



## Historic Review

### Notice of Decision

#### Single Family Home in the Canemah Historic District

DATE OF MAILING OF NOTICE OF DECISION: August 30, 2018

**FILE NO.:** HR 18-09: Historic Review Board review of construction of a new single family residence in the Canemah National Historic District.

**HEARING DATE:** August 28, 2018  
7:00 p.m. – City Hall  
625 Center Street  
Oregon, City, Oregon 97045

**APPLICANT:** Mark Zawadzki  
4862 SW Garden Home Rd  
Portland, OR 97219

**OWNER:** James Ray Streinz  
5914 SW Orchid Dr.  
Portland, OR 97219

**LOCATION:** 704 3<sup>rd</sup> Avenue  
Oregon City, OR 97045  
Clackamas County Map 3-1E-01AA, Tax Lot 00400

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

**DECISION:** On August 28, 2018, 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 3-0-0 to approve with conditions the proposed home in the Canemah National Register District. The Oregon City Historic Review Board adopted as its own the Staff Report with findings and Conditions of Approval for File Number HR 18-09. The complete record for the Historic Review Board decision is on file at the Planning Division.

**CRITERIA:** Administration and Procedures are set forth in Chapter 17.50, Chapter 17.40, Historic Overlay District in Chapter 17.40, and “R-6” Single-Family Dwelling District in Chapter 17.12 of the Oregon City Municipal Code. The City Code Book is available on-line at [www.oregoncity.org](http://www.oregoncity.org).

**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. The process for these land use decisions is controlled by ORS 197.763 and identified in OCMC 17.50. The decision of the Historic Review Board is appealable to the City Commission within fourteen days of the issuance of the final decision. Please be advised

that any issue that is intended to provide a basis for appeal must be raised before the close of the Historic Review Board public comment period, 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 who participated in the proceeding before the Historic Review Board. Any appeal will be based on the record. 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. The City Commission decision on appeal from the planning commission is the city's final decision and is appealable to the Land Use Board of Appeals (LUBA) within twenty-one days of when it becomes final.

#### **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.*

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, DS)
2. Natural rockery walls that are less than 4 feet are allowed in the site without further Historic Review Board review. A material other than concrete or basalt stone or a height change of more than one foot shall be considered a modification to this application and be reviewed by the Historic Review Board. (P)
3. The applicant shall obtain all necessary permits for work in the Natural Resource Overlay District.
4. Minor changes to window location on the side and rear facades will be acceptable and may be approved at a staff level prior to building permit issuance.
5. If the applicant is including a porch rail:
  - a. the railing shall have fewest number of balusters as possible to meet building code
  - b. porch posts shall be incorporated into the rail
  - c. top and bottom perpendicular railings are required
6. For the latticework under the front porch, the applicant shall use 90 degree perpendicular wood lattice or other architectural styles appropriate for house, painted either to match the color of the house or to blend in with the surroundings.
7. Exposed lattice plus any siding/boards proposed under the front porch shall not be more than 6 feet in height. (P)
8. The applicant shall be required to come back to the Historic Review Board for a modification if the access to the front porch/front door requires a stair with more than 6 stair steps on the side elevation or any number of front stair steps. (P)

Prior to issuance of a Certificate of Occupancy:

1. Incised lumber or pressure treated wood shall not be used on any visible surfaces. (P)
2. All railings, decking and stairs shall be finished to match the house body or trim. (P)
3. Landscaping shall also be utilized to visually shield the massing under the porch and on side elevations. After clearing of invasive plants and before a certificate of occupancy is issued, staff will work with the applicant to determine if additional plantings are needed to provide screening. A maximum of ten shrubs with minimum mature height of 5 feet and four trees with minimum mature height of 25 feet may be required. (P)
4. The applicant shall utilize the following:

- a. Wood or fiberglass windows and doors. Fiberglass windows (Marvin Integrity or equivalent)(P)
- b. If fiber cement siding is used, smooth boards are required. (P)
- c. Full or half-lite exterior doors or other appropriate for Vernacular style. (P)
- d. The window sash shall be the darkest color of the three color paint scheme.(P)
- e. Simple vernacular styled exterior lighting.(P)

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