



# City of Oregon City

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

## Meeting Agenda Historic Review Board

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Tuesday, January 24, 2017

6:00 PM

Commission Chambers

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1. **Call to Order**
2. **Public Comments for Items Not on the Agenda**
3. **Design Advice:**
  - 3a. [PC 17-009](#) Design Advice for Public Works Operations Center

Staff: Planner Trevor Martin  
Attachments: [Applicant's Design Submittal](#)  
[Commission Report](#)
4. **Public Hearing**
  - 4a. [PC 17-008](#) Staff Request to Continue HR 16-09: 7 Proposed Cottage Homes in the Canemah National Register Historic District

Staff: Planner Trevor Martin  
Attachments: [Commission Report](#)
  - 4b. [PC 17-007](#) Request for Continuance: HR 16-02 Construction of a New Single-Family Dwelling in the Canemah National Register Historic District on 4th

Staff: Planner Trevor Martin  
Attachments: [Commission Report](#)  
[HR 16-02 HRB Staff Report](#)  
[vicinity map](#)
  - 4c. [PC 17-011](#) HR 16-08: Addition of Approximately 96 Square Feet to an Existing Out Building Located at 103 Jersey Avenue, A Locally Designated Historic Structure.

Staff: Planner Trevor Martin  
Attachments: [Commission Report](#)  
[Applicant's Submittal](#)  
[HR 16-08 Staff Report](#)

- 4d. [PC 17-010](#) Staff Concurrence on HR 15-01: New Rear Patio Located at 517 13th Street, a New Home in the McLoughlin Conservation District

Staff: Planner Trevor Martin

Attachments: [Commission Report](#)  
[Request for HRB concurrence](#)

5. **Communications**

6. **Adjournment**

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*Public Comments: The following guidelines are given for citizens presenting information or raising issues relevant to the City but not listed on the agenda.*

- *Complete a Comment Card prior to the meeting and submit it to the staff member.*
- *When the Chair calls your name, proceed to the speaker table and state your name and city of residence into the microphone.*
- *Each speaker is given 3 minutes to speak. To assist in tracking your speaking time, refer to the timer at the dais.*
- *As a general practice, Oregon City Officers do not engage in discussion with those making comments.*

*Agenda Posted at City Hall, Pioneer Community Center, Library, and City Web site([oregon-city.legistar.com](http://oregon-city.legistar.com)).*

*Video Streaming & Broadcasts: The meeting is streamed live on Oregon City's Web site at [www.orcity.org](http://www.orcity.org) and is available on demand following the meeting.*

*ADA: City Hall is wheelchair accessible with entry ramps and handicapped parking located on the east side of the building. Hearing devices may be requested from the City staff member prior to the meeting. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.*



# City of Oregon City Pre-Application Form

File Number \_\_\_\_\_

**Meeting Date** \_\_\_\_/\_\_\_\_/\_\_\_\_ **Time:** 10 A.M. **Location:** 221 Molalla Avenue, Suite 200, Oregon City  
*Applicants and representatives are expected to present a detailed explanation of their proposal at the conference.*

## Applicant:

Name DECA Architecture, Inc.

Contact Person Brandon Dole

Address 935 sw Alder St., Portland, OR 97214

Phone (503) 239-1987

## Owner(s):

Name Oregon City Public Works Department

Address 122 South Center St., Oregon City, OR, 97045

Phone (503) 657-8241

## Property Description:

Tax Assessor Map Number(s):

03\_2s2e31

Address: 122 South Center St., Oregon City, OR 97045

## Proposed Development Action:

The Oregon City Public Works Department is proposing an amendment to an approved General Master Plan that was approved in 2010. And submitting a Detailed Development Plan for the initial phase of the master plan.

Applicant Signature

Date 12.02.2016

*The pre-application conference provides the applicant the necessary information to make an informed decision regarding a land use proposal. Meetings are held on Tuesdays and Wednesdays. Pre-Application Conferences expire six (6) months from the meeting date.*

**Please submit 3 hard copies and 1 electronic copy of the required information.**

## Pre-Application Checklist:

*Failure to submit a complete application may require additional fees and pre-application meetings.*

### Minimum Pre-Application Requirements

- ☐ Pre-Application Fee
- ☐ Narrative: A detailed description of your proposal and any specific questions you have
- ☐ Site/Plot Plan (8½" x 11" or 11" x 17")
  - \_\_\_ Parcel and building setback dimensions
  - \_\_\_ Existing and proposed structures
  - \_\_\_ Location and dimensions of easements and driveway
  - \_\_\_ Location of utilities – storm, sanitary sewers & water (including size of service and street location)
  - \_\_\_ Width of adjacent right of way
- ☐ Property Zoning Report
- ☐ Additional Information / Requirements

### Additional Subdivision / Minor Partition Requirements

- ☐ Slope map (if area exceeds a 24% slope)
- ☐ Significant Tree Locations (all trees with a caliper over 6 inches)
- ☐ Utility layout
- ☐ Proposed detention system with topographic contours
- ☐ Location of on-site water resources
- ☐ Connectivity analysis that includes shadow plats of all adjacent properties demonstrating how they can be developed meeting existing code.

### Additional Site Plan & Design Review Requirements

- ☐ Proposed elevations
- ☐ Parking lot layout
- ☐ Parking space calculations (based on use and square footage of building)

**Routing:** PubWks ☐; PW Dir. ☐; Bldg ☐; Develop. Serv. ☐; Fire ☐; Finance ☐; Clack Co (E) ☐; Clack Co (P) ☐; ODOT ☐; Schools ☐; Tri-Met ☐; Metro ☐; Police ☐; Other \_\_\_\_\_



**deca architecture.inc**

## **NARRATIVE**

In February of 2009, the City of Oregon City Public Works Department (OCPW) with DECA Architecture, Inc. produced an Operations Facilities Master Plan for the site located at 122 South Center St. The master plan was approved with conditions January of 2010. Since the approval of the master plan, OCPW and the project team have continued and progressed in their efforts to gain community support of the development by further refining the general master plan. OCPW and DECA Architecture, Inc intend to apply for an amendment to the approved general master plan and concurrently submit a Detailed Development Plan for Phase I of the master plan.

## **PROJECT PHASING**

- Phase I:            Acquire armory, perform deferred maintenance  
(0-3 yrs)           Move materials and equipment from upper site buildings into armory  
                     Demo existing buildings on upper site  
                     Regrade site, add underground utilities  
                     Build Storage building on upper site  
                     Move materials and equipment from armory into storage building  
                     Remodel Armory, move fleet shop from lower yard into armory  
                     Build office building, covered parking, paving, bins, etc  
                     Build elevator
- Phase II:           Demo buildings on lower site  
                     Build buildings on lower site  
                     Build public improvements  
                     Redo parking lots across Center St.
- Phase III:          Building storage building on upper site.

## **DESIGN INTENT**

The recently completed Oregon City Public Library addition has been used as precedent for the initial OCPW office building design concept.

## **ZONING CODE SUMMARY**

Address:           122 S. Center Street  
                     Oregon City, OR 97045

Map No: 03\_2s2e31

Tax Lots: 500 (lower & upper site)  
2100 (lower site, Cameron Warehouse)  
2200 (large surface parking lot)  
6201 (small surface parking lot)  
400 (Armory)

Zoning: I- Institutional District

The purpose of this zone is to facilitate the development of major public institutions, government facilities and parks, and to ensure the compatibility of these developments with surrounding areas. The I zone is consistent with the public/quasi-public and park designations on the comprehensive plan map.

Any use listed under 17.39.030 that is not accessory to the primary institutional use would be classified as Conditional Use. Such uses include offices, retail and child care and parking lots not associated with the primary use. The Oregon City Comprehensive Plan (OCCP) designates this area as Public/Quasi Public (QP).

Overlay: Steep Slope Area  
McLoughlin Historic Conservation District

## RELEVANT ZONING STANDARDS

17.39 Institutional District

17.39.010 Designation

17.39.020 Permitted Uses

C. Public Facilities and services including courts, libraries and government offices and maintenance facilities

17.39.030 Accessory Uses

A. Offices

17.39.040 Conditional Uses

17.39.050 Dimensional Standards

A. Maximum building height: Within one hundred feet of any district boundary, not exceed thirty five feet; elsewhere, not to exceed seventy feet.

- B. Minimum required setbacks: Twenty-five feet from property line except when the development is adjacent to a public right-of-way. When adjacent to a public right-of-way, the minimum setback is zero feet and the maximum setback is five feet.

17.39.060      Relationship to master plan

17.40           **Historic Overlay District**

17.40.010      Purpose

17.40.030      Designation

17.40.040      Citizen Involvement

17.40.060      Exterior alteration and new construction

17.40.065      Historic preservation incentives

17.40.070      Demolition and moving

17.41           **Tree Protection Standards**

17.41.010      Protection of Trees – Intent

17.41.020      Tree Protection – Applicability

17.41.030      Tree Protection – Conflicting code provisions

17.41.040      Same-Exceptions

17.41.050      Same-Compliance options  
A. Option 1  
B. Option 2  
C. Option 3  
D. Option 4

17.47           **Erosion and Sediment Control**

17.52           **Off-Street Parking and Loading**

17.54            Supplemental Zoning Regulations and Exceptions

17.54.010      Accessory buildings and uses

A.

B.

17.56            Conditional Use

17.60            Variances

## SUMMARY OF QUESTIONS

- Can we maintain the existing discharge outfall to 1<sup>st</sup> street located in the northeast corner of the site? If not, can we construct a storm line within the 1<sup>st</sup> street ROW to an existing conveyance system.
- If we can demonstrate the ability to achieve partial detention requirements, can a fee in lieu be applied for the remaining portion?
- Is there an existing regional detention facility in the projects contributing basin that can be modified?
- The underlining soils are believed to be bedrock. Can our existing conditions model account for this by applying a type D soil classification with proper documentation?

Due to OCPW facility needs and site constraints the proposed development will require multiple exceptions. Please, provide the anticipated required exceptions.



OREGON CITY  
PUBLIC WORKS

SITE PLAN

SCALE: 1" = 60'

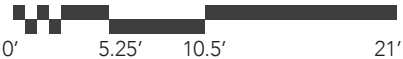
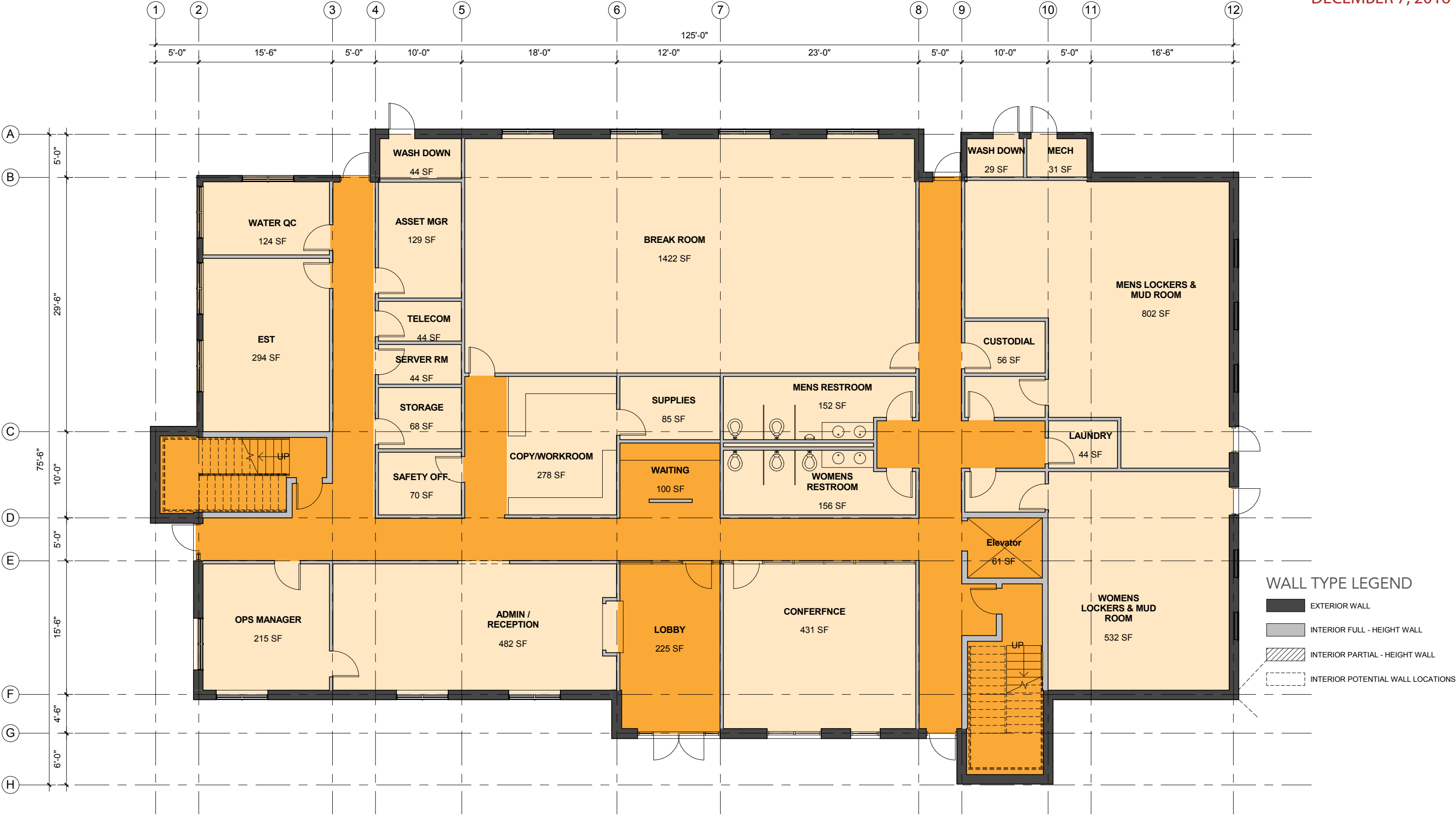


TREE LEGEND  
EXISTING  
NEW / PROPOSED

LARGE EQUIP COUNT	
INDOOR	6
COVERED	13
OUTDOOR	7
TOTAL	26

SMALL & MEDIUM EQUIP COUNT	
INDOOR	26
COVERED	14
OUTDOOR	31
TOTAL	71

STAFF & PUBLIC PARKING	
OUTDOOR	79







DECEMBER 7, 2016

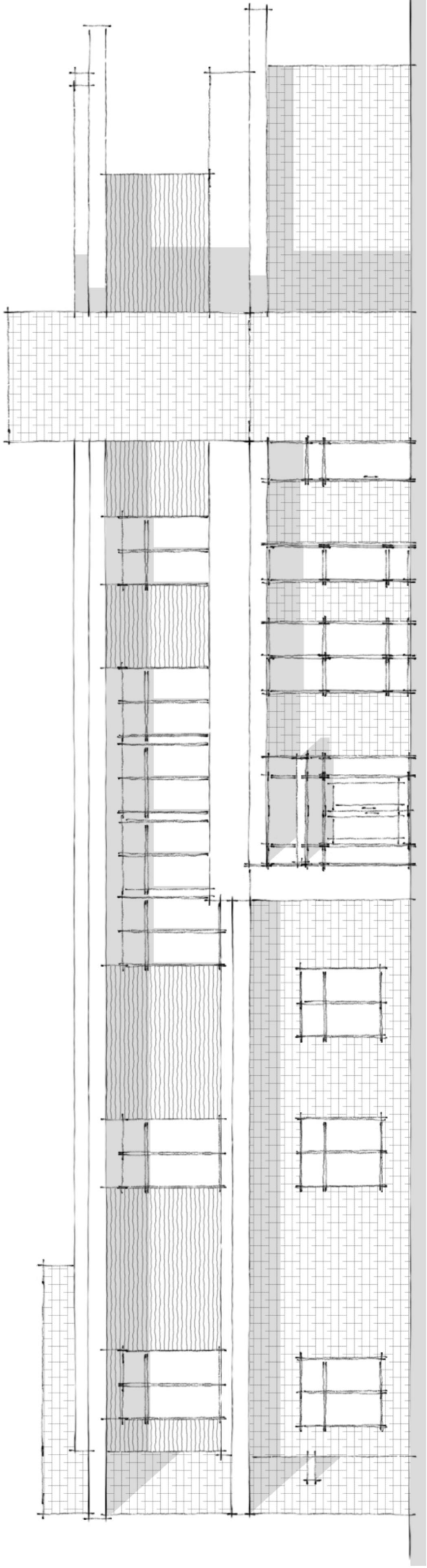


OREGON CITY PUBLIC LIBRARY ADDITION CONTEXT  
PUBLIC WORKS

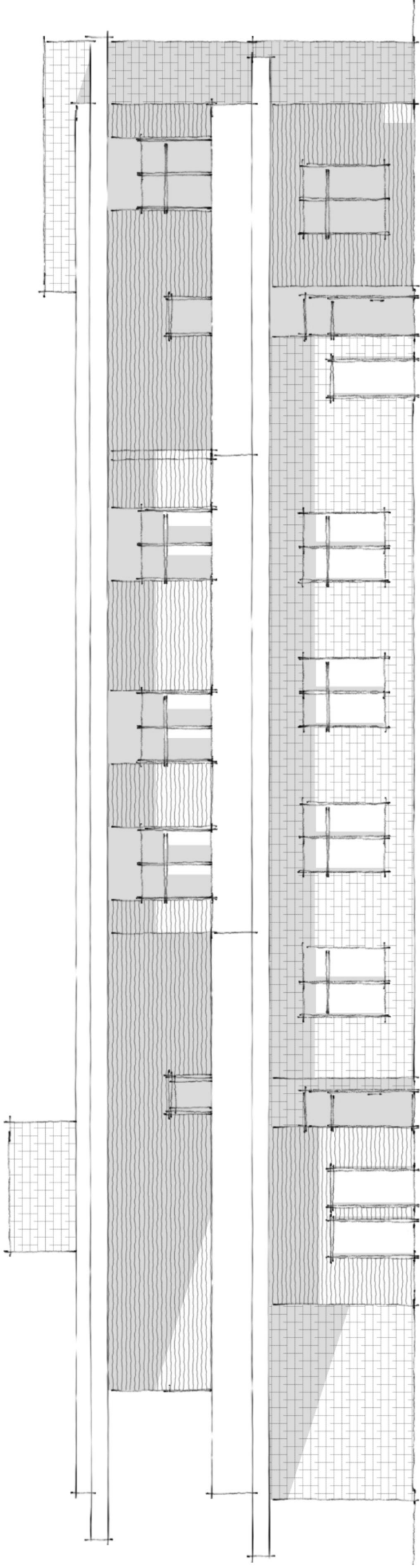
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deca architecture.inc

