OREGON CITY

Community Development – Planning

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Historic Review
Staff Report and Notice of Decision for a Single Family Home in the Canemah Historic District
September 26, 2019

FILE NO.: GLUA-19-00027/HR 19-05: Historic Review Board review of construction of a new single family residence and detached garage/ADU in the Canemah National Register Historic District.

HEARING DATE: September 24, 2019
7:00 p.m. – City Hall
625 Center Street
Oregon, City, Oregon 97045

APPLICANT/OWNER: Ron Bistline
712 4th Avenue
Oregon City, OR 97045

LOCATION: Clackamas County Map 3-1E-01AA Taxlot 02601
No address- 4th Avenue
Oregon City, OR 97045

REQUEST: Historic Review Board review of construction of a new single family residence and detached garage/ADU in the Canemah National Register Historic District.

DECISION: On September 24, 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 19-05. 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.

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 obtain all necessary permits including but not limited to a Willamette River Greenway per OCMC 17.48 and Geological Hazards Overlay Review per OCMC 17.44. (P, DS)
2. The applicant shall submit an HRB demolition application for the shed that was removed, along with any required demolition permits from the building department, prior to issuance of any new building permits on site. (P, B)
3. Minor changes to window location or size on the side and rear facades will be acceptable and may be approved at a staff level prior to building permit issuance. (P)
4. If composite decking is approved, the applicant shall use boards that match the color of the house or trim. (P)
5. The retaining wall height in the rear yard shall be reduced to 5 feet. (P, DS, B)

Prior to issuance of a Certificate of Occupancy:

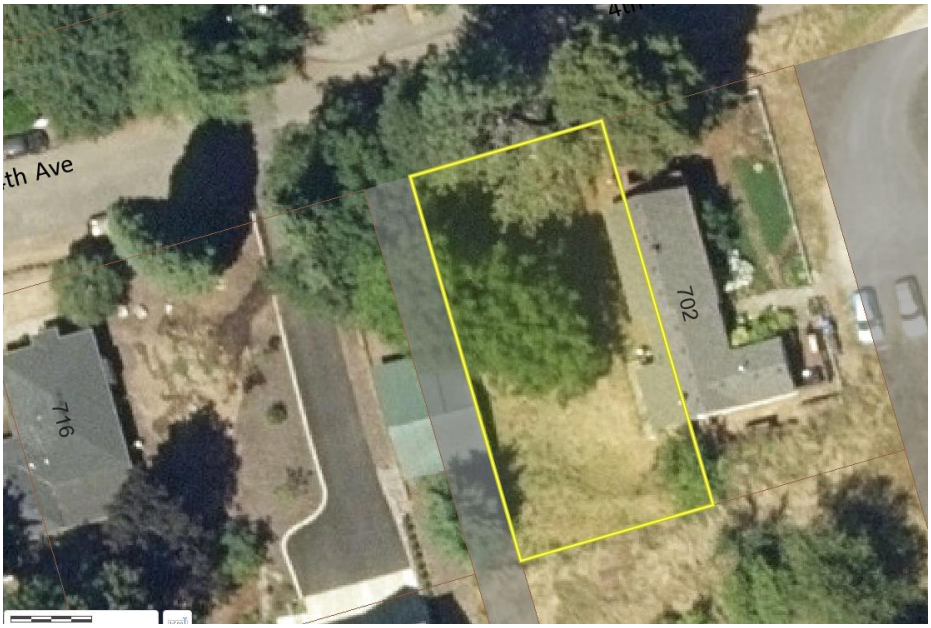
1. The applicant shall plant a 2” caliper replacement tree in the side or rear yard to screen the massing of the garage from view from 4th Avenue; a large native such as Bigleaf Maple, Douglas Fir, Western Red Cedar, or White Oak are acceptable. (P)
2. Incised lumber or pressure treated wood shall not be used on any visible surfaces. (P)
3. All railings, decking and stairs shall be finished to match the house body or trim. (P)
4. The applicant shall plant no less than 5 shrubs in front of the home along the foundation. (P)
5. The applicant shall utilize simple vernacular styled exterior lighting.(P)

BACKGROUND:

