

TYPE III –HISTORIC REVIEW BOARD SUBMITTAL

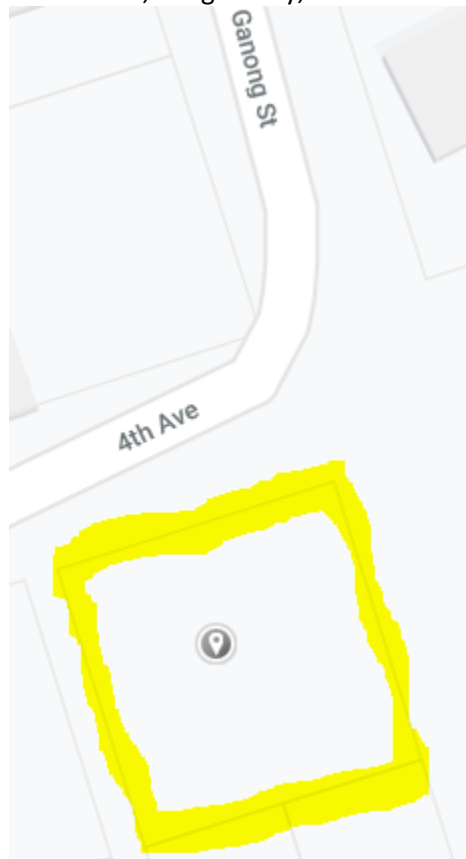
Date

APPLICANT: Tim and Taryn Ahaus
20748 Viewpoint Rd, West Linn, OR 97068

OWNER: Tim and Taryn Ahaus
20748 Viewpoint Rd, West Linn, OR 97068

REQUEST: Residential New Construction In Historic Canemah Neighborhood

LOCATION: 306 4th Ave, Oregon City, OR 97045 – Tax ID# 00853936



I. BACKGROUND:

1. Existing Conditions

The lot currently has no structure on it and is heavily covered with ivy and blackberry bushes. There is a grouping of large Douglas fir trees on the west side of the property, a couple small oak trees in the middle, and some unhealthy (and dead) scrub trees on the north side lining the edge of the property. There is a natural drive way that extends southwest up from the corner of 4th Ave and Ganong onto the property. The property has steep contour and grade across it.

A previous home designed was approved for permits on this lot in the vernacular design that had a full basement (with garage) and 1 and ½ stories above.

2. Project Description

A single family residence is being proposed for use and occupancy on this site. The singular structure will be designed with a garage as part of the basement and an attached back patio. The home design will be in the bungalow style, one of two allowed designs in the Canemah District. Due to the challenging nature of this property and its steep grade, a structure must be built with a basement not only for elevation but also for structural integrity of the home. The bungalow is being designed to fit into the historical guidelines and appear as from the early 1900's. However, it is also being designed to enhance the Canemah district aesthetically, help increase neighbor's property values, and create new synergy into this historic neighborhood.

Our initial concept plan had been given input in March 2019 at the Historical Review Board and suggestions, thoughts, ideas and recommendations have been implanted into these first full set of plans.

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;*
 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 the allowed styles (Vernacular or Bungalow) to support the historic context. Use of other styles dilutes and distracts from the historic context of the district.

The second most common architectural style in Canemah is the Bungalow, built between 1909-1928 in the later portion of the historic period. While many of the homes in this style are located on the river side of McLoughlin Boulevard, others are scattered on the hillside up to 4th Street, but generally on more level lots. Use of this style south of 3rd Street requires analysis of adjacent context houses to ensure necessary variety. Important style characteristics as found on houses in the Canemah District to be used for new construction are noted below.

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:

We have designed a historic looking version of a bungalow using products and architectural styles that reflect the appearance of historic homes built around the early 1900's. The design and flow of the home will mimic bungalows built around the turn of the previous century by having a full width front patio and porch, centered dormer above porch, beautiful roof line with front facing dormer, boxed craftsman style posts, 1 over 1 double hung windows, extended eaves and eye-brows over windows and garage doors, shake and corbels in the gable ends, clean lines and well balanced front windows with centered door

entrance. Centered stairs will lead up onto the porch and will reflect similar bungalow styles found around the Canemah, Oregon City, and Portland area.

