City of Oregon City

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

Meeting Agenda

Historic Review Board

Tuesday, September 27, 2016 | **6:00 PM** | **Commission Chambers**

1. Call to Order

2. Public Hearings

PC 16-095 HR 16-03 Approval of a new detached garage in the McLoughlin Conservation District at 1303 JQ Adams Street

Staff: Christina Robertson-Gardiner

Attachments:
- Commission Report
- Staff Report
- Applicant's Submittal
- Survey Form
- MNA comments

PC 16-096 HR 16-04 Rear and front addition of a locally designated house in the McLoughlin Conservation District at 311 High Street

Staff: Christina Robertson-Gardiner

Attachments:
- Commission Report
- Staff Report
- Applicant's Submittal
- MNA Comments
- Survey Form
- Preservation Brief- Additions

PC 16-097 HR 16-06 Approval of a new single family residence in the Canemah National Register District at 624 4th Avenue

Staff: Christina Robertson-Gardiner

Attachments:
- Commision Report
- Staff Report
- Applicant's Submittal
- Public Comments- Susan Borger
- Public Comments-Canemah Neighbors, hand submitted by Paul Edgar
- AP 13-01 Memo
- AP 13-01 Notice of Decision

PC 16-098 HR 16-07 Side and front addition of a locally designated Landmark located outside of an historic district at 16430 Hiram Avenue

Staff: Christina Robertson-Gardiner

Attachments: Commission Report
Staff Report
Applicant's Submittal Option 2
Option 1
Survey Form

3. Communications

4. Adjournment

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).
Video Streaming & Broadcasts: The meeting is streamed live on Oregon City's Web site at 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.

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Staff Report

File Number: PC 16-095

Agenda Date: 9/27/2016

Status: Agenda Ready

To: Historic Review Board

Agenda #:

From: Christina Robertson-Gardiner

File Type: Planning

SUBJECT:
HR 16-03 Approval of a new detached garage in the McLoughlin Conservation District at 1303 JQ Adams Street

RECOMMENDED ACTION (Motion):
Staff recommends conditional approval of this application.

BACKGROUND:
The property owners at 1303 JQ Adams Street propose a new detached one car garage onsite. There is an existing driveway approach on 13th Street near the location of the proposed garage indicating that, at some point, a garage as located onsite. The applicant is proposing a new detached garage in a slightly shifted location and will obtain the necessary right-of-way permits to revise the location of the driveway approach.

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

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

OREGON CITY

Community Development – Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)	Type II (OCMC 17.50.030.B)	Type III / IV (OCMC 17.50.030.C)
☐ Compatibility Review	☐ Extension	☐ Annexation
☐ Lot Line Adjustment	☐ Detailed Development Review	☐ Code Interpretation / Similar Use
☐ Non-Conforming Use Review	☐ Geotechnical Hazards	☐ Concept Development Plan
☐ Natural Resource (NROD) Verification	☐ Minor Partition (<4 lots)	☐ Conditional Use
	☐ Minor Site Plan & Design Review	☐ Comprehensive Plan Amendment (Text/Map)
	☐ Non-Conforming Use Review	☐ Detailed Development Plan
	☐ Site Plan and Design Review	☒ Historic Review
	☐ Subdivision (4+ lots)	☐ Municipal Code Amendment
	☐ Minor Variance	☐ Variance
	☐ Natural Resource (NROD) Review	☐ Zone Change

File Number(s): HR 16-0003

Proposed Land Use or Activity: Build a garage

Project Name: _____ Number of Lots Proposed (If Applicable): _____

Physical Address of Site: 1303 JQ Adams St

Clackamas County Map and Tax Lot Number(s): 146 -3200 62-02

Applicant(s):

Applicant(s) Signature: Caron Clippard

Applicant(s) Name Printed: Caron Clippard Date: 8/11/16

Mailing Address: 1303 JQ Adams St Oregon City OR 97045

Phone: 503723-3636 Fax: _____ Email: caronaclippard@mac.com

Property Owner(s):

Property Owner(s) Signature: James + Caron Clippard

Property Owner(s) Name Printed: _____ Date: 8/11/16

Mailing Address: 1303 JQ Adams St

Phone: 503723-3636 Fax: _____ Email: caronaclippard@mac.com

Representative(s):

Representative(s) Signature: _____

Representative (s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.

James & Caron Clippard
1303 JQ Adams Street
Oregon City, OR 97045

August 1, 2016

Historic Review Checklist
New Construction

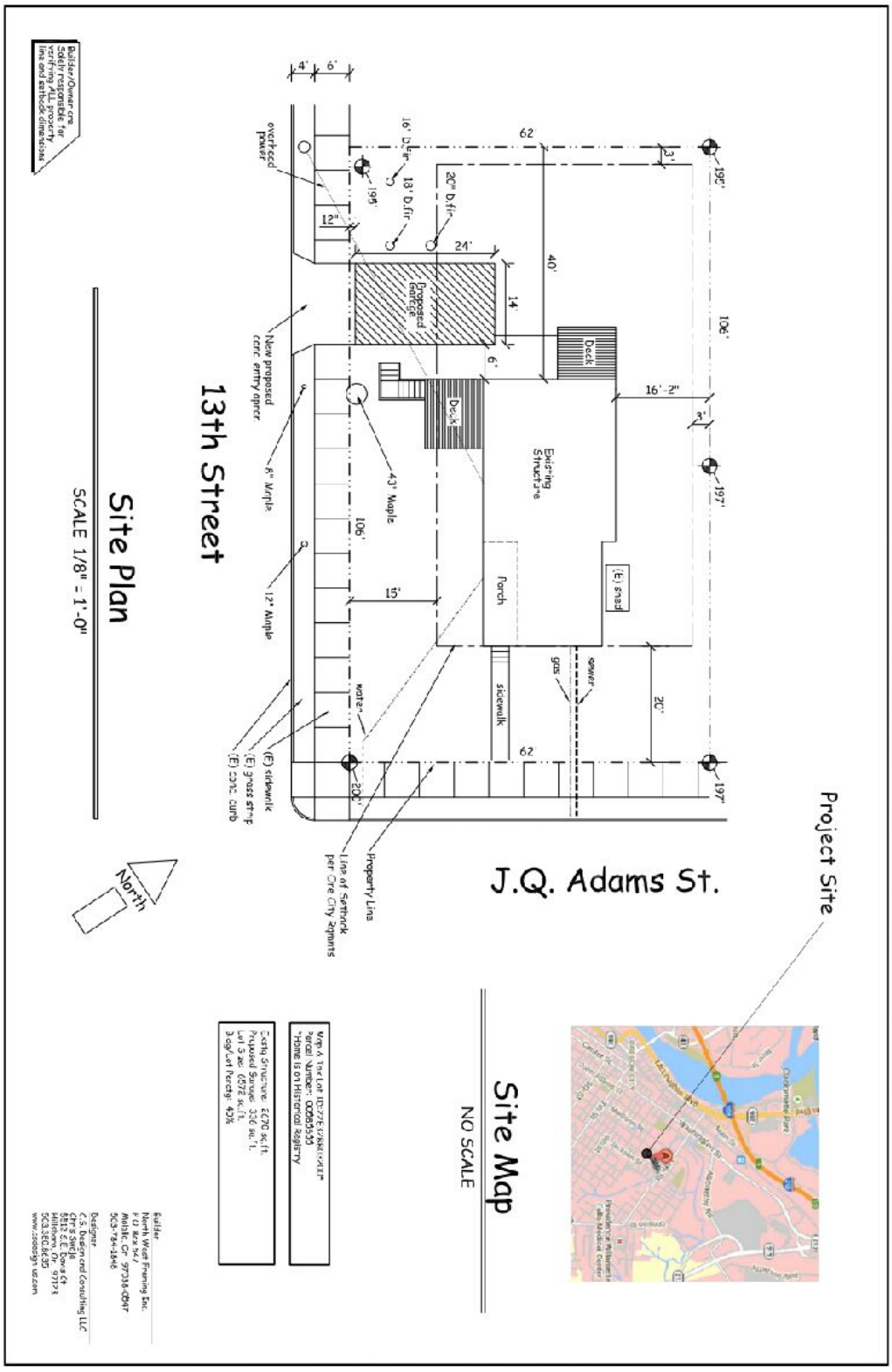
3. Narrative

James and Caron Clippard, property owners and residents at 1303 JQ Adams Street, propose to build an additional new structure upon their existing property.

The proposed structure is to be a free standing, single car garage. The garage will be in the same vernacular style as their existing home. The materials used for the construction of the garage are to be of the same grade and appearance to those used in the 2007 historic review board approved renovation of the exterior of the house. The exterior of the garage will be painted in a color scheme that matches the existing home.

Per the attached Plan Number 2031, the proposed building will be single story, 14 foot wide by 24 foot long , with a 6/12 pitched roof. It will include a single front facing roll up carriage garage door, a side access door, and a window.

Construction will begin shortly after approval, with an anticipated completion 60 days after site preparation. The proposed site, at the north-west end of the house, is currently a portion of our back yard. There are no existing structures on the proposed building side.

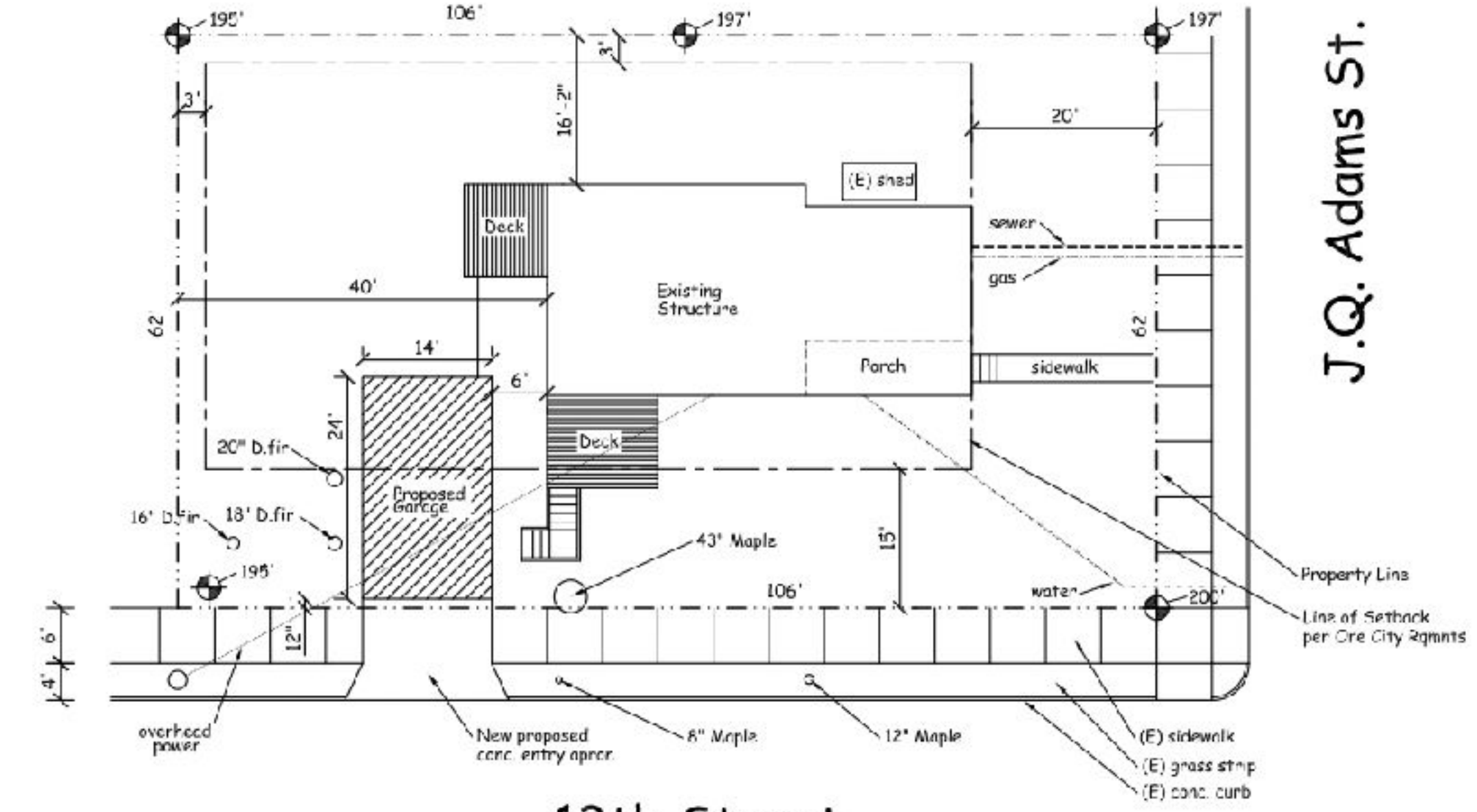


P sheet

C.S. Design and Consulting LLC
5512 S.E. Davis Ct. Hillsboro, Or. 97123
csdesign-us@hotmail.com 503-380-8635

Clippard Garage
1303 J.Q. Adams St.
Oregon City, Or 97045

date: 8/11/16 rev:



Site Plan

SCALE 1/8" = 1'-0"

Site Map

NO SCALE

Map & Tax Lot ID: 22E32BB01201
Parcel Number: 00865535
*Home is on Historical Registry

Existg Structure: 2670 sq.ft.
Proposed Garage: 336 sq.ft.
Lot Size: 6572 sq.ft.
Bldg/Lot Percty: 40%

Builder/Owner are Solely responsible for verifying ALL property line and setback dimensions

North

Builder
North West Framing Inc.
P.O. Box 547
Molalla, Or. 97038-0547
503-784-1848

Designer
C.S. Design and Consulting LLC
Chris Swigle
5512 S.E. Davis Ct.
Hillsboro, Or. 97123
503.380.8635
www.csdesign-us.com

Clippard Garage
1303 J.Q. Adams St
Oregon City, Or 97045
date 8/11/16
rev:

C.S. Design and Consulting LLC
5512 S.E. Davis Ct. Hillsboro, Or. 97123
csdesign-us@hotmail.com 503-380-8635

sheet
P

BUILDING SPECIFICATIONS

DIMENSIONS:

1. DRAWING DIMENSIONS GOVERN OVER SCALE. VERIFY ALL ROUGH OPENING DIMENSIONS FOR SELECTED DOORS, WINDOWS AND MECHANICAL REQUIREMENTS BEFORE CONSTRUCTION BEGINS.

DESIGN CRITERIA:

YARD LUMBER

Fv = 90 PSI
E = 1,500,000 PSI

SO. PINE NO. 2
2x10 Fb = 1050 PSI
2x12 Fb = 975 PSI

SO. PINE NO. 1
2x10 Fb = 1300 PSI
2x12 Fb = 1250 PSI

STRUCT. LAM. WOOD BEAM

Fb = 2,600 PSI
Fv = 285 PSI
E = 2,000,000 PSI

DESIGN LOADS:

	ROOFS	FLOORS		BALCONIES
	(WOOD OR ASPHALT SHINGLES)	WOOD. CARPET OR VINYL	CER. TILE SLATE, OR STONE	SPACED DECK
DEAD LOAD (PSF)	10	10	20	7
LIVE LOAD (PSF)	30	40	40	60
TOTAL LOAD (PSF)	40	50	60	67

MINIMUM SOIL BEARING PRESSURE - 1,500 PSF (2,000 PSF IF CERTIFIED BY A MISSOURI REGISTERED SOILS ENGINEER.

CONCRETE:

1. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE:
   2500 PSI - BASEMENT SLABS AND FOOTINGS.
   3000 PSI - BASEMENT WALLS AND FOUNDATION WALLS
   3500 PSI - PORCHES, WALKS, PATIOS, STEPS, GARAGE AND CARPORT FLOOR SLABS AND DRIVEWAYS

2. PLACE CONCRETE SLABS ON 4" OF COMPACTED GRAVEL FILL WITH 6"x6" - W 1.4 x W 1.4 WIRE MESH REINFORCEMENT. ALL SLABS UNDER INTERIOR FINISHED AND HEATED LIVING SPACES SHALL BE PLACED ON 6 MIL POLYETHYLENE VAPOR BARRIER WITH A MINIMUM OF 6" LAPPED JOINTS.

3. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS AND ABUTTING CONCRETE OR MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED SPACES OR AREAS.

4. CONCRETE FOR ALL BASEMENT WALLS, FOUNDATION WALLS, PORCHES, WALKS, PATIOS, STEPS, GARAGE AND CARPORT FLOOR SLABS AND DRIVEWAYS SHALL BE AIR-ENTRAINED.

STRUCTURAL:

1. IF TRUSSES ARE SPECIFIED ON THE PLANS, THE TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND/OR STRESS AND LOAD CALCULATIONS (DIAGRAMS) FOR CONTRACTORS APPROVAL PRIOR TO CONSTRUCTION. DIAGRAMS SHALL BEAR SEAL OF REGISTERED ENGINEER IN THE STATE IN WHICH THE STRUCTURE IS BUILT.

2. INSTALL RAFTER OR TRUSS TIE-DOWNS (SIMPSON #H7Z OR EQUAL) AT EACH TRUSS OR RAFTER BEARING POINT. TRUSSES SHALL BE NAILED TO THE TOP PLATE OF THE WALL WITH 3-16d NAILS TOE-NAILED WITHOUT SPLITTING THE END OF THE TRUSS.

3. SOLID WOOD BEAMS SHALL HAVE AN ALLOWABLE BENDING STRESS OF 1,500 PSI AND A MODULUS OF ELASTICITY OF 1,760,000 PSI. COMPOSITE WOOD BEAMS (CONSTRUCTED OF 3 OR MORE MEMBERS) AND REPETITIVE MEMBERS (e.g. JOISTS & RAFTERS) SHALL HAVE AN ALLOWABLE BENDING STRESS OF F_b x1.15 PSI AND A MODULUS OF ELASTICITY OF 1,500,000 PSI. CHANGES IN MEMBER SIZE OR STRUCTURAL CHARACTERISTICS WILL ALTER THE INTEGRITY OF THE FLOOR AND ROOF SYSTEM.

4. ALL STRUCTURAL PANELS (PLYWOOD, WAFER-BOARD, COMPOSITE, PARTICLE BOARD, ORIENTED STRAND BOARD) SHALL BEAR THE BASIC GRADE TRADEMARKS OF THE AMERICAN PLYWOOD ASSOCIATION.

5. ALL STRUCTURAL STEEL BEAMS AND COLUMNS SHALL CONFORM WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS A36.

6. MASONRY VENEER SHALL BE ATTACHED TO SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES. TIES SHALL BE SPACED NOT MORE THAN 16" ON CENTER HORIZONTALLY AND NOT MORE THAN 16" ON CENTER VERTICALLY.

7. ALL MASONRY OVER WALL OPENINGS SHALL BE SUPPORTED WITH ONE STEEL ANGLE FOR EACH 4" THICKNESS OF MASONRY SUPPORTED AS FOLLOWS WITH LONGER LEG OF ANGLE POSITIONED VERTICALLY:

OPENING SIZE	ANGLE SIZE
UP TO 4 FEET	4" x 3" x 1/4"
UP TO 5 FEET	4" x 3 1/2" x 1/4"
UP TO 6 FEET	5" x 3 1/2" x 5/16"
UP TO 7 FEET	6" x 3 1/2" x 5/16"
UP TO 8 FEET	6" x 4" x 3/8"

FOUNDATIONS

1. CHECK THE DEPTH OF THE FROST LINE FOR FOOTING DEPTHS AND VERIFY FOOTING REQUIREMENTS WITH LOCAL CODE OFFICIALS. CONSULT AN ENGINEER WHEN ENCOUNTERING UNUSUAL, SUSPECT OR UNSTABLE SOIL CONDITIONS.

2. UNLESS OTHERWISE NOTED, CAST IN PLACE CONCRETE FOUNDATION WALLS SHALL NOT EXCEED 8'-0" IN HEIGHT AND HAVE A MINIMUM WALL THICKNESS OF 8". REINFORCE WITH TWO #4 HORIZONTAL BARS IN THE UPPER AND LOWER 12" SECTIONS OF WALL. FOOTINGS SHALL HAVE 2"x4" KEY OR HAVE #3 VERTICAL REBARS AT 18" ON CENTER.

3. PLACE 1/2" DIAMETER x 12" LONG ANCHOR BOLTS AT 6'-0" ON CENTER, SET A MINIMUM OF 8" INTO CONCRETE. A MINIMUM OF TWO BOLTS REQUIRED PER SECTION OF SILL PLATE. THERE SHALL BE AN ANCHOR BOLT LOCATED 4 TO 12 INCHES FROM THE END OF EACH SILL PLATE. NUTS AND 1 1/2" WASHERS ARE TO BE PROVIDED TO FASTEN THE SILL PLATE TO THE ANCHOR BOLTS. SECTION R403.1.6

4. APPLY TWO COATS (MINIMUM) OF TROWELED OR SPRAYED ON WATERPROOFING COMPOUND TO EXTERIOR WALL SURFACE OF EXCAVATED AREAS.

5. FOR FOUNDATION WALL DRAINAGE, INSTALL 4" MINIMUM DIAMETER DRAINAGE TILE OR PERFORATED PIPE AT THE PERIMETER OF EXCAVATED AREAS AND BELOW FINISHED BASEMENT FLOOR SLAB ELEVATION (WHEN APPLICABLE) COVER TOP OF PIPE WITH #15 FELT AND A MINIMUM 18" COURSE OF ROCK OR GRAVEL. SLOPE PIPE TO DRAIN OR SUMP PUMP AS REQUIRED.

6. ALL GRADES TO SLOPE AWAY FROM FOUNDATION A MINIMUM OF 6" DROP WITHIN THE FIRST 10 FEET OR TO A SWALE. USE CONCRETE SPLASH BLOCK OR DRAIN PIPE AT EACH DOWNSPOUT TO DIRECT RUN-OFF AWAY FROM FOUNDATION.

7. PROVIDE TERMITE PROTECTION AS REQUIRED AND REMOVE ALL WOOD CONSTRUCTION MATERIALS FROM THE EXCAVATION NEAR THE STRUCTURE.

8. MINIMUM OF 2-#5 REINFORCING BARS AROUND ALL WINDOW AND DOOR OPENINGS IN PLAIN CONCRETE FOUNDATION AND BASEMENT WALLS. BARS SHALL EXTEND A MINIMUM OF 24" BEYOND THE CORNERS OF THE OPENINGS.

CARPENTRY:

1. UNLESS OTHERWISE NOTED ON DRAWINGS PROVIDE:
   - DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS WHERE JOISTS TERMINATE
   - AN EXTRA JOIST UNDER ALL PARALLEL PARTITIONS
   - DOUBLE 2x10 HEADERS WITH 1/2" RATED PLYWOOD BETWEEN, AT ALL DOOR AND WINDOW OPENINGS
   - MINIMUM OF ONE ROW OF JOIST BRIDGING PER JOIST SPAN

2. FLOORS TO BE CONSTRUCTED OF 3/4" TONGUE AND GROOVE PLYWOOD GLUED AND NAILED TO FLOOR JOISTS.

3. ROOF TO BE CONSTRUCTED OF 210# MINIMUM ASPHALT SHINGLES (ADHESIVE TYPE) OR EQUIVALENT ON 15# FELT ON 1/2" C-D EXTERIOR PLYWOOD SHEATHING ON ROOF FRAMING. SHEET METAL FLASHING WHERE ROOF ABUTS ANY VERTICAL SURFACE. ALL UNDERLAYMENTS TO BE A MIN OF TYPE 1 PER ASTM-D226-95 (NO. 15 ASPHALT FELT)

4. CORNER BRACING TO BE 1/2" OR 3/4" x 48" WIDE C-D EXTERIOR PLYWOOD BOTH DIRECTIONS AT ALL CORNERS OR APPROVED DIAGONAL CORNER BRACES IN BOTH DIRECTIONS AT ALL CORNERS.

5. ALL INTERIOR WALLS AND CEILINGS ARE TO BE COVERED WITH A MINIMUM 1/2" GYPSUM BOARD WITH EXTERIOR CORNERS METAL REINFORCED. SURFACES TO BE TAPED, FLOATED (3 COATS) AND SANDED. WATER RESISTANT GYPSUM BACKER BOARD REQUIRED AROUND BATHTUBS AND SHOWERS.

6. INTERIOR WALLS AND CEILING OF GARAGE TO BE COVERED WITH A MINIMUM 5/8" FIRECODE GYPSUM BOARD. DOORS LEADING FROM GARAGE TO LIVING SPACE SHALL BE 3/4 HOUR FIRE RATED. FIRESTOP ALL DUCT CHASES, BULKHEADS, LAUNDRY CHUTES, METAL FLUES AND ALL SHAFTS AT EACH FLOOR.

7. CUTTING, NOTCHING AND/OR BORING HOLES ON WOOD BEAMS, JOISTS, RAFTERS OR STUDS SHALL NOT EXCEED THE LIMITATIONS NOTED IN SECTIONS R502.8 AND R602.6, R602.6.1 OF 2009 IRC. REINFORCEMENT OF STUDS SHALL BE DONE IN ACCORDANCE WITH SECTION R602.6.

8. NAILING AND FASTENING OF FLOOR, ROOF/CEILING, WALL AND ROOF SHEATHING, AND GYPSUM CONSTRUCTION SHALL BE IN ACCORDANCE WITH TABLES R602.3(1) AND R602.3(2) OF 2009 IRC.

9. INTERIOR FINISH MATERIALS SHALL NOT HAVE A FLAME SPREAD RATING EXCEEDING 200.

10. TOP AND BOTTOM OF ALL CONVENTIONAL, DOUBLE STUD, AND STAGGERED STUD FRAME WALLS TO BE FIREBLOCKED. FIREBLOCKING REQUIRED AT ALL SOFFITS AND DROPPED CEILINGS. FIREBLOCKING REQUIRED BETWEEN STAIRWAY STRINGERS AT THE TOP AND BOTTOM OF THE RUN.

DRYER VENTING

THE TOTAL DEVELOPED LENGTH OF DRYER EXHAUST DUCTS MAY BE UP TO A MAXIMUM OF 25 FEET WHEN CLEANOUTS AND SIGNAGE ARE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:

> THE TOTAL DEVELOPED LENGTH OF DRYER EXHAUST DUCTS SHALL BE DETERMINED BY ADDING EQUIVALENT LENGTHS OF 2.5 FEET FOR EACH 45 DEGREE BEND AND 5 FEET FOR EACH 90 DEGREE BEND TO THE LENGTH(S) OF THE STRAIGHT DUCT RUN(S). IF THE TOTAL LENGTH OF DRYER EXHAUST DUCT EXCEEDS 25 FEET CLEANOUTS AND SIGNAGE MUST BE PROVIDED. THE MAXIMUM TOTAL DEVELOPED LENGTH DOES NOT INCLUDE THE TRANSITION DUCT USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM.
>
> THE FIRST CLEANOUT SHALL BE DOWNSTREAM AND WITHIN 12 INCHES OF THE 2ND ELBOW FROM THE DRYER. ADDITIONAL CLEANOUTS ARE REQUIRED AT A 15 FOOT MAXIMUM SPACING WHEN THE REMAINING (STRAIGHT) EXHAUST DUCT LENGTH EXCEEDS 15 FEET FROM THE FIRST CLEANOUT. CLEANOUTS THAT ARE NONMETALLIC MUST BE LISTSED/LABELED FOR USE IN A DRYER EXHAUST SYSTEM BY AN INDEPENDENT AGENCY SUCH AS UNDERWRITER'S LABORATORIES.
>
> CLEANOUTS MUST BE IDENTIFIED AS SUCH BY PERMANENT SIGNAGE/LABELS WITH THE WORDS "DRYER EXHAUST CLEANOUT". ACCESS PANELS, ALSO HAVING EQUIVALENT AFFIXED SIGNAGE/LABELS, SHALL BE PROVIDED FOR ANY CONCEALED CLEANOUTS.
>
> PERMANENT SIGNAGE SHALL BE PROVIDED IN THE LAUNDRY ROOM BEHIND THE DRYER AREA NEAR THE EXHAUST CONNECTION TO INFORM THE OWNER AT THE TIME OF DRYER INSTALLATION THAT THE DRYER EXHAUST SYSTEM HAS CLEANOUTS THAT REQUIRE PERIODIC INSPECTION AND CLEANING. SUCH SIGNAGE SHALL INCLUDE INSTRUCTIONS ON CLEANING THE SYSTEM.

ALL JOINTS OF THE EXHAUST DUCT SYSTEM ARE TO BE SECURED WITH TAPE (NO SCREWS TO CATCH LINT).

WATERPROOFING AND DAMPPROOFING

NO GROUND WATER PRESENT -

PROVIDE DRAIN TILE, PERFORATED PIPE, OR OTHER APPROVED FOUNDATION DRAINAGE SYSTEMS AROUND PERIMETER OF THE OUTSIDE OF THE FOUNDATION OR INSIDE THE FOUNDATION. DRAIN DISCHARGE SHALL BE BY GRAVITY TO DAYLIGHT OR BE CONNECTED TO A BASEMENT FLOOR SUMP.

AN APPROVED FILTER MEMBRANE SHALL BE PLACED OVER THE TOP OF THE JOINTS/PIPE PERFORATIONS. THE TILE/PIPE SHALL BE PLACED ON 2" MINIMUM GRAVEL OR CRUSHED STONE AND HAVE 6" MINIMUM COVER.

PROVIDE SUMP 15" IN DIAMETER X 18" DEEP WITH A FITTED COVER CONNECTED TO THE FOUNDATION DRAIN PIPE UNLESS GRAVITY DISCHARGE. A SUMP PUMP SHALL BE PROVIDED IF BASEMENT IS FINISHED OR PARTIALLY FINISHED WITH PUMP DISCHARGE BY AN APPROVED METHOD.

PROVIDE DAMPPROOFING OF FLOOR SLAB OF 6 MIL POLYETHYLENE FILM BELOW SLAB, WITH JOINTS IN MEMBRANE LAPPED AND SEALED.

WALLS SHALL BE DAMPPROFFED WITH A BITUMINOUS MATERIAL, 3 LB. PER SQUARE YARD OF ACRYLIC MODIFIED CEMENT, 1/8" COAT OF SURFACE BONDING MORTAR, OR BY ANY OF THE MATERIALS PERMITTED FOR WALL WATERPROOFING.

GROUND WATER PRESENT -

PROVIDE DRAIN TILE, PERFORATED PIPE, OR OTHER APPROVED FOUNDATION DRAINAGE SYSTEM BOTH INSIDE AND OUTSIDE OF FOUNDATION.

DRAINAGE SYSTEM SHALL DISCHARGE BY GRAVITY TO DAYLIGHT OR BE CONNECTED TO AN APPROVED SUMP (15" IN DIAMETER X 18" DEEP WITH FITTED COVER) HAVING A SUMP PUMP THAT DISCHARGES INTO AN APPROVED DISPOSAL SYSTEM.

PROVIDE WATERPROOFING MEMBRANE UNDER FLOOR SLAB OF RUBBERIZED ASPHALT, BUTYLRUBBER, NEOPRENE, OR MINIMUM 6 MIL POLYVINYL CHLORIDE OR POLYETHYLENE WITH JOINTS LAPPED A MINIMUM OF 6 INCHES AND SEALED.

FOUNDATION TO BE WATERPROOFED WITH TWO PLY HOT-MOPPED FELTS, 6 MIL P.V.C., 40 MIL POLYMER MODIFIED ASPHALT, OR 6 MIL POLYETHYLENE. JOINTS TO BE LAPPED AND SEALED PER MANUFACTURER'S INSTALLATION INSTRUCTION.

WATERPROOFING TO BE APPLIED FROM THE BOTTOM OF THE WALL TO AT LEAST 12" ABOVE THE WATER TABLE ELEVATION. THE REMAINDER OF THE WALL TO BE DAMPPROFFED.

ALL JOINTS IN WALLS AND FLOORS TO BE WATER TIGHT.

DOWNSPOUT DISCHARGE SHALL BE DIRECTED AWAY FROM FOUNDATION.

SUMP PUMP DISCHARGE AND ROOF DRAINAGE SHALL BE PIPED TO A STORM DRAIN OR TO APPROVED WATER COURSE. DISCHARGING TO OR WITHIN 10 FEET OF A SIDEWALK, DRIVEWAY, STREET OR TO CREATE A NUISANCE TO ADJOINING PROPERTIES IS PROHIBITED.

INSULATION:

1. UNLESS OTHERWISE NOTED ON DRAWINGS PROVIDE:
   - MINIMUM R-13 BATT INSULATION IN ALL EXTERIOR WALLS
   - MINIMUM R-30 INSULATION IN ALL ATTICS AND CATHEDRAL CEILINGS
   - MINIMUM R-19 BATT INSULATION IN ALL FLOORS ADJACENT TO THE EXTERIOR OR UNHEATED SPACES
   - MINIMUM R-4.2 AT UNHEATED FLOOR SLAB.

2. WHEN USING FACED INSULATION, INSTALL MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIERS AGAINST WARM SIDE OF ALL INSULATION.

3. ALL EXTERIOR WINDOWS ARE TO BE INSULATING DOUBLE GLAZED.

4. CAULK AND SEAL AT ALL WINDOWS, EXTERIOR DOORS, VENTS, PIPE PENETRATIONS, BOTTOM PLATES AND AROUND ALL ELECTRICAL BOXES MOUNTED IN EXTERIOR WALLS.

5. INSTALL SILL SEALER BETWEEN FOUNDATION WALL AND WOOD SILL PLATES.

6. ALL FOAM PLASTIC INSULATION SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY A THERMAL BARRIER OF 1/2" GYPSUM WALLBOARD.

7. IF BATT OR BLANKET INSULATION, INCLUDING FACINGS SUCH AS VAPOR RETARDERS OR OTHER VAPOR PERMEABLE MEMBRANES ARE LEFT EXPOSED (IN AREAS LIKE UNFINISHED BASEMENTS), THE MATERIAL SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS. FLAME-SPREAD AND SMOKE-DEVELOPED LIMITATIONS DO NOT APPLY TO FACINGS THAT ARE INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH

LIGHT AND VENTILATION:

1. ROOF VENTS AND/OR GABLE VENTS SHALL BE USED IN CONJUNCTION WITH SOFFIT VENTS TO PROVIDE REMOVAL OF SUMMER HEAT AS WELL AS WINTER MOISTURE.

2. ATTICS AND SPACE BETWEEN ROOF AND TOP FLOOR CEILINGS SHALL HAVE A MINIMUM OF ONE SQUARE INCH OF FREE VENT AREA FOR EACH SQUARE FOOT OF VENTILATED SPACE. THIS REQUIRED VENT AREA MAY BE REDUCED BY ONE-HALF WHEN AT LEAST 50 PERCENT OF THE REQUIRED VENT AREA IS PROVIDED BY VENTS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, WITH THE REMAINDER OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

3. THE SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH (EXCEPT SUCH SPACE AS IS OCCUPIED BY A BASEMENT) SHALL HAVE A MINIMUM CLEAR HEIGHT OF 18" AND A MINIMUM NET AREA OF VENTILATION OPENINGS THROUGH THE FOUNDATION OF NOT LESS THAN ONE SQUARE FOOT FOR EVERY 150 SQUARE FEET OF CRAWL SPACE AREA. IF AN APPROVED BARRIER IS INSTALLED OVER THE GROUND SURFACE, ONLY 10 PERCENT OF THE ABOVE VENT AREA IS REQUIRED.

4. ATTIC AND ENCLOSED RAFTER SPACE VENTILATION (NET FREE) AREA IS TO BE AT LEAST 1/150 OF THE AREA SERVED. TWO REMOTE VENTS REQUIRED FOR EACH (MINIMUM). WHERE RIDGE OR GABLE VENTS ARE USED, 1/2 OF THE AREA TO BE PROVIDED BY RIDGE OR GABLE VENTS AND 1/2 BY EAVE OR CORNICE VENTS.

5. A ONE INCH CLEARANCE BETWEEN THE TOP OF THE INSULATION AND THE BOTTOM OF THE ROOF SHEATHING IS REQUIRED WHEN VENTILATION IS PROVIDED BY EAVE OR CORNICE VENTS.

6. BATHS WITH NO OPERATING WINDOWS SHALL EXHAUST 50 CFM MINIMUM TO THE EXTERIOR. IT IS NOT PERMISSIBLE TO DISCHARGE EXHAUST TO THE ATTIC.

7. KITCHEN RANGE HOODS: A 100 CFM FAN (INTERMITTENT USE) OR A FAN CONTINUOUSLY EXHAUSTING 25 CFM SHALL BE INSTALLED. KITCHEN RANGES WITHOUT HOODS: NATURAL VENTILATION SHALL BE SUPPLIED THROUGH OPENABLE WINDOWS WITH A MINIMUM VENT AREA OF 4 PERCENT OF THE FLOOR AREA BEING SERVED.

8. ALL BEDROOMS MUST HAVE ONE WINDOW FOR EMERGENCY ESCAPE MEETING THE FOLLOWING MINIMUMS:
   - MAXIMUM HEIGHT TO BOTTOM OF CLEAR OPENING - 44"
   - MINIMUM CLEAR OPENING WIDTH - 20"
   - MINIMUM NET CLEAR OPENING HEIGHT - 24"
   - MINIMUM NET CLEAR OPENING AREA - 5.7 SQ. FT.
     EXCEPTION: GRADE FLOOR WINDOWS ARE PERMITTED TO HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SQ. FT.

THE NET CLEAR OPENING DIMENSION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE WINDOW FROM THE INSIDE.

HEATING AND AIR CONDITIONING:

1. THE HEATING CONTRACTOR SHALL FURNISH AN ENGINEERED HEATING LAYOUT IN CONFORMANCE WITH LOCAL CODES, AND SHALL INSTALL A COMPLETE HEATING AND COOLING SYSTEM OF THE TYPE SELECTED BY THE OWNER.

2. THE HEATING SYSTEM AND AIR CONDITIONING SYSTEM SHALL SATISFY LOCAL WEATHER CONDITIONS IN ACCORDANCE WITH THE DESIGN PRACTICES RECOMMENDED BY "ASHRAE" AND SHALL CONFORM TO THE RULES AND REGULATIONS OF "THE BOARD OF UNDERWRITERS" AND ANY AND ALL GOVERNING LOCAL AND STATE CODES.

PLUMBING:

1. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL SOIL, VENT AND WASTE PIPING, THE HOT AND COLD WATER SUPPLY SYSTEM, THE PLUMBING FIXTURES AND FITTINGS, AND THE CONNECTIONS TO THE POTABLE WATER SUPPLY AND TO THE SEWERS DIRECTED.

2. EACH GAS APPLIANCE SHALL HAVE A GAS SHUT-OFF VALVE AND GROUND JOINT UNION. A SEDIMENT TRAP IS REQUIRED AT EACH APPLIANCE OR GROUP OF APPLIANCES.

3. GAS PIPING SHALL BE IDENTIFIED AT INTERVALS OF NO MORE THAN 5 FEET. BLACK STEEL PIPE DOES NOT NEED TO BE LABELLED.

4. THE WATER SERVICE PIPE AND THE BUILDING SEWER ARE TO BE A MINIMUM OF 10'-0" APART HORIZONTALLY

5. THE MINIMUM SIZE OF THE WATER SERVICE LINE IS 1" UP TO THE FIRST BRANCH. PLASTIC WATER SERVICE PIPING SHALL TERMINATE A MINIMUM OF 10'-0" OUTSIDE THE FOUNDATION WALL AND METALLIC PIPING BROUGHT INTO THE BUILDING UP TO THE OUTLET OF THE HOUSE VALVE OR THE PRV OUTLET; WHICHEVER IS FURTHER FROM THE POINT OF ENTRANCE TO THE BUILDING. MINIMUM WATER MAIN PRESSURE MUST BE CONSIDERED WHEN SIZING THE WATER SERVICE PIPING.

6. SHOWERS AND BATHTUB/SHOWER ENCLOSURES SHALL HAVE WALLS CONSTRUCTED OF SMOOTH, NONCORROSIVE, NONABSORBENT AND WATERPROOF MATERIALS TO A HEIGHT OF NOT LESS THAN 6'-0" ABOVE THE ROOM FLOOR LEVEL.

7. SHOWER FLOOR SURFACES TO BE SMOOTH, NONCORROSIVE, NONABSORBENT AND WATERPROOF MATERIALS

8. DOWNSPOUTS ARE NOT TO BE CONNECTED TO A SANITARY SEWER

9. BASEMENT AREA WAY DRAINS AND FOUNDATION DRAIN TILES ARE NOT TO BE CONNECTED TO A SANITARY SEWER

10. LEAD-FREE SOLDER IS REQUIRED ON ALL COPPER WATER SUPPLY PIPING

FIRE RELATED MISCELLANEOUS:

1. GARAGES LOCATED BENEATH HABITABLE ROOMS IN OCCUPANCIES OF USE GROUP R-3 SHALL BE SEPARATED FROM ADJACENT INTERIOR SPACES BY FIRE PARTITIONS AND FLOOR/CEILING ASSEMBLIES WHICH ARE CONSTRUCTED WITH NOT LESS THAN A 1-HOUR FIRE RESISTANCE RATING.
   - FLOOR/CEILING ASSEMBLIES SHALL BE UL DESIGN #L502,OR GA FILE NO. RC 2601
   - WALL ASSEMBLIES SHALL BE UL DESIGN #ULU305, OR GA FILE NO. WP 8106 AND WP 3605
   - ALL STRUCTURAL MEMBERS SUPPORTING A FLOOR ABOVE THE GARAGE SHALL BE PROTECTED BY NOT LESS THAN 1 HOUR FIRE RESISTANCE RATED CONSTRUCTION. UL DESIGN #ULU305, OR GA FILE NO. BM 1137

2. THE SPACE BETWEEN STUDS OR JOISTS UTILIZED AS A PLENUM FOR RETURN AIR SHALL NOT BE PART OF A REQUIRED FIRE RESISTANCE ASSEMBLY. THE GARAGE SEPARATION WALLS ARE ONE HOUR RATED CONSTRUCTION WHEN LIVING SPACE IS ABOVE THE GARAGE. THE RETURN AIR DUCTS ARE NOT TO BE IN RATED WALLS OR SHALL BE HARD DUCTED LIKE SUPPLY DUCTS.

3. OPENINGS FOR STEEL ELECTRICAL OUTLET BOXES, IN RATED GARAGE SEPARATION ASSEMBLIES, THAT DO NOT EXCEED 16 SQUARE INCHES IN AREA ARE PERMITTED PROVIDED THE AREA OF SUCH OPENING DOES NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF ENCLOSED WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF THE ASSEMBLY SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES.

4. RECESSED LIGHT FIXTURES INSTALLED IN INSULATED CEILING AND/OR ATTICS SHALL BE TYPE "I.C.." NON- "I.C" TYPE RECESSED FIXTURES ARE NOT ACCEPTABLE IN INSULATED CEILINGS.

ELECTRICAL:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH ALL CODES IN EFFECT IN THE LOCAL COMMUNITY. WHERE NO CODES EXIST, THE WORK SHALL CONFORM WITH THE REGULATIONS OF THE NATIONAL ELECTRICAL CODE AND THE ELECTRIC UTILITY COMPANY SERVICING THE AREA.

2. BATH VENT MIN. 50 CFM

3. SMOKE DETECTORS - U.L. LISTED SMOKE DETECTORS SHALL BE LOCATED ON EACH FLOOR LEVEL IN THE VICINITY OF ALL BEDROOM ENTRANCE DOORS (BEDROOM HALLWAY) AND WITHIN EACH BEDROOM. LOCATE BEDROOM HALLWAY DETECTOR UPSTREAM FROM OR NEAR RETURN AIR GRILL. FLOOR LEVELS THAT DO NOT CONTAIN BEDROOMS SHALL HAVE THE DETECTOR AT THE CEILING NEAR THE STAIRWAY. IN SPRINKLED DWELLINGS, THE DETECTORS MAY BE OMITTED IN BEDROOMS. WHEN MORE THAN ONE DETECTOR IS REQUIRED WITHIN THE DWELLING UNIT, THE DETECTORS SHALL BE INTERCONNECTED SO THAT AN ALARM WILL SOUND THROUGHT THE DWELLING UNIT. THE SMOKE DETECTORS SHALL BE AC POWERED AND HAVE A BATTERY BACKUP SHOULD THE AC POWER BE INTERRUPTED. THE INSTALLATION SHALL ALSO MEET NFPA 72-99.

4. THE FINAL ELECTRICAL LAYOUT TO BE DETERMINED BY OWNER/CONTRACTOR. COMPLIANCE WITH ALL APPLICABLE ELECTRICAL CODES IS THE ULTIMATE RESPONSIBILITY OF THE CONTRACTOR.