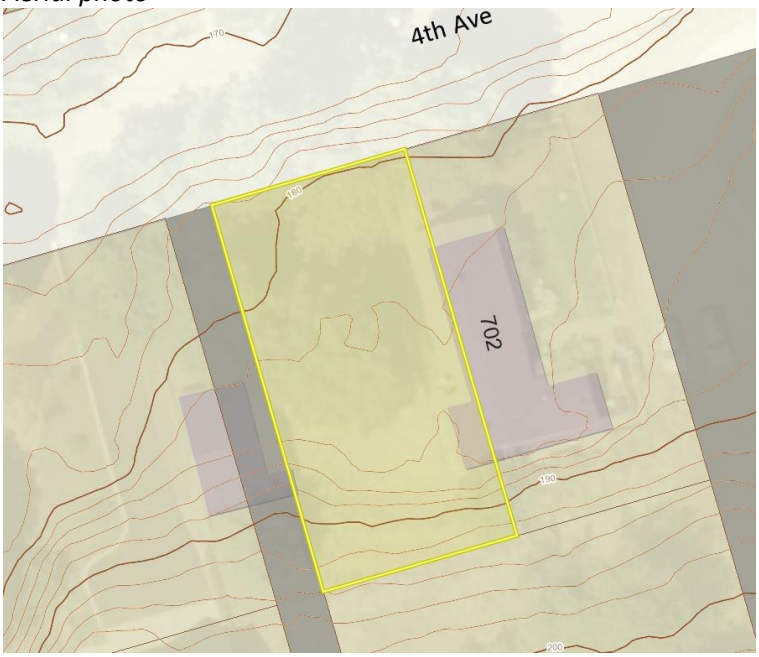
Site and Context

The subject property is a 5,000 square foot lot located in the Canemah National Historic District and is located on the south side of 4th Avenue between the A.E. Davis contributing historic home at 702 4th Ave and new construction at 712 4th Ave.

The subject property is within the Geologic Hazards Overlay District. An unimproved 12-foot wide alley lies to the west of the property.



Aerial photo



Topography

Vicinity Map

<u>Neighboring Properties</u>

702 4th Avenue

The A.E. Davis House is a 1.5 story Vernacular style home that is eligible/contributing in the district. Built circa 1885, it has a full width original porch and porch posts, and a one-story addition at the rear. Windows are wood doublehung, many 4/4, some 1/1.

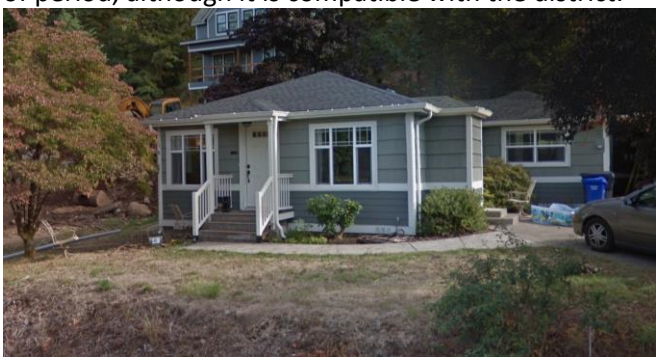
th Ave- A.E. Davis Hous (c. 1885) Southwest of project site

707 4th Avenue

The George and Martha Draper house, built circa 1876, is eligible/contributing in the district. Using gothic revival and vernacular styles, the house is 1.5 stories with a gable roof facing 4th Avenue and a side entry. Windows are typical wood double hung 4/4 with a 1/1 window on the south façade and a stained glass window on the west facade. Additions have been added over the years.

