



# City of Oregon City

625 Center Street  
Oregon City, OR 97045  
503-657-0891

## Staff Report

File Number: PC 19-018

**Agenda Date:** 2/26/2019

**Status:** Draft

**To:** Historic Review Board

**Agenda #:**

**From:** Kelly Reid

**File Type:** Planning Item

### **SUBJECT:**

Design Advice: New construction on a residential site in the Canemah National Register District.(4th Avenue between Apperson and Blanchard)

**RECOMMENDED ACTION (Motion):** Staff recommends the Board provides non-binding advice on the design of the new construction in Canemah.

**BACKGROUND:**The applicant has proposed development on 4th Avenue in Canemah and is seeking non-binding design advice.

The Historic Review Board created the design advice process as a way to interact with applicants at the beginning of the design process. These interactions are at publicly noticed meetings and are entered into the record if the applicant submits for historic land use approval.

### **BUDGET IMPACT:**

Amount:

FY(s):

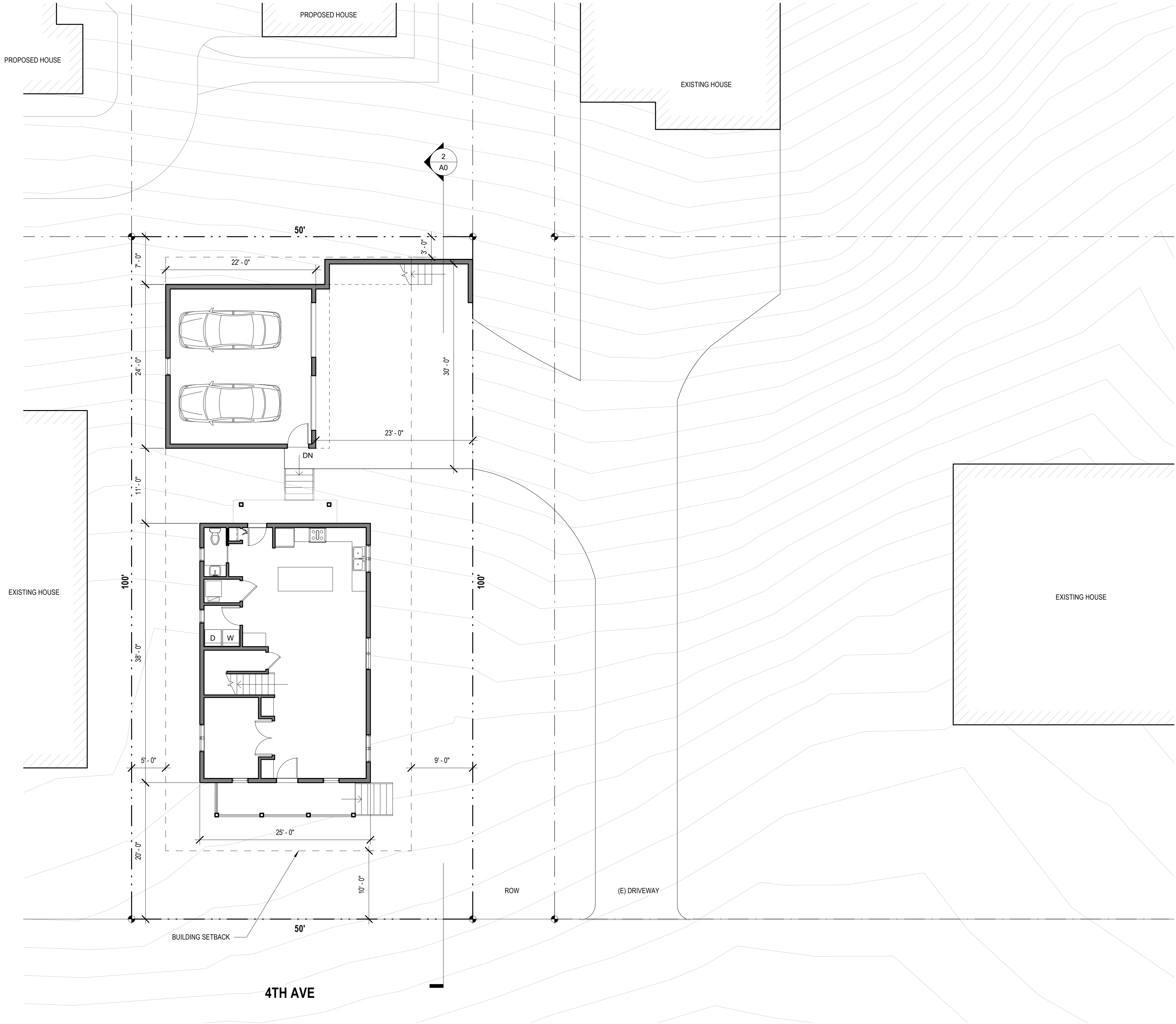
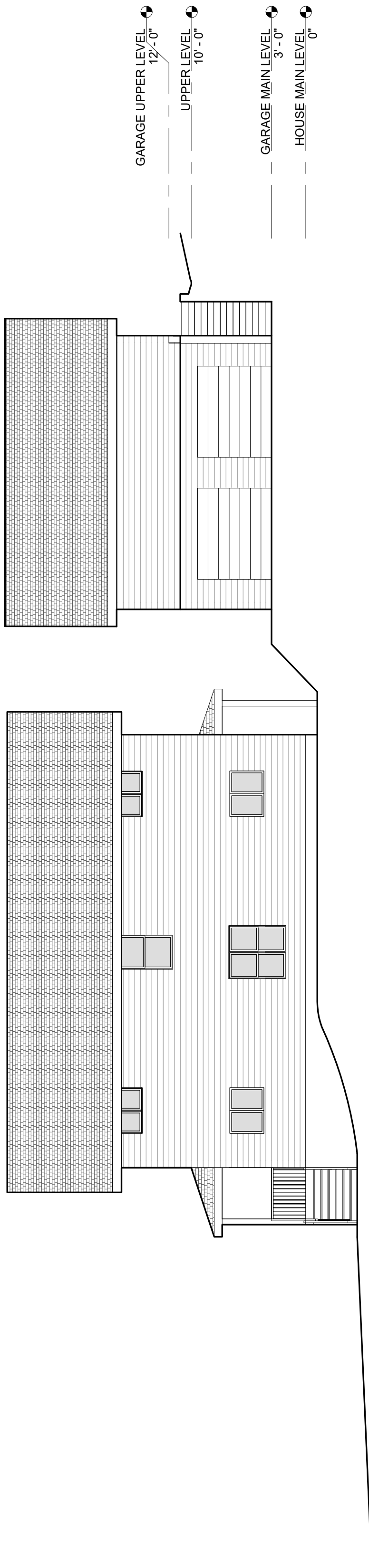
Funding Source:

## **708 4<sup>th</sup> Ave Design Advice**

Proposed house exterior features (Window placement and front door placement) has been changed from the house approved a few months ago on 3<sup>rd</sup> Ave. The width of the house has been reduced from original concepts to fit closer to the width of neighboring houses next to and across the street on 4<sup>th</sup> Ave, (this house footprint and garage are the same size as the recently approved house on 3<sup>rd</sup> Ave also).

Even with the Lot size restraints, we believe we do not need to ask for any incentives for Lot line adjustment. With the toe of the hill behind the property as shown in the attached TOPO map, the GEO Tech Engineer would like to hold the house closer to the front of the lot. As you know, current Front setbacks here are 10', but we would like to keep the main house at 20' from the property line which overall puts the house back 30' from the paved road. This allows us only to dig into the toe to put in the foundation/retaining wall because most of the hill has previously been dug out.

Oregon City Developmental Services would like us to use the existing driveway from the 716 property than have another driveway access onto 4<sup>th</sup> Ave. We have received approval from both 712 and 716 homeowners to make this possible. Covenant and responsibilities will be documented, signed and recorded for this access. Developmental Services will also allow for access across the 12' ROW to the property. The ground cover access may be gravel so future City ROW needs are available (this will be discussed when we submit for the City pre-application meeting after HRB advice).



1 SITE PLAN  
1/8" = 1'-0"

NOT FOR  
CONSTRUCTION

BISTLINE RESIDENCE  
708 4TH AVE  
OREGON CITY, OREGON 97045

| Revisions: |      |             |
|------------|------|-------------|
| No.        | Date | Description |

SD SET

Project # 19001

SITE PLAN

A0

Date: 02.12.2019

ABBREVIATIONS:

|             |      |
|-------------|------|
| AWNING      | AWNG |
| DOUBLE HUNG | DH   |
| CASEMENT    | CS   |

NOT FOR  
CONSTRUCTION

BISTLINE RESIDENCE  
708 4TH AVE  
OREGON CITY, OREGON 97045

| Revisions: |      |             |
|------------|------|-------------|
| No.        | Date | Description |

