City of Oregon City

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Legislation Details (With Text)

File #:	PC 20-006	**Version:**	1	**Name:**	
Type:	Planning Item			**Status:**	Passed
File created:	1/20/2020			**In control:**	Historic Review Board
On agenda:	1/28/2020			**Final action:**	1/28/2020
Title:	HR 19-06 for an alteration to previously approved new construction in the Canemah National Register District at 704 3rd Avenue				
Sponsors:	Kelly Reid				
Indexes:					
Code sections:					
Attachments:	1. Commission Report, 2. Staff report and recommendation, 3. Map, 4. Application and Narrative, 5. Photos, 6. HR 18-09 Notice of Decision				

Date	Ver.	Action By	Action	Result
1/28/2020	1	Historic Review Board		

HR 19-06 for an alteration to previously approved new construction in the Canemah National Register District at 704 3rd Avenue

RECOMMENDED ACTION (Motion):
Staff recommends approval of the request.

BACKGROUND:
In 2018, the Historic Review Board approved the design of a new home on the subject property, with conditions. Some of the porch decking material and front stairs material used is modern composite decking material that was not approved as a building material for this structure.

The Board has approved non-historic materials in the past, including fiberglass windows and cement board siding. These materials have been deemed appropriate for use within the City's two historic districts. The Board has also approved the use of composite decking on new construction where it will not be visible from the right of way.

In this particular case, the material is used on the front porch decking and stair and is neither highly visible nor a primary building material for the structure. Additionally, staff finds that the material is similar in appearance to painted wood. For these reasons, staff finds that it will not have a significant detrimental impact on neighboring properties or on the historic character of the Canemah district.

The applicant was also required to return to the Board for approval if the number of stair risers were to exceed six. The building plans for issuance of the building permit showed five risers. The final result, now that the home is almost finished, is 8 risers.

Staff finds that the impact of the stair is not significant when viewed from the street. The sloping lot means that the home is greatly elevated from the street level, and because the home projects in front of the garage, the stairs are needed to reach the front porch. Staff finds that the final stair height is acceptable.

BUDGET IMPACT:
Amount:
FY(s):
Funding Source: