



City of Oregon City

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

Meeting Agenda Historic Review Board

Tuesday, May 26, 2020

7:00 PM

Commission Chambers

1. Call to Order

2. Public Comments

The public is strongly encouraged to relay concerns and comments to the HRB in one of three ways:

- Email at any time up to 12 p.m. the day of the meeting to crobertson@orc.org.
- Phone call (Monday – Friday, 8 am – 5 pm) to 503-496-1505, all messages will be relayed and/or citizens can sign-up to be called during the meeting to provide over-the-phone or digital testimony.
- Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045.

3. Public Hearings

3a. GLUA-20-00007/HR 20-04: Historic Review Board review of a new single-family home and detached garage in the Canemah National Register Historic District on 4th Avenue.

Attachments: [Commission Report](#)

[Revised Findings and Plans \(May 2020\)](#)

[Revised Staff Report](#)

[Vicinity Map](#)

[Applicant's Letter for March Historic Meeting 3-10-20](#)

[Revised Plans \(March 2020\)](#)

[Application, Narrative, and Code responses](#)

[Drawings and Plans](#)

[Bungalow size comparisons](#)

[Design Advice Materials](#)

[July 2018 Design Advice Video \(begins at 58 minutes\)](#)

[SHPO Response Letter Case Nbr SHPO Case No. 19-0714](#)

[Public Comments: Foster](#)

[Public Comments: Paul Edgar](#)

[Items Entered in the Record on 4.28.20](#)

3b. GLUA-20-00005 and HR 20-01: Historic Review for a new live/work unit in the McLoughlin Conservation District on 5th Street

Attachments: [Commission Report](#)

[Applicant's Revised Findings and Plans \(May 2020\)](#)

[May 15, 2020 Letter from Jessica Engeman](#)

[Historic Preservation Specialist](#)

[May 19, 2011 Staff Memo Live Work](#)

[Staff Report HR 20-01 Revised](#)

[Map](#)

[Land Use App](#)

[Narrative](#)

[Revised Plans April 2020](#)

[Drawings and Plans \(Original\)](#)

[Materials List and Other information](#)

[SHPO Response Letter](#)

[Public Comment: McLoughlin Neighborhood Association](#)

[Public Comment: Modlin](#)

[Public Comment: OCSD](#)

4. Communications

4a. Seeking Volunteers to Lead Oregon City's Comprehensive Plan-Nomination for HRB Representative

Attachments: [Seeking Volunteers to lead Oregon City's Comprehensive Plan \(Link\)](#)

5. Adjournment

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

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

Agenda Posted at City Hall, Pioneer Community Center, Library, and City Web site(oregon-city.legistar.com).

Video Streaming & Broadcasts: The meeting is streamed live on Oregon City's Web site at www.orcity.org and is available on demand following the meeting.

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



City of Oregon City

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

Staff Report

File Number: PC 20-070

Agenda Date: 5/26/2020

Status: Agenda Ready

To: Historic Review Board

Agenda #: 3a.

From: Planner Kelly Reid and Sr. Planner Christina Robertson-Gar

File Type: Land Use Item

SUBJECT:

GLUA-20-00007/HR 20-04: Historic Review Board review of a new single-family home and detached garage in the Canemah National Register Historic District on 4th Avenue.

RECOMMENDED ACTION (Motion):

Staff recommends that the Historic Review Board conditionally approve GLUA-20-00007/HR 20-04 as conditioned. If the Board finds that the applicant's revised plans (May 2020) adequately mitigate the massing of the proposed house, they should determine if Conditions of Approval (# 7 porch stairs & #14-porch and house width) should be removed or revised prior to approval.

EXECUTIVE SUMMARY:

The Applicant has proposed a home with a detached garage on a 10,000 square foot property. The home is designed as a bungalow with a full-width front porch and a single front dormer.

At the February 26, 2020 Historic Review Board Hearing, Staff recommended continuing the hearing to allow the Applicant to come back with a design that decreases the width and overall footprint of the home to be more compatible with the historic widths and volumes in the district. Staff also recommended conditions to address tree removal, the front entry design, basement level design elements, and materials.

The Applicant submitted a letter on March 10, indicating that they will reduce the width of the house. *"We got the response back requesting to revise the design to get the width down to less than 40 feet. We are compromising more and reducing the width by 6.5 feet as requested. Also, as recommended, we will be doing more screening, removing the sense of entrance from the 4th to make the appearance of a one and a half story bungalow."*

Staff contacted the applicant to see if they wished to continue the application to the April 27, 2020 Historic Review Board Meeting. They chose not to and requested a decision from the Historic Review Board at the March 24, 2020 Historic Review Board Meeting. The March meeting was continued to April 28, 2020. On March 23, 2020, the applicant submitted revised plans with a reduced front porch width of 40 feet that widens out to 48 feet with bump outs on both side elevations. It appears that the West elevation (Corner Side yard-Hedges) is cantilevered and the East elevation (internal side yard) bump out is at grade. These revised plans can be found as an exhibit to the staff report.

At the April HRB meeting, the Historic Review Board provided direction to the applicant that they were unwilling to approve the house without seeing revised plans that implemented the Conditions of Approval to ensure the revised plans adequately addressed their concerns about the massing of the house on the sloped lot.

At the meeting, the applicant additionally provided a 30-day extension to June 30, 2020 for 120-Day Land Use Deadline for this application. Unless further continued by the applicant, the Historic Review Board is required to make a decision at the May HRB meeting.

On May 15, 2020, the Applicant submitted revised plans that implemented some of the Conditions of Approval and provided additional findings for compliance with design standards and is requesting the Historic Review Board removed Condition of Approval #7 (requiring side stairs to 4th Avenue Porch) and revise Condition of Approval #14 to allow a 37-foot wide porch with 4 feet wings on both sides of the house (one cantilevered & one at grade).

The applicant added a side elevation Hedges entrance as an alternate to building stairs to the 4th Avenue Deck. The applicant believes that this approach will lessen the massing of the house, is a more historically appropriate approach and is more compatible with the Historic District.

OPTIONS

The Historic Review Board has four options for this application at the May 26, 2020 Historic Review Board Hearing.

1. Deny GLUA-20-00007/HR 20-04
2. Request the Applicant provide a 120-day extension to August 6, 2020 and return at the June 23, 2020 Hearing with revised drawings as directed by the Board.
3. Approve GLUA-20-00007/HR 20-04 as conditioned.
4. Approve GLUA-20-00007/HR 20-04 with revised conditions. (# 7 porch stairs & #14-porch width)

Staff has provided Denial findings within the staff report that the Historic Review Board can utilize or supplement if they choose to move forward with a Denial of the application. If the Historic Review Board wished to approve the application with conditions, they will need to provide staff findings in their motion to support the decision.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source:

From: [Bo Robinson](#)
To: [Christina Robertson-Gardiner](#)
Cc: [Lyudmila.ezersky](#)
Subject: Updates for Ezersky project
Date: Friday, May 15, 2020 10:35:45 AM
Attachments: [Ezersky West elev 5-15-20.pdf](#)
[Ezersky North elev 5-15-20.pdf](#)

Good morning,

Here are some updated drawings depicting the proposed changes to the project to meet some of the concerns from last review.

To summarize what we did:

1. Reduced foundation (grade) dimension on the East-West axis to 37' as mandated. Reduced the main and upper levels to keep symmetry and hold side cantilevers to 4' max.
2. Eliminated landscape stair from North side towards 4th St.
3. Added "entry" porch and door to Southwest corner of building to create sense of entry and connectivity to Hedges. This will require a variance on the setback off Hedges, which we were already asking for, just a couple more feet.
4. Proposed concept to visually create more of a cellar basement feel to bottom level by using concrete walls full height on the West wall with metal foliage trellis on those walls and an appropriate vine planting. And providing concrete walls up to bottom of transom style window height and reducing exterior door on North exterior to a single door.

Finding 1:

There seems to be a disconnect between the hypothetical nature of this process and the topographical reality we are up against. There is approx. 35' of elevation change from 4th st. to the doors that exit the house to the porch on the North side facing 4th. (See attached diagrams). In reality, those doors will either not be visible at all or barely visible from 4th st. Adding a stair from this porch area to grade will require a tall imposing structure to both street side facades and in fact take away from the historical appearance. In fact, it will give the passer by the impression of a contemporary residence. Because, subconsciously one will recognize how

impractical such a concept is, and in the era that the original historical houses were built, humans still had some sense of practicality and reality. I state this finding with all sincerity with the same goal as all involved. I am more intimately attuned to this property and it's challenges than anyone.

Finding 2. Most of the adjacent houses have their entries on Hedges. With the topography we are dealing with, it is much more realistic to create a sense of connectivity to the house from the more reasonable height differential of approx. 14'. And much much less imposing visually.

Christina, question on the new West side entry porch: Would it be appropriate to add siding screening to the perimeter of the porch under the deck? It seems like the right thing to me.

I have the other drawings close to complete with these changes.

Thanks,

--

Bo Robinson,
Design Providence LLC
Phone & Fax: 503-760-0446
DesignProvidence@gmail.com
www.DesignProvidencellc.com



From: [Christina Robertson-Gardiner](#)
To: [Christina Robertson-Gardiner](#)
Subject: FW: Updates for Ezersky project
Date: Tuesday, May 19, 2020 1:00:59 PM

From: Bo Robinson <designprovidence@gmail.com>
Sent: Tuesday, May 19, 2020 12:45 PM
To: Christina Robertson-Gardiner <croberson@orcite.org>
Cc: Lyudmila.ezersky <lyudmila.ezersky@gmail.com>
Subject: Re: Updates for Ezersky project

Here are responses to pertinent conditions:

4. We have removed the landscape stairs on the North side to coincide with our efforts to move the "front" to Hedges.

5. We revised the garage doors to meet this requirement although doing so added some safety and structural concerns.

7. I can only harp on this so much before it falls on deaf ears, but trying to make the 4th st. facade the "front" of the house is

not at all feasible due to the topography that exists. Like I had iterated before, there is approx 35' in height difference from 4th st. to doors at main level.

They will barely be visible from the street on that side if at all. adding a wood exterior stair will only add to the massing of the building and make it look more contemporary. One last time, if we were to comply with these conditions, the final result will look like a huge mistake and I won't participate in that.

8. We have attempted to mitigate the exposure of the

lower level by reducing windows, adding concrete up higher, and adding metal trellis work for vine plantings. We are open to additional mitigation in regards to this concern within the real geometry that we have been handed.

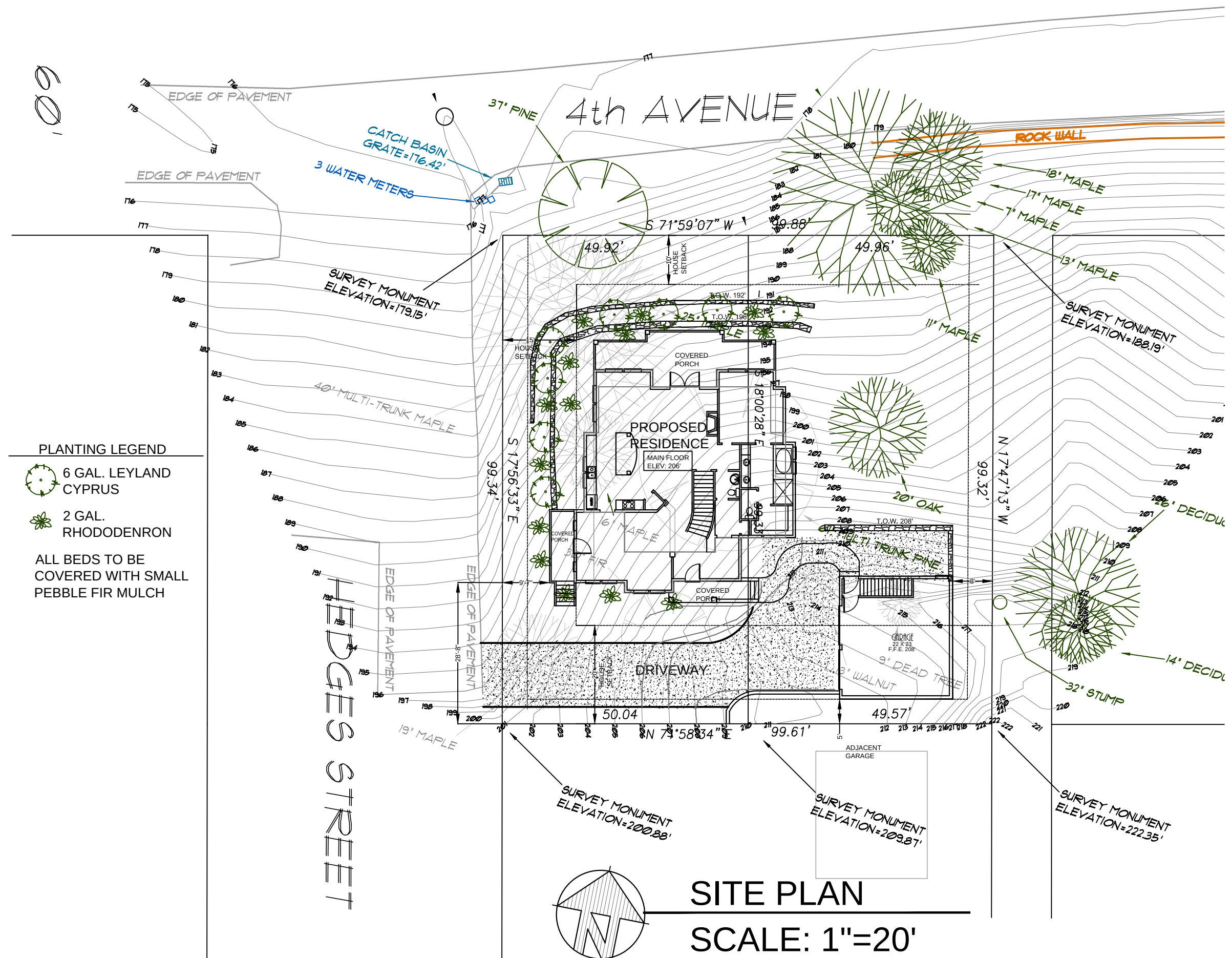
14. We have reduce the grade width of the house to 37' as stipulated.

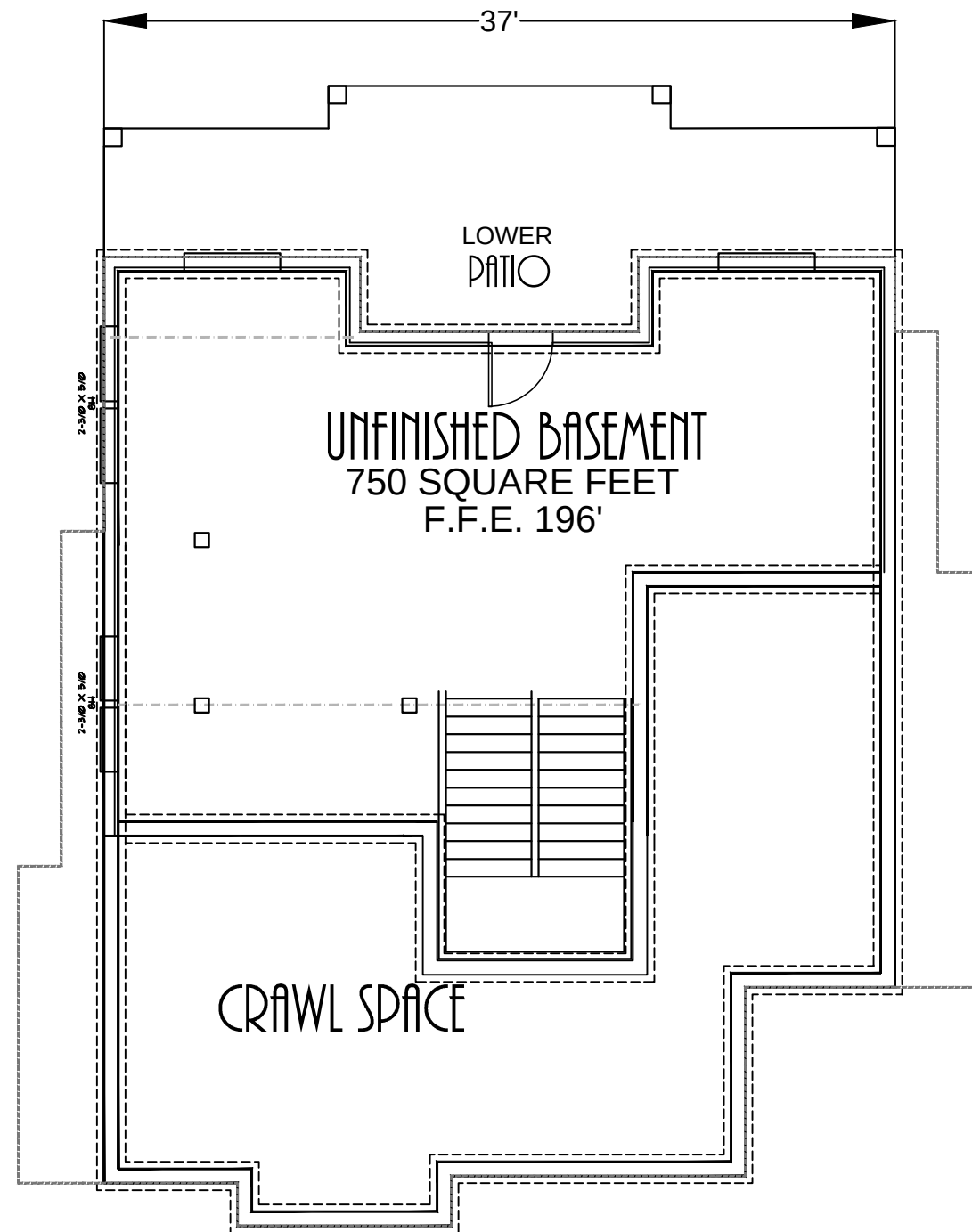
Thank you,
Bo Robinson
Design Providence LLC



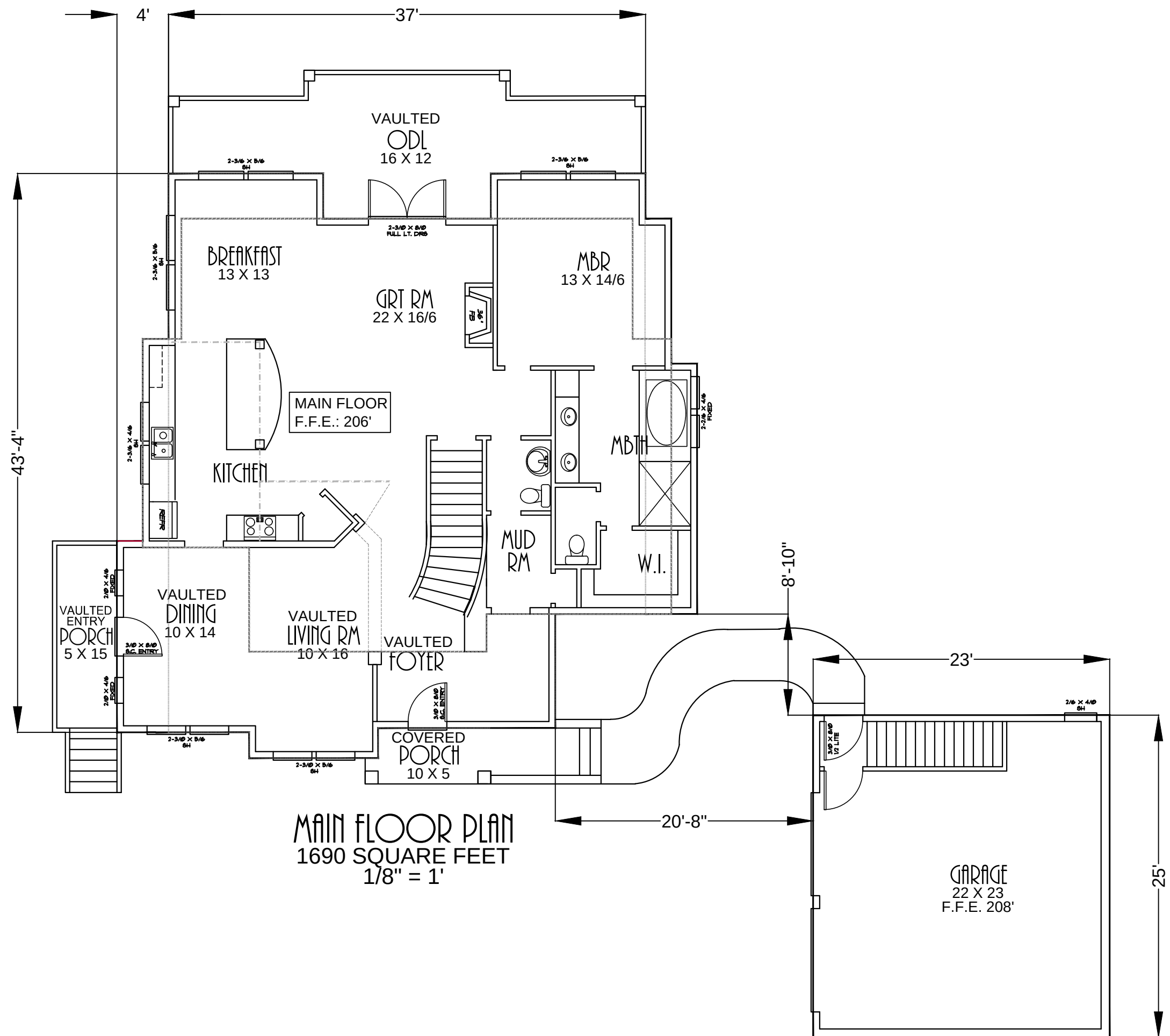


WEST SITE LINE DIAGRAM
 $1/8" = 1'$





LOWER FLOOR PLAN
1/8" = 1'





**Historic Review
Staff Report and Recommendation
April 21, 2020
REVISED**

A preliminary analysis of the applicable approval criteria is enclosed within the following staff report. All applicable criteria shall be met, or met with conditions, in order to be approved. The Historic Review Board may choose to adopt the findings as recommended by staff or alter any finding as determined appropriate.

FILE NO.: GLUA-20-00007/HR 20-04: Historic Review Board review of a new single-family home in the Canemah National Register Historic District.

HEARING DATE: April 28, 2020
7:00 p.m. – City Hall
625 Center Street
Oregon, City, Oregon 97045

OWNER: Igor & Lyudmila Ezersky
14891 Smithfield drive
Oregon City, OR 97045

APPLICANT: Bo Robinson
Design Providence LLC
12042 SE Sunnyside Rd.
Clackamas, OR 97015

LOCATION: 4th and Hedges
Oregon City, Oregon 97045
3-2E-6BB tax lot 400

REQUEST: New single-family home in the Canemah National Register Historic District.

RECOMMENDATION: Staff recommends that the Historic Review Board conditionally approve the proposal if the applicant revises the plans to demonstrate a maximum house width of 37 feet at grade.

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.

At the February 26, 2020 Historic Review Board Hearing, Staff recommended continuing the hearing to allow the Applicant to come back with a design that decreases the width and overall footprint of the home to be more compatible with the historic widths and volumes in the district. Staff also recommended conditions to address tree removal, the front entry design, basement level design elements, and materials.

The Applicant submitted a letter on March 10, indicating that they will reduce the width of the house. *"We got the response back requesting to revise the design to get the width down to less than 40 feet. We are compromising more and reducing the width by 6.5 feet as requested. Also, as recommended, we will be doing more screening, removing the sense of entrance from the 4th to make the appearance of a one and a half story bungalow."*

Staff contacted the applicant to see if they wished to continue the application to the April 27, 220 Historic Review Board Meeting. They chose not to and are requesting a decision from the Historic Review Board at the March 24, 2020 Historic Review Board Meeting. The March meeting was continued to April 28, 2020. On March 23, 2020, the applicant submitted a revised plan with a reduced front porch width of 40 feet that widens out to 48 feet with bump-outs on the side elevation. It appears that the West elevation (Corner Side yard-Hedges) is cantilevered, and the East elevation (internal side yard) bump out is at grade. These revised plans can be found as an exhibit to the staff report.

The 120- Day Land Use Deadline for this application is May 30, 2020, which does not provide enough time to process any appeals within State mandated deadline for Land Use Decisions. In order to continue the application to another meeting, the applicant will need to provide an oral or written waiver of the 120-day to a date certain of August 6, 2020

The Historic Review Board has three options for this application at the April 28, 2020 Historic Review Board Hearing.

1. Deny GLUA-20-00007/HR 20-04
2. Request the Applicant provide a 120-day extension to August 6, 2020 and return at the May 2020 Hearing with revised drawings reducing the house width by an amount directed by the Historic Review Board.
3. Approve the application with revised conditions of approval that address the specific width of the house and any other items the Boards finds are needed to mitigate the impact of the design on the Historic District. Staff has recommended a maximum house width of 37 feet at grade.

Staff has provided Denial findings within the staff report that the Historic Review Board can utilize or supplement if they choose to move forward with a Denial of the application. If the Historic Review Board wished to approve the application with conditions. They will need to provide staff additional findings to supplement the decision.

Recommended Conditions

If the Historic Review Board finds that the applicant can comply with the applicable criteria, the following conditions of approval apply.

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

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

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

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

Prior to issuance of Building Permits:

1. The applicant shall obtain all other required land use approvals including Willamette River Greenway and Geologic Hazard Overlay reviews, before permits are issued or trees are removed onsite.
2. The applicant shall minimize grading and comply with any applicable standards in the Geologic Hazard Overlay Chapter 17.44. (P, DS)
3. 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)
4. The applicant shall ensure that the proposed stairs in the front yard are rock or smooth concrete and not a constructed wood stair. (P)
5. The applicant shall utilize two smaller garage doors of less than 12 feet each instead of a single large garage door.

6. Minor changes to window location or size on the side and rear facades will be acceptable and may be approved at a staff level prior to building permit issuance. (P)
7. To ensure that the 4th Avenue elevation can function as a front elevation, the applicant shall modify the entryway to close the gable, use a single entry door on the main floor of the North elevation, and connect the front porch to the ground through the use of a side stair.
8. The applicant shall modify the basement level to eliminate or reduce the size of the windows on the front facade, to move the entry door to a less conspicuous location, and utilize a half-lite or solid door.
9. The applicant shall consult an arborist on how to protect the six trees proposed to be preserved during construction, submit the arborist recommendations to the City, and follow all recommendations of the arborist. If the arborist's report indicates that the survival of the trees proposed to be preserved is doubtful, the applicant must return to the Historic Review Board with a revised site layout that achieves better tree preservation. This shall occur prior to the release of any grading, Right-of-Way or Building Permits.
10. The applicant shall not use stamped concrete or visible gabion walls for the retaining walls; rockery, real basalt veneer, or smooth poured concrete are acceptable.
11. The retaining walls in the front yard shall be reduced to 3.5 feet in height or less.
12. A pre-construction meeting with preservation staff is highly encouraged.
13. The applicant shall indicate all trees on a revised site plan. If the maple trees not shown on the site plan are to be removed, the condition of approval for tree mitigation should be revised to increase the mitigation amount by one tree.
14. The applicant shall reduce the full width of the house to be a minimum of 37 feet at grade. (or an alternate measurement as approved by the Historic Review Board.)

Prior to issuance of a Certificate of Occupancy:

15. Incised lumber or pressure-treated wood shall not be used on any visible surfaces. (P)
16. The window sash shall be the darkest color of the three-color paint scheme.(P)
17. The applicant shall use simple bungalow styled exterior lighting.(P)
18. The applicant shall ensure that shakes/shingles are straight across and not jagged. (P)
19. Windows in the garage door are acceptable but not required. (P)
20. Doors on the front façade shall be solid or half-lite; no full-lite doors are permitted.
21. Vinyl windows are not permitted. The applicant shall utilize fiberglass of Marvin Integrity quality or equivalent, or wood windows (P)
22. The porch and stair railings shall be painted wood, with both top and bottom rail, and balusters attached between the rails rather than on the outside.
23. Slider windows are not permitted.
24. The applicant shall plant six native 1.5" caliper replacement trees in the side or front yard, a mixture of coniferous and deciduous species, as a replacement for the trees that will be removed.
25. Landscaping shall be utilized to visually shield the massing of the exposed basement level. A maximum of ten shrubs with a minimum mature height of 5 feet may be required, with final number and locations selected by staff after construction. The proposed landscaping may be utilized, or the applicant may propose different landscaping that meets this condition. (P)

I. BACKGROUND:

Site and Context

The subject property is currently an undeveloped parcel in the Canemah National Historic District and is located on the south side of 4th Ave., at the intersection of 4th Ave. and unimproved Hedges Street. 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 Hedges St.

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 2005, a Bungalow-style home on this site was proposed and approved by the HRB under the previous design guidelines. The approval has since expired.



Aerial photo and topography (2ft contours)



Vicinity Map



Existing Conditions

The lot directly to the east of the subject site is currently vacant, with a Bungalow approved by HRB in 2019 not yet under construction. 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, and 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.



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.



349 5th Ave.

This is a Canemah Bungalow style home that was built circa 2006 prior to the adoption of the current Design Guidelines for New Construction 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 prior to the adoption of the current Design Guidelines for New Construction and is not listed on the Register of Historic Places

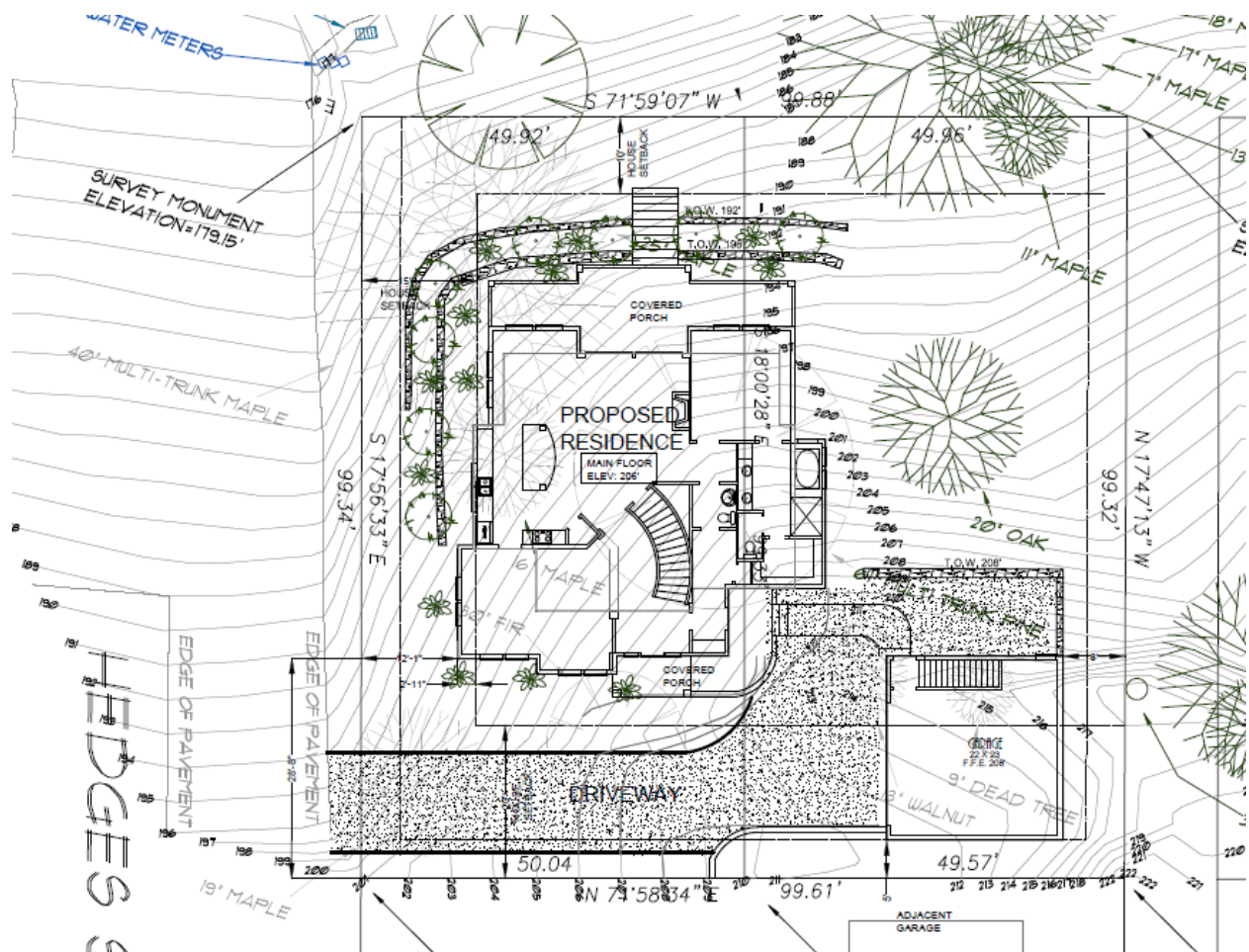


408 4th Avenue

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 REVISED SUBMITTAL (March 2020):

The applicant submitted a revised site plan, floor plans, and North and South elevation plans. The site line plans and East and West elevation plans were not provided in the revised set of plans and included and identified below for reference.



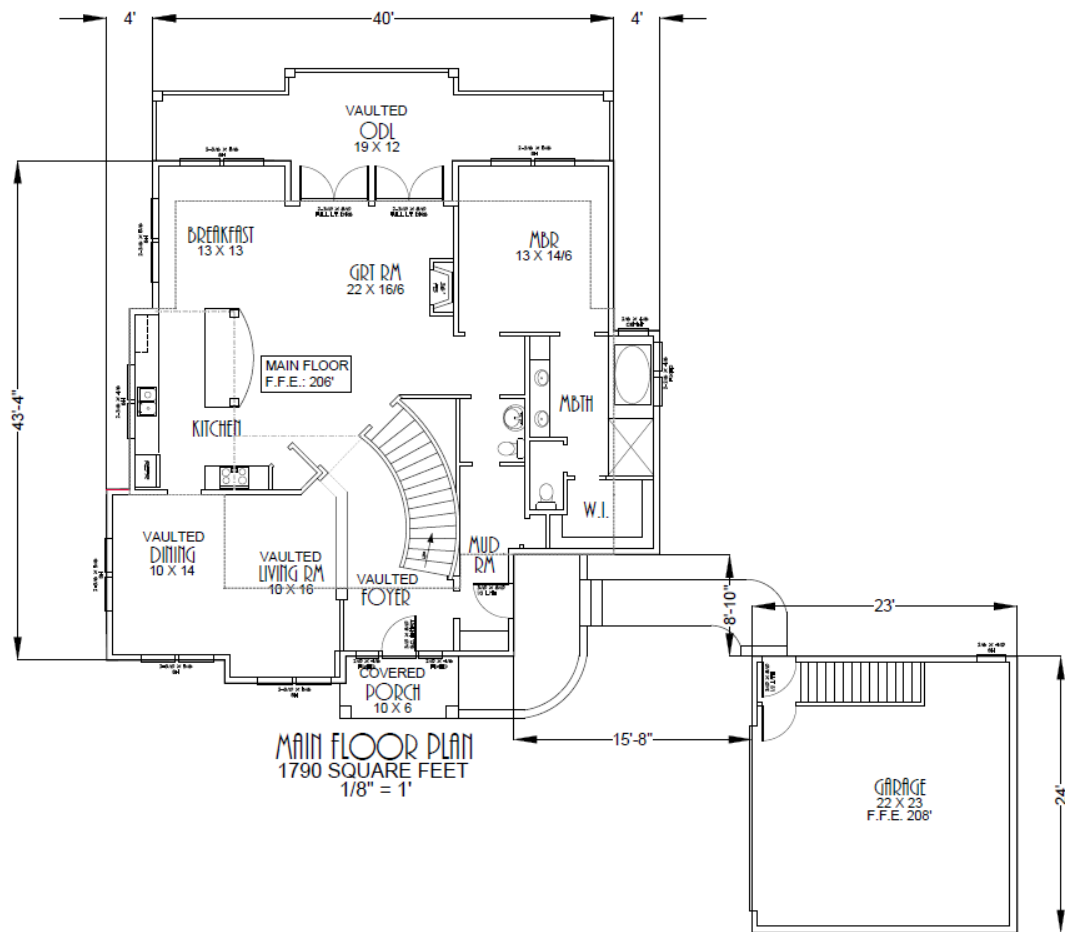
Site Plan (Revised – March 2020 Plans)



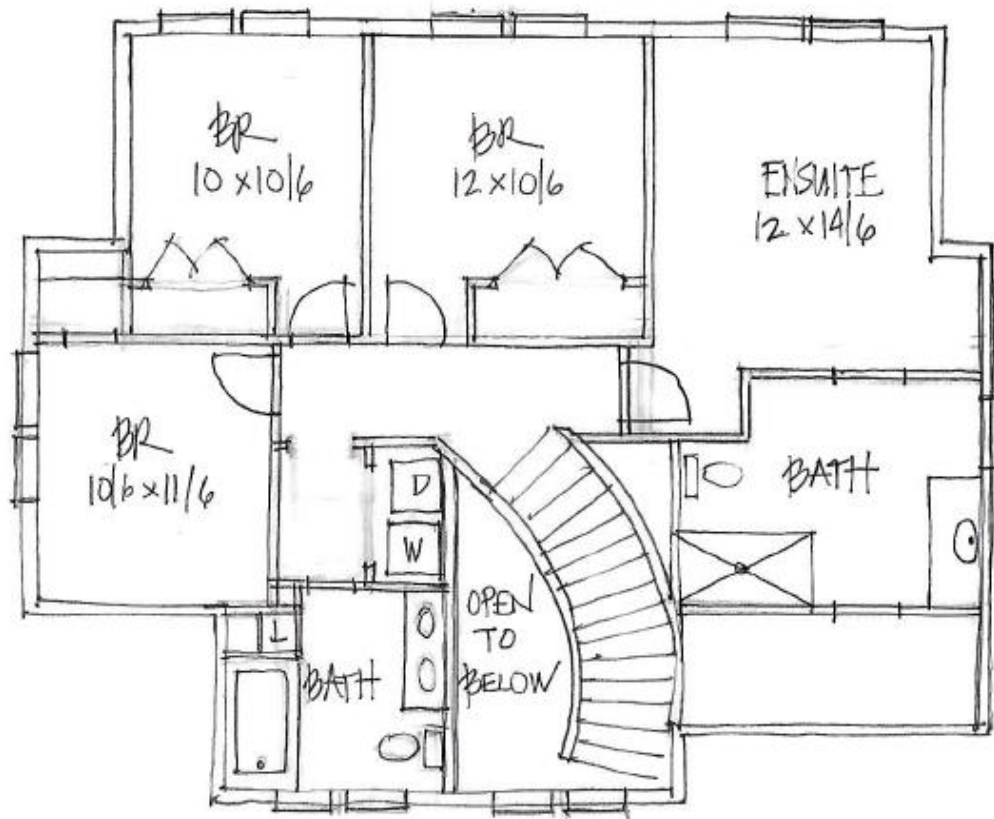
Front (North) elevation (Revised – March 2020 Plans)



Site Line diagram (original application plans – January 2020)

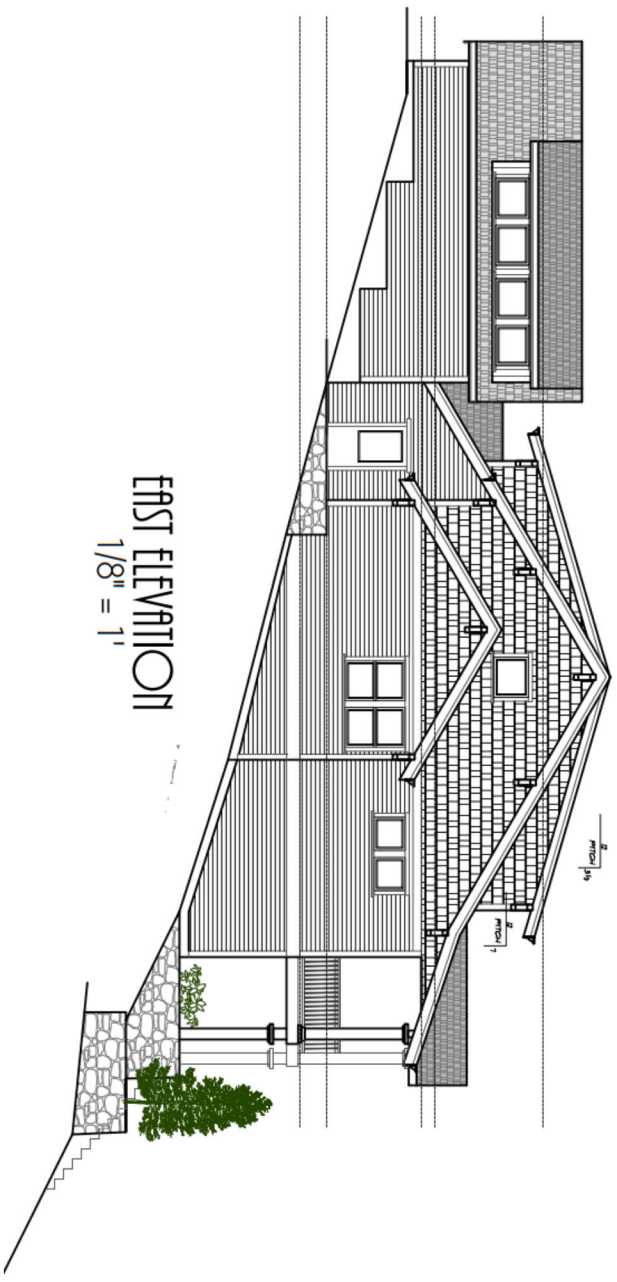


Floor plan – main - (Revised – March 2020 Plans)



UPPER FLOOR PLAN
 1086 SQ. FT.
 SCALE: $\frac{1}{8}" = 1'-0"$

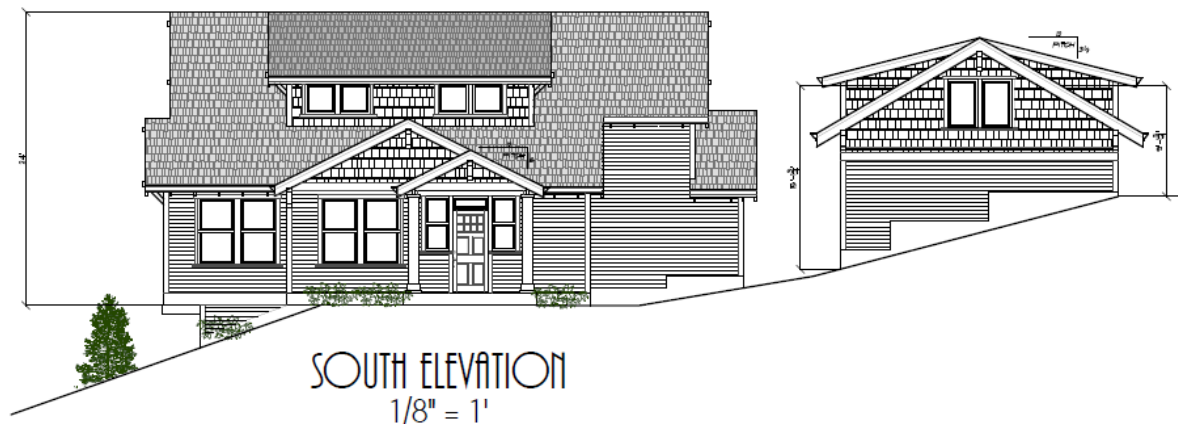
Floor plan – upper- (Revised – March 2020 Plans)



East elevation (original application plans – January 2020)



West elevation (original application plans – January 2020)



Rear (South) elevation (Revised – March 2020 Plans)

Project Summary:

The applicant submitted the following narrative:

“The proposed project consists of the construction of a new single family residence. We are proposing a bungalow style home with a main level, an upper level partially within the roof line, and a partial unfinished daylight basement. In addition we are proposing a detached double car garage situated behind the house. The residence will be built on a vacant lot located adjacent on 4th Ave and accessed by a driveway off the Hedges. The property on which the proposed residence will be located is a steeply sloping 10,000 sf lot sloping uphill from 4th Ave. This property is in an identified geological hazard area and natural resource overlay zone. This application is being submitted in conjunction with a geotechnical hazard and natural resource reviews.

We are requesting a “preservation incentive” for 4 foot variance on West property line to allow positioning of the detached garage per historic guidelines and topography.

The frontage along 4th Ave has a historic rock wall which will be preserved as part of the construction of the new home and landscaping which will remove invasive plantings that are causing deterioration.

The residence has a total living area 3,220 sf of and the detached garage will be 506 s.f.. The style of the residence is Bungalow, intended to blend in with the other Bungalow style homes in the Canemah neighborhood. The garage will be back entry to not detract from the bungalow style front elevation. The exterior will consist of painted fiber-cement lap siding and fiber cement shingle siding and trim; one-over-one black vinyl single hung and casement windows, fiberglass entry doors and composition roof shingle.

Landscaping Walls

Rockery Landscaping walls will be used as they fit historically into the landscape. They will be kept under the code limit, which is 4', so no engineering on the landscaping walls will be required."

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, NROD, and Willamette River Greenway review processes prior to the issuance of building permits.

Notice and Public Comment:

William Foster – provided an email concerned about the number of trees being removed on the site.
Paul Edgar- submitted comments relating to the massing and design of the proposed home.

Staff Analysis Executive Summary:

The applicant has proposed a home with a detached garage on a 10,000 square foot property. The home is designed as a bungalow with a full-width front porch and a single front dormer.

On March 23, 2020, the applicant submitted a revised plan with a reduced front porch width of 40 feet that widens out to 48 feet with bump-outs on the side elevation. It appears that the West elevation (Corner Side yard-Hedges) is cantilevered, and the East elevation (internal side yard) bump out is at grade. These revised plans can be found as an exhibit to the staff report. The length of the revised house is a little over 45 feet which includes an approximately 2 foot rear bump-out on the South elevation

The revised main level will be 1790 sqft and the top floor will be 1086 sqft with the lower level having an additional 196 sqft unfinished basement space. The footprint of the garage is 550 sqft with a proposed attic that could be finished in the future of 400 sqft. The total square footage, not counting the basement and upper garage space, is 3,426 sqft. This overall size is on the larger end for the historic district, exceeding all, if not most of the home sizes approved under the current design guidelines and exceeding any historic volumes in the upper area of Canemah.

The design guidelines state that "use of building depths and widths that are out of proportion or exceed the range for their historic style" are not allowed. The proposed depth is in the range of the historic bungalow widths, and the proposed width, 46.5 feet, is outside of the range of historic bungalow sizes. The widest historic bungalow is at most, 37 feet in width. The modern bungalows that have been approved or built in the district in recent years are similar in width to the historic averages, ranging between 30 to 36 feet. The width of the home is out of proportion and exceeds the range for bungalows in Canemah. Staff does not recommend approval of the structure with the proposed width.

Staff recommends that the Historic Review Board conditionally approve the proposal if the applicant revises the plans to demonstrate a maximum house width of 37 feet at grade. Staff also recommends conditions to address tree removal, the front entry design, basement level design elements, and 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 2019. A response was received from SHPO 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;*

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: Does not comply .