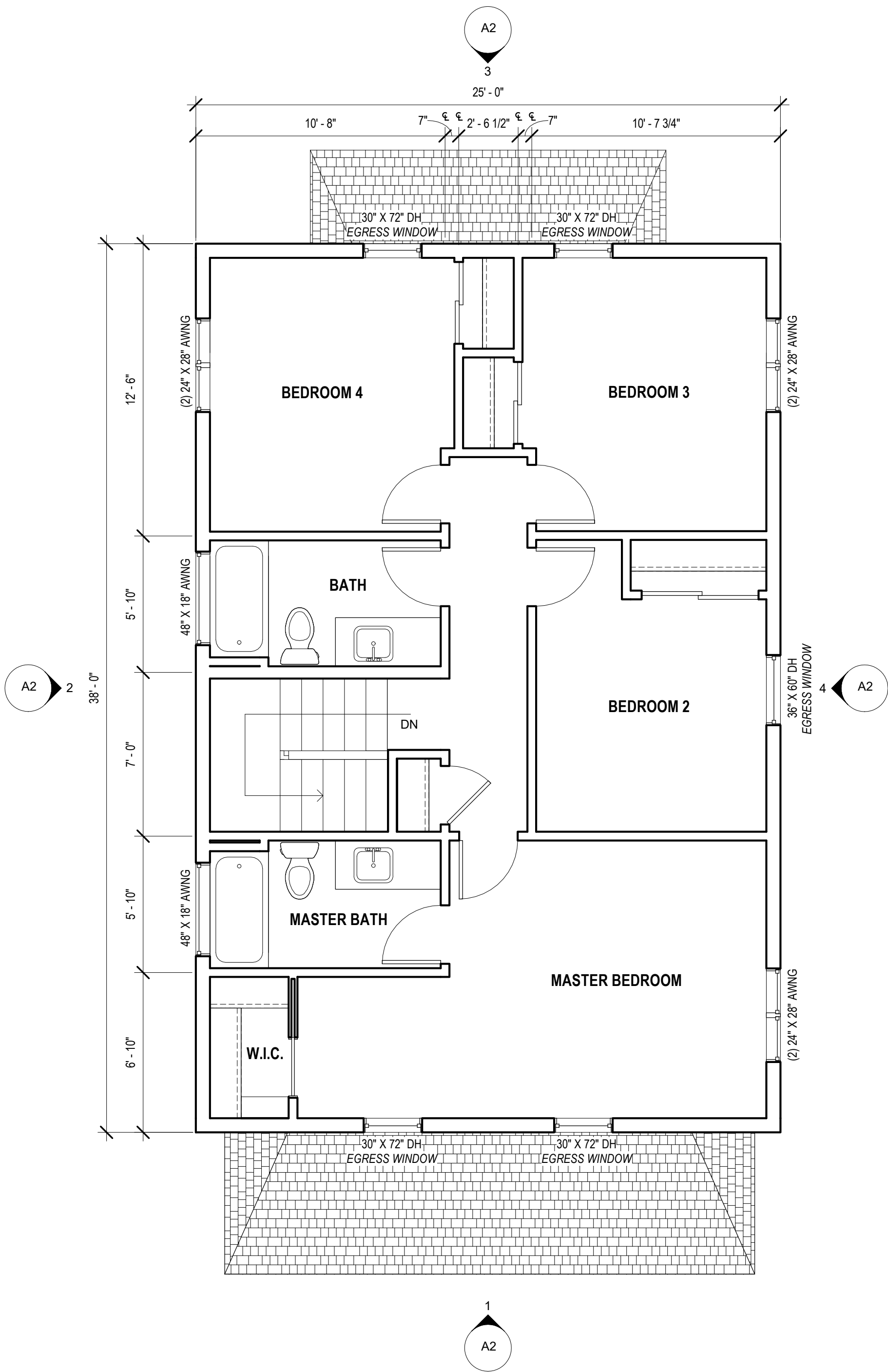
SD SET

Project # 19001

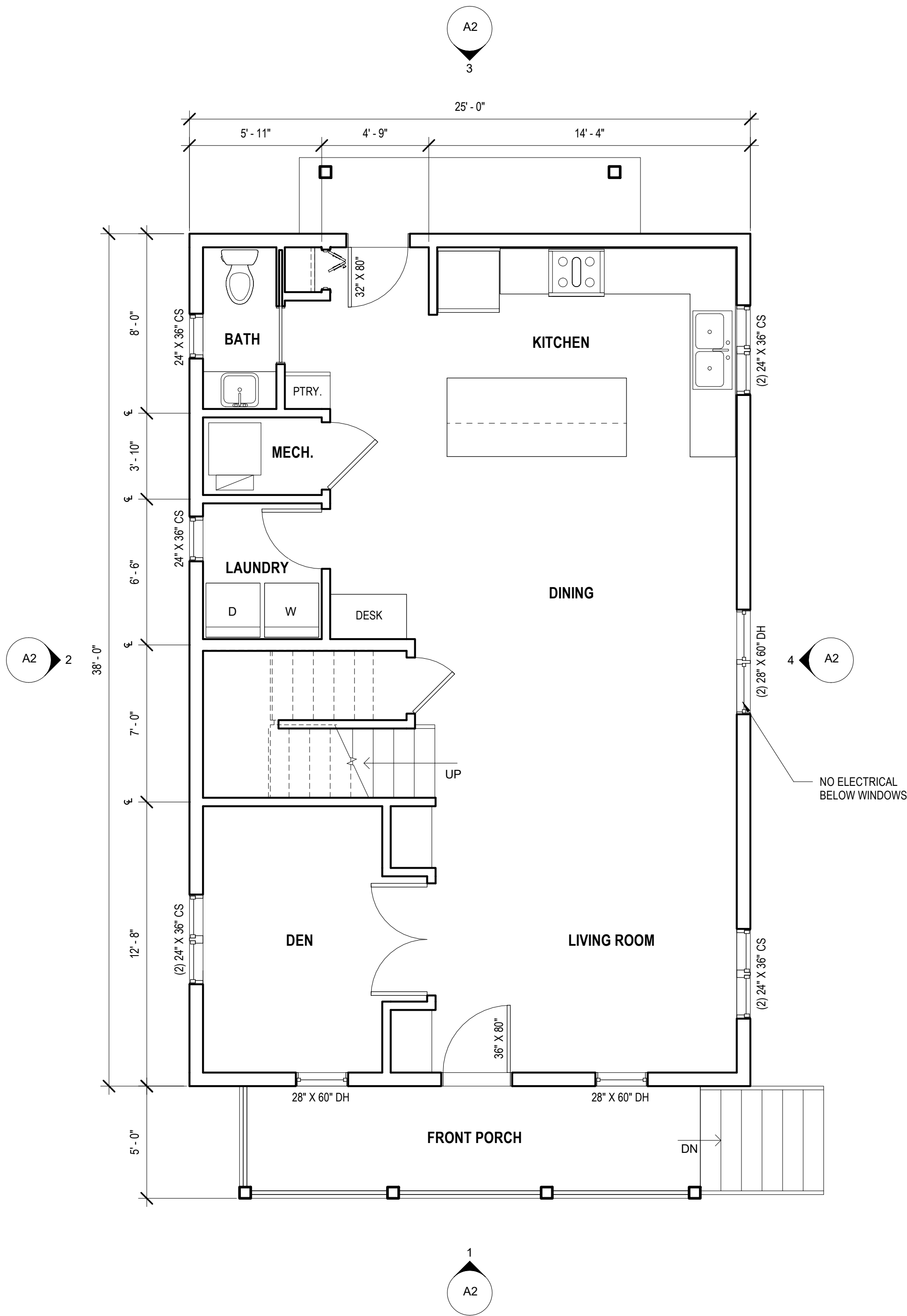
HOUSE FLOOR  
PLANS

A1

Date: 02.12.2019



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



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

NOT FOR  
CONSTRUCTION

BISTLINE RESIDENCE  
708 4TH AVE  
OREGON CITY, OREGON 97045