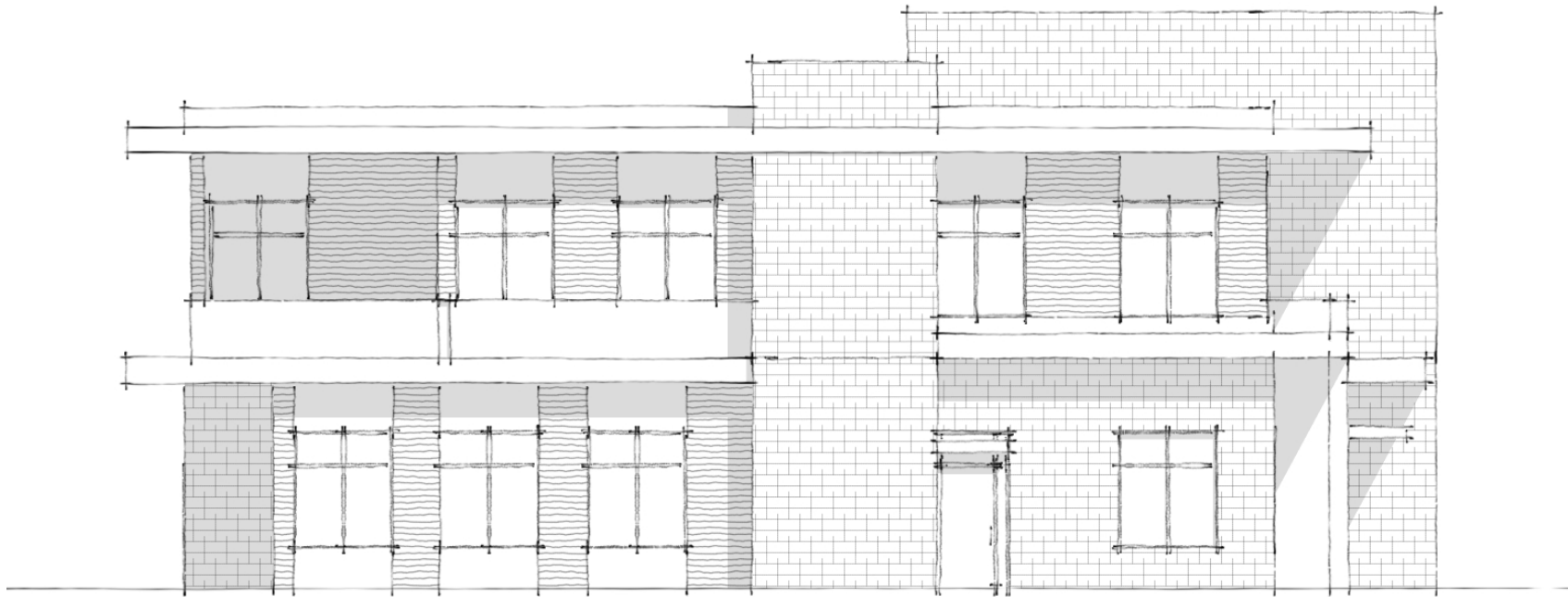




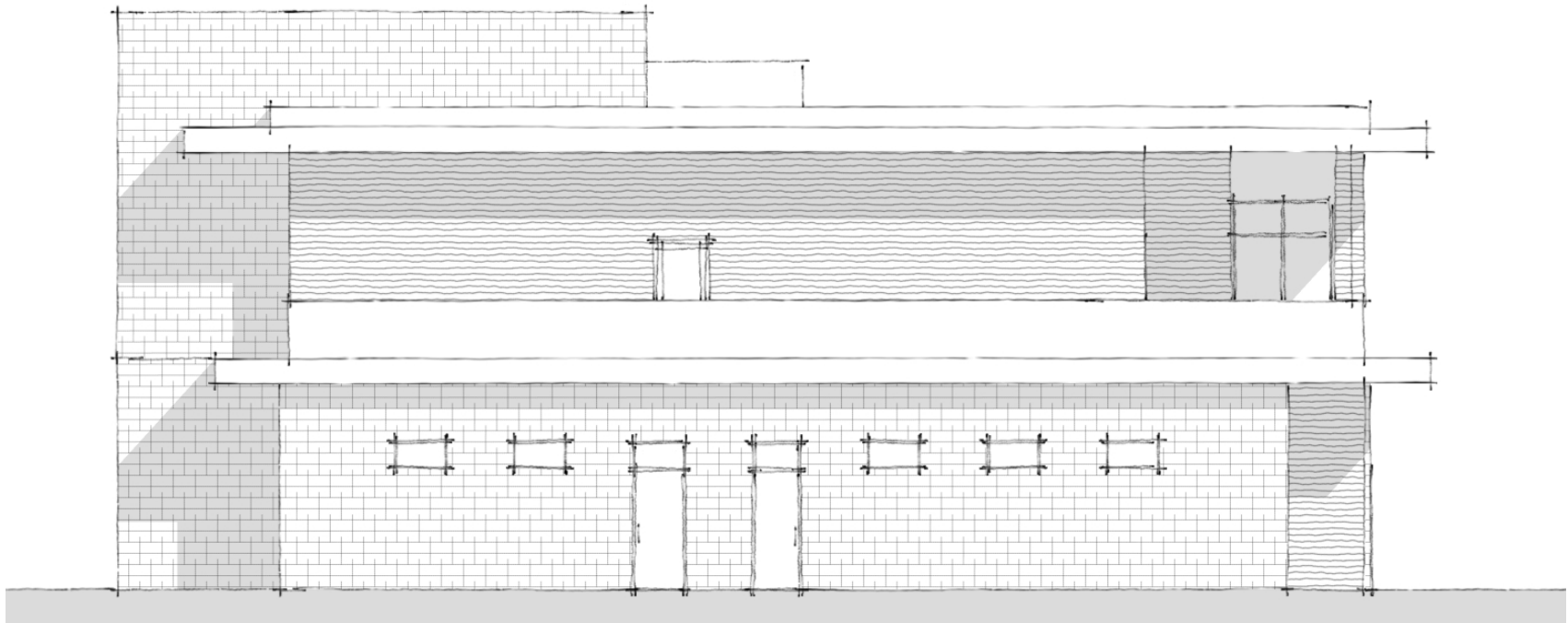
SOUTH



NORTH



WEST

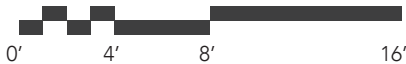


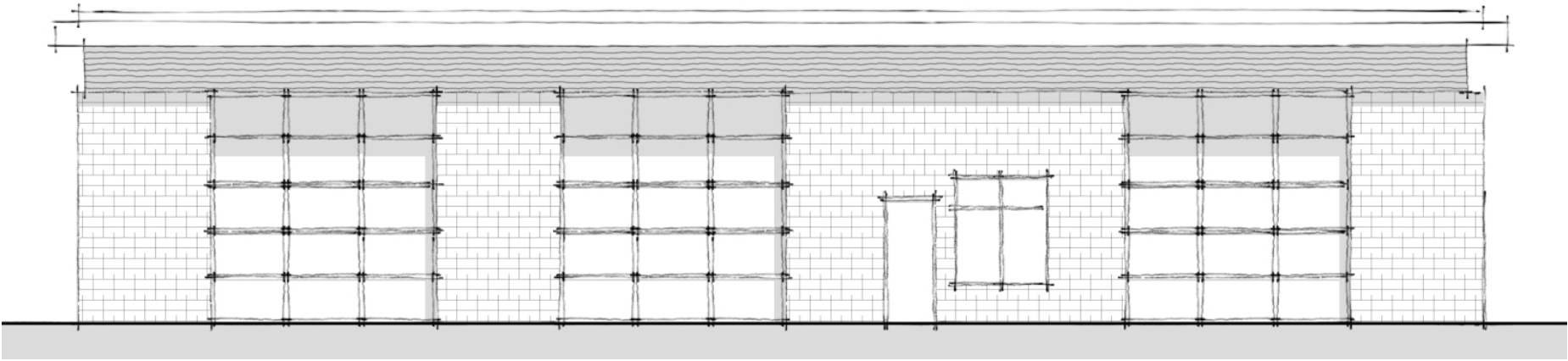
EAST

OREGON CITY  
PUBLIC WORKS

OFFICE BUILDING - ELEVATIONS

SCALE: 1/8" = 1'-0"

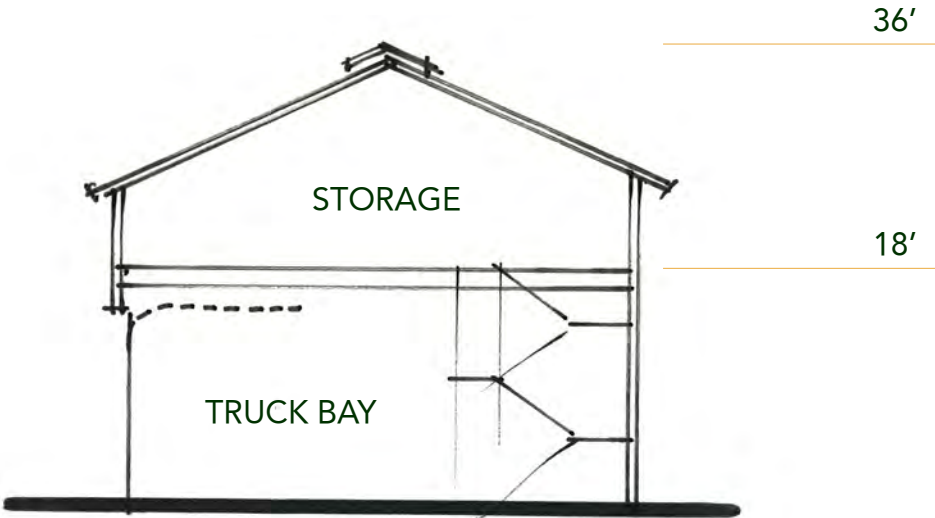


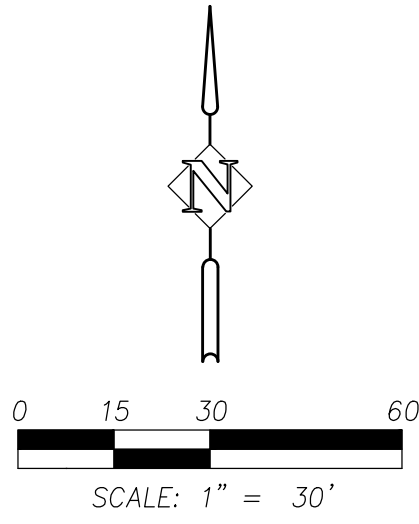


SOUTH



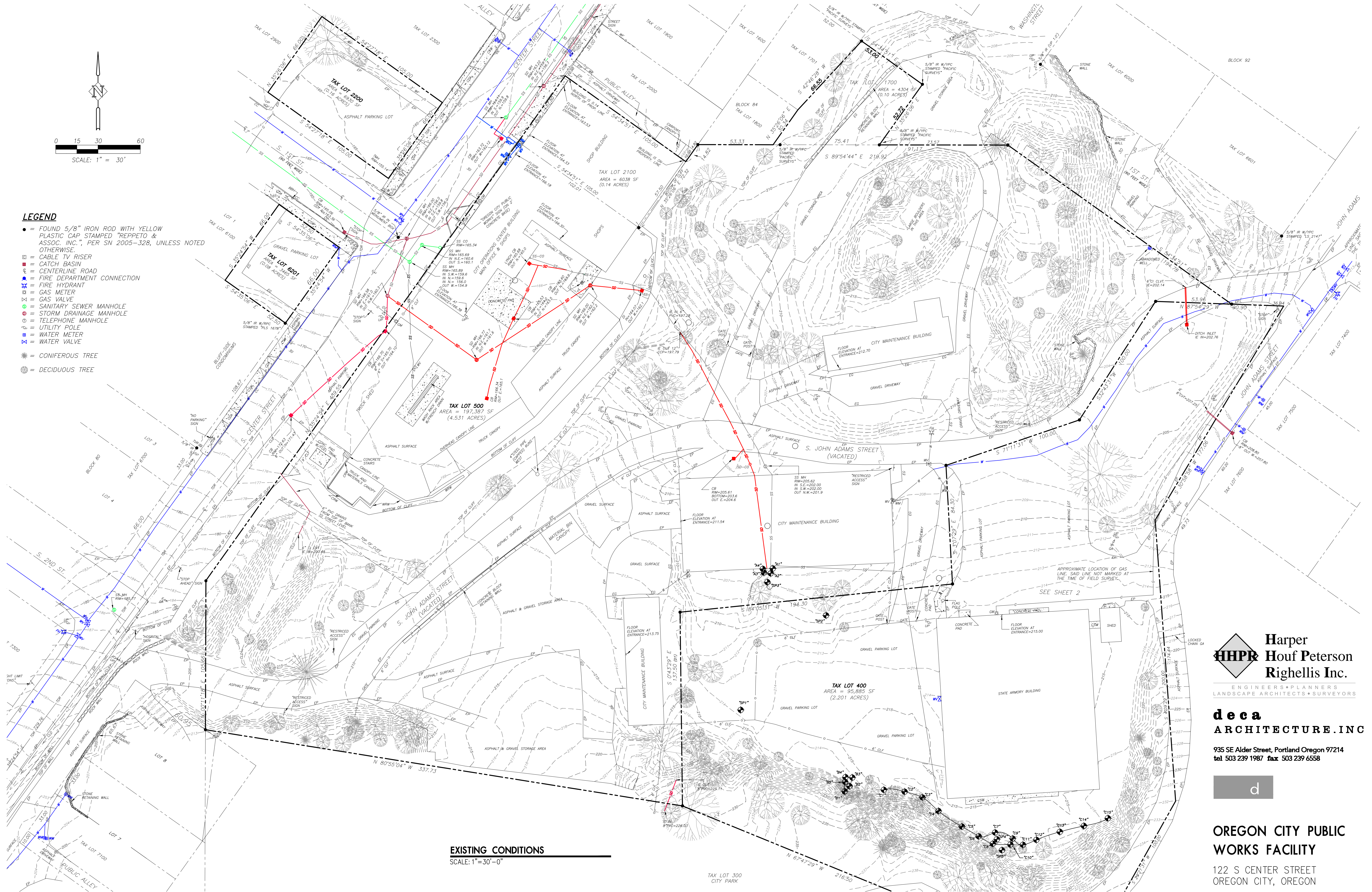
NORTH





#### LEGEND

- = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP, STAMPED "REPPETO & ASSOC. INC.", PER SN 2005-328, UNLESS NOTED OTHERWISE.
- ▣ = CABLE TV RISER
- = CATCH BASIN
- = CENTERLINE ROAD
- = FIRE DEPARTMENT CONNECTION
- = FIRE HYDRANT
- = GAS METER
- = GAS VALVE
- = SANITARY SEWER MANHOLE
- = STORM DRAINAGE MANHOLE
- = TELEPHONE MANHOLE
- = UTILITY POLE
- = WATER METER
- = WATER VALVE
- = CONIFEROUS TREE
- = DECIDUOUS TREE



#### EXISTING CONDITIONS

SCALE: 1"=30'-0"

**Harper**  
**HHPR** Houf Peterson  
Righellis Inc.

ENGINEERS • PLANNERS  
LANDSCAPE ARCHITECTS • SURVEYORS

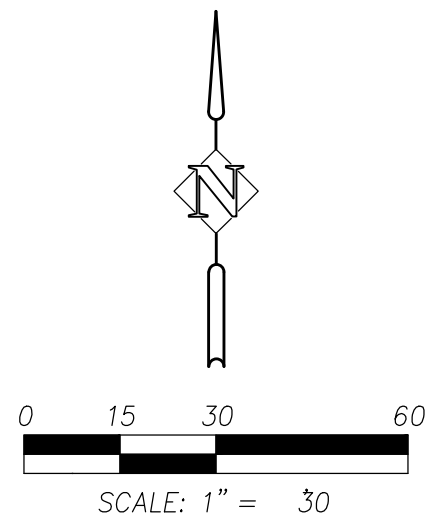
**deca**  
ARCHITECTURE INC

935 SE Alder Street, Portland Oregon 97214  
tel 503 239 1987 fax 503 239 6558



**OREGON CITY PUBLIC  
WORKS FACILITY**

122 S CENTER STREET  
OREGON CITY, OREGON



**PROPOSED LEGEND**

- FIRE HYDRANT
- WATER VALVE
- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER LINE
- STORM LINE
- SANITARY LINE

**GENERAL NOTES**

- ① DRAINAGE INLET
- ② STORM MANHOLE
- ③ SANITARY MANHOLE
- ④ FIRE HYDRANT
- ⑤ LOOPED WATER LINE
- ⑥ CONNECT TO EXISTING WATER LINE
- ⑦ PRIVATE UTILITY BUNDLE
- ⑧ DITCH INLET
- ⑨ SANITARY CLEANOUT
- ⑩ BYPASS MANHOLE
- ⑪ DDCV AND VAULT
- ⑫ WATER METER AND BACKFLOW
- ⑬ REPLACE EXISTING CAST IRON WATER LINE



**UTILITY PLAN**  
SCALE: 1"=30'-0"

**Harper**  
**HHPR** **Houf Peterson**  
**Righellis Inc.**  
ENGINEERS • PLANNERS  
LANDSCAPE ARCHITECTS • SURVEYORS

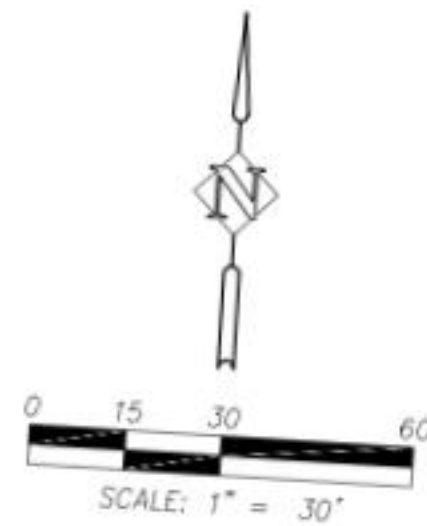
**deca**  
**ARCHITECTURE INC**

935 SE Alder Street, Portland Oregon 97214  
tel 503 239 1987 fax 503 239 6558



**OREGON CITY PUBLIC**  
**WORKS FACILITY**

122 S CENTER STREET  
OREGON CITY, OREGON



**PROPOSED LEGEND**

- 200 — CONTOUR
- FLOW ARROW
- ASPHALT PAVING
- CONCRETE

**GENERAL NOTES**

- 1 PROPOSED RETAINING WALL
- 2 VEGETATED STORM WATER SWALE
- 3 STORM WATER MANAGEMENT FACILITY
- 4 RELOCATE EXISTING HOUSE DRIVEWAY



**GRADING PLAN**  
SCALE: 1"=30'-0"

**HHPR** Harper  
Houf Peterson  
Righellis Inc.  
ENGINEERS • PLANNERS  
LANDSCAPE ARCHITECTS • SURVEYORS

**deca**  
ARCHITECTURE INC

935 SE Alder Street, Portland Oregon 97214  
tel 503 239 1987 fax 503 239 6558



**OREGON CITY PUBLIC  
WORKS FACILITY**

122 S CENTER STREET  
OREGON CITY, OREGON





# City of Oregon City

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

## Staff Report

File Number: PC 17-009

**Agenda Date:** 1/24/2017

**Status:** Commission  
Communication

**To:** Historic Review Board

**Agenda #:** 3a.

**From:** Planner Trevor Martin

**File Type:** Planning Item

**SUBJECT:**

Design Advice for Public Works Operations Center

**RECOMMENDED ACTION (Motion):**

Staff recommends the Board review the proposed design for a Public Works Operations Center at 122 S. Center Street and provide design advise.

