to the suggestions from the HRB design advice meeting (PC 19-018) held on 2-26-2019. During the HRB design advice meeting there were no changes suggested for the home design, so it is being submitted as shown during that meeting. The garage roofline has been updated and the garage doors have been noted to be carriage style per the city advisor.***

6. *Economic, social, environmental and energy consequences;*
7. *Design guidelines adopted by the historic review board.*

**Design Guidelines for New Construction - Canemah**

**1. STYLE**

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

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

**Applicant response:**

***The predominant style of the historic homes in this part of Canemah is Vernacular, so we are choosing that style to work with. The Bungalow style is also allowed by the Guidelines, but it didn't seem to lend itself as well to this site. Bungalows are typically lower and squarer in the footprint. Over the years, a few newer Craftsman-style homes were built.***

***The proposed building has the important features found in the Vernacular style of the neighborhood and surrounding homes. The photographs included with this application allows the viewer to compare the elements listed in this application with historic structures on 4th Ave and in other parts of Canemah***

## 2. SITE

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

Residential buildings are to face the street squarely with their primary face in full view, and to be set back from lot lines and be spaced from one another similar to the immediate neighborhood. The primary structure is to be placed in the primary position with accessory structures in a service or ancillary position except where topography is an issue. Yard area between the house and street to primarily be planted with minimal paving only for pedestrian access and for vehicle movement. More private activity spaces to be located at the less public areas of the site.

### SITE CHARACTERISTICS OF THE VERNACULAR STYLE IN CANEMAH

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

### Applicant Response:

***The proposed home will face squarely to the street (4<sup>th</sup> Ave) on the 50x100 lot. The primary face (front) of the home will be in full view from 4<sup>th</sup> Ave. Front and side Setbacks will be larger than required (no preservation incentives setbacks will be required or submitted for this project).***

***The unattached garage will be behind the home and offset from the house (not visible from 4<sup>th</sup> Ave due to topography). The garage parking cement retaining wall on the back of the property will not be visible from 4<sup>th</sup> Ave. There will be an HRB guideline wood fence on the Northeast side for small children animal control protection (currently there is a non-approved steel post wire fence between the property lines constructed by 702 4th Ave). The current partial wood fencing on the property's Southeast side in the City ROW will be removed.***

## 3. BUILDING FORM

Address the overall size, shape and bulk of the building. The architectural style used for the building defines many aspects of its appropriate form and proportions. Excessive variation in the size, shape, or configuration creates an inappropriate solution that is stylistically incorrect and not complementary to the district. The building form needs to relate to the buildings in the immediate neighborhood, and to

take into account both similarities and changes on the block. The new building form shall reference the principles, proportions and scale of a historically appropriate style.

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

- Form easily allows additions and alterations such as increases in family size, activities or changing technology; generally smaller in size than McLoughlin.
- Shape: rectangular in plan, with smaller rectangular combinations to primary form; Rectangular or square form reinforced on façade. L-plan, T-plan options.
- Height: Maximum 1 ½ stories in height; Basement option.
- Proportions: Height (eave) to maximum width: 1:1 Height to Depth: can vary greatly.
- Roof: gable, of not less than 8:12 pitch, 10:12 and steeper are preferred. No cross-gable roofs; Possible wing or addition with lower ridgeline that is perpendicular or is offset.

#### **Applicant Response:**

***This designed 1.5 story rectangular Vernacular home will have less than 900 sqft per floor living space (24'x 37'); total home sqft living space is 1,776. The square footage is similar to or smaller than the historical homes next to it and across the street. This home is the exact footprint of the home being built at 704 3rd Ave (HRB 18-09) below this home.***

***The home will not have a basement, but will have a step in the foundation for the slight topography of the property. The main house roof will have an 8:12 pitch. Front and rear porch roofs will have a 4:12 pitch.***

***The garage size is under the maximum allowable footprint of an accessory building 576 sqft. The garage will not be visible from 4th Ave.***

#### **4. DESIGN COMPOSITION**

Include a range of more detailed design issues that address groups of elements, individual elements, their design and how they relate to the overall composition and finish. The principles place a traditional emphasis on the design's composition as seen from the exterior, rather than as a result of interior functional planning requirements. They also outwardly convey a sense of quality craftsmanship. The design composition principles, being more detailed, and stylistically dependent, are typically developed after the previous principles are resolved. These principles also reflect historically appropriate materials, respective finishes, and unobtrusive integration of new technology.