Revisions:  
No. Date Description

SD SET

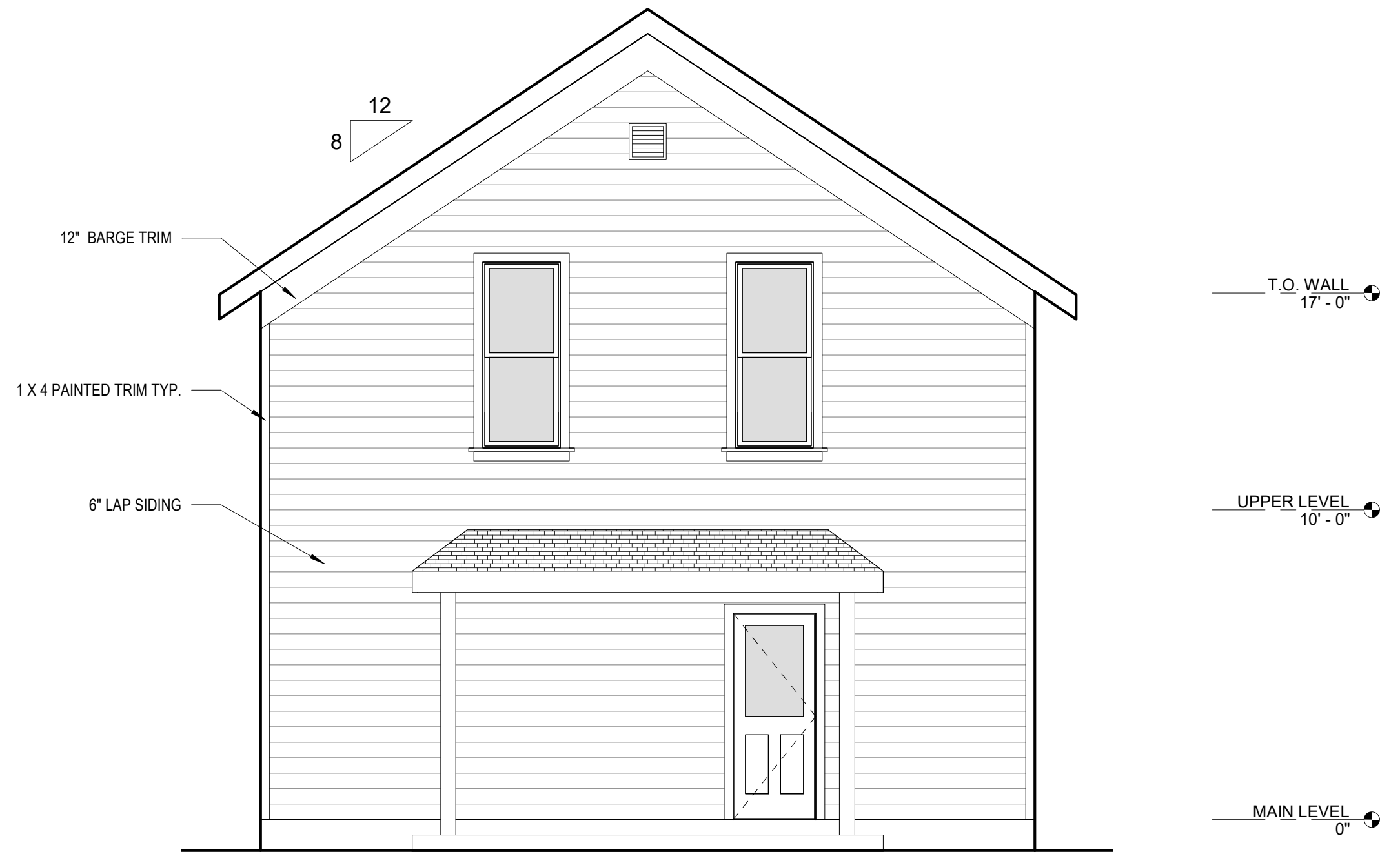
Project # 19001

HOUSE  
ELEVATIONS  
A2

Date: 02.12.2019



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



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



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



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