**BACKGROUND:**

Public works is looking at plans to design and build a new building along center street to house vehicles for public works as part of a concept master plan. The original concept master plan was brought before the historic review board on in 2009.

**BUDGET IMPACT:**

Amount:

FY(s):

Funding Source:



# City of Oregon City

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

## Staff Report

File Number: PC 17-008

**Agenda Date:** 1/24/2017

**Status:** Public Hearing

**To:** Historic Review Board

**Agenda #:** 4a.

**From:** Planner Trevor Martin

**File Type:** Land Use Item

### **SUBJECT:**

Staff Request to Continue HR 16-09: 7 Proposed Cottage Homes in the Canemah National Register Historic District

### **RECOMMENDED ACTION (Motion):**

In order to provide sufficient time for a comprehensive staff report analyzing the proposed development, City staff has requested the Board accept testimony and continue file HR 16-09 to the February 28, 2017 hearing.

### **BACKGROUND:**

An application was submitted to the Planning Division for Historic Review Board review of seven cottage homes located near 4th Avenue and Miller Street in the Canemah National Register District. Staff completed the application and posted notification of the application to a variety of sources including posting on the City's website, mailing notices to neighbors within 300 feet of the subject site, publishing in the paper, posting a sign on the property, and transmitting to a variety of agencies and organizations, including all neighborhood associations. Though the notice identified the first hearing as January 24th, staff did not have sufficient time to construct a comprehensive staff report analyzing the proposal against the approval criteria. For this reason, staff is requesting the Historic Review Board continue the hearing for HR 16-09, 10, 11, 12, 13, and 14 to February 28, 2017. The 120 date for the final city review is April 27, 2017 and thus there is adequate time to accommodate the continuance.

### **BUDGET IMPACT:**

Amount:

FY(s):

Funding Source:



# City of Oregon City

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

## Staff Report

File Number: PC 17-007

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**Agenda Date:**

**Status:** Public Hearing

**To:** Historic Review Board

**Agenda #:** 4b.

**From:** Planner Trevor Martin

**File Type:** Land Use Item

### **SUBJECT:**

Request for Continuance: HR 16-02 Construction of a New Single-Family Dwelling in the Canemah National Register Historic District on 4th

### **RECOMMENDED ACTION (Motion):**

Approval with conditions

### **BACKGROUND:**

The applicant has perviously gone through design advise on the proposed project. Staff recommends the Board review the staff report, accept testimony, and provide direction regarding Planning file HR 16-02 before continuing the application to the February 28, 2017 Historic Review Board hearing. The notice of the application failed to identify that the proposal included the use of preservation incentives, and for this reason the application is required to be renotece.

### **BUDGET IMPACT:**

Amount:

FY(s):

Funding Source:



**January 17, 2017**  
**Revised - January 19, 2017**

**FILE NO.:** HR 16-02: Historic Review Board review of construction of a new single family residence in the Canemah National Historic District.

**HEARING DATE:** February 24, 2017  
6:00 p.m. – City Hall  
625 Center Street  
Oregon, City, Oregon 97045

**APPLICANT / OWNER:** Robert and Kathy Green  
7537 SE 116th Ave.  
Portland, OR 97266

**LOCATION:** No Address. 4th Avenue, Oregon City, Oregon 97045  
Clackamas County Map 21E36DD, Tax Lots 07300, 07303

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

**REVIEWER:** Trevor Martin, Planner

**RECOMMENDATION:** Approval with Conditions

**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.orcity.org](http://www.orcity.org).

*Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the hearing, 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 with standing within fourteen (14) calendar days of the notice of decision. Any appeal will be based on the record. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763. 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.*

**Recommended 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.*

*(B) = Verify that condition of approval has been met with the Building Division.*

*(F) = Verify that condition of approval has been met with Clackamas Fire Department.*

Prior to issuance of Building Permits:

1. The Planning Division shall renote the application to appropriately incorporate the preservation incentive for the zero front yard lot line setback.(P)
2. The applicant shall obtain all necessary permits including but not limited to a Geological Hazards Overlay Review per OCMC 17.44. (P)
3. The applicant shall acquire a Right-of-way permit for any and all driveway and rockery work in the 4<sup>th</sup> Avenue through the Public Works Department. (DS)

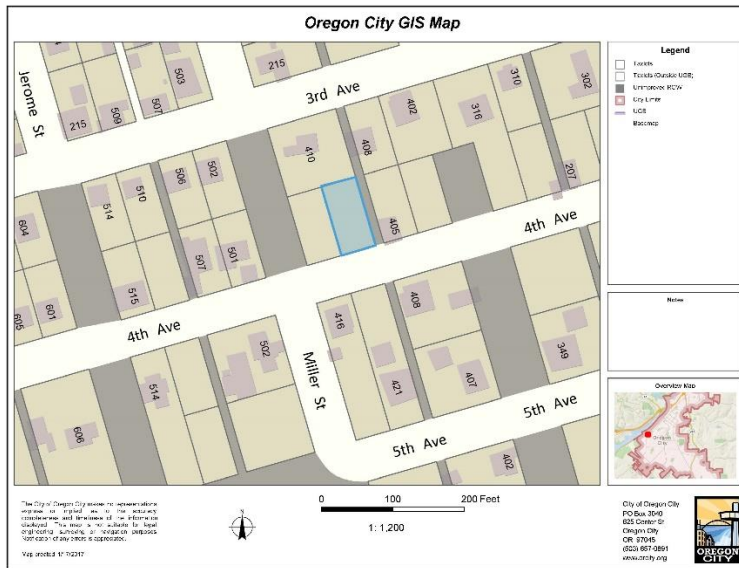
Prior to issuance of a Certificate of Occupancy:

1. The applicant shall submit a revised plan without the massing of an enclosed breezeway in the proposed design.(P)
2. The applicant shall submit a landscaping plan with a vegetative buffer reducing the massing for the north and east side of the house.(P)
  - a. Three to six additional minimum 1 ½ inch caliper trees that are a mix of native evergreen and deciduous with a minimum mature height of 35 feet planted to better buffer the new construction from the neighborhood and hide the massing of the building. Staff will review the final landscape plan at the time of Certificate of Occupancy to determine the minimum number of trees required to meet this condition.
3. Incised lumber or pressure treated wood shall not be used on any visible surfaces. (P)
4. All railings, decking and stairs shall be finished to match the house body or trim. (P)
5. Excessive ornamental designs above the windows and in the peaks of the home shall be removed.(P)
6. The applicant shall utilize the following:
  - a. Wood or fiberglass windows and doors. Fiberglass windows (Marvin Integrity or equivalent)(P)
  - b. Wood siding or materials which have the appearance of horizontal wood siding.
  - c. Gable trim consists of a simple bargeboard with molding at roofline and a wide molded rake board.(B)
  - d. The window sash shall be the darkest color of the three color paint scheme.(P)
  - e. Simple vernacular styled lighting.(P)
  - f. Simple paneled fiberglass or wood garage doors with or without windows.(P)
  - g. Cover sections of exposed foundations; Concrete or masonry: exceeding 3½ feet, Piling or posts: 1½ feet; above grade; At slopes measure perpendicular to slope. (P)

## I. BACKGROUND:

### Site and Context

The subject property is currently undeveloped and is located on the north side of 4<sup>th</sup> Ave., approximately one parcel removed, on the northeast, from the intersection of 4<sup>th</sup> Ave. and Miller St. Additionally the subject property is inundated by the by geologic hazards throughout the entire parcel.



Additional properties near the proposed single family home include:

### 416 4<sup>th</sup> Ave.



Image taken from Google Maps

Directly to the east of the proposed development is the John and Bertha Searle Residence. The 2 story house has a north gable with a pent-gable porch. The main portion of the building has ship lap siding on the east façade with shingle siding on the rest of the house with front and rear porches. Statement of Significance: *John T. Searle was an employee in the Oregon City Manufacturing Company. Bertha was his second wife; his first, Ellen, died in 1904. Searle worked in the dye section of the Oregon City Woolen Mills; he eventually died of dye poisoning. Searle was related by marriage to the William Freeman family. His sister was Mary Harvey (see 906 5th Avenue). The house has some significance because of its age, and its successful alteration to a bungalow style after the turn of the century.*

#### 502 4<sup>th</sup> Ave.



The Captain William & Elizabeth Casady House, a listed home building within the Canemah District. "The 1 1/2 story house is located on a level bench slightly above 4th Avenue at Miller Street. The main portion of the building has a side gable roof with a rear attached full width one story shed and full width front porch with low sloped roof supported on four posts. The shed extends east beyond the house as an addition with its own north facing porch. A separate north-south addition with shallow side porches extends south from the rear house wall. The main foot print of this addition is indicated on

a 1911 Sanborn map that also show a 'T' on the east end."

Statement of Significance: *William Caseday (also spelled Casady, Cassidy) was an engineer, riverboat captain and pilot. He was co-owner of the 'Clinton' with J.S. Gibson and John Cochran, the first riverboat to successfully navigate the Willamette River as far as Eugene. He also built the 'Relief' in Oregon City and within two years had sold it to Capt. Cochran. Caseday, who was born in Pennsylvania in 1823, married Kentucky born (1815) Elizabeth Barker in Clackamas County in 1856. The Casedays may have moved to New Era, as a William Cassidy died there on 6/10/1903, where "he and his wife had lived for 8 years."*

#### 514 4<sup>th</sup> Ave.



Image taken from Google Maps

The Stanford Ely Rental. This single story home has a cross gabled roof with a multi-pane enclosed porch, beveled siding, and cornerboards.

Statement of Significance: *This house was built as a rental by Stanford Ely, a general contractor in the Oregon City area. Ely is a descendant of Fred Ely, whose donation land claim in Oregon City was known for many years as Elyville; the area neighborhood still is known by that name. Stanford's uncles, Duane and George Ely, had a store in Elyville near the site of their father Fred's original house. The uncles then moved the*

*store down to the second level on 7th Street. Stanford served as Clackamas County Commissioner for 12 years, beginning in 1957, and is currently on the Clackamas County Fair Board and Vector Control Board. The house has some significance for its association with the Ely family.*



Image taken from Google Maps

#### 515 4<sup>th</sup> Ave.

The John & Belle Rutter Residence. This 1 1/2 story house has a gable foot with a central gable and a porch pent-roof on the south end of the home and is primarily composed of shiplap siding.

Statement of Significance: *Belle P. Rutter, born in California in 1852, was the wife of John Rutter, a Canemah farmer who immigrated to the United States in 1872. Belle (whose first husband was Ross Spencer (902, 910 S. McLoughlin Blvd.) and John were married late in life, when he was 55 and she 51. This house is an example of a transitional style from vernacular to bungalow, and is typical of simple dwellings built in the second decade of the century in the*

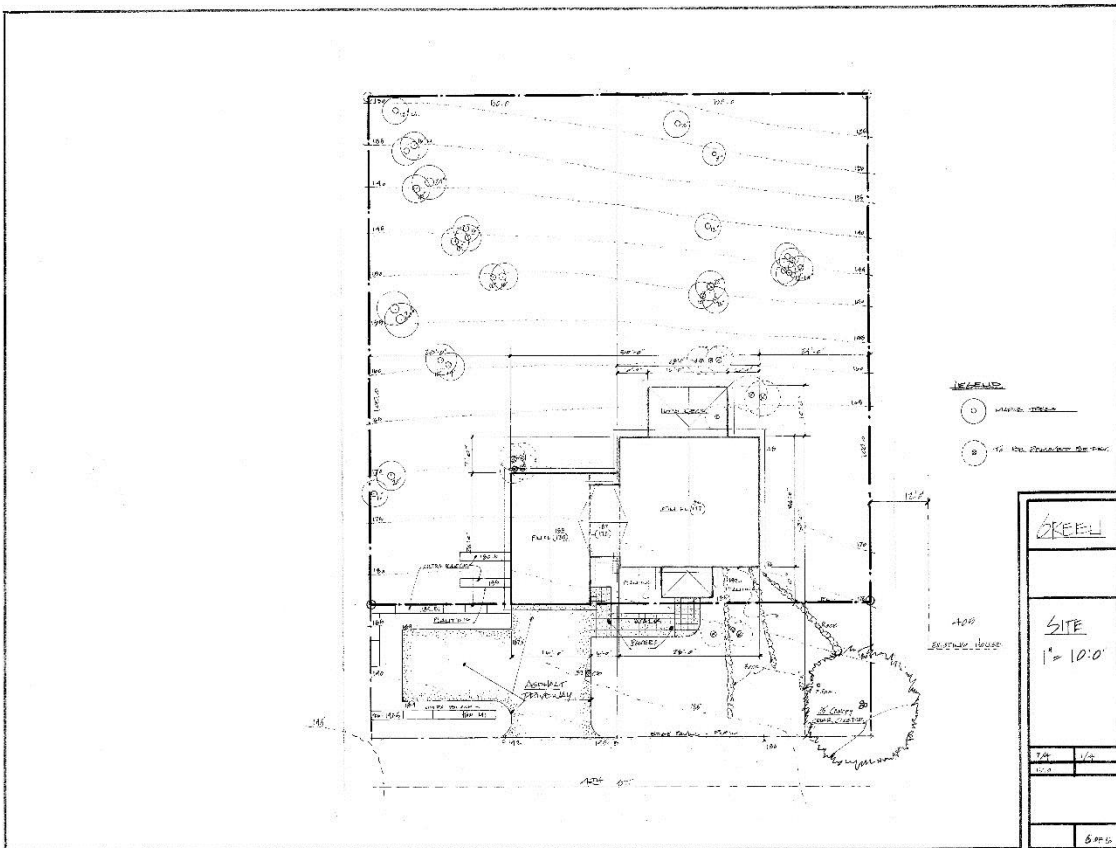
*Oregon City area. In the Canemah NR District, this house is classified as a Secondary structure. The applicant is proposing a new sing family home on the subject parcel listed above. The proposed structure has been proposed to be constructed in the Vernacular style. The first story of the building will consist of 136 square foot loft, the main level will consist of an 812 square foot living area, and the lower floor will consist a 1,178 square foot bedroom area creating a 2,126 square foot structure*