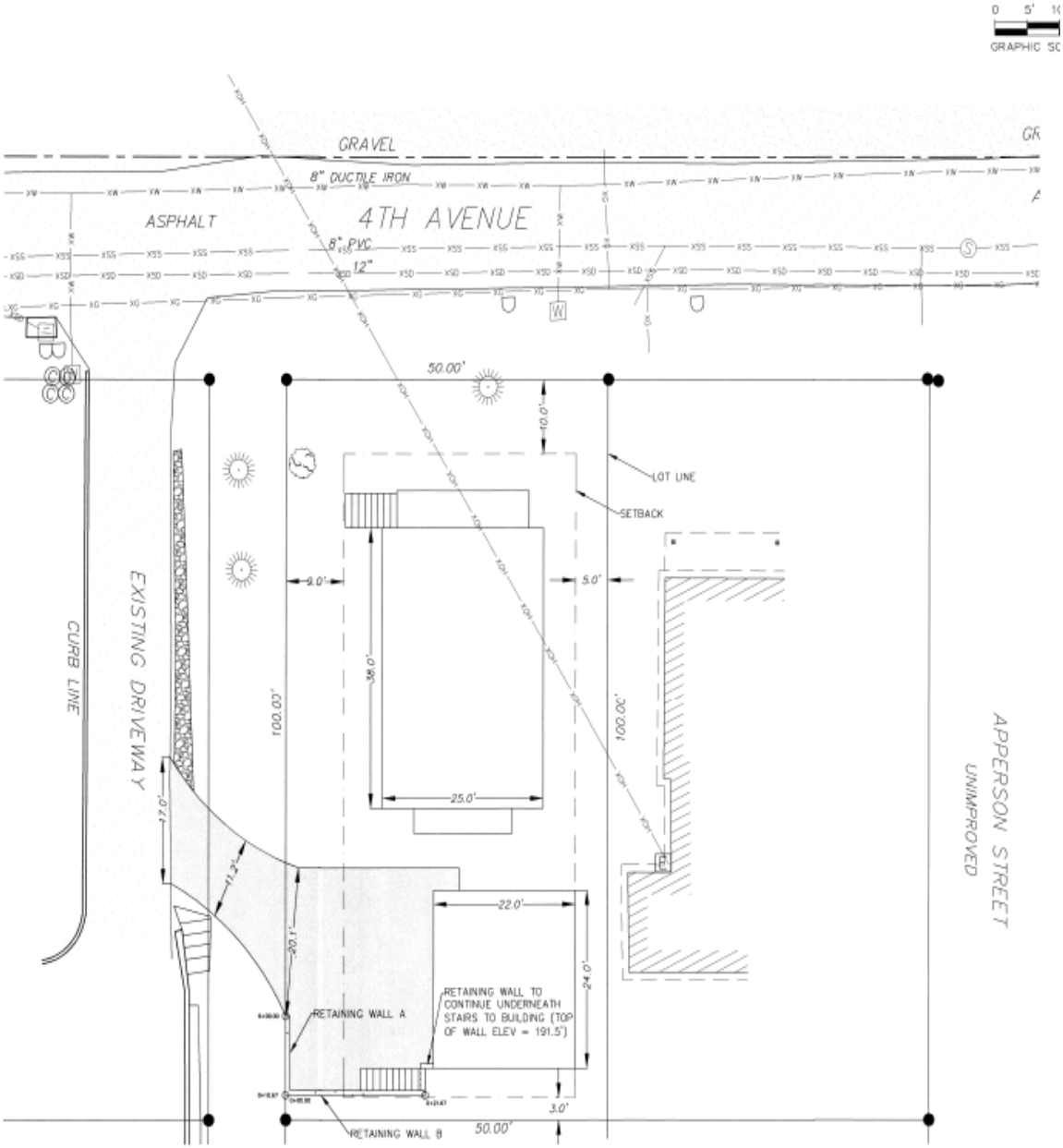
716 4th Avenue

This minimal traditional house at the corner of 4th Avenue and Blanchard Street is non-contributing/out of period, although it is compatible with the district.