A new single family home is proposed on vacant land within the Canemah National Register District. The proposed size and width of the home is out of proportion with the historic district. See detailed findings in the design guidelines section of this staff report.

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

Finding: Does not comply.

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 proposed

size and width of the home is out of proportion with the historic district. See detailed findings in the design guidelines section of this staff report.

Policy 5.3.8

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

Finding: Does not comply.

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.

The proposed home is located adjacent to an existing vacant property which has been approved for a bungalow as of 2019. The site is 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. However, the proposed size and width of the home is out of proportion with the historic district. See detailed findings in the design guidelines section of this staff report.

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: Does not comply. 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 is not proposed to be disturbed during the development of the property.

The proposed design of the new home is differentiated from the historic bungalow. However, the proposed size and width of the home is out of proportion with the historic district. See detailed findings in the design guidelines section of this staff report.

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: Does not comply.

The proposed design of the new home is differentiated from the historic bungalow. However, the proposed size and width of the home is out of proportion with the historic district. See detailed findings in the design guidelines section of this staff report.

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

Finding: Complies as Proposed. The addition of housing stock in an existing single family neighborhood provides more needed housing and is located in an already-developed area in close proximity to goods and services.

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

1. STYLE

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

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

Finding: Complies as Proposed. The applicant has proposed a 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, which 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 due to its size and design.

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. While the style of the home is proposed to be the same as the recently approved home next door, the actual design is quite different.

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. 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 front corner of the porch is approximately 40 feet away from the basalt rock wall.

HOUSE PLACEMENT:

The proposed building site is 100x100 steeply sloping up from 4th Ave.

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 front and side of the home and the downhill of the driveway area. The applicant's narrative indicates that all the retaining walls on site will be 4 feet or less in height. 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 wall material is indicated as rockery or stamped concrete. The applicant shall not use stamped concrete for the retaining walls; rockery, basalt veneer, or smooth poured concrete are acceptable. The retaining walls in the front yard shall be reduced to 3.5 feet in height or less.

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 detached and behind the home in the SE corner of the lot.

GRADING AND TREE REMOVAL:

The applicant has provided information on grading; the site is within the geologic hazard overlay and some grading is proposed. 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.

Significant tree removal is proposed. Trees on the site plan proposed to be removed are listed below with their diameter sizes:

- 40" Maple

- 16" Maple
- 30" Fir
- 19" Maple
- 13" Walnut
- 61" Pine
- 25" Maple

Four medium sized trees in the right of way in front of the property are proposed to remain, along with one 11" maple and one 20" oak on site. It appears there are two additional large maples near the Hedges Street side of the site that are not shown on the site plan. It is not clear if removal of the two maples would be required for construction. The applicant shall indicate all trees on a revised site plan. If the maple trees not shown on the site plan are to be removed, the condition of approval for tree mitigation should be revised to increase the mitigation amount by one tree.

Page 34 of the design guidelines calls for minimization of tree removal of trees over 6" in diameter by adjusting house siting, and replanting to preserve tree canopy. Clear cutting of lots is listed as "Not allowed" in the design guidelines. The applicant is cutting all but two trees on the lot, so, while it is not considered clear cutting, it will constitute significant tree removal. The applicant shall consult an arborist on how to protect the six trees proposed to be preserved during construction, submit the arborist recommendations to the City, and follow recommendations of the arborist. If the arborist's report indicates that the survival of the trees proposed to be preserved is doubtful, the applicant must return to the Historic Review Board with a revised site layout that achieves better tree preservation. Staff also recommends that the applicant plant six native 1.5" caliper replacement trees in the side or front yard, a mixture of coniferous and deciduous species, as a replacement for the 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: Does not comply

OVERALL SIZE, FORM, AND PROPORTIONS:

On March 23, 2020, the applicant submitted a revised plan with a reduced front porch width of 40 feet that widens out to 48 feet with bump-outs on the side elevation. It appears that the West elevation (Corner Side yard-Hedges) is cantilevered, and the East elevation (internal side yard) bump out is at grade. These revised plans can be found as an exhibit to the staff report. The length of the revised house is a little over 45 feet which includes an approximately 2 foot rear bump-out on the South elevation

The revised main level will be 1790 sqft and the top floor will be 1086 sqft with the lower level having an additional 196 sqft unfinished basement space. The footprint of the garage is 550 sqft with a proposed attic that could be finished in the future of 400 sqft. The total square footage, not counting the basement and upper garage space, is 3,426 sqft. This overall size is on the larger end for the historic district, exceeding all, if not most of the home sizes approved under the current design guidelines and exceeding any historic volumes in the upper area of Canemah.

The height to roof peak is 32 feet from the grade at the front and 23.5 feet from rear grade, with width of 46.5 feet. This ratio is approximately 1:1.5 as described in the guidelines.

The depth of the home is approximately is a little over 45 feet (which includes the rear at grand bumpout), making the height to depth ratio less than one. The basement level and ground floors are 9'1" and the upper floor is proposed with a wall height of 8'1".

The revised floor plan is a square/rectangular shape with a footprint of approximately 1790 square feet. The proposed porch width is 40 feet, with a depth of a little over 45 feet. 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 significantly 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 average historic bungalow footprint is 1323 as shown in the table below.

The design guidelines state that "use of building depths and widths that are out of proportion or exceed the range for their historic style" are not allowed (page 38). The proposed depth is in the range of the historic bungalow widths, and the proposed width is outside of the range of historic bungalow sizes. The widest historic bungalow is at most, 37 feet in width. The modern bungalows that have been approved or built in the district in recent years are similar in width to the historic averages, ranging between 30 to 36 feet. The width of the home is out of proportion and exceeds the range for bungalows in Canemah. Staff does not recommend approval with the proposed width.

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	46 (revised with 40 foot porch, 44 feet with add grade bump-out)	43 (45 feet with including rear bump-out)	2000 (revised 1790)
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	36	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 of historic homes	33	38	1323

**The estimated width and depths do not necessarily account for roof eave overhangs; actual widths and depths may be 2 to 4 feet less.*

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 north side, facing 4th Avenue. The total height is 32 feet, including the basement. Many historic homes in Canemah are of the 24-28 range in height.

The guidelines also state that in Canemah, no greater than 1.5 stories plus a basement is permitted. The second story of the home has a wall height of 8'1". The roof pitch is 7:12, which is slightly high for a bungalow. The combination of the floor height, roof pitch, and overall mass of the home, at 3200sf not including basement space, make this home out of proportion for the district.

The basement is exposed on the north side of the home, making the front appear as 2.5 stories. The windows, entry doors, and stairs leading to the door further exacerbate and highlight the additional story on the front façade.

Staff recommends revising the width to be no wider than the widest historic bungalow, which as identified above, is 37 feet wide.

ROOF PITCH:

The side-facing gable roof pitch is proposed as 7:12 with the front and rear shed dormer roofs are at 3.5:12. The front entry has a gable roof front-facing with a 4:12 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.

PORCH AND STAIR:

The home includes a prominent front porch that extends the width of the home. The front porch posts are straight, not thick and tapered in the typical bungalow style. The front stairs lead to the lower level, rather than the main level, and appear to number about 13 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. However, these stairs appear to be on the ground and not a raised, constructed staircase. The applicant shall ensure that the proposed stairs in the front yard are rock or concrete and not a constructed wood stair.

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:

"The building design is relatively clean and simple, as typical with the Bungalow style. The home is square in form with simple low-pitched gable roof at the dormers with a full width covered porch facing 4th Ave.

The building exterior is proposed to consist of fiber-cement horizontal board siding with 5" corner and window trim and a 12" verge trim at the gable ends. A combination of one-over-one single hung and casement style black vinyl windows and fiberglass entry doors will be utilized. Porch and deck detailing, including posts and trim are proposed to be simple and unadorned. The design of all typical detailing is simple and true to the Bungalow style."

The applicant also provided a materials list.

HOUSE DESIGN:

The front façade is symmetrical. The porch is full width and does not wrap around the home. The home includes a single, long shed dormer on the front facade. 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 in the center, and paired windows on either side. 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 paired windows in a shed dormer.

ENTRYWAY:

The proposed front entry on the main level is not accessible; instead, the “front porch” is a balcony that does not have a pedestrian entrance. The front doors include two paired full-lite French-style double entry doors. The double entry is not typical craftsman or bungalow design and is not compatible with the historic character of the district.

The entryway is framed by a long open gable with 4:12 pitch. The applicant shall modify the entryway to close the gable, use a single entry door, and connect the front porch to the ground through the use of a side stair.

BASEMENT LEVEL:

The basement is exposed on the north side of the home, making the front appear as 2.5 stories. The windows, entry doors, and stairs leading to the door on the basement level further exacerbate and highlight the additional story on the front façade.

The applicant shall modify the basement level to eliminate or reduce the size of the windows, to move the entry door to a less conspicuous location, and utilize a half-lite or solid door.

Landscaping shall be utilized to visually shield the massing of the exposed basement level. 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. The proposed landscaping may be utilized, or the applicant may propose different landscaping that meets this condition.

MATERIALS:

Materials proposed are composition roofing, smooth fiber cement siding (the plans and the narrative contain conflicting information about the exposure of the siding, stating both 4” and 7”), fiber cement shingles, vinyl windows, fiber cement shingles on the second story, cedar barge board, and ornamental cedar brackets. Roofing is proposed as architectural shingles, and doors are proposed to be steel, full-lite double doors on the front and steel craftsman ¼ lite on the rear. The proposed materials meet design guidelines with the following recommended conditions:

- The applicant shall utilize fiberglass or wood windows rather than vinyl.
- The front entry doors shall be modified to eliminate the double doors and shall utilize half-lite rather than full-lite.
- The applicant shall ensure that shakes/shingles are straight across and not jagged.
- The porch and stair railing shall be painted wood.
- The window sash shall be the darkest color of the three color paint scheme.
- The applicant shall use simple bungalow styled exterior lighting.

The garage door is proposed to be a single door more than 12 feet wide, which is counter to the design guidelines. The applicant shall utilize two smaller garage doors of less than 12 feet each instead of a single large garage door.

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. The applicant proposed a preservation incentive, but it does not appear to be necessary. The proposed setbacks on the site plan meet the dimensional standards in the underlying R-6 zone.

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 conditionally approve the proposal if the applicant revises the plans to demonstrate a maximum house width of 37 feet at grade of HR 20-05 with conditions for the property located at Hedges Street and 4th Avenue, Oregon City, Oregon 97045.

Exhibits

1. Vicinity Map
2. Applicant Submittal
3. Applicant's Letter for March Historic Meeting 3-10-20
4. March 23, 2020 Revised Plans
5. Bungalow size comparison images
6. 408 4th Inventory Form
7. 207 4th Inventory Form
8. 211 5th Inventory Form
9. Design Advice Items
10. Letter from SHPO
11. Public Comment

Oregon City GIS Map



Legend

Street Names

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

Notes

Overview Map



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.



0 200 Feet
1: 2,400

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



To: Oregon City Planning Division
698 Warner Parrott Road
Oregon City, OR 97045
(503) 496-1540

From property owners: Igor & Lyudmila Ezersky
14891 Smithfield drive
Oregon city, OR 97045
503-329-3572
360-607-7965
Ezersky.igor@gmail.com
Lyudmila.ezersky@gmail.com

Project: New Single Family Residence at
4th and Hedges
Oregon City, Oregon 97045
3-2E-6BB tax lot 400

Architect: Bo Robinson
Design Providence LLC
12042 SE Sunnyside Rd.
Clackamas, OR 97015
503-760-0446
designprovidence@q.com

Application For: Historic Review

We got the response back requesting to revise the design to get the width down to less than 40 feet. We are compromising more and reducing the width by 6.5 feet as requested. Also, as recommended we will be doing more screening, removing the sense of entrance from the 4th to make appearance of a one and a half story bungalow.

Thank you,

Igor and Lyudmila Ezersky

Subject: Re: March 24, 2020 HRB Meeting Information
Date: 3/23/2020 2:58 PM
From: "Bo Robinson" <designprovidence@gmail.com>
To: "Christina Robertson-Gardiner" <crobertson@orccity.org>
Cc: "Lyudmila.ezersky" <lyudmila.ezersky@gmail.com>

Hi All,

I hope you are doing well.

Here are some supplemental drawings for next HRB meeting.

I have supplied new floor plans and North and South elevations and revised site plan depicting the reduction of 6'-6" in width that was discussed at the last HRB meeting.

I am really amazed at how much that reduction of width changed the massing visually! It has a much more square shape to it and it definitely gives it a more "bungalow" feel.

I did not address the additional screening of the bottom level on these drawings. I wanted to get more direction from the members of the board that brought that subject up. The hope would be that that could be addressed in the conditions of approval. I think the best way to address the subject is to actually reduce the number of windows from sets of 2 windows to a single window, remove landscape stair on the North side and add more landscape screening as feasible in front of that lower level.

Let me know if you think any additional info would be helpful. Although, my schedule didn't really allow the time to do these as it is.

Also, what is the status of the meeting coming up? How will that be orchestrated?

Thanks,

Bo

On Mon, Mar 16, 2020 at 3:10 PM Christina Robertson-Gardiner <crobertson@orccity.org> wrote:

I understand,

I just wanted to let you know that the Board may not support approval without revised drawings and could choose to vote for denial, and I wanted to give you the option to continue.

I will provide you with more information on the meeting logistics when I get them.

Christina

From: Lyudmila.ezersky <lyudmila.ezersky@gmail.com>
Sent: Monday, March 16, 2020 2:59 PM
To: Bo Robinson <DesignProvidence@gmail.com>
Cc: Christina Robertson-Gardiner <crobertson@orcity.org>
Subject: Re: March 24, 2020 HRB Meeting Information

I am sorry, Christina.

We really need to be on the agenda this month. We are trying really hard to brake ground this year before the rainy season starts. I am very sorry.

Lyudmila

Sent from my iPhone

On Mar 16, 2020, at 1:01 PM, Bo Robinson <DesignProvidence@gmail.com> wrote:

Hi Christina,

I'll chime in here. I guess the big concern is making the timeline to be able to do excavation this year. So are you able to estimate working the math backwards,

how would that extension affect that?

P.s. I can provide some updated hand sketches prior to the next meeting.

Thanks,

Bo

On Mon, Mar 16, 2020 at 10:22 AM Christina Robertson-Gardiner
<crobertson@orcify.org> wrote:

Lyudmila and Bo,

I am coordinating with the city on some options for the upcoming March 24, 2020 HRB meeting. It looks like the meeting is shaping up to happen only over the phone via a conference call-in number.

As there are still a fair amount of items to be discussed based on HRB feedback from the February meeting, I would recommend providing the city with an 30-day extension of the 120-day deadline and allow the HRB to continue it to the April 27, 2020 meeting. Please let me know over email if this is possible.

I will be sending out the agenda tomorrow afternoon and would appreciate a response by the end of today, if feasible.

Please let me know if you have any questions.

Christina

From: Christina Robertson-Gardiner
Sent: Wednesday, March 11, 2020 11:58 AM
To: 'Lyudmila Ezersky' <lyudmila.ezersky@gmail.com>
Cc: Bo Robinson <DesignProvidence@gmail.com>
Subject: RE: HRB meeting follow up - March deadlines

Thanks, Ludmilla,

I will be adding this to the March 24th HRB agenda and will be looking for further direction from the Board on this item.

Christina

From: Lyudmila Ezersky <lyudmila.ezersky@gmail.com>
Sent: Tuesday, March 10, 2020 4:25 PM
To: Christina Robertson-Gardiner <crobertson@orccity.org>
Cc: Bo Robinson <DesignProvidence@gmail.com>
Subject: Re: HRB meeting follow up - March deadlines

Hi Christina.

Please find the letter attached. If you recommend any changes please let me know.

Thank you,

Igor & Lyudmila Ezersky

On Tue, Mar 10, 2020 at 1:49 PM Christina Robertson-Gardiner
<crobertson@orccity.org> wrote:

Thanks 😊

From: Lyudmila.ezersky <lyudmila.ezersky@gmail.com>
Sent: Tuesday, March 10, 2020 1:24 PM
To: Christina Robertson-Gardiner <crobertson@orccity.org>
Cc: Bo Robinson <DesignProvidence@gmail.com>; Kelly Reid <kreid@orccity.org>
Subject: Re: HRB meeting follow up - March deadlines

Hi Christina,

Wanted to let you know that I will be emailing you the new letter later today.

Thank you

Mila Ezersky

5033293572

Sent from my iPhone

On Mar 5, 2020, at 1:50 PM, Christina Robertson-Gardiner
<crobertson@orccity.org> wrote:

Bo,

This is what I would recommend for you and your clients to get to a resolution on this file.

1. Provide a new letter with proposed revised conditions for the HRB
– Due March 10th to me.
2. Provide revised drawings by the night of the HRB meeting (3.24).
If you can send it to me prior to the meeting, I will forward it to the Board by email.
3. Anything over 37 feet width, you will need to make your case to the HRB through revised drawings I think. Staff is looking for Board direction on this matter.
4. If you chose not to provide revised drawings in time for the meeting or if the Board is unwilling to approve it with conditions that are satisfactory to you and your clients, you may need to

continue the application to the April meeting with a 120-day waiver of 30 more days (you can make that call at the meeting).

From: Bo Robinson <designprovidence@gmail.com>
Sent: Thursday, March 5, 2020 10:15 AM
To: Christina Robertson-Gardiner <crobertson@orccity.org>
Cc: Kelly Reid <kreid@orccity.org>; Lyudmila.ezersky <lyudmila.ezersky@gmail.com>
Subject: Re: HRB meeting follow up - March deadlines

Hi Christina,

Thanks for the response. I hope your kid is doing better.

The way it went down, there really wasn't a clear conclusion as to what needed to happen.

They were hedging between approval with conditions and continuation. I don't know if it is possible for you to review the video of the meeting? That might clear things up. I just don't have the time available to revise all the plans before that date, but I am hoping that if we keep the same basic design and just shrink the width by the proposed 6'-6", that would be an acceptable condition of approval? Along with the other items that were listed? I can provide some rough drawings by then that might help communicate the concept if that would help?

Thanks,

Bo

On Thu, Mar 5, 2020 at 8:49 AM Christina Robertson-Gardiner
<crobertson@orcity.org> wrote:

Hi Bo-

I was out of the office with a sick kid. I don't think I have much to add to the conversation as I was not at the HRB meeting. If the Board asked you to come back with revised plans, I would suggest you do so with their recommended revisions. If they did not- be ready to propose specific conditions of approval that you think meet their needs.

I need any new information by March 10th (ish) to get it into the HRB agenda. If you need an extra day to two- I can work with you- but will need to check my schedule to make sure I have time to assemble the agenda.

Christina

From: Bo Robinson <designprovidence@gmail.com>
Sent: Thursday, March 5, 2020 6:42 AM
To: Kelly Reid <kreid@orcity.org>
Cc: Lyudmila.ezersky <lyudmila.ezersky@gmail.com>; Christina Robertson-Gardiner <crobertson@orcity.org>
Subject: Re: HRB meeting follow up - March deadlines

Good morning,

Christina, if you could please respond on this we would really appreciate it. Our plan of action depends on what we will be allowed to do in regards to approval with conditions or having to have redrawn plans.

Thanks,

Bo

On Tue, Mar 3, 2020 at 9:57 AM Bo Robinson
<designprovidence@gmail.com> wrote:

Good morning all,

Kelly, wishing you blessings in your absence.

OK, so I am going to try and get as much clarification as possible.

First, I have looked at the plans and discussed with Mila and Igor. And it looks possible to take out the 6'-6" in width of

the existing plan. It will require some sacrifice on their part, but at this juncture, their choices are few.

With their timeline needs, I think we need to avoid the extension. It will be incredibly challenging for me to produce fully revised plans before the 10th of this month though. So under the circumstances I am hoping that we could simply add a reduction of 6'-6" into the conditions of approval at the next HRB meeting? The board seemed open to that concept, since the "goal posts" were moved a bit.

Also, after listening to the comments of Grant Blythe and others on the review board, I think our attempts to depict a sense of entry on the 4th street side are counter productive to the other goals we are working towards. There are other examples of recently approved houses in Canemah that don't have an entry door facing the main street. And I think from a historical aspect, on a front sloping lot, emphasis would not have been focused on accomplishing that. I would like to actually focus more on screening that

side of the lower level to help mitigate the height from that view. And as functional as a stair from the upper porch facing 4th would be, I think it will actually detract from the historical aesthetic and make the house feel more modern.

So please let me know asap that we could go the "conditions of approval" route for the reduction in width and also follow the direction of the board regarding the screening of lower level and entry facing 4th. I know there were a few other potential items of approval conditions, I should re-review those, but I don't think there was anything monumental there.

Thanks,

Bo

On Thu, Feb 27, 2020 at 3:23 PM Kelly Reid <kreid@orccity.org> wrote:

Hi Bo and Mila,

Christina, copied here, is going to take over for me for the March and April Historic Review Board meetings. For the March meeting, she will need any new information from you **by March 10th at 3:30PM**. If the information is not provided, the Board could choose to deny the application. In order to give yourselves more time, you could grant us an extension to the 120-day deadline to June 30 – this would allow for another continuance to April if needed.

I would suggest revising the design to get the width down to something less than 40 feet. I'm sorry that you didn't get clear direction on that last night, but I do think a width less than 40 feet would be a lot more appropriate and might be sufficient for the Board. I would also suggest that you make the design changes recommended in the Conditions of approval so the Board can get a better idea of what the home would look like with a reduced width and the other design changes.

As discussed at the meeting, you might also seek out an arborist to look at the tree preservation plan and give you some idea of whether it would work.

I've attached a copy of what Paul Edgar submitted at the hearing, along with the staff report.

Let me and/or Christina know if you have any questions.

Thanks,

Kelly Reid, AICP, Planner

Oregon City Planning Division

698 Warner Parrott Road

Oregon City, OR 97045

(503) 496-1540

kreid@orcity.org

Website: www.orcity.org | [Recorder Page](#)

*PUBLIC RECORDS LAW DISCLOSURE: This e-mail is subject to the
State Retention Schedule and may be made available to the public.*

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Bo Robinson,
Design Providence LLC
Phone & Fax: 503-760-0446
DesignProvidence@gmail.com
www.DesignProvidencellc.com

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Bo Robinson,
Design Providence LLC
Phone & Fax: 503-760-0446
DesignProvidence@gmail.com
www.DesignProvidencellc.com

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www.DesignProvidencellc.com

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LAND USE APPLICATION FORM

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

File Number(s): GLUA-20-00007 / HR-20-00004

Proposed Land Use or Activity: NEW Single Family Dwelling on an existing lot of record in Canemah.

Project Name: _____ **Number of Lots Proposed (If Applicable):** N/A

Physical Address of Site: None - undeveloped parcel SE of 408 4th Ave.

Clackamas County Map and Tax Lot Number(s): 3-2E-6BB TAX Lot 400

Applicant(s):

Applicant(s) Signature: [Signatures]

Applicant(s) Name Printed: Igor and Lyudmila EZERSKY **Date:** 01-29-2020

Mailing Address: 14891 Smithfield Dr, Oregon City OR 97045

Phone: 360-607-7965 **Fax:** N/A **Email:** iezersky@comcast.net

Property Owner(s):

Property Owner(s) Signature: [Signatures]

Property Owner(s) Name Printed: Igor and Lyudmila EZERSKY **Date:** 01-29-2020

Mailing Address: 14891 Smithfield Dr, Oregon City OR 97045

Phone: 360-607-7965 **Fax:** N/A **Email:** iezersky@comcast.net

Representative(s):

Representative(s) Signature: NONE

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.



OREGON CITY

Community Development - Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045

Ph (503) 722-3789 | Fax (503) 722-3880

Construction Costs for Historic Review for New Construction

The cost of Planning Division review for Site Plan and Design Review and Detailed Development Plans is based on the construction cost of the project. The construction costs is defined as all costs to complete the project, including soft costs. The estimate does exclude interior furniture or moving expenses.

Address: Site Map: 3-2E-6BB Lot 400 Canemah H.D corner lot of 4th
and Hedges

Project Description: New Single Family Home Construction

Section I - Construction Costs

Design Work	\$
Site Prep	\$
Consultants	\$
Excavation	\$
Utilities	\$
Foundation	\$
Framing material/wall construction	\$
Interior finish (walls, doors, floor finish, cabinetry, light fixtures, etc.)	\$
Supplemental information (fire suppression, hvac, electrical, plumbing, etc.)	\$
Roofing	\$
Landscaping	\$
Paving	\$
Other	\$
Total Section I	\$ 462,000

Section II - Permits

Building	\$
Electrical	\$
Plumbing	\$
Mechanical	\$
Land Use	\$
Total Section II	\$ 35,000

Section III - Total

Section I Total	\$ 462,000
Section II Total	\$ 35,000
Total Section III	\$ 497,000

Office Use Only -

Building Official Verification: _____

Application for

New Single Family Residence
in Canemah Historic District

at
4th and Hedges
Oregon City, Oregon

January 27, 2020

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

Project: New Single Family Residence at
4th and Hedges
Oregon City, Oregon 97045
3-2E-6BB tax lot 400

Application For: Historic Review

Property Owners: Igor & Lyudmila Ezersky
14891 Smithfield drive
Oregon city, OR 97045
503-329-3572
360-607-7965
Ezersky.igor@gmail.com
Lyudmila.ezersky@gmail.com

Architect: Bo Robinson
Design Providence LLC
12042 SE Sunnyside Rd.
Clackamas, OR 97015
503-760-0446
designprovidence@q.com

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A. Project Description

B. Chapter 17.40 Design Guidelines

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A. Project Description

The proposed project consists of the construction of a new single family residence. We are proposing a bungalow style home with a main level, an upper level partially within the roof line, and a partial unfinished daylight basement. In addition we are proposing a detached double car garage situated behind the house. The residence will be built on a vacant lot located adjacent on 4th Ave and accessed by a driveway off the Hedges. The property on which the proposed residence will be located is a steeply sloping 10,000 sf lot sloping uphill from 4th Ave. This property is in an identified geological hazard area and natural resource overlay zone. This application is being submitted in conjunction with a geotechnical hazard and natural resource reviews.

We are requesting a “preservation incentive” for 4 foot variance on West property line to allow positioning of the detached garage per historic guidelines and topography.

The frontage along 4th Ave has a historic rock wall which will be preserved as part of the construction of the new home and landscaping which will remove invasive plantings that are causing deterioration.

The residence has a total living area 3,220 sf of and the detached garage will be 506 s.f.. The style of the residence is Bungalow, intended to blend in with the other Bungalow style homes in the Canemah neighborhood. The garage will be back entry to not detract from the bungalow style front elevation. The exterior will consist of painted fiber-cement lap siding and fiber cement shingle siding and trim; one-over-one black vinyl single hung and casement windows, fiberglass entry doors and composition roof shingle.

Landscaping Walls

Rockery Landscaping walls will be used as they fit historically into the landscape. They will be kept under the code limit, which is 4', so no engineering on the landscaping walls will be required.

Project Information

Site Address: Northwest intersection 4th Ave and Hedges Street, Oregon City, Oregon

3-2E-6BB tax lot 400

Site Area: 10,000 sf

Zone: R6

Proposed Building Area:

Main Level Living:	2060
<u>Upper Level Living:</u>	<u>1160</u>
Total Living:	3220

Building Coverage: 25%

Total Impervious Area: 40%

B. Design Guidelines

Chapter 17.40 Design Guidelines

Chapter 17.40 - HISTORIC OVERLAY DISTRICT

Sections:

- 17.40.010 - Purpose.
- 17.40.030 - Designated.
- 17.40.040 - Citizen involvement.
- 17.40.050 - Designation procedure—Application—Review.
- 17.40.060 - Exterior alteration and new construction.
- 17.40.065 - Historic preservation incentives.
- 17.40.070 - Demolition and moving.

17.40.010 - Purpose.

It is declared as a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical or aesthetic interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people. The purpose of this chapter is to:

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

17.40.030 - Designated.

- A. The historic overlay district shall apply to the following:
 - 1. Historic districts, upon designation in accordance with this section;
 - 2. Conservation districts designated in accordance with this section;
 - 3. Landmarks as designated by this section; and
 - 4. Historic corridors designated in accordance with this section.
- B. The boundaries of the historic districts, the boundaries of conservation districts, historic corridors, the location of buildings and structures in conservation districts and the location of landmarks shall be designated on a special city zoning map or maps.
- C. The following are designated within the historic overlay district:
 - 1. The Canemah Historic District; the minimum boundaries of which are those designated by the United States Department of the Interior on the National Register of Historic Places as indicated in the city comprehensive plan.
 - 2. The McLoughlin Conservation District; the surveyed buildings indicated by map in the comprehensive plan shall constitute the designated structures in the McLoughlin Conservation District, along with any structures designated through the Historic Review Board designation process since initial adoption of the comprehensive plan on March 13, 1980.
 - 3. The Oregon Trail-Barlow Road Historic Corridor: properties identified in the 1993 Barlow Road Historic Corridor inventory of the Barlow Road by Clackamas County.
 - 4. Designations undertaken pursuant to [Section 17.40.050](#). The established historic overlay district shall allow for the designation of two types of districts so that areas with a high concentration of historic structures are designated historic districts and areas with a lower concentration are designated conservation districts. Also allowed is the designation of structures of historic or architectural significance not located in an historic or conservation district as landmarks

17.40.040 - Citizen involvement.

- A. The planning department shall be authorized to incur expenses in holding public workshops in the historic districts and conservation districts, distribute written information, show slides and answer questions on remodeling and rehabilitation of older buildings, and to educate the public in the need to comply with state and federal laws protecting or encouraging protection of antiquities and other related matters concerning historic preservation.
- B. Citizens making applications for district or landmark designations or for exterior alterations or new construction in an historic or conservation district, and historic corridor or on a landmark site may consult with and receive advice from the planning department staff concerning their applications.

17.40.050 - Designation procedure—Application—Review.

- A. Institution of Proceedings. The city commission, the planning commission, the historic review board, a recognized neighborhood group or any interested person may initiate the proceedings for designation of an historic or conservation district, landmark, or historic corridor as follows:
 - 1. The city commission or the historic review board may initiate designation proceedings by sending a written proposal or application to the planning staff. Such proposal is not subject to any minimal information requirements other than a description of the boundaries of the area to be designated.
 - 2. Any interested person or recognized neighborhood group may start designation proceedings by sending a written application to the planning staff.
- B. Application Information. The planning staff may specify the information required in an application and may from time to time change the content of that information, but at all times the planning staff shall require the following information:
 - 1. The applicant's name and address;
 - 2. The owner's name and address, if different from the applicant;
 - 3. A description of the boundaries of the proposed district or a description of the proposed landmark;

4. A map illustrating the boundaries of the proposed district or the location of the proposed landmark;
5. A statement explaining the following:
 - a. The reasons why the proposed district or landmark should be designated,
 - b. The reason why the boundaries of the proposed district are adequate and suitable for designation,
 - c. The positive and negative effects, if any, which designation of the proposed district or landmark would have on the residents or other property owners of the area.
- C. The planning staff shall deliver a proposal or an application for the designation to the historic review board within thirty days after the day on which a proposal or application is received. The historic review board shall review the proposal on the application and prepare a written recommendation or decision approving or rejecting the proposed designation.
- D. In preparing the recommendation or decision, the historic review board shall limit its review to:
 1. Whether the proposed district or landmark would serve the purpose of the historic overlay district as stated in [Section 17.40.010](#); and
 2. Conformity with the purposes of the city comprehensive plan.
- E. City Commission Review of District.
 1. The historic review board shall deliver a copy of its recommendation to the city commission within thirty days.
 2. The city commission shall hold a public hearing pursuant to procedures contained in [Chapter 17.68](#)
 3. After the hearing, the city commission may engage in one of the following actions:
 - a. Refuse to designate the proposed district; or
 - b. Designate the proposed district by a duly enacted ordinance; or
 - c. Remand the matter to the historic review board for additional consideration of a specific matter or matters.
 4. The city commission may limit itself to the proposed district, and as so modified, approve it. Enlargement of the proposed district shall require additional notice and public hearing. The commission may hold such hearing or hearings.
 5. The approval or disapproval of the designation by the city commission shall be in writing and shall state the reasons for approval or disapproval.
 6. Amendment or Rescission. The district designation may be amended or rescinded after the board and city commission have utilized the same procedures required by this title for establishment of the designation. The board shall give priority to designation of potential districts and landmarks indicated in the city comprehensive plan.

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.
- 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.
- 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.
- D. The historic review board, after notice and public hearing held pursuant to [Chapter 17.50](#), shall approve the issuance, with conditions or disapprove issuance of the certificate of appropriateness.
 1. The following exterior alterations to historic sites may be subject to administrative approval:
 - a. Work that conforms to the adopted Historic Review Board Policies.
- E. For exterior alterations of historic sites in an historic district or conservation district or individual landmark, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall be:
 1. The purpose of the historic overlay district as set forth in [Section 17.40.010](#)
 2. The provisions of the city comprehensive plan;
 3. The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation;
 4. The value and significance of the historic site;
 5. The physical condition of the historic site;
 6. The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;
 7. Pertinent aesthetic factors as designated by the board;
 8. Economic, social, environmental and energy consequences; and
 9. Design guidelines adopted by the historic review board.
- 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](#)
 2. The provisions of the city comprehensive plan;
 3. The economic effect of the new proposed structure on the historic value of the district or historic site;
 4. The effect of the proposed new structure on the historic value of the district or historic site;
 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;
 6. Economic, social, environmental and energy consequences;
 7. Design guidelines adopted by the historic review board.

G. For construction of new structures in an historic corridor, 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 overlay district as set forth in [Section 17.40.010](#)

The proposed new single family home is consistent with the predominant residential use within the Canemah Historic District and designed to be compatible with the historic homes in the District. The proposed development will preserve and enhance the existing historic rock wall along 4th Ave. This new home will help to raise the property values in the neighborhood and hopefully assist in fostering civic pride and encouraging others to preserve the historic resources in the area.

2. The policies of the city comprehensive plan;

The proposed new home is consistent with the policies of Comprehensive Plan by being designed to be compatible with the surrounding historic homes in the Canemah neighborhood through use of appropriate massing, roof forms and detailing. The home and proposed detached garage occupy a portion of the property in compliance with historic guidelines. The placement of the home takes into consideration the historic development patterns within the Canemah district and in consideration of the geological hazards on the steep sloping terrain that is a defining feature of the neighborhood.

3. The impact on visible evidence of the trail;

Criterion does not apply. No known trails are evident on the site.

4. The impact on archaeological evidence when there exists documented knowledge of archeological resources on the property;

The historic rockery wall will be preserved and enhanced by the removal of invasive vegetation. No other archaeological evidence is known to exist on the site, but is possible given the location near the river at this important historic trading area. Any archaeological artifacts that may be discovered during construction activities will be recorded and promptly reported to the City, State and Tribes as appropriate.

5. The visual impact of new construction within the historic corridor; and

The proposed new home is designed to have a bungalow appearance from the public right of way with a full width porch with simple wood columns, one and one-half story mass with low pitched gable roof with single front facing dormer and single back facing dormer. The home is designed to be compatible and complimentary with the neighboring historic homes yet will be discernable as a new home to a preservation professional. The detached garage will be behind the house from the 4th Ave right of way.

6. The general compatibility of the site design and location of the new construction with the historic corridor considering the standards of subsection G of this section.

The site is constrained by the topography and geological features. The proposed location of the new construction has been selected and reviewed by a geologist and geotechnical engineer and is compatible with the location of other historic and new homes in the neighborhood. The front property line is approximately 10' behind the historic rock wall.

H. The following standards apply to development within historic corridors:

1. Within the Oregon Trail-Barlow Road historic corridor, a minimum of a thirty-foot wide-open visual corridor shall be maintained and shall follow the actual route of the Oregon Trail, if known. If the actual route is unknown, the open visual corridor shall connect within the open visual corridor on adjacent property.
2. No new building or sign construction shall be permitted within required open visual corridors. Landscaping, parking, streets, driveways are permitted within required open visual corridors.

Criterion do not apply. Proposed development is not with a designated Corridor.

I. In rendering its decision, the board's decision shall be in writing and shall specify in detail the basis therefore.

J. Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural features which does not involve a change in design, material or the outward appearance of such feature which the building official shall certify is required for the public safety because of its unsafe or dangerous condition.

K. The following exterior alterations may be made subject to the administrative procedures as outlined below:
Construction of fences on historic sites.

Exterior alterations, excluding additions, to incompatible structures in the Canemah Historic District.

1. A notice of the proposed certificate of appropriateness shall be mailed to the following persons:
 - a. The applicant;
 - b. All owners of property within three hundred feet of the property which is the subject of application;
 - c. A recognized neighborhood association and a citizen involvement committee representative of the neighborhood involved, if the property which is the subject of the application lies wholly or partially within the boundaries of such organization.
2. The failure of the property owner to receive notice shall not invalidate the action if a good faith attempt was made to notify all persons entitled to personal notice.
3. Notice shall also be given by publication in a newspaper of general circulation in the area affected.
4. Within ten days of the issuance of notice of the proposed certificate of appropriateness, any person who has received personal notice pursuant to subdivision 1 of this subsection or who demonstrates sufficient interest in the outcome to participate in such proceedings, as determined by the historic review board, may request a public hearing before the historic review board.
5. Within forty-five days after a request for public hearing is made, a public hearing shall be held before the historic review board following procedures as established in Chapter 17.50
6. The historic review board shall then deny or approve the application, either with or without conditions, following procedures as established in Chapter 17.50
7. In the event no request for hearing is filed, the historic review board, through its chairperson and planning staff, shall issue a certificate of appropriateness in accordance with the notice given without further hearing.

8. The board may adopt policies for review of applications of certificates of appropriateness in the historic overlay district. Such policies shall be adopted only after notice and an opportunity to be heard is provided and shall include specific opportunity for comment by the planning staff, the planning commission, and the city commission. Such policies shall carry out the city's comprehensive plan, especially those elements relating to historic preservation. In the absence of such policies, the board shall apply such elements directly.

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.

We are requesting a "preservation incentive" for 4 foot variance on West property line to allow positioning of the detached garage per historic guidelines and topography.

17.40.070 - Demolition and moving.

- A. If an application is made for a building or moving permit to demolish or move all or part of a structure which is a landmark or which is located in a conservation district or an historic district, the building inspector shall, within seven days, transmit to the historic review board a copy of the transaction.
- B. The historic review board shall hold a public hearing within forty-five days of application pursuant to the procedures in Chapter 17.50
- C. In determining the appropriateness of the demolition or moving as proposed in an application for a building or moving permit, the board shall consider the following:
 1. All plans, drawings and photographs as may be submitted by the applicant;
 2. Information presented to a public hearing held concerning the proposed work;
 3. The city comprehensive plan;
 4. The purpose of this section as set forth in Section 17.40.010
 5. The criteria used in the original designation of the landmark or district in which the property under consideration is situated;
 6. The historical and architectural style, the general design, arrangement, materials of the structure in question or its fixtures; the relationship of such features to similar features of the other buildings within the district and the position of the building or structure in relation to public rights-of-way and to other buildings and structures in the area;
 7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the district, which cause it to possess a special character or special historic or aesthetic interest or value;
 8. Whether denial of the permit will involve substantial hardship to the applicant, and whether issuance of the permit would act to the substantial detriment of the public welfare and would be contrary to the intent and purposes of this section;
 9. The economic, social, environmental and energy consequences.
- D. The failure of the applicant to provide the information required by Subsection C.1.—9. shall be grounds for deeming the application incomplete.
- E. The board may approve or deny the demolition or moving request after considering the criteria contained in Section 17.40.070C. Action by the board approving or denying the issuance of a permit for demolition or moving may be appealed to the city commission by any aggrieved party, by filing a notice of appeal, in the same manner as provided in Section 17.50 for appeals. If no appeal of a demolition permit is filed, the building official shall issue the permit in compliance with all other codes and ordinances of the city.
- F. In any case where the city commission has ordered the removal or demolition of any structure determined to be dangerous to life, health or property, nothing contained in this title shall be construed as making it unlawful for any person, without prior approval of the historic review board, pursuant to this title, to comply with such order.

No demolition or moving of existing structures are part of this proposed development.

A. Where is the Site?

McLoughlin Historic Conservation District, the Canemah National Register Historic District, or on individually listed historic property outside of the districts?

What is the Immediate Context? The Block? The Neighborhood? What are the Mix of Existing Appropriate Historic Styles?

The site is located in the Canemah National Register Historic District and is vacant. 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. Two homes on the north side situated between 5th and Hedges are bungalow. This home constructed in bungalow style will contribute to the neighborhood historic appeal.

B. Decide which Style to use

Determining the appropriate style is the important first step toward successfully designing a compatible building in the district.

Decide which style direction to use from acceptable neighborhood styles and those in the applicable specific Historic District Design Guideline. The styles noted for the district have specific District modifications indicated.

The proposed new home has been designed in the Bungalow style to fit with the historic homes constructed in the Canemah neighborhood.

C. Siting and Building Form

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

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

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

The R6 zone permits single family residences, and accessory dwellings. The proposed new home meets all of the dimensional requirements of the R6 zone, including lot size, width and depth, building height, setbacks, garage standards and lot coverage.

The detached garage is proposed to be placed behind the house to partially conceal it from the 4th Ave.

D. Design Composition

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

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

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

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

The building design is relatively clean and simple, as typical with the Bungalow style. The home is square in form with simple low-pitched gable roof at the dormers with a full width covered porch facing 4th Ave.

E. Specific Design Elements

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

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

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

The building exterior is proposed to consist of fiber-cement horizontal board siding with 5" corner and window trim and a 12" verge trim at the gable ends. A combination of one-over-one single hung and casement style black vinyl windows and fiberglass entry doors will be utilized. Porch and deck detailing, including posts and trim are proposed to be simple and unadorned. The design of all typical detailing is simple and true to the Bungalow style.

D. Photographs

Site Photos

Site: 4th Ave & Hedges



West Property Line (Hedges St)



Bungalow 5th & Hedges



Bungalow 5th & Hedges



Bungalow on 4th



Property across the 4th from site



Recently completed residence
off 4th Ave



Project: New Single Family Residence at
4th and Hedges
Oregon City, Oregon 97045
3-2E-6BB tax lot 400

Application For: Historic Review

Property Owners: Igor & Lyudmila Ezersky
14891 Smithfield drive
Oregon city, OR 97045
503-329-3572
360-607-7965
Ezersky.igor@gmail.com
Lyudmila.ezersky@gmail.com

Materials, Color Samples, Product Information.

A. Siding, Trim and Colors

Siding/Shingle: Smooth HardiePlank lap siding. Width 8.25" and 7" exposed. In Pearl Gray color on exposed walls of daylight basement and the main floor up to the dormers.

HardiePlank Shingle siding will cover partial second story walls and dormers. Light mist in color by JamesHardie.

Board Siding: <https://www.jameshardie.com/products/hardieplank-lap-siding>

Shingle Siding: <https://www.jameshardie.com/products/hardieshingle-siding>

Trim: HardiePlank trim around windows, doors and corners is 5.5" Arctic White by JamesHardie.

<https://www.jameshardie.com/products/hardietrim-boards>

B. Roofing

Malarkey Legacy architectural asphalt shingles, SilverWood tone

https://malarkeyroofing.com/product_detail/legacy

https://malarkeyroofing.com/uploads/WEB_Legacy-Flyer_OR.pdf

C. Windows, Doors and Colors

Windows: by Milgard Double-hung 1:1 Tuscan bronze on outside, no grid for main floor and daylight basement. Milgard Tuscan Casement vinyl window, bronze on outside, no grid for dormers.

Double-Hung: <https://www.milgard.com/windows/tuscany-series/tuscany-series-double-hung-window>

Casement: <https://www.milgard.com/windows/tuscany-series/tuscany-series-casement-window>

Doors: Jeld-Wen 60 in. x 80 in. Black Painted Steel Left-Hand Inswing Full Lite Glass Active/Stationary Patio Door



JELD-WEN 36 in. x 80 in. 6 Lite Craftsman Desert Sand Painted Steel Prehung Left-Hand Inswing Front Door w/Brickmould and Shelf

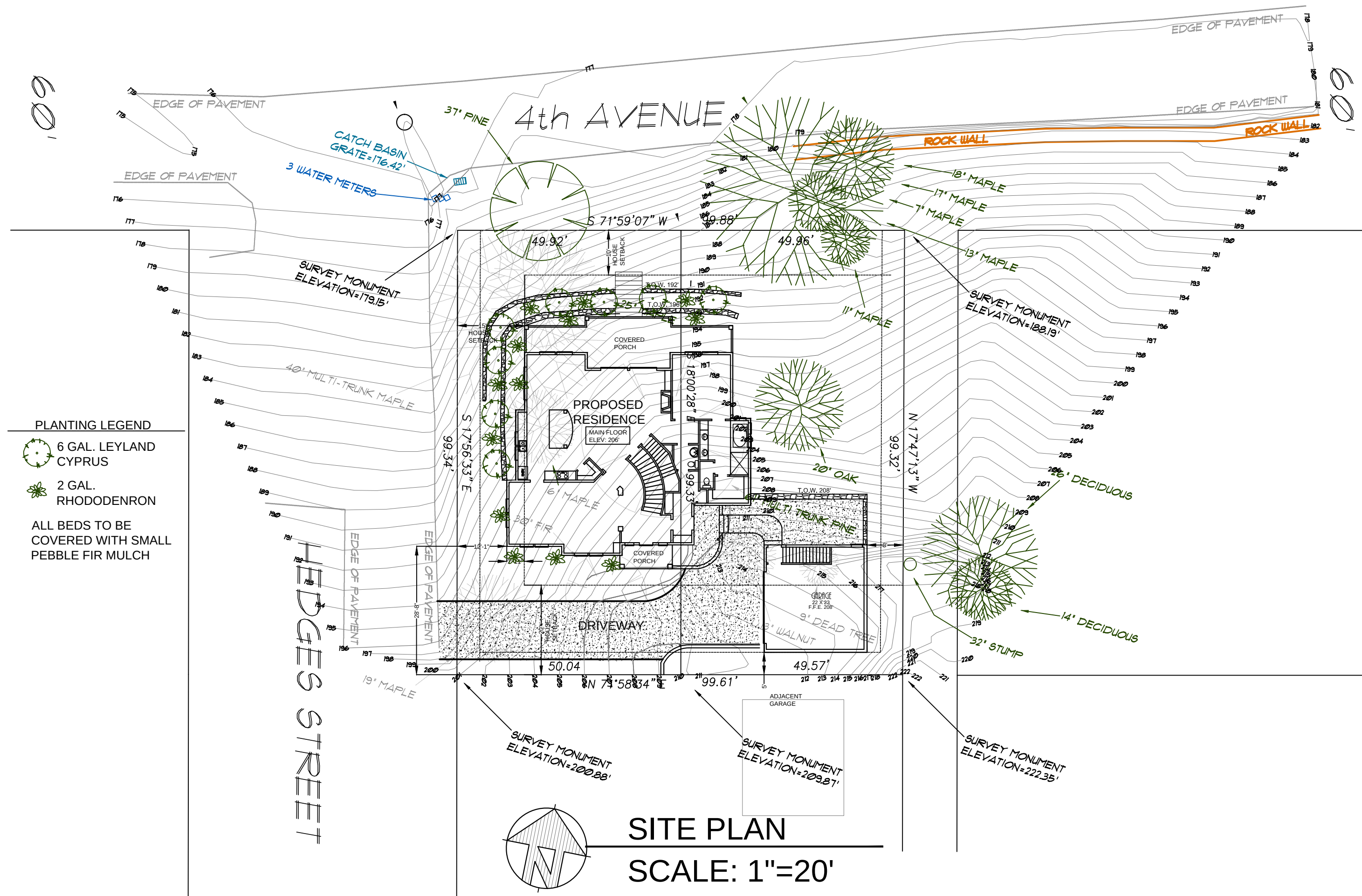


D. Paving

Due to the natural grade, a 3 to 4 inches layer of Asphalt driveway would be placed a top of 2 inch minus sized of aggregate to stabilize the earth and provide appropriate drainage.