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

- Lacks rigid system of exterior detailing that makes it a clearly definable architectural style; allows design flexibility and is inherently varied.
- Designed and built without assistance of a trained architect. Collaborative design evolved with homeowner and builder, based on familiar styles, features and products.
- Can combine features from other architectural styles popular during the historic period; simpler designs than McLoughlin.
- Porch: full or partial length at the front entry; if close to the ground, no railings; at main story only.
- Dormers: None.
- Materials: local, readily available.
- Windows: 1:1, double hung windows.
- Siding: horizontal board siding; typically shiplap, or channel; occasionally bevel.

- Ornament: Exterior decoration is modest, consisting of scroll-work brackets at the top of porch pillars, plain cornerboards and simple window trim. Most houses do not feature spindlework in the peaks of their gable roofs.
- Interior fireplaces and chimneys.

#### **Applicant Response:**

***We have carefully chosen design elements that are common to the styles in the Canemah Historical District. The details used are in a consistent manner throughout the design and in a way that is historically appropriate.***

***These elements include (but are not limited) to rooflines, rake boards, frieze boards, grouped and spaced windows, covered porches, lap siding, low- sloped roofs, half-lite doors, and front porch columns.***

***The building is appropriately simplistic in its design. When compared to other homes, this is a simple design. We feel that the level of ornamentation is moderate and appropriate for the Canemah Historical District. It will not detract from the neighborhood context and will be an asset to the fabric of the community.***

**\* *Porch railing:***

- a. The railing shall have least number of balusters as possible to meet building code***
- b. The 6" x 6" wrapped porch posts will be incorporated into the railing***
- c. The top and bottom railings will be perpendicular***

**\* *Perpendicular T&G siding under the front porch height will be approximately 4ft in height; Landscaping shall also be utilized to visually shield the massing under the porch.***

**\* *Steeply pitched Gable roof (primary roof form) with 1.5 story look (pg. 40 Guidelines)***

**\* *Covered porch with low sloped roof (pg. 36)***

**\* *Windows - Hung-style windows on front and rear of the home***

**\* *Doors - Stile and Rail wooden or clad exterior doors (pg. 55)***

**\* *Colors - traditional and historic colors (2; blue and white trim) pg. 56***

**\* *Proportion - similar proportion, rhythm and balance as other Vernacular designs in Canemah Neighborhood (pg. 44)***

**\* *Symmetry & Asymmetry - The proposed design utilizes with both a pleasing, balanced composition of roofs, doors, windows and wall planes. (pg. 43)***

**\* *Details. – Window and door trim, fascia boards and frieze boards will all be historically compatible. All trim will be wood with a smooth, painted finish.***

**\* *Textures - textures will be modest; fiber-cement lap siding (smooth, composition-roofing makes up the basic texture palette.***

*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 Response:**

***Does not apply. We are not eligible for historic status and therefore are not seeking incentives of any kind.***

**ALSO**

**Relevant Character Guidelines:**

Topography (see page 34 of Guidelines)

Landscaping (see page 34 of Guidelines)

Spacing (see page 36 of Guidelines)

Heights (see page 38 of Guidelines)

Widths (see page 38 of Guidelines)

Context Scale (see page 40 of Guidelines)

Volume (see page 40 of Guidelines)

Proportion (see page 44 of Guidelines)

Porches (see page 46 of Guidelines)

Dormers (see page 47 of Guidelines)

Foundations (see page 56 of Guidelines)

Windows (see page 63 of Guidelines)

Staff will review your application based on these guidelines. If you propose anything that does not meet these character guidelines, please include an explanation in your application of how your design differs and why you think it is still compatible with the District.