Due to the nature and challenging slope of the lot, we are proposing (2) single bay garage doors under the main living space instead of a detached garage. Not only will this limit the excavation and slope disturbance of building another separate structure, it will create usable area for the basement. No matter what type of house or structure is built on this lot, a full basement will be needed on this parcel for elevation and structural integrity.

2. SITE

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

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

SITE CHARACTERISTICS OF THE BUNGALOW STYLE IN CANEMAH

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

Applicant Response:

Elevation of this lot is sloped and has cascading topography from 5th Ave down to 4th Ave. There is a natural driveway to the lot that starts on the ninety degree corner of Ganong and 4th Ave that leads southwest up to a small somewhat level area where the proposed house will be built. This natural driveway will become the home's permanent driveway and will lead directly to the proposed garage that will sit under the front portion of the house. This will allow the house to face directly north towards 4th Ave. There is a historic basalt rock wall that lines 4th Ave and the northern side of the property. The elevation from the street up to where the house will sit is at approximately 20FT. The

home portion will sit an additional 20+FT back behind the property line (the front porch will be closer than 20FT) to not only ensure setbacks but also to ensure no disturbance to the historic rock retaining wall. The house will be set back far enough that the garage/basement of the house will not be visible from Ganong or 4th Ave and the house itself will only be visible turning onto Ganong from 3rd Ave. Due to the slope above 4th Ave and the basalt rock wall, the house will not be visible from street level.

This area has several large Douglas fir trees that will have to be removed for excavation of the house. No fence is planned in the front of the house as the natural drop off of the slope provides a barrier. Trees, shrubs, and bushes will be planted on each side of the front porch steps, gently sloping grass will be planted on the west side of the house and extend up to the back of the house where there may be a natural rock retaining wall. To the southeast back portion of the house, a flat lawn area is also planned with a natural rock retaining wall as well that will run behind it and extend past the house itself on the south side of the property. Other trees and shrubs will be planted along the sides of the driveway which is TBD but plan on a concrete garage apron at least 20FT back from the garage doors themselves.

Again, due to the natural slope of the lot a full basement must be built for structural integrity and for proper elevation of any style of home. Due to this, we are proposing the garage to be part of the house located in its basement. Also due to the natural driveway that enters onto the property, it makes for a very easy entrance and limits excavation into the slope for only one structure.

3. BUILDING FORM

Address the overall size, shape and bulk of the building. The architectural style used for the building defines many aspects of its appropriate form and proportions. Excessive variation in the size, shape, or configuration creates an inappropriate solution that is stylistically incorrect and not complementary to the district. The building form needs to relate to the buildings in the immediate neighborhood, and to take into account both similarities and changes on the block. The new building form shall reference the principles, proportions and scale of an historically appropriate style.

BUILDING FORM CHARACTERISTICS OF THE BUNGALOW STYLE IN CANEMAH

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

Applicant Response:

The bungalow is 31FT Wide in the front and 39.5FT wide in the back by 46.5FT Long on each side and 32FT High (front top of slab of the basement) creating a rectangular shape that is wide, but not as wide as it is deep. The front porch, included in these dimensions are the full width of 31FT wide by 8.5FT deep with boxed craftsman posts providing the historical representation that defines a classic bungalow. We are also proposing a covered back patio cover that mimics the front porch so it looks balanced. The

patio cover is 21FT wide by 10FT deep. The goal of the design is to mimic a historic style bungalow but that will function with today's lifestyle. The house will be positioned directly facing 4th Ave along with the centered front facing dormer and front door will be asymmetrical, it will appear in proportion to the size requirements if the house was visible from the street.

Although not visible from the streets, the side of the house that will contain the garage doors will have a bumped out cantilever wall section of 1FT (kitchen sink area) with a craftsman awning over it as well as an awning over each garage door to break up this side of the house and make it more visually appealing. The main portion of the house will have smooth lap siding and the second floor will be separated with a bellyband and contain shakes and corbels on the gabled sides. This will also break up the uniformity of the home and create a more visual appealing façade that is also common with bungalow styles from the early 1900's.