NOT FOR  
CONSTRUCTION

BISTLINE RESIDENCE  
708 4TH AVE  
OREGON CITY, OREGON 97045

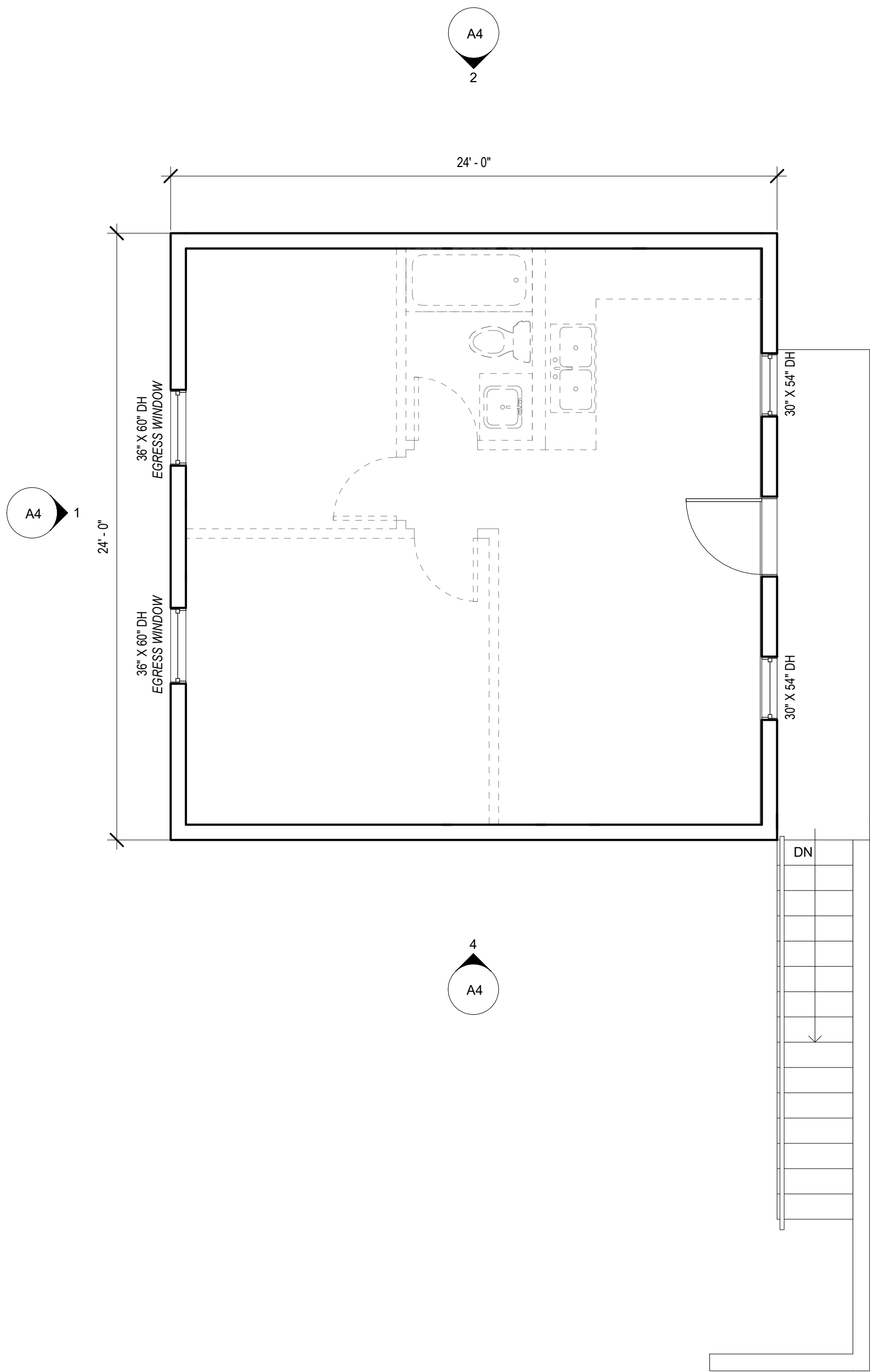
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| No.        | Date | Description |

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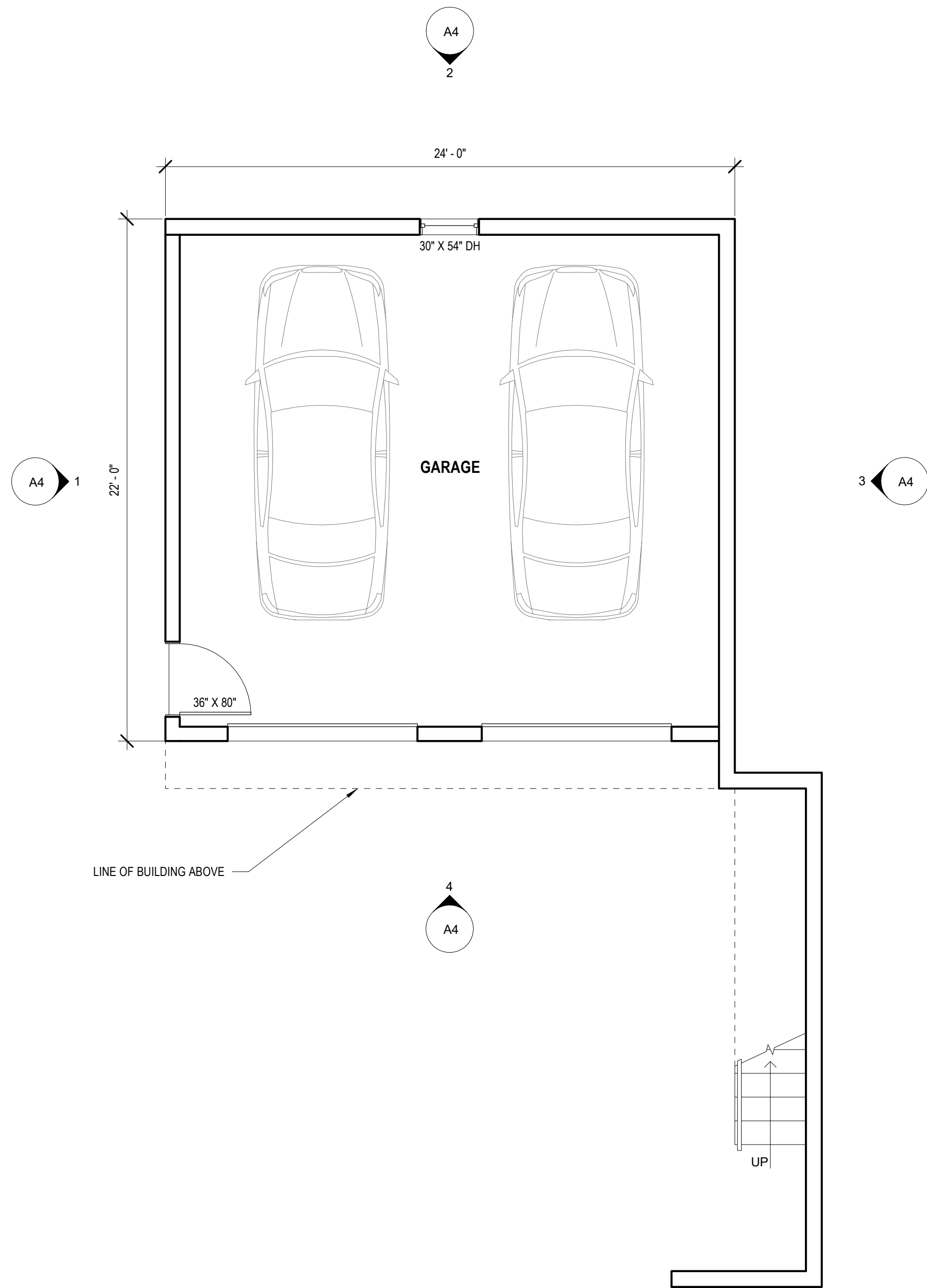
Project # 19001