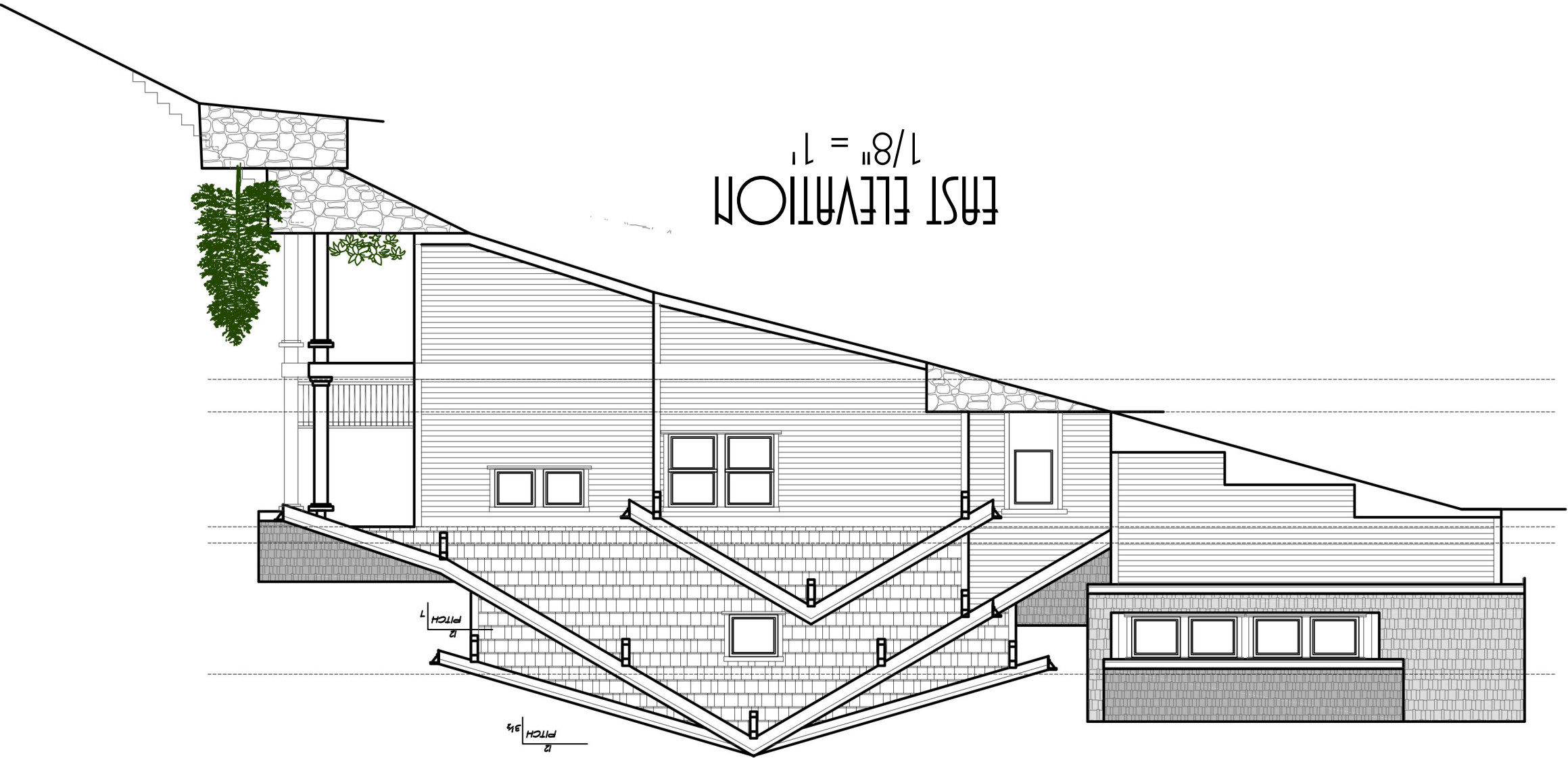
Walkways would consist of natural stone pavers atop of compacted gravel/pebbles for base.



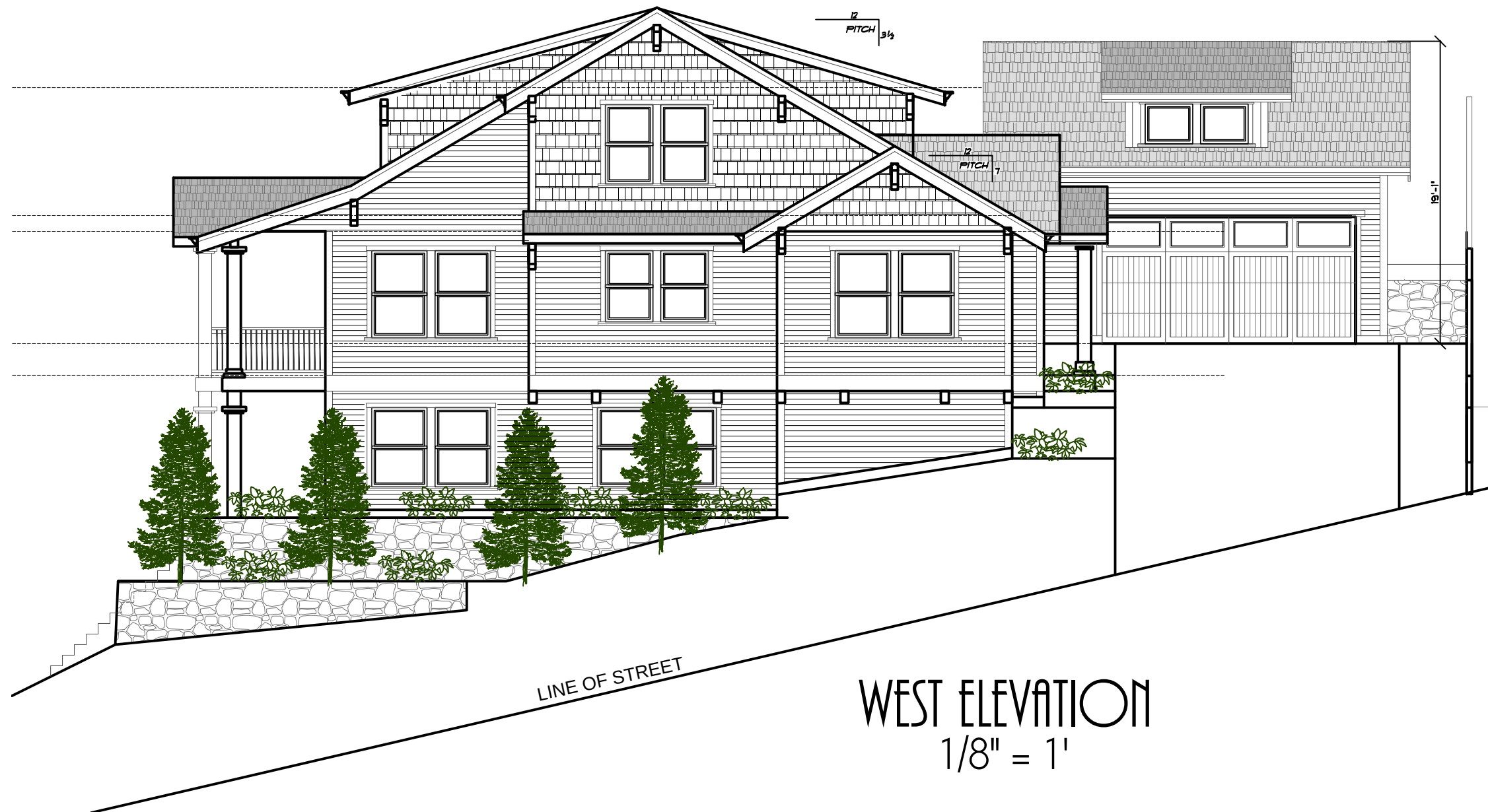




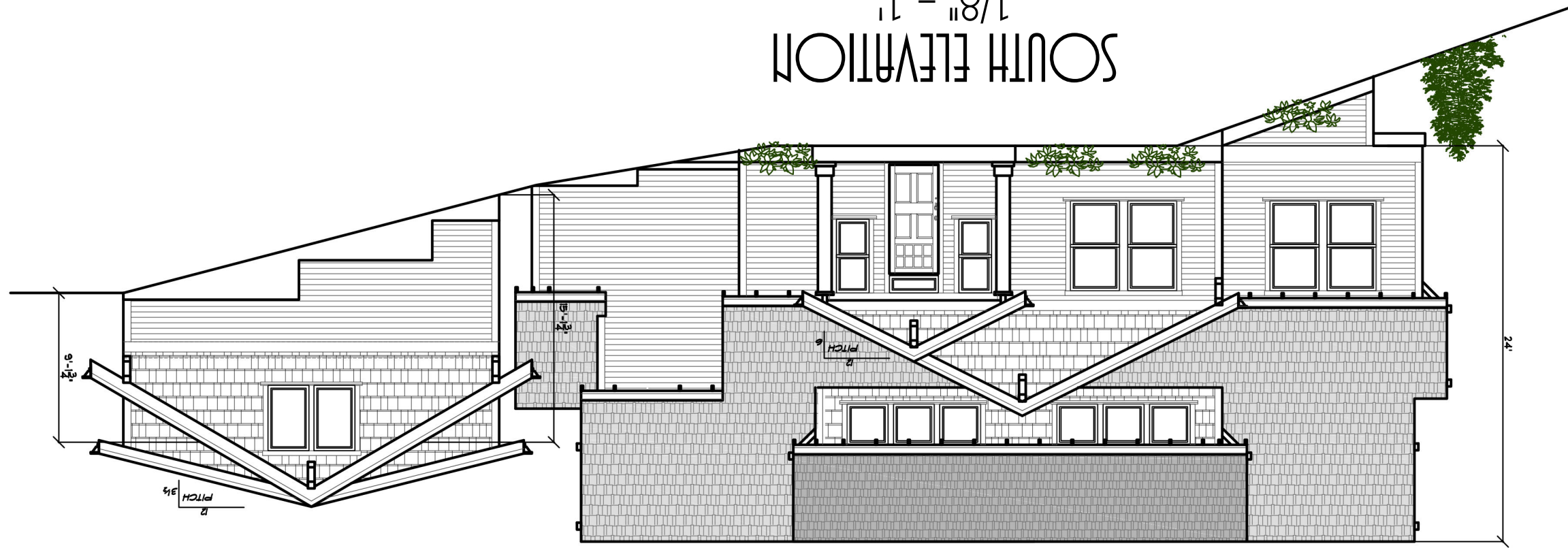
NORTH ELEVATION
1/8" = 1'

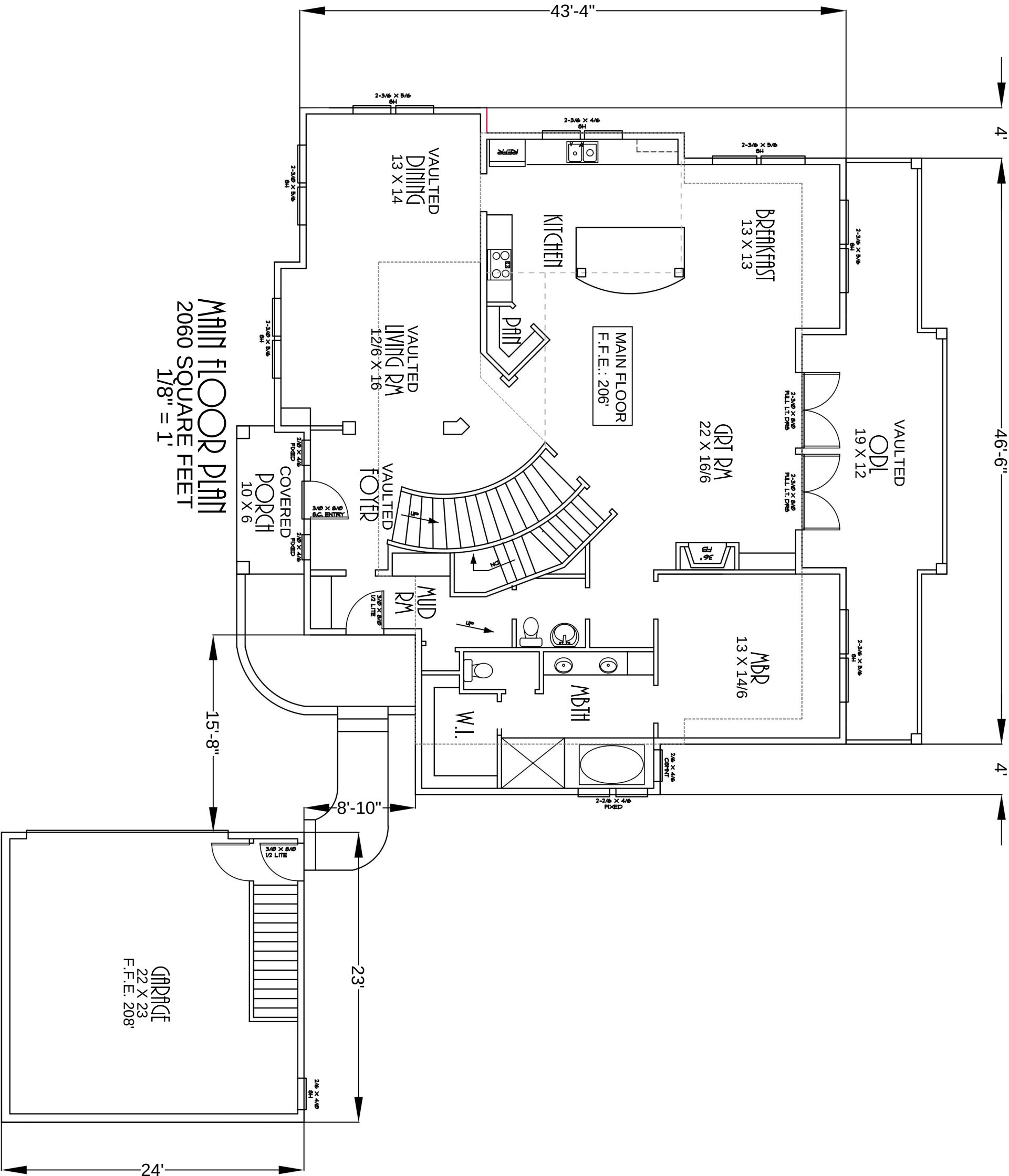


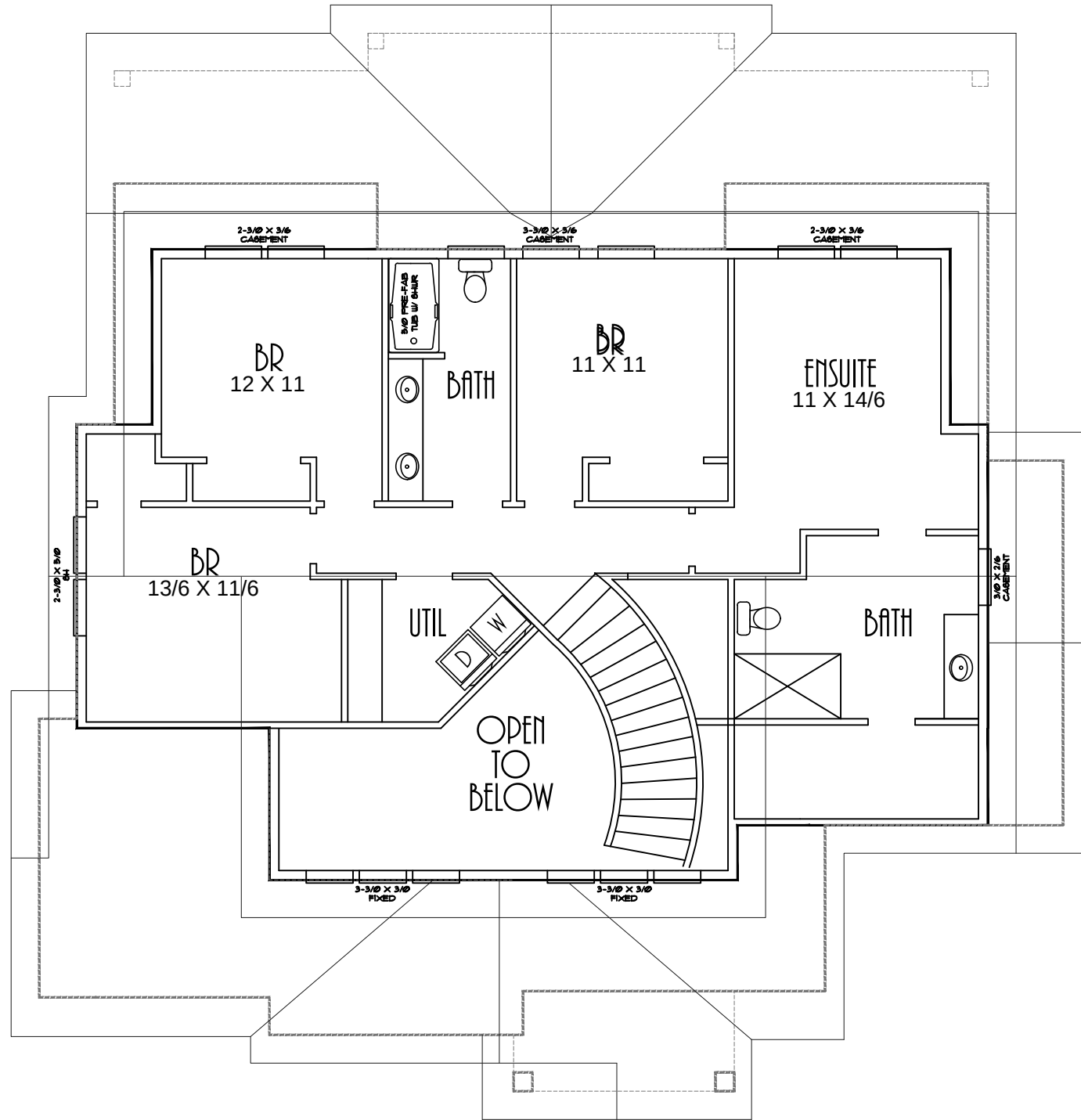
EAST ELEVATION
1/8" = 1'



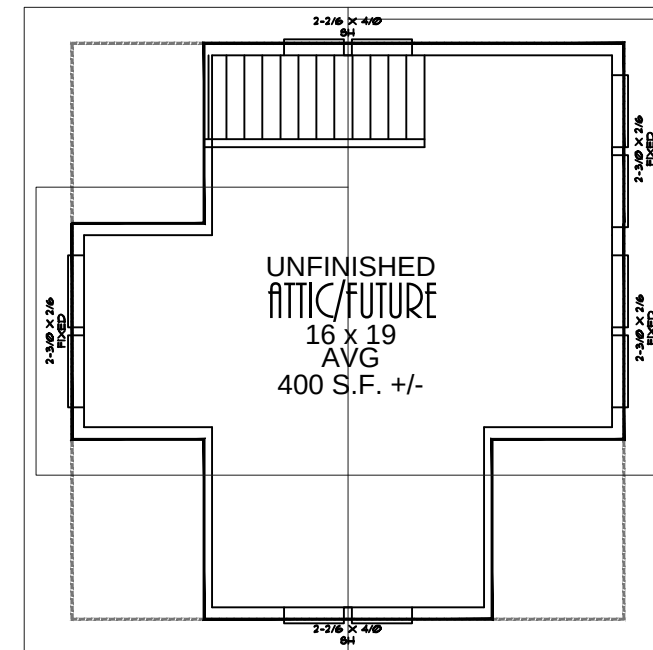
SOUTH ELEVATION
1" = 8'

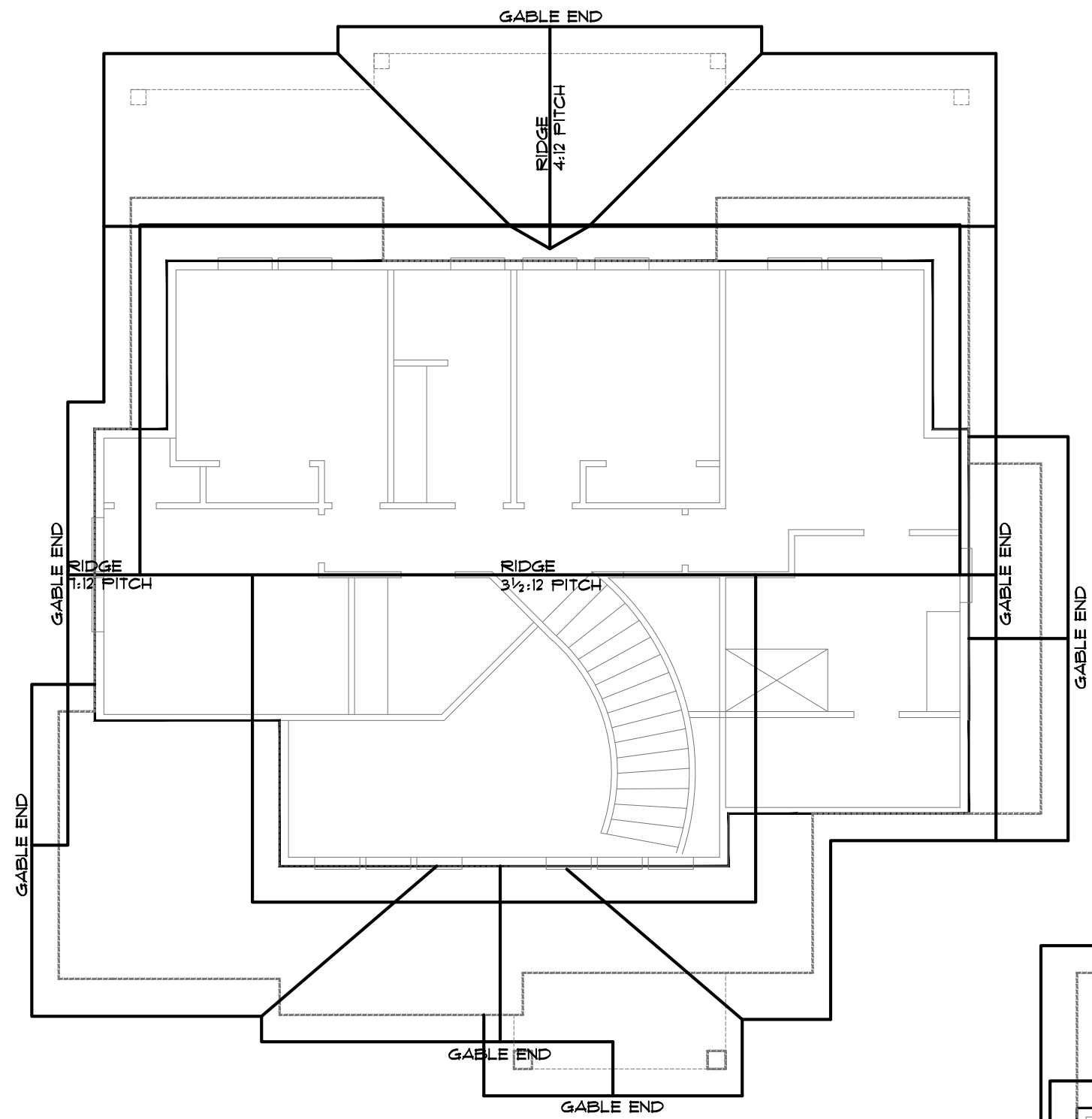




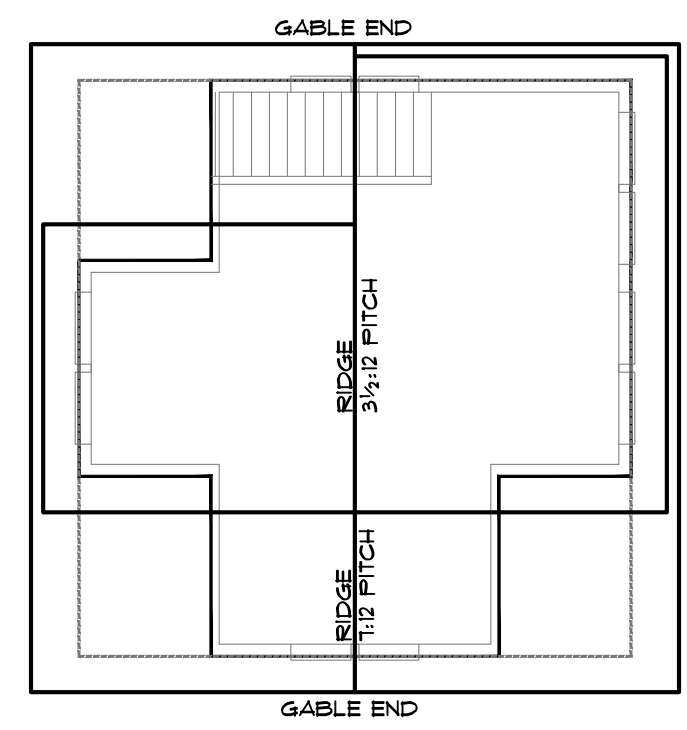


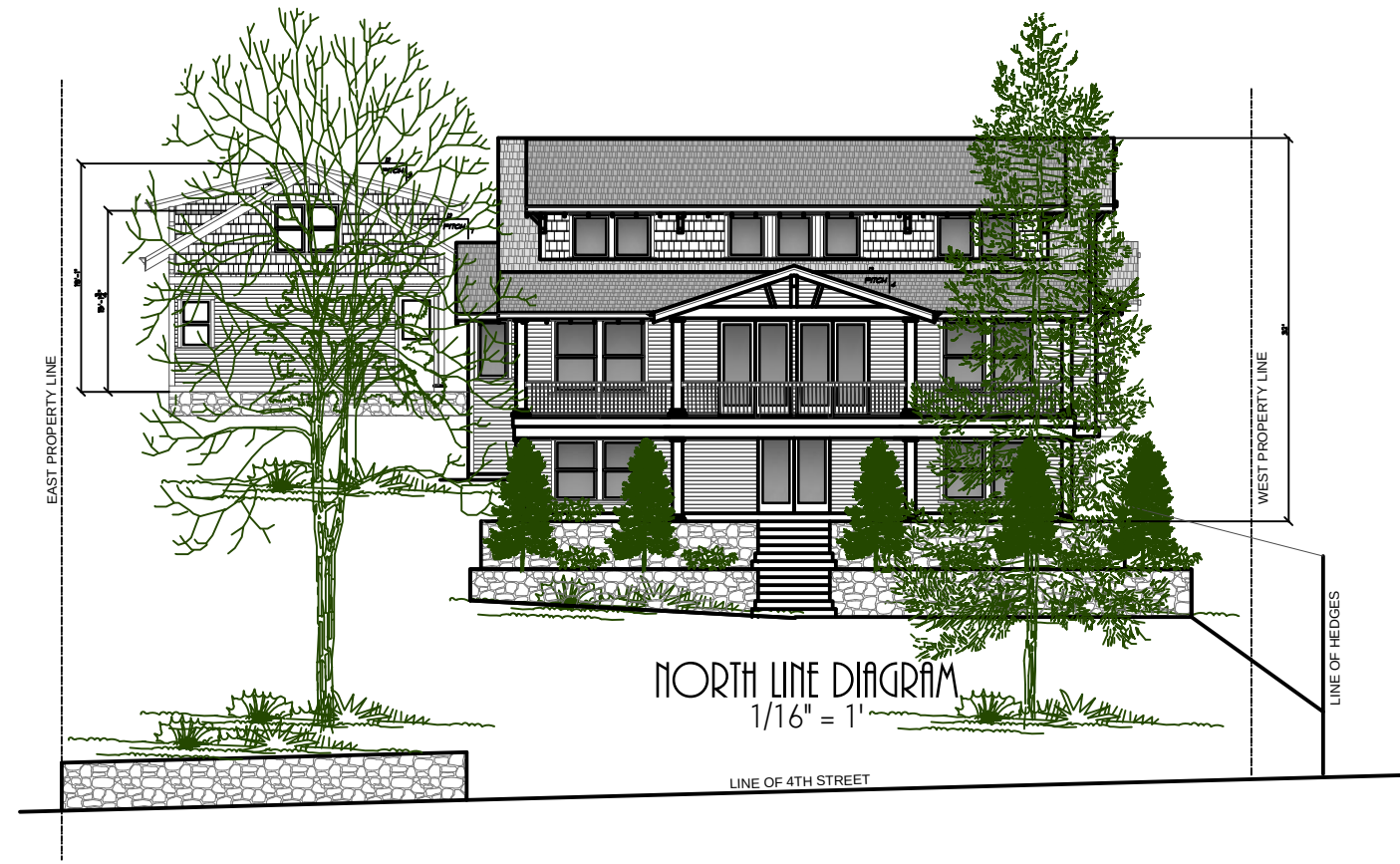
UPPER FLOOR PLAN
1160 SQUARE FEET
1/8" = 1'

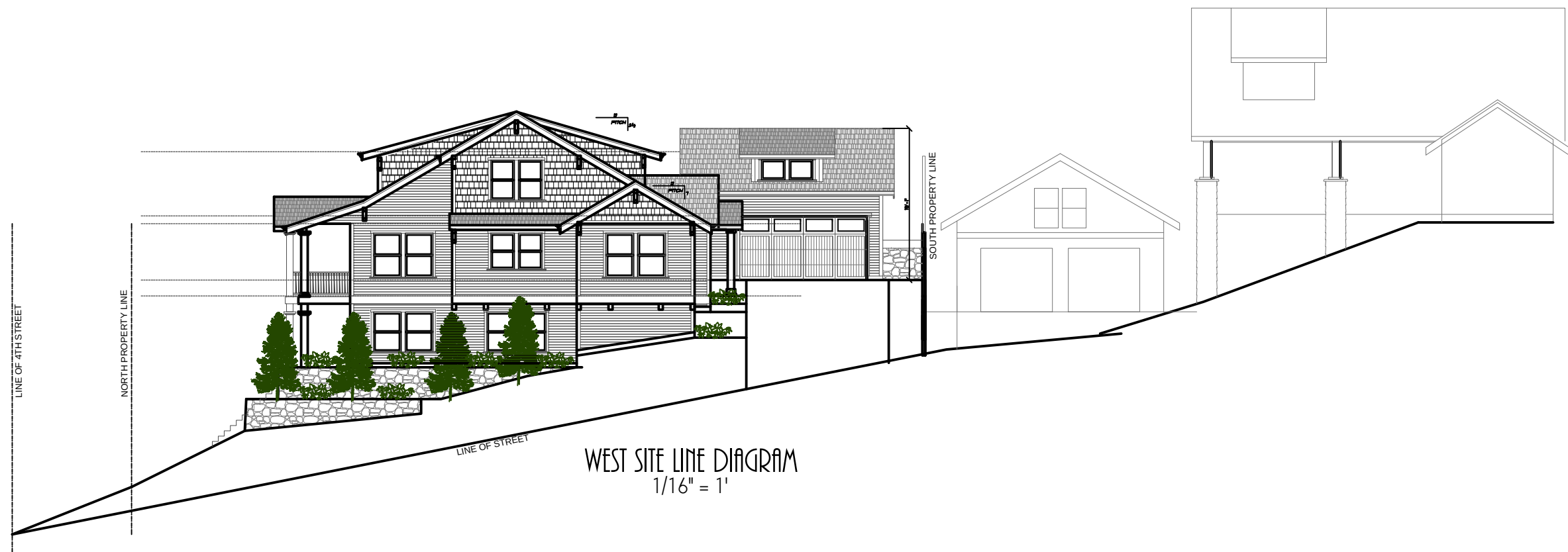




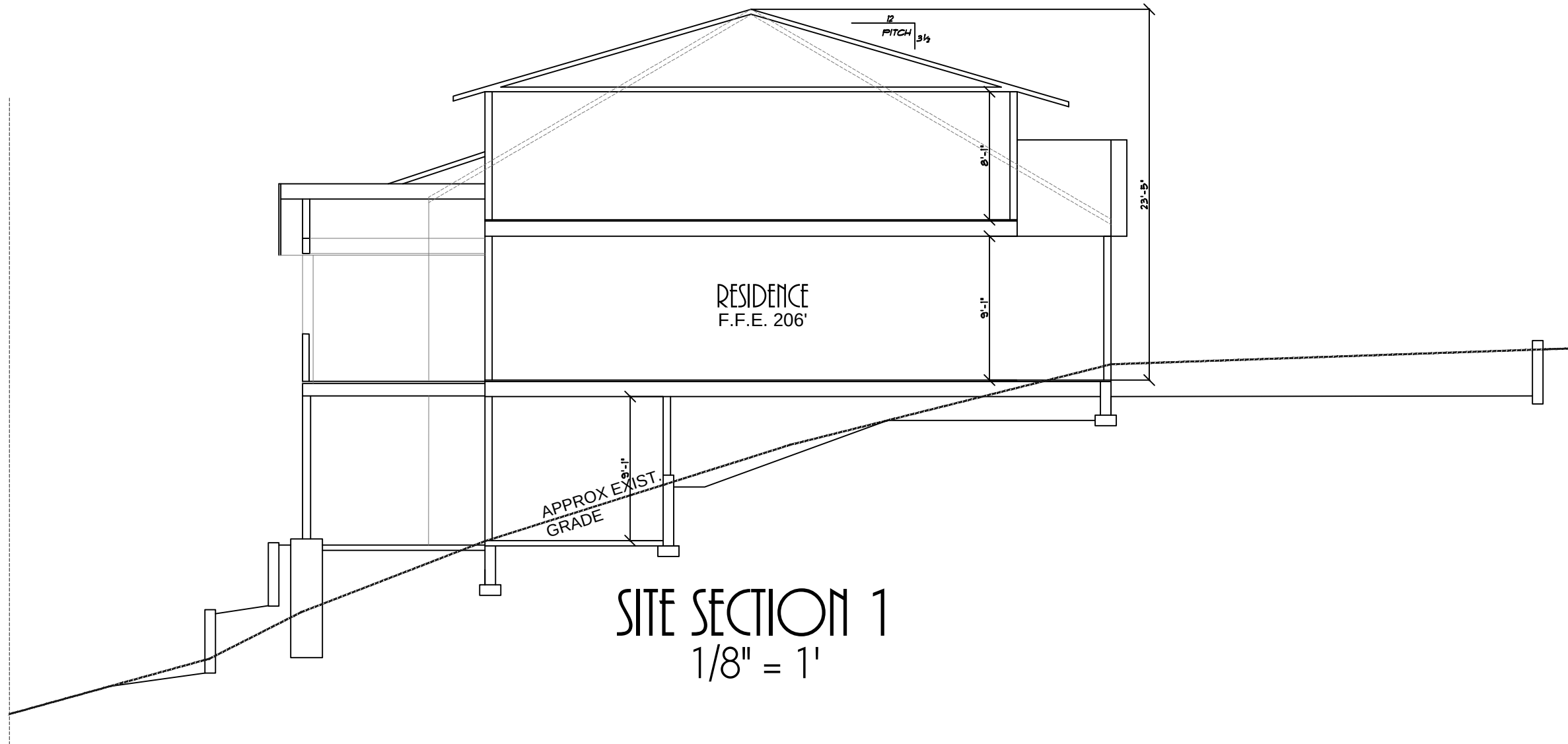
ROOF PLAN
1/8" = 1'