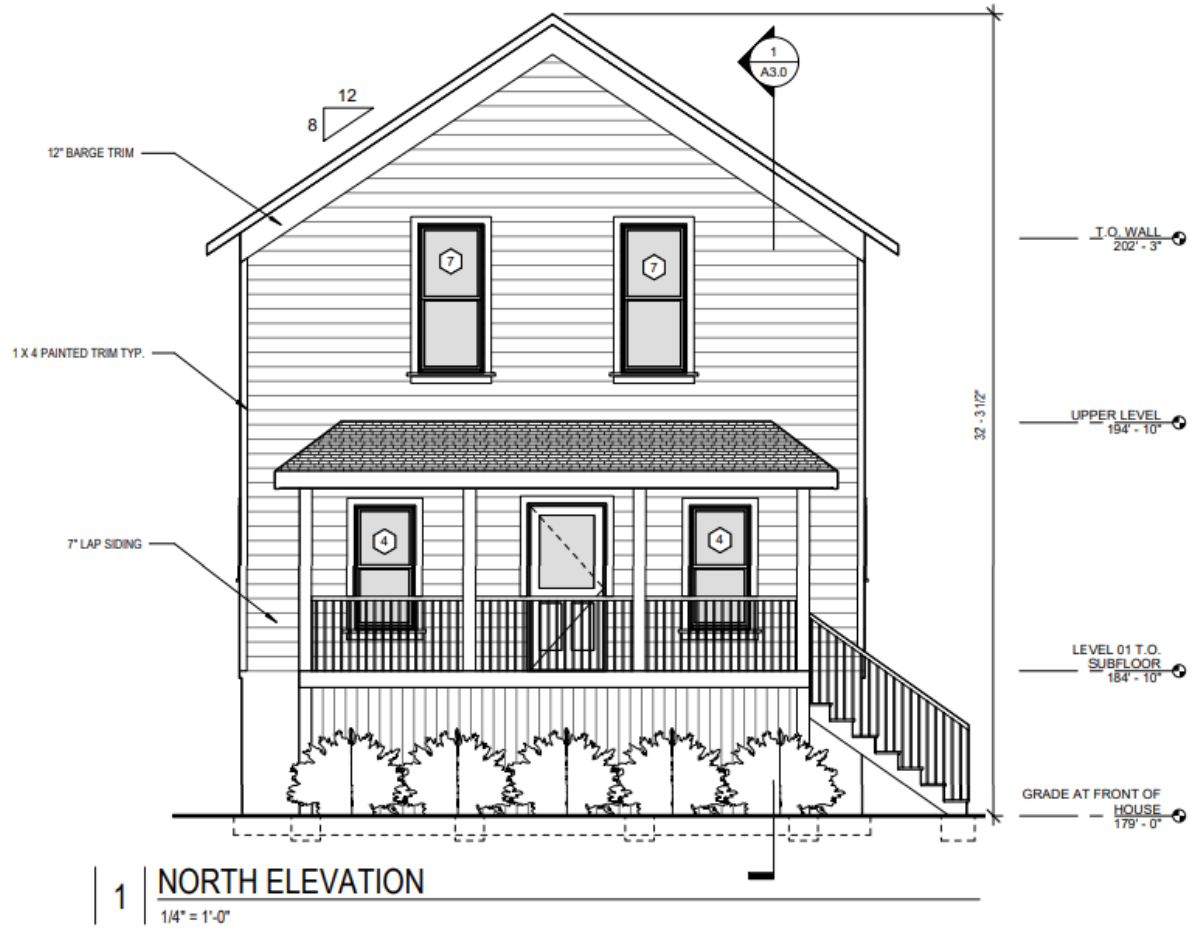


New construction at 712 4th Avenue and across the street at 625 4th Avenue were built in the last 5 years and are both of a Vernacular design. The HRB also approved a new home behind the subject property with a modified bungalow design and a detached garage/ADU.

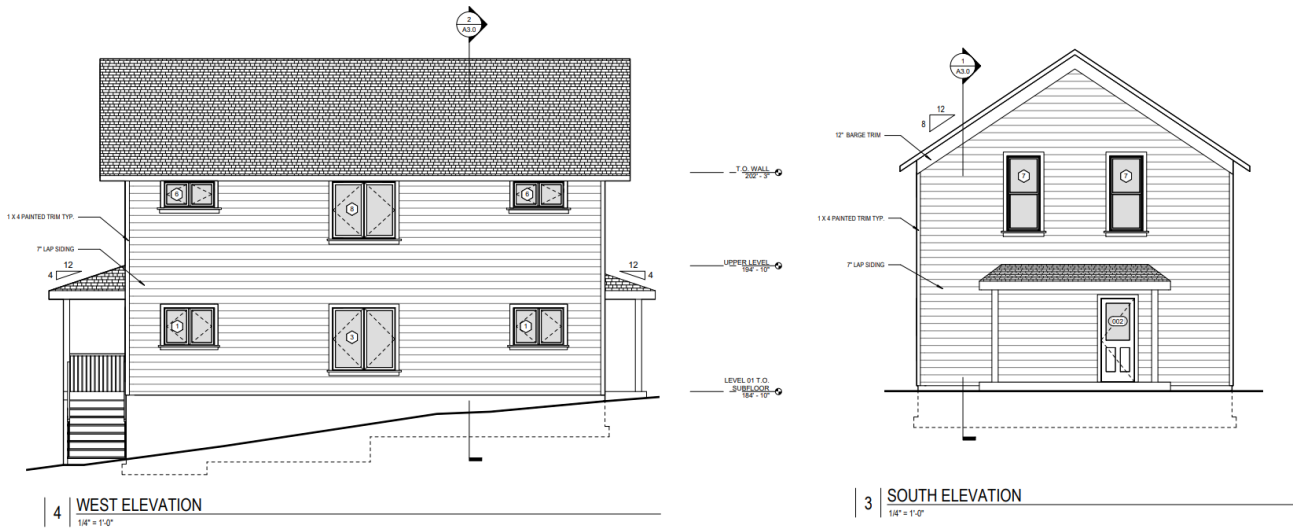
APPLICANT'S SUBMITTAL:



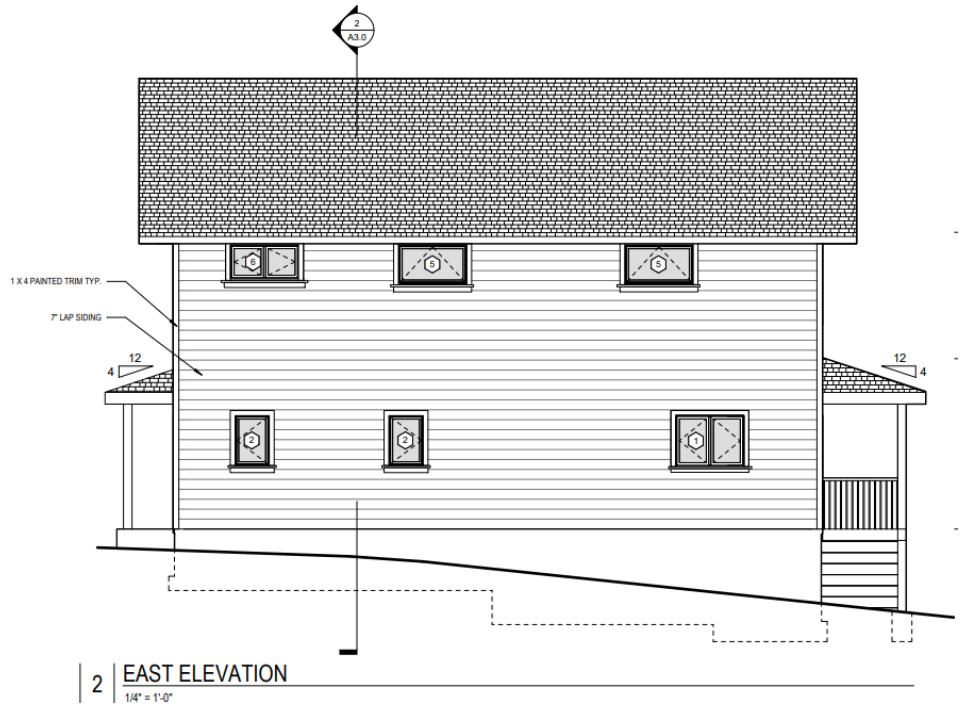
Site Plan



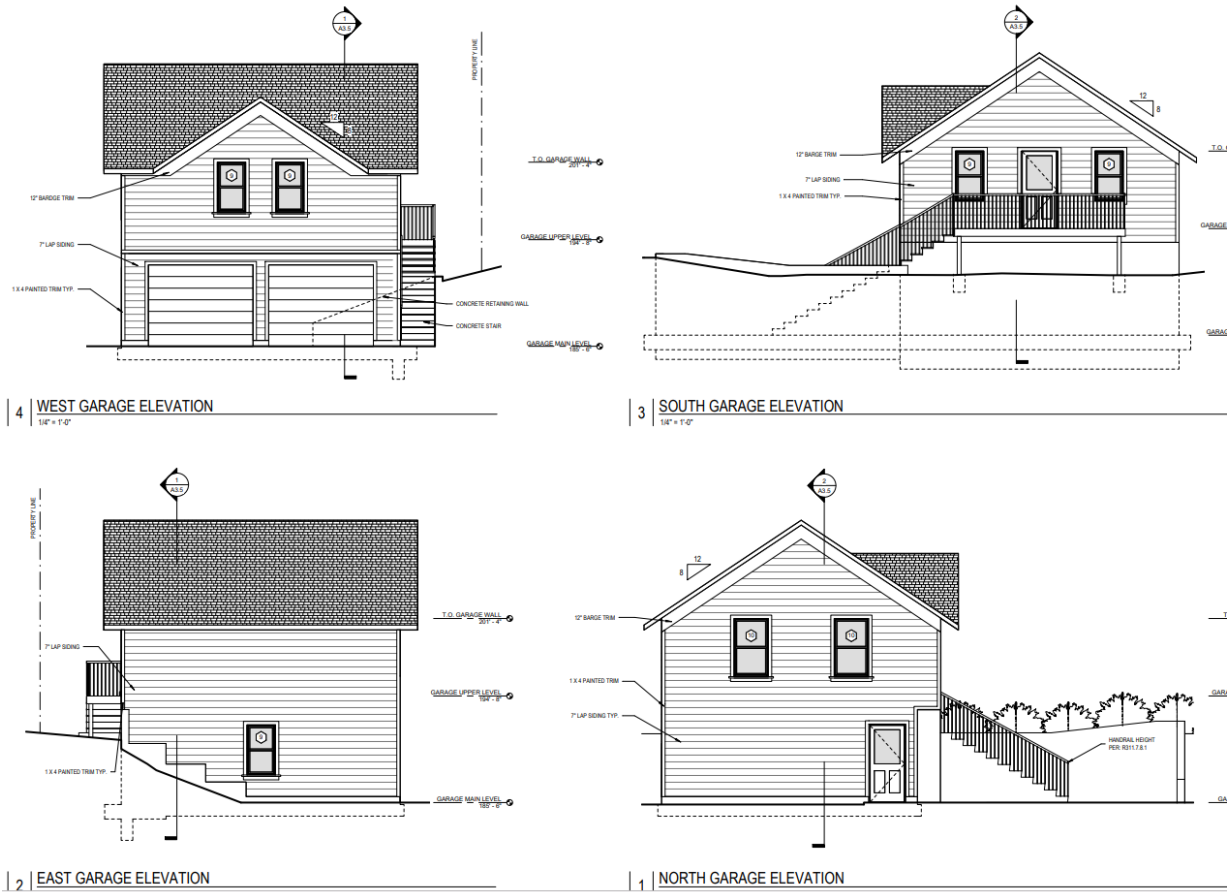
Front elevation



West and south elevations



East elevation



Garage/ADU elevations

Side profile showing topography

Views of property from 4th Avenue

Project Summary:
The applicant has proposed a new home with a detached garage/ADU to be constructed in the Canemah Historic District. The home is a Vernacular style.

The applicant submitted the following narrative:

> *"The applicant is seeking design review approval for a proposal to construct a new single-family home on a site that is currently 5,000 square feet. The site is adjacent to an existing 1-story single-family home located at 716 4th Avenue to the southwest and adjacent to an existing 1.5-story single-family home located at 702 4th Avenue to the northeast. Access to the TL02601 lot is problematic due to topography.*
> *The owner has secured an access easement across TL2700 (716 4th Ave) to gain access to the new site (See site plans). There is already a vehicular access to 4th Ave at the NE corner of TL2700 through the driveway for 712 4th Ave; this will be used.*
> *By code definition, the proposed structure is a 1.5-story vernacular design. The house's main entry will face 4th Ave and its address will be on 4th Ave as well."*

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

Staff Analysis Executive Summary:
The proposal includes a new 1.5 story home with a detached garage/ADU. The applicant proposes to utilize 8:12 roof pitch. Proposed siding is smooth hardiplank with 7" reveal. Windows on the front elevation, facing the street, are proposed as 1 over 1, double hung, fiberglass. A covered front porch is also proposed.

The house is proposed to face 4th Avenue, sitting next to the existing contributing historic A.E. Davis house, matching the orientation of that home. The home is both wider and taller than the A.E. Davis house, 25 feet wide versus 20 feet, and 32'3" from grade to the roof peak, compared to approximately 28 feet or so height of the A.E. Davis residence. The proposed height of the home is also taller than most Vernacular homes in the district. The size differential, combined with the fact that the proposed home is 6 feet closer to the street than the Davis house, creates a dominating effect that impacts the context of the Davis house. Staff finds that if the height of the home were slightly reduced, and the house were placed slightly farther from the street to be more in line with the Davis house, the impact would be reduced. Another way to reduce the impact could be to retain the proposed height and increase the front setback more significantly. Staff recommends a condition of approval to increase the house setback by a minimum amount, or to increase the setback by a few feet along with reducing the mass of the home.