GARAGE FLOOR  
PLANS  
A3

Date: 02.12.2019



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



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

NOT FOR  
CONSTRUCTION

BISTLINE RESIDENCE  
708 4TH AVE  
OREGON CITY, OREGON 97045

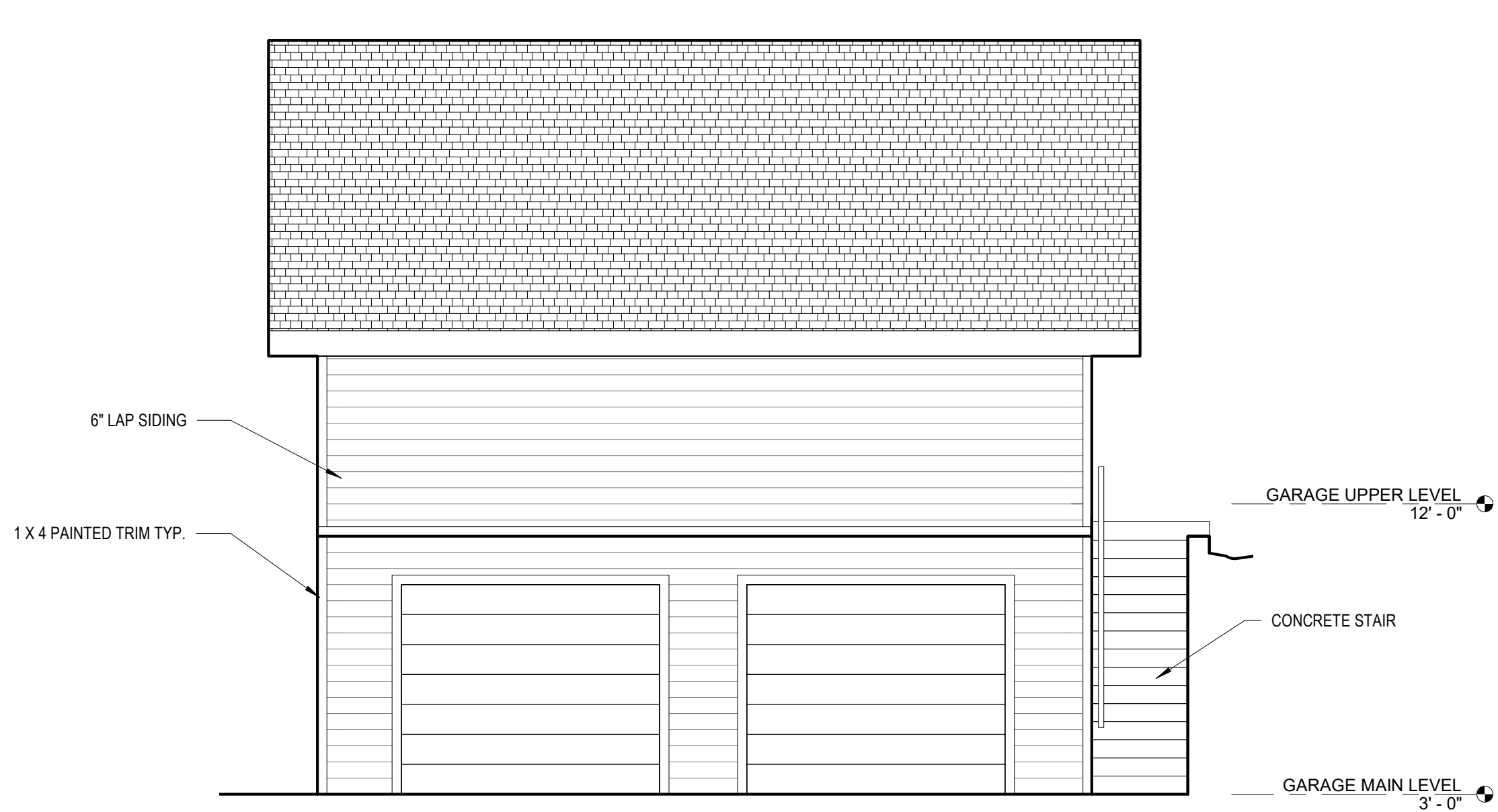
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No. Date Description