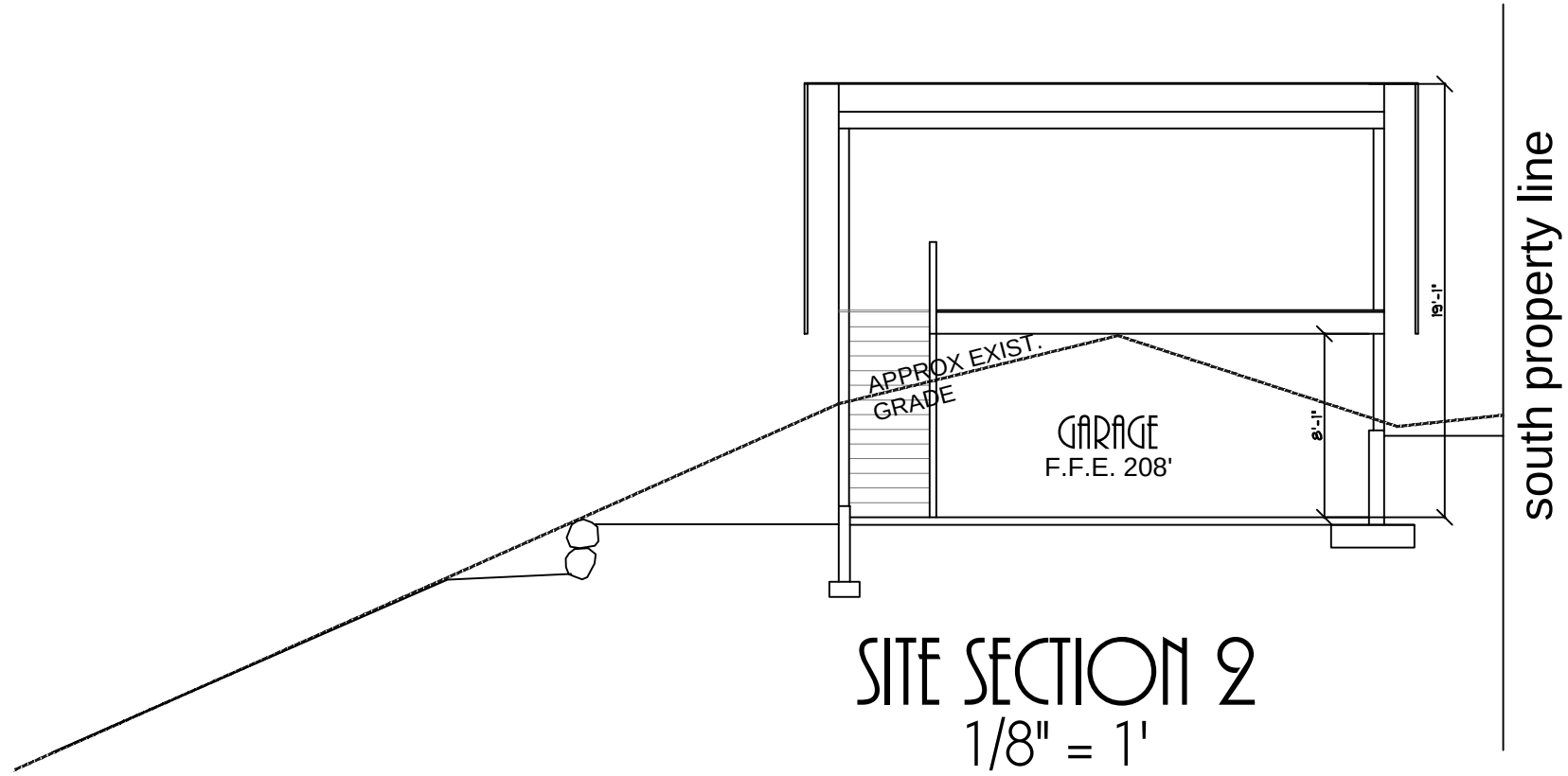


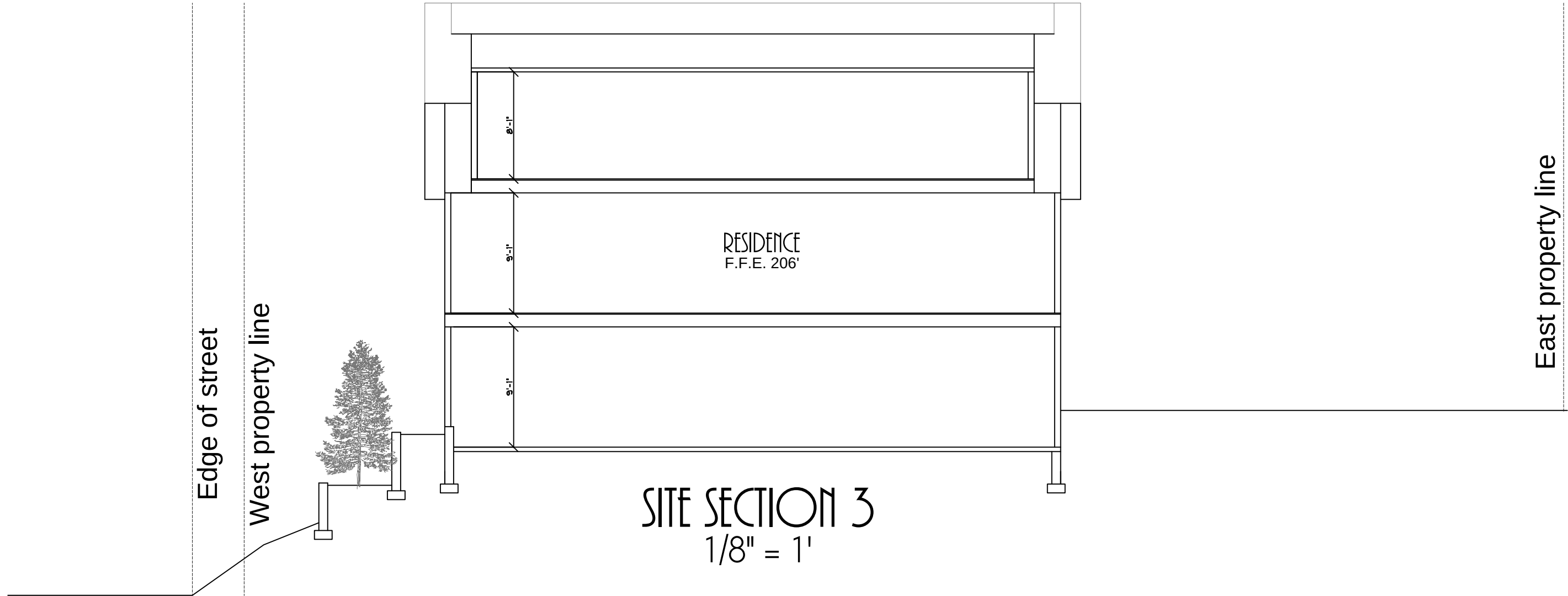


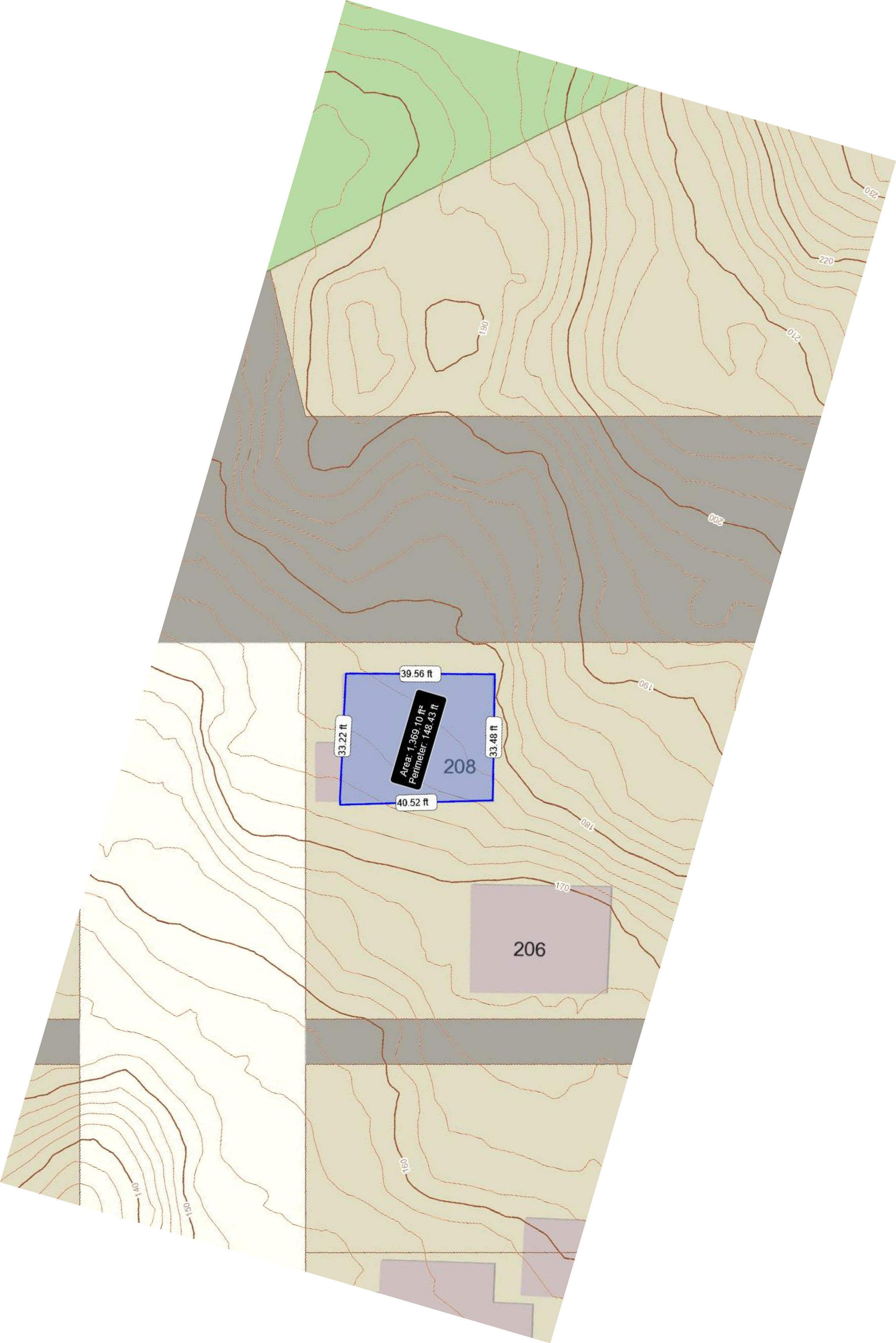
north property line



south property line

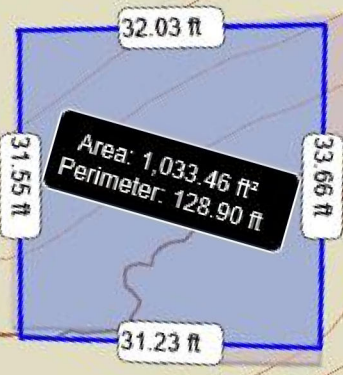


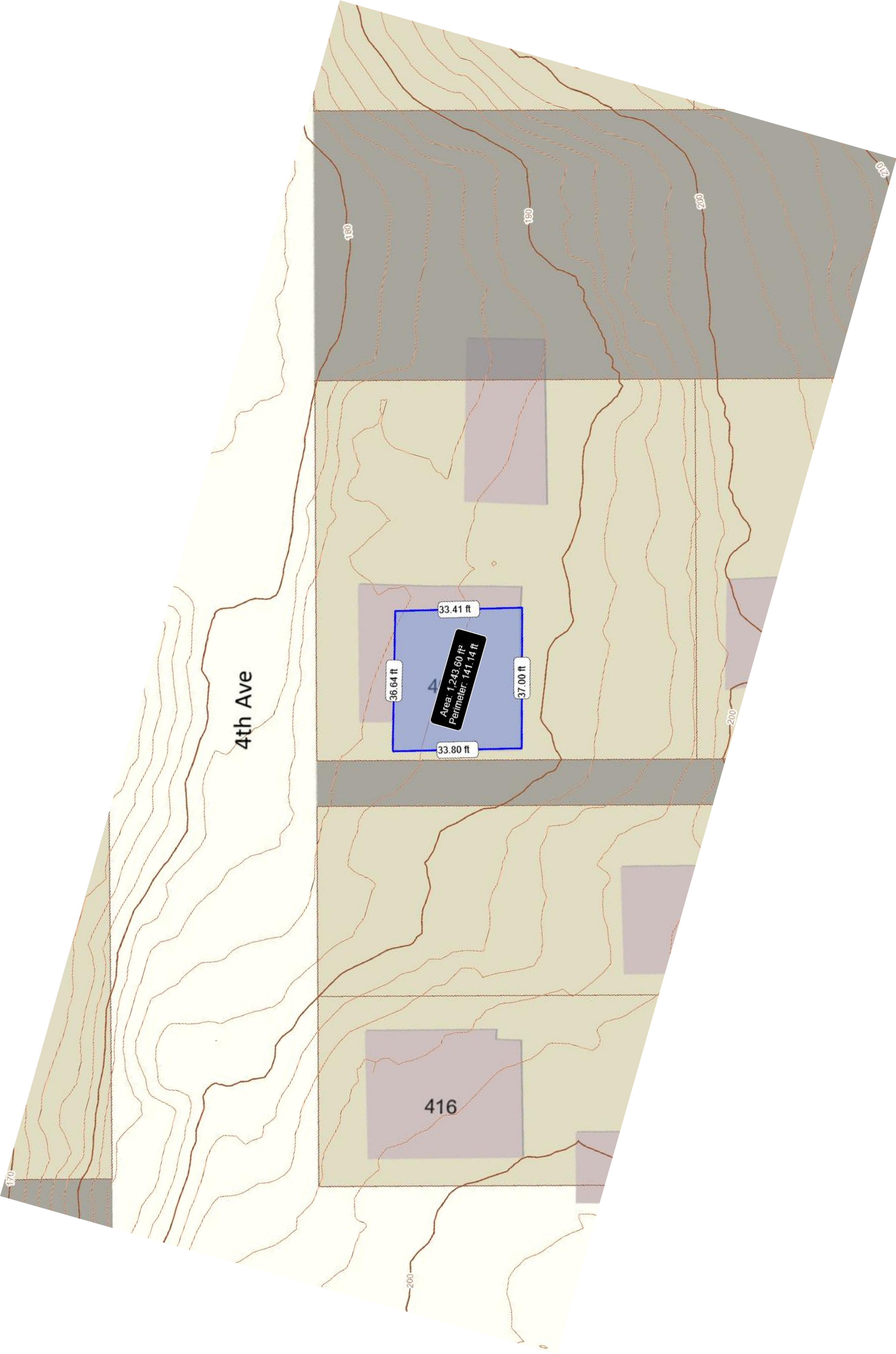






i Ave





4th Ave

416

Area: 1,243.60 ft²
Perimeter: 141.14 ft

4

36.64 ft

33.41 ft

37.00 ft

33.80 ft

180

190

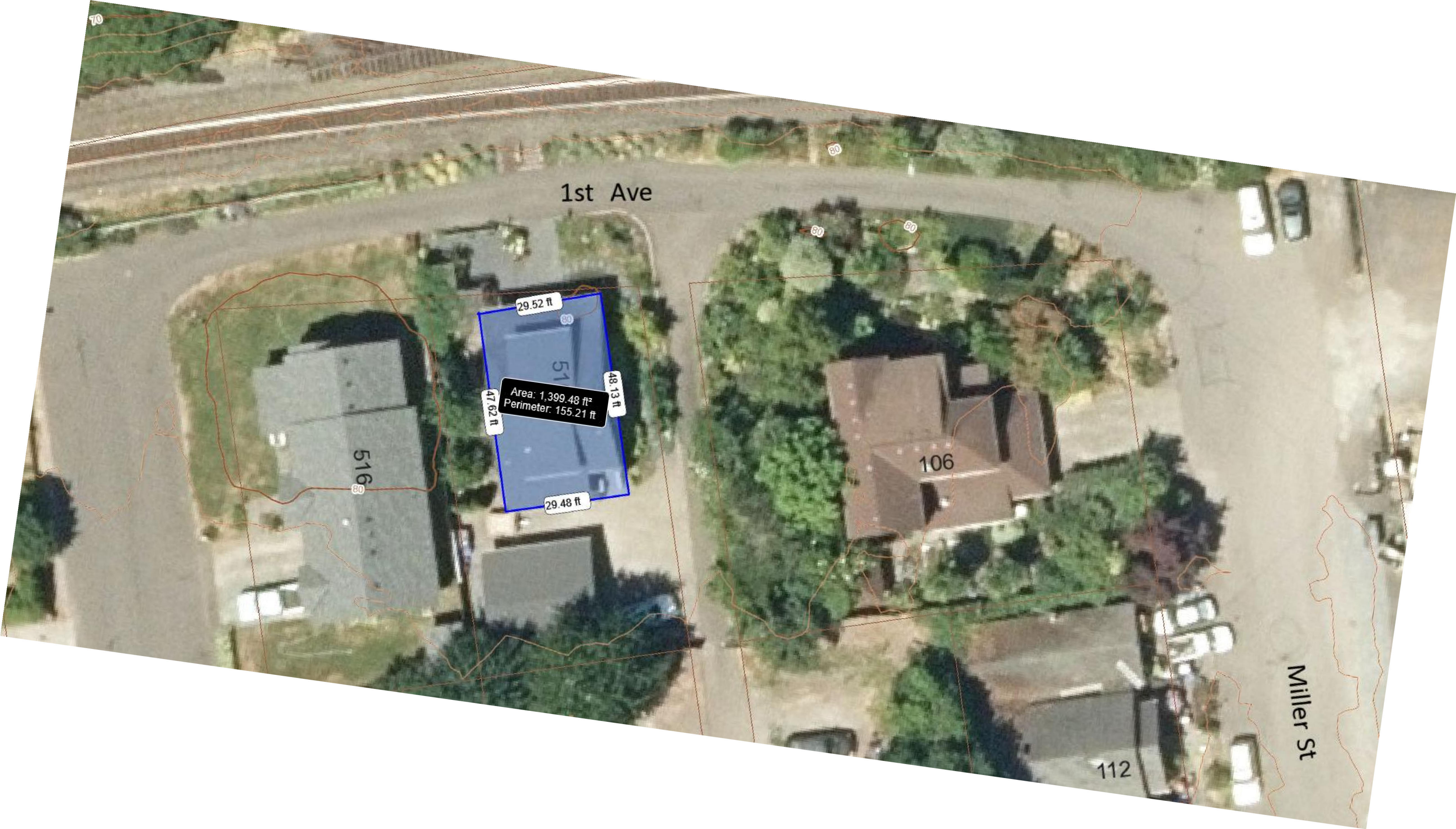
200

210

200

200

170



1st Ave



516

106

112

Miller St

S McLoughlin Blvd

31.23 ft

40.78 ft

Area: 1,255.03 ft²
Perimeter: 143.10 ft

40.41 ft

30.47 ft

514

508

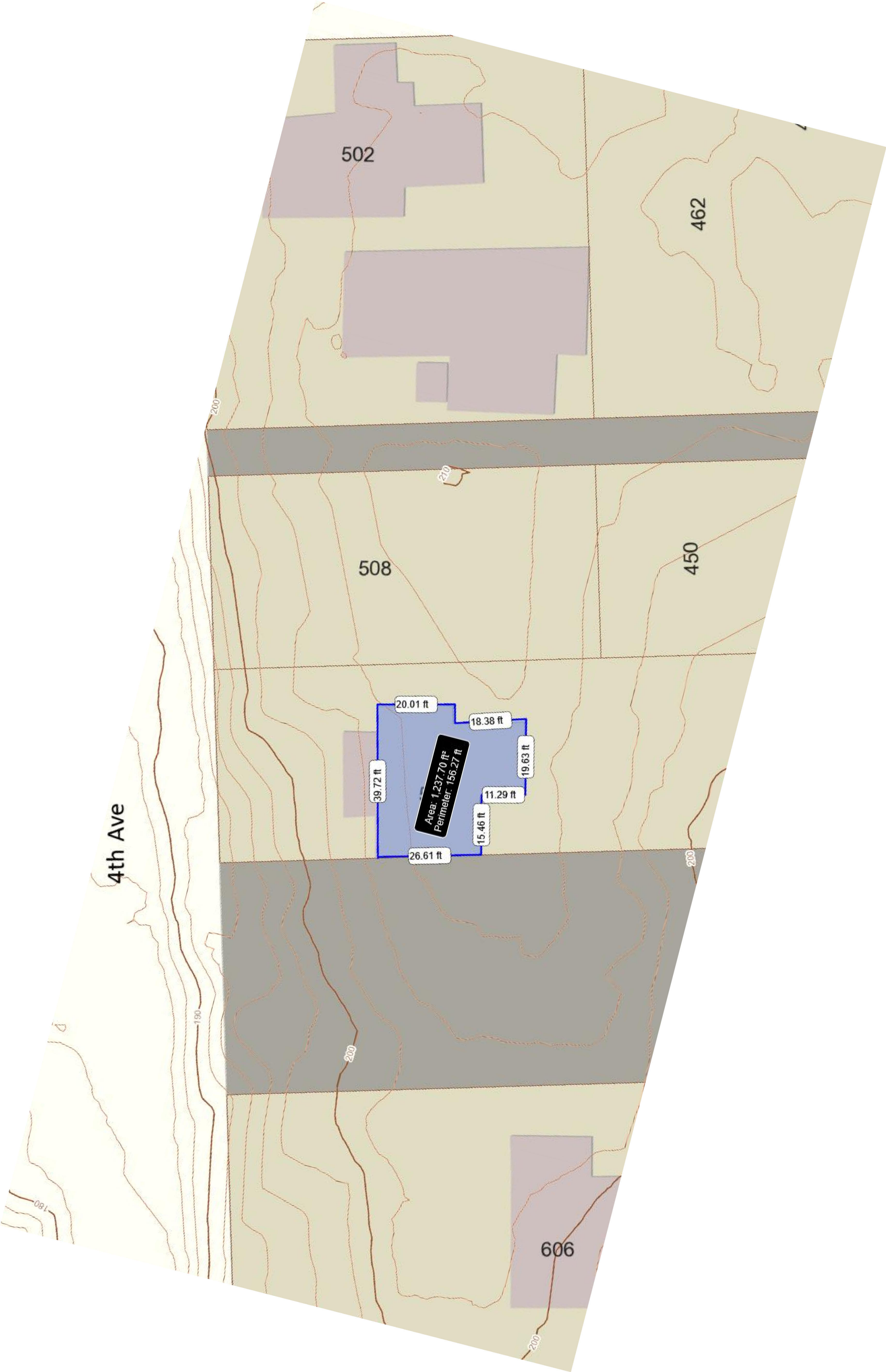
502

506

503

604

Jerome St



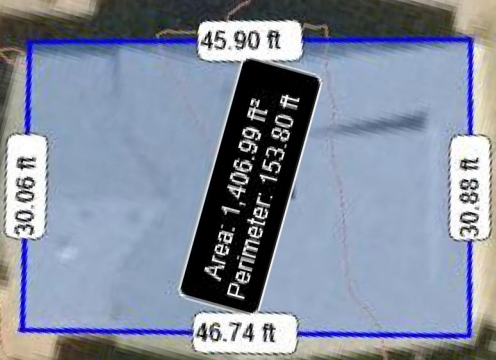


509

515

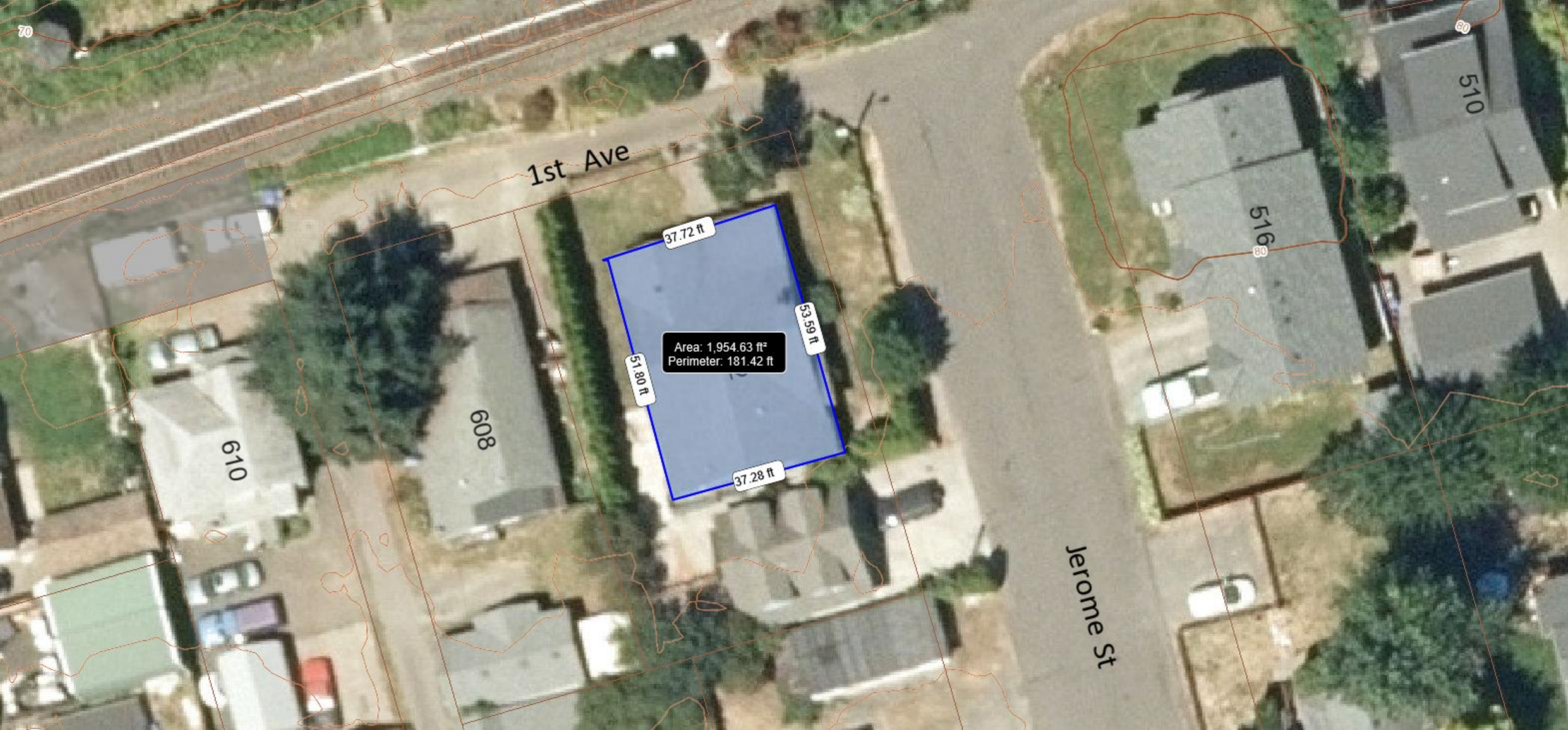
rome St

S McLoughlin Blvd



607





1st Ave

37.72 ft

53.59 ft

37.28 ft

51.80 ft

Area: 1,954.63 ft²
Perimeter: 181.42 ft

608

610

516

510

Jerome St



115

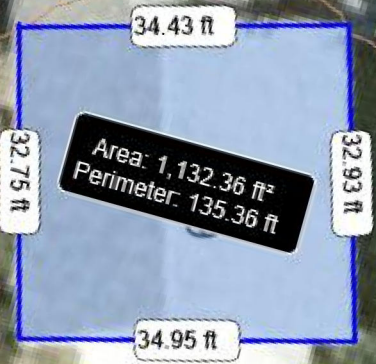
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607

601

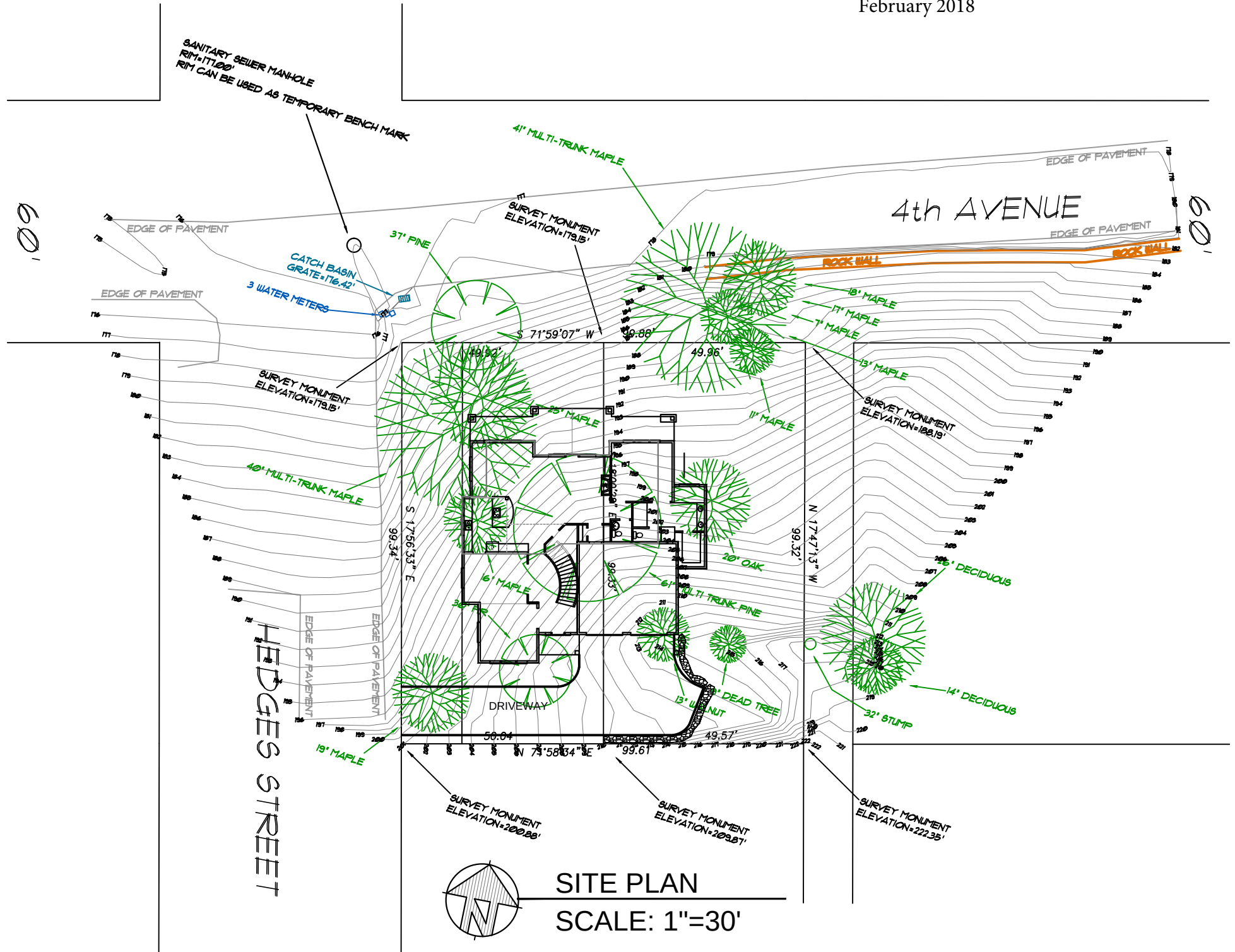
Apperson St

S McLoughlin Blvd





February 2018



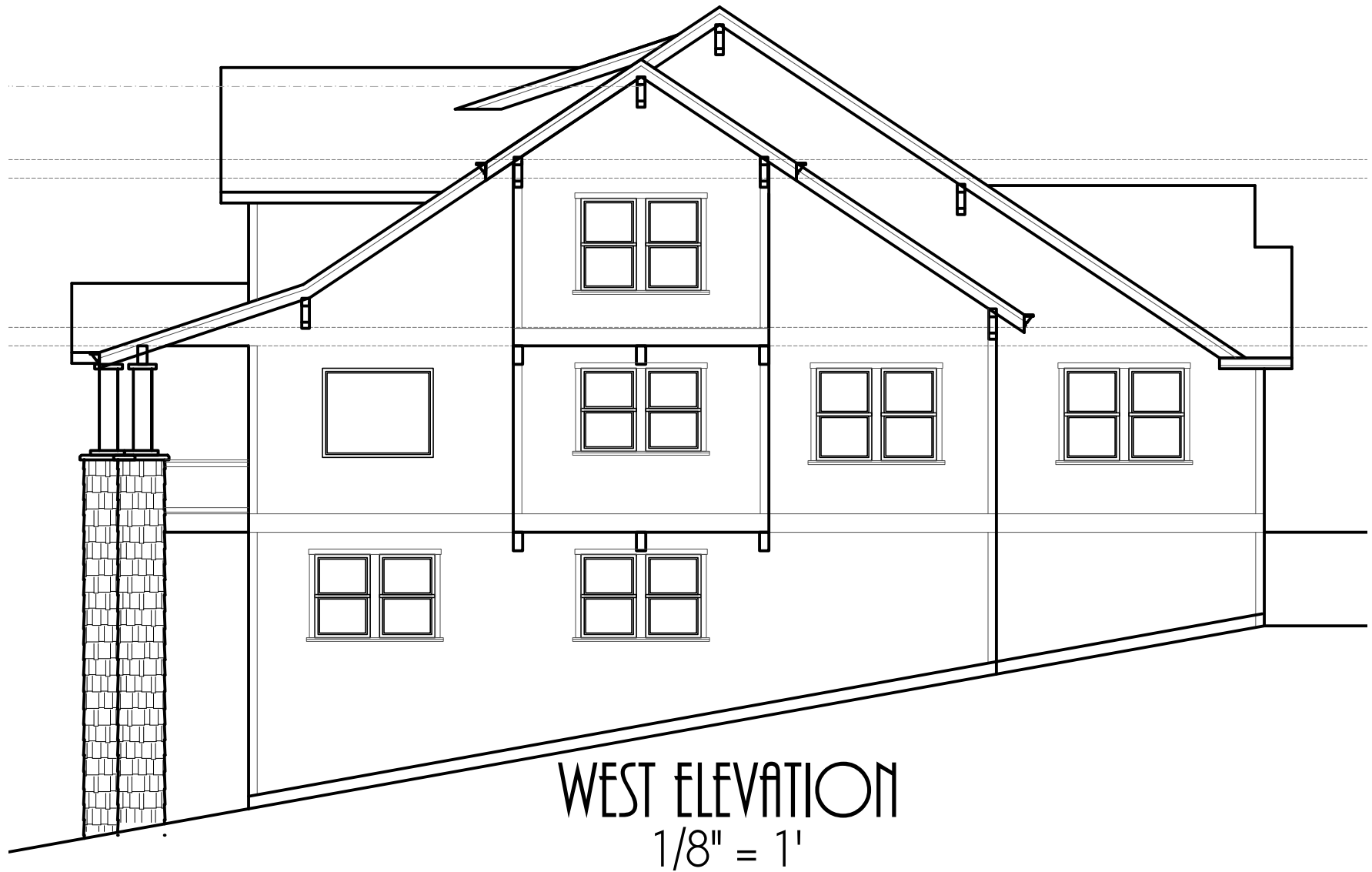
NORTH ELEVATION

1/8" = 1'

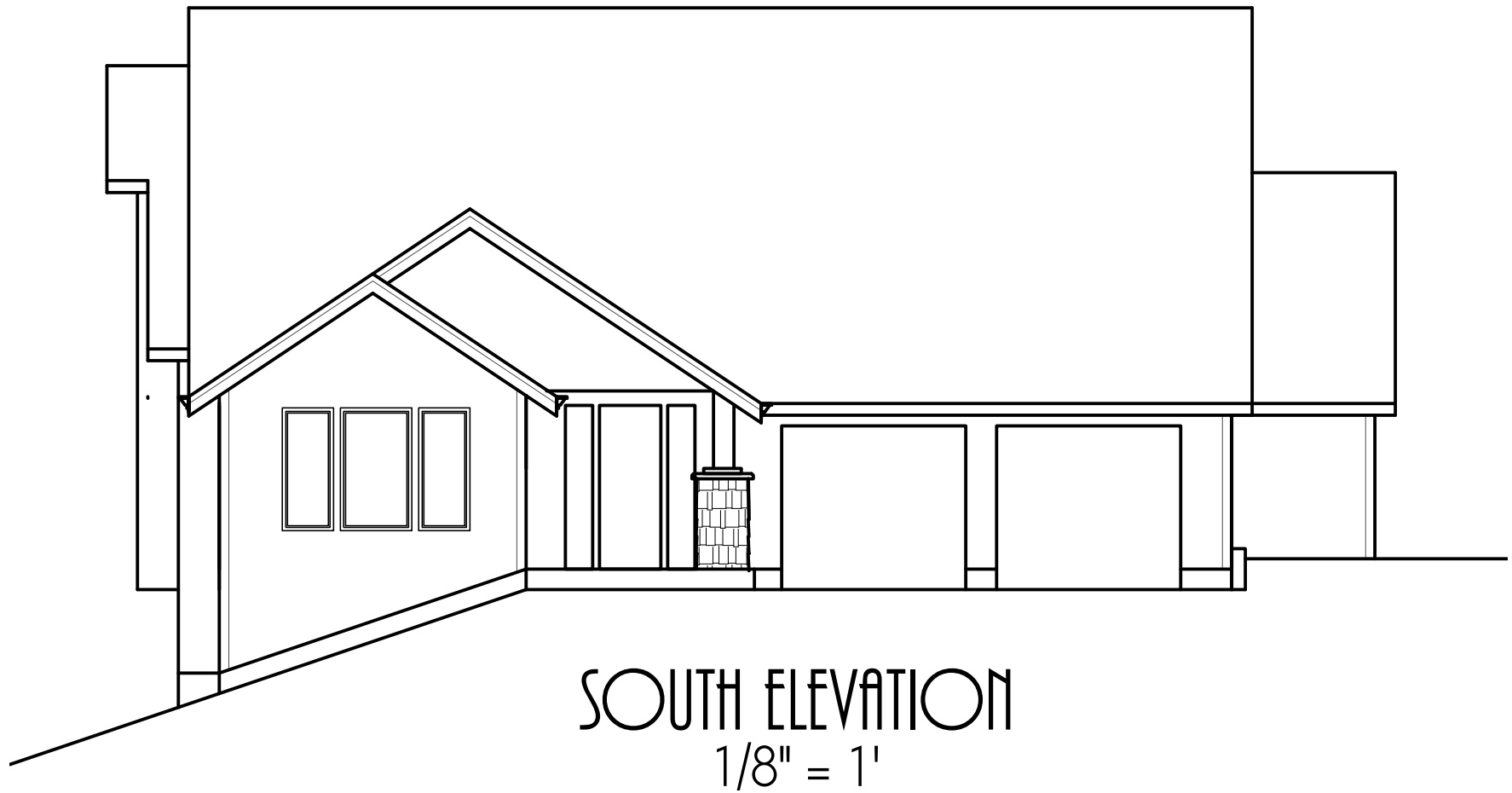


February 2018

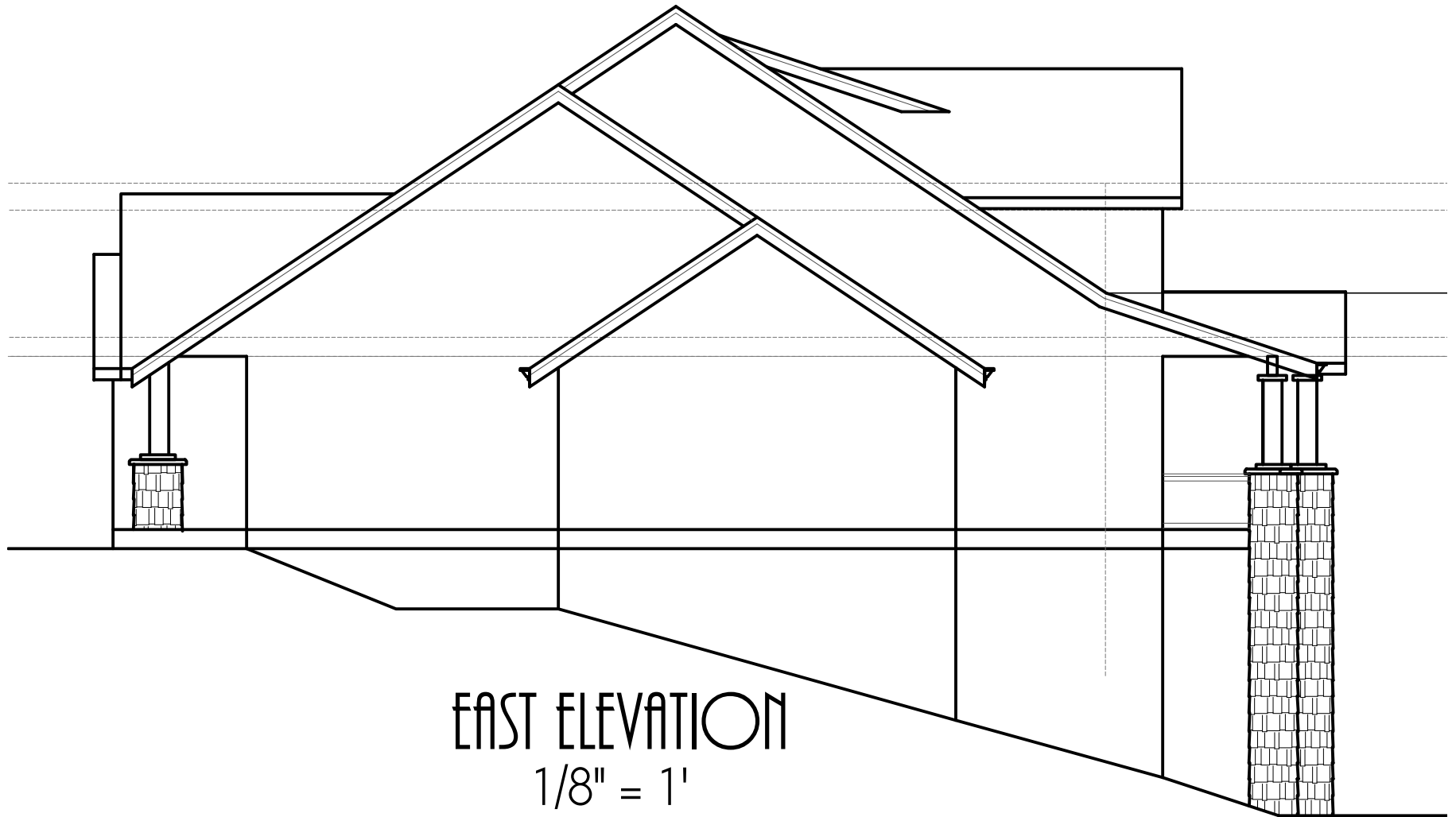
February 2018



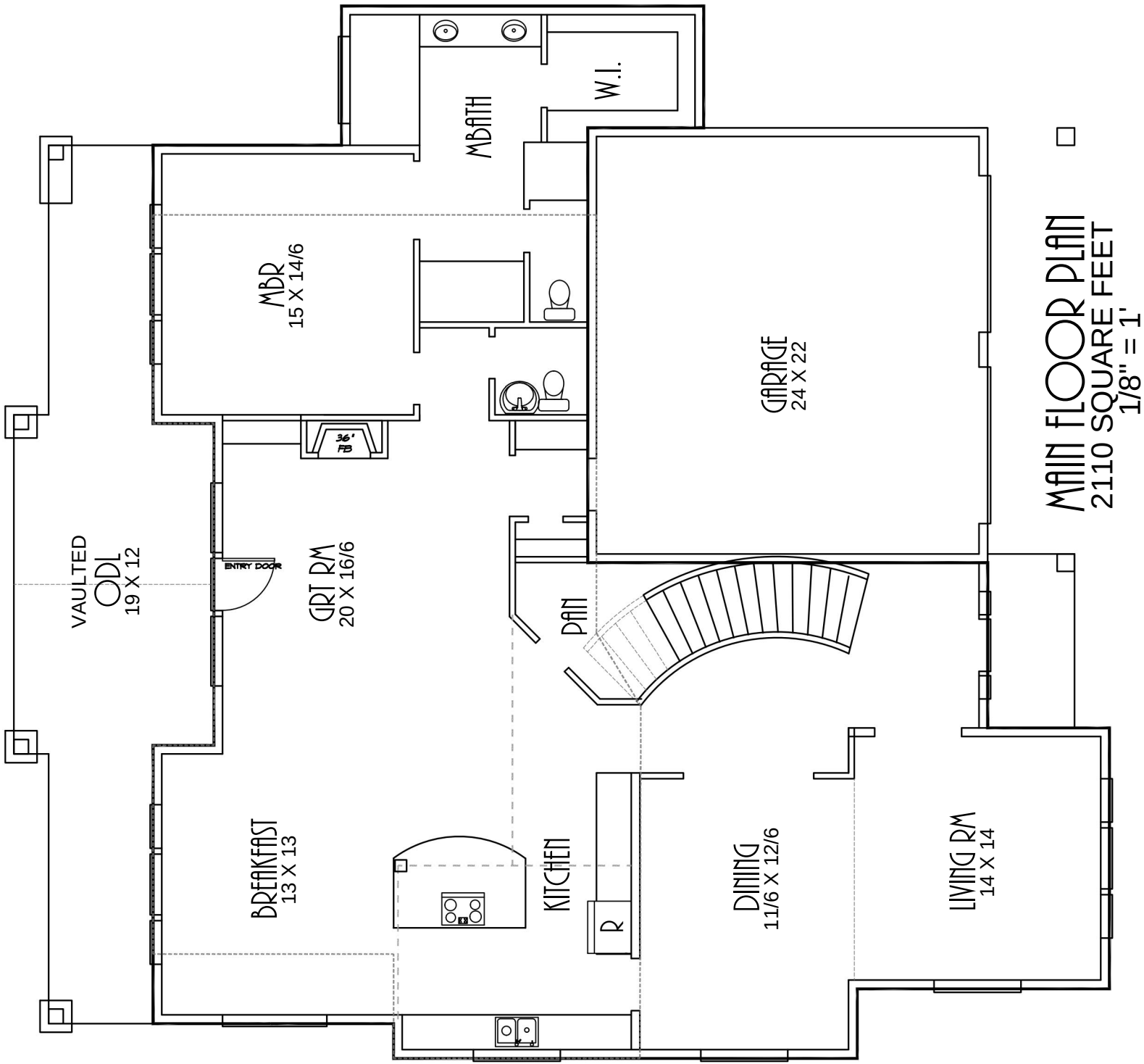
February 2018



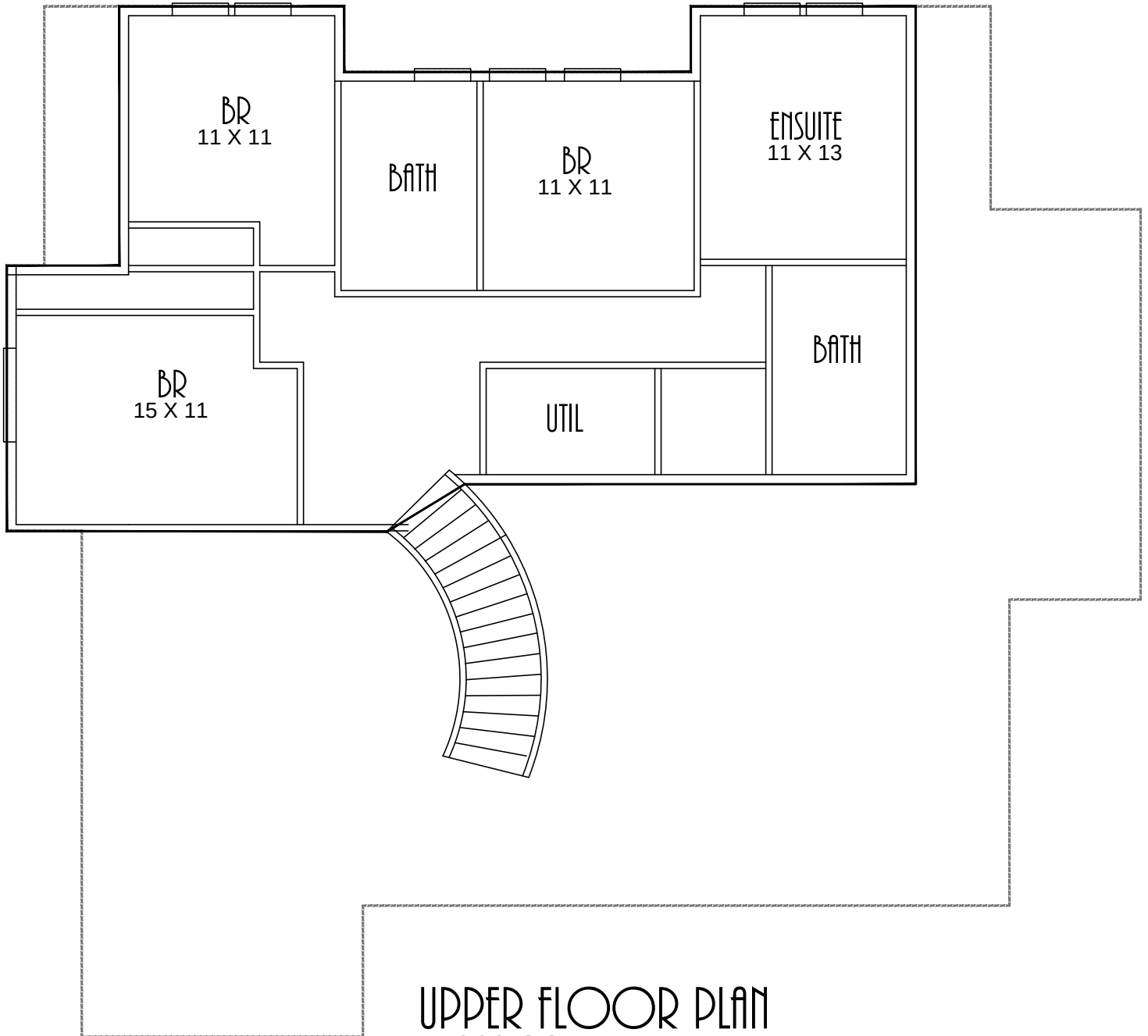
February 2018



February 2018



February 2018



UPPER FLOOR PLAN
1060 SQUARE FEET
1/8" = 1'

DESIGN ADVICE - February 27th, 2018

February 2018

Location: 4th Avenue and Hedges St (Canemah)

Proposal

Single Family home with attached garage. Bungalow design. See attached drawings.

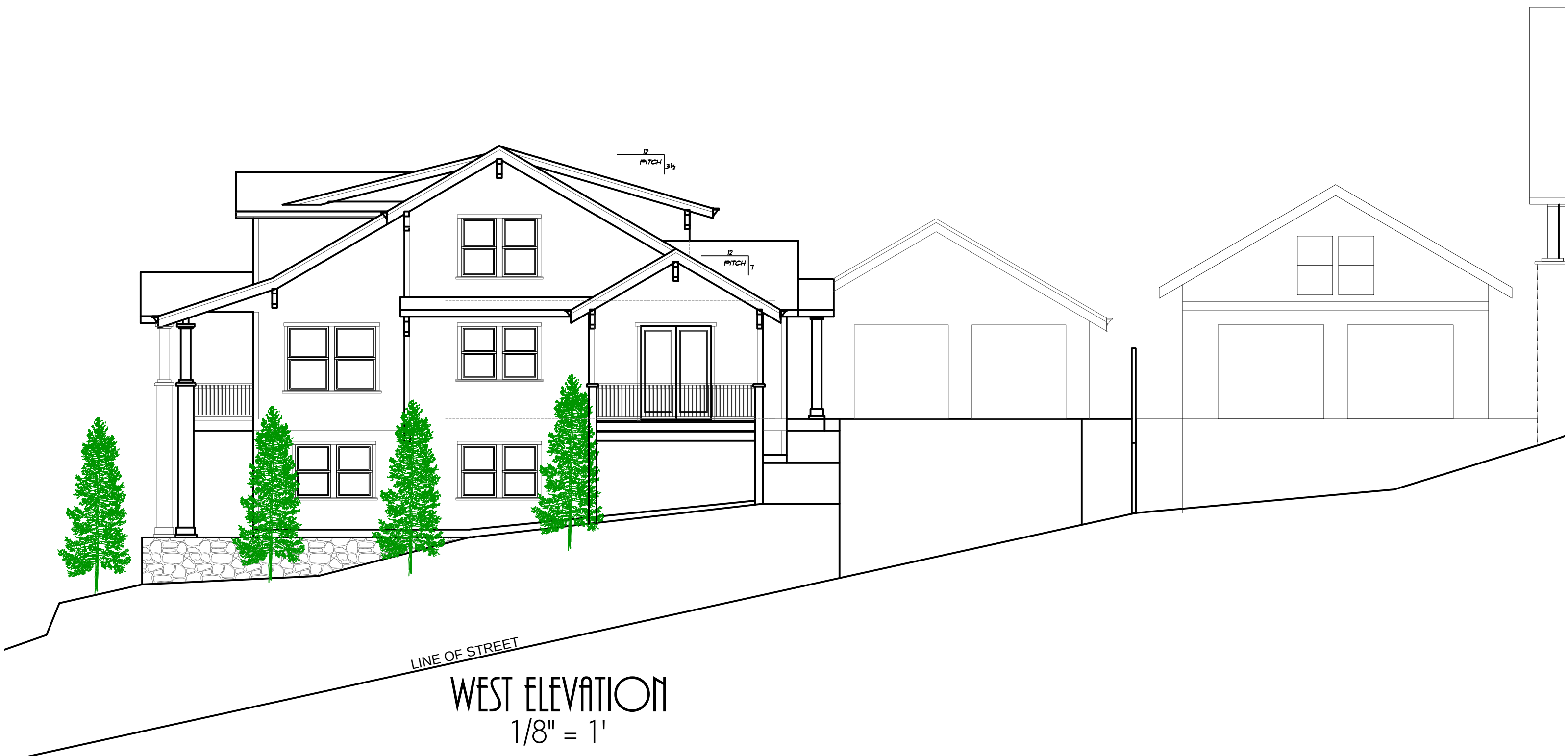
Previous Approvals

HR 05-04 Approval of driveway locations on Hedges St right of way

February 2018

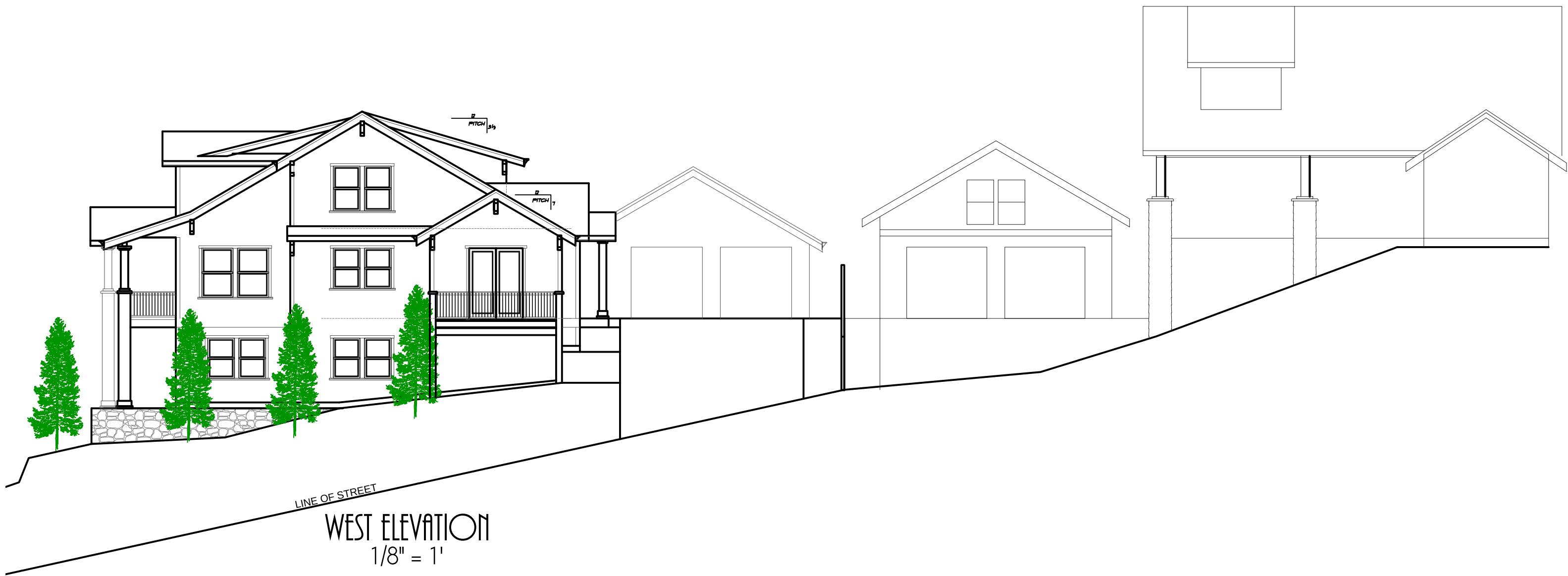
Questions from Applicant

1. In general, are we accomplishing the "Bungalow" style
2. Does the entry door on North porch qualify as is for entry?
3. Do we need some sort of connection to the porch with entry door to grade with steps?
4. Can we use concrete retaining wall along the driveway at South property line as space will be limited?
5. IS it possible to get 5' variance on West setback along Hedges to help with grading challenges?



