

**Historic Review  
Notice of Decision Staff Report  
October 23, 2019**

- FILE NO.:** GLUA-19-00029/HR 19-04: Historic Review Board review of a new single family home in the Canemah National Register Historic District.
- HEARING DATE:** October 22, 2019  
7:00 p.m. – City Hall  
625 Center Street  
Oregon, City, Oregon 97045
- APPLICANT/OWNER:** Tim and Taryn Ahaus  
20748 Viewpoint Rd  
West Linn, OR 97068
- LOCATION:** 306 4<sup>th</sup> Avenue  
Clackamas County Map 3-2E-06BB Taxlot 00300  
Oregon City, OR 97045
- REQUEST:** New single family home in the Canemah National Register Historic District.
- DECISION:** On October 22, 2019, after reviewing all of the evidence in the record and considering all of the arguments made by the applicant, opposing and interested parties, the Oregon City Historic Review Board voted 4-0 to approve the proposal with conditions. The Oregon City Historic Review Board adopted as its own the Staff Report with findings and Conditions of Approval for File Number HR 19-04. The complete record for the Historic Review Board decision is on file at the Planning Division.
- CRITERIA:** Administration and Procedures are set forth in Chapter 17.50, Chapter 17.40, Historic Overlay District in Chapter 17.40, and “R-6” Single-Family Dwelling District in Chapter 17.12 of the Oregon City Municipal Code. The City Code Book is available on-line at [www.orcity.org](http://www.orcity.org).

*Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the hearing, in person or by letter, with sufficient specificity to afford the Historic Review Board and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. The decision of the Historic Review Board may be appealed to the City Commission by parties with standing within fourteen (14) calendar days of the notice of decision. Any appeal will be based on the record. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763. A city-recognized neighborhood association requesting an appeal fee waiver pursuant to OCMC 17.50.290(C) must officially approve the*

*request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal.*

### **Conditions of Approval**

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

*(DS) = Verify that condition of approval has been met with the Development Services Division.*

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

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

Prior to issuance of Building Permits:

1. The applicant shall minimize grading and comply with any applicable standards in the Geologic Hazard Overlay Chapter 17.44. (P, DS)
2. Exposed area proposed under the front porch shall not be more than one foot taller than shown in plans. Any changes exceeding one foot must be reviewed by the Historic Review Board. (P)
3. If composite decking is approved, the applicant shall use boards that match the color of the house or trim. (P)
4. The proposed retaining wall shall be a rockery wall, or utilize concrete or natural basalt veneer. Any other material or a height change of more than one foot for the proposed retaining wall shall be considered a modification to this application and be reviewed by the Historic Review Board. (P, DS)
5. Additional natural rockery walls that are less than 4 feet in height are allowed in the site without further Historic Review Board review, but will be subject to review for compliance with the Geologic Hazard Overlay District. (P, DS)
6. The applicant shall modify the grading plan or house design such that the stairs facing 4<sup>th</sup> Avenue do not exceed 5 feet in height, and shall not increase the number of stairs beyond what is shown in the plans. (P)
7. Proposed retaining walls shall not exceed five feet in height. (P, DS)

Prior to issuance of a Certificate of Occupancy:

8. Incised lumber or pressure treated wood shall not be used on any visible surfaces. (P)
9. The window sash shall be the darkest color of the three color paint scheme. (P)
10. The applicant shall use simple bungalow styled exterior lighting. (P)
11. The applicant shall ensure that shakes/shingles are straight across and not jagged. (P)
12. Windows in the garage door are acceptable but not required. (P)
13. Slider windows are not permitted. (P)
14. The applicant shall plant four native 1.5" caliper replacement trees in the side or front yard as a replacement for the 9 to 11 trees that will be removed. (P)
15. Landscaping shall also be utilized to visually shield the massing under the porch and on side elevations. A maximum of ten shrubs with minimum mature height of 5 feet may be required, with final number and locations selected by staff after construction. (P)
16. The rear door shall be a single door, French doors, or French-style slider door. (P)

**I. BACKGROUND:**

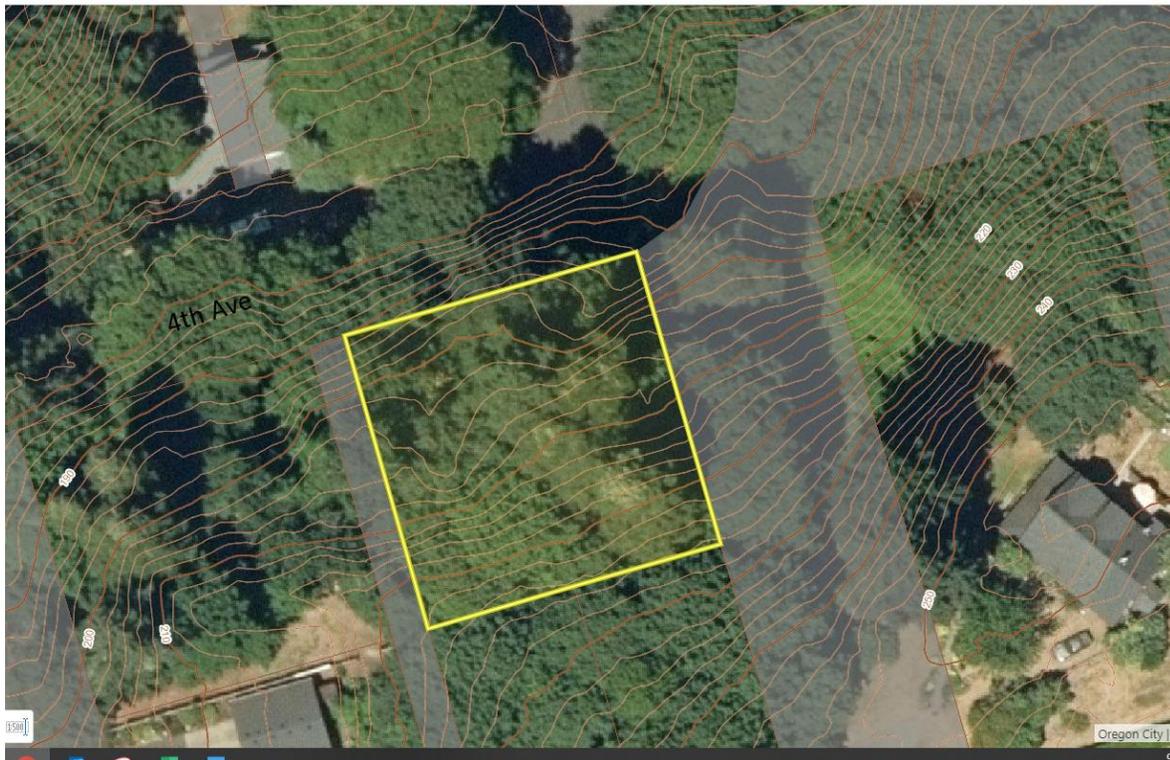
**Site and Context**

The subject property is currently an undeveloped parcel located in the Canemah National Historic District and is located on the south side of 4<sup>th</sup> Ave., at the intersection of 4<sup>th</sup> Ave. and Ganong St. The subject property is within the Geologic Hazards Overlay District and the Willamette River Greenway overlay which will be reviewed through a separate process. There are unimproved sections of City right-of-way located on the east and west side of this property. Primary access to the property would be from the unimproved portion of Ganong St.

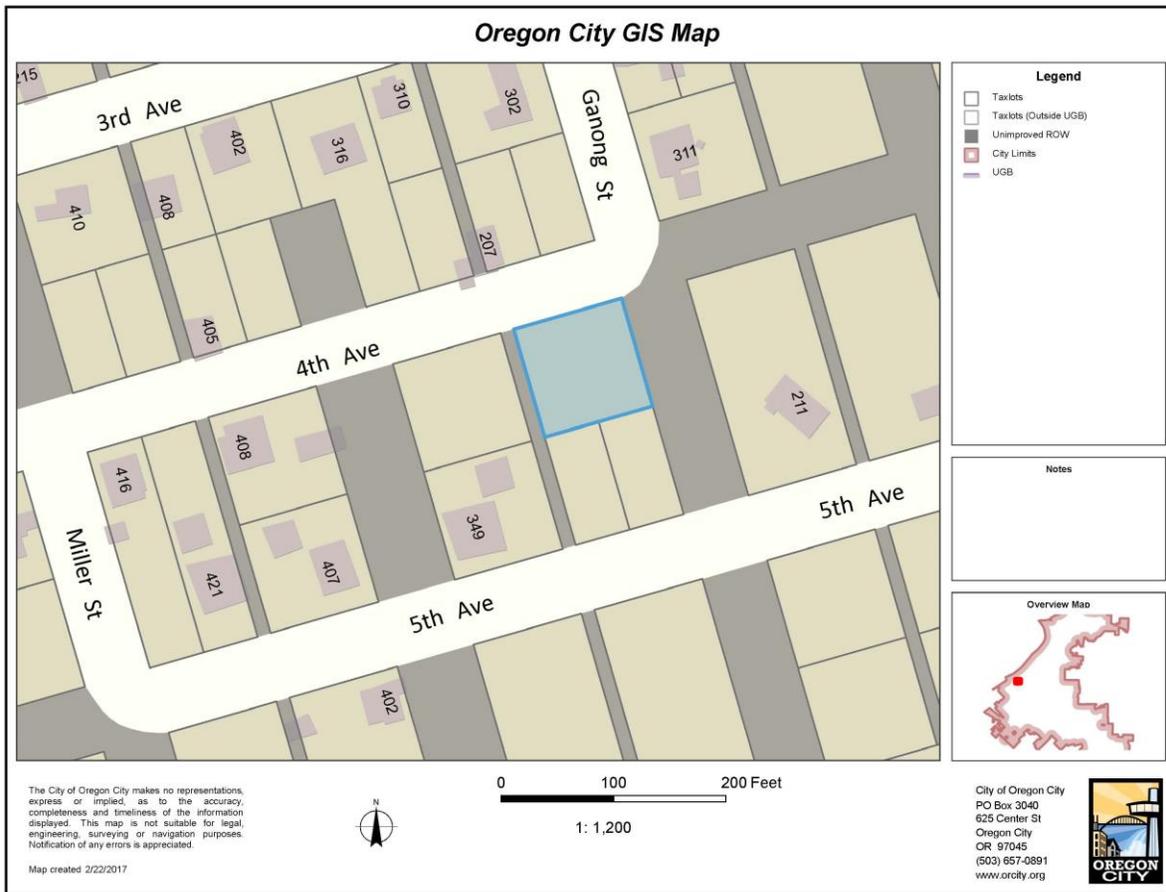
Historic records indicate there was originally a small home on the site at the approximate location of the proposed home. No physical evidence of this structure remains.

The segment of 4th Ave between Miller and Ganong has two vernacular homes constructed prior to 1910, a bungalow likely built about 1910 and two new homes constructed in the vernacular style. The home on the north side of the street at 311 Ganong is a non-historic home with Queen Anne elements. A majority of the lots fronting 4th Ave as well as the unimproved right of ways for Hedges and Ganong Streets are vacant due to steeply sloping terrain.

In 2017, a Vernacular-style home was proposed and approved by the HRB (HR 17-01) and through the Geologic Hazard review process. The property has since been sold.



*Aerial photo and topography (2ft contours)*



*Vicinity Map*



*Existing Conditions*

HR 19-04



Driveway from 4<sup>th</sup> Avenue

The lots directly to the south and west of the subject site are currently vacant, and the homes located at 311 Ganong St. and 349 5<sup>th</sup> Ave., are not listed on either the local or national register of historic places. There are two homes listed on the Historic Register or potentially eligible directly adjacent to the subject site, those homes are located at 207 4<sup>th</sup> Ave. and 211 5<sup>th</sup> Ave.



**207 4<sup>th</sup> Ave.**

Directly to the north of the proposed development is the Charles and Sarah Toole Residence. This 2 story house has a gabled roof and one over one shingles. Currently Masonite shingles cover the original shiplap siding. Statement of Significance: *Charles Toole, born in 1863, was a woolsorter at the Oregon City Woolen Mill at the turn of the century. His wife, Sarah, was born in 1868 in England, and emigrated to the United States in 1884. They had seven children. The house is significant for its age; it is a typical vernacular structure for turn-of-the-century Oregon City. Within the Canemah NR District, it is classified as a Secondary structure. The home has been altered and was deemed not contributing in 2008 after being identified as a secondary resource in 1983.*



**211 5<sup>th</sup> Ave.**

This home is located to the southeast of the subject site and listed as the Mary Graves House on the register. This is a 2 story home with gabled roof with, wide rakeboards, and four over four double hung windows and shiplap siding. Statement of Significance: The original owner was John Gill, who purchased the property in 1889, when it was built. No biographical information was found on Mr. Gill. The current resident, Crystal Linn, is a daughter of the second owner, Mary Graves, and

former daughter-in-law of Peter Smith, a carpenter who built several houses in Canemah. The house is significant for its age. Within the NR District, it is classified as a Primary structure.



**349 5<sup>th</sup> Ave.**

This is a Canemah Vernacular style home that was built circa 2006 and is not listed on the Register of Historic Places



**311 Ganong St.**

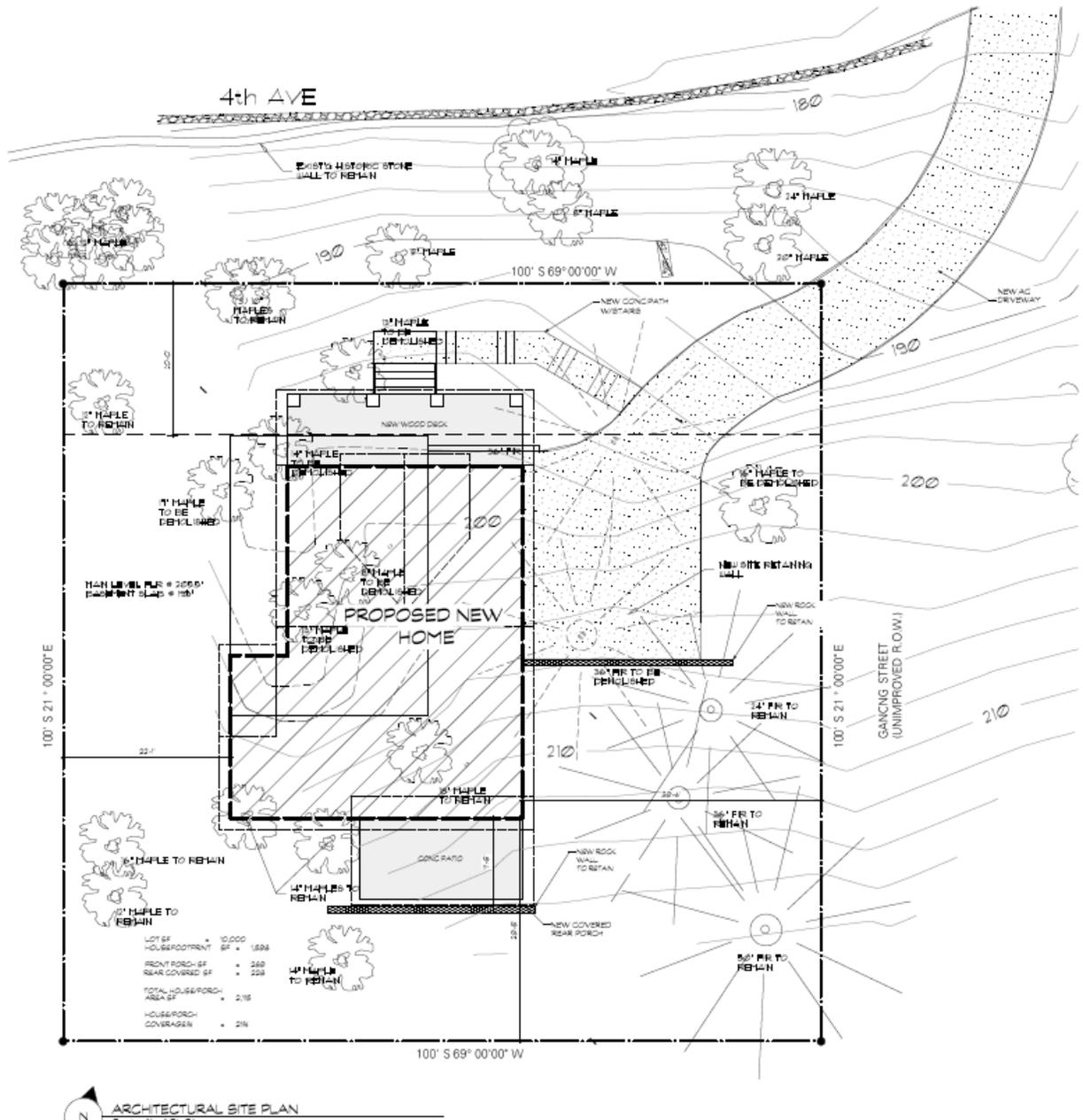
This home is a Queen Anne Vernacular home that was built circa 1996 and is not listed on the Register of historic places.



**408 4<sup>th</sup> Avenue**

This home is contributing within the district but has no historical information associated with it. Built circa 1910, the bungalow features a shed dormer on the front, a wrap-around front porch that may have been a later addition, and eclectic styling elements.

APPLICANT'S SUBMITTAL:



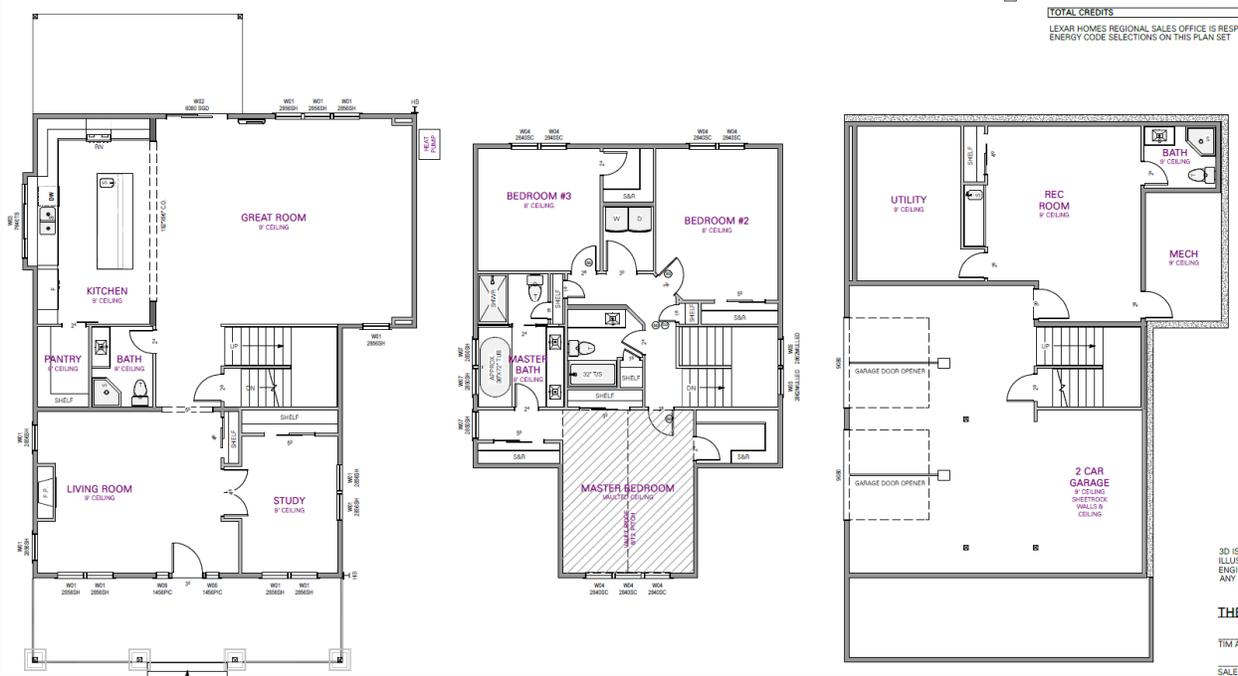
Site Plan



*Rendering*



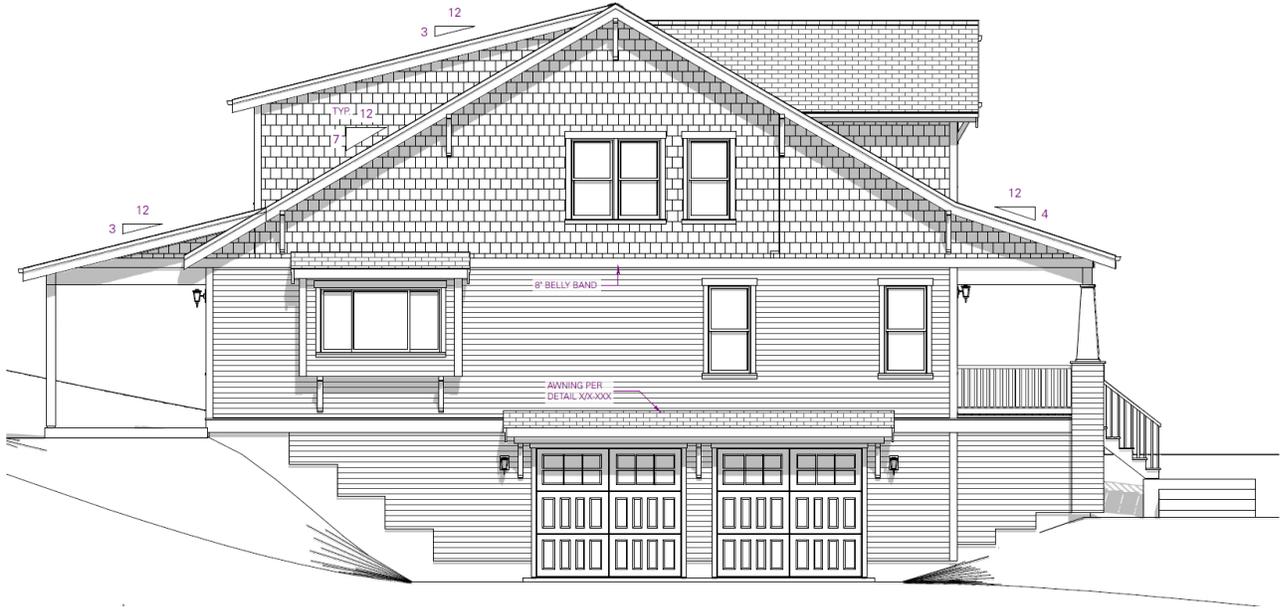
*View from corner*



Floor plans



Front elevation



East elevation



West elevation



*Rear elevation*

**Project Summary:**

The applicant submitted the following narrative:

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

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

**Zoning:**

The property is zoned R-6 Single-Family Dwelling District and Low Density Residential in the Comprehensive Plan. The property is also located within the Willamette River Greenway, Geologic Hazard and Natural Resource Overlay Districts. The applicant must receive approval through the Geologic Hazard and Willamette River Greenway review processes prior to issuance of building permits.

The site has been approved with an NROD verification (NR 17-08) which determined that the protected natural resources are uphill of the subject property and are greater than 150 feet from the property.

**Notice and Public Comment:**

A public comment was made at the September HRB meeting, when this item was continued, relating to the proposed size of the home. The comment indicated that the home was a lot larger than any historic bungalows in Canemah. This comment is addressed in the staff report.

**Staff Analysis Executive Summary:**

The applicant has proposed a home with an attached, side entry lower level garage on a 10,000 square foot property. The home is designed as a traditional bungalow with a full width front porch and single front dormer. While larger than many historic bungalows in Canemah, staff does not find that the house is excessively large. The bungalow design is classic and the roof design helps to reduce the appearance of the mass of the home.

Page 27 of the design guidelines states that accessory structures should be detached, subservient to the primary building and be located at less visible areas such as the side or back of the primary building. The previously approved home on this lot also included an attached side-loaded garage on the ground floor. The Historic Review Board made findings to support the attached garage in this specific circumstance. The same findings are applicable to the current proposal and include:

- The site has a steep grade and disturbing less area when developing the site will help maintain the geologic integrity of the site.
- The garage is located underneath the main level of the home and does not increase the envelope of the home beyond that of a single family home located on the site.
- The home is setback more than 20 feet from the 4<sup>th</sup> Ave right-of-way, which reduces the visibility of the proposed home from the 4<sup>th</sup> Ave right-of-way.
- The proposed garage is side-loading and located underneath the main level of the home, the only way to see the garage doors would be from the Ganong Street right-of-way and the proposed driveway for the home.

The roof pitch of the proposed home is 7:12, which is slightly higher than the design guideline of 6:12 or less. The materials generally meet the guidelines and the design details are appropriate for a bungalow.

Staff has recommended several conditions of approval to address tree removal, grading, and compatible materials.

**CODE RESPONSES:**

*17.40.060 - Exterior alteration and new construction.*

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

**Applicable:** The proposal for new construction in a historic district is being reviewed by the Historic Review Board.

B. *Application for such a certificate shall be made to the planning staff and shall be referred to the historic review board. The application shall be in such form and detail as the board prescribes.*

**Complies as Proposed:** The applicant submitted the required materials.

C. *Archeological Monitoring Recommendation. For all projects that will involve ground disturbance, the applicant shall provide,*

1. *A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the applicant; and*
2. *A letter or email from the applicable tribal cultural resource representative of the Confederated Tribes of the Grand Ronde, Confederated Tribes of the Siletz, Confederated Tribes of the Umatilla, Confederated Tribes of the Warm Springs and the Confederated Tribes of the Yakama Nation indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the applicant.*

*If, after forty-five days notice from the applicant, the Oregon State Historic Preservation Office or the applicable tribal cultural resource representative fails to provide comment, the city will not require the letter or email as part of the completeness review. For the purpose of this section, ground disturbance is defined as the movement of native soils.*

**Complies as Proposed.** Oregon SHPO and the Native American tribes listed above were notified of the proposed ground disturbance in 2017 when the property was the subject of a separate land use application, also for a single family home. A response was received from SHPO and the Warm Springs tribe (project is referred to as PA 16-45 at the time) and is in the City's files for this project. The letter indicates the level of recommended archaeological monitoring on the site.

D. *[1.] The historic review board, after notice and public hearing held pursuant to Chapter 17.50, shall approve the issuance, approve the issuance with conditions or disapprove issuance of the certificate of appropriateness.*

**Applicable:** The proposal is being reviewed by the Historic Review Board.

2. *The following exterior alterations to historic sites may be subject to administrative approval:*
  - a. *Work that conforms to the adopted Historic Review Board Policies.*

**Not Applicable:** The proposal is not subject to administrative approval.

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:*

**Not Applicable:** The proposal is not an exterior alteration.

F. *For construction of new structures in an historic or conservation district, or on an historic site, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:*

1. *The purpose of the historic conservation district as set forth in Section 17.40.010;*

**Finding: Complies with Conditions.**

The purpose of the district is:

- 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.

**Finding: Complies with Condition.**

A new single family home is proposed on vacant land within the Canemah National Register District. This new construction will have no impact on the protections provided to contributing resources within the District and through this review, design compatibility between these new structures and existing resources will be assured. The single family use further enhances the dominant use within the district. One of the historic district policies is to “promote the use of historic districts for housing” and other uses. OCMC 17.40.010(H). This suggests a policy toward promoting the use of land within this historic districts. Approving this development will add additional housing stock in an area with currently low housing stock and increasing the housing options for people within Oregon City or looking to move to Oregon City. See detailed findings and conditions in the design guidelines section in this staff report. By meeting the conditions of approval, the home will complement the district. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

- 2. *The provisions of the city comprehensive plan;*

**Finding: Complies with Condition.**

There are a few goals and policies in the Comprehensive Plan that pertain to this proposal:

*Section 5*

*Open Spaces, Scenic and Historic Areas, and Natural Resources*

*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. Canemah was listed as a Historic District in the National Register of Historic Places in 1977.*

*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.*

The proposed home and will be located along the 4th Avenue corridor in the Canemah Historic District, which is primarily a street with single family homes on lots of 5,000 to 10,000 square feet. The design will be compatible with the conditions of approval in this staff report. **Staff has determined that it is**

**possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

*Policy 5.3.8*

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

**Finding: Complies as proposed.** The segment of 4th Ave between Miller and Ganong has 2 vernacular homes constructed prior to 1910, a bungalow likely built about 1910 and two new homes constructed in the vernacular style. The home on the north side of the street at 311 Ganong is a non-historic home with Queen Anne elements. A majority of the lots fronting 4th Ave as well as the unimproved right of ways for Hedges and Ganong Streets are vacant due to steeply sloping terrain.

The proposed home is located adjacent to an existing vacant property and across the street from one historic resource, the Toole residence, a 1910 Vernacular style home that has been altered and was deemed not contributing in 2008 after being identified as a secondary resource in 1983. Other historic resources are located down the block and will not be impacted by the siting or massing of the proposed home.

The bungalow design differentiates the new construction from the nearby Vernacular homes. One block away is a historic bungalow at 408 4<sup>th</sup> Avenue. This home features a shed dormer on the front and an embellished front porch. The proposed design of the new home is differentiated from the historic bungalow.

3. *The economic effect of the new proposed structure on the historic value of the district or historic site;*

**Finding: Complies as proposed.** The single family home is proposed in the Canemah National Register District. The single family use matches the dominant use of the district. Approving this development will add additional housing stock in an area with currently low housing stock and increasing the housing options for people within Oregon City or looking to move to Oregon City.

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

**Finding: Complies with Conditions.** The proposed home is located on a site that is specifically referenced in the register nomination for the Canemah Historic District. There is a basalt wall that runs east to west along 4<sup>th</sup> Ave. This wall runs parallel to the subject site and is an important feature in Canemah. The basalt wall shall not be disturbed during the development of the property. As conditioned, the design will continue to enhance the Canemah Historic District and contribute to the existing context of the District.

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

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

**Finding: Complies with Conditions.**

As conditioned, the design will continue to enhance the Canemah Historic District and contribute to the existing context of the District.

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

6. *Economic, social, environmental and energy consequences;*

**Finding: Complies as Proposed.** The applicant states the following:

*“The proposed infill development will utilize the existing City infrastructure and increase the overall density of the Canemah neighborhood in a manner consistent with the original plat and existing development patterns within the historic district. As a new single family home the impact on the transportation, sewer, and water infrastructure will be minimal. The proposed structures have been sited to work with the existing topography, take advantage of views and allow for controlled storm water runoff. No natural resource areas have been identified on the property and the proposed development has been deemed safe by the geo-technical engineers and geologists retained by the Owner. The new home will be constructed to the current Oregon State Energy Code ensuring that the home will be at least 20% more energy efficient than homes built 10 years ago and vastly more efficient than homes constructed with no insulation and site built, single pane windows more than 100 years ago.”*

Staff concurs and finds that the proposal meets this criterion.

7. *Design guidelines adopted by the historic review board.*

**1. STYLE**

New construction shall complement one of these styles to support the historic context. Use of other styles dilutes and distracts from the historic context of the district.

While there may be several styles dominant within the district, the specific choice of a style shall be compatible with adjacent properties, the block, and the neighborhood. It also must be fitting for the particular function of the building and its size.

**Finding: Complies as Conditioned.** The applicant provided the following response:

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

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

The applicant has proposed a classic bungalow style. Bungalows have a lower pitch roof than the typical vernacular style homes with a full width front porch, shed dormers and a more horizontal emphasis. The Canemah district contains both bungalow and vernacular homes, although most of the homes in the immediate vicinity are vernacular style. One block away is a historic bungalow at 408 4<sup>th</sup> Avenue. This home features a shed dormer on the front and an embellished front porch. The proposed design of the new home is differentiated from the historic bungalow.

The guidelines do not state that the home has to be the same style as the adjacent homes, but that it shall be compatible with adjacent properties. Page 42 of the design guidelines states that in Canemah,

adjacent homes vary in form, design, and style, and that new infill should differentiate but continue this pattern. Staff finds that is compatible with the district through the conditions of approval.

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

## 2. SITE

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

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

### SITE CHARACTERISTICS OF THE BUNGALOW STYLE IN CANEMAH

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

### **Finding: Complies with Conditions.**

Elevation of this lot is sloped and has cascading topography from 5<sup>th</sup> Ave down to 4<sup>th</sup> Ave. There is a natural driveway to the lot that starts on the ninety degree corner of Ganong and 4<sup>th</sup> Ave that leads southwest up to a small somewhat level area where the proposed house will be built. This driveway is proposed to lead directly to the proposed garage that will sit under the front portion of the house. The house is proposed to face directly north towards 4<sup>th</sup> Ave. There is a historic basalt rock wall that lines 4<sup>th</sup> Ave and the northern side of the property. The elevation from the street up to where the house will sit is at approximately 20 feet. The home will sit an additional 10 feet back behind the property line to ensure no disturbance to the historic rock retaining wall.

The applicant submitted the following description of the proposed vegetation and tree removal: *“This area has several large Douglas fir trees that will have to be removed for excavation of the house. No fence is planned in the front of the house as the natural drop off of the slope provides a barrier. Trees, shrubs, and bushes will be planted on each side of the front porch steps, gently sloping grass will be planted on the west side of the house and extend up to the back of the house where there may be a natural rock retaining wall. To the southeast back portion of the house, a flat lawn area is also planned with a*

*natural rock retaining wall as well that will run behind it and extend past the house itself on the south side of the property. Other trees and shrubs will be planted along the sides of the driveway which is TBD but plan on a concrete garage apron at least 20FT back from the garage doors themselves.”*

#### HOUSE PLACEMENT:

The proposed building site is 100x100 steeply sloping from 4<sup>th</sup> Ave with a more level area for building at the middle portion of the property.

The house is proposed to face 4<sup>th</sup> Avenue. The home is proposed to be set back more than 35 feet from the 4<sup>th</sup> avenue rockery wall to allow for more separation between the wall and the home.

#### RETAINING WALLS:

The proposed home is located on a site that is specifically referenced in the register nomination for the Canemah Historic District. There is a basalt wall that runs east to west along 4<sup>th</sup> Ave. This wall runs parallel to the subject site and is an important feature in Canemah. The basalt wall shall not be disturbed during the development of the property.

Two new rock retaining walls are proposed on site along the back side of the home and the uphill side of the driveway area. The height of these walls is not indicated on the plans. The maximum height shall be limited to 5 feet. Any additional natural rockery walls that are less than 4 feet are allowed on the site without further Historic Review Board review. The proposed retaining walls shall be a rockery wall, or utilize concrete or natural basalt veneer.

#### ATTACHED GARAGE:

Page 27 of the design guidelines states that accessory structures should be subservient to the primary building and be located at less visible areas such as the side or back of the primary building. The garage is proposed on the ground level as an attached garage.

The previous approved home on this lot also included an attached side-loaded garage on the ground floor. The Historic Review Board made findings to support the attached garage in this specific circumstance. The same findings are applicable to the current proposal and include:

- The site has a steep grade and disturbing less area when developing the site will help maintain the geologic integrity of the site.
- The garage is located underneath the main level of the home and does not increase the envelope of the home beyond that of a single family home located on the site.
- The home is setback more than 20 feet from the 4<sup>th</sup> Ave right-of-way, which reduces the visibility of the proposed home from the 4<sup>th</sup> Ave right-of-way.
- The proposed garage is side-loading and located underneath the main level of the home, the only way to see the garage doors would be from the Ganong Street right-of-way and the proposed driveway for the home.

#### GRADING AND TREE REMOVAL:

The applicant has not provided information on grading; the site is within the geologic hazard overlay and some grading is anticipated. Page 34 of the design guidelines states that extensive regrading of the lot to raise or lower the main level of the house is not allowed. The applicant shall minimize grading and comply with any applicable standards in the geologic hazard overlay zone.

The applicant proposes to remove two 36” Douglas Fir trees and 7 to 9 maples of various sizes. Three large firs are proposed to remain, along with 3 maples on site and several more maples in the 4<sup>th</sup> street right-of-way between the property and the 4<sup>th</sup> street pavement. Page 24 of the design guidelines call for replanting to preserve tree canopy. With the retention of several trees, the canopy will be greatly

preserved; however, staff recommends that the applicant plant four native 1.5" caliper replacement trees in the side or front yard as a replacement for the 9 to 11 trees that will be removed.

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

### 3. BUILDING FORM

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

#### BUILDING FORM CHARACTERISTICS OF THE BUNGALOW STYLE IN CANEMAH

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

#### **Finding: Complies with Conditions.**

*The applicant submitted the following response:*

*"The bungalow is 31FT Wide in the front and 39.5FT wide in the back by 46.5FT Long on each side and 32FT High (front top of slab of the basement) creating a rectangular shape that is wide, but not as wide as it is deep. The front porch, included in these dimensions are the full width of 31FT wide by 8.5FT deep with boxed craftsman posts providing the historical representation that defines a classic bungalow. We are also proposing a covered back patio cover that mimics the front porch so it looks balanced. The patio cover is 21FT wide by 10FT deep. The goal of the design is to mimic a historic style bungalow but that will function with today's lifestyle. The house will be positioned directly facing 4<sup>th</sup> Ave along with the centered front facing dormer and front door will be asymmetrical, it will appear in proportion to the size requirements if the house was visible from the street.*

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

#### HOUSE FORM:

The floor plan is a rectangular shape with a footprint of approximately 1580 square feet. A public comment made at the September 2019 HRB meeting indicated that the size of the home was much

larger than the historic Bungalows in Canemah. Staff has provided a rough analysis of the majority of the existing historic bungalows in Canemah (see images in Exhibit 4) and determined that the footprint of the home is not exceedingly larger than other bungalows in Canemah. The footprint is larger than any of the historic examples except for 602 1<sup>st</sup> Avenue, which has a footprint of approximately 1900 square feet. The proposed footprint is 19% larger than the average of 1323 as shown in the table below. The proposed width is in the range of the historic bungalow widths, and the proposed depth is on the higher side but still within the range of the historic bungalow sizes.

Table 1. Canemah Historic Bungalow Dimensions Compared to Proposed Home

Address	Width (approximate in feet)	Depth (approximate in feet)	Footprint (approximate in square feet)
Proposed Home	31(front) to 39 (rear)	46	1580
208 3 <sup>rd</sup> Avenue	33	40	1370
302 Blanchard St.	36	28	1060
402 5 <sup>th</sup> Avenue	32	32	1030
408 4 <sup>th</sup> Avenue	36	33	1240
510 1 <sup>st</sup> Avenue	30	47	1390
512 S McLoughlin	30	40	1250
514 4 <sup>th</sup> Avenue	39	26	1230
601 S McLoughlin	30	45	1400
602 1 <sup>st</sup> Avenue	37	50	1900
609 S McLoughlin	34	32	1130
716 S McLoughlin	30	41	1300
<i>AVERAGE</i>	<i>33</i>	<i>38</i>	<i>1323</i>

**HEIGHT:**

The design guidelines on page 38 contain a prohibition of residential buildings that vary more than 20% from the heights of the historic neighborhood context unless approved by HRB. The proposed height of the home is approximately 25.5 feet from the main floor to the peak of the roof, not including the basement. The basement is exposed on the east side and is mostly unexposed on the west side. The total height is 32 feet, including the basement. Many historic homes in Canemah are of the 24-28 range in height, and staff finds that the proposed height is appropriate.

The guidelines also state that in Canemah, no greater than 1.5 story plus a basement is permitted. Due to the roof pitch and the design of the front of the home, the home appears as a 1.5 story with a basement. The basement is exposed on the east side of the home, making the east side appear as 2.5 stories. However, due to the steep topography of the property and the requirement to limit grading and excavation, the HRB may find that the garage tucked under the home in the basement area is appropriate.

**OVERALL SIZE AND PROPORTIONS:**

The applicant states: “The main level will be 1613 sqft and the top floor will be 1079 sqft with the lower level having a bonus room of 567 sqft.” Thus, the total square footage is 2692 plus the 567sf basement. This overall size is likely on the larger end for the historic district. Many of the newer homes in Canemah are within this ballpark size, and some of the historic homes may be similar in overall square footage as

well. The traditional bungalow design with the low-slung roof façade serves to mitigate for the overall size of the home.

The height to roof peak is 25 feet and width of the home is 31 feet at the front and 39 feet on the rear. This ratio is approximately 1:1.5 as described in the guidelines.

The depth of the home is approximately 46 feet, making the height to depth ratio less than one.

#### ROOF PITCH:

The side-facing gable roof pitch is proposed as 7:12 with the front porch and rear shed dormer roofs are at 3:12. The front dormer has a gable roof front-facing with an 8:12 pitch. The 7:12 pitch is greater than the guideline for 6:12 maximum, and is greater than most Canemah bungalows. A lower pitch would reduce the height and massing of the home, although the HRB may find that the proposal is consistent with traditional bungalows in the region.

#### PORCH AND STAIR:

The home includes a prominent front porch that extends the width of the home. The front porch posts are thick and tapered in the typical bungalow style. The stairs to the front porch appear to number about 9 steps, which is more than allowed under the guidelines for exterior stairways on Page 48, which says exterior stairs exceeding five feet in height at the front of buildings are not allowed. The topography of the site is steep and the applicant has proposed a front stair that turns 90 degrees, which helps to reduce the impact of the staircase height. The applicant shall modify the grading plan or house design such that the stairs facing 4<sup>th</sup> Avenue do not exceed 5 feet in height, and shall not increase the number of stairs beyond what is shown in the plans.

Exposed siding proposed under the front porch shall not be more than one foot taller than shown in plans. Any changes exceeding one foot must be reviewed by the Historic Review Board. Landscaping shall also be utilized to visually shield the massing under the porch and on side elevations. A maximum of ten shrubs with minimum mature height of 5 feet may be required, with final number and locations selected by staff after construction.

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

#### 4. DESIGN COMPOSITION

Include a range of more detailed design issues that address groups of elements, individual elements, their design and how they relate to the overall composition and finish. The principles place a traditional emphasis on the design's composition as seen from the exterior, rather than as a result of interior functional planning requirements. They also outwardly convey a sense of quality craftsmanship.

The design composition principles, being more detailed, and stylistically dependent, are typically developed after the previous principles are resolved. These principles also reflect historically appropriate materials, respective finishes, and unobtrusive integration of new technology.

##### DESIGN COMPOSITION CHARACTERISTICS OF THE BUNGALOW STYLE IN CANEMAH

- Front façade can be symmetrical or asymmetrical
- Porch: full, not typically wrap-around front porches.
- Roof Overhang: wide, over-hanging eaves and exposed rafter tails; decorative knee brackets under eaves.
- Dormers: single front facing; with lower slope gable or shed roofs
- Chimneys: at interior or projecting on side of house, usually brick.

- Siding: horizontal board siding; typically bevel profile (occasionally shiplap), shingle siding; or a combination, such as horizontal boards on the first floor with shingles on the second floor, or just in the gable or dormer.
- Windows: double-hung; 1:1; large fixed window flanked by two smaller double-hung windows.
- Windows At Dormers: smaller, often grouped at shed dormers; fixed or casement style where smaller.
- Finishes: generally earth tones; no white doors or windows.

**Finding: Complies with Conditions.**

The applicant states:

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

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

The applicant also provided a materials list.

**HOUSE DESIGN:**

The front façade is symmetrical due to window variation and left side wing, and the front porch is symmetrical. The porch is full width and does not wrap around the home. The home includes a single dormer with an 8:12 roof pitch. While this pitch is not particularly low as discussed in the guideline, it appears to fit the overall home aesthetic.

Exposed siding proposed under the front porch shall not be more than one foot taller than shown in plans. Any changes exceeding one feet must be reviewed by the Historic Review Board.

The design utilizes overhanging eaves, exposed rafter tails, and decorative knee brackets, which are all typical of the bungalow style.

Windows on the front facade include paired 1 over 1 double hung windows on each side of the front door. The dormer is proposed to have a bank of three windows. It is not clear if these are casement windows or another type. Slider windows are not permitted.

Windows on the sides are paired 1:1 double hung. Rear windows are paired 1 over 1 and single lite windows.

**MATERIALS:**

Materials proposed are composition roofing, smooth fiber cement siding with 4” exposure, fiber cement shakes, Andersen fibrex windows, fiber cement shingles on the second story, cedar barge board, and ornamental cedar brackets. The applicant shall ensure that shakes/shingles are straight across and not jagged.

The applicant proposes a wood front door and steel garage doors, along with what appears to be a sliding glass door to the rear porch. Windows in the garage door are acceptable but not required. The sliding glass door is not typical of Canemah; the HRB may want to require use of French doors instead.

The porch decking is proposed as composite material. The porch and stair railing is proposed to be painted white wood. Due to the high elevation of the home above the street and the fact that the porch floor will not be visible from any other property or the street, staff finds that the composite material is acceptable as long as it matches a color of the home.

The remaining materials meet design guidelines as proposed.

The window sash shall be the darkest color of the three color paint scheme.

The applicant shall use simple bungalow styled exterior lighting.

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

**17.40.065 - Historic Preservation Incentives.**

**A. Purpose.** *Historic preservation incentives increase the potential for historically designated properties to be used, protected, renovated, and preserved. Incentives make preservation more attractive to owners of locally designated structures because they provide flexibility and economic opportunities.*

**B. Eligibility for Historic Preservation Incentives.** *All exterior alterations of designated structures and new construction in historic and conservation districts are eligible for historic preservation incentives if the exterior alteration or new construction has received a certificate of appropriateness from the Historic Review Board per OCMC 17.50.110(c).*

**C. Incentives Allowed.** *The dimensional standards of the underlying zone as well as for accessory buildings (OCMC 17.54.100) may be adjusted to allow for compatible development if the expansion or new construction is approved through historic design review.*

**D. Process.** *The applicant must request the incentive at the time of application to the Historic Review Board.*

**Finding: Not Applicable.** No preservation incentives are proposed.

**II. PUBLIC NOTICE**

A public notice was sent to neighbors with 300 feet of the subject property, posted online, emailed to various entities, and posted onsite.

**III. CONCLUSIONS AND RECOMMENDATIONS**

Based on the following findings, staff recommends that the Historic Review Board approve the proposed development of HR 19-05 with conditions for the property located at 306 4<sup>th</sup> Avenue, Oregon City, Oregon 97045.

**Exhibits**

1. Vicinity Map
2. Applicant Submittal
3. Public Comments
4. Bungalow size comparison images
5. 408 4<sup>th</sup> Inventory Form
6. 207 4<sup>th</sup> Inventory Form
7. 211 5<sup>th</sup> Inventory Form
8. Design Advice Items
9. Letters from SHPO and Confederated Tribes of Warm Springs