5. GROUND FAULT CIRCUIT-INTERRUPTION PROTECTION SHALL BE PROVIDED FOR ALL 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED IN THE FOLLOWING LOACTIONS:
   - BATHROOMS
   - GARAGES EXCEPT CEILING MOUNTED RECEPTACLE FOR GARAGE DOOR OPENER AND GRADE LEVEL PORTIONS OF UNFINISHED ACCESSORY BUILDINGS.
   - UNFINISHED BASEMENTS AND CRAWL SPACES EXCEPT FOR LAUNDRY CIRCUIT AND SINGLE RECEPTACLE DEDICATED TO SUMP PUMPS
   - RECEPTACLES INTENDED TO SERVE COUNTERTOP SURFACES
   - RECEPTACLES INTENDED TO SERVE THE COUNTERTOP SURFACES OF A WET BAR THAT ARE LOCATED WITHIN 6'-0" OF THE OUTSIDE EDGE OF THE WET BAR SINK

6. ILLUMINATED LIGHT SWITCH REQUIRED AT TOP & BOTTOM OF ALL STAIRS.

7. ALL BEDROOM OUTLETS SHALL BE ARC FAULT PROTECTED,

8. NON-GFCI CIRCUIT REQUIRED AT SUMP, SINGLE OUTLET

9. WEATHERPROOF COVERS TO BE ON ALL EXTERIOR GFCI

10. LIGHTING IN CLOTHES CLOSETS:
    A. THE USE IF INCANDESCENT FIXTURES WITH OPEN OR ONLY PARTIALLY ENCLOSED LAMPS AND THE USE OF PENDENT FIXTURES ARE PROHIBITED.
    B. FIXTURES MAY BE LOCATED ONLY WHERE THERE ARE THE FOLLOWING MINIMUM CLEARANCES TO THE NEAREST POINT OF STORAGE SPACE:
       - SURFACE MOUNTED INCANDESCENT FIXTURES - 12" MINIMUM
       - SURFACE MOUNTED FLUORESCENT FIXTURES AND RECESSED FIXTURES - 6" MINIMUM.

11. LIGHTING FIXTURES ABOVE BATHTUBS:
    NO PARTS OF HANGING FIXTURES, TRACK LIGHTING AND CEILING PADDLE FANS SHALL BE INSTALLED WITHIN 3'-0" HORIZONTALLY OF A BATHTUB, MEASURED FROM THE OUTSIDE EDGE OF THE TUB AND 8'-0" VERTICALLY FROM THE TOP OF THE TUB RIM.

12. ELECTRICAL PANELS:
    A. ELECTRICAL PANELS SHALL NOT BE INSTALLED IN BATHROOMS OR CLOTHES CLOSETS.
    B. LIGHTING IS REQUIRED IN THE VICINITY OF THE ELECTRICAL PANEL.
    C. ELECTRICAL PANELS IN NEW CONSTRUCTION SHALL NOT BE INSTALLED IN AREAS WITH LESS THAN 6'-6" HEADROOM.
    D. A MINIMUM CLEARANCE OF 3'-0" DEEP AND 30" WIDE IS REQUIRED IN FRONT OF ELECTRICAL PANELS. COUNTERS AND CABINETS CANNOT BE INSTALLED UNDER THE ELECTRICAL PANEL.

ELECTRICAL LEGEND

SAFETY GLAZING

GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING TYPE II PER CPSC 16 CFR PART 1201 STANDARD:

1. GLAZING IN DOORS AND ANY PORTION OF A BUILDING WALL OR FENCE ENCLOSING BATHTUBS, SHOWERS, HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, SPAS, INDOOR OR OUTDOOR POOLS WHICH IS LOCATED 60 INCHES OR LESS, MEASURED HORIZONTALLY, FROM THE WATERS EDGE AND LESS THAN 60" VERTICALLY ABOVE A STANDING SURFACE.

2. ANY GLAZING MATERIAL ADJACENT TO A DOOR IF THE NEAREST VERTICAL EDGE OF THE GLAZING MATERIAL IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND IF THE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR.

   EXCEPTIONS:
   A. WHERE THERE IS AN INTERVENING WALL OR BARRIER TO PREVENT A PERSON FROM STRIKING THE GLAZING WHILE APPROACHING THE DOOR.
   B. GLAZING ADJACENT TO A DOOR SERVING A CLOSET OR STORAGE AREA THREE FEET OR LESS IN DEPTH.
   C. DECORATIVE GLASS

3. SAFETY GLAZING IS REQUIRED FOR FIXED OR OPERABLE PANELS THAT MEET ALL OF THE FOLLOWING:
   A. INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET AND,
   8. BOTTOM EDGE LESS THAN 18 INCHES ABOVE FLOOR AND,
   C. TOP EDGE MORE THAN 36 INCHES ABOVE THE FLOOR AND,
   D. WALKING SURFACE WITHIN 36 INCHES HORIZONTALLY.

   EXCEPTIONS:
   i DECORATIVE GLASS
   ii 1 1/2" PROTECTIVE BAR IS PLACED 34 TO 38 INCHES ABOVE THE WALKING SURFACE. THE BAR SHALL BE CAPABLE OF WITHSTANDING A 50 POUNDS PER LINEAR FOOT LOAD WITHOUT CONTACTING THE GLASS.

4. ALL DOORS - EXCEPTION: DECORATIVE GLASS

5. GLAZING IN HAND OR GUARD RAILS.

6. GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF THE WALKING SURFACE AND LESS THAN 60 INCHES VERTICALLY ABOVE THE PLANE OF THE WALKING SURFACE.
AND
GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE TREAD NOSING.
EXCEPTION: THE GLAZING IS PROTECTED BY A GUARDRAIL OR A HANDRAIL, INCLUDING BALUSTERS OR IN-FILL PANELS COMPLYING WITH THE PROVISIONS OF SECTIONS 1012 AND 1607.7 OT THE 2003 INTERNATIONAL BUILDING CODE AND THE GLAZING IS LOCATED MORE THAN 18 INCHES HORIZONTALLY FROM THIS GUARD OR HANDRAIL.

SKYLIGHTS

1. EACH LIGHT OR LAYER SHALL CONSIST OF ANY ONE OF THE FOLLOWING MATERIALS:
   A. LAMINATED GLASS WITH 0.015" POLYVINYL BUTYRAL INTERLAYER FOR GLASS PLANES 16 SQUARE FEET OR LESS IN AREA AND LOCATED SUCH THAT THE HIGHEST POINT OF GLASS IS NOT MORE THAT 12 FEET ABOVE A WALKING SURFACE, OR
   B. LAMINATED GLASS WITH 0.030 POLYVINYL BUTYRAL INTERLAYER FOR GLASS PANES GREATER THAN 16 SQUARE FEET IN AREA OR FOR SMALLER PANES WHEN LOCATED MORE THAT 12 FEET ABOVE THE WALKING SURFACE, OR
   C. WIRED GLASS, OR;
   D. APPROVED RIGID PLASTIC, OR;
   E. HEAT STRENGTHENED GLASS, OR;
   F. FULL-TEMPERED GLASS

2. SCREENS SHALL BE INSTALLED BELOW SLOPED GLAZING WHICH CONTAINS HEAT-STRENGTHENED GLASS, FULLY TEMPERED GLASS OR WIRED GLASS AS THE BOTTOM LAYER. SCREENS SHALL BE CAPABLE OF SUPPORTING TWICE THE WEIGHT OF THE GLAZING AND HAVE A MESH OPENING IF NO MORE THAT 1"x1".

   EXCEPTION: SCREENS NOT REQUIRED IF GLAZING:
   A. HAS NO WALKING SURFACE BELOW IT, OR;
   B. IS FULLY TEMPERED GLASS, A MAXIMUM OF 3/16" THICK, A MAXIMUM OF 16 SQFT, AND A MAXIMUM OF 12' ABOVE THE WALKING SURFACE, OR;
   C. IS FULLY TEMPERED GLASS, A MAXIMUM OF 10' ABOVE THE WALKING SURFACE, AND IS 30 DEGREES OR LESS FORM VERTICAL.

STAIRWAYS AND EXITS

1. LOCKS WITH THUMB TURNS ON THE INSIDE ARE PERMITTED. INSIDE KEY OPERATION IS PERMITTED PROVIDED THE KEY CANNOT BE REMOVED FROM THE LOCK WHEN LOCKED FROM THE INSIDE.

2. HANDRAILS (AND OTHER PROJECTIONS BELOW THE HANDRAIL) SHALL NOT PROJECT MORE THAN 4 1/2" INTO THE REQUIRED STAIRWAY WIDTH.

3. HANDRAILS SHALL MEET EITHER:
   - CIRCULAR CROSS SECTION WITH MINIMUM DIAMETER OF 1 1/4" BUT NOT MORE THAN 2", OR,
   - OTHER APPROVED SHAPES HAVING A MAXIMUM ALLOWABLE HORIZONTAL WIDTH OF 2 1/4", MAXIMUM GRASPABLE PERIMETER DIMENSION OF 6 1/4", AND A MINIMUM OF 4" GRASPABLE PERIMETER DIMENSION.

4. GUARDS ALONG OPEN SIDED STAIRS SHALL BE A MINIMUM OF 36" IN HEIGHT ABOVE THE LEADING EDGE OF THE TREAD AND MINIMUM OF 36" IN HEIGHT AT THE STAIR LANDINGS. MINIMUM 36" HIGH GUARDS SHALL BE PROVIDED ALONG BALCONIES, AREAWAYS, MEZZANINES AND OPEN SIDED WALKING SURFACES WHERE THE DIFFERENCE IN FLOOR LEVELS IS MORE THAN 15 1/2".

MISCELLANEOUS:

1. IT IS THE RESPONSIBILITY OF THE OWNER AND THE CONTRACTOR TO VERIFY WITH LOCAL BUILDING OFFICIALS THAT DETAILS ON THESE BLUEPRINTS AND SPECIFICATIONS DO COMPLY WITH ALL APPLICABLE CODES PRIOR TO BEGINNING CONSTRUCTION.

2. IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS AS REQUIRED BY STATE AND LOCAL CODES, AND ALL WORK SHALL BE IN ACCORDANCE THEREWITH.

3. VERIFY DESIGN LOADS WITH LOCAL CODES AND SITE CONDITIONS. CHECK WITH LOCAL BUILDING DEPARTMENT OFFICIALS FOR WIND, SEISMIC, SNOW OR OTHER LOADING CONDITIONS. IF UNUSUAL SITE CONDITIONS EXIST, OR LOCAL BUILDING REQUIREMENTS EXCEED THE ABOVE DESIGN CRITERIA, CONSULT WITH A LOCAL ARCHITECT OR ENGINEER TO ADJUST THE FOUNDATION DESIGN AND OTHER STRUCTURAL ELEMENTS IF NECESSARY.

4. CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
   2009 INTERNATIONAL RESIDENTIAL CODE
   2009 INTERNATIONAL ELECTRICAL CODE
   2009 INTERNATIONAL MECHANICAL CODE, I.M.C.
   2009 UNIFORM PLUMBING CODE

FASTENER TABLE FOR STRUCTURAL MEMBERS (2009 IRC TABLE R602.3(1)

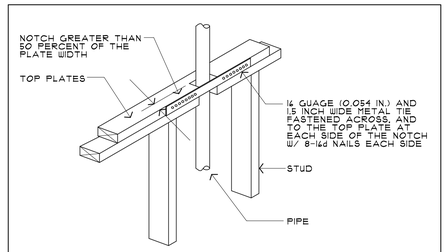
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
1	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d (2 1/2"x0.113")	
2	CEILING JOISTS TO PLATE, TOE NAIL	3-8d (2 1/2"x0.113")	
3	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER LAPS OVER PARTIOIONS, FACE NAIL	3-10d (3"x0.128")	
4	COLLAR TIE RAFTER, FACE NAIL OR 1 1/4"x20 GAUGE RIDGE STRAP	3-10d (3"x0.128")	
5	RAFTER TO PLATE, TOE NAIL	2-16d (3 1/2"x0.135")	
6	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS TOE NAIL FACE NAIL	4-16d (3 1/2"x0.135') 3-16d (3 1/2"x0.135")	
	WALL		
7	BUILT-UP CORNER STUDS	10d (3"x0.128")	24" O.C.
8	BUILT-UP HEADER, TWO PIECES W/ 1/2" SPACER	16d (3 1/2"x0.135")	16" O.C. ALONG EACH EDGE
9	CONTINUED HEADER, TWO PIECES	16d (3 1/2"x0.135")	16" O.C. ALONG EACH EDGE
10	CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d (2 1/2"x0.113")	
11	DOUBLE STUDS, FACE NAIL	10d (3"x0.128")	24" O.C.
12	DOUBLE TOP PLATES, FACE NAIL	10d (3"x0.128")	24" O.C.
13	DOUBLE TOP PLATES, MIN. 48" OFFSET OF END JOINTS FACE NAIL IN LAPPED AREA	8-16d (3 1/2"x0.135")	
14	SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (3 1/2"x0.135")	16" O.C.
15	SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d (3 1/2"x0.135")	
16	STUD TO SOLE PLATE, TOE NAIL	3-8d (2 1/2"x0.113") OR 2-16d (3 1/2"x0.135")	
17	TOP OR SOLE PLATE TO STUD, END NAIL	2-16d (3 1/2"x0.135")	
18	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10d (3"x0.128")	
19	1" BRACE TO EA. STUD AND PLATE, FACE NAIL	2-8d (2 1/2"x0.113") OR 2 STAPLES 1 3/4"	
20	1"x6" SHEATHING TO EA. BEARING, FACE NAIL	2-8d (2 1/2"x0.113") OR 2 STAPLES 1 3/4"	
21	1"x8" SHEATHING TO EA. BEARING, FACE NAIL	2-8d (2 1/2"x0.113") OR 3 STAPLES 1 3/4"	
22	WIDER THAN 1"x8" SHEATHING TO EA. BEARING, FACE NAIL	3-8d (2 1/2"x0.113") OR 4 STAPLES 1 3/4"	
	FLOOR		
23	JOIST TO SILL OR GIRDER, TOE NAIL	3-8d (2 1/2"x0.113")	
24	1"x6" SUBFLOOR OR LESS TO EA. JOIST, fACE NAIL	3-8d (2 1/2"x0.113") 2 STAPLES 1 3/4"	
25	2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d (3 1/2"x0.135")	
26	RIM JOIST TO TOP PLATE, TOE NAIL (ROOF APPLICATIONS ALSO)	8d (2 1/2"x0.113")	6" O.C.
27	2" PLANKS (PLANK & BEAM - FLOOR AND ROOF)	2-16d (3 1/2"x0.135")	AT EA. BEARING
28	BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d (3"x0.128")	NAIL EACH LAYER AS FOLLOWS 32" O.C. TOP & BOTTOM, STAGGERED TWO NAILS AT ENDS AND EA. SPLICE
29	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d (3 1/2"x0.135")	AT EA. JOIST OR RAFTER

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS EDGES	INT. SUPPORTS
	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING AND FRAMING			
30	3/8" - 1/2"	6d COMMON (2"x0.113") NAIL (SUBFLOOR, WALL)	6"	12"
31	5/16" - 1/2"	8d COMMON (2 1/2"x0.131") NAIL (ROOF)	6"	12"
32	19/32" - 1"	8d COMMON (2 1/2"x0.131") NAIL	6"	12"
33	1 1/8" - 1 1/4"	10d COMMON (3"x0.148") NAIL OR 8d (2 1/2"x0.131") DEFORMED NAIL	6"	12"
	OTHER WALL SHEATHING			
34	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1/2" GALV. ROOFING NAIL, 7/16" CROWN OR 1" CROWN STAPLE 16 GA. 1 1/4" LONG	3"	6"
35	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 3/4" GALV. ROOFING NAIL, 7/16" CROWN OR 1" CROWN STAPLE 16 GA. 1 1/2" LONG	3"	6"
36	1/2" GYPSUM SHEATHING	1 1/2" GALV. ROOFING NAIL, STAPLE GALV., 1 1/2" LONG, 1 1/4" SCREWS TYPE W OR S	7"	7"
37	5/8" GYPSUM SHEATHING	1 3/4" GALV. ROOFING NAIL, STAPLE GALV., 1 5/8" LONG, 1 5/8" SCREWS TYPE W OR S	7"	7"
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
38	3/4" AND LESS	6d DEFORMED (2"x0.120") NAIL OR 8d COMMON (2 1/2"x0.131") NAIL	6"	12"
39	7/8" - 1"	8d COMMON (2 1/2"x0.131") NAIL OR 8d DEFORMED (2 1/2"x0.120") NAIL	6"	12"
40	1 1/8" - 1 1/4"	10d COMMON (3"x0.148") NAIL OR 8d DEFORMED (2 1/2"x0.120") NAIL	6"	12"

RESIDENTIAL DESIGN SERVICES
PLAN
NUMBER
2031

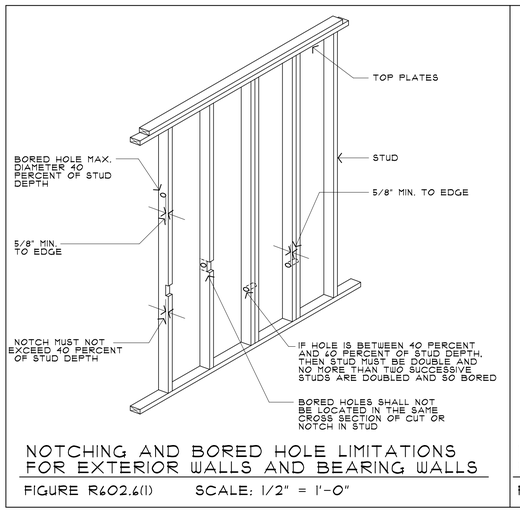
DATE: 2/2/02	JOB #
REVISED: 2/16/16	SHEET: 1 of 3

RESIDENTIAL DESIGN SERVICES, INC. 14602 FAIRFIELD FARM DRIVE CHESTERFIELD, MO 63017 314-434-1524 NOT A REGISTERED ARCHITECT



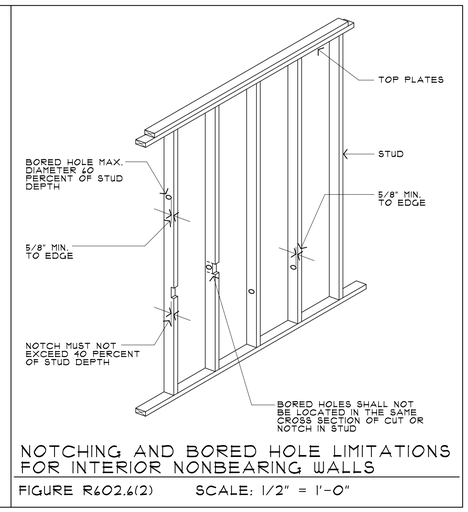
TOP PLATE FRAMING TO ACCOMMODATE PIPING

FIGURE R602.6.1 SCALE: 1" = 1'-0"



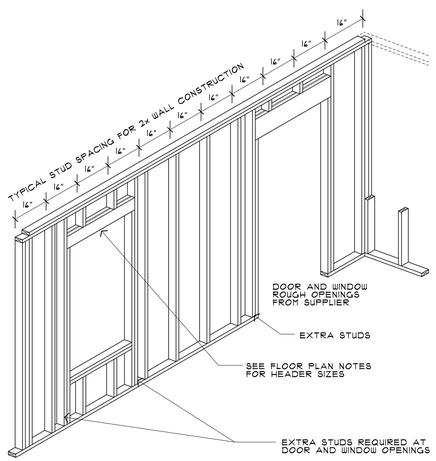
NOTCHING AND BORED HOLE LIMITATIONS FOR EXTERIOR WALLS AND BEARING WALLS

FIGURE R602.6(1) SCALE: 1/2" = 1'-0"



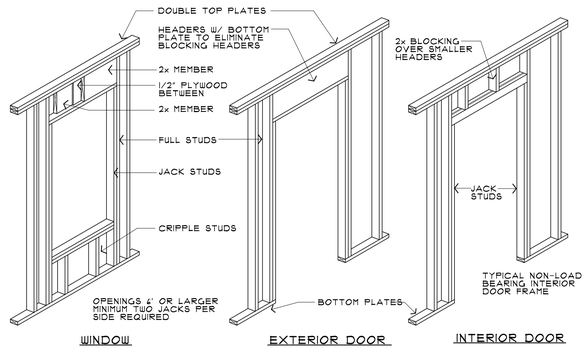
NOTCHING AND BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS

FIGURE R602.6(2) SCALE: 1/2" = 1'-0"



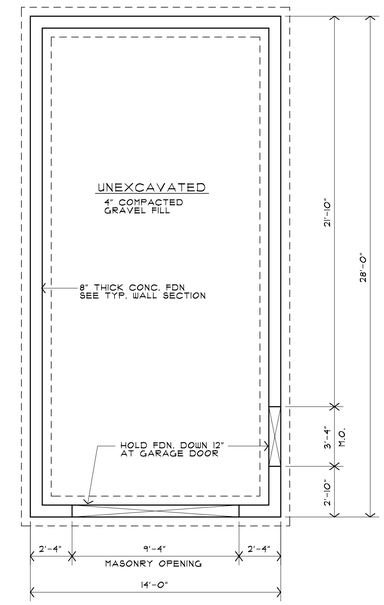
TYPICAL WALL FRAMING DETAIL

SCALE: 3/8" = 1'-0"



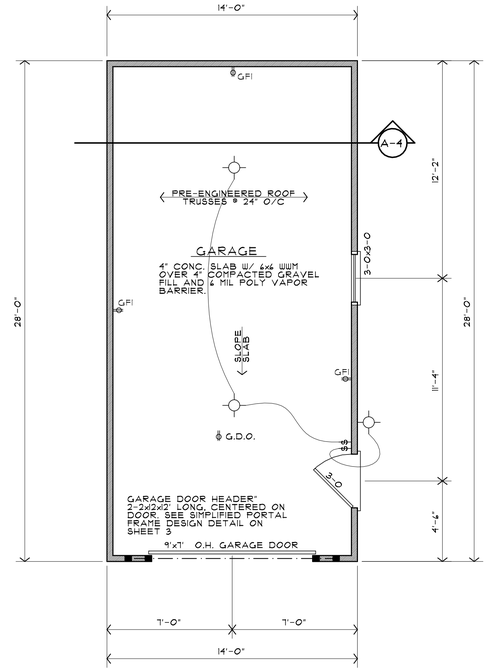
TYPICAL WALL OPENING DETAILS

SCALE: 3/8" = 1'-0"



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES:

1. ALL EXTERIOR WALLS ARE 4" THICK (INCLUDING EXT. WALL SHEATHING) AND ALL INTERIOR WALLS ARE 3 1/2" THICK UNLESS OTHERWISE NOTED ON FLOOR PLANS.

2. ALL DOOR AND WINDOW HEADERS ARE 2-2x10'S W/ 1/2" PLYWOOD (SOLID) BETWEEN UNLESS OTHERWISE NOTED ON FLOOR PLANS

3. FOR MULTIPLE LAMINATED WOOD BEAM MEMBERS, REFER TO MANUFACTURER'S NAILING/BOLTING SPECIFICATIONS FOR TOP AND SIDE LOADING CONDITIONS.

4. DRIVEWAY AND SIDEWALK DESIGN AND MATERIAL SELECTION BY OWNER/CONTRACTOR.

5. ▬▬ DENOTES 3-2x4 POST UNLESS OTHERWISE NOTED ON FLOOR PLANS. PROVIDE SOLID BLOCKING BELOW ALL POSTS TO FOUNDATION.

6. WINDOW SIZES SHOWN ARE THOSE OF ANDERSEN WINDOWS.

7. NAILING SCHEDULE FOR BUILT-UP COLUMNS

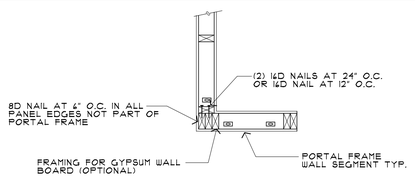
THREE 2x4 LAMINATIONS WITH ONE ROW OF STAGGERED 30d COMMON WIRE NAILS (D= 0.207", L= 4 1/2")

THREE 2x6 LAMINATIONS WITH TWO ROWS OF 30d COMMON WIRE NAILS (D= 0.207", L= 4 1/2")

ALL NAILS PENETRATE AT LEAST 3/4 OF THE THICKNESS OF THE LAST LAMINATION.

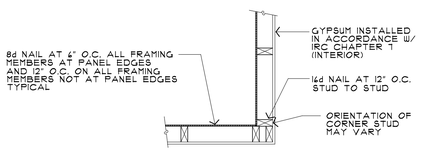
8. SIMPLIFIED BRACING METHOD TO BE USED. THE INTERIOR AND EXTERIOR WALL CONFIGURATION BRACES THE STRUCTURE IN ACCORDANCE WITH OR EQUIVALENT TO THE LATERAL BRACING PROVISIONS OF SECTION R602.10 OF THE 2009 EDITION OF THE IRC OR SECTION 2305 OF THE 2009 EDITION OF THE IBC.

THE WOOD STRUCTURAL PANELS SHALL BE APPLIED TO ALL EXTERIOR WALLS, GABLE ENDS AND BAND BOARDS. (FULLY SHEATHED)



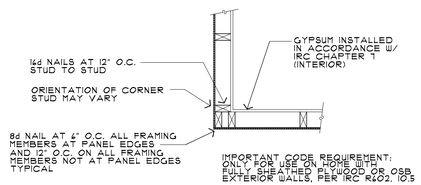
CORNER DETAIL USED IN CONJUNCTION WITH 6:1 ASPECT RATIO FRAME

SCALE: 3/4" = 1'-0"



EXAMPLE OF INSIDE CORNER DETAIL PER IRC R602. 10.4.4(1)

SCALE: 3/4" = 1'-0"



EXAMPLE OF OUTSIDE CORNER DETAIL PER IRC R602. 10.4.4(1)

SCALE: 3/4" = 1'-0"

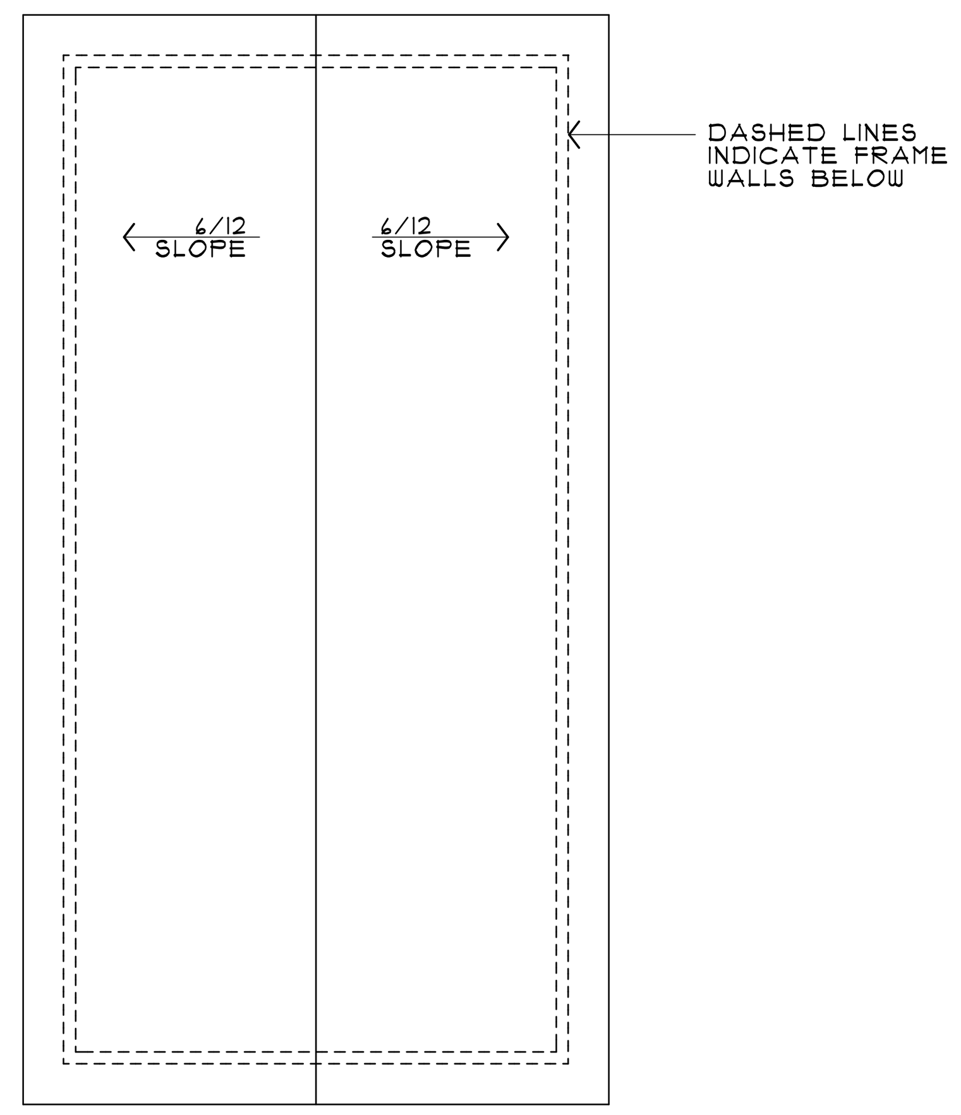
RESIDENTIAL DESIGN SERVICES

PLAN NUMBER 2031

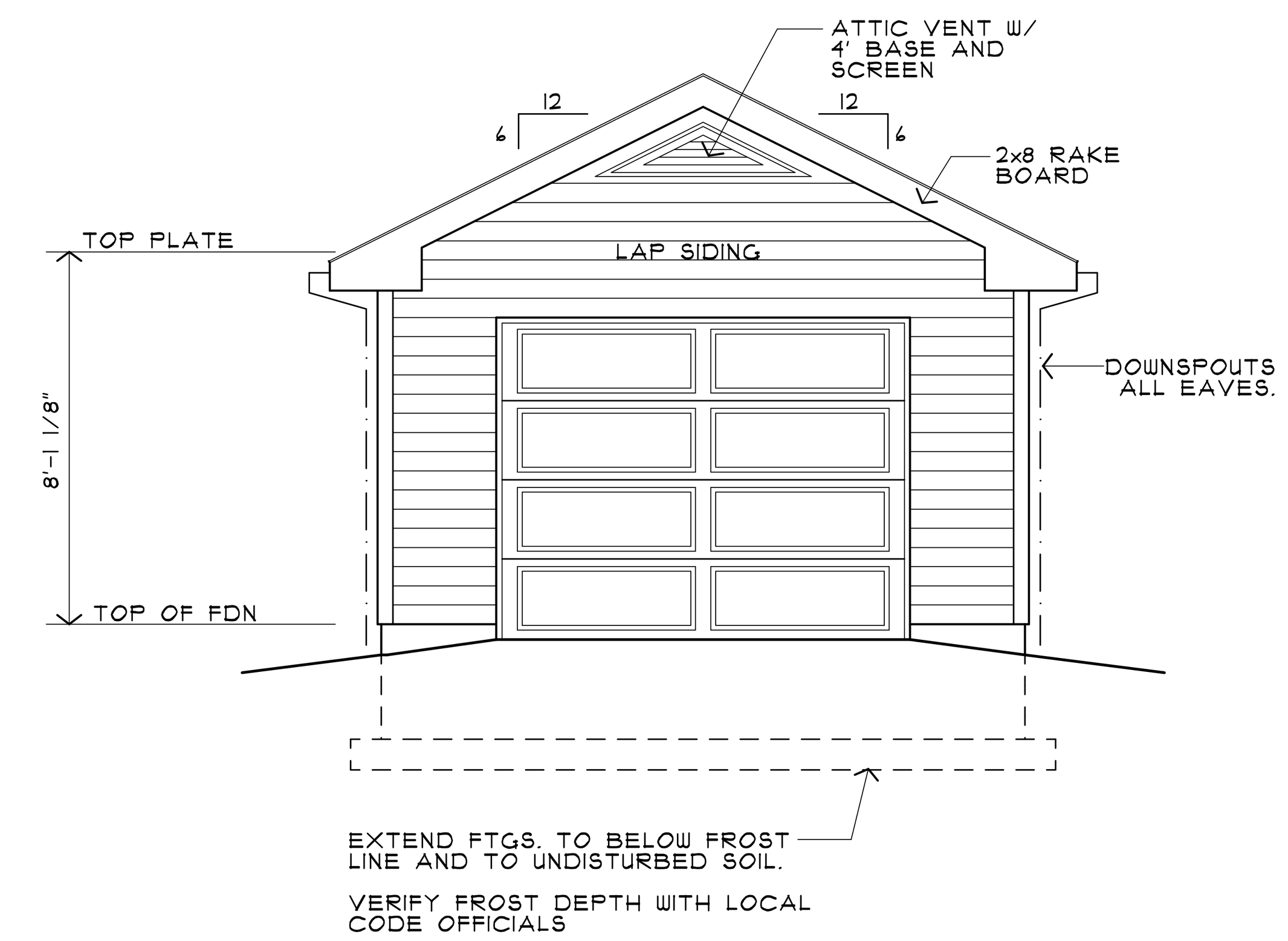
DATE: 2/2/02	JOB #
REVISED: 2/16/16	SHEET: 2 of 3

NOTE:

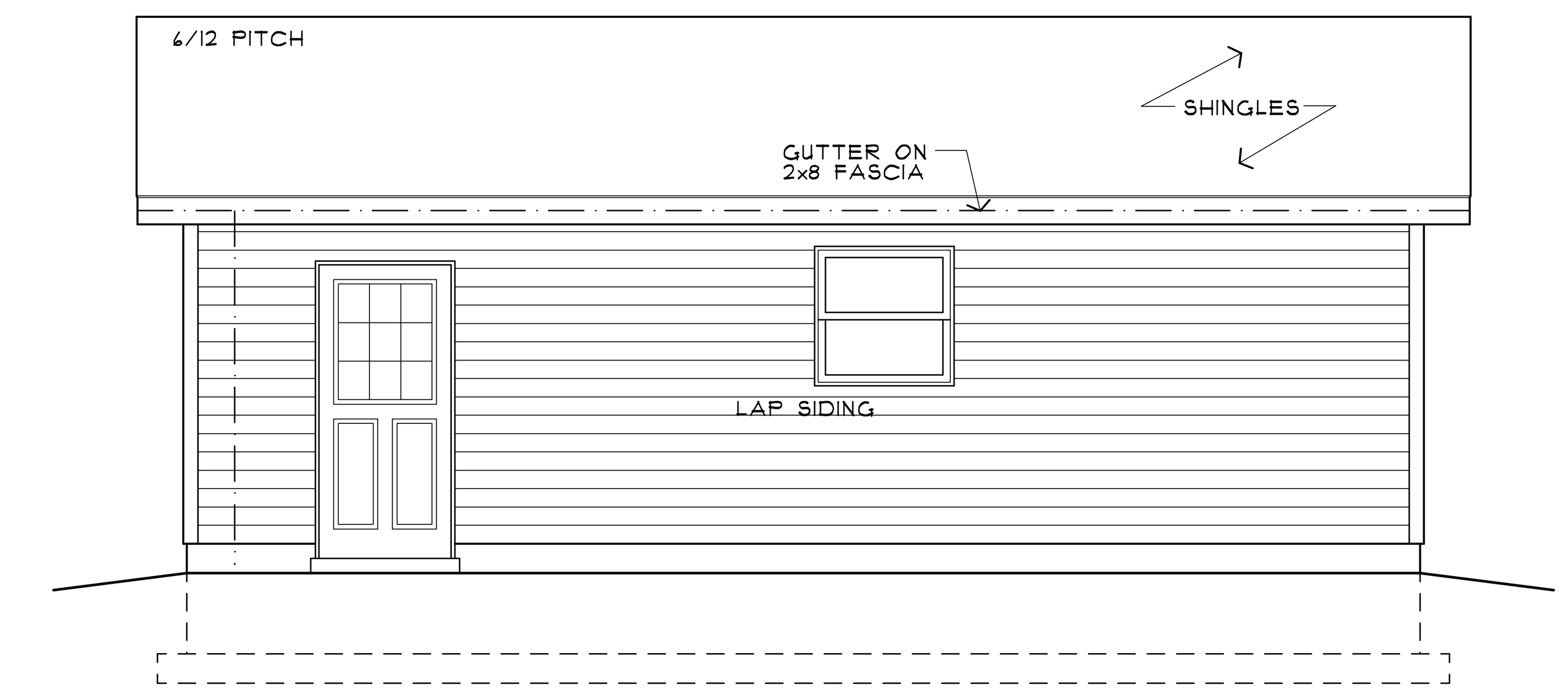
1. ALL OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.
2. ALL TRUSSES TO BE IRC APPROVED AND DESIGNED BY TRUSS SUPPLIER/FABRICATOR.
3. TRUSS MANUFACTURER TO DETERMINE TRUSS DIMENSIONS, HEEL HEIGHTS, LOCATIONS AND SPACING PRIOR TO BEGINNING CONSTRUCTION.



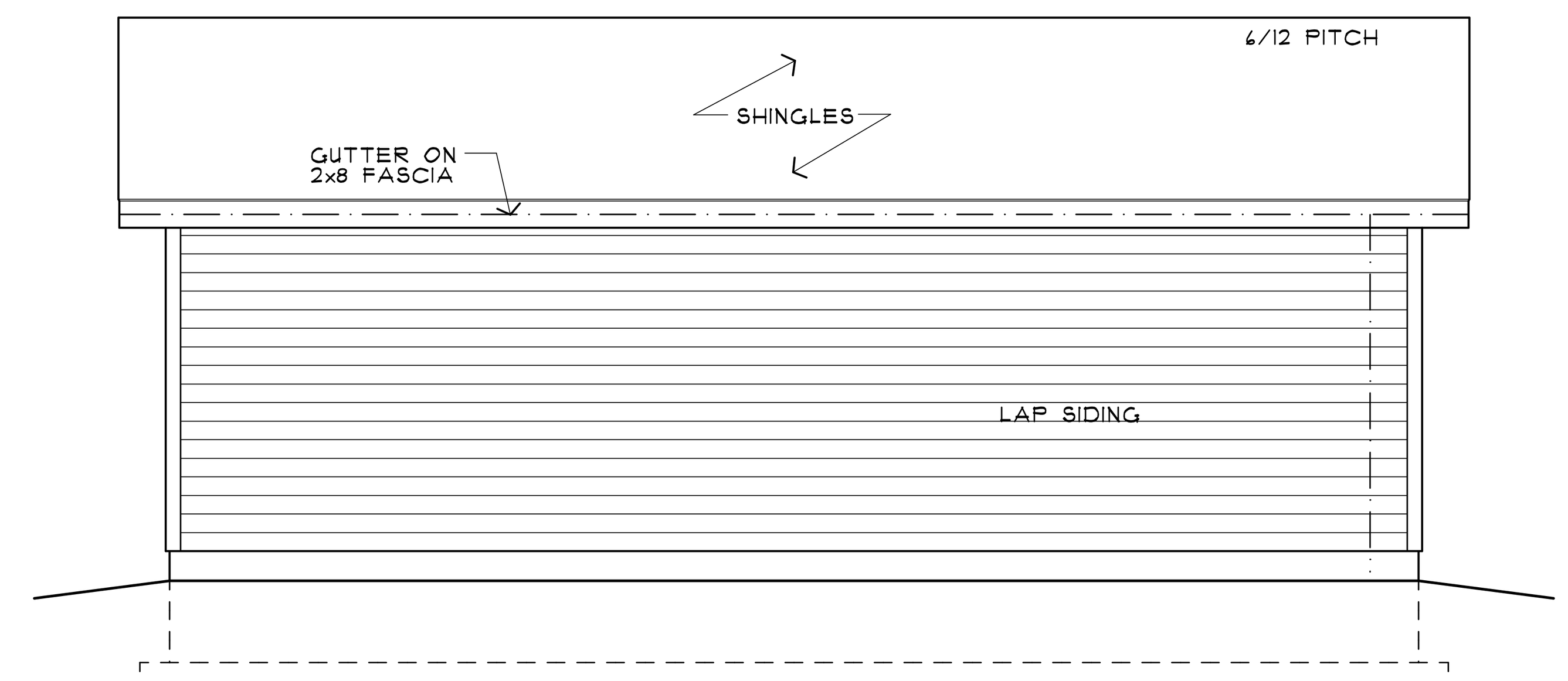
ROOF PLAN
SCALE: 3/16" = 1'-0"



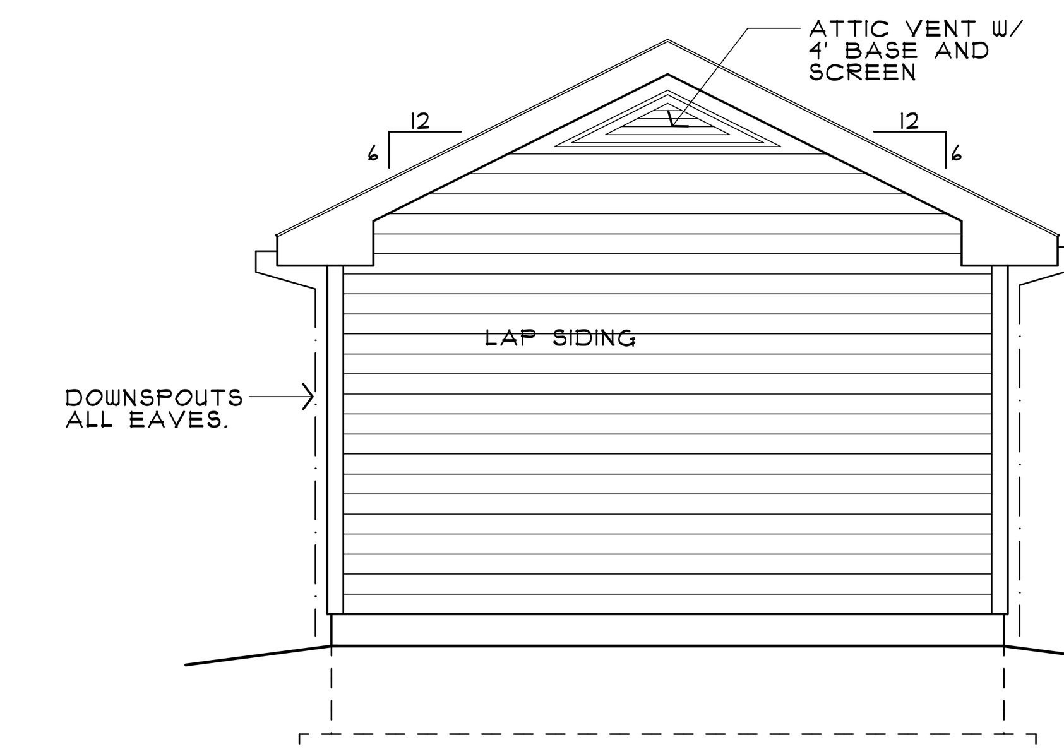
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



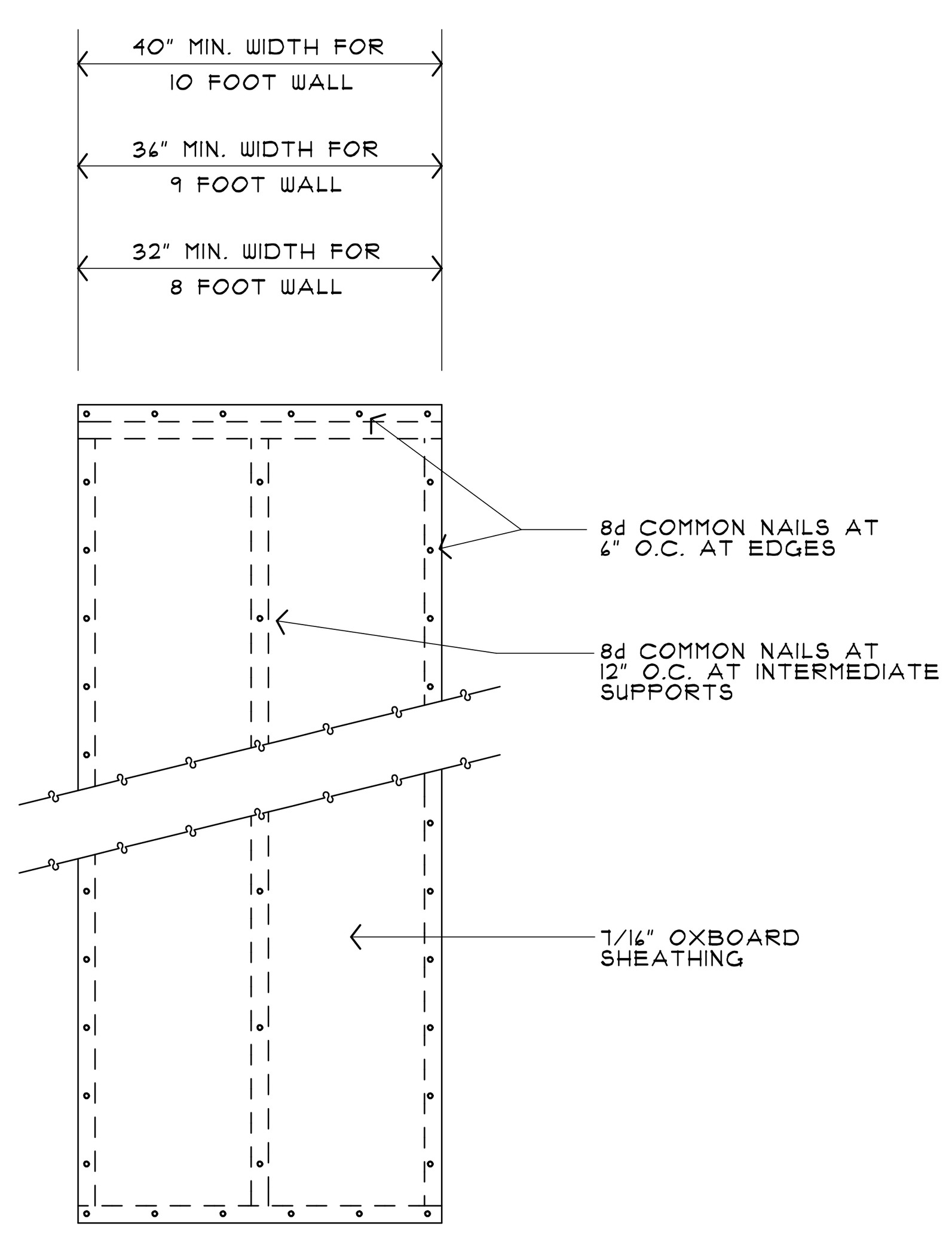
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



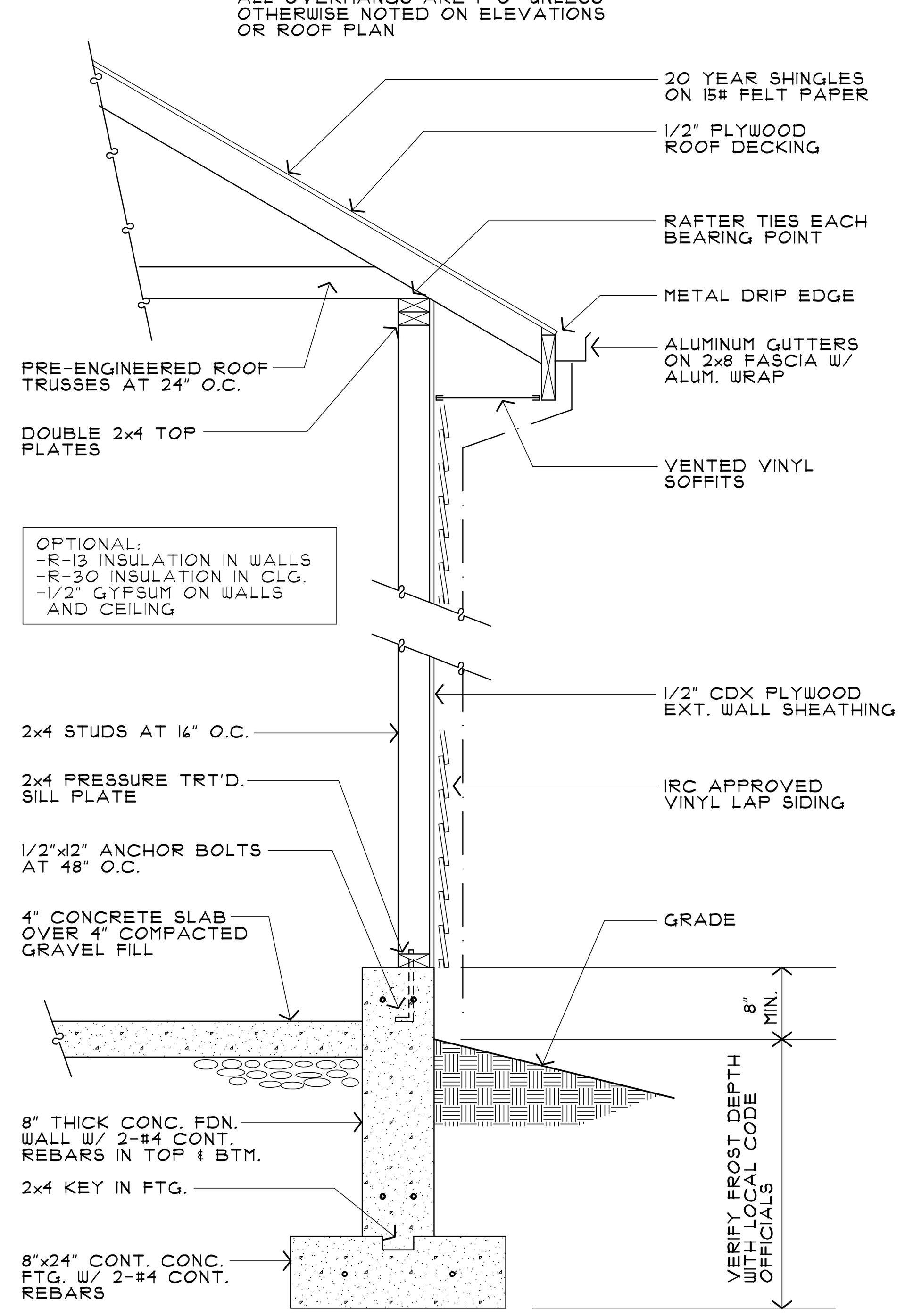
REAR ELEVATION
SCALE: 1/4" = 1'-0"



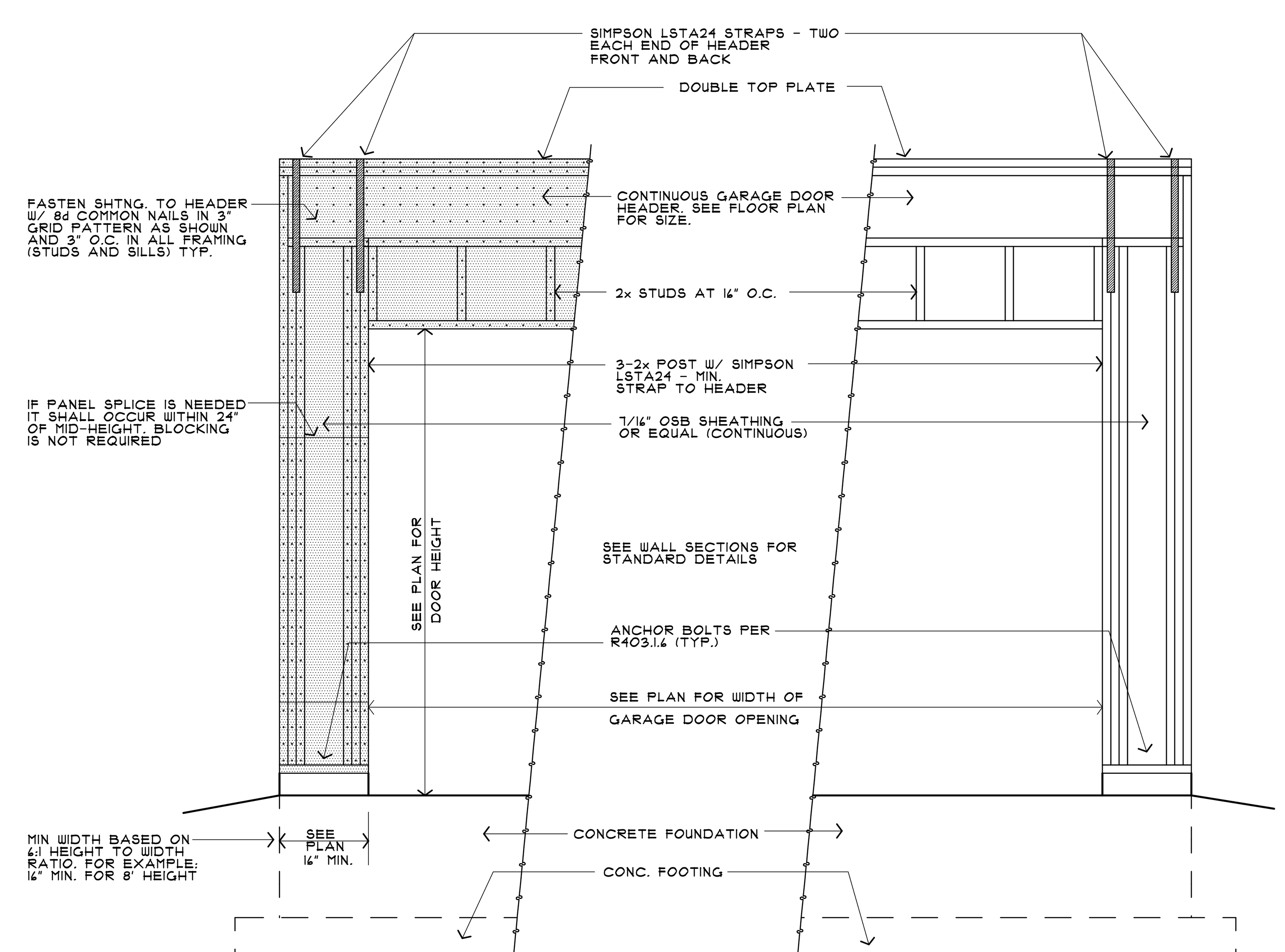
EXTERIOR BRACED WALL PANEL
SCALE: 3/4" = 1'-0"
2009 IRC, R602.10.3, METHOD #3

SEE ELEVATIONS FOR ROOF PITCH

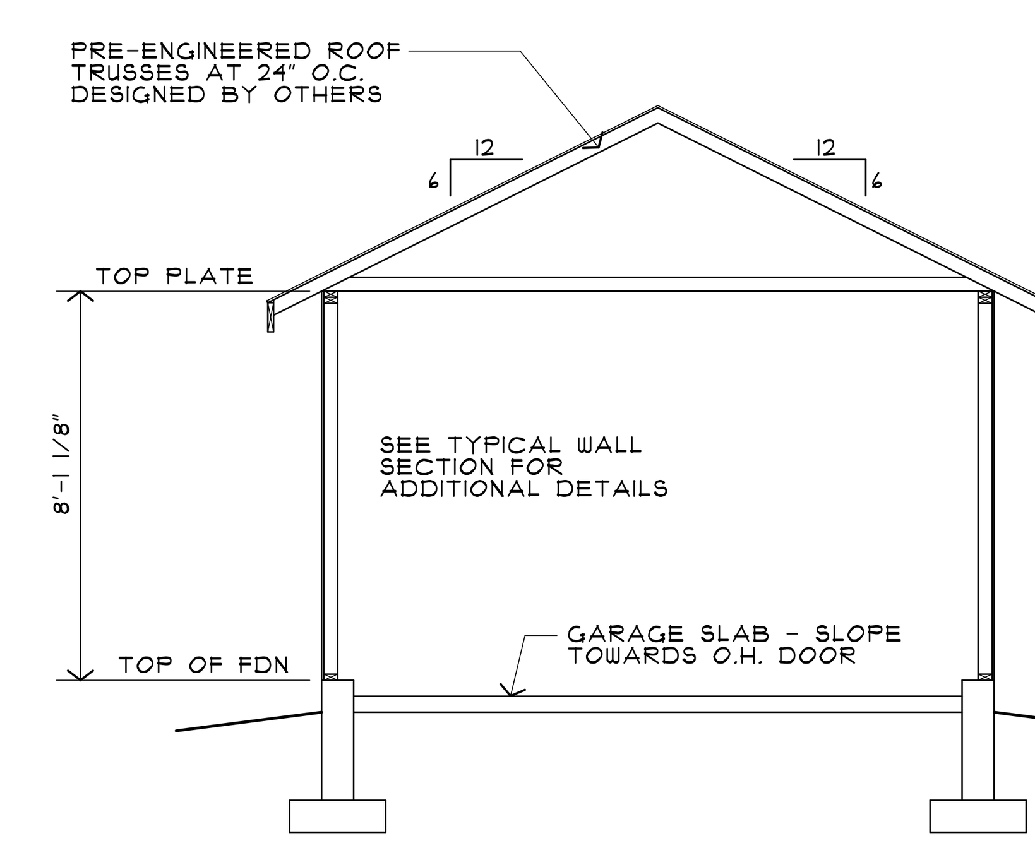
ALL OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED ON ELEVATIONS OR ROOF PLAN



TYPICAL SIDING WALL SECTION
SCALE: 3/4" = 1'-0"



SIMPLIFIED PORTAL FRAME DESIGN DETAIL AT OVERHEAD GARAGE DOOR
SCALE: 1/2" = 1'-0" (2009 IRC COMPLIANT)



A-4 GARAGE SECTION
SCALE: 1/4" = 1'-0"

RESIDENTIAL DESIGN SERVICES PLAN NUMBER 2031	
DATE: 2/2/02	JOB #
REVISED: 2/16/16	SHEET: 3 of 3


ROAD CLOSED
TO
THRU TRAFFIC
DETOUR


ROAD
WORK
AHEAD

M c L O U G H L I N

N E I G H B O R H O O D
A S S O C I A T I O N

HR 16-03
1303 John Quincy Adams Street

The applicants are proposing to construct a new detached garage.
The application as submitted has minimal information and none of the criteria is addressed as to how the proposed construction meets the criteria for new construction.

The plan shows that the siding is proposed as vinyl with vinyl soffits. This does not meet the criteria. The garage should also not have returns that have the appearance of a bungalow. The eves should be open. Suggestion- lap siding with a 4" profile.

What are the details for the door and the window in the garage? Are they wood or are the materials in keeping with the style of the house?

Where is the elevation that shows the house in relationship to the garage? It is hard to determine the proportion and scale of the garage to the house. The garage door should be simpler in its design. The door as proposed is too modern. It is recommended that garage doors be simple in style with small windows.

It appears from the site plan that the garage is only setback 12 feet from 13th Street. Nothing in the narrative addresses the need for a smaller setback. However, the notice mentions requesting a preservation incentive. A setback of between 15 to 20 feet is required under the R-6 zoning district.

A continuance is requested to allow the applicants to submit the needed information for this request.

Denyse McGriff, Land Use chair

City of Oregon City

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

Staff Report

File Number: PC 16-096

Agenda Date: 9/27/2016

Status: Agenda Ready

To: Historic Review Board

Agenda #:

From: Christina Robertson-Gardiner

File Type: Planning

SUBJECT:
HR 16-04 Rear and front addition of a locally designated house in the McLoughlin Conservation District at 311 High Street

RECOMMENDED ACTION (Motion):
Staff recommends conditional approval

BACKGROUND:
The proposed project consists of a small addition to the front of the home, and a slightly larger addition to the rear, of 311 High St. In total the construction will add 256 sq. feet to the structure. The front addition is to enlarge the kitchen, making room for more storage as well as a dishwasher. This will be a simple 72 sq. feet. The rear addition will add a second bedroom, as well as enlarge the bathroom and makes up an additional 184 sq. feet.

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

OREGON CITY

Community Development – Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

FILE NO.:	HR 16-04
HEARING DATE:	Tuesday, September 27, 2016 6:00 p.m. - City Hall 625 Center Street Oregon City, Oregon 97045
APPLICANT/ OWNER:	Josh Adams 311 High Street Oregon City, OR 97045
LOCATION:	311 High Street Oregon City, OR 97045 Clackamas County Map No. 2-2E-31AC-12200
REQUEST:	Rear and front addition of a locally designated house in the McLoughlin Conservation District.
REVIEWER:	Christina Robertson-Gardiner, AICP, Senior Planner
RECOMMENDATION:	Staff recommends conditional approval
CRITERIA:	**The criteria for new construction are set forth in Section 17.40.060 as follows:**

E. For exterior alterations of historic sites in an historic district or conservation district or individual landmark, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall be:

1. The purpose of the historic overlay district as set forth in Section 17.40.010;
2. The provisions of the city comprehensive plan;
3. The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation;
4. The value and significance of the historic site;
5. The physical condition of the historic site;
6. The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;
7. Pertinent aesthetic factors as designated by the board;
8. Economic, social, environmental and energy consequences; and
9. Design guidelines adopted by the historic review board.

BASIC FACTS:

Site and Context

The proposed project consists of a small addition to the front of the home, and a slightly larger addition to the rear, of 311 High St. In total the construction will add 256 sq. feet to the structure. The front addition is to enlarge the kitchen, making room for more storage as well as a dishwasher. This will be a simple 72 sq. feet. The rear addition will add a second bedroom, as well as enlarge the bathroom and makes up an additional 184 sq. feet.

The front addition will slightly extend the existing front facade forward (East) by 6 feet. The rear addition will extend two feet past the existing rear of the structure. The decision to extend rather than square off these areas was made in order to retain the simple style of homes of the time, complementing the original vernacular designation.

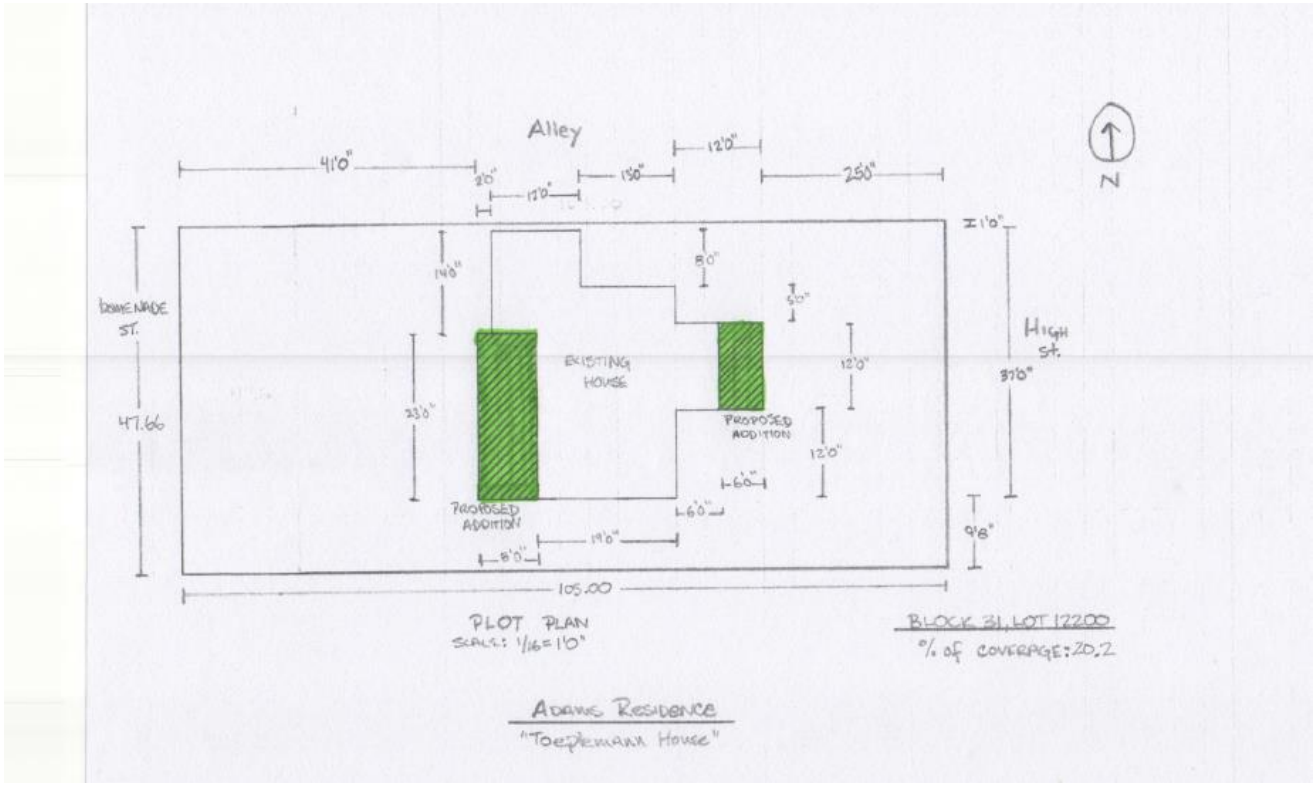
The roofs ridgeline will remain the same. The pitch will be changed from 6\12 to 3\12 to extend the roof in the rear, while the pitch in the front will remain as is at 5\12. A new foundation will be poured for both front and rear additions. Both of these will tie into the existing foundation.

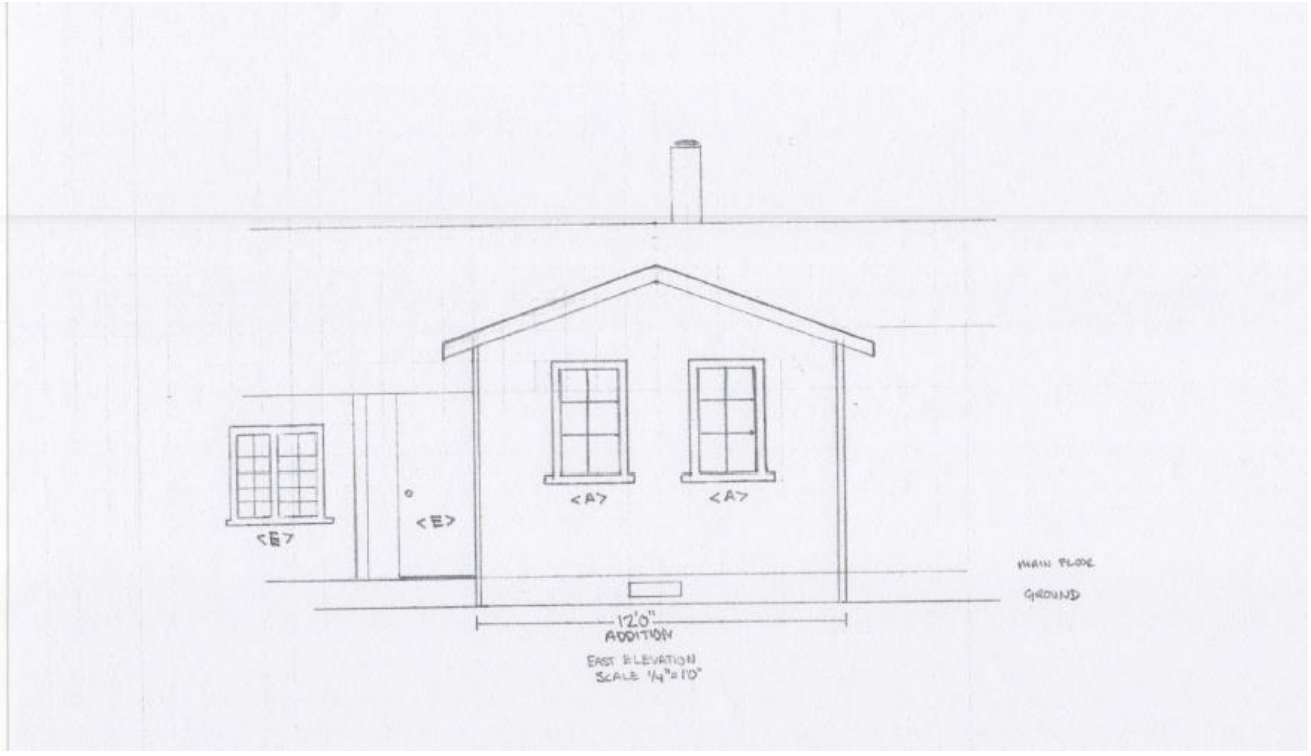
In the front of the house two aluminum windows will be replaced with wood casement windows in the style and size of existing casement windows. In the rear, two will be replaced with 2/2 double-hung windows. A new casement window will be added in the rear as well. We will restore the basic vernacular look by removing elements not true to the style of the home such as the existing ornamental window décor. Three additional, 2/2 double-hung windows, and two casement windows will remain.

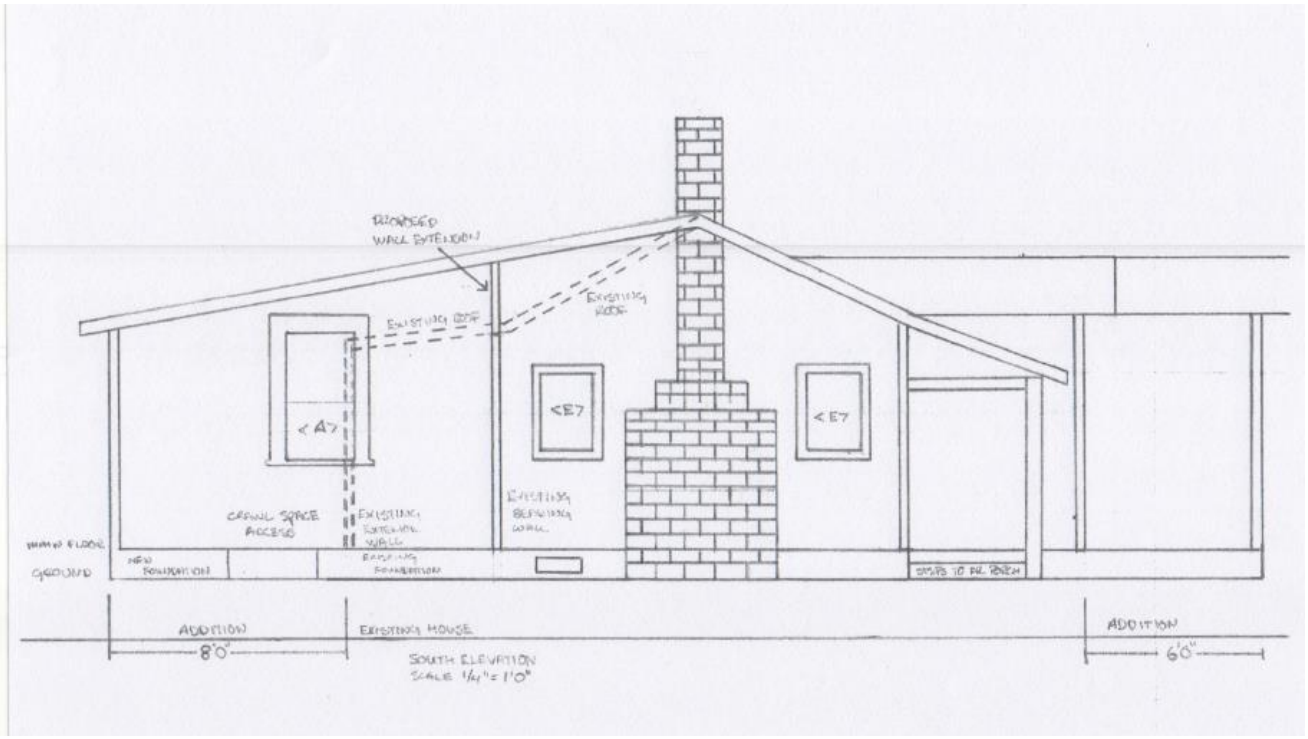
We will retain the homes historic character by using double 1 x 6 lap siding, and historically appropriate paint colors.

Staff Recommendation: Based on the following finings, staff recommends that the Historic Review Board approve the proposed rear addition to the house 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 determines 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.


Alley
41'0"
20"
17'0"
15'0"
12'0"
25'0"
N
11'0"
14'0"
8'0"
5'0"
PROMENADE ST.
47.66
EXISTING HOUSE
PROPOSED ADDITION
12'0"
23'0"
HIGH ST.
37'0"
6'0"
6'0"
19'0"
8'0"
9'8"
105.00
PLOT PLAN
SCALE: 1/16=1'0"
BLOCK 31, LOT 12200
% of COVERAGE: 20.2
ADAMS RESIDENCE
"TOEPLEMAN HOUSE"


<E>
<E>
<A>
<A>
MAIN FLOOR
GROUND
12'0"
ADDITION
EAST ELEVATION
SCALE 1/4"=1'0"


PROPOSED WALL EXTENSION
EXISTING ROOF
EXISTING ROOF
<A>
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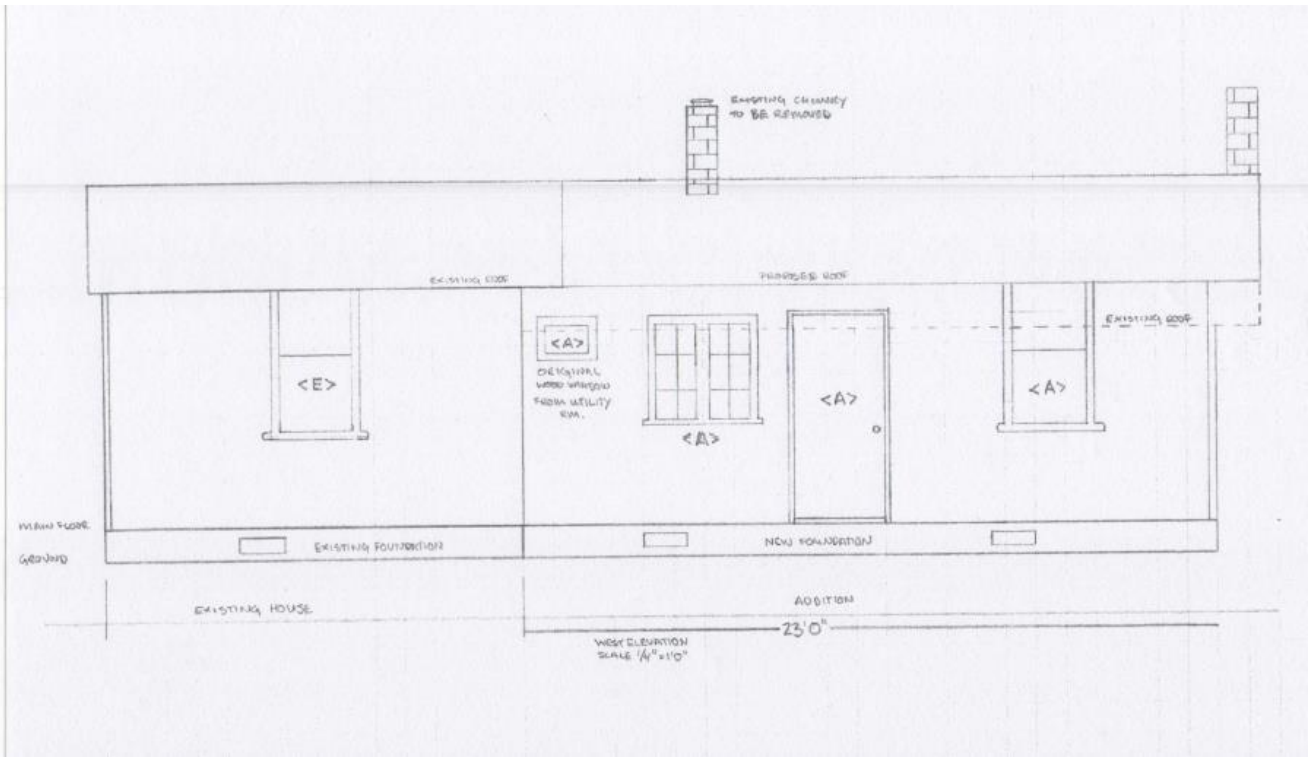
<E>
CRAWL SPACE ACCESS
EXISTING EXTERIOR WALL
EXISTING BEARING WALL
MAIN FLOOR
GROUND
NEW FOUNDATION
EXISTING FOUNDATION
JOISTS TO BE REMOVED
ADDITION
8'0"
EXISTING HOUSE
SOUTH ELEVATION
SCALE 1/4"=1'0"
ADDITION
6'0"


EXISTING CHIMNEY TO BE REMOVED
EXISTING ROOF
PROPOSED ROOF
EXISTING ROOF
<A>
ORIGINAL WOOD WINDOW FROM UTILITY RM.
<A>
<A>
<A>
<E>
MAIN FLOOR
GROUND
EXISTING FOUNDATION
NEW FOUNDATION
EXISTING HOUSE
ADDITION
23'0"
WEST ELEVATION
SCALE 1/4"=1'0"

Google Street View 2016 (High Street)

Google Street View 2012 (Bluff Street)

311 High Street - F.A. Toeplemann House

This modest one story house sits under a side gable roof with a large rectangular bay on the east side under a second gable. At the northwest corner of the house, a shingled addition extends out from the north side, added about 1940. At the southwest corner, a shed roofed addition projects out to the west, clad with lap siding. The main body of the house is clad with double drop siding, finished with cornerboards. The windows in the house are a mixture of aluminum sliding sashes (east rectangular bay), 2/2 double-hung wood sashes (northwest addition), sixpane casements (southwest bay), and eight-pane casements (main house body). All of the windows have plain board trim, and the windows on the west side of the house feature decorative apron molding and wood shutters. The two aluminum sliders in the east bay feature wood hood moldings, a modern addition. Two brick chimneys are present in the house, one on the south wall and one in the northwest corner. The house features open eaves and a shallow porch under a shed roofed addition to the main gable on the southeast corner of the house, south of the rectangular bay.

Statement of Significance: The Toepelmanns purchased the land in 1880. Frank and Louisa Toepelmann lived at this house in 1897. In the 1900 Federal Census, F.A. Toeplemann was listed as a landlord and is said to have lived in the "lower level". In1924 Kenneth and Gladys Woodward (who also bought the neighboring property #308 in 1930) purchased the house and resided there through the 1940s. Jack and Betty Woodward lived there until1953. Jack worked for Wally's Music Shop. There were multiple tenants in the 1960s until the Woodwards sold in 1969 to Owen and Marion Marine.

Zoning

The property is zoned “MUC-1m” Single Family Residential and the Comprehensive Plan designation is “C” Commercial

The dimensional standards in the “MUC-1) District are listed as follows:
17.29.050 - Dimensional standards—MUC-1.
A. Minimum lot areas: None.
B. Maximum building height: Forty feet or three stories, whichever is less.
C. Minimum required setbacks if not abutting a residential zone: None.
D. Minimum required interior and rear yard setbacks if abutting a residential zone: Twenty feet, plus one foot additional yard setback for every one foot of building height over thirty-five feet.
E. Maximum allowed setbacks.
1. Front yard: Five feet (may be extended with Site Plan and Design Review (Section 17.62.055).
2.Interior side yard: None.
3.Corner side setback abutting street: Thirty feet provided the Site Plan and Design Review requirements of Section 17.62.055 are met.
4.Rear yard: None.
F.Maximum lot coverage of the building and parking lot: Eighty percent.
G.Minimum required landscaping (including landscaping within a parking lot): Twenty percent.

Findings: Conformance to MUC-1 setbacks will reviewed at the time of building permit submittal through the Type 1- Site Plan and Design Review Process.

Notice of the proposal was sent to property owners within three hundred feet of the subject property and the McLoughlin Neighborhood Association. Additionally, the property was posted with a Notice of Land Use sign with details about the proposal. Transmittals were sent to various City departments and other agencies regarding the proposed development plan. Relevant comments from City departments are addressed in this report as appropriate.

Denyse McGriff- Mcloughlin Neighborhood Association indicated support for the application and found the addition to be in keeping with the design of the simple workers cottage, removing non-historic materials and utilizing historic materials in the new addition. She did not object to the front addition.

Public Works indicated that the access to Bluff Street is unimproved and access is currently informal on this parcel. Future agreements may need to acquired with the owner. Staff has not identified any Design Guidelines that pertain to this comment as the applicant is not proposing to alter the onsite access but is including it in the staff report as a courtesy to both parties.

ANALYSIS AND FINDINGS: The applicant needs to meet OCMC 17.40.010 and the Adopted Design Guidelines for Addition and Alterations.

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

A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;
B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;
C. Complement any National Register Historic districts designated in the city;
D. Stabilize and improve property values in such districts;
E. Foster civic pride in the beauty and noble accomplishments of the past;
F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;
G. Strengthen the economy of the city;
H. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and
I. Carry out the provisions of LCDC Goal 5.

The McLoughlin Conservation District has been in residential use since its settlement in the late 1800's. Additions, meeting the adopted standards, can provide value to the district by stabilizing property values and strengthening the economy of the city. As proposed, the addition does not meet the adopted standards for alterations. Moreover, the proposed front addition will have an adverse affect on the historic significance of the building by allowing the 6 foot protruding front addition. New additions that create a false sense of historical development affect the significance of the district that, could in time, affect the McLoughlin Conservation District's future listing on the National Register of Historic Places. The rear addition as design does not compete with the primary elevation and will not adversely affect the significance of the house.

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

Section 5
Open Spaces, Scenic and Historic Areas,
and Natural Resources

Existing Conservation District: McLoughlin. Many of Oregon City's historic and architecturally significant buildings are above the bluff in the McLoughlin neighborhood. The original Oregon City plat includes the neighborhood area up to Van Buren Street, and it is within this area that early residential development took place, beginning in the 1850s. As the Downtown area changed from a residential to commercial district, home building increased above the bluff. All of the churches that originally stood in the Downtown eventually relocated to the McLoughlin area as well.

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.

Policy 5.3.8
Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects.

Finding: Staff finds that the applicant has proposed an addition that has created an adverse effect on the history of the building. The Historic Review Board adopted guidelines to assist applicants in designing additions that can be compatible and secondary in nature with the historic buildings of the district. When these buildings are compromised, it can affect, over time, the overall historic significance of the district. Staff finds that as proposed, the front addition adversely affects the house and as an extension, the Conservation District.

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

Finding: Quality new construction that is compatible with the historic nature of the district will add value to the district. Often historic property owners will choose to invest in the restoration and rehabilitation of their properties when new additions are allowed within the district. The applicant has proposed a front and rear addition that provides value to the district. However, the front addition contributes to a false sense of history. While the simple 1897 volume, has been added over time, they can clearly be delineated from the original volume. On its own it can be seen as adding value to the district. Yet as it adversely affects the historic contribution of the house, it will lessen the number of significant homes in the district and thus, lead to an erosion of the significance of the district as a whole.

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

As disused in this report, the proposed addition will have an adverse affect on the historic structure and will lessen the number of significant homes in the district and thus, lead to an erosion of the significance of the district as a whole.

Regarding Criterion (5) - Design Compatibility: The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;

The applicant has designed a front addition that clearly meets their needs for a kitchen addition. The protruding nature of the addition dramatically shifts the focus on the historic volume to the area of the font addition and could be seen as creating a false sense of history. However, as proposed, staff finds that the addition is not compatible with the historic house and recommends denial of the front addition. The rear addition, however, is designed to be compatible, subordinate and clearly differentiates new from old.

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

As described in Criterion 3, new construction and large additions meeting adopted design standards can add value economic and social value to the district. Compatible infill in an existing compact neighborhood reduces the need for further expansion of the city, which adds considerable savings to the cost of infrastructure.

Design Guidelines: Alterations – Additions

A. Site

1. In addition to the zoning requirements, the relationship of new additions to the street and to the open space between buildings shall be compatible with adjacent historic buildings and with the historic character of the District.

Response: While the building is located on busy street the massing of both of the additions are historically compatible. The spacing between the addition and the neighboring buildings is adequate and does not affect the significance of any adjacent designated buildings.

2. New additions shall be sited so that the impact to the primary facade(s) is kept to a minimum. Additions shall generally be located at the rear portions of the property or in such locations where the have the least visual impact from public ways.

Response: Staff finds that 6 foot front adversely affects the historic significance of the house. The addition visually competes with the prominence of the original historic structure. The rear addition, however, is designed to be compatible, subordinate and clearly differentiates new from old.

B. Landscape

1. Traditional landscape elements evident in the District (grass, trees, shrubs, picket fences, etc.) should be preserved, and are encouraged in site redevelopment.

Response: The applicant has indicated that the existing landscaping will be retained during construction of the addition.

2. Inappropriate landscape treatments such as berms and extensive ground cover are discouraged.

Response: The applicant has indicated that the existing landscaping will be retained during construction of the addition.

C. Building Height
1. In addition to the zoning requirements, the height of new additions shall not exceed the height of the historic building, or of historic buildings in the surrounding area.

Response: The new additions will tie into the roof structure of the existing building and therefore will be at the same height of the historic structure.

D. Building Bulk
1. New additions smaller than the historic building or the historic buildings in the surrounding area are encouraged.
a. Where new additions must be larger, the new addition shall be articulated in such a manner that no single element is visually larger than the historic building or surrounding historic buildings.

Response: Both additions are subordinate in size and massing to the historic house.

E. Proportion and Scale
1. The relationship of height to width of new additions and their sub-elements such as windows and doors and of alterations shall be compatible with related elements of the historic building, and with the historic character of the District.

Response: The elements of the proposed addition are very compatible and the applicant has taken great care in designing a building that respects the rhythm and detail of the historic building.
2. The relationship of solids to voids (wall to window) shall be compatible with related elements on the historic building, and with the historic character of the District.

Response: The applicant has proposed both addition with traditional fenestration and detailing that is compatible with the main volume of the house. The removal of the non-historic front elevation windows and replacement of new 1/1 windows is greatly appreciated and helps support the architectural integrity of the house

F. Exterior Features
1. General
a. To the extent practicable, original historic architectural elements and materials shall be preserved.
b. Architectural elements and materials for new additions shall be compatible with related elements of the historic building and with the historic character of the District.
c. The preservation, cleaning, repair and other treatment of original materials shall be in accord with the Secretary of Interior's Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Response: Much of the front and rear additions of this historic structure will be affected by the design and construction of the addition. However, as described above, the applicant has proposed an addition with traditional fenestration and detailing that is compatible with the main volume of the house.

Secretary of Interior's Standards for Rehabilitation.
In 2001, the Historic Review Board adopted the Secretary of Interior's Standards for Rehabilitation as part of their Guidelines for Alterations and Additions.

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

   Finding: The structure is remaining a single family residence.

2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

   Finding: None of the historic materials slated for removal are necessarily character defining.

3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

   Finding: The front addition can be seen as creating a false sense of development and could give the illusion that the addition was part of the original structure.

4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

   Finding: None of the historic materials slated for removal are necessarily character defining.

   Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

   Finding: None of the historic materials slated for removal are necessarily character defining.

5. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

   Finding: Deteriorated historic features are not the basis for this request. Rather than repair and replace existing features, the applicant proposed to expand through the construction of an addition.

6. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

   Finding: No chemical or physical treatments are proposed.

7. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

   Finding: No archaeological resources have been identified in this area.

8. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

Finding: As discussed above under Section 3, the front addition can be seen as creating a false sense of history. As proposed, it is very hard to differentiate the new addition from the historic structure.

9. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

   Finding: It would be difficult, but not impossible, to remove this addition without affecting the structural integrity of the historic building.

CONCLUSION AND RECOMMENDATIONS:

Staff Recommendation: Based on the following finings, staff recommends that the Historic Review Board approve the proposed rear addition to the house 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.

Staff recommends approval with the following conditions:

1. The applicant may construct the rear addition as proposed and conditioned. The rear addition does not meet be the standards for additions found in this report and cannot be constructed unless additional findings can be found by the Historic Review Board.

2. Incised lumber or pressure treated wood shall not be used on any visible surfaces.

3. All exterior doors, windows and lighting shall be approved by staff before installation unless already approved by the Historic Review Board.

4. Prior to submitting building permits, the applicant ensure the following are identified on the revised drawings to indicate that the external materials and design meet the following standards:
   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

EXHIBITS

1. Applicant's Submittal
2. Public Comments: Denyse McGriff Mcloughlin Neighborhood Association.
3. 311 High Street Survey Form
4. Preservation Brief: Additions

Property:
F.A. Toeplemann House, 311 High St, Oregon City, OR 97045

List of Permit Approvals Sought:
Building permit for house addition
Electrical permit for house addition
Plumbing permit for house addition

Description of Work:

The proposed project consists of a small addition to the front of the home, and a slightly larger addition to the rear, of 311 High St. In total the construction will add 256 sq. feet to the structure. The front addition is to enlarge the kitchen, making room for more storage as well as a dishwasher. This will be a simple 72 sq. feet. The rear addition will add a second bedroom, as well as enlarge the bathroom and makes up an additional 184 sq. feet. The approximate timeline for construction is eight to twelve weeks.

The addition will be constructed in areas that will comply with MUC-1 property setbacks, and will not disrupt the existing landscape. The front addition will slightly extend the existing front facade forward (East) by 6 feet. The rear addition will extend two feet past the existing rear of the structure. The decision to extend rather than square off these areas was made in order to retain the simple style of homes of the time, complimenting the original vernacular designation.

The roofs ridgeline will remain the same. The pitch will be changed from 6\12 to 3\12 to extend the roof in the rear, while the pitch in the front will remain as is at 5\12. A new foundation will be poured for both front and rear additions. Both of these will tie into the existing foundation.

In the front of the house two aluminum windows will be replaced with wood casement windows in the style and size of existing casement windows. In the rear, two will be replaced with 2/2 double-hung windows. A new casement window will be added in the rear as well. We will restore the basic vernacular look by removing elements not true to the style of the home such as the existing ornamental window décor. Three additional, 2/2 double-hung windows, and two casement windows will remain.

We will retain the homes historic character by using double 1 x 6 lap siding, and historically appropriate paint colors.

The proposed additions and replacements will enhance the historical integrity of the neighborhood, as well as follow the design aspects of the vernacular style. By replacing the windows, removing décor, and staying true to simplicity, the structure will gain historic accuracy and appeal.

The front of the home, (East façade) is on High Street. The rear of the home is on Promenade Street. To the South is another historical home, to the North is an alleyway and Riverview apartments.

The additions will increase the property value, as well as the livability of the home.

Historic Design Review Criteria and Narrative Response:

A. Except as provided pursuant to subsection I of this section, no person shall alter any historic site in such a manner as to affect it's exterior appearance, nor shall there be any new construction in an historic district, conservation district, historic corridor, or on a landmark site, unless a certificate of appropriateness has previously been issued by the historic review board. Any building addition that is thirty percent or more in area of the historic building (be it individual or cumulative) shall be considered new construction in a district. Further, no major public improvements shall be made in the district unless approved by the board and given a certificate of appropriateness.

*This project requires historic review

B. Archeological Monitoring Recommendation. For all projects that will involve ground disturbance.

C. For exterior alterations of historic sites in an historic district or conservation district, or individual landmark, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall be:

1. The purpose of the historic overlay district as set forth in Section 17.40.010
   *The addition to the historic home, replacement of windows, and removal of existing window décor will continue to enhance the preservation of the historic resource.

2. The provisions of the city comprehensive plan;
   *The comprehensive plan supports the preservation and enhancement of historic resources.

3. The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structures or landmarks preservation or renovation;
   *The property has been a single-family residence since construction in 1900. The addition will not only continue to support occupancy, but will enhance livability.

4. The value and significance of the historic site;
   * The F. A. TOEPLEMANN house was constructed in 1900. The house is significant for it's age, style, and association with the surrounding historic homes.

5. The physical condition of the historic site;
   * The condition of the property is good. The addition, as well as replacement of aluminum windows with wood will enhance the homes value.

6. The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture, and materials proposed to be used with the historic site;
    * The addition will be constructed to match the existing structure. Wood windows will replace aluminum. Siding will match guidelines.

7. Pertinent aesthetic factors as designated by the board;

8. Economic, social, environmental, and energy consequences;
    *The addition to the home will allow residence to store more everyday essentials and entertain overnight guests. It will also allow a family to live comfortably with two bedrooms rather than the single existing bedroom.

9. Design guidelines adopted by the historic review board.
    *The addition will use the same siding as the house.
    *Added/replacement windows will be of same material, size, and style as the existing wood windows.
    *Paint will match historic guidelines.
    *No new landscaping is proposed.

East Façade (View from High Street)

West Façade (View from Promenade Street)

North Façade 1/2

North Façade 2/2

South Façade

View of Promenade Street from rear of house

View from Promenade Street showing front of neighboring property to the South

View from High Street showing rear of neighboring property to the South

View from Northeast (front) of property looking South along High Street


Neighboring property to the North on High Street

Houses directly across High Street

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM

HISTORIC NAME: F.A. Toeplemann House
DATE OF CONSTRUCTION: c. 1900
COMMON NAME:
ORIGINAL USE: Residence
ADDRESS: 311 High Street
PRESENT USE: Residence
OWNER: Alice Webb, 4832 NE 7th, Portland 97211
ARCH./BLDR.: Unknown
STYLE: Vernacular
T/R/S: 2-2E-31AC TAX LOT: 12200
BLDG. STRUC. DIST. SITE OBJ. (CIRCLE)
ADDITION: Plat of Oregon City
THEME: Architecture, 20th Century
LOT: Pt. 3 BLOCK: 31 QUAD: Oregon City

PLAN TYPE/SHAPE: Rectangular w/ extensions
NO. OF STORIES: 1
FOUNDATION MATERIAL: Concrete
BASEMENT (Y/N): No
ROOF FORM & MATERIALS: Gable. Composition.
WALL CONSTRUCTION: Wood
STRUCTURAL FRAME: Studs
PRIMARY WINDOW TYPE: Multiple-light casement.
SURFACING MATERIALS: Bevel siding. Cornerboards.
DECORATIVE FEATURES: Carved half-round panels over front windows, and in the spandrels of
OTHER: the arched, two-bay porch.
CONDITION: EXCELLENT ____ GOOD X FAIR ____ DETERIORATED ____ MOVED ____ (date)
EXTERIOR ALTERATIONS/ADDITIONS (dated): Front porch, n.d. Wings at rear of house, n.d. Shutters, n.d.
NOTEWORTHY LANDSCAPE FEATURES: None.
ASSOCIATED STRUCTURES: None.
KNOWN ARCHAEOLOGICAL FEATURES: None.
GEOGRAPHIC SETTING: A tiny house on a lot with double frontage (on High Street and the McLoughlin Promenade). Located adjacent to a large apartment building (River View Apartments). Another landmark building is adjacent at 306 McLoughlin Promenade (also an F.A. Toeplemann House, dated c. 1880).
STATEMENT OF SIGNIFICANCE: (Historical and/or architectural importance, dates, events, persons, contexts): F.A. Toeplemann was listed in the 1900 Federal Census as a landlord, and is said to have lived in the "lower level." With the exception of the ornamentation above the windows and at the porch, the house is a typical workman's cottage of the turn-of-the-century.

SOURCES: Pioneer National Title Company Records, Oregon City. Water Bureau Records, 1914. Oregon City Tax Assessor's Records, 1892.

NEGATIVE NO: Roll F, #6A, 7A
SLIDE NO:
RECORDED BY: Patricia Erigero
DATE: May 1982
SHPO INVENTORY NO.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM - TWO

NAME: F.A. Toeplemann House T/R/S: 2-2E-31AC TAX LOT 12200

ADDRESS: 311 High Street QUADRANGLE: Oregon City

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NEGATIVE NO. Roll F, #6A, 7A SLIDE NO.

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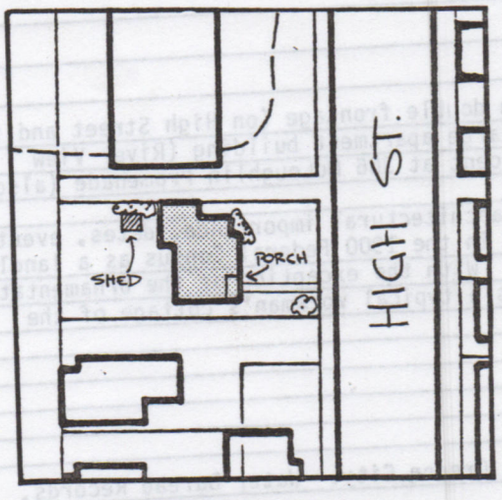

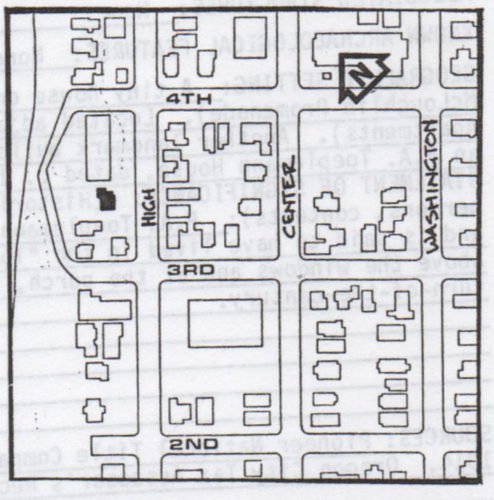

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GRAPHIC AND PHOTO SOURCES: Base Map of McLoughlin Neighborhood, 1986.
Dennis Egner Photograph, 1986.

SHPO INVENTORY NO.:

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: **311 HIGH ST**				City: **OREGON CITY**		
USGS Quad Name: **Oregon City**			GPS Latitude: **45 21 17 N**		Longitude: **122 36 35 W**	
Township: **02S**	Range: **02E**	Section: **31**	Block: **31**	Lot: **3x**	Map #: **22E31AC**	Tax Lot #: **12200**

Date of Construction: **c. 1915**	Historic Name: **Toeplemann, F.A., House**	Historic Use or Function: **Domestic - single dwelling**
Grouping or Cluster Name: **NA**	*Current Name or Use: **Domestic - single dwelling**	Associated Archaeological Site: **Unknown**

Architectural Classification(s): **Bungalow**	Plan Type/Shape: **Rectangle**	Number of Stories: **1.0**
Foundation Material: **Concrete**	Structural Framing: **Unknown**	Moved? **No**
Roof Type/Material: **Gable / Composition shingle**	Window Type/Material: **Aluminum sliders; 8-pane casement**	
Exterior Surface Materials Primary: **Round-edge drop**	Secondary: **Wood shingle**	Decorative:
Exterior Alterations or Additions/Approximate Date: **Front porch; Wings at rear of house c. 1920 and 1940; Shutters and window hoods added.**		
Number and Type of Associated Resources: **None**		

Integrity: **Good** Condition: **Good**	Local Ranking: **Designated Historic Site**	National Register Listed? **No**

Potentially Eligible: ☐ Individually or ☑ As a contributing resource in a district

Not Eligible: ☐ Intact but lacks distinction

☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district

☐ Reversible/Ineligible as it lacks distinction

☐ Irretrievable loss of integrity

☐ Not 50 years old

Description of Physical and Landscape Features:

This modest one story house sits under a side gable roof with a large rectangular bay on the east side under a second gable. At the northwest corner of the house, a shingled addition extends out from the north side, added about 1940. At the southwest corner, a shed roofed addition projects out to the west, clad with lap siding. The main body of the house is clad with double drop siding, finished with cornerboards. The windows in the house are a mixture of aluminum sliding sashes (east rectangular bay), 2/2 double-hung wood sashes (northwest addition), six-pane casements (southwest bay), and eight-pane casements (main house body). All of the windows have plain board trim, and the windows on the west side of the house feature decorative apron molding and wood shutters. The two aluminum sliders in the east bay feature wood hood moldings, a modern addition. Two brick chimneys are present in the house, one on the south wall and one in the northwest corner. The house features open eaves and a shallow porch under a shed roofed addition to the main gable on the southeast corner of the house, south of the rectangular bay.

Statement of Significance:

The Toepelmanns purchased the land in 1880. Frank and Louisa Toepelmann lived at this house in 1897. In the 1900 Federal Census F.A. Toeplemann was listed as a landlord, and is said to have lived in the "lower level". In1924 Kenneth and Gladys Woodward (who also bought the neighboring property #308 in 1930) purchased the house and resided there through the 1940s. Jack and Betty Woodward lived there until1953. Jack worked for Wally's Music Shop. There were multiple tenants in the 1960s until the Woodwards sold in 1969 to Owen and Marion Marine.

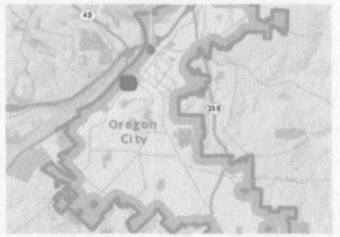
Oregon City GIS Map

Legend

- Taxlots
- Taxlots (Outside UGB)
- Unimproved ROW
- City Limits
- UGB
- Basemap

Notes

Overview Map



0 100 200 Feet

1: 1,200

Map created 8/13/2016

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

M c L O U G H L I N

N E I G H B O R H O O D
A S S O C I A T I O N

HR 16-04
311 High Street
F.A. Toeplemann House

The F.A. Toeplemann House is an excellent example of a typical workman's cottage built in the Vernacular style (c.1900).

The applicants' proposal is to add 256 square feet to the front and rear of the house. The addition is modest and is being proposed to be in keeping with the simple style of the house. It is also notable to mention that the proposal also includes the removal of several incompatible elements that currently exist on the house, such as the aluminum windows, shutters and the carved elements over the front windows and doors.

The proposed exterior alterations to the front and rear elevations is in keeping with the design guidelines for exterior alterations to an existing historic resource:

- The proposed additions will enhance the preservation of the historic resource;
- The house continues to be used as a single-family residence and the additions will continue to support the residential occupancy and use of the property;
- The Toeplemann House is an excellent example of a turn of the century workman's cottage In the McLoughlin Conservation District;
- The condition of the property is fair to good, and the additions will enhance the physical condition of the site to exellant;
- The general compatibility of the proposed exterior design, arrangement, proportion, detail, scale, color, texture and materials are in keeping with the style and materials of the existing historic site;
- The proposed additions will allow for the house to continue as a residential now and into the future by providing more livable space;
- The applicants are proposing to use compatible material for the whole project. These materials as proposed are compatible with the Design guidelines as adopted by the Historic Review Board.

The proposal does not conflict with our interests and MNA supports the approval of this application.

Thank you for the opportunity to comment.

Denyse C. McGriff, Land Use chair

City of Oregon City

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

Staff Report

File Number: PC 16-097

Agenda Date: 9/27/2016

Status: Draft

To: Historic Review Board

Agenda #:

From: Christina Robertson-Gardiner

File Type: Planning

SUBJECT:
HR 16-06 Approval of a new single family residence in the Canemah National Register District at 624 4th Avenue

RECOMMENDED ACTION (Motion):
Staff recommends conditional approval

BACKGROUND:
The Project includes the construction of a new single family residence in the Canemah Historic District. The proposed size of the home is 2,445 sq. ft. finished.

The applicant is proposing a vernacular style home with a main level, an upper level partially within the roof line, and a partial daylight basement level. In addition they are proposing a single car garage attached to the home with a covered breezeway. The main body of the home consists of a gable running front to back with upper level over on the left side of the building. Next to that they have the “addition” portion of the home that is set back from the main façade and is diminutive in scale to the main body. The garage is proposed to be accessed directly from the street and the applicant is requesting a “preservation incentive” to allow the garage within 3’ of the front property line.

This application was previously submitted and approved by the Historic Review Board in 2013 (HR 13-02). It was appealed (AP 13-01) by a neighbor and the City Commission denied the appeal and upheld the Historic Review Board approval in the summer of 2013.

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

OREGON CITY

Community Development – Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

FILE NO.:	HR 16-06
HEARING DATE:	Tuesday, September 27, 2016 6:00 p.m. - City Hall 625 Center Street Oregon City, Oregon 97045
APPLICANT/ OWNER:	Alex Onishchenko P.O. Box 1812 Clackamas, OR 97015
LOCATION:	3 1E 041AA Tax Lot 1501 625 Avenue, Oregon City
REQUEST:	Approval of a new single family residence in the Canemah National Register District. The applicant is additionally requesting a Preservation Incentive to allow for adjustments to the front setback. This application is based off the previously approved, but expired, HR 13-02 application.
RECOMMENDATION:	Staff recommends conditional approval
R**EVIEWER**:	Christina Robertson-Gardiner, AICP, Senior Planner
CRITERIA:	**The criteria for new construction are set forth in Section 17.40.060 as follows:**

1. For construction of new structures in a Historic or Conservation District, or on a Historic Site, the criteria to be used by the Historic Review Board in reaching its decision on the certificate of appropriateness shall include the following:

    a. The purpose of the Historic or Conservation District as set forth in Section 17.40.010;

    b. The provisions of the Oregon City Comprehensive Plan;

    c. The economic effect of the proposed structure or the historic value of the district or historic site;

d. The effect of the proposed new structure on the historic value of the district or historic site;

e. The general compatibility of the exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used in the construction of the new building or structure;

f. Economic, social, environmental and energy consequences;

g. Design guidelines adopted by the Historic Review Board.

BASIC FACTS:

The Project includes the construction of a new single family residence in the Canemah Historic District. The proposed size of the home is 2,445 sq. ft. finished.

The applicant is proposing a vernacular style home with a main level, an upper level partially within the roof line, and a partial daylight basement level. In addition they are proposing a single car garage attached to the home with a covered breezeway. The main body of the home consists of a gable running front to back with upper level over on the left side of the building. Next to that they have the "addition" portion of the home that is set back from the main façade and is diminutive in scale to the main body. The garage is proposed to be accessed directly from the street and the applicant is requesting a "preservation incentive" to allow the garage within 3' of the front property line.

The site is a 50'x100' lot with an additional 35' x 100' vacated easement. It slopes to the rear with an approximate 20% slope. There is a large cedar tree on or near the west property line approximately 51' from front property line. There is also an alder tree in the middle of the lot approximately 40' from front property line. The rest of the lot is covered with brush.

The applicant is proposing a concrete drive to garage and a "hammer head" turnabout/parking space. The rest of the front of the lot will be landscaped with some terraced rockery walls to transition some of the slope from street to house. There will be a rear porch and patio below. The applicant proposes to do some fill and 4' high rockery retaining wall at the rear of the house to create a useable yard area. This transition will be softened with some native shrubs as well. In order to minimize the impact on the adjacent property to the West, we propose to minimize any fill on the NW side of the house and garage, but add a loose hedge of native plants to reduce the overall visual height of the new building

The main roof pitches are 10:12 and 5:12 for the hipped porches. The main and upper level siding is 8" exposed cement board lap and 4" exposed cement board lap for the lower level. The windows are fiberglass and the trim is 1x4 with extended cap. All of the gables are adorned with a frieze board.

Proposed Areas:

Main building area:…….. 1333 s.f.
Garage area:…….. 345 s.f.
Covered Porches and breezeway: 368 s.f.
Paved drive:…….. 625 s.f.

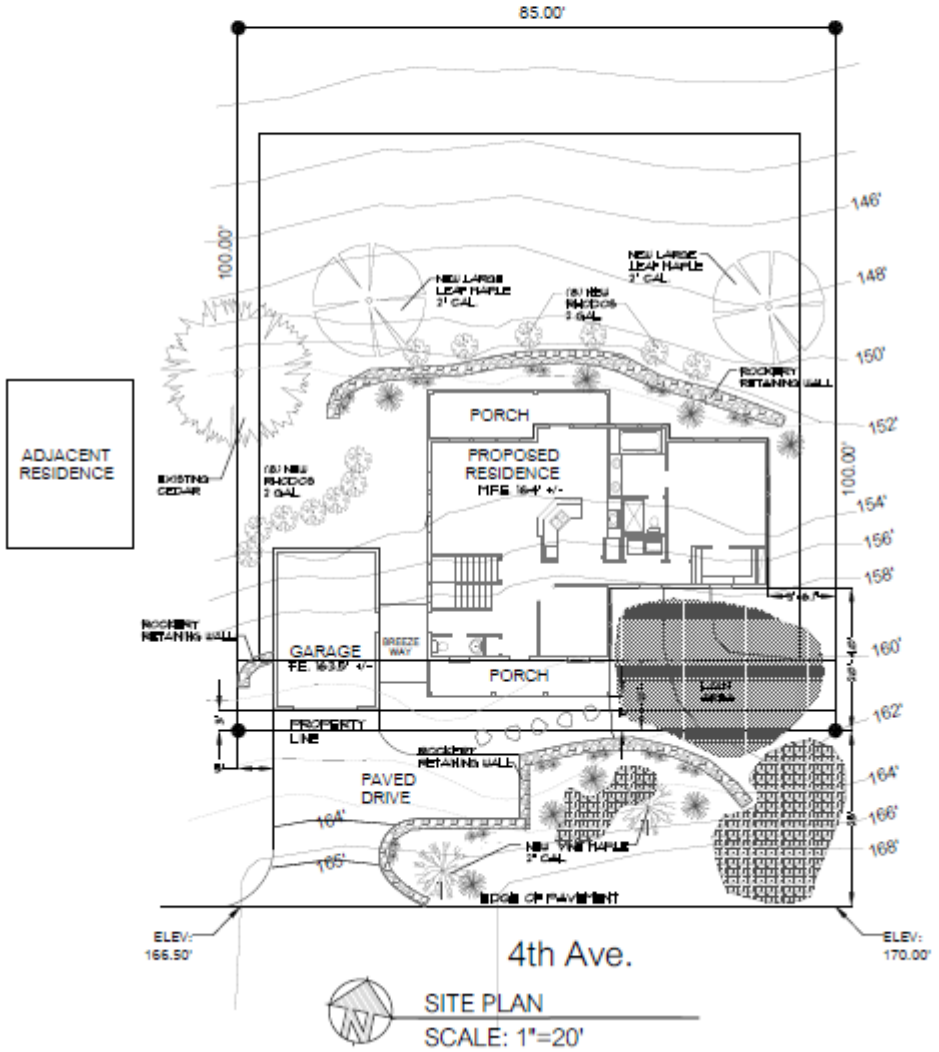
Previous Land Use Application
This application was previously submitted and approved by the Historic Review Board in 2013 (HR 13-02). It was appealed (AP 13-01) by a neighbor and the City Commission denied the appeal and upheld the Historic Review Board approval in the summer of 2013. The staff memo of AP 13-01 and Notice of Decision are attached for reference. Mr. Edgar, the appellant for AP 13-01, submitted similar comments for this application. The Historic Review Board may choose to reference specific findings in the AP 13-01 staff memo or choose to support the findings in general as part of a motion for this application.

Existing Public Utility Easements within the Vacated Apperson Street
Existing Public Utility infrastructure exists within a portion of this property that was previously occupied by a public road known as Apperson Street. Oregon City Ordinance, No. 92-1003, vacates this portion of Apperson reserving a public utility easement over the area. However it also indicates that if the easement is reduced to less than the vacated area, the boundaries of the easement shall continue to 4th Avenue. Although this issue is beyond the purview of this appeal, staff will work with the applicant to either relocate these utilities or allow them to remain consistent with current or revised easement agreements.

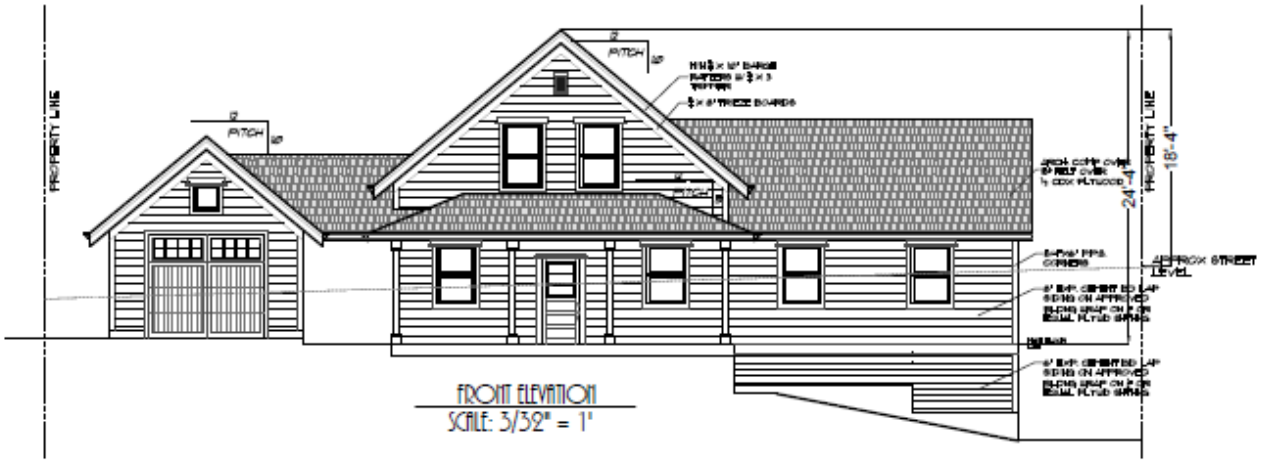
4. DRAWINGS

ACER VARIETIES	- MAPLES 1-1/2" TO 2" cal.	RHODODENDRON	-RHODODENDRON 2 gal.
ACER VARIETIES	- MAPLES 1-1/2" TO 2" cal.	ERICA SPECIES	-SCOTCH HEATHER 1 gal.
AZALEA VARIETIES	-XBURY AZALEA 1 gal.	FRAGARIA VESCA (GROUND COVER)	- WOOD STAWBERRY
		BASALT STONES	

ALL BED AREAS TO BE COVERED WITH SMALL PEBBLE FIR MULCH

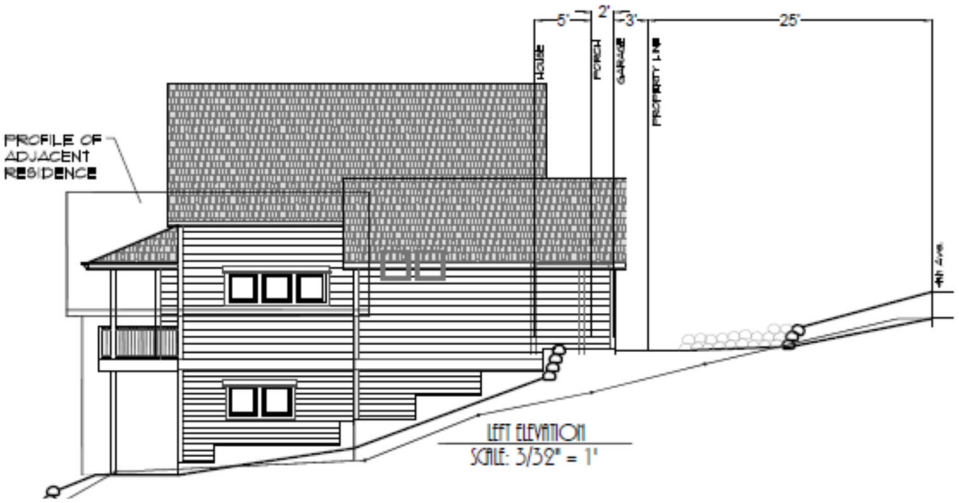


SITE PLAN
SCALE: 1"=20'

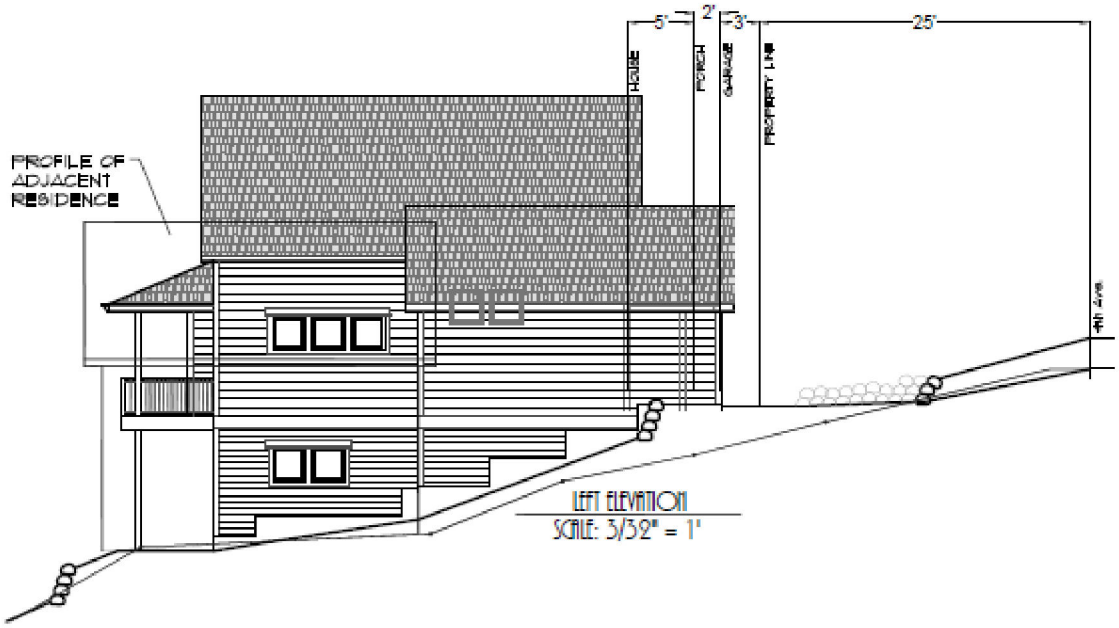


FRONT ELEVATION
SCALE: 3/32" = 1'


PROPERTY LINE
PROFILE OF
ADJACENT
RESIDENCE


5'
2'
3'
25'
HOUSE
PORCH
GARAGE
PROPERTY LINE
PROFILE OF
ADJACENT
RESIDENCE
LEFT ELEVATION
SCALE: 3/32" = 1'


PROFILE OF
ADJACENT
RESIDENCE
PROPERTY LINE
STREET PROFILE
SCALE: 1/16" = 1'


5'
2'
3'
25'
HOUSE
PORCH
GARAGE
PROPERTY LINE
PROFILE OF
ADJACENT
RESIDENCE
LEFT ELEVATION
SCALE: 3/32" = 1'

HR

Notice of the proposal was sent to property owners within three hundred feet of the subject property and the Canemah Neighborhood Association. Additionally, the property was posted with a Notice of Land Use sign with details about the proposal. Transmittals were sent to various City departments and other agencies regarding the proposed development plan. Relevant comments from City departments are addressed in this report as appropriate.

A. Comments from Canemah Neighbors as "Canemah Citizen Comments"- author unspecified but summited in person by Paul Edgar. It is unclear if these comments are on behalf of the Canemah Neighborhood Association.
B. List of supporters for the application submitted by Susan Borger.

17.44 Geologic Hazards Overlay District
The property is located within the Geologic Hazards Overlay District. A new-single family residence on this property will require review pursuant to this chapter. The applicant has chosen to obtain approval from the Historic Review Board prior to submitting for this review. This bifurcated process is allowed.

However, the applicant will not be able to submit for building permits until the required Type II Geologic Hazards Review has been approved. Additionally, any alterations that affect the exterior alterations of the building will require additional Historic Review.

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

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. New construction, meeting the adopted standards, can provide value to the district. This criterion has been met.

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

Section 5
Open Spaces, Scenic and Historic Areas,
and Natural Resources
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 multi-family 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.

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.

Policy 5.3.8
Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects

Finding: Staff finds that by following the adopted design guidelines for new construction, the proposed new construction, as conditioned, can be compatible and add long-term value to the district

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

Finding: The development will add value to the District in multiple ways. It will fill a need for residential dwelling units; it will also increase the vitality of the neighborhood.

Finally, quality new construction that is compatible with the historic nature of the district will add value to the district. Often historic property owners will choose to invest in the restoration and rehabilitation of their properties when new construction is allowed within the district.

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

The proposed height and massing of the building is sized as to not impact the abutting historic building. The applicant has utilized a design approach that breaks down the volume of the house into the detached garage and the side wing. The applicant has

attempted to nestle the house as close to the slop as practicable, thereby approximating a daylight basement.

The siting of the house and the Vernacular architecture were specifically chosen to be compatible with the historic Gothic Revival George & Martha Draper House at 707 4th Avenue.

The Applicant has proposed to place the one car garage within the front yard setback to allow for a shorter and less step driveway to 4th Avenue. Other historic homes in Canemah, such as 207 4th avenue- has applied this approach.

Paul Edgar submitted concern over the location of the garage, specifically if the placement up to the street will further block the Draper house from public view. However, staff is uncertain if moving the garage 5 feet back will increase the public's view of the Draper house to a discernible measure that will justify the increase in the pitch and location of the driveway. Staff is supportive of the move to increase the setback of the garage if it can be shown that it will not adversely affect the pitch of the elongated driveway and it will not affect the dripline of the large cedar tree to the rear of the garage at the property line of the Draper house.

Regarding Criterion (5) - Design Compatibility:

The new building is of appropriate scale and proportion to blend with the properties of the District. The applicant has proposed a Vernacular Design, which is one of the approved design types for the district. Additionally, the applicant has chosen to break up the massing by the use of a set-backed side wing and a detached garage (attached by a breezeway)

The proposed materials, and architectural features, as conditioned, are acceptable and meet this criterion if the Conditions of Approval are met.

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

As described in Criterion 3, new construction and additions meeting adopted design standards can add economic and social value to the district. Compatible infill in an existing compact neighborhood reduces the need for further expansion of the city, which adds considerable savings to the cost of infrastructure.

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.

Finding: The owner is requesting a modification to the minimum required 10 foot front yard setback.

Staff generally supports request to place detached garage in a place that has the least amount of impact geographical and to neighboring historic structures. In this instance, the neighborhood has concerns over the impact to the view shed.

However, staff is uncertain if moving the garage 5 feet back will increase the public's view of the Draper house to a discernible measure that will justify the increase in the pitch and location of the driveway.

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?

Finding: The proposed development is located within the Canemah National Register District. The lot is currently vacant. The property abuts the historic 1876 Gothic Revival Draper House to the west and new construction built in 1979 to the east. Across the street at 606 4th Avenue is the Vernacular Mary and Josiah Howell Residence c.1885.

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

Finding: The applicant proposed to use a vernacular design. The style is commonly seen in the area, including multiple residences within one block of the site.

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?

Finding: The development, as proposed, meets all of the zoning requirements for the site, with the exception of the front setback and the side garage setback with the inclusion of a breezeway. The applicant is requesting approval under 17.40.065 - Historic Preservation Incentive allowance to allow the front yard setback reduction.

The breezeway allowance falls under the Historic Review Board's determination of the definition of what constitutes an attached structure. The Community Development Division currently views breezeways as creating an attached structure when they are tied in by a common roof and wall. Attached structures must meet the underlying zoning setbacks. Alternatively, detached structures under 600 square feet are allowed within 3 feet of the interior side yard property line but cannot be attached by a breezeway. In this instance, the applicant has proposed a breezeway that is only attached at the roof. The Historic Review Board, though the Type III process, can choose to interpret the definition of attached in a different manner than the Community Development Division that allows the garage to be located at 3 feet from the property line with the inclusion of a breezeway. Staff will wait for direction from the Board on this issue. In 2013, the historic Review Board approved the applicant's request for a breezeway. As the make- up of the Board has changed since 2013- Staff is requesting that the HRB provide additional analysis and findings for this request.

The applicant in 2013 indicated that the revised survey of 2013 may affect the location of the garage and house thereby reducing the width of the breezeway between the house and the garage. Therefore, prior to building permit submittal, the applicant shall submit revised drawings that show the garage has a minimum separation of 5 feet from the main house to allow for adequate separation between the two building masses.

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.

Finding: Staff finds that overall the application has submitted a Vernacular design that is compatible with the district by utilizing the topography, use of a detached garage and a side wing to reduce the massing.

The Design Guidelines for New Construction were written to allow property owners a clear path to approval if they could show that their proposal meets the adopted guidelines. Staff believes that as conditioned, these can be met.

RESIDENTIAL BUILDING STYLES

VERNACULAR

In the Canemah Neighborhood the most prevalent extant architectural style is Vernacular, built between 1867-1929. Important style characteristics as found on houses in the Canemah District to be used for new construction are noted below.

Built: 1867

CHARACTERISTICS OF THE STYLE

Site

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

Building Form

- Form easily allows additions and alterations such as increases in family size, activities or changing technology; generally smaller in size than McLoughlin.
- Shape: rectangular in plan, with smaller rectangular combinations to primary form; Rectangular or square form reinforced on façade. L-plan, T-plan options.
- Height: Maximum 1 ½ stories in height; Basement option.
- Proportions: Height (eave) to maximum width: 1:1 Height to Depth: can vary greatly.
- Roof: gable, of not less than 8:12 pitch, 10:12 and steeper are preferred. No cross-gable roofs; Possible wing or addition with lower ridgeline that is perpendicular or is offset.

Built: 1875

Built: 1864

Design Composition

- Lacks rigid system of exterior detailing that makes it a clearly definable architectural style; allows design flexibility and is inherently varied.
- Designed and built without assistance of a trained architect. Collaborative design evolved with homeowner and builder, based on familiar styles, features and products.
- Can combine features from other architectural styles popular during the historic period; simpler designs than McLoughlin.
- Porch: full or partial length at the front entry; if close to the ground, no railings; at main story only.
- Dormers: None.
- Materials: local, readily available.
- Windows: 1:1, double hung windows.
- Siding: horizontal board siding; typically shiplap, or channel; occasionally bevel.
- 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.
- Interior fireplaces and chimneys.

Built: 1885

Spacing

Maintain similar spacing to cont ext 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

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

Roofs

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

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.

Finding: Paul Edgar, submitted comments relating to the size, placement, massing and design of the house was not compatible as submitted. Staff has included the relevant design guidelines above that speak to these comments.

With regard to roof pitch, the Canemah Vernacular Building Form Standards require a gable roof "of not less than 8:12 pitch with "10:12 pitch and steeper preferred." All of the propose roof pitches for both the primary, addition and garage gable roofs are 10:12 pitch. Although a steeper roof pitch may be preferred, the HRB in 2013 acknowledged with the one and a half-story homes, there is some precedent for the 10:12 pitch and such a pitch was appropriate in this case. In 2013, The Board was additionally concerned that increasing the roof pitch to 12:12 would increase to height of the roof peak which would increase the overall mass of the building.

The proposed main body of the structure is 26 feet wide. The overall building width including the "L" addition is 22.6" feet wide. Considered with the garage and breezeway (if attached) the full front façade is 70 feet. The proposed property is one-and-a half stories tall from the street (but three-stories if considered given the slope). In 2013, the Historic Review Board found that the design broke up the massing by utilizing historic proportions for both the primary volume and addition.

In addition to Historic Guideline C-3 quoted above, Section 5 of the Character Guidelines, identifies particular design principles that, if followed, will result in compatible design. With regard to building size, the Guidelines call for a building width that "maintains a historic height to width ratio for the style." The Guidelines note a preference for a "primary single rectangular form or with the addition of a subordinate rectangular form to create a wing, 'L,' or addition." With regard to residential volume, the Guidelines contain a special reference to Canemah to "maintain historic residential massing." Pgs. 38-40. In describing the characteristics of existing Vernacular resources in Canemah

The Guidelines state: "Lots range from 50 x 100 to 100 x 100 and contain a single house." Other than this statement the Design Guidelines do not discuss appropriate Vernacular-styled building widths and set no limitations on them.

As quoted above, the Guidelines themselves suggest some precedent for locating a single house on a 100 foot, double-wide lot. Further, there is precedent for deviating from the tall and narrow Vernacular styles to acknowledge that when these houses were expanded, which happened frequently, the additions took the form of "L" shaped secondary extensions which had the affect of extending the width of the front façade. Nothing in the sections quoted above talks about evaluating building mass compatibility based on the overall amount of impervious surface.

Mr. Edgar comments indicate that the proposed 3-level home would overwhelms the historic houses next door and across the street. From the street this building is one and half stories consistent with the Canemah Vernacular style which includes a "basement option." The HRB found, in 2013, that given the steep slopes, all three levels will not be visible from a public way. Thus, a one and a half-story structure extending across a 100 foot lot is compatible.

In order to meet the spacing guidelines identified above, staff recommends that the applicant supplement the proposed landscaping plan with additional mitigation/screening trees. Specifically, prior to obtaining a Certificate of Occupancy, the applicant shall submit an amended landscape plan that includes the following:

- 5 additional bushes with a mature height of 4-6 feet and two additional trees with a mature height of 30 feet or more planted within 30 feet of the west property line to better block the garage from the Draper House
- 5 additional bushes with a mature height of a minimum 4-6 feet along the east elevation to break up the massing of the day light basement

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.

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?

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

Finding. According to the applicant, the main roof pitches are 10:12 and 5:12 for the hipped porches. The main and upper level siding is 8" exposed cement board lap (Hardi-plank" or equal) and 4" exposed cement board lap (Hardi-plank" or equal) for the lower level. The windows are fiberglass ("Marvin" infinity series or equal) with either single hung or fixed units with 1x4 trim extended to the cap. All of the gables are adorned with a 8" frieze board. All building corners will have 1x6 trim. The roofing will be heavyweight composition shingles.

CONCLUSION AND RECOMMENDATION

The Historic Review Board created the design guidelines in 2006 to give a "safe harbor" for applicants proposing new development in the district. Understanding that alternative designs might be pursued in the district, they made sure to elaborate that these alternative designs can be approved if the applicant can prove that the new construction is compatible with the district. In 2013, the Historic Review Board agreed with the applicant in finding that there is compatibility and saw that the proposed new construction struck a balance between compatible infill and not creating a false sense of history.

Comments from neighbors contend that Vernacular style requires a tall and narrow single structure with skinny windows and a steep gable roof. While that is one design approach, it was not the one presented by the applicant. The guidelines envision multiple approaches to achieving a design that can fall under the architectural category of "Vernacular" and are considered compatible within the Canemah District. As witnessed by the various options employed in the guidelines, there is no one specific approach or concrete dimensions as requested by the appellant.

Recommended 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. The applicant shall acquire a ROW permit for all driveway and rockery work in the 4th Avenue ROW through the Public Works Department.

3. Incised lumber or pressure treated wood shall not be used on any visible surfaces.

4. All railings, decking and stairs shall be finished to match the house body or trim.

5. 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. wood or a minimum 8-inch reveal smooth composite siding
    c. simple vernacular styled lighting.

6. Based on direction from the Historic Review Board, the applicant may increase the front yard setback to the detached garage if it can be shown that the increase will not affect the dripline of the large cedar tree at the property line.

7. The applicant has indicated that the revised survey may affect the location of the garage and house thereby reducing the width of the breezeway between the house and the garage. Therefore, prior to building permit submittal, the applicant shall submit revised drawings that show the garage has a minimum separation of 5 feet from the main house.

8. Prior to obtaining a Certificate of Occupancy, the applicant shall submit an amended landscape plan that includes the following

    a. 5 additional bushes with a mature height of 4-6 feet and two additional trees with a mature height of 30 feet or more planted within 20 feet of the west property to better block the garage from the Draper House
    b. 5 additional bushes with a mature height of a minimum 4-6 feet along the east elevation to break up the massing of the day light basement.

EXHIBITS

1. Vicinity Map
2. Applicant's Submittal
3. Public Comments
    a. Canemah Neighbors comments submitted by Paul Edgar
    b. Statement of support from property owners submitted by Susan Borger
4. AP 13-01 Staff Memo
5. AP 13-01 Notice of Decision.

Application for

Historic Review

Single Family Residence

625 4th Avenue, Canemah
Oregon City, Oregon 97045

August 29th, 2016

Planning Department
City of Oregon City
221 Molalla Avenue, Suite 200
Oregon City, OR 97045

Project:	Single-Family Residence 625 4th Ave. in Canemah District Oregon City, OR 97045
Application:	For Historic Review
Property Owner:	Alex Onishchenko P.O. Box 1812 Clackamas, OR 97015 Contact: Katia Onishchenko (503)305-0900 OKA25LV@GMAIL.COM
Designer:	Design Providence, LLC PMB 362 12042 SE Sunnside Rd. Clackamas, OR 97015 Bo Robinson, Project Designer (503)760-0446 Designprovidence@q.com
Civil Engineer:	YTBD
Geotechnical Engineer:	G2 Associates, Inc. John Gray 2705 E Burnside St. Suite 212 Portland, OR 97214 (503)292-7939 Phone (503)292-8237 Fax john.gray@geotech.com

TABLE OF CONTENTS

1. PROJECT INFORMATION

Applicant:	Alex Onishchenko
Owner:	Alex Onishchenko P.O. Box 1812 Clackamas, OR 97015 (503)703-0900
Contact:	Katia Onishchenko P.O. Box 1812 Clackamas, OR 97015 (503)305-0900 OKA25LV@GMAIL.COM
Request:	Historic District Review for construction of a new single family residence
Location:	625 4th Ave. Oregon City, OR 97045 3-1E-01AA Tax Lot 1501
Site Area:	5000 s.f. plus 3500 s.f. vacated easement
Zone:	R 6
Proposed Areas:	Main building area----------1333 s.f. Garage area----------345 s.f. Covered porches & breezeway---368 s.f. Paved drive----------625 s.f.

2. PROJECT SUMMARY

The Project includes the construction of a new single family residence in the Canemah Historic District. Specifically on 4th st. between what are labeled 707 and 615 on OCWebMaps. The proposed size of the home is 2445 sq. ft. finished. We are proposing a vernacular style home with a main level, an upper level partially within the roof line, and a partial daylight basement level. In addition we are proposing a single car garage attached to the home with a covered breezeway. The main body of the home consists of a gable running front to back with upper level over on the left side of the building. Next to that we have the "addition" portion of the home that is set back from the main façade and is diminutive in scale to the main body. The garage is proposed to be accessed directly from the street and we are requesting a "preservation incentive" to allow the garage within 3' of the front property line.

The main roof pitches are 10:12 and 5:12 for the hipped porches. The main and upper level siding is 8" exposed cement board lap and 4" exposed cement board lap for the lower level. The windows are fiberglass and the trim is 1x4 with extended cap. All of the gables are adorned
with a frieze board.

The site is a 50'x100' lot with an additional 35' x 100' vacated easement. It slopes to the rear with an approximate 20% slope. There is a large cedar tree on or near the west property line approximately 51' from front property line. There is also an alder tree in the middle of the lot approximately 40' from front property line. The rest of the lot is covered with brush. We propose a concrete drive to garage and a "hammer head" turnabout/parking space. The rest of the front of the lot will be landscaped with some terraced rockery walls to transition some of the slope from street to house. There will be a rear porch and patio below. We propose to do some fill and 4' high rockery retaining wall at the rear of the house to create a useable yard area. This transition will be softened with some native shrubs as well. In order to minimize the impact on the adjacent property to the West, we propose to minimize any fill on the NW side of the house and garage, but add a loose hedge of native plants to reduce the overall visual height of the new building.

3. REVIEW CRITERIA

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

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.
17.40.010 Purpose.
It is declared as a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical or aesthetic interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people. The purpose of this chapter is to:
A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;
B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;
C. Complement any National Register Historic districts designated in the city;
D. Stabilize and improve property values in such districts;
E. Foster civic pride in the beauty and noble accomplishments of the past;
F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;
G. Strengthen the economy of the city;
H. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and
I. Carry out the provisions of LCDC Goal 5.
(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 10-1003, § 1(Exh. 1), 7-7-2010)
Applicant's Response: **The applicant understands the role and goals of the HRB and will cooperate to achieve those goals with respect to this project.**

***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 multi-family 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: **The proposed development is residential and meets the standards of the District. The proposed development meets the applicable criteria of Goal 5.3, Historic Resources**
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: The new single family residence is designed to be compatible in character and scale with other historic residential buildings in the neighborhood.

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: The new residence will reinforce and strengthen the neighborhood grid and block pattern by blending the architectural style with adjacent homes while removing unsightly unkempt vacant lot.

Regarding Criterion (3) -The economic effect of the new proposed structure on the historic value of the district or historic site.
Applicant's Response: The development will add value to the District in multiple ways. It will reinforce the historic feel to the neighborhood, and remove an eyesore by establishing an appealing residence in place of overgrown vacant lot.

Regarding Criterion (4) The effect of the proposed new structure on the historic value of the district or historic site;
Applicant's Response: The new single family project will reflect and reinforce the prevalent use and historic character of the surrounding area.

Regarding Criterion (5) - Design Compatibility:
Applicant's Response: The new building is of appropriate scale and proportion to blend with the properties of the District. Exterior finish details and materials reflect the historic character of the neighborhood and conform to the design guidelines.

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: The applicant is requesting a modification to 17.12.040 E3. The minimum front garage setback of 20'. Since the front property line is so far from the street edge, we are proposing to minimize the amount of pavement and also keep the entire building on the top tier of the property. This will also minimize the overall impact on the adjacent residence to the West.

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: **The proposed residence is in the Canemah National Register Historic District. The existing adjacent residences are a mix of vernacular and bungalow with the majority being vernacular.**

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 single family development is vernacular style. The style is commonly seen in the area.**

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: **The development proposed meets all of the zoning requirements for the site, with the exception of the garage front setback, for which we are requesting approval under 17.40.065-Historic Preservation Incentive allowance.**

See attached site plan for designated setbacks and site placement.

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: **The main body of the home consists of a gable running front to back with upper level over on the left side of the building. Next to that we have the "addition" portion of the home that is set back from the main façade and is diminutive in scale to the main body. The garage is proposed to be accessed directly from the street and we are requesting a "preservation incentive" to allow the garage within 3' of the front property line.**

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: **Please see attached site plan**

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: Please see attached site plan

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: Please see attached site plan

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: Please see attached site plan.

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.*

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?*

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

Applicant's Response: The main roof pitches are 10:12 and 5:12 for the hipped porches. The main and upper level siding is 8" exposed cement board lap (Hardi-plank" or equal) and 4" exposed cement board lap (Hardi-plank" or equal) for the lower level. The windows are fiberglass ("Marvin" infinity series or equal" with either single hung or fixed units. Trim is 1 x 4 with extended cap. All of the gables are adorned with a 8" frieze board. All building corners will have 1 x 6 trim. The roofing will be heavyweight composition shingles.

4. SITE PHOTOS

From center of property towards street

House across the street

At 4th Street looking East

At 4th Street looking West

At 4th Street looking North and residence to the West

Neighbor to the West's yard area and shed

Neighbor to East from center of lot

View North to river from center of lot

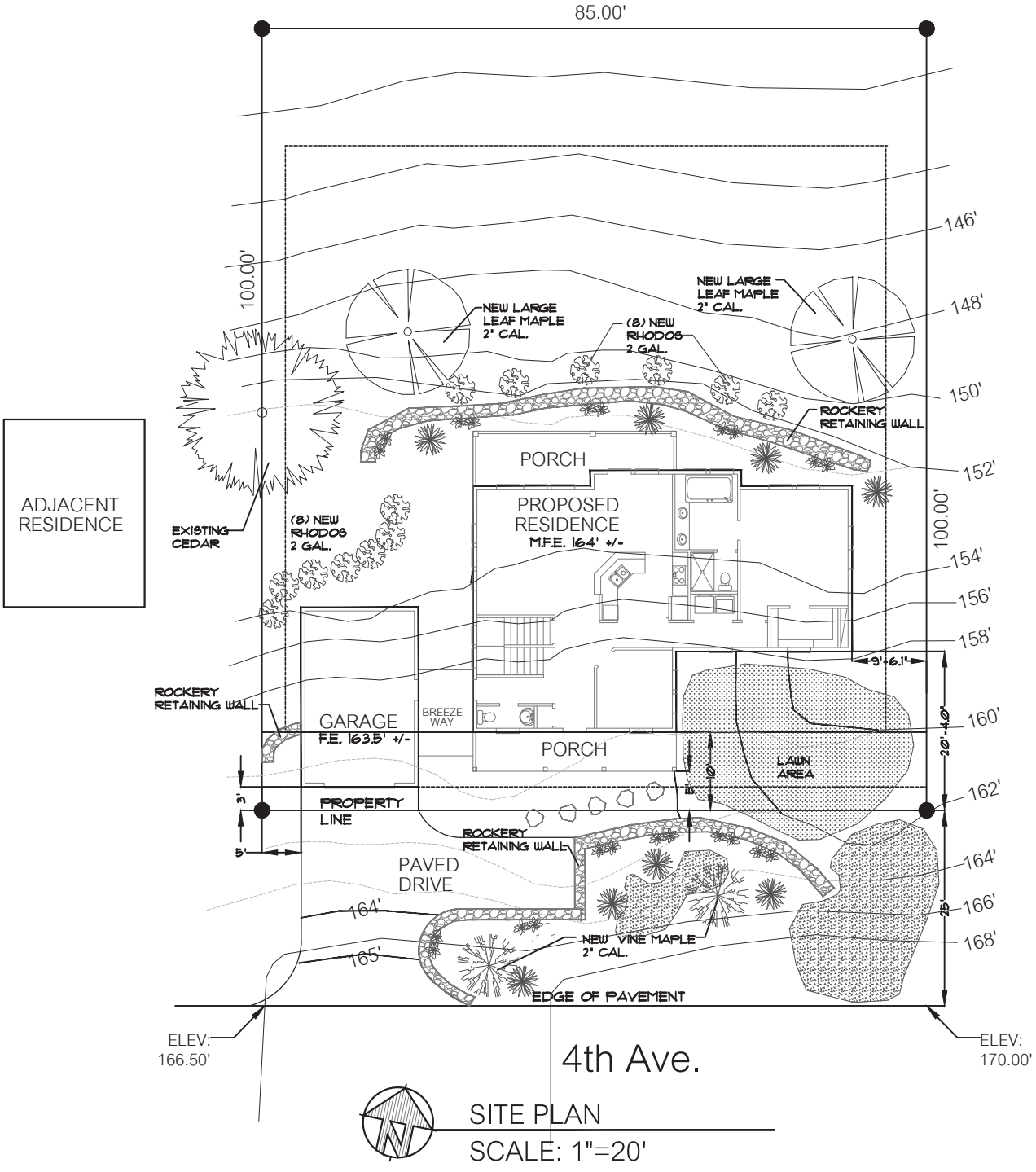
SAMPLE PHOTOS

Residence down the street. We will be simulating color scheme of this

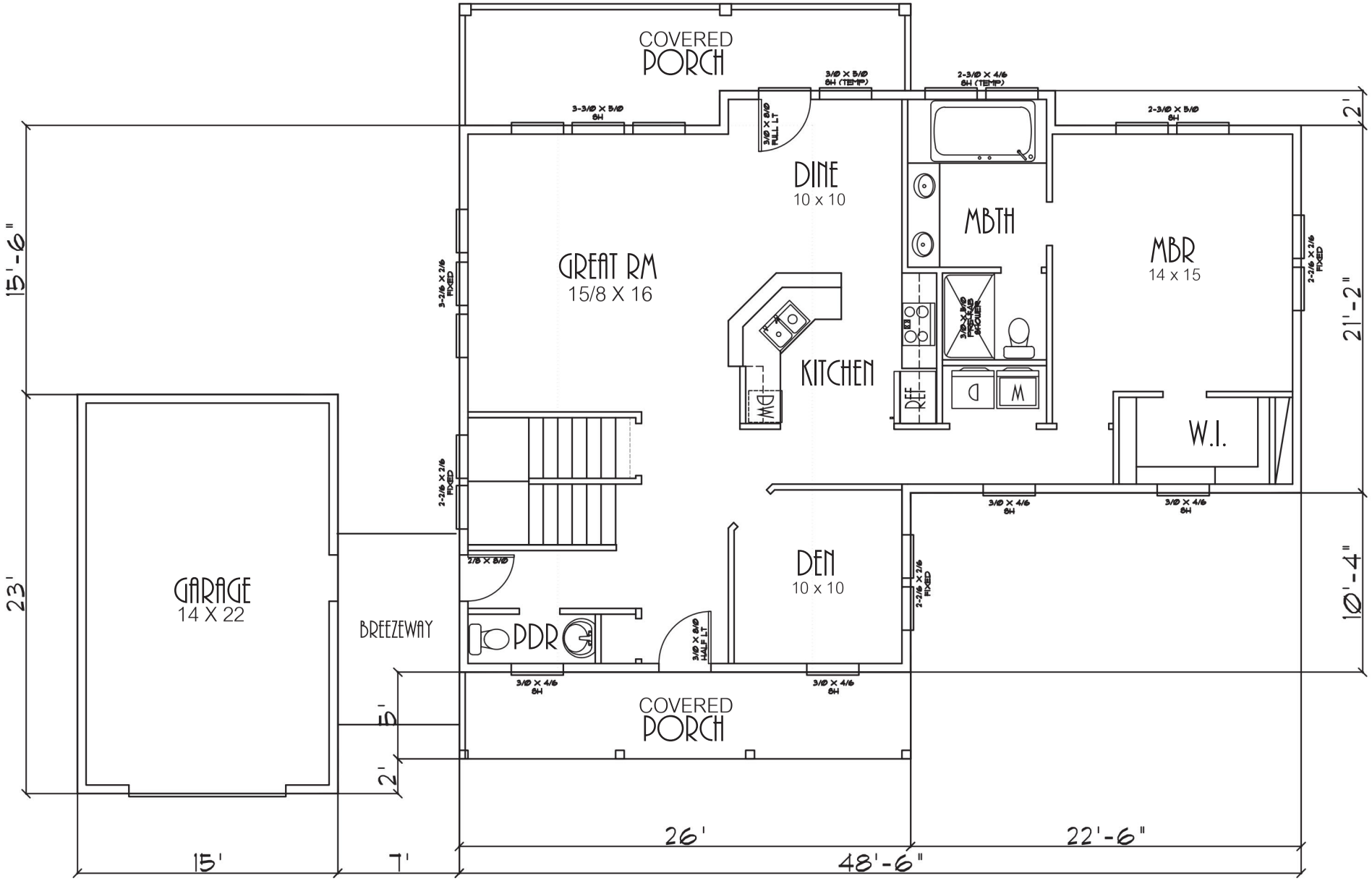
4. DRAWINGS

ACER VARIETIES	- MAPLES 1-1/2" TO 2" cal.	RHODODENDRON	-RHODODENDRON 2 gal.
ACER VARIETIES	- MAPLES 1-1/2" TO 2" cal.	ERICA SPECIES	-SCOTCH HEATHER 1 gal.
AZALEA VARIETIES	-XBURY AZALEA 1 gal.	FRAGARIA VESCA (GROUND COVER)	- WOOD STAWBERRY
		BASALT STONES	

ALL BED AREAS TO BE COVERED
WITH SMALL PEBBLE FIR MULCH



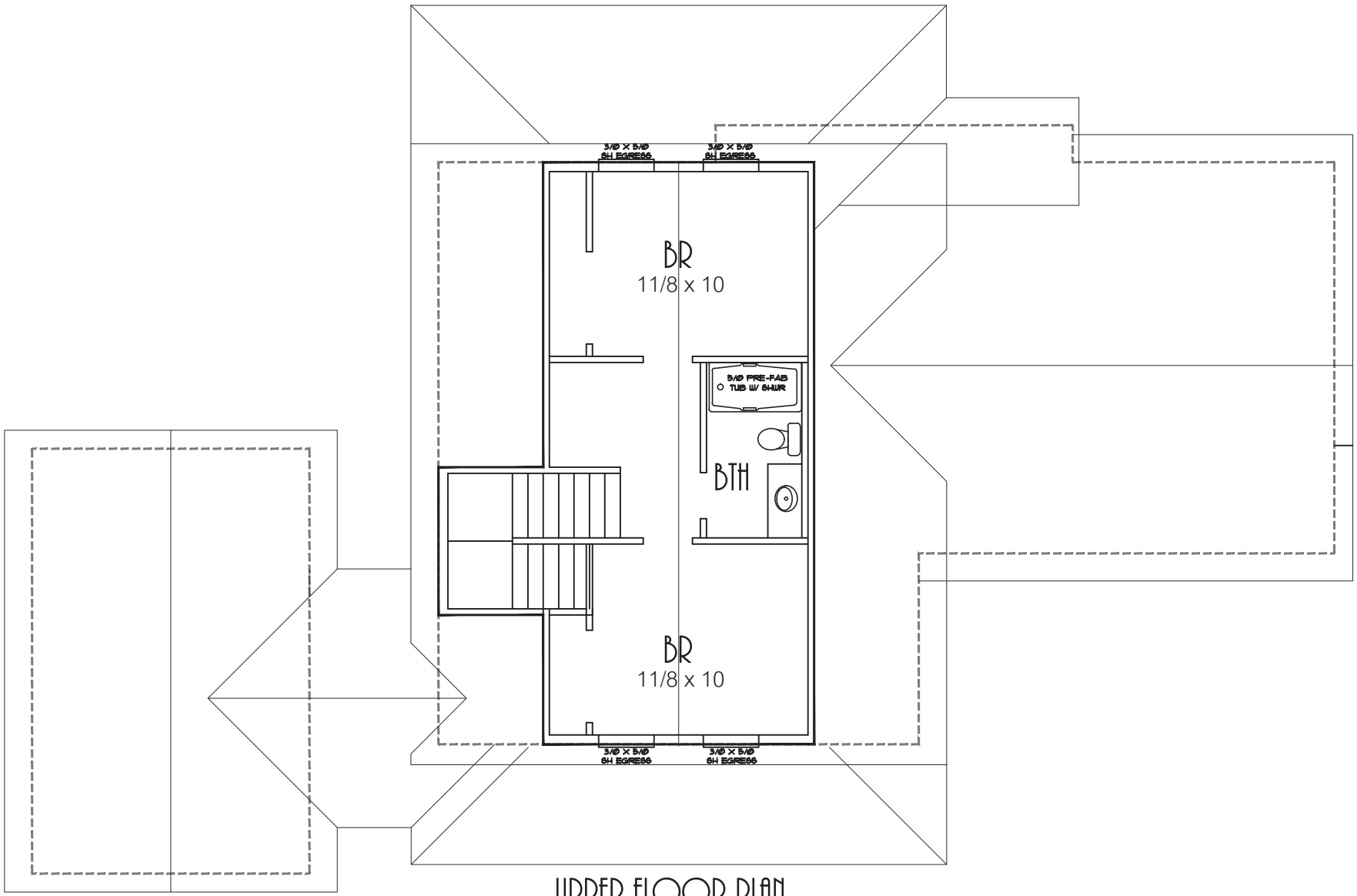
SITE PLAN
SCALE: 1"=20'



MAIN FLOOR PLAN

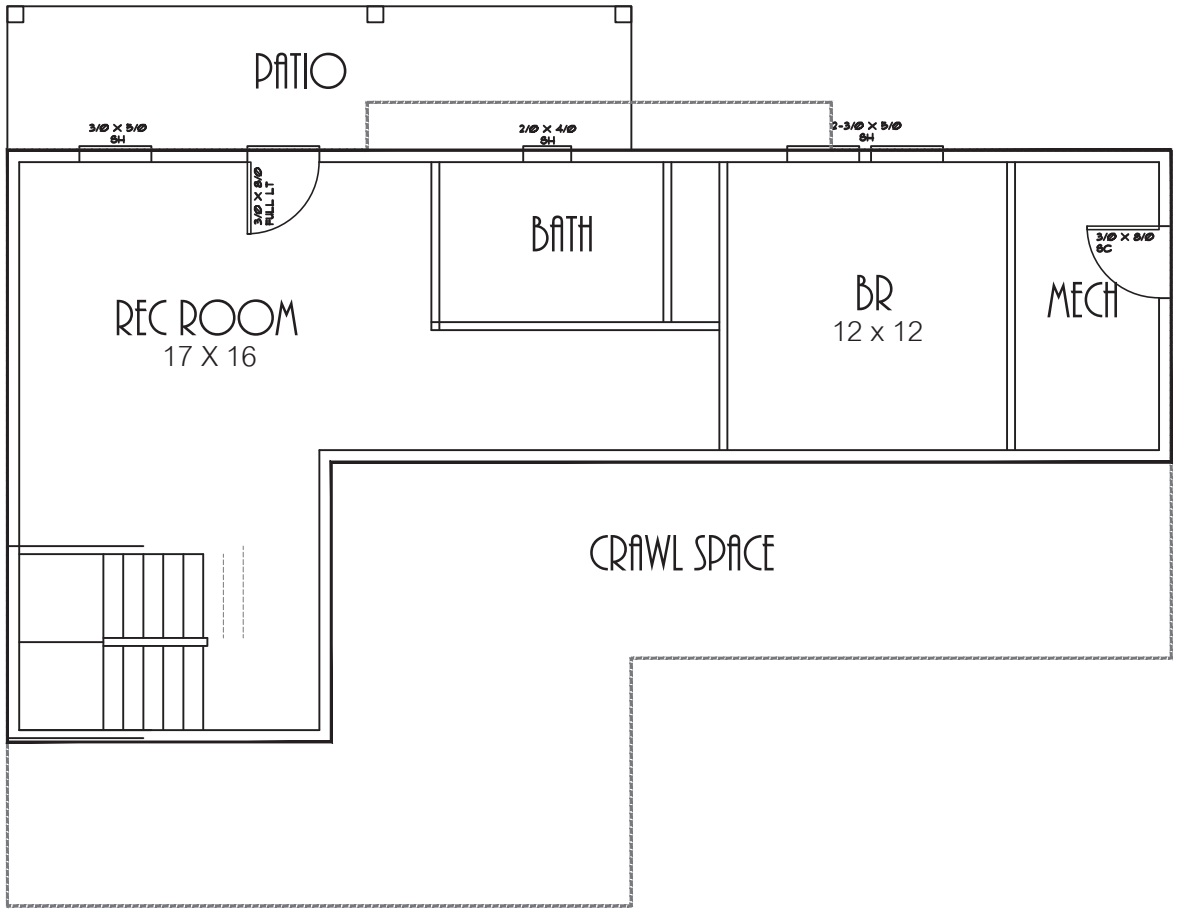
1/8" = 1'-0"

1320 SQ. FT.



UPPER FLOOR PLAN

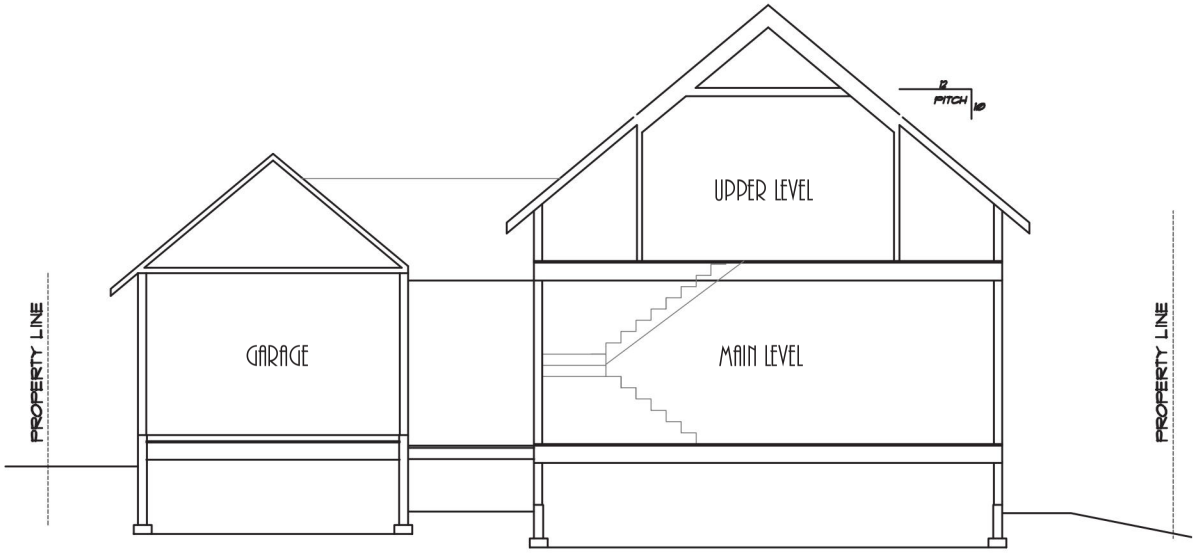
425 SQ. FT.



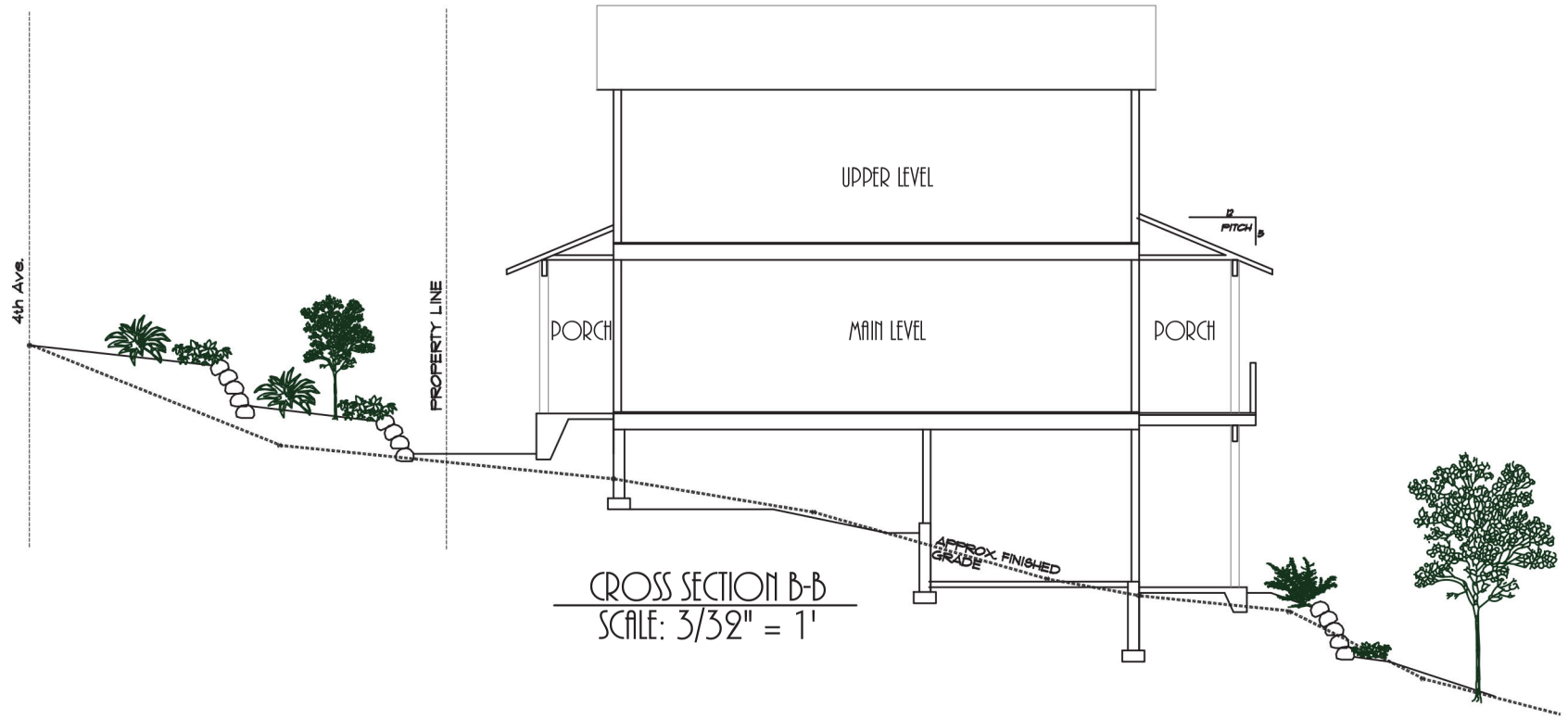
LOWER FLOOR PLAN

1/8" = 1'-0"

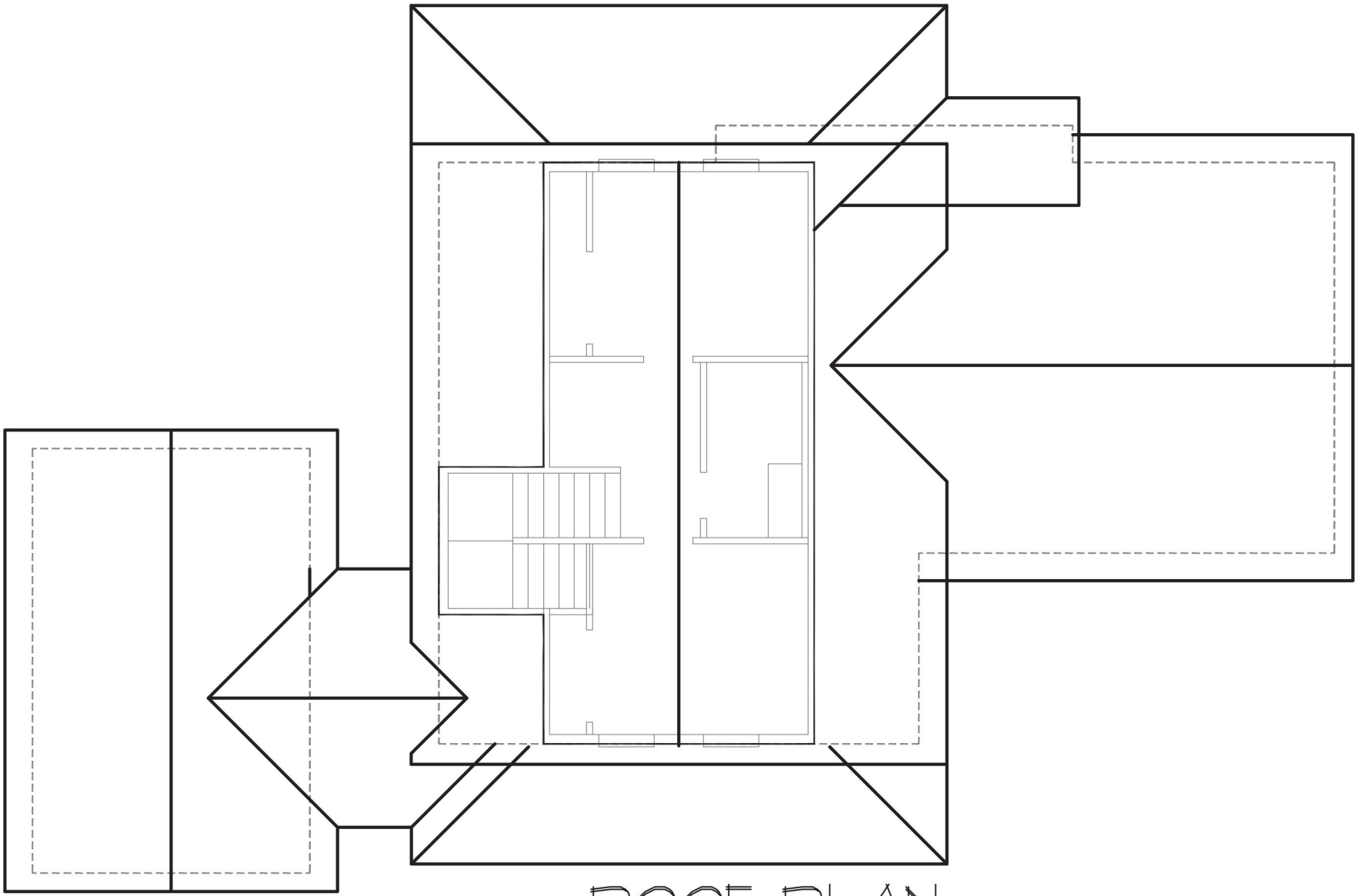
700 SQ. FT.



CROSS SECTION A-A
SCALE: 3/32" = 1'

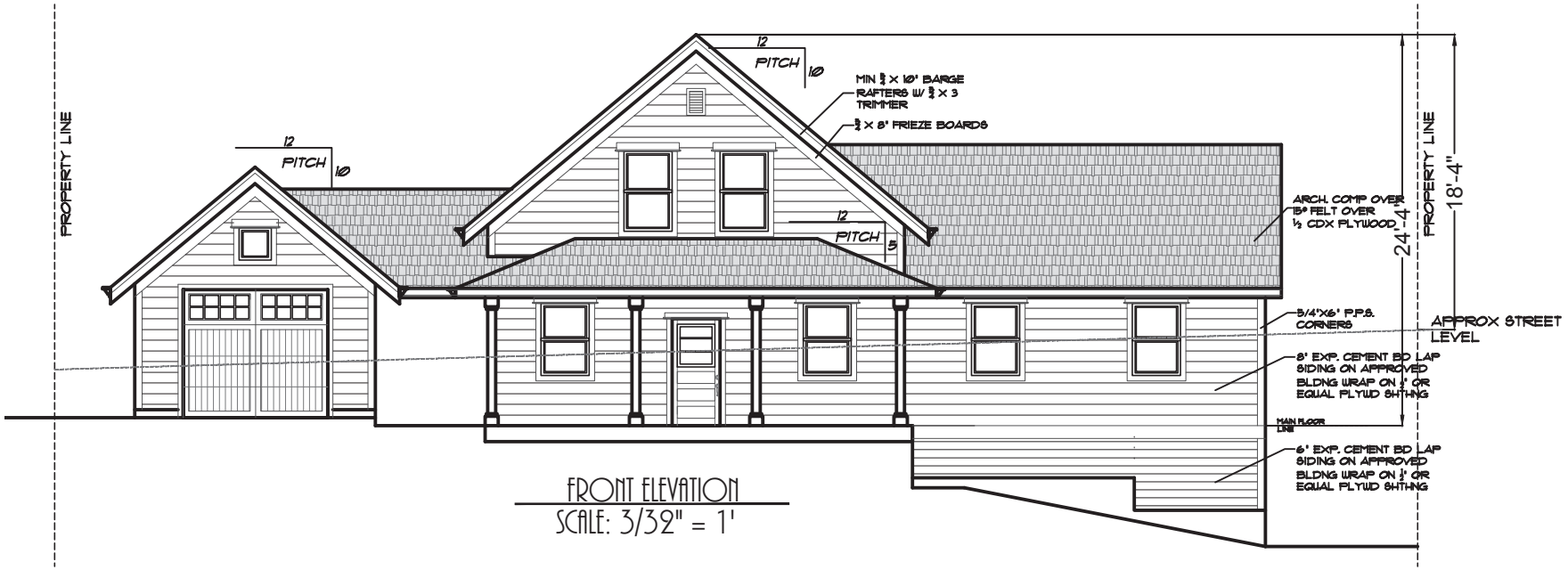


CROSS SECTION B-B
SCALE: 3/32" = 1'



ROOF PLAN

SCALE: $\frac{1}{8}$" = 1'

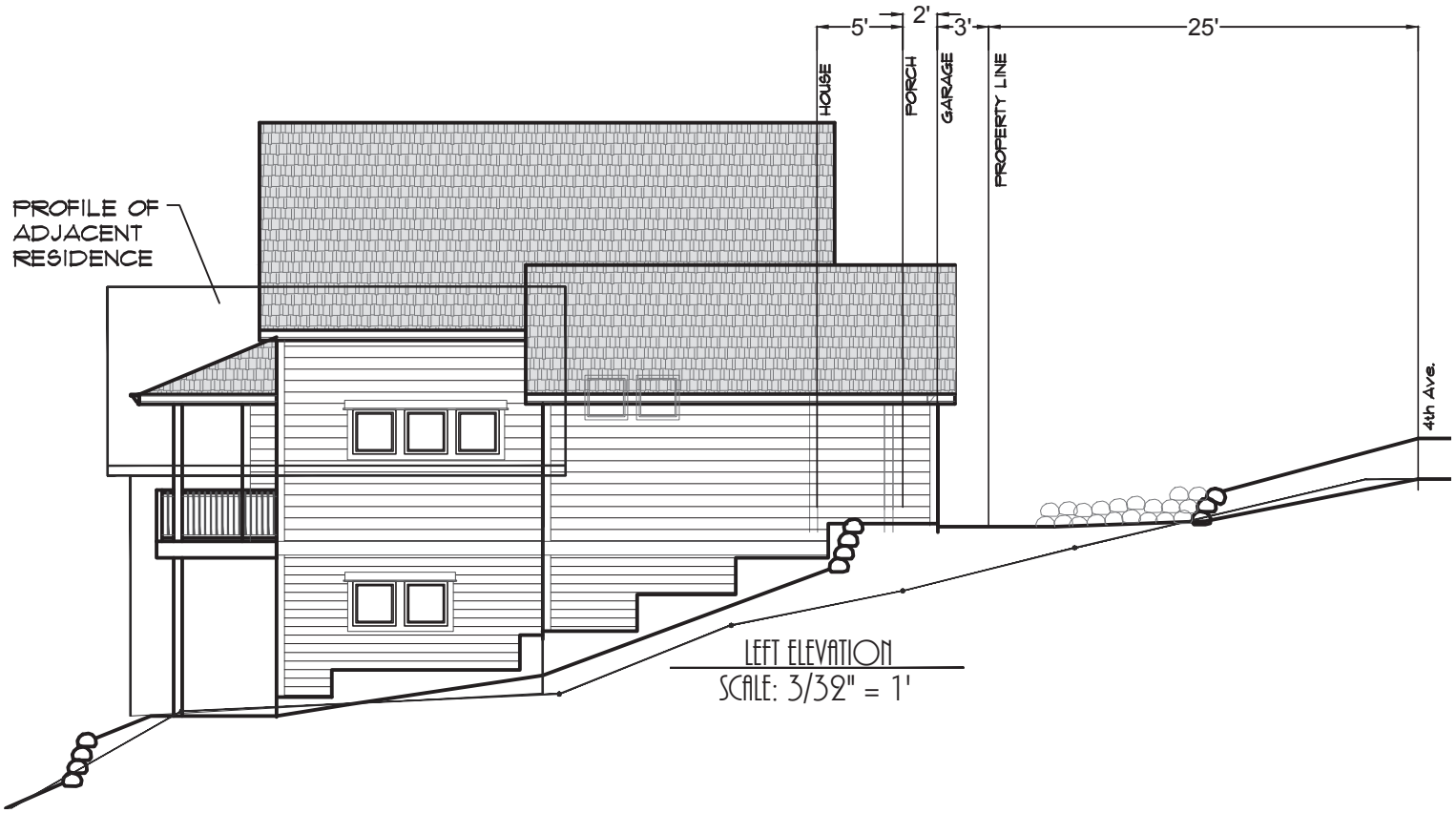


FRONT ELEVATION

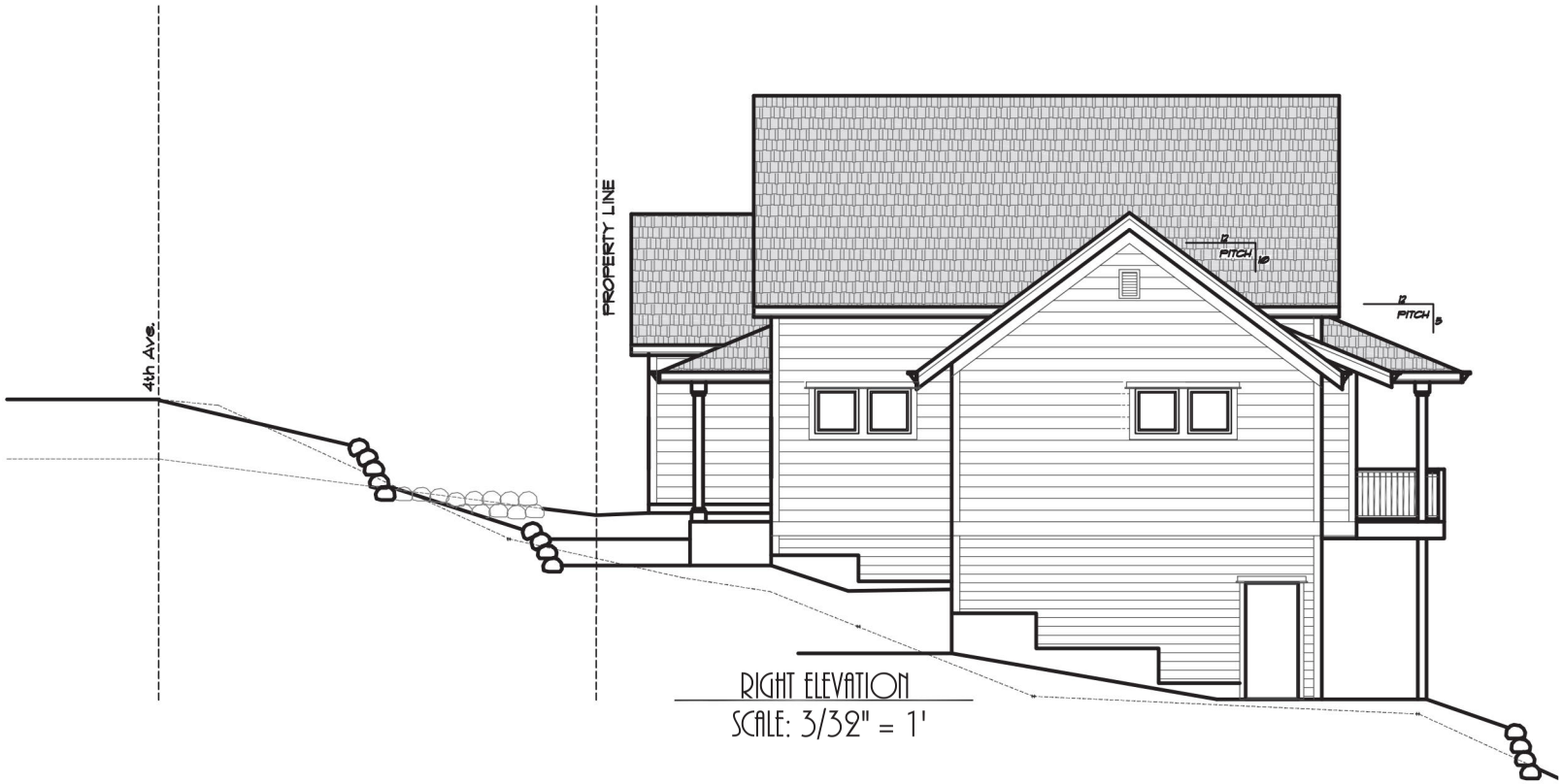
SCALE: 3/32" = 1'

REAR ELEVATION

SCALE: 3/32" = 1'



LEFT ELEVATION
SCALE: 3/32" = 1'



RIGHT ELEVATION
SCALE: 3/32" = 1'

STREET PROFILE
SCALE: 1/16" = 1'

REAR PROFILE
SCALE: 1/16" = 1'

Susan Borger
804 4th Avenue
Oregon City, OR 97045

September 19, 2016

Oregon City Planning Division
221 Mollala Ave.
Oregon City, OR 97045

re: HR16-06 Historic Review

Please accept the attached Statement of Support from residents and property owners in the Canemah neighborhood into the project document file.

Regards,

Susan Borger

Statement of Support September 15, 2016

We, the undersigned residents and/or property owners in Canemah, recognizing that the City of Oregon City building regulations are rigorous, support the proposed new house construction at 625 4th Ave, Oregon City, in line with City code and any potential Historic Review Board requirements.

Name	Address	Phone	Signature
SUSAN BORGEN	804 4th AVE, OREGON CITY	(503) 896-6493	
KAREN LYTLE BLAHA	514 4th Ave	503-557-1969	Karen Blaha
Ron Bistline	410 3rd Ave	503-396-2316	
Wendy Tweth	9035th avenue	503.975.0636	Wendy Tweth
Dennis Anderson	804 4th ave	503 866 4518	D Anderson
CHRIS SWEET	514 4th AVE	503 989 8906	
Linda Baysinger	516 1st Ave	503-502-7961	
Donna Mahoney	807 4th Ave	O/C	Donna Mahoney
Becky Tether	813 5TH AVE	503-347-3426	Becky Tether
	813 5TH AVE	503-201-7528	
Susanne M. Tacoma	814 4th Ave	503-975-1395	
Chris Van Der Sluis	815 5th Ave	(714)-515-7774	
Mandi Van Der Sluis	815 5th Ave	808-298-1422	
Alan & Jane Shull	713 5th PL.	503-655-0603	Mr & Mrs Alan Shull
MONICA SPRANZOFF	602 5TH PL	503 201 9897	

Statement of Support September 15, 2016

We, the undersigned residents and/or property owners in Canemah, recognizing that the City of Oregon City building regulations are rigorous, support the proposed new house construction at 625 4th Ave, Oregon City, in line with City code and any potential Historic Review Board requirements.

Name	Address	Phone	Signature
SCOTT SPRANZOFF	602 5th PL	503-867-2609	

Canemah Neighbors

File NO: HR 16-06

Applicant: Alex Onishchenko

Canemah Citizen Comments: September 19, 2016

OCMC 17.40 – Building Guidelines with New Construction

Character Guidelines for New Construction, Oregon City Historic Districts,

In reviewing this submission, we believe the following points should be re-designed to meet Historical Requirements.

(OCMC 17-40 Building Guidelines with new Construction)

Section I: Site

Page 34, Site (Topography Use). OC Ord. 92-1003 *1.) This is not "Sited" in relationship and according to the Historic Neighboring House, which should be compatible. This means that the down slope site of the Main Level should conform to the neighboring homes.

Page 36, Building Placement (Spacing). Set-Back from the lot line of the house at 707 4th Avenue must be 15 Feet. This prevents visual screening of the Historic Contributing house next door.

Page 37, Accessory Building/Garage (Setbacks). The Garage should be set back and lower to meet this guideline (Suggestion: If the garage was placed be on the right side of the house, and lower to where it does not stick out would satisfy both Spacing and Setbacks).

Section II: Building Form

Page 38, Size (Height). The proposed building needs to conform to the neighboring Historic homes by referencing the Height requirement including the basement.

Page 38, Size (Widths). This proposed design does not maintain Historic proportions compatible with the immediate historic houses. The 66.5 feet in width

exceeds what is reasonable, in compatible comparisons, whereby to retain compatibility and not detract.

Page 38, Size (Depths). This design should not exceed the depth and proportion of the range of the neighboring house.

Page 39, Shape (Primary). We believe this design does not represent an actual vernacular design, complementing neighbor's homes.

Page 39, Shape (Roof). The pitch of the roof should be comparable to the houses next door and across the street so as not detract and compliment what is considered a Vernacular Design and to the standards published.

Section III: Design Composition -Please refer to previous comments.

Page 44, Composition Characteristics (Proportion). We believe the proposed windows; do not meet the design guidelines. HRB Policy #10- They are the "eyes" of the structure and they convey a sense of handcraftsmanship and detail that cannot be achieved with substitute materials. (Adopted October 25, 2001) It would be appropriate to be comparable to the neighboring Historic Homes next door and across the street, so as to not detract.

Page 44, Composition Characteristics -This Vernacular design, lacks the rhythm of neighboring Historical Homes.

Page 48, Group Elements (Breezeways & Connectors) OCMC, Section 17.54 OC Planning and Building 2.)* There should not be a breezeway – connecting the house to the garage, (previously suggested by making the garage subservient to the main house and set back, this would help in virtually every aspect).

We would hope for this home to become a positive and contributing part of our Historic Neighborhood. We believe if followed, our Historic guidelines will allow that.

1.)*Oregon City Ordinance, No. 92-1003, enacted on the 5th day of February, 1992, validates these easement conditions, that you cannot build in. The engineer drawing for sewer lines within the easement can be found in Oregon City- DWG #5148

2.)*OCMC, Section 17.54 of the Oregon City Planning and Building Division Policy for Determination of attached Buildings, determines what constitutes, the attachment of two buildings to be considered one structure.

OREGON CITY

Community Development – Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

M E M O R A N D U M

To: The Honorable Mayor and City Commission
From: Carrie Richter, Deputy City Attorney
Tony Konkol, Community Development Director
Christina Robertson-Gardiner, AICP, Planner
Re: Appeal 13-01: Appeal of the Mountain Ridge Homes Application
(Planning file HR 13-02)
Date: July 10, 2013

STAFF RECOMMENDATION:

Staff recommends the City Commission deny the Appeal (AP 13-01), and uphold the Historic Review Board's decision to approve to conditionally approve the applicant's request to construct a new single family residence in the Canemah National Register District. The 120-day deadline for this application is August 24, 2013.

The City Commission may:

- Affirm the Historic Review Board's decision, thereby denying the appeal and approving the application as submitted by the applicant; or
- The Commission may adopt an appropriate condition of approval to address any criteria they feel has not been met, approve the application with conditions and deny the appeal; or
- If the criterion cannot be met through a condition of approval, the Commission may approve the appeal and thereby deny the application.

NOTICE OF APPEAL HEARING:

As stated in OCMC 17.50.190(E)

Notice of the Appeal Hearing. The planning division shall issue notice of the appeal hearing to all parties who participated either orally or in writing before the close of the public record in accordance with Section 17.50.090B. Notice of the appeal hearing shall contain the following information:

1. The file number and date of the decision being appealed;
2. The time, date and location of the public hearing;
3. The name of the applicant, owner and appellant (if different);
4. The street address or other easily understood location of the subject property;
5. A description of the permit requested and the applicant's development proposal;
6. A brief summary of the decision being appealed and the grounds for appeal listed in the notice of appeal;

7. A statement that the appeal hearing is confined to the issues raised in the notice of appeal;
8. A general explanation of the requirements for participation and the city's hearing procedures.

This appeal hearing has been noticed in accordance with this requirement.

STANDING TO APPEAL:
As stated in OCMC 17.50.190.D(2),

For Type III and IV decisions, only those persons or recognized neighborhood associations who have participated either orally or in writing have standing to appeal the decision of the planning commission or historic review board, as applicable. Grounds for appeal are limited to those issues raised either orally or in writing before the close of the public record.

Mr. Edgar and Mr. Post both commented on the application at the review hearing before the HRB and have submitted the required appeal fee of $50.00, and thus have standing to appeal the application. Although the appeal was submitted on Canemah Neighborhood Association letterhead, the appellants agree that this appeal is only on their personal behalf, and not on behalf of the neighborhood association.

This appeal of the Historic Review Board's Type III decision is governed by Chapter 17.50.120 and 17.50.190 of the Oregon City Municipal Code. A person must have participated in the hearing below to have standing to pursue and appeal but anyone may present written or oral testimony during the appeal hearing. However, the record is limited to the record before the City's Historic Review Board (no new evidence will be allowed), the issues will be limited to the issues identified in the notice of appeal and only those persons who participated at the Historic Review Board hearing will be allowed to participate either orally or in writing in the appeal. The appellant must establish that the applicable criteria cited in the appeal have not been met or cannot be met through the conditions of approval attached to the approved decision.

BASIC FACTS:

The Project includes the construction of a new single family residence in the Canemah Historic District. Specifically on 4th St. between what are labeled 707 and 615 on OCWebMaps. The proposed size of the home is 2445 sq. ft. finished. The applicant proposes a vernacular style home with a main level, an upper level partially within the roof line, and a partial daylight basement level. In addition the applicant proposes a single car garage attached to the home with a covered breezeway. The applicant met with the Historic Review Board at the January and February 2013 Meetings for Design Advice, the minutes, video and agenda materials have been added to the record. On May 29, 2013, the Historic Review Board issued a notice of decision that approved the residence with conditions. This appeal followed.

The main body of the home consists of a gable running front to back with upper level over on the left side of the building. Next to that the applicant proposes the "addition" portion of the home that is set back from the main façade and is diminutive in scale to the main body. The garage is proposed to be accessed directly from the street and the applicant requests a "preservation incentive" to allow the garage within 3' of the front property line. The main roof pitches are

conditioned to be 12:12 and 5:12 for the hipped porches. The main and upper level siding is 8" exposed cement board lap and 4" exposed cement board lap for the lower level. The windows are fiberglass and the trim is 1x4 with extended cap. All of the gables are adorned with a frieze board.

The site is a 50'x100' lot with an additional 35' x 100' vacated easement. It slopes to the rear with an approximate 20% slope. There is a large cedar tree on or near the west property line approximately 51' from front property line. There is also an alder tree in the middle of the lot approximately 40' from front property line. The rest of the lot is covered with brush.

The applicant proposes a concrete drive to garage and a "hammer head" turnaround/parking space. The rest of the front of the lot will be landscaped with some terraced rockery walls to transition some of the slope from street to house. There will be a rear porch and patio below. The applicant proposes to do some fill and 4' high rockery retaining wall at the rear of the house to create a useable yard area. This transition will be softened with some native shrubs as well. In order to minimize the impact on the adjacent property to the West, the applicant proposes to minimize any fill on the NW side of the house and garage, but add a loose hedge of native plants to reduce the overall visual height of the new building. The Historic Review Board conditioned the approval to require the applicant to amend its landscaping plan to add more bushes and trees to better block the garage from the Draper house to the west and to break up massing of the day light basement.

Proposed Areas:
Main building area:…….. 1333 s.f.
Garage area:…… 345 s.f.
Covered Porches and breezeway: 368 s.f.
Paved drive:…….. 625 s.f.

4. DRAWINGS

ACER VARIETIES - MAPLES 1-1/2" TO 2" cal.

ACER VARIETIES - MAPLES 1-1/2" TO 2" cal.

AZALEA VARIETIES -XBURY AZALEA 1 gal.

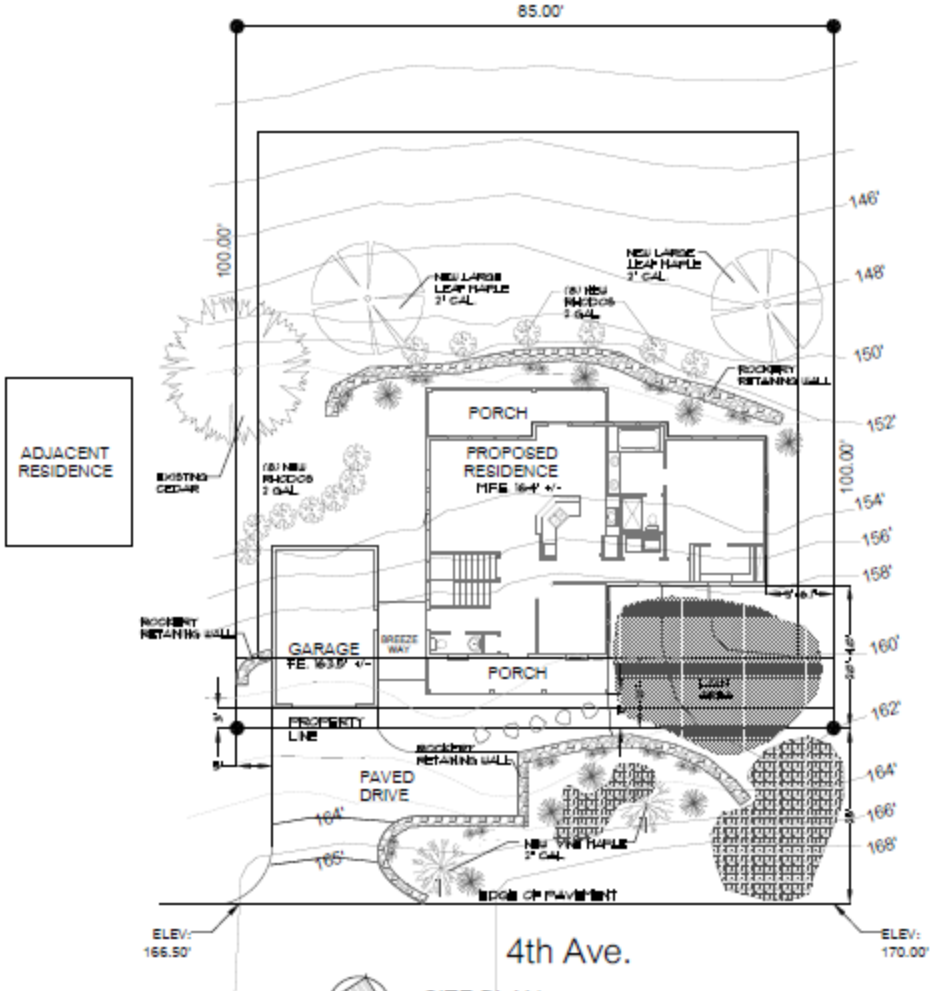
RHODODENDRON -RHODODENDRON 2 gal.

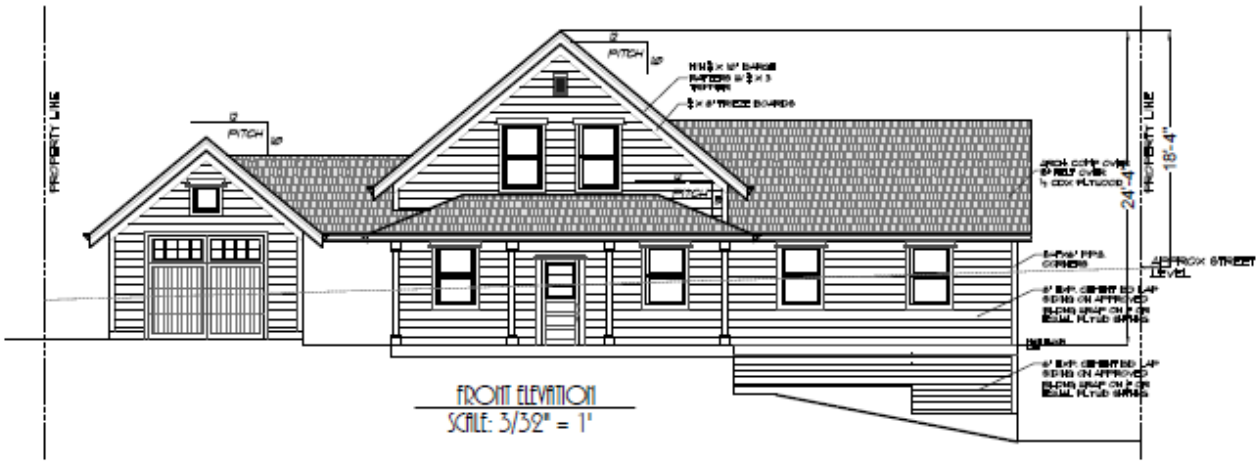
ERICA SPECIES -SCOTCH HEATHER 1 gal.

FRAGARIA VESCA (GROUND COVER) - WOOD STAWBERRY

BASALT STONES

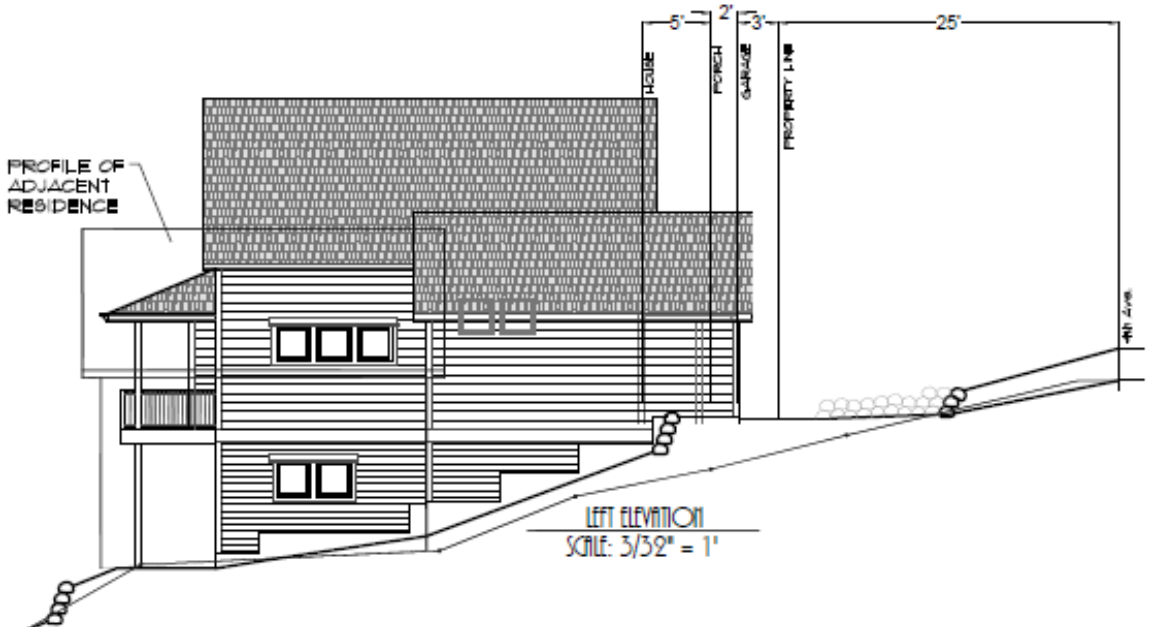
ALL BED AREAS TO BE COVERED WITH SMALL PEBBLE FIR MULCH



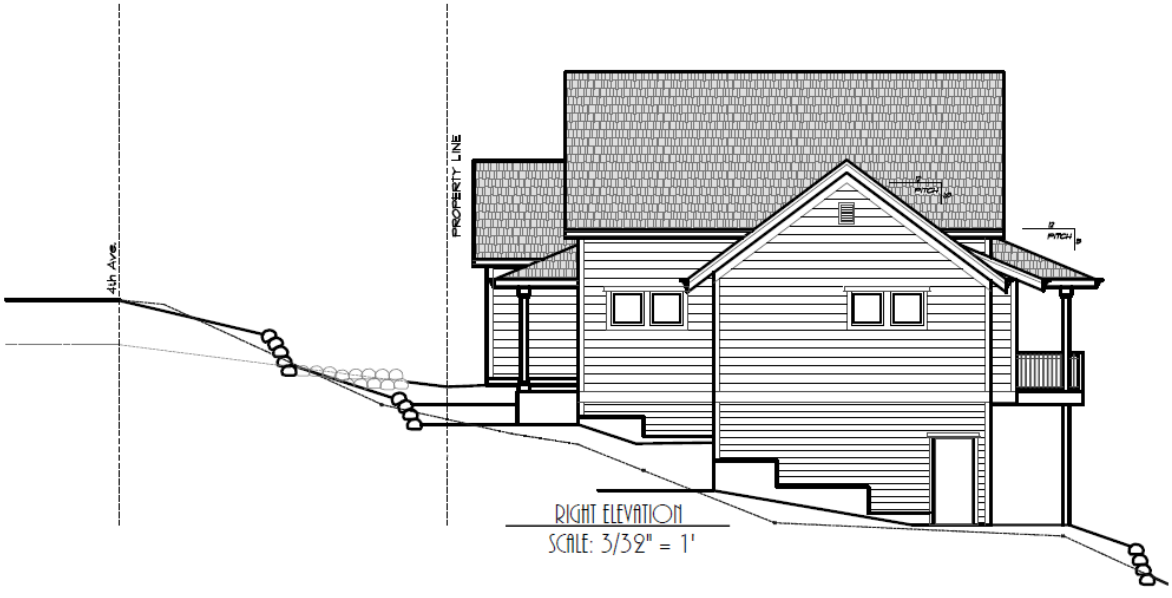


FRONT ELEVATION
SCALE: 3/32" = 1'

REAR ELEVATION
SCALE: 3/32" = 1'



LEFT ELEVATION
SCALE: 3/32" = 1'



RIGHT ELEVATION
SCALE: 3/32" = 1'

At 4th Street looking North and residence to the West

ISSUES RAISED BY THE APPELLANTS

The appeal raises a number of issues, some of which were raised before the HRB and others which were not. Generally, the appellants objections during the proceeding before the HRB were limited strictly to design, concerns over natural hazards were not raised and were not within the purview of HRB, in any event. As explained above, this review is limited to the record before the HRB and therefore, other issues should not be considered. However, in the interest of providing a complete report, responses to these additional issues are discussed at the end of this report.

National Register District Status

Canemah is the only area within the City that, in addition to being subject to the Historic District Overlay, it is also a National Register Historic District. Appellants believe that the existence of the National Register Historic District designation required that the HRB impose a higher standard of design compatibility and the HRB erred by requiring compliance with only the minimum requirements contained in the New Construction Guidelines.

Although it is true that Canemah is the only National Register District within the City, nothing within the OCMC or the Guidelines for New Construction in Oregon City Historic Districts distinguish between Districts that are on the National Register and those that are not. To the contrary, the Guidelines open with a discussion of the key features of Canemah architectural history and many of the particular guidelines are directed specifically to resource trends that are specific to Canemah, in particular, and not to McLoughlin.

The National Register is a federally run historic preservation program to which the City plays no regulatory role. Instead, pursuant to the City's obligations to comply with Goal 5, protecting historic resources of statewide significance, the City has designated Canemah Historic District, as well as McLoughlin Conservation District as areas that are subject to the Historic District Overlay and the Guidelines for New Constructions. The City could certainly decide to impose greater restrictions on new development in Canemah in the future, but the appellants cite to no additional requirement and staff knows of none.

That said, this is the first new construction proposed in Canemah since the revised Design Guidelines for New Construction were adopted in 2006 and as such, it makes sense for the City Commission to consider District resources, both generally, as well as nearby the subject property, to determine if a more strict standard is appropriate given the number or quality of the contributing resources and the extent to which this propped infill detracts from the resources or the District, as a whole. The Guidelines objectives are to "safeguard the heritage of Oregon City" and "enhance the visual character of the districts by constructing harmonious designs." These same objectives apply and if the proposed new construction fails comply with the Guidelines as necessary to achieve a design that enhances the visual character of the district than it must be denied or conditions drafted that

make the design compatible. The particular applicable standards are discussed in greater detail below.

Home and Garage Location

Appellants object to the existence and location of the garage and the location of the home, with an extending front patio into the setback area, on the site. The Appellant goes on to note that historic homes did not have garages and when garages did exist, they were located beside or behind the houses, not in front of the house. With regard to the location of garage, the Appellants believe that approving an attached garage within 3 feet of the front property line and 5 feet from the side property line is unprecedented and adversely affects a contributing structure, the Draper House, to the west. The Appellants note that typical front setbacks within the City are 20-feet from the front property line and there are no infill houses in Canemah that are this far forward on the lot.

Historic Guideline C-3 also appears to be at issue here. It requires:

> 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?

As the Appellants' correctly note, the overwhelming majority of existing architecture within this portion of Canemah consists of Vernacular styled homes. The Guidelines characterize the location of existing Vernacular homes are sited as having: "no uniform setback;" and "House Placement: to suit the existing topography." Other site design principles highlighted in the Guidelines include: "Site houses according to neighboring or contextual practice. At sloping sites, houses were sited at [the] most easily built portions of the lot and close to grade." In sum, these guidelines contemplate variations in setback that is dictated largely by the topography.

With regard to the existence of the garage, the Vernacular style characteristics provide: "Garages: Not found historically; informal graveled or paved parking next to street or along house; New garages to be located along side or behind house. Where topography is a concern, locate garage offset from building primary façade, close to street with direct access." This standard makes clear that garages are expressly permitted for inclusion with new construction.

OCMC 17.12.040(E) sets the baseline setbacks for residences within the R-6 zone. The front yard setback is 10 feet for the home and 20 feet from the public right of way for garages. Porches need to be set back at least 5 feet. The side yard setback is 5 feet for all structures but can be reduced to 3 feet in the case of detached garages. The setbacks for the home complies with these standards with the home setback 10 feet and the patio setback 5 feet. The garage is setback 5 feet from the side property line. Thus, the only issue is the reduction of the front setback necessary to accommodate the garage.

A preservation incentive, more commonly known as an adjustment, to the setback standards applicable to accessory structures to accommodate the location of the garage is allowed under OCMC 17.40.065(c). According to OCMC 17.54.010(B)(2), a detached accessory building that is less

than 200 square feet must be located behind the front building line of the primary structure and be set back from the front property line by 10 feet. Also, OCMC 17.12.040(E)(3) requires that the garage be set back from the 20 feet from the public right of way.

In approving the preservation incentive to reduce the front setback, the HRB made clear that it decided to deviate the Oregon City Planning and Building Division Policy for Determination of Attached Buildings and to view the garage as detached, even though it is connected by a breezeway, and thus eligible for a setback reduction to 3 feet on the front. Further, one of the Canemah-specific design standards provides that South of 3rd, "houses with downslope lots may have greatly reduced front yard." The subject property contains a downslope lot that is south of 3rd, and given the overall site topography, the HRB deemed it appropriate to greatly reduce the front yard through a preservation incentive.

Finally, the HRB acknowledged that an existing large cedar tree exists on an adjacent property and that the garage had to be pushed toward the front property line to accommodate the extensive drip line. Condition 6 to the approval acknowledged this intent and encouraged pushing the garage further back from the front property line so long as it will not interfere with the cedar tree drip line.

Bulk, Scale and Massing is Incompatible with Vernacular Design within the Historic District

Appellants charge that the proposed infill house introduces an incompatible hybrid design where the bulk, scale and horizontal massing detracts from the Historic District. Appellants argue that the design extends 66.5 feet across two 50 foot wide lots making this design wider than a Vernacular Style home appropriate for development in Canemah. According to the Appellants, one of the key features of structures, most particularly Vernacular style structures, is that they are one and a half stories and no more than 28-feet wide. Appellants also support their claim by highlighting the large disparity between the overall impervious surface of roof coverage against nearby historic structures.

The proposed main body of the structure is 26 feet wide. The overall building width including the "L" addition is 22.6" feet wide. Considered with the garage and breezeway (if attached) the full front façade is 70 feet. The proposed property is one-and-a half stories tall from the street (but three-stories if considered given the slope). The Historic Review Board found that the design broke up the massing by utilizing historic proportions for both the primary volume and addition.

Although the Appellants assert that this overall width is unprecedented in Canemah, there is no data in the record to determine whether that is indeed the case. Further, there is no comparative data in the record on which to determine the width of a historic structure containing an "L" addition.

In addition to Historic Guideline C-3 quoted above, Section 5 of the Character Guidelines, identifies particular design principles that, if followed, will result in compatible design. With regard to building size, the Guidelines call for a building width that "maintains a historic height to width ratio for the style." The Guidelines note a preference for a "primary single rectangular form or with the addition of a subordinate rectangular form to create a wing, 'L,' or addition." With regard to residential volume, the Guidelines contain a special reference to Canemah to "maintain historic residential massing." Pgs. 38-40. In describing the characteristics of existing Vernacular resources in Canemah,

the Guidelines state: “Lots range from 50 x 100 to 100 x 100 and contain a single house.” Other than this statement the Design Guidelines do not discuss appropriate Vernacular-styled building widths and set no limitations on them.

As quoted above, the Guidelines themselves suggest some precedent for locating a single house on a 100 foot, double-wide lot. Further, there is precedent for deviating from the tall and narrow Vernacular styles to acknowledge that when these houses were expanded, which happened frequently, the additions took the form of “L” shaped secondary extensions which had the affect of extending the width of the front façade. Nothing in the sections quoted above talks about evaluating building mass compatibility based on the overall amount of impervious surface.

The Appellants argue that by taking advantage of the steep slopes, the applicant has proposed a 3-level home which overwhelms the historic houses next door and across the street. From the street this building is one and half stories consistent with the Canemah Vernacular style which includes a “basement option.” The HRB found that given the steep slopes, all three levels will not be visible from a public way. Thus, a one and a half-story structure extending across a 100 foot lot is compatible.

With regard to roof pitch, the Canemah Vernacular Building Form Standards require a gable roof “of not less than 8:12 pitch with “10:12 pitch and steeper preferred.” All of the propose roof pitches for both the primary, addition and garage gable roofs are 10:12 pitch. Although a steeper roof pitch may be preferred, the HRB acknowledged with the one and a half-story homes, there is some precedent for the 10:12 pitch and such a pitch was appropriate in this case. The Board was additionally concerned that increasing the roof pitch to 12:12 would increase to height of the roof peak which would increase the overall mass of the building.

Proposed Design Elements

Appellants claim that the window design and fiberglass material as well as the use of cement fiberboard siding results in a design that is incompatible with the surrounding historic resources.

New Construction Design Guideline E-1 requires:

> Design and choose specific design elements, products and materials that are allowable and consistent with the design styling and framework established.

With regard to windows, the Appellants believe that the proportions need to mimic the tall, narrow, 2 to 1 proportion, 4 over 4 divided lite configuration, double hung wood windows contained in the Draper House or the home across the street at 702 4th Avenue. According to the Appellants, fiberglass windows do not maintain a true divided lite design complete with raised dividers.

Towards the end of the HRB meeting, the Appellants and the Applicant agreed to modify the application to include four over four, true divided lite, wood windows on the front of the home. The HRB adopted a condition of approval requiring:

5. The applicant shall utilize the following, unless an alternate has been approved by the Historic Review Board.

a. wood or fiberglass windows and doors. Fibergalss windows (Marvin Integrity or equivalent)

Thus, although the HRB found that wood windows are not required for a compatible design, they are permitted should the applicant wish to pursue this course. If the appellants and the applicant made a different arrangement, that agreement is between them and the HRB's decision bears no relation to it.

The Appellants claims that the use of concrete siding is inconsistent with a standard requiring that materials be complementary and non-detracting and would prefer the use of wood siding. As with the use of high-end fiberglass windows, the HRB has some precedent for finding that smooth finish concrete siding represents an appropriate balance between modern materials that maintain sufficient design characteristics so as not to detract within a Historic District. The use of 4" and 8" smooth concrete lap board mimics historic reveal dimensions and can be painted to give the appearance of wood siding.

With regard to the garage, Appellants claim that the proposal lacks architectural elements such as windows, doors, trim and roof lines that are compatible with the main structure. The garage ridgeline is too high; it should be lowered to match the roof line for the wing or addition portion of the home. The front of the proposed garage contains wood, swinging double panel doors with simulated divided light windows similar to a transom mimicking a historic design. Above the garage door is a small window. The roofline of the garage is lower than the main portion of the structure and is the same height as the "L" addition.

Overall Building Compatibility

Appellants argue that taken together, the siting of the building on the property, the overall building scale and massing, the design details and materials, result in a building that is incompatible with the surrounding Canemah vernacular designed homes.

OCMC 17.40.60(F)(5) provides

The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;[1]

In sum, the appellants appear to believe that the project merely contains too much program resulting in a residential structure and garage that does not fit comfortably on the site and does not contain design details necessary to contribute to the neighborhood. The HRB disagreed finding historic precedent for wider, one and a half-story homes with "L" shaped additions located very close to the front property line in Canemah and found that this proposal was generally compatible.

[1] The notice of appeal cites OCMC 17.40.60(E)(6) as providing this standard. Subsection (E) applies to exterior alternations. Subsection (F) applies to new construction and (F)(5) contains the same general compatibility requirement.

Geologic Hazard Overlay District

Appellants claim that notwithstanding that a portion of this property is encumbered by the Geologic Hazard Overlay Zone, the City failed to ensure that the design includes adequate storm water drainage system. Failure to safely remove these materials will work to further destabilize the existing slope.

The property is located within the Geologic Hazards Overlay District. A new-single family residence on this property will require review pursuant to this chapter. The applicant has chosen to obtain approval from the Historic Review Board prior to submitting for this review. This bifurcated process is allowed.

However, the applicant will not be able to submit for building permits until the required Type II Geologic Hazards Review has been approved. Additionally, any alterations that affect the exterior elevations of the building will require additional Historic Review.

Existing Public Utility Easements within the Vacated Apperson Street

Although not fully explained, the Appellants assert, again for the first time, that existing Public Utility infrastructure exists within a portion of this property that was previously occupied by a public road known as Apperson Street. Oregon City Ordinance, No. 92-1003, vacates this portion of Apperson reserving a public utility easement over the area. However it also indicates that if the easement is reduced to less than the vacated area, the boundaries of the easement shall continue to 4th Avenue. Although this issue is beyond the purview of this appeal, staff will work with the applicant to either relocate these utilities or allow them to remain consistent with current or revised easement agreements.

CONCLUSION AND RECOMMENDATION

The Historic Review Board created the design guidelines in 2006 to give a "safe harbor" for applicants proposing new development in the district. Understanding that alternative designs might be pursued in the district, they made sure to elaborate that these alternative designs can be approved if the applicant can prove that the new construction is compatible with the district. In this case, the Historic Review Board agreed with the applicant in finding that there is compatibility and saw that the proposed new construction struck a balance between compatible infill and not creating a false sense of history.

The appellants contend that Vernacular style requires a tall and narrow single structure with skinny windows and a steep gable roof. While that is one design approach, it was not the one presented by the applicant. The guidelines envision multiple approaches to achieving a design that can fall under the architectural category of "Vernacular" and are considered compatible within the Canemah District. As witnessed by the various options employed in the guidelines, there is no one specific approach or concrete dimensions as requested by the appellant.

The City Commission has appointed the members of the Historic Review Board to provide guidance on historic issue within the city. Through the public process, the Board has affirmed that they

believe that the applicant's proposal met the adopted Design Guidelines for New Construction (2006) and OCMC 17.40.060(F) Historic Overlay District's criteria for New Construction (with small revisions) is compatible in the District.

The task of the City Commission is to review the submitted application and make findings that 1. The criteria can be met, 2. The criteria can be met if specific conditions of approval can be added or 3. That the criteria cannot be met and there are no conditions sufficient to bring the building into compliance with the criteria.

EXHIBITS

1. AP 10-03 and Appellants Submittal
2. Public Comment for AP 13-01
3. May 28, 2013 Draft HRB Minutes for HR 13-01
4. HR 13-02 Notice of Decision
5. Items entered into the record at the May 28, 2013 Hearing
6. OCMC 17.40 Historic Overlay District
7. Design Guidelines for New Construction

   The following meeting agendas, videos, staff report and exhibits for this project are available for viewing at http://oregon-city.legistar.com/Calendar.aspx and are part of the record.

8. May 28, 2013 Historic Review Board File HR 13-02
9. February 26, 2013 Design Advice
10. January 22, 2013 Design Advice

OREGON CITY

Community Development – Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

NOTICE OF LAND USE DECISION
File Number: AP 13-01 (Appeal of HR 13-02)
DATE OF MAILING OF THE DECISION: July 26, 2013

HEARING DATE: Thursday, July 17, 2013
7:00 p.m. - City Hall
625 Center Street
Oregon City, Oregon 97045

APPLICANT: Bill Heintz, Mountain Ridge Homes LLC
P.O. Box 102
Boring, OR 97009

DESIGNER: Design Providence LLC
PMB 362 12042 S.E. Sunnyside Rd.
Clackamas, OR 97015

OWNER: Chris Bernard
14254 Cleveland Street,
Oregon City, OR 970415

LOCATION: 3 1E 041AA Tax Lot 1501
4th Avenue, Oregon City

REQUEST: Approval of a new single family residence in the Canemah National Register District. The applicant is additionally requesting a Preservation Incentive to allow for adjustments to the front setback.

DECISION SUMMARY: Approval with Revised Conditions.

DECISION: On July 17, 2013, after reviewing all of the evidence in the record and considering all of the arguments made by the appellant, applicant, opponents and interested parties, the City Commission concluded that the Historic Review criteria had been met as proposed or conditioned. By a vote of 4 to 1, the City Commission **denies** Paul Edgar and Howard Post's appeal and approves the Historic Review Application.

The City Commission decision is the city's final decision and is appealable to the land use board of appeals (LUBA) within twenty-one days of when it becomes final. The application, decision, and supporting documents are available for inspection at the Oregon City Planning Division located at 221 Molalla Avenue, Suite 200, Oregon City, OR 97045, between the hours of 8am and 5pm Monday through Thursday. Copies of these documents are available (for a fee) upon request.

ADOPTED CITY COMMISSION CONDITIONS OF APPROVAL
Planning File HR 13-02 (AP 13-01)
Notice of Decision Mailed: July 26, 2013

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. The applicant shall acquire a ROW permit for all driveway and rockery work in the 4th Avenue ROW through the Public Works Department.

3. Incised lumber or pressure treated wood shall not be used on any visible surfaces.

4. All railings, decking and stairs shall be finished to match the house body or trim.

5. 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 require Marvin Integrity or equivalent.
    b. wood or smooth composite lap siding as depicted in the submitted plans
    c. simple vernacular styled lighting.
    d. 2 to 1 proportional dimension windows on the ground floor front elevation.

6. The applicant may increase the front yard setback to the detached garage if it can be shown that the increase will not affect the dripline of the large cedar tree at the property line.

7. The applicant has indicated that the revised survey may affect the location of the garage and house thereby reducing the width of the breezeway between the house and the garage. Therefore, prior to building permit submittal, the applicant shall submit revised drawings that show the garage has a minimum separation of 5 feet from the main house.

8. Prior to obtaining a Certificate of Occupancy, the applicant shall submit an amended landscape plan that includes the following:

    a. 5 additional bushes with a mature height of 4-6 feet and two additional trees with a mature height of 30 feet or more planted within 20 feet of the west property to better block the garage from the Draper House
    b. 5 additional bushes with a mature height of a minimum 4-6 feet along the east elevation to break up the massing of the day light basement.

9. The applicant shall remove the breezeway between the garage and the main house.

City of Oregon City

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

Staff Report

File Number: PC 16-098

Agenda Date: 9/27/2016

Status: Agenda Ready

To: Historic Review Board

Agenda #:

From: Christina Robertson-Gardiner

File Type: Planning

SUBJECT:
HR 16-07 Side and front addition of a locally designated Landmark located outside of an historic district at 16430 Hiram Avenue

RECOMMENDED ACTION (Motion):
Staff recommends that the Historic Review Board continue application to the next Historic Review Board meeting with additional findings and conditions to incorporate the recently submitted revised drawings Option 2 based on further direction from the Board.

BACKGROUND:
The applicant wishes to add onto the very small worker's cottage onsite, which is currently a designated landmark in Park Place. The applicant hopes to partition the lot in the next few years, but wishes to make improvements to the house before embarking on the land division. The house is in fair to poor condition.

The applicant initially submitted plans (Option 1) that substantially remodeled the cottage, expanded the footprint and did not differentiate new from old. Staff provided initial direction that Option 1 did not meet the intent of the design standards for alteration and additions and should recommend denial of the proposal.

The applicant submitted a revised proposal (Option 2) on September 16, 2016 that took a different approach and attempted to propose an addition that was able to differentiate new from old and allow the massing and lines of the historic cottage to be retained.

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

OREGON CITY

Community Development – Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

FILE NO.:	HR 16-07
HEARING DATE:	Tuesday, September 27, 2016 6:00 p.m. - City Hall 625 Center Street Oregon City, Oregon 97045
APPLICANT/ OWNER:	Kevin Grainger KCMG LLC 11302 SE Pheasant Drive Happy Valley, OR 97086
LOCATION:	16430 Hiram Avenue Oregon City, OR 97045 CC Map #2-2E-28BC-01500
REQUEST:	Side and front addition of a locally designated Landmark located outside of an historic district.
REVIEWER:	Christina Robertson-Gardiner, AICP, Senior Planner
RECOMMENDATION:	Continue application to the next Historic Review Board meeting with additional findings and conditions to incorporate the recently submitted revised drawings "Option 2" based on further direction from the Board.
CRITERIA:	**The criteria for new construction are set forth in Section 17.40.060 as follows:**

E. For exterior alterations of historic sites in an historic district or conservation district or individual landmark, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall be:

1. The purpose of the historic overlay district as set forth in Section 17.40.010;
2. The provisions of the city comprehensive plan;
3. The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation;
4. The value and significance of the historic site;
5. The physical condition of the historic site;
6. The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;
7. Pertinent aesthetic factors as designated by the board;

8. Economic, social, environmental and energy consequences; and
9. Design guidelines adopted by the historic review board.

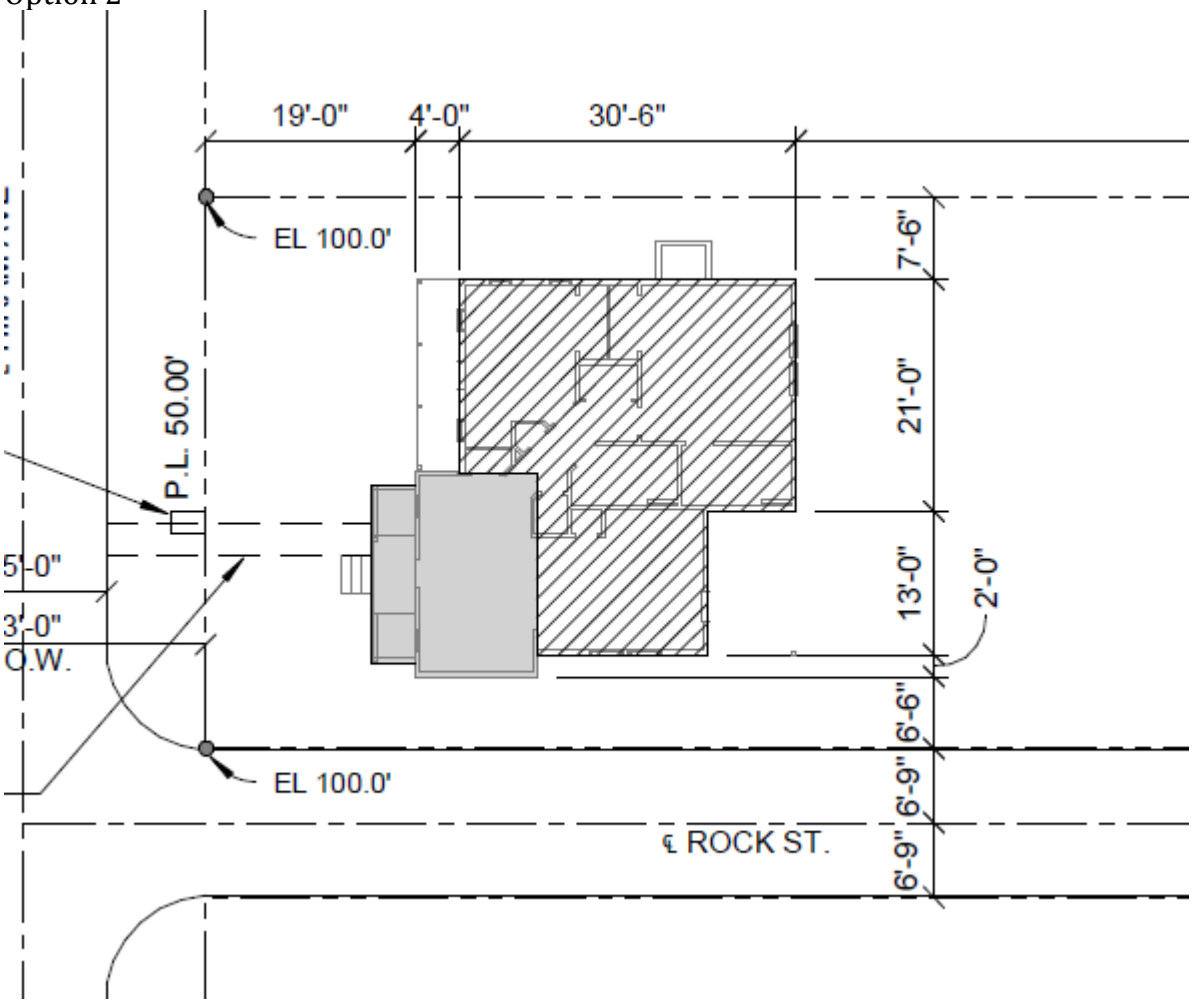
BASIC FACTS:

The applicant wishes to add onto the very small worker's cottage onsite, which is currently a designated landmark in Park Place. The applicant hopes to partition the lot in the next few years, but wishes to make improvements to the house before embarking on the land division. The house is in fair to poor condition.

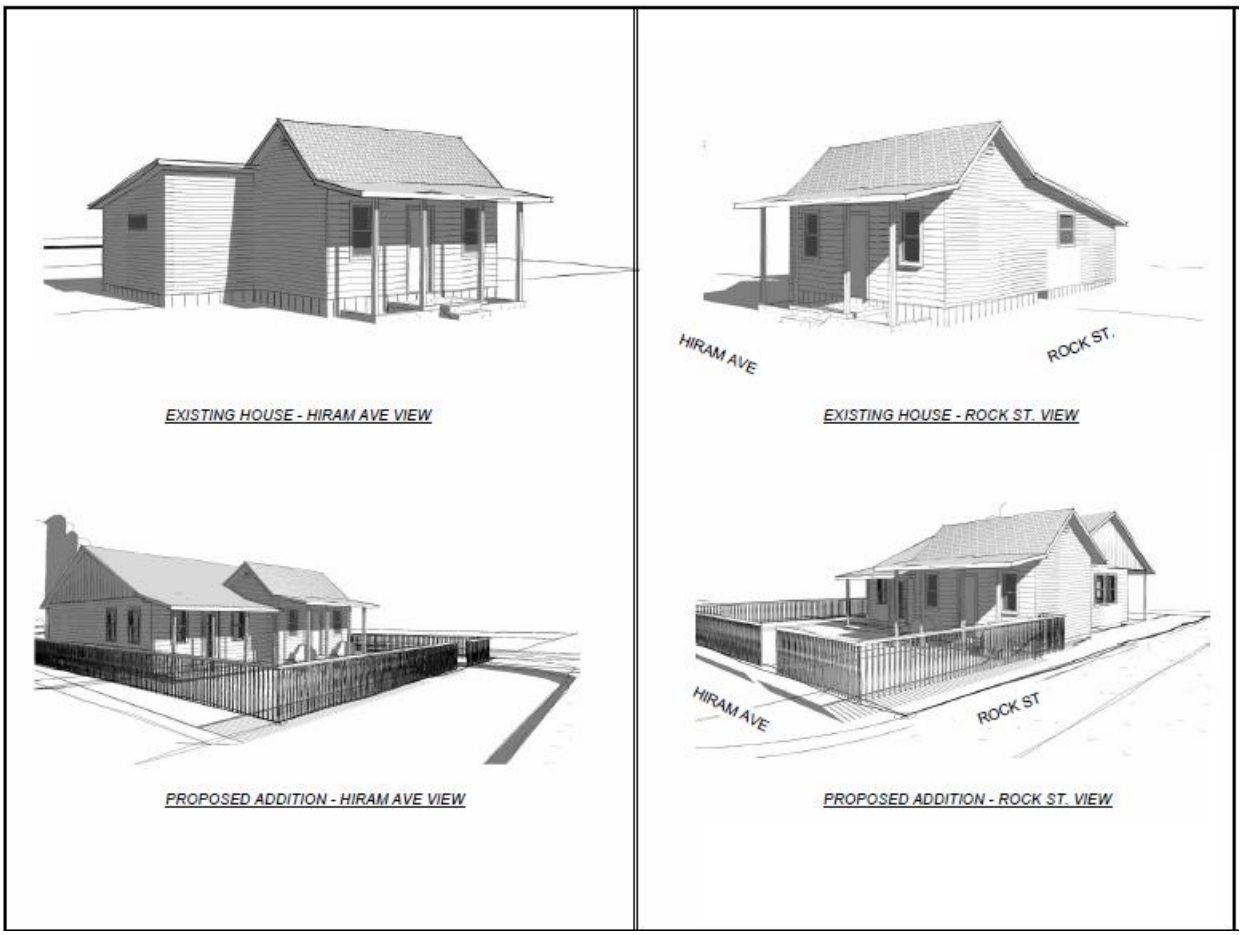
The applicant initially submitted plans (Option 1) that substantially remodeled the cottage, expanded the footprint and did not differentiate new from old. Staff provided initial direction that Option 1 did not meet the intent of the design standards for alteration and additions and should recommend denial of the proposal.

The applicant submitted a revised proposal (Option 2) on September 16, 2016 that took a different approach and attempted to propose an addition that was able to differentiate new from old and allow the massing and lines of the historic cottage to be retained.

Option 2



Option 2



16430 S. Hiram

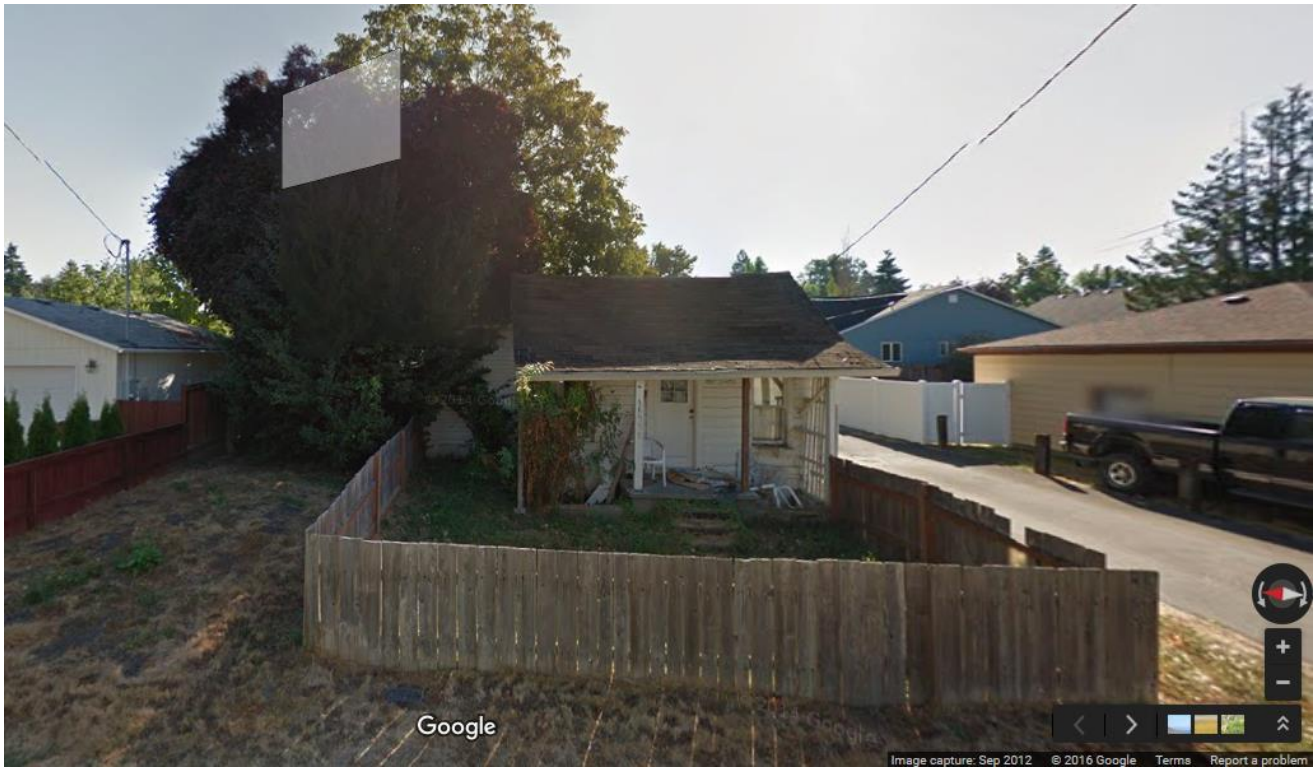
Statement of Significance: The original owner is unknown. By the architectural evidence, the house is believed to date from approximately 1890. Names that appear on county deed records for the subject property include Marion Hillery (1889-1891), Thomas McGrath (1891-1898), and Otto Meindl (1905-1918). Otto E. Meindl was a retail grocer at that time.

The house is a good example of the Vernacular style. It is composed of a single rectangular volume, augmented with a catslide lean-to. The dwelling is clad with two types of siding: wide, dropped siding and sap siding. Presumably one type is a replacement. The siding is finished with corner and rake boards.

Landscape features, including fruit trees, contribute to the historic character of the dwelling.

2012 Google Maps


Google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RECOMMENDATIONS: Continue application to the next Historic Review Board meeting with additional findings and conditions to incorporate the recently submitted revised drawings "Option 2" based on further direction from the Board.

EXHIBITS

1. Applicant's Submittal Option 2
2. Applicant's Original Submittal-Option 1
3. 16430 Hiram Avenue Survey Form

CITY OF OREGON CITY
LAND USE APPLICATION

City of Oregon City, Community Development Department, 221 Molalla Ave., Ste. 200, P.O. Box 3040, Oregon City, OR 97045, (503) 722-3789

Type I (OCMC 17.50.030.A)	Type II (OCMC 17.50.030.B)	Type III / IV (OCMC 17.50.030.C)
☐ Compatibility Review	☐ Extension	☐ Annexation
☐ Nonconforming Use review	☐ Detailed Development Review	☐ Code Interpretation / Similar Use
☐ Water Resources Exemption	☐ Geotechnical Hazards	☐ Concept Development Plan
	☐ Minor Partition	☐ Conditional Use
	☐ Minor Site Plan & Design Review	☐ Comprehensive Plan Amendment (Text/Map)
	☐ Nonconforming Use Review	☐ Detailed Development Plan
	☐ Site Plan and Design Review	☒ Historic Review
	☐ Subdivision	☐ Oregon City Municipal Code Amendment
	☐ Minor Variance	☐ Variance
	☐ Water Resource Review	☐ Zone Change

Application Number: _____ OPTION B

Proposed Land Use or Activity: Remodel of historic home located 16430 HIRAM AVENUE

Project Name: Hiram Ave Number of Lots Proposed (If Applicable): 1

Physical Address of Site: 16430 Hiram Ave. Oregon City, OR 97045-1254

Clackamas County Map and Tax Lot Number(s): 00557711

Applicant(s):

Applicant(s) Signature: Kevin Grainger

Applicant(s) Name Printed: Kevin Grainger KCMG LLC Date: 8/31/16

Mailing Address: 11302 SE Pheasant Ridge Dr. Happy Valley, OR

Phone: (503)459-8624 Fax: _____ Email: mgrainger@att.net

Property Owner(s):

Property Owner(s) Signature: same as above

Property Owner(s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

Representative(s):

Representative(s) Signature: _____

Representative (s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.

2. Permits sought will be further clarified once the drawings are submitted to the contractor. If this needs to be projected prior to the Historical Review meeting – then we will submit as soon as possible.

PROJECT NARRATIVE:

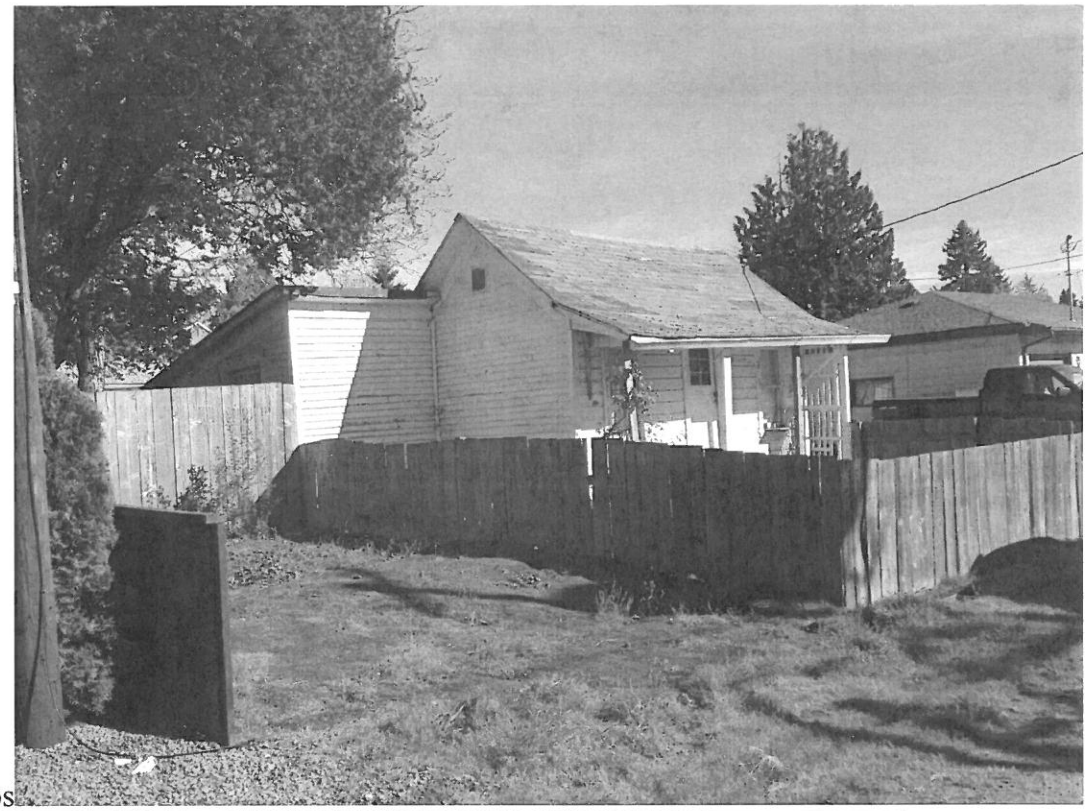
Project Name: Hiram Avenue Residence – Option B

Project Site: 16430 Hiram Ave. Oregon City, OR 97045

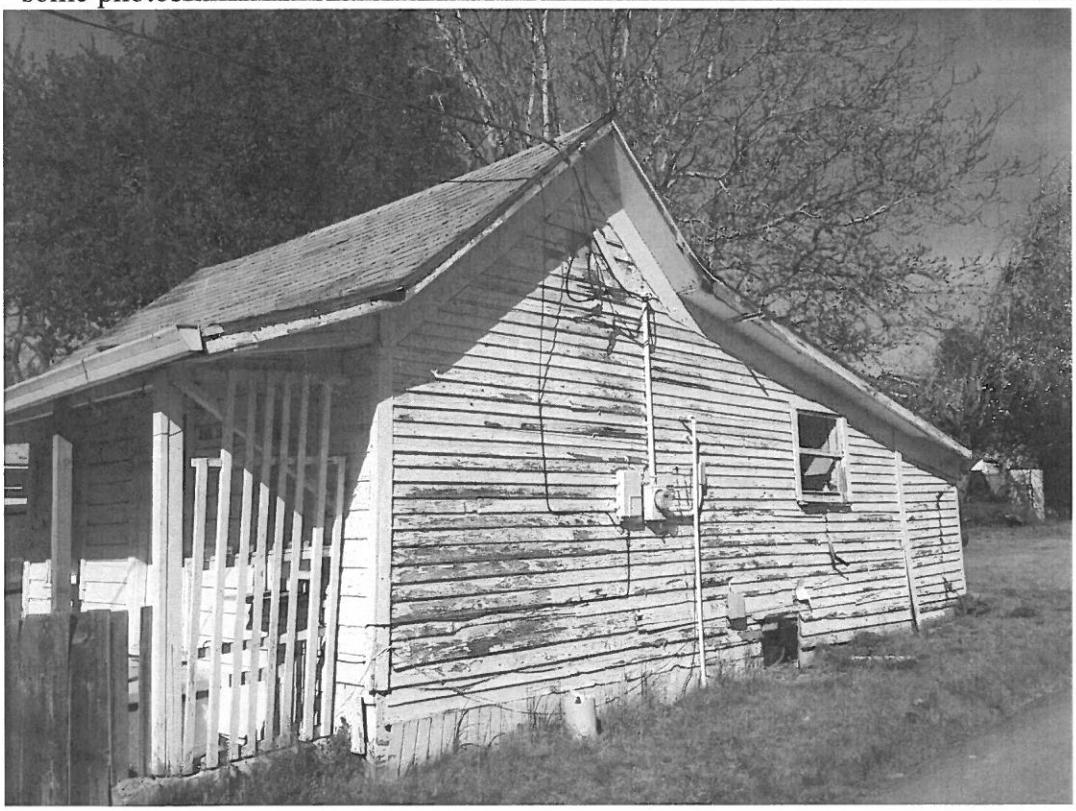
- This proposal depicts a remodeling work of an existing portion of the house. The scope of the project also includes an enlargement of an existing area by constructing an addition to the North and East sides of the house.
- The intention of the design is to differentiate clearly the original house and the proposed addition. The proposed design will show a front and a side offsets at where the new and existing structures met. The front offset of the new structure is to be 4'-0" from the face of the original building line and 2'-0" offset is to be on the side of the original building.
- The proposed increase of an existing house is to be (+/-) 287 s.f. (44% increase) which will bring the total living area of the house up to (+/-) 939 s.f., (for site location and dimensions of the proposed structure, refer to drawing A1.0.
- The existing house is designated as a historical monument and will be constructed to meet the Oregon City's guidelines and recommendations.

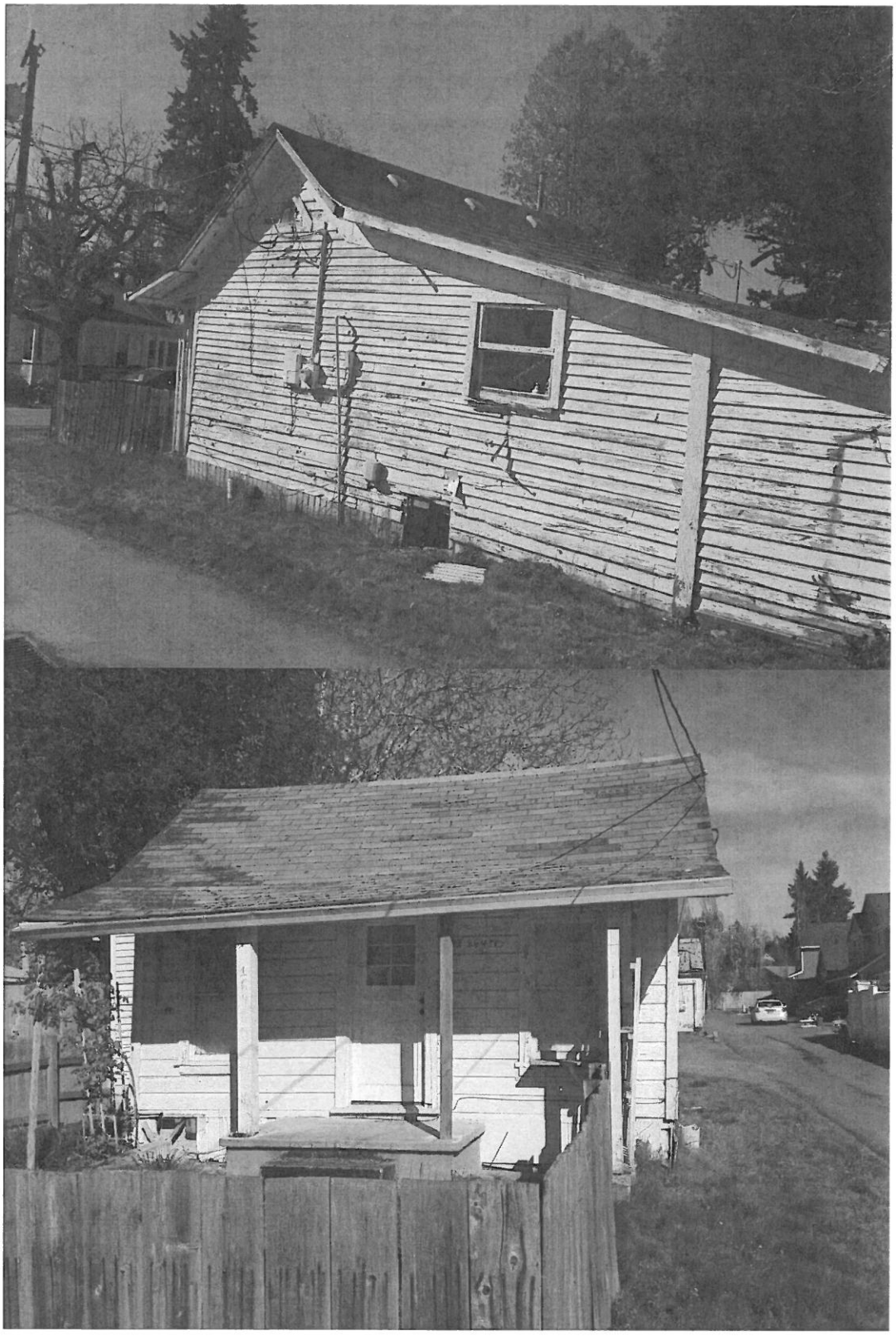
4. A response addressing each section of Chapter 17.40 will be submitted ~~before 9/6/16.~~ on 9/19/16

(5.)



- some photos





Good luck to turn it in. Let me know if you need anything else.
Thanks

Viktor L. Kuprikov
VIK Drafting & Design
ARCHITECTURAL | STRUCTURAL | CIVIL

7. Building Material specifications:

Siding

- Existing Siding – wood, with 4" exposure, painted.
- New Siding on the addition - Hardi Plank cement type siding, apinted with 6" exposure

Windows

- Existing windows – wood, painted, single glass
- New windows- where required replacement it will be vinyl, double glass U-0.30

Roofing

- Exiting roofing – Asphalt shingles
- New roofing – Asphalt shingles,

Doors

- Existing doors – wood, painted
- New doors --wood, painted

The intention of the project is to preserve the exterior appearance as close as possible to the original look and style.

16430 Hiram Avenue, Oregon City, Oregon

Applicant's Response to Section 17.40 which includes:

17.40.010 – Purpose – Applicant's purpose is the remodel 16430 Hiram Avenue, Oregon City, Oregon

17.40.030 – Designated

17.40.040 – Citizen Involvement

17.40.050 – Designation procedure-Application-Review

17.40.060 – Exterior alteration and new construction – Applicant will apply for all permits (including 17.40.070) at the same time.

17.040.065 – Historic preservation incentives

17.40.070 – Demolition and moving – Applicant will apply for all permits (including 17.40.060) at the same time.

Applicant has reviewed all of the statements provided in 17.40 and will be in compliance with the issues that pertain to this remodel of 16430 Hiram Avenue in Oregon City, OR.

As each phase is implemented, Applicant will follow the procedures set forth by Oregon City Planning Department.

16430 Hiram Avenue, Oregon City, Oregon Option 2

Design Guidelines: Alterations – Additions

A. Site

1. In addition to the zoning requirements, the remodel will be 50% or less of the existing square footage of the home. Please reference the drawing for Option B.

2. Impact to the primary façade is kept to a minimum. Additions shall generally be located at the rear portions of the property.

B. Landscape

Traditional landscape elements will be used.

C. Building Height

The height of the new additions shall not exceed the heights of the historic buildings in the surrounding area.

D. Building Bulk - The remodel will not be more than 50% of the original square footage.

E. Proportion and Scale – The new additions and their sub-elements such as windows and doors shall be compatible with related elements of the historic buildings and character of the District.

F. Exterior Features

To the extent practicable, original historic architectural elements and materials shall be preserved.

Secretary of Interiors Standards for Rehabilitation

1. Finding: This structure is remaining a single family residence.

2. Finding: Almost 25% of the materials contained in this building will be removed to accommodate for the remodel. But none of the materials being removed are necessarily character defining.

3. Finding: The addition will be in symmetry with the original façade with two 2ft. windows.

4. Finding: Almost 25% of the materials contained in this building will be removed to accommodate for the remodel. But none of the materials being removed are necessarily character defining.

5. Finding: Almost 25% of the materials contained in this building will be removed to accommodate for the remodel. But none of the materials being removed are necessarily character defining.

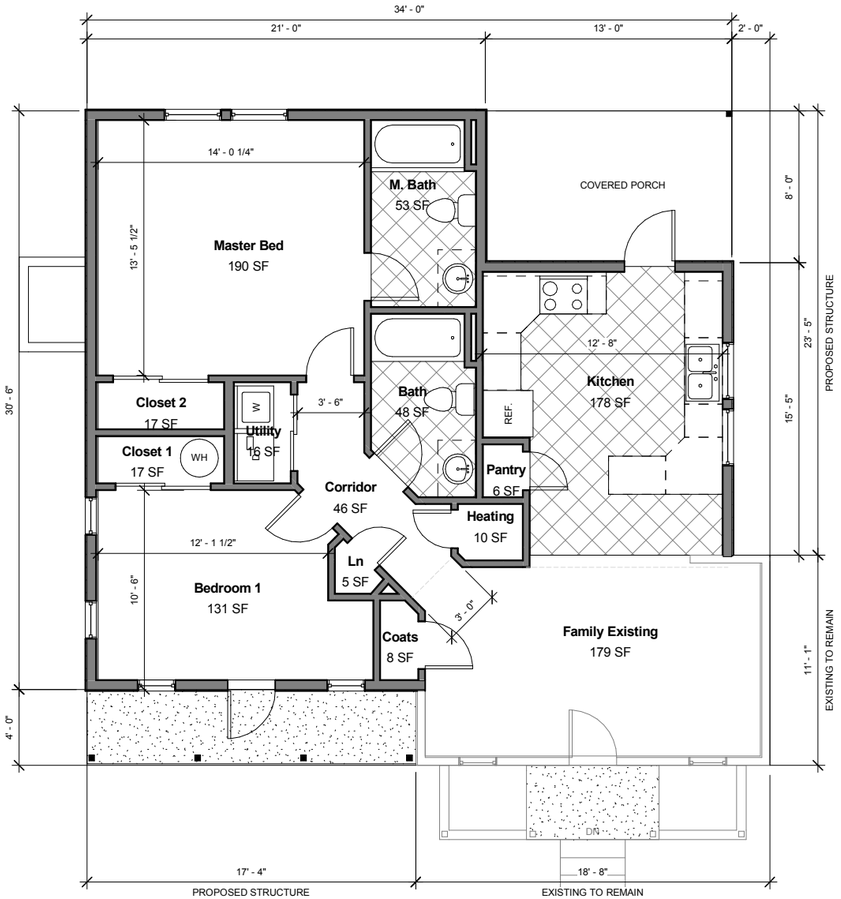
6. Finding: The applicant proposes to expand historic features through the construction.

7. Finding: No Chemical or physical treatments are proposed.

8. Finding: No archaeological resources have been identified in this area.

9. Finding: It is the purpose of this project to ensure that the addition blends with the original structure. The addition is setback 4 feet from the original structure in the front and 2 feet on the Rock Street in in the back.

10. Finding: It would be very difficult to remove this addition without affecting the structural integrity of the historic building.



Room Schedule	
Name	Area
Closet	37 SF
Master Bed	190 SF
Coats	8 SF
Ln	5 SF
Bedroom 1	131 SF
M. Bath	53 SF
Closet 2	17 SF
Closet 1	17 SF
Corridor	46 SF
Utility	16 SF
Family Existing	179 SF
Kitchen	178 SF
Bath	48 SF
Pantry	6 SF
Heating	10 SF
Grand total: 15	939 SF

1 A2.0 Floor Plan
1/4" = 1'-0"

OPTION #2
DESIGN REVIEW
NOT FOR
CONSTRUCTION

DESIGNED BY

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PROJECT LOCATION:

16430 Hiram Ave.
Oregon City, OR 97045

No.	Description	Date

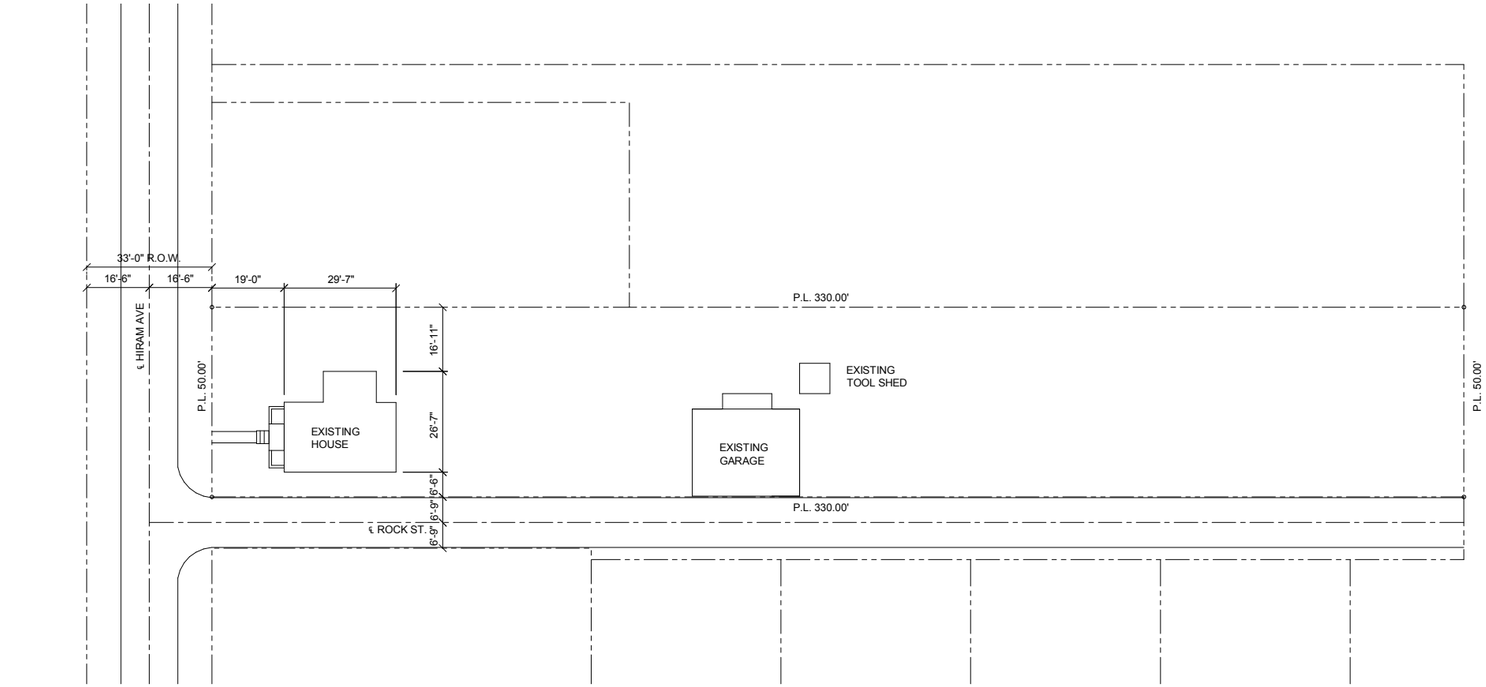
Hiram Ave Residence

Floor Plan

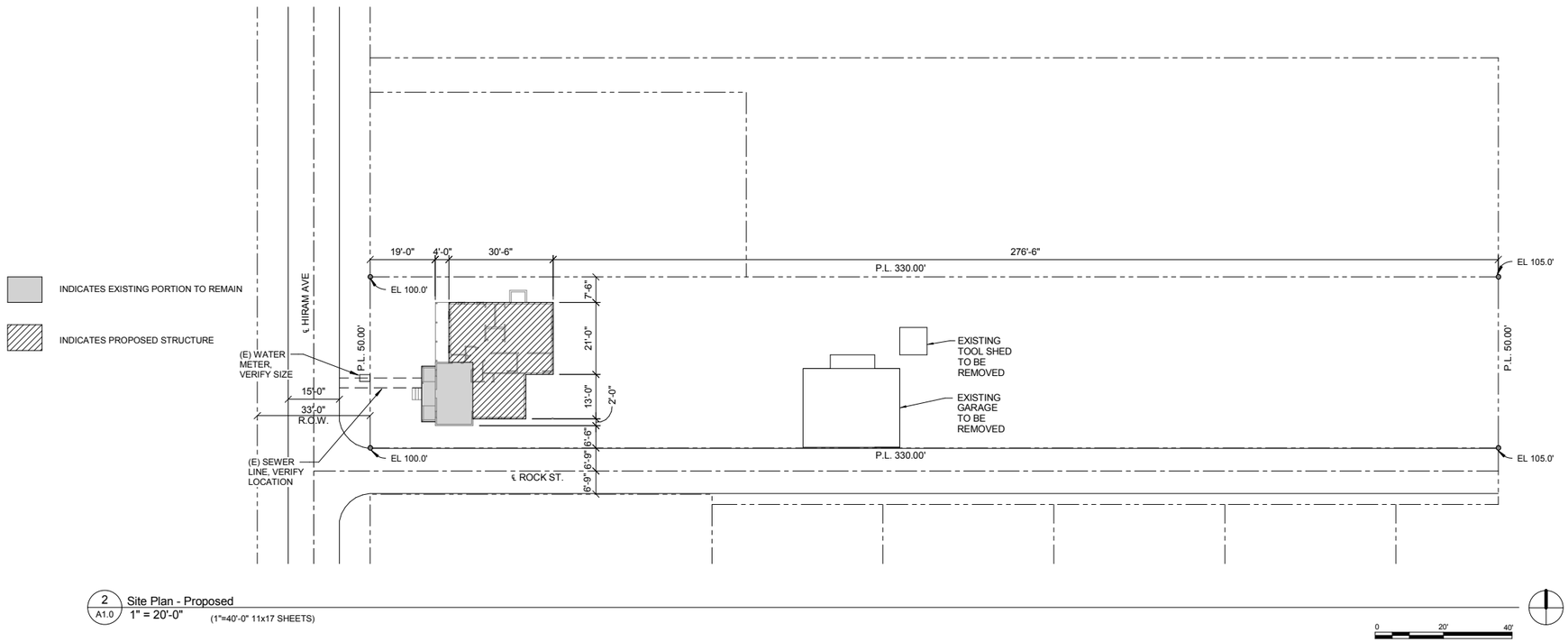
Project number	1603
Date	09/16/2016
Drawn by	VIK
Checked by	VIK

A2.0

Scale 1/4" = 1'-0"



1 / A1.0 Site Plan - Proposed
1" = 20'-0" (1"=40'-0" 11x17 SHEETS)



2 / A1.0 Site Plan - Proposed
1" = 20'-0" (1"=40'-0" 11x17 SHEETS)

LEGAL DISCRIPTION:

SW 1/4, NW 1/4 SEC28,T2S, R2E, W.M.
CLACKAMAS COUNTY

SUBDIVISION: GEORGE ABERNETHY #58, LOT 31
LOT AREA: 0.36 AC (15,681 S.F.)

IMPERVIOUS AREA
PROPOSED FOOTPRINT TOTAL 1,153 S.F. (+/-)
ROOF AREA: 1,497 S.F. (+/-)

BUILDING COVERAGE:
FOOTPRINT AREA: 1,153 S.F.
LOT AREA: 15,681 S.F.
COVERAGE: 7.35%

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PROJECT LOCATION:

16430 Hiram Ave.
Oregon City, OR 97045

No.	Description	Date

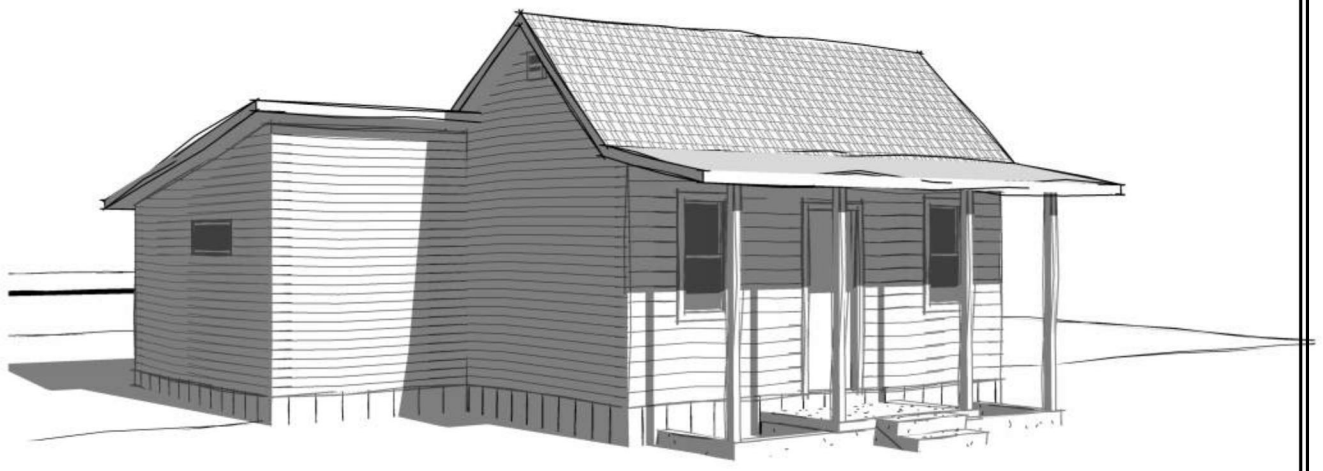
Hiram Ave Residence

Site Plan

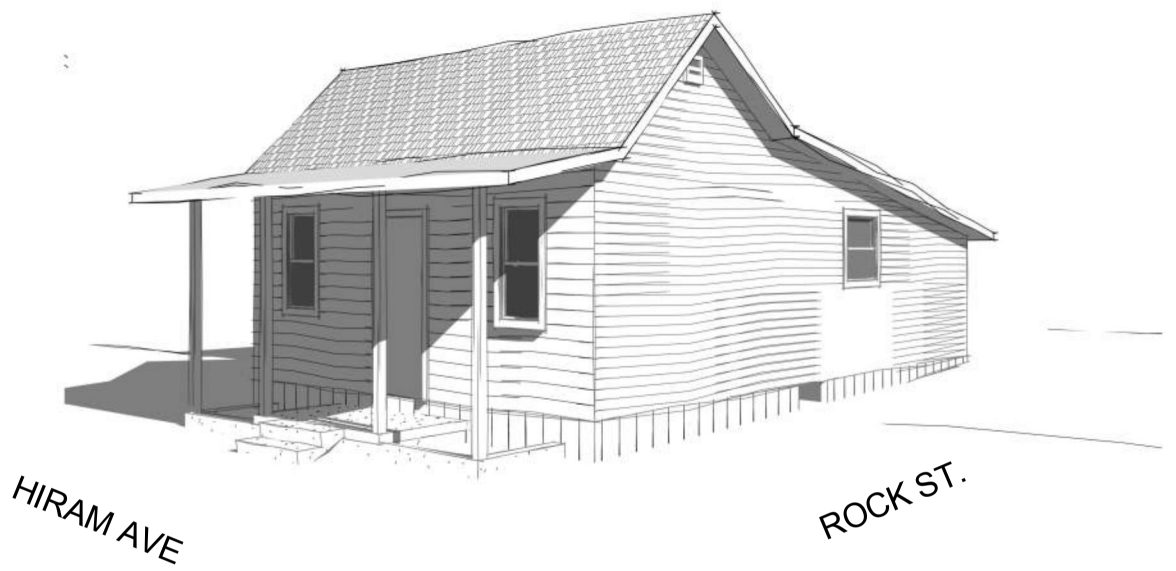
Project number	1603
Date	09/16/2016
Drawn by	VIK
Checked by	VIK

A1.0

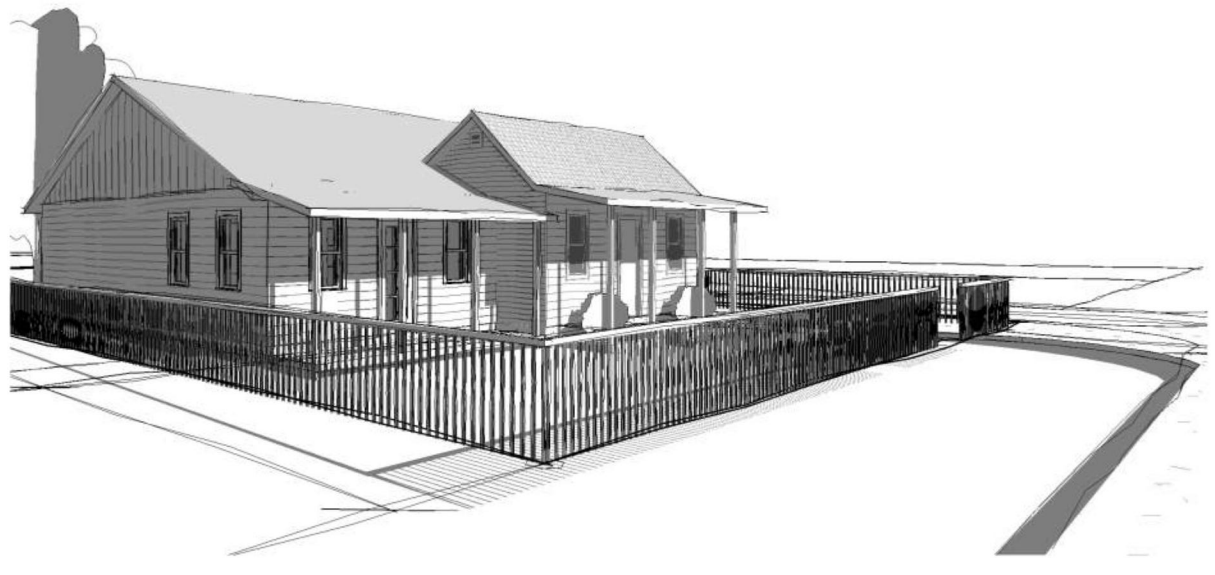
Scale: As indicated



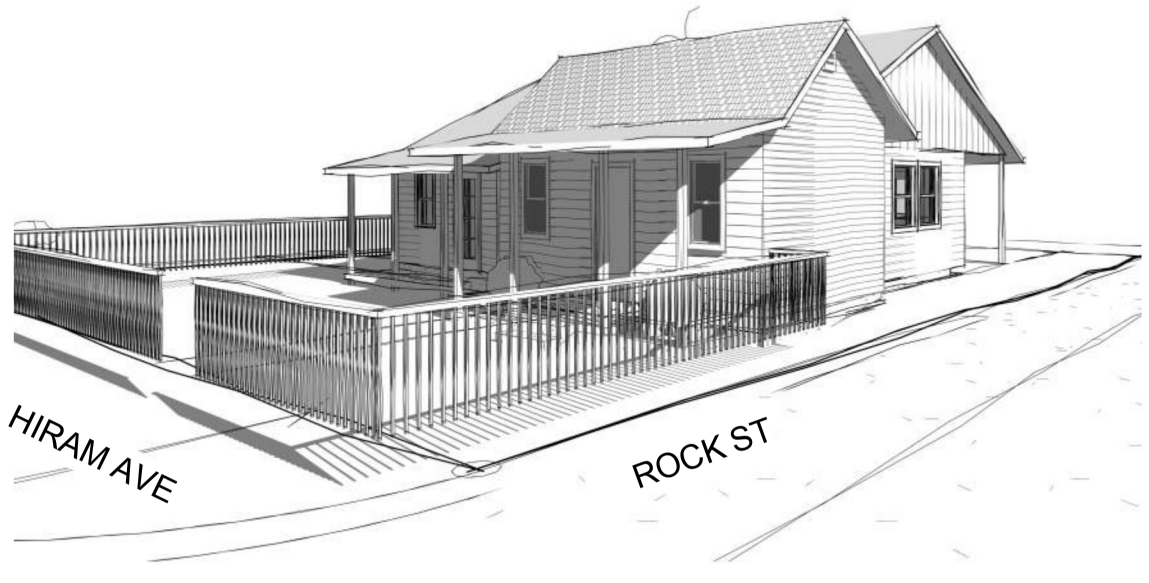
EXISTING HOUSE - HIRAM AVE VIEW



EXISTING HOUSE - ROCK ST. VIEW



PROPOSED ADDITION - HIRAM AVE VIEW



PROPOSED ADDITION - ROCK ST. VIEW

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PROJECT LOCATION:

16430 Hiram Ave.
Oregon City, OR 97045

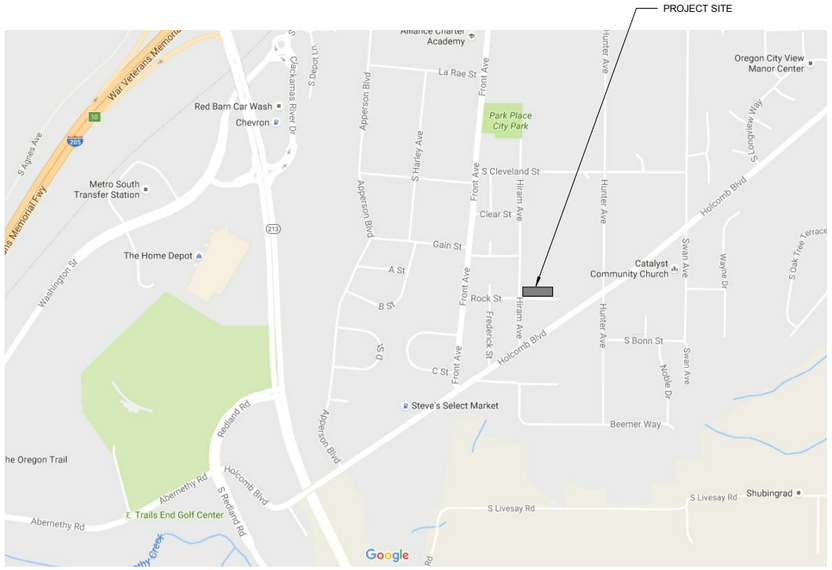
No.	Description	Date

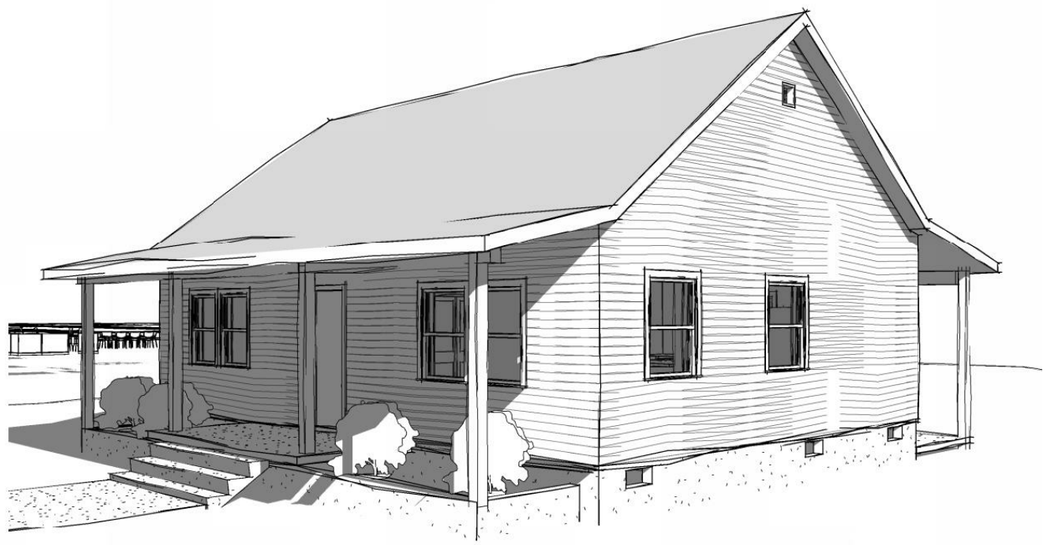
Hiram Ave Residence
Unnamed

Project number	1603
Date	09/12/2016
Drawn by	VIK
Checked by	VIK

A7.0

Scale 1" = 20'-0"





VICINITY MAP

Single Family Residence

Hiram Avenue Remodel

PREPARED FOR	GENERAL CONTRACTOR	DRAWING INDEX
Owners: Kevin & Maureen Grainger Ph. (503) 475-2950	Earth Choice Construction Eugene Voytenko (971) 275-3880	Sheet Number — Sheet Name A0.0 Cover Sheet A1.0 Site Plan A1.1 General Notes A2.0 Floor and Roof Plans A2.1 Foundation & Floor Framing Plans A3.0 Elevations A3.1 Elevations A4.1 Sections A5.0 Details

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND / OR ZONING REGULATIONS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE COMPLIANCE. VIK DRAFTING AND DESIGN SHALL NOT BE HELD LIABLE TOWARD LOSS OR DAMAGE RESULTING IN ANY ERROR OF THESE PLANS. THESE PLANS ARE NOT INTENDED TO SHOW METHOD AND MEANS OF EXECUTION WHICH ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. VIK DRAFTING AND DESIGN RETAINS ALL COPYRIGHTS TO THE PLANS.

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PROJECT LOCATION:

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Oregon City, OR 97045

No.	Description	Date

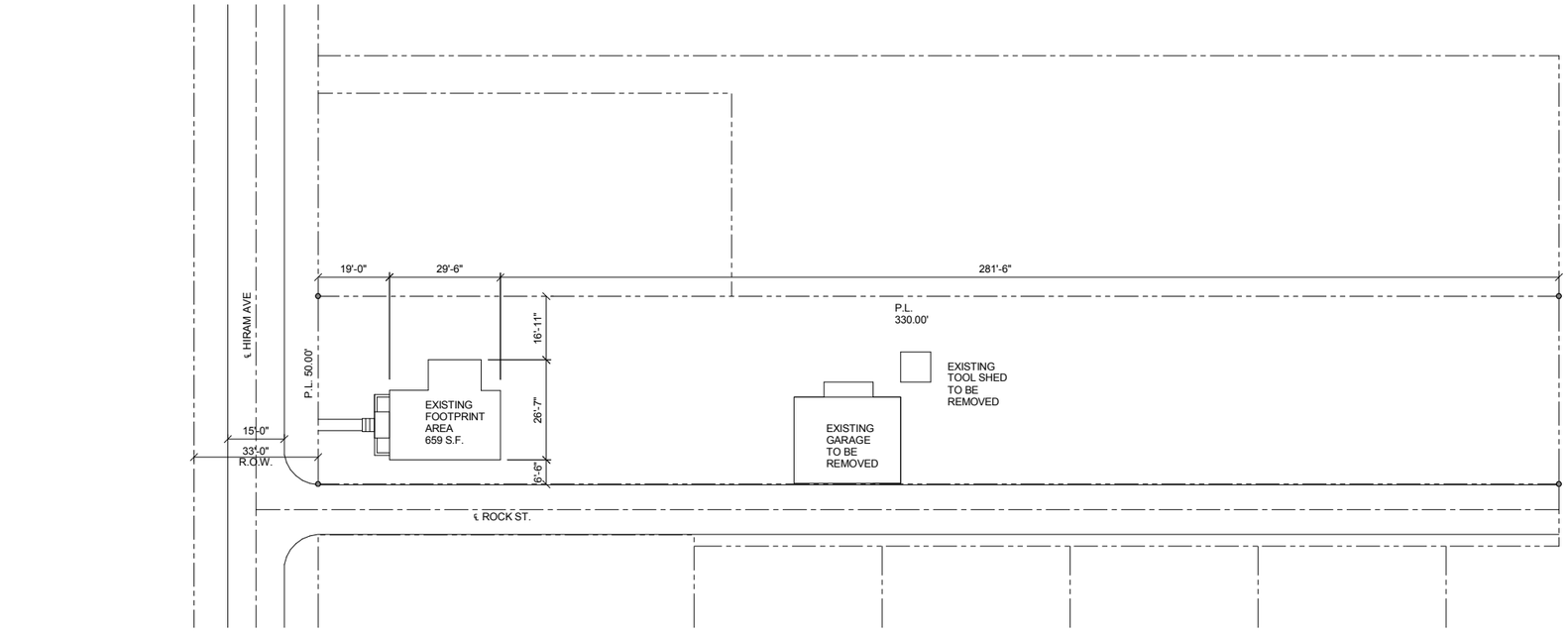
Hiram Ave Residence

Cover Sheet

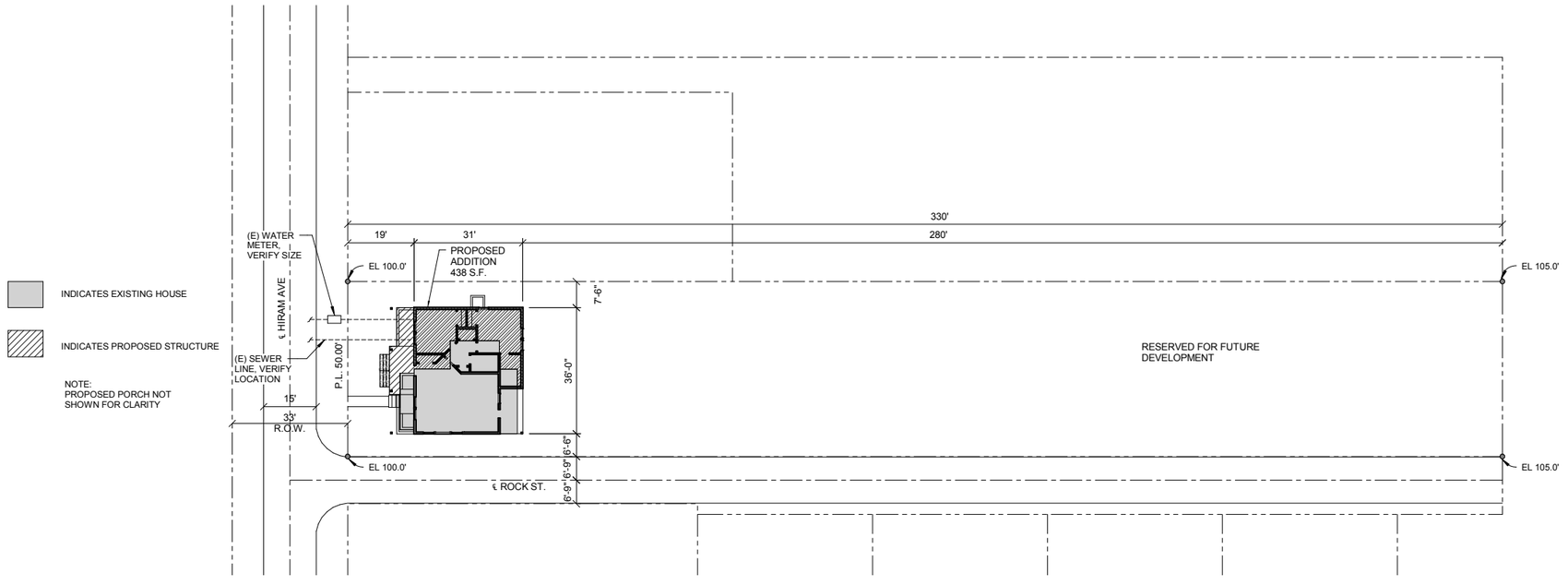
Project number	1603
Date	08/30/2016
Drawn by	VIK
Checked by	VIK

A0.0

Scale: As indicated



1 / A1.0 Site Plan - Existing
1" = 20'-0" (1"=40'-0" 11x17 SHEETS)



2 / A1.0 Site Plan - Proposed
1" = 20'-0" (1"=40'-0" 11x17 SHEETS)

LEGAL DISCRIPTION:

SW 1/4, NW 1/4 SEC28,T2S, R2E, W.M.
CLACKAMAS COUNTY

SUBDIVISION: GEORGE ABERNETHY #58,
LOT 31
LOT AREA: 0.36 AC (15,681 S.F.)