LINE OF STREET

WEST ELEVATION
1/8" = 1'

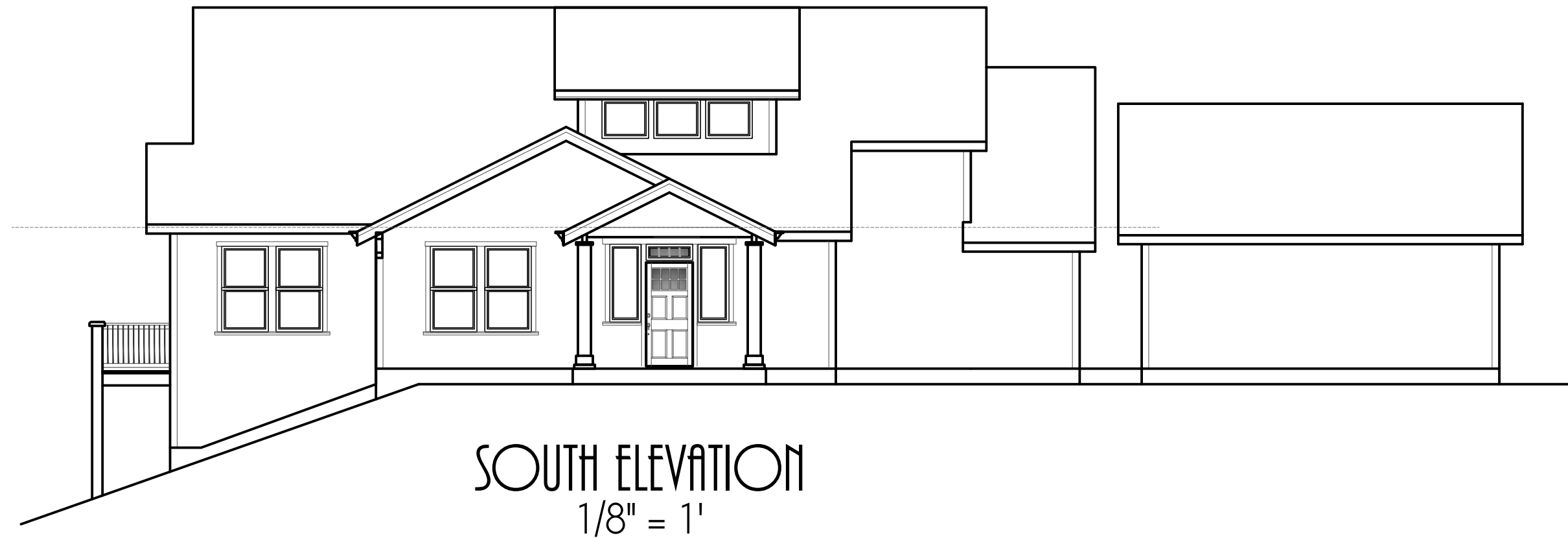


July 2018



NORTH ELEVATION
 $1/8" = 1'$

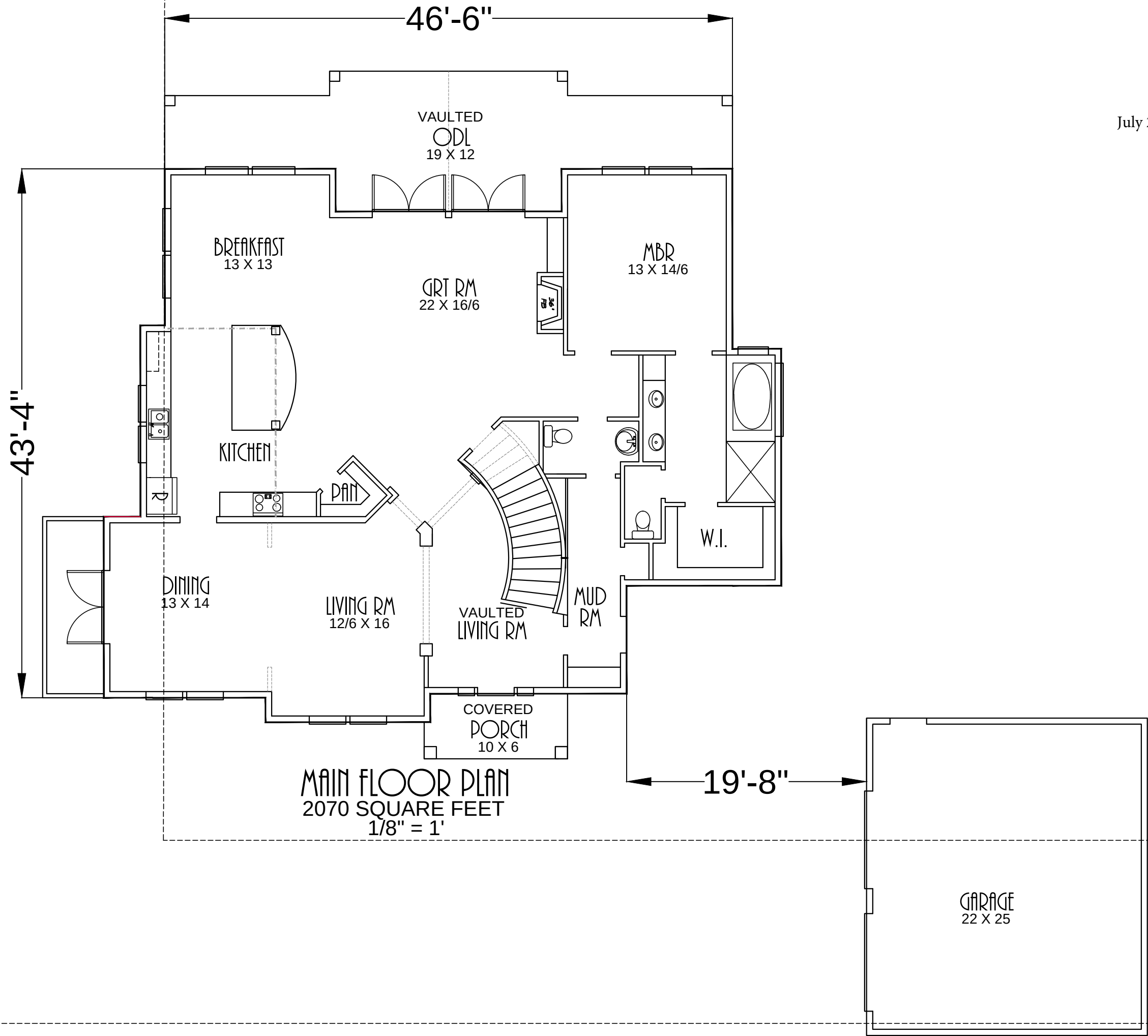
July 2018

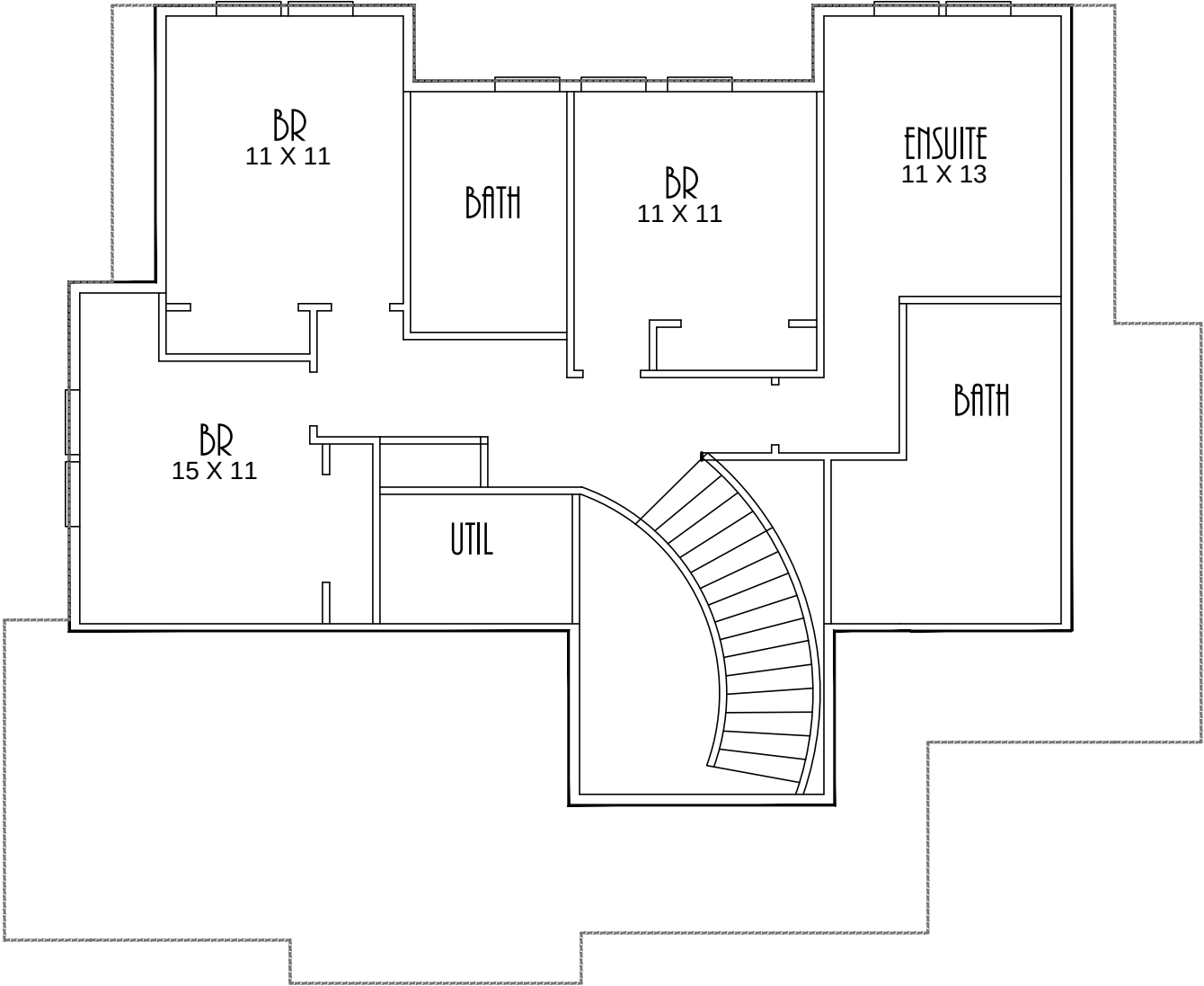


July 2018

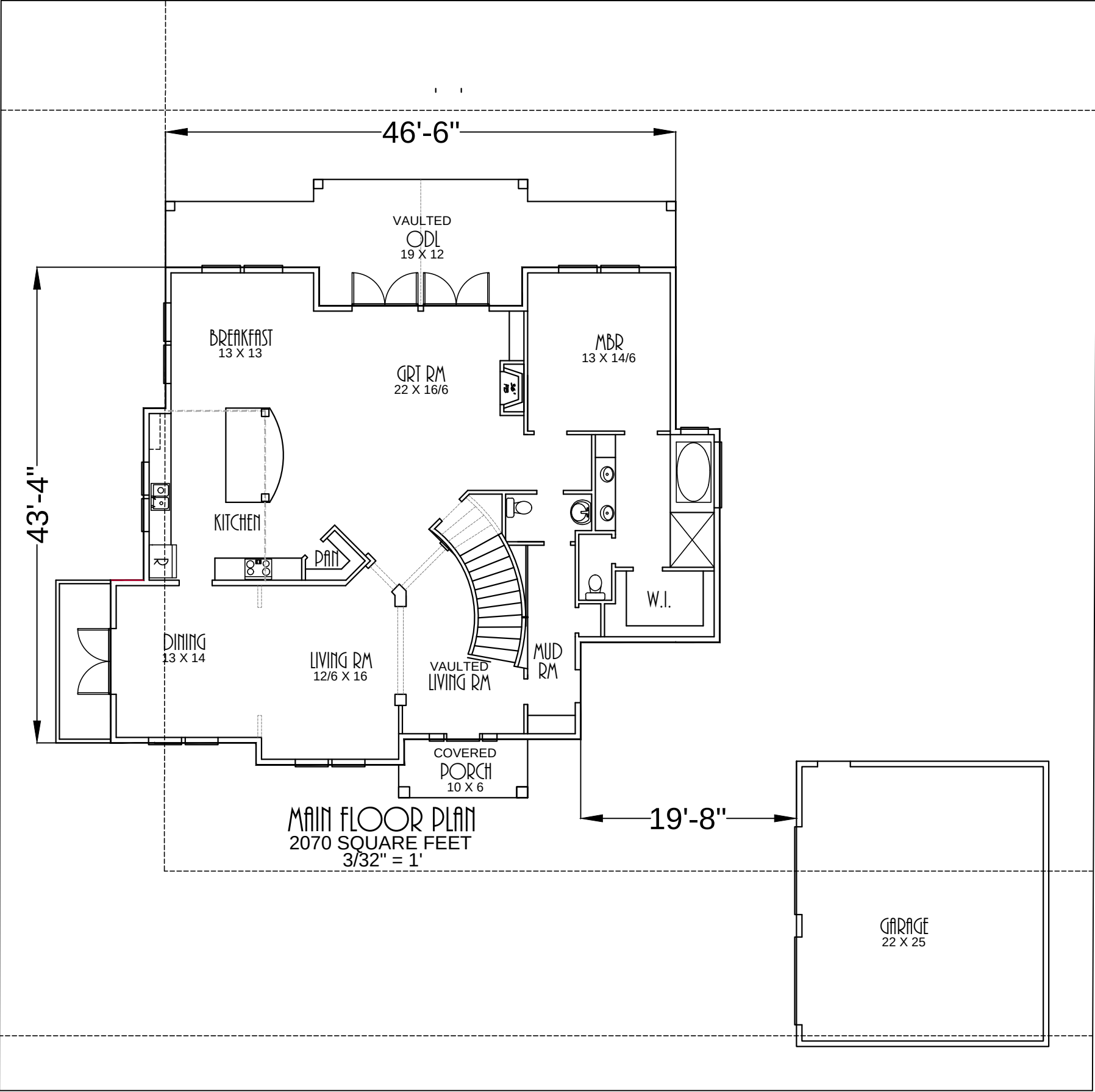


July 2018





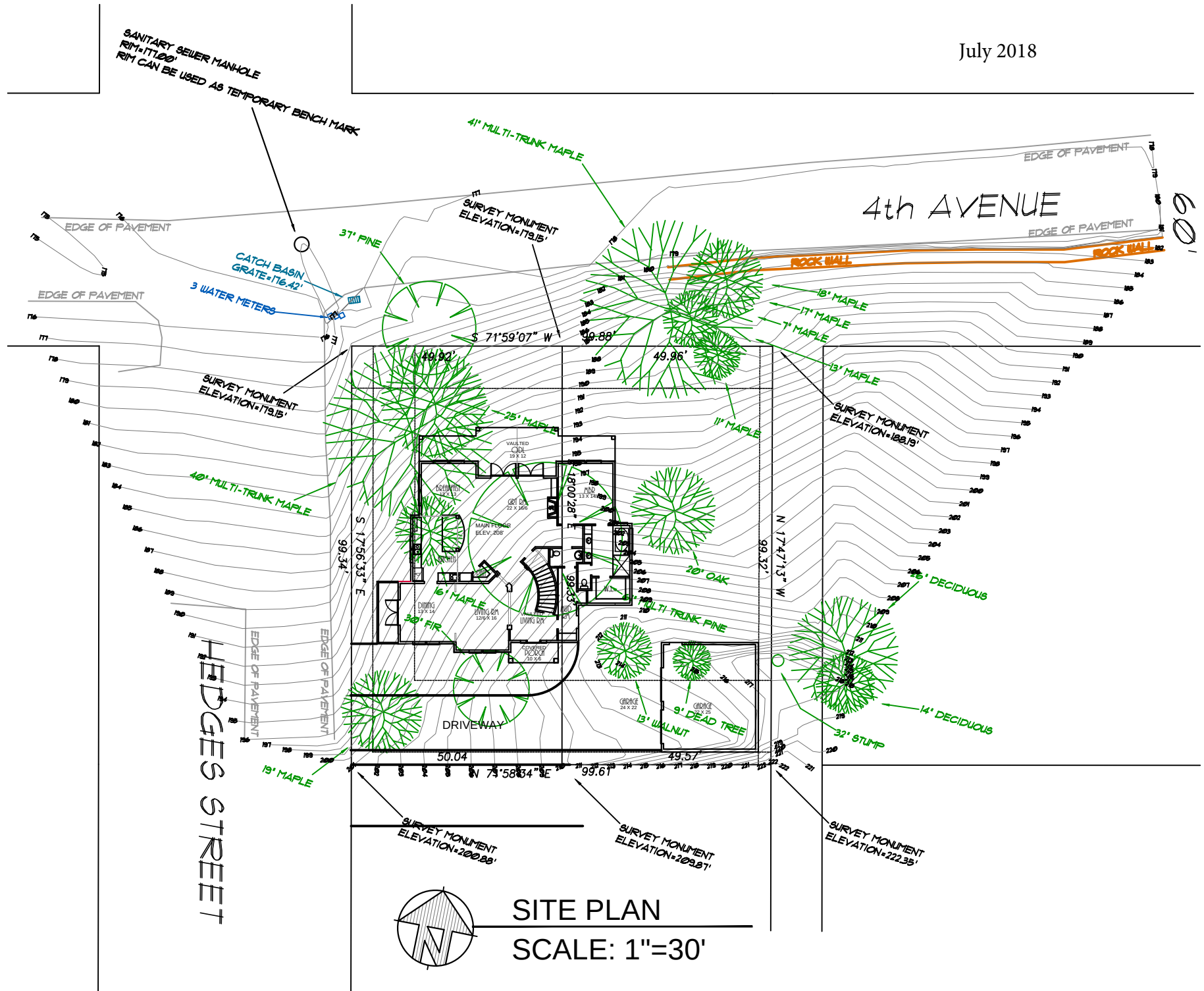
UPPER FLOOR PLAN
1100 SQUARE FEET
1/8" = 1'





NORTH ELEVATION
1/8" = 1'

July 2018



July 2018



July 2018

From: Christina Robertson-Gardiner
To: pauloedgar@q.com
Cc: [Howard Post - Canemah](#); [Patti Webb](#); [Kelly Reid](#)
Bcc: [Grant Blythe <gblythe@gmail.com>](#); [hawaii0317@gmail.com](#); ["jon@hallomoon.com"](#); [k.baysinger@comcast.net](#); [Ray Stobie](#); ["Bo at Design Providence"](#); [Lyudmila Ezersky](#)
Subject: RE: Historic Review Board 7.24.18 Meeting Agenda: Comments on design advise on Line Item 4a, File Number: PC 18-099
Date: Wednesday, July 25, 2018 1:12:00 PM

Thanks Paul,

I apologize that I did not realize that this email was a public comment to the HRB. I will forward this to them and the applicant today and add it to the design advice file which will be attached to any future Land Use application as public comment.

Christina

From: Paul Edgar [mailto:pauloedgar@q.com]
Sent: Wednesday, July 25, 2018 10:42 AM
To: Christina Robertson-Gardiner <crobertson@orcify.org>
Cc: Howard Post - Canemah <howardpost@msn.com>; Patti Webb <pdqboxerrescue@yahoo.com>
Subject: Re: Historic Review Board 7.24.18 Meeting Agenda: Comments on design advise on Line Item 4a, File Number: PC 18-099

Initially I thought that these drawings/designs were again from Todd Iselin and I see that I am in error.

Can you please forward these edited comments to Agenda Item 4.a, File Number: PC 18-099 to the HRB members and the applicants and their designer.

If possible, I would like to establish contact with the applicants, with an attempt to dialog with them on all considerations associated with attempting to get approval for an acceptable house design for this lot.

For the record, Paul and Patricia Edgar own undeveloped lots that face 5th Avenue and undeveloped Ganong Street, within the same platted Block of Record and the adjoining house at 211 5th Avenue.

Paul Edgar, Friends of Canemah

On 7/18/2018 11:05 AM, Paul Edgar wrote:

People may want to forget that there are Historic District Design Guidelines for the Canemah National Register Historic District and all of us should be doing our part to sustain this Historic District.

This latest Bungalow Design looks like a huge 3-story house and it would overwhelming all Contributing Historic Houses on 4th and 5th Avenues. Any comparison for compatibility, has to be made to those Contributing Historic Houses in Canemah, not new construction.

This gross size in appearance again raises more than a the compatibility issue, it makes this proposed house in its mass is detracting. There are NO Historic Bungalows above 4th Avenue. The Contributing Historic inventory of houses in and around on the 4th and 5th Avenues were all of Vernaculars Designs, therefore this is introducing something new and compatibility is an issue, so as to not detract.

We see that this is 3,170 Sq. Ft. on the upper two level in this new design. **A large Canemah Bungalow, would be half or less of this size.** This new design looks to be approximately 55 Ft., wide with the two kick-out dormers on the east and west sides.

The extent of the use of pitched-peaked dormers and roof lines, exceeds what any Historical Bungalow would look like and/or could be found in Canemah.

This Vertical Design, is made more prominent with the massive pillars, that look like Roman Columns on the North Elevation. From the ground level of that north elevation, what is the height to the peak of the Vaulted Dormer Roof over the massive porch and those four (4) entry doors on this second level, north facing porch ? There is the appearance that this design exceeds all of the "Height to Width" accepted Standards and Design Guidelines.

It is more balanced however, important in Historic Designs than the February Bungalow Design, but in totality it's mass and height that would be seen from the street view, is so overwhelming it becomes very detracting and therefore historically in-appropriate for new infill in the Canemah National Register Historic District.

Additional Questions: What is the size of this Day-Light Basement/lower level in the 3 levels in Sq. Footage ? **(Are we talking about over 4,000 Sq. Ft. in total square footage with the Day-Light Basement/Lower Level ?)** We do-not see a doors or stairs to this lower level, but they need to be there, where are they going to be? There are basic needs for access; with hot water heaters, heating and air conditioning systems/units. This critical infrastructure and it is not found in the designs of the two upper levels. Where is the laundry room, in the basement/lower level? What are the extents of the cuts into the hillside, as this requires walls, that might exceed Guidelines/Standards?

Building Form of a BUNGALOW:

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'.** This is sure not 'Ground Hugging' in anyway.

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 minimum) 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.

CHARACTERISTICS OF THE STYLE

Site 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 low slat or picket 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, 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 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 facade, close to street with direct access.

Accessory Buildings: detached, along side or behind 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.

Most pictures are of another era in Oregon City's McLoughlin Conservation District with nothing to do with Canemah.

What fits best for this lot/location is Vernacular Farm House Designs (my opinion), based on the fact that most all of the existing and contributing Historic Houses are Vernacular.

The following was taken from Restore Oregon Document of principles for new infill in National Register Historic Districts in Oregon. (Their Design Advise/Principles)

1. The District is the Resource, Not its Individual Parts. Designated historic districts are significant as a collective whole and must be considered as such, and protected in their entirety. This is the primary, overarching principle.

A. • **New construction must respond to and protect the integrity of the overall historic district in much the same way as an addition does to a historic building.**

B. • The National Register nomination is the primary source for district significance and defining characteristics, and should inform the design of new construction.

2. New Construction Will Reinforce the Historic Significance of the District Infill buildings should relate to and strengthen the core characteristics of the district, as identified in the National Register nomination Statement of Significance. New construction should build upon the story of the district through its design, landscape, use, cultural expression, and associated interpretive displays.

A. • An understanding of the character and significance of the district should predicate any design or development activities. **(A copy of the Canemah National Register Nomination Document should be provided to all applicants for new infill construction in the Canemah Historic District.)**

B. • If applicable, cultural expressions and/or historic uses within the district should be considered in design or development activities.

3. New Construction Will Complement and Support the District Most historic districts have a discernable aesthetic rhythm of massing, scale, and siting. Infill buildings should not deviate in a detracting manner from these elements, but appear as complementary members of the district.

A. • Lot size, **massing, siting, floor area ratio, and height must correspond to the contributing buildings within the district.**

B. • Whenever possible, new construction should support the viability of adjacent historic buildings through shared ADA and upper story access, structural stability, and mechanical and environmental systems.

C. • New buildings may provide uses not found within the district if such uses are in demand and if adapting historic buildings for such uses would be detrimental to the historic fabric.



Oregon
Kate Brown, Governor

Parks and Recreation Department
State Historic Preservation Office
725 Summer St NE Ste C
Salem, OR 97301-1266
Phone (503) 986-0690
Fax (503) 986-0793
www.oregonheritage.org



June 12, 2019

Ms. Diliana Vassileva
City of Oregon City Planning
221 Molalla Ave
Ste 200
Oregon City, OR 97045

RE: SHPO Case No. 19-0714
City of Oregon City PA 19-16, New Home Construction
Future potential ground disturbance
4th Ave and Hedges Street (3S 2E 6 TL400), Oregon City, Clackamas County

Dear Ms. Vassileva:

Our office recently received a request to review your application for the project referenced above. In checking our statewide archaeological database, it appears that there have been no previous surveys completed near the proposed project area. However, the project area lies within an area generally perceived to have a high probability for possessing archaeological sites and/or buried human remains. In the absence of sufficient knowledge to predict the location of cultural resources within the project area, extreme caution is recommended during project related ground disturbing activities. Under state law (ORS 358.905 and ORS 97.74) archaeological sites, objects and human remains are protected on both state public and private lands in Oregon. If archaeological objects or sites are discovered during construction, all activities should cease immediately until a professional archaeologist can evaluate the discovery. If you have not already done so, be sure to consult with all appropriate Indian tribes regarding your proposed project. If the project has a federal nexus (i.e., federal funding, permitting, or oversight) please coordinate with the appropriate lead federal agency representative regarding compliance with Section 106 of the National Historic Preservation Act (NHPA). If you have any questions about the above comments or would like additional information, please feel free to contact our office at your convenience. In order to help us track your project accurately, please reference the SHPO case number above in all correspondence.

Sincerely,

Dennis Griffin, Ph.D., RPA
State Archaeologist
(503) 986-0674
dennis.griffin@oregon.gov



From: [William Foster](#)
To: [Kelly Reid](#)
Subject: GLUA-20-00007
Date: Wednesday, February 26, 2020 8:30:03 AM

Hi Kelly,

Can you enter this comment into the record for tonight's HRB hearing on GLUA-20-00007?

Thanks.

I want to comment on the landscaping proposed in the Site Plan for GLUA-20-00007. The plan calls for multiple Leyland cypress trees and non-specific species of rhododendron to be planted in prominent, street-facing locations.

I recognize that the HRB is concerned primarily with architecture, but I believe that native vegetation is vital to preserving the historic character and natural beauty of our neighborhood. With that in mind, I have two points to make.

First, a small portion of the lot is within an NROD boundary. Per a discussion I had with Pete Walter on Feb. 25, city code requires that this section of the property be planted strictly with native species.

Second, even though I understand that current code does not regulate what may and may not be planted outside of NROD boundaries, the HRB would do our neighborhood a great service by at least encouraging (if not requiring) developers to plant native species. This would not be an onerous burden, and it would enhance the historic character, natural beauty, and ecological health of the place where we all live.

For example, in the case of GLUA-20-00007: our native Western Red Cedar is preferable to Leyland cypress; they're very similar in terms of growth rate, aesthetic characteristics, and utility as a screen/hedge. And the Pacific Northwest native species of rhododendron (*Rhododendron macrophyllum*) is preferable to non-native cultivars.

The Canemah National Register Historic District is the Resource

Not it's Individual Parts

- 1. The Canemah National Register Historic District is significant as a collective whole and should be protected in its entirety.**
- 2. New Infill Construction should respond to and protect the integrity of the overall Historic District, much in the same way as an addition does to a Historic Building.**
- 3. The primary source for the Canemah National Register Historic District Status are identified within its Nomination Document, defining characteristics, to which new infill construction should complement and inform.**
- 4. New Infill Construction will reinforce the Historic Significance of the Canemah National Register Historic District.**
- 5. Infill buildings should relate to and strengthen the core characteristics of the Historic District, as identified in the National Register nomination "Statement of Significance".**
- 6. New infill Construction should build upon the story, of the Historic District, through its design, landscape, use, and cultural expression.**
- 7. New Infill Construction should "Compliment and Support the Historic District", with discernible aesthetics, massing, scale and siting.**
- 8. New Infill Houses should not deviate in a detracting manner from the elements that made the Historic District significant and should appear as a complementary member of the District.**
- 9. The design, mass, siting, floor ratio and height, all should correspond to the "Contributing Buildings/Houses within the Historic District", all around you.**
- 10. The Exterior Envelope and Patterning of new Infill Buildings/Houses will reflect the Historic District Characteristics.**
- 11. Infill design elements, patterning, texture and materials should reflect the aesthetic and Historic Themes (Ship Captains) of the Canemah Historic District.**
- 12. Automobile Infrastructure (garages) should be appropriately concealed, when not consistent with the Historic District's Architectural Character.**

From: [Chrissy Gress](#)
To: [Christina Robertson-Gardiner](#)
Subject: GLUA-20-00007/HR 20-04 Public Comment
Date: Tuesday, April 28, 2020 11:03:32 AM

Hello,

My name is Chrissy Gress and I am a resident in the Canemah neighborhood in Oregon City. I have some concerns regarding GLUA-20-00007/HR 20-04 that I would like to express for the record. I have included page numbers from the New Construction Design Guidelines For Oregon City Historic Districts, to support my concerns. While the staff report did address most of my worries through the recommended conditions, not seeing these changes depicted in the latest set of drawings made me feel compelled to voice my concerns.

1.

Massing of the proposed new home:

I believe that given the bungalow size comparisons within Canemah, that staff recommendation to change the width to a maximum of 37 feet at grade would make the home closer to a bungalow compatible within the district. I think anything larger would be too much, and even this would be the largest in the neighborhood, especially considering the combination of remaining factors including slightly high roof pitch and large square footage. If you ask me, part of Canemah's charm is not being filled with massive houses like so many new neighborhoods.

Nonetheless, given the latest drawings, I still feel that the windows and set of double doors on the North elevation's lowest (basement) level give the sense of an additional full story making the home appear as a looming 2.5 story bungalow. Not exactly a ground hugging 1.5 story bungalow as per the guidelines. I believe staff's recommendation to eliminate or reduce the size of the windows, eliminate the double doors, and move the entry door to a less conspicuous location on the basement facade, will help to make it feel more attached to the ground.

- "Excessive variation in the size, shape, or configuration creates an inappropriate solution that is stylistically incorrect and not complementary to the district. " pg 8
- "More emphasis on the horizontal than Vernacular; this extends into porch, dormer and window design; more 'ground hugging'." pg 29
- "Height: One, or more often one-and-a-half stories high; possible basement." pg 29
- "Roof: Low-pitched (6:12 minimum) gable roof; front or side facing. " pg 29

- “Not Allowed- Use of building widths that are out of proportion, or exceed the range for their historic style” pg 38

2.

Front of proposed new home:

It seems to me that the building is complying by being front-facing, but looks unlike any other front facade in the neighborhood because of the doors and staircases (or lack thereof). In the current drawings, the building's front (and only) stairway goes to the basement level, not the main level. I believe staff's recommended condition to connect the front porch to the ground through the use of a side stair is sufficient and makes the front facade feel friendly and appear as a front rather than back facade.

Additionally in my daily walk around Canemah, I have not come across a home with obvious double front doors, let alone double - double front doors. The closet example I can think of is 316 McLoughlin, which has two solid front doors, but they are separated and each in their own door frame. I don't find that house relevant here though, because of its vernacular style and being noted as a "double-house" with two front doors, and two brick chimneys in historic inventory. I believe staff's recommended condition to use a single entry door on the main floor of the North elevation helps to make the front of the proposed home compatible with a bungalow design and other homes within the district.

- “Residential buildings are to face the street squarely with their primary face in full view.” pg 7
- “No uniform front setback; South of 3rd Street: houses may face front or side depending on topography, and may be irregularly situated.” pg 28
- “Exterior stairways at the building front to give access only to the main level, and to be less than five feet in height. They are to be consistent with the building style.” pg 48
- “Not Allowed- Exterior stairways exceeding five feet in height at the front of buildings.” pg 48

3.

Trees:

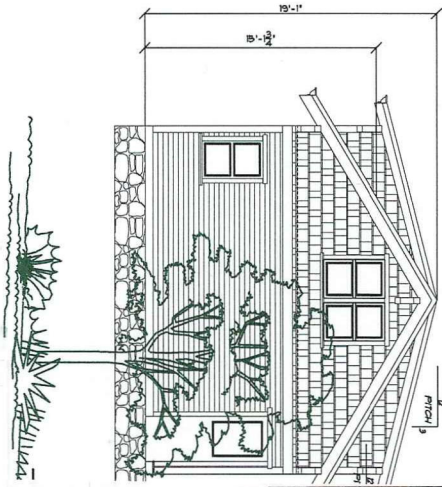
While I acknowledge it seems like most of the proposed tree removal is due to the large footprint of the home, I feel it is important to note a thick tree canopy is a characteristic of Canemah. I was pleased to see staff recommendations about preserving trees.

-

"Removing trees to "clear a view" of the river is not a historic feature of Canemah." pg
25

Thank you for your time. Once more I realize most of my concerns have been addressed in staff's recommended conditions, however looking at the drawings available at the time of my submittal it worries me no changes have been made to address those specific conditions. Being a resident who lives quite close to this proposed home, I felt I needed to make my concerns and support for recommended conditions known.

Sincerely,
Chrissy Gress



NORTH ELEVATION 1/8" = 1'

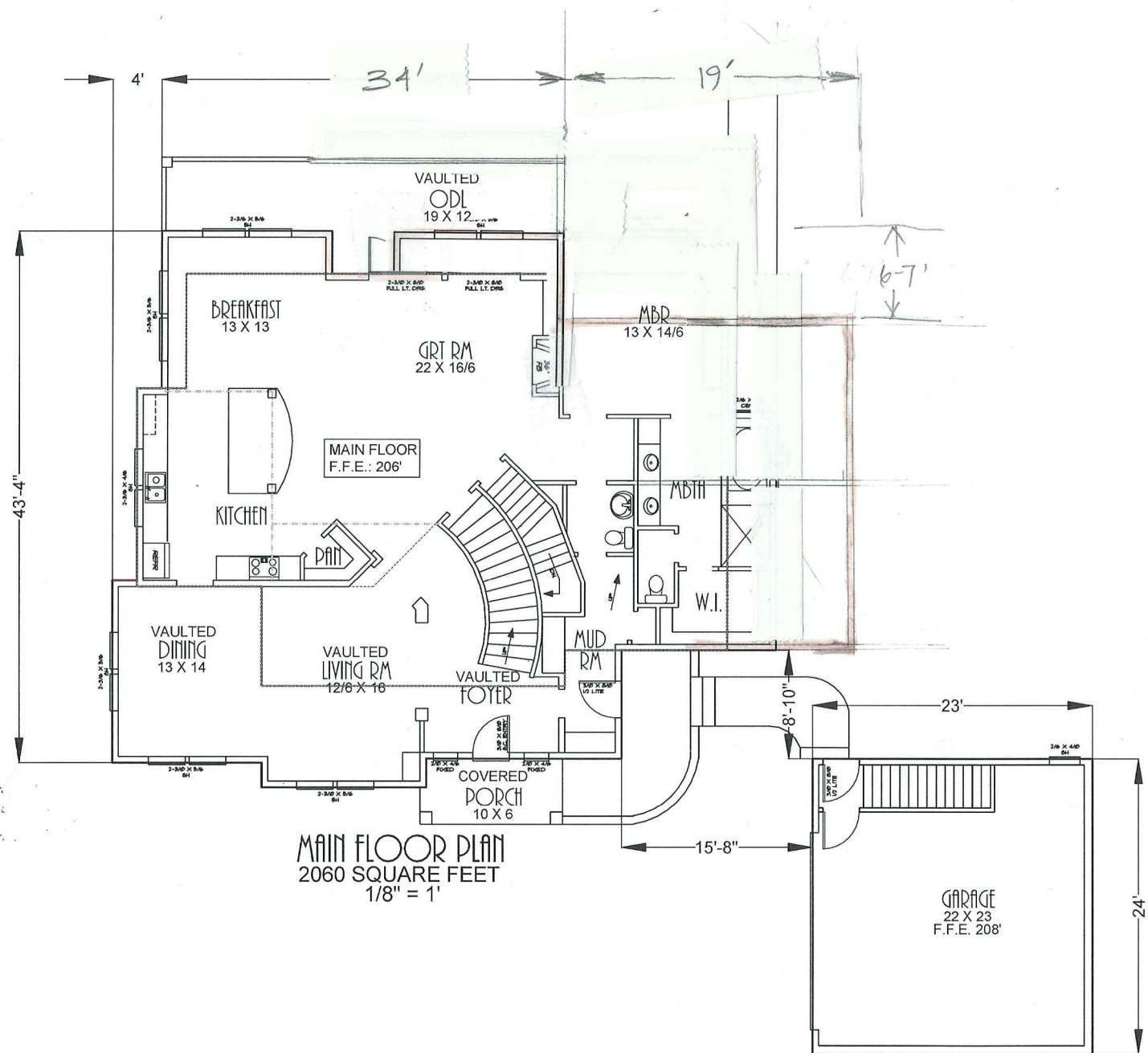
ARCH CORP OVER
1/2" COX PL. WOOD

SHINGLE PANEL
SHINGLES ON 1/2" OR EQUAL PL. WOOD
SHINGLES

NOTE: WINDOW IRON TO BE
1/2" WIDE OVER ALL FOR
DOOR & HANG WINDOWS

4" EXP. BRICK
GROUT BRICKWORK
SHINGLES ON 1/2" OR
EQUAL PL. WOOD SHINGLES

ROCKERY OR STAMPED
CONCRETE LANDSCAPE
WALLS



From: [Paul Edgar](#)
To: [Christina Robertson-Gardiner](#)
Cc: [Kattie Riggs](#); [Laura Terway](#); [Denyse McGriff](#); [Jim Nicita - Home/office](#); [Jesse A. Buss](#); [Patti Webb](#); [Ron Bistline - Beavercreek & Canemah](#); [Bob Siewert - Canemah](#); [Carolyn & Reed Rothschild](#)
Subject: Re: Items to Add to the Record at the April 28, 2020 HRB Meeting
Date: Tuesday, April 28, 2020 10:14:21 AM

I am still asking for a 120 day continuance of this hearing and design review, in hope that something more appropriate to this Historic District in design is brought back that is complimentary and not detracting.

Thank you for forwarding these new attached drawings of GLUA-20-00007/HR 20-04. This Bungalow Design as modified is still a 3 story building, as it is viewed from 4th Avenue and has 3,642 Sq. Ft. of Class A living space, when you include the basement.

It has approximately 2,876 Sq. Ft. of living space on the two main floors and that in themselves exceeds the mass in size of any Canemah Bungalow by maybe 50 percent, plus and therefore detracts.

This total of the living space does not include this huge oversized porch with columns, that truly changes the look of the structure, from a Bungalow Design to something with a mix of southern colonial architecture, with the multi-level and massive nature of the porch.

There are massive glass doors that open from the main floor on to this vaulted 19' x 12' porch and in mass all of this creates an additional inappropriateness to the design that has no comparable and contributing Canemah structure to provide justification.

The mass and design are still not even close to what is a comparable 1 and 1/2 story Canemah Bungalow is in design, appearance and Sq. Footage. There are NO examples of a massive covered side porch with a Bungalow Design in Canemah.

My hope is that we respect to the intent of OCMC 17.40 and the LUBA codified Building Design Guidelines, when it comes to the Canemah National Register Historic District.

We talk about not introducing inappropriate designs that detract and we even tell the HRB review applicant's, to not place Sky Lights on the front or street side of a roof that is seen by people.

When design feature is not complimentary or alter the appearance of Historically Appropriate Designs to where it detracts from the whole of the Historic District, it is inappropriate.

This alters what is appropriate and negatively effects the integrity in what makes Canemah a National Register Historic District as a whole.

As I have stated, this massive porch and columns on to the street side view of what should be a modest 1 and 1/2 story Canemah Bungalow, just alters in a major way the interpretation of what is a Canemah Bungalow Design.

Please include this along with my other remarks as part of the record.

Paul Edgar, Oregon City Resident and advocate for maintaining the integrity of the Canemah

National Register Historic District

On 4/27/2020 7:45 PM, Christina Robertson-Gardiner wrote:

Good Evening,

The following items will be entered into the record for the identified files at the April 28, 2020 Historic Review Board Meeting.

Agenda Item 3b.

GLUA-20-00007/HR 20-04: Historic Review Board review of a new single-family home and detached garage in the Canemah National Register Historic District on 4th Avenue.

- Revised Plans (March 2020)

The revised plans were incorrectly attached on the agenda.



Christina Robertson-Gardiner AICP

Senior Planner

crobertson@orccity.org

City of Oregon City

Community Development Division

PO Box 3040

695 Warner Parrott Rd.

Oregon City, Oregon 97045

503-496-1564 Direct phone

503-722-3789 City phone

503-722-3880 fax

[COVID-19 \(Coronavirus\)](#)

[Information](#)

Website: www.orccity.org | [Recorder Page](#)

PUBLIC RECORDS LAW DISCLOSURE: This e-mail is subject to the State Retention Schedule and may be made available to the public.

The City of Oregon City is open for business. However, we are not participating in person to person meetings at this time. We are coordinating with our customers and service providers to address business continuity; this includes ensuring our staff can continue to work in a safe office or field location, using social distancing practices or working remotely. Our goal is to be responsive to our community throughout this pandemic. We appreciate your understanding and cooperation.

From: [Paul Edgar](#)
To: [Christina Robertson-Gardiner](#); [Laura Terway](#)
Subject: GLUA-20-00007/HR 20-04: Historic Review Board review of a new single-family home and detached garage in the Canemah National Register Historic District on 4th Avenue.
Date: Wednesday, April 22, 2020 4:59:47 PM

GLUA-20-00007/HR 20-04: Historic Review Board review of a new single-family home and detached garage in the Canemah National Register Historic District on 4th Avenue.

Please consider a request for a continuation of the April 28, 2020, HRB Agenda Item, for a needed 120 day continuance of this hearing.

There is a need for more complete drawings and understanding of how this Bungalow Design is to be modified to where it reduces its size and total sq. footage.

What we are currently seeing are drawings for a 3,620 Sq. Feet of living space and in a possible reducing of the perimeter size of this Bungalow Design House, what happens.

It does not solve in its self, the problem of the supersized Bungalow Design, where in mass, proportion and lack of compatibility, it detracts from the Canemah National Register Historic District.

Currently what we see from 4th Avenue, is a full 3 story building that is a totally out of place imitation of a Canemah Bungalow Design, that are only 1 and 1/2 stories in size and may represent a total sq. footage of 1,500 to 2,000 sq. feet max. of living space.

The garage is also huge with front and back dormers and when it is added to the total of the Sq. Footage of potential living space for a Bungalow Design Garage it reflects something in aggregation together, of supersizing of everything.

Therefore it detracts from this National Register Historic District Canemah. It is a violation of our OCMC 17.40 codes and design guidelines, by how it creates a mass that is double in size of virtually any Bungalow in Canemah in total Sq. Footage of living space.

Suggestion: Eliminate the massive front porch and the third story, to where there is only a crawl space in the loft and no staircase, with small windows facing 4th Avenue, dropping the height of the structure significantly.

There are with the current design, two full stories of living space, plus some and that is not a Canemah Bungalow.

There is just this need to see something that is much - much closer to a one and half story in height of Canemah Bungalow !!

What is being represented right now to happen is to just create a slightly smaller footprint, but there still would be a Bungalow House that is to be 3 stories in height and that therefore does not solve the problem.

Suggestion: There maybe a need to re-site this house, if they are to stay with the Bungalow design, where there is a basement living space and bedrooms that is cut into the hillside and there is a first Main floor, with a small Bungalow dormer space.

The garage also needs to be detached, with only a walkway (no connecting roof) connecting it to the house and then one dormer would reduce the supersize image.

The 4th Avenue side of the house needs to be totally re-worked to eliminate all of the massive glass and doors and with the porch removed and there are no perspective drawings of that.

It is necessary and critical to enable decision making of compatibility of design to other Canemah Bungalow's to have complete (as-possible) accurate drawing to approve.

Paul Edgar, Canemah

Makes this part of the record. In 120 days we hopefully should have public access and that would be better for all of us to attend an HRB meeting.

Hello,

My name is Chrissy Gress and I am a resident in the Canemah neighborhood in Oregon City. I have some concerns regarding GLUA-20-00007/HR 20-04 that I would like to express for the record. I have included page numbers from the New Construction Design Guidelines For Oregon City Historic Districts, to support my concerns. While the staff report did address most of my worries through the recommended conditions, not seeing these changes depicted in the latest set of drawings made me feel compelled to voice my concerns.

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Nonetheless, given the latest drawings, I still feel that the windows and set of double doors on the North elevation's lowest (basement) level give the sense of an additional full story making the home appear as a looming 2.5 story bungalow. Not exactly a ground hugging 1.5 story bungalow as per the guidelines. I believe staff's recommendation to eliminate or reduce the size of the windows, eliminate the double doors, and move the entry door to a less conspicuous location on the basement facade, will help to make it feel more attached to the ground.

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2. Front of proposed new home:

It seems to me that the building is complying by being front-facing, but looks unlike any other front facade in the neighborhood because of the doors and staircases (or lack thereof). In the current drawings, the building's front (and only) stairway goes to the basement level, not the main level. I believe staff's recommended condition to connect the front porch to the ground through the use of a side stair is sufficient and makes the front facade feel friendly and appear as a front rather than back facade.

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3. Trees:

While I acknowledge it seems like most of the proposed tree removal is due to the large footprint of the home, I feel it is important to note a thick tree canopy is a characteristic of Canemah. I was pleased to see staff recommendations about preserving trees.