Access is proposed to be from an existing driveway for 712 4th Avenue, with a driveway extension proposed to cross an existing unimproved 12-foot-wide alley to reach the subject site.

Staff finds that the massing is appropriate and the Vernacular design and materials are compatible, as described in the staff report and conditions of approval.

Materials proposed are compatible; the applicant has proposed the use of composite decking on the front porch surface, which would not be visible from the street due to the topography of the site. Staff recommends that if approved, the decking match the color of the house or trim.

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: Ground disturbance is proposed; notice was provided to SHPO and the tribes listed; however, no response was received.

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 Condition.

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.

The single family home is proposed in the Canemah National Register District. The single family use matches the dominant use of the district. 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.

Finding: Complies with Condition. The proposed home has been designed in the Vernacular style and will be located along 4th Ave. in the Canemah Historic District, which is primarily a street with single

family homes on lots of 5,000 to 10,000 square feet. 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 with condition. No existing contributing structures exist on the property or adjacent to the property. The siting and massing of the home will not affect any existing eligible structures in the district. A shed of approximately 600 square feet was located on the property until December 2018. No HRB review was requested for the demolition. The applicant shall submit an HRB demolition application along with any required demolition permits from the building department prior to issuance of any new building permits on site. As conditioned, the siting and massing of the home will not affect any existing eligible structures in 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. *The economic effect of the new proposed structure on the historic value of the district or historic site;*
Finding: Complies with Conditions. The proposed structure has been designed to be compatible with the district. See findings in Section titled 'Design Guidelines for New Construction' in this staff report. 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.

7. *The effect of the proposed new structure on the historic value of the district or historic site;*
Finding: Complies with Condition. See findings in Section titled 'Design Guidelines for New Construction' in this staff report.
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.

8. *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 Condition. See findings in Section titled 'Design Guidelines for New Construction' in this staff report.
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.