**Staff Summary:**

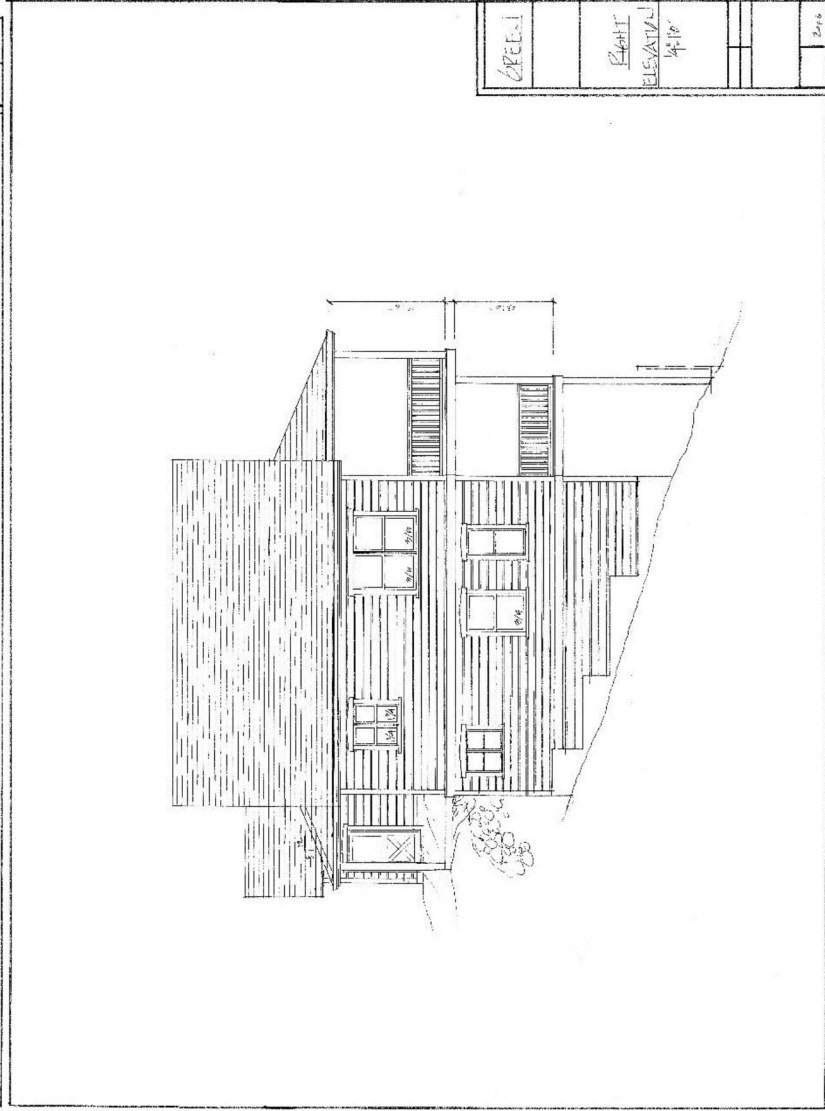
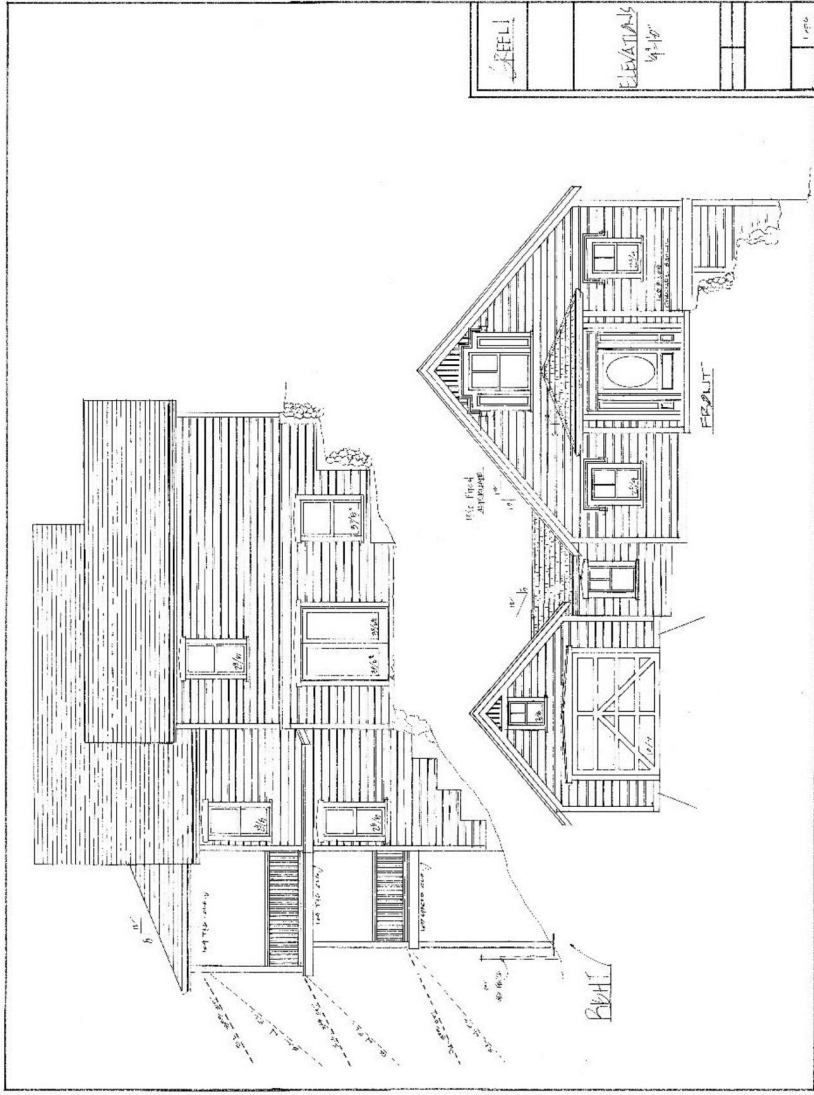
As the applicant is unable to strictly meet the design standards for New Construction, has he shown that he is pursuing all alternatives and mitigation available to him to reduce the massing of the house and its effect on the neighborhood? If not, does the Historic Review Board have additional recommendations for the applicant to further reduce the appearance of the sub-basement? The applicant is hesitate to bring in additional fill onsite to chase the grade to backfill the side of the house and is interested in pursuing vegetative screening either through natural plantings or a constructed screened fence.

If, over the course of this review, the Board finds that the applicant has provided adequate mitigation and alternatives analysis to show that the final design is the best approach for the challenging lot, the Board should be thinking about site specific findings for the design guidelines sections that cannot be met.

**APPLICANT'S SUBMITTAL:**



Site Plan



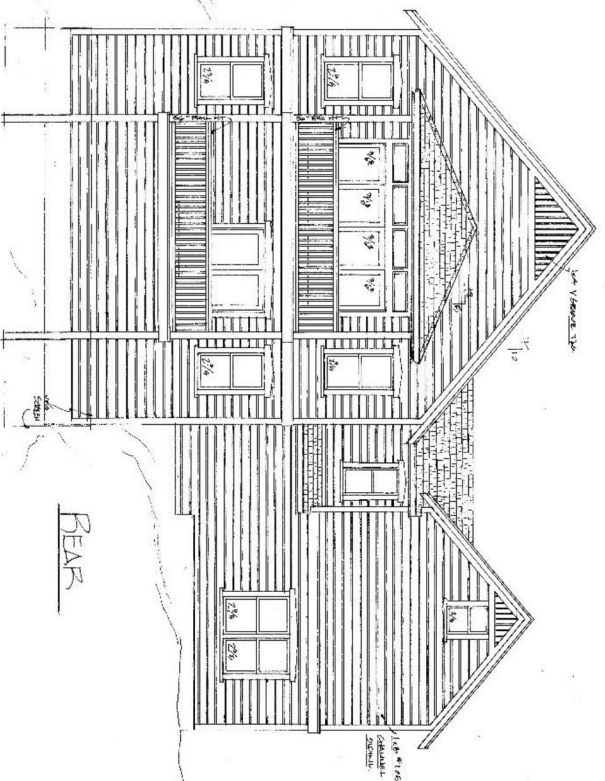


Figure 2 - Ervin Carother House

The proposed structure is a relatively small structure (dictated by steep terrain and applicant's intention for modest sized retirement home) in the vernacular style typical for the area. The building consists of a main floor living area of 812 sq. ft., lower floor bedroom area of 1178 sq. ft., and a loft area of 136 sq. ft. over the entry for total finished living area of 2126 sq. ft., and attached single garage with floor level 1' above main floor level. Intention for the design is to replicate the outcome of a typical "sequenced" historic development where the residence was initially constructed followed by garage or carriage house, and ultimately a visually subordinate connecting structure for the occupant's comfort and convenience. (similar to the historic Capt. Miller house on the corner of 99E and Hedges St. - see attached photo) In the proposed structure this connecting element contributes significantly to maintaining a modest footprint since the 3 bedroom lower level requires more square footage than the main living area. Because of the sloping terrain a simple 6x10 brick paved porch is proposed.

(similar to historic Ervin Carothers house on 3rd - see attached photo) Two levels of deck are reflected on the rear of the proposed structure. Although view of the rear elevation will be significantly obscured by mature vegetation, because of the slope of the site it is realized the decks will be more apparent than the building facade. To render the most refined appearance possible the intention is to include finished ceilings of 1x4 tongue and groove over both decks and spaced 1x3 (to allow drainage) below the lower deck to conceal deck framing.

Siting of the proposed structure as shown on the preliminary plot plan reflects a requested waiver of the garage setback (because of the steep topography) and asphalt driveway approach and hammerhead

constructed in the right-of-way. Walkway of concrete pavers would connect front porch, garage man door and driveway. A small patio area of 1/4" - crushed stone at guest bedroom French doors is planned - no other hardscape is proposed. Some 3' - 4' stone landscape walls will be necessary for initial grade transitions at right of porch and left of garage, however the intention is to step the foundation as needed to leave the existing topography as completely unaltered as possible. Intentions for landscaping are to essentially restore any disturbed areas on the sides and rear to native condition and create planting areas of native plants in the front where filling will occur.



*Figure 1 - Coburn House*

Exterior detailing is intended to replicate that rendered on the Coburn House located at 902 S McLoughlin Blvd to include entrance door with oval decorative glass with flanking sidelights. Entrance door and the windows on the main house front facade will be ornamented with shouldered head trim and the remaining windows will be detailed with a pedimented head trim.

Proposed exterior products include the following:

- > 1x8 #105 pattern dutchlap siding fiber cement or cedar
- > Laminated composition roofing
- > Fiberon traditional style composite deck railings - dark brown
- > 2' square patio pavers on pedestal system - upper deck
- > 1x4 spaced ipe decking - lower deck
- > Milgard fiberglass windows - dark brown
- > Medium gray house color with cream trim, rust accent color at entrance door

## **II. FINDINGS OF FACT:**

### **Zoning:**

The property is zoned R-6 Single-Family Dwelling District and Low Density Residential in the Comprehensive Plan.

The applicant needs to meet OCMC 17.40.010 and the Adopted Design Guidelines for New Construction (2006), Addition and Alterations and Demolition.

### **APPLICANTS SUBMITTAL:**

#### ***Regarding Criterion (1) - The purpose of the historic conservation district as set forth in Section 17.40.010;***

The Canemah National Register District has been in residential use since its settlement in the mid 1800's.

**Applicant's Response:** "Proposed development of new SFR for residential use only consistent with historic uses."

**Staff Finding: Complies with Condition:** The proposed home has been designed in the Vernacular and will be located along 4<sup>th</sup> Ave. in the Canemah Historic District, which is primarily a street with single family homes on lots of 5,000 to 10,000 square feet. This Vernacular style includes the following characteristics:

- *Proposed zero lot line setback in the front yard south of 3<sup>rd</sup> Ave. – This is being proposed as to mitigate for massing on a steep slope and eliminate removing more of the existing lot than necessary.*
- *House placement has been designed to accommodate for the existing topography. The northern half of the lot is steeper in relation to the southern half of the lot.*
- *5,000 square foot lot.*
- *The applicant has proposed to use concrete retaining walls in the right front yard to step elevations.*
- *The building is primarily rectangular in form.*
- *The building is 1 ½ stories with a basement.*
- *The proposed roof has a slope of 10:12.*
- *Wood double-hung windows have been proposed.*
- *The entire structure has been designed in channel siding*

*The elements of the design that are not part of the Canemah Vernacular form are:*

- *The garage connected with the enclosed breezeway.*
- *The ornamentation above the windows.*
- *The ornamentation in the peaks of the house.*
- *The massing in the rear of the home. The topography has made the design of the home appeared to have more stories than allowed. The connected breezeway also contributes to a larger mass on the back side of the property, and removes the square design features desired in the Canemah Historic District.*

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

### ***Regarding Criterion (2) -The provisions of the city comprehensive plan;***

#### ***Section 5***

*Open Spaces, Scenic and Historic Areas, and Natural Resources* Canemah. Canemah is an important example of a relatively intact riverboat town with architectural resources dating from the 1860s. Having evolved from a community for the elite of the riverboat industry to a workers' community, Canemah retains essentially the same sense of place it had in the latter half of the 19th century. Situated above the Falls of the Willamette, it was an important portage town and the major shipbuilding center on the upper Willamette River.

*Present Status.* Canemah was listed as a Historic District in the National Register of Historic Places in 1977. The area was zoned in 1954 for industry along the river, commercial and multifamily along McLoughlin Boulevard, and multi-family along Third Avenue and portions of Fifth Avenue. In 1982, a majority of the area was rezoned as residential except for a small strip on McLoughlin Boulevard, which was rezoned to Historic Commercial. In the last 20 years, many homes within the district have been rehabilitated, but some have not been maintained to a level that ensures their significance and status as contributing structures. New construction and exterior alterations need to be reviewed for their long-term effect on the neighborhood and National Register Historic District status.

**Applicant's Response:** "Proposed development is a conservatively sized structure intended to preserve as much natural area undisturbed as possible."

**Staff Finding: Complies with Condition:** The subject property is in Oregon City's geologic hazards overlay and natural resources overlay. The proposed home has been designed in an attempt to mitigate having to bring any additional fill onto the site. Due to the steep nature of the site's topography, the applicant has proposed to mitigate for the massing on the north side of the building by installing a vegetative buffer (illustrated in the elevation pictures above). The applicant has indicated that he would not want to bring any additional fill onto the site.

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

#### Goal 5.3 Historic Resources

##### *Policy 5.3.1*

Encourage architectural design of new structures in local Historic Districts, and the central Downtown area to be compatible with the historic character of the surrounding area.

**Applicant's Response:** "Surrounding residences are a mix of age and architecture. Proposed residence is rendered in the Vernacular style consistent with typical original development."

**Staff Finding: Complies with Condition:** The homes located along 4<sup>th</sup> Ave. are primarily single family dwelling on lot of 5,000, and 10,000 square feet. The proposed single family home has been proposed to be constructed in the Vernacular style with preservation incentives for setbacks in order to reduce massing and mitigate for encroachment on the surrounding neighbors. This Vernacular style includes the following characteristics:

- *Proposed zero lot line setback in the front yard south of 3<sup>rd</sup> Ave. – This is being proposed as to mitigate for massing on a steep slope and eliminate removing more of the existing lot than necessary.*
- *House placement has been designed to accommodate for the existing topography. The northern half of the lot is steeper in relation to the southern half of the lot.*
- *5,000 square foot lot.*
- *The applicant has proposed to use concrete retaining walls in the right front yard to step elevations.*
- *The building is primarily rectangular in form.*
- *The building is 1 ½ stories with a basement.*
- *The proposed roof has a slope of 10:12.*
- *Wood double-hung windows have been proposed.*
- *The entire structure has been designed in channel siding*

*The elements of the design that are not part of the Canemah Vernacular form are:*

- *The garage connected with the enclosed breezeway.*
- *The ornamentation above the windows.*
- *The ornamentation in the peaks of the house.*
- *The massing in the rear of the home. The topography has made the design of the home appeared to have more stories than allowed. The connected breezeway also contributes to a larger mass on the back side of the property, and removes the square design features desired in the Canemah Historic District.*

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

*Policy 5.3.8*

Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects

**Applicant's Response:** Vacant lot - preservation N/A

**Staff Finding:** Currently there are no structure on the existing lot. The subject property is encumbered by the natural resources and geologic hazards overlay.

**Regarding Criterion (3) -The economic effect of the new proposed structure on the historic value of the district or historic site.**

**Applicant's Response:** "New residential development will bring vitality and meet increasing need for new housing. Quality construction of compatible architecture as proposed will bring increased value to neighboring properties."

**Staff Finding: Complies with Condition:** The proposed single family home has been designed in the Vernacular style and will be contextual appropriate with the Canemah Historic District. This Vernacular style includes the following characteristics:

- *Proposed zero lot line setback in the front yard south of 3<sup>rd</sup> Ave. – This is being proposed as to mitigate for massing on a steep slope and eliminate removing more of the existing lot than necessary.*
- *House placement has been designed to accommodate for the existing topography. The northern half of the lot is steeper in relation to the southern half of the lot.*
- *5,000 square foot lot.*
- *The applicant has proposed to use concrete retaining walls in the right front yard to step elevations.*
- *The building is primarily rectangular in form.*
- *The building is 1 ½ stories with a basement.*
- *The proposed roof has a slope of 10:12.*
- *Wood double-hung windows have been proposed.*
- *The entire structure has been designed in channel siding*

*The elements of the design that are not part of the Canemah Vernacular form are:*

- *The garage connected with the enclosed breezeway.*
- *The ornamentation above the windows.*
- *The ornamentation in the peaks of the house.*
- *The massing in the rear of the home. The topography has made the design of the home appeared to have more stories than allowed. The connected breezeway also contributes to a larger mass on the back side of the property, and removes the square design features desired in the Canemah Historic District.*

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

**Regarding Criterion (4) The effect of the proposed new structure on the historic value of the district or historic site;**

**Applicant's Response:** "Conservative size and style of the proposed structure intended to be compatible with historic precedence. 24' setback from east boundary combined with 12' pedestrian ROW intended to minimize intrusion on the only neighboring residence."

**Staff Finding: Complies with Condition:** The proposed single family home has been designed in the Vernacular style with a request to preservation incentives to reduce the front yard setback to 0 feet to mitigate for the impacts on the subject site and surrounding neighbors. The northern portion of the site has a steeper topography than the southern half of the lot. The application has proposed to move his home to the southern property line to reduce the impact of massing on the subject property.

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

***Regarding Criterion (5) - Design Compatibility:***

**Applicant's Response:** "Vernacular style proposed is intended to be compatible with historic norms for the area and current design guidelines."

**Staff Finding: Complies with Condition:** The proposed single family dwelling has been designed in the Vernacular style. Additionally, the applicant has proposed an enclosed breezeway south of the 3<sup>rd</sup> Ave., which is prohibited according to the Design Guidelines for New Construction. If there have not been any previously permitted enclosed breezeways along 4<sup>th</sup> Ave. in the recent past staff recommends removal of the breezeway in order to comply with existing precedent. The proposed enclosed breezeway also adds to the overall massing of the proposed home and detracts from the design composition of the Canemah Historic District.