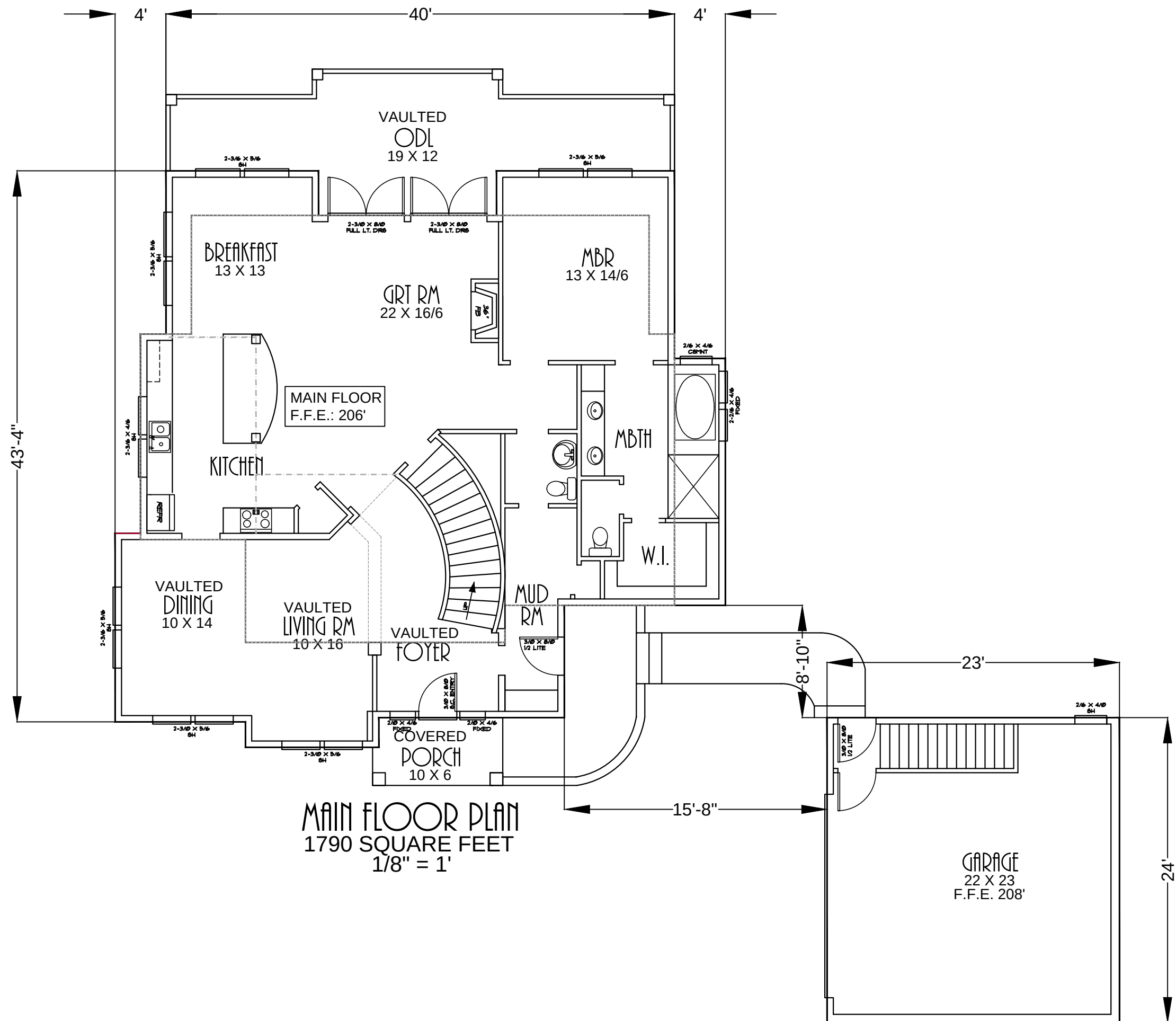
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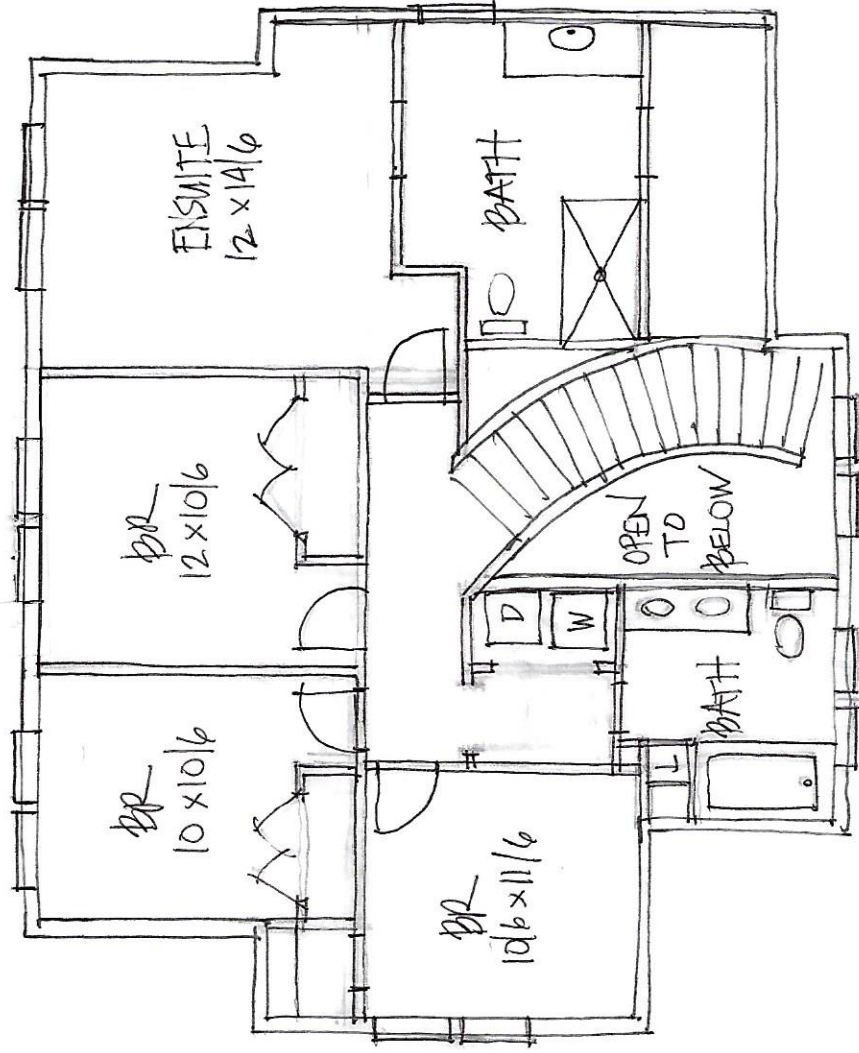
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Sincerely,
Chrissy Gress



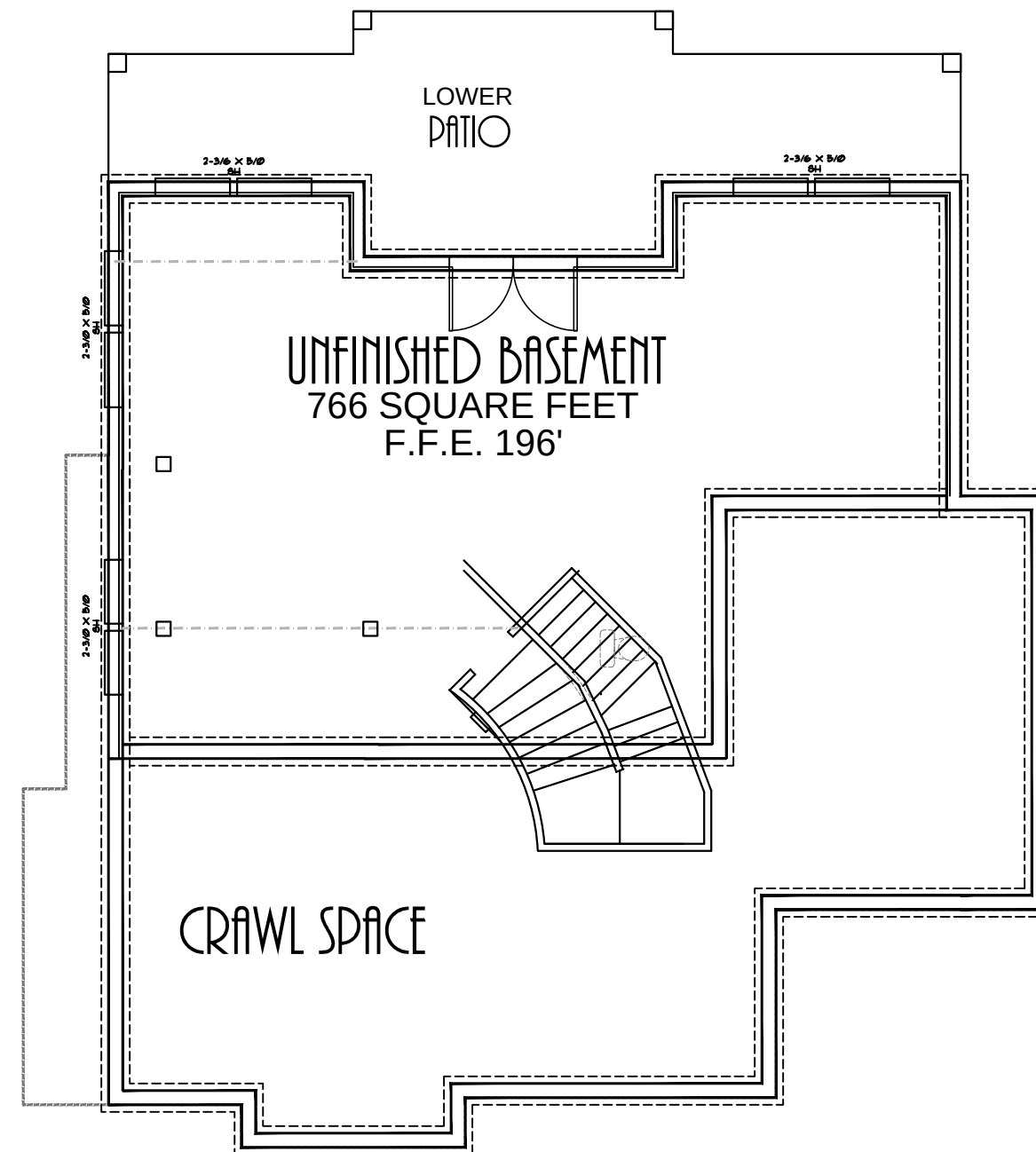






UPPER FLOOR PLAN

1086 SQ. FT.
SCALE: 1/8" = 1'-0"



LOWER FLOOR PLAN
1/8" = 1'



City of Oregon City

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

Staff Report

File Number: PC 20-071

Agenda Date: 5/26/2020

Status: Agenda Ready

To: Historic Review Board

Agenda #: 3b.

From: Planner Kelly Reid and Sr. Planner Christina Robertson-Gar

File Type: Land Use Item

SUBJECT:

GLUA-20-00005 and HR 20-01: Historic Review for a new live/work unit in the McLoughlin Conservation District on 5th Street

RECOMMENDED ACTION (Motion):

If the Historic Review Board can determine that the revised plans provide sufficient mitigation for the design and massing of the building and there are sufficient findings to show that the revised garage cannot be relocated to the side or the rear of the building without substantial regrading of the site, Staff has prepared recommend Conditions of Approval.

EXECUTIVE SUMMARY:

The Applicant has proposed a live/work building that contains a commercial space on the ground level front and a large, 10-bedroom dwelling unit in the remaining portions of the structure. The commercial space is proposed to be 928 square feet, and the dwelling is proposed to be approximately 5000 square feet. The dwelling includes an attached garage on the left side of the building, facing 5th Street. The proposed garage is 22 feet wide with a 16 foot wide garage door. A deck above the garage is also proposed.

The proposal was reviewed at the February 26, 2020 Historic Review Board Meeting and was found to not meet the Design Guidelines for New Construction. The original structure reviewed in February deviated from Foursquare style in the following ways:

- The main level is accessed from an entry to the side of the main façade.
- No front porch is proposed.
- The building is proposed with 3 stories rather than 2.5.
- No dormers are proposed. The upper story is not a half-story.
- There is an attached garage on the side of the building.

Staff did not recommend approval of the original design as the Applicant did not justify the design composition or provide an explanation of how the proposed design is compatible with the District. At the February HRB meeting, Staff recommended obtaining the following additional items or information from the Applicant, and the Historic Review Board continued the item to the March HRB meeting, which was canceled.

1. A perspective drawing from the downhill side of 5th Street showing the right elevation
2. Explanation regarding the appropriateness of the proposed design, which does not conform to the foursquare style, or changes to the design which would meet the design guidelines

3. The proposed location of the brick veneer material
4. Proposed masonry material for wall
5. Proposed floor heights
6. Proposed window sizes
7. Proposed ground floor siding material

The Applicant submitted revised plans in April which are attached as an exhibit to the staff report and are referenced in the staff report in response to comments from the Historic Review Board, public comment, and Staff, which include revising the design to be 2 ½ stories, creating a front porch and relocating the door to the dwelling unit to the side elevation.

At the April 28, 2020 HRB Meeting the HRB indicated that the garage should be revised to be detached and the applicant should reduce the size of the building to further reduce the massing. The applicant additionally extend the 120 day land use deadline to August 6, 2020.

On May 15, 2020, the applicant provided revised plans which include creating a separation between the garage and the main massing of the building, and a letter from Jessica Engeman, Historic Preservation Specialist who reviewed the proposed plans and provided analysis for historic compatibility. She indicates in her letter "Given that this property is located on the very edge of the historic district where the density of historic resources is lower, I believe this affords an opportunity to balance historic district compatibility with design flexibility, and still meet the approval criteria. Since your last meeting, the designer has reduced the massing of the building and had removed approximately 1,000 square feet of interior space. She additionally finds that for the revised garage "The context at this location, however, allows for a more flexible solution to address the challenges of the sloped site, to meet the property owner's needs, and to build the structure in a financially feasible manner. The attached garage could also be considered an element of the design that provides a measure of differentiation, ensuring that this new Foursquare-style building is not confused with the true historic resources in the district."

During the April 28, 2020 HRB Meeting, there some disagreement about how to categorize a live/work use as it relates which section of the Design Standard for New Construction applies to this application Staff has provided some additional direction in the Staff Memo dated May 19, 2020.

OPTIONS:

1. Deny GLUA-20-00005/HR 20-01
2. Request the Applicant provide a 120-day extension to September 6, 2020 and return at the June 23 2020 Hearing with revised drawings as directed by the Historic Review Board.
3. Approval of the revised plans (May 2020) with conditions, If the Historic Review Board can determine that the revised plans provide sufficient mitigation for the design and massing of the building and there are sufficient findings to show that the garage cannot be relocated to the side or the rear of the building without substantial regrading of the site.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source:

May 11, 2020

Re: 5th St & JQ Adams – Project Massing explanation.

In effort to reduce the size of the proposed building, per staff recommendation,

We have done the following changes:

We have lowered the roof line of the building, and we have revised the floor plans,
By reducing floor areas.

Also we have created three (3) feet separation of the garage from the main building.

We created a separation of the garage from the main building to provide a visual effect of a detached garage, in effort to bear a resemblance of an older version of four square style house.

(Please note that many of the neighbor's houses do have two (2) cars attached garages.)

We have reduced the 3rd level floor area, to the attic space only.

The four dormers at the attic level, allows us to create one bedroom, and one bathroom, for the private use of the owner.

We have reduced the main floor level, designated for the owner's large family, and for the owner's elderly mother. On the main floor we have created of total of four bedrooms, two (2) full bathrooms, and one (1) half bathroom.

We have created the commercial occupancy area of 952 SF on the lower/basement level, to meet the City mixed use or live /work criteria.

Per City guidelines the commercial space shall face the street, be on the ground level, have a separate access from the street, and have floor living area of less than 1,000 SF.

The lower level, with the commercial space facing the street, creates an appearance of another story, however please note that the commercial space is the only living area at the ground level because of the steep sloping condition of the lot.

The remaining area of the ground level is a crawl space only.

Therefore the residential occupancy portion of the building is only 1.5 story.

The commercial portion of the building is the commercial studio on the ground level,

To meet the City Planning and Zoning criteria.

Therefore the front elevation resemble a total of 2.5 story building

with a classical Four Square style.

The front elevation is the tallest one with the average height of 29 feet, calculated per City planning and zoning criteria, from the average grade to the mid-point of the roof.

All the remaining elevations indicate rather a 1.5 story building.

The second residential entrance from the garage, originally designed on the front elevation, Has been relocated to the right side of the building, to crate the front elevation with only one entrance.

We also have provided a section of the building, the new renderings (front and side), and the site plan for your information.

The proposed building is located on the fringes of the "historical zone".

Our lot is the last one to be developed, and there is no pre-existing, historical value building in our close neighborhood. On one side of the lot we have only residential homes, and on the other side we have commercial buildings.

Our lot have also other challenging site conditions.

The lot is narrow, steep and sloping.

Please see the preliminary site plan with the topography.

Please note that our neighbor's commercial buildings are much larger in size and footprint.

To meet the City zoning criteria we must have a hybrid structure of

Residential and commercial occupancy.

The design guidelines in the "OREGON CITY HISTORIC DISTRICTS GUIDELINES FOR NEW CONSTRUCTION" are limited to residential only, or commercial only new buildings. The guidelines have no sample or design criteria for a similar hybrid building.

However we think that the proposed building will fit nicely in the mixed residential, and commercial neighborhood.

We hope that the above description of proposed changes, and our site specific conditions, shall clarify our effort to preserve, and uphold the historical values of the historic district, and our desire to enhance the value of the surrounding neighborhood.

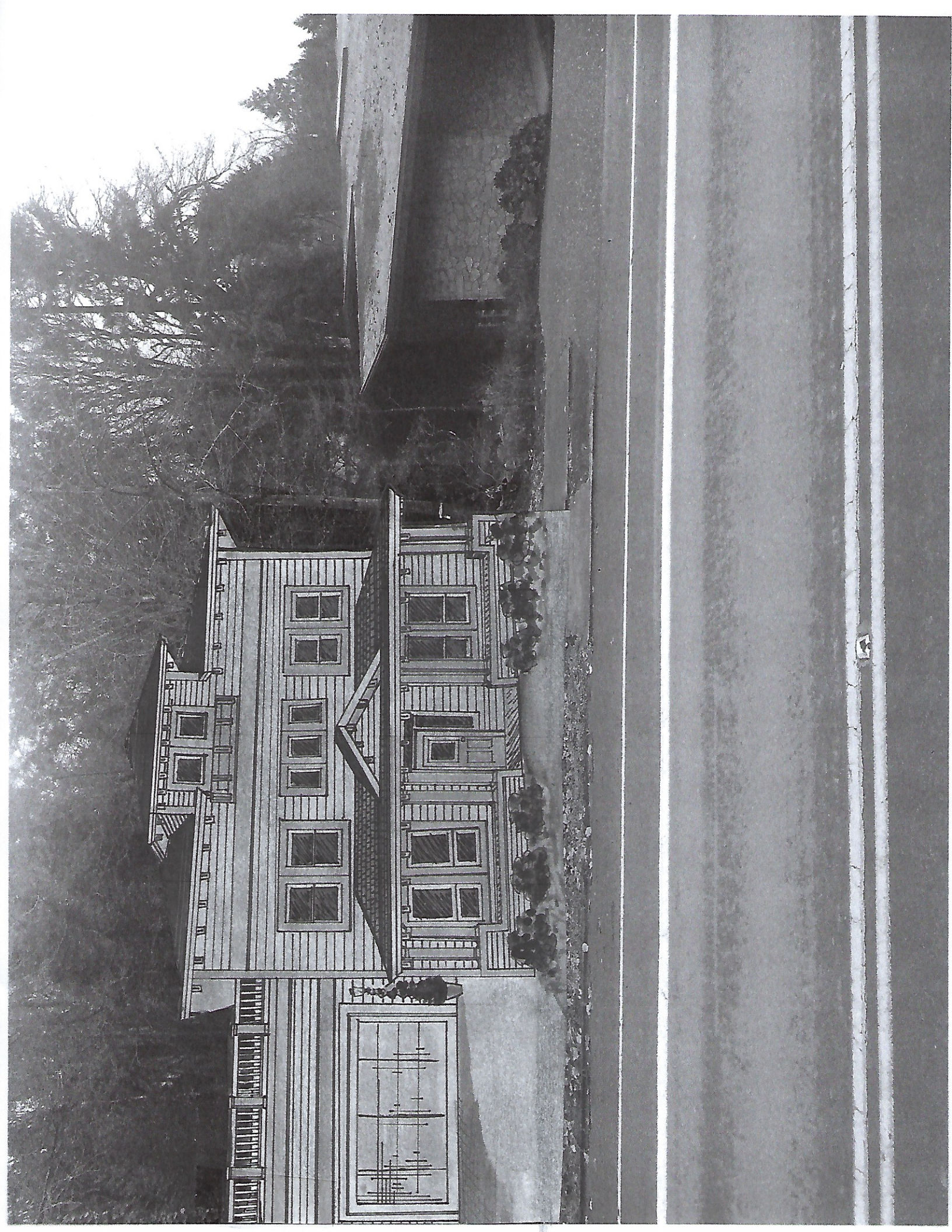
Should you have any questions, please call us or e-mail.

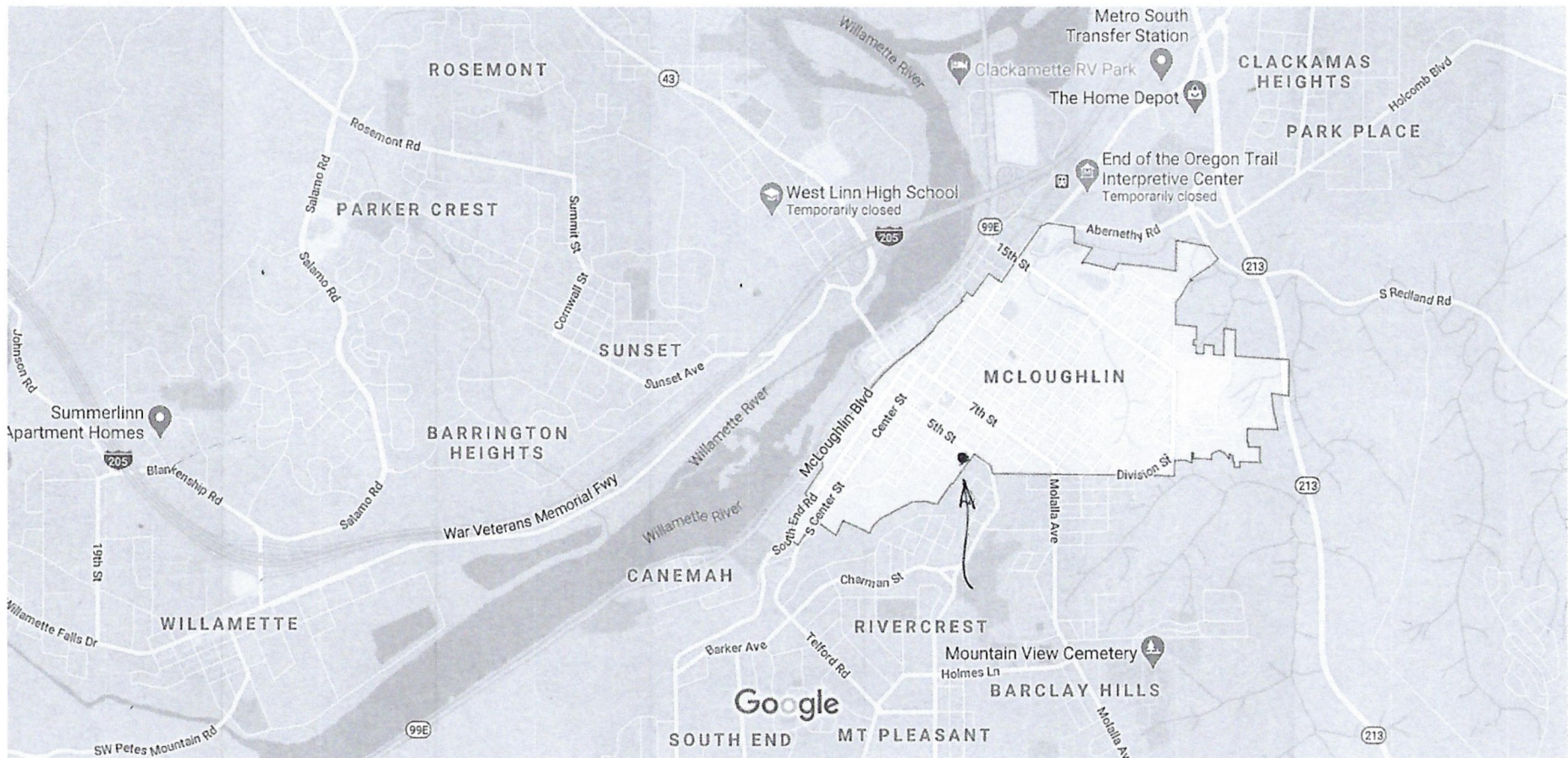
Thank you,
Respectfully,

John Delson P.E. DEI-President
p. 360-944-7094
c. 360-281-8353











PRELIMINARY



FRONT ELEVATION /
NORTH-EAST / 5TH STREET

3/16"=1'-0"



RIGHT ELEVATION / NORTH-WEST

3/16" = 1'-0"



PRELIMINARY

LEFT ELEVATION / SOUTH-EAST / JQ-ADAMS STREET

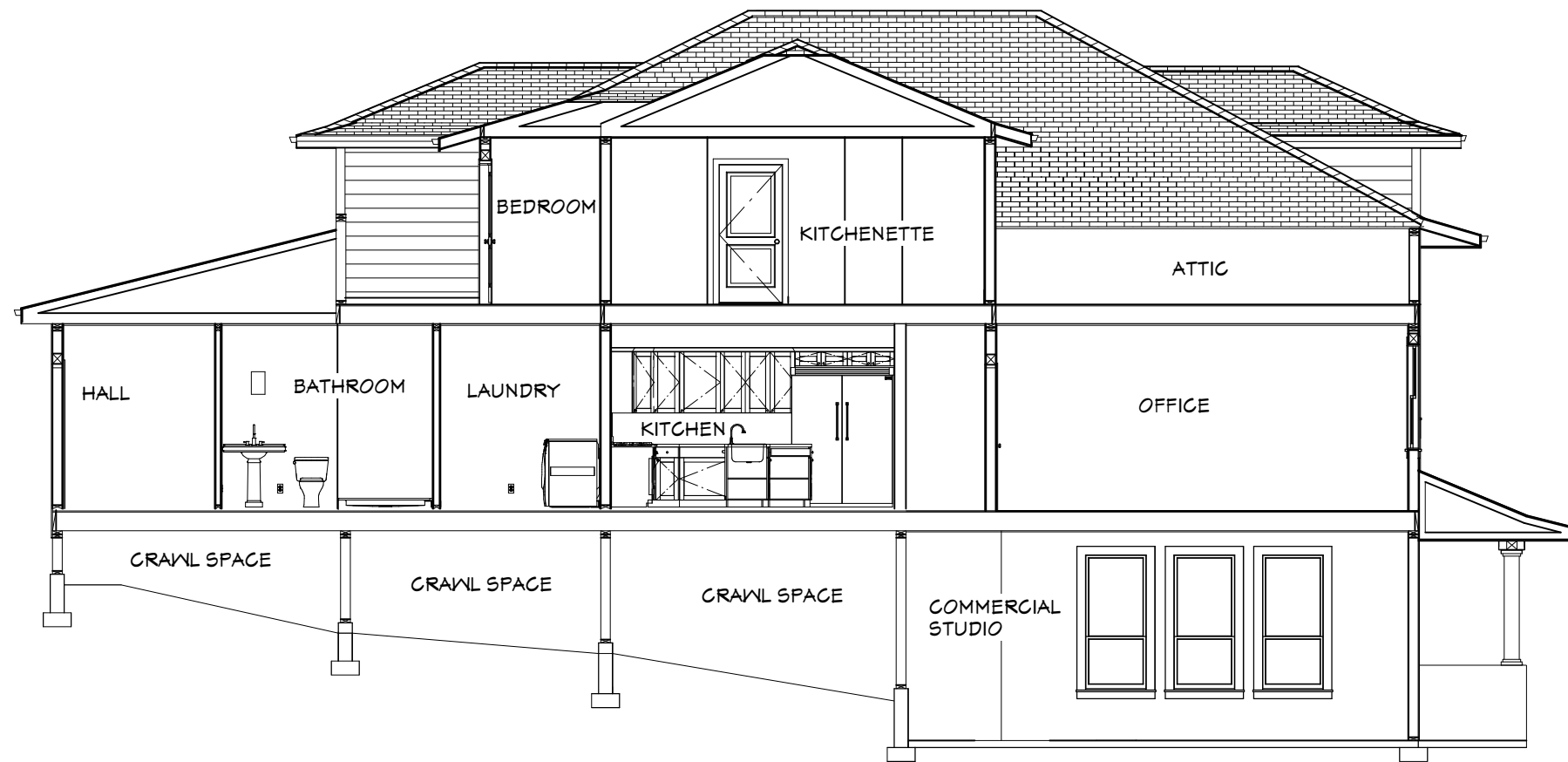
$3/16'' = 1'-0''$



PRELIMINARY

REAR ELEVATION / SOUTH-WEST

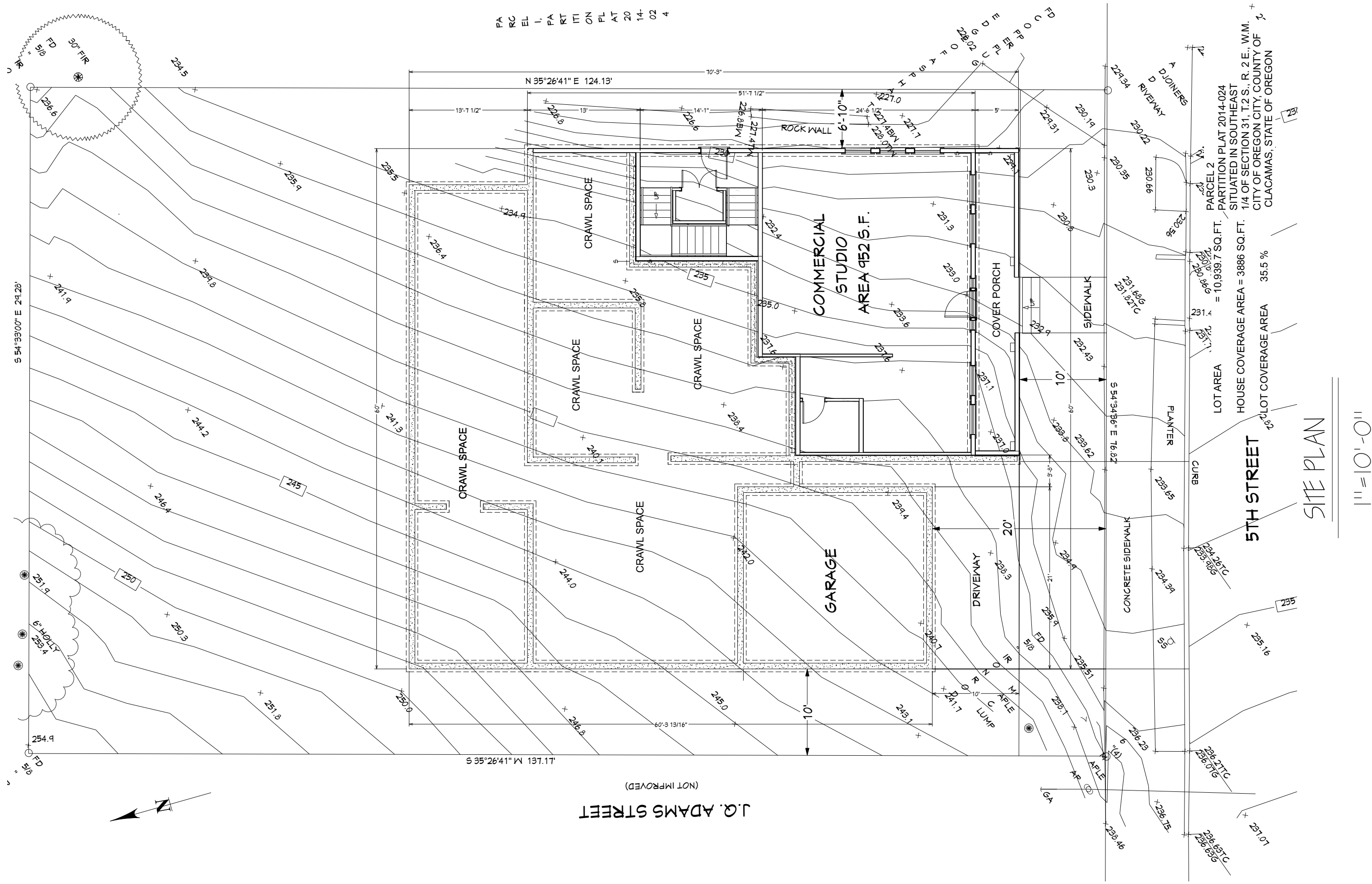
3/16" = 1'-0"

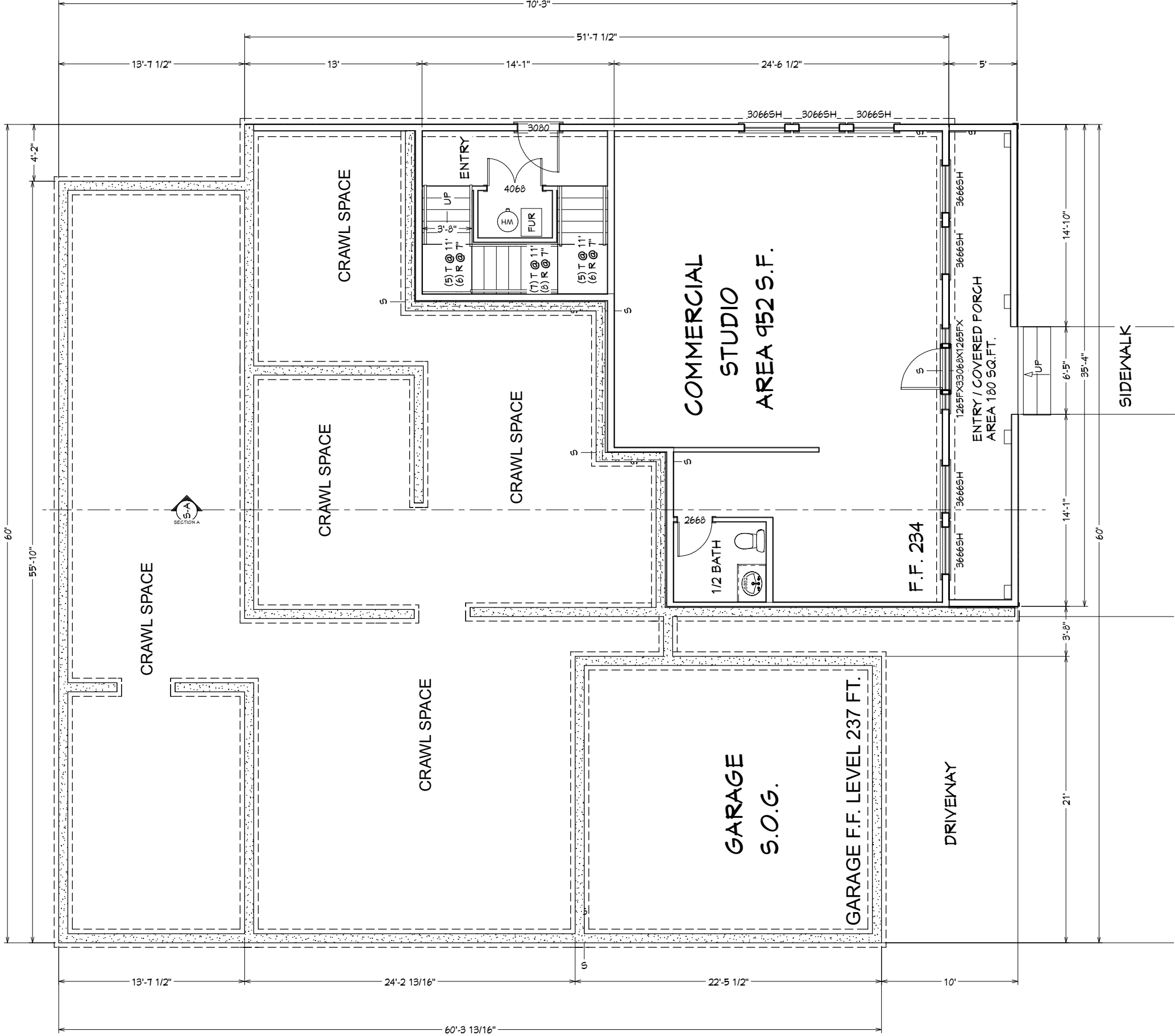


SECTION A

1/8" = 1'-0"

PRELIMINARY

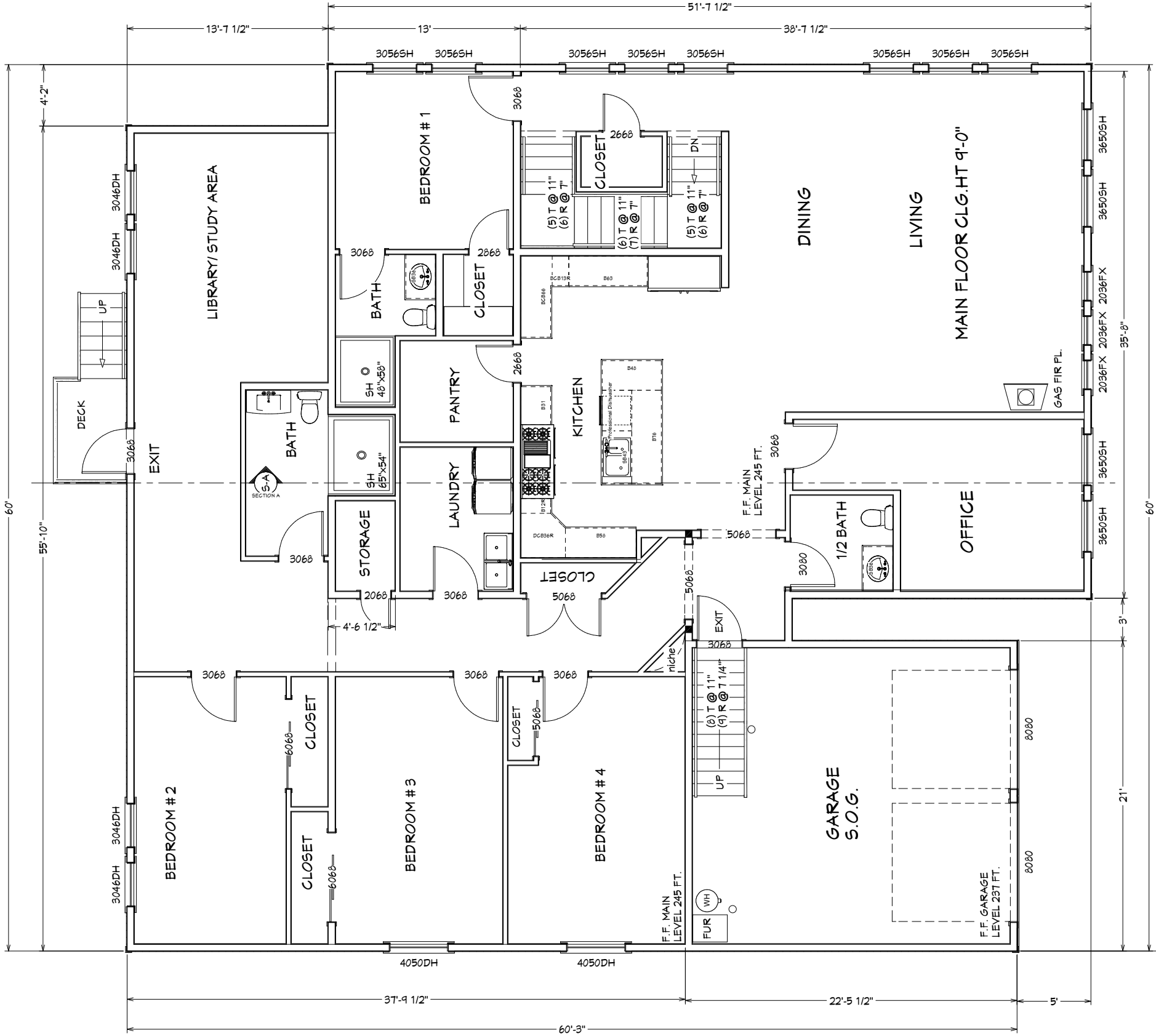




COMMERCIAL / STUDIO LOWER FLOOR PLAN

1/8" = 1'-0" 10' CLG.HT. LIVING AREA 925 S.F.

PRELIMINARY

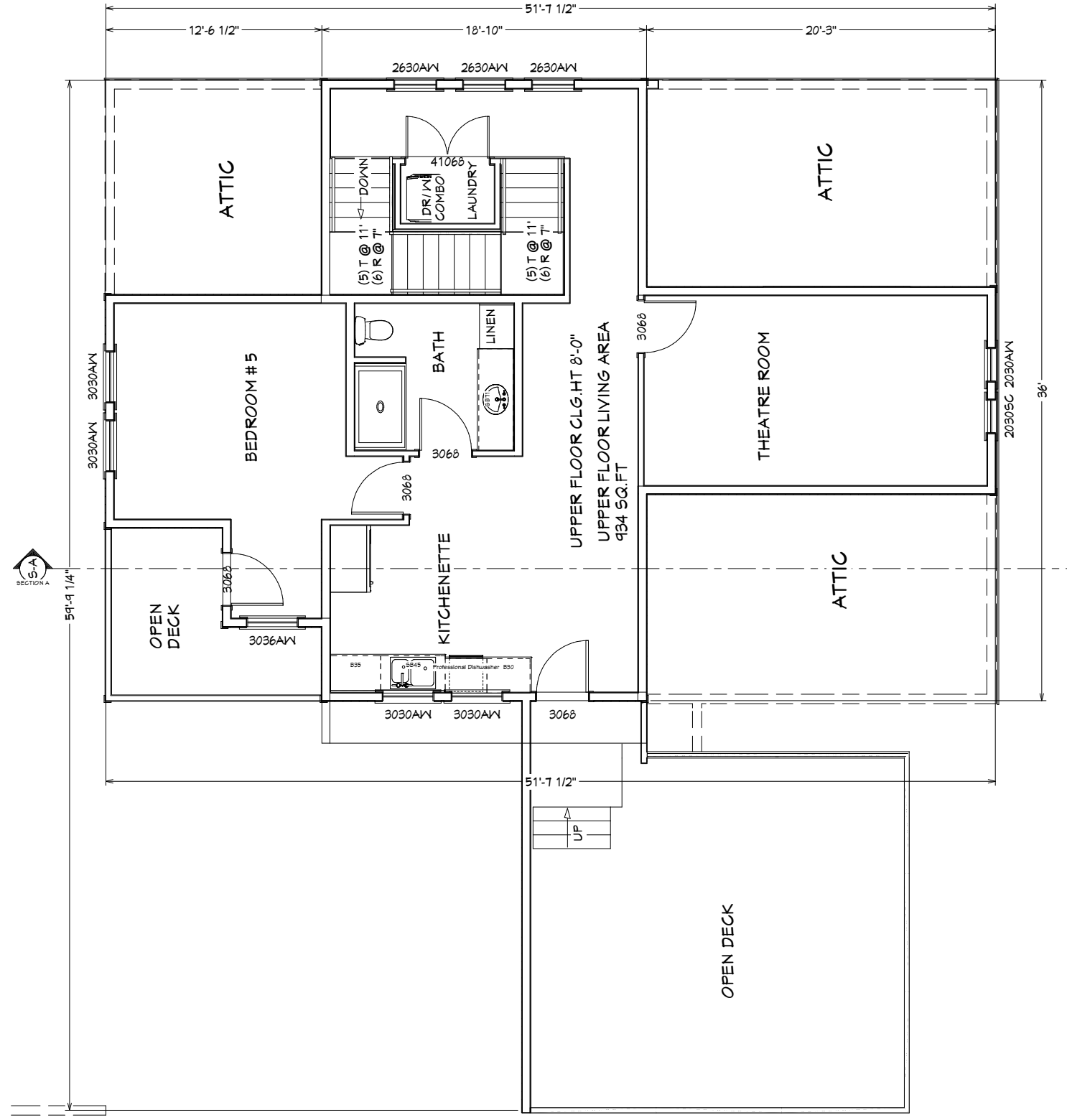


LOWER/STUDIO FLOOR LIVING AREA 952 SQ.FT	GARAGE AREA 494 S.F.	MAIN FLOOR CLG.HT 9'-0"
MAIN FLOOR LIVING AREA 3037 SQ.FT	COVERED PORCH AREA 180 S.F.	LOWER FLOOR/STUDIO CLG.HT. 10'-0"
UPPER FLOOR LIVING AREA 1057 SQ.FT	HOUSE COVERAGE AREA 3886 S.F.	PARCEL 2
LOT AREA = 10,939.7 SQ.FT.		PARTITION PLAT 2014-024
HOUSE COVERAGE AREA = 3886 SQ.FT.		SITUATED IN SOUTHEAST
LOT COVERAGE AREA 35.5 %		1/4 OF SECTION 31, T.2 S., R. 2 E., W.M.
		CITY OF OREGON CITY, COUNTY OF
		CLACAMAS, STATE OF OREGON

MAIN FLOOR PLAN

1 / 8" = 1' - 0" 9' CLG.HT. LIVING AREA 3037 S.F.

PRELIMINARY



UPPER FLOOR PLAN

8' CLGHT. LIVING AREA 934 S.F.

MARY



May 12, 2020

Re: 5th Street & JQ Adams Street

Dear Oregon City Historic Review Board,

At the request of the property owner and John Delson Engineering, I have reviewed the plans for the commercial/residential building proposed at 5th Street & JQ Adams Street in the McLoughlin Historic District. I understand that the HRB voiced two primary concerns about the design—the massing of the building and the attached nature of the garage. Having worked in the field of historic preservation for nearly 20 years and having served on the Portland Historic Landmarks Commission, I'd like to provide comment on these two issues as someone with expertise in historic design review and land use issues in historic districts. Your consideration of my comments is appreciated.

Given that this property is located on the very edge of the historic district where the density of historic resources is lower, I believe this affords an opportunity to balance historic district compatibility with design flexibility, and still meet the approval criteria. Since your last meeting, the designer has reduced the massing of the building and had removed approximately 1,000 square feet of interior space. The width of the primary elevation is equivalent to the width of a large historic Craftsman Foursquare house. The multiple roof levels and dormers further break up the massing. Again, because this lot is not surrounded on all sides by historic single-family homes that establish a strong pattern language as is found elsewhere in the historic district, the larger size of this building does not negatively affect the district's character. As an infill building on the district's edge, the massing seems appropriate.

Regarding the attached garage, I understand that this is an element that does not follow the predominant historic pattern in the district. However, when considered for a new building at this location and on a sloped site, it is supportable in my view. The change that the designer made to the front elevation, using two smaller garage doors rather than one large door, has greatly improved the scale and character. Given the site constraints, detaching the garage would not result in a design that achieves a substantially higher degree of compatibility. Again, if this lot was mid-block on a residential street where all historic homes had single-car garages at the back of the lot, the garage solution would warrant further discussion. The context at this location, however, allows for a more flexible solution to address the challenges of the sloped site, to meet the property owner's needs, and to build the structure in a financially feasible manner. The attached garage could also be considered an element of the design that provides a measure of differentiation, ensuring that this new Foursquare-style building is not confused with the true historic resources in the district.

In summary, I believe the changes to the design made since the last time you reviewed this project have enhanced the compatibility of the building with the historic district. Thank you again for considering my comments on these issues.

Sincerely,

A handwritten signature in black ink, reading "Jessica Engeman". The signature is written in a cursive, flowing style with a large initial "J" and "E".

Jessica Engeman
Historic Preservation Specialist



**Historic Review
Staff Report and Recommendation
April 21, 2020
REVISED**

A preliminary analysis of the applicable approval criteria is enclosed within the following staff report. All applicable criteria shall be met, or met with conditions, in order to be approved. The Historic Review Board may choose to adopt the findings as recommended by Staff or alter any finding as determined appropriate.