**Chapter 17.12 R-6 Single-Family Dwelling District**

**17.12.020 - Permitted uses.**

Permitted uses in the R-6 district are:

- A. Single-family detached residential units;
- B. Parks, playgrounds, playfields and community or neighborhood centers;
- C. Home occupations;



- D. Farms, commercial or truck gardening and horticultural nurseries on a lot not less than twenty thousand square feet in area (retail sales of materials grown on-site is permitted);
- E. Temporary real estate offices in model homes located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- F. Accessory uses, buildings and dwellings;
- G. Family day care provider, subject to the provisions of Section 17.54.050;
- H. Residential home per ORS 443.400;
- I. Cottage housing;
- J. Transportation facilities.

**Applicant Response:**

***Home will adhere to the R-6 Single-Family Dwelling District zoning requirements.***

**17.12.030 - Conditional uses.**

The following conditional uses are permitted in this district when authorized by and in accordance with the standards contained in Chapter 17.56:

- A. Golf courses, except miniature golf courses, driving ranges or similar commercial enterprises;
- B. Bed and breakfast inns/boarding houses;
- C. Cemeteries, crematories, mausoleums and columbariums;
- D. Child care centers and nursery schools;
- E. Emergency service facilities (police and fire), excluding correctional facilities;
- F. Residential care facility;
- G. Private and/or public educational or training facilities;
- H. Public utilities, including sub-stations (such as buildings, plants and other structures);
- I. Religious institutions.
- J. Assisted living facilities; nursing homes and group homes for over fifteen patients.

**Applicant Response:**

***Project does not apply to these conditional uses.***

**17.12.035 - Prohibited uses.**

Prohibited uses in the R-8 district are:

- A. Any use not expressly listed in Section 17.12.020 or 17.12.030.
- B. Marijuana businesses.

**Applicant Response:**

***Project does not apply to these Prohibited uses.***

**17.12.040 - Dimensional standards.**

Dimensional standards in the R-6 district are:

- A. Minimum lot areas, six thousand square feet;
- B. Minimum lot width, fifty feet;
- C. Minimum lot depth, seventy feet;

**Applicant Response:**

***Project applies to Canemah Historical Designs Dimensional standards.***

- D. Maximum building height, two and one-half stories, not to exceed thirty-five feet;

**Applicant Response:**

***Project applies to Canemah Historical Designs Dimensional standards.***

- E. Minimum required setbacks:
1. Front yard, ten feet minimum setback,
  2. Front porch, five feet minimum setback,
  3. Attached and detached garage, twenty feet minimum setback from the public right-of-way where access is taken, except for alleys. Detached garages on an alley shall be setback a minimum of five feet in residential areas.
  4. Interior side yard, nine feet minimum setback for at least one side yard; five feet minimum setback for the other side yard,
  5. Corner side yard, fifteen feet minimum setback,
  6. Rear yard, twenty feet minimum setback,
  7. Rear porch, fifteen feet minimum setback.

**Applicant Response:**

***Project applies to Canemah Historical Designs Dimensional standards.***

- F. Garage standards: See Chapter 17.20—Residential Design and Landscaping Standards.

**Applicant Response:**

***Project applies to Canemah Historical Designs Dimensional standards.***

- G. Maximum lot coverage: The footprint of all structures two hundred square feet or greater shall cover a maximum of forty percent of the lot area.

**Applicant Response:**

***Project applies to Canemah Historical Designs Dimensional standards.***

## **Material Selections:**

**Home Base Color:** Hale Navy-Blue (Benjamin Moore HC-154)

**Home Trim Color:** Silver Satin-White (Benjamin Moore 856)

**Window Sash Color:** Black (Marvin Integrity)

**Siding:** JamesHardie- Hardieplank Lap siding (smooth finish)

**Roofing:** Composition

**Windows:** Marvin Integrity-Fiberglass (Awning, Double hung and Casement)

**Doors:** Wood or Fiberglass with Half Light

**Decking:** Wood-Cedar

**Railings:** Wood-Cedar

**Stairs Home:** Wood-Cedar

**Stairs Garage:** Concrete

**Walkways and patios:** Concrete

**Driveway:** Asphalt

**From:** [Ronald Bistline](#)  
**To:** [Kelly Reid](#)  
**Subject:** Re: question regarding 4th Avenue property  
**Date:** Tuesday, September 17, 2019 3:27:44 PM

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Kelly,

Here are a couple pictures of the Shed...it was a safety hazard due to rotten support, garbage and rusty nails all over the outside.