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

***Regarding Criteria (6) -Economic, social, environmental and energy consequences***

**Applicant's Response:** "The design for the structure as proposed is intended to minimize the geographic footprint and environmental impact on the site and would meet or exceed current best practices for energy consumption."

**Staff Finding: Complies with Condition:** The applicant has proposed to install a vegetative buffer on the north side of the property in an effort to reduce the onsite massing. The applicant has also rearranged the design of the proposed home and is now requesting preservation incentives for a zero front yard setback along the southern property line. The applicant is proposing this action in an effort to reduce massing and environmental impacts on the steepest portion of the lot.

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

***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's Response:** Applicant requests 0' - 1' front setback to garage due to steep topography and closer alignment with adjoining residence.

**Staff Finding: Complies with Condition:** "Applicant requests 0' - 1' front setback to garage due to steep topography and closer alignment with adjoining residence." The notice for this application failed to include a request for a Preservation Incentive. Prior to receiving final, the applicant must renote the application to include the request for a Preservation Incentive.

Staff generally supports the ability for applicants to site new single family construction as close to the ROW as possible on down slopped lots to lessen the driveway length and building mass. In Canemah, there can be 20-30 feet of unbuilt ROW between the road and the property line. Historically garages were built long after the original home were constructed in areas that provided the easiest accessibility to the road.

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

## **Design Guidelines for New Construction**

### **A. LOCATION**

- *McLoughlin Historic Conservation District*
- *Canemah National Register Historic District*
- *Individually listed historic property outside of the districts*
- *What is the Immediate Context?*
- *The Block*
- *The Neighborhood*
- *What are the mix of existing appropriate historic styles?*

**Applicant's Response:** "Vacant lot on the north side of 4th Ave in the Canemah National Register Historic District. The property is bordered by a residence at 405 4th on the east and undeveloped Miller St ROW on the west and a residence at 410 3rd to the North."

**Staff Finding: Complies with Condition:** The subject property is currently undeveloped and is located on the north side of 4<sup>th</sup> Ave., approximately one parcel removed, on the northeast, from the intersection of 4<sup>th</sup> Ave. and Miller St. Additionally the subject property is inundated by the by geologic hazards throughout the entire parcel.

The applicant is proposing a new sing family home on the subject parcel listed above. The proposed structure has been proposed to be constructed in the Vernacular style. The first story of the building will consist of 136 square foot loft, the main level will consist of an 812 square foot living area, and the lower floor will consist a 1,178 square foot bedroom area creating a 2,126 square foot structure. The rest of the Vernacular style includes the following characteristics:

- *Proposed zero lot line setback in the front yard south of 3<sup>rd</sup> Ave. – This is being proposed as to mitigate for massing on a steep slope and eliminate removing more of the existing lot than necessary.*
- *House placement has been designed to accommodate for the existing topography. The northern half of the lot is steeper in relation to the southern half of the lot.*

- 5,000 square foot lot.
- The applicant has proposed to use concrete retaining walls in the right front yard to step elevations.
- The building is primarily rectangular in form.
- The building is 1 ½ stories with a basement.
- The proposed roof has a slope of 10:12.
- Wood double-hung windows have been proposed.
- The entire structure has been designed in channel siding

*The elements of the design that are not part of the Canemah Vernacular form are:*

- The garage connected with the enclosed breezeway.
- The ornamentation above the windows.
- The ornamentation in the peaks of the house.
- The massing in the rear of the home. The topography has made the design of the home appeared to have more stories than allowed. The connected breezeway also contributes to a larger mass on the back side of the property, and removes the square design features desired in the Canemah Historic District.

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

#### **B. STYLE**

*Determining the appropriate style is the important first step toward successfully designing a compatible building in the district. Decide which style direction to use from acceptable neighborhood styles and those in the applicable specific Historic District Design Guideline. The styles noted for the district have specific District modifications indicated*

**Applicant's Response:** "The proposed residence is rendered in the vernacular style typical for the area."

**Staff Finding: Complies with Condition:** The proposed single family home has been designed the Vernacular style with an enclosed breezeway and requested preservation incentives for a zero foot lot line adjustment on the front property line. This Vernacular style includes the following characteristics:

- *Proposed zero lot line setback in the front yard south of 3<sup>rd</sup> Ave. – This is being proposed as to mitigate for massing on a steep slope and eliminate removing more of the existing lot than necessary.*
- *House placement has been designed to accommodate for the existing topography. The northern half of the lot is steeper in relation to the southern half of the lot.*
- 5,000 square foot lot.
- The applicant has proposed to use concrete retaining walls in the right front yard to step elevations.
- The building is primarily rectangular in form.
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*The elements of the design that are not part of the Canemah Vernacular form are:*

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- The ornamentation above the windows.
- The ornamentation in the peaks of the house.

- The massing in the rear of the home. The topography has made the design of the home appeared to have more stories than allowed. The connected breezeway also contributes to a larger mass on the back side of the property, and removes the square design features desired in the Canemah Historic District.

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

### C. SITING AND BUILDING FORM

**C-1:** Review basic zoning requirements for New Construction for the particular site (R3.5, R6, MUC etc.) to understand basic setbacks, lot coverage issues.

**C-2:** Review Siting, Building Form Principles and the Specific Historic District from Design Guideline. Note any requirements that are more specific than those found in the basic zoning.


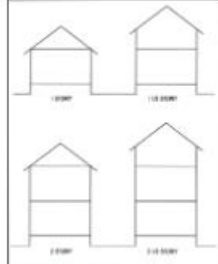
**C-3:** Establish the Site Plan and the Overall Building Form. Is the use of the site and the building's placement on the site respectful of its context? Is the size, shape and bulk of the building consistent with the style chosen? Does it complement the neighborhood context? Is there too much 'program' for the site or style?

**Applicant's Response:** "Proposed design includes requested waiver of front setback to the garage due to constraints of the topography. Proposal is otherwise intended to be compatible with all other setbacks and design guidelines."

**Staff Finding Complies with Condition:** Staff recognizes and agrees with the proposed preservation incentives in an effort to reduce massing and lessen the adverse impact on surrounding neighbors. Other than the adjustments to the side and front yard setbacks, the building size and vernacular design style is appropriate with the other home located along 4<sup>th</sup> Ave.

**Size- the overall size of the building and their relationship and context. Not allowed- Canemah Residential- 1 ½ story maximum height plus basement.**

The applicant has provided a design that, because of grade, includes a subbasement, which is not allowed by the design guidelines. The applicant has attempted to revise the drawings to bring the house to the property line and lift the main floor an extra foot. He has also shown how much additional fill would need to be added to address the problem, which either creates the need for large terrace walls, which is generally not an appropriate approach for a site located within the Geologic Hazard area of the city. Staff recommends the applicant work with staff during the construction process to incorporate as many simple rockery terracing elements as appropriate and further incorporate deciduous and

SIZE	<i>The overall size of the building and that relationship to its style and context</i>	
ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
<b>Heights</b>	<p>The building heights to be similar to the neighborhood historic context and appropriate to the style chosen.</p> <p>Important Heights include:</p> <ul style="list-style-type: none"> <li>• Main level height above grade</li> <li>• Grade to eave and main ridge</li> <li>• Grade to parapet</li> <li>• Individual story height</li> <li>• Number of stories</li> </ul> <p>McLoughlin Commercial Style buildings on 7<sup>th</sup> Street from Center to John Q. Adams can range from a tall single story to the approximate height of the existing historic buildings to provide new, but appropriately sized context.</p> <p>McLoughlin Commercial Use Buildings in a Residential Style: maximum height similar to residential use.</p> <p>Canemah Commercial use buildings: maximum height is higher than residential use; Maximum 2 ½ stories.</p> 	<p>Residential buildings that vary more than 20% from heights of the historic neighborhood context buildings unless approved by the HRE.</p> <p>Residential building ground levels that are elevated less than 18" above grade, unless there are topographic considerations</p>  <p>Canemah Residential: greater than 1 ½ story maximum height plus basement</p> <p>McLoughlin Residential: greater than 2 ½ story maximum height plus basement</p> <p>Commercial use buildings greater than 3 stories</p>

evergreen elements into a revised landscaping plan to further block the subbasement from neighboring and 3<sup>rd</sup> Avenue views. Additional landscaping is required to reduce the massing of the house along the north and east side of the property. Staff recommends the applicant install a vegetative buffer on the north side of the building to reduce the appearance of a home that is greater than 1 ½ stories (plus basement) in height.

The first story of the building will consist of 136 square foot loft, the main level will consist of an 812 square foot living area, and the lower floor will consist a 1,178 square foot bedroom area creating a 2,126 square foot structure. The key compatibility question lies in breaking up the mass without losing the simplified nature of the vernacular architecture and providing opportunities for obscuring site views through the introduction of evergreen and deciduous trees.

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

#### **D. DESIGN COMPOSITION**

**D-1:** *Design the building and site starting with primary design groups and major elements, such as wings, roofline, secondary portions, porches, window groupings, and dormers. Are these elements supportive or are they detractive to the historic district? Are they supportive of the style and building?*

**D-2:** *Review the design; is it in good proportion and is the composition balanced?*

**D-3:** *Review the design and adjust to incorporate comments from the first review. Is the design representative of the style range and do the forms and individual features work toward a united design approach as viewed from the exterior?*

**D-4:** *Design the finer or more detailed portions of the building and site to fit within the framework established.*

**Applicant's Response:** "Proposed structure in the vernacular design is intentionally conservative in scale to minimize visual impact in a steep slope environment."

**Staff Finding: Complies with Condition:** The proposed single family home has been designed in the Vernacular style, beside the breezeway, staff believes the submitted design meets the context and intent of the Canemah Historic District. This Vernacular style includes the following characteristics:

- *Proposed zero lot line setback in the front yard south of 3<sup>rd</sup> Ave. – This is being proposed as to mitigate for massing on a steep slope and eliminate removing more of the existing lot than necessary.*
- *House placement has been designed to accommodate for the existing topography. The northern half of the lot is steeper in relation to the southern half of the lot.*
- *5,000 square foot lot.*
- *The applicant has proposed to use concrete retaining walls in the right front yard to step elevations.*
- *The building is primarily rectangular in form.*
- *The building is 1 ½ stories with a basement.*
- *The proposed roof has a slope of 10:12.*
- *Wood double-hung windows have been proposed.*
- *The entire structure has been designed in channel siding*

*The elements of the design that are not part of the Canemah Vernacular form are:*

- *The garage connected with the enclosed breezeway.*
- *The ornamentation above the windows.*
- *The ornamentation in the peaks of the house.*

- *The massing in the rear of the home. The topography has made the design of the home appeared to have more stories than allowed. The connected breezeway also contributes to a larger mass on the back side of the property, and removes the square design features desired in the Canemah Historic District.*

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

### **Spacing**

*Maintain similar spacing to context buildings and the neighborhood.*

*Canemah, South of 3rd: House spacing is more irregular, but privacy is to be maintained. Adjust the siting to preserve mature plantings. Houses closer than 15 feet to the lot line require visual screening from one another*

**Applicant's Response:** "A 24' setback from the East property line is proposed to provide ample spacing from the only nearby development."

**Staff Finding: Compiles with Condition:** The applicant has request preservation incentive for a zero lot line set back on the front (south) property line. Staff generally supports the ability for applicants to site new single family construction as close to the Right-of-Way as possible on down slopped lots to lessen the driveway length and building mass.

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

### **Accessory Buildings**

*Accessory buildings are subservient to the primary building and provide auxiliary use. They are to be located at less visible areas such as the side or back of the primary building. Where topography issues arise, detached garages may be located in the front yard if offset from the main façade*

**Applicant's Response:** "N/A"

**Staff Finding: Complies as Proposed:** No accessory building have been proposed.

### **Roofs**

*Canemah: cross gabled roofs; a secondary wing or addition with a perpendicular gable at the main roof ridge line; allowable if it is a lower story or lower ridgeline*

**Applicant's Response:** "Proposed design includes 1 major ridge (house) and one minor ridge (garage) both perpendicular to 4th Ave with 10/12 or 12/12 slope and smaller 5/12 connecting element and 5/12 pitch covered porch and deck."

**Staff Findings: Complies as Proposed:** The proposed single family home has been designed with a roof pitch of steeper the 8:12. The proposed roof appears to be contextually appropriate for the Canemah Historic District

### **Breezeways and covered walkways**

*Breezeways and covered walkways provide sheltered links between buildings and accessory structures. They can provide access to or separation from different building uses, as a means for reducing large building massing and to promote use of accessory buildings.*

*Mixed use commercial: breezeways may provide a means of connecting grouped smaller buildings. Canemah, South of 3rd: Use of breezeways or covered walkways by HRB approval.*

**Applicant's Response:** "Design includes interior connection between house and garage similar to one noted on the historic Capt. Miller house on Hedges St. and 99E."

**Staff Finding: Complies as Conditioned:** There do not seem to have been any enclosed breezeways permitted in the Canemah Historic District within the past 10 years. The Design Guidelines for New Construction specifically prohibit breezeways south of 3<sup>rd</sup> Ave. in the Canemah Historic District. Additionally, the Captain Miller House is located at 402 McLoughlin Blvd. in the McLoughlin Historic District.

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

#### ***E. SPECIFIC DESIGN ELEMENTS***

**E-1:** *Design and choose specific design elements, products, and materials that are allowable and consistent with the design styling and framework established.*

**Applicant's Response:** "Siding proposed to be 1x8 #105 channel (dutchlap) installed horizontally with 1x6 corners and 1x5 window wraps consistent with most prevalent historic design."

**Staff Finding: Complies as Conditioned:** The proposed 1x8 #105 channel (dutchlap) siding is consistent with the context with the Canemah Neighborhood, however, the orientation around the windows and in the peaks of the home is not consistent with the contextual design. Per the Guidelines for New Construction Oregon City Historic Districts - 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.

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

**E-2:** *Does the design still fit the style's 'vocabulary'? Have extraneous or excessive details, ornamentation, or materials been chosen that detract from the neighborhood context?*

**Applicant's Response:** "Proposed exterior detailing is limited to a belly band with water table at the main floor line and a small area of vertical 1x4 v groove over a header band in each gable to soften scale and add a mild area of visual interest."

**Staff Finding: Complies as Conditioned:** Within the peak and above the windows of the proposed home there appears to be extra moldings and ornamentation that are not found on neighboring homes within the Canemah Historic District. Per the Guidelines for New Construction Oregon City Historic Districts - 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.

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

**E-3:** *Do specific elements comply with the guideline? Are materials, colors and finishes selected? Visible equipment? Landscaping and Plantings?*

**Applicant's Response:** "Final colors, finishes and plantings TBD."

**Staff Finding: Complies as Conditioned:** Staff will work with the applicant on final colors and finishes on the outside of the proposed single family home. The applicant shall use colors and finishes that are historically and contextually appropriate. The colors of the building should complement those of

surrounding buildings. The has proposed to install landscape fencing on the northern side of the home to help reduce some of the massing created by the topography and eliminate the appearance of a subbasement. The applicant has also indicated they will install additional landscaping shrub on the east side of the home to help mitigate massing on that portion of the building.

**Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

### **III. PUBLIC NOTICE**

A public notice was sent to neighbors with 300 feet of the subject property for a 20 day public comment period beginning October 25, 2016. No written public comments were received by the Planning Division during the public comment period.

### **IV. CONCLUSIONS AND RECOMMENDATIONS**

Based on the following findings, staff recommends that the Historic Review Board approve the proposed development with conditions, and encourage the owners to retain the dimension of the front addition and when appropriate, return the front windows to their original configuration and material.

Alternately, if the Board determined that the addition can be found to be compatible with the historic house, staff recommends that the HRB provide specific findings for the approval in any motion approving the project to ensure that this decision remains site and project specific and does not create a blanket precedent for future projects.

#### **Exhibits**

1. Vicinity Map
2. Applicant Submittal
3. Design Advice, December HRB Meeting (On File)
4. Public Comments (On File)

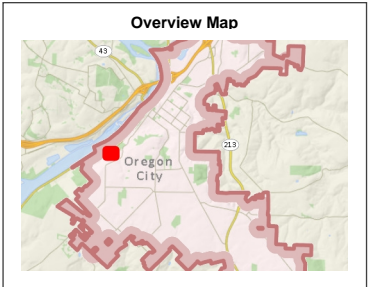
# Oregon City GIS Map



### Legend

- Taxlots
- Taxlots (Outside UGB)
- 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.

Map created 1/17/2017



0 100 200 Feet

1: 1,200

City of Oregon City  
 PO Box 3040  
 625 Center St  
 Oregon City  
 OR 97045  
 (503) 657-0891  
[www.orcity.org](http://www.orcity.org)





# City of Oregon City

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

## Staff Report

File Number: PC 17-010

**Agenda Date:** 1/24/2017

**Status:** Public Hearing

**To:** Historic Review Board

**Agenda #:** 4d.

**From:** Planner Trevor Martin

**File Type:** Land Use Item

### **SUBJECT:**

Staff Concurrence on HR 15-01: New Rear Patio Located at 517 13th Street, a New Home in the McLoughlin Conservation District

### **RECOMMENDED ACTION (Motion):**

Approval

**BACKGROUND:** The property owner of 517 13th Street received approval from the Historic Review Board for a new home within the McLoughlin Conservation District under Planning file HR 15-01. While under construction the applicant constructed a rear deck which was identified as a ground level patio on the Historic Review Board application and in the building permit. Staff has worked with the property owner for a reasonable solution and would like the Historic Review Board to review the proposed staff concurrence and discuss resolving the existing nonconformity.

### **BUDGET IMPACT:**

Amount:

FY(s):

Funding Source:



January 17, 2017

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**To:** Historic Review Board  
**From:** Trevor Martin, Christina Robertson-Gardiner, Oregon City Planning Division  
**Re:** HRB 15-01 New Construction Deck Review–HRB Concurrence

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### Concurrence Approval

If the Historic Review Board finds that the existing conditions of approval and railing details are not sufficient to ensure the compatibility of the deck, the Board should direct staff to request that the applicant either removes the deck and replace it with the proposed patio, or apply for a Type III Historic Review Board Modification to HR 15-01.

