



CITY OF OREGON CITY HISTORIC REVIEW BOARD AGENDA

Commission Chambers, 1234 Linn Ave., Oregon City and Virtual
Tuesday, August 24, 2021 at 7:00 PM

This meeting will be held in-person (masks required) and online via Zoom; please contact planning@orccity.org for the meeting link.

CALL TO ORDER

PUBLIC COMMENT

Citizens are allowed up to 3 minutes to present information relevant to the City but not listed as an item on the agenda. To assist in tracking your time, refer to the timer at the dais. Prior to speaking, citizens shall complete a comment form and deliver it to the Staff Member. When the Chair calls your name, proceed to the speaker table and state your name and city of residence into the microphone. The Historic Review Board Officers do not generally engage in dialog with those making comments but may refer the issue to the City Manager.

PUBLIC HEARING

1. GLUA-21-00038 and HR 21-000016: Historic Review for solar panel installation on the Joseph and Bertha Kuerten House at 815 Monroe St.
2. GLUA-21-00039 and HR 21-00017: Historic Review for new construction of a single dwelling on a historic Landmark site - the Rasmussen-Hadley House at 412 Logus Street.
3. GLUA 21-00042 / HR-21-00018: Revision to HR 19-04 for a new single dwelling in the Canemah National Register District at 306 4th Avenue
4. GLUA 21-00043 / HR-21-00019: Historic Review for Alteration of a Designated Structure in the McLoughlin Conservation District – the I.O.O.F. Hall at 602 7th Street

OTHER BUSINESS

5. October 4, 2016 Draft Minutes
6. October 25, 2016 Draft Minutes
7. November 22, 2016 Draft Minutes

COMMUNICATIONS

ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the City Recorder. When the Mayor/Chair calls your name, proceed to the speaker table, and state your name and city of residence into the microphone. Each speaker is given three (3) minutes to speak. To assist in tracking your speaking time, refer to the timer on the table.

As a general practice, the City Commission does not engage in discussion with those making comments.

Electronic presentations are permitted but shall be delivered to the City Recorder 48 hours in advance of the meeting.

ADA NOTICE

The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.

Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.

Video Streaming & Broadcasts: The meeting is streamed live on the Oregon City's website at www.orcity.org and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WFMC at 503-650-0275 for a programming schedule.



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board
From: Planner Kelly Reid

Agenda Date: 08/24/2021

SUBJECT:

GLUA-21-00038 and HR 21-000016: Historic Review for solar panel installation on the Joseph and Bertha Kuerten House at 815 Monroe St.

STAFF RECOMMENDATION:

Staff Recommends approval with conditions.

EXECUTIVE SUMMARY:

The applicant has proposed exterior alterations to a designated structure in the McLoughlin Conservation District. The Kuerten House is a Queen Anne style structure with a multi-gable roofline.

The applicant is proposing an 18-module solar photovoltaic array on the multi-gabled roof of the house. Panels are proposed on four different roof planes, and ground equipment is proposed on the south side of the house (alley side). The panels will cover 316 square feet of the roof, which is 15.3% of the roof area. The panels proposed on this home are proposed on both rear, side, and front-facing roof slopes. Even though the panels are not on the very foremost roof planes, they are placed such that they will be visible when viewing the primary façade of the house from the right of way.

The location of the panels is a key factor determining whether they will impact the historic character of the home. The Secretary of Interior Standards have generally been applied to allow solar equipment that is minimally visible and/or on secondary portions of structures or sites. In recent years, the Board has approved panels facing the street and visible from the right of way in the past, as long as they were not distracting from or too prominently visible when viewing the primary façade or entryway of the structure. The panels proposed on the Kuerten House will be visible from many angles. That said, they are visually and physically removed from the foremost architectural details on the house, including the front porch and three front gables. Staff recommends approval with conditions to ensure that the panels are as unobtrusive as possible.

BACKGROUND:

See Staff Report and Recommendation document in the agenda item attachments.

OPTIONS:

1. Approve the proposal with conditions (staff recommendation)
2. Approve the proposal with modified conditions and provide revised findings
3. Deny the proposal and provide revised findings.
4. Continue the hearing and request more information



**Historic Review
Staff Report for a Solar Installation on a Designated Historic Site
in the McLoughlin Conservation District
August 17, 2021**

FILE NO.: GLUA-21-00038 and HR 21-000016: Historic Review

HEARING DATE: August 24, 2021
7:00 p.m. – Commission Chambers, Libke Public Safety Building
1234 Linn Ave
Oregon, City, Oregon 97045

APPLICANT: Jeffrey Lee, Blue Raven Solar
1403 N Research Way
Orem, UT 84097

OWNER: Geneva Cook
815 Monroe St.
Oregon City, OR 97045

LOCATION: 815 Monroe St.
Oregon City, OR 97045

REQUEST: Historic Review for solar panel installation on street-facing roof planes on a designated structure in the McLoughlin Conservation district, the Joseph and Bertha Kuerten House

REVIEWER: Kelly Reid, Planner, AICP

RECOMMENDATION: Approval with Conditions

CRITERIA: Administration and Procedures are set forth in Chapter 17.50, Historic Overlay District in Chapter 17.40, of the Oregon City Municipal Code. The City Code Book is available on-line at www.oregoncity.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.

Summary and Recommended Conditions of Approval

The Kuerten House is a Queen Anne style structure with a multi-gable roofline. The roof on the Kuerten House is a medium grayish composition shingle; so the panels will contrast moderately. The panels proposed on the roof planes A, B, and C will be visible from the right of way. The panels would not alter the pitch of the roof, but would change the appearance of the roof and would be visible from the street.

The Board has approved panels facing the street and visible from the right of way in the past, as long as they were not distracting from or too prominently visible when viewing the primary façade or entryway of the structure. The panels proposed on the Kuerten House will be visible from many angles. That said, they are visually and physically removed from the foremost architectural details on the house, including the front porch and three front gables.

As energy prices rise and renewable technology becomes more affordable, more common, and more critical to society's response to climate change, the Board will have to balance these factors with the concerns of historic integrity. Because the panels are only placed on the roof and will not cover or destroy historical materials or features, and are designed to be removed in the future without causing irreparable damage to the structure, the Board may find that the panels will not effect the integrity of the structure. In fact, the investment may prolong the overall preservation of the home.

Staff finds that of the panels on roof plane D, which are on a rear-facing roof plane will not impact this historic integrity of the house. The panels on roof planes B and C are not visible when viewing the house straight on, even from the other side of the street, but they will be visible when looking at the house at an angle. The most prominent area, arguably, is roof plane A, which is visible from 9th Street and partially visible when looking at the house straight on from Monroe Street. If the Board finds that these panels will impact this historic integrity of the home, these panels may be mitigated by limiting the number of panels on the roof plane, or by avoiding that particular roof plane entirely.

Prior to issuance of Building Permits:

1. The applicant shall submit documentation showing that the panels will be no more than 5" above the roof surface.
2. Ground- or wall-mounted equipment shall not obscure any architectural features and shall not be installed in a manner that destroys historic millwork or other historic materials. The applicant shall submit a sketch or mock-up of the equipment placement to staff to demonstrate compliance with this condition.
3. The panel frames shall be black, no unfinished/shiny metal frames or visible parts are permitted.

I. BACKGROUND:

Site and Context

The subject property is the Joseph and Bertha Kuerten House, an 1895 Queen Anne home on a standard size residential lot in the McLoughlin Conservation District. The home is in fair condition.



Aerial photo

The Historic Inventory form for the home reads:

815 Monroe Street - Joseph and Bertha Kuerten House

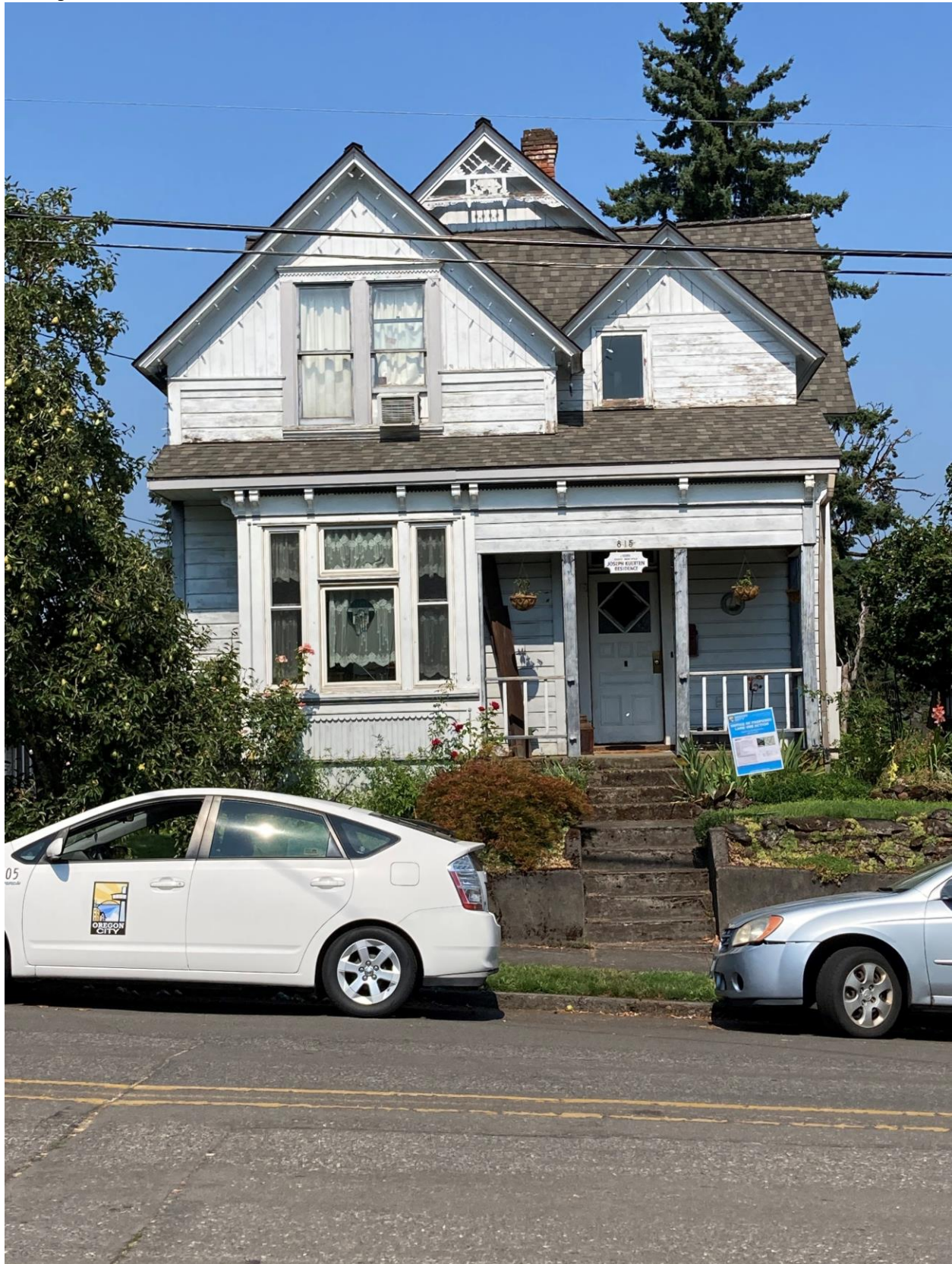
This c.1895 Queen Anne style house has a rectangular plan and a multi-gabled roofline, typical of the Queen Anne style. There are elements of the Eastlake and Stick styles, which include stick-work in the center roof gable and differences in the exterior paneling. A square bay window flanks the front porch with original 1/1 wood double-hung window. Decorative "dentil" details are present below the shed roof of the porch, located at the front elevation. Decorative gingerbread is present in top gable peak. Decorative brackets exist on the front elevation above a small porch, which is supported by wood posts and widely spaced spindles on the porch railing. The typical window style is a 1/1 wood double-hung window with modern fixed aluminum storm windows attached. Alterations include a grooved plywood skirt affixed to the foundation and a rear bay addition. The rake board is missing from the north elevation. Original front door and porch rail replaced.

Statement of Significance: Joseph Kuerten was a supervisor in the woolen mills who bought this property in 1895 and is credited with the construction of the house. In 1920, Bertha Kuerten, Joseph's widow, sold the property to T.H. Kloer, which was transferred by his estate in 1928. The owner, Frances C. Hofner, later married Charles Walstrom, an employee of Crown Willamette Paper Company. The Walstroms held the property and resided there with their children until 1976.



Vicinity Map

Existing Conditions





Street view



Image of Blue Raven solar installation (from Blue Raven website)

Project Description:

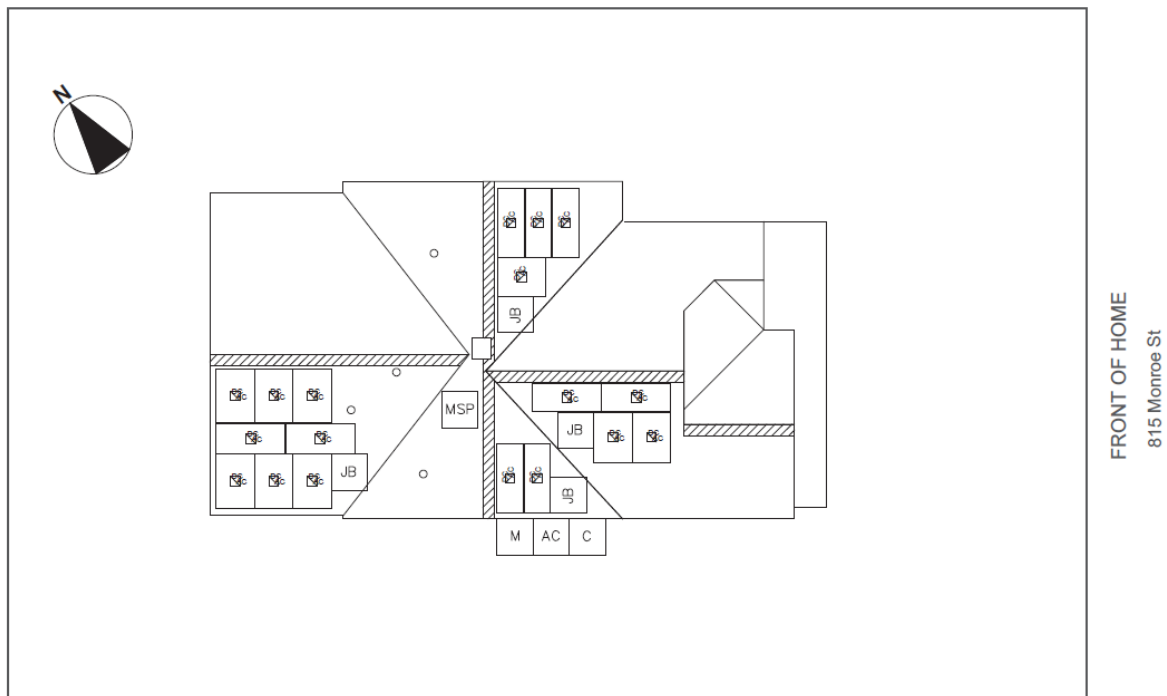
The applicant is proposing an 18-module solar photovoltaic array on the multi-gabled roof of the house. Panels are proposed on four different roof planes, and ground equipment is proposed on the south side

of the house (alley side). The panels will cover 316 square feet of the roof, which is 15.3% of the roof area.

Each PV module is proposed to be placed flat on the roof with 2.5" of spacing between the roof surface and the PV module.

The property owner also adds that:

"We are really looking forward to reducing our carbon footprint through the installation of solar panels. I look forward to having our beloved Oregon City seen as an innovative supportive environment for sustaining our future while also being able to preserve our beautiful historic home."



Proposed Roof plan

The applicant has proposed to place solar panels on the roof of the historic structure. In 2019, the City adopted an HRB Policy for solar technology on historic homes, which allowed solar panels without HRB review if the panels met the following standards:

- Sloped roof location: Solar panels are permitted on secondary facades of historic buildings and on accessory structures.
- Design: Panels on sloped roofs shall project five inches or less from the roof surface and be installed flat; they shall not alter the slope of the roof.
- Color: Panels and mounting systems shall be the same color as established roof materials.
- Mechanical equipment associated with the photovoltaic system shall be as unobtrusive as possible.

The panels proposed on this home are proposed on both rear, side, and front-facing roof slopes. Even though the panels are not on the very foremost roof planes, they are placed such that they will be very visible when viewing the primary façade of the house from the right of way. Thus, staff was unable to make a finding that the panels were on a secondary façade. In addition, the roof color is a medium gray, which is not the same color as the panels (black). Therefore, HRB review is required for this proposal.

Other panels approved through historic review:

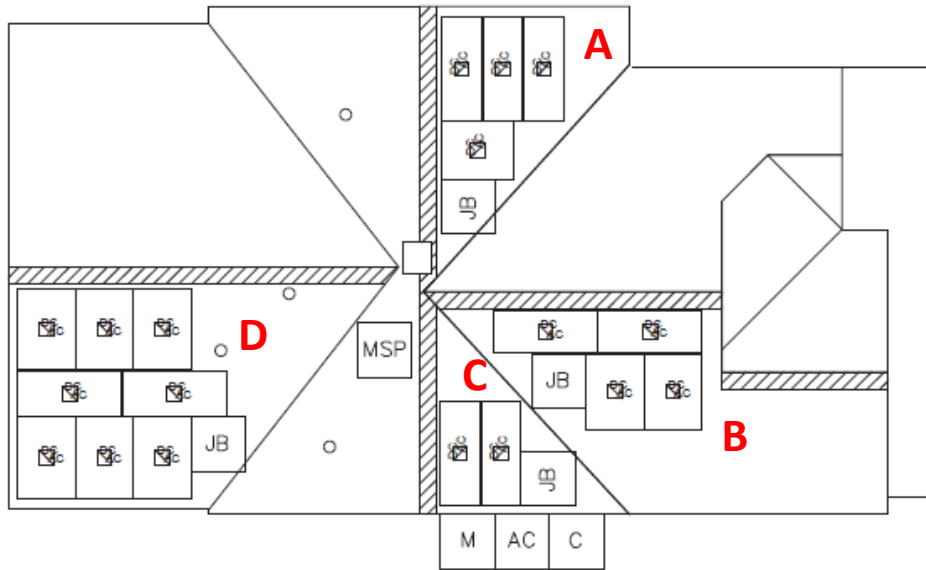


Panels on a home on Washington Street

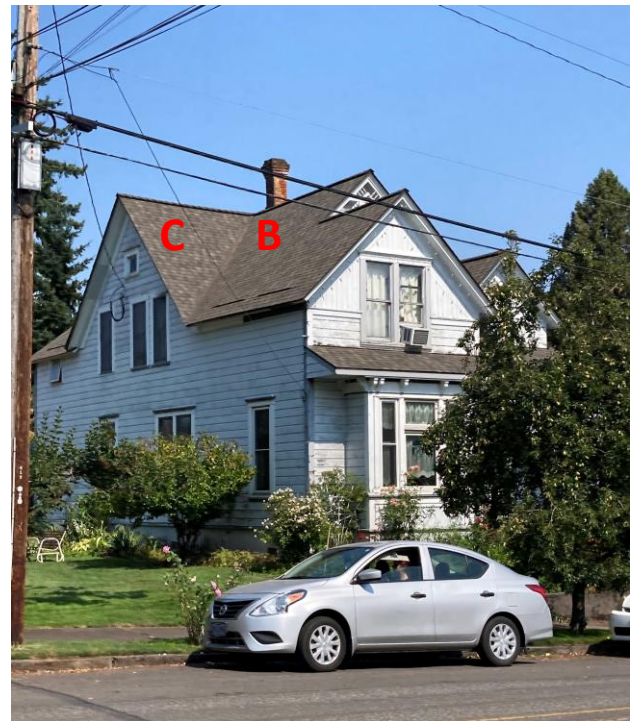


Panels on a home on Madison Street

The location of the panels is a key factor determining whether they will impact the historic character of the home. The Secretary of Interior Standards have generally been applied to allow solar equipment that is minimally visible and/or on secondary portions of structures or sites (see Exhibit 5).



Roof Plan Proposal





Zoning:

The property is zoned R-3.5 Dwelling District and Medium Density Residential in the Comprehensive Plan.

Notice and Public Comment:

Public notices were mailed to property owners within 300 feet of the subject site, posted on the subject site, and published in a newspaper of general circulation. Public comments that were received are summarized below and responded to within this staff report.

One comment received from a neighbor expressed support for the proposal.

The building division indicated that the proposal does not conflict with their interests.

Full public comments are attached to this Staff report as Exhibit 3.

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.*

Finding: Applicable: The proposal for exterior alteration 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.*

Finding: 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.

Finding: Not Applicable. The project does not include disturbance of native soils.

- 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:*

- 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 to:

- A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;*
- B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;*
- C. Complement any National Register Historic districts designated in the city;*
- D. Stabilize and improve property values in such districts;*
- E. Foster civic pride in the beauty and noble accomplishments of the past;*
- F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;*
- G. Strengthen the economy of the city;*

- H. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and
- I. Carry out the provisions of LCDC Goal 5.

The applicant has provided the following responses:

- A. *The addition of solar modules to the historic home will not alter the historic feature of the home. They will continue to enhance the home.*
- B. *The plan supports the preservation of the historic site. Circa 1900, most homes west of the Mississippi had independent renewable energy sources, primarily wind turbines and water wheels, which were mainly used to pump water. Electricity from the grid was very rare at that point. Thus, renewable energy sources and independently producing your own power are very period values and ideas.*
- C. *We plan to follow all rules, regulations and guidelines provided by the city*
- D. *Solar panels have been proven to improve property values. We can provide links to articles, as desired. We have also met with metro area real estate appraisers that have indicated to us that they add the invoice value of the system in the first 5 years and \$4/watt after that, which should always result in strong gains for the homeowner.*
- E. *Home owners with solar are usually very proud of their installation. Additionally, more and more neighborhoods, landlords and homeowners are telling us they want renewable energy coming straight in to their home.*
- F. *Our installations look very nice, as we have a strong focus on aesthetics, and will do a great job enhancing the neighborhood for residents and tourists alike.*
- G. *The local economy will be strengthened by continuing to increase the value of the home.*
- H. *Solar will help accomplish all of these, especially energy conservation*
- I. *Solar will comply with all the provisions of the LCDC's Goal 5. It will not alter, nor remove, the historic nature of the home in any way.*

Staff finds that the addition of solar panels on the property will improve property value and support the goals for energy conservation and economy. The location of the panels is the key factor determining whether they will impact the historic character of the home.

See findings in criterion #6 and #9 of this section.

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:

Goal 5.3 Historic Resources

Policy 5.3.7:

Encourage property owners to preserve historic structures in a state as close to their original construction as possible while allowing the structure to be used in an economically viable manner.

Policy 5.3.8:

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

Goal 13.1 Energy Sources

Policy 13.1.3:

Enable development to use alternative energy sources such as solar through appropriate design standards and incentives.

The applicant has proposed to place solar panels on the roof of the historic structure.

The Comprehensive Plan Goals and Policies are somewhat conflicting in this case; calling for preservation of historic structures, while also calling for alternative energy sources. Placement of solar panels on the prominent roof sections of the historic home may impact the historic character of the structure. See detailed findings in criterion #6 and #9 of this section.

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

3. *The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation;*

Finding: Complies with Condition: The site is used as a residence and the use is not proposed to change. The public interest in the structure's preservation is preserving the Queen Anne architecture and historic character of the house, which is made up of its historic materials and design. See findings in criteria #6 and #9 of this section. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

4. *The value and significance of the historic site;*

Finding: Complies with Condition: The value and significance of the historic site is the architecture and age of the structure, an 1895 Queen Anne in the McLoughlin District. See findings in criteria #6 and #9 of this section. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

5. *The physical condition of the historic site*

Finding: Complies as Proposed. The structure is in fair condition. The proposal for solar energy may prolong and support the continued use of the property.

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

Finding: Complies with Condition:

The Kuerten House is a Queen Anne style structure with a multi-gable roofline.

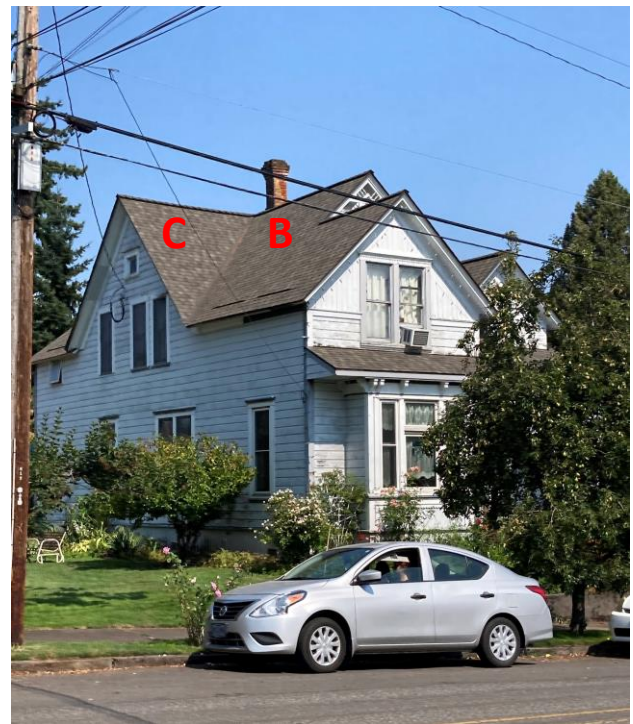
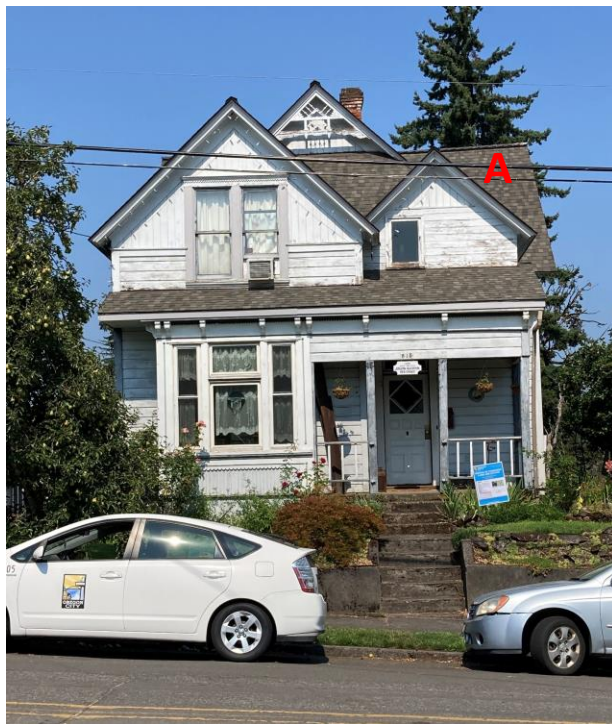
The roof on the Kuerten House is a medium grayish composition shingle; so the panels will contrast moderately. The panels proposed on the roof planes A, B, and C will be visible from the right of way. The panels would not alter the pitch of the roof, but would change the appearance of the roof and would be visible from the street.

The Board has approved panels facing the street and visible from the right of way in the past, as long as they were not distracting from or too prominently visible when viewing the primary façade or entryway

of the structure. The panels proposed on the Kuerten House will be visible from many angles. That said, they are visually and physically removed from the foremost architectural details on the house, including the front porch and three front gables.

As energy prices rise and renewable technology becomes more affordable, more common, and more critical to society's response to climate change, the Board will have to balance these factors with the concerns of historic integrity. Because the panels are only placed on the roof and will not cover or destroy historical materials or features, and are designed to be removed in the future without causing irreparable damage to the structure, the Board may find that the panels will not effect the integrity of the structure. In fact, the investment may prolong the overall preservation of the home.

Staff recommends approval of the panels on roof plane D which are on a rear-facing roof plane. The panels on roof planes B and C are not visible when viewing the house straight on, even from the other side of the street, but they will be visible when looking at the house at an angle. The most prominent area, arguably, is roof plane A, which is visible from 9th Street and partially visible when looking at the house straight on from Monroe Street. If the Board finds that these panels will impact this historic integrity of the home, these panels may be mitigated by limiting the number of panels on the roof plane, or by avoiding that particular roof plane entirely.



The applicant shall submit documentation showing that the panels will be no more than 5" above the roof surface.

Ground- or wall-mounted equipment shall not obscure any architectural features and shall not be installed in a manner that destroys historic millwork or other historic materials. The applicant shall submit a sketch or mock-up of the equipment placement to staff to demonstrate compliance with this condition.

The panel frames shall be black, no unfinished/shiny metal frames or visible parts are permitted.

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

7. Pertinent aesthetic factors as designated by the board;

Finding: Complies as Proposed. Staff does not suggest consideration of any aesthetic factors other than those already reflected in the code.

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

Finding: Complies as Proposed. The home value may be increased, and CO2 emission will decrease. The consequences of the proposal are positive to the economy, environment, and energy conservation. Social impacts are inconsequential.

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

Finding: Complies with Condition: The following design guidelines from the City's Design Guidelines for Alterations, which include the Secretary of Interior Standards, are applicable to this proposal:

Secretary of Interior Standard #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

No distinctive materials will be removed. Approximately 15% of the total roof area will be covered, but not altered.

Secretary of Interior Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Staff finds that the alterations would not destroy historic materials, features, or spatial relationships.

Compatibility with massing is not applicable; the proposal will not alter the massing of the structure. Compatibility of the proposal with historic materials, features, size, scale and proportion is as follows:

Compatibility with Historic Materials: The smooth, black, shiny panel would be placed over the gray composition roof. The material is modern but is not necessarily incompatible. Composition shingles are not a historic feature but are typical of both historic and new roofs. Staff recommends conditions of approval to ensure the panels are low profile and no unfinished, shiny metal is used on the panel frames.

Compatibility with Historic Features: The panels would be placed on the roof, which is a prominent and significant feature of the Queen Anne home. The panels would not alter the pitch

of the roof, but would change the appearance of the roof and would be visible from the street. Generally, the Secretary of Interior Standards have been applied to find that roof mounted solar panels may be compatible if they are on a rear-facing area, are minimally visible, or on a new addition to a historic building (see Exhibit 5).

Compatibility with Size/Scale/Proportion: The size and proportion of the panels appears to vary, with some panels being square and some rectangular. Staff recommends conditions of approval to ensure the panels are low profile and no unfinished, shiny metal is used on the panel frames.

Secretary of Interior Standard #10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The applicant stated that “If the solar panels are to be removed, the property will be unimpacted and the integrity remained uncompromised.” Staff concurs, and recommends a condition of approval regarding the other equipment: Ground- or wall-mounted equipment shall not obscure any architectural features and shall not be installed in a manner that destroys historic millwork or other historic materials. The applicant shall submit a sketch or mock-up of the equipment placement to staff to demonstrate compliance with this condition.

Oregon City Guideline: Traditional landscape elements evident in the District (grass, trees, shrubs, picket fences, etc.) should be preserved, and are encouraged in site redevelopment. Inappropriate landscape treatments such as berms and extensive non- vegetative ground cover (e.g. mulch and bark dust) are discouraged.

The applicant has not proposed to remove any significant landscaping or trees on the site or 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.

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 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 aforementioned findings, staff recommends that the Historic Review Board approve HR 21-16 with conditions in this staff report for the property located at 815 Monroe, Oregon City, Oregon 97045.

Exhibits

1. Vicinity Map
2. Applicant Submittal
3. Public Comments
4. [Secretary of Interior Guidance on Solar Panels](#) (link)



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Lot Line Adjustment
- ☐ Non-Conforming Use Review
- ☐ Natural Resource (NROD) Verification
- ☐ Site Plan and Design Review
- ☐ Extension of Approval

Type II (OCMC 17.50.030.B)

- ☐ Detailed Development Review
- ☐ Geotechnical Hazards
- ☐ Minor Partition (<4 lots)
- ☐ Minor Site Plan & Design Review
- ☐ Non-Conforming Use Review
- ☐ Site Plan and Design Review
- ☐ Subdivision (4+ lots)
- ☐ Minor Variance
- ☐ Natural Resource (NROD) Review

Type III / IV (OCMC 17.50.030.C)

- ☐ Annexation
- ☐ Code Interpretation / Similar Use
- ☐ Concept Development Plan
- ☐ Conditional Use
- ☐ Comprehensive Plan Amendment (Text/Map)
- ☐ Detailed Development Plan
- ☒ Historic Review
- ☐ Municipal Code Amendment
- ☐ Variance
- ☐ Zone Change

File Number(s): GLUA-21-00038 and HR-21-00016

Proposed Land Use or Activity: 6.75 kW PV Solar Panel Installation on Roof

Project Name: Geneva Cook Number of Lots Proposed (If Applicable):

Physical Address of Site: 815 Monroe St, Oregon City, Oregon, 97045

Clackamas County Map and Tax Lot Number(s):

Applicant(s):

Applicant(s) Signature: 

Applicant(s) Name Printed: Jeffrey Lee Date: 07/14/2021

Mailing Address: 1403 N Research Way, Orem, Utah 84097

Phone: 385-482-0045 Fax: Email: permitting.department@blueravensolar.com

Property Owner(s):

Property Owner(s) Signature: *Geneva Cook*

Property Owner(s) Name Printed: Geneva Cook Date: 07/14/2021

Mailing Address: 815 Monroe St, Oregon City, Oregon, 97045

Phone: (503) 680-5016 Fax: Email: geneva@umoi.org

Representative(s):

Representative(s) Signature:

Representative (s) Name Printed: Date:

Mailing Address:

Phone: Fax: Email:

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



Historic Review Checklist

Alterations & Additions

1. ☒ **A Completed Land Use Application Form with All Property Owner Signatures** (P)
2. ☒ **Narrative** (P)
A complete and detailed narrative description of the proposed development and an explanation addressing all applicable approval criteria. A template is provided by city staff.
3. ☒ **Photographs** (P)
Any historic images, plus existing conditions of the structure.
4. ☒ **Drawings** (P)
Scaled design drawings of the following:
 - ☐ A site plan including boundaries, structures, paving, improvements, and plantings.
 - ☐ Architectural drawings of proposed alterations or additions.
5. ☒ **Description of Materials, Color Samples, Product Information** (P)
Samples may be required for unique materials, such as exterior enclosures including door, window, siding, roofing, paving, or product literature.
6. ☒ **Inventory Form** (P)
7. ☒ **A Current Preliminary Title Report or Trio for the Subject Property(ies)** (P)
8. ☐ **Mailing Labels for Owners within 300 Feet of the Subject Site or Fee for City-Provided Labels** (P)
The City will provide this for an additional nominal fee, paid with your application. Alternatively, you can provide the names and addresses of property owners within 300 feet of the site from a title company.
9. ☒ **Copies** (P)
~~Two (2) copies of all information, reports, and drawings (full-sized and 8.5" by 11") pertaining to this application.~~
10. ☒ **Electronic Version of All Application Materials** (P/DS)
11. ☒ **All Required Application Fees** (P)

(P) = Contact the Planning Division at (503) 722.3789 with any questions regarding this item.

Incomplete applications will not be processed.



BRS Field Ops, LLC

INSTALLATION OF UTILITY INTERACTIVE PHOTOVOLTAIC SOLAR SYSTEM

6.75 kW DC PHOTOVOLTAIC SOLAR ARRAY

ROOF TYPE: Comp Shingle

MODULES: (18) JinKO Solar Eagle JKM375M-6RL3-B

INVERTER(S): Enphase IQ7PLUS-72-2-US,----

RACKING: Unirac SFM Infinity

CODES AND STANDARDS

1. ALL WORK SHALL COMPLY WITH 2017 OREGON ELECTRIC SPECIALTY CODE (OESC), 2019 OREGON STRUCTURAL SPECIALTY CODE, 2017 OREGON RESIDENTIAL SPECIALTY CODE, AND ALL STATE AND LOCAL BUILDING AND ELECTRICAL CODES.
2. DRAWINGS HAVE BEEN DETAILED ACCORDING TO UL LISTING REQUIREMENTS.

SITE NOTES / OSHA REGULATION

1. A LADDER SHALL BE IN PLACE FOR INSPECTION IN COMPLIANCE WITH OSHA REGULATIONS.
2. THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE AND THIS SYSTEM IS A UTILITY INTERACTIVE SYSTEM WITH NO STORAGE BATTERIES.
3. THE SOLAR PV INSTALLATION SHALL NOT OBSTRUCT ANY PLUMBING, MECHANICAL, OR BUILDING ROOF VENTS.
4. ROOF COVERINGS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF COVERING SHALL SERVE TO PROTECT THE BUILDING OR STRUCTURE.
5. NO. OF SHINGLE LAYERS : 2

SOLAR CONTRACTOR

1. MODULE CERTIFICATIONS WILL INCLUDE UL1703, IEC61646, IEC61730.
2. IF APPLICABLE, MODULE GROUNDING LUGS MUST BE INSTALLED AT THE MARKED GROUNDING LUG HOLES PER THE MANUFACTURERS' INSTALLATION REQUIREMENTS.
3. AS INDICATED BY DESIGN, OTHER NRTL LISTED MODULE GROUNDING DEVICES MAY BE USED IN PLACE OF STANDARD GROUNDING LUGS AS SHOWN IN MANUFACTURER DOCUMENTATION AND APPROVED BY THE AHJ.
4. CONDUIT AND WIRE SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING AS REQUIRED BY FIELD CONDITIONS.
5. CONDUIT POINT OF PENETRATION FROM EXTERIOR TO INTERIOR TO BE INSTALLED AND SEALED WITH A SUITABLE SEALING COMPOUND.
6. DC WIRING LIMITED TO MODULE FOOTPRINT W/ ENPHASE AC SYSTEM.
7. ENPHASE WIRING SYSTEMS SHALL BE LOCATED AND SECURED UNDER THE ARRAY W/ SUITABLE WIRING CLIPS.
8. MAX DC VOLTAGE CALCULATED USING MANUFACTURER PROVIDED TEMP COEFFICIENT FOR VOC UNLESS NOT AVAILABLE.
9. ALL INVERTERS, MOTOR GENERATORS, PHOTOVOLTAIC MODULES, PHOTOVOLTAIC PANELS, AC PHOTOVOLTAIC MODULES, DC COMBINERS, DC-TO-DC CONVERTERS, SOURCE CIRCUIT COMBINERS, AND CHARGE CONTROLLERS INTENDED FOR USE IN A PHOTOVOLTAIC POWER SYSTEM WILL BE IDENTIFIED AND LISTED FOR THE APPLICATION PER 690.4 (B).
10. ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE.
11. TERMINALS AND LUGS WILL BE TIGHTENED TO MANUFACTURER TORQUE SPECIFICATIONS (WHEN PROVIDED) IN ACCORDANCE WITH NEC CODE 110.14(D) ON ALL ELECTRICAL CONNECTIONS.

EQUIPMENT LOCATIONS

1. PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED AS PER SECTION [NEC 110.26].
2. EQUIPMENT INSTALLED IN DIRECT SUNLIGHT MUST BE RATED FOR EXPECTED OPERATING TEMPERATURE AS SPECIFIED BY [NEC 690.31 (A)] AND [NEC TABLE 310.15 (B)].
3. ADDITIONAL AC DISCONNECTS SHALL BE PROVIDED WHERE THE INVERTER IS NOT ADJACENT TO THE UTILITY AC DISCONNECT, OR NOT WITHIN SIGHT OF THE UTILITY AC DISCONNECT.

4. ALL EQUIPMENT SHALL BE INSTALLED ACCESSIBLE TO QUALIFIED PERSONNEL ACCORDING TO NEC APPLICABLE CODES.
5. ALL COMPONENTS ARE LISTED FOR THEIR PURPOSE AND RATED FOR OUTDOOR USAGE WHEN APPROPRIATE.

Applicable Code and Guidelines for Alteration to historic structure

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

1. The purpose of the historic overlay district as set forth in Section 17.40.010;
17.40.010: It is declared as a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical or aesthetic interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people. The purpose of this chapter is to:
 - A. *Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;*
 - B. *Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;*
 - C. *Complement any National Register Historic districts designated in the city;*
 - D. *Stabilize and improve property values in such districts;*
 - E. *Foster civic pride in the beauty and noble accomplishments of the past;*
 - F. *Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;*
 - G. *Strengthen the economy of the city;*
 - H. *Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and*
 - I. *Carry out the provisions of LCDC Goal 5.*
2. The provisions of the city comprehensive plan;
Section 5: Open Spaces, Scenic and Historic Areas, and Natural Resources
Policy 5.3.8: Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects.
3. The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation;
4. The value and significance of the historic site;
5. The physical condition of the historic site;
6. The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;
7. Pertinent aesthetic factors as designated by the board;

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

Design Guidelines for Alterations and Additions

Secretary of Interiors Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

RESPONSE: There will not be any removal of current features.

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

RESPONSE: This will add to the roof and will not alter any of the historic features.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

RESPONSE: This will not affect any of the historic features, the roof will be covered but not altered.

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

RESPONSE: The installation of solar panels will not alter the current features of the home. The structure will not lose its shape.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence

RESPONSE: This will not alter any of the current features. The home is in good condition so repairing any features is not necessary.

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

RESPONSE: No historic features will be destroyed. The integrity of the property will not be compromised.

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

RESPONSE: If the solar panels are to be removed, the property will be unimpacted and the integrity remained uncompromised.

Design Guidelines: Alterations – Additions

A. Site

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

RESPONSE: This will not alter the shape of the home therefore remain compatible with the adjacent buildings.

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

RESPONSE: The solar panels for this project will be installed on the side and rear of the home.

B. Landscape

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

RESPONSE: There will not be any disturbance to the landscape.

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

RESPONSE: There will not be any disturbance to the landscape.

C. Building Height

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

RESPONSE: This will not affect the height of the building.

D. Building Bulk

1. New additions smaller than the historic building or the historic buildings in the surrounding area are encouraged.

a. Where new additions must be larger, the new addition shall be articulated in such a manner that no single element is visually larger than the historic building or surrounding historic buildings.

RESPONSE: The solar panels will comply with the current shape and will not be larger than the roof.

E. Proportion and Scale

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

RESPONSE: This will add to the roof and will not alter any of the other features

2. The relationship of solids to voids (wall to window) shall be compatible with related elements on the historic building, and with the historic character of the District.

RESPONSE: Solar panels will add to the roof and will not alter any of the other features.

F. Exterior Features

1. General

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

RESPONSE: All features will be preserved, this will not alter the roof but cover it instead.

Overall, this project will enhance the the home and it's value.

From: [Kelly Reid](#)
To: [Kelly Reid](#)
Subject: FW: 815 Monroe St solar panels
Date: Monday, August 16, 2021 10:04:05 AM

From: Geneva Cook <geneva@umoi.org>
Sent: Friday, August 13, 2021 5:32 PM
To: Kelly Reid <kreid@orcify.org>
Subject: RE: 815 Monroe St solar panels

Hi Kelly,

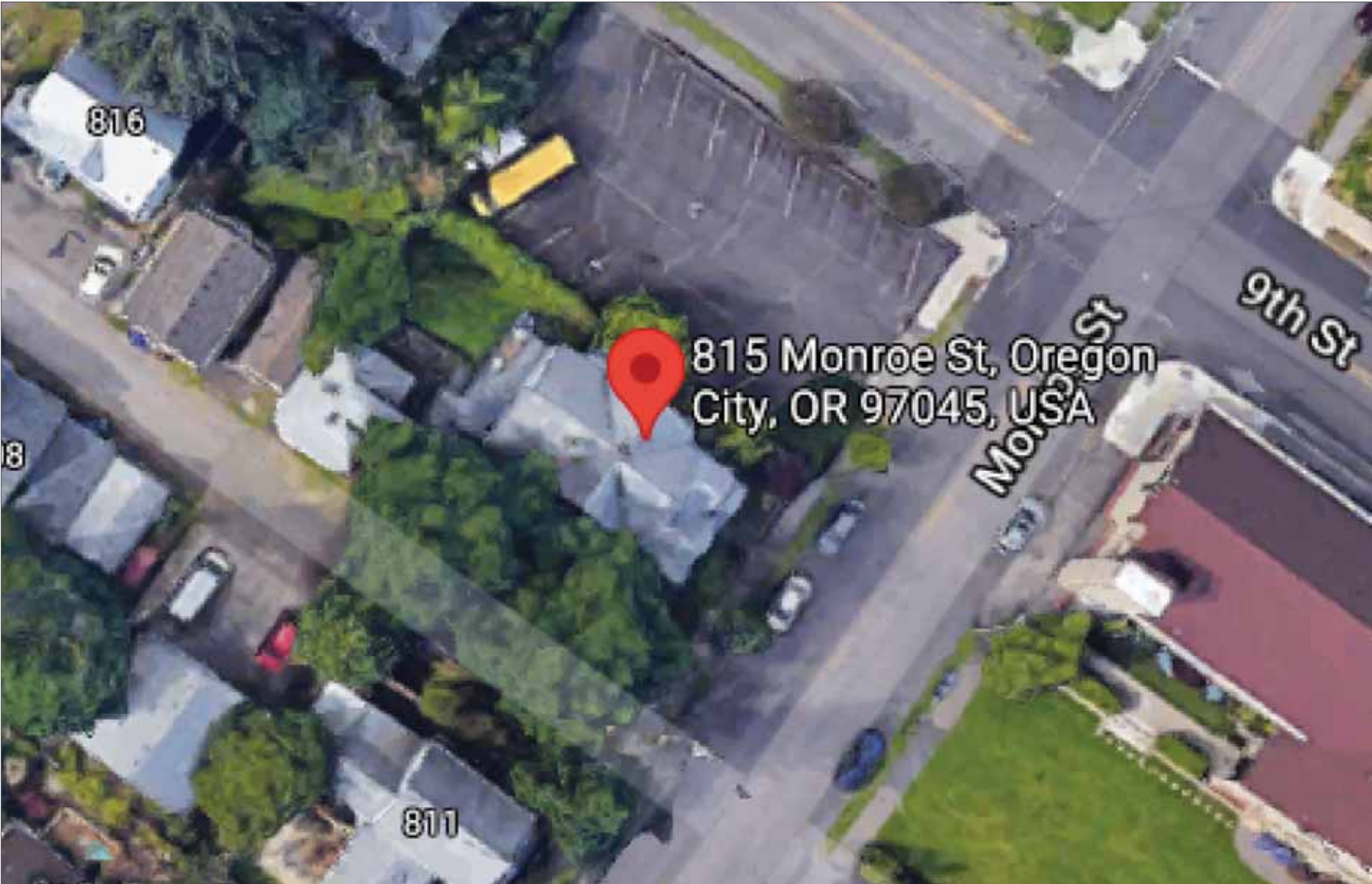
I would like to add a note to our application for solar panels.

“We are really looking forward to reducing our carbon footprint through the installation of solar panels. I look forward to having our beloved Oregon City seen as an innovative supportive environment for sustaining our future while also being able to preserve our beautiful historic home.”

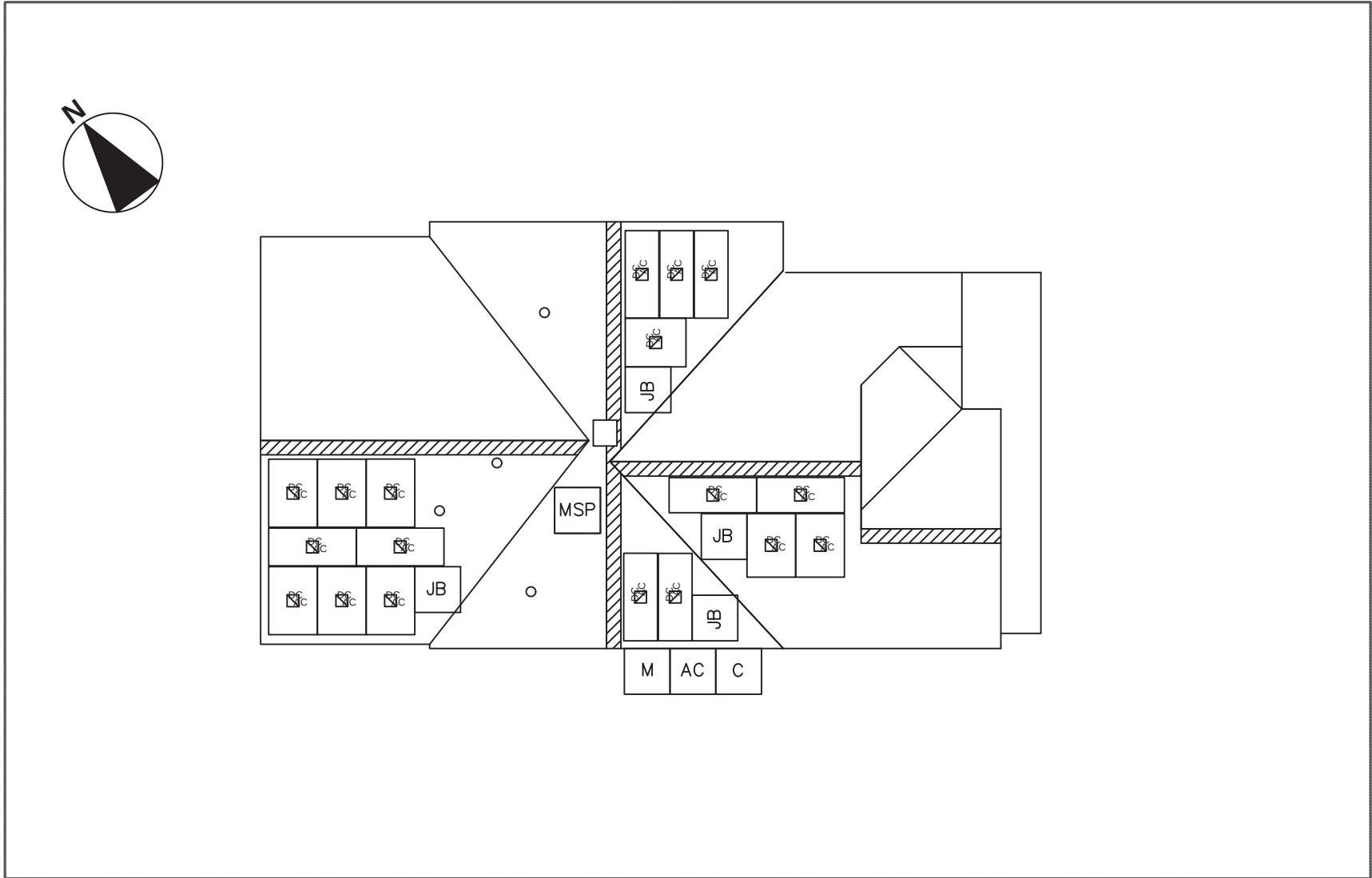
Geneva Cook

Camp & Retreat Ministries of OR-ID
1505 SW 18th Avenue
Portland, OR 97201
503-802-9213
www.gocamping.org

Pronouns: She, her, hers

GENERAL NOTES CODES AND STANDARDS 1. ALL WORK SHALL COMPLY WITH 2017 OREGON ELECTRIC SPECIALTY CODE (OESC), 2019 OREGON STRUCTURAL SPECIALTY CODE, 2017 OREGON RESIDENTIAL SPECIALTY CODE, AND ALL STATE AND LOCAL BUILDING AND ELECTRICAL CODES. 2. DRAWINGS HAVE BEEN DETAILED ACCORDING TO UL LISTING REQUIREMENTS. SITE NOTES / OSHA REGULATION 1. A LADDER SHALL BE IN PLACE FOR INSPECTION IN COMPLIANCE WITH OSHA REGULATIONS. 2. THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE AND THIS SYSTEM IS A UTILITY INTERACTIVE SYSTEM WITH NO STORAGE BATTERIES. 3. THE SOLAR PV INSTALLATION SHALL NOT OBSTRUCT ANY PLUMBING, MECHANICAL, OR BUILDING ROOF VENTS. 4. ROOF COVERINGS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF COVERING SHALL SERVE TO PROTECT THE BUILDING OR STRUCTURE. 5.NO. OF SHINGLE LAYERS : 2 SOLAR CONTRACTOR 1. MODULE CERTIFICATIONS WILL INCLUDE UL1703, IEC61646, IEC61730. 2. IF APPLICABLE, MODULE GROUNDING LUGS MUST BE INSTALLED AT THE MARKED GROUNDING LUG HOLES PER THE MANUFACTURERS' INSTALLATION REQUIREMENTS. 3. AS INDICATED BY DESIGN, OTHER NRTL LISTED MODULE GROUNDING DEVICES MAY BE USED IN PLACE OF STANDARD GROUNDING LUGS AS SHOWN IN MANUFACTURER DOCUMENTATION AND APPROVED BY THE AHJ. 4. CONDUIT AND WIRE SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING AS REQUIRED BY FIELD CONDITIONS. 5. CONDUIT POINT OF PENETRATION FROM EXTERIOR TO INTERIOR TO BE INSTALLED AND SEALED WITH A SUITABLE SEALING COMPOUND. 6. DC WIRING LIMITED TO MODULE FOOTPRINT W/ ENPHASE AC SYSTEM. 7. ENPHASE WIRING SYSTEMS SHALL BE LOCATED AND SECURED UNDER THE ARRAY W/ SUITABLE WIRING CLIPS. 8. MAX DC VOLTAGE CALCULATED USING MANUFACTURER PROVIDED TEMP COEFFICIENT FOR VOC UNLESS NOT AVAILABLE. 9. ALL INVERTERS, MOTOR GENERATORS, PHOTOVOLTAIC MODULES, PHOTOVOLTAIC PANELS, AC PHOTOVOLTAIC MODULES, DC COMBINERS, DC-TO-DC CONVERTERS,SOURCE CIRCUIT COMBINERS, AND CHARGE CONTROLLERS INTENDED FOR USE IN A PHOTOVOLTAIC POWER SYSTEM WILL BE IDENTIFIED AND LISTED FOR THE APPLICATION PER 690.4 (B). 10. ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE. 11. TERMINALS AND LUGS WILL BE TIGHTENED TO MANUFACTURER TORQUE SPECIFICATIONS (WHEN PROVIDED) IN ACCORDANCE WITH NEC CODE 110.14(D) ON ALL ELECTRICAL CONNECTIONS. EQUIPMENT LOCATIONS 1. PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED AS PER SECTION [NEC 110.26]. 2. EQUIPMENT INSTALLED IN DIRECT SUNLIGHT MUST BE RATED FOR EXPECTED OPERATING TEMPERATURE AS SPECIFIED BY [NEC 690.31 (A)] AND [NEC TABLE 310.15 (B)]. 3. ADDITIONAL AC DISCONNECTS SHALL BE PROVIDED WHERE THE INVERTER IS NOT ADJACENT TO THE UTILITY AC DISCONNECT, OR NOT WITHIN SIGHT OF THE UTILITY AC DISCONNECT. 4. ALL EQUIPMENT SHALL BE INSTALLED ACCESSIBLE TO QUALIFIED PERSONNEL ACCORDING TO NEC APPLICABLE CODES. 5. ALL COMPONENTS ARE LISTED FOR THEIR PURPOSE AND RATED FOR OUTDOOR USAGE WHEN APPROPRIATE.		AERIAL VIEW 		DESIGN CRITERIA WIND SPEED: 100 MPH GROUND SNOW LOAD: 25 PSF WIND EXPOSURE FACTOR: C SEISMIC DESIGN CATEGORY: D		SITE SPECIFICATIONS CONSTRUCTION - V-B ZONING: RESIDENTIAL		SHEET INDEX PV1 - COVER SHEET PV2 - PROPERTY PLAN PV3 - SITE PLAN PV4 - EQUIPMENT & ATTACHMENT DETAIL PV5 - ELECTRICAL SINGLE LINE DIAGRAM PV6 - ELECTRICAL CALCULATIONS & ELECTRICAL NOTES PV7 - MAIN BREAKER DERATE CALCS. (IF NEEDED) PV8 - LABELS & LOCATIONS PV9 - CUSTOM DIRECTORY PLACARD (IF NEEDED - NEC 690.56(B)) UTILITY COMPANY: Portland General Electric (PGE) PERMIT ISSUER: Oregon City		SITE INFORMATION: Geneva Cook 815 Monroe St Oregon City, Oregon 97045 DC SYSTEM SIZE: 6.75 kW DC		BLUE RAVEN SOLAR 1403 N RESEARCH WAY, BUILDING J OREM, UT 84097 800-377-4480 WWW.BLUERAVENSOLAR.COM CONFIDENTIAL - THE INFORMATION HEREIN CONTAINED SHALL NOT BE USED FOR THE BENEFIT OF ANYONE EXCEPT BLUERAVENSOLAR NOR SHALL IT BE DISCLOSED IN WHOLE OR IN PART TO OTHERS OUTSIDE RECIPIENTS ORGANIZATION, EXCEPT IN CONNEC TION WITH THE SALE AND USE OF THE RESPECTIVE EQUIPMENT, WITHOUT THE WRITTEN PERMISSION OF BLUERAVENSOLAR LLC. NABCEP CERTIFIED PV INSTALLATION PROFESSIONAL Scott Gurney # PV-011719-015866 CONTRACTOR: BRS FIELD OPS 385.498.6700		Item #1.	
		SCOPE OF WORK INSTALLATION OF UTILITY INTERACTIVE PHOTOVOLTAIC SOLAR SYSTEM 6.75 kW DC PHOTOVOLTAIC SOLAR ARRAY ROOF TYPE: Comp Shingle MODULES: (18) JinkO Solar Eagle JKM375M-6RL3-B INVERTER(S): Enphase IQ7PLUS-72-2-US,---- RACKING: Unirac SFM Infinity						DRAWING BY Eric Thomas DATE June 4, 2021 PROJECT NUMBER 362945 SHEET NAME COVER SHEET PAGE NUMBER PV1 REV Page 32							

ROOF ATTACHMENTS SHALL BE SPACED
NO GREATER THAN 24" ON CENTER IN
ANY DIRECTION WHERE LOCATED WITHIN
3' OF A ROOF EDGE, HIP, EAVE, OR RIDGE
OSSC 3111.5.3 ITEM 3.2



FRONT OF HOME
815 Monroe St

LEGEND

INV

INVERTER & DC DISCONNECT

SUB

(E) SUBPANEL

LC

(N) LOAD CENTER

AC

AC DISCONNECT

M

UTILITY METER

MSP

MAIN SERVICE PANEL

JB

JUNCTION BOX

TS

TRANSFER SWITCH

C

COMBINER BOX/AGGREGATOR

PV

PV REVENUE METER

FIRE SETBACK

EMT CONDUIT RUN
(TO BE DETERMINED IN FIELD)

PV WIRE STRING

PROPERTY LINE

SCALE: 3/32" = 1'-0"

0'

4'

8'

16'

BLUE RAVEN

SOLAR

1403 N RESEARCH WAY, BUILDING J
OREM, UT 84097

800-377-4480
WWW.BLUERAVENSOLAR.COM

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RECIPIENTS ORGANIZATION,
EXCEPT IN CONNEC TION WITH THE
SALE AND USE OF THE RESPECTIVE
EQUIPMENT, WITHOUT THE
WRITTEN PERMISSION OF
BLUERAVENSOLAR LLC.

NABCEP

CERTIFIED

PV INSTALLATION
PROFESSIONAL

Scott Gurney
PV-011719-015866

CONTRACTOR:

BRS FIELD OPS

385.498.6700

SITE INFORMATION:

Geneva Cook

815 Monroe St

Oregon City, Oregon 97045

DC SYSTEM SIZE: 6.75 kW DC

DRAWING BY

Eric Thomas

DATE

June 4, 2021

PROJECT NUMBER

362945

SHEET NAME

PROPERTY PLAN

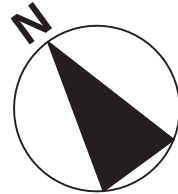
PAGE NUMBER

PV2

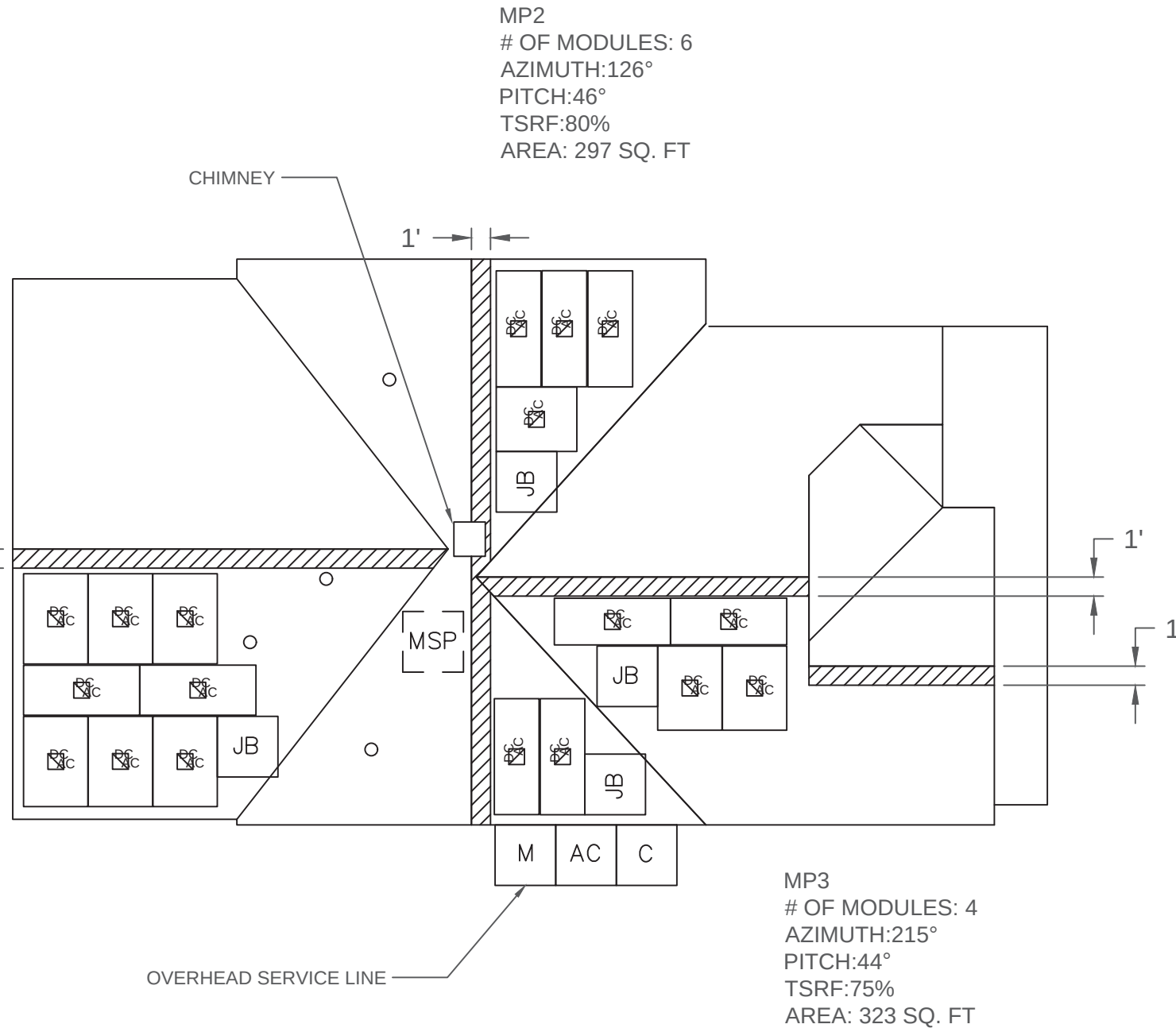
REV

Page 33

A



MP1
OF MODULES: 8
AZIMUTH:216°
PITCH:39°
TSRF:81%
AREA: 316 SQ. FT



AC DISCO WON'T EXCEED 10' AWAY FROM THE UTILITY METER

LEGEND

INV	INVERTER & DC DISCONNECT
SUB	(E) SUBPANEL
LC	(N) LOAD CENTER
AC	AC DISCONNECT
M	UTILITY METER
MSP	MAIN SERVICE PANEL
JB	JUNCTION BOX
TS	TRANSFER SWITCH
C	COMBINER BOX/AGGREGATOR
PV	PV REVENUE METER
	FIRE SETBACK
	EMT CONDUIT RUN (TO BE DETERMINED IN FIELD)
	PV WIRE STRING
	PROPERTY LINE

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



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CONTRACTOR:
BRS FIELD OPS
385.498.6700

SITE INFORMATION:

Geneva Cook
815 Monroe St
Oregon City, Oregon 97045
DC SYSTEM SIZE: 6.75 kW DC

DRAWING BY
Eric Thomas

DATE
June 4, 2021

PROJECT NUMBER
362945

SHEET NAME
SITE PLAN

PAGE NUMBER
PV3
RE
Page 34

PV ARRAY INFORMATION

PV MODULE COUNT:

18 MODULES

OF ATTACHMENT POINTS¹:

47

ARRAY AREA:

Module Count x 17.51ft² = 315.2ft²

ROOF AREA:

2064.0ft²

% OF ARRAY/ROOF:

15.3%

ARRAY WEIGHT:

Module Count x 50lbs = 900.0lbs

DISTRIBUTED LOAD:

Array Weight ÷ Array Area = 2.86 lbs/ft²

POINT LOAD:

Array Weight ÷ Attachments = 19.1lbs/attachment

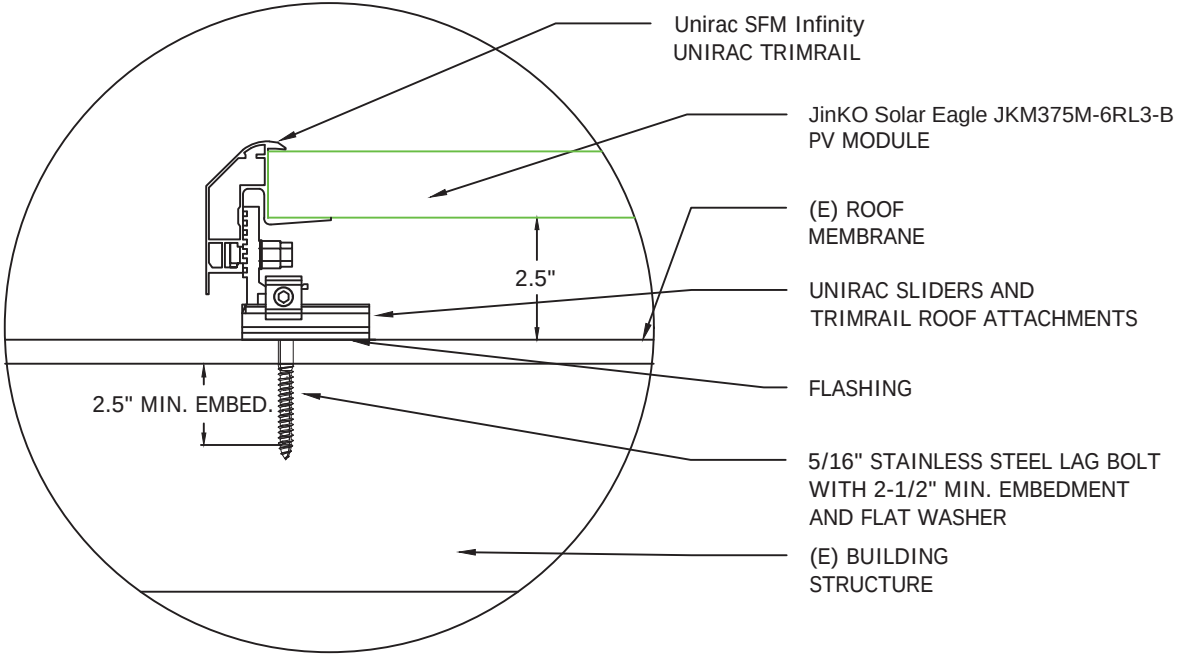
ROOF ATTACHMENTS SHALL BE SPACED NO GREATER THAN 24" ON CENTER IN ANY DIRECTION WHERE LOCATED WITHIN 3' OF A ROOF EDGE, HIP, EAVE, OR RIDGE

OSSC 3111.5.3 ITEM 3.2

1 - Number of attachment points estimated and may vary based on on-site conditions as long as maximum attachment spacing followed per engineered plans.

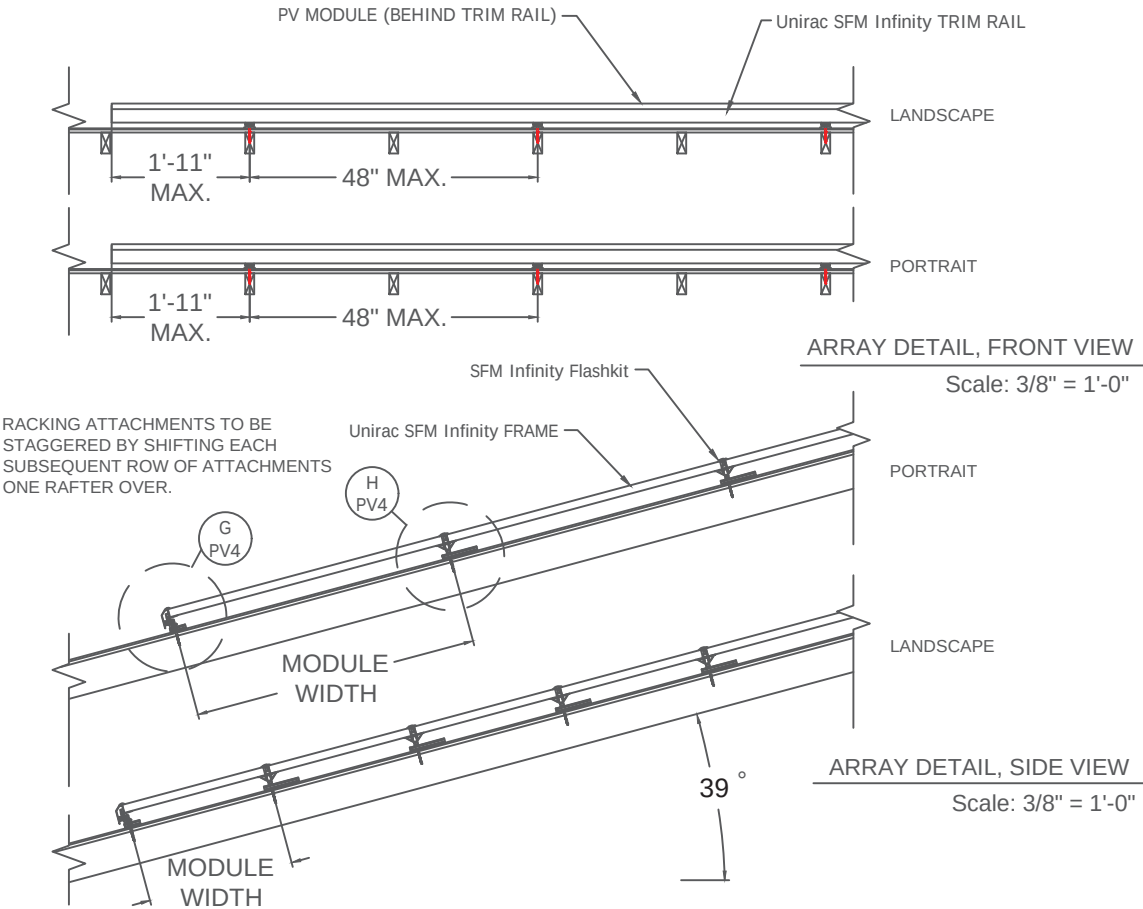
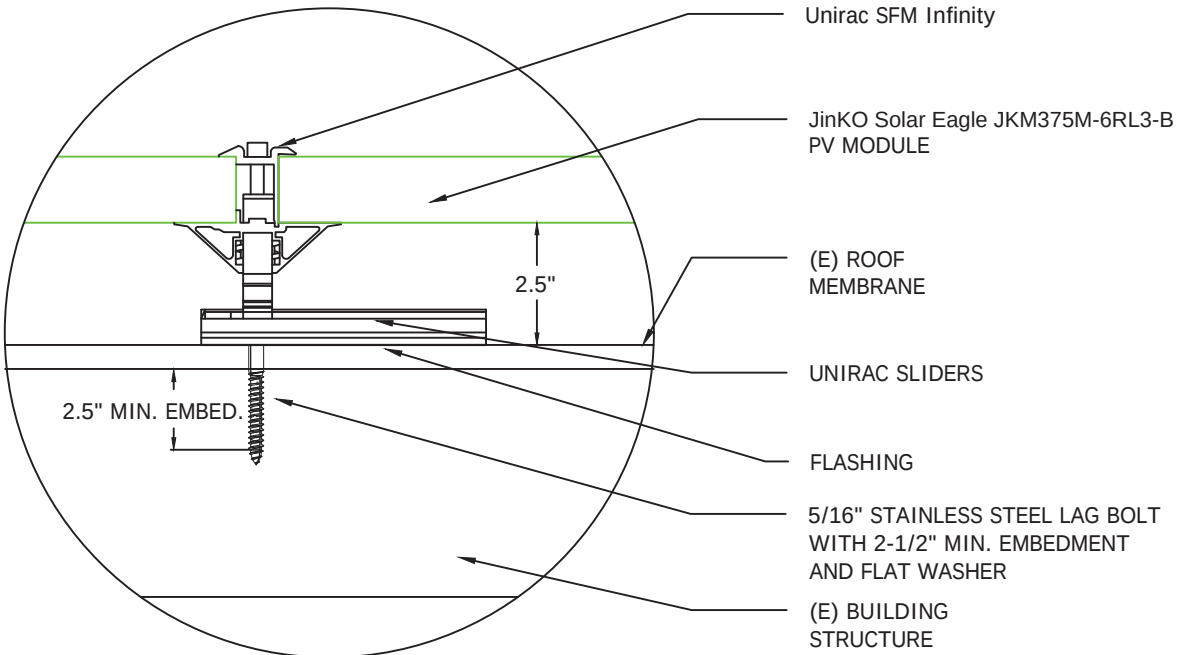
DETAIL, BOTTOM STANDOFF
Scale: 3" = 1'-0"

G



DETAIL, MIDDLE/TOP STANDOFF
Scale: 3" = 1'-0"

H



ROOF TYPE: Comp Shingle

ROOF FRAMING TYPE: Rafter

RAFTER OR TOP CHORD(TRUSS) 2x4 @ 24"O.C.

CEILING JOIST OR BOTTOM CHORD(TRUSS) 2x6 @ 24"O.C.



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OREM, UT 84097

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EQUIP. DETAIL

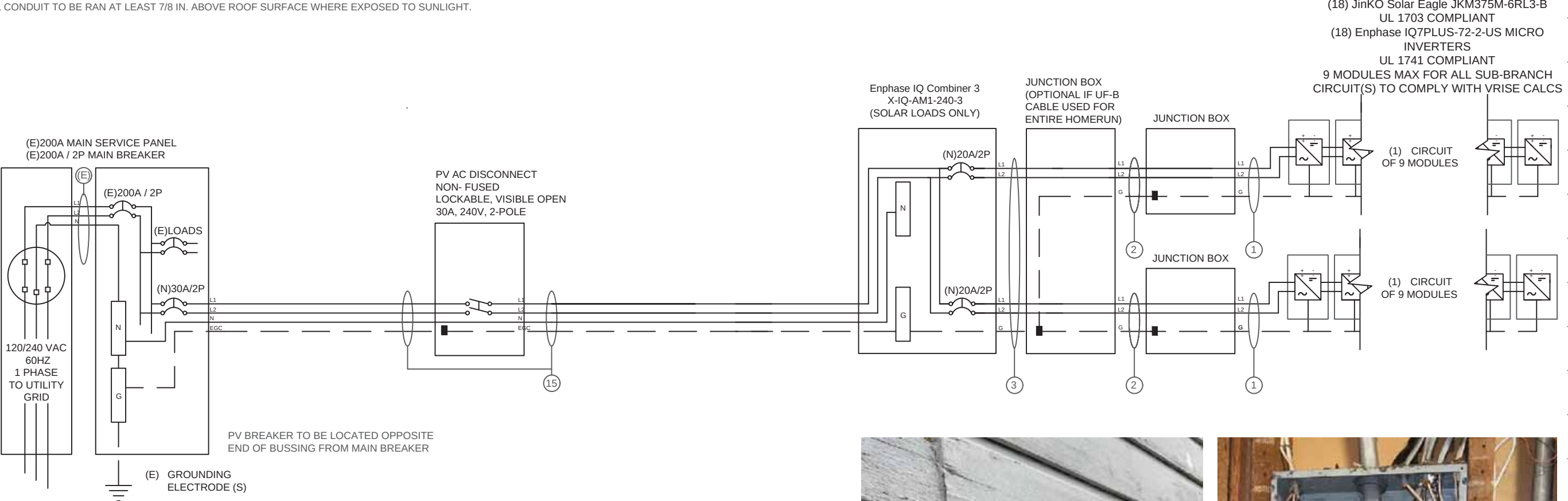
PAGE NUMBER
PV4

REVISION
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15	(1) 10 AWG THHN/THWN-2, CU., BLACK (L1)	21.8 A AC 240 V AC	3	(2) 12 - 2 UF-B W/G, THHN/THWN-2, SOLID CU.	MAX 10.9 A AC 240 V AC	2	(1) 12 - 2 UF-B (or NM) W/G, THHN/THWN-2, SO	MAX 10.9 A AC 240 V AC	1	(1) 12-2 TC-ER, THHN/THWN-2, CU.	MAX 10.9 A AC 240 V AC
	(1) 10 AWG THHN/THWN-2, CU., RED (L2)									(1) 6 AWG BARE, CU (EGC)	
	(1) 10 AWG THHN/THWN-2, CU., WHITE (N)										
	(1) 10 AWG THHN/THWN-2, CU., GREEN (EGC)										
	(1) 3/4 INCH EMT			(1) 1 1/2 INCH EMT							
	EXTERIOR			EXTERIOR			INTERIOR			EXTERIOR	



ALL CONDUIT TO BE RAN AT LEAST 7/8 IN. ABOVE ROOF SURFACE WHERE EXPOSED TO SUNLIGHT.



INTERCONNECTION NOTES

1. ONE OF THE METHODS THAT FOLLOWS SHALL BE USED TO DETERMINE THE RATINGS OF BUSBARS AND PANELBOARDS. (a) THE SUM OF 125 PERCENT OF THE INVERTER(S) OUTPUT CIRCUIT CURRENT AND THE RATING OF THE OVERCURRENT DEVICE PROTECTING THE BUSBAR SHALL NOT EXCEED THE AMPACITY OF THE BUS BAR. (b) WHERE TWO SOURCES, ONE THE UTILITY AND THE OTHER AN INVERTER ARE LOCATED AT OPPOSITE ENDS OF A BUSBAR THAT CONTAINS LOADS, THE SUM OF 125 PERCENT OF THE INVERTER(S) OUTPUT CIRCUIT CURRENT AND THE RATING OF THE OVERCURRENT DEVICE PROTECTING THE BUSBAR SHALL NOT EXCEED 120 PERCENT OF THE AMPACITY OF THE BUSBAR [NEC 705.12].

DISCONNECT NOTES

1. DISCONNECTING SWITCHES SHALL BE WIRED SUCH THAT WHEN THE SWITCH IS OPENED THE CONDUCTORS REMAINING LIVE ARE CONNECTED TO THE TERMINALS MARKED "LINE SIDE" (TYPICALLY THE UPPER TERMINALS)
2. AC DISCONNECT MUST BE ACCESSIBLE TO QUALIFIED UTILITY PERSONNEL, BE LOCKABLE, AND BE A VISIBLE-BREAK SWITCH



Utility Company: Portland General Electric (PGE) Permit Issuer: Oregon City

Item #1.

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**NABCEP
CERTIFIED**

PV INSTALLATION
PROFESSIONAL

Scott Gurney
PV-011719-015866

CONTRACTOR:
BRS FIELD OPS
385.498.6700

SITE INFORMATION:

Geneva Cook
815 Monroe St
Oregon City, Oregon 97045

DC SYSTEM SIZE: 6.75 kW DC

DRAWING BY
Eric Thomas

DATE
June 4, 2021

PROJECT NUMBER
362945

SHEET NAME
ELEC. 3 LINE DIAG.

PAGE NUMBER
PV5

REV
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MODULE SPECIFICATIONS	JinKO Solar Eagle JKM375M-6RL3-B
RATED POWER (STC)	375 W
MODULE VOC	44.12 V DC
MODULE VMP	36.8 V DC
MODULE IMP	10.19 A DC
MODULE ISC	11.01 A DC
VOC CORRECTION	-0.28 %/°C
VMP CORRECTION	-0.35 %/°C
SERIES FUSE RATING	20 A DC
ADJ. MODULE VOC @ ASHRAE LOW TEMP	47.9 V DC
ADJ. MODULE VMP @ ASHRAE 2% AVG. HIGH TEMP	31.8 V DC

MICROINVERTER SPECIFICATIONS	Enphase IQ7+ Microinverters
POWER POINT TRACKING (MPPT) MIN/MAX	22 - 60 V DC
MAXIMUM INPUT VOLTAGE	60 V DC
MAXIMUM DC SHORT CIRCUIT CURRENT	15 A DC
MAXIMUM USABLE DC INPUT POWER	440 W
MAXIMUM OUTPUT CURRENT	1.21 A AC
AC OVERCURRENT PROTECTION	20 A
MAXIMUM OUTPUT POWER	290 W
CEC WEIGHTED EFFICIENCY	97 %

AC PHOTOVOLATIC MODULE MARKING (NEC 690.52)	
NOMINAL OPERATING AC VOLTAGE	240 V AC
NOMINAL OPERATING AC FREQUENCY	47 - 68 HZ AC
MAXIMUM AC POWER	240 VA AC
MAXIMUM AC CURRENT	1.0 A AC
MAXIMUM OCPD RATING FOR AC MODULE	20 A AC

DESIGN LOCATION AND TEMPERATURES	
TEMPERATURE DATA SOURCE	ASHRAE 2% AVG. HIGH TEMP
STATE	Oregon
CITY	Oregon City
WEATHER STATION	PORTLAND INTERNATIONAL AP
ASHRAE EXTREME LOW TEMP (°C)	-6
ASHRAE 2% AVG. HIGH TEMP (°C)	32

SYSTEM ELECTRICAL SPECIFICATIONS	CIR 1	CIR 2	CIR 3	CIR 4	CIR 5	CIR 6
NUMBER OF MODULES PER MPPT	9	9				
DC POWER RATING PER CIRCUIT (STC)	3375	3375				
TOTAL MODULE NUMBER	18 MODULES					
STC RATING OF ARRAY	6750W DC					
AC CURRENT @ MAX POWER POINT (IMP)	10.9	10.9				
MAX. CURRENT (IMP X 1.25)	13.6125	13.6125				
OCPD CURRENT RATING PER CIRCUIT	20	20				
MAX. COMB. ARRAY AC CURRENT (IMP)	21.8					
MAX. ARRAY AC POWER	4320W AC					

AC VOLTAGE RISE CALCULATIONS	DIST (FT)	COND.	/RISE(V)	VEND(V	%VRISE
VRISE SEC. 1 (MICRO TO JBOX)	32.4	12 Cu.	1.18	241.18	0.49%
VRISE SEC. 2 (JBOX TO COMBINER BOX)	55	12 Cu.	2.42	242.42	1.01%
VRISE SEC. 3 (COMBINER BOX TO POI)	10	10 Cu.	0.55	240.55	0.23%
TOTAL VRISE			4.15	244.15	

PHOTOVOLTAIC AC DISCONNECT OUTPUT LABEL (NEC 690.54)	
AC OUTPUT CURRENT	21.8 A AC
NOMINAL AC VOLTAGE	240 V AC

CONDUCTOR SIZE CALCULATIONS	
MICROINVERTER TO JUNCTION BOX (1)	MAX. SHORT CIRCUIT CURRRENT (ISC) = 10.9 A AC MAX. CURRENT (ISC X1.25) = 13.6 A AC CONDUCTOR (TC-ER, COPPER (90°C)) = 12 AWG CONDUCTOR RATING = 30 A AMB. TEMP. AMP. CORRECTION = 0.96 ADJUSTED AMP. = 28.8 > 13.6
JUNCTION BOX TO JUNCTION BOX (2)	MAX. SHORT CIRCUIT CURRRENT (ISC) = 10.9 A AC MAX. CURRENT (ISC X1.25) = 13.6 A AC CONDUCTOR (UF-B, COPPER (60°C)) = 12 AWG CONDUCTOR RATING = 20 A CONDUIT FILL DERATE = 1 AMB. TEMP. AMP. CORRECTION = 0.96 ADJUSTED AMP. = 19.2 > 13.6
JUNCTION BOX TO COMBINER BOX (3)	MAX. SHORT CIRCUIT CURRRENT (ISC) = 10.9 A AC MAX. CURRENT (ISC X1.25) = 13.6 A AC CONDUCTOR (UF-B, COPPER (60°C)) = 12 AWG CONDUCTOR RATING = 20 A CONDUIT FILL DERATE = 0.8 AMB. TEMP. AMP. CORRECTION = 0.96 ADJUSTED AMP. = 15.36 > 13.6
COMBINER BOX TO MAIN PV OCPD (15)	INVERTER RATED AMPS = 21.8 A AC MAX. CURRENT (RATED AMPS X1.25) = 27.23 A AC CONDUCTOR (THWN-2, COPPER (75°C TERM.)) = 10 AWG CONDUCTOR RATING = 35 A CONDUIT FILL DERATE = 1 AMB. TEMP. AMP. CORRECTION = 0.96 ADJUSTED AMP. = 33.6 > 27.2

GROUNDING NOTES

1. A GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH [NEC 690-47] AND [NEC 250-50] THROUGH [NEC 250-60] SHALL BE PROVIDED. PER NEC, GROUNDING ELECTRODE SYSTEM OF EXISTING BUILDING MAY BE USED AND BONDED TO AT THE SERVICE ENTRANCE. IF EXISTING SYSTEM IS INACCESSIBLE, OR INADEQUATE, OR IS ONLY METALLIC WATER PIPING, A SUPPLEMENTAL GROUNDING ELECTRODE WILL BE USED AT THE INVERTER LOCATION CONSISTING OF A UL LISTED 8 FT GROUND ROD WITH ACORN CLAMP.
2. THE GROUNDING ELECTRODE CONDUCTOR SHALL BE PROTECTED FROM PHYSICAL DAMAGE BETWEEN THE GROUNDING ELECTRODE AND THE PANEL (OR INVERTER) IF SMALLER THAN #6 AWG COPPER WIRE PER NEC 250-64B. THE GROUNDING ELECTRODE CONDUCTOR WILL BE CONTINUOUS, EXCEPT FOR SPLICES OR JOINTS AT BUSBARS WITHIN LISTED EQUIPMENT PER [NEC 250.64C].
3. GROUNDING ELECTRODE CONDUCTORS SHALL BE NO LESS THAN #8 AWG AND NO GREATER THAN #6 AWG COPPER AND BONDED TO THE EXISTING GROUNDING ELECTRODE TO PROVIDE FOR A COMPLETE SYSTEM.
4. PV SYSTEM SHALL BE GROUNDED IN ACCORDANCE TO [NEC 250.21], [NEC TABLE 250.122], AND ALL METAL PARTS OR MODULE FRAMES ACCORDING TO [NEC 690.46].
5. MODULE SOURCE CIRCUITS SHALL BE GROUNDED IN ACCORDANCE TO [NEC 690.42].
6. THE GROUNDING CONNECTION TO A MODULE SHALL BE ARRANGED SUCH THAT THE REMOVAL OF A MODULE DOES NOT INTERRUPT A GROUNDED CONDUCTOR TO ANOTHER MODULE.
7. EACH MODULE WILL BE GROUNDED USING THE SUPPLIED CONNECTIONS POINTS IDENTIFIED IN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
8. ENCLOSURES SHALL BE PROPERLY PREPARED WITH REMOVAL OF PAINT/FINISH AS APPROPRIATE WHEN GROUNDING EQUIPMENT WITH TERMINATION GROUNDING LUGS.
9. GROUNDING SYSTEM COMPONENTS SHALL BE LISTED FOR THEIR PURPOSE, AND GROUNDING DEVICES EXPOSED TO THE ELEMENTS SHALL BE RATED FOR DIRECT BURIAL.
10. GROUNDING AND BONDING CONDUCTORS SHALL BE COPPER, SOLID OR

STRANDED, AND BARE WHEN EXPOSED.

11. EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZE ACCORDING TO [NEC 690.45] AND BE A MINIMUM OF #10AWG WHEN NOT EXPOSED TO DAMAGE (#6AWG SHALL BE USED WHEN EXPOSED TO DAMAGE).
12. GROUNDING AND BONDING CONDUCTORS, IF INSULATED, SHALL BE COLOR CODED GREEN (OR MARKED GREEN IF #4 AWG OR LARGER)
13. ALL CONDUIT BETWEEN THE UTILITY AC DISCONNECT AND THE POINT OF CONNECTION SHALL HAVE GROUNDED BUSHINGS AT BOTH ENDS.
14. SYSTEM GEC SIZED ACCORDING TO [NEC 690.47], [NEC TABLE 250.66], DC SYSTEM GEC SIZED ACCORDING TO [NEC 250.166], MINIMUM #8AWG WHEN INSULATED, #6AWG WHEN EXPOSED TO DAMAGE.
15. EXPOSED NON-CURRENT CARRYING METAL PARTS OF MODULE FRAMES, EQUIPMENTS, AND CONDUCTOR ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH 250.134 OR 250.136(A) REGARDLESS OF VOLTAGE.

WIRING & CONDUIT NOTES

1. ALL CONDUIT SIZES AND TYPES, SHALL BE LISTED FOR ITS PURPOSE AND APPROVED FOR THE SITE APPLICATIONS
2. BOLTED CONNECTION REQUIRED IN DC DISCONNECTS ON THE WHITE GROUNDED CONDUCTOR (USE POLARIS BLOCK OR NEUTRAL BAR)
3. ANY CONNECTION ABOVE LIVE PARTS MUST BE WATERTIGHT. REDUCING WASHERS DISALLOWED ABOVE LIVE PARTS, MEYERS HUBS RECOMMENDED
4. UV RESISTANT CABLE TIES(NOT ZIP TIES) USED FOR PERMANENT WIRE MANAGEMENT OFF THE ROOF SURFACE IN ACCORDANCE WITH NEC 110.2,110.3(A-B). 300.4
5. SOLADECK JUNCTION BOXES MOUNTED FLUSH W/ROOF SURFACE TO BE USED FOR WIRE MANAGEMENT AND AS FLASHED ROOF PENETRATIONS FOR INTERIOR CONDUIT RUNS.
6. ALL PV CABLES AND HOMERUN WIRES BE TYPE USE-2, AND SINGLE-CONDUCTOR CABLE LISTED AND IDENTIFIED AS PV WIRE, TYPE TC-ER, OR EQUIVALENT; ROUTED TO SOURCE CIRCUIT COMBINER BOXES AS REQUIRED
7. ALL CONDUCTORS AND OCPD SIZES AND TYPES SPECIFIED ACCORDING TO [NEC

690.8] FOR MULTIPLE CONDUCTORS

8. ALL PV DC CONDUCTORS IN CONDUIT EXPOSED TO SUNLIGHT SHALL BE INSTALLED AT LEAST 7/8" ABOVE THE ROOF SURFACE AND DERATED ACCORDING TO [NEC TABLE 310.15 (B)(2)(a), NEC TABLE 310.15(B)(3)(a),& NEC 310.15(B)(3)(c)].
9. EXPOSED ROOF PV DC CONDUCTORS SHALL BE USE-2, 90°C RATED, WET AND UV RESISTANT, AND UL LISTED RATED FOR 600V, UV RATED SPIRAL WRAP SHALL BE USED TO PROTECT WIRE FROM SHARP EDGES
10. PHASE AND NEUTRAL CONDUCTORS SHALL BE DUAL RATED THHN/THWN-2 INSULATED, 90°C RATED, WET AND UV RESISTANT, RATED FOR 600V
11. 4-WIRE DELTA CONNECTED SYSTEMS HAVE THE PHASE WITH THE HIGHER VOLTAGE TO GROUND MARKED ORANGE OR IDENTIFIED BY OTHER EFFECTIVE MEANS.
12. ALL SOURCE CIRCUITS SHALL HAVE INDIVIDUAL SOURCE CIRCUIT PROTECTION
13. VOLTAGE DROP LIMITED TO 2% FOR DC CIRCUITS AND 3% FOR AC CIRCUITS
14. NEGATIVE GROUNDED SYSTEMS DC CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS: DC POSITIVE- RED (OR MARKED RED), DC NEGATIVE- GREY (OR MARKED GREY)
15. POSITIVE GROUNDED SYSTEMS DC CONDUCTORS COLOR CODED: DC POSITIVE- GREY (OR MARKED GREY), DC NEGATIVE- BLACK (OR MARKED BLACK)
16. AC CONDUCTORS >4AWG COLOR CODED OR MARKED: PHASE A OR L1- BLACK, PHASE B OR L2- RED, PHASE C OR L3- BLUE, NEUTRAL- WHITE/GRAY
* USE-2 IS NOT INDOOR RATED BUT PV CABLE IS RATED THWN/THWN-2 AND MAY BE USED INSIDE
** USE-2 IS AVAILABLE AS UV WHITE
17. RIGID CONDUIT, IF INSTALLED, (AND/OR NIPPLES) MUST HAVE A PULL BUSHING TO PROTECT WIRES.
18. IF CONDUIT DETERMINED TO BE RAN THROUGH ATTIC IN FIELD THEN CONDUIT WILL BE EITHER EMT, FMC, OR MC CABLE IF DC CURRENT COMPLYING WITH NEC 690.31, NEC 250.118(10). DISCONNECTING MEANS SHALL COMPLY WITH 690.13 AND 690.15
19. CONDUIT RAN THROUGH ATTIC WILL BE AT LEAST 18" BELOW ROOF SURFACE COMPLYING WITH NEC 230.6(4) AND SECURED NO GREATER THAN 6' APART PER NEC 330.30(B).



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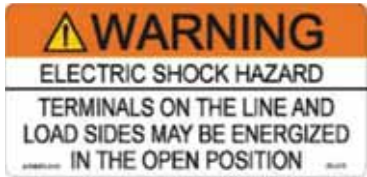
CONTRACTOR:
BRS FIELD OPS
385.498.6700

SITE INFORMATION:

Geneva Cook
815 Monroe St
Oregon City, Oregon 97045

DC SYSTEM SIZE: 6.75 kW DC

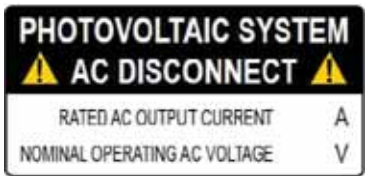
DRAWING BY	Eric Thomas	
DATE	June 4, 2021	
PROJECT NUMBER	362945	
SHEET NAME	ELEC. CALCS.	
PAGE NUMBER	PV6	RE Page 37



LABEL 1
FOR PV DISCONNECTING MEANS WHERE ALL
TERMINALS OF THE DISCONNECTING MEANS MAY BE
ENERGIZED IN THE OPEN POSITION.
[NEC 690.13(B), NEC 705.22]



LABEL 2
AT EACH DC DISCONNECTING MEANS, INCLUDING THE
DC DISCONNECT AT THE INVERTER.
[NEC 690.53, NEC 690.13(B)]



LABEL 3
AT POINT OF INTERCONNECTION, MARKED AT AC
DISCONNECTING MEANS.
[NEC 690.54, NEC 690.13 (B)]



LABEL 4
IF INTERCONNECTING ON THE LOAD SIDE, INSTALL THIS
LABEL ANYWHERE THAT IS POWERED BY BOTH THE
UTILITY AND THE SOLAR PV SYSTEM: THE MAIN SERVICE
PANEL AND SUB-PANELS.
[NEC 705.12(B)(3)]



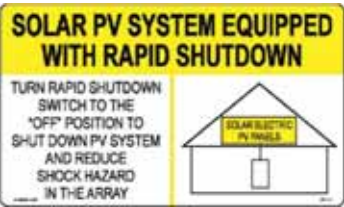
LABEL 5
PLACED ADJACENT TO THE BACK-FED BREAKER
FROM THE INVERTER IF TIE IN CONSISTS OF LOAD
SIDE CONNECTION TO BUSBAR.
[NEC 705.12(B)(2)(3)(b)]



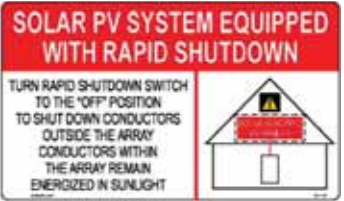
LABEL 6
(ONLY IF 3 OR MORE SUPPLY SOURCES TO
A BUSBAR)
SIGN LOCATED AT LOAD CENTER IF IT
CONTAINS 3 OR MORE POWER SOURCES.
[NEC 705.12(B)(2)(3)(C)]



LABEL 7
AT DIRECT-CURRENT EXPOSED RACEWAYS, CABLE
TRAYS, COVERS AND ENCLOSURES OF JUNCTION BOXES,
AND OTHER WIRING METHODS; SPACED AT MAXIMUM
10FT SECTION OR WHERE SEPARATED BY ENCLOSURES,
WALLS, PARTITIONS, CEILINGS, OR FLOORS.
[NEC 690.31(G)(3&4)]



LABEL 8
FOR PV SYSTEMS THAT SHUT DOWN THE ARRAY
AND CONDUCTORS LEAVING THE ARRAY:
SIGN TO BE LOCATED ON OR NO MORE THAN 3
FT AWAY FROM SERVICE DISCONNECTING
MEANS TO WHICH THE PV SYSTEMS ARE
CONNECTED AND SHALL INDICATE THE
LOCATION OF ALL IDENTIFIED RAPID SHUTDOWN
SWITCHES IF NOT AT THE SAME LOCATION.
[NEC 690.56(C)(1)(A)]



LABEL 9
FOR PV SYSTEMS THAT ONLY SHUT DOWN
CONDUCTORS LEAVING THE ARRAY:
SIGN TO BE LOCATED ON OR NO MORE THAN 3
FT AWAY FROM SERVICE DISCONNECTING
MEANS TO WHICH THE PV SYSTEMS ARE
CONNECTED AND SHALL INDICATE THE
LOCATION OF ALL IDENTIFIED RAPID SHUTDOWN
SWITCHES IF NOT AT THE SAME LOCATION.
[NEC 690.56(C)(1)(B)]



LABEL 10
SIGN LOCATED AT RAPID SHUT DOWN
DISCONNECT SWITCH [NEC 690.56(C)(3)].



LABEL 11
PERMANENT DIRECTORY TO BE LOCATED AT
MAIN SERVICE EQUIPMENT LOCATION IF ALL
ELECTRICAL POWER SOURCE DISCONNECTING
MEANS (SOLAR ARRAY RAPID SHUTDOWN
SWITCH) ARE GROUPED AND IN LINE OF SITE OF
MAIN SERVICE DISCONNECTING MEANS.
[NEC 690.56(C) & NEC 705.10].



LABEL 12
PERMANENT DIRECTORY TO BE LOCATED AT
SOLAR ARRAY RAPID SHUTDOWN SWITCH
DENOTING THE LOCATION OF THE SERVICE
EQUIPMENT LOCATION IF SOLAR ARRAY RAPID
SHUT DOWN DISCONNECT SWITCH IS NOT
GROUPED AND WITHIN LINE OF SITE OF MAIN
SERVICE DISCONNECTING MEANS.
[NEC 705.10]



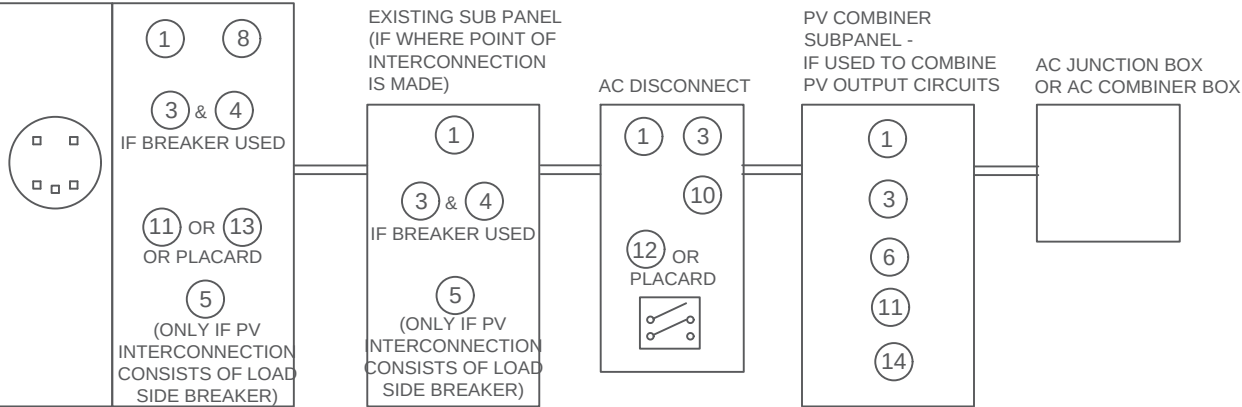
LABEL 13
PERMANENT DIRECTORY TO BE LOCATED AT MAIN
SERVICE EQUIPMENT DENOTING THE LOCATION
OF THE PV RAPID SHUTDOWN SYSTEM
DISCONNECTING MEANS IF SOLAR ARRAY RAPID
SHUT DOWN DISCONNECT SWITCH IS NOT
GROUPED AND WITHIN LINE OF SITE OF MAIN
SERVICE DISCONNECTING MEANS. [NEC 705.10,
NEC 690.56(C)(1)]



LABEL 14
PERMANENT DIRECTORY TO BE LOCATED AT AC
COMBINER PANEL [NEC 110.21(B)]

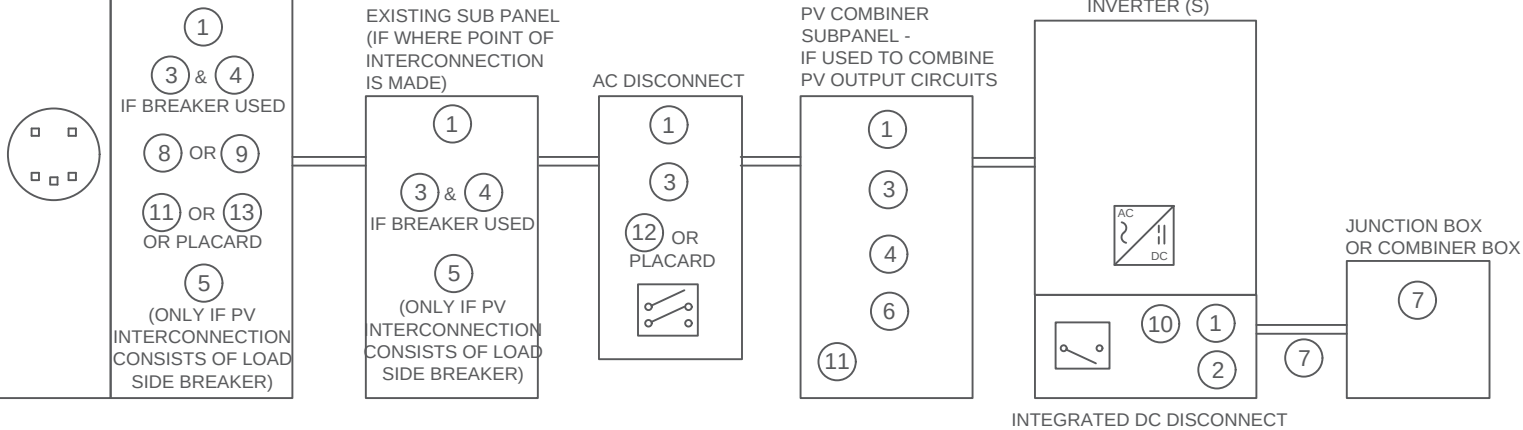
LABELING DIAGRAM FOR MICRO INV.:

MAIN SERVICE PANEL



LABELING DIAGRAM FOR STRING INV. / DC OPTIMIZER INV.:

MAIN SERVICE PANEL



*ELECTRICAL DIAGRAM SHOWN ABOVE IS FOR LABELING PURPOSES ONLY. NOT AN ACTUAL REPRESENTATION OF EQUIPMENT AND CONNECTIONS TO BE INSTALLED. LABEL LOCATIONS PRESENTED MAY VARY DEPENDING ON TYPE OF INTERCONNECTION METHOD AND LOCATION PRESENTED ON PV5 OF 3 LINE DIAGRAM. PV5 LINE DIAGRAM TO REFLECT ACTUAL REPRESENTATION OF PROPOSED SCOPE OF WORK.

LABELING NOTES:

1. LABELS CALLED OUT ACCORDING TO ALL COMMON CONFIGURATIONS. ELECTRICIAN TO DETERMINE EXACT REQUIREMENTS IN THE FIELD PER CURRENT NEC AND LOCAL CODES AND MAKE APPROPRIATE ADJUSTMENTS.
2. LABELING REQUIREMENTS BASED ON THE 2017 NATIONAL ELECTRIC CODE, OSHA STANDARD 19010.145, ANSI Z535.
3. MATERIAL BASED ON THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
4. LABELS TO BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED AND SHALL NOT BE HANDWRITTEN [NEC 110.21]
5. LABELS TO BE A MINIMUM LETTER HEIGHT OF 3/8", WHITE ON RED BACKGROUND; REFLECTIVE, AND PERMANENTLY AFFIXED [IFC 605.11.1.1]



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PV INSTALLATION
PROFESSIONAL
Scott Gurney
PV-011719-015866

CONTRACTOR:
BRS FIELD OPS
385.498.6700

SITE INFORMATION:

Geneva Cook
815 Monroe St
Oregon City, Oregon 97045
DC SYSTEM SIZE: 6.75 kW DC

DRAWING BY
Eric Thomas

DATE
June 4, 2021

PROJECT NUMBER
362945

SHEET NAME
LABELS

PAGE NUMBER
PV8

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Enphase IQ 7 and IQ 7+ Microinverters

The high-powered smart grid-ready **Enphase IQ 7 Micro™** and **Enphase IQ 7+ Micro™** dramatically simplify the installation process while achieving the highest system efficiency.

Part of the Enphase IQ System, the IQ 7 and IQ 7+ Microinverters integrate with the Enphase IQ Envoy™, Enphase IQ Battery™, and the Enphase Enlighten™ monitoring and analysis software.

IQ Series Microinverters extend the reliability standards set forth by previous generations and undergo over a million hours of power-on testing, enabling Enphase to provide an industry-leading warranty of up to 25 years.

Easy to Install

- Lightweight and simple
- Faster installation with improved, lighter two-wire cabling
- Built-in rapid shutdown compliant (NEC 2014 & 2017)

Productive and Reliable

- Optimized for high powered 60-cell/120 half-cell and 72-cell/144 half-cell* modules
- More than a million hours of testing
- Class II double-insulated enclosure
- UL listed

Smart Grid Ready

- Complies with advanced grid support, voltage and frequency ride-through requirements
- Remotely updates to respond to changing grid requirements
- Configurable for varying grid profiles
- Meets CA Rule 21 (UL 1741-SA)

* The IQ 7+ Micro is required to support 72-cell/144 half-cell modules.

Enphase IQ 7 and IQ 7+ Microinverters

INPUT DATA (DC)		IQ7-60-2-US		IQ7PLUS-72-2-US	
Commonly used module pairings ¹		235 W - 350 W +		235 W - 440 W +	
Module compatibility		60-cell/120 half-cell PV modules only		60-cell/120 half-cell and 72-cell/144 half-cell PV modules	
Maximum input DC voltage		48 V		60 V	
Peak power tracking voltage		27 V - 37 V		27 V - 45 V	
Operating range		16 V - 48 V		16 V - 60 V	
Min/Max start voltage		22 V / 48 V		22 V / 60 V	
Max DC short circuit current (module Isc)		15 A		15 A	
Overvoltage class DC port		II		II	
DC port backfeed current		0 A		0 A	
PV array configuration		1 x 1 ungrounded array; No additional DC side protection required; AC side protection requires max 20 A per branch circuit			
OUTPUT DATA (AC)		IQ 7 Microinverter		IQ 7+ Microinverter	
Peak output power		250 VA		295 VA	
Maximum continuous output power		240 VA		290 VA	
Nominal (L-L) voltage/range ²		240 V / 211-264 V	208 V / 183-229 V	240 V / 211-264 V	208 V / 183-229 V
Maximum continuous output current		1.0 A (240 V)	1.15 A (208 V)	1.21 A (240 V)	1.39 A (208 V)
Nominal frequency		60 Hz		60 Hz	
Extended frequency range		47 - 68 Hz		47 - 68 Hz	
AC short circuit fault current over 3 cycles		5.8 Arms		5.8 Arms	
Maximum units per 20 A (L-L) branch circuit ³		16 (240 VAC)	13 (208 VAC)	13 (240 VAC)	11 (208 VAC)
Overvoltage class AC port		III		III	
AC port backfeed current		18 mA		18 mA	
Power factor setting		1.0		1.0	
Power factor (adjustable)		0.85 leading ... 0.85 lagging		0.85 leading ... 0.85 lagging	
EFFICIENCY		@240 V	@208 V	@240 V	@208 V
Peak efficiency		97.6 %	97.6 %	97.5 %	97.3 %
CEC weighted efficiency		97.0 %	97.0 %	97.0 %	97.0 %
MECHANICAL DATA					
Ambient temperature range		-40°C to +65°C			
Relative humidity range		4% to 100% (condensing)			
Connector type		MC4 (or Amphenol H4 UTX with additional Q-DCC-5 adapter)			
Dimensions (HxWxD)		212 mm x 175 mm x 30.2 mm (without bracket)			
Weight		1.08 kg (2.38 lbs)			
Cooling		Natural convection - No fans			
Approved for wet locations		Yes			
Pollution degree		PD3			
Enclosure		Class II double-insulated, corrosion resistant polymeric enclosure			
Environmental category / UV exposure rating		NEMA Type 6 / outdoor			
FEATURES					
Communication		Power Line Communication (PLC)			
Monitoring		Enlighten Manager and MyEnlighten monitoring options. Both options require installation of an Enphase IQ Envoy.			
Disconnecting means		The AC and DC connectors have been evaluated and approved by UL for use as the load-break disconnect required by NEC 690.			
Compliance		CA Rule 21 (UL 1741-SA) UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2015 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according manufacturer's instructions.			

1. No enforced DC/AC ratio. See the compatibility calculator at <https://enphase.com/en-us/support/module-compatibility>.
2. Nominal voltage range can be extended beyond nominal if required by the utility.
3. Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.



To learn more about Enphase offerings, visit enphase.com



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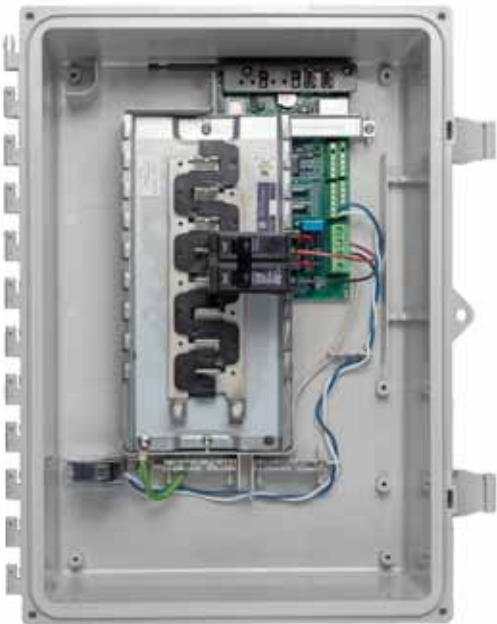
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Enphase IQ Combiner 3 (X-IQ-AM1-240-3)

The **Enphase IQ Combiner 3™** with Enphase IQ Envoy™ consolidates interconnection equipment into a single enclosure and streamlines PV and storage installations by providing a consistent, pre-wired solution for residential applications. It offers up to four 2-pole input circuits and Eaton BR series busbar assembly.



Smart

- Includes IQ Envoy for communication and control
- Flexible networking supports Wi-Fi, Ethernet, or cellular
- Optional AC receptacle available for PLC bridge
- Provides production metering and optional consumption monitoring

Simple

- Reduced size from previous combiner
- Centered mounting brackets support single stud mounting
- Supports back and side conduit entry
- Up to four 2-pole branch circuits for 240 VAC plug-in breakers (not included)
- 80 A total PV or storage branch circuits

Reliable

- Durable NRTL-certified NEMA type 3R enclosure
- Five-year limited warranty
- UL listed



To learn more about Enphase offerings, visit enphase.com

Enphase IQ Combiner 3

MODEL NUMBER	
IQ Combiner 3 X-IQ-AM1-240-3	IQ Combiner 3 with Enphase IQ Envoy™ printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 +/- 0.5%) and optional* consumption monitoring (+/- 2.5%).
ACCESSORIES and REPLACEMENT PARTS (not included, order separately)	
Enphase Mobile Connect™ CELLMODEM-03 (4G/12-year data plan) CELLMODEM-01 (3G/5-year data plan) CELLMODEM-M1 (4G based LTE-M/5-year data plan) Consumption Monitoring* CT CT-200-SPLIT * Consumption monitoring is required for Enphase Storage Systems	Plug and play industrial grade cellular modem with data plan for systems up to 60 microinverters. (Available in the US, Canada, Mexico, Puerto Rico, and the US Virgin Islands, where there is adequate cellular service in the installation area.) Split core current transformers enable whole home consumption metering (+/- 2.5%).
Wireless USB adapter COMMS-KIT-01	Installed at the IQ Envoy. For communications with Enphase Encharge™ storage and Enphase Enpower™ smart switch. Includes USB cable for connection to IQ Envoy or Enphase IQ Combiner™ and allows redundant wireless communication with Encharge and Enpower.
Circuit Breakers BRK-10A-2-240 BRK-15A-2-240 BRK-20A-2P-240	Supports Eaton BR210, BR215, BR220, BR230, BR240, BR250, and BR260 circuit breakers. Circuit breaker, 2 pole, 10A, Eaton BR210 Circuit breaker, 2 pole, 15A, Eaton BR215 Circuit breaker, 2 pole, 20A, Eaton BR220
EPLC-01	Power line carrier (communication bridge pair), quantity - one pair
XA-PLUG-120-3	Accessory receptacle for Power Line Carrier in IQ Combiner 3 (required for EPLC-01)
XA-ENV-PCBA-3	Replacement IQ Envoy printed circuit board (PCB) for Combiner 3
ELECTRICAL SPECIFICATIONS	
Rating	Continuous duty
System voltage	120/240 VAC, 60 Hz
Eaton BR series busbar rating	125 A
Max. continuous current rating (output to grid)	65 A
Max. fuse/circuit rating (output)	90 A
Branch circuits (solar and/or storage)	Up to four 2-pole Eaton BR series Distributed Generation (DG) breakers only (not included)
Max. continuous current rating (input from PV)	64 A
Max. total branch circuit breaker rating (input)	80A of distributed generation / 90A with IQ Envoy breaker included
Production Metering CT	200 A solid core pre-installed and wired to IQ Envoy
MECHANICAL DATA	
Dimensions (WxHxD)	49.5 x 37.5 x 16.8 cm (19.5" x 14.75" x 6.63"). Height is 21.06" (53.5 cm with mounting brackets).
Weight	7.5 kg (16.5 lbs)
Ambient temperature range	-40° C to +46° C (-40° to 115° F)
Cooling	Natural convection, plus heat shield
Enclosure environmental rating	Outdoor, NRTL-certified, NEMA type 3R, polycarbonate construction
Wire sizes	• 20 A to 50 A breaker inputs: 14 to 4 AWG copper conductors • 60 A breaker branch input: 4 to 1/0 AWG copper conductors • Main lug combined output: 10 to 2/0 AWG copper conductors • Neutral and ground: 14 to 1/0 copper conductors Always follow local code requirements for conductor sizing.
Altitude	To 2000 meters (6,560 feet)
INTERNET CONNECTION OPTIONS	
Integrated Wi-Fi	802.11b/g/n
Ethernet	Optional, 802.3, Cat5E (or Cat 6) UTP Ethernet cable (not included)
Cellular	Optional, CELLMODEM-01 (3G) or CELLMODEM-03 (4G) or CELLMODEM-M1 (4G based LTE-M) (not included)
COMPLIANCE	
Compliance, Combiner	UL 1741, CAN/CSA C22.2 No. 107.1, 47 CFR, Part 15, Class B, ICES 003 Production metering: ANSI C12.20 accuracy class 0.5 (PV production)
Compliance, IQ Envoy	UL 60601-1/CANCSA 22.2 No. 61010-1

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pe.eaton.com

Eaton general duty non-fusible safety switch

DG221UGB

UPC:782113120102

Dimensions:

- Height: 10.69 IN
- Length: 6.88 IN
- Width: 6.38 IN

Weight:6 LB

Notes:WARNING! Switch is not approved for service entrance unless a neutral kit is installed.

Warranties:

- Eaton Selling Policy 25-000, one (1) year from the date of installation of the Product or eighteen (18) months from the date of shipment of the Product, whichever occurs first.

Specifications:

- Type: Non-fusible, single-throw
- Amperage Rating: 30A
- Enclosure: NEMA 1, Indoor
- Enclosure Material: Painted steel
- Fuse Configuration: Non-fusible
- Number Of Poles: Two-pole
- Number Of Wires: Two-wire
- Product Category: General duty safety switch
- Voltage Rating: 240V

Supporting documents:

- Eatons Volume 2-Commercial Distribution
- Eaton Specification Sheet - DG221UGB

Certifications:

- UL Listed

Product compliance: No Data



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- Basic Features
- Stamped Seamless Construction
 - 18 Gauge Galvanized Steel
 - Powder Coated Surfaces
 - Flashes into the roof deck
 - 3 Roof deck knockouts .5", .75", 1"
 - 5 Centering dimples for entry/exit fittings or conduit
 - 2 Position Ground lug installed
 - Mounting Hardware Included



SolaDeck Model SD 0783



SolaDeck UL50 Type 3R Enclosures

Available Models:
Model SD 0783 - (3" fixed Din Rail)
Model SD 0786 - (6" slotted Din Rail)



SolaDeck UL 1741 Combiner/Enclosures

Models SD 0783-41 and SD 0786-41 are labeled and ETL listed UL STD 1741 according to the UL STD 1741 for photovoltaic combiner enclosures.
Max Rated - 600VDC, 120AMPS

Model SD 0783-41 3" Fixed Din Rail fastened using Norlock System

- **Typical System Configuration**
- 4- Din Rail Mounted Fuse Holders 600VDC 30 AMP
 - 1- Power Distribution Block 600VDC 175AMP
 - 1- Bus Bar with UL lug

Model SD 0786-41 6" Slotted Din Rail fastened using steel studs

- **Typical System Configuration**
- 4- Din Rail Mounted Fuse Holders 600VDC 30 AMP
 - 4- Din Rail Mounted Terminal Blocks
 - Bus Bars with UL lug

****Fuse holders and terminal blocks added in the field must be UL listed or recognized and meet 600 VDC 30 AMP 110C for fuse holders, 600V 50 AMP 90C for rail mounted terminal blocks and 600 V 175 AMP 90C for Power Distribution Blocks. Use Copper Wire Conductors.**



Cover is trimmed to allow conduit or fittings, base is center dimpled for fitting locations.



Model SD 0783-41, wired with Din Rail mounted fuse holders, bus bar and power distribution block.



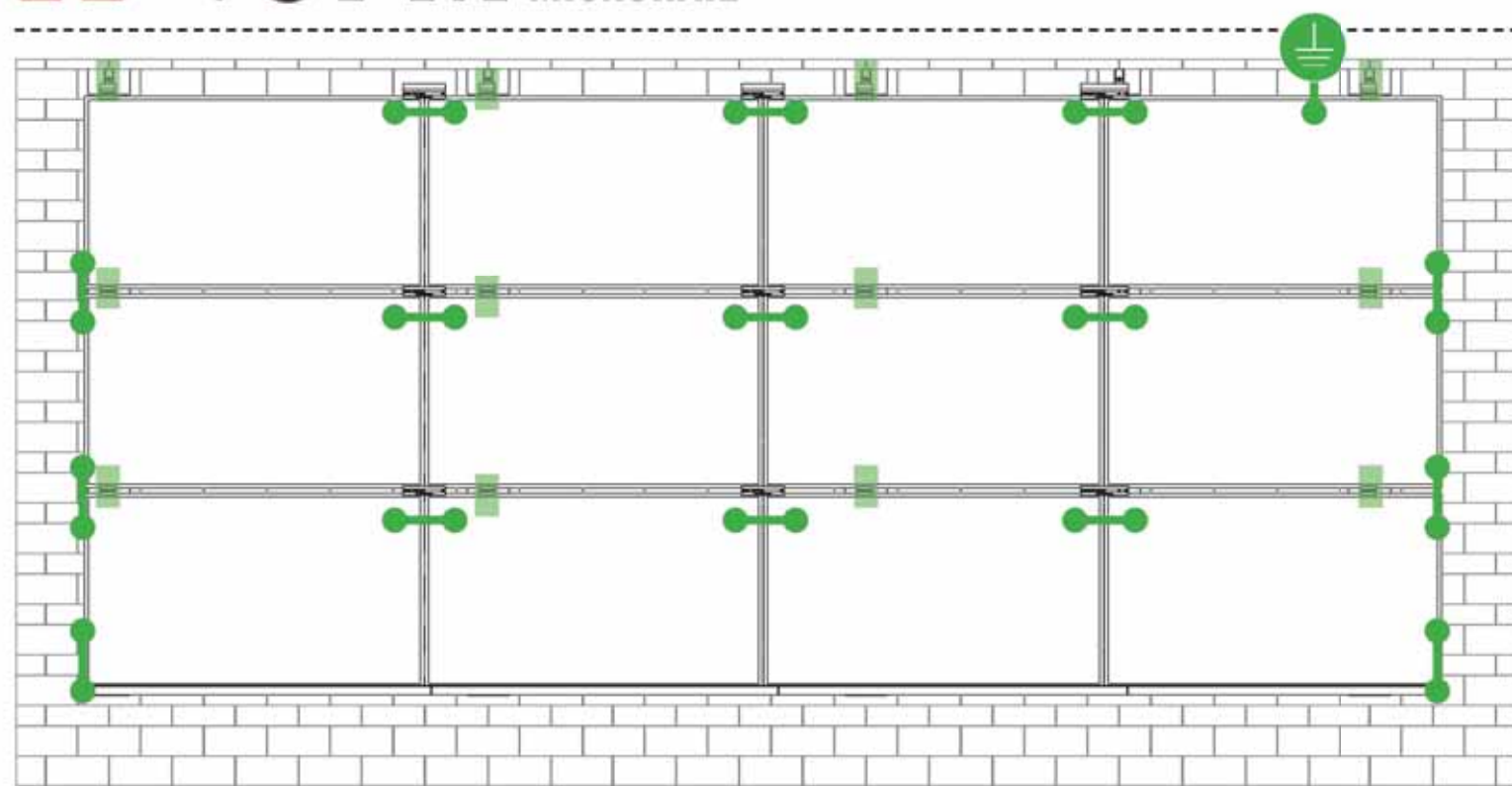
Model SD 0786-41, wired with Din Rail mounted fuse holders, terminal blocks and bus bars.

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Star Washer is
Single Use Only



TERMINAL TORQUE,
Install Conductor and
torque to the following:
4-6 AWG: 35in-lbs
8 AWG: 25 in-lbs
10-14 AWG: 20 in-lbs

TERMINAL TORQUE,
Install Conductor and
torque to the following:
4-14 AWG: 35in-lbs



WEEBLUG
Single Use Only



TERMINAL TORQUE,
Install Conductor and
torque to the following:
6-14 AWG: 7ft-lbs

LUG DETAIL & TORQUE INFO Ilco Lay-In Lug (GBL-4DBT)

- 10-32 mounting hardware
- Torque = 5 ft-lb
- AWG 4-14 - Solid or Stranded

LUG DETAIL & TORQUE INFO Ilco Flange Lug(SGB-4)

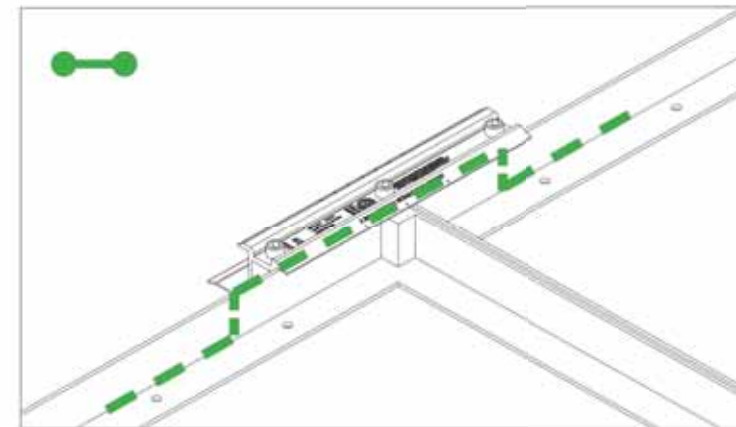
- 1/4" mounting hardware
- Torque = 75 in-lb
- AWG 4-14 - Solid or Stranded

LUG DETAIL & TORQUE INFO Wiley WEEBLug (6.7)

- 1/4" mounting hardware
- Torque = 10 ft-lb
- AWG 6-14 - Solid or Stranded

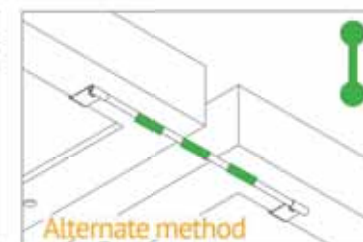
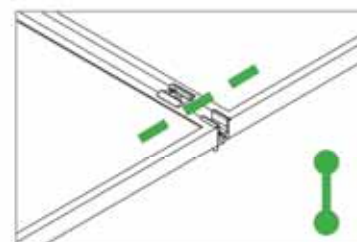
NOTE: ISOLATE COPPER FROM ALUMINUM CONTACT TO PREVENT CORROSION

System bonding is accomplished through modules. System grounding accomplished by attaching a ground lug to any module at a location on the module specified by the module manufacturer.



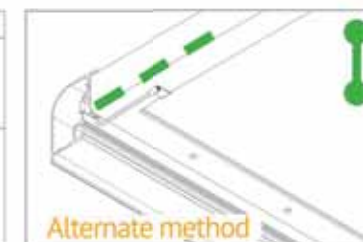
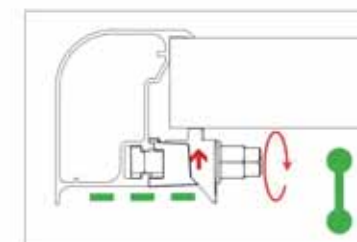
E-W BONDING PATH:

E-W module to module bonding is accomplished with 2 pre-installed bonding pins which engage on the secure side of the Microrail™ and splice.



N-S BONDING PATH:

N-S module to module bonding is accomplished with bonding clamp with 2 integral bonding pins. (refer also to alternate method)



TRIMRAIL BONDING PATH:

Trimrail to module bonding is accomplished with bonding clamp with integral bonding pin and bonding T-bolt. (refer also to alternate method)

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UL CODE COMPLIANCE NOTES

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SYSTEM LEVEL FIRE CLASSIFICATION

The system fire class rating requires installation in the manner specified in the SUNFRAME MICRORAIL (SFM) Installation Guide. SFM has been classified to the system level fire portion of UL 1703. This UL 1703 classification has been incorporated into the UL 2703 product certification. SFM has achieved Class A, B & C system level performance for low slope & steep sloped roofs when used in conjunction with type 1 and type 2 modules. Class A, B & C system level fire

performance is inherent in the SFM design, and no additional mitigation measures are required. The fire classification rating is valid for any roof pitch. There is no required minimum or maximum height limitation above the roof deck to maintain the Class A, B & C fire rating for SFM. SUNFRAME MICRORAIL™ components shall be mounted over a fire resistant roof covering rated for the application.

Module Type	Roof Slope	System Level Fire Rating	Microrail Direction	Module Orientation	Mitigation Required
Type 1 and Type 2	Steep Slope & Low Slope	Class A, B & C	East-West	Landscape OR Portrait	None Required

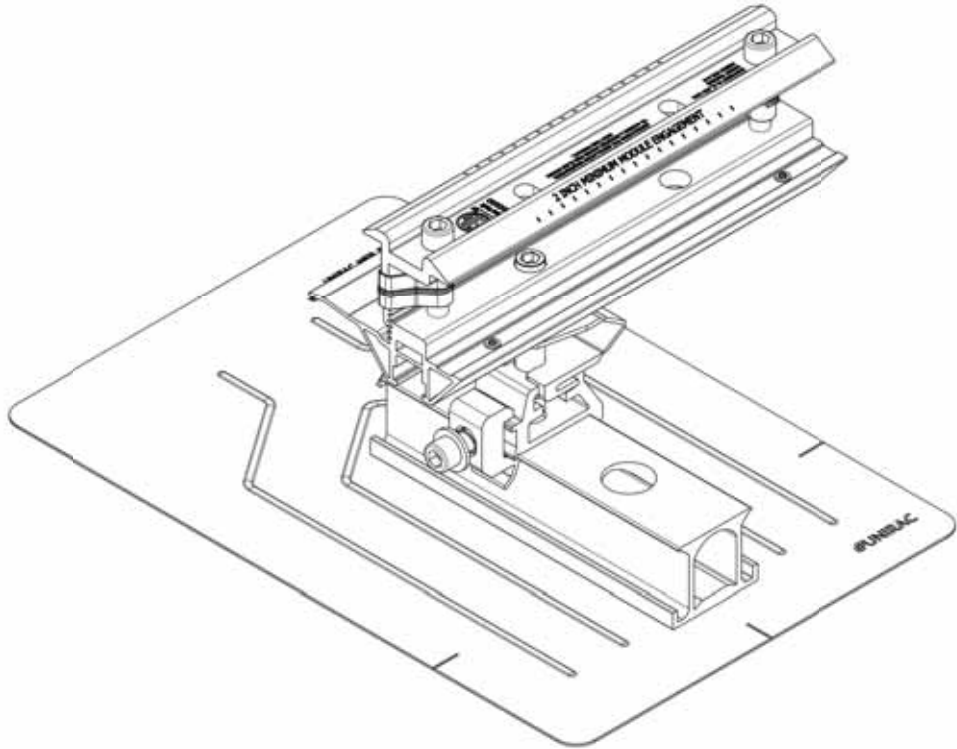
UL2703 TEST MODULES

See page "S" for a list of modules that were electrically and mechanically tested or qualified with the SUNFRAME MICRORAIL (SFM) components outlined within this Installation Guide.

- Maximum Area of Module = 22.3 sqft
- UL2703 Design Load Ratings:
 - a) Downward Pressure – 113 PSF / 5400 Pa
 - b) Upward Pressure – 50 PSF / 2400 Pa
 - c) Down-Slope Load – 30 PSF / 1400 Pa
- Tested Loads:
 - a) Downward Pressure – 170 PSF / 8000 Pa
 - b) Upward Pressure – 75 PSF / 3500 Pa
 - c) Down-Slope Load – 45 PSF / 2100 Pa
- Maximum Span = 6ft
- Use with a maximum over current protection device OCPD of 30A
- System conforms to UL Std 2703, certified to LTR AE-001-2012
- Rated for a design load of 2400 Pa / 5400 Pa with 24 inch span

LABEL MARKINGS

- System fire class rating: See installation instructions for installation requirements to achieve a specified system fire class rating with Unirac.
- Unirac SUNFRAME MICRORAIL™ is listed to UL 2703.
- All splices within a system are shipped with marking indicating date and location of manufacture.



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TESTED / CERTIFIED MODULE LIST

INSTALLATION GUIDE

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Manufacture	Module Model / Series
Aleo	P-Series
Astronergy	CHSM6612P, CHSM6612P/HV, CHSM6612M, CHSM6612M/HV, CHSM6610M (BL)(BF)/(HF), CHSM72M-HC
Auxin	AXN6M610T, AXN6P610T, AXN6M612T & AXN6P612T
Axitec	AXI Power, AXI Premium, AXI Black Premium
Boviet	BVM6610, BVM6612
BYD	P6K & MHK-36 Series
Canadian Solar	CS6V-M, CS6P-P, CS6K-M, CS5A-M, CS6K-MS, CS6U-P, CS6U-M, CS6X-P, CS6K-MS, CS6K-M, CS6K-P, CS6P-P, CS6P-M, CS3U-P, CS3U-MS, CS3K-P, CS3K-MS, CS1K-MS, CS3K, CS3U, CS3U-MB-AG, CS3K-MB-AG, CS6K, CS6U, CS3L, CS3W, CS1H-MS, CS1U-MS
Centrosolar America	C-Series & E-Series
CertainTeed	CT2xxMxx-01, CT2xxPxx-01, CTxxxMxx-02, CTxxxM-03, CTxxxMxx-04, CTxxxHC11-04
Dehui	DH-60M
Eco Solargy	Orion 1000 & Apollo 1000
FreeVolt	Mono PERC
GCL	GCL-P6 & GCL-M6 Series
Hansol	TD-AN3, TD-AN4, UB-AN1, UD-AN1
Heliene	36M, 60M, 60P, 72M & 72P Series
HT Solar	HT60-156(M) (NDV) (-F), HT 72-156(M/P)
Hyundai	KG, MG, TG, RI, RG, TI, MI, HI & KI Series
ITEK	iT, iT-HE & iT-SE Series
Japan Solar	JPS-60 & JPS-72 Series

Manufacture	Module Model / Series
JA Solar	JAP6 60-xxx, JAM6-60-xxx/Sl, JAM6(K)-60/xxx, JAP6(k)-72-xxx/4BB, JAP72SY-xxx/ZZ, JAP6(k)-60-xxx/4BB, JAP60SY-xxx/ZZ, JAM6(k)-72-xxx/ZZ, JAM72SY-xxx/ZZ, JAM6(k)-60-xxx/ZZ, JAM60SY-xxx/ZZ. i. YY: 01, 02, 03, 09, 10 ii. ZZ: SC, PR, BP, HIT, IB, MW
Jinko	JKM & JKMS Series
Kyocera	KU Series
LG Electronics	LG xxx S1C-A5, LG xxx N1C-A5, LGxxxQ1C(Q1K)-A5, LGxxxN1C(N1K)-A5, LGxxxS1CA5, LGxxxA1C-A5, LGxxxN2T-A4, LGxxxN2T-A5, LGxxxN2W-A5, LGxxxS2W-A5, LGxxxE1C-A5, LGxxxS2W-G4, LGxxxN1C(N1K)-G4, LGxxxN2W-G4, LGxxxS1C-G4, LGxxxE1K-A5, LGxxxN2T-J5, LGxxxN1K(N1C)-V5, LGxxxQ1C(N2W)-V5,
LONGi	LR6-60 & LR6-72 Series, LR4-60 & LR4-72 Series
Mission Solar Energy	MSE Series
Mitsubishi	MJE & MLE Series
Neo Solar Power Co.	D6M & D6P Series
Panasonic	VBHNxxxSA15 & SA16, VBHNxxxSA17 & SA18, VBHNxxxSA17(E/G) & SA18E, VBHNxxxKA01 & KA03 & KA04, VBHNxxxZA01, VBHNxxxZA02, VBHNxxxZA03, VBHNxxxZA04
Peimar	SGxxxM (FB/BF)
Phono Solar	PS-60, PS-72
Q.Cells	Plus, Pro, Peak, G3, G4, G5, G6(+), G7, G8(+) Pro, Peak L-G2, L-G4, L-G5, L-G6, L-G7

Manufacture	Module Model / Series
REC	PEAK Energy Series, PEAK Energy BLK2 Series, PEAK Energy 72 Series, TwinPeak Series, TwinPeak 2 Series, TwinPeak 2 BLK2 Series, TwinPeak 3 Series (38mm)
Renesola	Vitrus2 Series & 156 Series
Risen	RSM Series
S-Energy	SN72 & SN60 Series (40mm)
Seraphim	SEG-6 & SRP-6 Series
Sharp	NU-SA & NU-SC Series
Silfab	SLA, SLG & BC Series
Solaria	PowerXT
SolarWorld	Sunmodule Protect, Sunmodule Plus
Sonali	SS 230 - 265
Suntech	STP
Suniva	MV Series & Optimus Series
Sun Edison/Flextronics	F-Series, R-Series & FLEX FXS Series
SunPower	X-Series, E-Series & P-Series
Talesun	TP572, TP596, TP654, TP660, TP672, Hipor M, Smart
Tesla	SC, SC B, SC B1, SC B2
Trina	PA05, PD05, DD05, DE06, DD06, PE06, PD14, PE14, DD14, DE14, DE15, PE15H
Upsolar	UP-MxxxP(-B), UP-MxxxM(-B)
URE	D7MxxxH8A, D7KxxxH8A, D7MxxxH7A
Vikram	Eldora, Solivo, Somera
Waaree	AC & Adiya Series
Winaico	WST & WSP Series
Yingli	YGE & YLM Series

Please see the SFM UL2703Construction Data Report at Unirac.com to ensure the exact solar module selected is approved for use with SFM. SFM Infinity is not compatible with module frame height of less than 30mm and more than 40mm. See page J for further information.



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AUTHORIZATION TO MARK

This authorizes the application of the Certification Mark(s) shown below to the models described in the Product(s) Covered section when made in accordance with the conditions set forth in the Certification Agreement and Listing Report. This authorization also applies to multiple listee model(s) identified on the correlation page of the Listing Report.

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Applicant: Unirac, Inc **Manufacturer:**

Address: 1411 Broadway Blvd NE
Albuquerque, NM 87102 **Address:**

Country: USA **Country:**

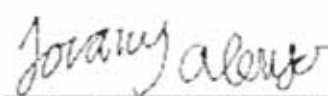
Contact: Klaus Nicolaedis
Todd Ganshaw **Contact:**

Phone: 505-462-2190
505-843-1418 **Phone:**

FAX: NA **FAX:**

Email: klaus.nicolaedis@unirac.com
toddg@unirac.com **Email:**

Party Authorized To Apply Mark: Same as Manufacturer
Report Issuing Office: Lake Forest, CA

Control Number: 5003705 **Authorized by:** 
for L. Matthew Snyder, Certification Manager



This document supersedes all previous Authorizations to Mark for the noted Report Number.

This Authorization to Mark is for the exclusive use of Intertek's Client and is provided pursuant to the Certification agreement between Intertek and its Client. Intertek's responsibility and liability are limited to the terms and conditions of the agreement. Intertek assumes no liability to any party, other than to the Client in accordance with the agreement, for any loss, expense or damage occasioned by the use of this Authorization to Mark. Only the Client is authorized to permit copying or distribution of this Authorization to Mark and then only in its entirety. Use of Intertek's Certification mark is restricted to the conditions laid out in the agreement and in this Authorization to Mark. Any further use of the Intertek name for the sale or advertisement of this tested material, product or service must first be approved in writing by Intertek. Initial Factory Assessments and Follow up Services are for the purpose of assuring appropriate usage of the Certification mark in accordance with the agreement, they are not for the purposes of production quality control and do not relieve the Client of their obligations in this respect.

Intertek Testing Services NA Inc.
545 East Algonquin Road, Arlington Heights, IL 60005
Telephone 800-345-3851 or 847-439-5667 Fax 312-283-1672

Standard(s):	Mounting Systems, Mounting Devices, Clamping/Retention Devices, and Ground Lugs for Use with Flat-Plate Photovoltaic Modules and Panels [UL 2703: 2015 Ed.1]
	Photovoltaic Module Racking Systems [CSA LTR AE-001:2012]
Product:	Photovoltaic Mounting System, Sun Frame Microrail Installation Guide, PUB2021JAN13
Brand Name:	Unirac
Models:	Unirac SFM

AUTHORIZATION TO MARK

This authorizes the application of the Certification Mark(s) shown below to the models described in the Product(s) Covered section when made in accordance with the conditions set forth in the Certification Agreement and Listing Report. This authorization also applies to multiple listee model(s) identified on the correlation page of the Listing Report.

This document is the property of Intertek Testing Services and is not transferable. The certification mark(s) may be applied only at the location of the Party Authorized To Apply Mark.

Applicant: Unirac, Inc **Manufacturer:**

Address: 1411 Broadway Blvd NE
Albuquerque, NM 87102 **Address:**

Country: USA **Country:**

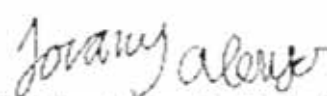
Contact: Klaus Nicolaedis
Todd Ganshaw **Contact:**

Phone: 505-462-2190
505-843-1418 **Phone:**

FAX: NA **FAX:**

Email: klaus.nicolaedis@unirac.com
toddg@unirac.com **Email:**

Party Authorized To Apply Mark: Same as Manufacturer
Report Issuing Office: Lake Forest, CA

Control Number: 5014989 **Authorized by:** 
for L. Matthew Snyder, Certification Manager



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Product:	Photovoltaic Mounting System, Sun Frame Microrail Installation Guide, PUB2021JAN13
Brand Name:	Unirac
Models:	Unirac SFM

1403 N. Research Way
Orem, UT 84097

800.377.4480
WWW.BLUERAVENSOLAR.COM

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PV INSTALLATION
PROFESSIONAL

Scott Gurney
#PV-011719-015866

CONTRACTOR:
BRS FIELD OPS
385-498-6700

SHEET NAME:

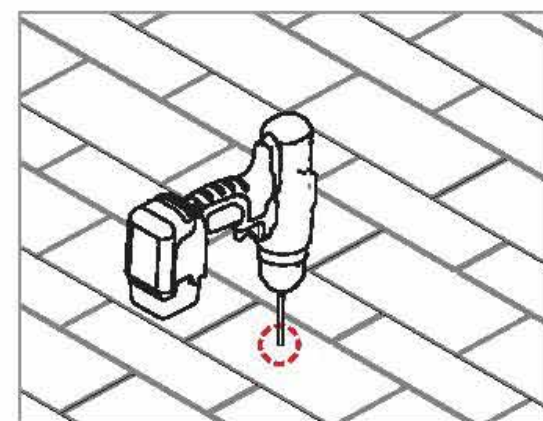
SPEC SHEETS

REVISION:

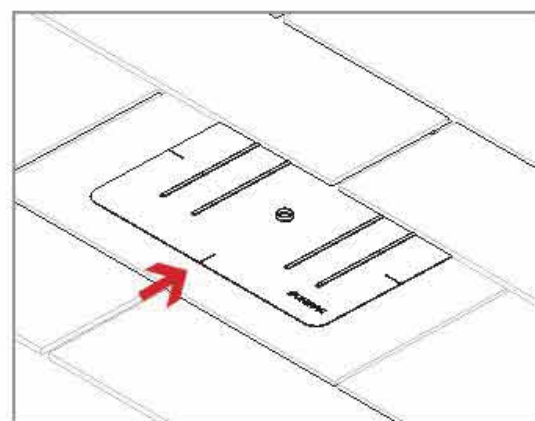
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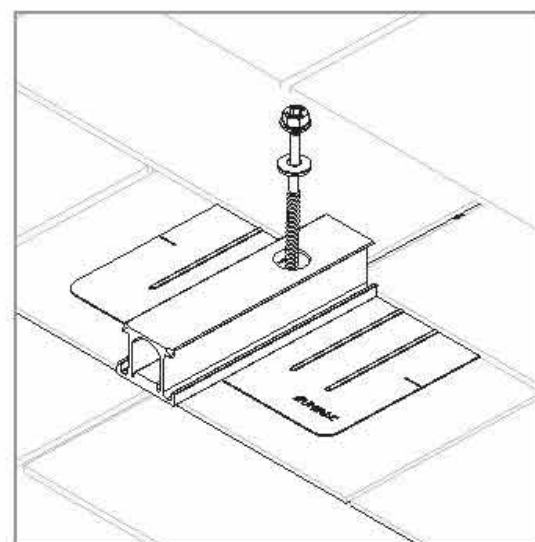
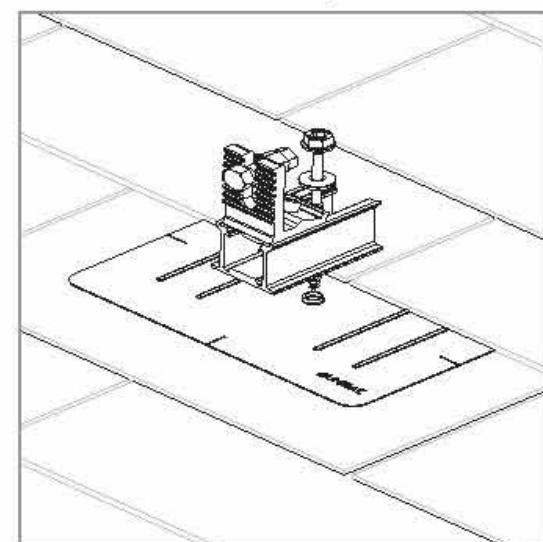
Page 47



PILOT HOLES:
Drill pilot holes for lag screws or structural screws (as necessary) at marked attachment points

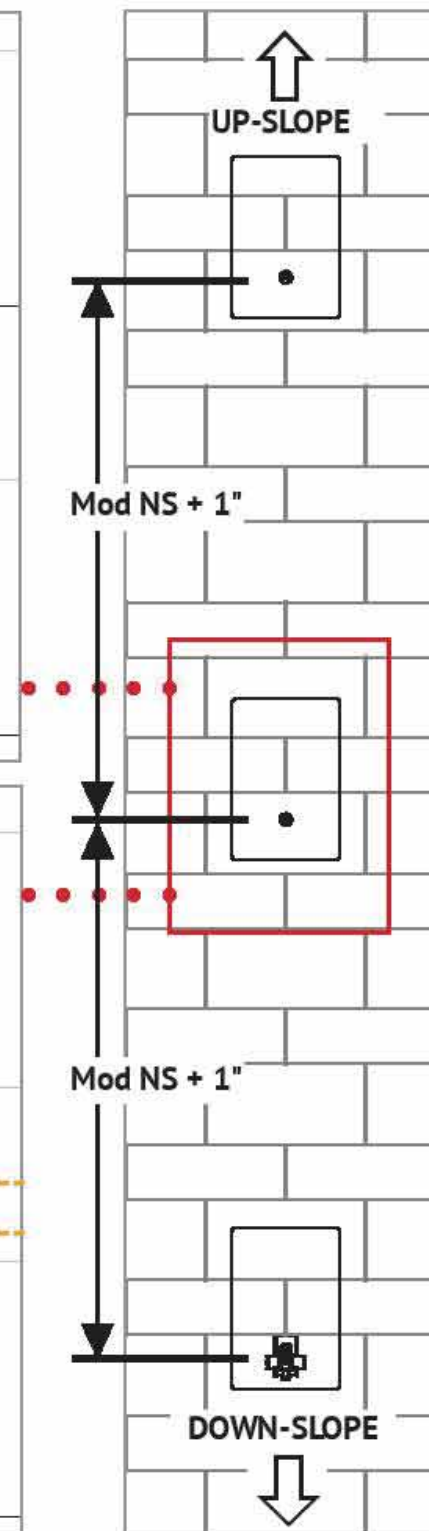
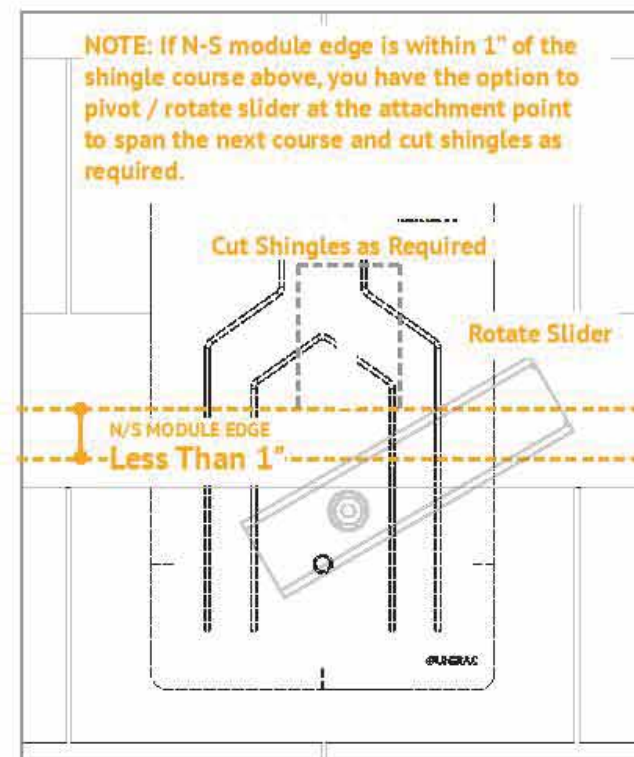
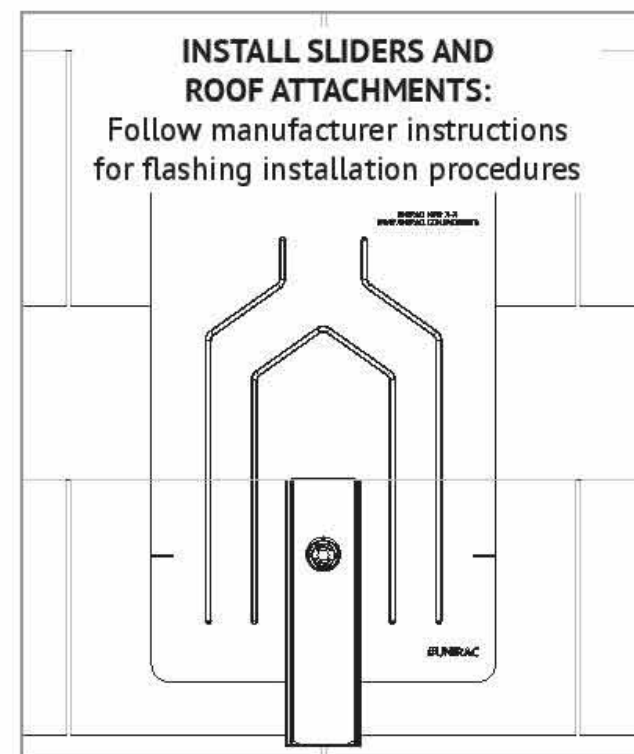


FLASHINGS:
Place flashings



INSTALL SLIDERS AND TRIMRAIL ROOF ATTACHMENTS:

- Insert flashings per manufacturer instructions
- NOTE: Use Lag screw or structural fastener with a maximum diameter of 5/16"**
- Attach sliders to rafters
- Verify proper row to row spacing for module size (Mod NS + 1")
- Ensure that Trimrail™ roof attachments in each row have sufficient engagement with slider dovetails for proper attachment.





















From: [Denise Beasley](#)
To: [Kelly Reid](#)
Subject: 815 Monroe St solar panels
Date: Thursday, August 12, 2021 5:27:19 PM

Dear Kelly,

I would like to offer my input to the request for a permit for solar panels for Tom and Geneva Cook at 815 Monroe St., Oregon City.

After reviewing the proposed panel placement and doing a drive-by, it appears to me that there would be very minimal visual impact from Monroe Street or 9th Street. We would not be able to see them at all from 9th street, and can only see glimpses from Monroe. From the front of the house, you would not see them at all either.

After the loss of the shade from the large honey locust trees due to the ice storm, the Cooks will need to add a cooling system. A solar array will mitigate the power required for that plus add even more power to our struggling electrical grid as our summers continue to heat up. I believe the economic and environmental impact would be improved significantly for the neighborhood.

The addition of solar panels to this house will not alter the historic significance, and will help preserve the heritage of our neighborhood for many more generations.

Respectfully,
Denise Beasley
301 Madison St.



LAND USE APPLICATION TRANSMITTAL – RESPONSE FORM

Date: 8.9.21

Land Use Application File Number: HR-21-00016

NAME: Mike Roberts

AGENCY: City of Oregon City -- Building Division

EMAIL ADDRESS: mroberts@orccity.org

The land use application material is referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return a copy of this form to facilitate the processing of this application and to ensure prompt consideration of your recommendations.

Please check the appropriate spaces below.

☒

The proposal does not conflict with our interests.

☐ The proposal conflicts with our interests for the reasons attached. (Please attach additional information)

☐ The proposal would not conflict our interests if the changes noted below or attached are addressed.

Please add any specific comments below or attach a separate document with more information.

CONTACT THE PLANNING DIVISION IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 815 MONROE ST				City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 22 N		Longitude: 122 36 02 W		
Township: 02S	Range: 02E	Section: 31	Block: 128	Lot: 2	Map #: 22E31AD	Tax Lot #: 1300	
Date of Construction: c. 1895		Historic Name: Kuerten, Joseph and Bertha, House			Historic Use or Function: Domestic - single dwelling		
Grouping or Cluster Name: NA		*Current Name or Use: Domestic - single dwelling			Associated Archaeological Site: Unknown		
Architectural Classification(s): Queen Anne			Plan Type/Shape: Rectangle		Number of Stories: 1.5		
Foundation Material: Post and beam			Structural Framing: Unknown		Moved? No		
Roof Type/Material: Gable / Composition shingle			Window Type/Material: 1/1 wood double-hung				
Exterior Surface Materials Primary: Channel drop			Secondary:		Decorative:		
Exterior Alterations or Additions/Approximate Date: Rear second story sun porch and first story beneath are additions							
Number and Type of Associated Resources: Garage at southwest corner (1)							
Integrity: Excellent		Condition: Good		Local Ranking: Designated Historic Site		National Register Listed? No	
Potentially Eligible: ☒ Individually or ☐ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old							
Description of Physical and Landscape Features:							
This c.1895 Queen Anne style house has a rectangular plan and a multi-gabled roofline, typical of the Queen Anne style. There are elements of the Eastlake and Stick styles, which include stick-work in the center roof gable and differences in the exterior paneling. A square bay window flanks the front porch with original 1/1 wood double-hung window. Decorative "dentil" details are present below the shed roof of the porch, located at the front elevation. Decorative gingerbread is present in top gable peak. Decorative brackets exist on the front elevation above a small porch, which is supported by wood posts and widely spaced spindles on the porch railing. The typical window style is a 1/1 wood double-hung window with modern fixed aluminum storm windows attached. Alterations include a grooved plywood skirt affixed to the foundation and a rear bay addition. The rake board is missing from the north elevation. Original front door and porch rail replaced.							
Statement of Significance:							
Joseph Kuerten was a supervisor in the woolen mills who bought this property in 1895 and is credited with the construction of the house. In 1920, Bertha Kuerten, Joseph's widow, sold the property to T.H. Kloer, which was transferred by his estate in 1928. The owner, Frances C. Hofner, later married Charles Walstrom, an employee of Crown Willamette Paper Company. The Walstroms held the property and resided there with their children until 1976.							

Researcher/Organization: Christy Fockler / HPNW			Date Recorded: 4/6/2002	
Survey Form Page 1	Address: 815 MONROE ST	Local Designation #	SHPO #	

Dear Oregon City Historical Review Board,

My name is Tom Cook, I'm applying to install solar panels on my house at 815 Monroe St. I'm hoping to install solar panels on my house for several reasons, solar panels will significantly reduce my electric bills, saving me money, installing solar panels will be a great investment in my property also, allowing me to have greater financial security. I am also excited to be less dependent on the grid and use renewable energy to power my home. I understand that because my house is in a historical district, it is important that the solar panels are seen as little as possible. The plan that Blue Raven Solar designed has the panels only visible from the alley access. The panels would not be seen from the main walkway. Along with this, Blue Raven Solar uses black monocrystalline panels that would blend in with the dark charcoal color of my roof. The solar panels themselves are very thin, only 1 inch tall, adding nothing to the height of the roof. Lastly, the panels will be mounted on top of my two story tall house, so to passerby's, they will be too high off the ground to be seen. Overall, the solar panels will not significantly change the look of my house, as they match the color of my roof and will not stick out. To onlookers, it will look just like a regular roof. I'm very excited about having solar panels on my home, so I hope that this is sufficient to approve the panels. Thank you.

Thomas W. Cook



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board
From: Planner Kelly Reid

Agenda Date: 08/24/2021

SUBJECT:

GLUA-21-00039 and HR 21-00017: Historic Review for new construction of a single dwelling on a historic Landmark site - the Rasmussen-Hadley House at 412 Logus Street.

STAFF RECOMMENDATION:

Staff Recommends approval with conditions.

EXECUTIVE SUMMARY:

The applicant proposes to construct a new single dwelling on a landmark property: the The property is 100x100, made up of two 50x100 lots of record. The existing house is entirely on one of the lots of record, and the new home is proposed on the other. The Rasmussen-Hadley house was built in 1914 and is an example of an owner-builder carpenter's bungalow.

The proposed home is modest in size and is placed such that it provides ample space around the historic Rasmussen-Hadley House. No garage or driveway is proposed, with vehicular access provided from the rear alley. Preservation of the existing large trees further contributes to the compatibility of the proposal by maintaining the natural surroundings of the historic landmark.

The house is two full stories while most of the homes in the neighborhood, including the historic homes on Logus Street, are 1.5 stories. The 5:12 pitch of the roof further emphasizes the height of the second story. The HRB may want to consider a condition to reduce the wall height of the second story so that it more closely resembles a 1.5 story home. Some minor design changes listed in the conditions of approval can result in a design that is more compatible on the landmark site.

BACKGROUND:

See Staff Report and Recommendation document in the agenda item attachments.

OPTIONS:

1. Approve the proposal with conditions (staff recommendation)
2. Approve the proposal with modified conditions and provide revised findings
3. Deny the proposal and provide revised findings.
4. Continue the hearing and request more information



Historic Review Staff Report and Recommendation August 17, 2021

FILE NO.: GLUA-21-00039 and HR 21-00017: Historic Review for new construction on a Landmark property

HEARING DATE: August 24, 2021
7:00 p.m. – Commission Chambers, Libke Public Safety Building
1234 Linn Ave
Oregon, City, Oregon 97045

**APPLICANT/
OWNER:** Claudia J. Howell
PO Box 322
Canby, OR 97013

LOCATION: 412 Logus Street (New home address will be 420 Logus Street)
Oregon City, OR 97045
Clackamas County Map 2-2E-32CB-09701

REQUEST: Historic Review for new construction of a single dwelling on a historic Landmark site - the grounds of the Rasmussen-Hadley House. The new home is proposed in the side yard, which is a 50x100 foot undeveloped lot of record, next to the historic landmark.

REVIEWER: Kelly Reid, Planner

RECOMMENDATION: Approval with Conditions

CRITERIA: Administration and Procedures are set forth in Chapter 17.50, Chapter 17.40, Historic Overlay District in Chapter 17.40, and Low Density Residential District in Chapter 17.08 of the Oregon City Municipal Code. The City Code Book is available on-line at www.orcity.org.

This application is subject to the Administration and Procedures section of the Oregon City Code set forth in Chapter 17.50. The application and all supporting documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 695 Warner Parrott Road, during regular business days (9:00 am- 4:00 pm). Copies of these materials may be obtained for a reasonable cost. The staff report, with all the applicable approval criteria, will also be available for inspection seven days prior to the hearing. Copies of these materials may be obtained for a reasonable cost in advance. Any interested party may testify at the public hearing and/or submit written testimony at or prior to the close of the record by the Historic Review Board. Notice of the Historic Review Board's decision shall be sent to the applicant and to those persons submitting comments and providing a return address. Any party who participated in the Historic Review Board proceedings may appeal the Historic Review Board's decision by filing a notice of appeal as required by OCMC 17.50.190. Any issue that is intended to provide a basis for appeal must

be raised before the close of the Historic Review Board's proceeding, in person or by letter, with sufficient specificity to afford the City Commission and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any review of that issue. Parties with standing may appeal the decision of the City Commission to the Land Use Board of Appeals. 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 17.50.290(C) must officially approve the request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal.

Recommended Summary Findings and Conditions of Approval

The proposed home is modest in size and is placed such that it provides ample space around the historic Rasmussen-Hadley House. No garage or driveway is proposed, with vehicular access provided from the rear alley. Preservation of the existing large trees further contributes to the compatibility of the proposal by maintaining the natural surroundings of the historic landmark.

The house is two full stories while most of the homes in the neighborhood, including the historic homes on Logus Street, are 1.5 stories. The 5:12 pitch of the roof further emphasizes the height of the second story. The HRB may want to consider a condition to reduce the wall height of the second story so that it more closely resembles a 1.5 story home. Some minor design changes listed in the conditions of approval can result in a design that is more compatible on the landmark site.

1. The pitch of the porch roof shall be reduced to 3- to 4:12, increasing the length of the top of the hip.
2. Windows on the front of the home shall be 1:1 double-hung with no grids or muntins.
3. The porch scrollwork shall be excluded.
4. Corner trim shall be utilized on the home.
5. The windows on the upper story shall be rectangular windows of 2 to 1 height to width proportion, symmetrically spaced.
6. The siding shall be smooth fiber cement or wood.
7. Incised lumber or pressure treated wood shall not be used on any visible surfaces.
8. The window sash shall be the darkest color of the three color paint scheme.
9. Porch railing, decking and posts shall be painted to match a color on the house.

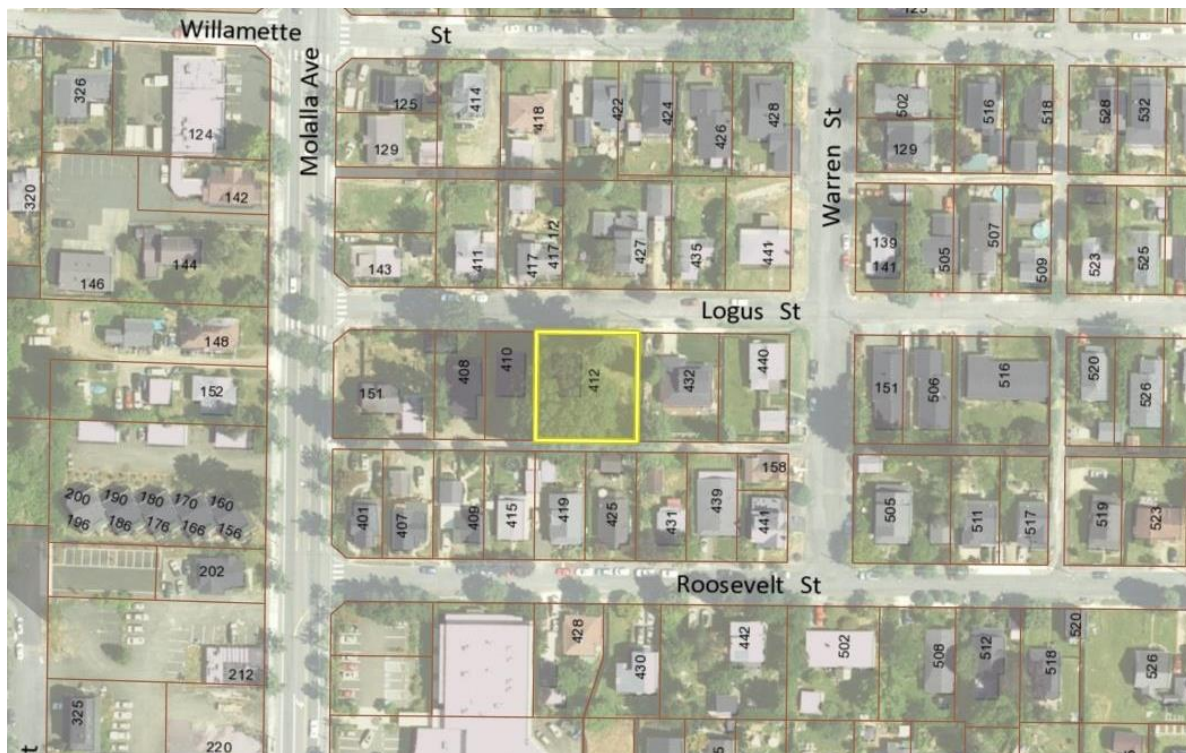
I. BACKGROUND:

Summary of Proposal:

The applicant proposes to construct a new single dwelling on a landmark property: the

The property is 100x100, made up of two 50x100 lots of record. The existing house is entirely on one of the lots of record, and the new home is proposed on the other.

The zone is R-6 Low Density Dwelling District. There is an alley behind the homes, between Logus St. and Roosevelt St.



Vicinity map

Rasmussen-Hadley House

Statement of Significance: This is an example of an owner-builder carpenter's bungalow. It was built by Danish-born Jeppe Rasmussen who lived next door. He built houses to sell, living in one while completing the next. The house was managed by real estate agent M.A. Elliott, a near neighbor of Rasmussen's, who sold it in 1919. Rasmussen also built 151 Molalla Avenue and 410 Logus Street. The house was sold to John and James Hadley in 1919. The house is significant for its architecture, and for its association with Jeppe Rasmussen.



Existing conditions

HR 21-17 Logus St.

The applicant submitted the following narrative:

These are the plans for a modest two-story, 2-bedroom house of about 1000 square feet in the Pleasant Hill Addition. The first floor ceiling to be 9 feet, second floor ceiling to be 8 feet. The front porch will extend across the full width of the house.

The building will be sited 15.3 ft from property line of the historic house at 412 Logus St., and 6 ft from property line of 432 Logus St.

The scrollwork and horizontal lap siding fit the historic nature of the neighborhood. Form and massing of the house are in keeping with historic precedent. With no corner trim, the size of the house will be de-emphasized and will not compete with the historic house next door.

The roof is positioned north/south and pitched 5 on 12 to enable solar panel installation in the future. Oregon law suggests that new house construction accommodate solar panels.

Landscaping will include rhododendrons, azaleas and other evergreen, slow growing and low maintenance plants. The invasive black locust and sweet cherry trees in the back of the lot will be removed.

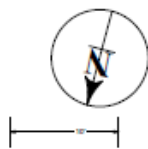
No driveway is planned for the front of the house. Parking will be in the back of the house via the alley.



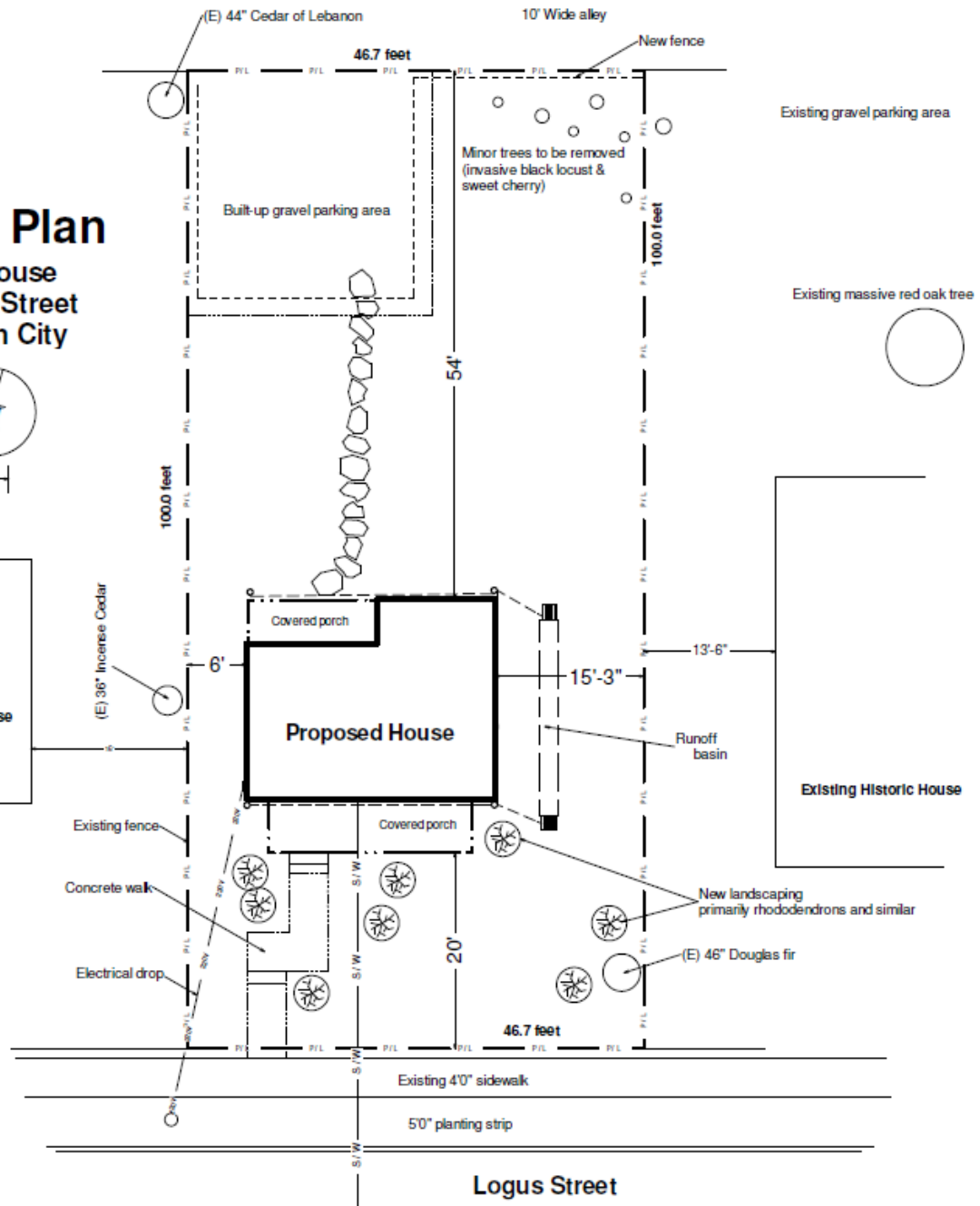
Rendering of home on site

Plot Plan

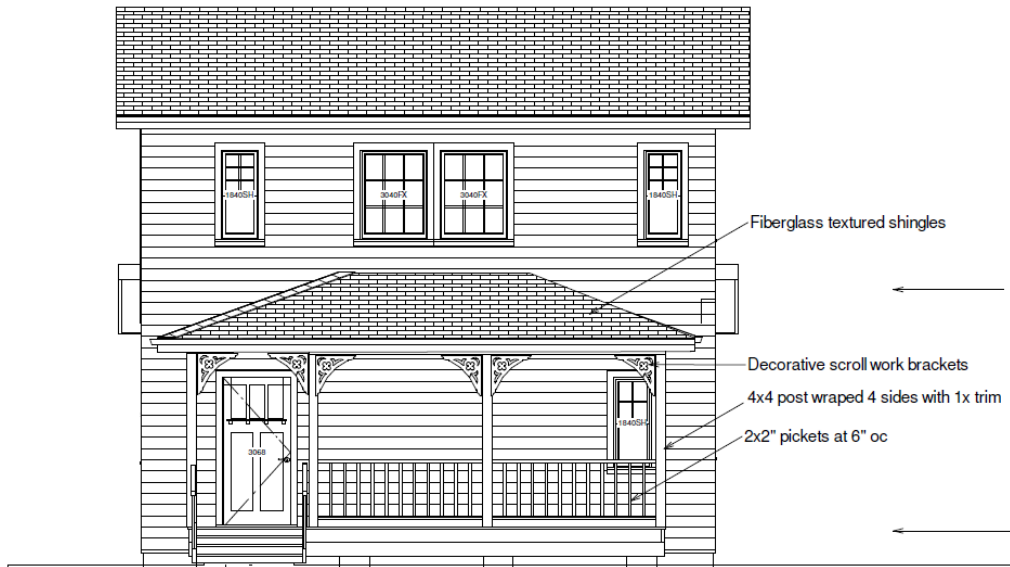
New House
Logus Street
Oregon City



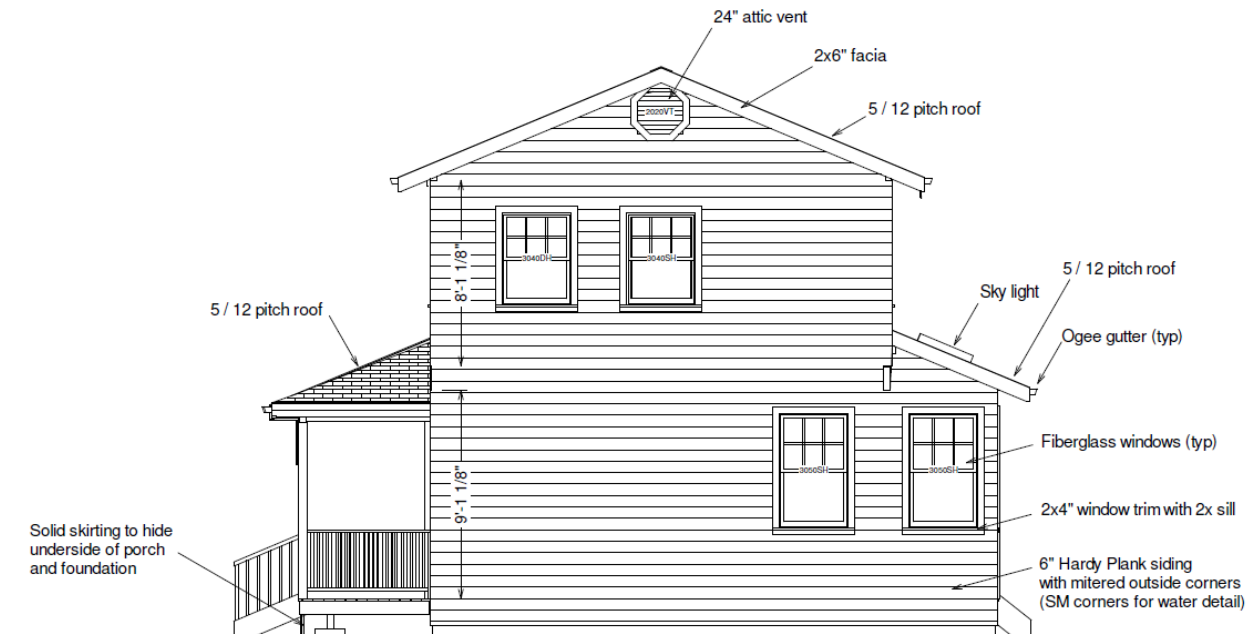
Existing House



Proposed site plan



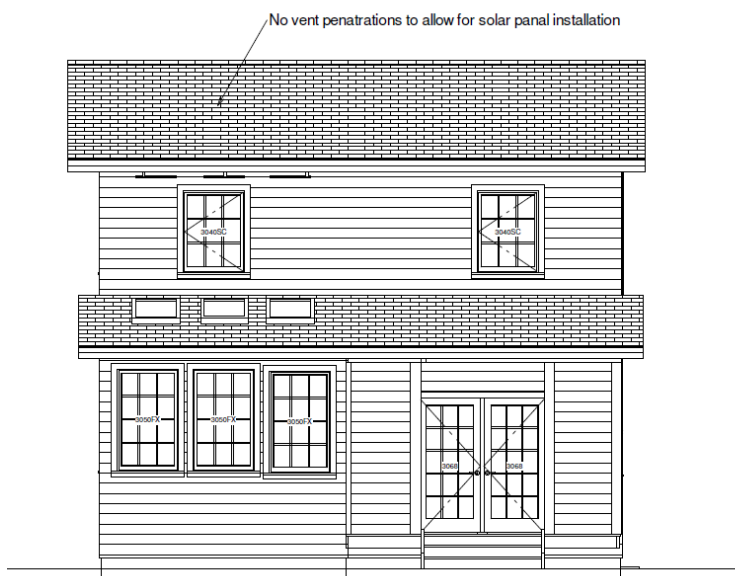
Front elevation



West Side elevation

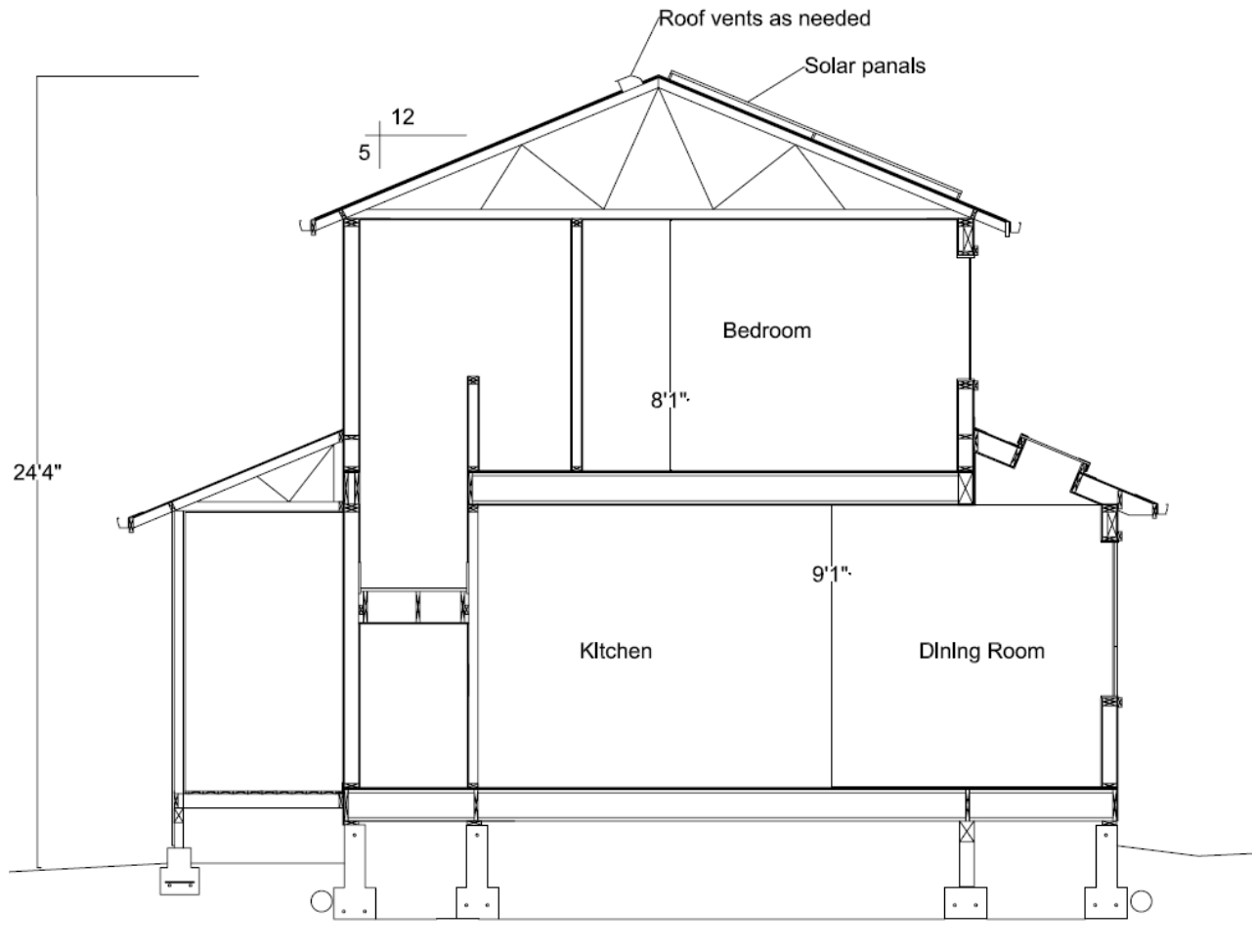


East Elevation



South Elevation

Rear elevation



Neighboring Structures

The landmark is located outside of a Historic District. The Barclay Hills neighborhood contains several historic landmarks, but is not a district. The area is known as the historic Elyville neighborhood.



432 Logus Street



Homes across the street



Historic Landmark across the street at 417 Logus

PUBLIC NOTICE AND COMMENT

Public notices were mailed to property owners within 300 feet of the subject site, posted on the subject site, and published in a newspaper of general circulation. Public comments that were received are summarized below and responded to within this staff report.

- A comment was received from the Building Department saying the proposal does not conflict with their interests.
- A comment from the Development Services department said new water and sewer service would be required, and that the property may be required right of way dedication or road improvements per OCMC 16.12.11 or may require a modification to meet the standard.

Public comments are attached to this Staff report as Exhibit 3.

ANALYSIS AND FINDINGS:

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*

HR 21-17 Logus St.

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.

Finding: Applicable: The proposal 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.*

Finding: 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.

Finding: Complies as Proposed. The required notice was submitted. If any tribes or SHPO responds following HRB approval, it will be forwarded to the applicant, as is standard practice.

- 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.*

Finding: 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.*

Finding: 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:*

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

- A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;*
- B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;*
- C. Complement any National Register Historic districts designated in the city;*
- D. Stabilize and improve property values in such districts;*
- E. Foster civic pride in the beauty and noble accomplishments of the past;*
- F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;*
- G. Strengthen the economy of the city;*

H. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and

I. Carry out the provisions of LCDC Goal 5.

Finding: Complies with Conditions. There will be no changes to the historic house. The home is not in a historic district. Property values could be increased by compatible new development in the area. This proposal can meet the purpose of this Chapter with conditions. See findings and conditions in #9 in this report.

2.-The provisions of the city comprehensive plan;

Section 5

Open Spaces, Scenic and Historic Areas, and Natural Resources

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 Conditions. The Barclay Hills neighborhood contains multiple historic landmarks, but is not a historic district. The proposal will not impact the integrity of these other landmark structures. This proposal can meet the comprehensive plan goals and policies with conditions. See findings and conditions in #9 in this report.

3. The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation;

Finding: Complies as Proposed. This proposal aims at finding a balance between two important city goals: Supporting Historic Preservation and providing diverse housing options for the community.

The use of the site is residential, in the R-6 zone, which was designed for lots of approximately 6000 square feet. The proposed house is on a platted lot of record of 5,000 square feet.

4. The value and significance of the historic site;

Finding: Complies as Proposed. The home was built in 1914. The home is an example of an owner-builder carpenter's bungalow.

The proposal will not negatively impact the value or significance of the historic site if the conditions of approval are followed.

5. The physical condition of the historic site

Finding: Complies as Proposed. The home is an example of an owner-builder carpenter's bungalow. It is in fair condition. The development of the large side yard area may provide economic resources for restoration and preservation of the structure.

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

Finding: See findings in Section 9 of this staff report.

7. Pertinent aesthetic factors as designated by the board;

Finding: Complies as Proposed. Staff does not suggest consideration of any aesthetic factors other than those already reflected in the code.

8. Economic, social, environmental and energy consequences;

Finding: Complies as Proposed. This proposal aims at finding a balance between two important city goals: Supporting Historic Preservation and providing diverse housing options for the community. Developing more housing on the lot increases the housing supply in the neighborhood, which has a positive impact on energy, the environment, and provides social and economic benefits.

The use of the site is residential, in the R-6 zone, which was designed for lots of approximately 6000 square feet. The proposed house is on a platted lot of record of 5,000 square feet.

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

The following design guidelines are applicable to this project:

Design Guidelines

(Found on Page 32 of [Design Guidelines for New Construction](#))

There are a variety of ways new construction can occur in relation to an Individual Historic Property. Often it is the result of property division. For small developments the guidelines should apply to adjacent and (as applicable) opposite infill. Larger developments could create 1) an adequate historic resource boundary, 2) develop a buffer zone, or 3) develop an immediate neighborhood of complementary infill. Beyond these areas there can then be more freedom in design, style and materials without causing an adverse effect on the historic property.

A variety of styles may be encountered on individually listed resources. The appropriate style is determined by what is complementary to the existing resource and that provides some variety. Infill at the largest, to be slightly smaller than the historic building and not to over power it. The following considerations, as well as the Character and Element Guidelines, should be addressed in planning and design.

Site

- Establish adequate property boundaries for the historic property with consideration to its use (residence, farm including out-buildings, etc.), existing neighborhood context, other historic resources, site attributes, and visual context. Consult with the State Historic Preservation Office (SHPO).
- Adequate spacing, appropriate setbacks, and landscaping depend greatly on the individual site and the proposed new construction. New infill should respect rather than detract from the historic building and its context. Mitigation is a secondary measure, appropriate program and design is more important. Moving the building is a last resort solution that minimizes the importance of the building's relationship to its site.

Finding: Complies as Proposed. The applicant proposes to place the new house at least 15 feet from the shared property line, which will provide over 25 feet of space between the two structure. Large mature trees on both lots are proposed to be preserved. These factors create adequate space for the historic home to maintain its surroundings and setting. No garage or driveway is proposed, with vehicular access

provided from the rear alley.

The existing home is set back approximately 20 feet, and the applicant proposes a setback of greater than 20 feet for the new home. Thus, the new home will not stand out or stick out and will maintain or exceed the setbacks typical in the neighborhood. The home will also be at a slightly lower grade than the historic home, which will further contribute to its deference to the historic landmark.

Style and Building Form

- For a basis of design choose a new building style that is compatible with the historic building, such as one from its historic period, or one that is often found in conjunction with it in the neighborhood or area.

Finding: Complies as Proposed. The applicant proposes a style reminiscent of folk Victorian, with a hip-roofed front porch. It is a two-story design and very modest in size. The Rassmussen-Hadly house is a craftsman “builder’s bungalow.” There is precedent in the area for styles in the Victorian family. The area is a mixture of building styles and ages, no one style is predominant in the neighborhood. The hip-roof porch takes its cue from the historic home at 471 Logus, the Bluhm residence. The Bluhm residence is a Queen Anne Vernacular style, and one street over on Roosevelt is another Queen Anne Vernacular, the Hankins residence.

- Use simple and well proportioned building forms and rooflines, especially at the primary façade and when new is viewed alongside the historic. Avoid complicated, non-rectangular forms, and ‘busy’ compositions.

Finding: Complies with condition. The applicant proposes a style reminiscent of folk Victorian, with a hip-roofed front porch and a side gable roof. It is a two-story design and very modest in size. The proposed home is rectangular and its form is not ‘busy.’ Most of the historic homes in the area have front-gable roofs. The 5:12 roof pitch is slightly less than typical, but is proposed to provide ideal conditions for solar panels on the rear roof plane. The porch roof could be lessened in pitch, which would result in a greater length at the top, along the façade of the house, providing better proportions between the two stories. The applicant shall lower the pitch of the porch roof to 3- to 4:12, increasing the length of the top of the hip. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

- Maintain the approximate historic building roof and floor heights; neither too high nor too low.

Finding: Complies as Proposed. The applicant proposes a two-story design. The floor heights are 9’1” and 8’1”, with the total height to peak at 24’4”. The overall height of the house is less than the historic Rassmussen-Hadley house due to the elevation difference and the fairly large second story of the historic home.

The house is two full stories while most of the homes in the neighborhood, including the historic homes on Logus Street, are 1.5 stories. The 5:12 pitch of the roof further emphasizes the height of the second story. The HRB may want to consider a condition to reduce the wall height of the second story so that it

more closely resembles a 1.5 story home. If the applicant uses a different type of roof trusses, the impact on the second story interior space may be minimal.

- Create an interesting and long lasting design, rather than one that becomes dated in a short time.

Finding: Complies as Proposed. The proposed design is simple, with design cues from various styles. It is unique, yet not overly stylized.

Design Composition

- Historic buildings can embrace new construction that has detail and ornamentation if it is used skillfully, systematically, in good proportion, and is not excessive.

Finding: Complies with condition. The proposed design is simple, except for the full window grids and the scrollwork. The design can be simplified with simple 1:1 double-hung windows to provide depths and shadowlines. The scrollwork on the porch is a design element that adds conjecture and attempts to look like a historic Queen Anne. Removal of the scrollwork to maintain a simpler porch design would be more compatible. Though it is common for Victorian designs, the Queen Anne homes on the street do not have this ornamental scrollwork.

The proportion of the windows on the front of the home is asymmetric and out of proportion. Window proportions of 2:1 height to width, especially for the windows in the center of the upper story, would be more consistent with the proposed style of the home and the surrounding historic homes. The applicant shall use rectangular windows of 2 to 1 height to width proportion, symmetrically spaced, on the upper story. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

- Avoid designing an overly plain, unattractive building with minimal texture.

Finding: Complies with condition. The porch and windows on the front of the house provide texture and interest; otherwise the front wall of the house has no articulation. As a modest sized house, the lack of articulation is acceptable. To provide a little more texture, the applicant shall use double-hung windows on the front façade to provide more shadowline and texture.

The applicant proposes no corner trim in order to de-emphasize the size of the house. The lack of corner trim may actually provide greater contrast with other homes on the street, while including corner trim would provide more texture and definition to the house. Therefore, staff recommends that the applicant include corner trim on the home. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

- Utilize materials and design that conveys a sense of quality and craftsmanship.

Finding: Complies with condition. The applicant proposes the following materials:

- Pella fiberglass double hung windows
- Pella fiberglass door
- Pella fiberglass patio door (slider or French door)
- Siding is shown in an image but it is not clear what material it is

- Wood trim

The applicant shall ensure the siding is wood or smooth fiber cement.

The fiberglass windows are acceptable, but the window sashes should be the darkest of the three color scheme for the house.

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

- If needing to economize, carefully eliminate less important design features beginning with the least visible sides. Utilize similar economic measures of former builders.

Finding: Complies as proposed. The proposed house is modest in size – under 1000 square feet with two bedrooms and one bath. The design is also modest and has been set up for solar access to further economize the design.

CONCLUSIONS AND RECOMMENDATIONS

Based on the aforementioned findings, staff recommends that the Historic Review Board approve HR 21-17 with conditions in this staff report for the property located at 412/420 Logus Street, Oregon City, Oregon 97045.

Exhibits

- A. Applicant Submittal
- B. Inventory Form
- C. Comments
- D. Photos



OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM

Item #2.

HISTORIC NAME: Rasmussen-Hadley House DATE OF CONSTRUCTION: c. 1914
COMMON NAME: _____ ORIGINAL USE: Residence
ADDRESS: 412 Logus Street PRESENT USE: Residence
OWNER: Shirley & Evelyn Ingebretsen, ARCH./BLDR.: Jeppe Rasmussen (bldr.)
412 Logus Street STYLE: Bungalow/Vernacular
T/R/S: 2-2E-32CB TAX LOT: 9700 BLDG. STRUC. DIST. SITE OBJ. (CIRCLE)
ADDITION: Pleasant Hill Addition THEME: Architecture, 20th Century
LOT: 4, 5 BLOCK: 13 QUAD: Oregon City

PLAN TYPE/SHAPE: Rectangular NO. OF STORIES: 2
FOUNDATION MATERIAL: Unknown BASEMENT (Y/N): Yes
ROOF FORM & MATERIALS: Gable. Broad eaves. Simple brackets at gable ends.
WALL CONSTRUCTION: Wood STRUCTURAL FRAME: Stud
PRIMARY WINDOW TYPE: One-over-one double-hung. Pedimented molding.
SURFACING MATERIALS: Narrow beveled siding. Gable finished with wood shingles.
DECORATIVE FEATURES: Recessed first floor forms porch with battered columns and a simple
OTHER: frieze. Dormers on east and west have brackets and exposed rafters. Rear addition.
CONDITION: EXCELLENT _____ GOOD _____ FAIR X DETERIORATED _____ MOVED _____ (date)
EXTERIOR ALTERATIONS/ADDITIONS (dated): One-story addition at rear, n.d.

NOTEWORTHY LANDSCAPE FEATURES: Concrete front yard retaining wall.

ASSOCIATED STRUCTURES: None.

KNOWN ARCHAEOLOGICAL FEATURES: None.

GEOGRAPHIC SETTING: Occupies a larger (for this area) interior lot on Logus Street, only three lots from heavily-traveled, former State Highway, Molalla Avenue. A mostly residential neighborhood, with some commercial uses from Molalla Avenue encroaching back. Other nearby landmarks are at 151 Molalla, 401 Roosevelt and 409 Roosevelt.

STATEMENT OF SIGNIFICANCE: (Historical and/or architectural importance, dates, events, persons, contexts): This is an example of an owner-builder carpenter's bungalow. It was built by Danish-born Jeppe Rasmussen who lived next door. He built houses to sell, living in one while completing the next. The house was managed by real estate agent M.A. Elliott, a near neighbor of Rasmussen's, who sold it in 1919. Rasmussen also built 151 Molalla Avenue and 410 Logus Street. The house was sold to John and James Hadley in 1919. The house is significant for its architecture, and for its association with Jeppe Rasmussen.

SOURCES: Sanborn Insurance Map, 1925. Water Bureau Records, 1914, 1919, 1924. Pioneer National Title Company Records, Oregon City. Interview with Gladys Buol, by Pat Erigero, 1982.

NEGATIVE NO: Roll K, #10, 11
SLIDE NO: _____

RECORDED BY: Patricia Erigero
DATE: June 1982

SHPO INVENTORY NO.: _____

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM - TWO

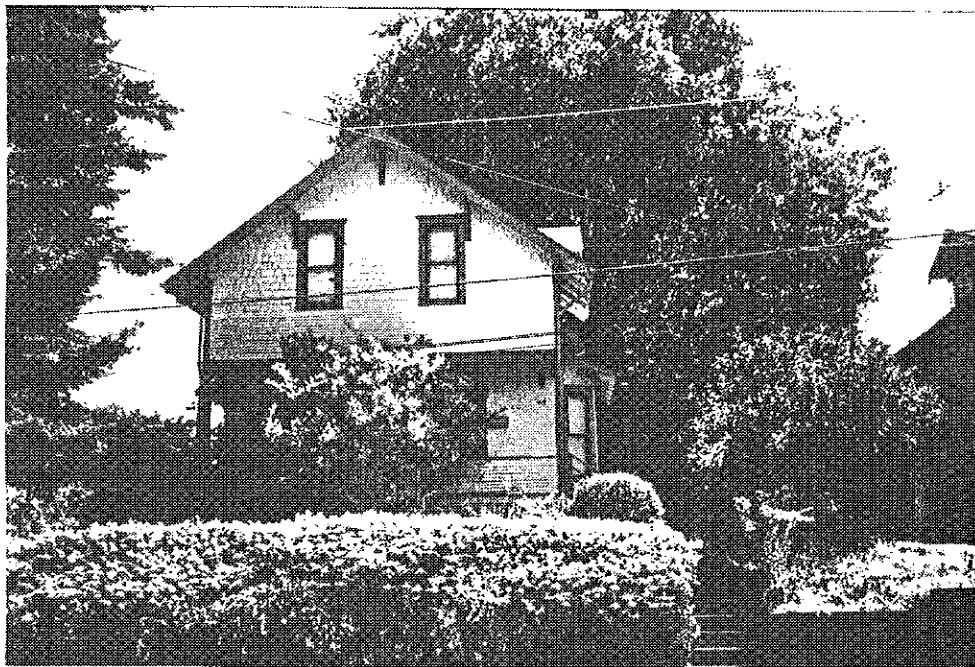
Item #2.

NAME: Rasmussen-Hadley House

T/R/S: 2-2E-32CB TAX LOT 9700

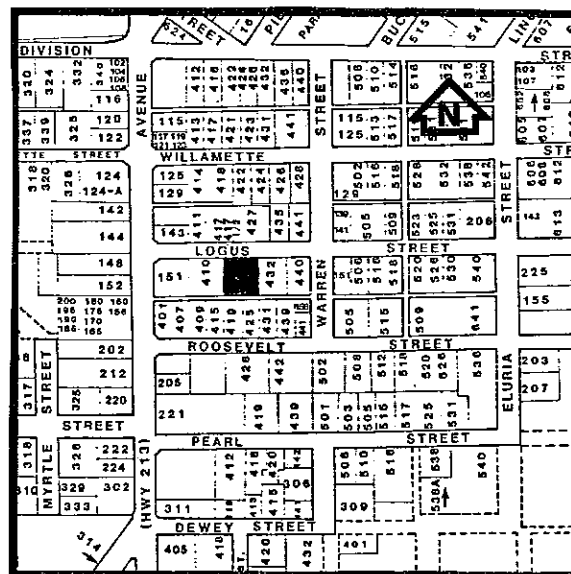
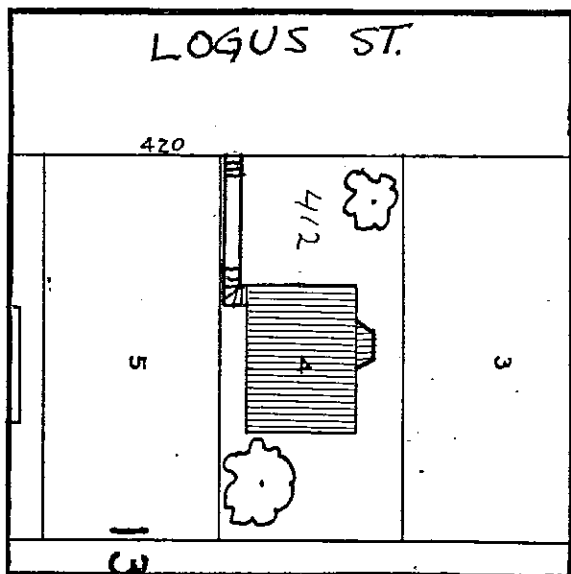
ADDRESS: 412 Logus Street

QUADRANGLE: Oregon City



NEGATIVE NO. Roll K, #10, 11

SLIDE NO. _____



GRAPHIC AND PHOTO SOURCES: Base Map of Oregon City, 1987.
Oregon City Planning Department Photograph, 1987.

SHPO INVENTORY NO.: _____



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Lot Line Adjustment
- ☐ Non-Conforming Use Review
- ☐ Natural Resource (NROD) Verification
- ☐ Site Plan and Design Review
- ☐ Extension of Approval

Type II (OCMC 17.50.030.B)

- ☐ Detailed Development Review
- ☐ Geotechnical Hazards
- ☐ Minor Partition (<4 lots)
- ☐ Minor Site Plan & Design Review
- ☐ Non-Conforming Use Review
- ☐ Site Plan and Design Review
- ☐ Subdivision (4+ lots)
- ☐ Minor Variance
- ☐ Natural Resource (NROD) Review

Type III / IV (OCMC 17.50.030.C)

- ☐ Annexation
- ☐ Code Interpretation / Similar Use
- ☐ Concept Development Plan
- ☐ Conditional Use
- ☐ Comprehensive Plan Amendment (Text/Map)
- ☐ Detailed Development Plan
- ☒ Historic Review
- ☐ Municipal Code Amendment
- ☐ Variance
- ☐ Zone Change

File Number(s): GLUA-21-00039/HR-21-00017

Proposed Land Use or Activity: Single Family Home construction on Historic Landmark site

Project Name: 420 Logus St. House **Number of Lots Proposed (If Applicable):**

Physical Address of Site: 420 Logus St., Oregon City

Clackamas County Map and Tax Lot Number(s): NW 1/4 SW 1/4 SEC.32 T.2S. R.2E. W.M.Pleasant Hill Addition 53, Tax lot #4 2-2E-32CB-09701

Applicant(s):

Applicant(s) Signature: Claudia J. Howell

Applicant(s) Name Printed: Claudia J. Howell **Date:** July 10, 2021

Mailing Address: PO Box 322, Canby, OR 97013

Phone: 503-927-2608 **Fax:** **Email:** polozealot@gmail.com

Property Owner(s):

Property Owner(s) Signature: Claudia J. Howell

Property Owner(s) Name Printed: Claudia J. Howell **Date:** July 10, 2021

Mailing Address: PO Box 322, Canby, OR 97013

Phone: 503-927-2608 **Fax:** **Email:** polozealot@gmail.com

Representative(s):

Representative(s) Signature:

Representative (s) Name Printed: **Date:**

Mailing Address:

Phone: **Fax:** **Email:**

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

New Construction on Landmark Properties – outside of a historic district

Instructions: Provide a written explanation of how the proposed design meets the guidelines below.

The project is a modest two-story, 2-bedroom house of about 1000 square feet in the Pleasant Hill Addition. The first floor ceiling will be 9 feet, second floor ceiling will be 8 feet. The front porch will extend across the full width of the house.

The building will be sited 15.3 ft from property line of the historic house at 412 Logus St., and 6 ft from property line of 432 Logus St.

The scrollwork and horizontal lap siding fit the historic nature of the neighborhood. Form and massing of the house are in keeping with historic precedent. With no corner trim, the size of the house will be de-emphasized and will not compete with the historic house next door.

The roof is positioned north/south and pitched 5 on 12 to enable solar panel installation in the future. Oregon law suggests that new house construction accommodate solar panels.

Landscaping will include rhododendrons, azaleas and other evergreen, slow growing and low maintenance plants. The invasive black locust and sweet cherry trees in the back of the lot will be removed.

No driveway is planned for the front of the house. Parking will be in the back of the house via the alley.

Project Location: 420 Logus St., Oregon City

Historic Landmark Name: The former side yard of historic house at 412 Logus St.

Design Guidelines

(Found on Page 32 of [Design Guidelines for New Construction](#))

There are a variety of ways new construction can occur in relation to an Individual Historic Property. Often it is the result of property division. For small developments the guidelines should apply to adjacent and (as applicable) opposite infill. Larger developments could create 1) an adequate historic resource boundary, 2) develop a buffer zone, or 3) develop an immediate neighborhood of complementary infill. Beyond these areas there can then be more freedom in design, style and materials without causing an adverse effect on the historic property.

A variety of styles may be encountered on individually listed resources. The appropriate style is determined by what is complementary to the existing resource and that provides

some variety. Infill at the largest, to be slightly smaller than the historic building and not to over power it. The following considerations, as well as the Character and Element Guidelines, should be addressed in planning and design.

Site

- Establish adequate property boundaries for the historic property with consideration to its use (residence, farm including out-buildings, etc.), existing neighborhood context, other historic resources, site attributes, and visual context. Consult with the State Historic Preservation Office (SHPO).
- Adequate spacing, appropriate setbacks, and landscaping depend greatly on the individual site and the proposed new construction. New infill should respect rather than detract from the historic building and its context. Mitigation is a secondary measure, appropriate program and design is more important. Moving the building is a last resort solution that minimizes the importance of the building's relationship to its site.

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- For a basis of design choose a new building style that is compatible with the historic building, such as one from its historic period, or one that is often found in conjunction with it in the neighborhood or area.
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- Maintain the approximate historic building roof and floor heights; neither too high nor too low.
- Create an interesting and long lasting design, rather than one that becomes dated in a short time.

Design Composition

- Historic buildings can embrace new construction that has detail and ornamentation if it is used skillfully, systematically, in good proportion, and is not excessive.
- Avoid designing an overly plain, unattractive building with minimal texture.
- Utilize materials and design that conveys a sense of quality and craftsmanship.
- If needing to economize, carefully eliminate less important design features beginning with the least visible sides. Utilize similar economic measures of former builders.

ALSO

Relevant Character Guidelines:

- Topography (see page 34 of Guidelines)
- Landscaping (see page 34 of Guidelines)
- Spacing (see page 36 of Guidelines)
- Heights (see page 38 of Guidelines)
- Widths (see page 38 of Guidelines)
- Context Scale (see page 40 of Guidelines)
- Volume (see page 40 of Guidelines)
- Proportion (see page 44 of Guidelines)
- Porches (see page 46 of Guidelines)
- Dormers (see page 47 of Guidelines)
- Foundations (see page 56 of Guidelines)
- Windows (see page 63 of Guidelines)

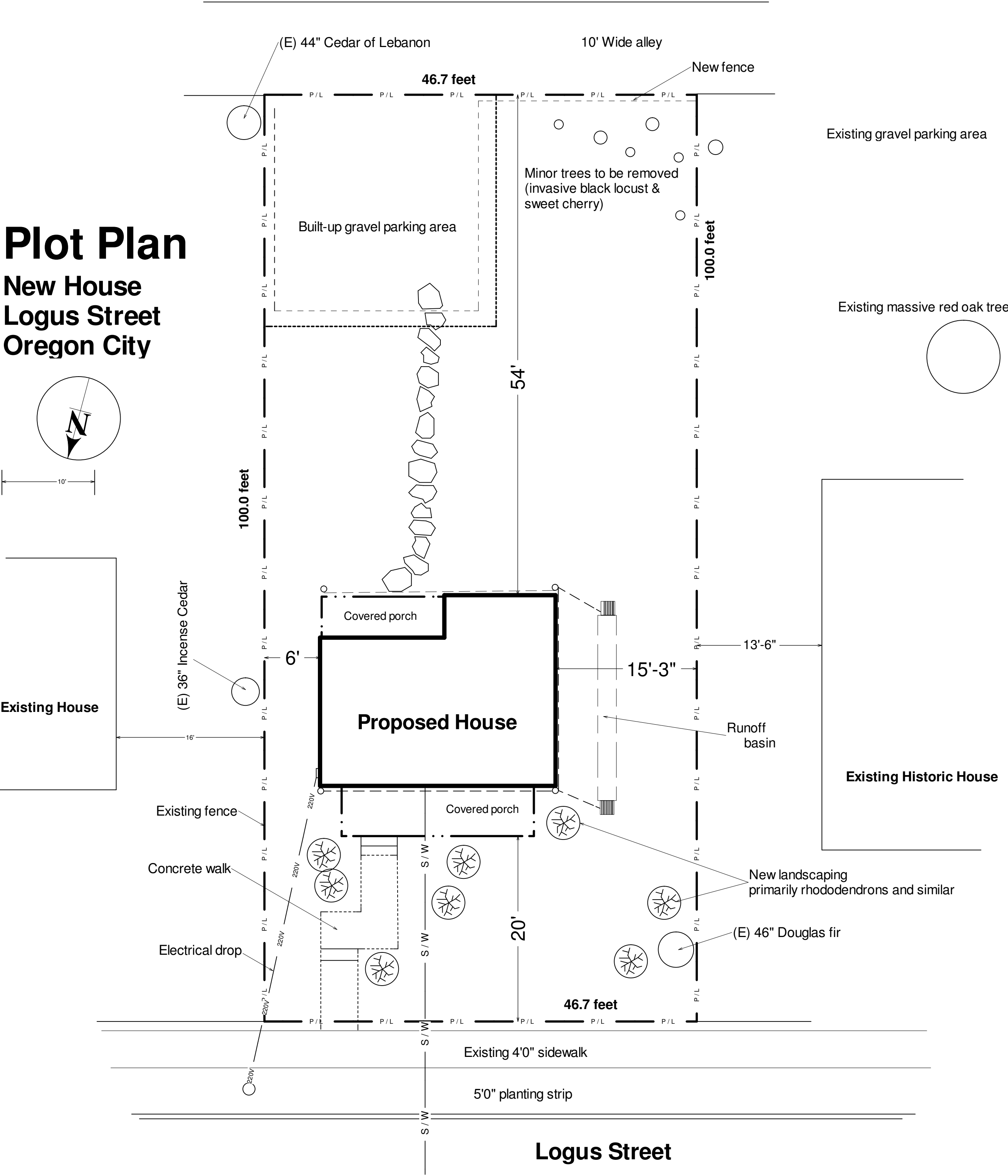
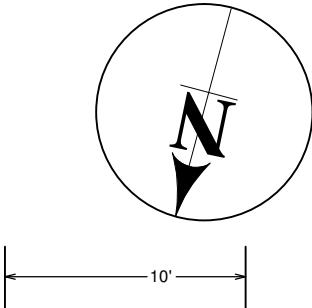
[Design Guidelines for New Construction](#)

Staff will review your application based on these guidelines. If you propose anything that does not meet these character guidelines, please include an explanation in your application of how your design differs and why you think it is still compatible.

I attended the Barclay Hills neighborhood association meeting July 13. I previously sent drawings, neighborhood photos and the narrative to the association president, Karla Laws and vice president Aaron Wolfe.

After introducing myself to the meeting, Ms Laws commented, "I've never seen a new build so cute by the older homes, It almost looks like from the photo that it was always there." Mr Wolfe commented "...it seems superb. It's an appropriate, historic style, with a front porch!"

Plot Plan
New House
Logus Street
Oregon City



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**Plot Plan
and Sheet Index**

420 Logus
Oregon City, OR

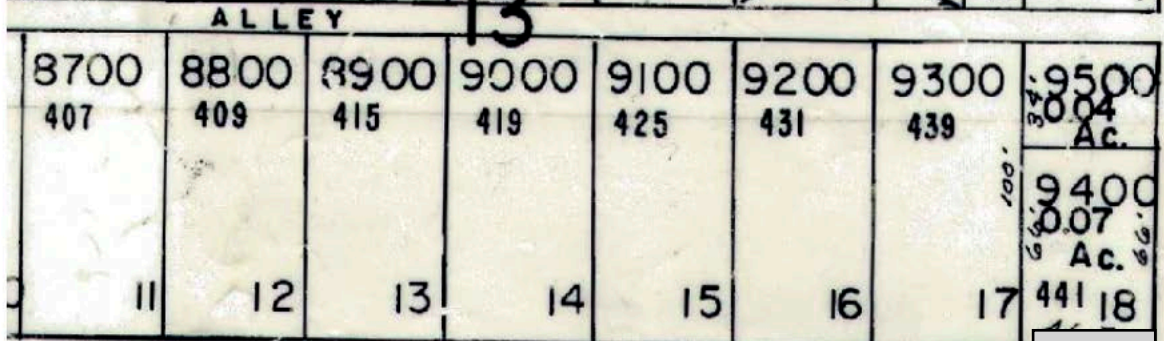
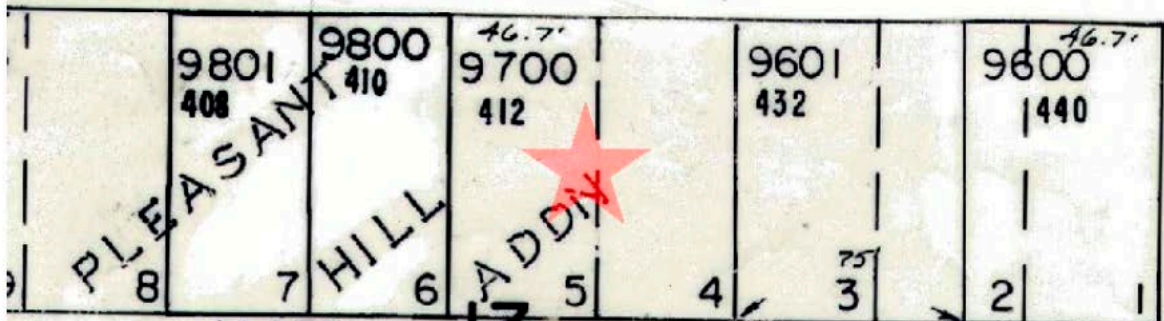
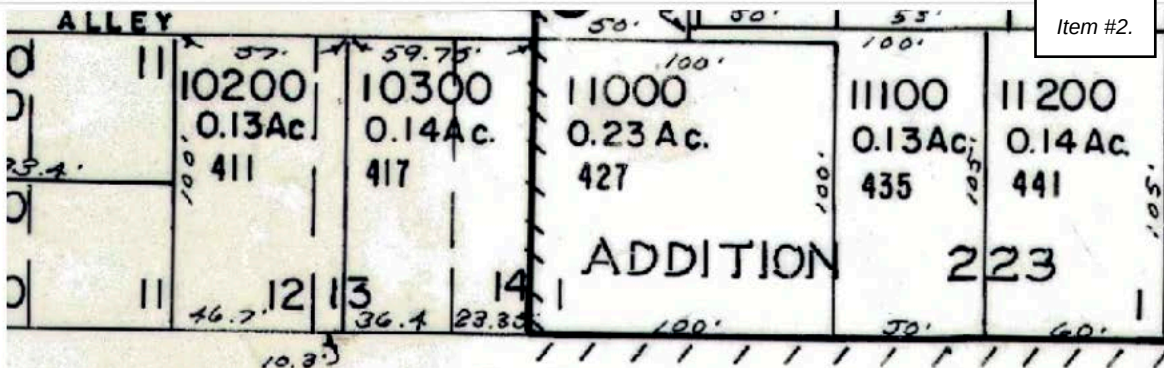
Owner Claudia Howell
PO Box 322
Canby, Or 97013

DATE:
7/5/2021

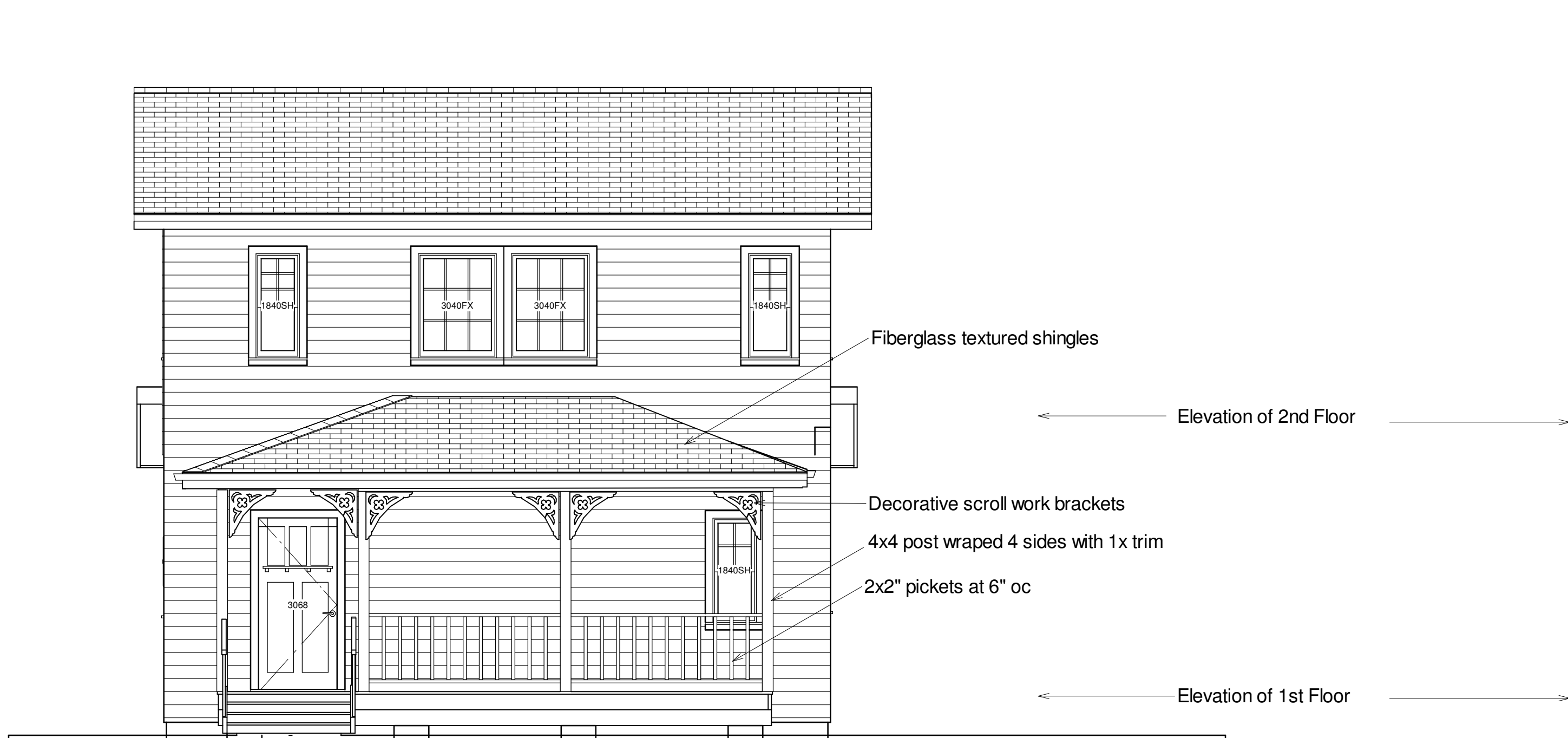
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SHEET:
A-1

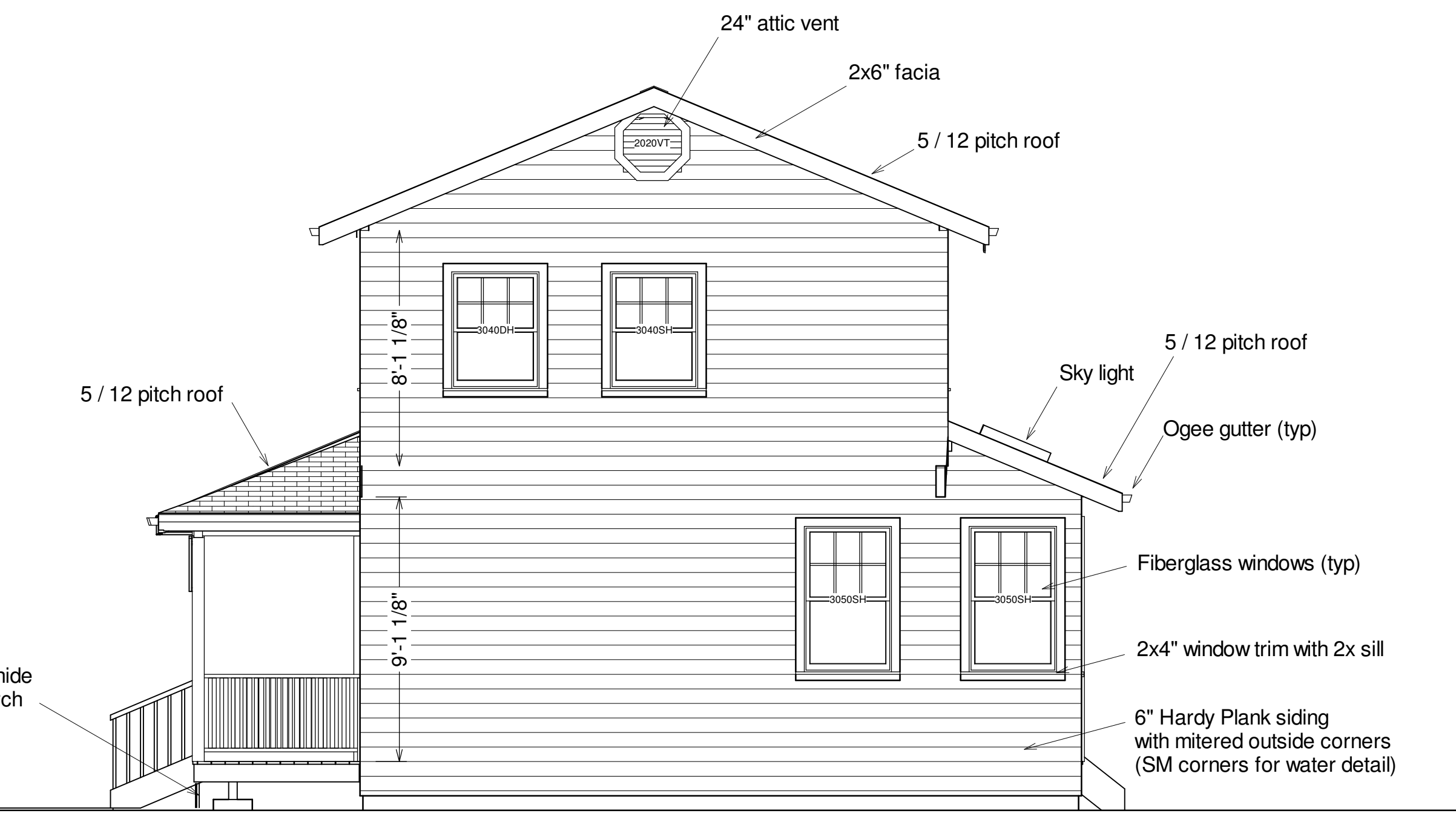
Item #2.



ROOSEVELT



North Elevation (View from Logus)



West Elevation



South Elevation



East Elevation

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Elevations

420 Logus
Oregon City

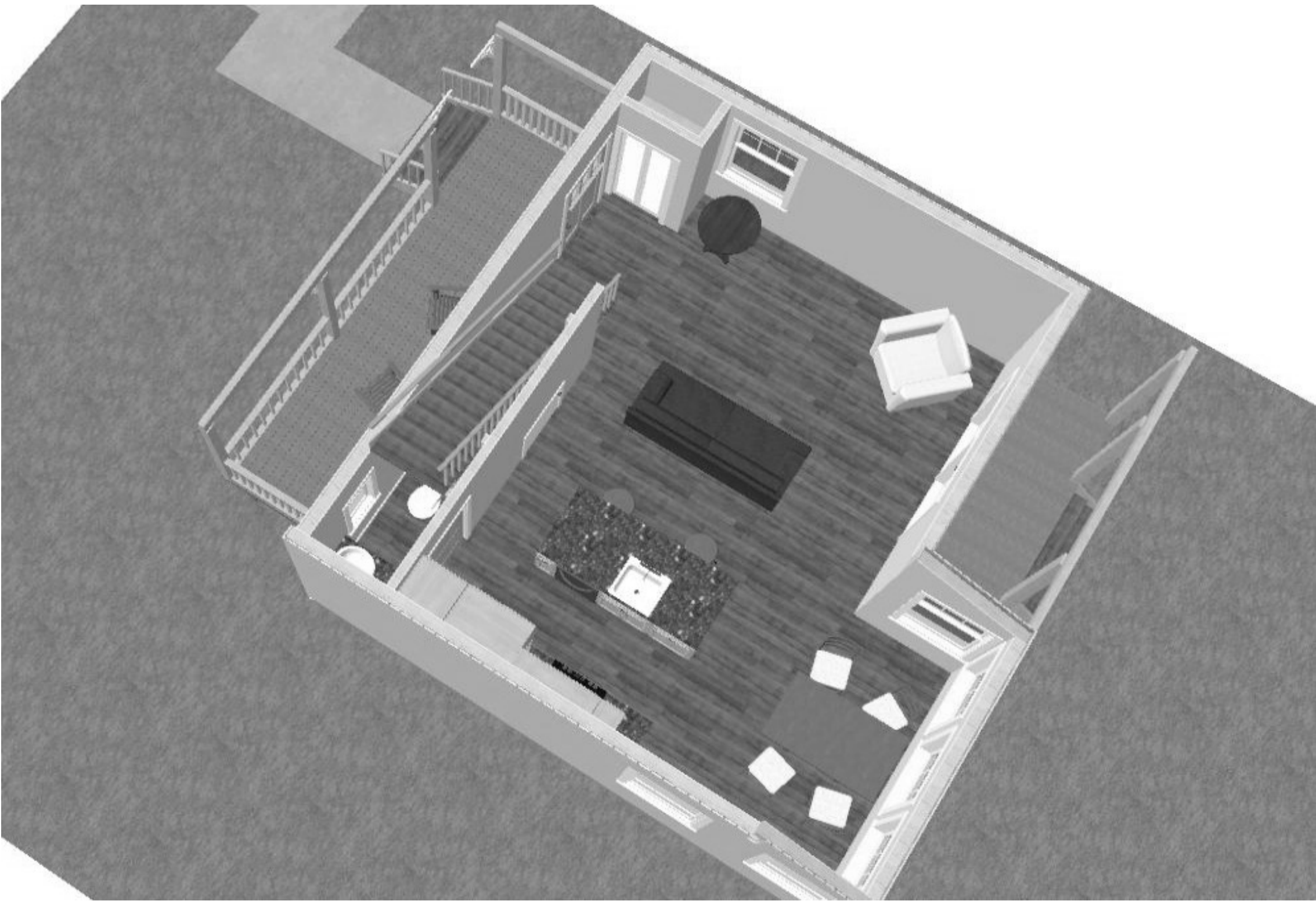
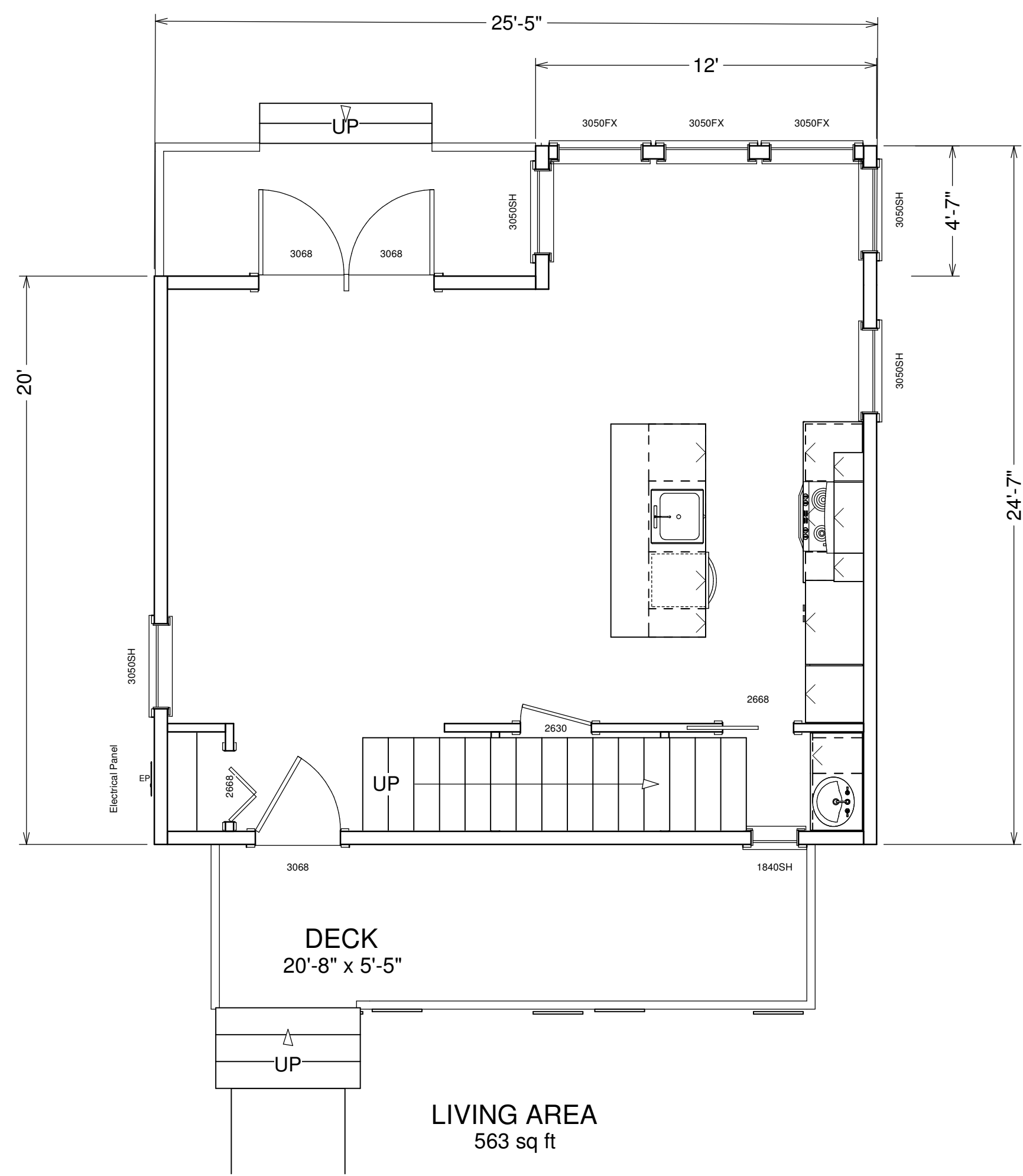
Owner Claudia Howell
PO Box 322
Canby, OR 97013

DATE:
7/5/2021

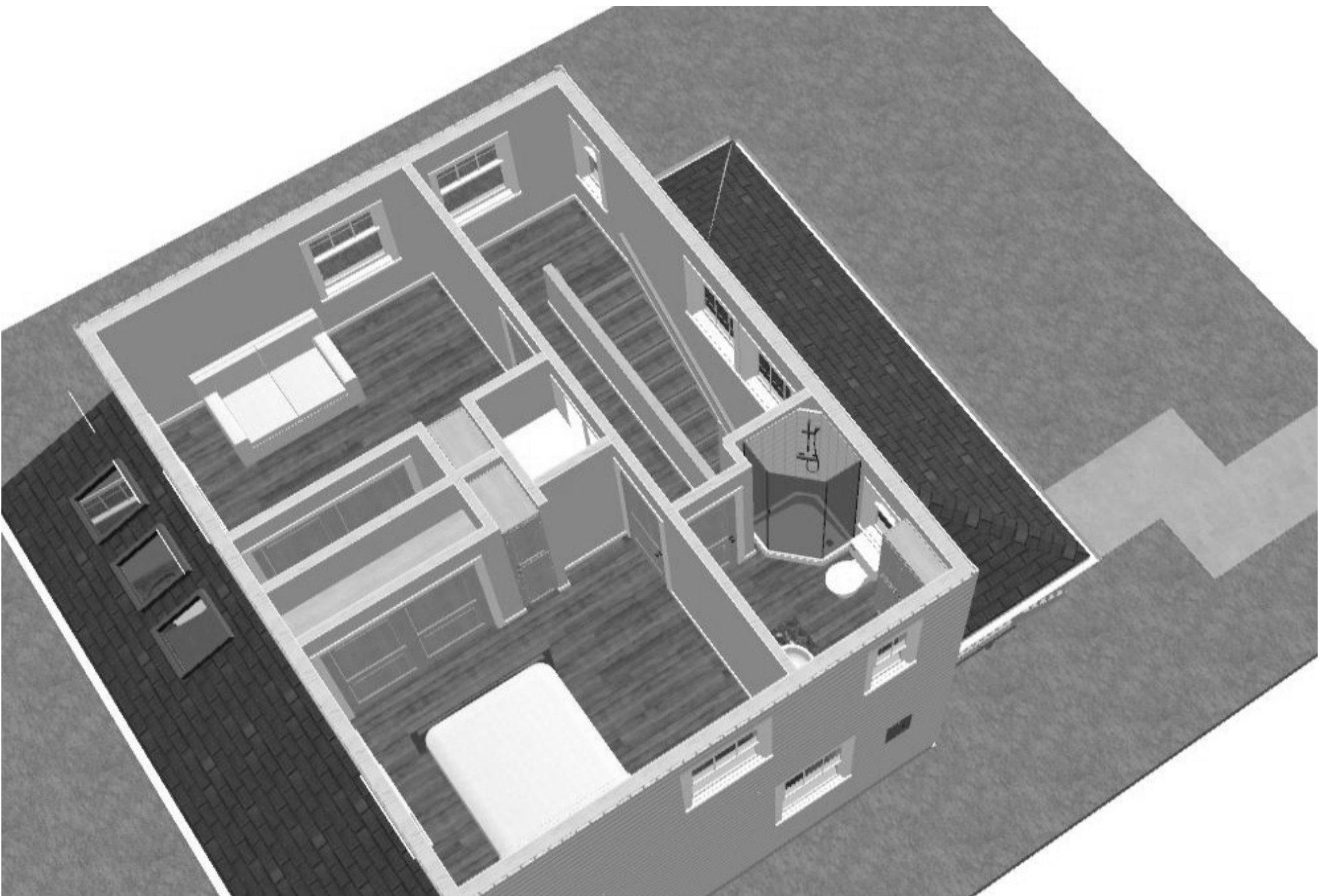
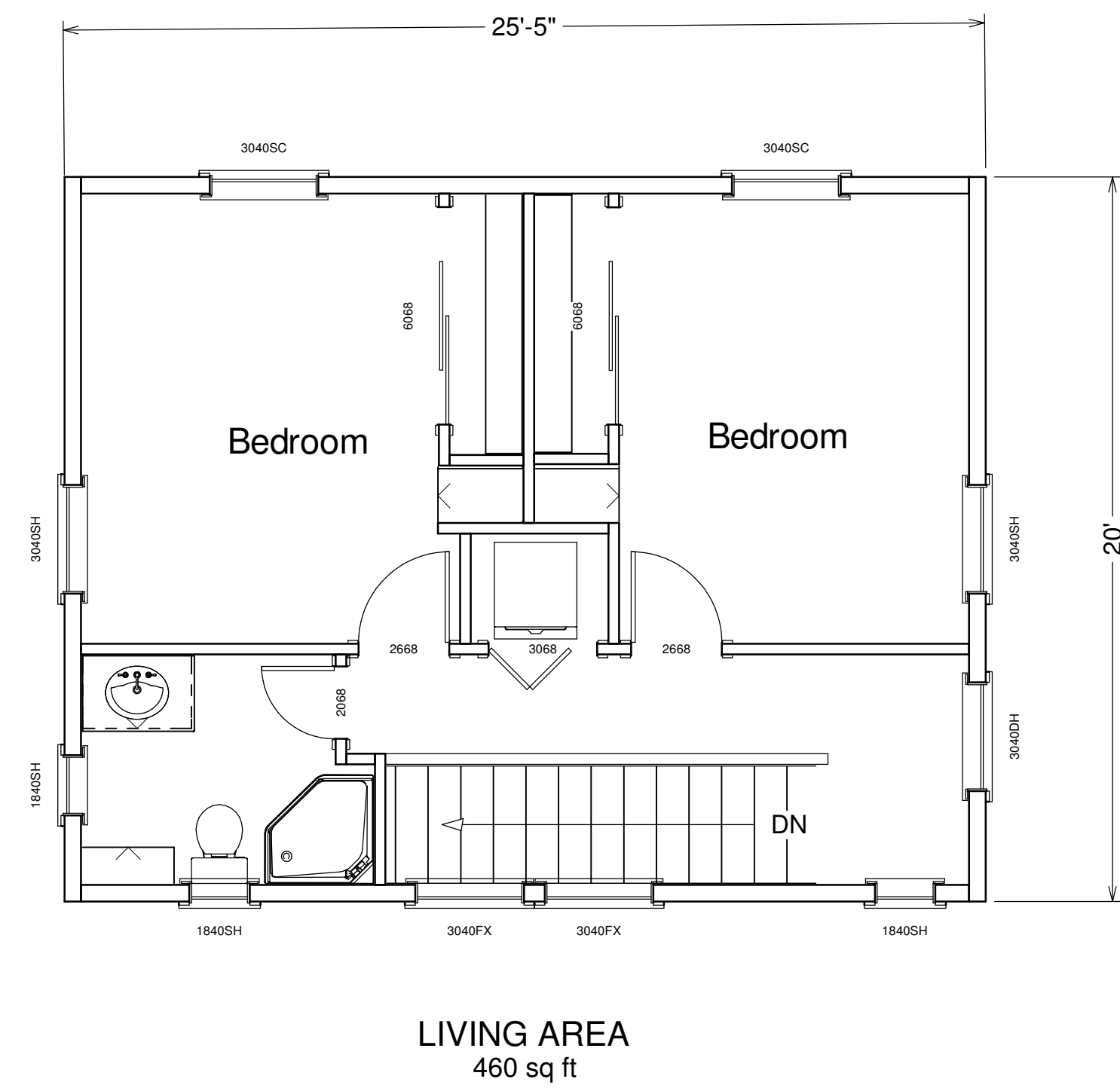
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1/4" = 1'0"

SHEET:
A-1

First Floor Plan



Second Floor Plan



SHEET TITLE:
Floor plans and
Axiomatic views

420 Logus
Oregon City

Owner Claudia Howell
PO Box 322
Canby, OR 97013

DATE:
7/5/2021

SCALE:
1/4" = 1'0"

SHEET:

A-1



NO.	DESCRIPTION	REV.	DATE

SHEET TITLE:
Plot Plan
and Sheet Index

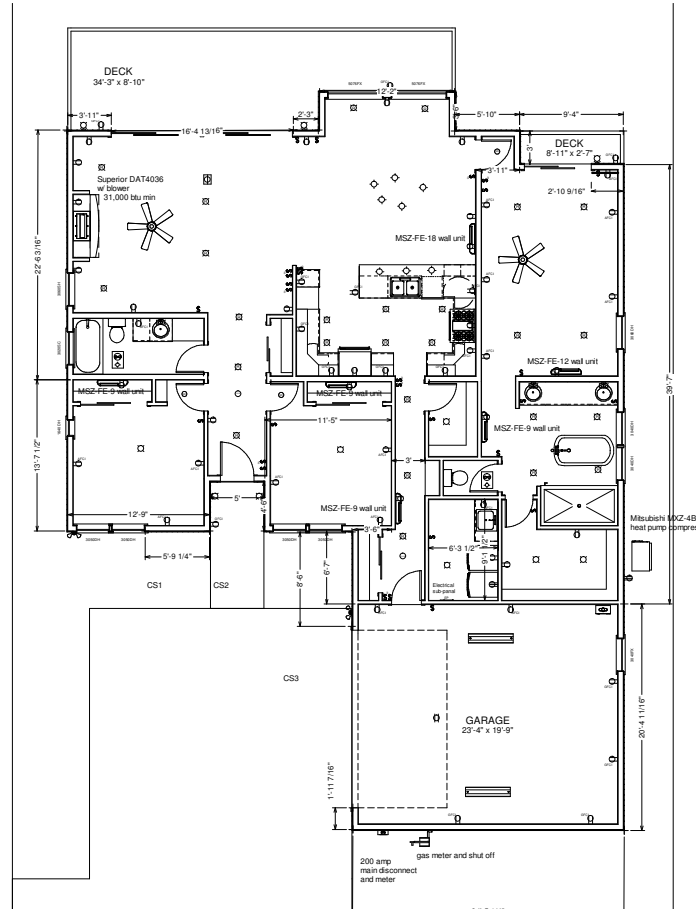
420 Logus Street
Oregon City

Claudia Howell
DATE OF PLAN: 6/20/21
OWN: CROWLEY CRE 97-267-2608

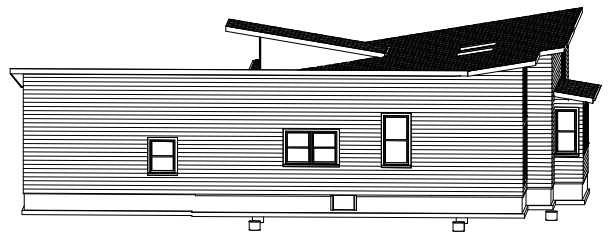
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7/5/2021

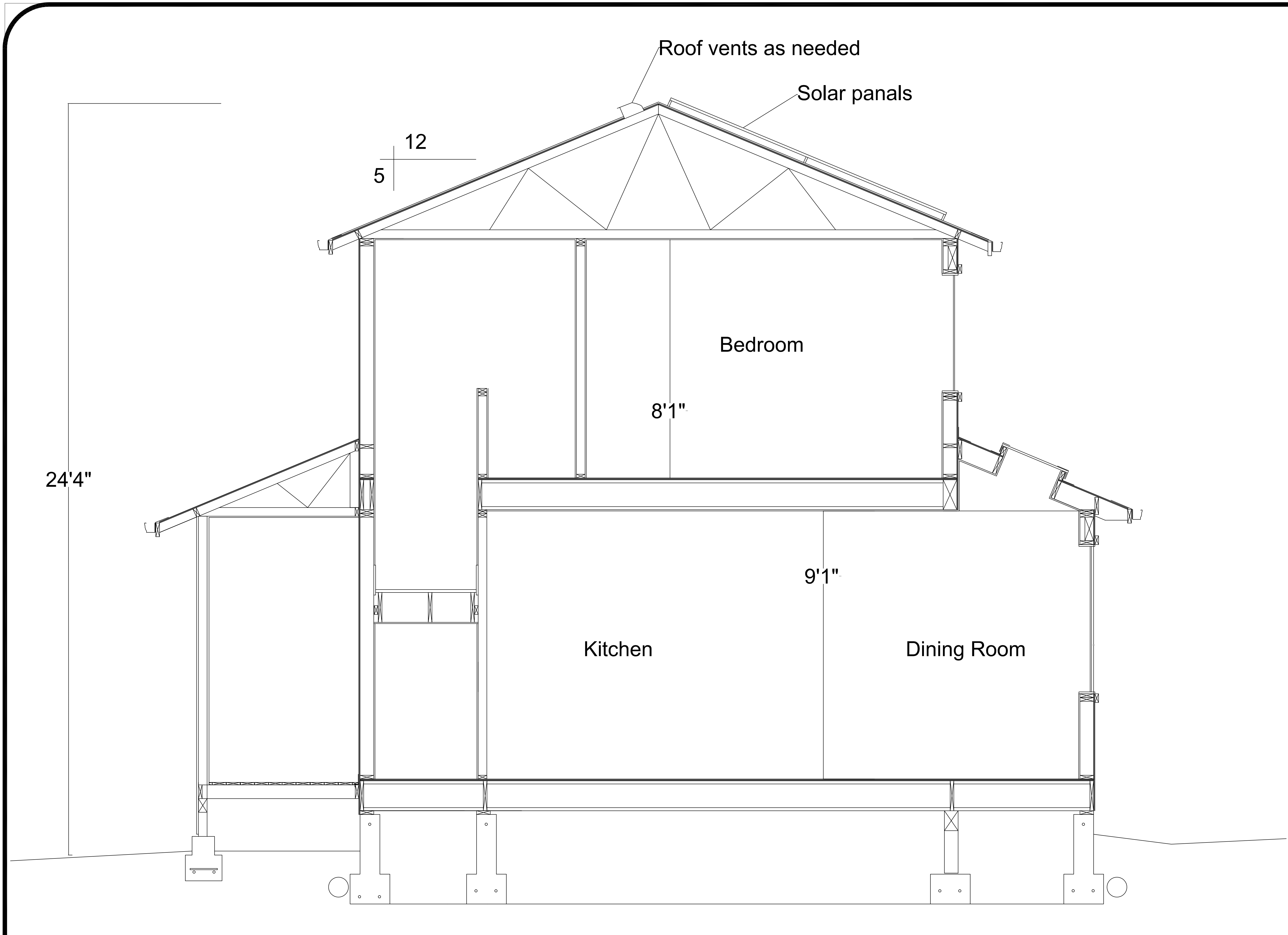
SCALE:

SHEET:
A-1



1st Floor





General Notes

Claudia Howell
Box 322
Canby, OR 97013

No.	Revision/Issue	Date

Firm Name and Address
Gizmo Properties LLC
15415 SE River Road
Oak Grove, OR 97267
(650) 355-0599

Project Name and Address
* 420 Logus
Oregon City

Project	*	Structural Cross Section
Date	*	
Scale		

Roof
Shingles

House
Body

Corner
Trim

Pickets

Gutter
& House
Trim



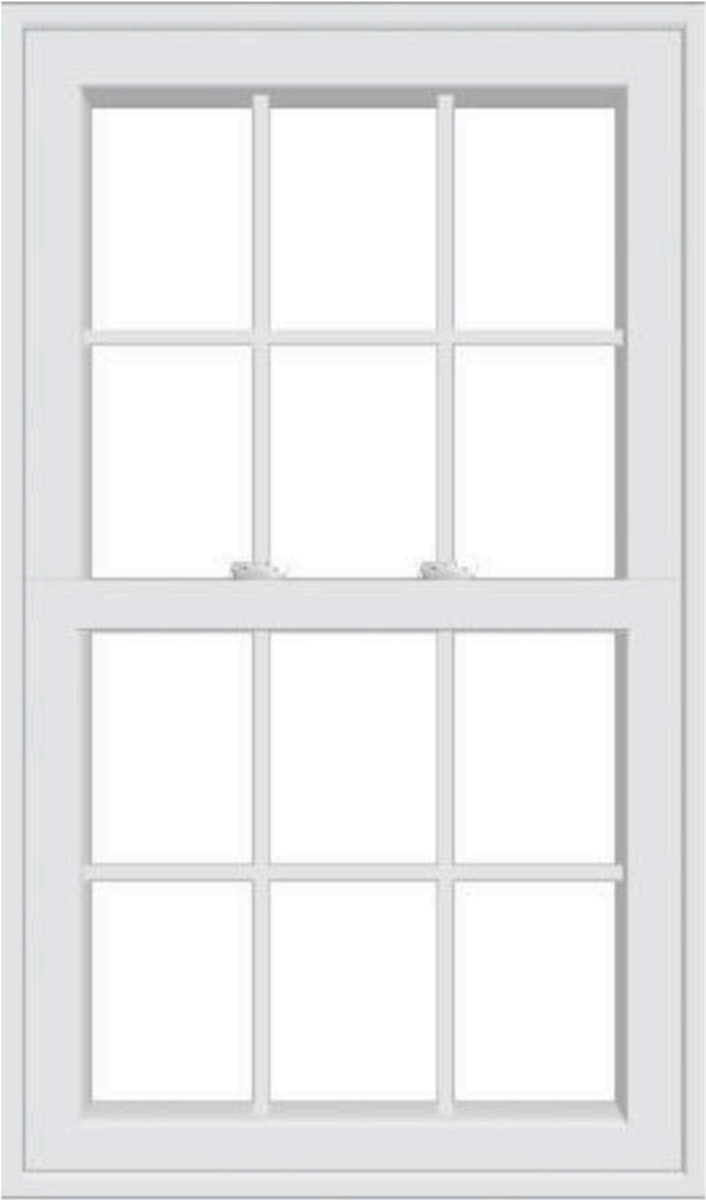
MMI Door Fiberglass



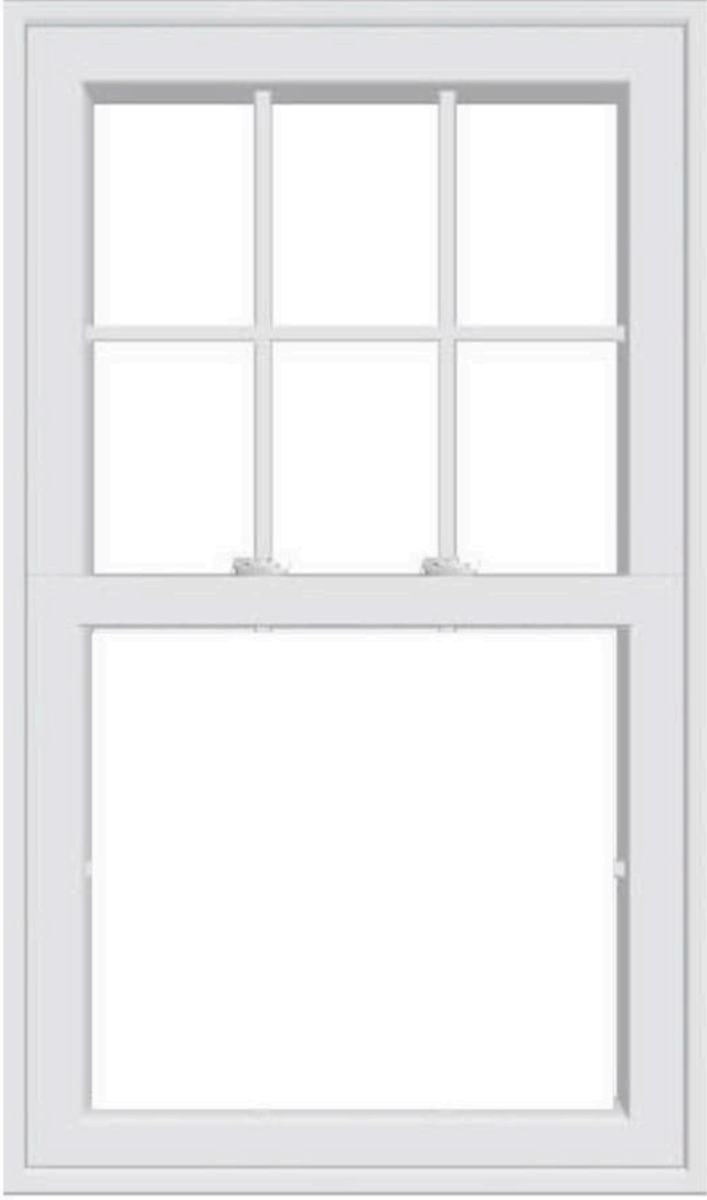
Pella Impervia Fiberglass
French Patio Doors



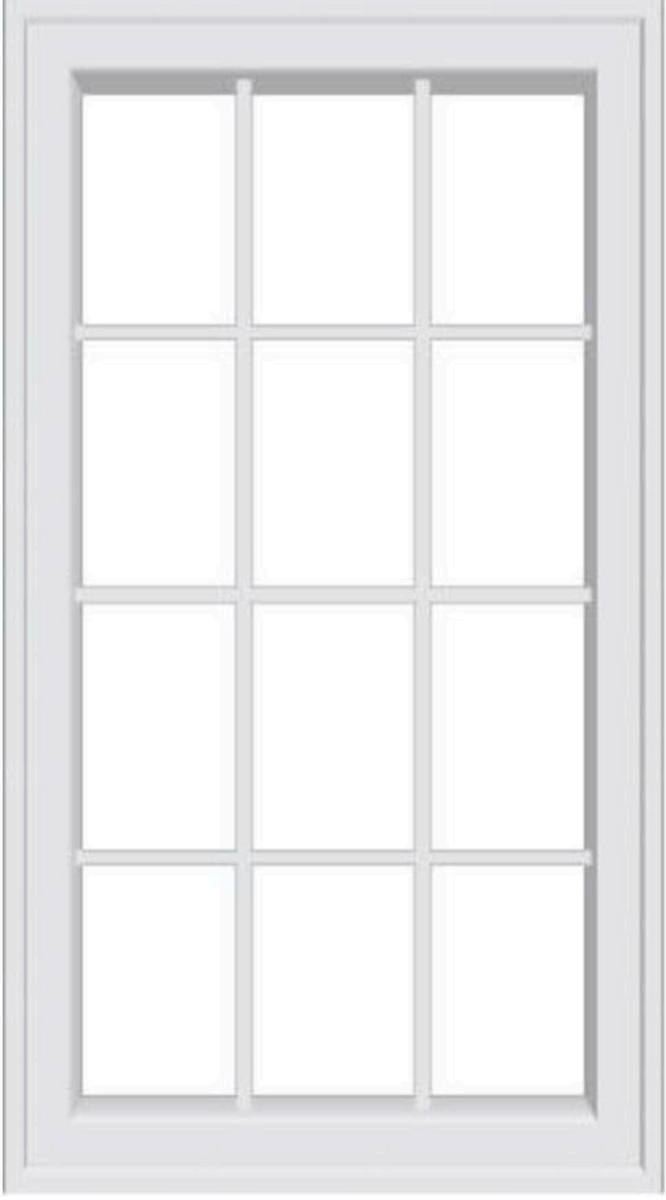
Pella Impervia Fiberglass
Sliding Glass Patio Doors



Pella Impervia Fiberglass
Double Hung Window



Pella Impervia Fiberglass
Double Hung Window



Pella Impervia Fiberglass
Casement Window

Pella® Impervia® Double-Hung Window

Detailed Product Description

Frame

- Frame is Duracast® fiberglass composite — five-layer pultruded fiberglass material [with optional foam insulation₁] reinforced with a Pella patented interlocking mat.
- Nominal wall thickness of Duracast fiberglass composite members is .050" to .080" thick.
- [Overall frame depth is 3" for [Block Frame] [Integral Nailing Fin] [Overall frame depth is 3-1/4" for Precision Fit].
- Frame corners are mitered, joined and bonded with corner locks and mechanically fastened with injected polyurethane adhesive.
- Block frame jambs contain factory drilled (counter-bored) installation screw holes.
- Frame has 10° slope sill.

Sash

- Sash is Duracast fiberglass composite—five-layer pultruded fiberglass material [with optional foam insulation₁] reinforced with a Pella patented interlocking mat.
- All sash members have mitered corners bonded with corner locks and sealed with injected polyurethane adhesive.
- Both sashes tilt to interior for cleaning.

Exterior/Interior

- Duracast fiberglass composite surfaces with powder-coat paint finish.
 - Color is [White] [Tan] [Brown] [Black] [Morning Sky Gray].
- or –
- Dual-color option [Tan] [Brown] [Black] [Morning Sky Gray] exterior with White interior₂.

Glazing System

- Quality float glass complying with ASTM C 1036.
- 11/16" insulating glass [[annealed] [tempered]] [obscure₃] [[clear] [Advanced] [SunDefense™] [AdvancedComfort] [NaturalSun] Low-E coated, with argon]] sealed and bonded to sash.
- High altitude glazing [with argon] available.

Weatherstripping

- Fin-type pile on jambs, top rail and stile of upper sash.
- Vinyl-wrapped foam at sill on frame and bottom rail of lower sash.

Hardware

- Galvanized block-and-tackle balances connected to sash with polyester cord and concealed within the frame.
- Upper and lower sash are fully operable for ventilation.
- All fasteners are corrosion-resistant material.
- Two locks are installed on units 37" wide or greater.
- Locks are zinc die-cast, self-aligning cam action factory-installed on the interlocker [powder-coat painted [White] [Tan] [Brown] [Matte Black] [Morning Sky Gray] to match finish] [Satin Nickel] [Bright Brass] [Oil-Rubbed Bronze].

Optional Products

Screens

- Conventional Black Fiberglass
 - [Half-size] [Full-size] with black vinyl coated 18/16 mesh fiberglass screen cloth complying with ASTM D 3656 and SMA 1201.
 - Set in aluminum frame and fitted to outside of window.
 - Supplied complete with all necessary hardware.
 - Screen frame finish is baked enamel, color to match exterior.
- InView™ Screens
 - [Half-size] [Full-size] with black vinyl coated 18/18 mesh fiberglass screen cloth complying with SMA 1201.
 - Set in aluminum frame and fitted to outside of window.
 - Supplied complete with all necessary hardware.
 - Screen frame finish is baked enamel, color to match exterior.

Grilles

- Grilles-Between-the-Glass
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Grilles are factory prefinished [White] [Tan] [Brown] [Black] [Morning Sky Gray] to match interior and exterior finish.

Hardware

- Optional limited opening device available for field installation on vent units in [White] [Tan] [Brown] [Black] [Morning Sky Gray] foamed match interior of unit; nominal 3-3/4" opening.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.
- Optional field applied Duracast sash lift available for vent units in [White] [Tan] [Brown] [Black] [Morning Sky Gray].

- (1) Foam insulation inserts are not available with clear glazing.
- (2) Dual-color finish is not available on products with integral nailing fin.
- (3) Obscure glazing is not available when AdvancedComfort Low-E coated IG is specified.













LAND USE APPLICATION TRANSMITTAL – RESPONSE FORM

Date: 8-5-21

HR 21-00017

Land Use Application File Number: _____

NAME: Josh Wheeler, Assistant City Engineer

AGENCY: Oregon City Public Works

EMAIL ADDRESS: jwheeler@orccity.org

The land use application material is referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return a copy of this form to facilitate the processing of this application and to ensure prompt consideration of your recommendations.

Please check the appropriate spaces below.

☐	The proposal does not conflict with our interests.
☐	The proposal conflicts with our interests for the reasons attached. (Please attach additional information)
☒	The proposal would not conflict our interests if the changes noted below or attached are addressed.

Please add any specific comments below or attach a separate document with more information.

New structure will be required to have an individual water and sanitary sewer service separate from the existing house per City Standards with appropriate permit.

Property may be required right of way dedication or road improvements per OCMC 16.12.11 or may require a modification to meet the standard.

CONTACT THE PLANNING DIVISION IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION

**LAND USE APPLICATION TRANSMITTAL – RESPONSE FORM**Date: 8.9.21Land Use Application File Number: HR-21-00017NAME: Mike RobertsAGENCY: City of Oregon City -- Building DivisionEMAIL ADDRESS: mroberts@orccity.org

The land use application material is referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return a copy of this form to facilitate the processing of this application and to ensure prompt consideration of your recommendations.

Please check the appropriate spaces below.☒

The proposal does not conflict with our interests.

☐ The proposal conflicts with our interests for the reasons attached. (Please attach additional information)☐ The proposal would not conflict our interests if the changes noted below or attached are addressed.

Please add any specific comments below or attach a separate document with more information.

CONTACT THE PLANNING DIVISION IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION

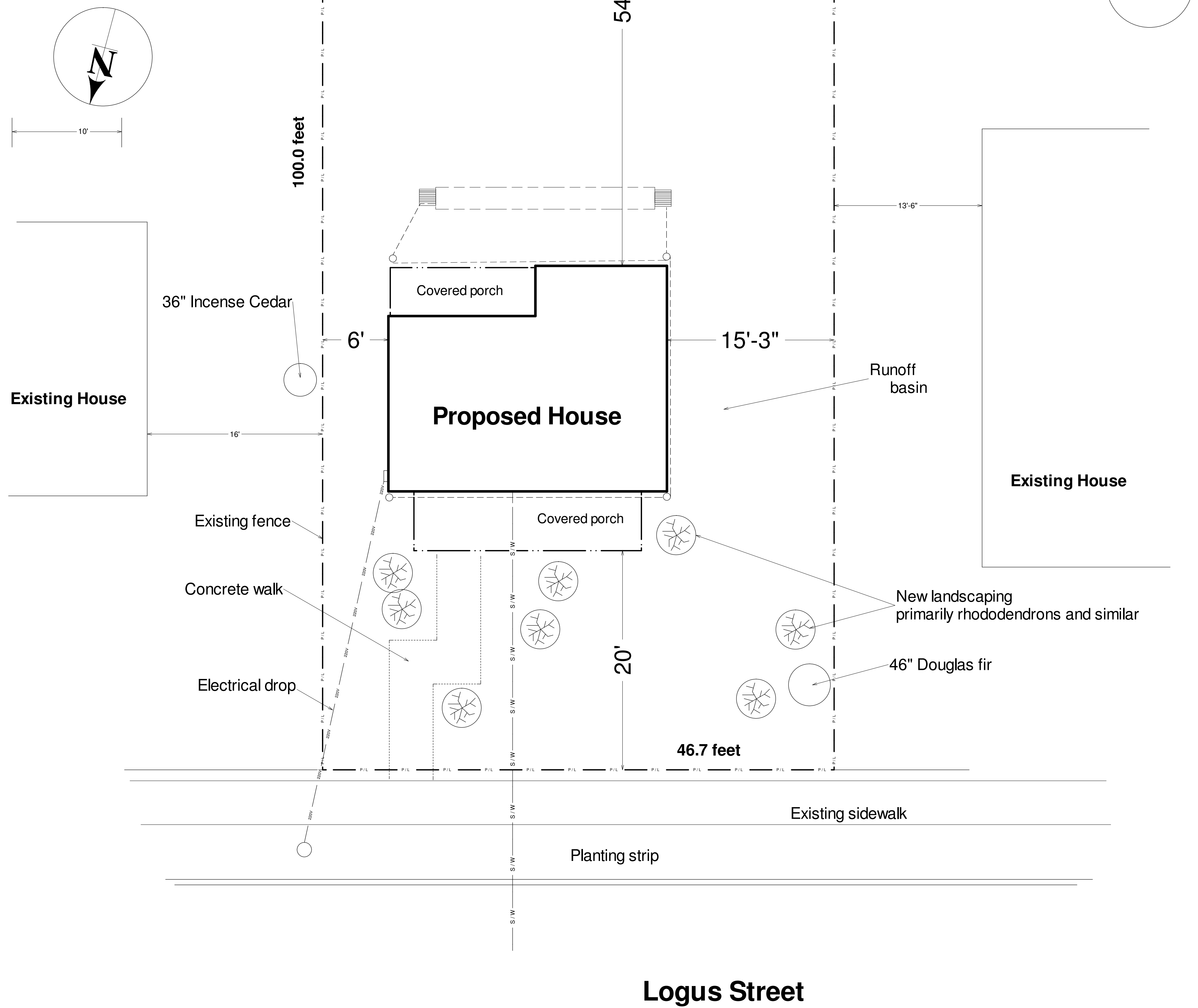
These are the plans for a modest two-story, 2-bedroom house of about 1000 square feet. The first floor ceiling to be 9 feet, second floor ceiling to be 8 feet. The scrollwork and horizontal lap siding fit the historic nature of the neighborhood. Form and massing of the house are in keeping with historic precedent. The roof is positioned north/south to enable solar panel installation in the future. Oregon law suggests that new house construction accommodate solar panels.

Plot Plan

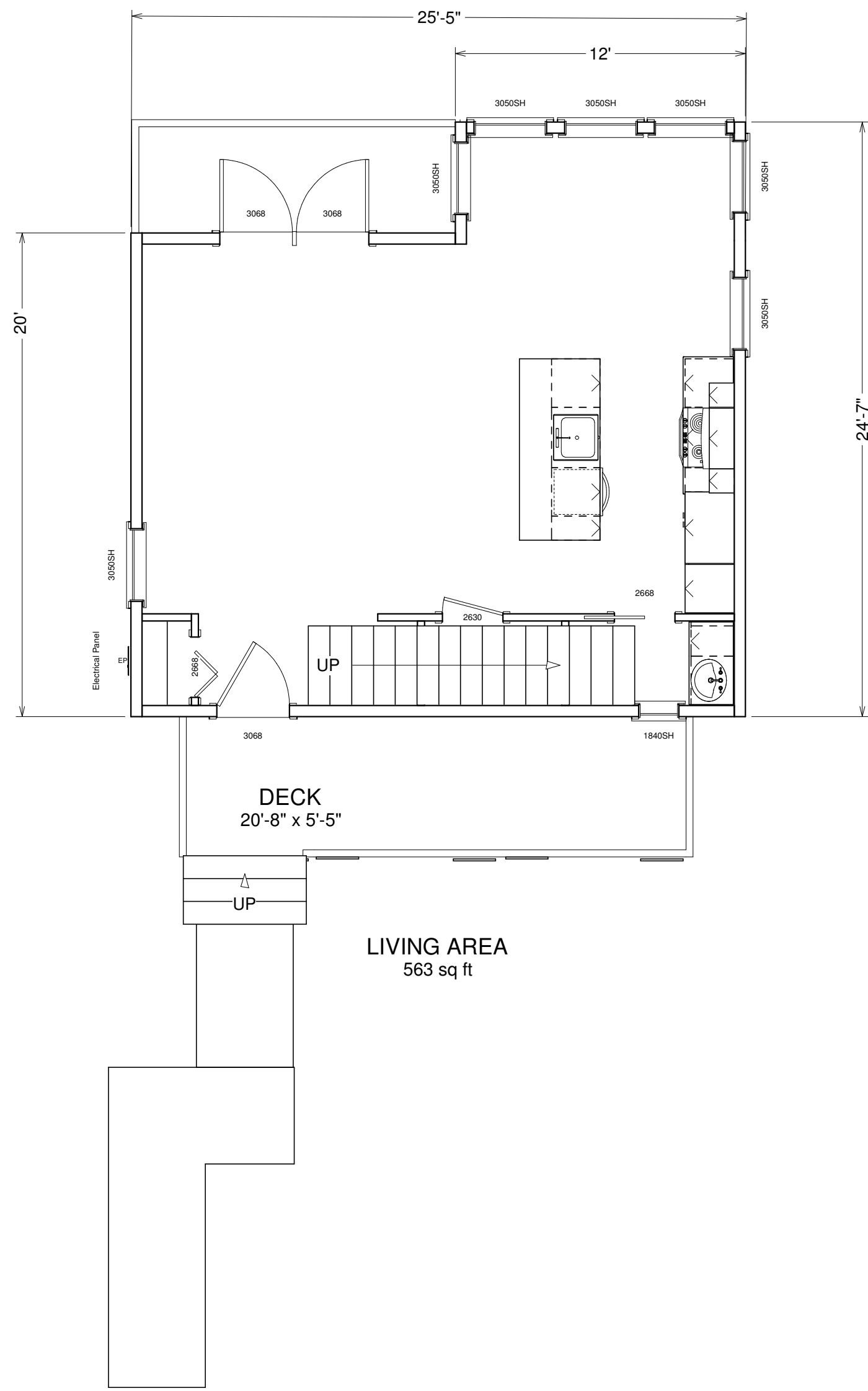
New House

Logus Street

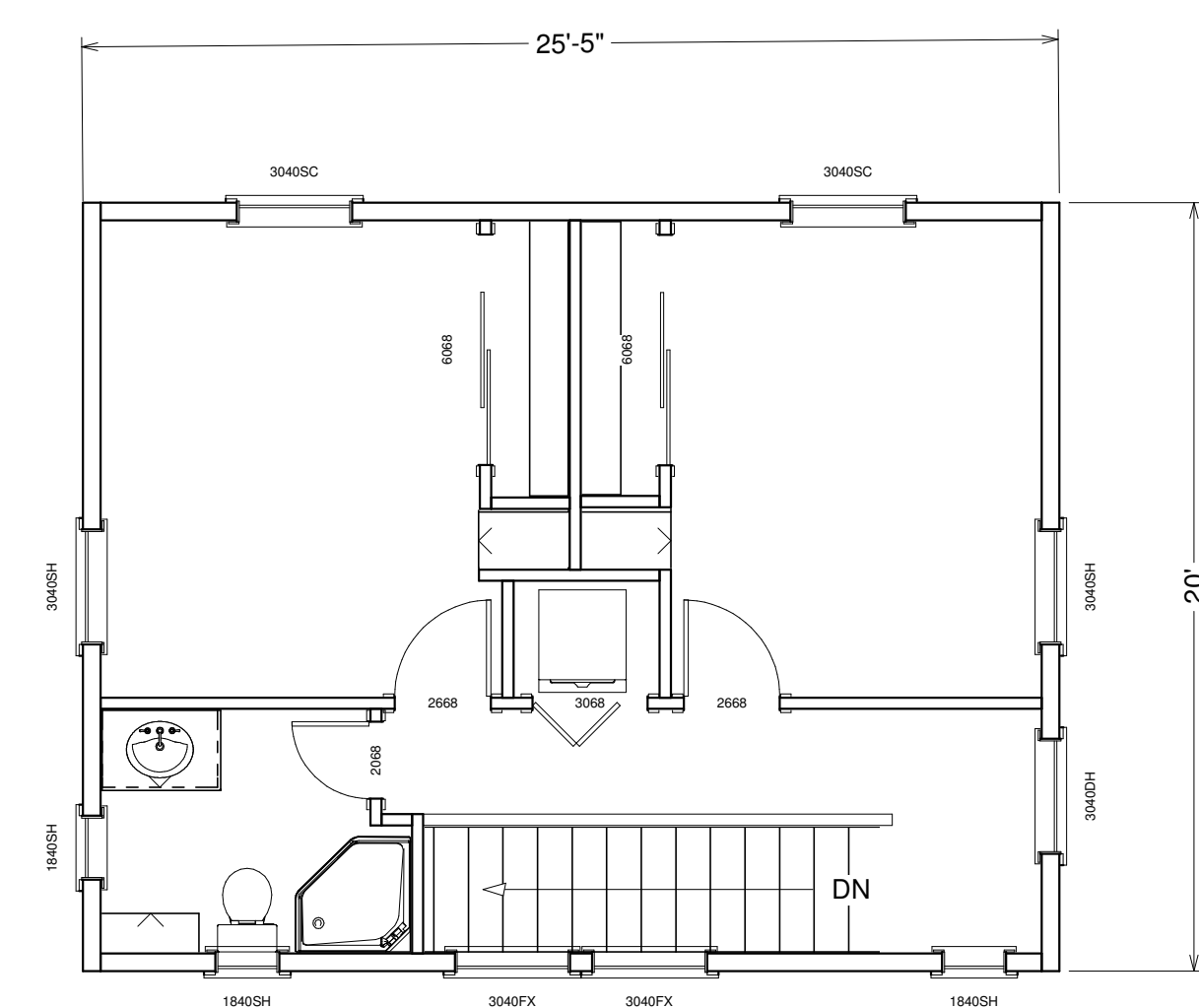
Oregon City



First Floor Plan

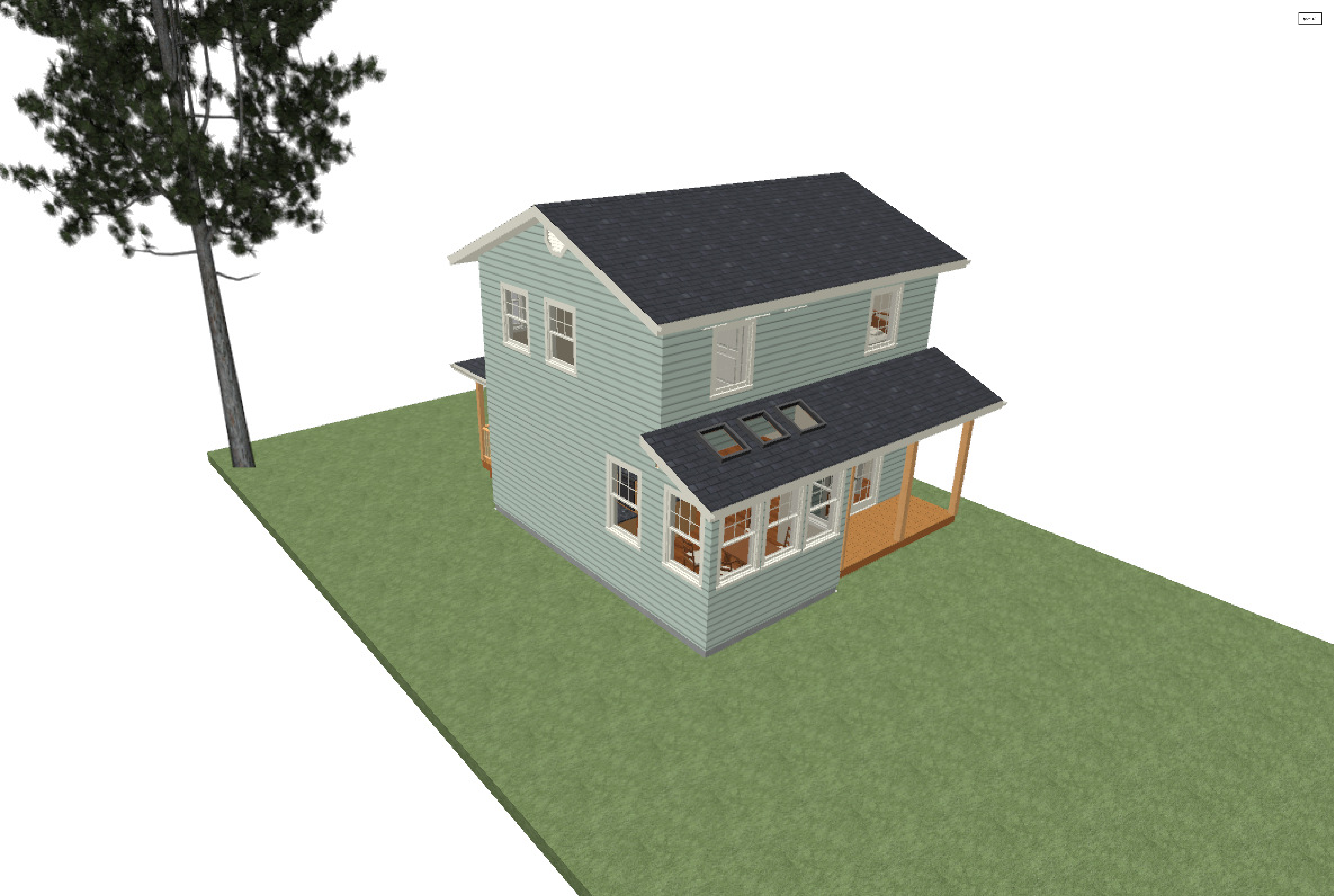


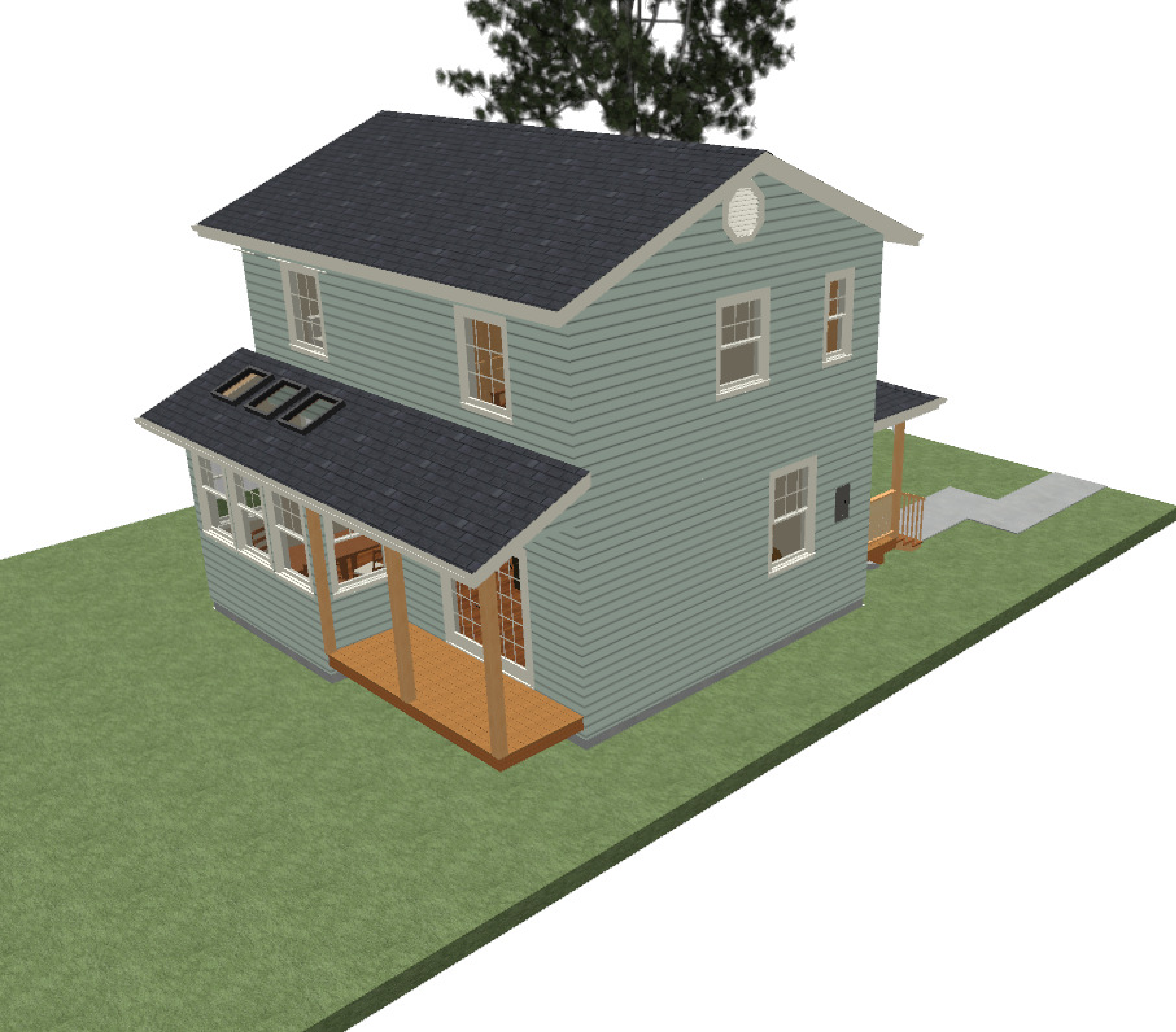
Second Floor Plan



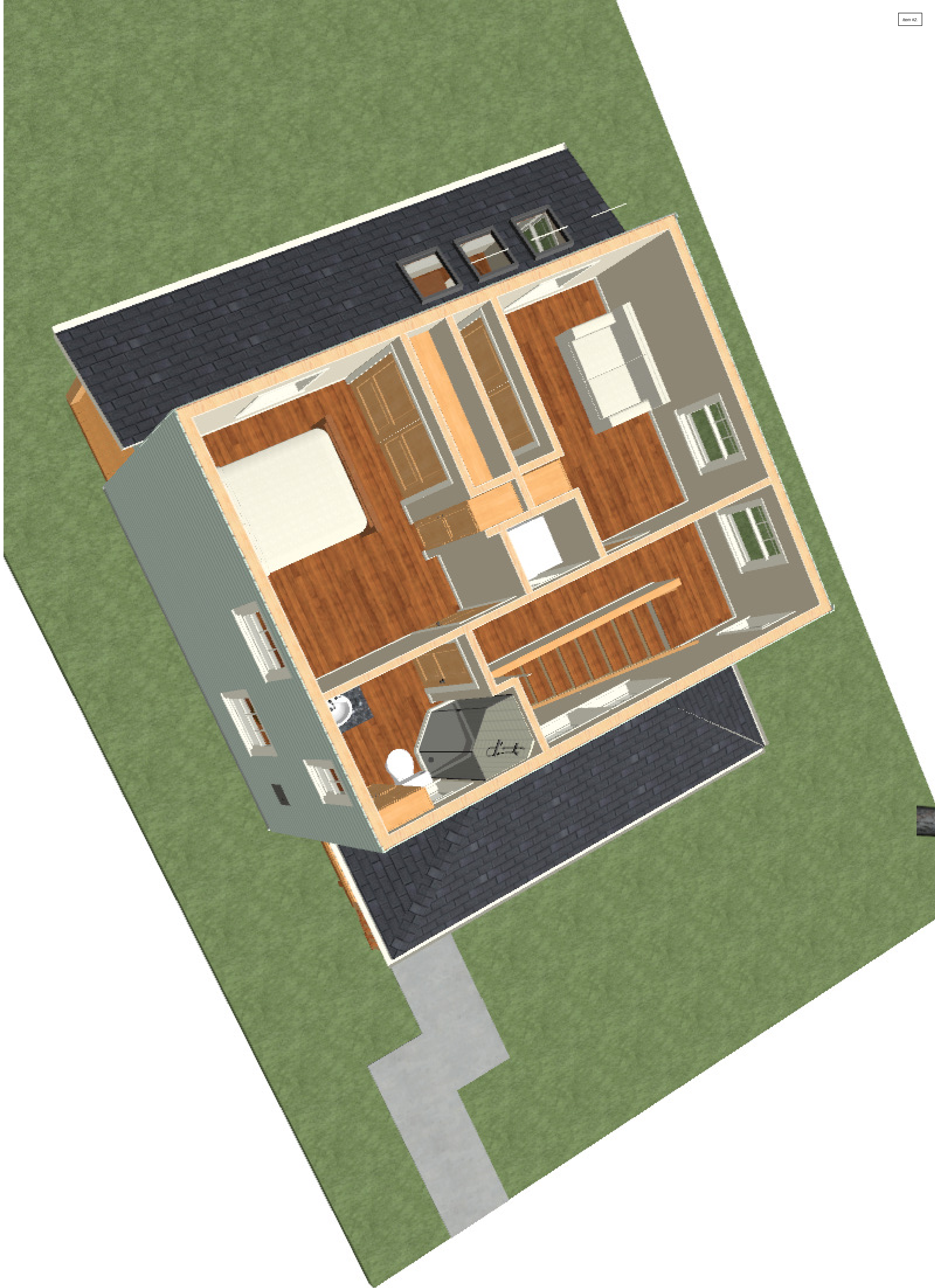
LIVING AREA
460 sq ft













CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board
From: Planner Kelly Reid

Agenda Date: 08/24/2021

SUBJECT:

GLUA 21-00042 / HR-21-00018: Revision to HR 19-04 for a new single dwelling in the Canemah National Register District at 306 4th Avenue

STAFF RECOMMENDATION:

Staff Recommends a continuance to a date certain and request for additional information from the applicant.

EXECUTIVE SUMMARY:

The applicant has proposed changes to the HRB-approved 2019 design (HR-19-04) in order to comply with Geologic Hazard standards. As design proceeded it was clear that additional retaining walls would be needed, and that the retaining walls would not meet historic guidelines or the city's Geologic Hazard code. The applicant has proposed a re-orientation of the house in order to minimize the height of retaining walls needed, reduce the amount of site disturbance, and achieve compliance with historic design guidelines. The changes include:

- Retaining walls – Two walls at 5 feet in height, and one wall at 4 feet in height, placed in the rear yard area (south of the house). In 2019, only one retaining wall was proposed.
- Rotating the house 90 degrees so that the front elevation faces unimproved Ganong Street rather than 4th Avenue. The garage doors will remain facing Ganong Street, meaning the garage is on the front elevation.
- Reduction in setback from 4th Avenue right of way to 10 feet. The applicant proposes to plant dogwood trees in the front setback area as visual screening.
- Changes to front porch stair: stair proposed on corner of home, beginning at 4th Ave and wrapping around corner to the front porch which faces Ganong Street.

The applicant has indicated that more detailed topography and grading plans are forthcoming; that these plans will show that the garage is actually lower, dug into the slope rather than perched on the slope. This clarification may result in a reduced massing impact. However, without the additional information, it is uncertain how the appearance will be impacted. Thus, staff recommends a continuance to give the

applicant time to provide this information. Staff also recommends that the HRB give the applicant direction on any other changes or information that they would like to see at the next hearing.

A portion of the revised plans were submitted the day of the agenda publication and are attached to the agenda materials, but the staff report **DOES NOT** reflect the new information.

BACKGROUND:

See Staff Report and Recommendation document in the agenda item attachments.

OPTIONS:

1. Approve the proposal with conditions (staff recommendation)
2. Approve the proposal with modified conditions and provide revised findings
3. Deny the proposal and provide revised findings.
4. Continue the hearing and request more information



**Historic Review
Staff Report and Recommendation
August 17, 2021**

FILE NO.: GLUA 21-00042 / HR-21-00018: Revision to HR 19-04 for a new single dwelling in the Canemah National Register District.

HEARING DATE: August 24, 2021
7:00 p.m. – Commission Chambers
1234 Linn Ave
Oregon, City, Oregon 97045

APPLICANT/OWNER: Tim and Taryn Ahaus
20748 Viewpoint Rd
West Linn, OR 97068

LOCATION: 306 4th Avenue
Clackamas County Map 3-2E-06BB Taxlot 00300
Oregon City, OR 97045

REQUEST: Revision to HR 19-04 for a new single dwelling in the Canemah National Register District. Changes to house orientation, proposed retaining walls, and a preservation incentive to allow a reduced front setback for a stair.

REVIEWER: Kelly Reid, AICP, Planner

RECOMMENDATION: Continue to a date certain and request additional information from the applicant.

CRITERIA: Administration and Procedures are set forth in Chapter 17.50, Chapter 17.40, Historic Overlay District in Chapter 17.40, and Low Density Residential District in Chapter 17.08 of the Oregon City Municipal Code. The City Code Book is available on-line at www.orcity.org.

This application is subject to the Administration and Procedures section of the Oregon City Code set forth in Chapter 17.50. The application and all supporting documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 698 Warner Parrott Road, during regular business days (9 am- 4pm). Copies of these materials may be obtained for a reasonable cost. The staff report, with all the applicable approval criteria, will also be available for inspection seven days prior to the hearing. Copies of these materials may be obtained for a reasonable cost in advance. Any interested party may testify at the public hearing and/or submit written testimony at or prior to the close of the record by the Historic Review Board. Notice of the Historic Review Board's decision shall be sent to the applicant and to those persons submitting comments and providing a return address. Any party who participated in the Historic Review Board proceedings may appeal the Historic Review Board's decision by filing a notice of appeal as required by OCMC 17.50.190. Any issue that is

intended to provide a basis for appeal must be raised before the close of the Historic Review Board's proceeding, in person or by letter, with sufficient specificity to afford the City Commission and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any review of that issue. Parties with standing may appeal the decision of the City Commission to the Land Use Board of Appeals. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763.

Recommended Findings and 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.

RETAINING WALLS

Due to the topography of the site, significant retaining walls have been included in the proposed plan. The updated site plan includes three retaining walls on the SE corner of the home. The first wall is an L-shape that frames the driveway. This wall is 5 feet in height. The second wall is set back 5 feet from the first wall and is also 5 feet in height. The third wall is setback another 5 feet and is 4 feet in height. The walls will be visible from Ganong Street. In order to reduce the visual impact, the applicant has proposed landscaping in the spaces between the walls, to provide a softening and screening effect. The City's Design Guidelines for new construction call for retaining walls to be minimized. While a total of 14 feet of retaining wall height is quite significant, the applicant has minimized the wall heights to the extent possible by re-orienting the house. However, the HRB may find that the overall effect of the house mass plus the retaining walls would have an adverse effect on the character of the historic district.

GARAGE

The applicant has proposed a new design that results in the garage doors on the front elevation of the home. The Board had previously approved a tuck under garage on a side elevation, finding that the topographical constraints on the property made the attached, tuck under garage appropriate in the district. Now that the front of the house will be directly above the garage, the design is less compatible. However, the applicant has proposed to mitigate by recessing the garage entrance under the front porch so that it is less visible. The impact of the garage is visually reduced by this design element. However, the mere existence of the lower level means that the mass of the house is quite large, and the wall length along 4th Avenue is significant.

MASSING

The size of the bungalow was approved in 2019 as 31 feet wide and 46 feet in depth. The Board found that while on the larger end of the spectrum for bungalow houses in Canemah, the size was not excessive. Now that the orientation of the house has been proposed as facing Ganong Street, the effect on the view from 4th Avenue has changed. Instead of seeing the front of the bungalow, the view from 4th Avenue is the side elevation, which includes the lower level wall that is now 56 feet in length (46 feet plus approximately 10 feet of additional wall to screen the garage) and ten feet in height. The effect of this large blank wall mass may be incompatible in the National Register District.

The applicant has indicated that more detailed topography and grading plans are forthcoming; that these plans will show that the garage is actually lower, dug into the slope rather than perched on the slope. This clarification may result in a reduced massing impact. However, without the additional

information, it is uncertain how the appearance will be impacted. Thus, staff recommends a continuance to give the applicant time to provide this information.

Other information that would be helpful is an understanding of how much tree canopy and vegetation between the historic rock wall and the new home will be retained. If the tree preservation and vegetation will be significant, it could greatly reduce the visual impact of the mass of the home from 4th Avenue.

The proposed porch stair is also quite visually impactful due to the topography and the new orientation of the home. A concrete staircase that follows the natural topography would be more compatible. The upper portion of the stair would need to be above grade wood construction no matter what, due to the elevation of the front porch.

The HRB may also want to consider other ways to reduce the massing of the home. Some additional design changes that may result in a more compatible reduction in the massing and the visual impact include:

- Reduce overall length of house to keep it closer to or less than 50 feet. Staff notes that last year, the Board approved a house next door that was 37 feet in width along 4th Avenue, finding that the originally-proposed 40+ feet in width was too wide. The 37-foot width was a front elevation rather than a side elevation, however.
- The proposed ground floor wall height is about 10 feet. A reduction in ground floor ceiling height would reduce the exposed wall height along 4th Avenue.
- Reduce massing of rear dormer – reduce overall height and width of dormer
- Ensure rear dormer windows are double hung windows
- Reduce size of covered rear porch (currently 210 square feet)
- Move rear porch from building edge so it is not flush with 4th Ave façade (move toward south)
- Reduce depth of front porch from 8.5 feet to six feet
- Reduce width of home at ground floor and cantilever house over ground floor on north elevation, if structurally possible

Staff recommends that the HRB give the applicant direction on any other changes or information that they would like to see at the next hearing.

For reference, the 2019 conditions of approval were:

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 4th 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)

Staff recommends that the 2019 conditions of approval be retained, with clarifications to #2, 4, 6, and 15, and removal of #5.

Staff also recommends a condition of approval regarding the porch stair:

17. If any lower portion of the porch stair can be handled by an-at-grade concrete stair rather than an elevated wood staircase, the applicant shall utilize concrete. The applicant shall construct the minimum staircase width and landing area sizes to meet building code, and no larger.

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 4th Ave., at the intersection of 4th 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 2019, a Bungalow-style home was proposed and approved by the HRB (HR 19-04). The approved home had a side-oriented attached lower level garage, which was approved due to the topographic constraints of the property.



Aerial photo and topography (2ft contours)



Vicinity Map



Existing Conditions



Driveway from 4th Avenue

HR 21-18

Project Summary:

The applicant has proposed changes to the HRB-approved 2019 design in order to comply with Geologic Hazard standards. As design proceeded it was clear that additional retaining walls would be needed, and that the retaining walls would not meet historic guidelines or the city's Geologic Hazard code. The applicant has proposed a re-orientation of the house in order to minimize the height of retaining walls needed, reduce the amount of site disturbance, and achieve compliance with historic design guidelines. The changes include:

- Retaining walls – Two walls at 5 feet in height, and one wall at 4 feet in height, placed in the rear yard area (south of the house). In 2019, only one retaining wall was proposed.
- Rotating the house 90 degrees so that the front elevation faces unimproved Ganong Street rather than 4th Avenue. The garage doors will remain facing Ganong Street, meaning the garage is on the front elevation.
- Reduction in setback from 4th Avenue right of way to 10 feet. The applicant proposes to plant dogwood trees in the front setback area as visual screening.
- Changes to front porch stair: stair proposed on corner of home, beginning at 4th Ave and wrapping around corner to the front porch which faces Ganong Street.

The applicant submitted the following narrative (full narrative attached as Exhibit 2, this includes only excerpts):

After receiving approval from the Historic Review Board (HRB) on Oct 26th, 2019 that we could move forward with our home design, we hired a geotechnical engineer and a civil engineer to start working on the grading plan and the land use permit. Over the past year and half, with multiple revisions and discussions (as well as a soil testing core sample on our lot, 21 feet deep), we have narrowed down the only solution to be able to build on this lot that will meet the land use guidelines from Oregon City and hopefully, the HRB as well. The structure of the home has not changed, but some things have had to be shifted and redesigned in order to make the plan and the location on the site work.

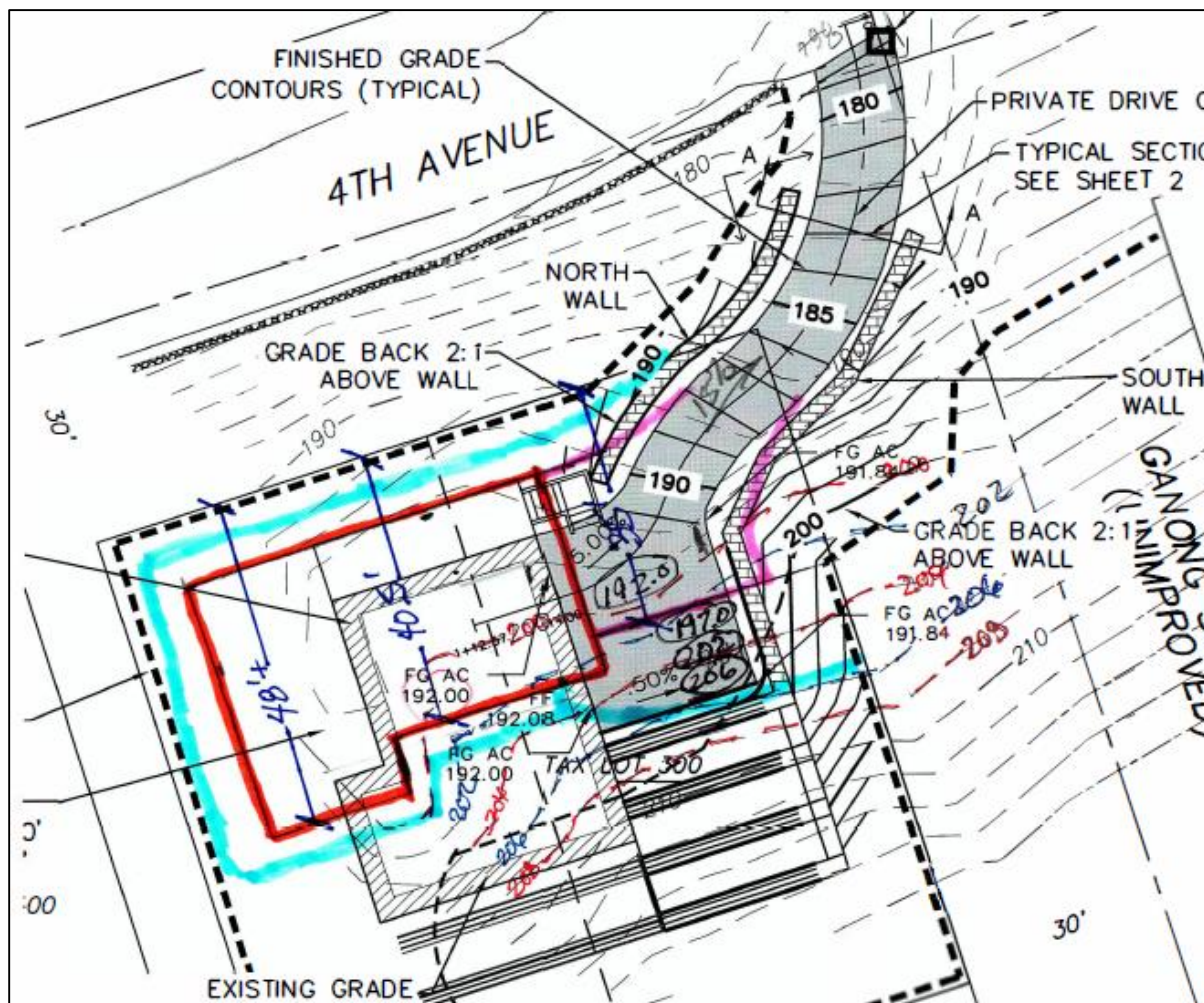
There are several design changes we have had to implement due to the city code on land use for lots between 25-35% grade. Two of the biggest changes which are needed in order to meet or fall under those requirements per the city engineering team are listed below; retaining wall height and site disturbance. We have come to realize that there is no leeway with the city and their requirements, so we hope to meet their codes and ask for variances with the HRB.

After taking this back to our civil engineer (Tom Sisul, owner of Sisul Engineering for 36 years located in Gladstone, OR) he also concurred, the only way a house can meet both the retaining wall requirement and 40% site disturbance for the city's land use requirements is to either 1) Redesign the house so it's wide and short in depth or 2) Rotate the house 90 degrees so it limits cutting into the hillside. Since designing a home that would be wide and short would not meet either the historic design requirements of a vernacular or craftsmen style home from the early 1900's, the only solution was to rotate the home 90 degrees, so it faces Ganong Street instead of 4th Ave, keeping the integrity, look, and original design that was approved by the HRB.

Additional information provided by the applicant on 8/13/21 included:

Secondly, on the revised drawings from our civil engineer, the east most facing of the wall is about 195 or 196 feet elevation. The garage slab will actually be at 190FT elevation THEREFORE THE lower level where the garage will be is going to be excavated OUT and the house will actually be lower than grade level there, reducing the massing of that "daylight basement" by at least 5 feet. My architect couldn't get this done in time to get the topography and grading maps done before I had to submit all the docs and application to you.

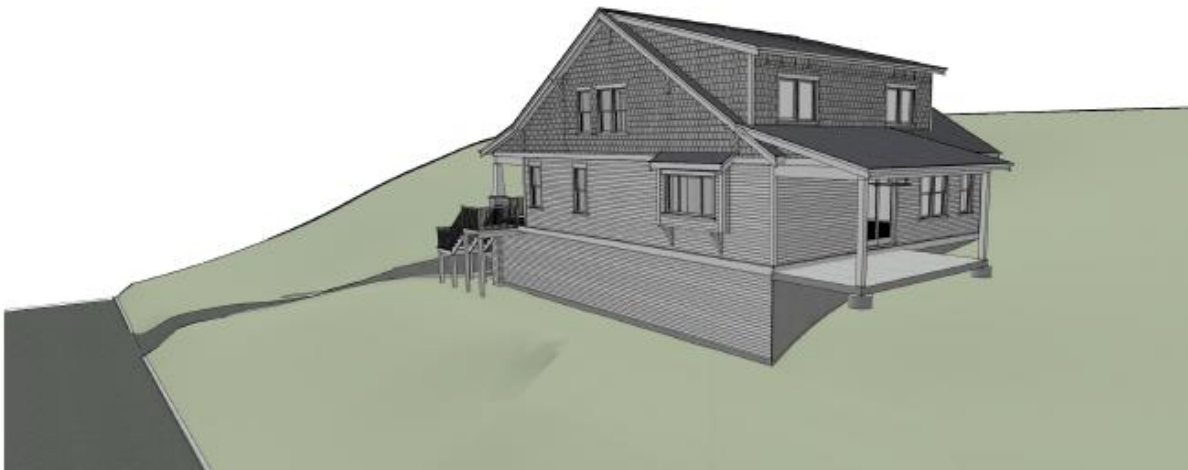
Proposed site plan: 2021





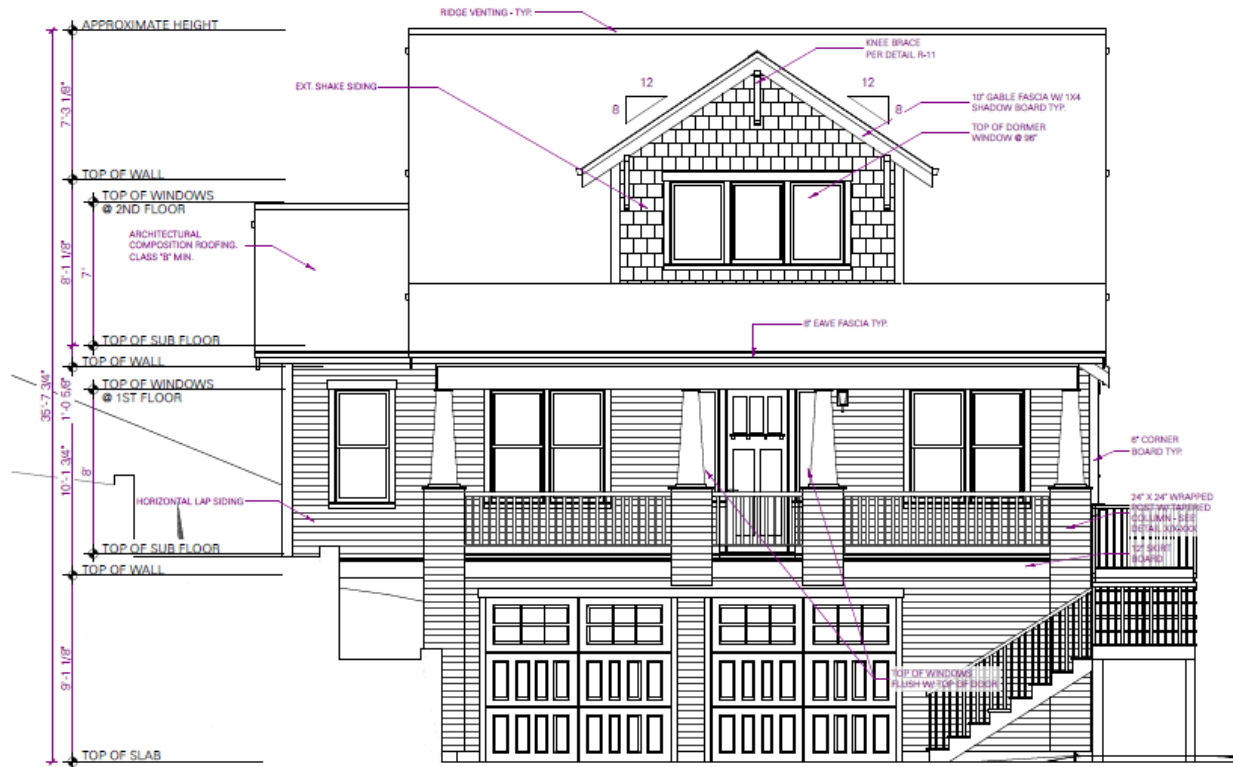
Renderings - 2021

HR 21-18

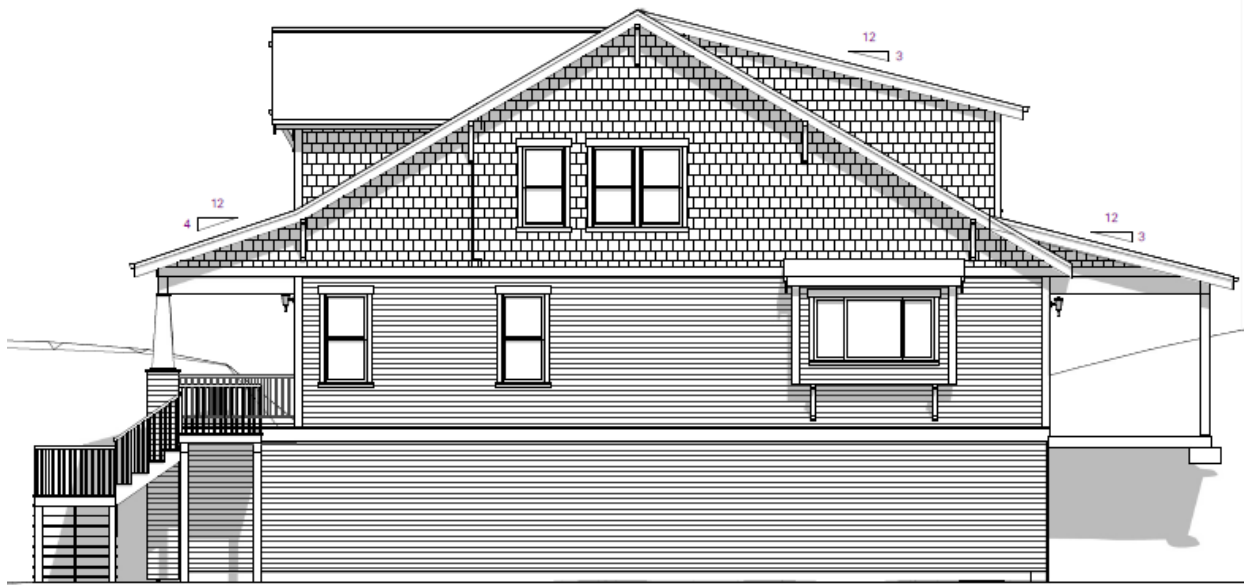


More renderings - 2021



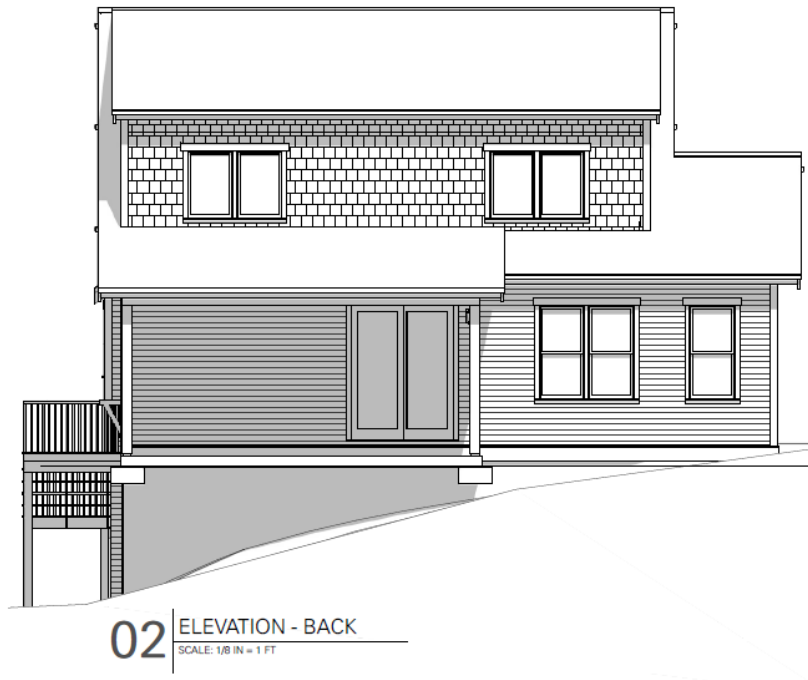


Front elevation – facing Ganong St. (2021)



Side elevation – facing 4th Ave (2021)

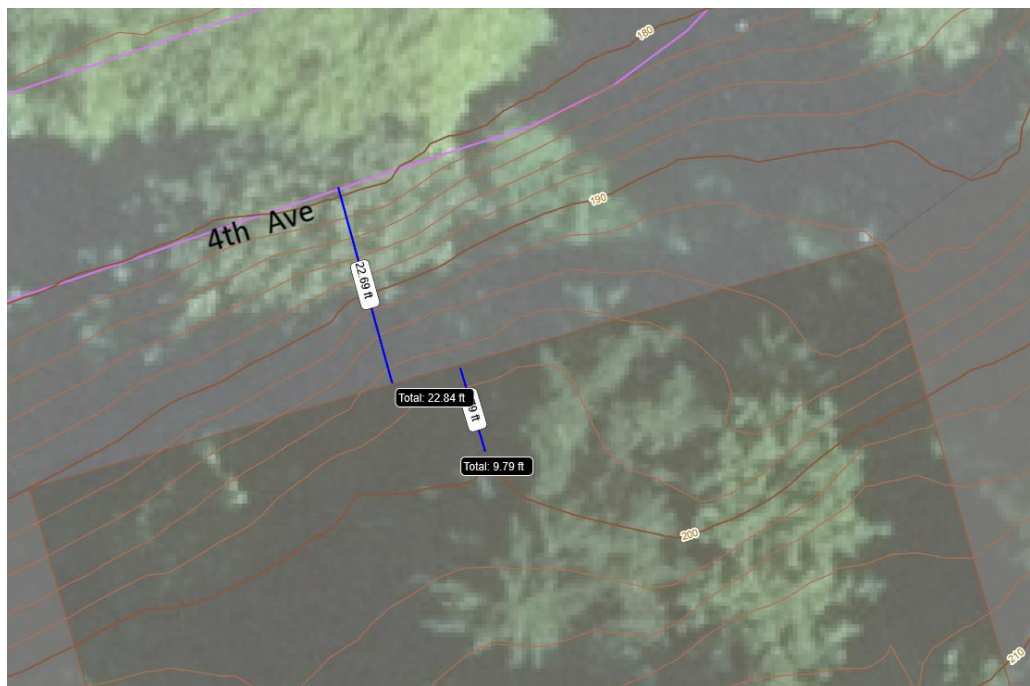
HR 21-18



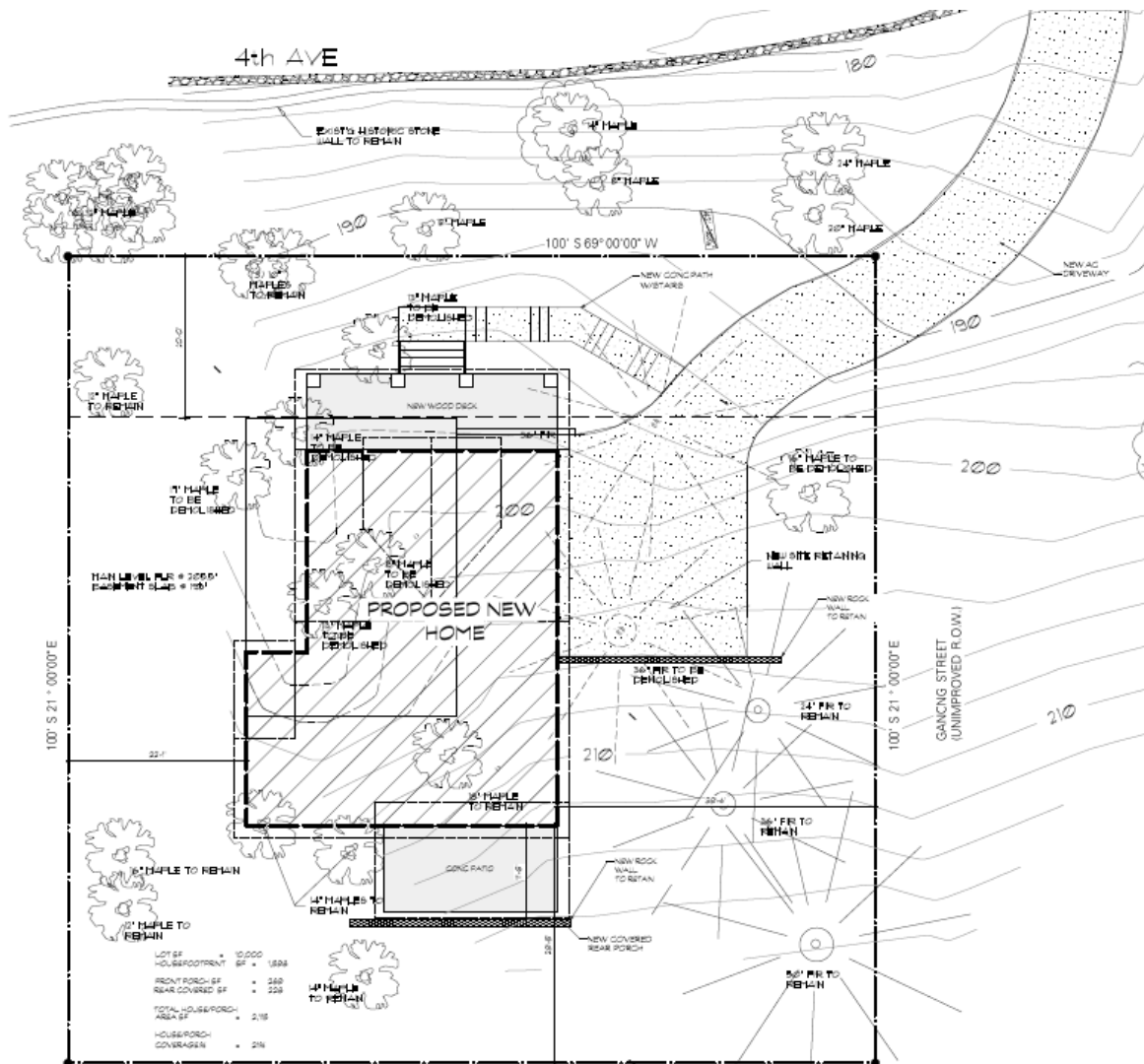
Rear elevation (2021)

Elevation measurements (subject to change based on revised plans):

- Rock wall base/4th Ave street level: 180 feet elevation
- Garage slab: 192 feet elevation
- Main floor elevation: 202 feet (Rises 22 feet over approximately 33 feet horizontal distance.)
- Total height to peak: (35.5 feet in height from garage slab) 227.5 feet.



The following drawings are part of the original 2019 application.



Site Plan - 2019

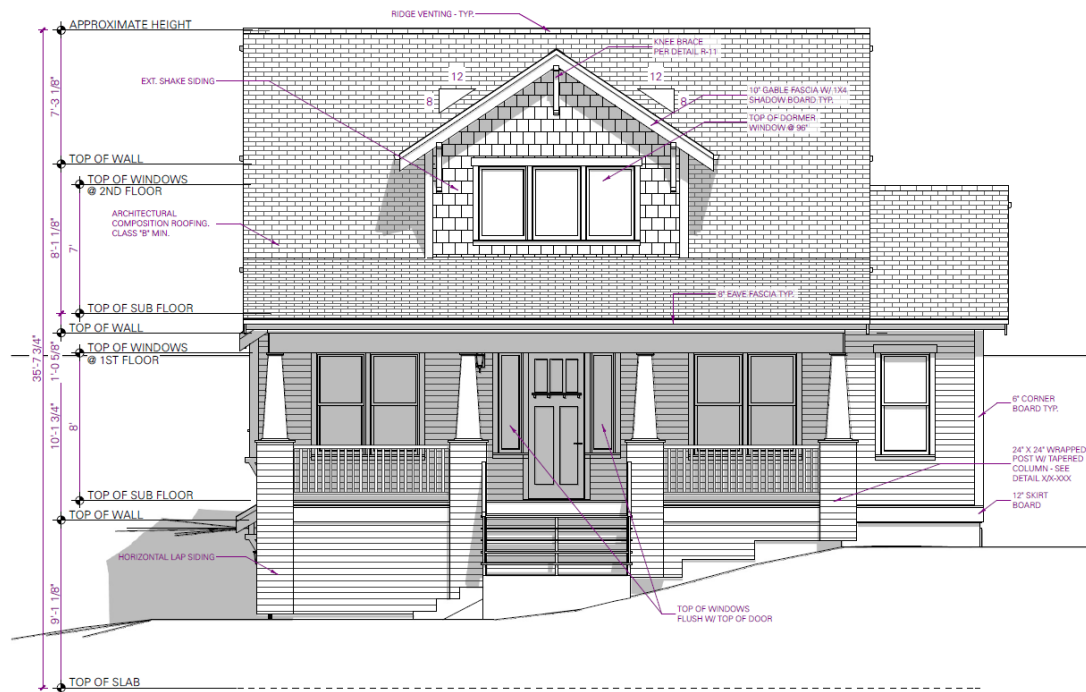


Rendering - 2019

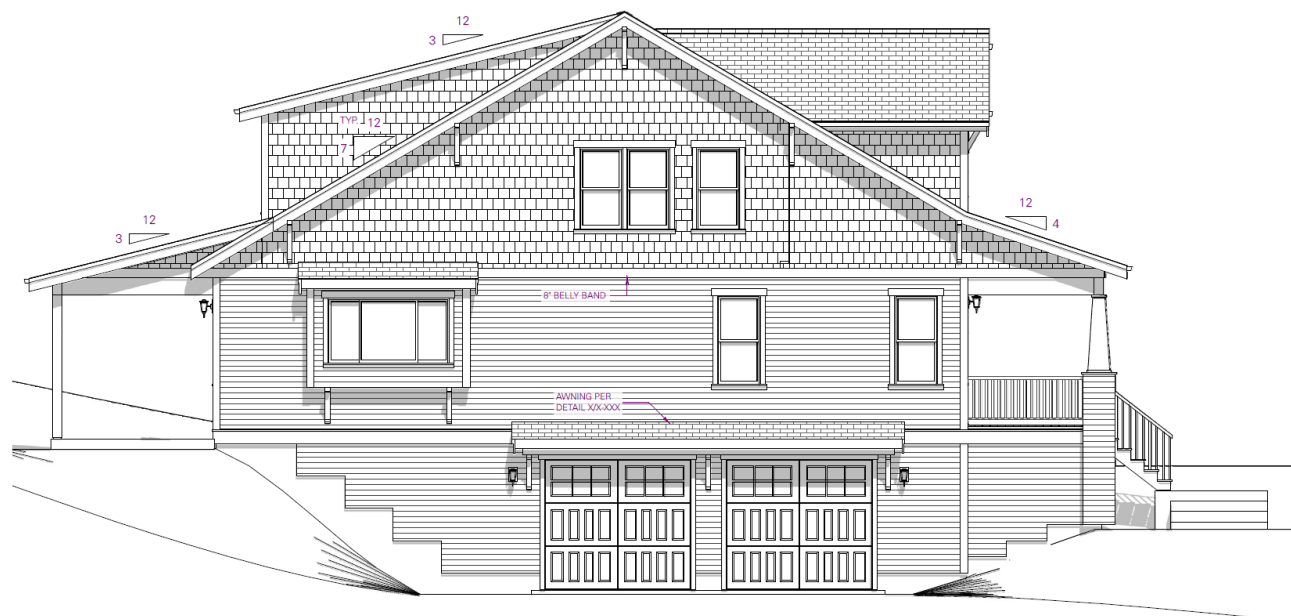


View from corner - 2019

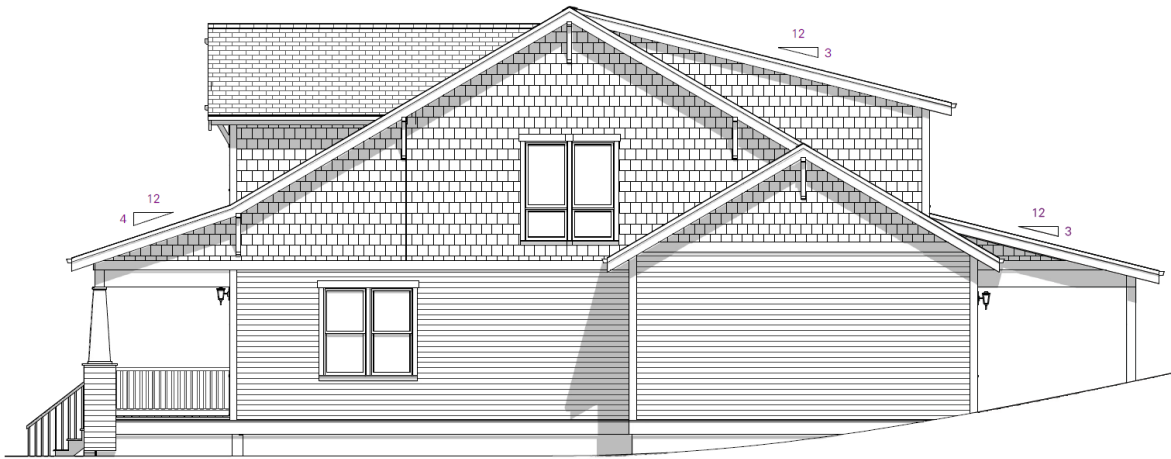
HR 21-18



Front elevation - 2019



East elevation - 2019



West elevation - 2019



Rear elevation - 2019

Description of Surrounding Area

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 5th 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 4th Ave. and 211 5th Ave.



207 4th 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 5th 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 5th 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 4th 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.

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 notice was sent to neighbors with 300 feet of the subject property, posted online, emailed to various entities, and posted onsite. No comments were received before the staff report was published.

APPLICABLE CRITERIA:

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: See findings from HR-19-04. The applicant has indicated that more detailed topography and grading plans are forthcoming; that these plans will show that the garage is actually lower, dug into the slope rather than perched on the slope. This clarification may result in a reduced massing impact. However, without the additional information, the Board is uncertain how the appearance will be impacted. Thus, staff recommends a continuance to give the applicant time to provide this information.

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

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.

Policy 5.3.8

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

Finding: See findings from HR-19-04. The applicant has indicated that more detailed topography and grading plans are forthcoming; that these plans will show that the garage is actually lower, dug into the slope rather than perched on the slope. This clarification may result in a reduced massing impact. However, without the additional information, the Board is uncertain how the appearance will be impacted. Thus, staff recommends a continuance to give the applicant time to provide this information.

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

Finding: See findings from HR-19-04. The applicant has indicated that more detailed topography and grading plans are forthcoming; that these plans will show that the garage is actually lower, dug into the slope rather than perched on the slope. This clarification may result in a reduced massing impact. However, without the additional information, the Board is uncertain how the appearance will be impacted. Thus, staff recommends a continuance to give the applicant time to provide this information.

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

Finding: See findings from HR-19-04. The applicant has indicated that more detailed topography and grading plans are forthcoming; that these plans will show that the garage is actually lower, dug into the slope rather than perched on the slope. This clarification may result in a reduced massing impact. However, without the additional information, the Board is uncertain how the appearance will be impacted. Thus, staff recommends a continuance to give the applicant time to provide this information.

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: See findings from HR-19-04. The applicant has indicated that more detailed topography and grading plans are forthcoming; that these plans will show that the garage is actually lower, dug into the slope rather than perched on the slope. This clarification may result in a reduced massing impact. However, without the additional information, the Board is uncertain how the appearance will be impacted. Thus, staff recommends a continuance to give the applicant time to provide this information.

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

Finding: See findings from HR-19-04.

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: The style was approved through HR-19-04 and is not proposed to change.

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: See findings from HR-19-04. The applicant has indicated that more detailed topography and grading plans are forthcoming; that these plans will show that the garage is actually lower, dug into the slope rather than perched on the slope. This clarification may result in a reduced massing impact. However, without the additional information, the Board is uncertain how the appearance will be impacted. Thus, staff recommends a continuance to give the applicant time to provide this information.

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: See findings from HR-19-04. The applicant has indicated that more detailed topography and grading plans are forthcoming; that these plans will show that the garage is actually lower, dug into the slope rather than perched on the slope. This clarification may result in a reduced massing impact. However, without the additional information, the Board is uncertain how the appearance will be impacted. Thus, staff recommends a continuance to give the applicant time to provide this information.

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: Most design elements and materials are not proposed to change. See findings from HR-19-04. The applicant has indicated that more detailed topography and grading plans are forthcoming; that these plans will show that the garage is actually lower, dug into the slope rather than perched on the slope. This clarification may result in a reduced massing impact. However, without the additional information, the Board is uncertain how the appearance will be impacted. Thus, staff recommends a continuance to give the applicant time to provide this information.

17.40.065 - Historic Preservation Incentives.

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

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

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

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

Finding: The applicant requested a preservation incentive for the stair leading to the front porch. Parts of the staircase project into the required setback of 10 feet. Due to the large distance between the street pavement and the house, staff finds that the impact of the reduced setback is minimal. The stair design is similar to one that was approved in 2014 on 4th Avenue, pictured below. Due to the large height of the stair and how prominent the white posts and railing would look from the street, reducing the width and size to the minimum allowed will minimize its impact. If any lower portion of the stair can be handled by an-at-grade concrete stair rather than an elevated wood staircase, the applicant shall utilize concrete. The applicant shall construct the minimum staircase width and landing area sizes to meet building code, and no larger.



Staircase on HRB-approved house in 2014, and rendering of proposed staircase

Exhibits

1. Vicinity Map
2. Applicant Submittal
3. HR-19-04 Staff Report and Notice of Decision
4. Letters from SHPO and Confederated Tribes of Warm Springs



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Lot Line Adjustment
- ☐ Non-Conforming Use Review
- ☐ Natural Resource (NROD) Verification
- ☐ Site Plan and Design Review
- ☐ Extension of Approval

Type II (OCMC 17.50.030.B)

- ☐ Detailed Development Review
- ☐ Geotechnical Hazards
- ☐ Minor Partition (<4 lots)
- ☐ Minor Site Plan & Design Review
- ☐ Non-Conforming Use Review
- ☐ Site Plan and Design Review
- ☐ Subdivision (4+ lots)
- ☐ Minor Variance
- ☐ Natural Resource (NROD) Review

Type III / IV (OCMC 17.50.030.C)

- ☐ Annexation
- ☐ Code Interpretation / Similar Use
- ☐ Concept Development Plan
- ☐ Conditional Use
- ☐ Comprehensive Plan Amendment (Text/Map)
- ☐ Detailed Development Plan
- ☒ Historic Review
- ☐ Municipal Code Amendment
- ☒ Variance ???
- ☐ Zone Change

File Number(s): ~~GLUA-19-00029/HR-19-04~~ GLUA-21-000042/HR-21-00018

Proposed Land Use or Activity: Residential Single family, new construction
home in the Canemah District revision to HR-19-04

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

Physical Address of Site: 3006 4th Ave, Oregon City, OR 97045

Clackamas County Map and Tax Lot Number(s): 3-2E-06BB / 00300

Applicant(s):

Applicant(s) Signature: [Signature] Taryn Lust

Applicant(s) Name Printed: Tim Ahaus Taryn Lust Date: 7/19/2021

Mailing Address: 20748 Viewpoint Rd, West Linn, OR 97068

Phone: 971 506 0751 Fax: _____ Email: tahause@lexarhomes.com

Property Owner(s):

Property Owner(s) Signature: [Signature] Taryn Lust

Property Owner(s) Name Printed: Tim Ahaus Taryn Lust Date: 7/19/2021

Mailing Address: 20748 Viewpoint Rd, West Linn, OR 97068

Phone: 971 506 0751 Fax: _____ Email: tahause@lexarhomes.com

Representative(s):

Representative(s) Signature: (Same As Above)

Representative (s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

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

Ahaus Project Revisions – 306 4th Ave

After receiving approval from the Historic Review Board (HRB) on Oct 26th, 2019 that we could move forward with our home design, we hired a geotechnical engineer and a civil engineer to start working on the grading plan and the land use permit. Over the past year and half, with multiple revisions and discussions (as well as a soil testing core sample on our lot, 21 feet deep), we have narrowed down the only solution to be able to build on this lot that will meet the land use guidelines from Oregon City and hopefully, the HRB as well. The structure of the home has not changed, but some things have had to be shifted and redesigned in order to make the plan and the location on the site work.

There are several design changes we have had to implement due to the city code on land use for lots between 25-35% grade. Two of the biggest changes which are needed in order to meet or fall under those requirements per the city engineering team are listed below; retaining wall height and site disturbance. We have come to realize that there is no leeway with the city and their requirements, so we hope to meet their codes and ask for variances with the HRB.

Retaining Walls

After our home and site location was approved by HRB, we sent that into our civil and geotechnical engineer to start working on a grading plan that would be used for a land use permit with the city. After going through location of the home and approach, retaining walls were added to the project. Due to the steep slope of the lot from north to south, the house would have to be cut into the hillside with retaining walls on the southeast side and the south side. Retaining walls would have had to have been (2) 30FT wide by 6FT tall and (2) 70FT long x 6FT tall; creating 24FT total height of retaining walls. City code states, no cuts or retaining wall total height can be more than 15FT. The original plan puts the retaining walls **9FT over** what the city would allow (15FT) and our original house plan will not pass the land use code for this.

40% Site Disturbance

Our original home and location on the lot that was approved has the house facing north towards 4th Ave and garage bays under the home on the east side in a “daylight basement” situation. There is a natural driveway up from the unimproved Ganong Street and Right of Way onto our lot from the corners of 4th and Ganong. Due to the house footprint, the driveway and garage apron, and the amount of retaining walls, total site disturbance is estimated to be between 60-63% of the lot size (10,000 sqft). The city requirement of site disturbance for a lot in the 25-35% grade level is 50% of the size of the lot or 4,000 sqft, whichever is less. Our original plan and site would be **over** the city’s requirement by half (60% vs 40%). The original plan will not pass the land use code per city engineer.

Revisions and Solutions

After multiple emails with the city engineer, a virtual meeting was set between us, the city engineer, the city planner, and the city’s outside engineering consultant on January 21st, 2021. The meeting was held to help answer some design questions and to present some issues our own civil engineer was coming up against in the grading plan and incorporating the city requirements of retaining walls and site disturbance.

After presenting the problems and issues of the lot, the city engineer said the best way to get a structure on this lot was to have the bulk of the structure face east-west to eliminate cutting into the hillside thus reducing retaining walls and overall site disturbance.

After taking this back to our civil engineer (Tom Sisul, owner of Sisul Engineering for 36 years located in Gladstone, OR) he also concurred, the only way a house can meet both the retaining wall requirement and 40% site disturbance for the city's land use requirements is to either 1) Redesign the house so it's wide and short in depth or 2) Rotate the house 90 degrees so it limits cutting into the hillside. Since designing a home that would be wide and short would not meet either the historic design requirements of a vernacular or craftsmen style home from the early 1900's, the only solution was to rotate the home 90 degrees, so it faces Ganong Street instead of 4th Ave, keeping the integrity, look, and original design that was approved by the HRB.

By rotating the house 90 degrees, we are able to not only reduce the number of retaining walls from (4) rows to (3) rows, but also shorten the height of them as well from 6FT to 5FT meeting the HRB guidelines for retaining wall height. We will have (2) Retaining Walls on the south side of the home that are 5FT tall and (1) retaining wall that will be 4FT tall; also putting us under the city's code requirement of no more than 15FT total height in retaining walls.

By rotating the house 90 degrees, we are able to shorten up the driveway approach thus reducing the garage apron on the lot. Since we are cutting out a full row of retaining wall and limiting to how deep those retaining walls go on the property with the original grading plan, we are able to drastically cut down the site disturbance and grading for the lot. New estimates for site disturbance are 37-40% which should be directly in line with the city requirement of 40% max disturbance for a 25-35% grade lot that is 10,000 sqft and fit within their guidelines for approval.

Variance and Addendum Requests and Solutions

We have had to change a few things around to meet city code requirements that are different than what we were originally approved for through HRB. These are the items and what we are asking for approval from the HRB so we can move forward with a land use permit.

1. **Rotating the house 90 degrees to face unimproved Ganong Street.** In order for us to meet the land use requirements for both retaining wall height and for lot disturbance, we must reduce the amount of cutting into the slope. By having the front of the house face east, the longer part of the house can utilize the "more level" north facing section of the lot, reducing the need for cuts into the slope and retaining walls needed for support.
 - a. ***In order to help reduce the massing and the side view of the house facing 4th Ave, we will be planting 3 to 4 Dogwood trees to provide a natural visual buffer. Dogwoods can grow 25FT tall and branch outward the same width.***
2. **Garage bays located under front of house.** Obviously by rotating the house 90 degrees to the east facing side, the approach to the house is in the same location so the garage bays must also be kept in the same location. So now the garage bays are directly under the front of the house and its front porch.
 - a. ***We decided to inset the garage bays under the front porch to align with the house front walls, so they are not noticeable from the street, hiding their appearance. By doing this, the garage bays will be masked by the side of the porch itself.***

3. **10FT set back North side of the property line.** We are having to push the side of the house to 10FT from the front/north facing side of the property line that faces 4th Ave in order to reduce cutting into the upward slope on our lot. This allows us to get under the 15FT retaining wall requirement from the land use department.
 - a. ***In order to help reduce the massing and the side view of the house facing 4th Ave, we will be planting 3 to 4 Dogwood trees to provide a natural visual buffer. Dogwoods can grow 25FT tall and branch outward the same width.***
4. **Front Entrance Staircase in north setback.** Since the front of the house is now facing Ganong, the stairs can only be placed on the left side, front, or right side of the home. We cannot place the stairs on the left/south facing side of the house as we will have a retaining wall in that location that would interfere with them. We cannot have the stairs going directly up the middle of the house as it would block the entrance into the garage bays, but also impede us from backing up and turning around in the garage apron to get back out from our lot. So, we must put our staircase on the right/north side of the house using a 90 degree turn in order for it to fit. However, by doing this, the staircase will encroach into the north facing (4th Ave) setback by 5FT and would need a variance so we could enter our house.
 - a. ***In order to help reduce the side view of the staircase facing 4th Ave, we will be planting a Dogwood tree or other tree/shrub to be a natural visual buffer.***

Summary

We have looked at all possible ways to get this project to work. We have looked at lowering the house as much as possible and removing its daylight basement and doing an east side detached garage; this would actually create more grade disturbance and add more retaining walls for TWO structures. We have looked at rotating the house 180 degrees so it faces the opposite direction (south) towards 5th Ave, using unimproved Ganong to come off 5th Ave down to the house; this removed some issues, added other issues, and created a huge massing affect from the 4th Ave side looking at the rear of the house. Our civil engineer said we'd have different types of issues with the 5th Ave approach, but might not be as "functional". We also looked at having the house facing south towards 5th Ave, detaching the garage, and placing it in front of the home (like the some of the north side homes off 4th Ave have now), but again, our civil engineer said we would trading in some issues and gaining others and probably would not be worth it.

If the HRB will grant our new design proposal with the following items above, we will be able to move onto the next stage and process with the land use permit. We have discussed all the options with our civil engineer and have exhausted all possible ideas to meet the Oregon City land use requirements. Thank you for your time and consideration of helping us build our home in the Canemah District and we hope to become part of this wonderful community soon.

GENERAL CONSTRUCTION NOTES:

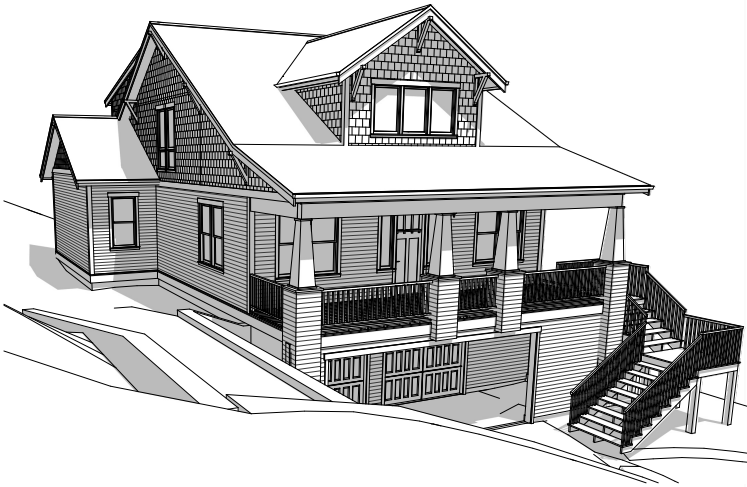
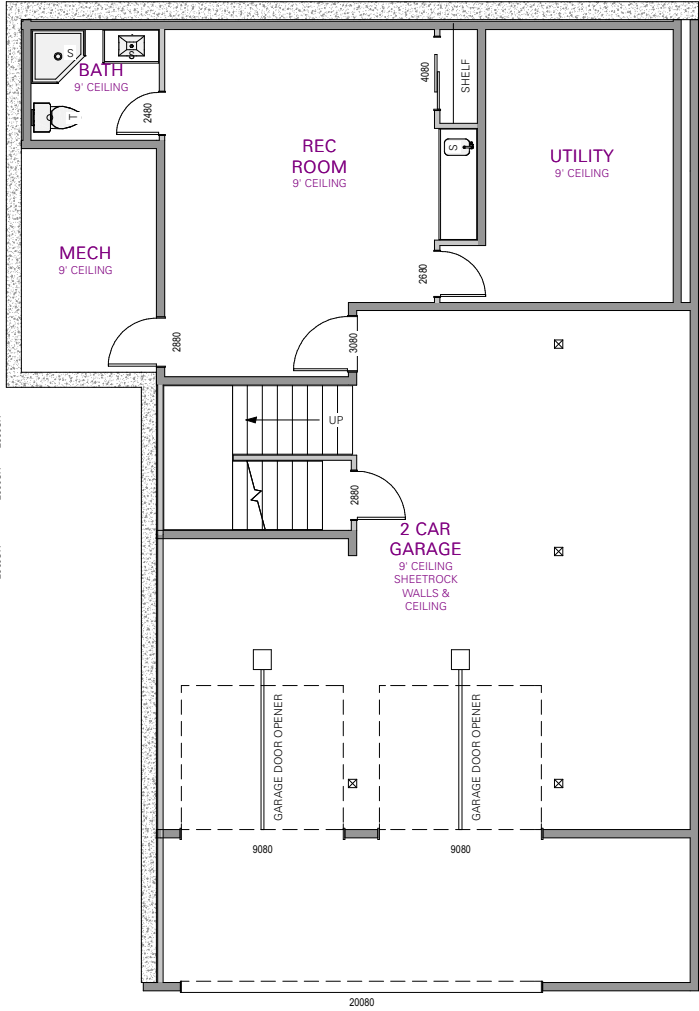
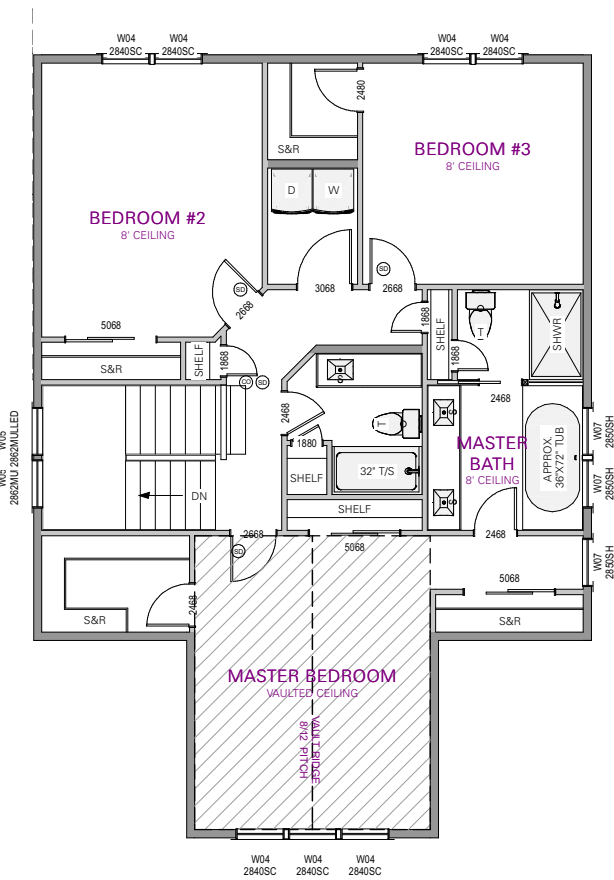
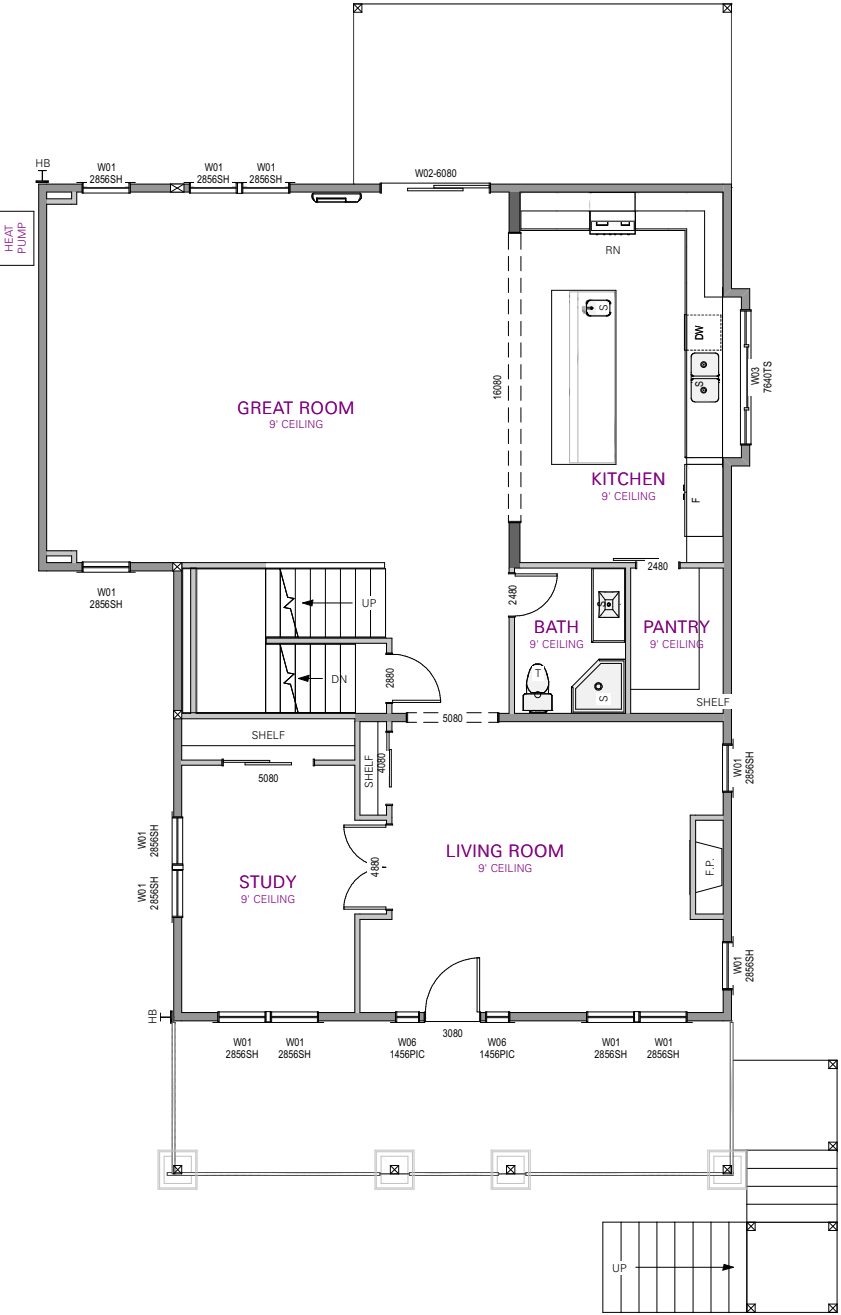
1 - SUB-CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:
VERIFYING & MEETING ALL LOCAL & STATE CODE REQUIREMENTS, REVIEWING APPROVED PLANS & COMPLYING WITH ALL APPROVED REQUIREMENTS OF THE ENGINEER & THE BUILDING DEPARTMENT, MEETING ALL SAFETY REQUIREMENTS & STANDARD SAFETY PRACTICES THAT ARE RECOMMENDED & OR REQUIRED BY STATE & LOCAL AUTHORITIES, & VERIFYING ACCURACY OF ALL DIMENSIONS.
DO NOT SCALE THE DRAWINGS! IF DISCREPANCIES OCCUR, PLEASE CONTACT THE DESIGNER.
2 - NO CHANGES ARE TO BE MADE TO THE PLAN WITHOUT THE CONSENT OF THE DESIGNER, ENGINEER & BUILDING DEPARTMENT.
3 - FIRE-BLOCKING IS REQUIRED AT ALL PENETRATIONS AT THE WALLS AND PLATES INCLUDING: PLUMBING, ELECTRICAL & MECHANICAL PENETRATIONS. FIRE-BLOCK AT MIN. 10 FEET O.C. HORIZONTALLY IN WALL CAVITIES.
4 - WATER HEATER IS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, 2015 IRC REQUIREMENTS & THE STATE ADOPTED PLUMBING CODE.
TANK MUST BE STRAPPED AT THE UPPER & LOWER THIRD OF THE TANK. AT THE LOWER STRAP, STRAP IS TO BE 4" MIN. ABOVE THE CONTROLS PER 2015 IRC CHAPTER 13 SECTION M1307.2. WHEN INSTALLED IN A GARAGE, ALL APPLIANCES MUST HAVE THE SOURCE OF IGNITION A MIN. OF 18" ABOVE THE SLAB. MECHANICAL/PLUMBING EQUIPMENT IS TO BE PROTECTED FROM IMPACT OF A VEHICLE.
5 - USE 5/8" SHEETROCK OR 1/2" SAG-RESISTANT AT THE CEILING PER 2015 IRC SECTION R702.3.5.
6 - FLASHING IS REQUIRED AT ALL EXTERIOR TRIM EXTRUSIONS, WINDOW SILLS, JAMBS & OTHER AREAS THAT WATER MAY INTRUDE PER THE 2015 IRC. INSTALL WINDOWS PER MFR INSTRUCTIONS.
7 - ALL BEDROOMS ARE TO HAVE AN EGRESS WINDOW WITH A MIN. 20X24 OPENING NOT LESS THAN 5.7 SQUARE FEET.
2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
2015 UNIFORM PLUMBING CODE (UPC)
2017 OREGON RESIDENTIAL SPECIALTY CODE (ORSC)

VENTILATION SYSTEM NOTES:

EXHAUST FANS IN BATHS SHALL BE AS INDICATED ON PLANS WITH 30 CFM CONTINUOUS. TOTAL OF CONTINUOUS CFM RATINGS FOR ALL EXHAUST FANS IN HOUSE SHALL BE IN ACCORDANCE WITH SECTION M1507 OF THE 2015 IRC. SEE TABLE M1507.3.3(1) FOR REQUIRED AMOUNT OF CFM AIRFLOW.

GENERAL STRUCTURAL NOTES:

WIND & SEISMIC HORIZONTAL FORCES IMPOSED ON THIS STRUCTURE ARE RESISTED BY A SYSTEM OF ENGINEERED MEMBERS & FASTENERS DESIGNED TO RESIST THE BASE LOADS SET FORTH BY THE DESIGN CRITERIA. THE HORIZONTAL STRUCTURAL SYSTEM IS ENGINEERED TO TRANSFER THESE LOADS TO A PRESCRIPTIVE FOUNDATION BASED ON THE 2015 IRC. THE PRESCRIPTIVE DESIGN & CONSTRUCTION OF THE VERTICAL FRAMING MEMBERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONVENTIONAL LIGHT FRAME CONSTRUCTION METHODS OF THE 2015 IRC.



3D ISOMETRIC DRAWINGS ARE FOR ILLUSTRATION ONLY! PLANS, DETAILS & ENGINEERING TAKE PRECEDENCE OVER ANY 3D DRAWING WITHIN THIS PLAN.

THE DRAFTING DEPARTMENT HAS NOT UNDERGONE A DESIGN REVIEW FOR THE FUNCTIONALITY OR AESTHETICS OF THIS MODIFIED PLAN. THE CHANGES MADE TO THIS PLAN ARE AT THE DISCRETION OF THE CLIENT & SALES CONSULTANT.

THESE PLANS HAVE BEEN REVIEWED AND APPROVED BY:

TIM AHAUS

SALES ASSOCIATE

DEFINITIONS:

AB: ANCHOR BOLT
APA: THE ENGINEERED WOOD ASSOCIATION (FORMERLY AMERICAN PLYWOOD ASSOCIATION)
BLKG: BLOCKING
BRG: BEARING
BU: BUILT UP
CANT: CANTILEVERED
CONC: CONCRETE
CONT: CONTINUOUS
DBL: DOUBLE
DW: DISHWASHER
DF: DOUGLAS FIR
F: FRIDGE
FDN: FOUNDATION
FRN: FURNACE
FTG: FOOTING
GLB: GLUE LAMINATED BEAM (ALSO GLM)
GWB: GYPSUM WALL BOARD
HF: HEMLOCK FIR
HP: HEAT PUMP
LVL: LAMINATED VENEER LUMBER (ENGINEERED WOOD PRODUCT)
MAX: MAXIMUM
MFR: MANUFACTURER
MIN: MINIMUM
O.C.: ON CENTER (SPACING)
OHD: OVERHEAD DOOR
OSB: ORIENTED STRAND BOARD (SHEATHING)
PTK: PRESSURE TANK
PT: PRESSURE TREATED
PL: POINT LOAD
REQ: REQUIRED
RN: RANGE
S&R: SHELF AND ROD
T&G: TONGUE AND GROOVE
TOW: TOP OF WALL
TYP: TYPICAL
UL: UNDERWRITER LABORATORIES
UNO: UNLESS NOTED OTHERWISE
WH: WATER HEATER
WS: WATER SOFTENER

SHEET INDEX	
LABEL	TITLE
G-000	COVER SHEET
G-001	PERSPECTIVES
S-101	FOUNDATION PLAN
S-102	FLOOR FRAMING PLANS
S-201	LOWER FLOOR BRACED LATERAL PLAN
S-202	MAIN FLOOR BRACED LATERAL PLAN
S-203	UPPER FLOOR BRACED LATERAL PLAN
A-101	LOWER FLOOR PLAN
A-102	MAIN FLOOR PLAN
A-103	UPPER FLOOR PLAN
A-106	ROOF PLAN
A-201	ELEVATIONS
A-301	CROSS SECTIONS
A-302	CROSS SECTIONS
A-303	ENGINEERED WALL SECTIONS
E-101	LOWER & MAIN FLOOR ELECTRICAL PLAN
E-102	UPPER FLOOR ELECTRICAL PLAN

CAD TECHNICIAN:

T. RIELAND
2002 CATON WAY SW
OLYMPIA, WA 98502
360.915.9142 EXT. 123

CONTACT INFORMATION:

CUSTOMER:

TIM AHAUS
306 4TH AVE
OREGON CITY, OR 97045
503.479.7977
PARCEL # - 32E068B

SALES OFFICE:

LEXAR HOMES - PORTLAND OFFICE
221 MOLALLA AVE SUITE 100
OREGON CITY, OR 97045
PHONE: 503.479.7977

DESIGN CRITERIA:

ROOF SNOW LOAD: 25 PSF
WIND SPEED (ASD): 90 MPH
WIND SPEED (ULT): 115 MPH
EXPOSURE: C
SEISMIC ZONE: D
FROST DEPTH: 12"
PLAN SIZE: FULL SIZE
STAMP TYPE: DIGITAL
SS: 0.819
S1: 0.369
SOIL BEARING: 2000 PSF

FLOOR AREAS:

LOWER FLOOR AREA = 567 SQ. FT.
MAIN FLOOR AREA = 1613 SQ. FT.
UPPER FLOOR AREA = 1079 SQ. FT.
TOTAL AREA = 3259 SQ. FT.
2 CAR GARAGE = 756 SQ. FT.
FRONT PORCH COVER = 264 SQ. FT.
REAR PORCH COVER = 210 SQ. FT.



2002 CATON WAY SW
OLYMPIA, WA 98502
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100101

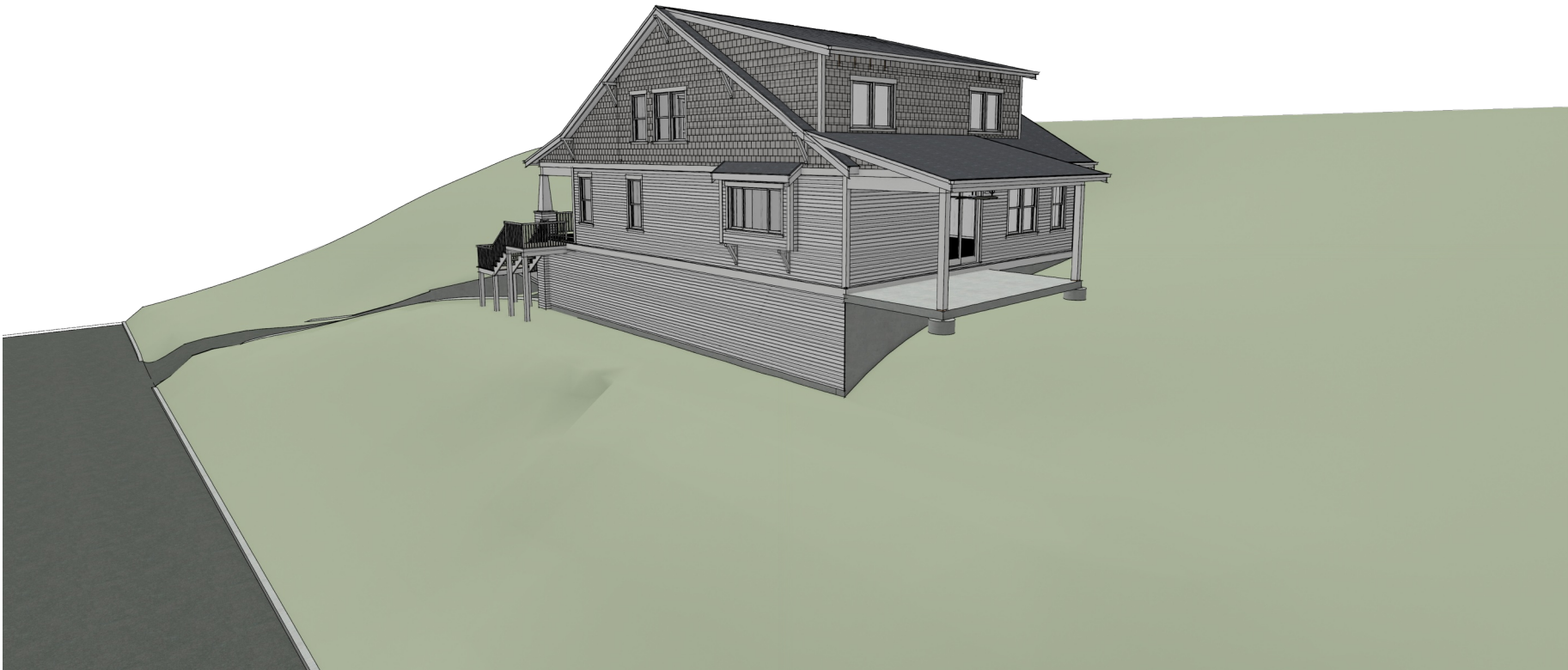
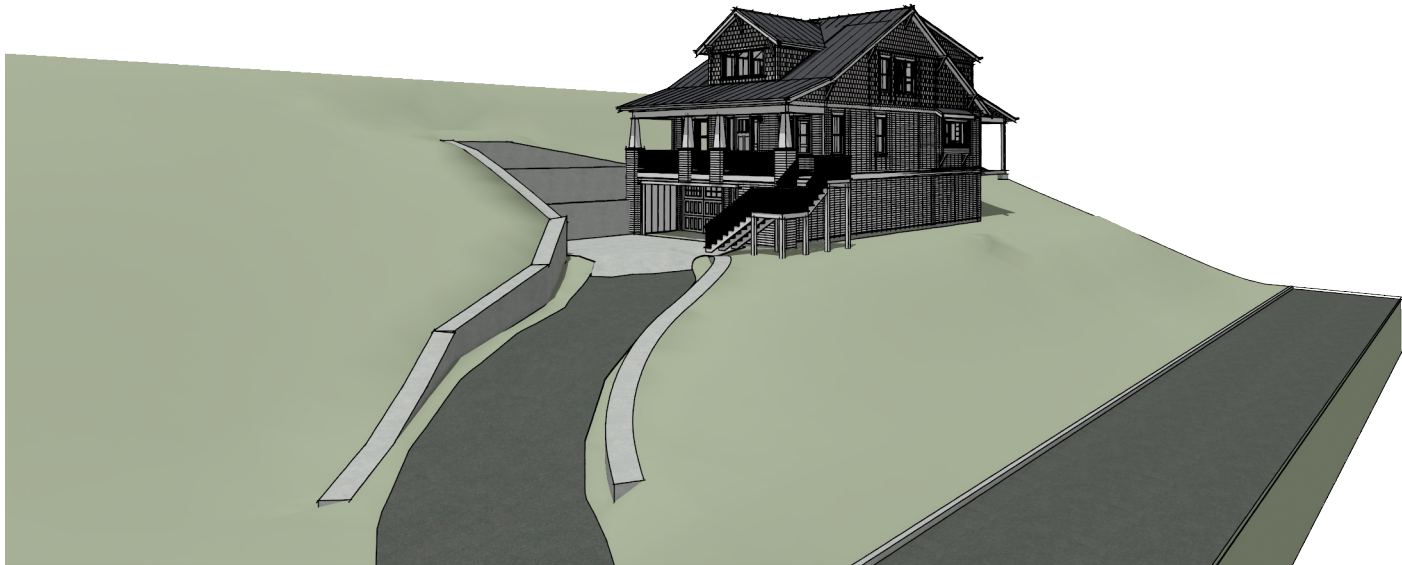
LOCATION:
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NO.	DATE
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	A.V.
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	STRUCTURAL

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7/16/2021



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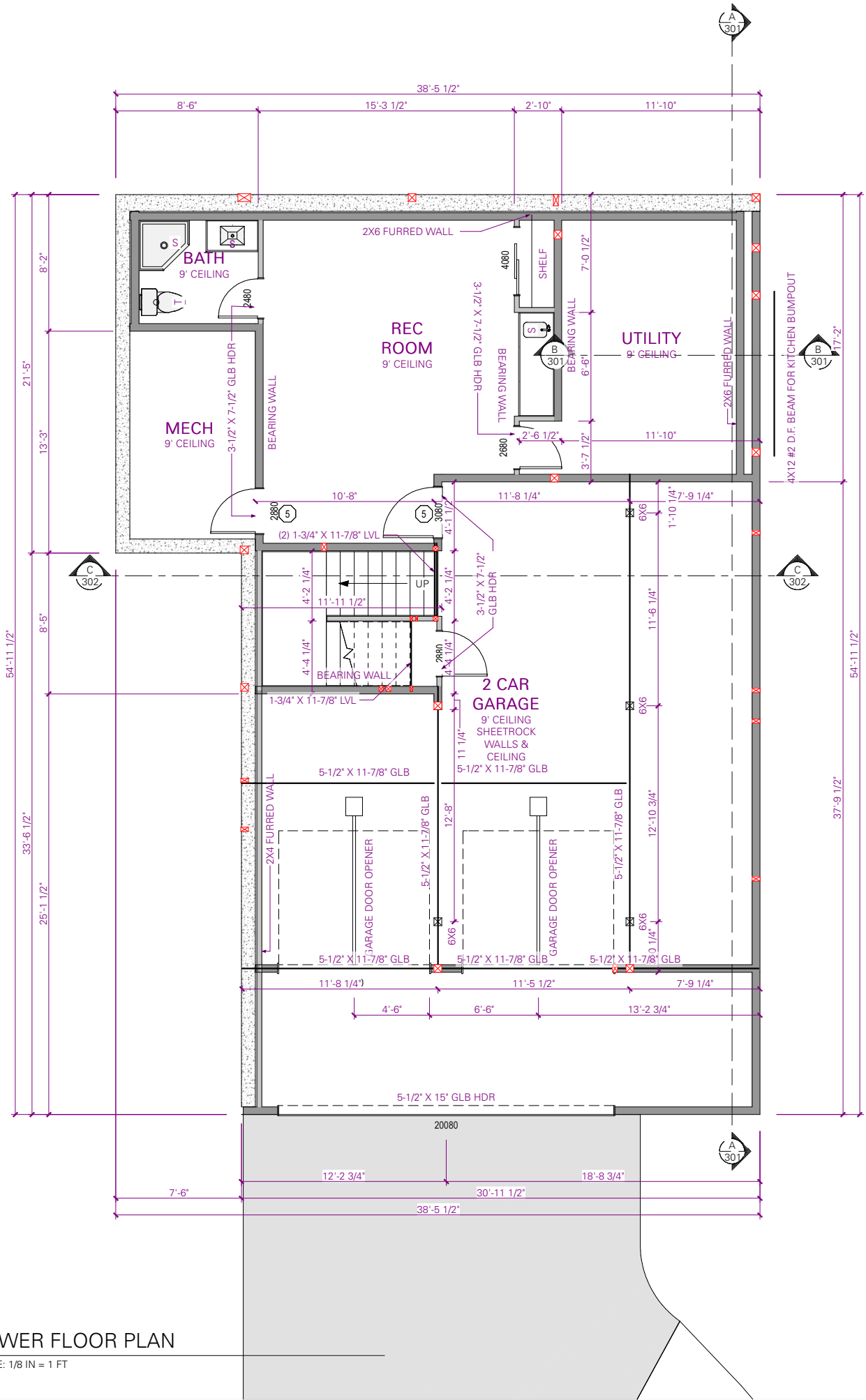
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WINDOW SCHEDULE							
NUMBER	LABEL	EGRESS	TEMP.	COMMENTS	QTY	AREA (SQ. FT. PER WINDOW)	U-FACTOR
W01	2856SH				12	14.67	0.24
W02	8060 SGD	YES	YES		1	48.0	0.24
W03	7640TS				1	30.0	0.24
W04	2840SC				7	10.67	0.24
W05	2862MULLED			(1) 2842 SC (1) 2820 PIC	2	16.44	0.24
W06	1456PIC				2	7.33	0.24
W07	2850SH		YES	OBS	3	13.33	0.24
TOTALS:						416.26	
SOLAR HEAT GAIN COEFFICIENT (SHGC) TO BE 0.25 TYP. U.N.O.							

EXTERIOR DOOR SCHEDULE					
SIZE	ROOM NAME	FIRE	TEMP.	COMMENTS	AREA (SQ. FT. PER DOOR)
3080 R EX	LIVING ROOM/FRONT PORCH COVER				24.0
3080 L EX	2 CAR GARAGE/REC ROOM	YES			24.0
9080	2 CAR GARAGE/2 CAR GARAGE				72.0
9080	2 CAR GARAGE/2 CAR GARAGE				72.0

ROOM FINISH SCHEDULE		
ROOM NAME	AREA INTERIOR (SQ. FT.)	FLOOR FINISH
STUDY	139	
CLOSET	7	
CLOSET	21	
LIVING ROOM	293	
REC ROOM	0	
CLOSET	26	
CLOSET	6	
MECH	1	
KITCHEN	230	
GREAT ROOM	578	
REC ROOM	4	
MASTER BEDROOM	212	
CLOSET	43	
MASTER BEDROOM	24	
BATH	49	
REC ROOM	1	
BEDROOM #2	180	
BEDROOM #3	149	
BATH	6	
CLOSET	15	
MASTER BEDROOM	12	
CLOSET	4	
MASTER BATH	69	
MASTER BATH	34	
UTILITY	31	
MECH	93	
REC ROOM	281	
UTILITY	164	
UTILITY	10	
MASTER BEDROOM	16	
STAIRWELL	6	
BATH	43	
REC ROOM	3	
PANTRY	40	

FLOOR PLAN NOTES:

- 1

ALL HEADERS ON EXTERIOR WALLS TO BE INSULATED With 2" R-10 RIGID FOAM OR EQ. WHERE ABLE. USE 3-1/2" OR 3-1/8" WIDE HEADERS WHENEVER POSSIBLE TO ACCOMPLISH THIS.
- 2

PROVIDE LANDING (BY OTHERS) AT MIN. 36" DEPTH BY FULL WIDTH OF DOOR. LANDINGS OVER 36" ABOVE GRADE REQUIRE GUARD PER %CODE YEAR% IRC.
- 3

PROVIDE 18" X 24" OPENING FOR CRAWL SPACE ACCESS. PLACE OPENING BETWEEN FLOOR JOISTS. ACCESS TO UNDER FLOOR SPACE PER 2015 IRC R408.4
- 4

PROVIDE A MIN. 22" X 30" ROUGH OPENING FOR ATTIC ACCESS WITH TIGHT FITTING, SELF CLOSING DOOR THAT IS BACKED WITH INSULATION.
- 5

SELF-CLOSING 1-3/8" SOLID CORE (20 MINUTE) FIRE DOOR.
- 6

INSTALL RECESSED DRYER VENT BOX BEHIND DRYER. DRYER VENT TO RUN INTO FOUNDATION TYP. U.N.O.
- 7

PROVIDE 1/8" HARDBOARD WITH FSK PAPER OR EQUIVALENT MOISTURE RATED BOARD BEHIND ALL TUBS & SHOWERS AT EXTERIOR WALLS FOR FULL 6-SIDED INSULATION INSTALL.
- 8

PROVIDE 5/8" TYPE X GWB ON HOUSE/GARAGE COMMON WALLS AS REQUIRED
- 9

PROVIDE CONTINUOUS HANDRAIL ON AT LEAST ONE SIDE, FULL LENGTH OF STAIRS WITH RETURNS AT EACH END. TOP OF HANDRAIL SHALL BE NOT LESS THAN 34" & NOT MORE THAN 38" ABOVE NOSING OF STAIRS.
- 10

THE ENCLOSED USABLE SPACE UNDER STAIRS TO BE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION AT WALLS & CEILING APPLIED AT THE STAIR UNDERSIDE. FIRE BLOCK BETWEEN STRINGERS & ALONG RUN BETWEEN STUDS.

GENERAL FRAMING NOTES:

- A

TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER I-JOISTS PER PLAN.
- B

FIRE-BLOCKING IS REQUIRED AT ALL PENETRATIONS AT THE WALLS & PLATES INCLUDING: PLUMBING, ELECTRICAL & MECHANICAL PENETRATIONS. FIRE-BLOCK AT MIN. 10 FEET O.C. HORIZONTALLY IN WALL CAVITIES.
- C

U.N.O. NAIL ALL TOP PLATES TOGETHER WITH 10D NAILS AT 12" O.C. & AT SPLICES WITH 10D NAILS AT 6" O.C. LAP SPLICES A MIN. OF 48" TYPICAL. NAIL ALL BOTTOM PLATES TO FLOOR SHEATHING & MUDSILL WITH (2) 10D NAILS AT EACH STUD BAY. NAIL ALL OSB SHEATHING WITH 8D NAILS AT 6" O.C. ON EDGE & 12" O.C. IN THE FIELD U.N.O. EXTERIOR STUDS MUST BE SPACED AT 16" O.C.
- D

WHERE POSTS OCCUR PROVIDE SOLID VERTICAL GRAIN BLOCKING SOLID THRU FLOOR TO MATCHING SUPPORTS U.N.O.
- E

PROVIDE (2) BEARING (TRIMMER) STUDS BELOW EACH END OF ALL HEADERS, BEAMS & GIRDER TRUSSES 6'-0" IN LENGTH & OVER U.N.O.
- F

USE 5/8" SHEETROCK OR 1/2" SAG-RESISTANT AT CEILING PER 2015 IRC SECTION R702.3.5 & TABLE.
- G

SEE ENGINEERING ON S-201 FOR ALL SHEARWALL PLACEMENTS & REQUIREMENTS. SHEARWALL DETAILS MUST BE FOLLOWED EXACTLY. NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR CONCERNS.
- H

REVIEW APPROVED PLANS & DETAILS PRIOR TO STARTING FRAMING WORK. CHECK FOR SPECIFIC REQUIREMENTS ON NAILING, BLOCKING, SHEATHING & ANCHOR ATTACHMENTS.
- I

6X6 OR 4X4 POST IN WALL. GANG STUDS MAY BE USED INSTEAD OF SOLID POST TYP. U.N.O.
- J

SUB-CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:
- VERIFYING & MEETING ALL LOCAL & STATE CODE REQ.
- REVIEWING APPROVED PLANS & COMPLYING WITH ALL APPROVED REQ. OF THE ENGINEER & THE BUILDING DEPT.
- MEETING ALL SAFETY REQUIREMENTS & STANDARD SAFETY PRACTICES THAT ARE RECOMMENDED & OR REQ. BY STATE & LOCAL AUTHORITIES.
- VERIFY ACCURACY OF ALL DIMENSIONS. DO NOT SCALE THE DRAWINGS! IF DISCREPANCIES OCCUR, PLEASE CONTACT THE DESIGNER.

FLOOR AREAS:

LOWER FLOOR AREA	=	567 SQ. FT.
MAIN FLOOR AREA	=	1613 SQ. FT.
UPPER FLOOR AREA	=	1079 SQ. FT.
TOTAL AREA	=	3259 SQ. FT.
2 CAR GARAGE	=	756 SQ. FT.
FRONT PORCH COVER	=	264 SQ. FT.
REAR PORCH COVER	=	210 SQ. FT.

LEGEND:

- =

2X6 WALL - FULL HEIGHT WALL PER PLAN
- STUDS SPACED AT 24" O.C. PROVIDE R-R-23.5 BIBS INSULATION ON EXTERIOR WALLS. PROVIDE 1/2" DRYWALL OR 7/16" OSB AS REQUIRED.
- =

2X4 WALL - FULL HEIGHT WALL PER PLAN
- STUDS SPACED AT 16" O.C. PROVIDE 1/2" DRYWALL ON EACH SIDE AS REQUIRED.
- =

2X6 HALF WALL - 42" TALL WALL WITH WOOD CAP. STUDS SPACED AT 16" O.C. WITH 1/2" DRYWALL ON EACH SIDE AS REQ.

DETAIL



Item #3.

LEXAR HOMES

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LOCATION:
308 4TH AVE
OREGON CITY, OR 97045
PARCEL ID:
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CLIENT INFO:
TIM AHAIUS

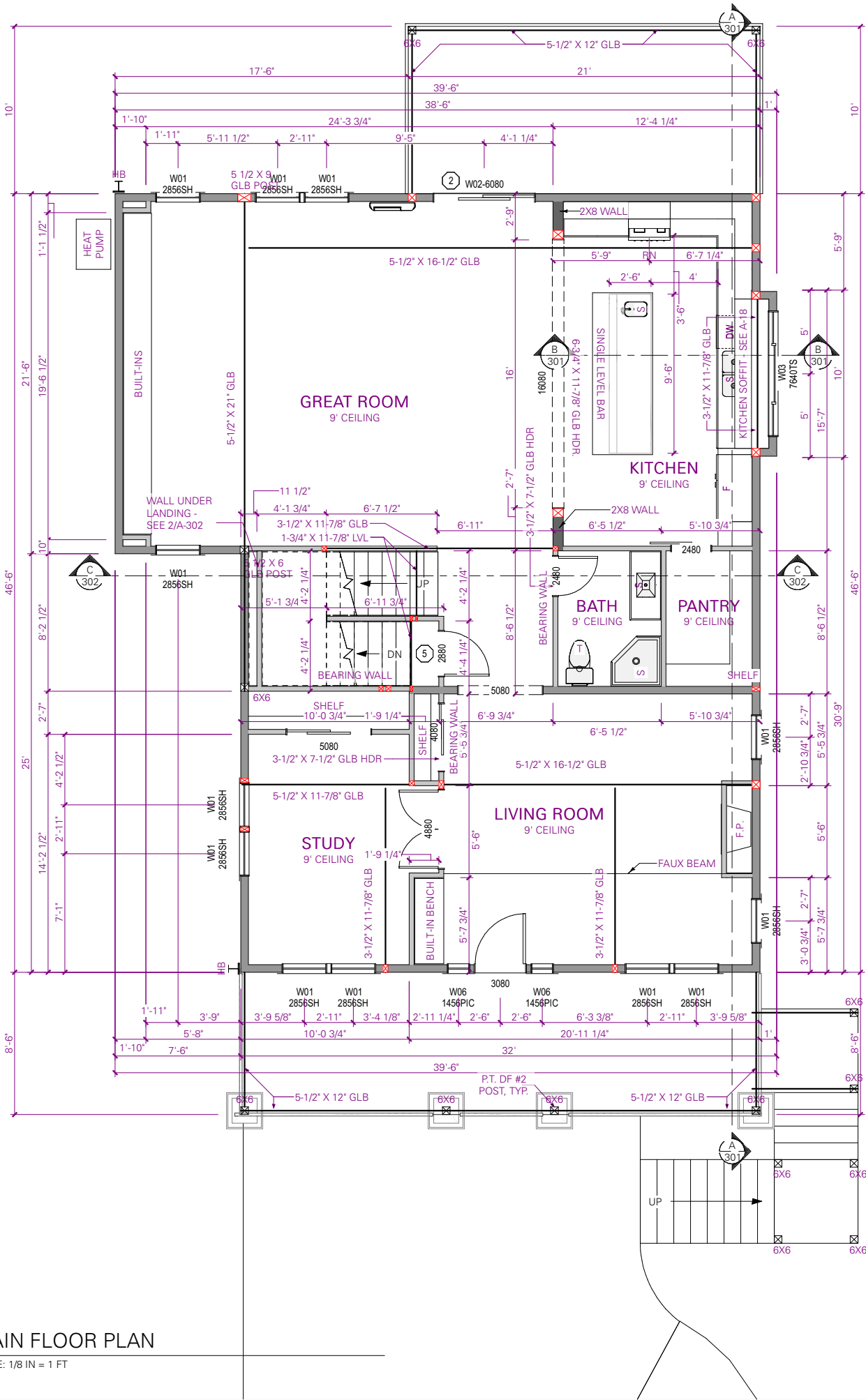
BASE PLAN ID:
CUSTOM

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W07	2850SH		YES	OBS	3	13.33	0.24
TOTALS:						416.26	

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9080	2 CAR GARAGE/2 CAR GARAGE				72.0
9080	2 CAR GARAGE/2 CAR GARAGE				72.0

ROOM FINISH SCHEDULE		
ROOM NAME	AREA (SQ. FT.)	FLOOR FINISH
STUDY	139	
CLOSET	7	
CLOSET	21	
LIVING ROOM	293	
REC ROOM	0	
CLOSET	26	
CLOSET	6	
MECH	1	
KITCHEN	230	
GREAT ROOM	578	
REC ROOM	4	
MASTER BEDROOM	212	
CLOSET	43	
MASTER BEDROOM	24	
BATH	49	
REC ROOM	1	
BEDROOM #2	180	
BEDROOM #3	149	
BATH	6	
CLOSET	15	
MASTER BEDROOM	12	
CLOSET	4	
MASTER BATH	69	
MASTER BATH	34	
UTILITY	31	
MECH	93	
REC ROOM	281	
UTILITY	164	
UTILITY	10	
MASTER BEDROOM	16	
STAIRWELL	6	
BATH	43	
REC ROOM	3	
PANTRY	40	

FLOOR PLAN NOTES:

- ALL HEADERS ON EXTERIOR WALLS TO BE INSULATED With 2" R-10 RIGID FOAM OR EQ. WHERE ABLE. USE 3-1/2" OR 3-1/8" WIDE HEADERS WHENEVER POSSIBLE TO ACCOMPLISH THIS.
- PROVIDE LANDING (BY OTHERS) AT MIN. 36" DEPTH BY FULL WIDTH OF DOOR. LANDINGS OVER 36" ABOVE GRADE REQUIRE GUARD PER %CODE YEAR% IRC.
- PROVIDE 18" X 24" OPENING FOR CRAWL SPACE ACCESS. PLACE OPENING BETWEEN FLOOR JOISTS. ACCESS TO UNDER FLOOR SPACE PER 2015 IRC R408.4
- PROVIDE A MIN. 22" X 30" ROUGH OPENING FOR ATTIC ACCESS WITH TIGHT FITTING, SELF CLOSING DOOR THAT IS BACKED WITH INSULATION.
- SELF-CLOSING 1-3/8" SOLID CORE (20 MINUTE) FIRE DOOR.
- INSTALL RECESSED DRYER VENT BOX BEHIND DRYER. DRYER VENT TO RUN INTO FOUNDATION TYP. U.N.O.
- PROVIDE 1/8" HARDBOARD WITH FSK PAPER OR EQUIVALENT MOISTURE RATED BOARD BEHIND ALL TUBS & SHOWERS AT EXTERIOR WALLS FOR FULL 6-SIDED INSULATION INSTALL.
- PROVIDE 5/8" TYPE X GWB ON HOUSE/GARAGE COMMON WALLS AS REQUIRED
- PROVIDE CONTINUOUS HANDRAIL ON AT LEAST ONE SIDE, FULL LENGTH OF STAIRS WITH RETURNS AT EACH END. TOP OF HANDRAIL SHALL BE NOT LESS THAN 34" & NOT MORE THAN 38" ABOVE NOSING OF STAIRS.
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GENERAL FRAMING NOTES:

- TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER I-JOISTS PER PLAN.
- FIRE-BLOCKING IS REQUIRED AT ALL PENETRATIONS AT THE WALLS & PLATES INCLUDING: PLUMBING, ELECTRICAL & MECHANICAL PENETRATIONS. FIRE-BLOCK AT MIN. 10 FEET O.C. HORIZONTALLY IN WALL CAVITIES.
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- USE 5/8" SHEETROCK OR 1/2" SAG-RESISTANT AT CEILING PER 2015 IRC SECTION R702.3.5 & TABLE.
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LEGEND:

- 2X6 WALL - FULL HEIGHT WALL PER PLAN - STUDS SPACED AT 24" O.C. PROVIDE R-R-23.5 BIBS INSULATION ON EXTERIOR WALLS. PROVIDE 1/2" DRYWALL OR 7/16" OSB AS REQUIRED.
- 2X4 WALL - FULL HEIGHT WALL PER PLAN - STUDS SPACED AT 16" O.C. PROVIDE 1/2" DRYWALL ON EACH SIDE AS REQUIRED.
- 2X6 HALF WALL - 42" TALL WALL WITH WOOD CAP. STUDS SPACED AT 16" O.C. WITH 1/2" DRYWALL ON EACH SIDE AS REQ.

DETAIL

A-02

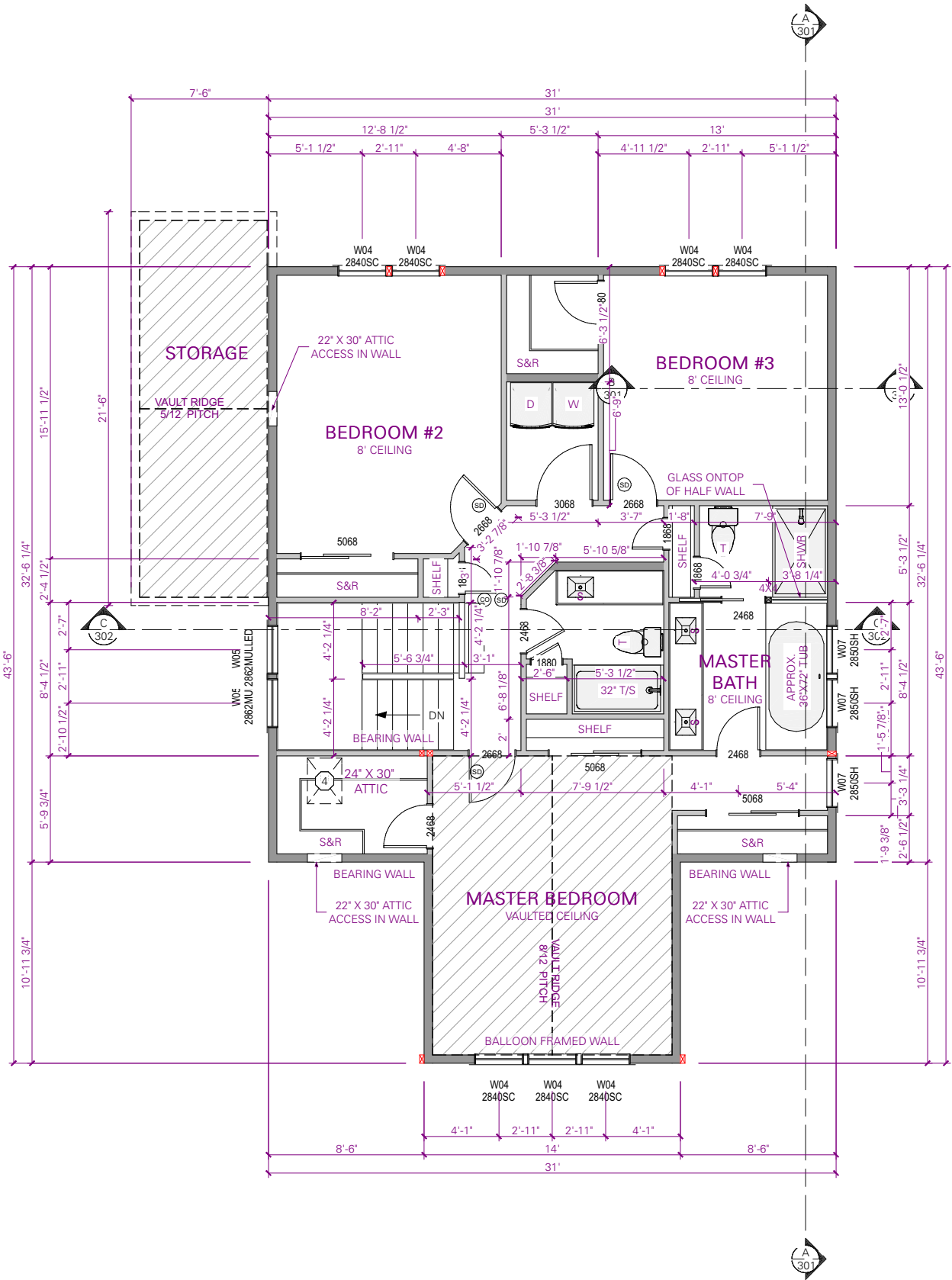
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A-07

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GENERAL FRAMING NOTES:

- TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER I-JOISTS PER PLAN.
- FIRE-BLOCKING IS REQUIRED AT ALL PENETRATIONS AT THE WALLS & PLATES INCLUDING: PLUMBING, ELECTRICAL & MECHANICAL PENETRATIONS. FIRE-BLOCK AT MIN. 10 FEET O.C. HORIZONTALLY IN WALL CAVITIES.
- U.N.O. NAIL ALL TOP PLATES TOGETHER WITH 10D NAILS AT 12" O.C. & AT SPLICES WITH 10D NAILS AT 6" O.C. LAP SPLICES A MIN. OF 48" TYPICAL. NAIL ALL BOTTOM PLATES TO FLOOR SHEATHING & MUDSILL WITH (2) 10D NAILS AT EACH STUD BAY. NAIL ALL OSB SHEATHING WITH 8D NAILS AT 6" O.C. ON EDGE & 12" O.C. IN THE FIELD U.N.O. EXTERIOR STUDS MUST BE SPACED AT 16" O.C.
- WHERE POSTS OCCUR PROVIDE SOLID VERTICAL GRAIN BLOCKING SOLID THRU FLOOR TO MATCHING SUPPORTS U.N.O.
- PROVIDE (2) BEARING (TRIMMER) STUDS BELOW EACH END OF ALL HEADERS, BEAMS & GIRDER TRUSSES 6'-0" IN LENGTH & OVER U.N.O.
- USE 5/8" SHEETROCK OR 1/2" SAG-RESISTANT AT CEILING PER 2015 IRC SECTION R702.3.5 & TABLE.
- SEE ENGINEERING ON S-201 FOR ALL SHEARWALL PLACEMENTS & REQUIREMENTS. SHEARWALL DETAILS MUST BE FOLLOWED EXACTLY. NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR CONCERNS.
- REVIEW APPROVED PLANS & DETAILS PRIOR TO STARTING FRAMING WORK. CHECK FOR SPECIFIC REQUIREMENTS ON NAILING, BLOCKING, SHEATHING & ANCHOR ATTACHMENTS.
- 6X6 OR 4X4 POST IN WALL. GANG STUDS MAY BE USED INSTEAD OF SOLID POST TYP. U.N.O.
- SUB-CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:
 - VERIFYING & MEETING ALL LOCAL & STATE CODE REQ.
 - REVIEWING APPROVED PLANS & COMPLYING WITH ALL APPROVED REQ. OF THE ENGINEER & THE BUILDING DEPT.
 - MEETING ALL SAFETY REQUIREMENTS & STANDARD SAFETY PRACTICES THAT ARE RECOMMENDED & OR REQ. BY STATE & LOCAL AUTHORITIES.
 - VERIFY ACCURACY OF ALL DIMENSIONS. DO NOT SCALE THE DRAWINGS! IF DISCREPANCIES OCCUR, PLEASE CONTACT THE DESIGNER.

FLOOR AREAS:

LOWER FLOOR AREA	=	567 SQ. FT.
MAIN FLOOR AREA	=	1613 SQ. FT.
UPPER FLOOR AREA	=	1079 SQ. FT.
TOTAL AREA	=	3259 SQ. FT.
2 CAR GARAGE	=	756 SQ. FT.
FRONT PORCH COVER	=	264 SQ. FT.
REAR PORCH COVER	=	210 SQ. FT.

LEGEND:

- 2X6 WALL - FULL HEIGHT WALL PER PLAN - STUDS SPACED AT 24" O.C. PROVIDE R-R-23.5 BIBS INSULATION ON EXTERIOR WALLS. PROVIDE 1/2" DRYWALL OR 7/16" OSB AS REQUIRED.
- 2X4 WALL - FULL HEIGHT WALL PER PLAN - STUDS SPACED AT 16" O.C. PROVIDE 1/2" DRYWALL ON EACH SIDE AS REQUIRED.
- 2X6 HALF WALL - 42" TALL WALL WITH WOOD CAP. STUDS SPACED AT 16" O.C. WITH 1/2" DRYWALL ON EACH SIDE AS REQ.

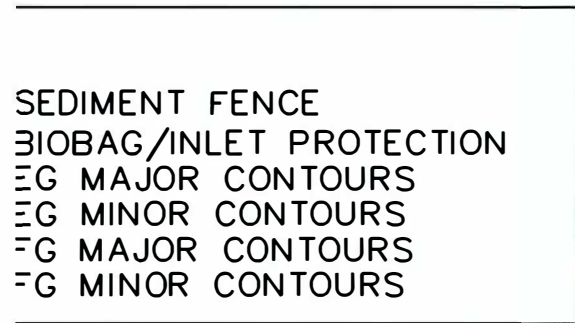
DETAIL

A-02

REVISION TABLE		NO.	DATE	REV. BY	DESC.
1	4-13-2020	A.V.			STRUCTURAL

PRINT DATE.

7/16/2021



GARAGE SCAB 192⁰⁰
MAIN FLOW 202⁰⁰



OREGON CITY

FILE NUMBER: _____

PROJECT MANAGER: _____

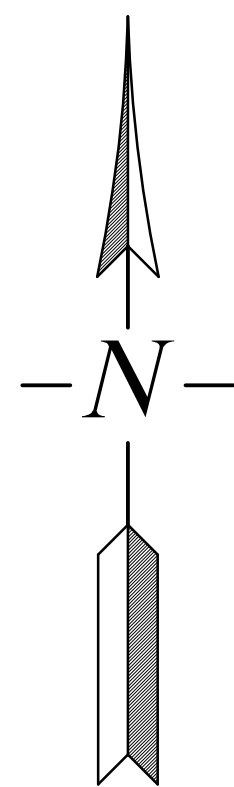
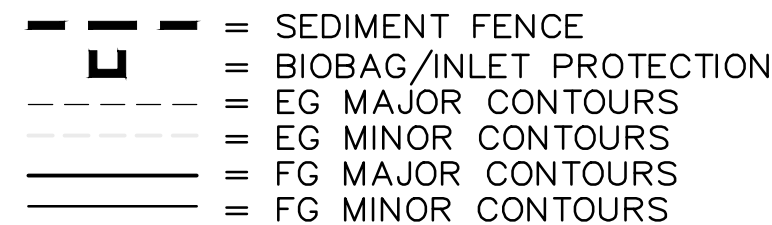
	
375 PORTLAND AVENUE GLADSTONE, OREGON 97027 (503) 657-0188	
PROJECT NO. SGL-17009	DATE: JAN. 2018
DESIGNED BY: JDM	DRAWN BY: JDM
SALE NOTED	REV:

OC PROJECT#: US17-01, NR17-08, BB-17-0725
RESIDENCE AT 4TH AND GANONG
ISELIN ARCHITECTS

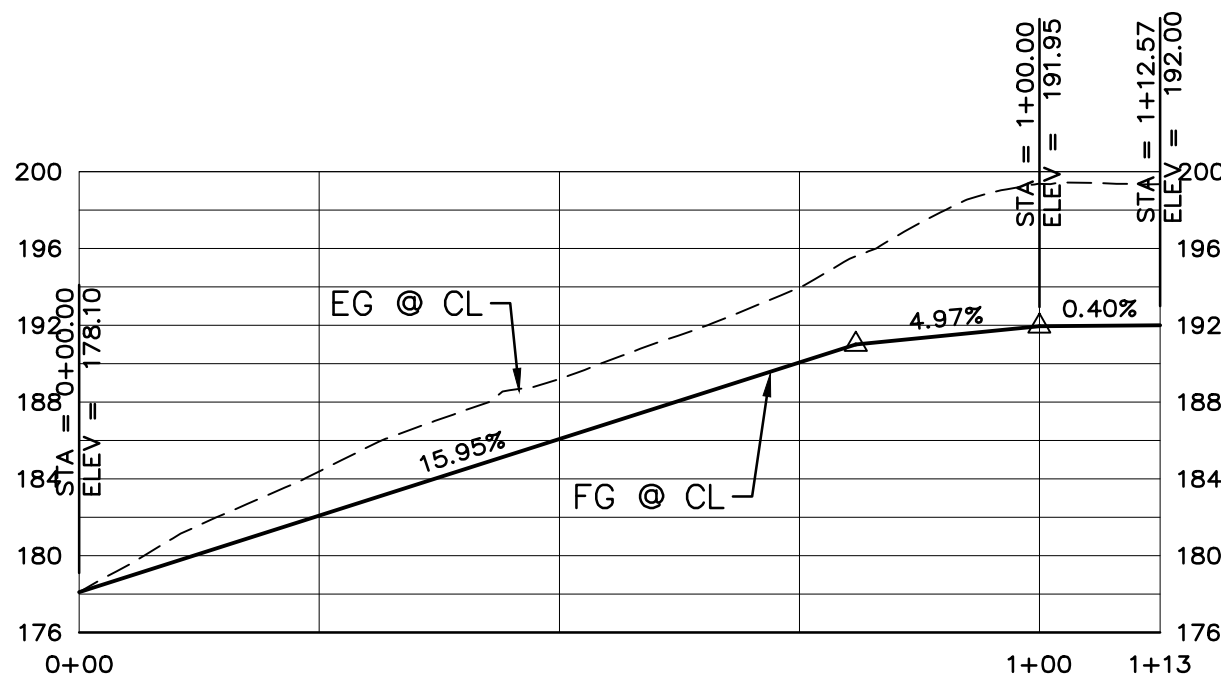
REVISIONS		
DESIGNED BY: JON	DESCRIPTION	
REVNO.	DATE	
1	4-3-18	REVISED PER CITY COMMENTS

3

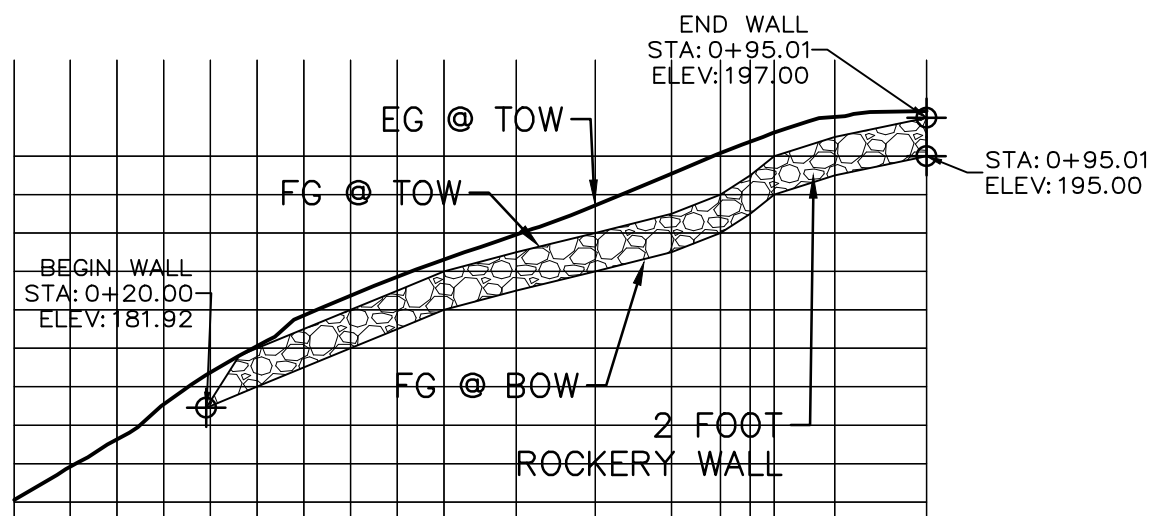
Page 15



164	56" FIR
170	Tree GROUP
171	24" MAPLE
172	12" MAPLE
173	8" MAPLE
176	10" MAPLE
177	36" FIR
181	40" FIR
182	47" FIR
186	18" MAPLE
194	28" FIR
195	20" FIR
216	40" FIR
217	22" MAPLE
218	18" MAPLE
219	13" MAPLE
220	8" MAPLE
221	12" MAPLE
222	17" MAPLE
224	14" MAPLE
226	8" MAPLE
227	10" MAPLE



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



(TO FACE OF WALL)

A. No permit for any grading or construction of public or private improvements may be released prior to verification by the community development director that regulated trees designated for protection or conservation have been protected according to the following standards. No trees designated for removal shall be removed without prior written approval from the community development director.

B. Tree protection shall be as recommended by a qualified arborist or, as a minimum, to include the following protective measures:

1. Except as otherwise determined by the community development director, all required tree protection measures set forth in this section shall be instituted prior to any development activities, including, but not limited to clearing, grading, excavation or demolition work, and such measures shall be removed only after completion of all construction activity, including necessary landscaping and irrigation installation, and any required plat, tract, conservation easement or restrictive covenant has been recorded.
2. Approved construction fencing, a minimum of four feet tall with steel posts placed no farther than ten feet apart, shall be installed at the edge of the tree protection zone or dipline, whichever is greater. An alternative may be used with the approval of the community development director.
3. Approved signs shall be attached to the fencing stating that inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the community development director.
4. No construction activity shall occur within the tree protection zone, including, but not limited to; dumping or storage of materials such as building supplies, soil, waste items; nor passage or parking of vehicles or equipment.
5. The tree protection zone shall remain free of chemically injurious materials and liquids such as paints, thinners, cleaning solutions, petroleum products, and concrete or dry wall excess, construction debris, or run-off.
6. No excavation, trenching, grading, root pruning or other activity shall occur within the tree protection zone unless directed by an arborist present on site and approved by the community development director.
7. No machinery repair or cleaning shall be preformed within ten feet of the dipline of any trees identified for protection.
8. Digging a trench for placement of public or private utilities or other structure within the critical root zone of a tree to be protected is prohibited. Boring under or through the tree protection zone may be permitted if approved by the community development director and pursuant to the approved written recommendations and on-site guidance and supervision of a certified arborist.
9. The city may require that a certified arborist be present during any construction or grading activities that may affect the dipline of trees to be protected.
10. The community development director may impose conditions to avoid disturbance to tree roots from grading activities and to protect trees and other significant vegetation identified for retention from harm. Such conditions may include, if necessary, the advisory expertise of a qualified consulting arborist or horticulturist both during and after site preparation, and a special maintenance/management program to provide protection to the resource as recommended by the arborist or horticulturist.

C. Changes in soil hydrology due to soil compaction and site drainage within tree protection areas shall be avoided. Drainage and grading plans shall include provision to ensure that drainage of the site does not conflict with the standards of this section. Excessive site run-off shall be directed to appropriate storm drainage facilities and away from trees designated for conservation or protection.

1. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum 8 inch overlap, and both ends securely fastened to the post.
2. The filter fabric fence shall be installed to follow the contours, where feasible. Then fence posts shall be spaced a maximum of six feet apart and driven securely into the ground a minimum of 18 inches.
3. A trench shall be excavated, roughly 6 inches wide by 6 inches deep, upslope and adjacent to the wood post to allow the filter fabric to be buried. Bury the bottom of the fabric 6" vertically below finished grade. All areas of filter fabric trench shall be compacted.
4. The filter fabric shall be installed with stitched loops over fence posts. The fence post shall be constructed of 2" x 2" fir, pine, or steel. The fence post must be a minimum of 48" long. The filter fabric shall not be stapled or attached to existing trees.
5. Sediment fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.
6. Sediment fences shall be inspected by applicant/contractor immediately after each rainfall, and at least daily during prolonged rainfall. Any required repairs shall be made immediately.

Date of Approval:

100098.03







LAND USE APPLICATION TRANSMITTAL – RESPONSE FORM

Date: 8-5-21

HR 21-00018

Land Use Application File Number: _____

NAME: Josh Wheeler, Assistant City Engineer

AGENCY: Oregon City Public Works

EMAIL ADDRESS: jwheeler@orccity.org

The land use application material is referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return a copy of this form to facilitate the processing of this application and to ensure prompt consideration of your recommendations.

Please check the appropriate spaces below.

☐	The proposal does not conflict with our interests.
☐	The proposal conflicts with our interests for the reasons attached. (Please attach additional information)
☒	The proposal would not conflict our interests if the changes noted below or attached are addressed.

Please add any specific comments below or attach a separate document with more information.

New structure will be required to have a water and sanitary sewer service per City Standards with appropriate permit.

Property may be required right of way dedication or road improvements per OCMC 16.12.11 or may require a modification to meet the standard.

Property will be required to obtain a right of way permit for any proposed driveway.

Property is required to meet Geologic Hazards Code OCMC 17.44 with respect to density : maximum 1 dwelling unit allowed and with respect to disturbance : 4,000 sf maximum or 50% of the size of the lot, whichever is smaller. It shall meet all portions of the OCMC 17.44 which relates to numerous other items such as cuts and fills and retaining wall height

CONTACT THE PLANNING DIVISION IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION



LAND USE APPLICATION TRANSMITTAL – RESPONSE FORM

Date: 8.9.21

Land Use Application File Number: Hr-21-00018

NAME: Mike Roberts

AGENCY: City of Oregon City -- Building Division

EMAIL ADDRESS: mroberts@orccity.org

The land use application material is referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return a copy of this form to facilitate the processing of this application and to ensure prompt consideration of your recommendations.

Please check the appropriate spaces below.

☒

The proposal does not conflict with our interests.

☐ The proposal conflicts with our interests for the reasons attached. (Please attach additional information)

☐ The proposal would not conflict our interests if the changes noted below or attached are addressed.

Please add any specific comments below or attach a separate document with more information.

CONTACT THE PLANNING DIVISION IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION

GENERAL CONSTRUCTION NOTES:

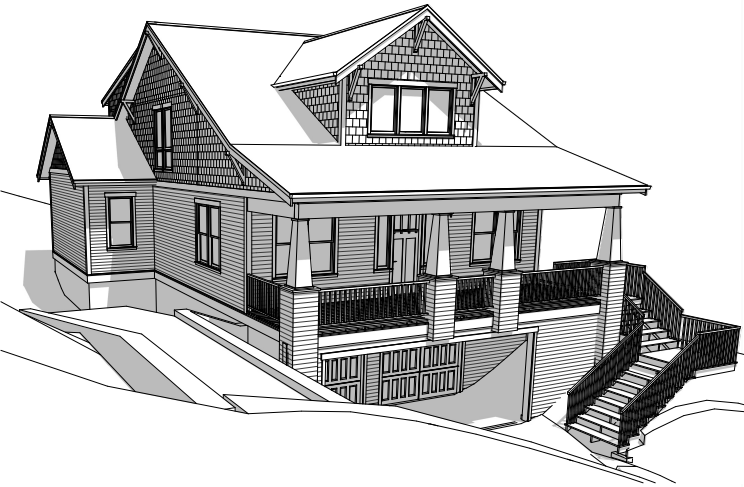
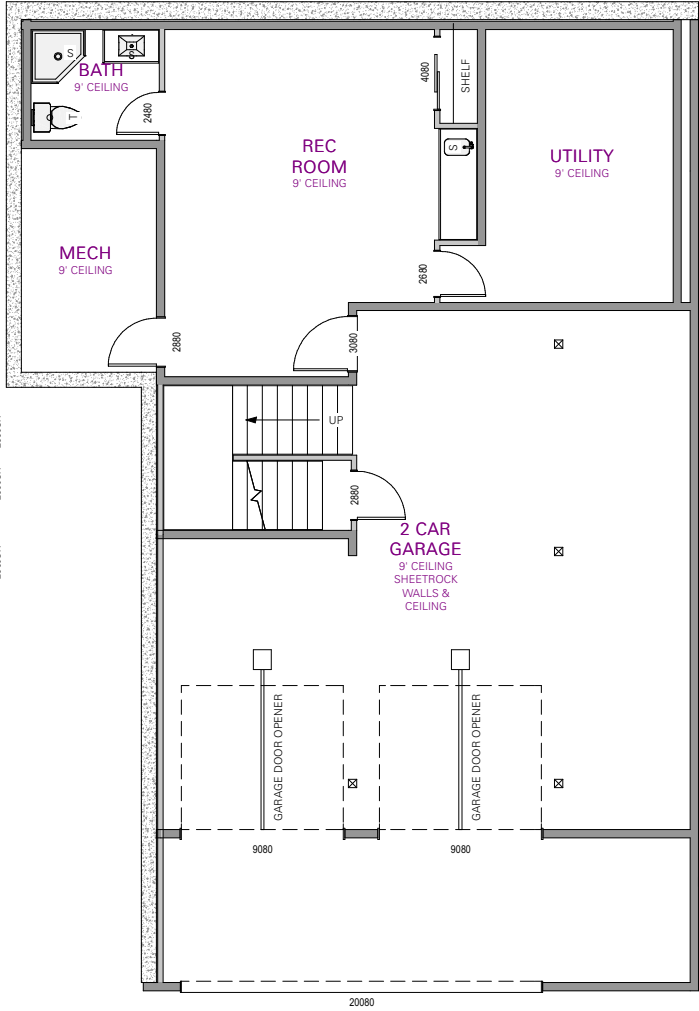
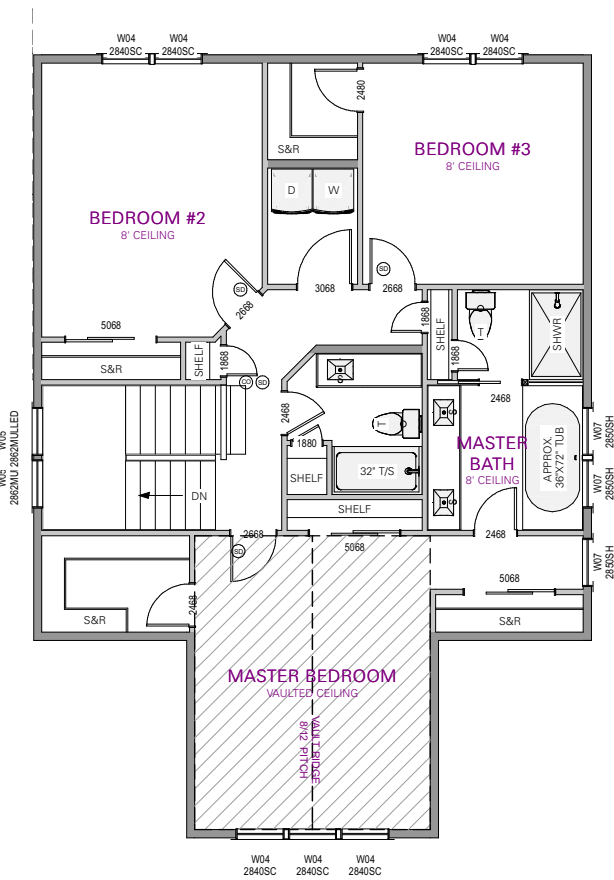
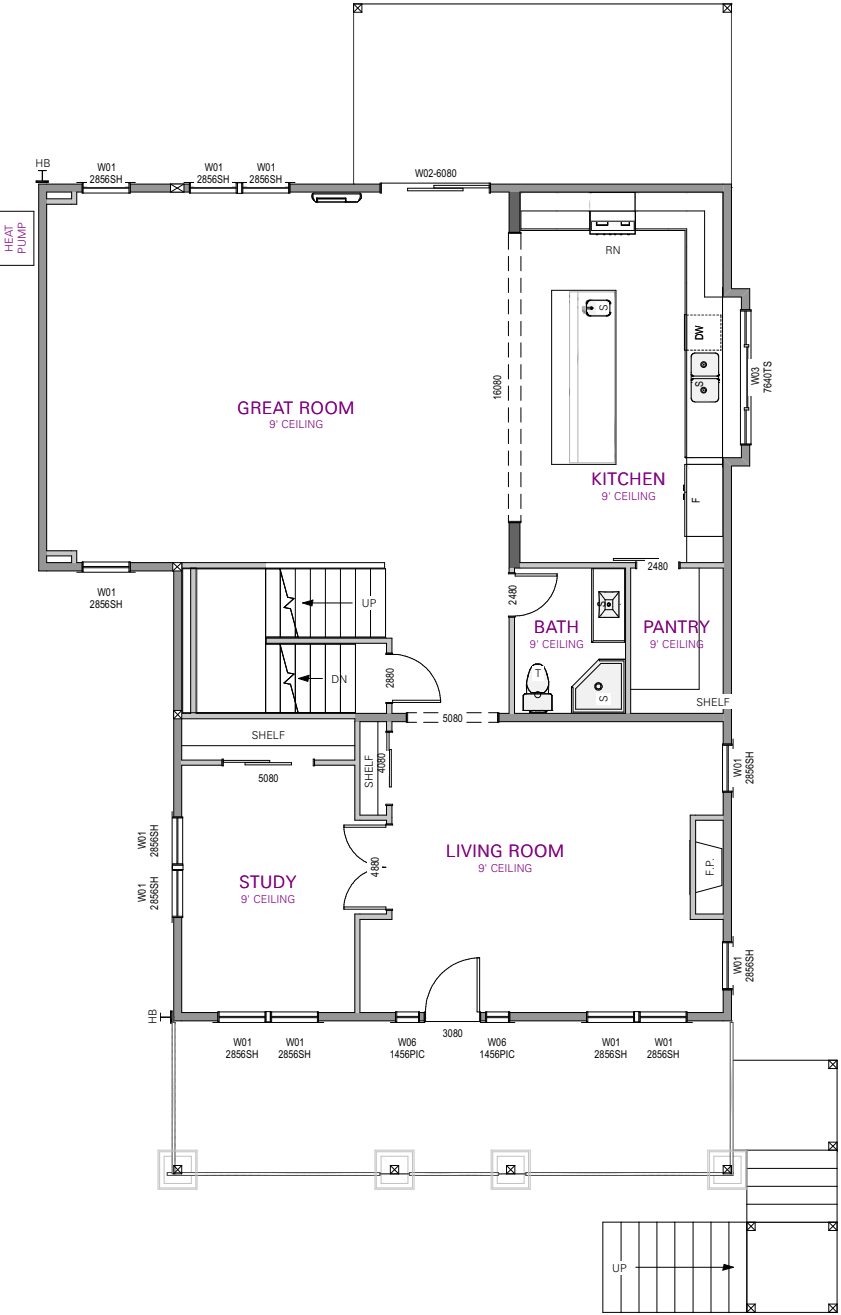
1 - SUB-CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:
VERIFYING & MEETING ALL LOCAL & STATE CODE REQUIREMENTS, REVIEWING APPROVED PLANS & COMPLYING WITH ALL APPROVED REQUIREMENTS OF THE ENGINEER & THE BUILDING DEPARTMENT, MEETING ALL SAFETY REQUIREMENTS & STANDARD SAFETY PRACTICES THAT ARE RECOMMENDED & OR REQUIRED BY STATE & LOCAL AUTHORITIES, & VERIFYING ACCURACY OF ALL DIMENSIONS.
DO NOT SCALE THE DRAWINGS! IF DISCREPANCIES OCCUR, PLEASE CONTACT THE DESIGNER.
2 - NO CHANGES ARE TO BE MADE TO THE PLAN WITHOUT THE CONSENT OF THE DESIGNER, ENGINEER & BUILDING DEPARTMENT.
3 - FIRE-BLOCKING IS REQUIRED AT ALL PENETRATIONS AT THE WALLS AND PLATES INCLUDING: PLUMBING, ELECTRICAL & MECHANICAL PENETRATIONS. FIRE-BLOCK AT MIN. 10 FEET O.C. HORIZONTALLY IN WALL CAVITIES.
4 - WATER HEATER IS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, 2015 IRC REQUIREMENTS & THE STATE ADOPTED PLUMBING CODE.
TANK MUST BE STRAPPED AT THE UPPER & LOWER THIRD OF THE TANK. AT THE LOWER STRAP, STRAP IS TO BE 4" MIN. ABOVE THE CONTROLS PER 2015 IRC CHAPTER 13 SECTION M1307.2. WHEN INSTALLED IN A GARAGE, ALL APPLIANCES MUST HAVE THE SOURCE OF IGNITION A MIN. OF 18" ABOVE THE SLAB. MECHANICAL/PLUMBING EQUIPMENT IS TO BE PROTECTED FROM IMPACT OF A VEHICLE.
5 - USE 5/8" SHEETROCK OR 1/2" SAG-RESISTANT AT THE CEILING PER 2015 IRC SECTION R702.3.5.
6 - FLASHING IS REQUIRED AT ALL EXTERIOR TRIM EXTRUSIONS, WINDOW SILLS, JAMBS & OTHER AREAS THAT WATER MAY INTRUDE PER THE 2015 IRC. INSTALL WINDOWS PER MFR INSTRUCTIONS.
7 - ALL BEDROOMS ARE TO HAVE AN EGRESS WINDOW WITH A MIN. 20X24 OPENING NOT LESS THAN 5.7 SQUARE FEET.
2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
2015 UNIFORM PLUMBING CODE (UPC)
2017 OREGON RESIDENTIAL SPECIALTY CODE (ORSC)

VENTILATION SYSTEM NOTES:

EXHAUST FANS IN BATHS SHALL BE AS INDICATED ON PLANS WITH 30 CFM CONTINUOUS. TOTAL OF CONTINUOUS CFM RATINGS FOR ALL EXHAUST FANS IN HOUSE SHALL BE IN ACCORDANCE WITH SECTION M1507 OF THE 2015 IRC. SEE TABLE M1507.3.3(1) FOR REQUIRED AMOUNT OF CFM AIRFLOW.

GENERAL STRUCTURAL NOTES:

WIND & SEISMIC HORIZONTAL FORCES IMPOSED ON THIS STRUCTURE ARE RESISTED BY A SYSTEM OF ENGINEERED MEMBERS & FASTENERS DESIGNED TO RESIST THE BASE LOADS SET FORTH BY THE DESIGN CRITERIA. THE HORIZONTAL STRUCTURAL SYSTEM IS ENGINEERED TO TRANSFER THESE LOADS TO A PRESCRIPTIVE FOUNDATION BASED ON THE 2015 IRC. THE PRESCRIPTIVE DESIGN & CONSTRUCTION OF THE VERTICAL FRAMING MEMBERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONVENTIONAL LIGHT FRAME CONSTRUCTION METHODS OF THE 2015 IRC.



3D ISOMETRIC DRAWINGS ARE FOR ILLUSTRATION ONLY! PLANS, DETAILS & ENGINEERING TAKE PRECEDENCE OVER ANY 3D DRAWING WITHIN THIS PLAN.

THE DRAFTING DEPARTMENT HAS NOT UNDERGONE A DESIGN REVIEW FOR THE FUNCTIONALITY OR AESTHETICS OF THIS MODIFIED PLAN. THE CHANGES MADE TO THIS PLAN ARE AT THE DISCRETION OF THE CLIENT & SALES CONSULTANT.

THESE PLANS HAVE BEEN REVIEWED AND APPROVED BY:

TIM AHAUS

SALES ASSOCIATE

DEFINITIONS:

AB: ANCHOR BOLT
APA: THE ENGINEERED WOOD ASSOCIATION (FORMERLY AMERICAN PLYWOOD ASSOCIATION)
BLKG: BLOCKING
BRG: BEARING
BU: BUILT UP
CANT: CANTILEVERED
CONC: CONCRETE
CONT: CONTINUOUS
DBL: DOUBLE
DW: DISHWASHER
DF: DOUGLAS FIR
F: FRIDGE
FDN: FOUNDATION
FRN: FURNACE
FTG: FOOTING
GLB: GLUE LAMINATED BEAM (ALSO GLM)
GWB: GYPSUM WALL BOARD
HF: HEMLOCK FIR
HP: HEAT PUMP
LVL: LAMINATED VENEER LUMBER (ENGINEERED WOOD PRODUCT)
MAX: MAXIMUM
MFR: MANUFACTURER
MIN: MINIMUM
O.C.: ON CENTER (SPACING)
OHD: OVERHEAD DOOR
OSB: ORIENTED STRAND BOARD (SHEATHING)
PTK: PRESSURE TANK
PT: PRESSURE TREATED
PL: POINT LOAD
REQ: REQUIRED
RN: RANGE
S&R: SHELF AND ROD
T&G: TONGUE AND GROOVE
TOW: TOP OF WALL
TYP: TYPICAL
UL: UNDERWRITER LABORATORIES
UNO: UNLESS NOTED OTHERWISE
WH: WATER HEATER
WS: WATER SOFTENER

SHEET INDEX	
LABEL	TITLE
G-000	COVER SHEET
G-001	PERSPECTIVES
S-101	FOUNDATION PLAN
S-102	FLOOR FRAMING PLANS
S-201	LOWER FLOOR BRACED LATERAL PLAN
S-202	MAIN FLOOR BRACED LATERAL PLAN
S-203	UPPER FLOOR BRACED LATERAL PLAN
A-101	LOWER FLOOR PLAN
A-102	MAIN FLOOR PLAN
A-103	UPPER FLOOR PLAN
A-106	ROOF PLAN
A-201	ELEVATIONS
A-301	CROSS SECTIONS
A-302	CROSS SECTIONS
A-303	ENGINEERED WALL SECTIONS
E-101	LOWER & MAIN FLOOR ELECTRICAL PLAN
E-102	UPPER FLOOR ELECTRICAL PLAN

CAD TECHNICIAN:

T. RIELAND
2002 CATON WAY SW
OLYMPIA, WA 98502
360.915.9142 EXT. 123

CONTACT INFORMATION:

CUSTOMER:

TIM AHAUS
306 4TH AVE
OREGON CITY, OR 97045
503.479.7977
PARCEL # - 32E068B

SALES OFFICE:

LEXAR HOMES - PORTLAND OFFICE
221 MOLALLA AVE SUITE 100
OREGON CITY, OR 97045
PHONE: 503.479.7977

DESIGN CRITERIA:

ROOF SNOW LOAD: 25 PSF
WIND SPEED (ASD): 90 MPH
WIND SPEED (ULT): 115 MPH
EXPOSURE: C
SEISMIC ZONE: D
FROST DEPTH: 12"
PLAN SIZE: FULL SIZE
STAMP TYPE: DIGITAL
SS: 0.819
S1: 0.369
SOIL BEARING: 2000 PSF

FLOOR AREAS:

LOWER FLOOR AREA = 567 SQ. FT.
MAIN FLOOR AREA = 1613 SQ. FT.
UPPER FLOOR AREA = 1079 SQ. FT.
TOTAL AREA = 3259 SQ. FT.
2 CAR GARAGE = 756 SQ. FT.
FRONT PORCH COVER = 264 SQ. FT.
REAR PORCH COVER = 210 SQ. FT.



2002 CATON WAY SW
OLYMPIA, WA 98502
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100101

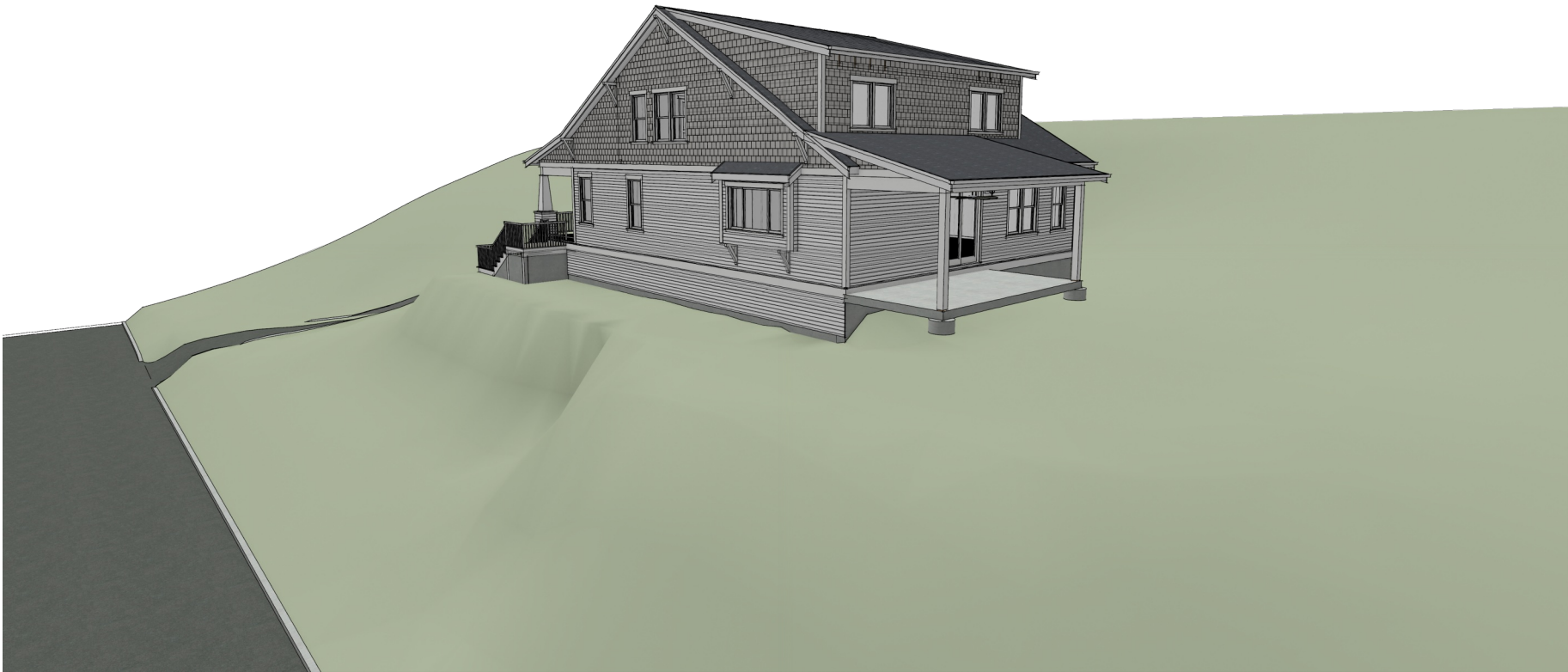
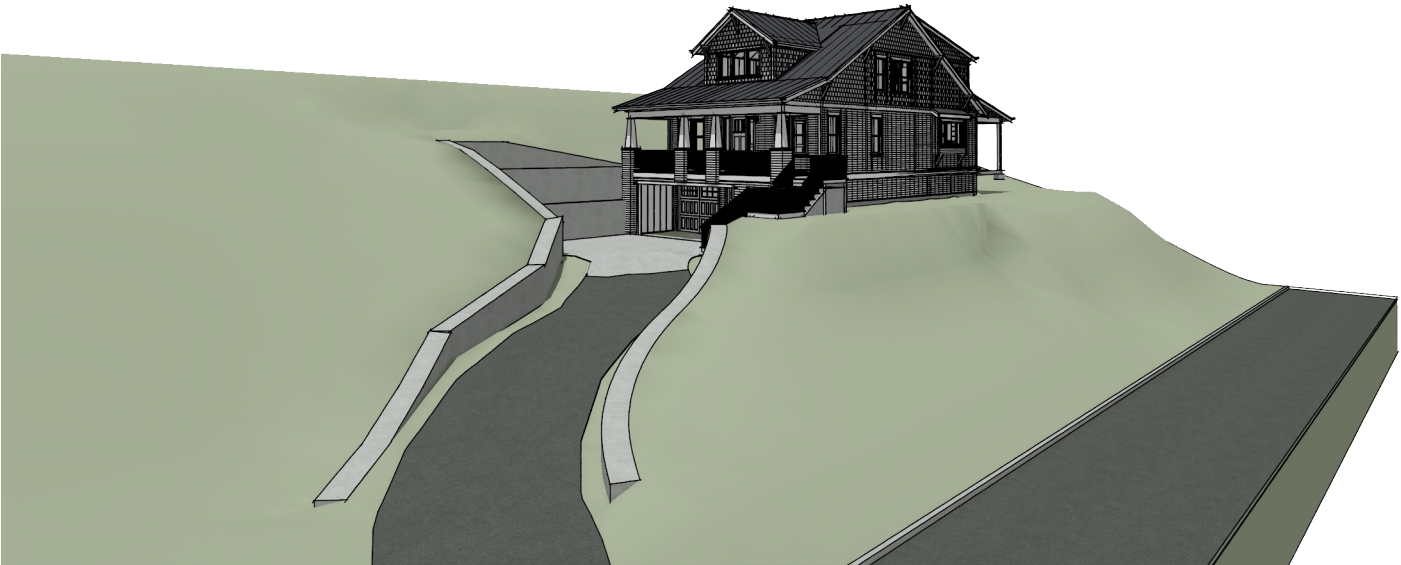
LOCATION:
306 4TH AVE
OREGON CITY, OR 97045
PARCEL ID.
32E068B

CLIENT INFO.
TIM AHAUS
BASE PLAN ID.
CUSTOM

REVISION TABLE			
NO.	DATE	REV. BY	DESC.
1	4-13-2020	A.V.	STRUCTURAL

PRINT DATE.

8/16/2021



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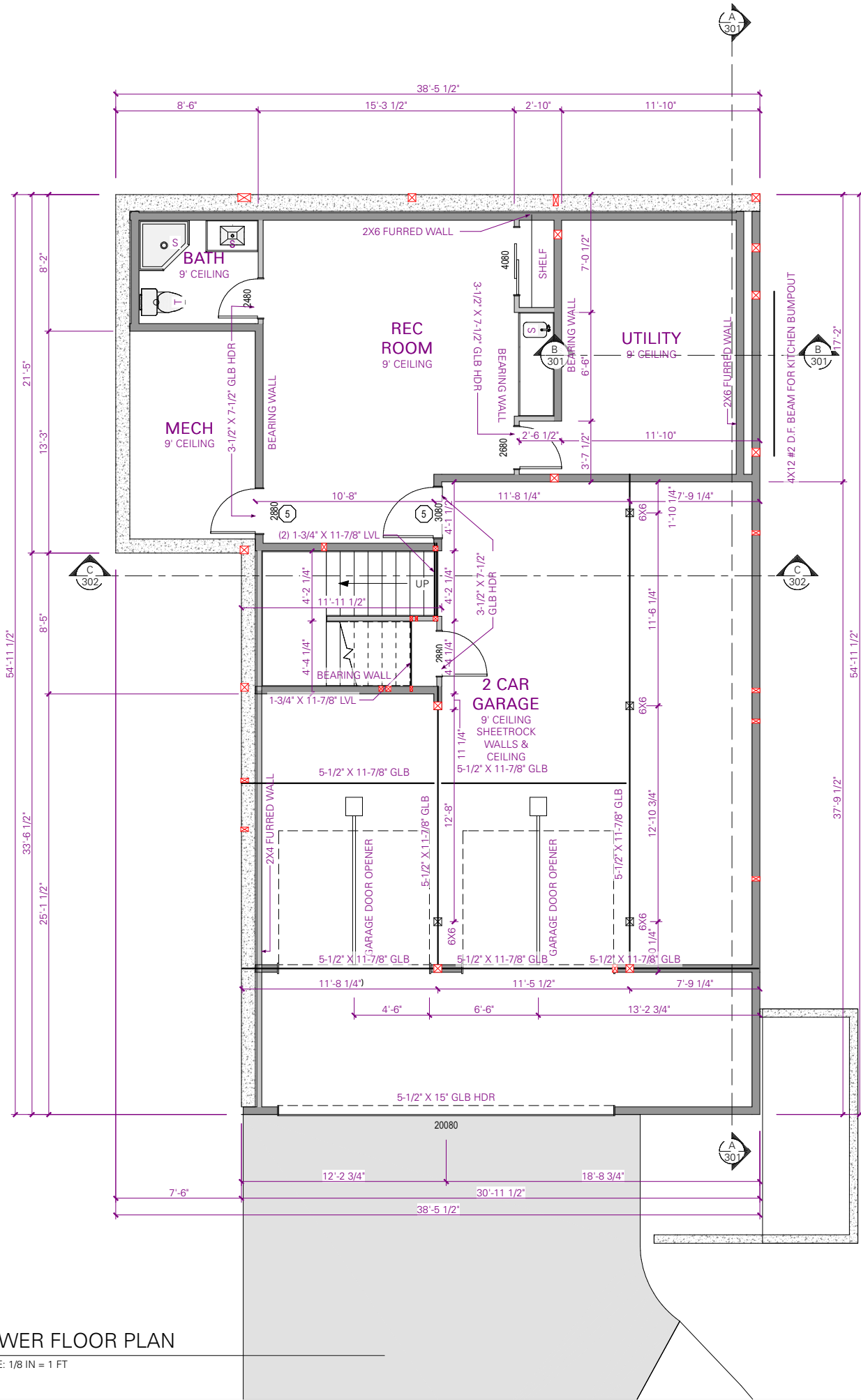
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01 LOWER FLOOR PLAN

SCALE: 1/8 IN = 1 FT



FLOOR PLAN NOTES:

- 1 ALL HEADERS ON EXTERIOR WALLS TO BE INSULATED With 2" R-10 RIGID FOAM OR EQ. WHERE ABLE. USE 3-1/2" OR 3-1/8" WIDE HEADERS WHENEVER POSSIBLE TO ACCOMPLISH THIS.
- 2 PROVIDE LANDING (BY OTHERS) AT MIN. 36" DEPTH BY FULL WIDTH OF DOOR. LANDINGS OVER 36" ABOVE GRADE REQUIRE GUARD PER %CODE YEAR% IRC.
- 3 PROVIDE 18" X 24" OPENING FOR CRAWL SPACE ACCESS. PLACE OPENING BETWEEN FLOOR JOISTS. ACCESS TO UNDER FLOOR SPACE PER 2015 IRC R408.4
- 4 PROVIDE A MIN. 22" X 30" ROUGH OPENING FOR ATTIC ACCESS WITH TIGHT FITTING, SELF CLOSING DOOR THAT IS BACKED WITH INSULATION.
- 5 SELF-CLOSING 1-3/8" SOLID CORE (20 MINUTE) FIRE DOOR.
- 6 INSTALL RECESSED DRYER VENT BOX BEHIND DRYER. DRYER VENT TO RUN INTO FOUNDATION TYP. U.N.O.
- 7 PROVIDE 1/8" HARDBOARD WITH FSK PAPER OR EQUIVALENT MOISTURE RATED BOARD BEHIND ALL TUBS & SHOWERS AT EXTERIOR WALLS FOR FULL 6-SIDED INSULATION INSTALL.
- 8 PROVIDE 5/8" TYPE X GWB ON HOUSE/GARAGE COMMON WALLS AS REQUIRED
- 9 PROVIDE CONTINUOUS HANDRAIL ON AT LEAST ONE SIDE, FULL LENGTH OF STAIRS WITH RETURNS AT EACH END. TOP OF HANDRAIL SHALL BE NOT LESS THAN 34" & NOT MORE THAN 38" ABOVE NOSING OF STAIRS.
- 10 THE ENCLOSED USABLE SPACE UNDER STAIRS TO BE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION AT WALLS & CEILING APPLIED AT THE STAIR UNDERSIDE. FIRE BLOCK BETWEEN STRINGERS & ALONG RUN BETWEEN STUDS.

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- A TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER I-JOISTS PER PLAN.
- B FIRE-BLOCKING IS REQUIRED AT ALL PENETRATIONS AT THE WALLS & PLATES INCLUDING: PLUMBING, ELECTRICAL & MECHANICAL PENETRATIONS. FIRE-BLOCK AT MIN. 10 FEET O.C. HORIZONTALLY IN WALL CAVITIES.
- C U.N.O. NAIL ALL TOP PLATES TOGETHER WITH 10D NAILS AT 12" O.C. & AT SPLICES WITH 10D NAILS AT 6" O.C. LAP SPLICES A MIN. OF 48" TYPICAL. NAIL ALL BOTTOM PLATES TO FLOOR SHEATHING & MUDSILL WITH (2) 10D NAILS AT EACH STUD BAY. NAIL ALL OSB SHEATHING WITH 8D NAILS AT 6" O.C. ON EDGE & 12" O.C. IN THE FIELD U.N.O. EXTERIOR STUDS MUST BE SPACED AT 16" O.C.
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FRONT PORCH COVER	=	264 SQ. FT.
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LEGEND:

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DETAIL

A-02

A-07

A-07

Item #3.

LEXAR HOMES

2002 CATON WAY SW
OLYMPIA, WA 98502
PH (360) 915-9142 EXT. 123
DRAFTING@LEXARHOMES.COM
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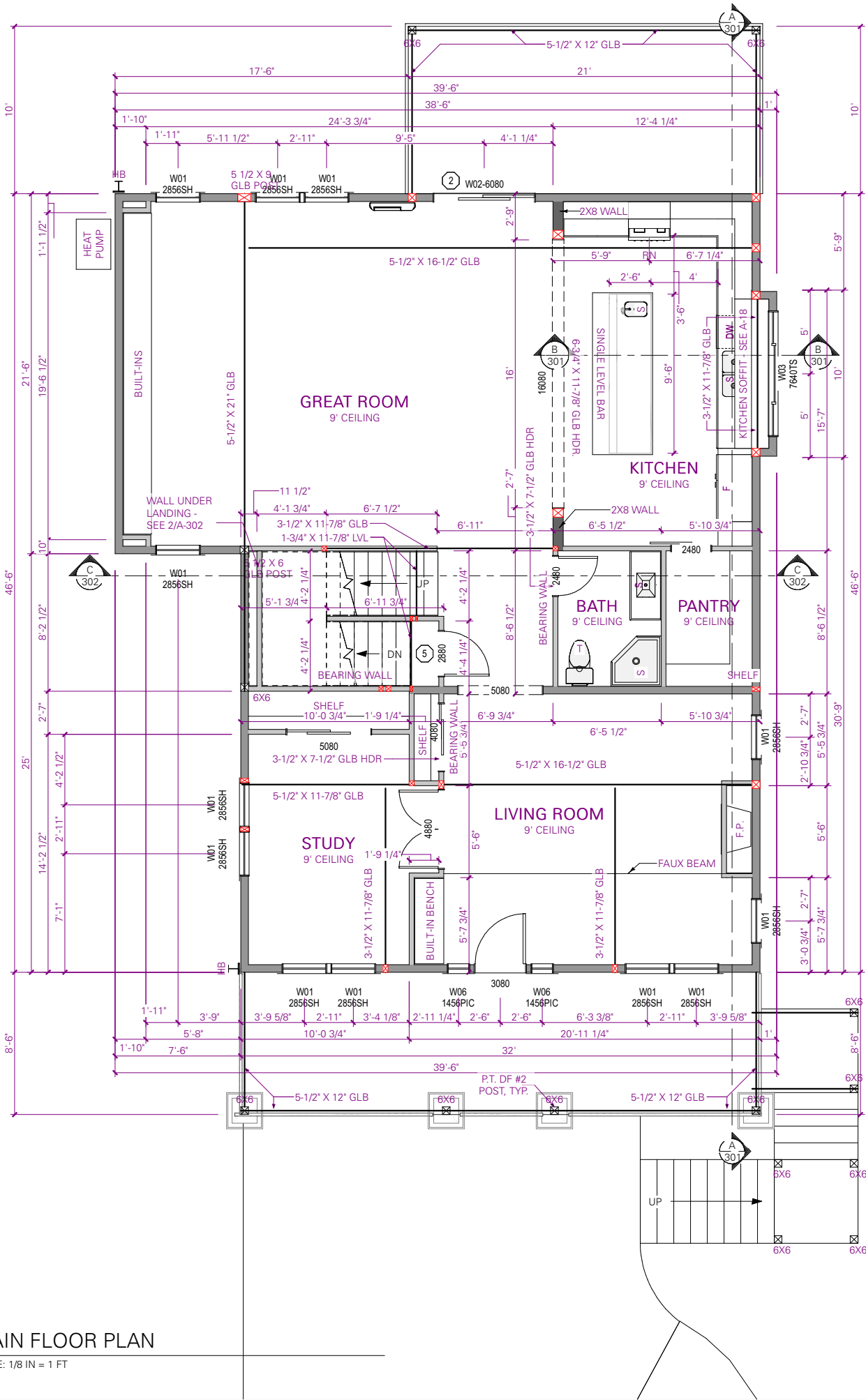
LOCATION:
308 4TH AVE
OREGON CITY, OR 97045
PARCEL ID:
32E068B

CLIENT INFO:
TIM AHJAS
BASE PLAN ID:
CUSTOM

REVISION TABLE
NO. DATE REV. BY DESC.
1 4-13-2020 A.V. STRUCTURAL

PRINT DATE:
8/16/2021

Page 164



WINDOW SCHEDULE							
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W01	2856SH				12	14.67	0.24
W02	8060 SGD	YES	YES		1	48.0	0.24
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W04	2840SC				7	10.67	0.24
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W06	1456PIC				2	7.33	0.24
W07	2850SH		YES	OBS	3	13.33	0.24
TOTALS:						416.26	

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REC ROOM	0	
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KITCHEN	230	
GREAT ROOM	578	
REC ROOM	4	
MASTER BEDROOM	212	
CLOSET	43	
MASTER BEDROOM	24	
BATH	49	
REC ROOM	1	
BEDROOM #2	180	
BEDROOM #3	149	
BATH	6	
CLOSET	15	
MASTER BEDROOM	12	
CLOSET	4	
MASTER BATH	69	
MASTER BATH	34	
UTILITY	31	
MECH	93	
REC ROOM	281	
UTILITY	164	
UTILITY	10	
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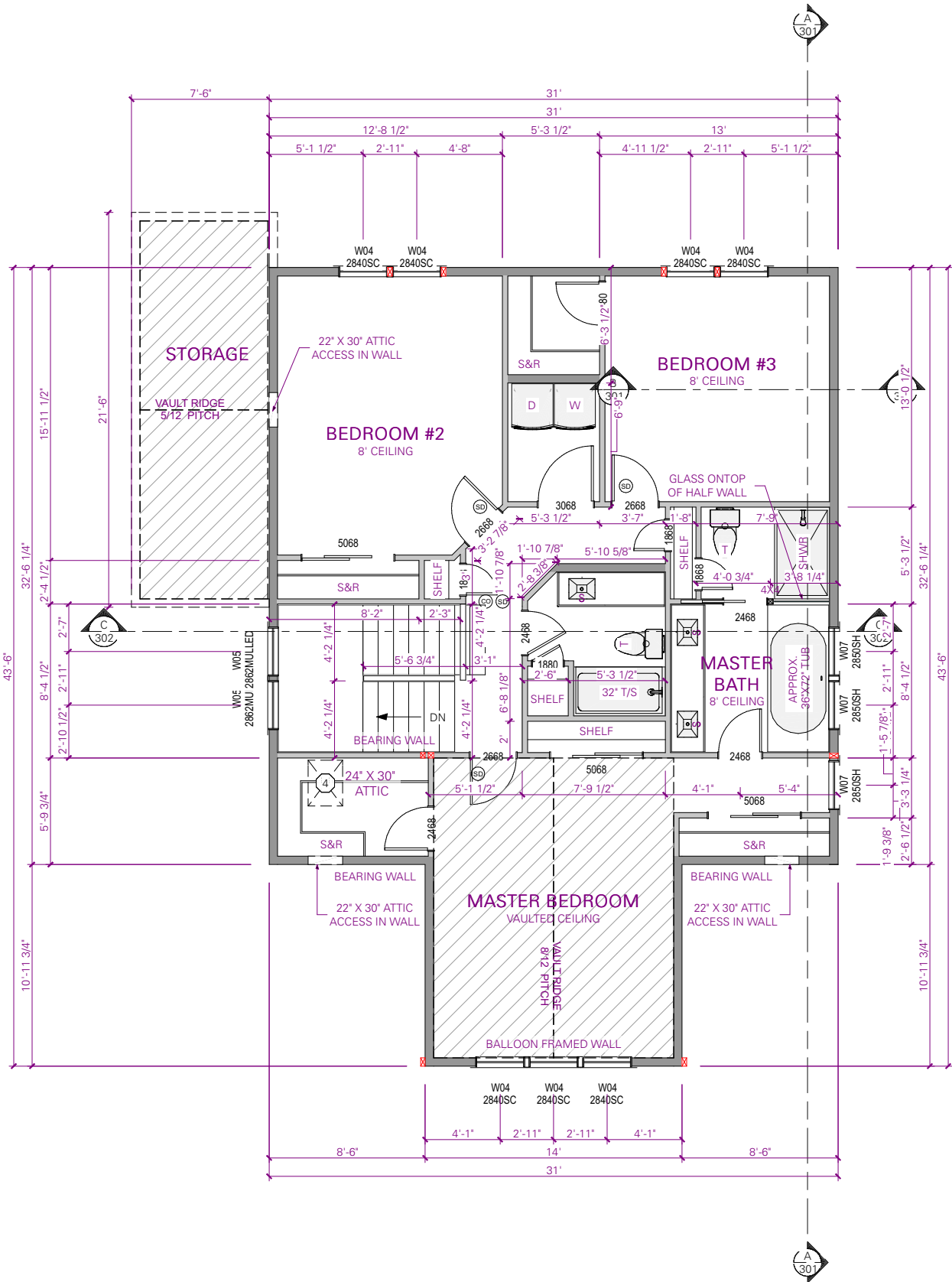
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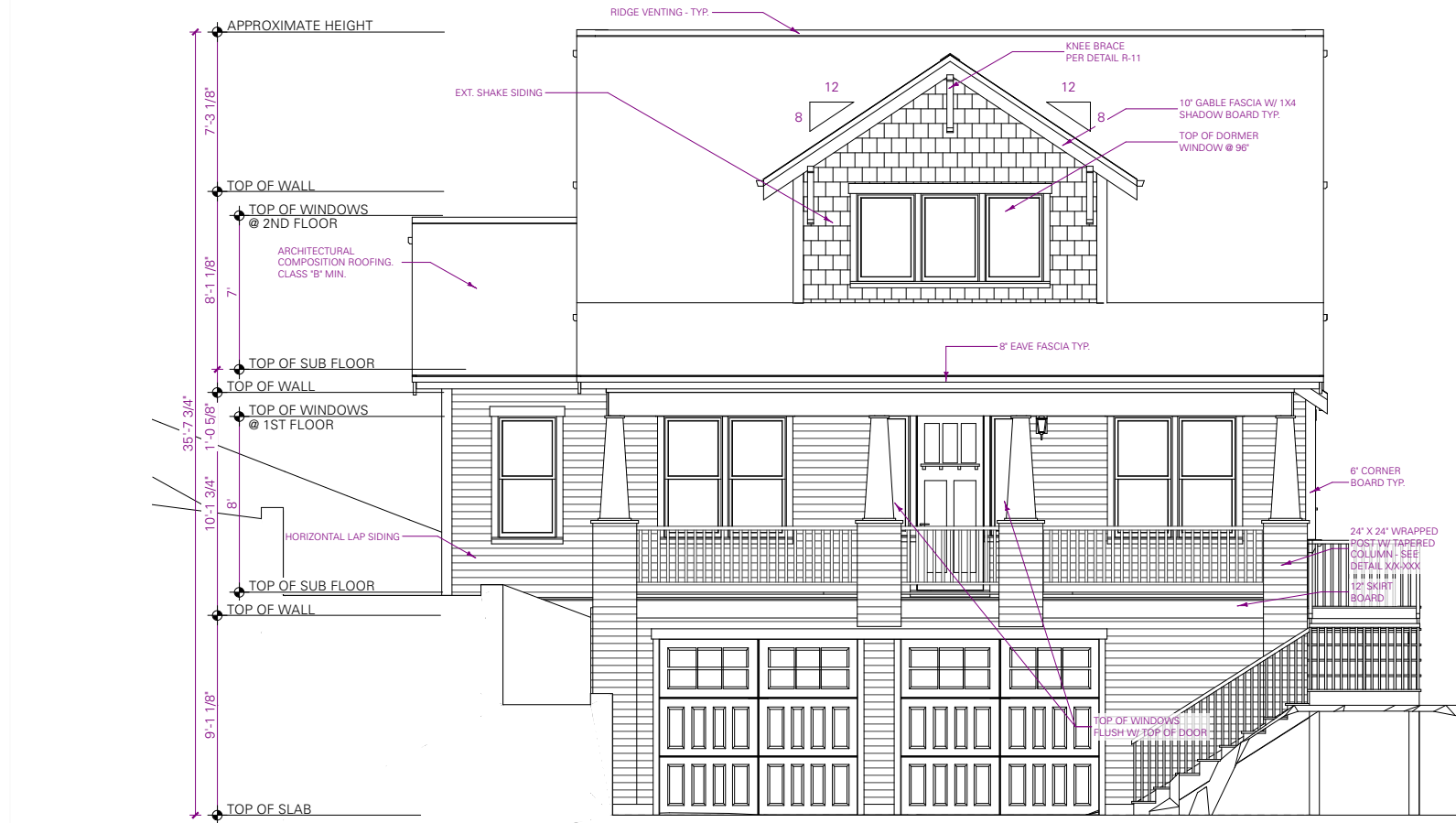
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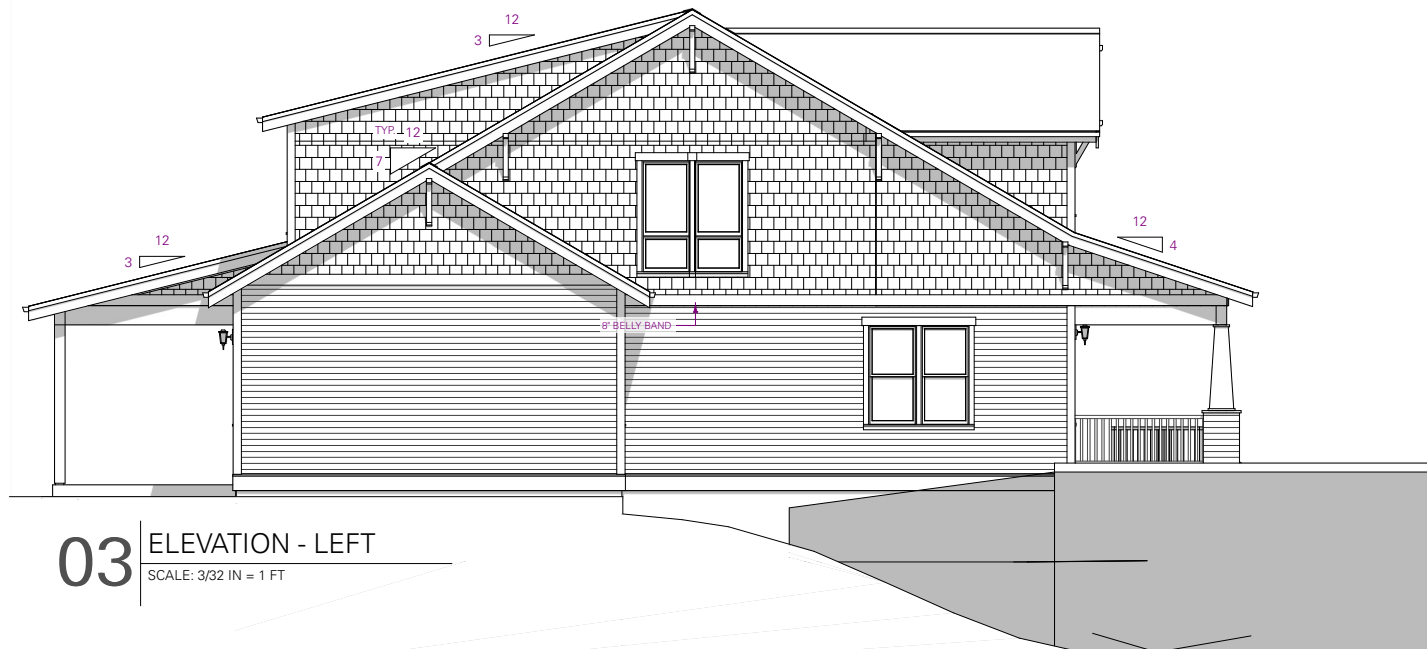
DETAIL

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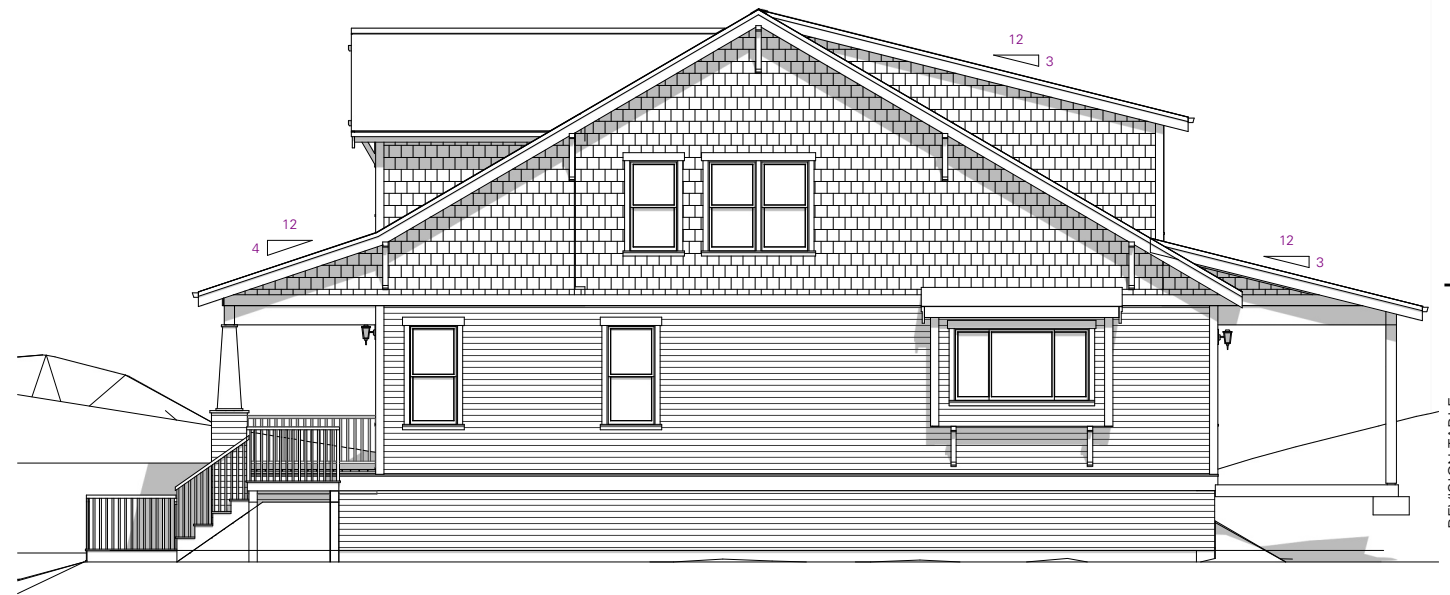
01 ELEVATION - FRONT
SCALE: 1/8 IN = 1 FT



03 ELEVATION - LEFT
SCALE: 3/32 IN = 1 FT



02 ELEVATION - BACK
SCALE: 1/8 IN = 1 FT



04 ELEVATION - RIGHT
SCALE: 3/32 IN = 1 FT

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A.V. STRUCTURAL	



**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 4th 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.

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 4th 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 4th Ave., at the intersection of 4th 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.

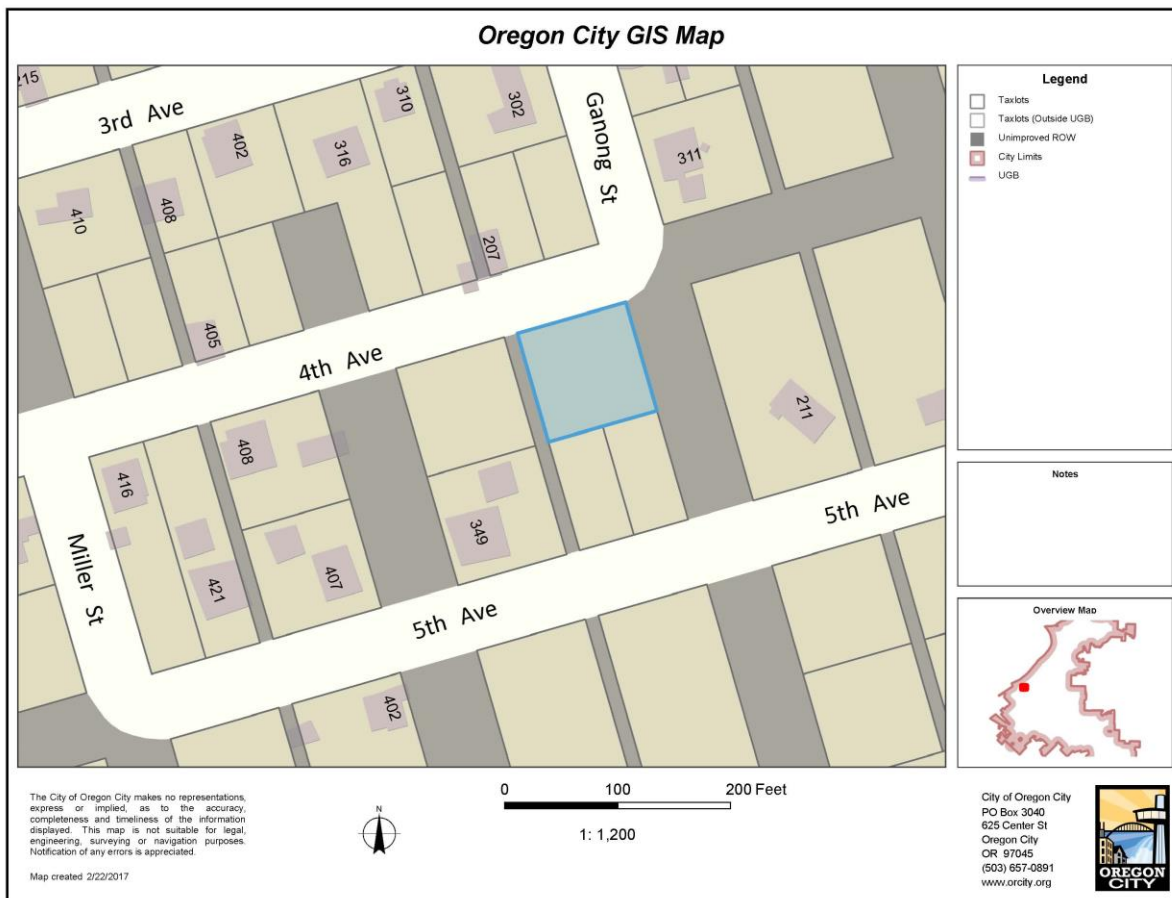
Historic records indicate there was originally a small home on the site at the approximate location of the proposed home. No physical evidence of this structure remains.

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.

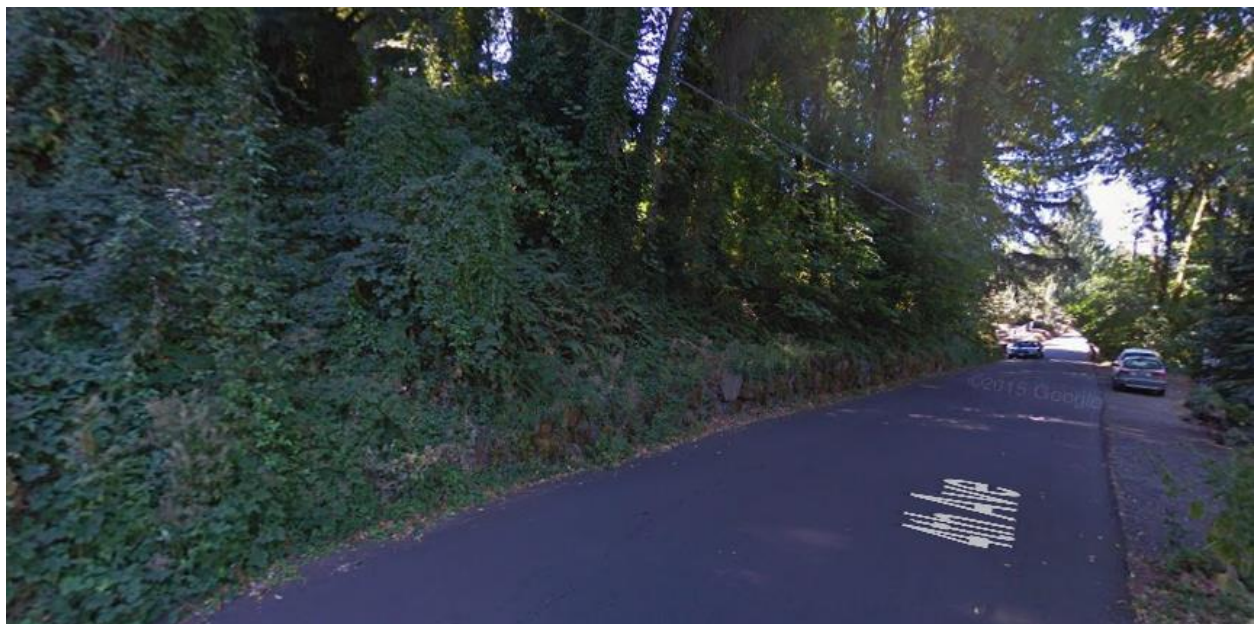
In 2017, a Vernacular-style home was proposed and approved by the HRB (HR 17-01) and through the Geologic Hazard review process. The property has since been sold.



Aerial photo and topography (2ft contours)



Vicinity Map



Existing Conditions

HR 19-04



Driveway from 4th 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 5th 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 4th Ave. and 211 5th Ave.



207 4th 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 5th 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 5th 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.

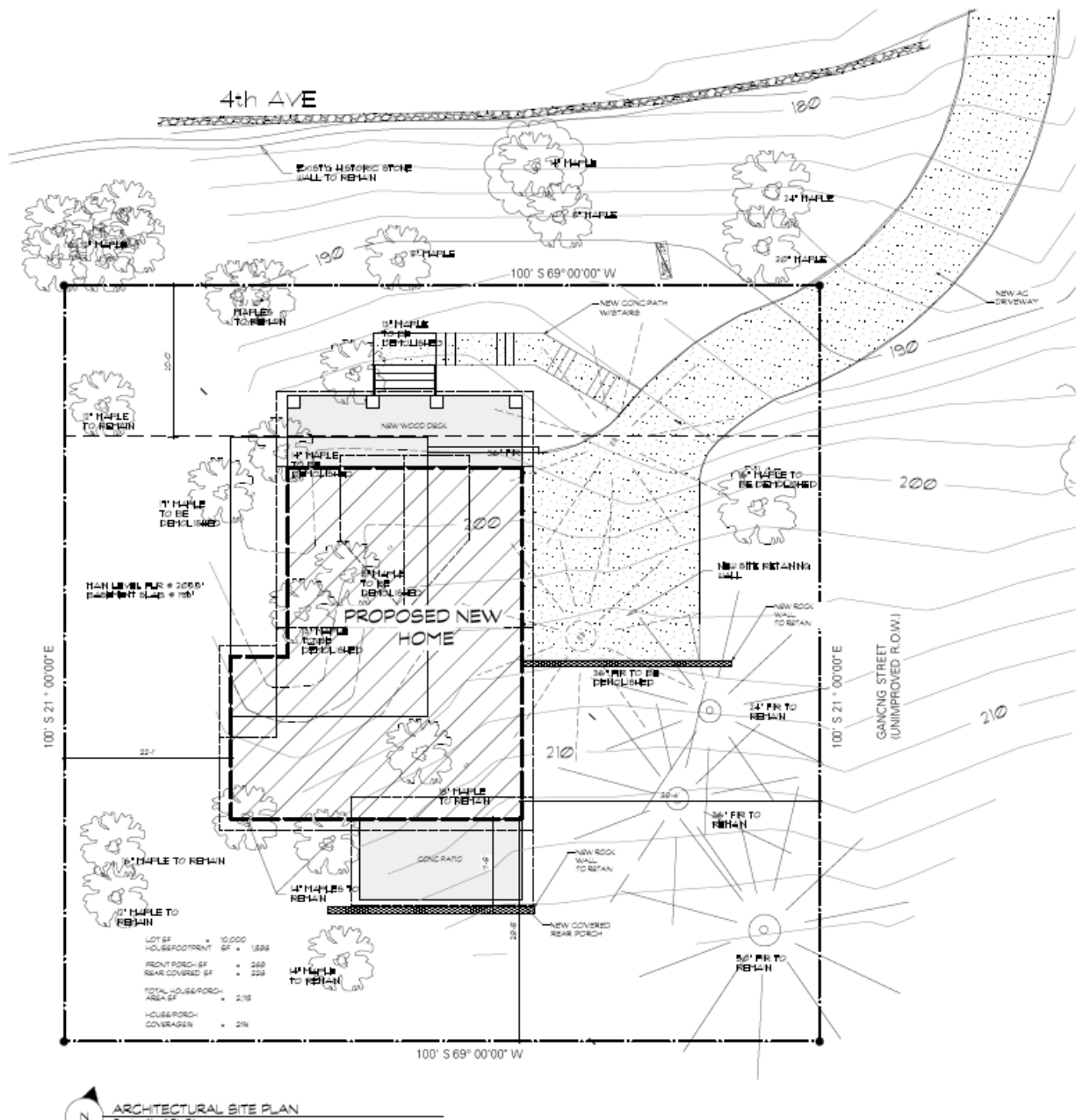
This home is a Queen Anne Vernacular home that was built circa 1996 and is not listed on the Register of historic places.



408 4th 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:



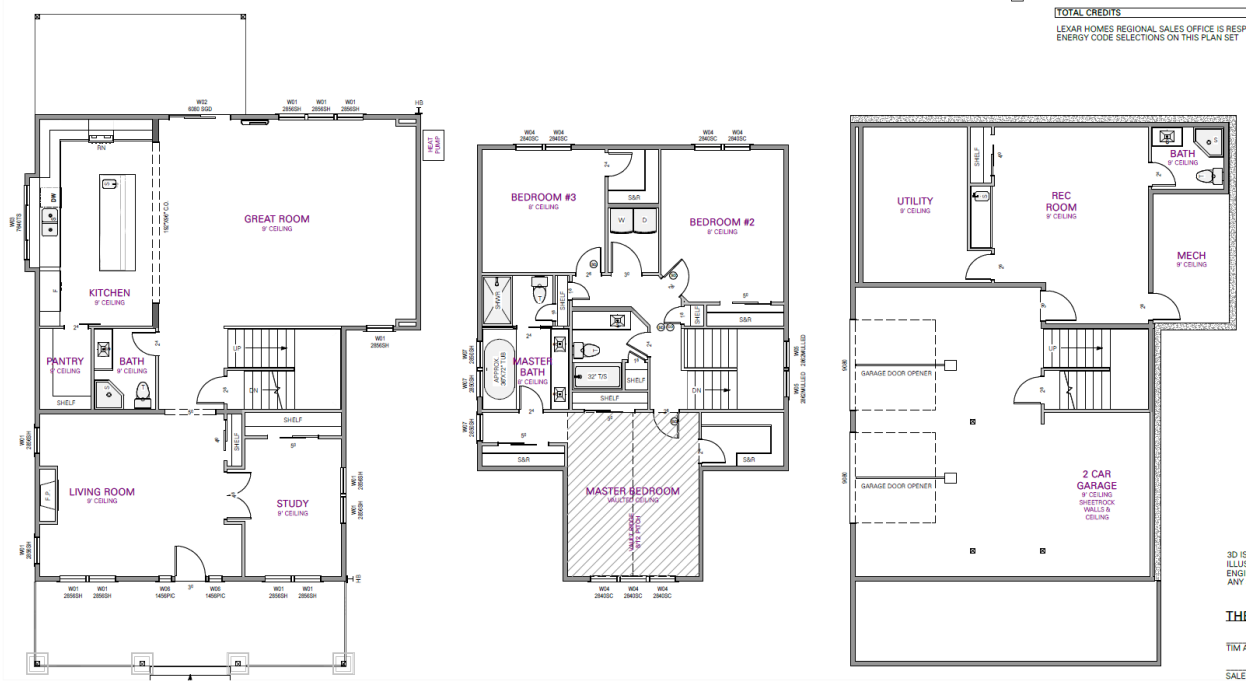
Site Plan



Rendering



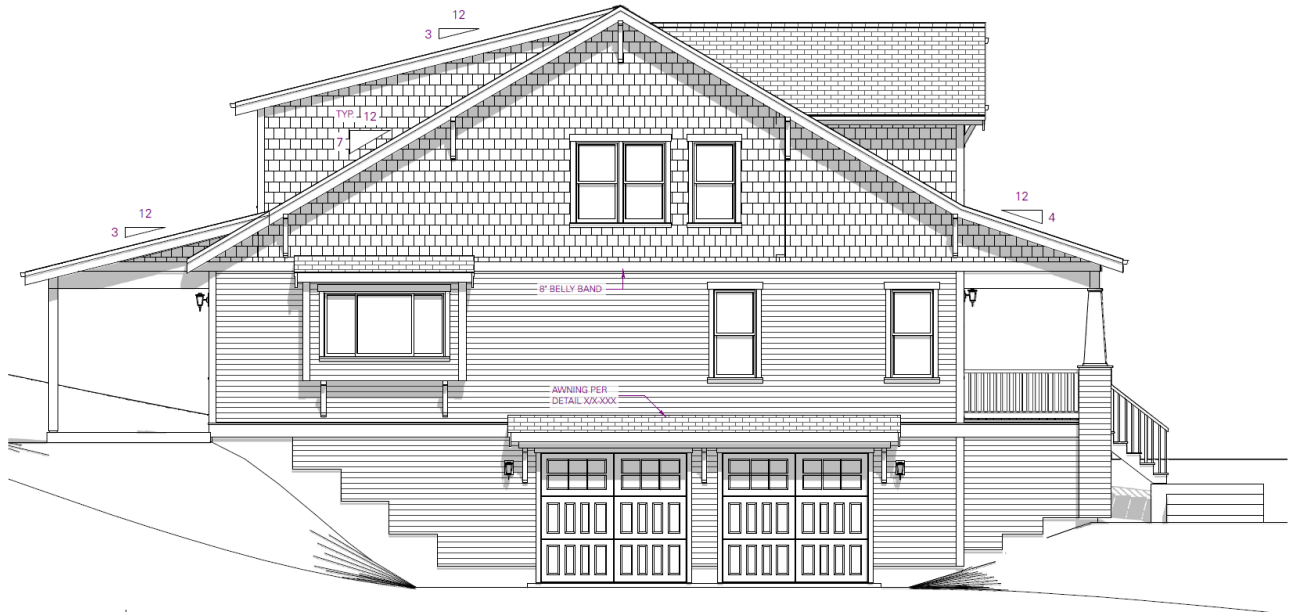
View from corner



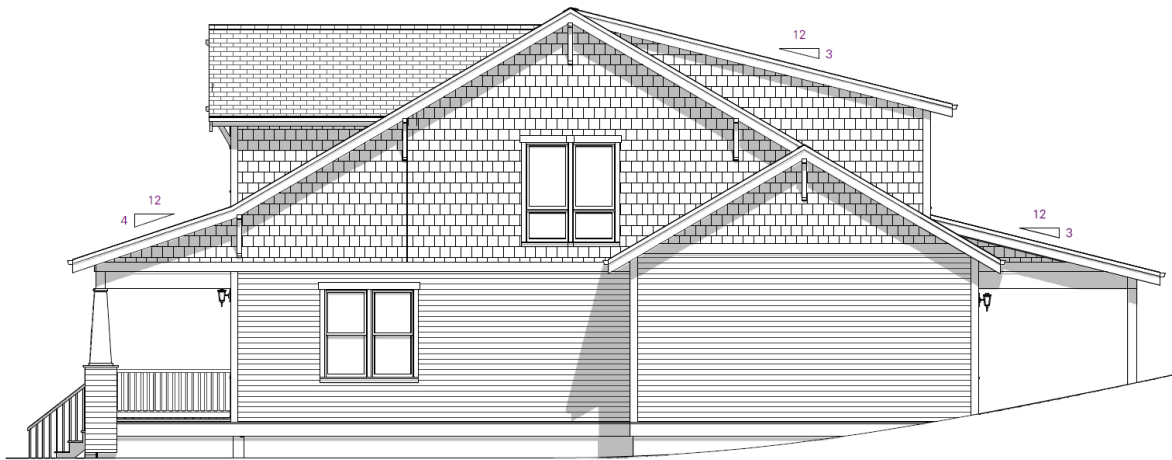
Floor plans



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 4th Ave right-of-way, which reduces the visibility of the proposed home from the 4th 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 4th 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 4th 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 4th 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 5th Ave down to 4th Ave. There is a natural driveway to the lot that starts on the ninety degree corner of Ganong and 4th 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 4th Ave. There is a historic basalt rock wall that lines 4th 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 4th Ave with a more level area for building at the middle portion of the property.

The house is proposed to face 4th Avenue. The home is proposed to be set back more than 35 feet from the 4th 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 4th 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 4th Ave right-of-way, which reduces the visibility of the proposed home from the 4th 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 4th street right-of-way between the property and the 4th 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 4th 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 1st 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 rd Avenue	33	40	1370
302 Blanchard St.	36	28	1060
402 5 th Avenue	32	32	1030
408 4 th Avenue	36	33	1240
510 1 st Avenue	30	47	1390
512 S McLoughlin	30	40	1250
514 4 th Avenue	39	26	1230
601 S McLoughlin	30	45	1400
602 1 st Avenue	37	50	1900
609 S McLoughlin	34	32	1130
716 S McLoughlin	30	41	1300
AVERAGE	33	38	1323

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 4th 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 4th Avenue, Oregon City, Oregon 97045.

Exhibits

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

August 20, 2021

TO: Historic Review Board

FROM Karen Lytle Blaha
514 4th Avenue, Canemah 97045

SUBJECT: GLUA 21-00042/HR21-00018, Revision to HR19-04
New Home: 306 4th Avenue

As a Canemah resident for 26-plus years, I thank you for your consideration on this matter.

I strongly urge this Board to approve this revised application presented by owners Tim and Taryn Ahaus. They have gone to extraordinary lengths to comply with numerous--and occasionally conflicting--regulations and rules. One conflict resonates with a harsh discord: allowed retaining-wall height in the city versus Canemah. I can barely hear the echo of state geologist Dr. Scott Burns telling our Canemah Neighborhood Association that the more concrete we have the better in a city fraught with slide potential.

Building or remodeling in Oregon City, but specifically Canemah, has become an out-of-reach goal with accompanying financial hardship unless you are a person or entity of unlimited finances. This applicant has applied a good-faith effort to comply at many levels and, mind you, a period of years. Before adding yet another burden of tweaks or changes, please calculate and take into consideration the costs of such.

It is time that this application move forward without further delay, and I ask that this Board do what's necessary to achieve that outcome

Again, I sincerely appreciate your time and attention.

From: [R. Chris Sweet](#)
To: [Kelly Reid](#)
Subject: Historic Review Board Comment RE: GLUA 21-00042/HR21-00018, 306 4th Ave, Canemah
Date: Friday, August 20, 2021 12:32:56 PM

August 20, 2021

TO: Historic Review Board
FROM: Chris Sweet, Canemah resident
514 4th Avenue, Oregon City 97045
RE: GLUA 21-00042/HR-21-00018, Revision to HR 19-04

When HRB historic *guidelines* do not line up with city's Geological Hazard code, the board needs to give precedence to allow the applicant to re-orient the home to minimize the height of the retaining wall and reduce the amount of site disturbance.

There are times that *design guidelines* are just that; a framework and are not universally translated to determine a course of action. With city code one must follow applicable laws, codes, rules and regulations.

In this instance the Canemah *guideline* for retaining wall height needs to be evaluated based on the site specifics not on *guidelines* that you would prefer to see. The applicant has made the adjustments to their plans to minimize the impact while still creating a beautiful home to enhance our neighborhood. Approving this does not set precedent for future applicants.

I appreciate the time that the Historic Review Board puts into the challenges to balance requirements against *guidelines* that don't match.







CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board
From: Planner Kelly Reid

Agenda Date: 08/24/2021

SUBJECT:

GLUA 21-00043 / HR-21-00019: Historic Review for Alteration of a Designated Structure in the McLoughlin Conservation District – the I.O.O.F. Hall at 602 7th Street

STAFF RECOMMENDATION:

Staff Recommends approval with conditions

EXECUTIVE SUMMARY:

The applicant requests approval of exterior alterations on the side façade of the I.O.O.F. Hall at 602 7th Street. The property is located in the McLoughlin Conservation District and is a locally designated structure. The Oddfellows Hall was built in 1922 and is one of the few remaining historic commercial masonry buildings in McLoughlin. The side façade faces Washington Street.

A black metal awning is proposed to be placed over the existing carriage doors to provide weather shelter for the side entry. The awning is a modern design, but is simple, with clean lines and edges that attempt to blend in with the existing features of the building.

The main entry on 7th Street does not have an awning but has a black framed design with ornamental detailing to define and frame the entry. The simple, utilitarian design of the proposed awning does not compete with the front entry and can be found to be compatible.

The applicant proposes removal of the 4-section sidelite windows due to deterioration and rot. The sidelites are proposed to be replaced with metal clad wood windows with no divided lites. The Board typically requires replacement windows to match the design of original. Therefore, staff recommends that the new sidelites have four sections to match the original design. Alternatively, the applicant could attempt to restore the original sidelites using preservation grant funds.

BACKGROUND:

See Staff Report and Recommendation document in the agenda item attachments.

OPTIONS:

1. Approve the proposal with conditions (staff recommendation)
2. Approve the proposal with modified conditions and provide revised findings
3. Deny the proposal and provide revised findings.
4. Continue the hearing and request more information



Historic Review Staff Report and Notice of Decision August 17, 2021

FILE NO.: GLUA 21-00043 / HR-21-00019: Historic Review for Alteration of a Designated Structure

HEARING DATE: August 24, 2021
7:00 p.m. – Commission Chambers, Libke Public Safety Building
1234 Linn Ave
Oregon, City, Oregon 97045

APPLICANT : Jessica Iselin

OWNER: Ashley Baldwin
The Hive Properties LLC
2290 Boones Ferry Rd NE
Aurora, OR 97002

LOCATION: 602 7th St
Oregon City, OR 97045
Clackamas County Map 2-2E-31AC Taxlot 01300

REQUEST: Exterior alterations on the I.O.O.F. Hall at 602 7th Street, a designated structure in the McLoughlin Conservation District

RECOMMENDATION: Approval with Condition

CRITERIA: Administration and Procedures are set forth in Chapter 17.50, Historic Overlay District in Chapter 17.40. The City Code Book is available on-line at www.orcity.org

This application is subject to the Administration and Procedures section of the Oregon City Code set forth in Chapter 17.50. The application and all supporting documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 698 Warner Parrott Road, during regular business days (8:30 am- 3:30 pm). Copies of these materials may be obtained for a reasonable cost. The staff report, with all the applicable approval criteria, will also be available for inspection seven days prior to the hearing. Copies of these materials may be obtained for a reasonable cost in advance. Any interested party may testify at the public hearing and/or submit written testimony at or prior to the close of the record by the Historic Review Board. Notice of the Historic Review Board's decision shall be sent to the applicant and to those persons submitting comments and providing a return address. Any party who participated in the Historic Review Board proceedings may appeal the Historic Review Board's decision by filing a notice of appeal as required by OCMC 17.50.190. Any issue that is intended to provide a basis for appeal must be raised before the close of the Historic Review Board's proceeding, in person or by letter, with sufficient specificity to afford the City Commission and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any review of that issue. Parties with standing may appeal the decision of the City

Commission to the Land Use Board of Appeals. 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 17.50.290(C) must officially approve the request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal.

Recommended Conditions of Approval

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

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

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

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

1. The applicant shall maintain the 4-section design of the sidelite windows if the windows are replaced. Alternatively, the applicant could attempt to restore the original sidelites using preservation grant funds.

I. BACKGROUND:

The applicant requests approval of exterior alterations on the side façade of the I.O.O.F Hall at 602 7th Street. The property is located in the McLoughlin Conservation District and is a locally designated structure. The Oddfellows Hall was built in 1922 and is one of the few remaining historic commercial masonry buildings in McLoughlin.

The side façade faces Washington Street. A garage door opening on the side has recently been updated by a new owner with approval from staff through the HRB Policies. Additional alterations to the entry are being submitted to the Board for review.



II. PROJECT DESCRIPTION

The applicant submitted the following project description:

- 1. Addition of a sloped, standing seam metal awning at the existing carriage doors on Washington Street.**
The awning will be approximately 15' long x 3' high and will project out into the ROW approximately 4' with a bottom height of 8'-0" above the sidewalk. It will be prefinished, black
- 2. Replacement of (2) existing sidelights, one on each side of the carriage doors.**
The existing sidelights are approximately 1'-8" wide x 8'-8" high with four vertical sections. These windows have been buried with wall framing and painted over for many years. The original wood sashes and mullions are in poor condition and deteriorated due to dry rot. The building owner would like to replace each sidelight with a new wood, single unit assembly of metal clad wood to match the windows that will be replaced based on a previous approval by planning staff.
- 3. Addition of a new wall light above carriage doors for general purpose lighting.**

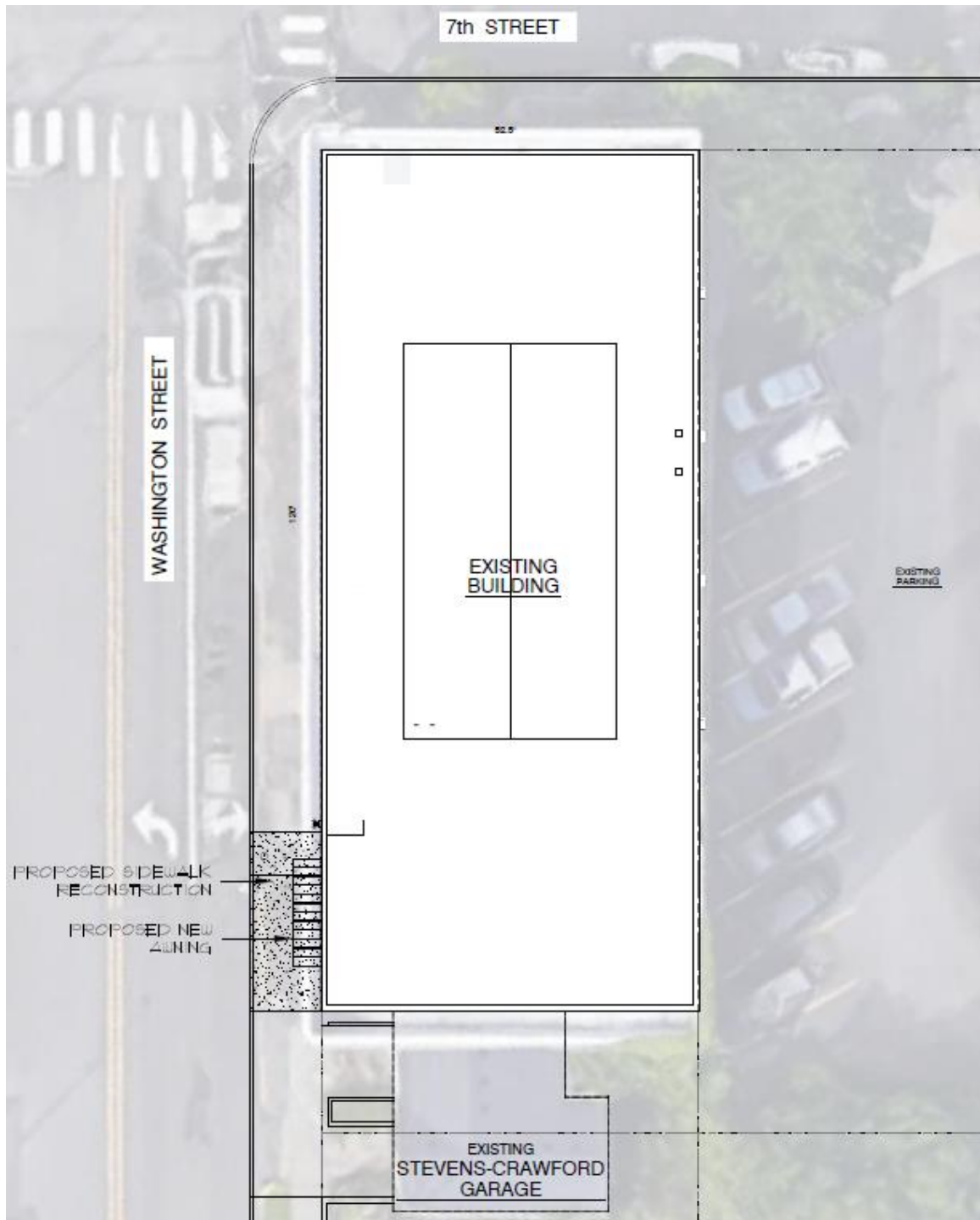
The new wall light will be located above the carriage door and within the cover of the proposed awning. The light will be an LED wall pack to provide general purpose and security lighting at the doors. Refer to attached Light Fixture L cutsheets.

4. Addition of (2) decorative wall lights on each side of carriage door opening, including sidelights.

These new lights will be mounted on either side of the carriage door unit, including sidelights. These lights will be decorative fixtures to help identify and define the entrance to the south bar area and future basement speakeasy. The fixtures will provide low level accent lighting only and will not throw measurable light above the top of the building. The total output of each fixture is only 500-700 lumens and the fixtures will be mounted approximately 25' below the top of the building.

5. Replacement and minor re-grading of existing sidewalk at carriage doors to provided ADA compliant entrance.

Approximately 25' of sidewalk will be removed and re-poured in order to make a gradual transition to the level of the building floor at the carriage doors. Currently there is about a 5.5" step up to the building with an abrupt ramp that creates a trip hazard. The revised sidewalk will limit the transition into the building to ½" and will not impact the adjacent driveway to the Stevens-Crawford House garage.



Proposed Site Plan



Conditions in 2019, prior to door replacement

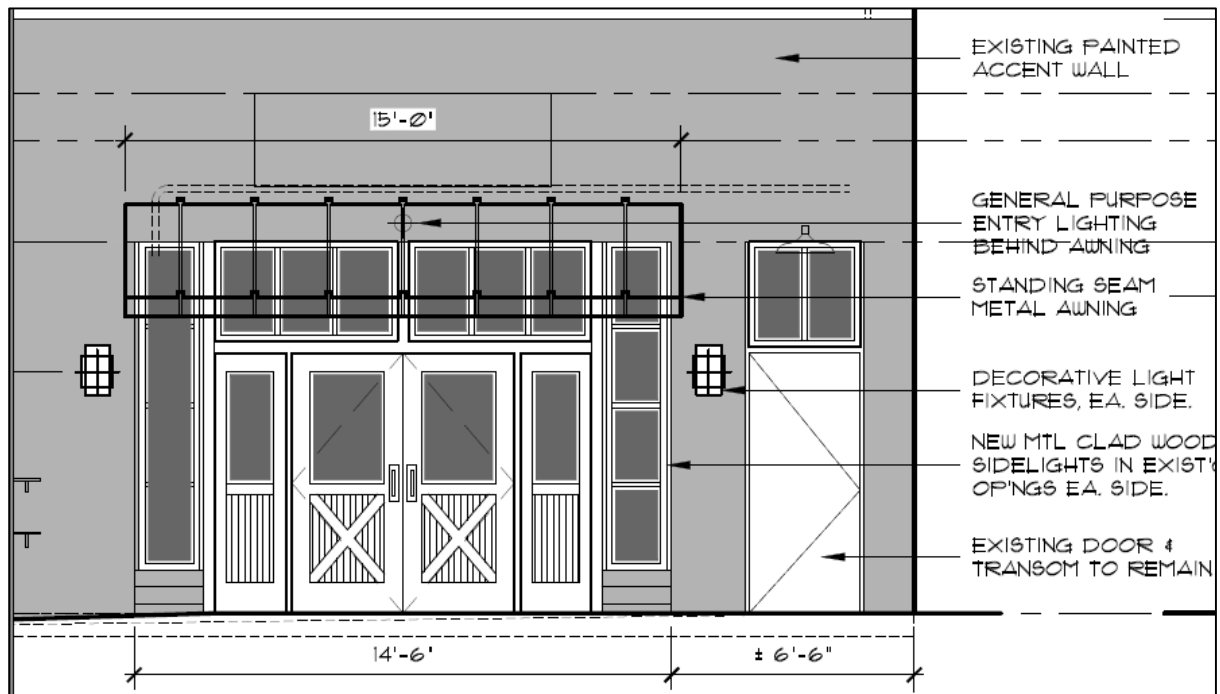


Washington Street view from the NW

Current conditions (door replacement approved through staff review based on HRB Policies)



Current conditions



Proposed changes, including sidelite, lighting, and awning



Precedent image of proposed awning style

The inventory form for this structure states:

The I.O.O.F. Lodge is the finest commercial building left in the upper town. It is a two-story, brick building erected by the Odd Fellows in 1922. The lodge room is upstairs, while the downstairs is two rentable store fronts - a typical arrangement in Oregon towns to provide income to the lodge. The store fronts are intact with plate glass and transoms. The entry door is marked with cast iron brackets and parapet walls. On the parapet is the marquee "1853 - Oregon Lodge No 3 - 1922". Centered at the second floor is a plaque with the I.O.O.F.'s three rings. Windows on the upper floor are 1/1 wood double-hung with 4-pane transom. The east wall was shotcreted after the removal of an adjacent building. There is a two-bay garage attached at the rear with round-edge siding and early garage doors.

Statement of Significance:

Built most likely by banker Charles Caufield, son of Judge Robert and Jane Burnside Caufield. Original occupants were the Odd Fellows Fraternal Organization. The retail base was for many years occupied by Friedrich's Hardware, which occupied the ground floor of this building from at least 1933 through the entire historic period. This was the third location for C.W. Friedrich's store.

III. PUBLIC NOTICE AND COMMENT

Public notices were mailed to property owners within 300 feet of the subject site, posted on the subject site, and published in a newspaper of general circulation. Public comments that were received are summarized below and responded to within this staff report.

One comment was received from the Building Department saying the proposal does not conflict with their interests and noting that the second story does not have approved occupancy.

Public comments are attached to this Staff report as Exhibit 3.

IV. FINDINGS OF FACT AND CRITERIA:

Zoning:

The property is located within the Mixed Use Corridor-1 Zoning District. The restaurant is a permitted use in the zone.

The applicant is required to meet OCMC 17.40.060 and the Adopted Design Guidelines for Additions and Alterations.

OREGON CITY MUNICIPAL CODE Chapter 17.40:

17.40.060 – Exterior Alteration and new construction

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:

17.40.060.E (1) - The purpose of the historic conservation district as set forth in Section 17.40.010;

Staff Finding: Complies as Proposed. The subject property will remain as a locally designated structure within the McLoughlin Conservation District.

*17.40.060.E (2) -The provisions of the city comprehensive plan;
Section 5*

*Open Spaces, Scenic and Historic Areas, and Natural Resources
Policy 5.3.8*

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

Staff Finding: Complies as Proposed. The historic structure is being preserved.

17.40.060.E (3) - The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation;

Staff Finding: Complies as Proposed. The historic use of the site is an Oddfellows Hall with retail spaces on the ground floor. The applicant proposes to utilize the building for new retail/restaurant uses.

17.40.060.E (4) The value and significance of the historic site;

Staff Finding: Complies with Condition. The historic use of the site is an Oddfellows Hall with retail spaces on the ground floor. It is significant as a commercial building that is in fair condition and has not been significantly altered. The entryway, storefront, upper story windows, and architectural detailing have all

been preserved over time and are in good condition. The structure is one of the few intact, contributing, brick commercial buildings in the McLoughlin District. The proposed changes are on a secondary façade of the building. The side entry on Washington Street, near the rear of the building, was likely constructed as a utilitarian entry, possibly for loading and unloading purposes. The proposed changes will make this entry a more active entrance of the building, while maintaining it as a secondary entry with a simpler design. Staff recommends a condition of approval related to the proposed changes. See findings in Section 9 of this report.

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

17.40.060.E (5) - The physical condition of the historic site;

Staff Finding: Complies with condition. The structure is in fair condition. The applicant's narrative mentions deterioration of the sidelite windows, but no photos or evidence has yet been provided. Staff recommends a condition of approval related to the proposed changes. See findings in Section 9 of this report.

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

17.40.060.E (6) - The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;

Staff Finding: Complies as Proposed. A black metal awning is proposed to be placed over the existing transom windows to provide weather shelter for the side entry. The awning is a modern design, but is simple, with clean lines and edges that attempt to blend in with the existing features of the building.

The main entry on 7th Street does not have an awning but has a black framed design with ornamental detailing to define and frame the entry. The simple, utilitarian design of the proposed awning does not compete with the front entry and can be found to be compatible.

The proposed lighting is also modern yet simple, and uses the same spherical lighting bulb found on the front of the building.

17.40.060.E (7) Pertinent aesthetic factors as designated by the board;

Staff Finding: Not Applicable. The Board has not identified any additional factors beyond the adopted guidelines.

17.40.060.E (8) Economic, social, environmental and energy consequences; and

Staff Finding: Complies as proposed: As described in Criterion 3, alterations meeting adopted design standards do not impact economic and social or environmental value of the district.

17.40.060.E (9) Design guidelines adopted by the historic review board

Staff Finding: Complies with Conditions: Please refer to the analysis below.

Design Guidelines for Alterations and Additions

Secretary of Interiors Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Staff Finding: Complies as Proposed. The use of the I.O.O.F. Hall has included the meeting rooms along with retail spaces on the ground floor. The retail spaces have been occupied by a hardware store and various restaurants. The use as a restaurant is in keeping with the historic use.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Staff Finding: Complies with Condition. The applicant proposes removal of the 4-section sidelite windows due to extensive deterioration and rot. The sidelites are proposed to be replaced with metal clad wood windows with no divided lites. The side elevation was built as mostly as a utilitarian part of the building, but its design does have some distinctive elements. The applicant is not proposing to alter the overall size and shape of the sidelites, but to change them from a 4-section window to a single lite window. The Board typically requires replacement windows to match the design of original. Therefore, staff recommends that the new sidelites have four sections to match the original design. Alternatively, the applicant could attempt to restore the original sidelites using preservation grant funds. **Staff has determined that it is possible, likely and reasonable that the applicant can meet these Criteria through the Conditions of Approval.**

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

Staff Finding: Complies as Proposed. The awning is not being added as a conjectural features, it is a modern awning to provide cover from the elements. The proposed lighting is also modern yet simple, and uses the same spherical lighting bulb found on the front of the building.



4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Staff Finding: Complies as Proposed. No changes that have acquired historic significant are proposed to be altered.

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

Staff Finding: Complies with Condition. The applicant proposes removal of the 4-section sidelite windows due to extensive deterioration and rot. The sidelites are proposed to be replaced with metal clad wood windows with no divided lites. The side elevation was built as mostly as a utilitarian part of the building, but its design does have some distinctive elements. The applicant is not proposing to alter the overall size and shape of the sidelites, but to change them from a 4-section window to a single lite window. The Board typically requires replacement windows to match the design of original. Therefore, staff recommends that the new sidelites have four sections to match the original design. Alternatively, the applicant could attempt to restore the original sidelites using preservation grant funds. **Staff has determined that it is possible, likely and reasonable that the applicant can meet these Criteria through the Conditions of Approval.**

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Staff Finding: Complies with Condition. The applicant proposes removal of the 4-section sidelite windows due to extensive deterioration and rot. The sidelites are proposed to be replaced with metal clad wood windows with no divided lites. The side elevation was built as mostly as a utilitarian part of the building, but its design does have some distinctive elements. The applicant is not proposing to alter the overall size and shape of the sidelites, but to change them from a 4-section window to a single lite window. The Board typically requires replacement windows to match the design of original. Therefore, staff recommends that the new sidelites have four sections to match the original design. Alternatively, the applicant could attempt to restore the original sidelites using preservation grant funds. **Staff has determined that it is possible, likely and reasonable that the applicant can meet these Criteria through the Conditions of Approval.**

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible.

Staff Finding: Not applicable. No treatments are proposed.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Staff Finding: Complies as Proposed. No ground disturbance is proposed.

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

Staff Finding: Complies as proposed.

A black metal awning is proposed to be placed over the existing transom windows to provide weather shelter for the side entry. The awning is a modern design, but is simple, with clean lines and edges that attempt to blend in with the existing features of the building.

The main entry on 7th Street does not have an awning but has a black framed design with ornamental detailing to define and frame the entry. The simple, utilitarian design of the proposed awning does not compete with the front entry and can be found to be compatible.



7th Street entry design

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

Staff Finding: Not applicable. No new additions are proposed.

Design Guidelines: Alterations – Additions

A. Site

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

2. New additions shall be sited so that the impact to the primary facade(s) is kept to a minimum.

Additions shall generally be located at the rear portions of the property or in such locations where they have the least visual impact from public ways.

Staff Finding: Not Applicable. No additions are proposed.

B. Landscape

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

Staff Finding: Not Applicable. No landscape elements are proposed to be added or removed in this application.

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

Staff Finding: Complies as Proposed. Landscaping has not been proposed to be installed or removed as part of this application.

C. Building Height

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

Staff Finding: Not Applicable. No additions are proposed.

D. Building Bulk

1. New additions smaller than the historic building or the historic buildings in the surrounding area are encouraged.

a. Where new additions must be larger, the new addition shall be articulated in such a manner that no single element is visually larger than the historic building or surrounding historic buildings.

Staff Finding: Not Applicable. No additions are proposed.

E. Proportion and Scale

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

Staff Finding: Not Applicable. No additions are proposed.

2. The relationship of solids to voids (wall to window) shall be compatible with related elements on the historic building, and with the historic character of the District.

Staff Finding: Complies as Proposed. Window sizes and locations are not be changing as a result of this application.

F. Exterior Features

1. General

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

b. Architectural elements and materials for new additions shall be compatible with related elements of the historic building and with the historic character of the District.

c. The preservation, cleaning, repair and other treatment of original materials shall be in accord with the Secretary of Interior's Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Staff Finding: Complies with Condition. The applicant proposes removal of the 4-section sidelite windows due to extensive deterioration and rot. The sidelites are proposed to be replaced with metal clad wood windows with no divided lites. The side elevation was built as mostly as a utilitarian part of the building, but its design does have some distinctive elements. The applicant is not proposing to alter the overall size and shape of the sidelites, but to change them from a 4-section window to a single lite window. The Board typically requires replacement windows to match the design of original. Therefore, staff recommends that the new sidelites have four sections to match the original design. Alternatively, the applicant could attempt

to restore the original sidelites using preservation grant funds. **Staff has determined that it is possible, likely and reasonable that the applicant can meet these Criteria through the Conditions of Approval.**

V. CONCLUSIONS AND RECOMMENDATIONS

Based on the findings, staff recommends that the Historic Review Board approve the proposed development with the condition found at the front of the staff report.

Exhibits

1. Applicant Submittal
2. Survey Form
3. Public Comments

Item #4.

Page 212



LAND USE APPLICATION FORM

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

File Number(s):	GLUA-21-00043/HR-21-00019
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Proposed Land Use or Activity: Exterior modifications to an existing building, including a new awning, replacement of existing windows and new lighting.

Project Name: Oregon City Oddfellows Lodge Number of Lots Proposed (If Applicable): _____

Physical Address of Site: 602 7th Street

Clackamas County Map and Tax Lot Number(s): T02S R02E S31 TL1300

Applicant(s):

Applicant(s) Signature: Garcia A. Ili

Applicant(s) Name Printed: Jessica Iselin Date: 8-3-2021

Mailing Address: 1307 7th Street Oregon City, OR 97045

Phone: 503-656-1942 Fax: Email: jessica@iselinarch.com

Property Owner(s):

Property Owner(s) Signature: Ashley Balal

Property Owner(s) Name Printed: The "Hive" Properties LLC Date: _____

Mailing Address: 2290 Boones Ferry Rd NE Aurora, OR 97002

Phone: (503) 807-9704 Fax: _____ Email: ashley@thehivecatering.com

Representative(s):

Representative(s) Signature: _____

Representative (s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

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

Date: 8-3-2021

HRB Application for Exterior Building Modifications

602 7th Street

Oregon City Oddfellows Lodge, The Hive Social Restaurant & Venue

Proposed exterior modifications to the existing building include:

1. Addition of a sloped, standing seam metal awning at the existing carriage doors on Washington Street.

The awning will be approximately 15' long x 3' high and will project out into the ROW approximately 4' with a bottom height of 8'-0" above the sidewalk. It will be prefinished, black

2. Replacement of (2) existing sidelights, one on each side of the carriage doors.

The existing sidelights are approximately 1'-8" wide x 8'-8" high with four vertical sections. These windows have been buried with wall framing and painted over for many years. The original wood sashes and mullions are in poor condition and deteriorated due to dry rot. The building owner would like to replace each sidelight with a new wood, single unit assembly of metal clad wood to match the windows that will be replaced based on a previous approval by planning staff.

3. Addition of a new wall light above carriage doors for general purpose lighting.

The new wall light will be located above the carriage door and within the cover of the proposed awning. The light will be an LED wall pack to provide general purpose and security lighting at the doors. Refer to attached Light Fixture L cutsheets.

4. Addition of (2) decorative wall lights on each side of carriage door opening, including sidelights.

These new lights will be mounted on either side of the carriage door unit, including sidelights. These lights will be decorative fixtures to help identify and define the entrance to the south bar area and future basement speakeasy. The fixtures will provide low level accent lighting only and will not throw measurable light above the top of the building. The total output of each fixture is only 500-700 lumens and the fixtures will be mounted approximately 25' below the top of the building.

5. Replacement and minor re-grading of existing sidewalk at carriage doors to provided ADA compliant entrance.

Approximately 25' of sidewalk will be removed and re-poured in order to make a gradual transition to the level of the building floor at the carriage doors. Currently there is about a 5.5" step up to the building with an abrupt ramp that creates a trip hazard. The revised sidewalk will limit the transition into the building to 1/2" and will not impact the adjacent driveway to the Stevens-Crawford House garage.

Attachments:

- Exterior Building photos
- Similar Awning Photos
- Site Plan Drawing
- Partial Elevation Drawing
- Light Fixture Cut Sheets
 - Fixture 'L' – Utility Wall Sconce
 - Fixture 'M' – Decorative Wall Sconce
- Inventory Form
- Title Report



Washington Street view from the NW

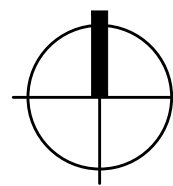


Washington Street view from the SW

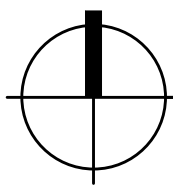
Similar style awning installations:





 SITE PLAN
1/8" = 1'-0"



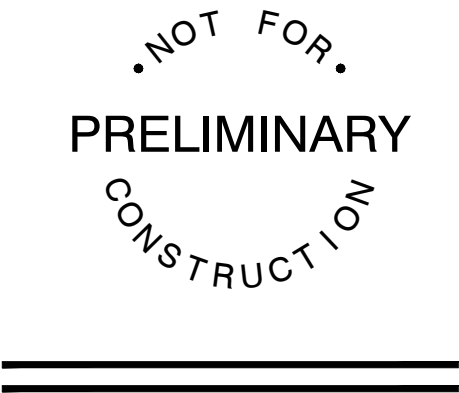
 FLOOR PLAN
N.T.S.

DRAWING INDEX

- A1.0 SITE PLAN & GENERAL NOTES
- A1.1 FIRE & LIFE SAFETY PLANS, BUILDING CODE SUMMARY
- A1.2 DEMOLITION PLANS
- A1.3 FLOOR PLANS - MAIN & UPPER
- A1.4 FLOOR PLANS - BASEMENT
- A1.5 ELECTRICAL / LIGHTING PLANS
- A3.1 BUILDING SECTIONS / PARTIAL BUILDING ELEVATION
- A3.2 BUILDING SECTIONS
- A4.1 INTERIOR ELEVATIONS
- A5.1 DETAILS

PROJECT INFORMATION

PROJECT DESCRIPTION	INTERIOR REMODEL TO AN EXISTING RESTAURANT & EVENT CENTER, INCLUDING ADDITION OF AN ELEVATOR , ADDITIONAL STAIR TO BASEMENT, BATHROOM REMODELS, NEW PREP KITCHENS & FINISHING OF THE BASEMENT TO BE UTILIZED FOR A PUBLIC BAR & LOUNGE.		
PROPERTY LOCATION ADDRESS	T2S, R2E, SEC 31 (W.M.) 602 7th STREET OREGON CITY, OR 97045		
COUNTY	CLACKAMAS		
SITE AREA	6,300 SF		
BUILDING SQUARE FOOTAGE	EXIST'G	NEW	TOTAL
MAIN LEVEL FLOOR AREA	6,280 SF	0	6,280 SF
UPPER LEVEL FLOOR AREA	6,324 SF	0	6,324 SF
BASEMENT FLOOR AREA	6,324 SF	0	6,324 SF
TOTAL	18,928 SF	0	18,928 SF

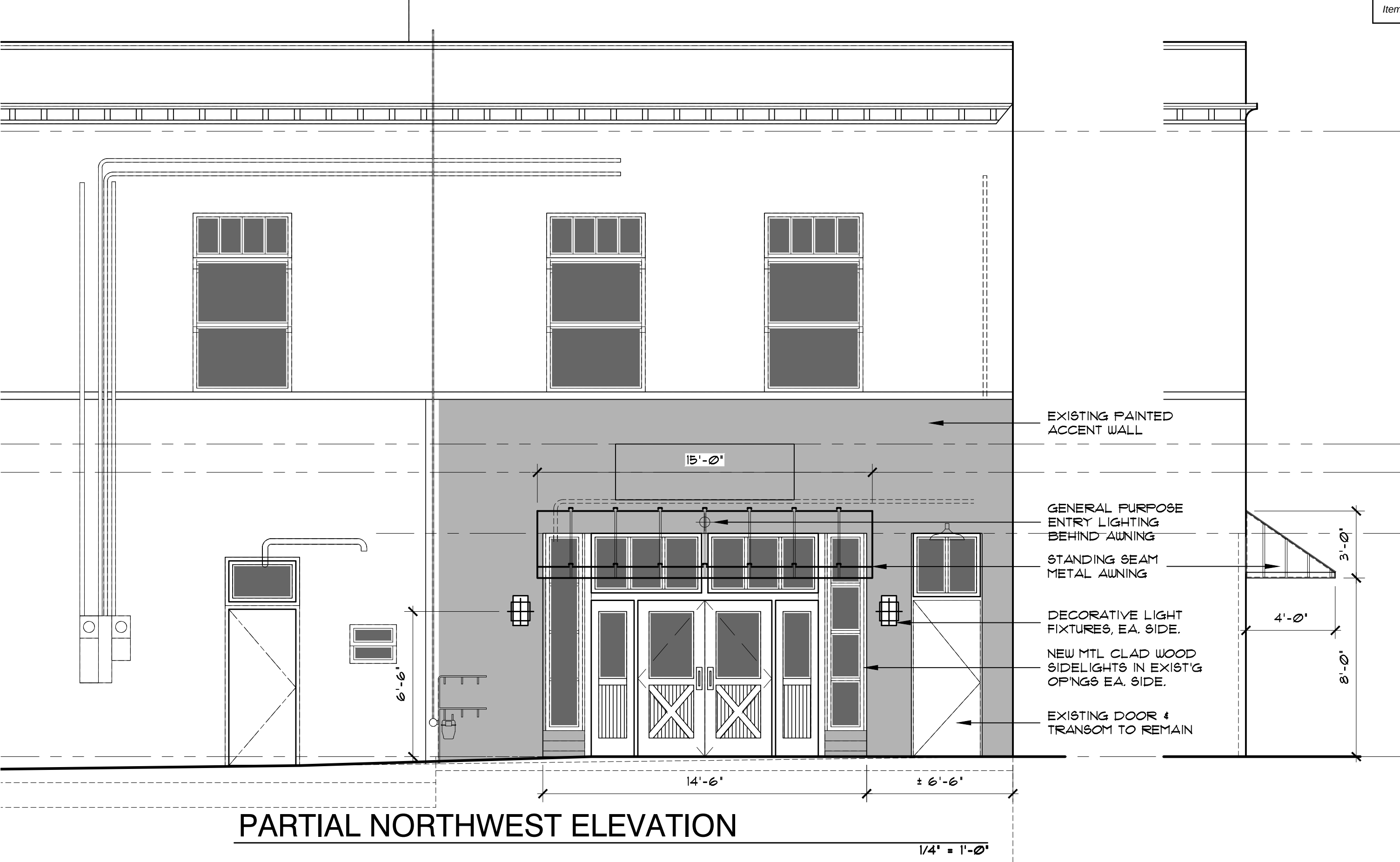


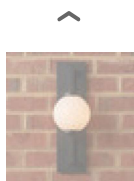
Interior Remodel to
The Hive Social

The Historic Oddfellows Lodge
602 7th Street Oregon City, OR 97045

PROJ. NO. : 2134
FILE : A-SIT
DATE : 07/22/2021

SHEET #
A1.0





VERITAS OUTDOOR WALL LIGHT - SMALL

SKU OL20023

\$158.00

• In stock and ready to ship

Qty 1

ADD TO CART

+ Add to Wish List

Description

Adorn your outdoors with a piece from our Veritas Collection. Offered in a range of sizes, these mid-century fixtures are structured with textured black hardware and center globe shade. Stylish and functional, these glowing components will make your home stand-out on the block.

- **Actual Size:** 18.75"Hx6"Wx8"D
- **Backplate/Canopy Size:** 18.75"Hx5"W Rectangular
- **Bulb Base:** US Candelabra-E12
- **Bulb Included:** No
- **Color:** Black / Opal Glass

- **Indoor-Outdoor:** Yes
- **Limited Warranty:** 1 Year
- **Material:** Aluminum, Glass
- **Max Bulb Wattage:** 60
- **Number of Lights:** 1
- **Safety Rating:** Wet

California Residents See PROP 65 WARNINGS ▾

Reviews

★

★

★

★

★

40 / 5 • 1 reviews

EXPAND +

SHOP COLLECTION

VIEW ALL



VERITAS OUTDOOR
WALL LIGHT -
MEDIUM
\$218.00



VERITAS OUTDOOR
WALL LIGHT -
LARGE
\$338.00

YOU MAY ALSO LIKE



WDGE1 LED

Architectural Wall Sconce



Buy American

Catalog
Number

Item #4.

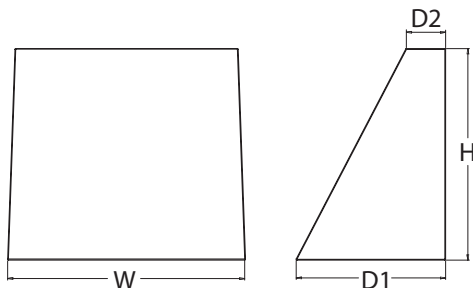
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs
 (without options)



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT 347 ²	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁵ Shipped separately AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.
	P2	30K 3000K	90CRI	VW Visual comfort wide		
		35K 3500K				
		40K 4000K				
		50K ¹ 5000K				

Options	Finish
E4WH ³ Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	DDBXD Dark bronze
PE ⁴ Photocell, Button Type	DBLXD Black
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNAXD Natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD White
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD Sandstone
	DDBTXD Textured dark bronze
	DBLTXD Textured black
	DNATXD Textured natural aluminum
	DWHGXD Textured white
	DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD U WDGE 3/8inch Architectural Wall Spacer (specify finish)
 WDGE1PBBW DDBXD U WDGE1 surface-mounted back box (specify finish)

NOTES

- 50K not available in 90CRI.
- 347V not available with E4WH, DS or PE.
- E4WH not available with PE or DS.
- PE not available with DS.
- Not qualified for DLC. Not available with E4WH.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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Page 221

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

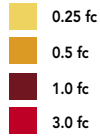
Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

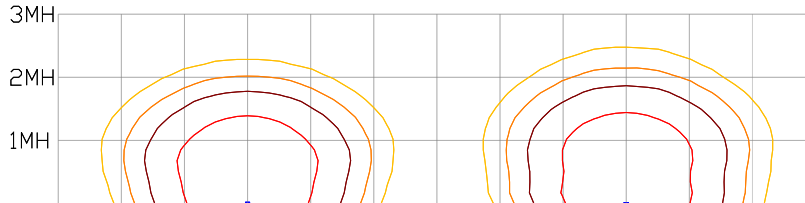
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

LEGEND



MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

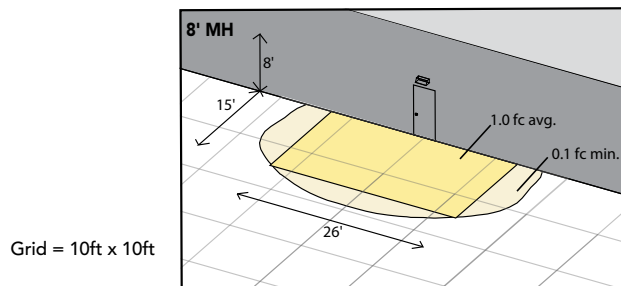
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

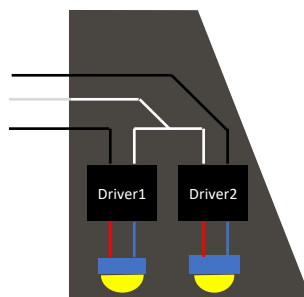


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9





E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"



PBBW – Surface-Mounted Back Box

Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WEDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WEDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

BUY AMERICAN

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FARS, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 602-604 7TH ST					City: OREGON CITY	
USGS Quad Name: Oregon City			GPS Latitude: 45 21 22 N	Longitude: 122 36 18 W		
Township: 02S	Range: 02E	Section: 31	Block: 63	Lot: 7x, 8x	Map #: 22E31AC	Tax Lot #: 1300
Date of Construction: 1922		Historic Name: I.O.O.F. Hall			Historic Use or Function: Social - club	
Grouping or Cluster Name: NA		*Current Name or Use: Friedrich's Hardware Building			Associated Archaeological Site: Unknown	
Architectural Classification(s): Commercial			Plan Type/Shape: Square		Number of Stories: 2.0	
Foundation Material: Concrete			Structural Framing: Unknown		Moved? No	
Roof Type/Material: Flat / Built-up			Window Type/Material: 1/1 wood double-hung with 4-pane transom			
Exterior Surface Materials Primary: Stucco			Secondary: Brick		Decorative:	
Exterior Alterations or Additions/Approximate Date: Store fronts remodeled, c.1950						
Number and Type of Associated Resources: Garage at rear (1)						
Integrity: Good		Condition: Good		Local Ranking: Designated Historic Site		National Register Listed? No
Potentially Eligible: ☐ Individually or ☒ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old						
Description of Physical and Landscape Features:						
The I.O.O.F. Lodge is the finest commercial building left in the upper town. It is a two-story, brick building erected by the Odd Fellows in 1922. The lodge room is upstairs, while the downstairs is two rentable store fronts - a typical arrangement in Oregon towns to provide income to the lodge. The store fronts are intact with plate glass and transoms. The entry door is marked with cast iron brackets and parapet walls. On the parapet is the marquee "1853 - Oregon Lodge No 3 - 1922". Centered at the second floor is a plaque with the I.O.O.F.'s three rings. Windows on the upper floor are 1/1 wood double-hung with 4-pane transom. The east wall was shotcreted after the removal of an adjacent building. There is a two-bay garage attached at the rear with round-edge siding and early garage doors.						
Statement of Significance:						
Built most likely by banker Charles Caufield, son of Judge Robert and Jane Burnside Caufield. Original occupants were the Odd Fellows Fraternal Organization. The retail base was for many years occupied by Friedrich's Hardware, which occupied the ground floor of this building from at least 1933 through the entire historic period. This was the third location for C.W. Friedrich's store.						

Researcher/Organization: Bernadette Niederer / HPNW			Date Recorded: 4/12/2002	
Survey Form Page 1	Address: 602-604 7TH ST	Local Designation #	SHPO #	



LAND USE APPLICATION TRANSMITTAL – RESPONSE FORM

Date: 8.9.21

Land Use Application File Number: HR-21-00019

NAME: Mike Roberts

AGENCY: City of Oregon City -- Building Division

EMAIL ADDRESS: mroberts@orcitey.org

The land use application material is referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return a copy of this form to facilitate the processing of this application and to ensure prompt consideration of your recommendations.

Please check the appropriate spaces below.

X

The proposal does not conflict with our interests.

The proposal conflicts with our interests for the reasons attached. (Please attach additional information)

The proposal would not conflict our interests if the changes noted below or attached are addressed.

Please add any specific comments below or attach a separate document with more information.

There is currently no occupancy allowed on the upper floor

CONTACT THE PLANNING DIVISION IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 602-604 7TH ST					City: OREGON CITY	
USGS Quad Name: Oregon City			GPS Latitude: 45 21 22 N		Longitude: 122 36 18 W	
Township: 02S	Range: 02E	Section: 31	Block: 63	Lot: 7x, 8x	Map #: 22E31AC	Tax Lot #: 1300
Date of Construction: 1922		Historic Name: I.O.O.F. Hall			Historic Use or Function: Social - club	
Grouping or Cluster Name: NA		*Current Name or Use: Friedrich's Hardware Building			Associated Archaeological Site: Unknown	
Architectural Classification(s): Commercial			Plan Type/Shape: Square		Number of Stories: 2.0	
Foundation Material: Concrete			Structural Framing: Unknown		Moved? No	
Roof Type/Material: Flat / Built-up			Window Type/Material: 1/1 wood double-hung with 4-pane transom			
Exterior Surface Materials Primary: Stucco			Secondary: Brick		Decorative:	
Exterior Alterations or Additions/Approximate Date: Store fronts remodeled, c.1950						
Number and Type of Associated Resources: Garage at rear (1)						
Integrity: Good		Condition: Good		Local Ranking: Designated Historic Site		National Register Listed? No
Potentially Eligible: ☐ Individually or ☒ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old						
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Researcher/Organization: Bernadette Niederer / HPNW			Date Recorded: 4/12/2002	
Survey Form Page 1	Address: 602-604 7TH ST	Local Designation #	SHPO #	



City of Oregon City

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

Item #5.

Meeting Minutes - Draft

Historic Review Board

Tuesday, October 4, 2016

4:00 PM

Commission Chambers

Special Meeting- Special Meeting -Continued File HR 16-03

1. Call to Order

Chair Metson called the meeting to order at 4:00 PM.

Present: 3 - Ken Basinger, Jonathan Stone, and Derek Metson

Absent: 2 - Claire Met and Robert Seiwert

Staffers: 1 - Christina Robertson-Gardiner

2. Hearings

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

This matter came before the Oregon City Historic Review Board on September 27, 2016 and October 4, 2016.

After deliberation, the Historic Review Board voted 3-0 to conditionally approve the applicant's request for a new detached garage in the McLoughlin Conservation District and a Preservation Incentive to allow for adjustments to the corner side setback.

3. Adjournment

Chair Metson adjourned the meeting at 4:30 PM.



City of Oregon City

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

Item #6.

Meeting Minutes - Draft

Historic Review Board

Tuesday, October 25, 2016

6:00 PM

Commission Chambers

1. Call to Order

Chair Metson called the meeting to order at 6:00pm

Present: 4 - Ken Basinger, Jonathan Stone, Derek Metson and Claire Met

Absent: 1 - Robert Seiwert

Staffers: 1 - Christina Robertson-Gardiner

2. Hearings/Design Advice

PC-16-105 HR 16-02 New Construction in the Canemah National Register District- Preliminary Design Advice.

Christina Robertson-Gardiner, Senior Planner, provided the staff report. The applicant is proposing a new single-family residence in the Canemah National Register District. Location is 4th Street and Miller Street. The applicant is requesting preliminary design advice, in advance of the November 22, 2016 meeting. Any revisions to the submitted plans will be included in the November 2016 agenda packet. The property is also located within the Geologic Hazards Overlay District. A new-single family residence on this property will require review pursuant to this chapter. The applicant has chosen to obtain approval from the Historic Review Board (HRB) prior to submitting for this review. This bifurcated process is allowed. However, the applicant will not be able to submit for building permits until the required Type II Geologic Hazards Review has been approved. Additionally, any alterations that affect the exterior alterations of the building will require additional Historic Review.

Robert Greene, applicant, provided background on choosing this location and his efforts on design based on the applicable standards and the challenging topography.

Ms. Met commented on the window design and Mr. Greene indicated he had used the Coburn House as inspiration. The back of the structure is not visible from the street.

Mr. Stone commented on the parking and driveway and how that impacts the site lines.

Mr. Metson expressed concerns on the structure elevations and the topography of the main floor. Mr. Greene indicated that the main floor would be about 1-foot above street level. He wanted to incorporate some storm water catch basins. Mr. Metson felt the home should be at a lower elevation.

Mr. Metson expressed concerns that the back deck's curved roof would not be in compliance and would require evidence of precedent in the neighborhood.

Mr. Basinger asked regarding the window design on the Coburn House and if that was an original design. Ms. Met indicated that it was her understanding the design was original to the home.

Howard Post, resident of Canemah Neighborhood, provided comment on the design elements, storm water runoff, and damages to rock walls in the area due to water damage.

Motion made by Ms. Met, seconded by Mr. Metson, to continue the consideration of application HR 16-05 to the November 2016 meeting. The motion passed with the following vote:

Voting Yea: 3 - Ken Basinger, Jonathan Stone, Derek Metson and Claire Met

PC-16-098 HR 16-07 Side and Front Addition of a Locally Designated Landmark Located Outside of an Historic District at 16430 Hiram Avenue - Request for Continuance.

Ms. Robertson-Gardiner provided the staff report. This item is a continuation from the September 27, 2016 meeting. Subsequently, the applicants have considered their options and have not made a decision. Staff requests to continue the discission until the November 22, 2016 meeting to allow more time for the applicants to consider their options.

Motion made by Mr. Metson, seconded by Ms. Met, to continue consideration of HR 16-07 to the November 22, 2016 meeting. The motion passed with the following vote:

Voting Yea: 3 - Ken Basinger, Jonathan Stone, Derek Metson and Claire Met

4. Communications

Trevor Martin will be starting on October 31, 2016 as the new preservation planner. Ms. Robertson-Gardner recommended that the policy regarding breezeway structures should be included in the 2017 goals. There is an appeal of HR 16-06 that will be coming back to the HRB through a remand or a new design. The board members had discussion on breezeway requirements.

5. Adjournment

Chair Metson adjourned the meeting at 6:44pm.



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Item #7.

Meeting Minutes - Draft

Historic Review Board

Tuesday, November 22, 2016

6:00 PM

Commission Chambers

1. Call to Order

Chair Metson called the meeting to order at 6:18 pm

Present: 4 - Ken Basinger, Jonathan Stone, Derek Metson and Robert Siewert

Absent: 1 - Claire Met

Staffers: 3 - Christina Robertson-Gardiner, Trevor Martin, and Laura Terway

2. Interviews

PC-16-115 HR 16-115 Historic Review Board Interviews

Two positions are open on the HRB: the Canemah Neighborhood position and the architect position. Applications were received from Grant Blythe, Howard Post, Paul Edgar, and Tochiara Tama. Two of the four applicants were in attendance. No applications for the architect position were received. The HRB interviewed the following candidates:

- Howard Post
- Paul Edgar

The following was a list of questions asked of each candidate:

- 1. Why are you applying for a position on the Historic Review Board?*
- 2. What is your background in historic preservation?*
- 3. Have you served on other boards and commissions and if so, what did you find the most rewarding while serving?*
- 4. How would you approach a contentious issue?*
- 5. What do you feel is the role of the HRB in relation to the neighborhood associations?*
- 6. Is there a way to balance the direction of an HRB and neighborhood associations?*

Trevor Martin explained the selection process to the board members.

3. Break

The Board took a dinner break after completing the interviews.

4. Preservation Grants

PC-16-117 PG 16-03 Review a Proposed Grant for Porch and Window Repair at 512 6th Street.

Trevor Martin, Planner, provided the staff report. The applicant is requesting approval to replace an existing porch and windowsill on a historic structure and replace it with a compatible wood porch and windowsill. The applicant has received bids for the proposed project and has chosen to

proceed with the offer from Framing Force Inc. the applicant feels Framing Force Inc. has notable experience with historic properties and will be able to sufficiently replicate the existing porch. Staff agrees with the applicant's decision to proceed with Framing Force Inc., pending submitted additional examples of projects Framing Force Inc. has completed on other historic structures.

Cori Woods, homeowner, provided his selection process of choosing the contractor.

Mr. Baysinger asked the current budget amount for the preservation program. Christina Robertson-Gardiner, Senior Planner, indicated there was \$2000 available under the current budget.

Motion made by Mr. Baysinger, seconded by Mr. Siewert, to approve PG 16-03, a proposed grant for porch and window repair at 512 6th Street. The motion passed with the following vote:

Voting Yea: 4 - Ken Basinger, Jonathan Stone, Derek Metson and Robert Siewert

5. Design Advice

PC-16-114 Design Advice - Canemah Cottages- Miller Street

Ms. Robertson-Gardiner introduced the item. The applicant is pursuing a cottage housing design on a vacant lot in the Canemah National Register District. Cottage housing is a permitted use in the R6 zone and is processed as a Type II Administrative Site Plan and Design Review. The site is located in the Geologic Hazards Overlay District and has a state identified wetland that was not previously identified in the Natural Resource Overlay District. The applicant is working with the Department of State Lands to provide protection for the wetland.

Chris Staggs, applicant, provided additional background on the home designs on the site and their efforts to have the homes blend in with the neighborhood.

Ms. Robertson-Gardiner commented that much of the designs are non-conforming with the Canemah guidelines and the burden is on the applicant to make the case for variance.

Clint Goodwin and Victoria Goodwin, residents of Canemah, live adjacent to this site and felt the density is not in line with the feel of Canemah and felt there will be significant traffic impacts. Mr. Goodwin noted that there are non-splitable lots with multiple homes. Mr. Goodwin noted several items that appeared to be in violation of construction guidelines and that the site has a lower elevation, subject to flooding and landslides.

Paul Edgar, resident of Canemah, felt the density of the buildings, the designs, and the retaining walls would be a violation of the Canemah design guidelines. Mr. Edgar also discussed a setback from the adjacent wetland area and its protection.

Ron Bistline, resident of Canemah and representing the Canemah neighborhood provided public comment. The development was initially a surprise to the Canemah Neighborhood Association, but the developer did conduct a presentation for the neighborhood association. Residents had the impression there were plans to build five homes on the four lots. Speaking for himself, Mr. Bistline discussed that the building appeared too close together, parking issues, and water retention.

Mr. Siewert felt much of the designs presented will ultimately require variances to be allowable, as well as other issues that are out of the purview of the HRB.

Mr. Metson led discussion on variances on historic guidelines and additional clarifications by Ms. Robertson-Gardiner on the approval process.

Mr. Baysinger commented on some of the design elements that were not in keeping with the guidelines, including building window, site grading, and parking.

Mr. Stone felt cottage housing was a departure for the neighborhood and that much of the design elements were not in keeping with the guidelines. Mr. Stone identified that the cutout of the roof, siting, projecting columnless porch covers, and asymmetric elements did not appear compatible.

Mr. Metson felt that much of the site designs were very well done but there were elements that would never meet approval by the HRB. The applicant will need to provide existing examples of designs and styles to make the case for variances to the guidelines. Mr. Metson discussed several elements that would require additional justification to achieve approval.

Mr. Stone asked if a departure to the historic style of Canemah was something they would consider. The board had discussion on this point and that the board had previously approved designs because they met the guideline criteria but were not perhaps the best fit for the area.

6. Hearings

PC-16-116 HR 16-02 – Construction of a New Single-Family Residence in the Canemah National Register District - 4th Avenue

Chair Metson opened the public hearing and read the disclosure statements. The Board did not describe any conflicts of interest or indicate any ex parte contacts. Mr. Metson, Mr. Baysinger, Mr. Stone, and Mr. Siewert had visited the site.

Ms. Robertson-Gardner discussed that the applicant is proposing a new single-family residence in the Canemah National Register District. Staff has prepared an initial memo outlining revised items and will provide a full staff report at the January 24, 2016 HRB meeting. The applicant requested preliminary design advice at the October 25, 2016 Meeting. Based on the HRB's direction, the applicant revised the plans and submitted them to staff on November 14, 2016, which include a larger distance between the garage and the home, moved the homesite on the lot, and lowered the elevation about 1 foot in overall height to reduce the visible mass.

Ms. Robertson-Gardner discussed that the application included a breezeway and suggested discussing this breezeway in relation to the breezeway rejected in HR 16-06 at the September 27, 2016 meeting.

David Greene, the applicant, provided information on changes to the prior design and efforts to eliminate the massing from the rear of the structure. Mr. Metson commented that he appreciated Mr. Greene's revised design. Mr. Metson asked how much fill dirt Mr. Greene was removing from the site and Mr. Greene indicated all the fill would be removed. There is a 67% slope on the site below the home. There was discussion of the grade of the homesite itself.

Angela Tremble, resident of Canemah, provided comment on concerns regarding landslide potential. Mr. Metson commented that although the HRB has no jurisdiction on that aspect, he assured Ms. Tremble that there will be a thorough geo-tech assessment of the potential site.

Paul Edgar, Resident of Canemah, commented on the landslide potential and discussed some of the design elements. Mr. Edgar noted that the that bulk and mass is greater than guidelines allow and the home should only have one porch.

Mr. Greene provided rebuttal. Mr. Greene verbally agreed to waive the 120-day land use decision deadline to allow the consideration of HR 16-02 to be continued to March 1, 2017. Mr. Greene felt the design could not be made much smaller to minimize the mass.

Mr. Metson asked Mr. Greene to discuss the rationale for selecting the window sizes. Mr. Greene indicated that the designer had oversized one window above the front porch, but the Coburn House had a similar window. Mr. Greene stated the other windows attempted to follow the guidelines.

Mr. Greene discussed the sightlines represented on the site plan the issues presented with terracing soil around the foundation. Mr. Greene believed that terracing or changing the slope around the foundation could create hazards.

Mr. Baysinger asked how close the home is to the neighboring house. There was discussion on placing vegetative screening adjacent to the property line.

Mr. Metson asked Mr. Greene to describe why he felt the breezeway was appropriate. Mr. Greene described it would be historically accurate to not place the bedrooms under the garage and it was a solution to build a three-bedroom house and minimize the footprint.

Mr. Metson asked Mr. Greene to have the designer confirm some of the elevations depicted in the site plans, since some inaccuracies may exist that show the home being about five feet above the correct elevation. Mr. Metson asked for these to be clarified before the next meeting.

Motion made by Mr. Baysinger, seconded by Mr. Siewert, to continue the consideration of HR 16-02 until the January 2017 meeting. The motion passed with the following vote:

Voting Yea: 4 - Ken Basinger, Jonathan Stone, Derek Metson and Robert Siewert

PC-16-118 HR 16- 07 Side and front addition of a locally designated Landmark located outside of an historic district at 16430 Hiram Avenue

Ms. Robertson-Gardiner provided the staff report. The property owner continues to work with City staff on their proposal, and has been working to keep the scope of the project smaller to remain at the staff approval level.

Motion made by Mr. Stone and seconded by Mr. Baysinger to continue consideration of HR 16-07 to the January 2017 meeting. The motion passed with the following vote:

Voting Yea: 4 - Ken Basinger, Jonathan Stone, Derek Metson and Robert Siewert

4. Communications

Ms. Robertson-Gardiner introduced Trevor Martin the new preservation planner. Interviews will be held in December 2016 and/or January 2017. Ms. Robertson-Gardiner thanked Mr. Siewert for his service on the HRB.

5. Adjournment

Chair Metson adjourned the meeting at 8:16 PM.