There was also "LIVE" power (110v) run 3 inches underground to the shed from the neighbors house which was still turned on! I moved it on to their property and told them...It went to a power panel on the side of their house and I don't even know if it is fused.

Ron Bistline  
503-396-2316

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**From:** Kelly Reid <kreid@orccity.org>  
**Sent:** Tuesday, September 17, 2019 11:14 AM  
**To:** Ronald Bistline <ronbistline@hotmail.com>  
**Subject:** question regarding 4th Avenue property

Hi Ron,

Can you tell me whether the detached shed/garage that is existing on the property is still there and if you propose to remove it as part of this proposal?

Do you know any information about it? Year built, etc?

Kelly Reid, AICP, Planner  
Oregon City Planning Division  
698 Warner Parrott Road  
Oregon City, OR 97045  
(503) 496-1540

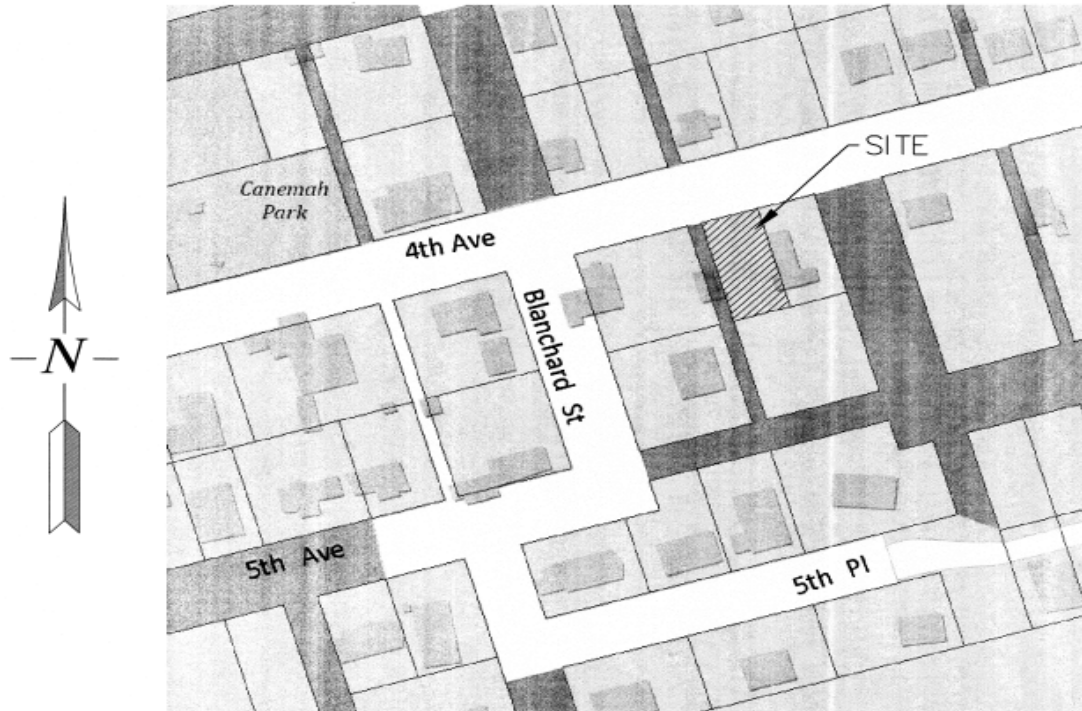
[kreid@orccity.org](mailto:kreid@orccity.org)

**Website:** [www.orccity.org](http://www.orccity.org) | [Recorder Page](#)

*PUBLIC RECORDS LAW DISCLOSURE: This e-mail is subject to the State Retention Schedule and may be made available to the public.*

## Photographs

Site Map: Lot 2, Block 13, Canemah (31E01AA TL 2601)



VICINITY MAP  
N.T.S



Property North: 702-4<sup>th</sup> Ave



Property to the South/East: 712-4<sup>th</sup> Ave.





Property across the street: 707-4<sup>th</sup> Ave



House currently being built on the next street below with the same footprint and designed windows and doors (same design architect being used for this project). 704-3<sup>rd</sup> Ave.