### Existing Conditions of Approval

1. Prior to release of building permits, the applicant is required, apply for and gain approval of a Geological Hazards Overlay Review per OCMC 17.44.
2. Incised lumber or pressure treated wood shall not be used on any visible surfaces.
3. All railings, decking and stairs shall be finished to match the house body or trim.
4. The applicant shall utilize the following, unless an alternate has been approved by the Historic Review Board.
  - a. Wood or fiberglass windows and doors. Fiberglass windows (Marvin Integrity or equivalent )
  - b. The window sash shall be the darkest color of the three color paint scheme.
  - c. Wood or a minimum 4-41/2-inch reveal smooth composite siding
  - d. Simple vernacular styled lighting.
  - e. Simple paneled fiberglass or wood garage doors with or without windows.
5. Prior to obtaining a Certificate of Occupancy, the applicant shall submit an amended landscape plan that includes the following:
  - 3-6 additional minimum 1 ½ inch caliper trees that are a mix of native evergreen and deciduous with a minimum mature height of 35 feet planted within 30 feet of rear of the house to better buffer the new construction from downtown views and hide the massing of the building. Staff will review the final landscape plan at the time of C of O to determine the minimum number of trees require to meet this condition.

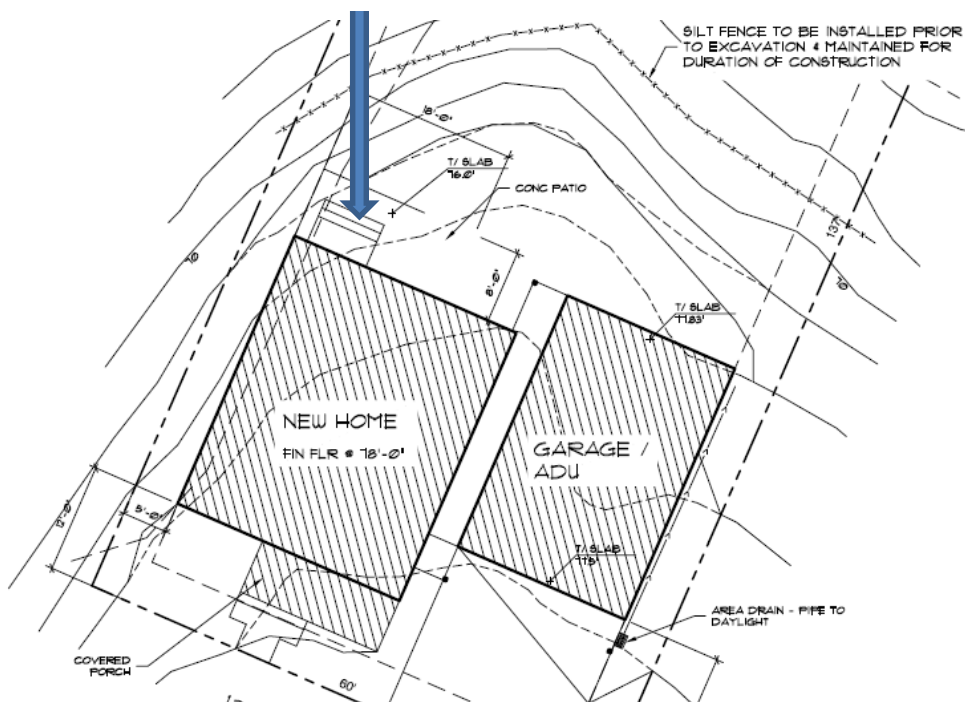
6. Sidewalk improvements are now required as part of the Single Family Building Permit process. However, new buildings located within historic districts may gain a waiver from this requirement if it can be shown that the new sidewalks are not appropriate for the area. In this case, staff supports the waiver of sidewalks on this frontage as it will further differentiate the new construction from the rest of the block and there is little to no indication that the rest of the block will ever have sidewalks installed. Street pavement, however, is required and the applicant should not receive a waiver for this.

### Background:

BC Custom Homes submitted and received approval for the construction of a new house on 13<sup>th</sup> Street in the Mcloughlin Conservation District (HR 15-01). The approved plans showed an approximately 350 square foot rear concrete patio. During construction, the applicant chose to replace the rear concrete patio with a wood deck approximately the same size as the originally approved concrete patio. The applicant indicated that this was done to better match the grade of the rear yard and back door. However, it was not part of the original approval. Staff inspected the site as part of the building permit request for occupancy and determined that a final Certificate of Occupancy could not be acquired until this issue was resolved.

Staff has identified three approaches for resolution of this issue and is looking for the Historic Review Board for direction on this matter: 1) revise plans to meet existing adopted Conditions of Approval to retain an administrative review of the revision 2) submit a Type III modification to HR 15-01 for approval of the rear deck 3) remove deck and replace with originally approved concrete patio.

Location of proposed patio





December 2016 photo of new deck

### **Option 1**

**Revise the deck design to conform to HR 15-01 Conditions of Approval and be consistent with submitted railing details of the house.**

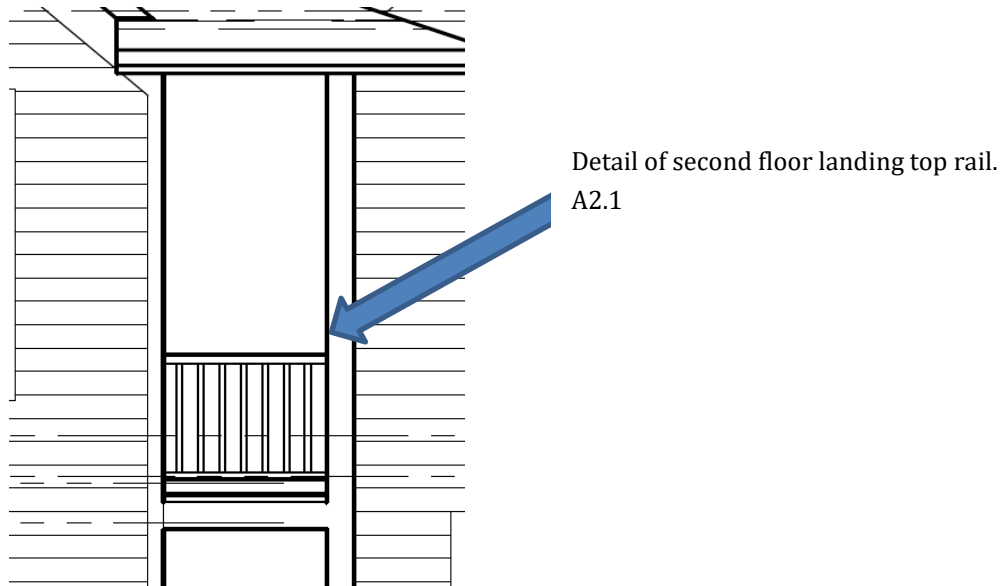
The following Conditions of Approval are applicable for this item:

2. Incised lumber or pressure treated wood shall not be used on any visible surfaces.
3. All railings, decking and stairs shall be finished to match the house body or trim.
4. The applicant shall utilize the following, unless an alternate has been approved by the Historic Review Board.
  - a. Wood or fiberglass windows and doors. Fiberglass windows (Marvin Integrity or equivalent )
  - b. The window sash shall be the darkest color of the three color paint scheme.
  - c. Wood or a minimum 4-4 1/2-inch reveal smooth composite siding
  - d. Simple vernacular styled lighting.
  - e. Simple paneled fiberglass or wood garage doors with or without windows.

The applicant has constructed a painted wood deck that generally corresponds to the proposed patio and, while above grade, does not create a sustainably new element onsite. However, the applicant has failed to provide a design approach to cover the exposed pressure treated wood, as conditioned. This could be in the form of painted 1"x8" boards, lap siding, historically appropriate wood lattice, or a

combination of these elements to cover the exposed pressure treated boards and posts to the extent practicable.

As the deck was not originally submitted, staff will rely upon the railing design submitted for the second floor landing. This shows a top rail over flush vertical balusters. The deck, as built, does not meet this standard and needs to be revised to be consistent with the design found in Plan A2.1 of the applicant's submittal shown below.



With this approach, the applicant shall present to staff a proposal that can meet the Conditions of Approval and existing railing detail. Compliance with the conditions and railing detail will allow the new deck to be reviewed at a staff level and the applicant will be able to obtain the final Certificate of Occupancy. If staff is unable to find compliance with the adopted conditions- the applicant will be required to pursue Options 2 or 3 below.

#### **Option 2 and 3**

**Submit Type III modification to HR 15-01 for approval of the new rear deck or remove the deck and replace with originally approved concrete patio.**

# Historic Review Board

## January 24, 2017

# Design Advice – New Public Works Building

SCALE: 1" = 60'

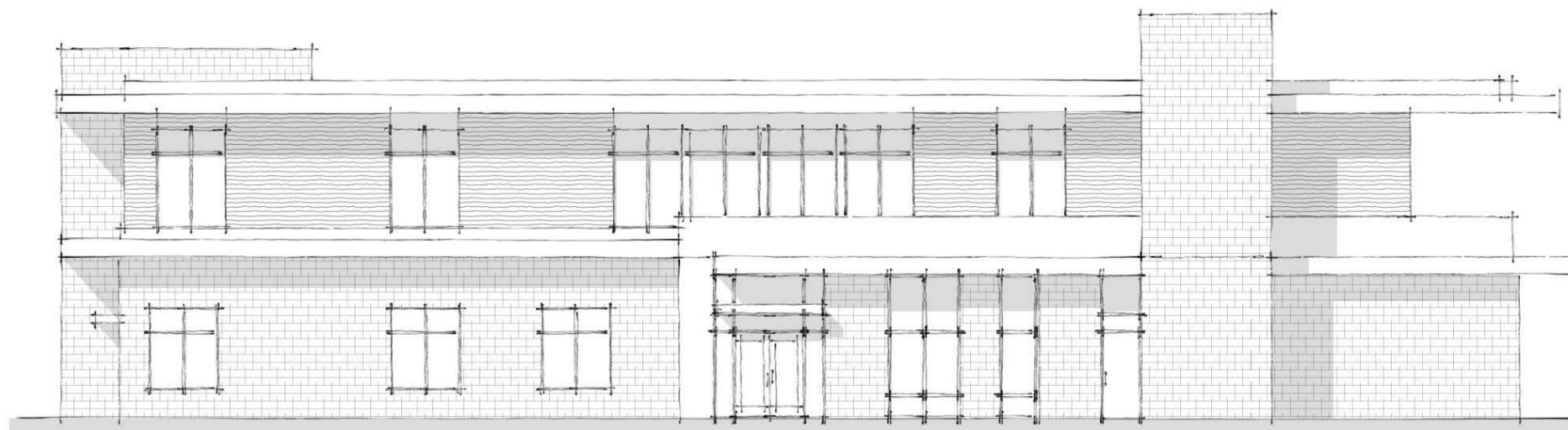
SCALE: 1" = 60'



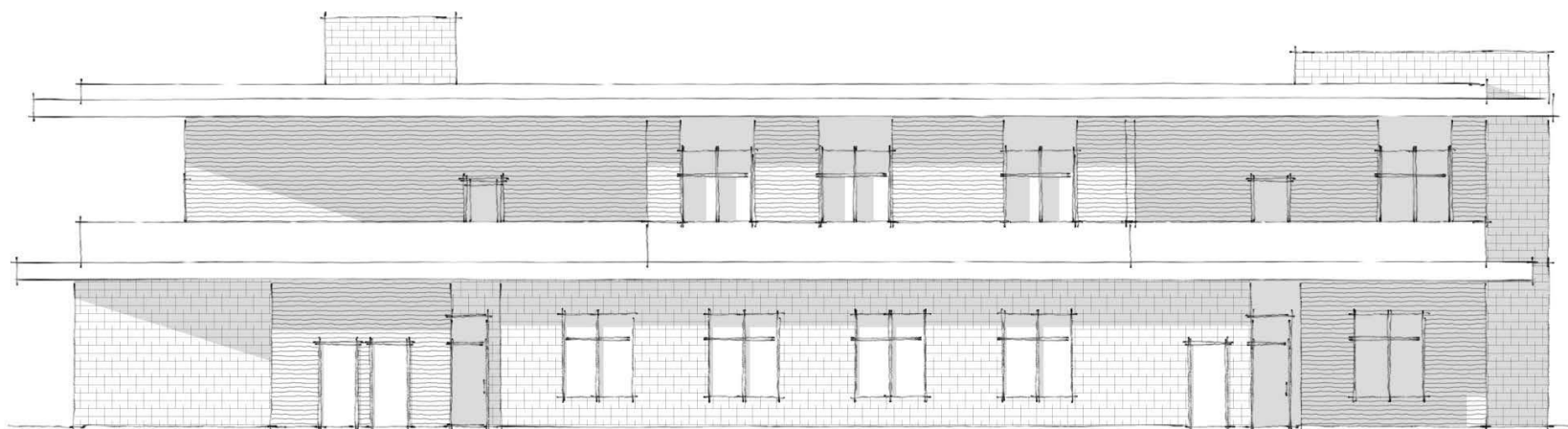
STAFF & PUBLIC PARKING  
OUTDOOR 79

6

deca architecture.inc



SOUTH



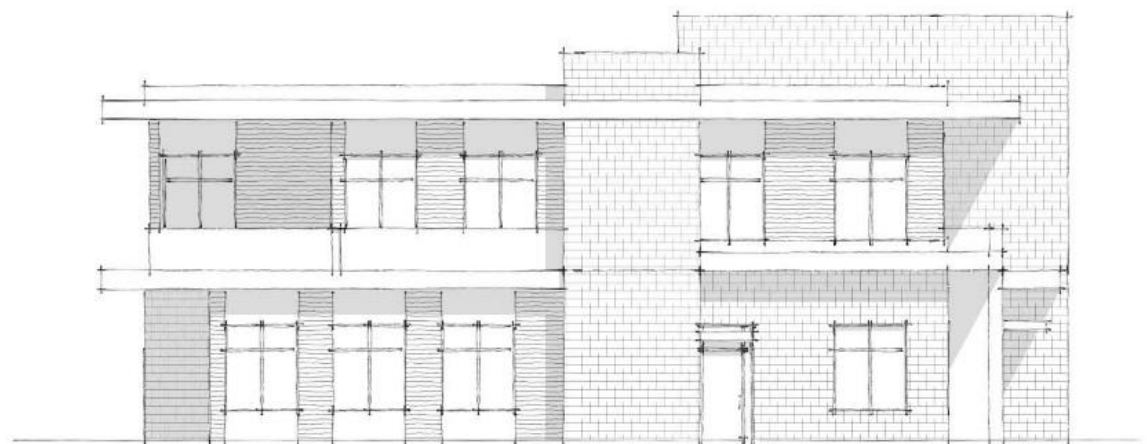
NORTH

OREGON CITY  
PUBLIC WORKS

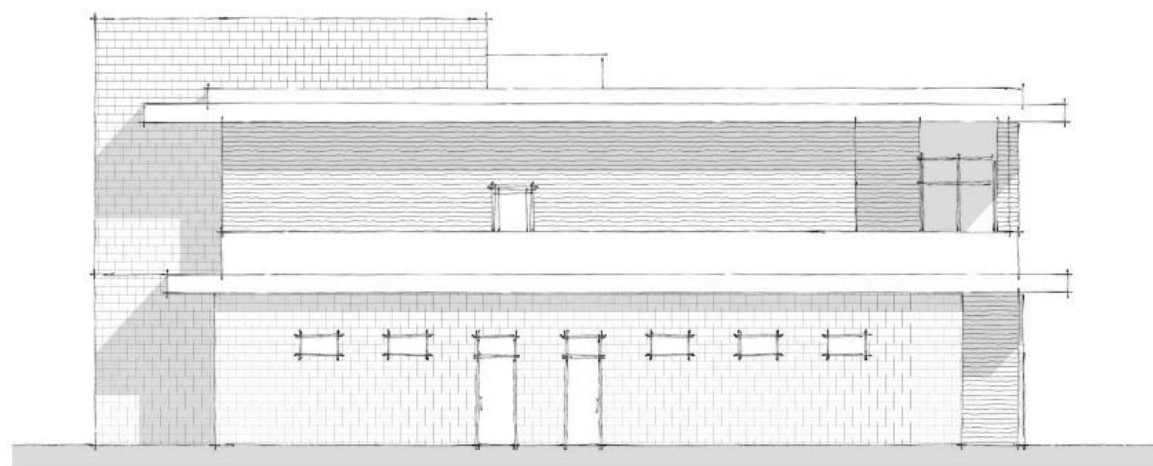
OFFICE BUILDING - ELEVATIONS

SCALE: 1/8" = 1'-0"





WEST



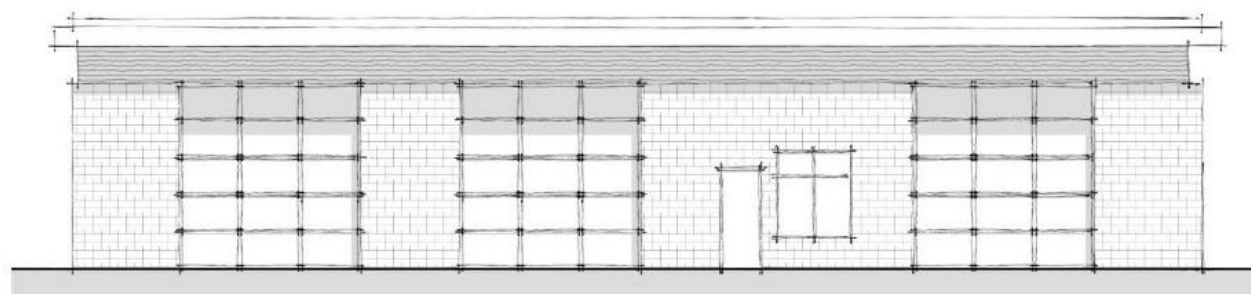
EAST

OREGON CITY  
PUBLIC WORKS

OFFICE BUILDING - ELEVATIONS

SCALE: 1/8" = 1'-0"