9. *Economic, social, environmental and energy consequences;*
Finding: Complies as Proposed. Choosing to build in an established neighborhood close to services is socially, economically and energy-efficient, and is less environmentally impactful.

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 Proposed. Proposed style: Canemah Vernacular. In the Canemah neighborhood the most prevalent extant architectural style is vernacular, built between 1867-1929. The proposed design is similar to the neighboring A.E. Davis house, which is contributing to the District. The design is differentiated from the neighboring house by its proposed size, materials, window details, and front door placement.

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 VERNACULAR STYLE IN CANEMAH

- 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.

Finding: Complies with Conditions. The site is a 5,000 sf lot of record. The proposed building meets all dimensional requirements of the R-6 zone. The home faces the street. The existing garage will be located behind, not in front of the house. The applicant submitted the following narrative:

"The proposed home will face squarely to the street (4th Ave) on the 50x100 lot. The primary face (front) of the home will be in full view from 4th Ave. Front and side Setbacks will be larger than required (no preservation incentives setbacks will be required or submitted for this project).
The unattached garage will be behind the home and offset from the house (not visible from 4th Ave due to topography). The garage parking cement retaining wall on the back of the property will not be visible from 4th Ave. There will be an HRB guideline wood fence on the Northeast side for small children animal control protection (currently there is a non-approved steel post wire fence between the property lines

constructed by 702 4th Ave). The current partial wood fencing on the property's Southeast side in the City ROW will be removed. "

The proposed building site is 50x100 steeply sloping from 4th Ave with a relatively level area before sloping up again at the rear of the property. A shed of approximately 600 square feet was located on the property until December 2018. No HRB review was requested for the demolition. The applicant shall submit an HRB demolition application along with any required demolition permits from the building department prior to issuance of any new building permits on site.

HOUSE HEIGHT:

The height of the home, while it appears 1.5 stories due to the use of scissor trusses, is in fact taller than other vernacular homes in Canemah. The proposed height is 32 feet 3 inches. The design guidelines on page 38 state that residential buildings that vary more than 20% from heights of the historic neighborhood context are not allowed unless approved by HRB. Other 1.5 story Vernacular homes include the Nutall house at 803 5th Avenue, the Davis house at 702 4th avenue, the Rakel residence at 210 Hedges, and the Graves house at 211 5th Avenue, and the Draper house at 808 1st Avenue. The Graves and Draper house may be closer to 30 feet in height, but the other homes are likely closer to 24 feet in height. The HRB may wish to reduce the height of the proposed home to bring it closer in line with the historic home heights in the district, considering that it is located right next to one of the historic contributing Vernacular homes.

HOUSE PLACEMENT:

The house is proposed to face 4th Avenue, sitting next to the existing A.E. Davis house, matching the orientation of that home. The front porch is proposed 15 feet from the property line, which is 27 feet from the 4th Avenue street pavement. The A.E. Davis house is approximately 33 feet from the pavement. Thus, the proposed home will also be built closer to the street than the A. E. Davis house by about 6 feet. The home is proposed to be placed 9' 10" from the east property line adjacent to the A.E. Davis House. The A.E. Davis house is approximately 8 feet from the property line, so the separation between the two structures will be almost 18 feet. Staff finds that the 18 foot distance is substantial enough to provide necessary separation between the new structure and the historic home to protect the context of the home.

The impact of this home on the A.E. Davis house comes from the scale and proximity of the home, along with the setback from the street. The home is both wider and taller than the A.E. Davis house, 25 feet wide versus 20 feet, and 32'3" from grade to the roof peak, compared to approximately 28 feet or so height of the A.E. Davis residence. The size differential, combined with the fact that the proposed home is 6 feet closer to the street than the Davis house, creates a dominating effect that impacts the context of the Davis house. Staff finds that if the height of the home were slightly reduced, and the house were placed slightly farther from the street to be more in line with the Davis house, the impact would be reduced. Another way to reduce the impact could be to retain the proposed height and increase the front setback more significantly. Staff recommends a condition of approval to increase the house setback by a minimum amount, or to increase the setback by a few feet along with reducing the mass of the home.

GARAGE/ADU PLACEMENT:

The garage/ADU behind the home is proposed as 528 square feet footprint, 1.5 story, with a 5-foot setback from the neighboring property line. The structure will be closer to the A.E. Davis house, but the rear portion of the A.E. Davis house is not part of the original volume. It is likely that this portion of the A.E. Davis house will be difficult to see from the 4th Avenue ROW after the new proposed home is constructed. Staff finds that the 5 foot setback here is acceptable and will not have an impact on the context of the A.E. Davis house.