FILE NO.: GLUA-20-00005 and HR 20-01: Historic Review

HEARING DATE: April 28, 2020
7:00 p.m. – City Hall
625 Center Street
Oregon, City, Oregon 97045

APPLICANT: Bogdan Smolinets
NW Custom Homes Inc.
15730 SE Bybee Rd
Portland, OR 97236

OWNER: Teresa Yip
5835 SW Hamilton St
Portland, OR 97221

LOCATION: No address, 5th Street
Oregon City, OR 97045
Clackamas County Map 2-2E-31DA-10900

REQUEST: Historic Review for a new live/work unit in the McLoughlin Conservation District

REVIEWER: Christina Robertson-Gardiner, AICP crobertson@orccity.org
Kelly Reid, Planner, AICP kreid@orccity.org

RECOMMENDATION: If the Historic Review Board can determine that the revised plans provide sufficient mitigation for the design and massing of the building and there are sufficient findings to show that the garage cannot be relocated to the side or the rear of the building without substantial regrading of the site, Staff has prepared recommend Conditions of Approval based on the April 2020 Revised Plans.

CRITERIA: Administration and Procedures are set forth in Chapter 17.50, Chapter 17.40, Historic Overlay District in Chapter 17.40, and "MUC" Mixed-Use Corridor District in Chapter 17.29 of the Oregon City Municipal Code. The City Code Book is available on-line at www.orccity.org.

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

Recommended Conditions

If the Historic Review Board finds that the Applicant can comply with the applicable criteria, the following conditions of approval apply.

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

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

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

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

Prior to issuance of Building Permits:

1. The Applicant shall obtain all other required land use approvals, including Site Plan and Design Review and Geologic Hazard Overlay reviews before permits are issued or trees are removed onsite.
2. The Applicant shall minimize grading and comply with any applicable standards in the Geologic Hazard Overlay Chapter 17.44. (P, DS)
3. Additional natural rockery walls that are less than 4 feet in height are allowed on the site without further Historic Review Board review, but will be subject to review for compliance with the Geologic Hazard Overlay District. (P, DS)
4. Minor changes to window location or size on the side and rear facades will be acceptable and may be approved at a staff level prior to building permit issuance. (P)
5. The ground floor height shall be 10 feet minimum. The upper stories may be less than 10 feet to reduce the overall height and perceived massing of the building.
6. The Applicant shall not use stamped concrete or visible gabion walls for any retaining walls; rockery, real basalt veneer, or smooth poured concrete are acceptable (P,DS)
7. The front porch gable shall be removed from the front porch and be redesigned as a simple hipped roof porch to be more aligned with the simpler Foursquare design found in Oregon City.
8. A pre-construction meeting with preservation staff is highly encouraged. (P)
9. The Applicant has not proposed a residential care facility as part of this application. If the Applicant proposes a use allowed within the District, it will be reviewed for compliance with the Site Plan and Design Review code found in OCMC 17.62, applicable Building Codes, and any State of Oregon requirements for the use. If these requirements change the approved plans, the Applicant will be required to resubmit for Historic Review Board approval.

Prior to issuance of a Certificate of Occupancy:

10. The Applicant shall utilize two smaller garage doors of less than 12 feet each instead of a single large garage door, or shall reduce the garage width to a single car garage with a door width of 12 feet or less.
11. Windows in the garage door are acceptable but not required. (P)
12. Doors on the front façade shall be solid or half-lite; no full-lite doors are permitted. (P)

13. Vinyl windows are not permitted. The Applicant shall utilize fiberglass of Marvin Integrity quality or equivalent or wood windows. Slider windows are not permitted. (P)
14. The Applicant shall utilize the following unless an alternate has been approved by the Historic Review Board.
 - a. Cement board siding shall be smooth texture. Woodgrain cement board is not allowed.
 - b. Entry doors shall be solid or half-lite doors
 - c. Exterior lighting shall consist of simple lighting contemporary to the foursquare design period.
 - d. Incised lumber or pressure-treated wood shall not be used on any visible surfaces.
 - e. All railings, decking, and stairs shall be finished to match the house body or trim.
 - f. The window sash shall be the darkest color of the three-color paint scheme.
 - g. All porch and stair railings shall be painted or paint the stained wood, with both top and bottom rail, and balusters attached between the rails rather than on the outside.
 - h. Compost decking is allowed on upper floor elevations and rear elevations.
 - i. Fiberglass windows shall be of Marvin Integrity or equivalent quality.

EXECUTIVE SUMMARY

The Applicant has proposed a live/work building that contains a commercial space on the ground level front and a large, 10-bedroom dwelling unit in the remaining portions of the structure. The commercial space is proposed to be 928 square feet, and the dwelling is proposed to be approximately 5000 square feet. The dwelling includes an attached garage on the left side of the building, facing 5th Street. The proposed garage is 22 feet wide with a 16 foot wide garage door. A deck above the garage is also proposed.

February 26, 2020 Historic Review Board Meeting

The proposal was reviewed at the February 26, 2020 Historic Review Board Meeting and was found to not meet the Design Guidelines for New Construction. The original structure reviewed in February deviated from Foursquare style in the following ways:

- The main level is accessed from an entry to the side of the main façade.
- No front porch is proposed.
- The building is proposed with 3 stories rather than 2.5.
- No dormers are proposed. The upper story is not a half-story.
- There is an attached garage on the side of the building.

Staff did not recommend approval of the original design as the Applicant did not justified the design composition or provide an explanation of how the proposed design is compatible with the District.

The building, was initially proposed at 3 stories, exceeded the typical 2.5 stories of the foursquare style. The side of the building is almost 70 feet long, and the height to the roof ridge is 37 feet. The resulting massing is quite large compared to existing buildings in the area. The topography of the lot and surrounding lots will result in the right elevation of the building being highly visible and standing very tall above the neighboring, low-slung office building. The Applicant had not provided a perspective drawing from the northwest, looking uphill at the building, so it is not clear what the impact of the height and massing will be. Staff recommended that the Applicant reduce the height and massing and provide a perspective drawing from 5th Street downhill of the site.

At the February HRB meeting, Staff recommended obtaining the following additional items or information from the Applicant, and the Historic Review Board continued the item to the March HRB meeting, which was canceled.

1. A perspective drawing from the downhill side of 5th Street showing the right elevation
2. Explanation regarding the appropriateness of the proposed design, which does not conform to the foursquare style, or changes to the design which would meet the design guidelines
3. The proposed location of the brick veneer material
4. Proposed masonry material for wall
5. Proposed floor heights
6. Proposed window sizes
7. Proposed ground floor siding material

The Applicant has submitted revised plans which are attached as an exhibit to the staff report and are referenced below. The Applicant indicated in an email dated April 20, 2020 the following changes in response to comments from the Historic Review Board, public comment, and Staff:

We have revised the plans for 5th St & JQ Adams project.

- We have cut the 3rd level, per your suggestion, and have reduced the upper floor size to attic space only with just dormers.*
- We have lowered the roof line of the building, (about 30 feet height, average all sides), and have revised floor plans.*
- We have provided a section thru the building and new renderings (front and side), and the site plan for your information.*
- Currently for the private use of the owner, and the owner's large family, there is main and upper/attic living area, with the main living area of 3,363 SF. For the commercial space there is lower/ basement area only with the living space of 957 SF, to meet City mixed use or live /work criteria.*
- The lower level, with commercial space facing the Street, create appearance of another story, however only the commercial space is the only living space at the lower level due to the lot steep sloping condition. Therefore, for the living space of residential portion we have 1.5 story.*
- Together the front elevations is 2.5 story with typical Four Square classical appearance elevations, to create historic look of the house. Left side facing JQ Adams, and the rear elevation is only 1.5 story.*
- The second entrance facing the Street, originally designed on the front, we have moved to the back or the side of the building.*
- We think that the front elevation view, with about 38 feet wide living area is not too massive for the 77 feet wide lot.*
- The lot coverage about 35%, dictated by the main floor area, and the garage is an average for residential use.*

Staff is looking for the Historic Review Board to determine if the revised plans provide sufficient mitigation for the design and massing of the building. Staff is also looking for confirmation from the Historic Review Board that the Applicant has provided sufficient findings to show that the garage cannot be relocated to the side or the rear of the building without substantial regrading of the site.

If the Board can make these findings, Staff has prepared recommend Conditions of Approval based on the April 2020 Revised Plans.

BACKGROUND

Site and Context

The site is currently a vacant lot in the McLoughlin Conservation District in the Mixed-Use Corridor Zone. The property is approximately 9500 square feet and has 77 feet of frontage on 5th Avenue. It also borders unimproved JQ Adams Street, which is heavily forested and includes a pedestrian walkway up to the Barclay Hills and Rivercrest neighborhoods. The street frontage already has a sidewalk and a planter strip. The site slopes upward from 5th Street and contains multiple trees.

The property is on the edge of the McLoughlin Conservation District.



Vicinity Map (Conservation district shown in purple)



Aerial photo and topography



Zoning Map



Neighboring building at 1010 5th Street; a modern commercial building with a low shed roof, roughly U-shaped. The offices are sited in the eastern portion of the building, with a small courtyard framed by the low roof on the west side. The building is primarily clad with stone veneer, but some portions have vertical groove plywood siding. The windows are fixed aluminum sash and are located primarily on the east and west sides of the building.



Site from 5th Avenue



Unimproved ROW of JQ Adams Street

The following designated historic homes are located near the proposed site.

1017 5th Street - Wilhelm and May Wilson House

This 1-1/2 story house sits under a gable roof with a wraparound hip-roofed porch on the north and east



sides of the house. The porch eave is supported by large square columns with a plain balustrade running between them. A second smaller gable runs to the east from the main gable over a one story portion of the house. The gable ends typically feature enclosed eaves, decorative barge molding, and wide rake and frieze boards. The house is clad with horizontal drop siding, finished with cornerboards. The windows are all 1/1 double-hung wood sash with plain board trim and small hood moldings at the first

floor level. A garage is located at the southeast corner of the lot, added about 1915. The garage sits under a gable roof with wide barge boards, open eaves, and knee brackets. The garage is clad with narrow double drop siding, finished with cornerboards, and features two out-swinging doors on the south side. The windows, centered on the east and west sides, are boarded over with plywood.

1005 5th Street - William J. Wilson House

This 1-1/2 story house sits under a side gable roof, with gabled dormers on the south side of the house. The gables feature minimal eaves with decorative rake moldings throughout the house, including the small gable over the central entry on the south side of the house. The house is clad with horizontal lap siding, and the windows are all 6/6 double-hung wood sash. The gable ends feature paired windows, but the other



windows in the house all appear singly. The windows have plain board trim on three sides with slightly projecting sills. An interior chimney penetrates the roof near the center of the ridge, offset slightly to the west of the house's center. A one car garage is located at the southeast corner of the lot, covered by a low shed roof that is hidden by a flat parapet on the south, east, and west sides. The garage is clad with beveled lap siding and features a new overhead door and corrugated aluminum roofing.

909 Washington Street - Charles Caufield House

Example of a Foursquare design found within the Mcloughlin Conservation District.



This large 2-1/2 story house is a good example of the American Foursquare style, sitting under a hip roof with a full width hipped porch on the east façade. The porch hip is supported by paired square columns with entasis, and a low balustrade encircles the porch. The main hip features small hip dormers on all four sides, and has enclosed eaves above the wide frieze board. A rectangular bay is cantilevered out from the main body of the house at the first floor level on the north side, and a second cantilevered bay is present at the second floor, centered on the east façade. The house rests on a parged concrete foundation, with a full water table

making the transition to the beveled lap siding on the main body of the house. The windows are all 1/1 double-hung wood sash with plain board trim, and the second floor windows are topped by the wide frieze encircling the house. The house features two chimneys, the larger set on the south wall of the house and a smaller interior chimney near the northwest corner. A single car garage sits at the northwest corner of the lot, constructed of concrete with a decorative stepped parapet. The garage has a new rollup door and two fixed windows on the north side.

PROJECT DESCRIPTION

The Applicant has proposed a live/work building that contains a commercial space on the ground level front and a large, 10-bedroom dwelling in the remaining portions of the structure. The commercial space is proposed to be 928 square feet, and the dwelling is proposed to be approximately 5000 square feet. The dwelling includes an attached garage on the left side of the building, facing 5th Street. The proposed garage is 22 feet wide with a 16 foot-wide garage door. A deck above the garage is also proposed.

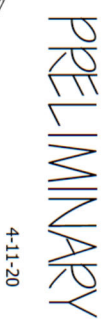
The proposed style was originally a Foursquare design with 3 stories, one story being the ground-level commercial space. The revised plans show a 2 ½ story building, which is more consistent with the historic Foursquare design. The main entry for the commercial space is located in the center of the ground floor façade, accessed from 5th Street. The residential entry has been relocated to the south elevation with internal stairs leading to the main residential floor.

The project could be considered a mixed-use building or live/work dwelling. The City's definition of live/work is as follows:

17.04.645 - Live/work dwelling.

"Live/work dwelling" a dwelling in which a business is designed to be operated on the ground floor. The ground floor commercial, personal service, or office space has visibility, signage and access from the primary Street.

FRONT ELEVATION / NORTH-EAST / 5TH STREET



4-11-20



RIGHT ELEVATION / NORTH-WEST /

1/8" = 1'-0"

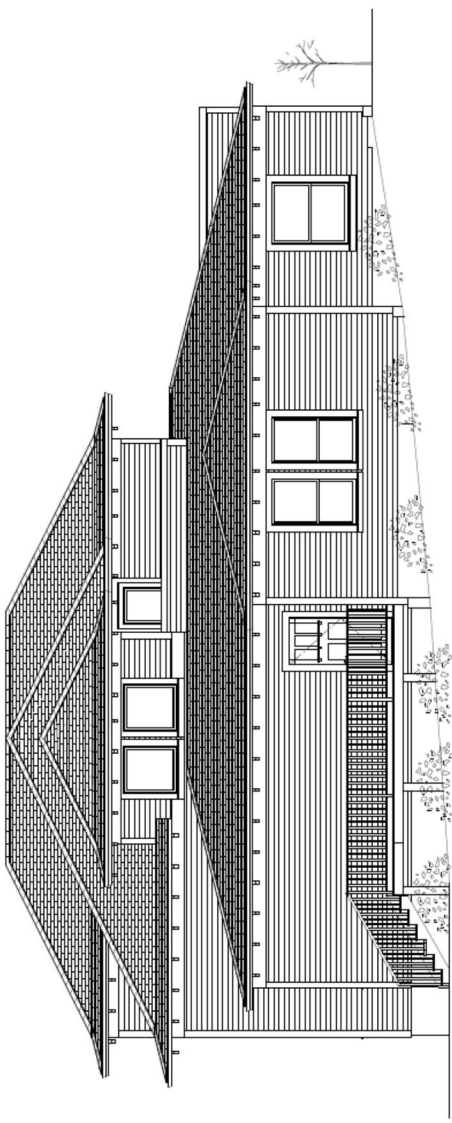
Right elevation (downhill side) (Revised April 2020)



LEFT ELEVATION / SOUTH-EAST / JQ-ADAMS STREET

1/8" = 1'-0"

Left elevation (uphill side) (Revised April 2020)

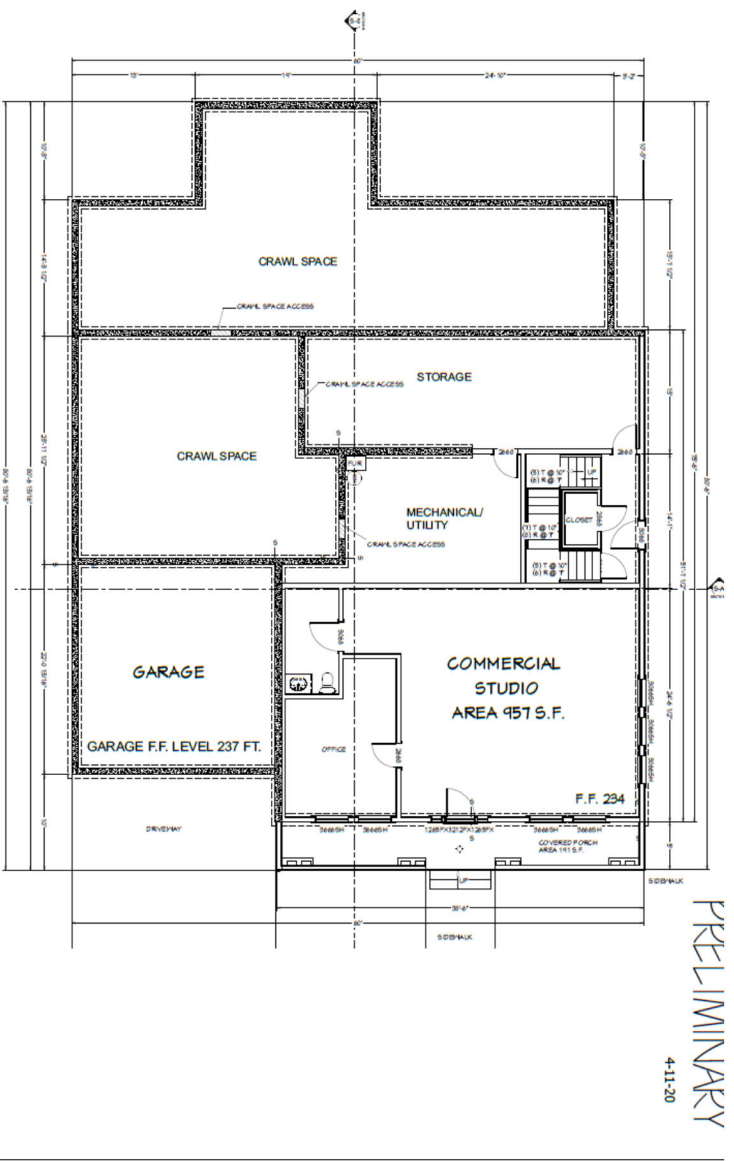


REAR ELEVATION / SOUTH-WEST

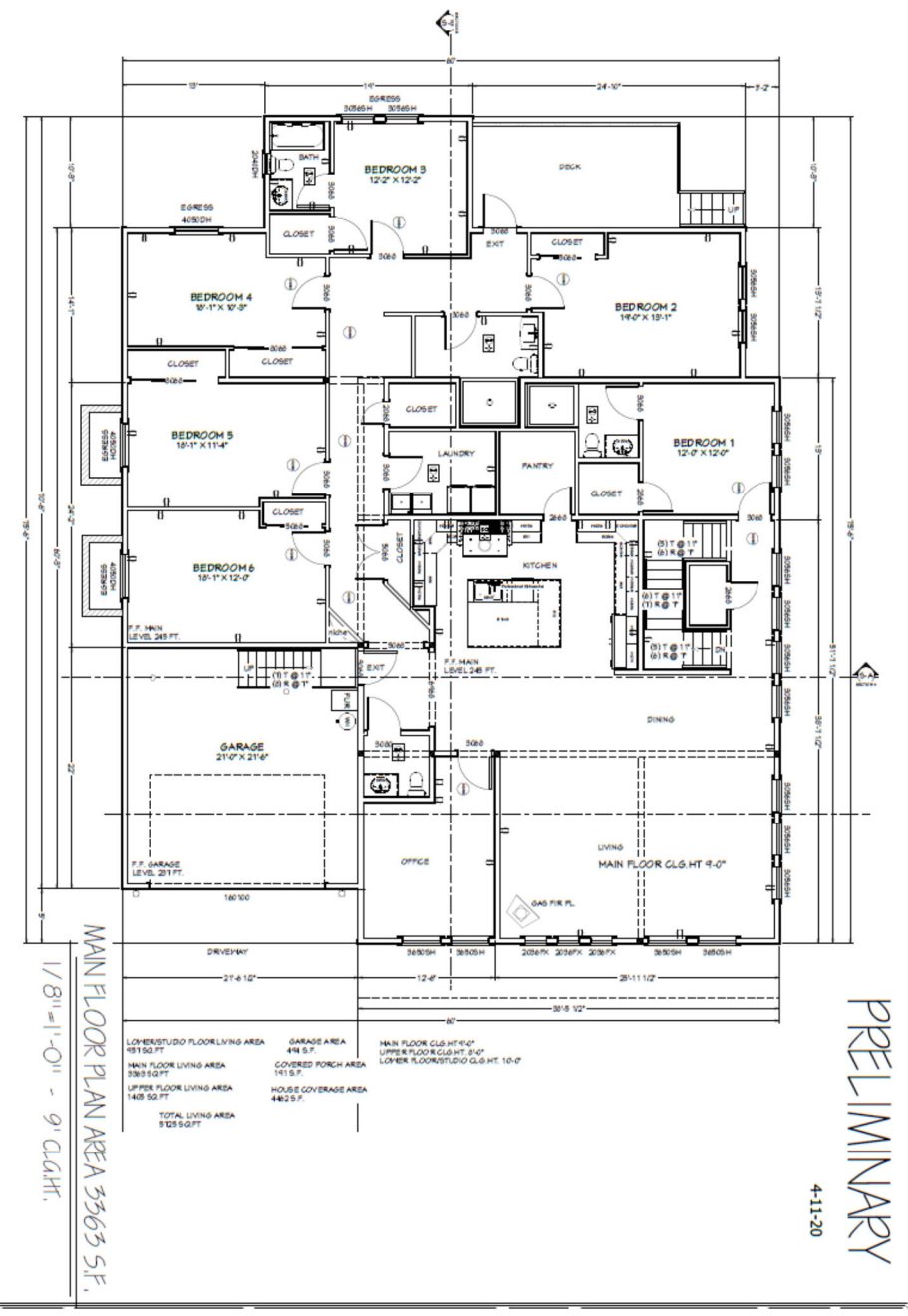
Rear Elevation (Revised April 2020)



Rendering/Streetscape Drawing (Revised April 2020)

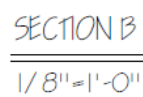
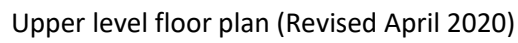


Ground level floor plan (Revised April 2020)



HR 20-01 5th Street Live/Work

4-11-20



Section Plan (Revised April 2020)



Previous Proposal (Feb 2020)

PUBLIC NOTICE AND COMMENT

A public notice was sent to neighbors within 300 feet of the subject property, posted on the City's website, emailed to a variety of stakeholders, a sign was posted onsite, and notice was posted in the paper. The following comments were received and relate to the February design.

McLoughlin Neighborhood Association

- *The Applicant made a presentation at the February 6, 2020 MNA meeting.*
- *The site is on a steep slope within the geohazard overlay. The Applicant states that geotechnical engineers have reviewed the application, and that the design is dictated by soil conditions. No report has been provided to support this. This report is needed to determine if the siting of the building will conflict with the overlay.*
- *The proposed mixed-use building is very large. It is proposed to have 9 bedrooms, 11 bathrooms, 3 laundries, and 3 kitchens. The building floorplan suggests a care facility, and the Applicant indicated it may be used as such in the future. MNA feels the application should reflect the likely use of a care facility, as it may be problematic to modify it in the future to meet criteria for that use.*
- *The rear elevation of the proposed building lacks details - it is too modern, lacks relief, and does not match detailing on the front elevation.*
- *The proposed garage door is too large; the proposal should show two garage doors.*

- *The use includes a commercial space. The site plan does not allow space for trash receptacles, parking and maneuvering.*
- *The site plan does not depict proposed landscaping.*
- *The submittal includes a rendering illustrating the massing of proposed building is out of proportion with the adjacent Guild property.*
- *The Applicant has failed to address the criteria as outlined in 17.40.60(f) (1-7). The MNA recommends denial of the application.*

Oregon City School District

Did not have concerns with the application

Jilene Molin, neighbor

- Water issue concerns during and after development
- Massing concept with proposed 3 story design
- Concerns with ambulance and parking if the building is developed as an assisted living facility.

Staff Response: The massing and design comments have been addressed as part of the resubmittal and can be found in the staff report. Grading, groundwater and stormwater concerns should be addressed as part of the Geologic Hazard Review. The Historic Review Board does not review proposed uses as part of Historic Review. The Applicant has not proposed a residential care facility as part of this application. If the Applicant proposes a use allowed within the District, it will be reviewed for compliance with the Site Plan and Design Review code found in OCMC 17.63, applicable building codes and any State of Oregon requirements for congregate care. If these requirements change the approved plans, the Applicant will be required to resubmit for Historic Review.

REVIEW 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 City deemed the application complete pursuant to Chapter 17.50 of the municipal code.

- 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 2019. A response was received from SHPO 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.

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;*

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 as Conditioned

If the Historic Review Board can determine that the revised plans provide sufficient mitigation for the design and massing of the building and its effect on the significance of the District and there are sufficient findings to show that the garage cannot be relocated to the side or the rear of the building without substantial regrading of the site, Staff has prepared recommend Conditions of Approval based on the April 2020 Revised Plans to show compliance with the Design Standards for New Construction

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

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: Complies

A new live/work dwelling is proposed on vacant land within the McLoughlin Conservation District. The proposed height, massing, and design of the structure is not consistent with the design guidelines and not appropriate within the District. See detailed findings in the design guidelines section of this staff report.

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

Finding: Complies as proposed. 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 as Conditioned. The Applicant has provided revised plans that reduced the height and massing of the building to a 2 1/2 story structure, which is more in line with the historic massing of Foursquare within the District.

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 as Conditioned.

A new live/work dwelling is proposed on vacant land within the McLoughlin Conservation District. The proposed height, massing, and design of the structure is consistent with the design guidelines appropriate within the District. See detailed findings in the design guidelines section of this staff report.

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

Finding: Complies as Proposed. The addition of housing stock in an existing neighborhood provides more needed housing and is located in an already-developed area in close proximity to goods and services.

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

Design Guidelines for New Construction – McLoughlin Commercial

1. STYLE

Determining the appropriate style for a new infill project is an important initial step in the design process. Each historic District has different styles that were prevalent during the historic period of significance. These styles are what create the historic context. 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.

Outside of the Seventh Street Commercial Corridor, commercial uses shall employ a residential style architecture to better integrate into the neighborhood fabric. The larger residential styles, such as Queen Anne, Vernacular [single buildings or grouped], and Foursquare, are appropriate. They create a suitable transition to adjacent residential areas and can be built relatively close together to achieve appropriate density. These styles could be utilized for any uses: retail, office or multifamily residential. The carriage building on High Street is an existing residential style structure used for commercial purposes.

Finding: Complies as Proposed. The Applicant has proposed a live/work dwelling in a mixed use zone on 5th Street, which is outside of the main commercial corridor of the District. The guidelines call for a residential style architecture outside of the 7th Street Corridor. The Applicant has proposed a foursquare style, which is consistent with the guidelines.

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.

Commercial buildings are to face the Street squarely with their primary face and display areas in full view, to engage the pedestrian, and to be set back only slightly, if at all from the front and side lot lines. Small courtyard area may be appropriate for multifamily and certain commercial uses. Vehicle access to be on the less visible sides or rear.

SITE CHARACTERISTICS OF MCLOUGHLIN COMMERCIAL BUILDINGS

- *Rectangular footprint that largely fills the width of the lot.*
- *Oriented to Street for access, and display. No or small setback from the sidewalk along Street; may not extend all way to rear lot line.*
- *Small front or side setback is appropriate for residential uses.*
- *Central or individual ground floor customer-tenant entries. Grouped residential entry to lobby or foyer. Separate service entries.*
- *Vehicle access and storage at side or rear; may be hidden under the building.*
- *Landscape: small plantings if there are setbacks; otherwise street trees. Upper story gardens visible from the sidewalk were not used in the historic period, and are discouraged.*

Finding: Complies with Conditions

The Applicant's response is "The site is sloping from left to right and from rear to front. The only building living area at ground level to be facing the Street is the commercial studio."

The Applicant also provided a description of the site's topography, stating: *"The garage, and the commercial studio is located on the portion of the lot with slope ranging from 8% to 20%. The rear of the building is elevated by seven (7) feet, to avoid building and cuts, and excavation of more than 25% cut slope. Above design approach is dictated by the existing geological soil conditions, and more economical construction practice.*

Therefore only the elevated crawl space has been designed over the rear of the building area. The remaining, more than 50% area of the lot, toward the rear of the property, is not buildable, and not used to support any structure. Above design proposal is in general guidelines provided by the City, per our preliminary meeting with the city staff, and by City Soil Engineer, and by independent Geotechnical Engineer, and by common construction practice requirements."

The building is a mixed use building, however, the majority of the square footage is a single dwelling. It is not a traditional commercial building expected by the design guidelines. The building is oriented toward 5th Street with a centrally located entry for the commercial space. A separate entry, as shown in the revised plan, is located on the southern elevation.

The proposed setback is 12 feet from the property line for the main volume of the structure, and 20 feet from the property line for the garage. Side setbacks are 6'7" on the left and 10'6" on the right. A concrete wall of 4 feet in height is proposed within the 12 foot front setback area, with an opening for

the commercial entry. The Applicant shows landscaping in front of the wall.

The total width of the building is 60 feet, 22 of which is garage frontage, on a lot with 77 feet of total frontage. Vehicle access is on the front façade, which is not consistent with the guidelines, which call for side or rear vehicle access or storage. There is no alley access on this site. In order to meet the guideline, the Applicant would need to provide a driveway from 5th Street that leads to a rear or side parking area. The Applicant has indicated that the topography of the lot necessitates the proposed layout. While there could be ways in which the garage is orientated to the side or rear and remove the garage from the 5th Street frontage, it would include additional grading and potentially new retaining walls.

Staff is looking for the Historic Review Board to determine if the Applicant has made enough revisions to the plan to reduce the massing of the building to be more compatible in the District as a hybrid commercial/residential live-work building.

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. Existing commercial historic buildings are now less numerous in the districts. Acceptable styles will produce new infill form based on historic character qualities of the original buildings and those found in other similar districts. This new development will then successfully relate to adjacent residential neighborhoods. The appropriate style and form of the new buildings depends upon the site and neighboring, or transitioning context.

BUILDING FORM CHARACTERISTICS OF MCLOUGHLIN COMMERCIAL BUILDINGS

- *Building form and foot print primarily rectangular, possible rectangular additions or wings; possible interior light court, courtyard or areaway.*
- *Massing: A simple rectangular primary form encompassing the primary and visible facades. a parapet or false front that provides the height boundary of the building and hides the view of the roof. Single story with retail or service use; Two or three story with single or mixed use. Basement option*
- *Ground floor typically has high ceilings; retail use with office or residential use above.*
- *Height: Main level close to grade. Single story buildings: minimum 16 foot high parapet. First to Second floor height to be at least 12 feet unless for multifamily use, then may be 10 feet. Upper floor to floor heights at least 10 feet. Maximum Height: Per City code*
- *Height for Commercial Buildings using a Residential Style: First to Second floor height to be at least 10 feet. Main Floor Level Height Above Grade: 2½ feet minimum. Eave Height: 28 feet maximum. Ridge Height maximum: 40 feet.*
- *Residential styles, including Queen Anne, or Foursquare, are encouraged on Seventh above John Q Adams and on Center and High, and where facing or adjoining residential zoning. Alternatively, the use(s) may be embodied in a grouping of smaller buildings.*
- *Full width one or two story porches at front (accessed by interior stair), or rear are appropriate for residential.*
- *Grade level or depressed parking if accessed from rear or rear end of side and generally concealed from sidewalk by building wall, provided commercial or residential use is located along primary Street.*

Finding: Complies with Conditions.

The Applicant's initial response is "The building shall accommodate large family- residential house, with 2 –story approximately 5,000 SF. As well as commercial space-studio, in the front, per City Guidelines. Building form resembles Four Square Style and the Neighborhood style with shape of the building, colors, and finishing materials."

The building is a mixed-use building. However, the majority of the square footage is a single dwelling. It is not a traditional commercial building expected by the design guidelines. The main volume of the building is rectangular in shape. The attached garage faces the front and is a "wing" on the left side of the building. The parking is not concealed; instead, it is highly visible from the Street.

The ground floor height should be 10 feet minimum as a commercial space, and the residential floor heights are not addressed in the guidelines since this is not a multifamily structure. This could be addressed with a condition of approval allowing reduced heights for the upper floors.

The proposal meets the ridge height maximum; the ridge height appears to be 37 feet from grade in the original plans. The original eave height appears to be 29 feet from grade, which exceeded the 28 feet maximum. The revised April 2020 Plans reflect a new eave height of 28 feet.

The building, initially at 3 stories, exceeded the typical 2.5 stories of the foursquare style. The revised Plan shows a 2 ½ story building with direct front porch access to the commercial unit and a side door to the residential unit above.

The front porch gable creates additional massing element and should be removed from the front porch and be redesigned as a simple hipped roof porch to be more aligned with the simpler foursquare design found in Oregon City.

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 MCLOUGHLIN COMMERCIAL BUILDINGS

- *Mostly single or double store design to 100 feet in width. Wider than 100 feet requires style change.*
- *False front: covering front gable roof or just an extended wall; may have a parapet on each side (possibly not rear) hiding a low sloped roof.*
- *Streetcar Commercial: wood or masonry construction and finish; generous ground floor retail display with individual or grouped upper level double hung windows in an otherwise solid wall.*
- *Large ground floor storefront windows with short bulkhead wall below and very often with transom windows above; wood frames or appropriate metal. Trim at window/transom frame edges.*
- *Often recessed store entries; side entries typically not recessed. Separate entries for individual stores.*
- *Streetcar Multifamily: wood or masonry construction and finish. Less emphasis on retail display, but location of public and lobby areas adjoining the public way. Possible upper level window bays within the width and height of the primary or side façades. Possible entry projection.*
- *Upper Level Entry: typically a single shared entry with small lobby.*
- *Upper story wood framed windows designed as 'punched' openings in the otherwise solid wall, regularly spaced; individual, paired double hung design or triple units with fixed center and double hung side lights. Possible transom windows. Possible flat arch windows in masonry walls.*
- *Façade with modest, but defining cornice, possible belt cornice. Wood exteriors can support more detailing; masonry or plaster finished buildings with less detail and ornamentation; typically, no significant form projections or recesses except window bays or entries.*
- *Materials/Finish: cement plaster (stucco), brick, concrete with plaster over, horizontal board siding; fabric awnings, possible flat steel/wood building supported canopy.*

Finding: Complies with Conditions

The Applicant's response is "We propose a wood-framed building with conventional hip type and architectural grade composition roof. Hardy plank horizontal siding, double-hung windows with earthy-natural colors, wood trim finishes. We shifted the upper floor to the rear to provide the appearance of recessed upper floor levels."

FOURSQUARE DESIGN

The building is a mixed use building. However, the majority of the square footage is a single dwelling. It is not a traditional commercial building expected by the design guidelines. The Applicant has proposed the foursquare style. The hallmarks of the style include a basically square, boxy design, two-and-one-half stories high, usually with four large, boxy rooms to a floor, a center dormer, and a large front porch with wide stairs. The proposed structure is boxy with a hip roof, large eaves, and symmetrical arrangement, which resembles a foursquare. The initial 3 story plans deviated from foursquare design as it was too tall did not incorporate a top floor dormer and did not have a front porch. The Applicant's revised plans address the previous concerns from Staff and the Historic Review Board.

WINDOWS AND DOORS

The windows proposed on the commercial studio space are residential in style rather than large storefront windows, this is an appropriate approach for the hybrid design. The upper windows are paired 1:1 windows. The window sizes have were provided in the April submittal provided but appear t be 30" x56 "and 30"x30"

The garage door is proposed to be a single door more than 12 feet wide, which is counter to the design guidelines. The Applicant shall utilize two smaller garage doors of less than 12 feet each instead of a single large garage door, or shall reduce the garage width to a single car garage with a door width of 12 feet or less.

MATERIALS

The Applicant provided the following materials list.

- Composite roof shingles class B (black or asphalt color to match neighbors Houses).
- Composite roof cap/low profile ridge vents.
- Cement board lap siding with 5" exposure (color: Silver Gray SW0049 SHERWIN WILLIAMS).
- 5/4x4 cedar trim board (color: Urbane Bronze SW7048 SHERWIN WILLIAMS).
- 2x6 trim bd. (color: Urbane Bronze SW7048 SHERWIN WILLIAMS).
- For accent (color: Anonymous SW7046 SHERWIN WILLIAMS).
- Continuous "Fascia" style gutter, galvanized, pre-finished to match trim.
- All doors to be 6'8" high at first, second and third floor.
- Windows fiberglass by "MILGARD"
- Color for all of above is to match the trim.
- Windows and doors will be matching what we show on the plans.

Staff finds the proposed materials are acceptable with the following clarifications/conditions:

- a. Cement board siding shall be a smooth texture
- b. Entry doors may be solid or half-lite doors
- c. Window trim shall be the darkest of the three-color paint scheme
- d. Exterior lighting shall consist of simple lighting contemporary to the foursquare design period.
- e. Incised lumber or pressure-treated wood shall not be used on any visible surfaces.
- f. All railings, decking and stairs shall be finished to match the house body or trim.
- g. All porch railings shall have a top and bottom rail with balusters placed between the rails rather than on the outside of the rails.
- h. Fiberglass windows shall be of Marvin Integrity or equivalent quality.

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.

CONCLUSION AND RECOMMENDATION

If the Historic Review Board can determine that the revised plans provide sufficient mitigation for the design and massing of the building and there are sufficient findings to show that the garage cannot be relocated to the side or the rear of the building without substantial regrading of the site, Staff has prepared recommend Conditions of Approval based on the April 2020 Revised Plans for GLUA-20-00005 and HR 20-01: Historic Review.

EXHIBITS

1. Vicinity Map
2. Applicant's revised submittal (April)
3. Applicant's original submittal
4. Design Advice materials
5. SHPO Response Letter
6. Public Comment
 - a. McLoughlin Neighborhood Association
 - b. Oregon City School District
 - c. Jilene Molin, neighbor

Oregon City GIS Map



Legend

- Street Names
- Taxlots
- Taxlots Outside UGB
- Unimproved ROW
- City Limits
- UGB
- Basemap

Notes

Overview Map



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.



0 200 Feet
1: 2,400

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





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): PA-19-00054-GWA 20-05/HR 20-01

Proposed Land Use or Activity: LIVE/WORK DWELLING
Studio on the lower floor and residence on upper floor.

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

Physical Address of Site: CORNER OF 5th STREET and JQ Adams St. Oregon City

Clackamas County Map and Tax Lot Number(s): 2-2E-31 DA 10900

Applicant(s):

Applicant(s) Signature: [Signature] / Bogdan Smolinetz

Applicant(s) Name Printed: NW Custom Homes Inc Date: 11-15-2019

Mailing Address: 15730 SE Bybee DR Portland OR 97236

Phone: 503-504-6754 Fax: 971-279-5606 Email: nwcustomhomes@yahoo.com

Property Owner(s):

Property Owner(s) Signature: TERESA Yip / Teresa Yip

Property Owner(s) Name Printed: TERESA Yip Date: 11-15-2019

Mailing Address: 5835 SW Hamilton St. Portland OR 97221

Phone: 971-258-8148 Fax: _____ Email: yipt@aol.com

Representative(s):

Representative(s) Signature: [Signature]

Representative (s) Name Printed: Bogdan Smolinetz Date: 11-15-2019

Mailing Address: 15730 SE Bybee DR Portland OR 97236

Phone: 503-504-6754 Fax: 971-279-5606 Email: nwcustomhomes@yahoo.com

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.

TYPE III –HISTORIC REVIEW BOARD SUBMITTAL

Date

APPLICANT: Name BOGDAN SMOLINETS /NW CUSTOM HOMES/503-504-6754
Address 15730 SE BYBEE DR. PORTLAND, OR 97236

OWNER: Name TERESA YIP / 971-258-8148 / YIP@YAHOO.COM
Address 5835 SW HAMILTON ST. PORTLAND, OR 97221

REQUEST: Description of project LIVE / WORK DWELING
STUDIO ON THE LOWER FLOOR AND
RESIDENTIAL ON THE UPPER FLOOR

LOCATION: Address CORNER OF 5TH ST. AND JQ ADAMS ST.
Map and tax lot number 2-2E-31DA # 10900

I. BACKGROUND:

1. Existing Conditions NEW CONSTRUCTION

2. Project Description LIVE / WORK DWELING
STUDIO ON THE LOWER AND RESIDENCE ON THE UPPER FLOOR

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.*
- 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.*
- 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.

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.

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

Applicant response:

The new development will strengthen the economy of the City, and will stabilize and improve the property values in this district. Likewise, will promote the use of the historic district and landmarks for the education, conservation and welfare of the City. The new building with the historic design notes will foster the beauty and noble accomplishment of the past. The architectural arrangement of exterior detail, colors, texture and materials proposed for the new construction will enhance the beauty and value of the historical district.

Design Guidelines for New Construction – McLoughlin Commercial

1. STYLE

Determining the appropriate style for a new infill project is an important initial step in the design process. Each historic district has different styles that were prevalent during the historic period of significance. These styles are what create the historic context. 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.

Outside of the Seventh Street Commercial Corridor, commercial uses shall employ a residential style architecture to better integrate into the neighborhood fabric. The larger residential styles, such as Queen Anne, Vernacular [single buildings or grouped], and Foursquare, are appropriate. They create a suitable transition to adjacent residential areas and can be built relatively close together to achieve appropriate density. These styles could be utilized for any uses: retail, office or multifamily residential. The carriage building on High Street is an existing residential style structure used for commercial purposes.

Applicant response:

We provided a Four Square Style of the residential / commercial project. Windows, doors, roof shape, and building shape to resemble the neighborhood area.

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.

Commercial buildings are to face the street squarely with their primary face and display areas in full view, to engage the pedestrian, and to be set back only slightly, if at all from the front and side lot lines. Small courtyard area may be appropriate for multifamily and certain commercial uses. Vehicle access to be on the less visible sides or rear.

SITE CHARACTERISTICS OF MCLOUGHLIN COMMERCIAL BUILDINGS

- Rectangular footprint that largely fills the width of the lot.
- Oriented to street for access, and display. No or small setback from the sidewalk along street; may not extend all way to rear lot line.
- Small front or side setback is appropriate for residential uses.
- Central or individual ground floor customer-tenant entries. Grouped residential entry to lobby or foyer. Separate service entries.
- Vehicle access and storage at side or rear; may be hidden under the building.
- Landscape: small plantings if there are setbacks; otherwise street trees. Upper story gardens visible from the sidewalk were not used in the historic period, and are discouraged.

Applicant Response:

The site is sloping from left to right and from rear to front. The only building living area at ground level to be facing the street is the commercial studio.

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 a historically appropriate style. Existing commercial historic buildings are now less numerous in the districts. Acceptable styles will produce new infill form based on historic character qualities of the original buildings and those found in other similar districts. This new development will then successfully relate to adjacent residential neighborhoods. The appropriate style and form of the new buildings depends upon the site and neighboring, or transitioning context.

BUILDING FORM CHARACTERISTICS OF MCLOUGHLIN COMMERCIAL BUILDINGS

- Building form and foot print primarily rectangular, possible rectangular additions or wings; possible interior light court, courtyard or areaway.
- Massing: A simple rectangular primary form encompassing the primary and visible facades. a parapet or false front that provides the height boundary of the building and hides the view of the roof. Single story with retail or service use; Two or three story with single or mixed use. Basement option
- Ground floor typically has high ceilings; retail use with office or residential use above.
- Height: Main level close to grade. Single story buildings: minimum 16 foot high parapet. First to Second floor height to be at least 12 feet unless for multi-family use, then may be 10 feet. Upper floor to floor heights at least 10 feet. Maximum Height: Per City code
- Height for Commercial Buildings using a Residential Style: First to Second floor height to be at least 10 feet. Main Floor Level Height Above Grade: 2½ feet minimum. Eave Height: 28 feet maximum. Ridge Height maximum: 40 feet.

- Residential styles, including Queen Anne, or Foursquare, are encouraged on Seventh above John Q Adams and on Center and High, and where facing or adjoining residential zoning. Alternatively, the use(s) may be embodied in a grouping of smaller buildings.
- Full width one or two story porches at front (accessed by interior stair), or rear are appropriate for residential.
- Grade level or depressed parking if accessed from rear or rear end of side and generally concealed from sidewalk by building wall, provided commercial or residential use is located along primary street.

Applicant Response:

The building shall accommodate large family- residential house, with 2 –story approximately 5,000 SF. As well as commercial space-studio, in the front, per City Guidelines. Building form resembles Four Square Style and the Neighborhood style with shape of the building, colors, and finishing materials.

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 MCLOUGHLIN COMMERCIAL BUILDINGS

- Mostly single or double store design to 100 feet in width. Wider than 100 feet requires style change.
- False front: covering front gable roof or just an extended wall; may have a parapet on each side (possibly not rear) hiding a low sloped roof.
- Streetcar Commercial: wood or masonry construction and finish; generous ground floor retail display with individual or grouped upper level double hung windows in an otherwise solid wall.
- Large ground floor storefront windows with short bulkhead wall below and very often with transom windows above; wood frames or appropriate metal. Trim at window/transom frame edges.
- Often recessed store entries; side entries typically not recessed. Separate entries for individual stores.
- Streetcar Multifamily: wood or masonry construction and finish. Less emphasis on retail display, but location of public and lobby areas adjoining the public way. Possible upper level window bays within the width and height of the primary or side façades. Possible entry projection.
- Upper Level Entry: typically a single shared entry with small lobby.
- Upper story wood framed windows designed as 'punched' openings in the otherwise solid wall, regularly spaced; individual, paired double hung design or triple units with fixed center and double hung side lights. Possible transom windows. Possible flat arch windows in masonry walls.
- Façade with modest, but defining cornice, possible belt cornice. Wood exteriors can support more detailing; masonry or plaster finished buildings with less detail and ornamentation; typically, no significant form projections or recesses except window bays or entries.
- Materials/Finish: cement plaster (stucco), brick, concrete with plaster over, horizontal board siding; fabric awnings, possible flat steel/wood building supported canopy.

Applicant Response:

We propose a wood framed building with conventional hip type and architectural grade composition roof. Hardy plank horizontal siding, double hung windows with earthly-natural colors, wood trim finishes, and 4 ft. high Masonry- screen wall to accomplish the half story, ground level commercial studio unit. We shifted the upper floor to the rear to provide the appearance of recessed upper floor levels.

17.40.065 - Historic Preservation Incentives.

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

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

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

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

Applicant Response:

We intent to meet the general guidelines and provisions of the applicable neighborhood rules.

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)

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 with the District.

From: [john delson](#)
To: [Christina Robertson-Gardiner](#); [Bogdan Smolinets](#)
Subject: Re: 5th St & JQ Adams – Project Massing explanation.
Date: Monday, April 20, 2020 1:09:44 PM

Christina,

We have revised the plans for 5th St & JQ Adams project.

We have cut the 3rd level, per your suggestion, and have reduced the upper floor size to attic space only with just dormers.

We have lowered the roof line of the building, (about 30 feet height, average all sides), and have revised floor plans.

We have provided a section thru the building and new renderings (front and side), and the site plan for your information.

Currently for the private use of the owner, and the owner's large family, there is main and upper/attic living area, with the main living area of 3,363 SF.