SOUTH

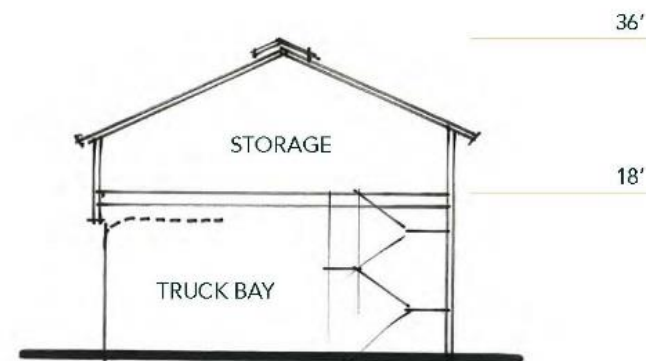
OREGON CITY  
PUBLIC WORKS

TOOL STORAGE - ELEVATION

SCALE: 1/8" = 1'-0"



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OREGON CITY  
PUBLIC WORKS

TRUCK SHED ELEVATION & SECTION

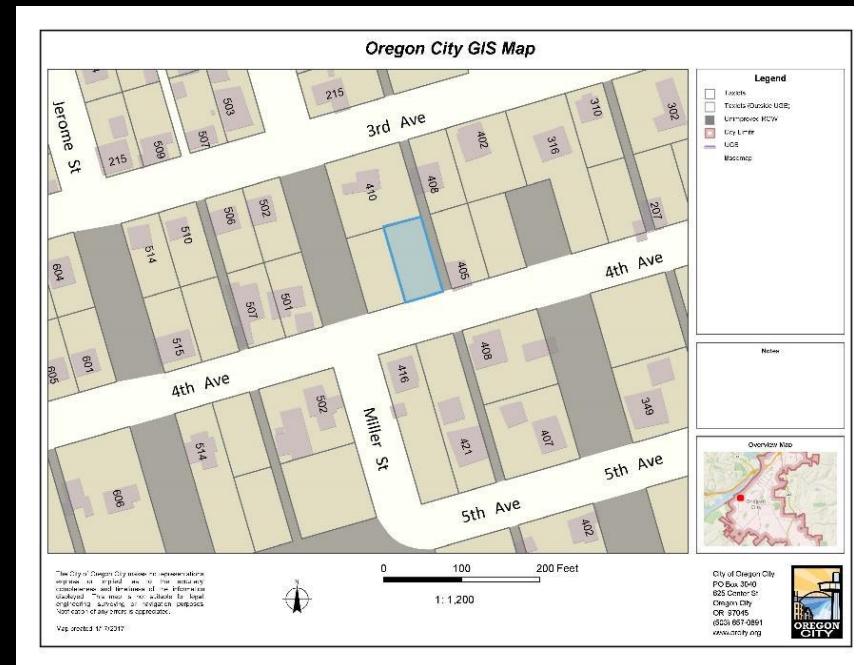
SCALE: 1/3" = 1'-0"

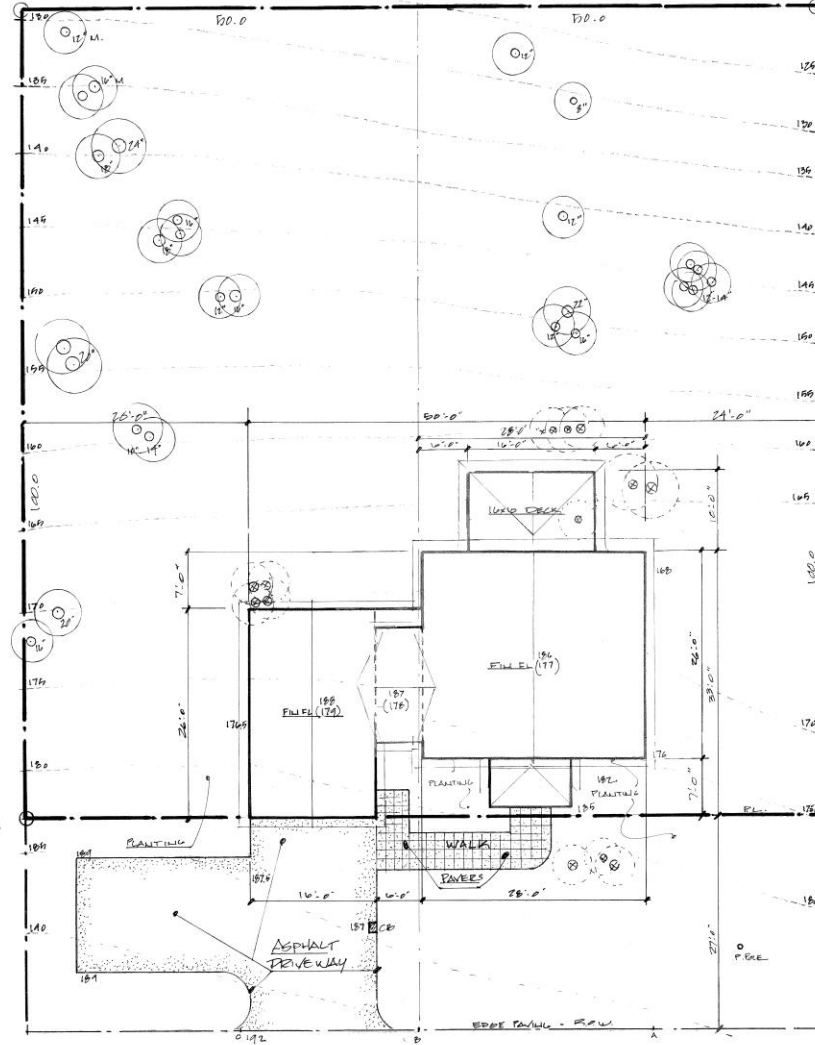


deca architecture, inc

# HR 16-02 New Single Family Home Canemah

- The subject property is currently undeveloped and is located on the north side of 4th Ave., approximately one parcel removed, on the northeast, from the intersection of 4th Ave. and Miller St. Additionally the subject property is inundated by the by geologic hazards throughout the entire parcel.





# LEGEND

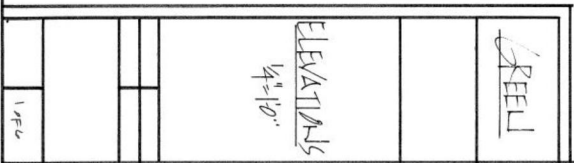
- MAINT. TREES
- ⊗ TO BE REMOVED TREES

GREEN

SITE

1" = 10'-0"

7.4	
11.0	
	6 of 6





BRELL

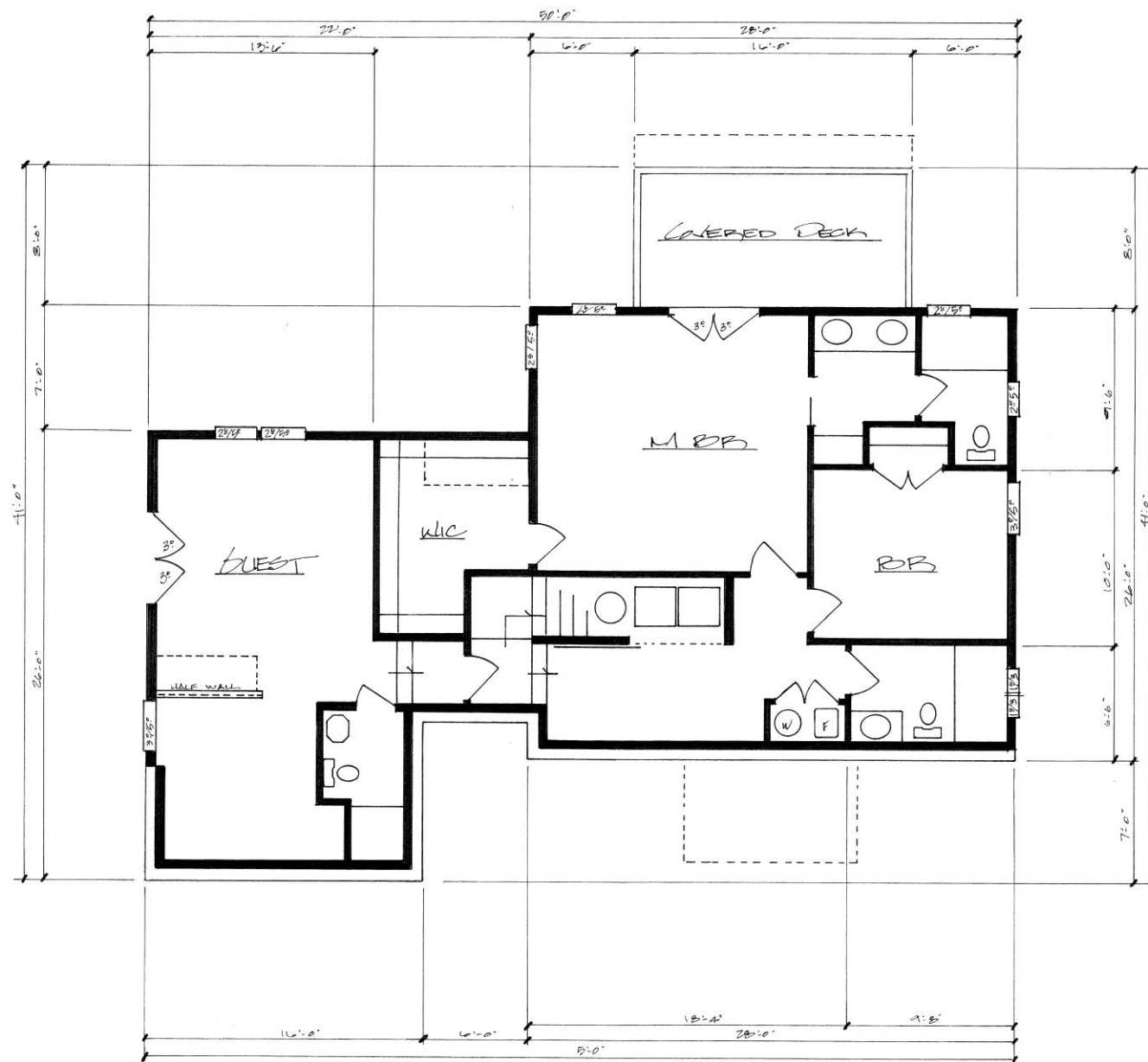
RIGHT  
ELEVATION

1/4" = 1'0"

2016







GREEN

LOWER FLOOR  
1/4" = 1'-0"

# Areas of Concern

- The garage connected with the enclosed breezeway.
- The ornamentation above the windows.
- The ornamentation in the peaks of the house.
- The massing in the rear of the home. The topography has made the design of the home appear to have more stories than allowed. The connected breezeway also contributes to a larger mass on the back side of the property, and removes the square design features desired in the Canemah Historic District.
- Zero lot line front yard setback

# Recommended Conditions of Approval

- Prior to issuance of Building Permits:
  - 1. The Planning Division shall renotice the application to appropriately incorporate the preservation incentive for the zero front yard lot line setback.(P)
  - 2. The applicant shall obtain all necessary permits including but not limited to a Geological Hazards Overlay Review per OCMC 17.44. (P)
  - 3. The applicant shall acquire a Right-of-way permit for any and all driveway and rockery work in the 4th Avenue through the Public Works Department. (DS)

# Conditions Continued...

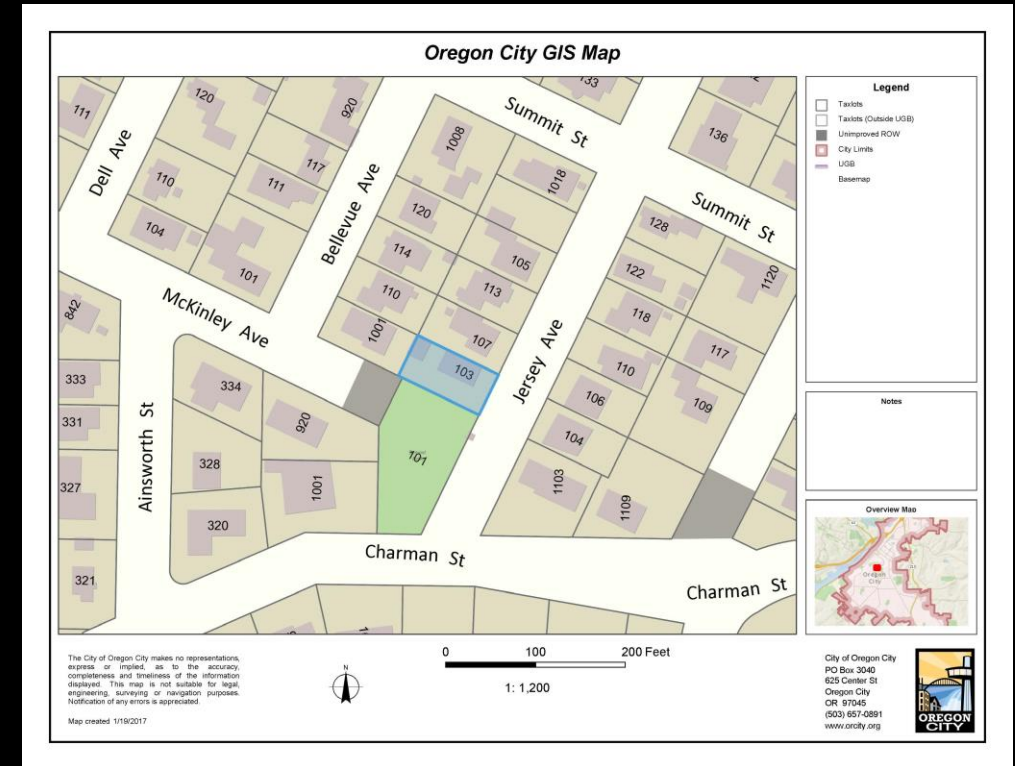
- Prior to issuance of a Certificate of Occupancy:
  1. The applicant shall submit a revised plan without the massing of an enclosed breezeway in the proposed design.(P)
  2. The applicant shall submit a landscaping plan with a vegetative buffer reducing the massing for the north and east side of the house.(P)
    - a. Three to six additional minimum 1 ½ inch caliper trees that are a mix of native evergreen and deciduous with a minimum mature height of 35 feet planted to better buffer the new construction from the neighborhood and hide the massing of the building. Staff will review the final landscape plan at the time of Certificate of Occupancy to determine the minimum number of trees required to meet this condition.
  3. Incised lumber or pressure treated wood shall not be used on any visible surfaces. (P)

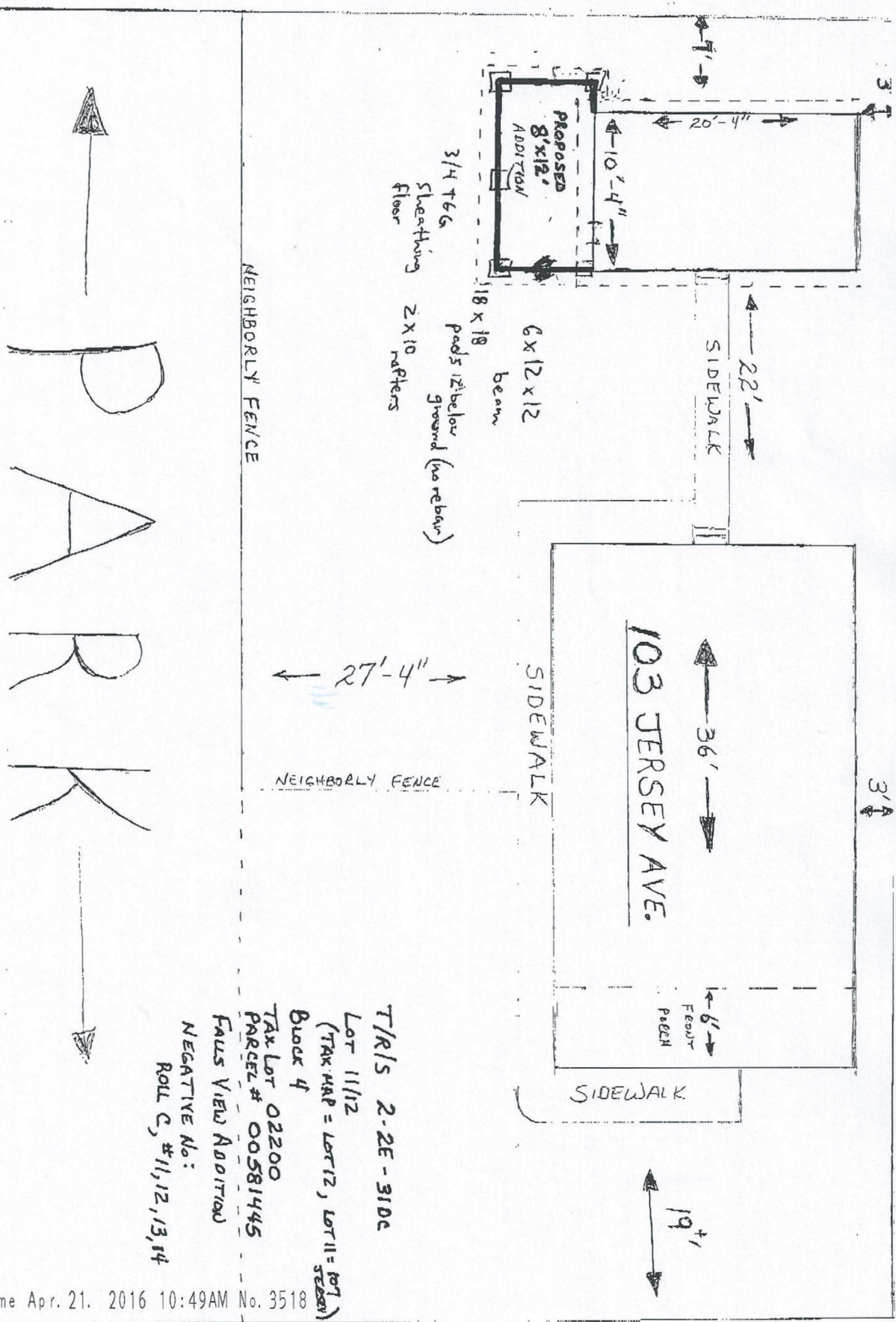
# Conditions Continued

4. All railings, decking and stairs shall be finished to match the house body or trim. (P)
5. Excessive ornamental designs above the windows and in the peaks of the home shall be removed.(P)
6. The applicant shall utilize the following:
  - a. Wood or fiberglass windows and doors. Fiberglass windows (Marvin Integrity or equivalent)(P)
  - b. Wood siding or materials which have the appearance of horizontal wood siding.
  - c. Gable trim consists of a simple bargeboard with molding at roofline and a wide molded rake board.(B)
  - d. The window sash shall be the darkest color of the three color paint scheme.(P)
  - e. Simple vernacular styled lighting.(P)
  - f. Simple paneled fiberglass or wood garage doors with or without windows.(P)
  - g. Cover sections of exposed foundations; Concrete or masonry: exceeding 3½ feet, Piling or posts: 1½ feet; above grade; At slopes measure perpendicular to slope. (P)

# HR 16-08 Addition to an Individually Listed Property

- The applicant is requesting permission to construct a 96 square foot addition, which is 13 feet 9 inches tall, onto an existing outbuilding located behind the existing home located at 103 jersey Ave, approximately seven feet from the rear property line. The existing out building is approximately 200 square feet in size, the proposed would create a structure that would be approximately 296 square feet in size. The existing outbuilding will be use as additional living space.