4. DESIGN COMPOSITION

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

DESIGN COMPOSITION CHARACTERISTICS OF THE BUNGALOW STYLE IN CANEMAH

- Front façade can be symmetrical or asymmetrical
- Porch: full, not typically wrap-around front porches.
- Roof Overhang: wide, over-hanging eaves and exposed rafter tails; decorative knee brackets under eaves.
- Dormers: single front facing; with lower slope gable or shed roofs
- Chimneys: at interior or projecting on side of house, usually brick.
- Siding: horizontal board siding; typically bevel profile (occasionally shiplap), shingle siding; or a combination, such as horizontal boards on the first floor with shingles on the second floor, or just in the gable or dormer.
- Windows: double-hung; 1:1; large fixed window flanked by two smaller double-hung windows.
- Windows At Dormers: smaller, often grouped at shed dormers; fixed or casement style where smaller.
- Finishes: generally earth tones; no white doors or windows.

Applicant Response:

In keeping with the historic style of a bungalow, the front façade will be symmetrical in design with a centered front door, centered dormer above, full width front porch, centered porch steps and balanced windows on each side of the front doorway. Extended eaves and rafter tails will be evident in the design and build as will the lap siding on the main body of the home and shake as well as corbels (knee brackets) on the gabled sides and dormers above. Double hung 1 over 1 windows and picture fixed windows will be used. Colors have not been yet decided for the house but we would like to propose classic white for the main body if possible but ultimately adhering to the HRB guidelines and recommendation of earthen tone colors if classic white is rejected.

The overall design of the home is intended to look as if fits nicely in with historic bungalows from this era but also give the Canemah neighborhood a updated variety as this community grows into the future.

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:

We have no issue adhering to the Oregon City R-6 codes for setbacks and the body of the house will set back at least 20FT from the front property line (the front porch however will be closer than 20FT) to not interfere with the crest of the property and the rock wall below. The Oregon City R-6 zoning codes are the following for minimum required setbacks:

Front yard, ten feet minimum setback,

Front porch, five feet minimum setback,

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.

Interior side yard, nine feet minimum setback for at least one side yard; five feet minimum setback for the other side yard,

Corner side yard, fifteen feet minimum setback,

Rear yard, twenty feet minimum setback,

Rear porch, fifteen feet minimum setback.

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:

We are proposing a single family residential home per ORS 443.400. We want to build a home that reflects to the historic nature of the Canemah district yet is built with today's building science techniques and durable, long lasting products that enables it to be a classic, historic home 100 years from now as well.

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:

We do not wish to have any of these as part of our house and site development use.

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:

We fully comply with this section and do not wish to have anything besides a single family residence and be part of the community.

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:

Although the property is zone R-6, it is actually a double lot that is 10,000 sqft. The footprint of the house will fit in this requirement of an R-6. The overall house dimensions are 39.5FT wide x 46.5FT deep.

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

Applicant Response:

Due to the nature of the sloped lot, a full basement must be constructed for structural integrity and elevation, no matter what type or style of home will be built. The basement will be use mostly for garage, unconditioned storage, and a bonus room that may or may not be conditioned depending on funds. The main level will be 1613 sqft and the top floor will be 1079 sqft with the lower level having a bonus room of 567 sqft. The total height from the basement slab to the peak of the roof line is 32FT.

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:

We have no issue adhering to the Oregon City R-6 codes for setbacks and would like to actually have the front porch 20FT back from the front property line to not interfere with the crest of the property and the rock wall below. All other sides will fall within the R-6 guidelines for setbacks.

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

Applicant Response:

Due to the nature of the sloped lot and design not to disturb any more of the hillside, we are proposing the garage to be placed under the house within the basement portion. The sloped lot will have to have a full sized basement for structural integrity of the home and will best be suited for (2) single bay garages. The garage will not be seen from street level and will have eye brows above the garages to give a more visual appealing look.

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:

The lot size is zoned R-6 but is a 10,000 sqft lot. Forty percent of 6,000 sqft is 2400 sqft. The house dimensions including the front porch and cover will be 31FT x 25FT in the front portion of the home and 39.5FT x 21FT at the rear of the home for a total sqft footprint of 1604.5 SqFt. By adding in the rear patio cover of 21FT x 10FT, another 210 SqFt of “covered ground space” brings that to 1814.5 SqFt, well below the threshold of 2400 SqFt per R-6 zoning code requirements.