SD SET

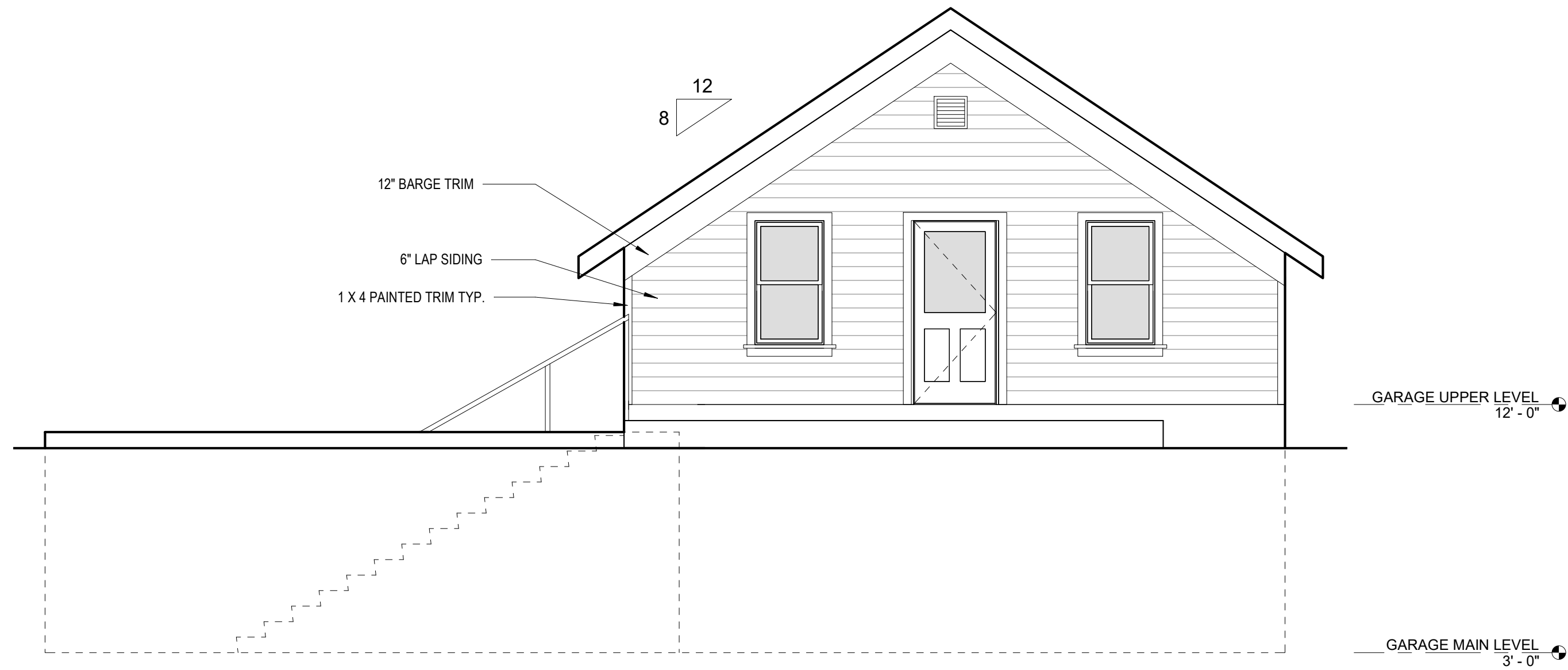
Project # 19001

GARAGE  
ELEVATIONS  
A4

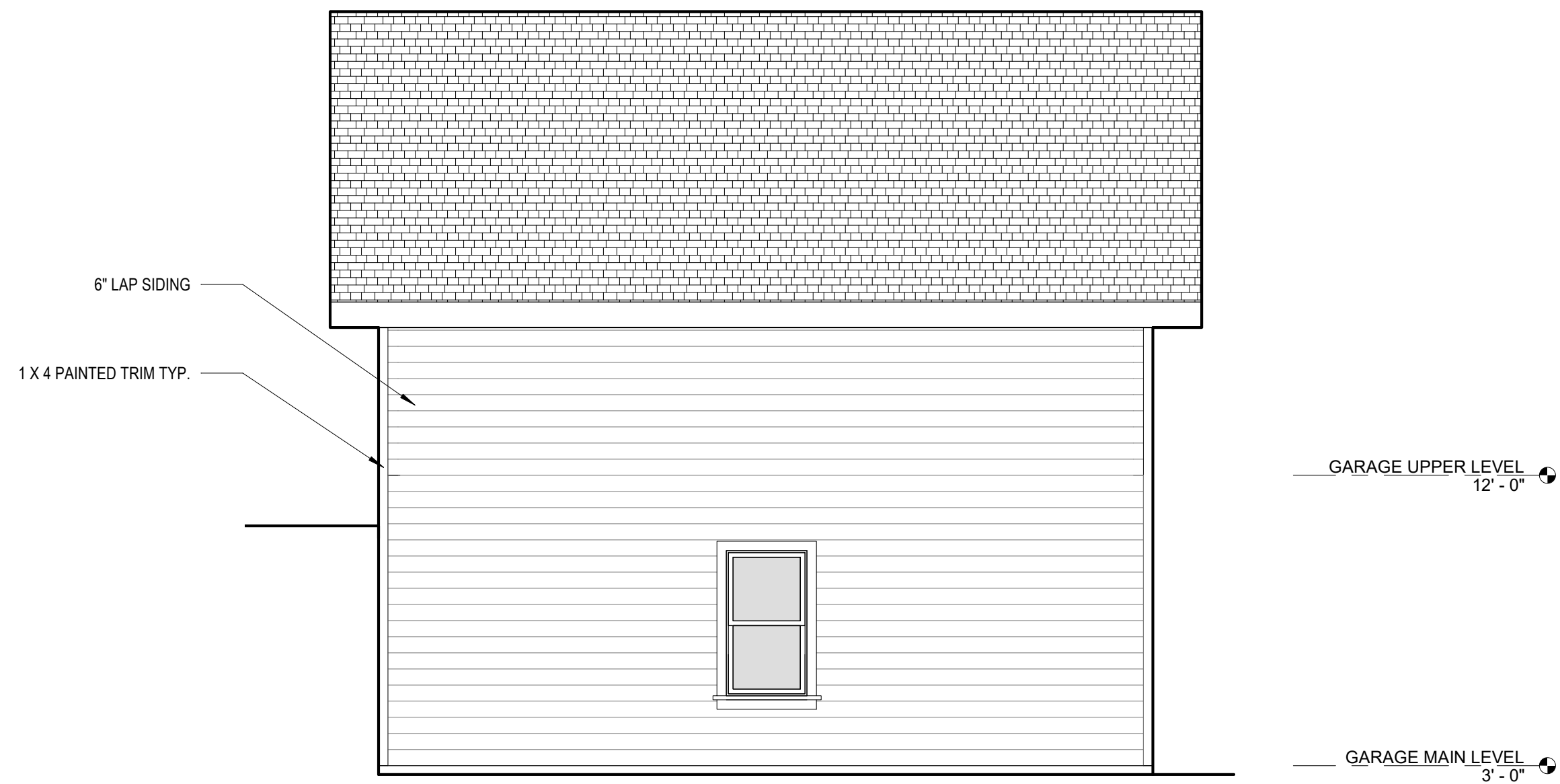
Date: 02.12.2019



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



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



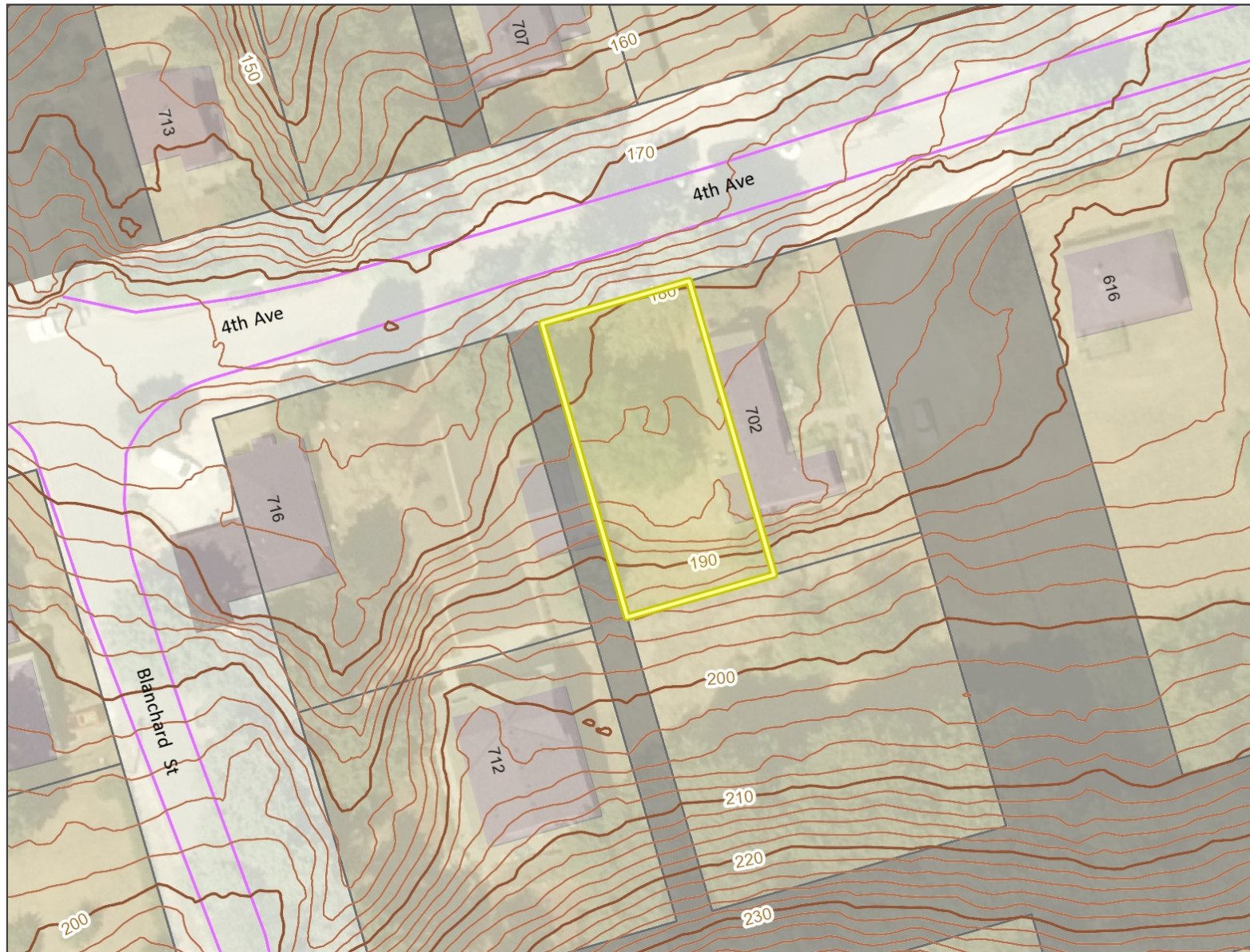
2 EAST GARAGE ELEVATION  
1/4" = 1'-0"



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



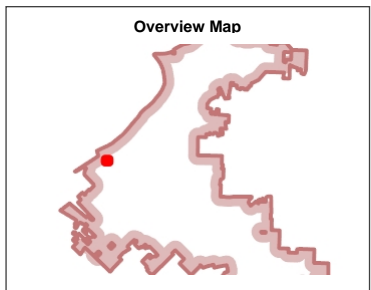
# Oregon City GIS Map



### Legend

- Street Names
- Contours (2ft) - 1:3,600 and closer
  - 10 foot
  - 2 foot
- Taxlots
- Taxlots Outside UGB
- Edge of Pavement
- Unimproved ROW
- City Limits
- UGB
- Basemap

### Notes



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.



0 50 100 Feet

1: 600

Map created 2/19/2019

City of Oregon City  
PO Box 3040  
625 Center St  
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[www.orcity.org](http://www.orcity.org)