For the commercial space there is lower/ basement area only with the living space of 957 SF, to meet City mixed use or live /work criteria. .

The lower level, with commercial space facing the street, create appearance of another story, however only the commercial space is the only living space at the lower level due to the lot steep sloping condition.

Therefore for the living space of residential portion we have 1.5 story.

Together the front elevations is 2.5 story with typical Four Square classical appearance elevations, to create historic look of the house.

The second entrance facing the street, originally designed on the front, we have moved to the back or the side of the building.

Left side facing JQ Adams, and the rear elevation is only 1.5 story.

We think that the front elevation view, with about 38 feet wide living area is not too massive for the 77 feet wide lot.

Also the lot coverage about 35%, dictated by the main floor area, and the garage Is an average for residential use.

We hope that the above description shall satisfy your needs at this time.

Should you have any questions, please call us or e-mail.

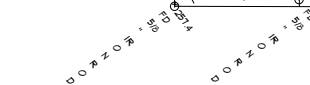
Thank you,
Respectfully,

John Delson P.E. DEI-President
p. 360-944-7094
c. 360-281-8353



U O Z O R , U D

48-467-100-200-200-200



PARCEL 2
PARTITION PLAT 2014-024
SITUATED IN SOUTHEAST
1/4 OF SECTION 31, T.2 S., R. 2 E., W.M.
CITY OF OREGON CITY, COUNTY OF
CLACAMAS, STATE OF OREGON

$$|| = 20 - 0 =$$
[illegible]



PRELIMINARY

4-11-20

FRONT ELEVATION / NORTH-EAST / 5TH STREET

1/8" = 1'-0"



YIP- RESIDENCE

5 TH ST JQ-ADAMS ST

OREGON CITY, OR 97045

DATE: 4-11-20

LIVING AREA:

JOB NO. A19-7-52

DRAWN BY: .adg/

THIS DRAWING IS THE PROPERTY OF DELSON ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF DELSON ENGINEERING, INC. THE CLIENT'S USE OF THIS DRAWING IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE, REPRODUCTION, OR DISTRIBUTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF DELSON ENGINEERING, INC. IS STRICTLY PROHIBITED. THE PLANS MAY NOT BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF DELSON ENGINEERING, INC. DELSON ENGINEERING, INC. IS NOT RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY THAT MAY OCCUR AS A RESULT OF THE USE OF THESE PLANS. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. DELSON ENGINEERING, INC. IS NOT RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY THAT MAY OCCUR AS A RESULT OF THE USE OF THESE PLANS. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. DELSON ENGINEERING, INC. IS NOT RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY THAT MAY OCCUR AS A RESULT OF THE USE OF THESE PLANS. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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VANCOUVER, WA 98684

(360) 944-7094



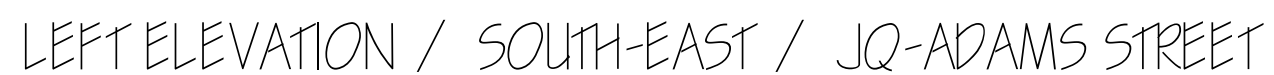


YIP- RESIDENCE
5 TH ST JQ-ADAMS ST
OREGON CITY, OR 97045

DATE: **4-11-20**
LIVING AREA:
JOB NO: **A19-7-52**
DRAWN
BY: *ABG*

[illegible]

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VANCOUVER, WA 98684
(360) 944-7094


$$|/\delta'' = |' - 0''$$



REAR ELEVATION / SOUTH-WEST

$$|/\delta'' = |' - 0''$$

PRELIMINARY

4-11-20



YIP- RESIDENCE
5 TH ST JQ-ADAMS ST
OREGON CITY, OR 97045

DATE: **4-11-20**
LIVING AREA:
JOB NO: **A19-7-52**
DRAWN
BY: *ADG*

[illegible]

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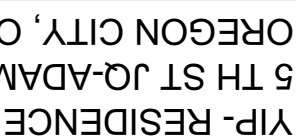
A diagram showing a tree with a vertical trunk and a horizontal line above it. The line is labeled "T.O.P." at the top and "F.F." at the bottom. A vertical dimension line to the right of the tree indicates a height of "q-1'".

$$|/ 8'' = |' - 0''$$


DATE: **4-11-20**
LIVING AREA:
JOB NO: **A19-7-52**
DRAWN
BY: *ADG*

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VANCOUVER, WA 98684
(360) 944-7094





DATE: 4-11-20
LIVING AREA:
JOB NO: A19-7-52
DRAWN
BY: J. J. J.

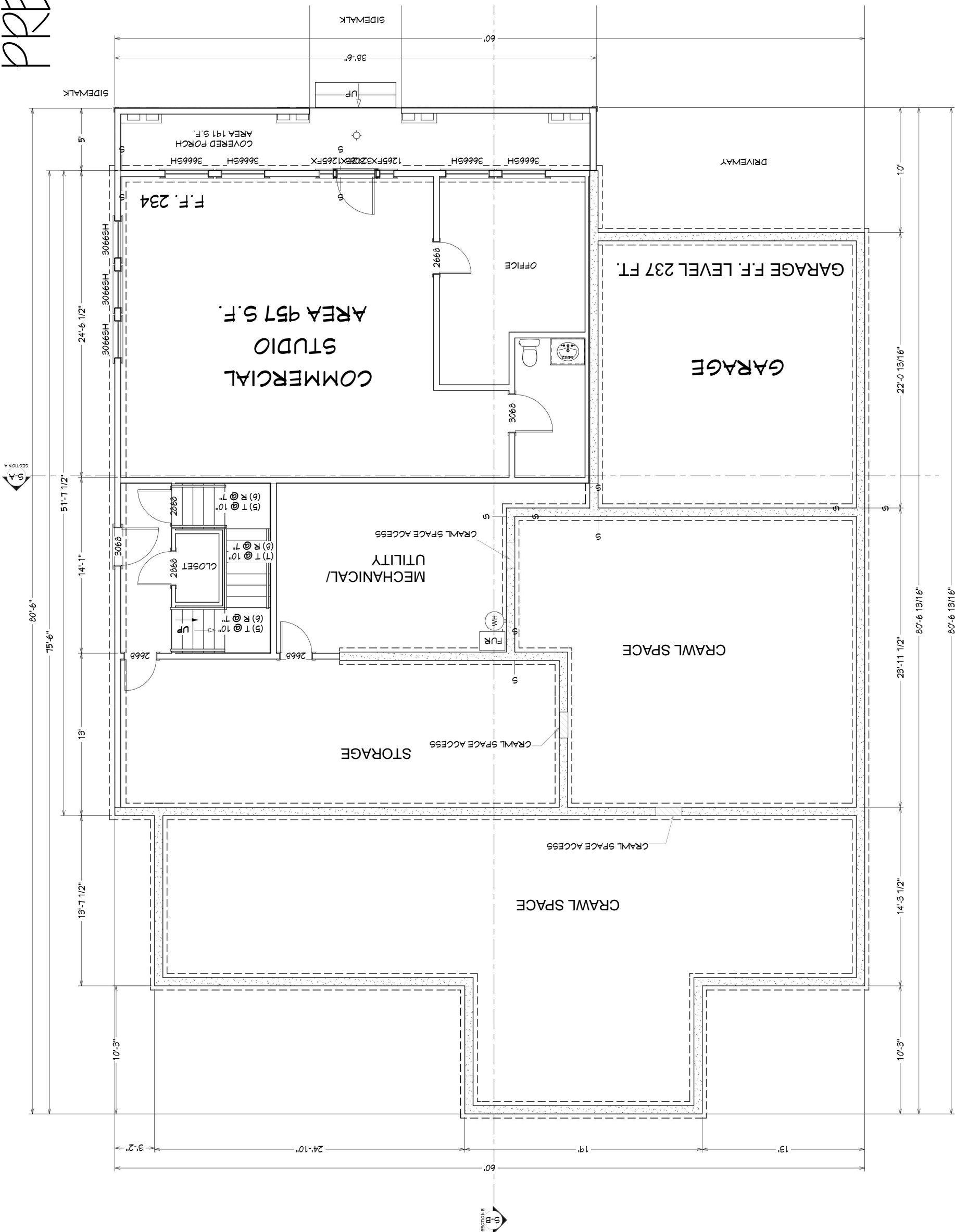
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PRELIMINARY

4-11-20



COMMERCIAL FLOOR PLAN AREA 957 S.F. :

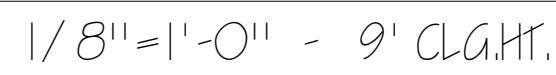
$$/8'' = 0'' - 0' \text{ CLGH.}$$

YIP- RESIDENCE
5 TH ST JQ-ADAMS ST
OREGON CITY, OR 97045

DATE: 4-11-20
LIVING AREA:
JOB NO: A19-7-52
DRAWN
BY: J.B.G.

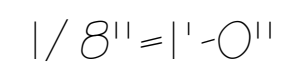
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VANCOUVER, WA 98684
(360) 944-7094



DATE: **4-11-20**
LIVING AREA:
JOB NO: **A19-7-52**
DRAWN
BY: *ABG.*

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VANCOUVER, WA 98684
(360) 944-7094



YIP- RESIDENCE
5 TH ST JQ-ADAMS ST
OREGON CITY, OR 97045

[illegible]
$$1/\delta'' = 1 - 0'' - \delta' \text{ CLGH.}$$

Proposed window sizes:

Upper floor:

Front:	Right site:	Rear site:	Left site:
30x30 AW	30x30 AW	30x30 AW	30x30 AW
30x30 AW	30x30 AW	30x30 AW	30x30 AW
	30x30 AW		30x30 AW
	30x30 AW		30x30 AW
			60x68 Sliding door

Main floor:

Front:	Right site:	Rear site:	Left site:
36x56 SH	30x56 SH	30x56 SH	40x50 DH
36x56 SH	30x56 SH	30x56 SH	40x50 DH
35x56 SH	30x56 SH	40x50 DH	20x40 DH
36x56 SH	30x56 SH		
20x36 FX	30x56 SH		
20x36 FX	30x56 SH		
20x36 FX	30x56 SH		
	30x56 SH		

Lower floor:

Front:	Right site:
36x66 SH	30x66 SH
36x66 SH	30x66 SH
36x66 SH	30x66 SH
36x66 SH	

ADDITIONAL INFORMATION FOR YIP RESIDENCE LOCATED ON THE 5TH ST AND ADAMS ST.

- 1) A perspective drawing from the downhill side 5th Street showing the right elevation.
 - . See attached materials.
- 2) Explanation regarding the appropriateness of the proposed design, which does not conform to the foursquare style, or changes to the design which would meet the design guidelines.
 - . See attached materials.
- 3) Proposed floor heights.
 - . Proposed floor height was reduced on one foot for each floor (total 3 feet) from original plan, to minimize height and massing of the building.
 - Commercial floor- 10'0"
 - Main floor- 9'0"
 - Upper floor- 8'0"
 - See attached documents (Front elevation)
- 4) Proposed window sizes.
 - . Windows on commercial and residential part of the house not exceed standard size, fiberglass windows made by "Milgard" and matching neighborhood houses by design. For sizes see attached page.
- 5) Proposed ground floor siding material.
 - . Cement board siding with 5" exposure and smooth texture.
- 6) Proposed retaining wall locations, height, material.
 - . No retaining walls.
- 7) Proposed ramps, accessibility location.
 - . N/A

Proposed window sizes:

Upper floor:

Front:	Right site:	Rear site:	Left site:
30x30 AW	30x30 AW	30x30 AW	30x30 AW
30x30 AW	30x30 AW	30x30 AW	30x30 AW
	30x30 AW		30x30 AW
	30x30 AW		30x30 AW
			60x68 Sliding door

Main floor:

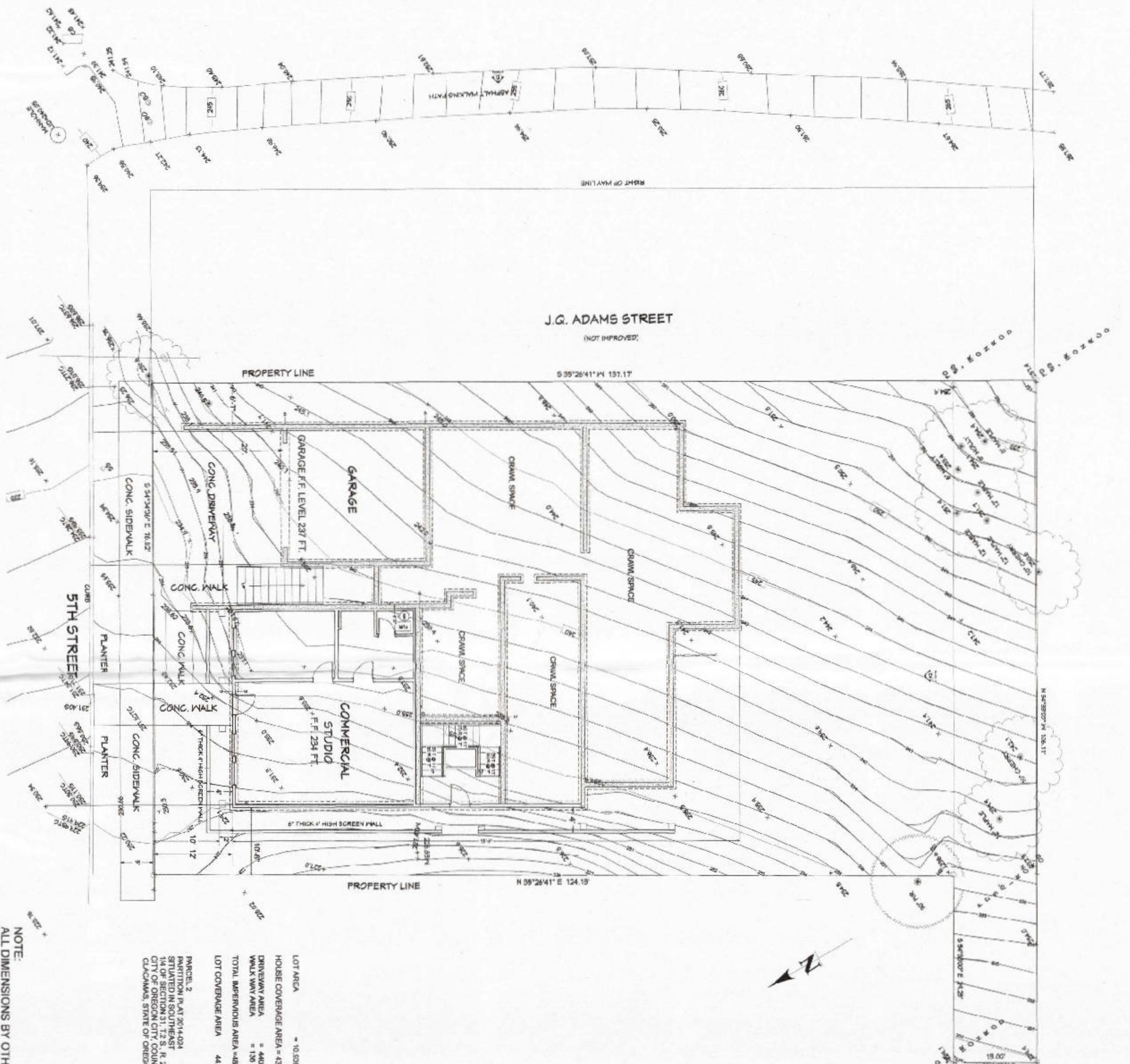
Front:	Right site:	Rear site:	Left site:
36x56 SH	30x56 SH	30x56 SH	40x50 DH
36x56 SH	30x56 SH	30x56 SH	40x50 DH
35x56 SH	30x56 SH	40x50 DH	20x40 DH
36x56 SH	30x56 SH		
20x36 FX	30x56 SH		
20x36 FX	30x56 SH		
20x36 FX	30x56 SH		
	30x56 SH		

Lower floor:

Front:	Right site:
36x66 SH	30x66 SH
36x66 SH	30x66 SH
36x66 SH	30x66 SH
36x66 SH	

ADDITIONAL INFORMATION FOR YIP RESIDENCE LOCATED ON THE 5TH ST AND ADAMS ST.

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 - . No retaining walls.
- 7) Proposed ramps, accessibility location.
 - . N/A

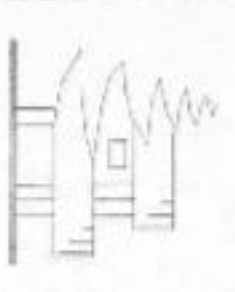


SITE PLAN
1"=10'-0"

NOTE:
ALL DIMENSIONS BY OTHERS
CONTRACTOR VERIFY ALL DIMENSIONS
AND CONDITIONS AND NOTIFY THE E.O.R.
IF DIFFERENT PRIOR TO START OF CONSTRUCTION.

LOT AREA = 10,087 SQ. FT.
HOUSE COVERED AREA = 428 SQ. FT.
DRIVEWAY AREA = 440 SQ. FT.
WALKWAY AREA = 138 SQ. FT.
TOTAL IMPERVIOUS AREA = 488 SQ. FT.
LOT COVERAGE AREA = 44.1 %

PRELIMINARY



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THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR USE IN THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE SUBJECT TO THE
CORRECTIONS OF LADDER REVISIONS BY THE CUSTOMER. USE OF ANY PART OF THE PLANS BY ANY PARTY OTHER THAN THE CUSTOMER, WITHOUT THE
WRITTEN PERMISSION OF THE ENGINEER, IS STRICTLY PROHIBITED. THE PLANS MAY NOT BE REPRODUCED OR COPIED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION
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THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE PLANS OR FOR THE RESULTS OF THE CONSTRUCTION OF THE BUILDING.

DATE: 1-2-2020
LIVING AREA:
JOB NO: A19-T-52
DRAWN
BY: *[Signature]*

YIP RESIDENCE
3 TH ST JQ-ADAMS ST
OREGON, OR 97045

ST-1

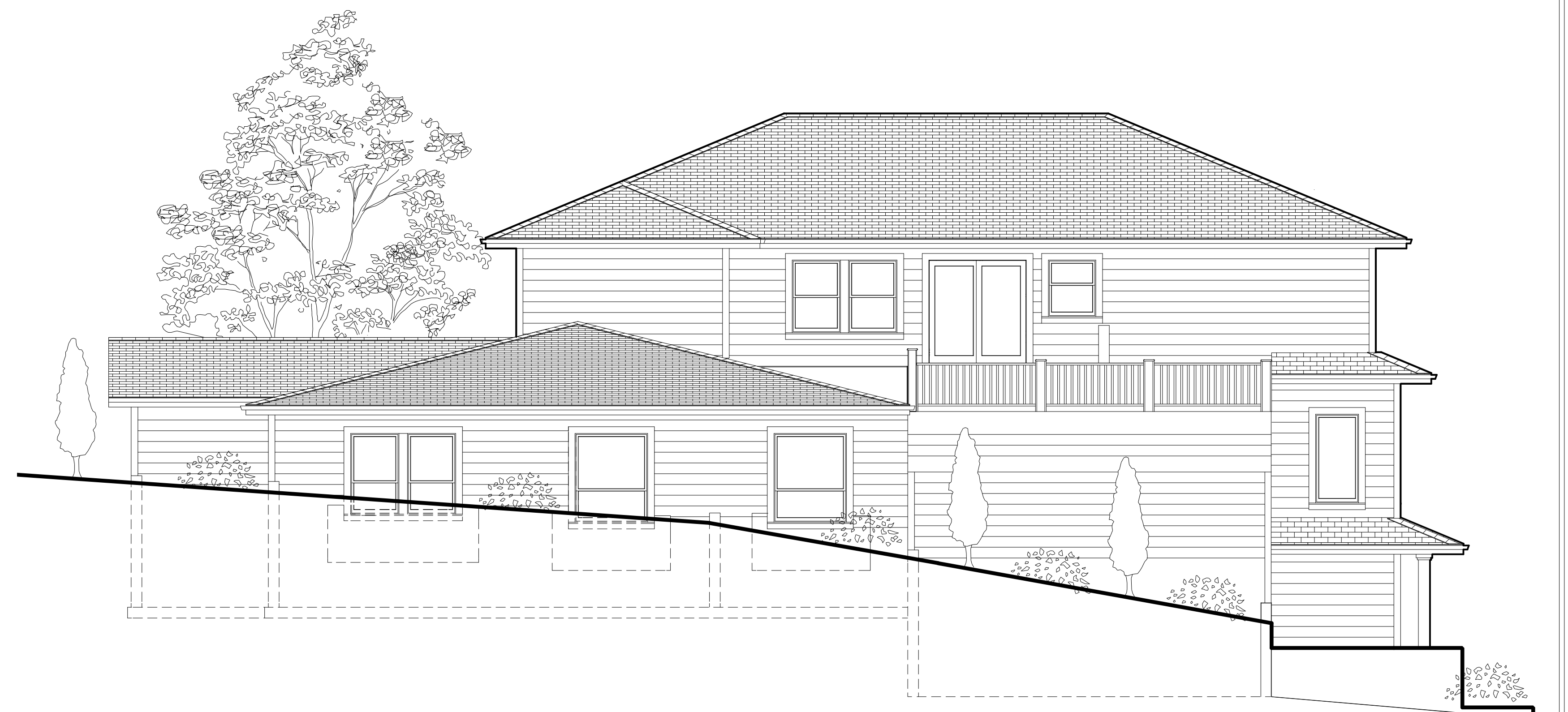




RIGHT ELEVATION

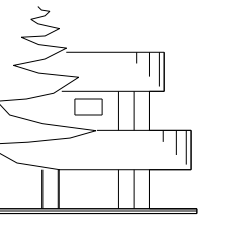
3/16" = 1'-0"

PRELIMINARY



LEFT ELEVATION

3/16" = 1'-0"



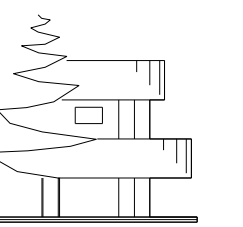
A-1

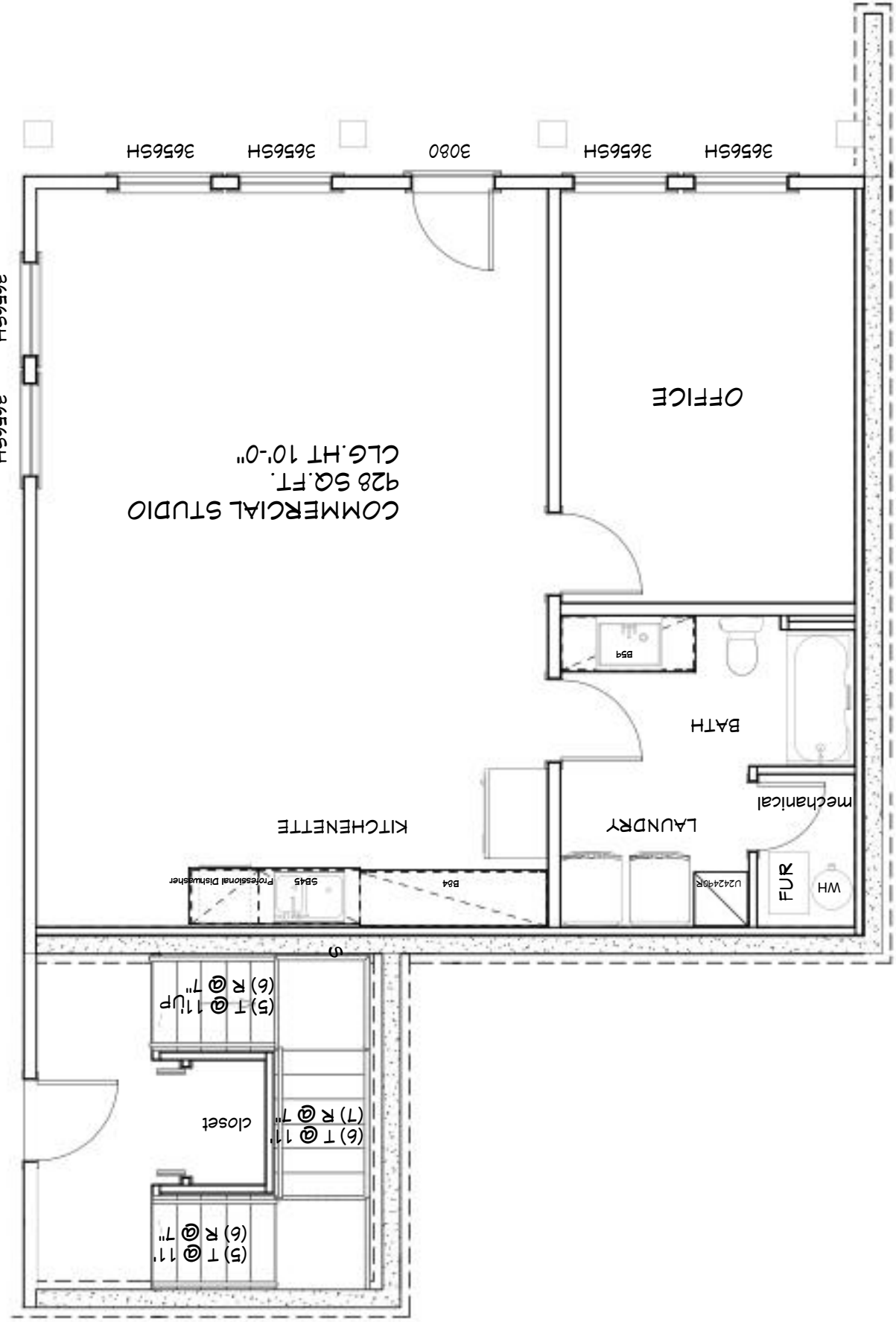
VIP RESIDENCE
5 TH ST JQ-ADAMS ST
OREGON, OR 97045

DATE: 10-1-2019
LIVING AREA:
JOB NO: A19-7-52
DRAWN
BY: *ABB*

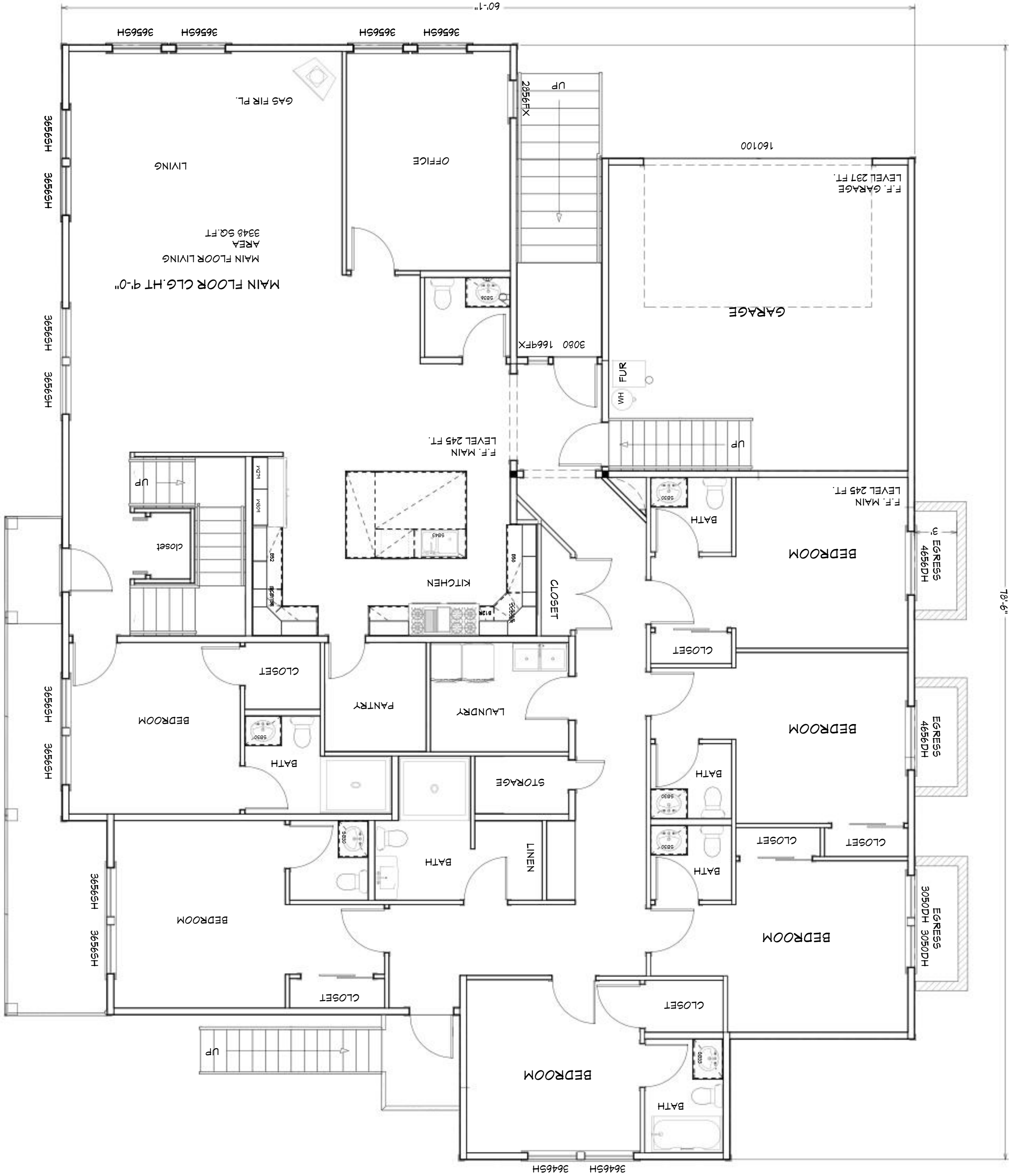
[illegible]

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VANCOUVER, WA 98684
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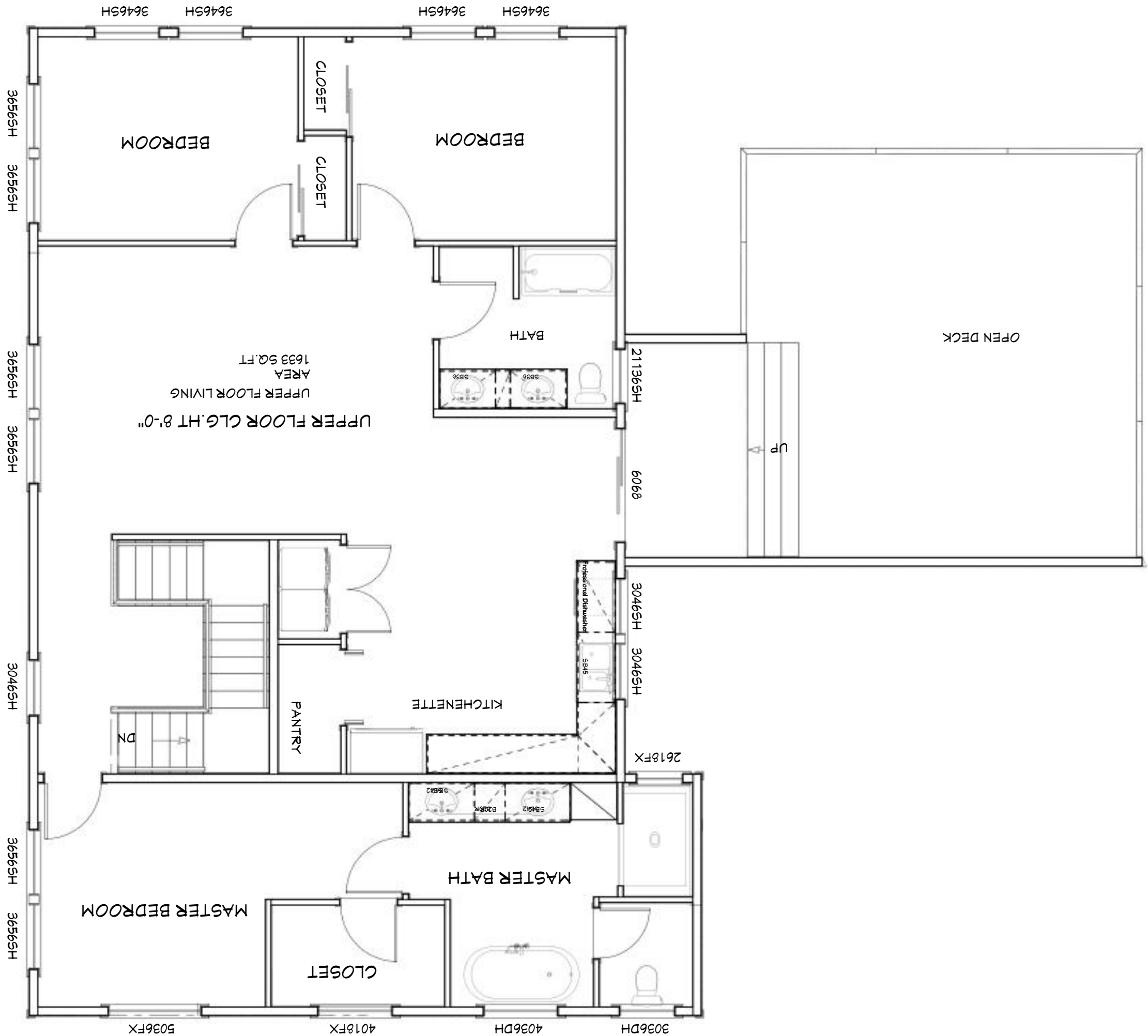


LOWER FL. PLAN /
COMMERCIAL STUDIO LIVING AREA = 928 S.F.
 $3/16'' = 1'-0''$ CLG. HT 10'-0''



MAIN FLOOR PLAN / LIVING AREA = 3548 S.F.
 $3/16'' = 1'-0''$ CLG. HT. 9'-0''

TOTAL LIVING RESIDENTIAL AREA
4981 SQ.FT.



UPPER FLOOR PLAN LIVING AREA = 1633 S.F.
 $3/16'' = 1'-0''$ CLG. HT. 8'-0''

PRELIMINARY

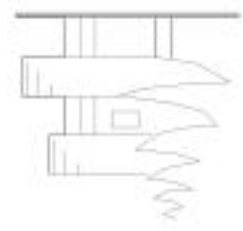


DELSON ENGINEERING, INC.
1204 NE 146TH AVENUE
VANCOUVER, WA 98684
(360) 944-7094

DESIGNED AND DRAWN BY: J. DELSON
CHECKED BY: J. DELSON
DATE: 10-1-2014
LIVING AREA: 4981 SQ. FT.
JOB NO: A14-T-52
DRAWN BY: J. DELSON

VP RESIDENCE
5 TH ST JO ADAMS ST
OREGON, OR 97045

A-2







APPLICANT: Bogdan Smolinets /NW Custom Homes Inc.
Tel. 503-504-6754
nwcustomhomes@yahoo.com

OWNER: Teresa Yip
5835 SW Hamilton st. Portland OR 97221
Yipt@aol.com

LOCATION: Corner of 5th st. And JQ Adams st.
Clackamas County Map 2-2E-31DA 10900

REQUEST: Live/Work dwelling.
New Construction.

RE: Materials, Color Samples, Product Information.

APPLICANT RESPONSE:

Composite roof shingles class B (black or asphalt color to match neighbors Houses).

Composite roof cap/low profile ridge vents.

Cement board lap siding with 5" exposure (color: Silver Gray SW0049 SHERWIN WILLIAMS).

5/4x4 cedar trim board (color: Urbane Bronze SW7048 SHERWIN WILLIAMS).

2x6 trim bd. (color: Urbane Bronze SW7048 SHERWIN WILLIAMS).

For accent (color: Anonymous SW7046 SHERWIN WILLIAMS).

Continuous "Fascia" style gutter, galvanized, pre-finished to match trim.

Thin brick veneer set and cap set in cement plaster (natural color).

All doors to be 6'8" high at first, second and third floor.

Windows fiberglass by "MILGARD"

Color for all of above is to match the trim.

Windows and doors will be matching what we show on the plans.

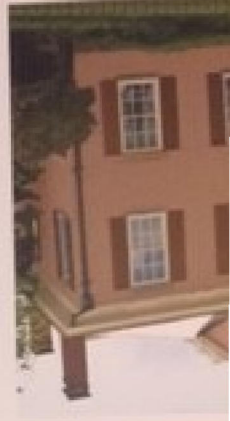
Thank you,

Respectfully,

Bogdan Smolinets/NW Custom Homes Inc.

503-504-6754

Nwcustomhomes@yahoo.com



Account	Account
Account	Account
Account	Account



BOB	Darkwood	Lighting White	Paint Yellow
ALERT 1	ALERT 2	ALERT 3	ALERT 4



Room	Headquarters Navy	Headquarters Army	Headquarters Navy	Headquarters Army
Class 1	NAV 0001	NAV 0001	NAV 0001	NAV 0001
Headquarters	NAV 0001	NAV 0001	NAV 0001	NAV 0001
Class 2	NAV 0001	NAV 0001	NAV 0001	NAV 0001
Class 3	NAV 0001	NAV 0001	NAV 0001	NAV 0001





exterior historic colors

AMERICA'S HERITAGE

The America's Heritage Palette pays homage to key architectural styles throughout American history. Ranging from exuberant hues that



TYPE III –HISTORIC REVIEW BOARD SUBMITTAL

Date: February 25, 2020

APPLICANT: Name: Bogdan Smolinets/ NW custom Homes
503-504-6754
NWCUSTOMHOMES@yahoo.com

Address:

OWNER: Name: Teresa Yip
971-258-8148/ YIPT@yahoo.com
Address: 5835 SW Hamilton St
Portland, OR 97221

REQUEST: Description of project:
New construction live/work

LOCATION: Address: 5th Street & JQadams
Oregon City

Map and tax lot number: 2-2E-31DA 10900

RE: 2. Site line diagram displaying view lines of proposed building, street and context of existing buildings at sites having 25% slope or greater to illustrate visual effect of the design on sloping sites.

Applicant Response:

- The street line, and the front of the building:
The garage, and the commercial studio is located on the portion of the lot with
With slope ranging from 8% to 20%.
The rear of the building is elevated by seven (7) feet, to avoid building and
Cuts, and excavation of more than 25% cut slope.

Above design approach is dictated by the existing geological soil conditions,
And more economical construction practice.
Therefore only the elevated crawl space has been designed over the rear of the building area.

The remaining, more than 50% area of the lot, toward the rear of the property,
is not buildable, and not used to support any structure.

Above design proposal is in general guidelines provided by the City, per our preliminary meeting with
the city staff, and by City Soil Engineer, and by independent Geotechnical Engineer,
and by common construction practice requirements.

We deem the application and proposed building elevations, and artistic prospective rendering
as adequate, and complete.

Should you have any question, please call us or e-mail.

Thank you,
Respectfully,

John Delson P.E. DEI-President
p. 360-944-7094
c. 360-281-8353



Oregon
Kate Brown, Governor

Parks and Recreation Department
State Historic Preservation Office
725 Summer St NE Ste C
Salem, OR 97301-1266
Phone (503) 986-0690
Fax (503) 986-0793
www.oregonheritage.org



December 9, 2019

Ms. Diliana Vassileva
City of Oregon City Planning
221 Molalla Ave
Ste 200
Oregon City, OR 97045

RE: SHPO Case No. 19-1770
City of Oregon City PA 19-54, Mixed Use Development
Future ground disturbance
2S 2E 31 TL10900, Oregon City, Clackamas County

Dear Ms. Vassileva:

Our office recently received a request to review your application for the project referenced above. In checking our statewide archaeological database, it appears that there have been no previous surveys completed near the proposed project area. However, the project area has the potential to possess archaeological sites and/or buried human remains.

In the absence of sufficient knowledge to predict the location of cultural resources within the project area, caution is recommended during project related ground disturbing activities. Under state law (ORS 358.905 and ORS 97.74) archaeological sites, objects and human remains are protected on both state public and private lands in Oregon. If archaeological objects or sites are discovered during construction, all activities should cease immediately until a professional archaeologist can evaluate the discovery.

If you have not already done so, be sure to consult with all appropriate Indian tribes regarding your proposed project. If the project has a federal nexus (i.e., federal funding, permitting, or oversight) please coordinate with the appropriate lead federal agency representative regarding compliance with Section 106 of the National Historic Preservation Act (NHPA). If you have any questions about the above comments or would like additional information, please feel free to contact our office at your convenience. In order to help us track your project accurately, please reference the SHPO case number above in all correspondence.

Sincerely,

Jamie French, M.A.
SHPO Archaeologist
(503) 986-0729
Jamie.French@oregon.gov



M C L O U G H L I N



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

February 25th, 2020

TO: Oregon City Historic Review Board
Kelly Reid, Planner

FROM: McLoughlin Neighborhood Association

RE: Comments on February Historic Review Board Applications

HR 20-05/GLUA-20-00009: 420 4th Street

- The Historic Resource Survey form notes that this building is a contributing resource in the McLoughlin Conservation District. The new construction will have a positive effect on the contributing resource and the district as a whole. The MNA states that the proposal would not conflict with our interests, if the changes noted below are included:
- The roof pitch is appropriate for the vernacular style of the house.
- In addition to items noted in the City Staff Report, please address the following details:
 - o What will the garage doors look like? Carriage style doors are a generic term.
 - o The single large garage door does not meet the standards as outlined in the Design Guidelines, page 55. Two single doors are more appropriate or designed to look like two garage doors Straps on the door as shown on the submittal do not meet that requirement. In addition, the garage door will be visible from the right-of-way
 - o The person-door is proposed as 6-panel, which is not allowed per page 55 of the Design Guidelines.
 - o Recommend the Hardie Plank siding be smooth textured with similar reveal to the house.
 - o Applicant shall make every reasonable effort to locate the garage to preserve the street tree on Center Street.
 - o Submit a site plan showing: location of existing house, location of proposed garage, setbacks, proposed driveway and apron, on-site and street trees impacted by the building.

HR 20-06/HR 20-07/GLUA-20-00011: 806 Washington Street - H. Leighton Kelly House

- Demolition of the rear addition occurred prior to the filing of this application.
- The proposed addition is on the rear elevation of the historic resource. However, the details on the addition are just as important as those on the front elevation.
- The applicant has proposed detailing that is consistent with the style, portion and scale of the primary structure. The proposal would not conflict with MNA's interests if the following changes are included. The following items should be addressed:
 - o Windows on this style of house (Queen Anne/Colonial Revival) are narrow and rectangular in shape and dimension. The proposed windows should be consistent with the style of the windows on the main building and scaled in size. The windows proposed are square in style.

M C L O U G H L I N



N E I G H B O R H O O D
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- o The trim around the windows should match the main house in size, scale and proportion.
- o The vinyl windows on the front (west), north and south elevations should be removed as vinyl windows are NOT allowed.
- o Provide drawings of the entirety of work, including proposed front porch.

HR 20-01/GLUA-20-00005e: Vacant property on 5th and JQ Adams Streets

- The applicant made a presentation at the February 6, 2020 MNA meeting.
- The site is on a steep slope within the geohazard overlay. The applicant states that geotechnical engineers have reviewed the application, and that the design is dictated by soil conditions. No report has been provided to support this. This report is needed to determine if the siting of the building will conflict with the overlay.
- The proposed mixed-use building is very large. The bulk, proportion and scale of the proposed building is out of scale with the adjacent structures and the neighborhood in general. The 5th Street corridor is primarily residential. The building as proposed is shown as having 9 bedrooms, 11 bathrooms, 3 laundries, and 3 kitchens. The building floorplan suggests a care facility, and the applicant indicated it may be used as such in the future. MNA feels the application should reflect the likely use of a care facility, as it may be problematic to modify it in the future to meet criteria for that use.
- The rear elevation of the proposed building lacks details - it is too modern, lacks relief, and does not match detailing on the front elevation.
- The proposed garage door is too large and the proposal should show two garage doors.
- The use includes a commercial space. The site plan does not allow space for trash receptacles, parking and maneuvering.
- The site plan does not depict proposed landscaping.
- The submittal includes a rendering illustrating the massing of proposed building is out of proportion with the adjacent Guild property.
- The applicant has failed to address the criteria as outlined in 17.40.60(f) (1-7). The MNA recommends denial of the application.

HR 20-02: 920 7th Street

- The applicant made a presentation at the February 6, 2020 MNA meeting. There was general consensus that the two-story option was acceptable.
- The existing retaining wall from the old Olsen's pharmacy will be removed and not used for any of the new construction.
- The proposed set back of 5 feet, 8 inches from the historic Church Apartment will provide a setback between the proposed building units and the units in the Church Apartment. The MNA recommends these set-backs be confirmed. There was some ambiguity in distance.
- MNA does not recommend that the roof pitch be changed from the proposed so the adjacent historic resource is not dominated by the new construction. It is recommended that no bay windows be placed on the elevations. The proposed construction should complement the adjacent historic resource, but it is not appropriate that it match it.
- There were concerns about parking from adjacent neighbors, for the proposed commercial use/laundromat and for residents.

M C L O U G H L I N



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

- The applicant has failed to address the criteria as outlined in 17.40.60(f) (1-7). The applicant's narrative was quite incomplete; several responses were blank and others lacked any relevant detail. The applicant is relying on prior expired land use applications, and verbal and email communication. The applicant needs to supply a complete application package, tying all relevant information together.
- The staff report recommends approval with conditions. However, MNA feels the applicant has failed to provide a complete submittal. Until a complete submittal is received, the MNA is unable to support the proposed development.

February 20th, 2020

Letter to the Historic Review Board,

Greetings,

As an owner with property adjacent to the proposed building on 5th street and east of Monroe, I would like to raise a few concerns.

I love the idea of a Senior Assisted Living Center, and personally visit a center monthly to visit with a few dear elderly friends. The owner commented that they are not planning to create an Assisted Living Center, however, a "home" with 11 bathrooms and common areas for gathering is not typical of "homes".

Having one in the neighborhood would be charming. I would like to see, if this goes through that some items are considered:

1. That the building fits into the historic neighborhood. Currently the design is 3 story, in a neighborhood of single and two story homes, businesses, and a small apartment complex. A three story building seems a little excessive for that location.
2. The location, a hillside, already has issues with water drainage to the business and homes on Monroe. The design of this residence needs to take into account the springs of water on the hillside and create a system to direct the water away from these current structures and not push water towards the lowest residential spot. We are constantly battling the rise and fall of the water table with ground water issues. We are also in constant communication with forestry and land management to protect this hillside from sliding.
3. The parking outside the building needs to be ambulance, walker/wheelchair, and visitor friendly. The owner/builder does not seem to realize this location is at a curve with no parking signs. Senior centers are often calling ambulances and there needs to be some plan for parking outside this facility without blocking the flow of traffic up or down 5th/Linn street. An increase of a family unit does not bring as much traffic as a staff of employees and residence.

Thank you so much for allowing the neighborhood to be engaged in the process of keeping the Historic Neighborhood's character and history. It is a rare opportunity to preserve the integrity and be a part of the Urban Design for future generations.

McLoughlin Neighbor and adjacent property owner.

Jilene Modlin
402 Monroe Street
Oregon City, OR 97045

jilenemodlin@gmail.com



698 Warner Parrott Rd | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

PLEASE RETURN YOUR COPY OF THE APPLICATION AND MATERIAL WITH THIS FORM.