1" = 10'

PARK

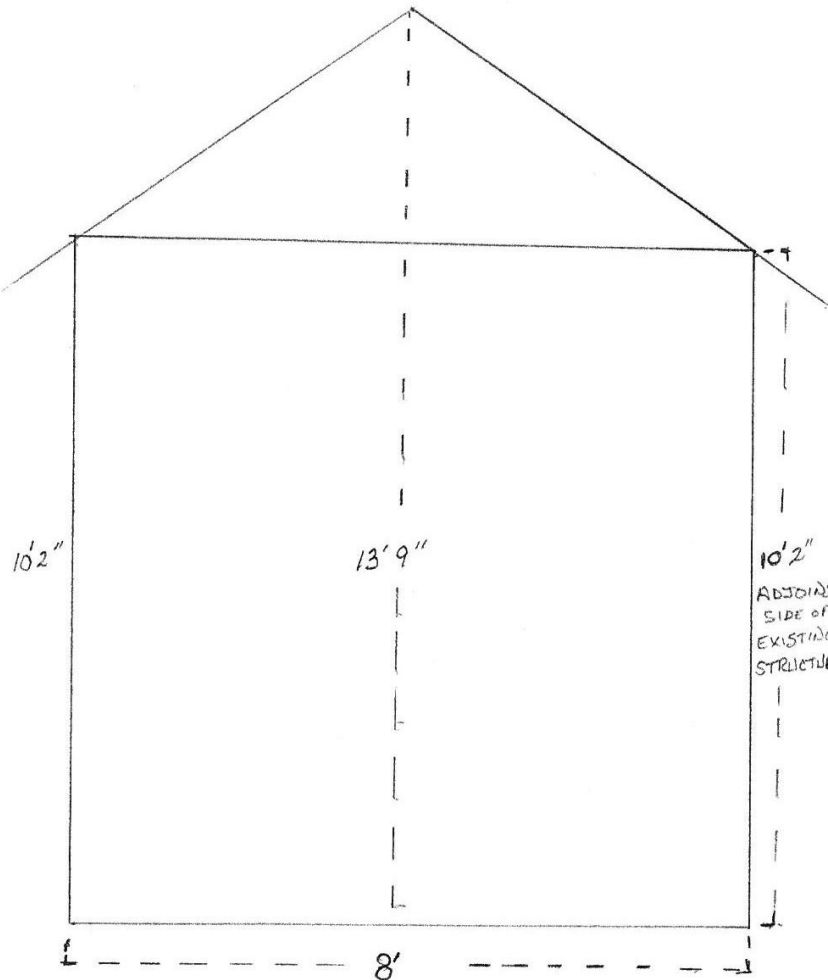
FRONT

NO DOOR  
NO WINDOW

SE

NE

SOUTH  
EAST  
CORNER



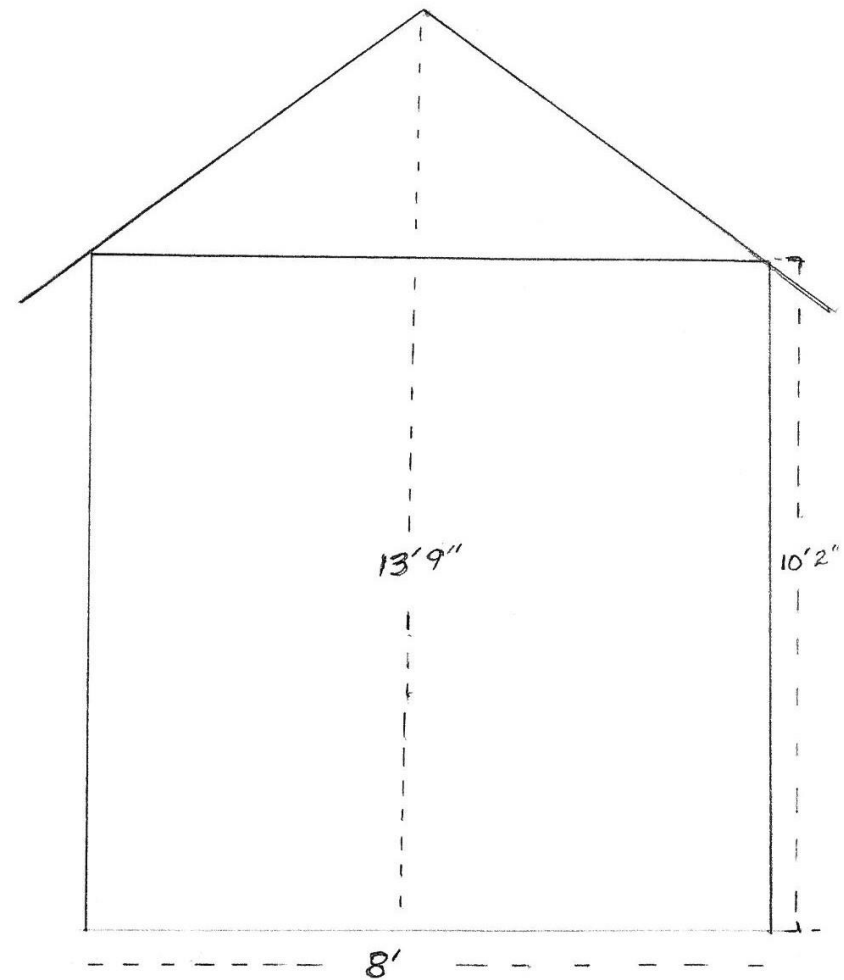
$\frac{3}{16}'' = 1 \text{ FT}$

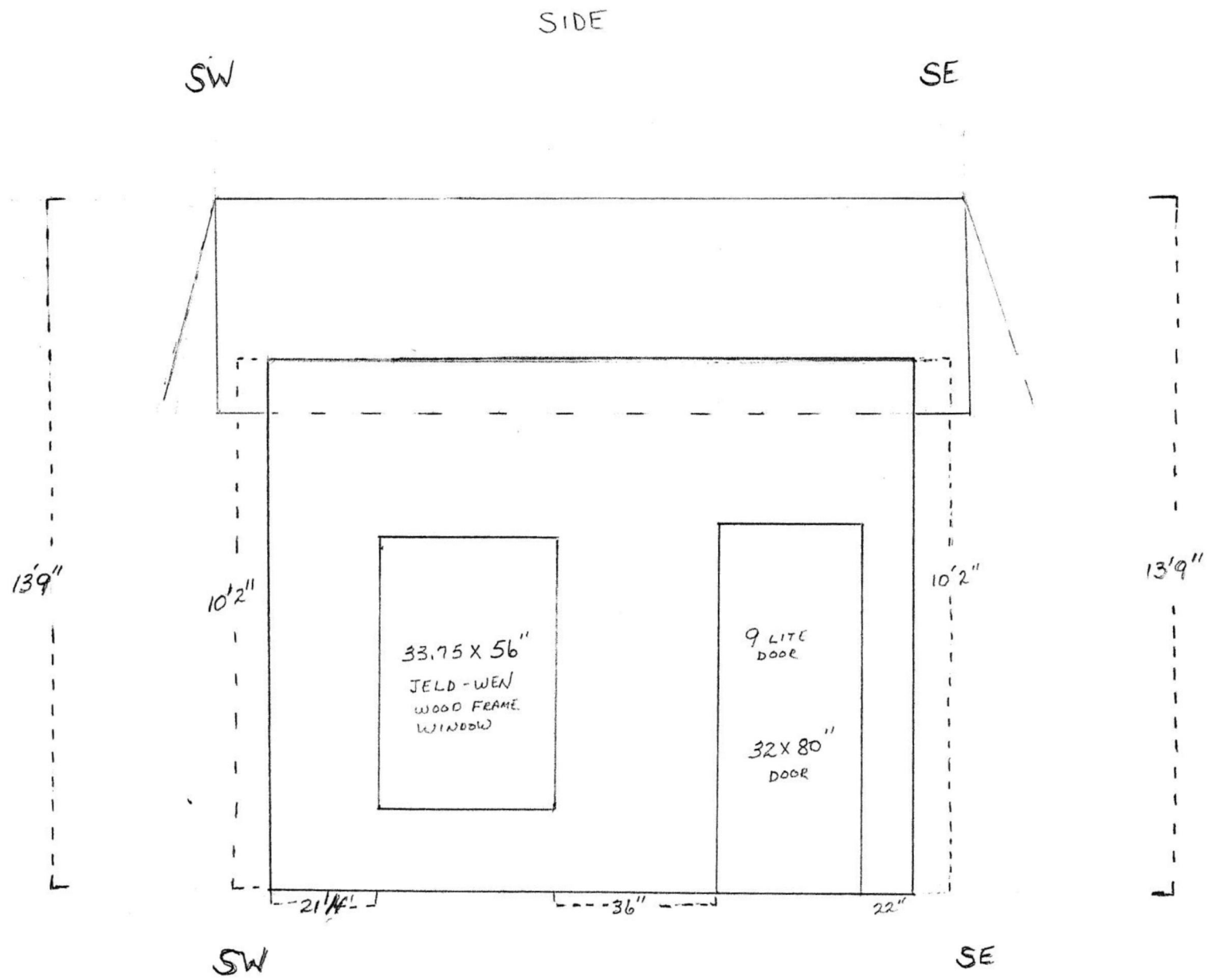
BACK

NO DOOR  
NO WINDOW

NW

SW





$\frac{3}{8}" = 1 \text{ FT.}$





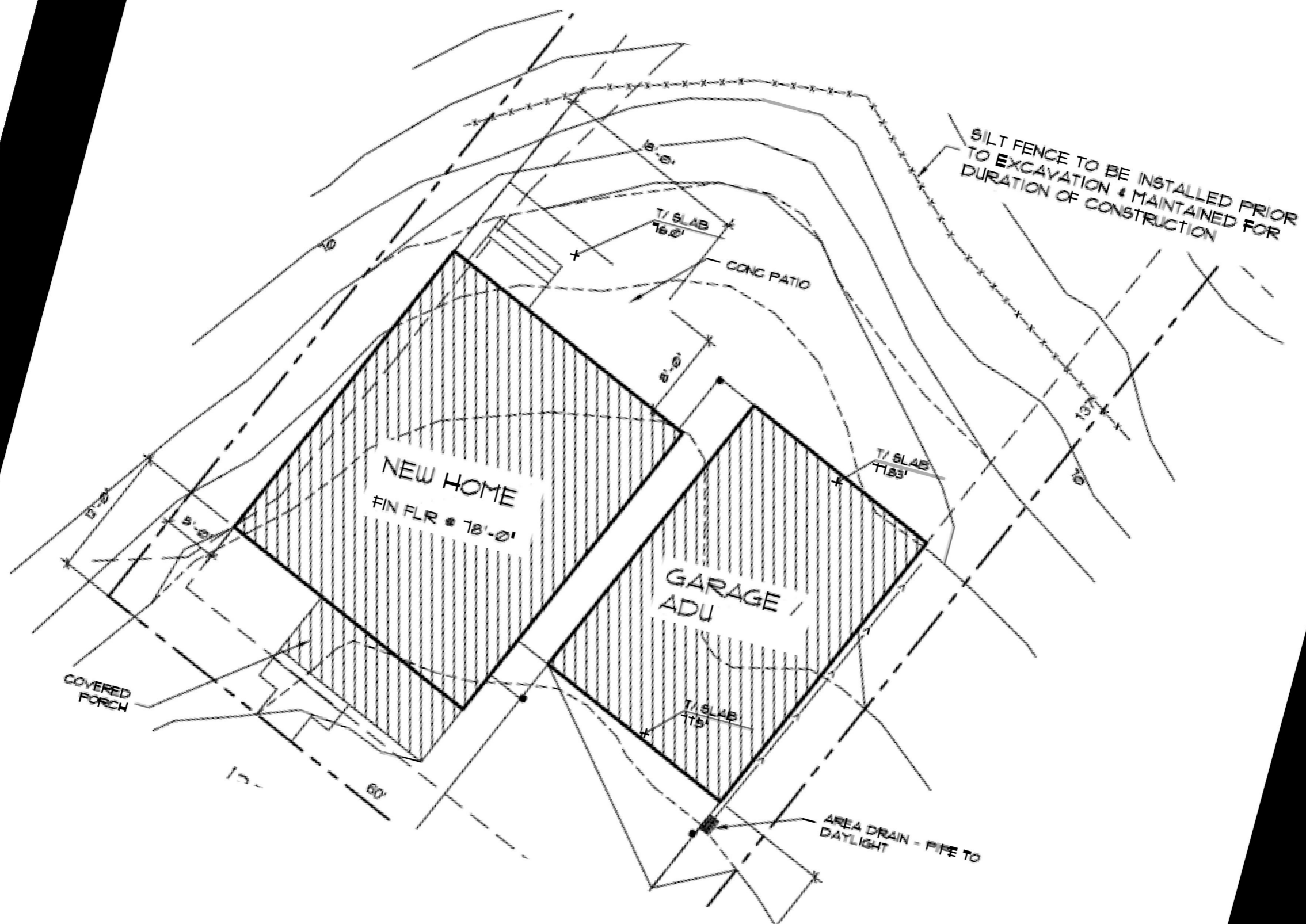
- No major areas of concern with the proposed addition.

# Recommended Conditions of Approval

1. The applicant may construct the rear addition as proposed and conditioned. If the rear addition does not meet the standards for additions found in this report, it cannot be constructed unless additional findings can be found by the Historic Review Board. (P)
2. Incised lumber or pressure treated wood shall not be used on any visible surfaces. (P)
3. All exterior doors, windows and lighting shall be approved by staff before installation unless already approved by the Historic Review Board. (P)
4. Prior to submitting building permits, the applicant shall ensure the following are identified on the drawings to indicate that the external materials and design meet the following standards:(P)
  - **Siding Material:** wood **Siding Design:** lap or channel siding (2- 4 inch)
  - **Windows Material:** wood or wood clad. External grids on divided light windows.
  - **Windows Design:** Double, single hung or casement
  - **Side Door Material:** Wood, external grids on if divided light windows are proposed
  - **Side Door Design:** full light, half-light, or horizontal paneled door
5. The applicant shall submit all required permits to the Building and Planning Divisions. The Planning Division review includes an analysis for compliance with the criteria in Chapter 17.08 and 17.54 of the Oregon City Municipal Code. (P and B)

# Staff Concurrence HR 15-01

- BC Custom Homes submitted and received approval for the construction of a new house on 13th Street in the Mccloughlin Conservation District (HR 15-01). The approved plans showed an approximately 350 square foot rear concrete patio. During construction, the applicant chose to replace the rear concrete patio with a wood deck approximately the same size as the originally approved concrete patio. The applicant indicated that this was done to better match the grade of the rear yard and back door. However, it was not part of the original approval. Staff inspected the site as part of the building permit request for occupancy and determined that a final Certificate of Occupancy could not be acquired until this issue was resolved.







# Existing Conditions of Approval

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  - c. Wood or a minimum 4-4 1/2-inch reveal smooth composite siding
  - d. Simple vernacular styled lighting.
  - e. Simple paneled fiberglass or wood garage doors with or without windows.

# Existing Conditions Continued

5. Prior to obtaining a Certificate of Occupancy, the applicant shall submit an amended landscape plan that includes the following:
  - 3-6 additional minimum 1 ½ inch caliper trees that are a mix of native evergreen and deciduous with a minimum mature height of 35 feet planted within 30 feet of rear of the house to better buffer the new construction from downtown views and hide the massing of the building. Staff will review the final landscape plan at the time of C of O to determine the minimum number of trees require to meet this condition.
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Historic Review Board Meeting  
January 24, 2017

Roll

Commission Member:

HR 16-02 HR 16-08 <sup>STH</sup> ~~CONCURRED~~

Jonathan Stone	W					
Grant Blythe	P	Y	Y			
Ken Baysinger	P	Y	Y			
Claire Met	P	Y	Y			
Chair:						
Derek Metson	P	Y	Y			

List of questionable actions:

Decks

Accessory Buildings

Solar

Post minutes → Need to update

→ March 25, 2014

→ See what the issue is...