The structure is proposed to be setback from the rear property line by 4 feet. The grade difference at the rear of the property is such that a retaining wall is needed, and only the upper story of the structure will be at the rear property line grade.

The height of the garage/ADU is less than the home.

RETAINING WALLS:
The applicant proposed a concrete retaining wall behind the detached garage. The height is proposed to be 7 feet. In order to minimize the height and appearance of the retaining wall, the applicant shall reduce the height to 5 feet.

GRADING AND TREE REMOVAL:
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. Limited grading is proposed on the main portion of the lot. The most significant grading is proposed where the garage is proposed. Staff finds that the proposed grading is not extensive.
The applicant's plans show a tree stump in the center of the property where a large tree was recently removed. Other trees on site are proposed to be protected and preserved. The tree that was removed was in the center of the property and could not have been preserved. Page 24 of the design guidelines

call for replanting to preserve tree canopy. The applicant shall plant a 2" caliper replacement tree in the side or rear yard; a large native such as Bigleaf Maple, Douglas Fir, Western Red Cedar, or White Oak are acceptable.

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 VERNACULAR STYLE IN CANEMAH

- 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.

Finding: Complies with Condition. The proposed shape is rectangular, with a full width porch with simple wood columns. The home will be 1.5 stories with an 8:12 pitched gable roof. No basement is proposed.

The proportions of the house are appropriate and meet the design guidelines. The width of the home is 25 feet. Height measured to the eave is 17 feet from the ground floor. When measured from grade, the height is 23 feet to the eave, which is closer to the maximum 1:1 ratio. The house is fairly wide for a Vernacular style, however, the narrow windows mitigate for the width.

The plans show an additional 5'2" feet in height of mass underneath the front porch. Landscaping in the form of 5 shrubs is proposed to visually shield the massing. The applicant shall plant no less than 5 shrubs in front of the home along the foundation.

The detached garage/ADU massing and design is also simple and compatible with the district and will be minimally visible behind the home.

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 VERNACULAR STYLE IN CANEMAH

- 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.

Finding: Complies with Conditions.

The applicant submitted the following response:

"We have carefully chosen design elements that are common to the styles in the Canemah Historical District. The details used are in a consistent manner throughout the design and in a way that is historically appropriate.

These elements include (but are not limited) to rooflines, rake boards , frieze boards, grouped and spaced windows, covered porches, lap siding, low- sloped roofs, half-lite doors, and front porch columns.

The building is appropriately simplistic in its design. When compared to other homes, this is a simple design. We feel that the level of ornamentation is moderate and appropriate for the Canemah Historical District. It will not detract from the neighborhood context and will be an asset to the fabric of the community."

Staff concurs with this analysis.

The home has a hip roofed porch to help break down the overall scale of the building. The porch columns are simple untapered design and the porch rail is proposed with top and bottom rail with balusters interior to the rail.

The applicant proposed vertical siding under the porch, which matches the siding on the neighboring A.E. Davis porch foundation, although it is not clear if the A.E. Davis siding is original.

The exterior is proposed to be covered with 7" reveal smooth fiber cement lap siding, with 1x4" painted trim and a 12" barge board. Exterior decoration is simple, no architectural detailing is proposed. The windows on the front façade are 1:1 and double hung. The front door is shown as half-lite. The side elevations include casement and awning paired windows. While these are not typical of the vernacular style, the limited use of such windows has been deemed compatible.

The rear elevation includes 1 over 1 windows and one half lite door. Doors are proposed to be wood or fiberglass. Minor changes to window location on the side and rear facades will be acceptable and may be approved at a staff level prior to building permit issuance.

The applicant proposes Marvin Integrity fiberglass windows with black sashes against a navy blue siding color and white trim.

Wood stairs and railings are proposed for the porch, and the applicant has requested approval for the use of composite decking on the front porch. The home will be located above the street and the deck surface will not be visible from the street. Staff finds that the use of composite decking on the surface of

the porch would not have an impact on the character of the district. If composite decking is approved, the applicant shall use boards that match the color of the house or trim.
The applicant shall also utilize simple vernacular styled exterior lighting.

The detached garage/ADU massing and design is also simple and compatible with the district and will be minimally visible behind the home.
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 have been proposed as part of this application.

I. 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.

II. CONCLUSIONS AND RECOMMENDATIONS

Based on the following finings, staff recommends that the Historic Review Board approve the proposed development of HR 19-05 with conditions for the property located at Clackamas County Map 3-1E-01AA Taxlot 02601, Oregon City, Oregon 97045.

Exhibits

1. Vicinity Map
2. Applicant Submittal
3. Design Advice Items
4. A.E. Davis Inventory Form