IMPERVIOUS AREA
PROPOSED FOOTPRINT 1,324 S.F.
ROOF AREA: 1,697 S.F.

BUILDING COVERAGE:
FOOTPRINT AREA: 1,324 S.F.
LOT AREA: 15,681 S.F.
COVERAGE: 8.45%

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PROJECT LOCATION:

16430 Hiram Ave.
Oregon City, OR 97045

No.	Description	Date

Hiram Ave Residence

Site Plan

Project number	1603
Date	08/30/2016
Drawn by	VIK
Checked by	VIK

A1.0

Scale: As indicated

ENERGY CODE COMPLIANCE NOTES:

TABLE N1101.1(1)
PRESCRIPTIVE ENVELOPE REQUIREMENTS[a]

BUILDING COMPONENT	STANDARD BASE CASE		LOG HOMES ONLY	
	Required Performance	Equiv. Value[b]	Required Performance	Equiv. Value[b]
Wall insulation-above grade	U-0.060	R-21[c]	Note d	Note d
Wall insulation-below grade[e]	F-0.565	R-15	F-0.565	R-15
Flat ceilings[f]	U-0.031	R-38	U-0.025	R-49
Vaulted ceilings[g]	U-0.042	R-38[g]	U-0.027	R-38A[h]
Underfloors	U-0.028	R-30	U-0.028	R-30
Slab edge perimeter	F-0.520	R-15	F-0.520	R-15
Heated slab interior[i]	n/a	R-10	n/a	R-10
Windows[j]	U-0.35	U-0.35	U-0.35	U-0.35
Window area limitation[j, k]	n/a	n/a	n/a	n/a
Skylights[l]	U-0.60	U-0.60	U-0.60	U-0.60
Exterior doors[m]	U-0.20	U-0.20	U-0.54	U-0.54
Exterior doors w/ > 2.5 ft^2 glazing[n]	U-0.40	U-0.40	U-0.40	U-0.40
Forced air duct insulation	n/a	R-8	n/a	R-8

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929 m^2, 1 degree = 0.0175 rad.

a. As allowed in Section N1104.1, thermal performance of a component may be adjusted provided that overall heat loss does not exceed the total resulting from conformance to the required *U*-value standards. Calculations to document equivalent heat loss shall be performed using the procedure and approved *U*-values contained in Table N1104.1(1).
b. *R*-values used in this table are nominal for the insulation only in standard wood framed construction and not for the entire assembly.
c. Wall insulation requirements apply to all exterior wood framed, concrete or masonry walls that are above grade. This includes cripple walls and rim joist areas. R-19 Advanced Frame or 2 × 4 wall with rigid insulation may be substituted if total nominal insulation *R*-value is 18.5 or greater.
d. The wall component shall be a minimum solid log or timber wall thickness of 3.5 inches (90 mm).
e. Below-grade wood, concrete or masonry walls include all walls that are below grade and do not include those portions of such wall that extend more than 24 inches (609.6 mm) above grade.
f. Insulation levels for ceilings that have limited attic/rafter depth such as dormers, bay windows or similar architectural features totaling not more than 150 square feet (13.9 m^2) in area may be reduced to not less than R-21. When reduced, the cavity shall be filled (except for required ventilation spaces).
g. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless area has a *U*-factor no greater than U-0.031. The *U*-factor of 0.042 is representative of a vaulted scissor truss. A 10-inch (254 mm) deep rafter vaulted ceiling with R-30 insulation is U-0.033 and complies with this requirement, not to exceed 50 percent of the total heated space floor area.
h. A = Advanced frame construction, which shall provide full required insulating value to the outside of exterior walls.
i. Heated slab interior applies to concrete slab floors (both on and below grade) that incorporate a radiant heating system within the slab. Insulation shall be installed underneath the entire slab.
j. Sliding glass doors shall comply with window performance requirements. Windows exempt from testing in accordance with Section NF1111.2, Item 3 shall comply with window performance requirements if constructed with thermal break aluminum or wood, or vinyl, or fiberglass frames and double-pane glazing with low-emissivity coatings of 0.10 or less. Buildings designed to incorporate passive solar elements may include glazing with a *U*-factor greater than 0.35 by using Table N1104.1(1) to demonstrate equivalence to building envelope requirements.
k. Reduced window area may not be used as a trade-off criterion for thermal performance of any component.
l. Skylight area installed at 2 percent or less of total heated space floor area shall be deemed to satisfy this requirement with vinyl, wood or thermally broken aluminum frames and double-pane glazing with low-emissivity coatings. Skylight *U*-factor is tested in the 20 degree (0.35 rad) overhead plane in accordance with NFRC standards.
m. A maximum of 28 square feet (2.6 m^2) of exterior door area per dwelling unit can have a *U*-factor of 0.54 or less.
n. Glazing that is either double pane with low-e coating on one surface, or triple pane shall be deemed to comply with this U-0.40 requirement.

TABLE N1101.1(2)
ADDITIONAL MEASURES

Envelope Enhancement Measure (Select One)	1	**High efficiency walls & windows:** Exterior walls—U-0.047/R-19+5 (insulation sheathing)/SIPS, and one of the following options: Windows—Max 15 percent of conditioned area; or Windows—U-0.30
	2	**High efficiency envelope:** Exterior walls—U-0.058/R-21 Intermediate framing, and Vaulted ceilings—U-0.033/R-30A[d,e], and Flat ceilings—U-0.025/R-49, and Framed floors—U-0.025/R-38, and Windows—U-0.30; and Doors—All doors U-0.20, or Additional 15 percent of permanently installed lighting fixtures as high-efficacy lamps or Conservation Measure D and E
	3	**High efficiency ceiling, windows & duct sealing:** (Cannot be used with Conservation Measure E) Vaulted ceilings—U-0.033/R-30A[d,e], and Flat ceilings—U-0.025/R-49, and Windows—U-0.30, and Performance tested duct systems[b]
	4	**High efficiency thermal envelope UA:** Proposed UA is 15% lower than the Code UA when calculated in Table N1104.1(1)
	5	**Building tightness testing, ventilation & duct sealing:** (Cannot be used with Conservation Measure E) A mechanical exhaust, supply, or combination system providing whole-building ventilation rates specified in Table N1101.1(3), or ASHRAE 62.2, and The dwelling shall be tested with a blower door and found to exhibit no more than: 1. 6.0 air changes per hour[f], and 2. Performance tested duct systems[b]
	6	**Ducted HVAC systems within conditioned space:** (Cannot be used with Conservation Measure B or C) All ducts and air handler are contained within building envelope[i]
Conservation Measure (Select One)	A	**High efficiency HVAC system:** Gas-fired furnace or boiler with minimum AFUE of 90% a, or Air-source heat pump with minimum HSPF of 8.5 or Closed-loop ground source heat pump with minimum COP of 3.0
	B	**Ducted HVAC systems within conditioned space:** All ducts and air handler are contained within building envelope[i]
	C	**Ductless heat pump:** Replace electric resistance heating in at least the primary zone of dwelling with at least one ductless mini-split heat pump having a minimum HSPF of 8.5. Unit shall not have integrated backup resistance heat, and the unit (or units, if more than one is installed in the dwelling) shall be sized to have capacity to meet the entire dwelling design heat loss rate at outdoor design temperature condition. Conventional electric resistance heating may be provided for any secondary zones in the dwelling. A packaged terminal heat pump (PTHP) with comparable efficiency ratings may be used when no supplemental zonal heaters are installed in the building and integrated backup resistant heat is allowed in a PTHP
	D	**High efficiency water heating & lighting:** Natural gas/propane, on-demand water heating with min EF of 0.80, or heat pump water heater with min EF of 1.8 (northern climate)and a minimum 75 percent of permanently installed lighting fixtures as CFL or linear fluorescent or a min efficacy of 40 lumens per watt as specified in Section N1107.2[c]
	E	**Energy management device & duct sealing:** Whole building energy management device that is capable of monitoring or controlling energy consumption, and Performance tested duct systems[b], and A minimum 75 percent of permanently installed lighting fixtures as high-efficacy lamps.
	F	**Solar photovoltaic:** Minimum 1 watt/sq ft conditioned floor space[g]
	G	**Solar water heating:** Minimum of 40 ft^2 of gross collector area[h]

For SI: 1 square foot = 0.093 m^2, 1 watt per square foot = 10.8 W/m^2.

a. Furnaces located within the building envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.
b. Documentation of Performance Tested Ductwork shall be submitted to the building official upon completion of work. This work shall be performed by a technician certified by the Performance Tested Comfort Systems (PTCS) program administered by the Bonneville Power Administration (BPA), documentation shall be provided that work demonstrates conformance to PTCS duct performance standards.
c. Section N1107.2 requires 50 percent of permanently installed lighting fixtures to contain high efficacy lamps. Each of these additional measures adds an additional percent to the Section N1107.2 requirement.
d. A = advanced frame construction, which shall provide full required ceiling insulation value to the outside of exterior walls.
e. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless vaulted area has a *U*-factor no greater than *U*-0.026.
f. Building tightness test shall be conducted with a blower door depressurizing the dwelling 50 Pascal's from ambient conditions. Documentation of blower door test shall be submitted to the Building Official upon completion of work.
g. Solar electric system size shall include documentation indicating that Total Solar Resource Fraction is not less than 75 percent.
h. Solar water heating panels shall be Solar Rating and Certification Corporation (SRCC) Standard OG-300 certified and labeled, with documentation indicating that Total Solar Resource Fraction is not less than 75 percent.
i. A total of 5 percent of an HVAC systems ductwork shall be permitted to be located outside of the conditioned space. Ducts located outside the conditioned space shall have insulation installed as required in this code.

3 A1.1 Energy Code1
1" = 1'-0"

GENERAL CONSTRUCTION NOTES:

1. - ASSUMED SOIL BEARING CAPACITY - 1500 P.S.F.

2. - MINIMUM COMPRESSIVE STRENGTH OF CONCRETE:
   A. BASEMENT WALLS AND FOUNDATION NOT EXPOSED TO THE WEATHER..... 2,500 PSI
   B. BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS ..... 2,500 PSI
   C. BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER ..... 3,000 PSI
   D. PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS ..... 3,000 PSI

3. - FOUNDATION VENT LOCATED WITHIN 3 FEET OF THE BUILDING CORNER IN EACH DIRECTION.

4. - ALL FRAMING LUMBER TO BE DF/L#2 OR BETTER.

5. - MINIMUM THERMAL INSULATION PER 2011 ENERGY EFFICIENCY ADDITIONAL MEASURES.
   A. EXTERIOR WALLS - R21 INTERMEDIATE FRAMING
   B. VAULTED CEILING - R-30 ADVANCED FRAMING
   C. FLAT CEILINGS - R49
   D. FRAMED FLOORS - R38
   E. WINDOWS - U-0.30
   F. DOORS - ALL DOORS U-0.20

6. - USE COMBINED SMOKE DETECTORS / CARBON MONOXIDE ALARMS AT LOCATION SHOWN.

7. - USE EXHAUST FAN WITH TIMER IN BATHROOMS, TYP

8. - DUE TO 2011 ENERGY EFFICIENCY ADDITIONAL MEASURES REQUIREMENTS THERE ARE (2) MEASURES SELECTED:

   A. HIGH EFFICIENCY ENVELOPE
   B. HIGH EFFICIENCY HVAC

2 A1.1 GENERAL CONSTRUCTION NOTES
1" = 1'-0"

RODON CONTROL

AF103.5.1 Passive submembrane depressurization system.

AF103.5.1.1 Ventilation. Crawl spaces shall be provided with vents to the exterior of the building. The minimum net area of ventilation openings shall comply with Section R408.1 of this code.

AF103.5.1.2 Soil-gas-retarder. The soil in crawl spaces shall be covered with a continuous layer of minimum 6-mil (0.15 mm) polyethylene soil-gas-retarder. The ground cover shall be lapped a minimum of 12 inches (305 mm) at joints and shall extend to all foundation walls enclosing the crawl space area.

AF103.5.1.3 Vent pipe. A plumbing tee or other *approved* connection shall be inserted horizontally beneath the sheeting and connected to a 3- or 4-inch-diameter (76 mm or 102 mm) fitting with a vertical vent pipe installed through the sheeting. The vent pipe shall be extended up through the building floors, terminate at least 12 inches (305 mm) above the roof in a location at least 10 feet (3048 mm) away from any window or other opening into the *conditioned spaces* of the building that is less than 2 feet (610 mm) below the exhaust point, and 10 feet (3048 mm) from any window or other opening in adjoining or adjacent buildings.

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PROJECT LOCATION:

16430 Hiram Ave.
Oregon City, OR 97045

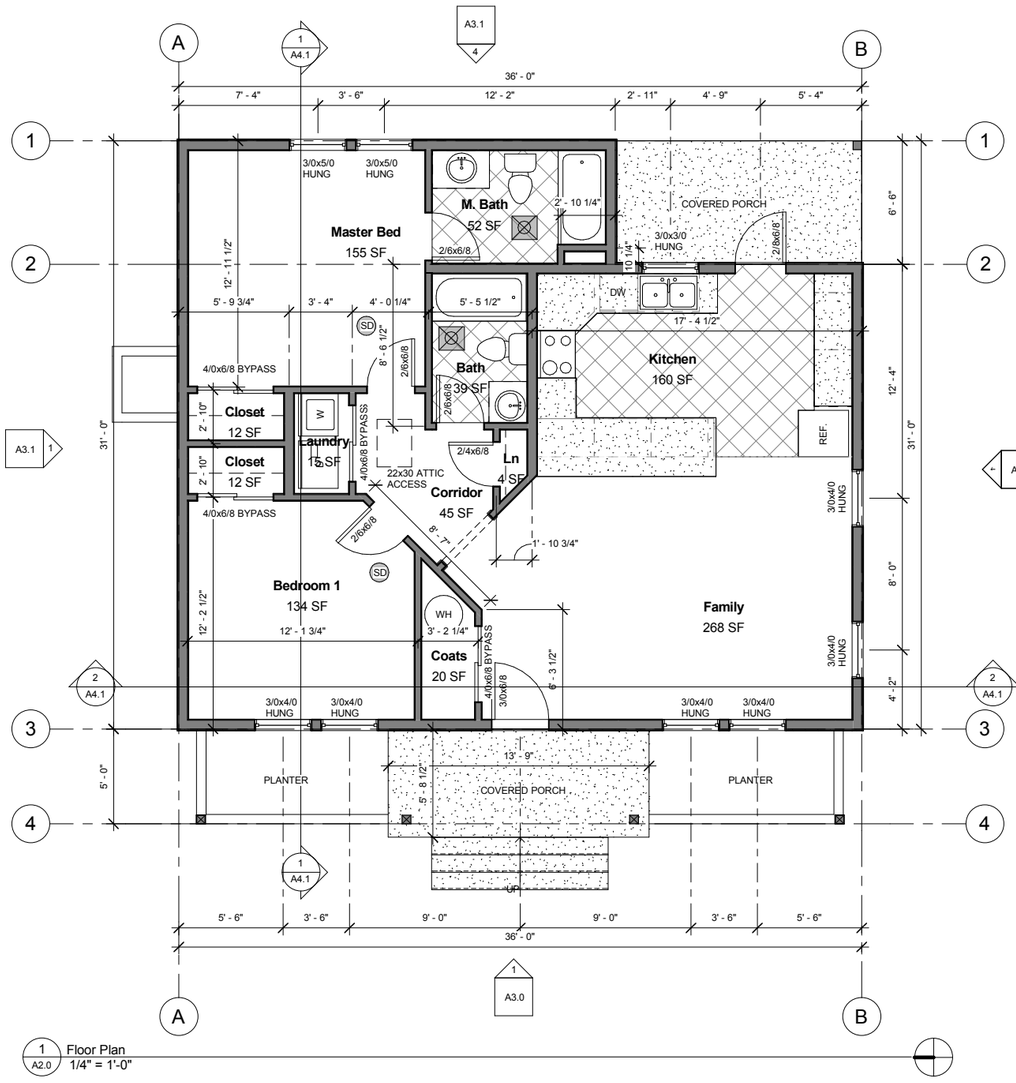
No.	Description	Date
3	CHECKSHEET #3	03/25/14

Hiram Ave Residence
General Notes

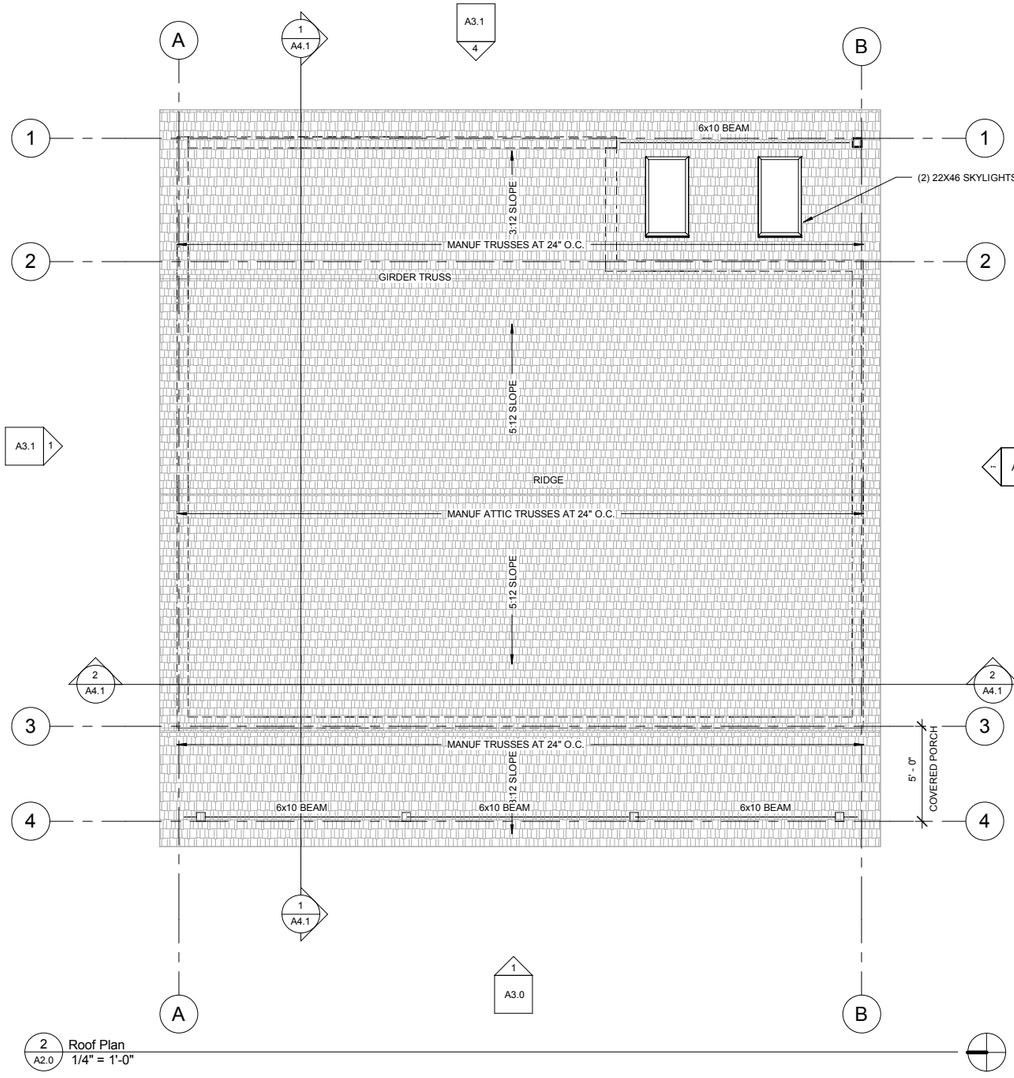
Project number	1603
Date	08/30/2016
Drawn by	VIK
Checked by	VIK

A1.1

Scale As indicated



1 A2.0 Floor Plan
1/4" = 1'-0"



2 A2.0 Roof Plan
1/4" = 1'-0"

LEGEND

- INDICATES 100 CFM FAN
- SD — INDICATES SMOKE DETECTOR

Room Schedule	
Name	Area
Bath	39 SF
Kitchen	160 SF
Family	268 SF
Corridor	45 SF
Master Bed	155 SF
Bedroom 1	134 SF
Closet	12 SF
Closet	12 SF
Laundry	15 SF
M. Bath	52 SF
Ln	4 SF
Coats	20 SF
Grand total: 12	917 SF

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PROJECT LOCATION:

16430 Hiram Ave.
Oregon City, OR 97045

No.	Description	Date

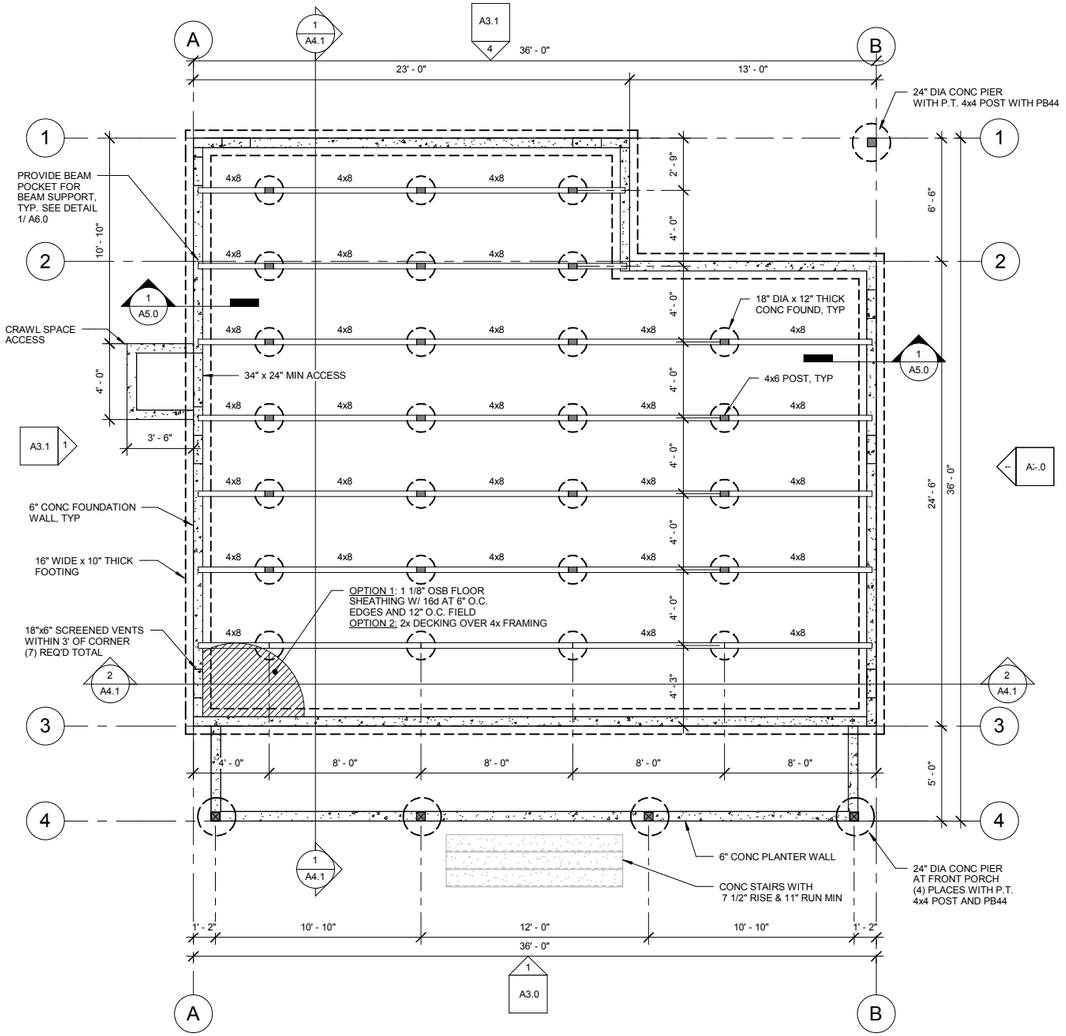
Hiram Ave Residence

Floor and Roof Plans

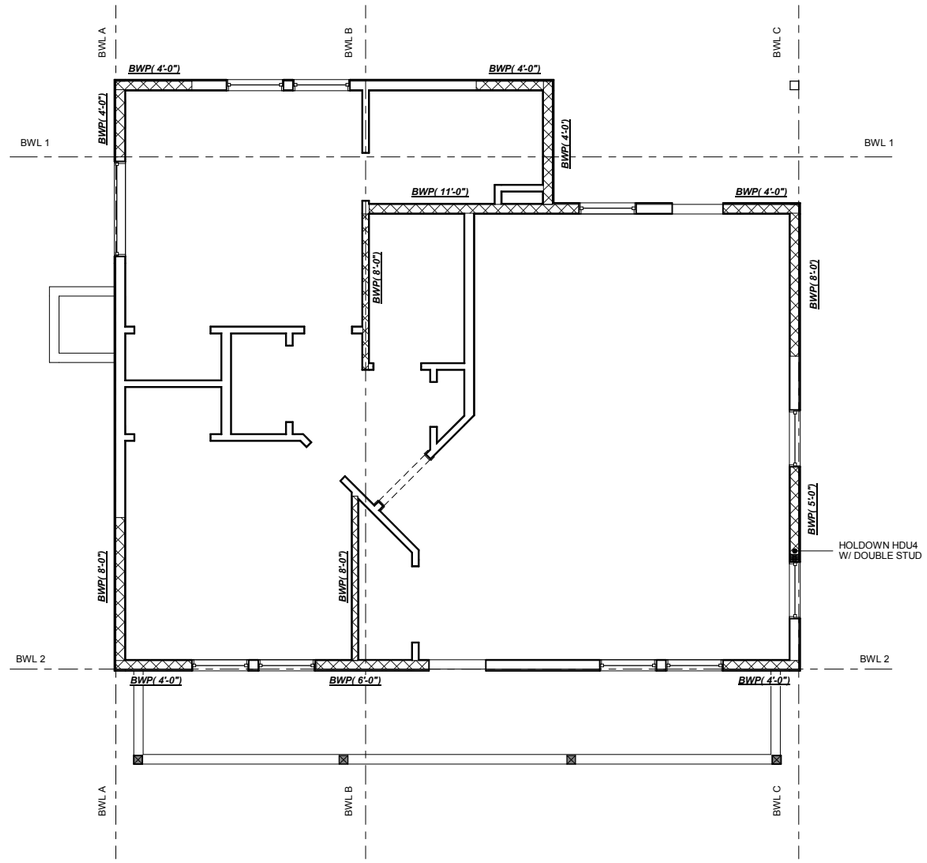
Project number	1603
Date	08/30/2016
Drawn by	VIK
Checked by	VIK

A2.0

Scale	As indicated



1 A2.1 Floor Plan
1/4" = 1'-0"



BWL - INDICATES BRACE WALL LINE
BWP - INDICATES BRACED WALL PANEL

FOR SHEATHING AND NAILING REFER TO SHEET A6.0

2 A2.1 Floor Plan - Lateral Design
1/4" = 1'-0"

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND / OR ZONING REGULATIONS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE COMPLIANCE. VIK DRAFTING AND DESIGN SHALL NOT BE HELD LIABLE TOWARD LOSS OR DAMAGE RESULTING IN ANY ERROR OF THESE PLANS. THESE PLANS ARE NOT INTENDED TO SHOW METHOD AND MEANS OF EXECUTION WHICH ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. VIK DRAFTING AND DESIGN RETAINS ALL COPYRIGHTS TO THE PLANS.

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PROJECT LOCATION:

16430 Hiram Ave.
Oregon City, OR 97045

No.	Description	Date

Hiram Ave Residence

Foundation & Floor Framing Plans

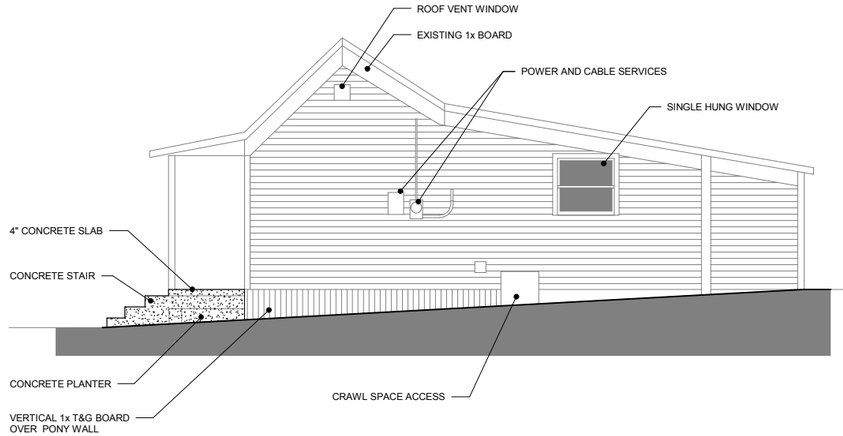
Project number	1603
Date	08/30/2016
Drawn by	VIK
Checked by	VIK

A2.1

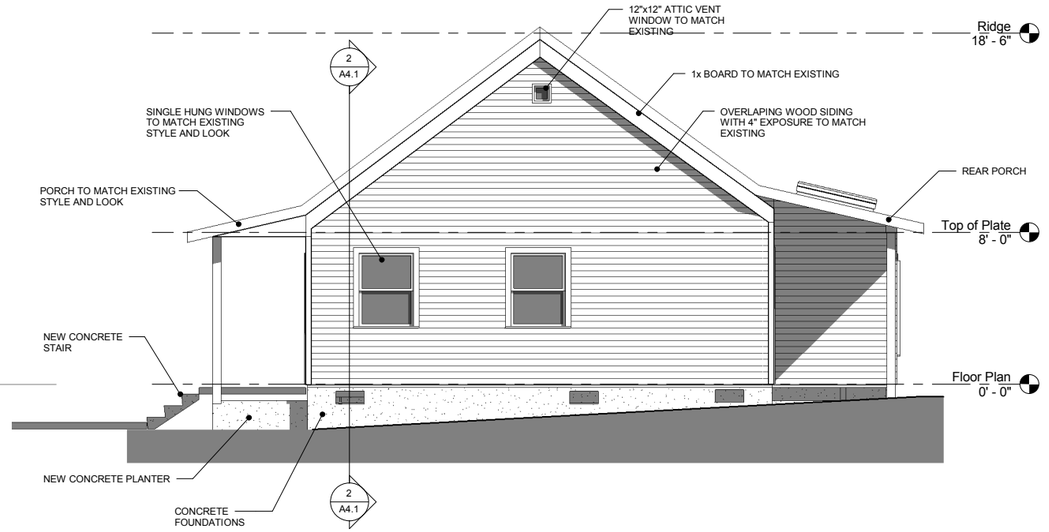
Scale: As indicated

2 A3.0 Front Elevation - Exsisting
1/4" = 1'-0"

1 A3.0 Front Elevation
1/4" = 1'-0"



3 A3.0 Right Side Elevation - Existing
1/4" = 1'-0"



4 A3.0 Right Side Elevation
1/4" = 1'-0"

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PROJECT LOCATION:

16430 Hiram Ave.
Oregon City, OR 97045

No.	Description	Date

Hiram Ave Residence

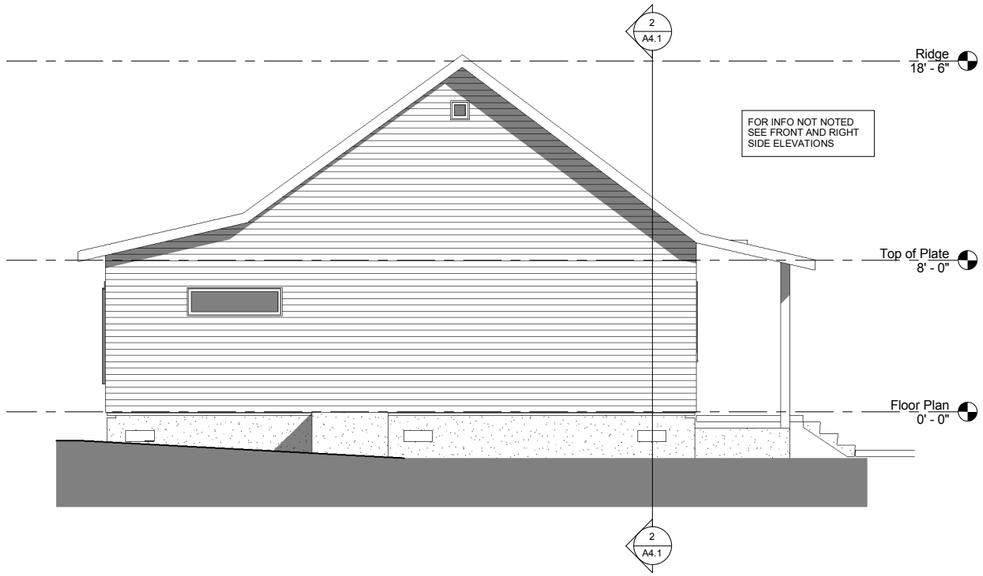
Elevations

Project number	1603
Date	08/30/2016
Drawn by	VIK
Checked by	VIK

A3.0

Scale 1/4" = 1'-0"

2 A3.1 Elevation left side - existing
1/4" = 1'-0"



1 A3.1 Left Side Elevation - Proposed
1/4" = 1'-0"

3 A3.1 Elevation rear - existing
1/4" = 1'-0"

4 A3.1 Rear Side Elevation - Proposed
1/4" = 1'-0"

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Elevations

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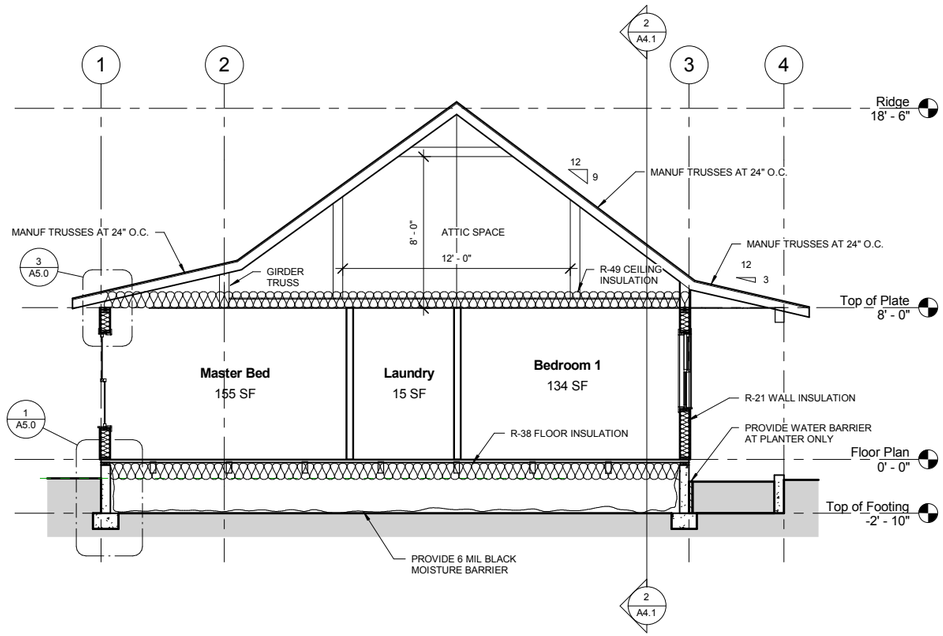
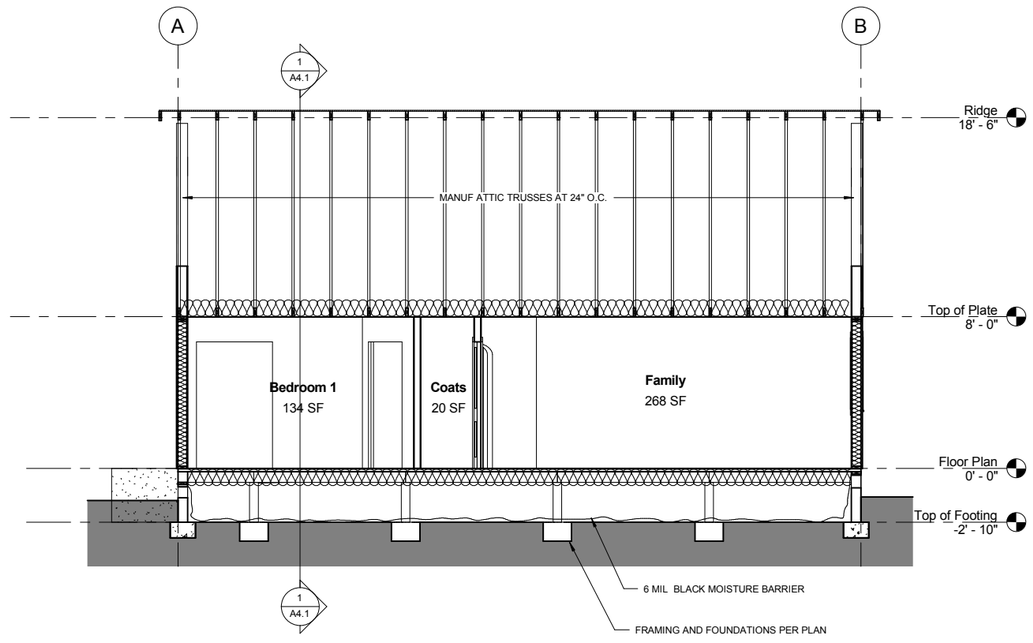
A3.1

Scale 1/4" = 1'-0"



1 A4.1 East-West Section
1/4" = 1'-0"



2 South-North Section
1/4" = 1'-0"

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No.	Description	Date

Hiram Ave Residence

Sections

Project number	1603
Date	08/30/2016
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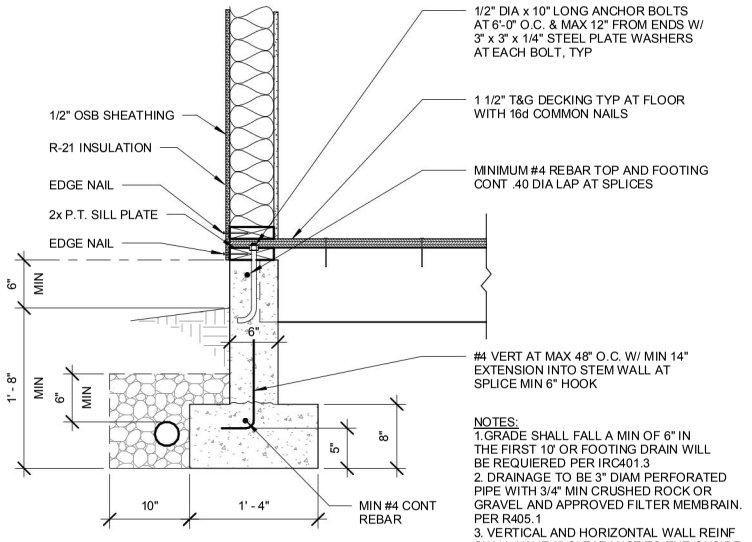
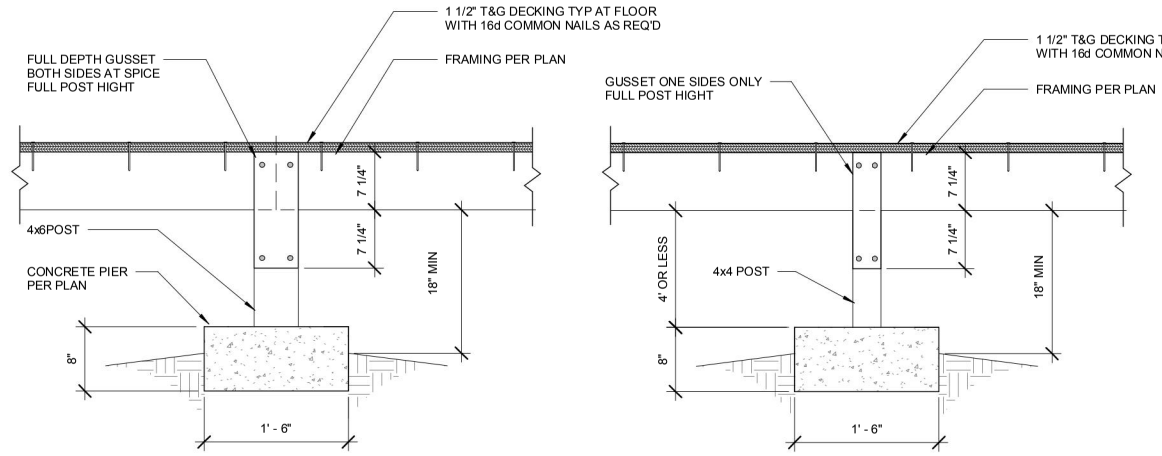
A4.1

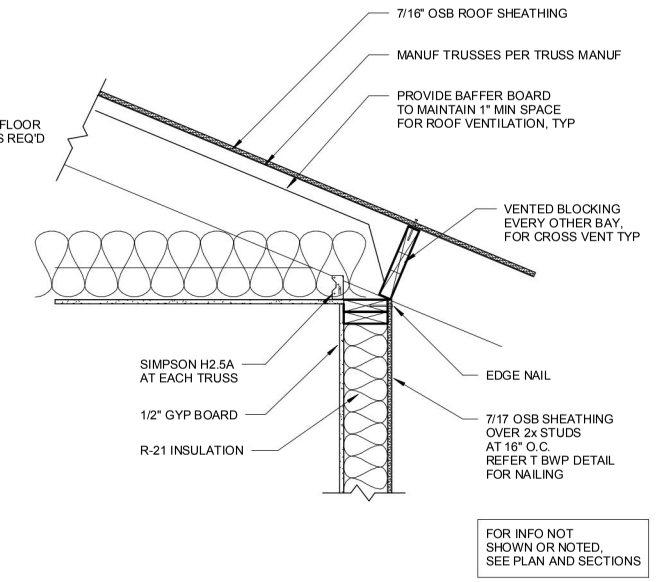
Scale 1/4" = 1'-0"



1 A5.0 Typical Foundation Detail at Floor Framing
1" = 1'-0"



2 A5.0 Post and Beam Framing
1" = 1'-0"



3 A5.0 Roof Connection Detail
1" = 1'-0"

4 A5.0 Braced Wall Panel
1/2" = 1'-0"

5 A5.0 Gypsum Bracing Panel
1/2" = 1'-0"

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Details

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Date	08/30/2016
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A5.0

Scale: As indicated